

37/03-06SS 6909 WESTMORELAND
AVE



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: October 2, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #429679, rear addition and new construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the August, 30 2009 meeting.

1. The existing window on the south elevation's second floor (original massing) will not be removed.
2. The existing window on the north elevation's first floor (original massing) will not be removed and replaced with a new, double window.
3. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.
4. The ridge height for the new addition, being 9" lower than the height of the existing massing's ridge line, as delineated on the drawings, will not be altered unless reviewed and approved by the Commission.
5. The permit set of drawings will show the true finish grades on the elevations.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Enrica Detragiache and Richard Brown
Address: 6909 Westmoreland Avenue, Takoma Park





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This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





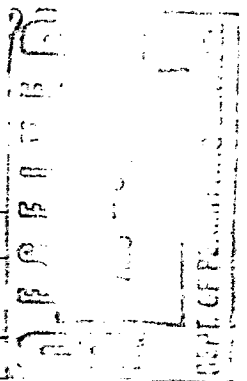
RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
247-777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

429679



Contact Person: David Wahl
 Daytime Phone No.: 301-469-6029
 Tax Account No.: 01074621
 Name of Property Owner: Enrica Detragiache & Richard Brown Daytime Phone No.: 410-5168179
 Address: 6909 Westmoreland Ave Takoma Park MD 20912
Street Number City Street Zip Code
 Contractor: Not yet determined Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: David Wahl Daytime Phone No.: 301 469 6029

LOCATION OF BUILDING/PREMISE

House Number: 6909 Street: Westmoreland Ave
 Town/City: Takoma Park Nearest Cross Street: Walnut Ave
 Lot: P11 Block: F Subdivision: 25
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed

Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family

Revision Repair Revocable Fence/Wall (complete Section 4) Other: Window relocation

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # 425044

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

3A. Height _____ feet _____ inches

3B. 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

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.

[Signature] B AUG 2006
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 10/2/09
 Application/Permit No.: 429679 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

Two story Craftsman style house which is a category two "contributing resource" within the Takoma Park Historic District

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

Relocate by 18 inches a window that is at the rear of the south facade. This window, which does not align with the window below, would remain in the same position on the facade in the vertical axis but would be relocated towards the back of the house by approximately 18".

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6909 Westmoreland Ave, Takoma Park **Meeting Date:** 9/13/2006
Resource: Outstanding Resource **Report Date:** 9/6/2006
 Takoma Park Historic District
Applicant: Enrica Detragiache & Richard Brown **Public Notice:** 8/30/2006
 (David Wahl, Architect)
Review: HAWP **Tax Credit:** N/A
Case Number: 37/03-06SS *REVISION* **Staff:** Michele Oaks
PROPOSAL: Window Relocation
RECOMMENDATION: Approve

*HPC approved
 revision*

BACKGROUND

Applicant was before the Commission on July 12, 2006 with a rear addition demolition and new addition construction proposal, which was approved. Part of the proposal included a request to remove an existing, 6/1 double-hung window on the second floor of the south elevation and to fill in the opening. The Commission was not in favor of the removal and recommended approval of the HAWP with the condition that the window not be removed.

Since the meeting staff has been working with the applicant to try to find a solution that would meet the Takoma Park Guidelines and satisfy their interior design needs. The following proposal is the result of this collaborative effort.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman
DATE: c1910-20s

The house located at 6909 Westmoreland Avenue is a contributing resource within the Takoma Park Historic District. The building is a frame, Craftsman dwelling detailed on the first story with clapboard siding and shingles on the second. The foundation walls are rusticated concrete block. The front elevation is detailed with a side gable, full-width front porch, with exposed trusses.

A non-contributing, two-story shed roof addition projects from the rear elevation of the house. This addition currently houses the breakfast nook on the first floor and a bedroom on the second floor. The previously approved HAWP application approved the demolition of this addition and the construction of a new, two-story gable roof addition (see circles **8-10**).

PROPOSAL:

The applicant is proposing to move the existing true-divided light window 18" towards the back of the house.

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes and additions to contributing resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

A resource, which contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources ass to the overall streetscape due to their size, scale and architectural character.

The following *Takoma Park Guidelines* pertain to this project:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Original size and shape of window and door openings should be maintained where feasible.

The Takoma Park Guidelines encourage the retainment of the original size and shape of window and door openings, but do allow for exterior changes to original architectural fabric, if the changes are consistent with the predominant architectural style and period of the resource. The existing window currently does not currently align with the first floor windows on this façade, which creates an a-symmetrical orientation. The proposed moving of the existing window 18” toward the rear elevation will continue to retain the a-symmetrical orientation of the windows on this façade. Therefore, the intended architectural detail will not be compromised on this façade with this requested alteration.

This proposal meets the above criteria outlined in the *Takoma Park Guidelines*.

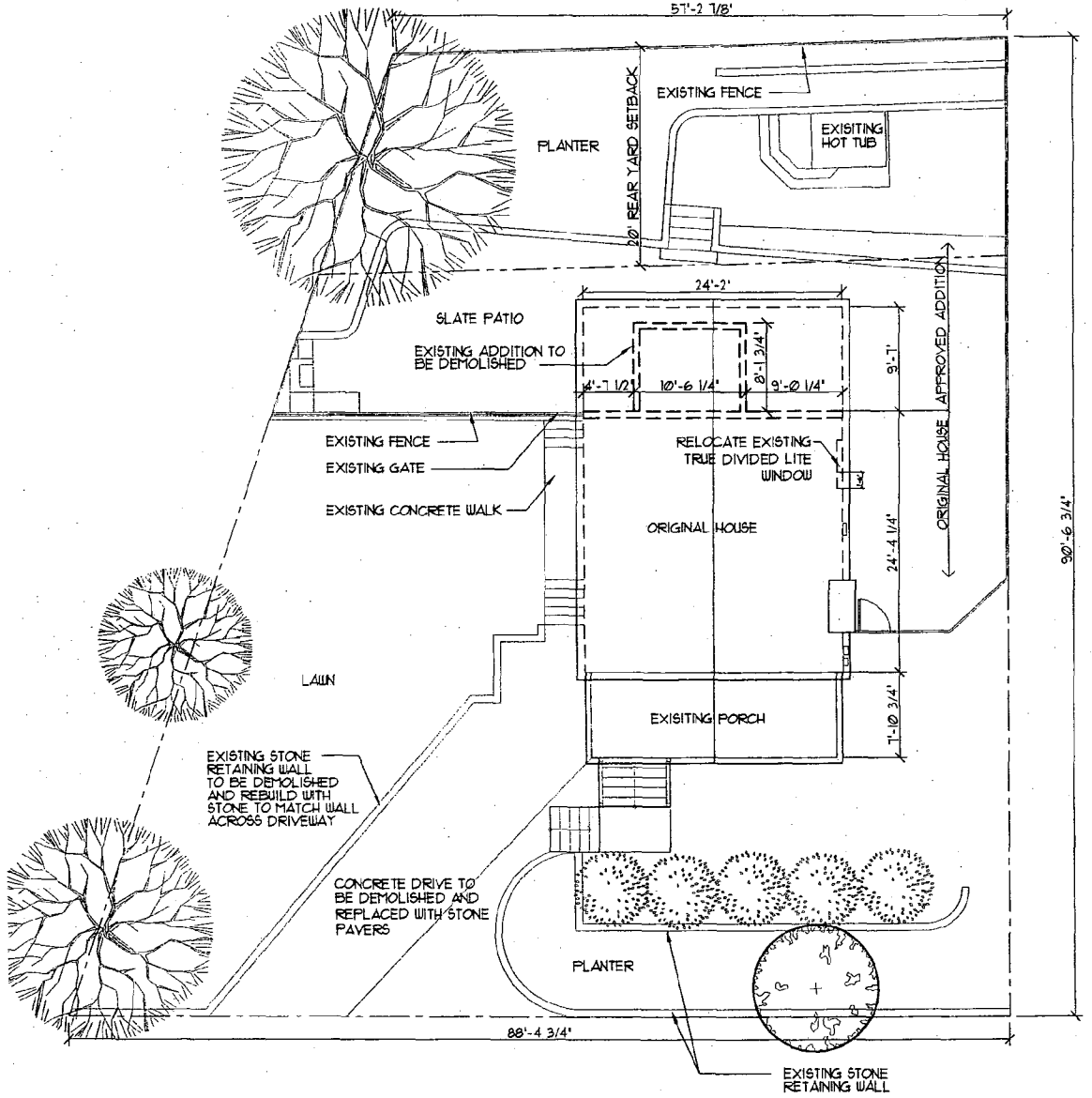
STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)1 and 2:

and with the Takoma Park District Guidelines adopted in August, 1992.

with the general condition applicable to all Historic Area Work Permits that the applicant shall present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits.

with the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans are made prior to the implementation of such changes to the project.



6909 WESTMORELAND AVE.



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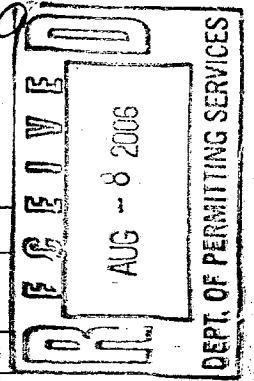
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<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>Window relocation</u>			

1B. Construction cost estimate: \$ _____
 1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

[Signature] _____ 8 AUG 2006 _____
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
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4

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address RICHARD BROWN 6909 WESTMORELAND AVE TAKOMA PARK, MD. 20912	Owner's Agent's mailing address DAVID WAHL WAHL ARCHITECTS, LLC 8404 PECK PLACE BETHESDA, MD 20817
Adjacent and confronting Property Owners mailing addresses	
BRUCE MOYER 6907 WESTMORELAND AVE TAKOMA PARK MD 20912	FRANZ RASSMAN 6913 WESTMORELAND AVE TAKOMA PARK, MD 20912
RICHARD COLEBYT 6909 WESTMORELAND AVE TAKOMA PARK, MD 20912	JOHN REDMAN 6910 WESTMORELAND AVE. TAKOMA PARK MD 20912

NOTE: THERE ARE NO PROPOSED CHANGES TO THE FRONT ELEVATION

(E) EXISTING WINDOW OR DOOR

(N) NEW WINDOW OR DOOR

NOTE: SIZE, MATERIAL, PROFILE AND HEAD HEIGHTS OF THE PROPOSED WINDOWS ARE INTENDED TO MATCH THE EXISTING AND SHALL HAVE TRUE DIVIDED LITES

NOTE: SIZE, MATERIAL, AND PROFILE OF PROPOSED SIDING, TRIM AND ROOFING SHALL MATCH EXISTING

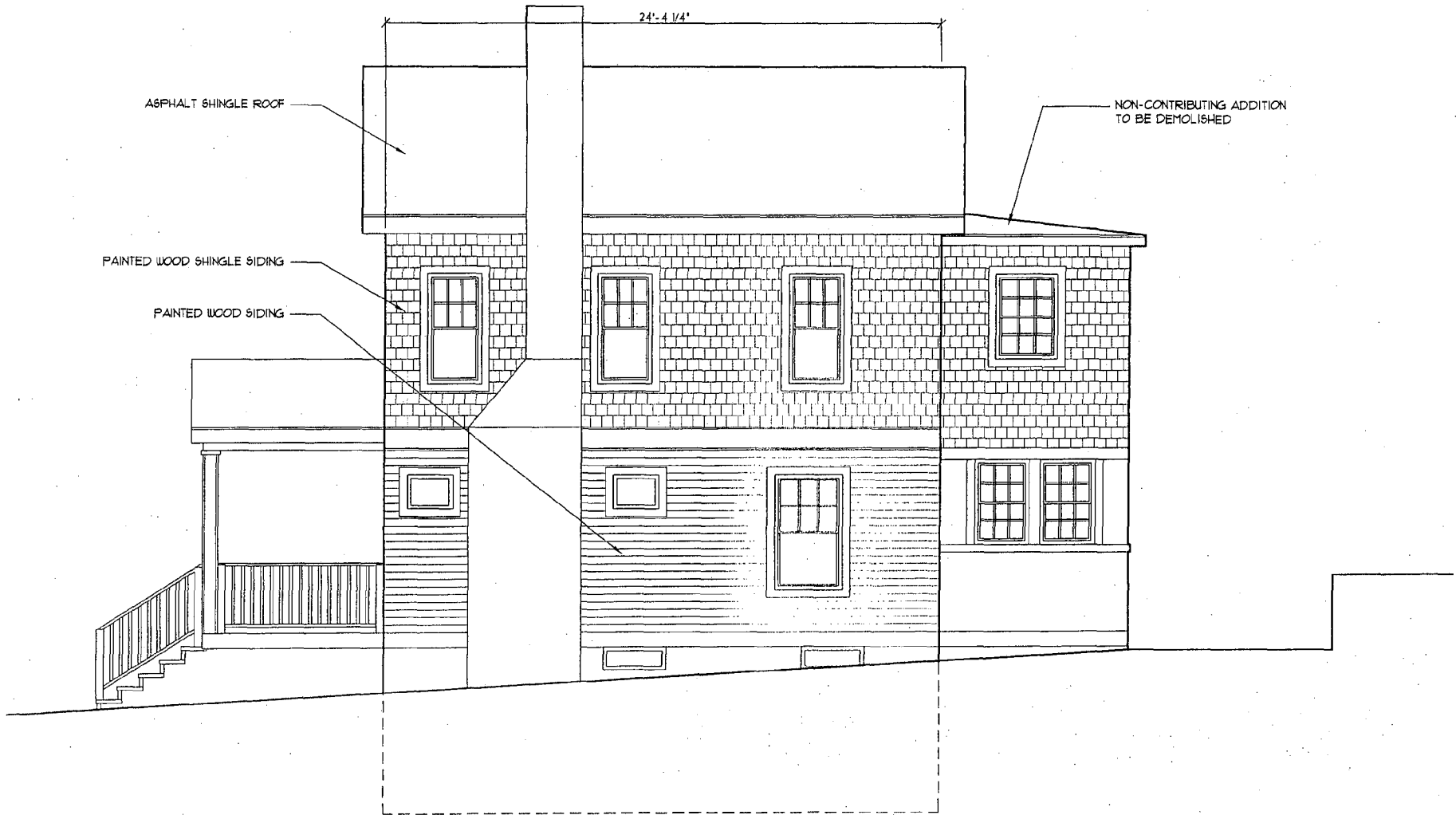


WAHL ARCHITECTS LLC
8404 Peck Place, Bethesda, MD 20817
Phone: 202.257.5940 Email: david@wahlarchitects.com

FRONT ELEVATION
Historic Area Work Permit Submission
3 August 2006 Scale: 1/4"=1'-0"

BROWN RESIDEN
6909 Westmoreland
Takoma Park, Maryland 2

7

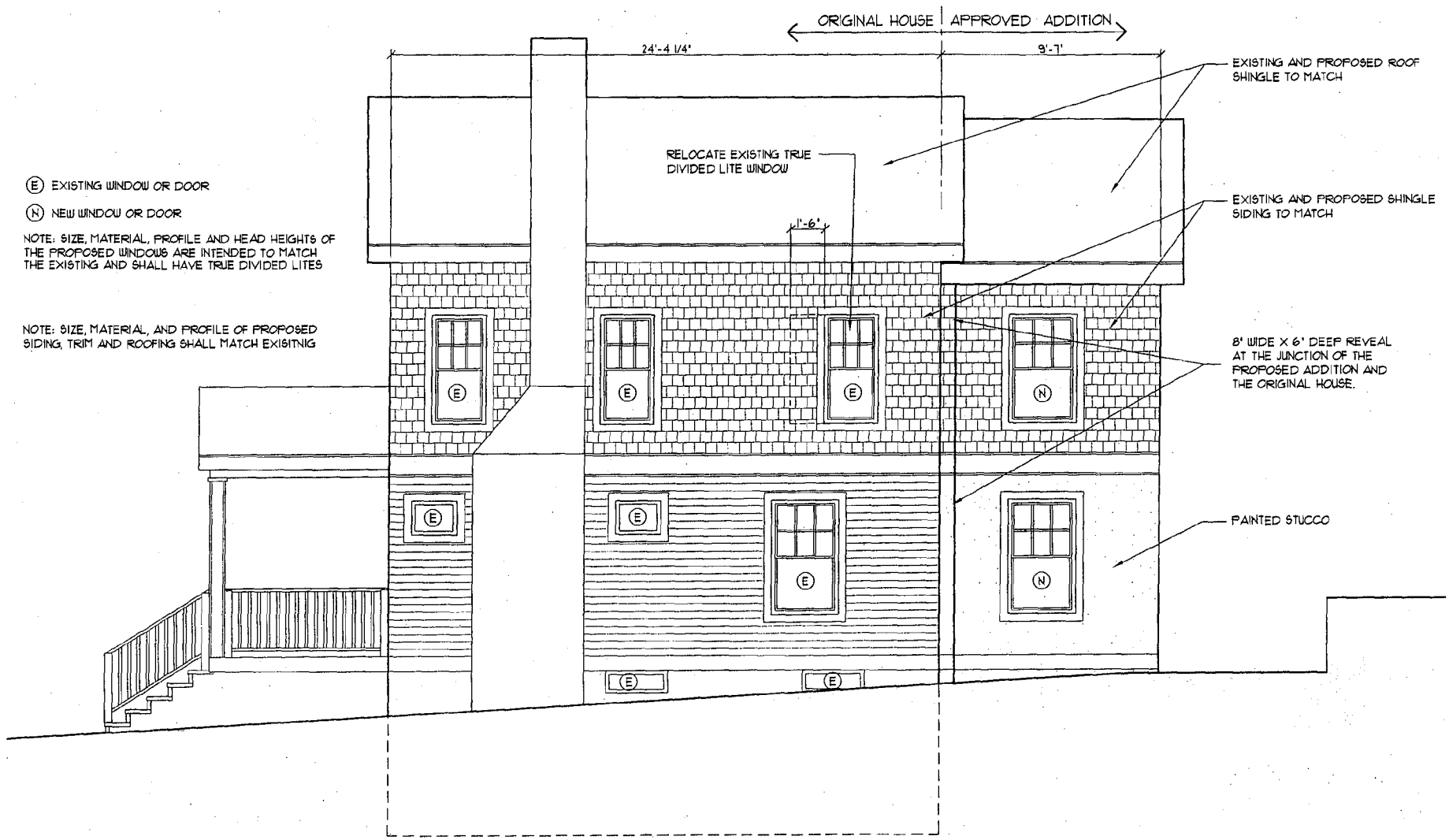


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 8404 Peck Place, Bethesda, MD 20817
 Phone: 202.257.5940 Email: david@wahlarchitects.com

SOUTH SIDE ELEVATION - EXISTING CONDITIONS
 Historic Area Work Permit Submission
 3 August 2006 Scale: 1/4"=1'-0"

BROWN RESIDENCE
 6709 Westminster Ave
 Takoma Park, Maryland 20912

00

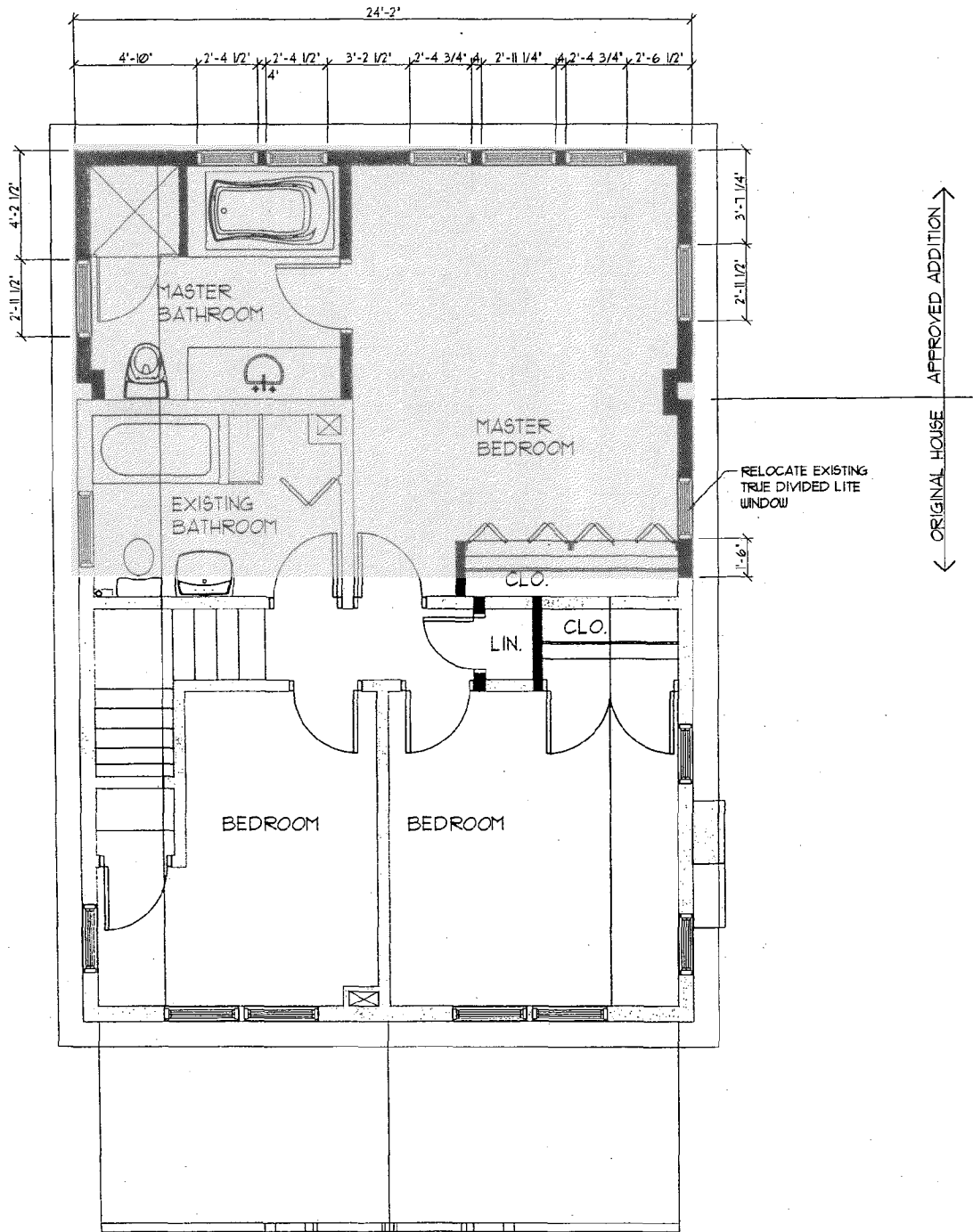


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 8704 Peck Place, Bethesda, MD 20817
 Phone: 202.257.5940 Email: david@wahlarchitects.com

SOUTH SIDE ELEVATION
 Historic Area Work Permit Submission
 3 August 2006 Scale: 1/4"=1'-0"

BROWN RESIDENCE
 6909 Westmoreland Ave.
 Takoma Park, Maryland 20912

6

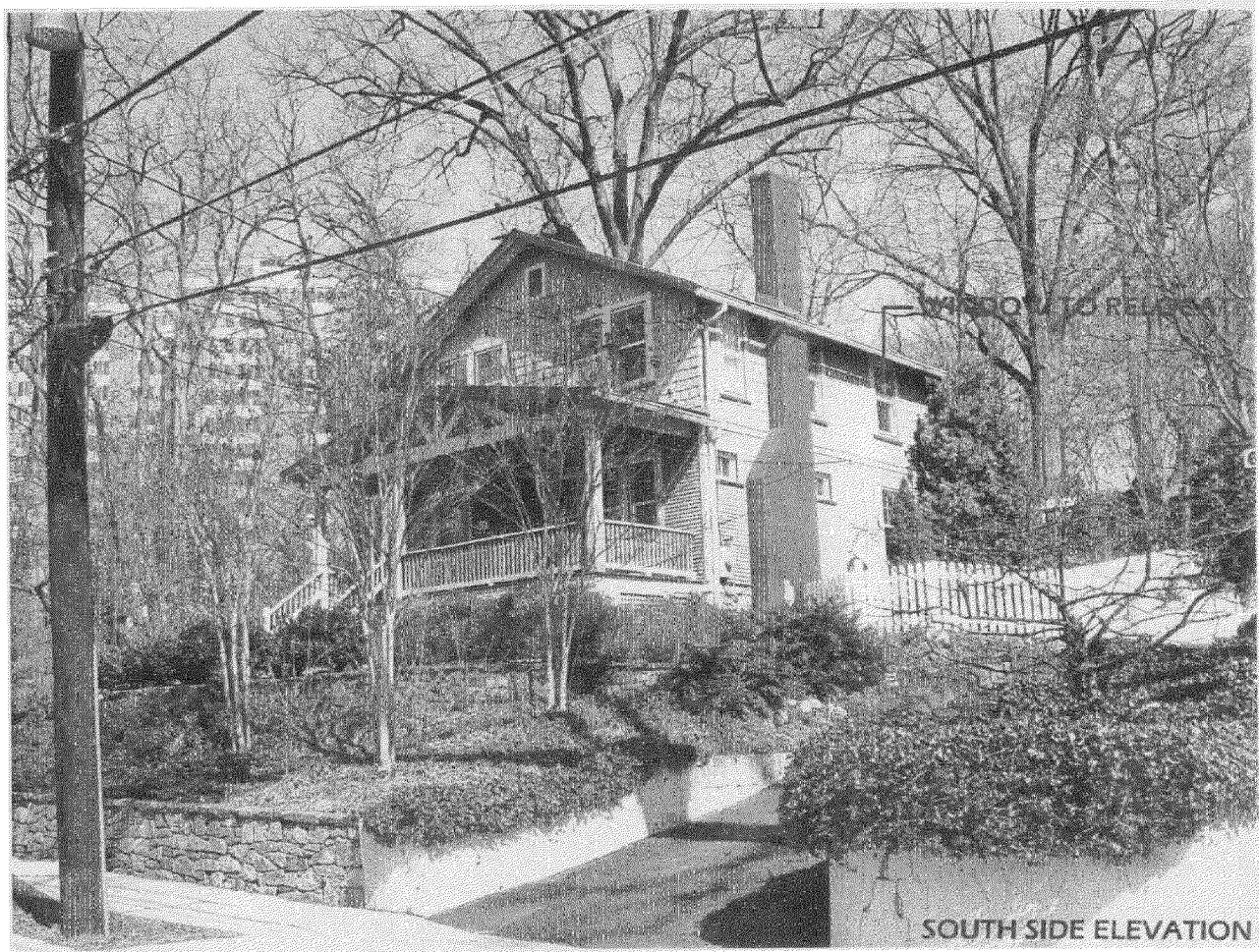


NOTE: EXTERIOR WALLS OF THE PROPOSED ADDITION SHALL MATCH THOSE OF THE EXISTING HOUSE IN SIZE, MATERIAL, PROFILE AND COLOR.

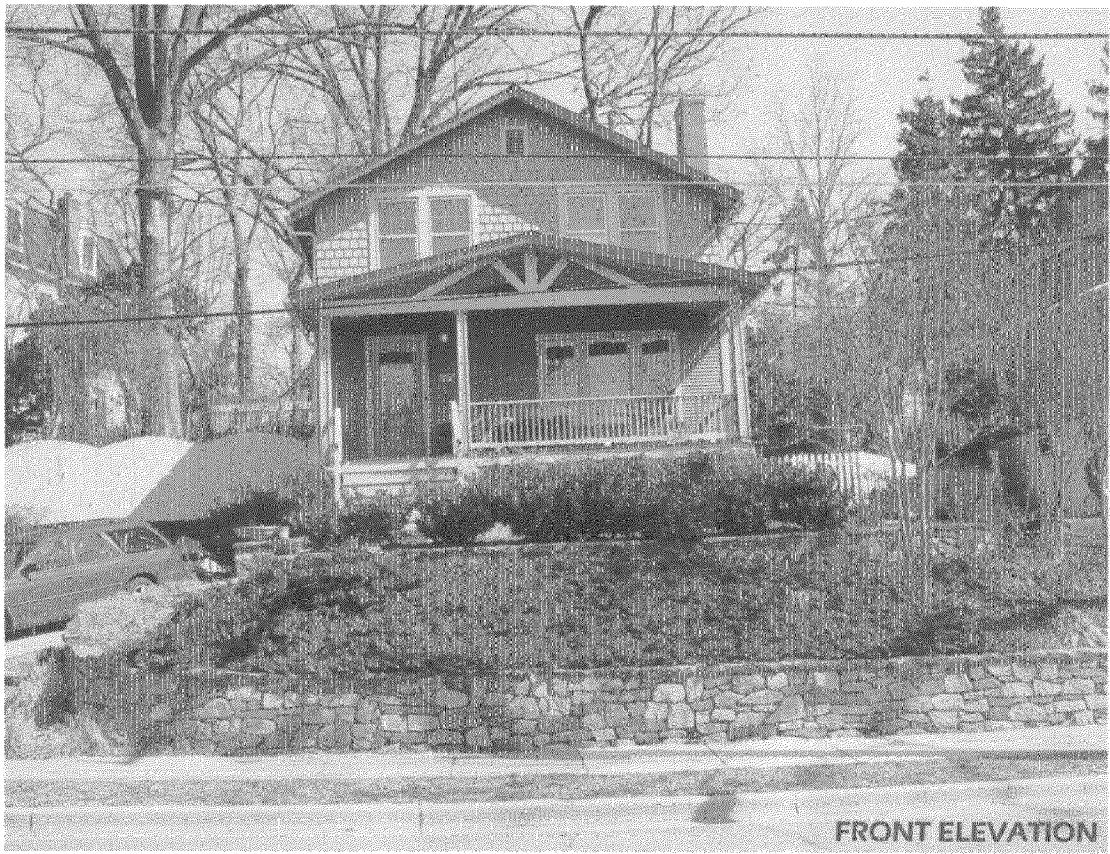
-  EXISTING WALL
-  PROPOSED WALL



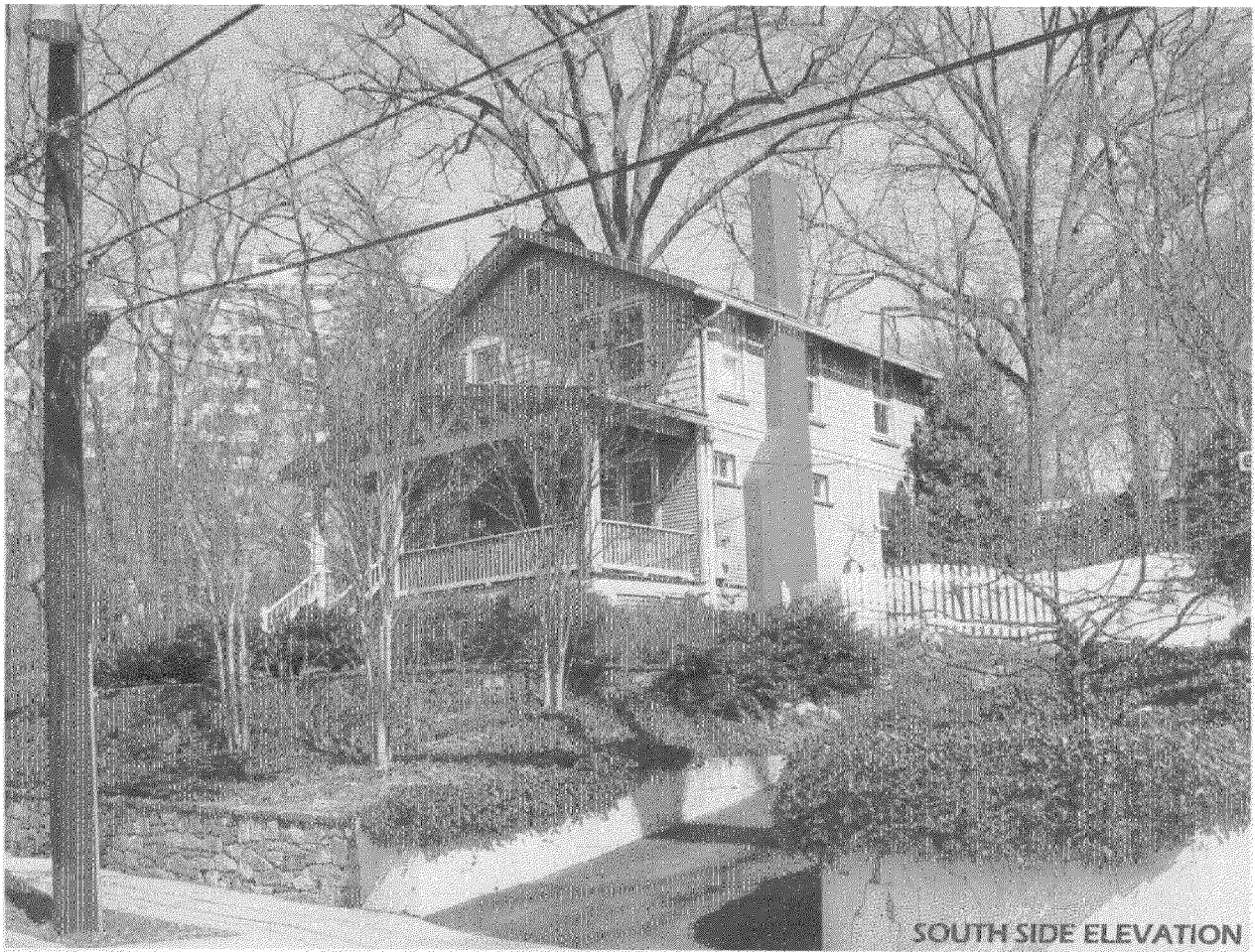
FRONT ELEVATION



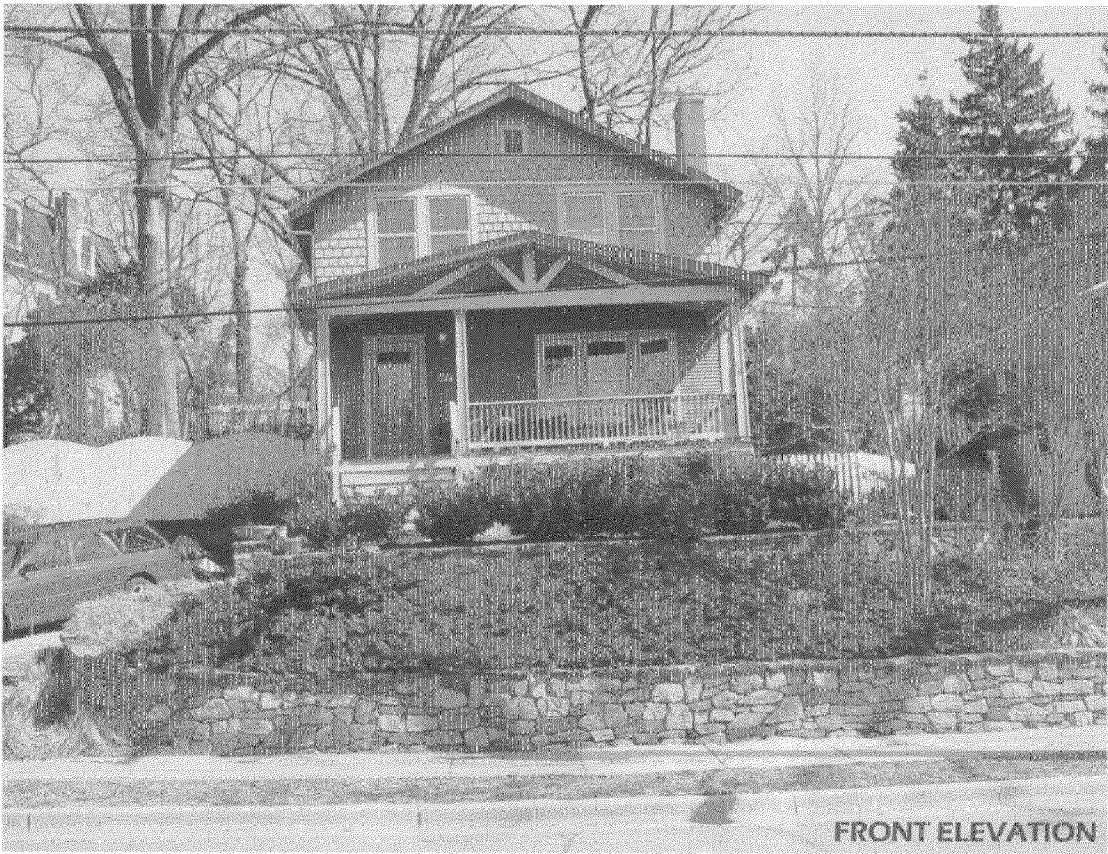
SOUTH SIDE ELEVATION



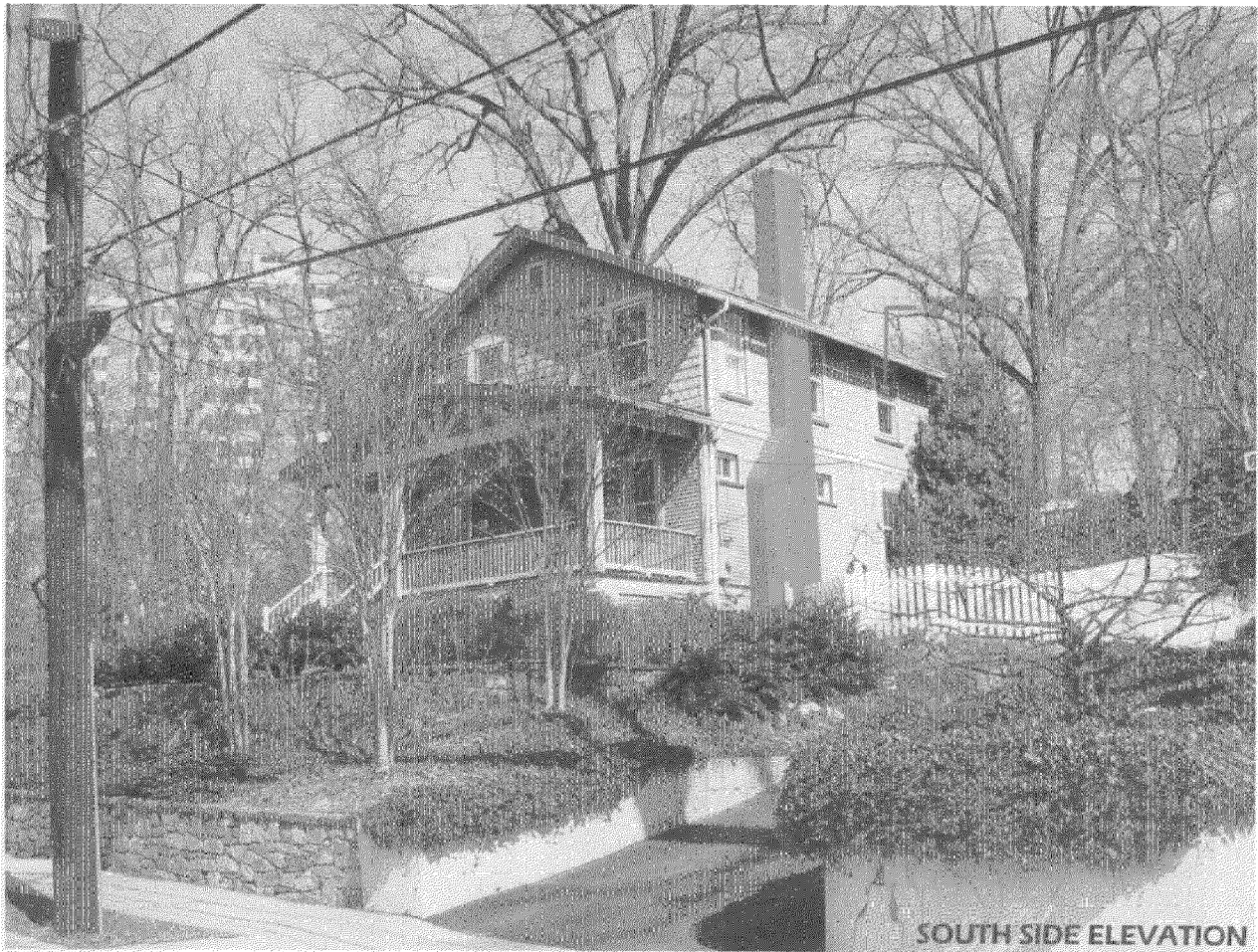
FRONT ELEVATION



SOUTH SIDE ELEVATION



FRONT ELEVATION



SOUTH SIDE ELEVATION

Case Summary:

Initial HAWP was approved at 7/12/06 hearing. The applicant returned to the Commission with a window relocation revision at the 9/13/06 hearing.

The drawings have not been stamped, the approval letter with the staff recommended conditions from first HAWP application approved on 7/12/06 has not been generated, nor has the HAWP been stamped.

The architect is working on the permit set of drawings (David Wahl, 301-469-6029).

HISTORIC AREA WORK PERMIT SUBMISSION

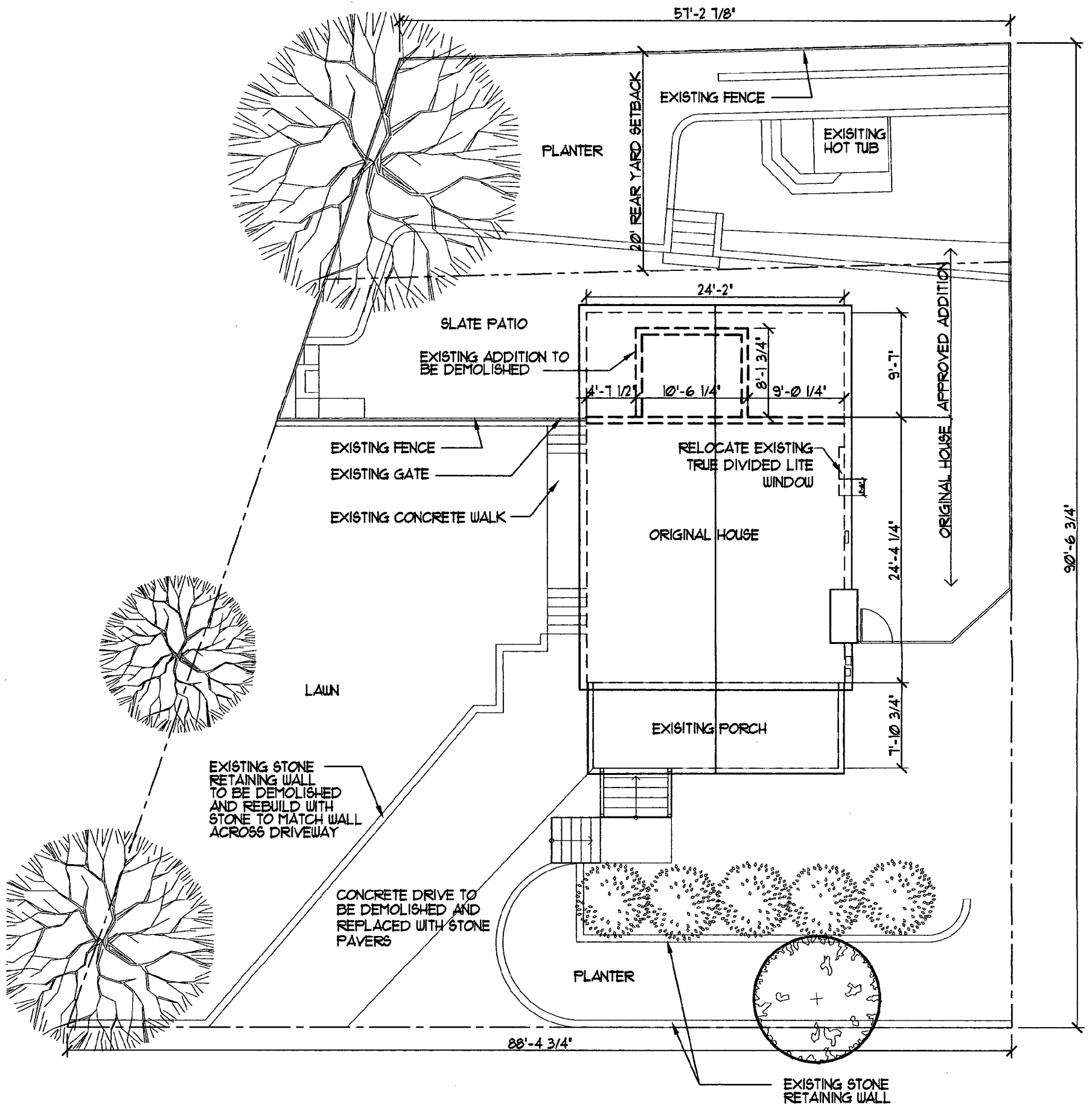
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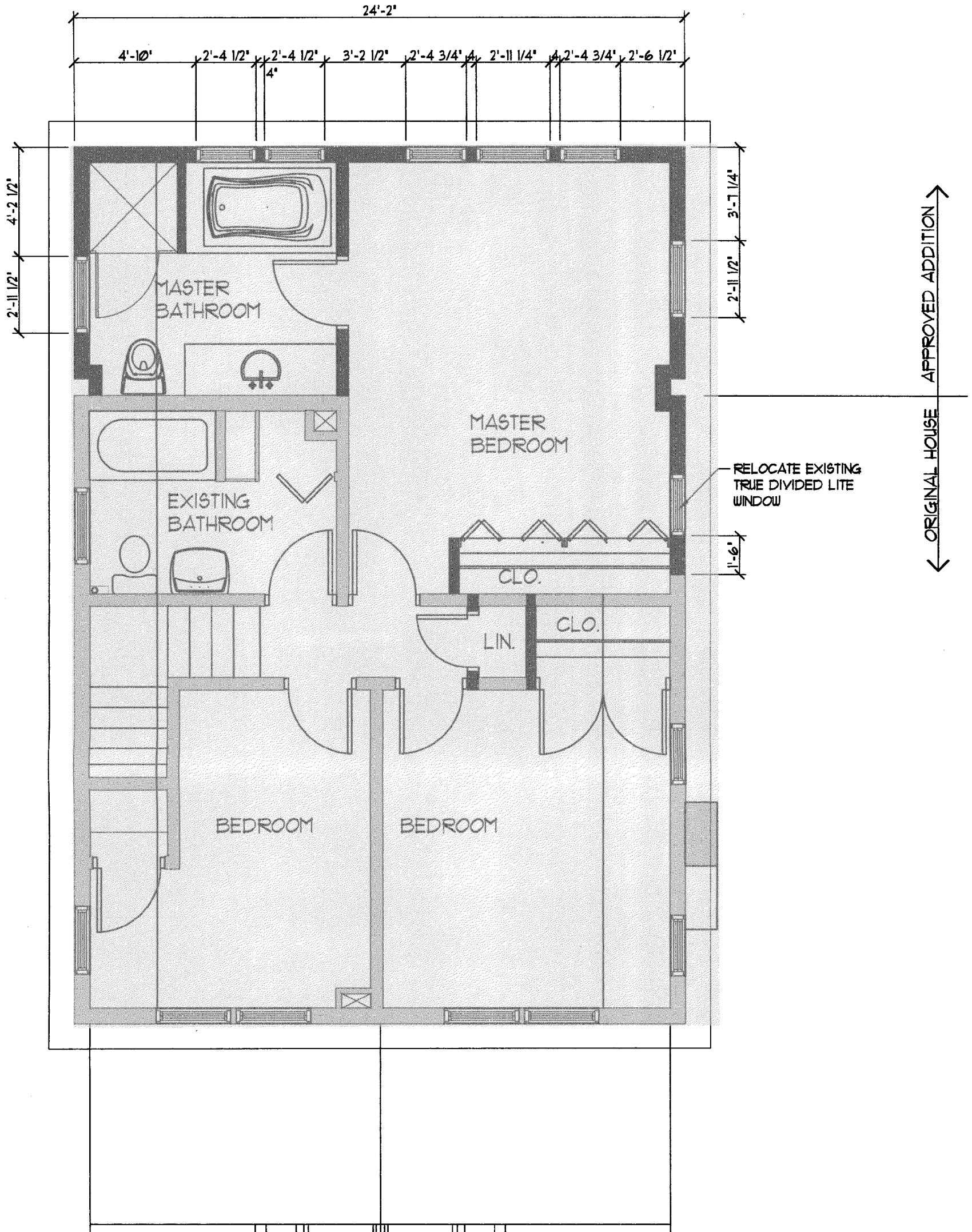
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6909 WESTMORELAND AVE.





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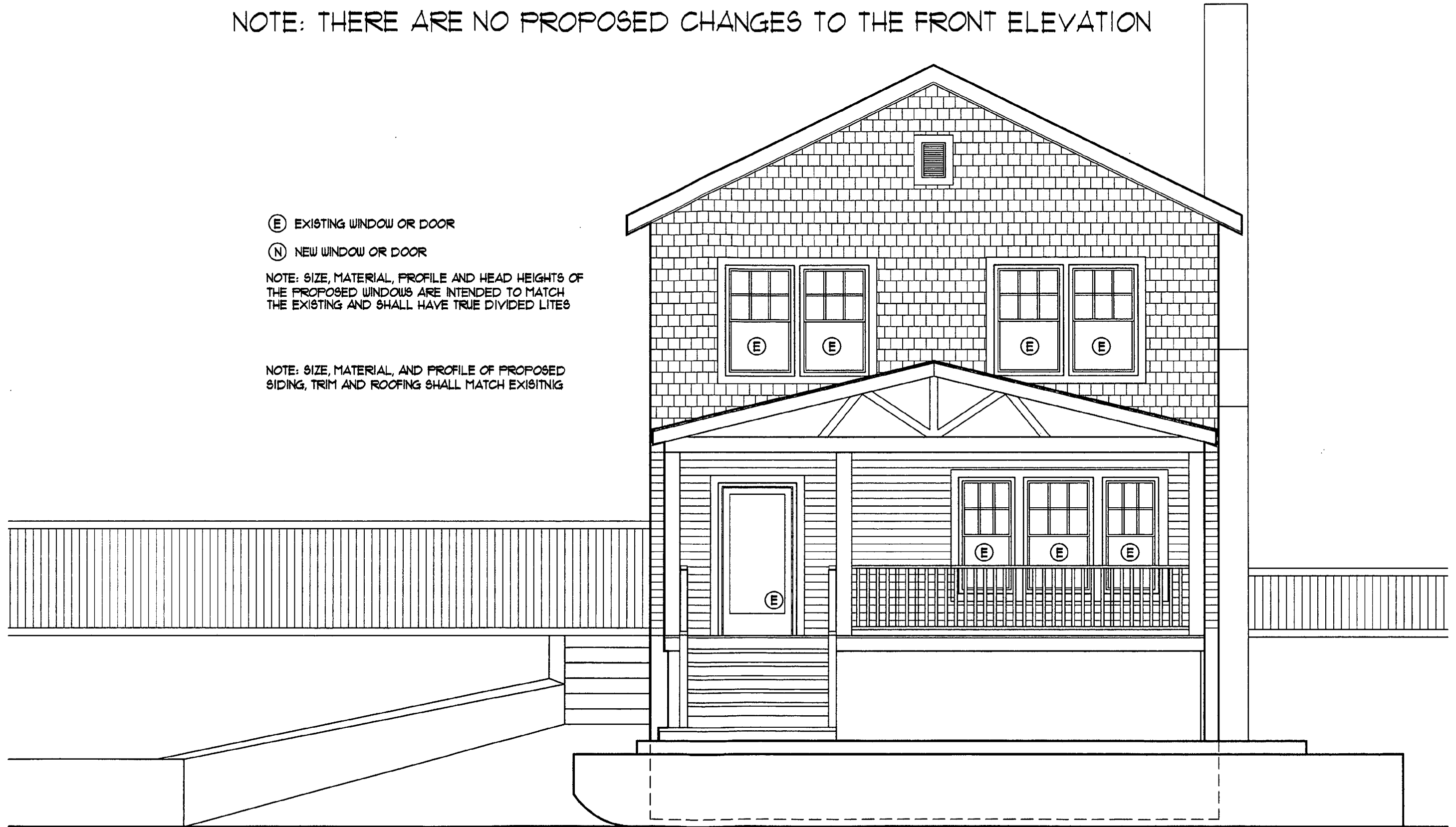
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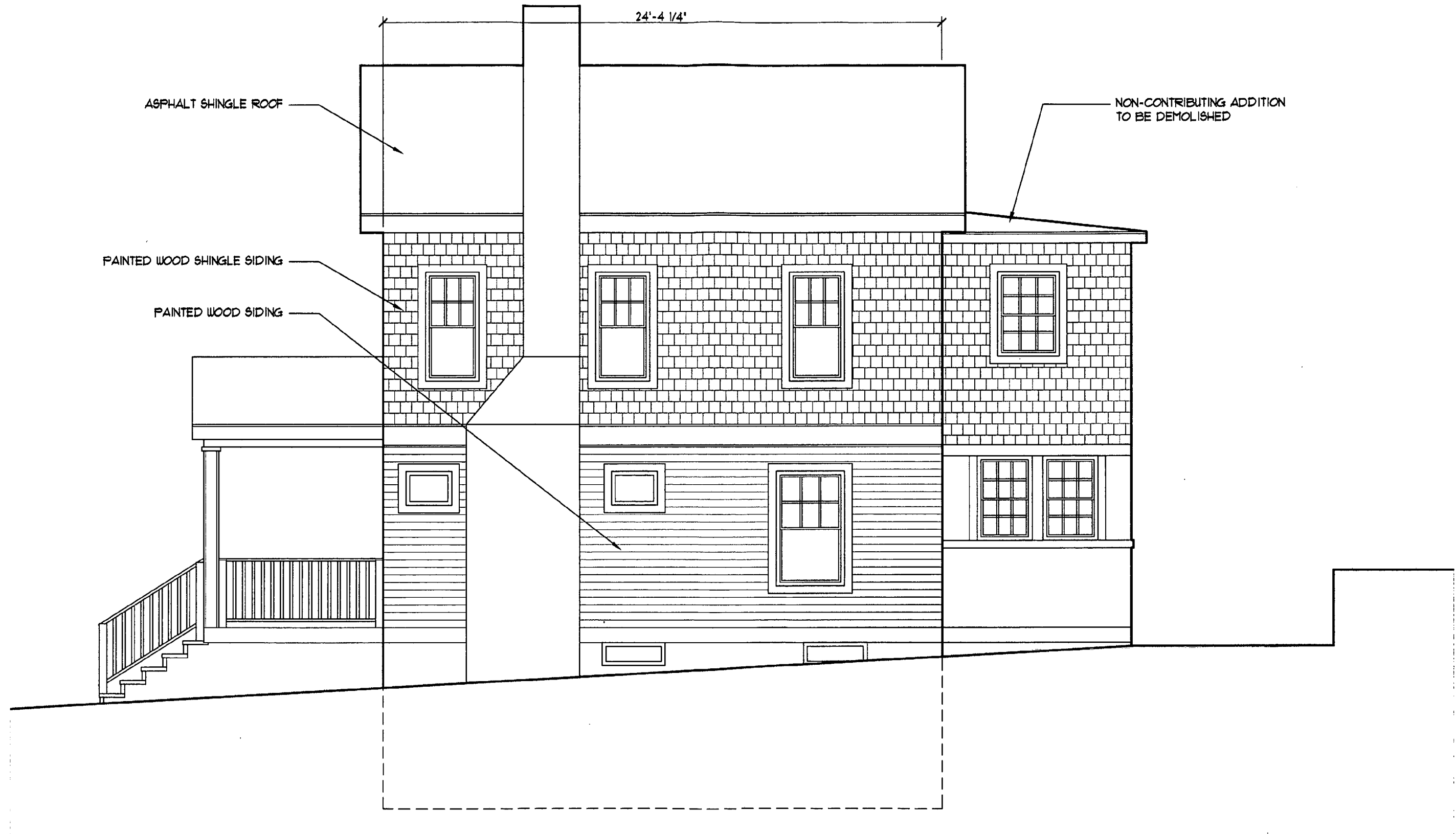
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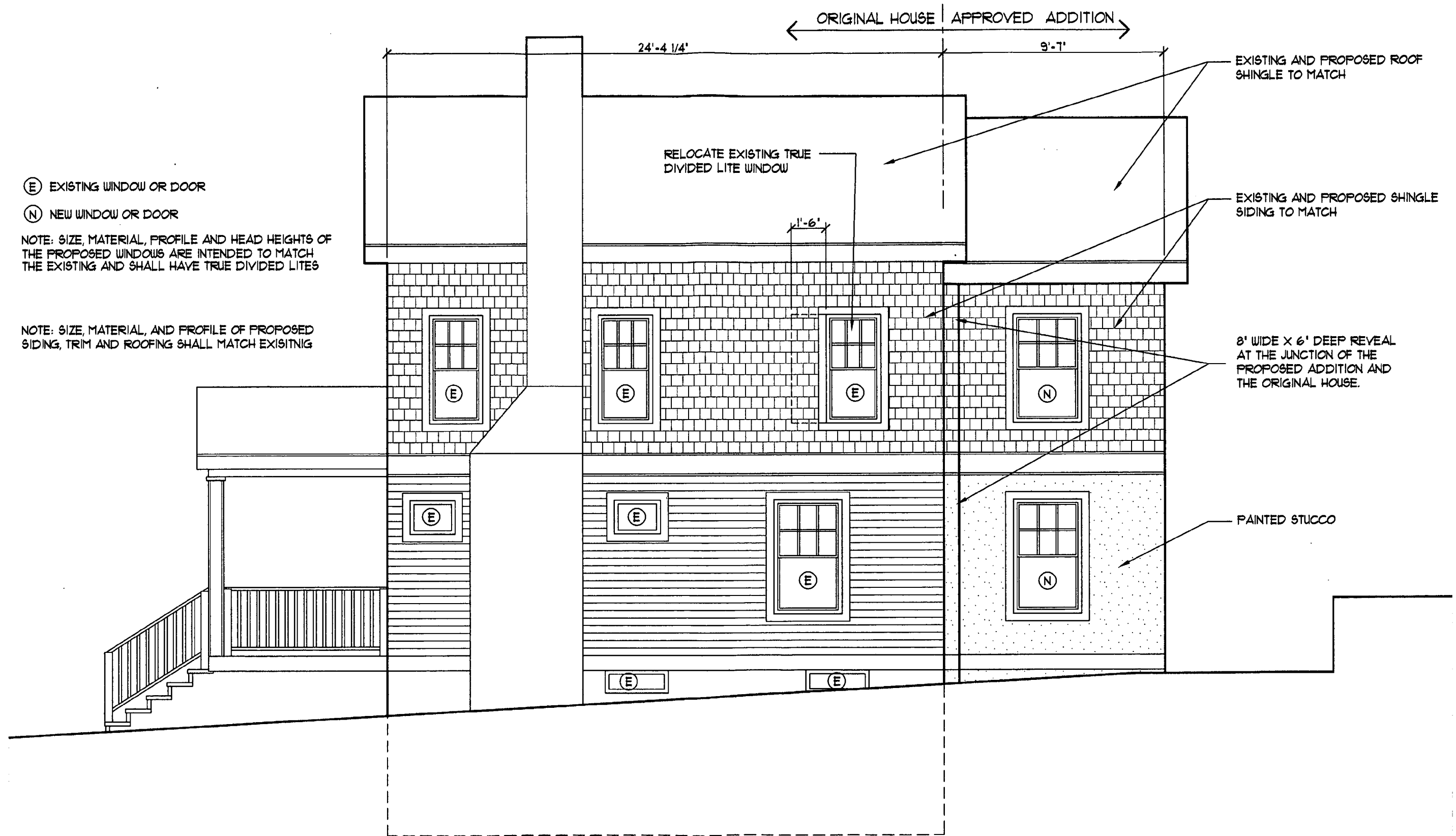
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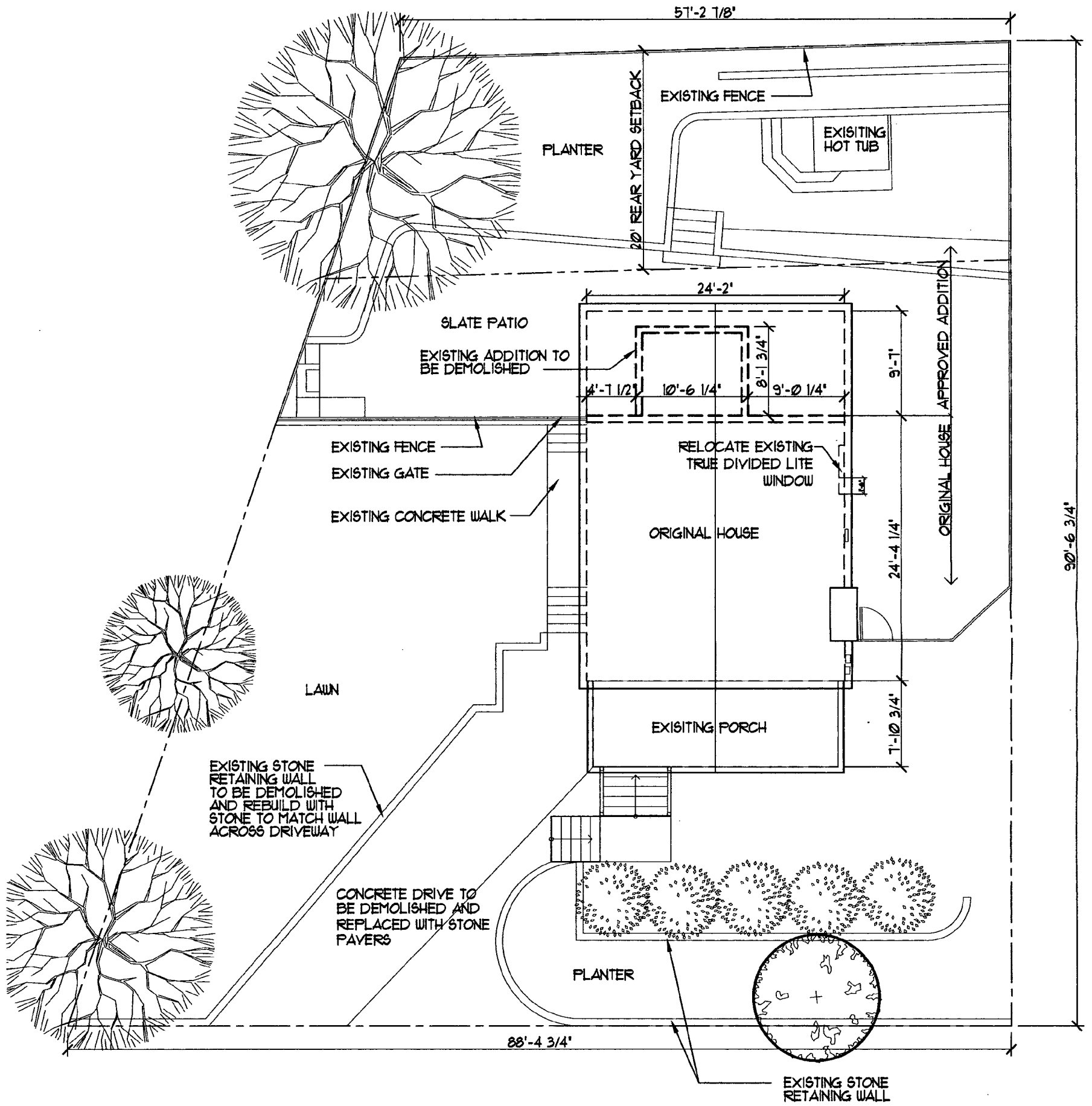
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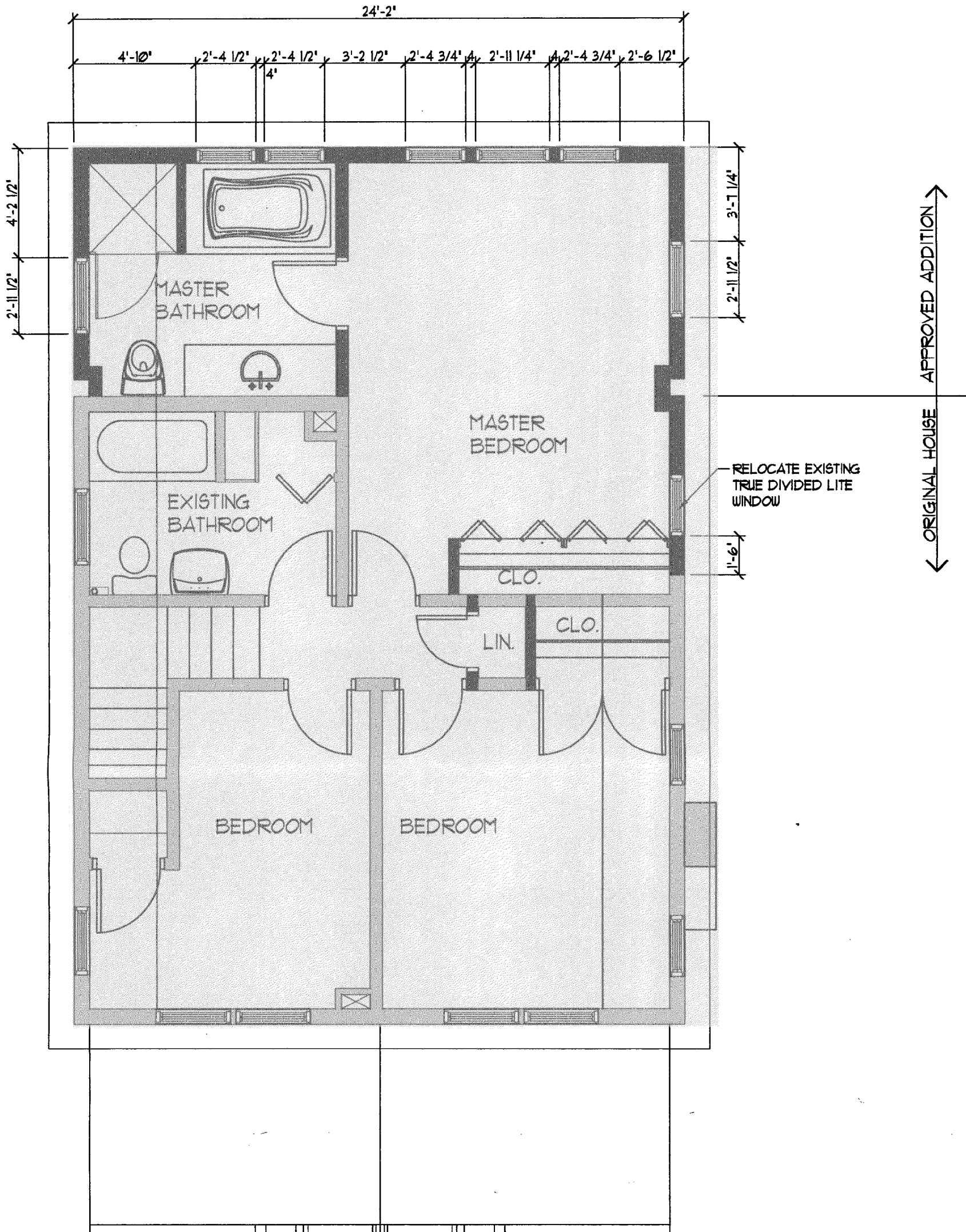
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- EXISTING WALL
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