

6800 Westmoreland Ave.
TAKOMA PARK

HAWP 37/3-08P

 Pendaflex
 Esselte

Stamp &
pins in
pocket

W 11/19
88-14-004
A 88



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 04/10/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill *AF*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #480362 - Rear dormer expansion, front balcony removal, door removal and window installation, storm window installation, and dormer siding replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the April 9, 2008 meeting.

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: Scott A. Ward
Address: 6800 Westmoreland Avenue, Takoma Park

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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6376

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

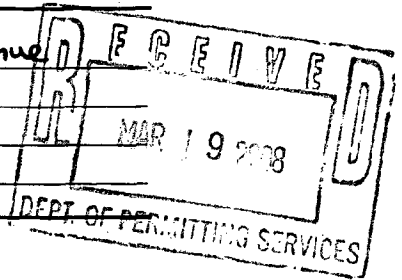
**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: Susan Darcey
 Daytime Phone No.: 301-585-2222

Tax Account No.: 01078812
 Name of Property Owner: Scott A. Ward Daytime Phone No.: 202-251-9484
 Address: 6800 Westmoreland Ave. Takoma Park, MD 20912
Street Number City State Zip Code
 Contractor: unknown Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Susan Darcey Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISE

House Number: 6800 Street: Westmoreland Avenue
 Town/City: Takoma Park Nearest Cross Street: Elm Avenue
 Lot: 30 Block: 17 Subdivision: 25 (Pinecrest)
 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: _____

1B. Construction cost estimate: \$ 100,000
 1C. If this is a revision of a previously approved active permit, see Permit # _____

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.

Susan Darcey
 Signature of owner or authorized agent

18 March 2008
 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 4/10/08
 Application/Permit No.: 480362 Date Filed: 3/19/08 Date Issued: _____



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 04/10/08

MEMORANDUM

TO: Carla Reid, Director
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FROM: Anne Fothergill *AF*
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265 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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DPS - #8

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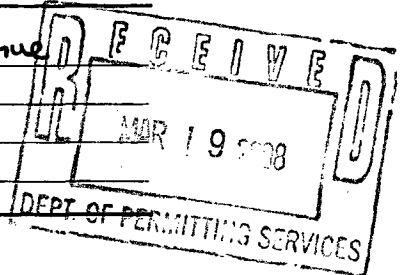
LOCATION OF BUILDING/PREMISE

House Number: 6800 Street: Westmoreland Avenue

Town/City: Takoma Park Nearest Cross Street: Elm Avenue

Lot: 30 Block: 17 Subdivision: 25 (Pinecrest)

Liber: _____ Folio: _____ Parcel: _____



PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

| | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input checked="" 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 type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 100,000

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

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Susan E. Darcey
Signature of owner or authorized agent

18 March 2008
Date

Approved: _____
Disapproved: _____ Signature: _____ Date: 4/10/08

Application/Permit No.: 480362 Date Filed: 3/19/08 Date Issued: _____

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|-----------------|
| Address: | 6800 Westmoreland Avenue, Takoma Park | Meeting Date: | 4/9/08 |
| Applicant: | Scott A. Ward (Susan Darcey, Architect) | Report Date: | 4/2/08 |
| Resource: | Contributing Resource Takoma Park Historic District | Public Notice: | 3/26/08 |
| Review: | HAWP | Tax Credit: | Partial |
| Case Number: | 37/03-08P | Staff: | Anne Fothergill |

PROPOSAL: Rear dormer expansion, front balcony removal, door removal and window installation, storm window installation, and dormer siding replacement

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Bungalow
DATE: 1923

PROPOSAL

The applicants are proposing to:

- Extend the rear shed dormer and install flat skylights
- Remove the second story front balcony and replace the door with a wood window to match the two existing windows in the dormer; install storm windows on two original windows
- Replace the existing sliders in non-historic rear addition with wood awning windows
- Remove the asphalt shingle siding on the front and rear dormers and replace with cedar shingles

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way,

irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

The *Guidelines* state that the following factors are to be considered in reviewing Contributing Resources:

- 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.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The proposed expansion of the rear dormer is approvable as it is entirely at the rear and is a very small expansion. The removal of the asphalt shingle siding and installation of cedar shingles on both dormers is an improvement. The removal of the non-original front balcony and the replacement of the door with a wood window is also approvable. The installation of storm windows on the two original windows is tax credit eligible. Staff recommends approval of this application.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

OK ✓

Staff Item—6800 Westmoreland Avenue
Anne Fothergill
August 13, 2008

In April 2008 the HPC approved alterations to this house including expansion of the rear dormer, front balcony removal, and some siding and window replacement. The applicant is now proposing solar panels on the shed roof of the non-historic rear addition (see attached plans).

Staff is asking the HPC to allow staff to approve this change.

Solar panels

EXISTING WOOD SHINGLES,
SIDING TO REMAIN (TYP.)

NEW CEDAR SHAKE SHINGLES AT SHED
DORMERS. PATCH TRIM AS NECESSARY

REPLACE SKYLIGHT. SEE
WINDOW SCHEDULE

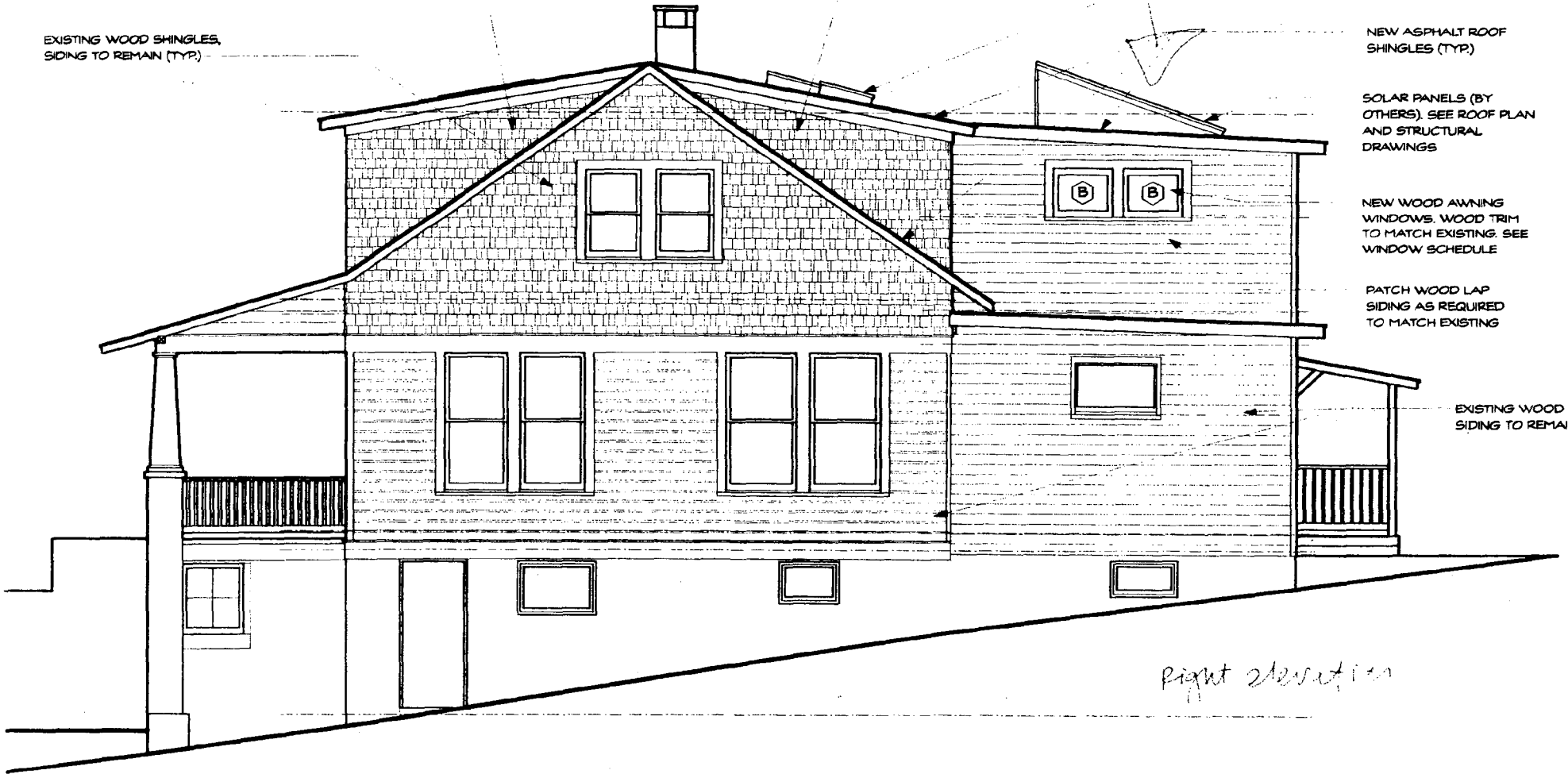
NEW ASPHALT ROOF
SHINGLES (TYP.)

SOLAR PANELS (BY
OTHERS). SEE ROOF PLAN
AND STRUCTURAL
DRAWINGS

NEW WOOD AWNING
WINDOWS. WOOD TRIM
TO MATCH EXISTING. SEE
WINDOW SCHEDULE

PATCH WOOD LAP
SIDING AS REQUIRED
TO MATCH EXISTING

EXISTING WOOD LAP
SIDING TO REMAIN (TYP.)



Right elevation

SITE PLAN

1" = 20'-0"

SPOT ELEVATIONS BASED ON
AND SITE OBSERVATIONS BY
ARCHITECTS, INC. SITE LOCAL
AVE, TAKOMA PARK, MD, PA



BASED AS
OTHER
EVEN WHEN

WOOD JOISTS
ARE CLOSER
OR
THE BUILDING

ADS AND RISERS
ALL BE PAINT
AWINGS FOR

TRIM SHALL BE

ERBOARD (MDF)
Y UNLESS NOTED

TANDARDS OF

RE AND ALL
SHALL BE
TED. SAMPLES
RE SHALL BE
MITTALS DEVIATE

HERWISE NOTED,
SPRUCE 5/4 X OR 1
BE PAINTED. ALL
D BACKPRIME ALL
INTING

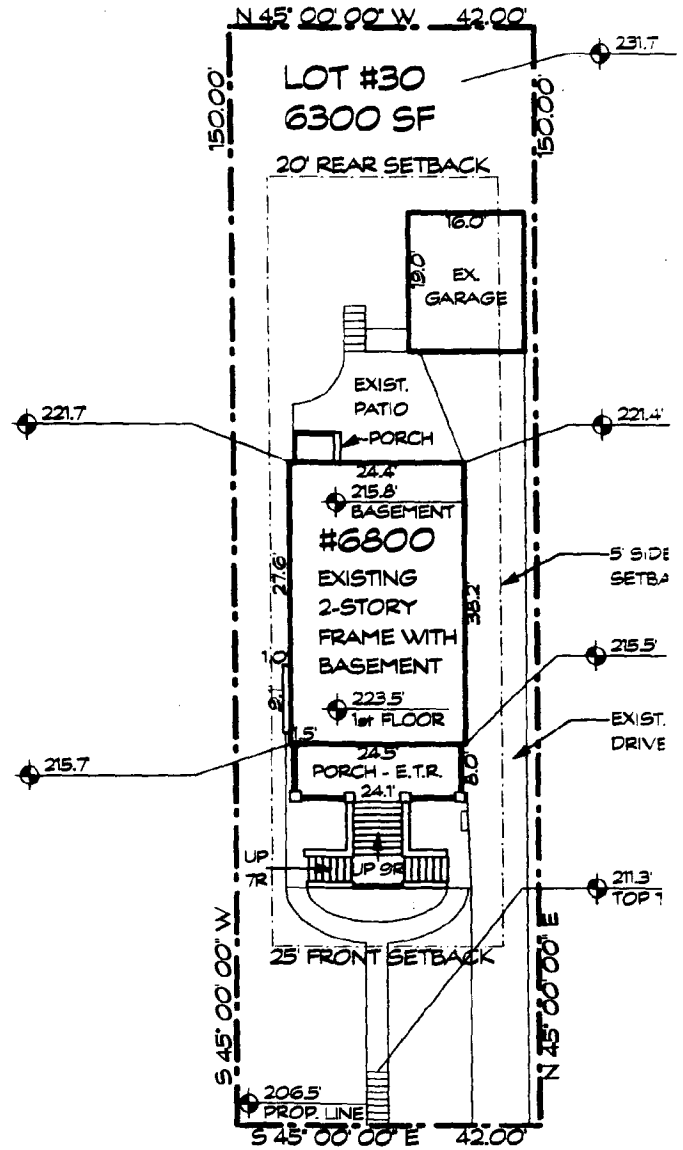
FASTENED WITH
ZE.

LOSE FILL
DEPTH. CELLULOSE
CFR PART 1209.
HEN CONCEALED
FINISHED

LED WITH
ND OTHER
DURING ROUGH

ND ACCESS AS

BE #15 BUILDING
TAPE JOINTS AND
ONS.



WESTMORELAND AVENUE

206.0
STREET

| SITE PLAN SUMMARY | | | | |
|----------------------------------|-----------|-------|------------------------|-------------------|
| 1. LOT COVERAGE | | | | 3. SPOT ELEVATION |
| TOTAL LOT AREA | 6300 SF | | 100.0 % | FIN GRADE |
| EXISTING LOT COVERAGE | 1466 SF | | 23.3 % | FIN GRADE |
| PROPOSED LOT COVERAGE | 1466 SF | | 23.3 % | FIN GRADE |
| PROPOSED INCREASE | 0 SF | | 0.0 % | FIN GRADE |
| 2. BUILDING FLOOR AREA - STORIES | | | | FIN GRADE |
| LEVEL | AREA (SF) | STORY | REMARKS | FIN GRADE |
| BASEMENT | 856 SF | 1 | EXISTING | BASEMENT |
| FIRST | 945 SF | 1 | EXISTING | EX. FIRST |
| SECOND | 761 SF | 1 | INCL. DORMER EXTENSION | ROOF EAV |
| TOTALS | 2,562 SF | 3 | SEE NOTE BELOW | MEAN RO |
| | | | | ROOF RD |

NOTE: STEEPLY SLOPED LOT, 16.7% GRADIENT FRONT TO REAR. QUALIFIES FOR EXTRA STOR

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

Memorandum

18 March 2008

To: Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

From: Susan Darcey

Re: Historic Area Work Permit for the Contributing Resource at 6800 Westmoreland Avenue, Takoma Park Historic District
Addenda to HAWP: **Written Description of Project**

Addendum a.

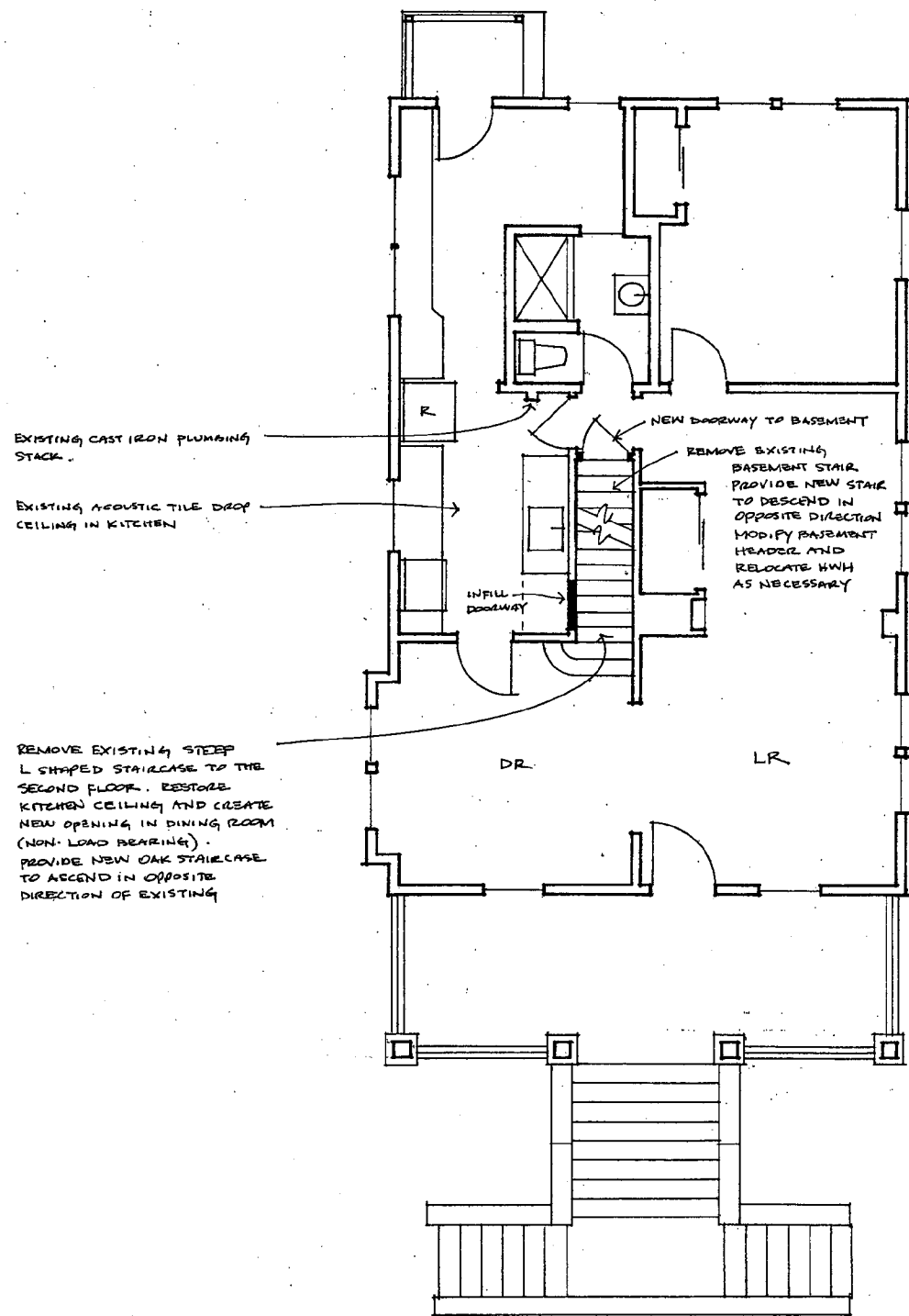
The house is a 1½-story wood frame bungalow in the Takoma Park historic district, sited on a steeply sloped lot on a residential street with mature trees. The house was built in 1923 and is registered as a Contributing Resource. The gable roof features front and rear shed dormers. At the rear is a 2-story addition with a shed roof. The house has wood lap siding, except at the gable walls which are cedar shingle and the shed dormers which have asphalt shingle walls.

At the front dormer, there is a balcony that appears to be an added feature. The balcony railing does not match the front porch rail below and has unpainted wood sidewalls out of character with the bungalow style. The balcony floor appears to be built up from the original porch roof. Next door and in the surrounding neighborhood are bungalows with front shed dormers and no balcony. We are including photographs of several of these. We did not see any with balconies.

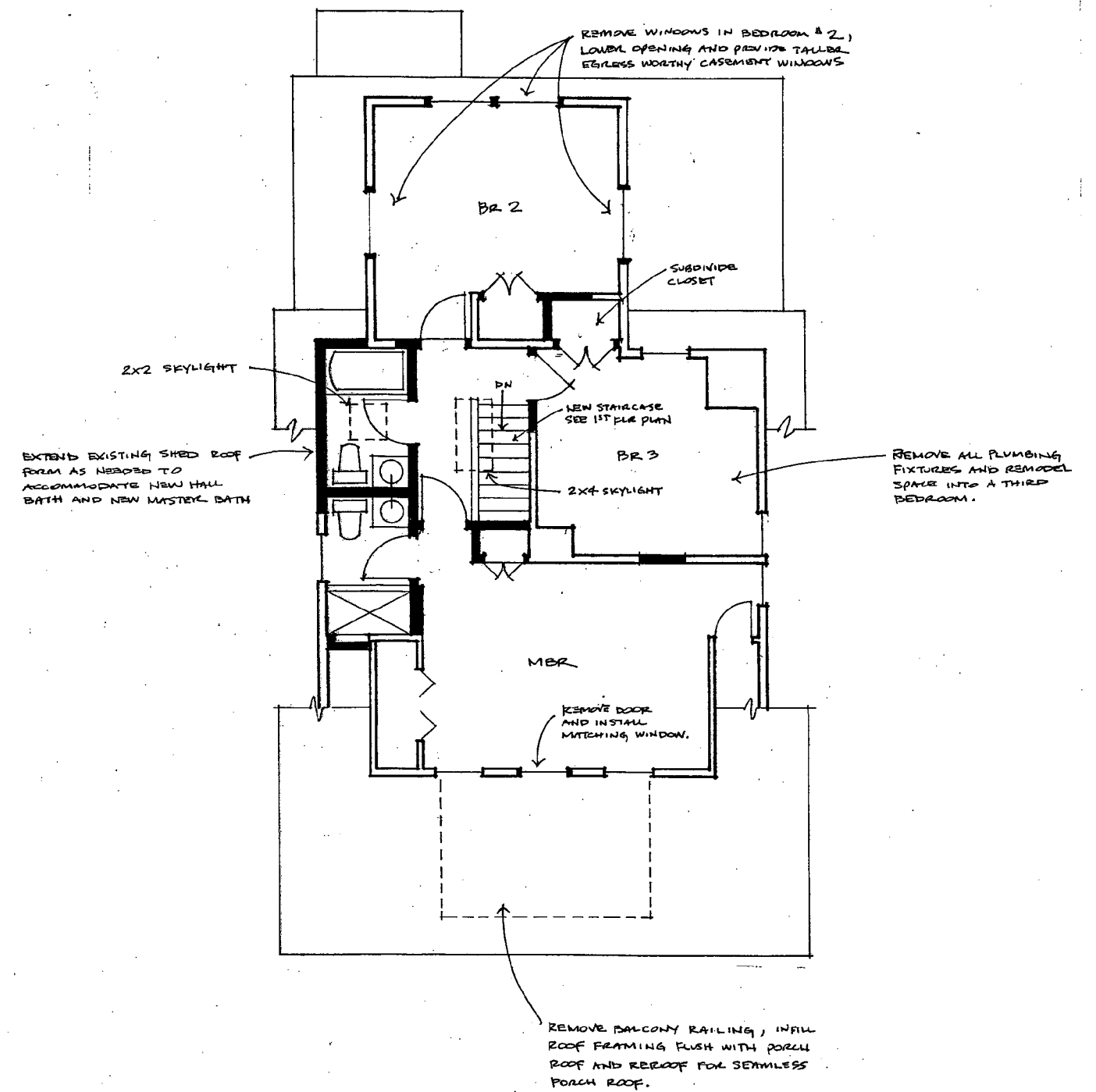
Addendum b.

We are proposing a small second story extension of the rear shed dormer addition. It is to be created by extending the existing shed roof to the edge of the gable roof, and pushing out the second story wall to align with the first story wall below. The rear wall of the new dormer aligns with the rear wall of the original house and is in the plane of right side rear dormer.

In addition, we are proposing to remove the front balcony and restore the porch roof. We are proposing to remove the balcony door and replace it with a wood window to match the flanking windows, ~~which will also be replaced to match the existing in material, profile and trim condition.~~ We would like to note that there are persistent leaks at the existing balcony which the owners have been unable to repair without redesigning and rebuilding the front porch roof.



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

WARD/HEDSTROM ADDITION

6800 Westmoreland Avenue, Takoma Park, MD 20912

Bennett Frank McCarthy Architects Inc.

1400 Spring Street, Suite 320

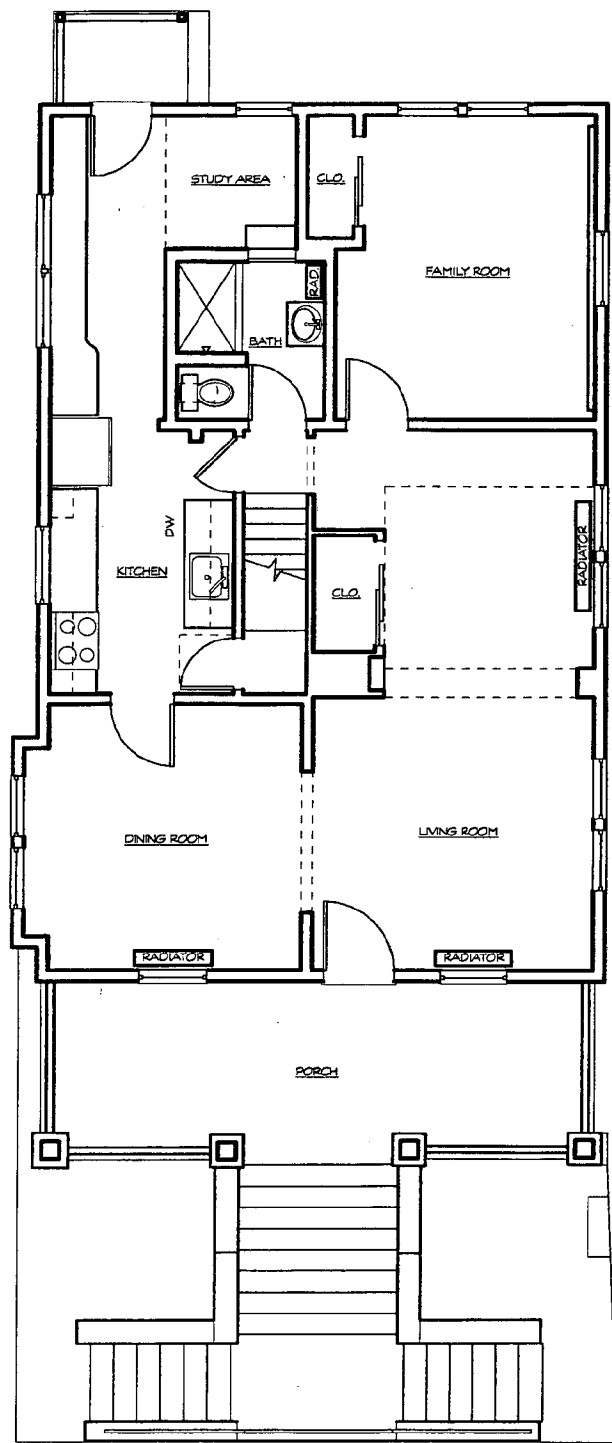
Silver Spring, Maryland 20910

301-585-2222

PROPOSED FLOOR PLANS

#0626
1/8" = 1'-0"
03.18.08

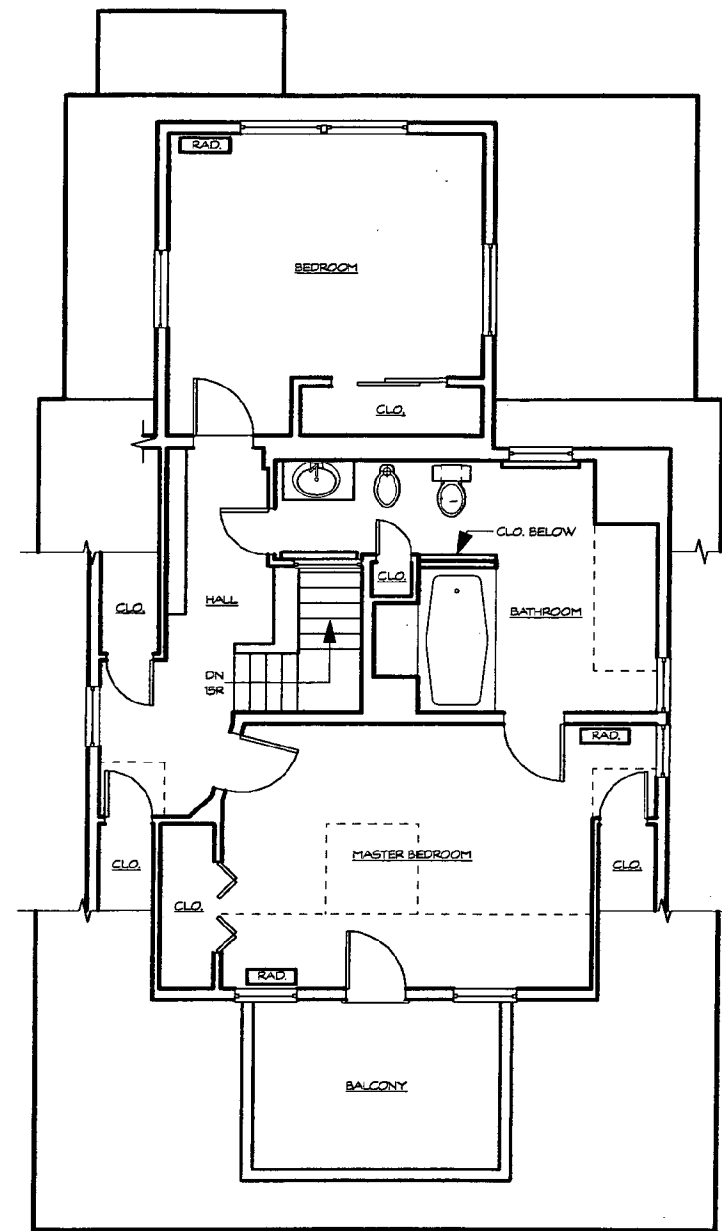
A-1



1

EXISTING FIRST FLOOR PLAN

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



2

EXISTING SECOND FLOOR PLAN

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

WARD/HEDSTROM ADDITION

6800 Westmoreland Avenue, Takoma Park, MD 20912

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1400 Spring Street, Suite 320

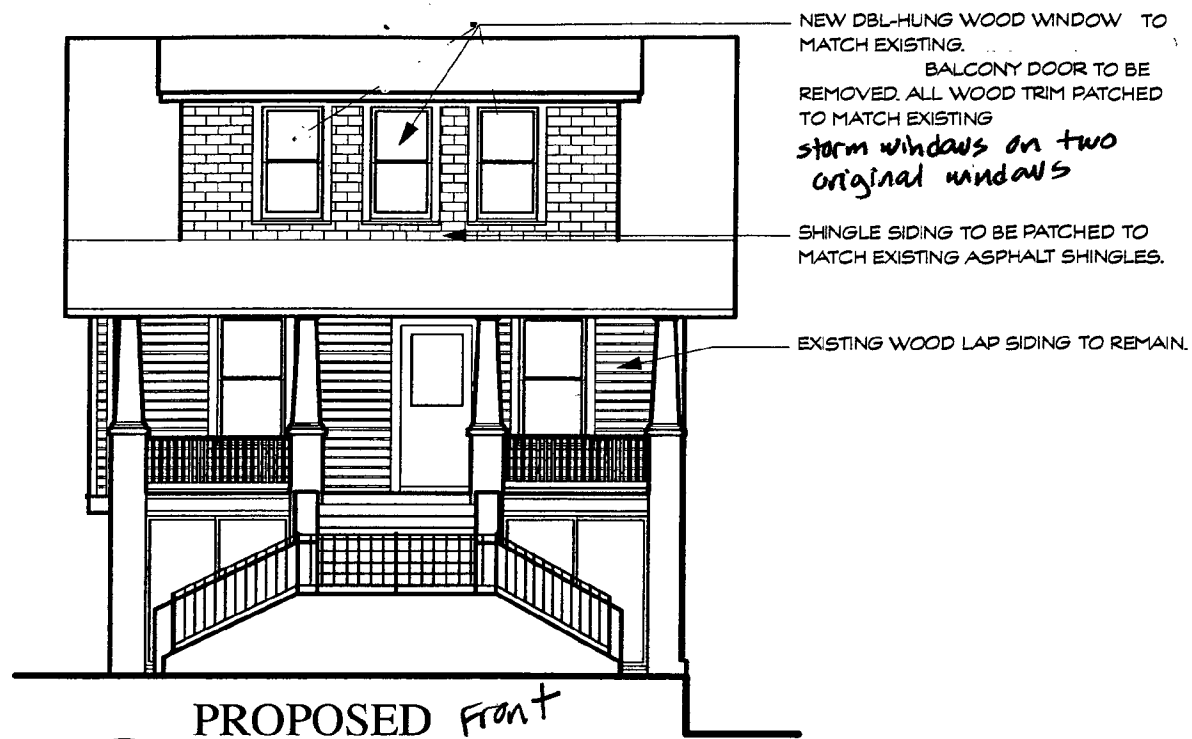
Silver Spring, Maryland 20910

301-585-2222

EXISTING FLOOR PLANS

#0626
1/8" = 1'-0"
03.18.08

EC-1



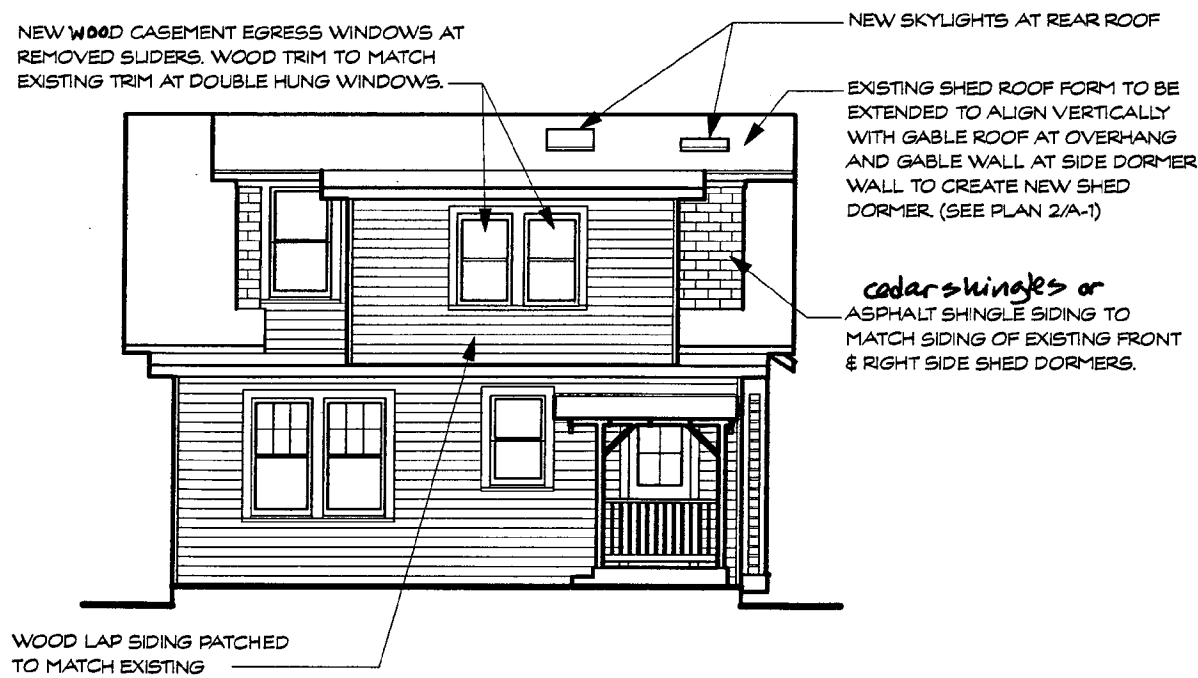
PROPOSED ^{front} REAR ELEVATION

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



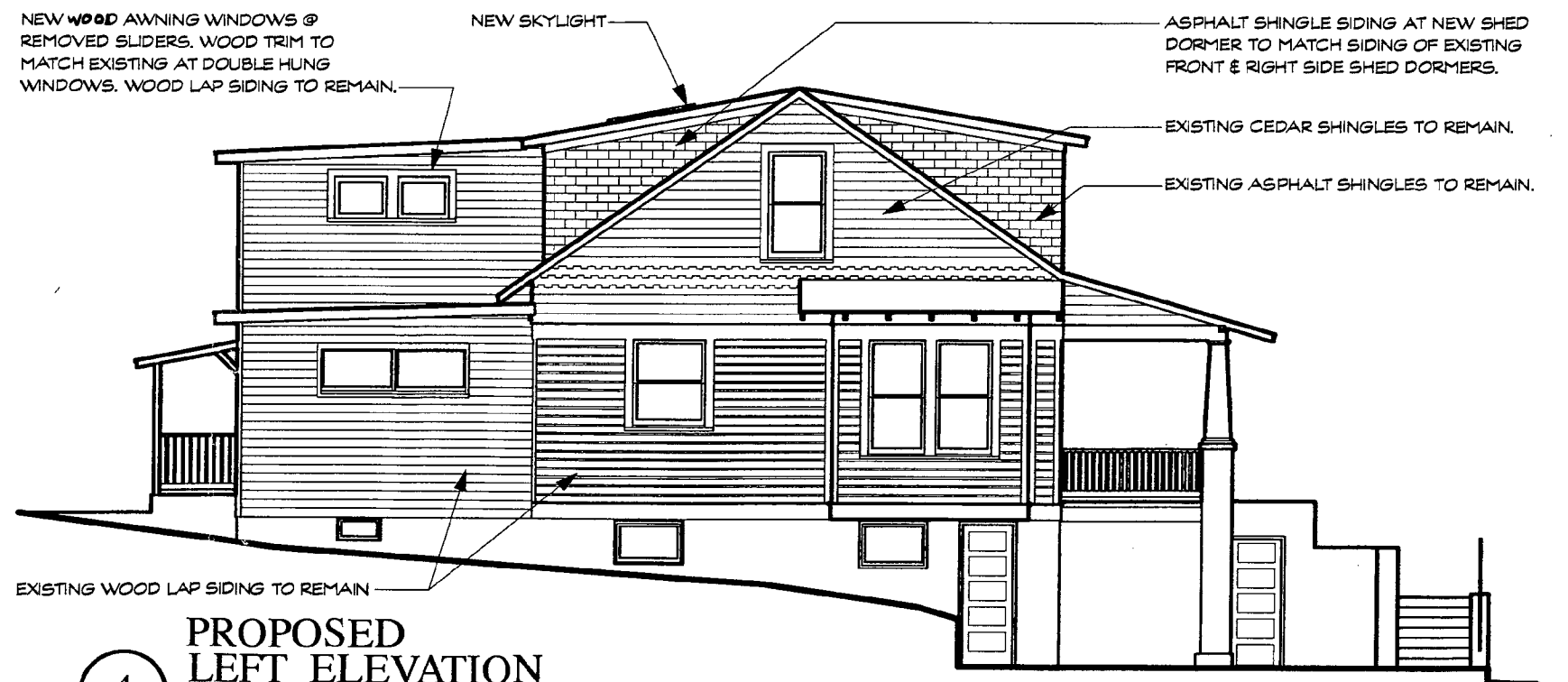
PROPOSED RIGHT ELEVATION

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



PROPOSED REAR ELEVATION

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



PROPOSED LEFT ELEVATION

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

WARD/HEDSTROM ADDITION

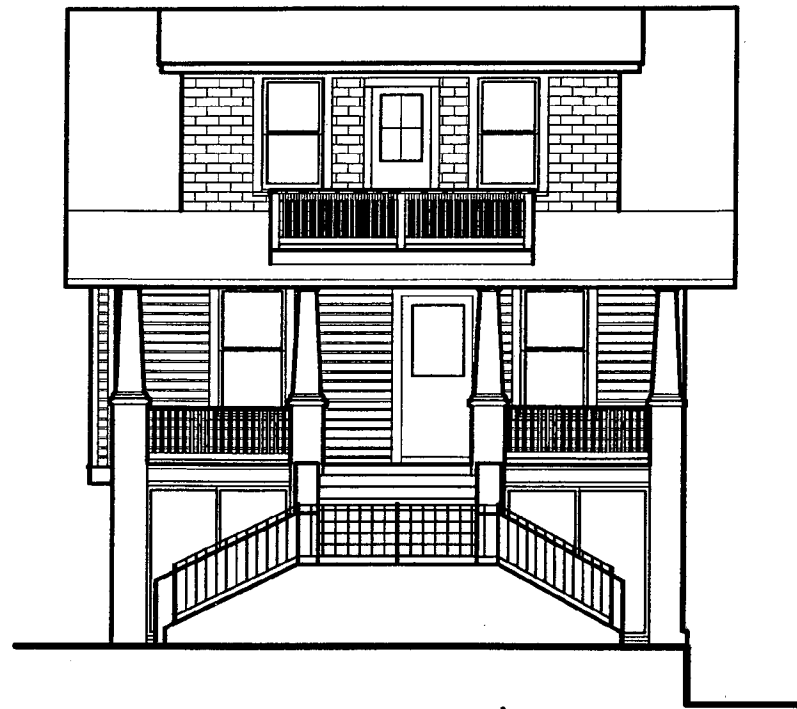
6800 Westmoreland Avenue, Takoma Park, MD 20912

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1400 Spring Street, Suite 320
Silver Spring, Maryland 20910 301-585-2222

PROPOSED ELEVATIONS

#0626
1/8" = 1'-0"
03.18.08

A-2



1 EXISTING *front*
REAR ELEVATION
Scale: 1/8" = 1'-0"



2 EXISTING
RIGHT ELEVATION
Scale: 1/8" = 1'-0"



3 EXISTING
REAR ELEVATION
Scale: 1/8" = 1'-0"



4 EXISTING
LEFT ELEVATION
Scale: 1/8" = 1'-0"

WARD/HEDSTROM ADDITION

6800 Westmoreland Avenue, Takoma Park, MD 20912

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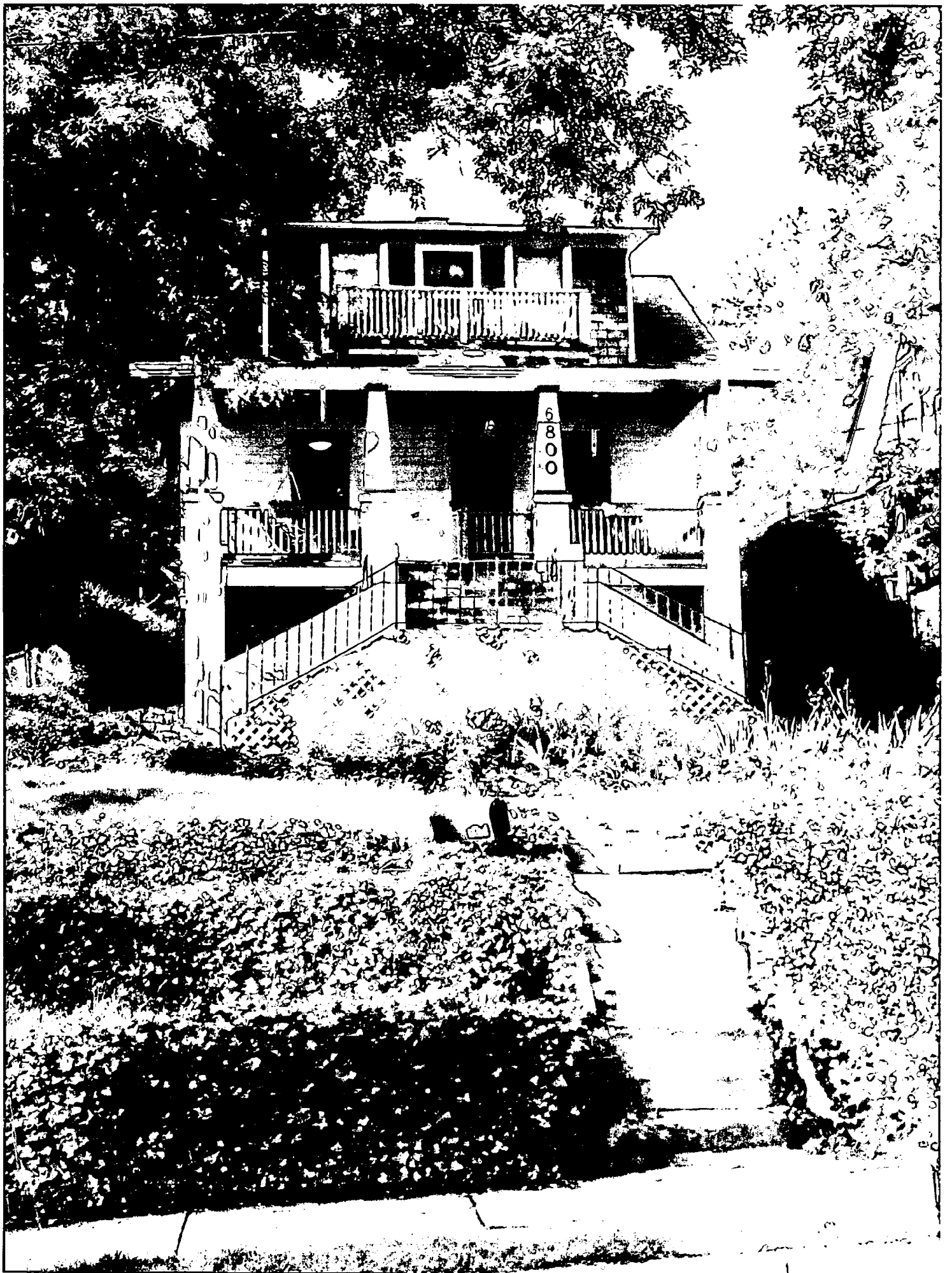
Silver Spring, Maryland 20910

301-585-2222

EXISTING ELEVATIONS

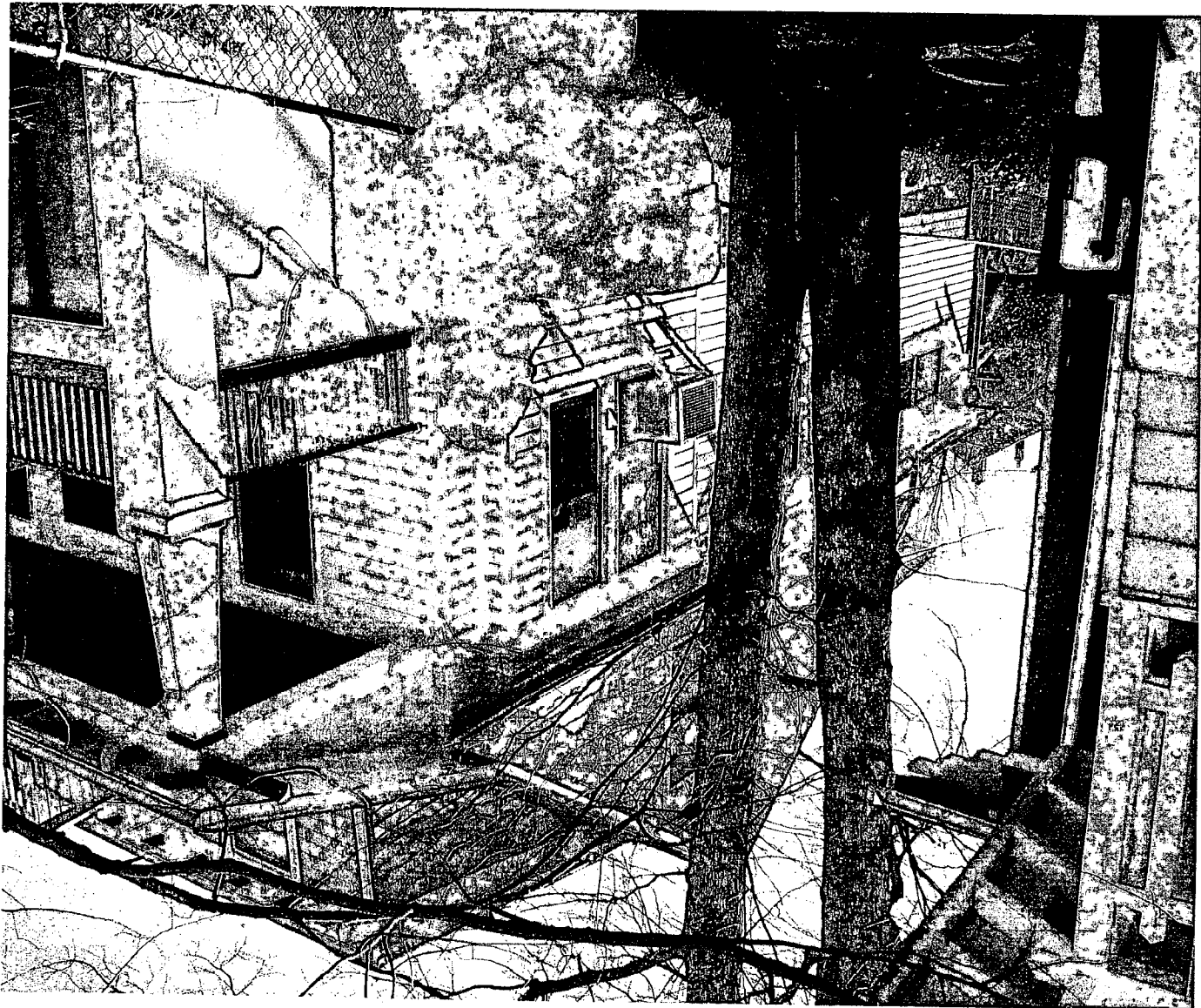
#0626
1/8" = 1'-0"
03.18.08

EC-2

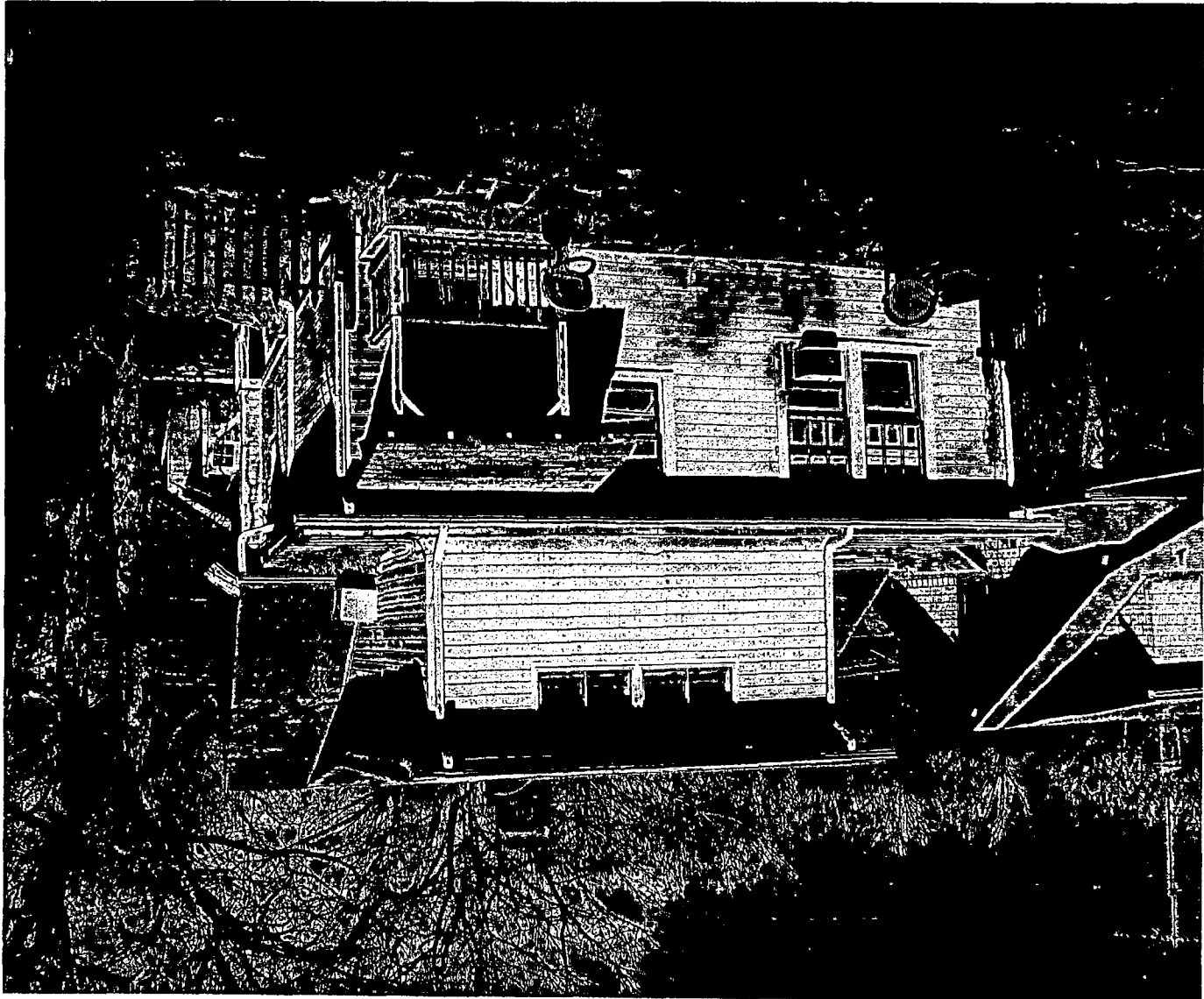




Left Elevation
6800 Westmoreland Avenue

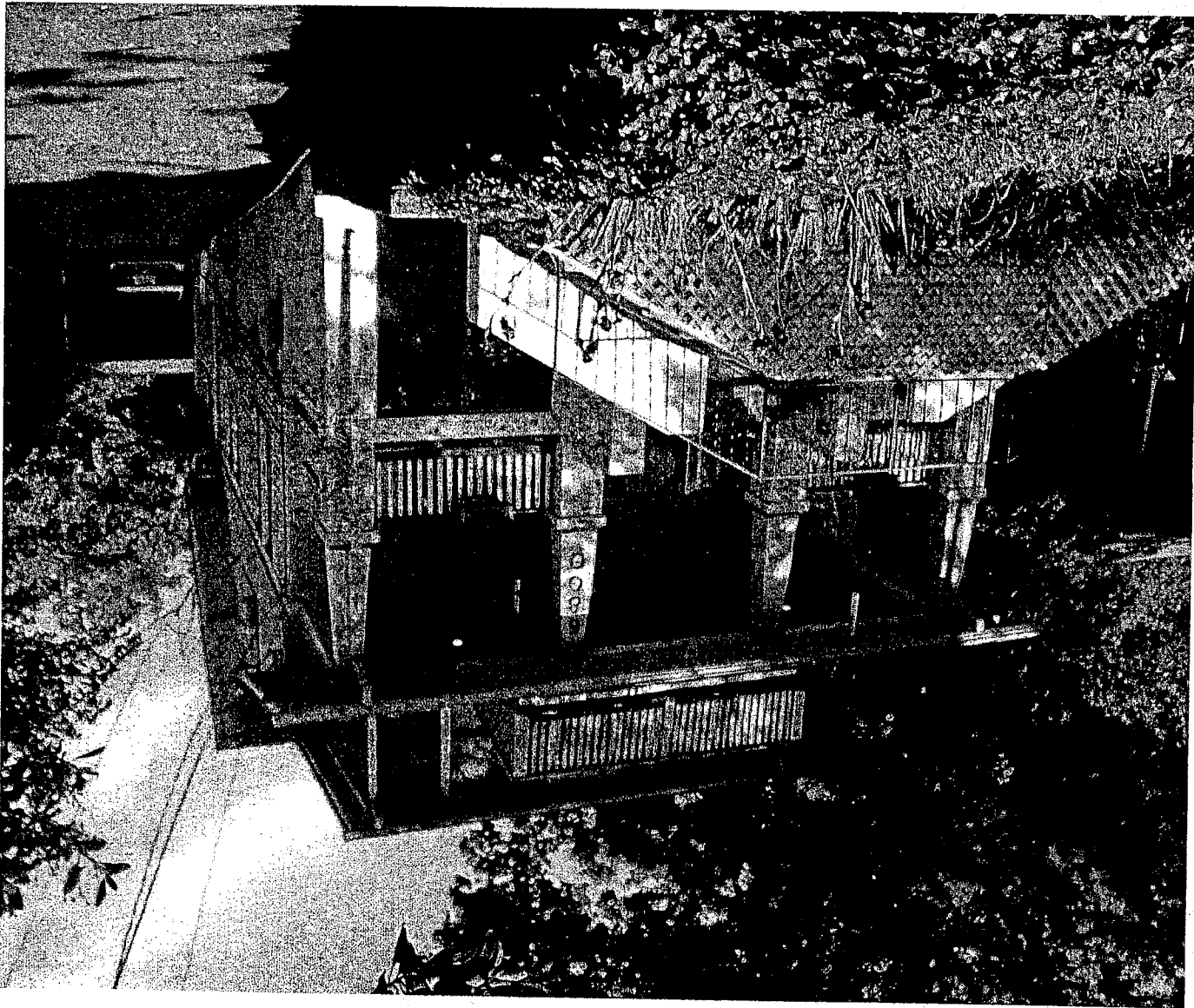


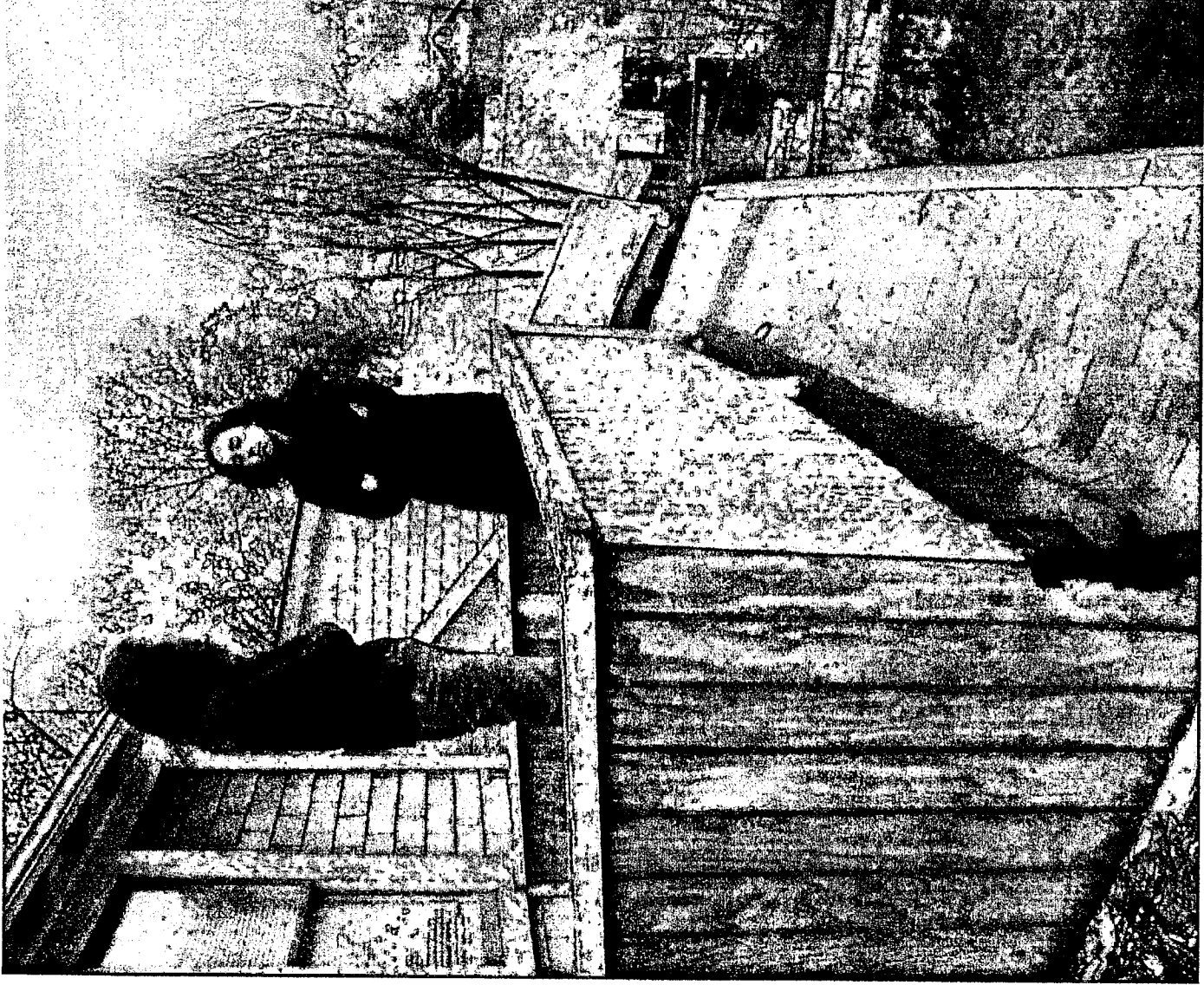
Rear Elevation - proposed dormer to right of 2nd story addition
6800 Westmeadow Avenue



17

Balcony View
6800 Westmoreland Avenue

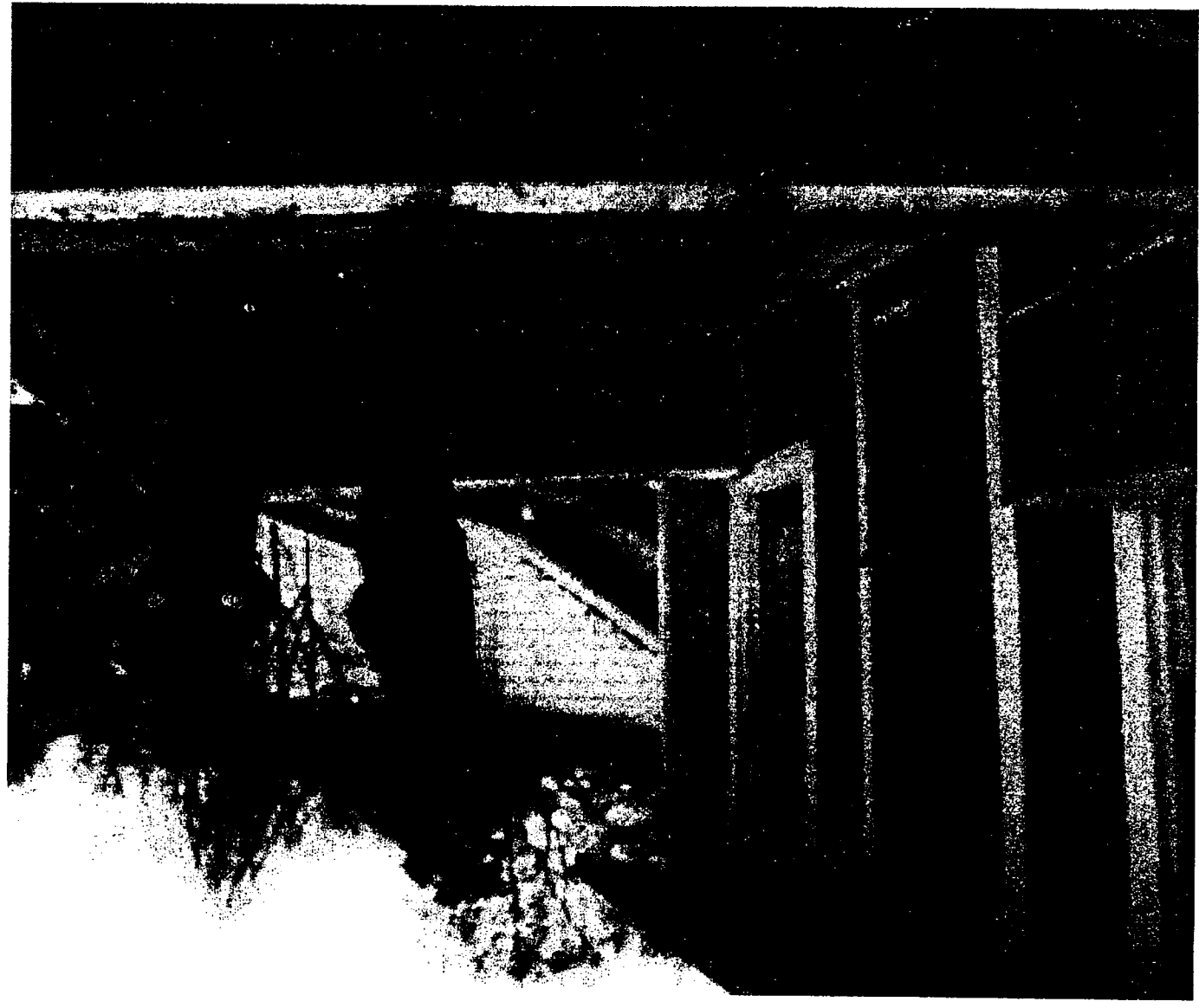




Balcony Detail
6800 Westmoreland Avenue

(5)

Balcony Detail
6800 Westmoreland Avenue



↑

6712 Westmeadow Avenue - adjoining property
Takoma Park



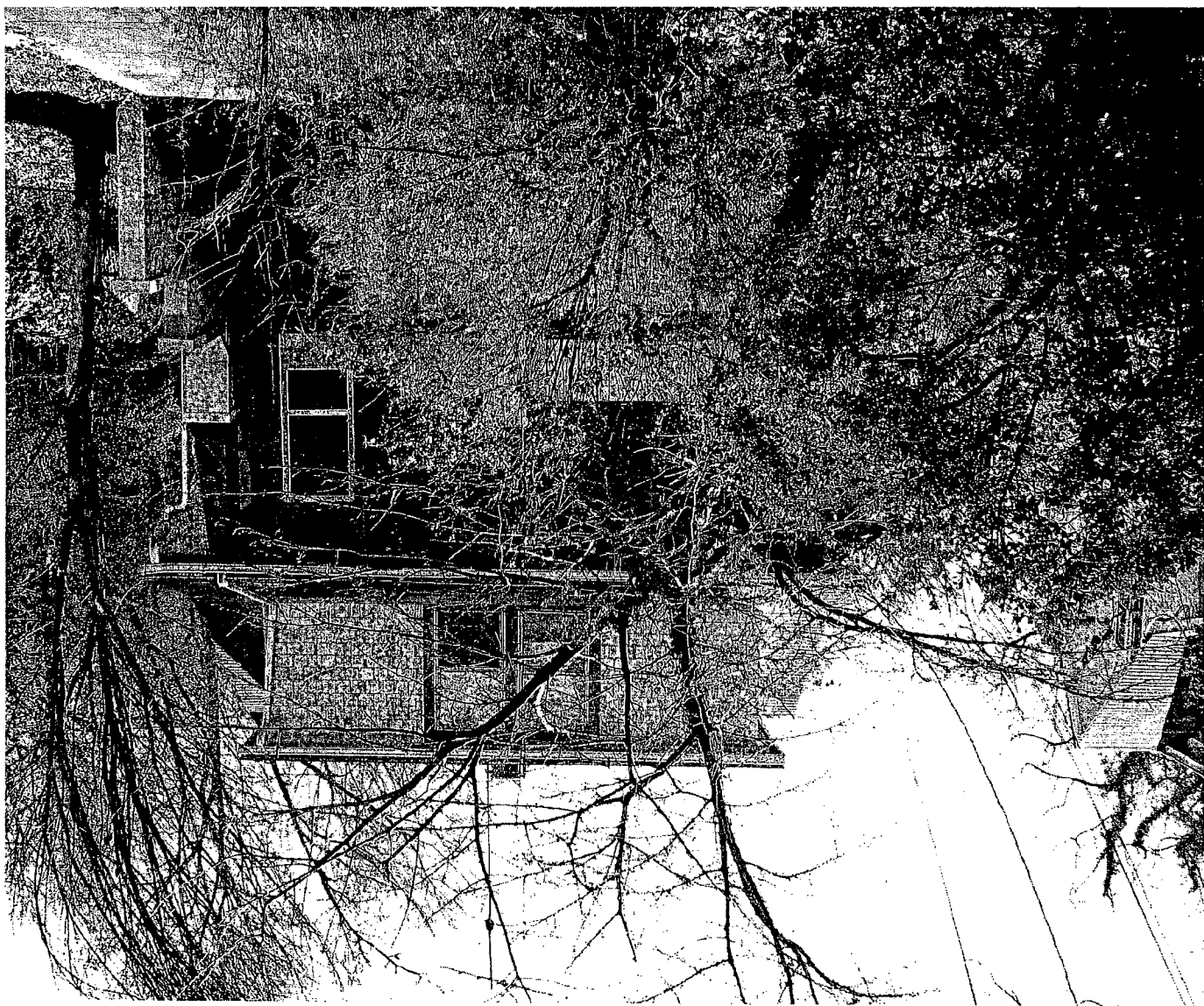
6802 Westmoreland Avenue - adjoining property



7004 Westmoreland Avenue
note: no balcony

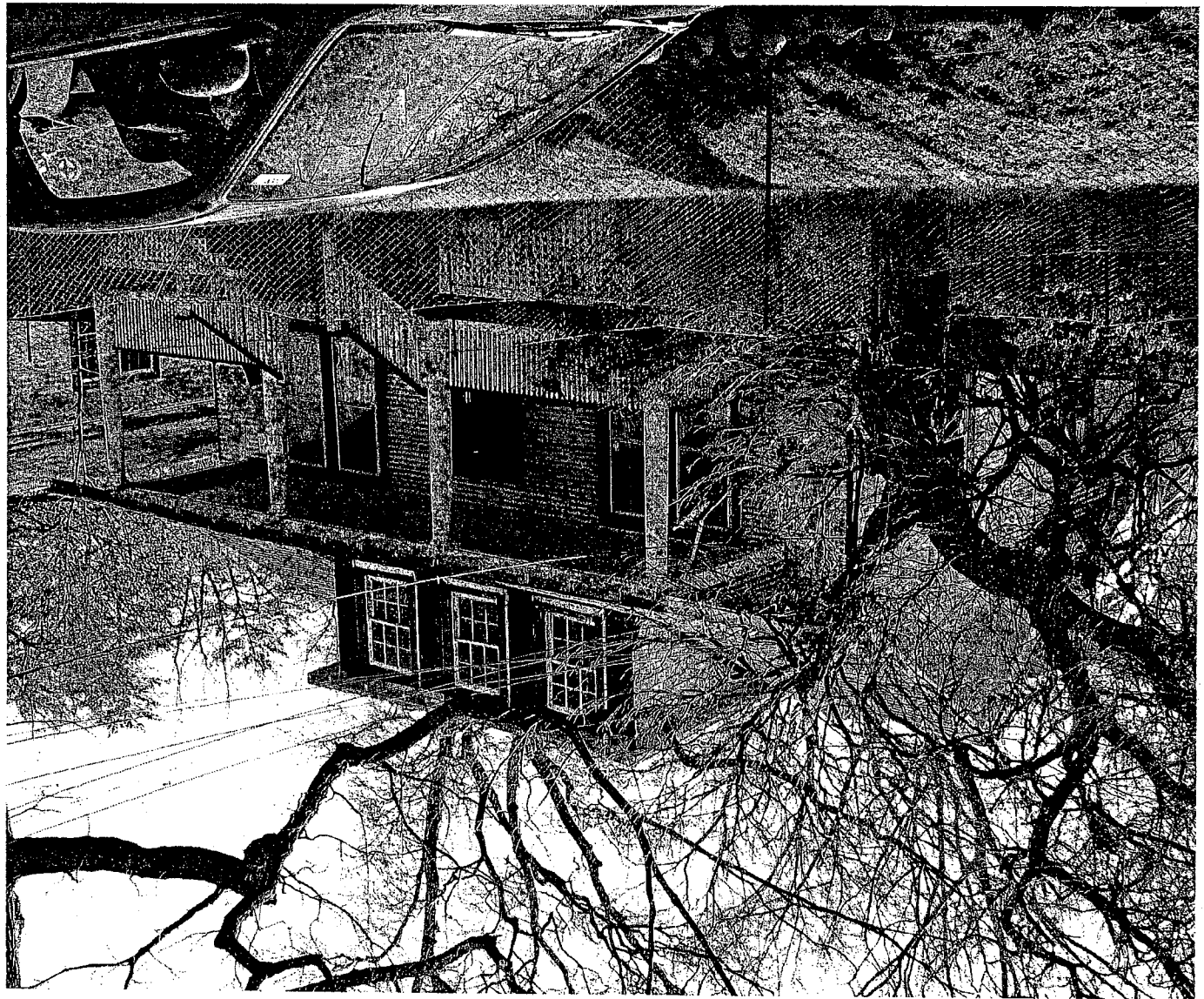


front Elevation - adjoining property
6802 Westmead Avenue
note: no balcony



6414 Cockeville Street
Takoma Park
note: no balcony

52

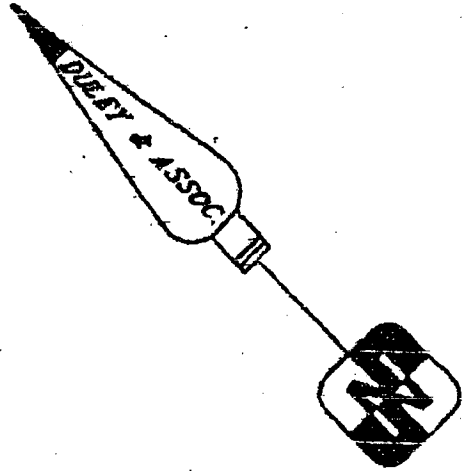
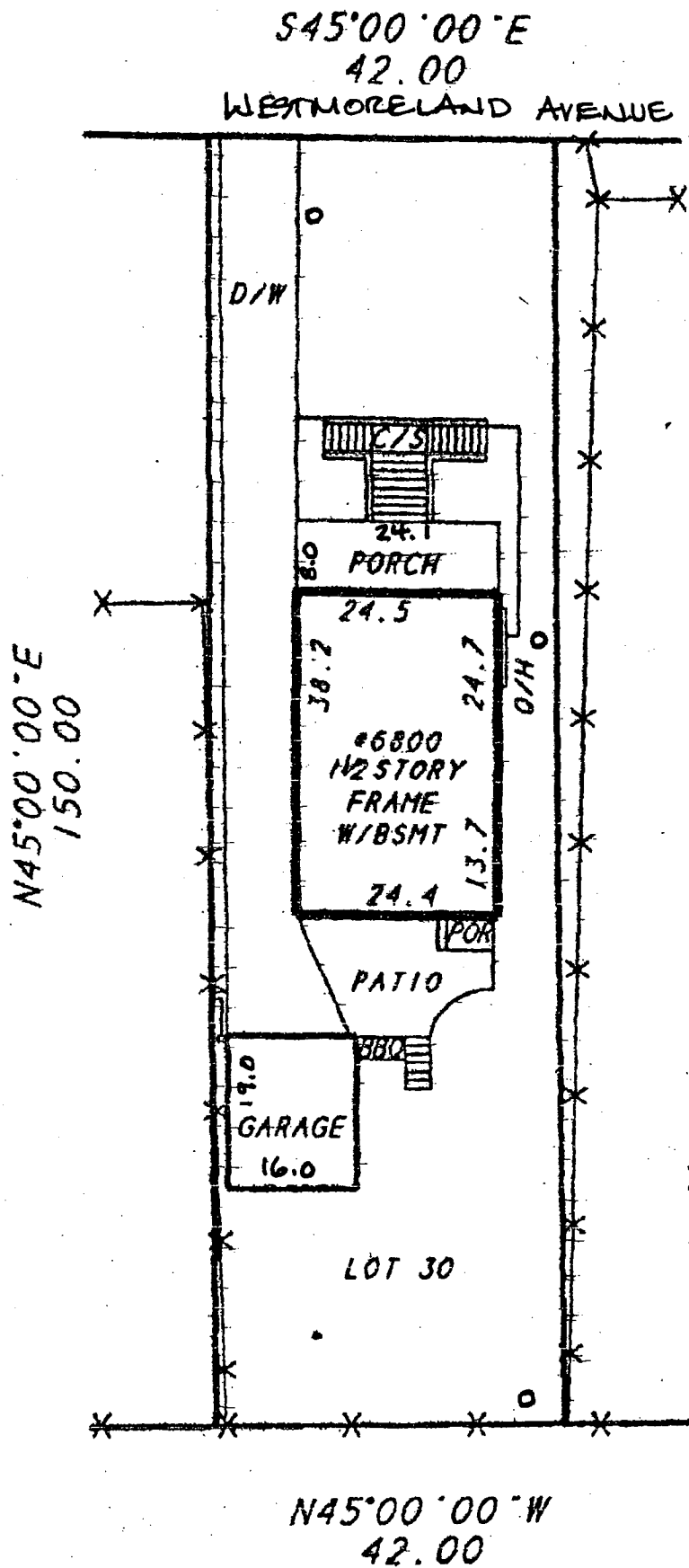


HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

| Owner's mailing address | Owner's Agent's mailing address |
|--|--|
| Scott A. Ward & Elizabeth E. Hedstrom 6800 Westmoreland Ave. Takoma Park, MD 20912-4411 | Susan Dorsey Bennett Frank McCarthy Arch., Inc. 1400 Spring St. Suite 320 Silver Spring MD 20910-2755 |
| Adjacent and confronting Property Owners mailing addresses | |
| Norman M & C.G. Greene 6712 Westmoreland Ave. Takoma Park, MD 20912-4624 | Christopher Montgomery 6802 Westmoreland Ave. Takoma Park, MD 20912-4411 |
| Arthur M. & J.M. McDonald 6801 Westmoreland Ave. Takoma Park, MD 20912 | Jack B. Wenger, Jr. 6729 Eastern Ave. Takoma Park, MD 20912 |
| | |
| | |



$S45^{\circ}00'00''W$
 150.00

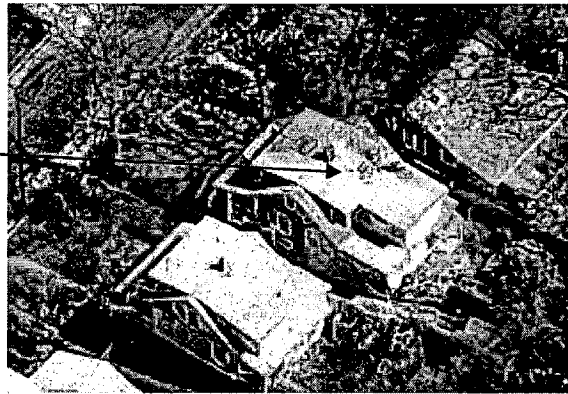
SITE PLAN 18 MAR 2008
 SCALE: 1" = 20' BFMAI

6800 WESTMORELAND AVE.
 LOT 30, BLOCK 17
 PINECREST, TAKOMA PARK

Site Plan based on location
 Survey by Duley & Assoc.
 Upper Marlboro, MD

Note: Existing Site Plan is
 shown. No changes proposed.

6800 Westmoreland Avenue, Takoma Park





Front Elevation
6800 Westmoreland Avenue



Right Elevation
6800 Westmoreland Avenue

Rear Elevation
6800 Westmerville Avenue

