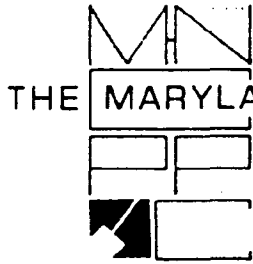


37/3-96DD 6908 Westmoreland Ave.
(Takoma Park Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: Sept 11, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

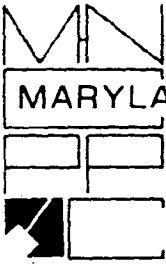
When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



DATE: Sept 11, 1996

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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 SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Richard Colbert & Jane Powers

Address: 6908 Westmoreland Ave Takoma Park

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON JANE POWERS

DAYTIME TELEPHONE NO. (202) 586-7301

TAX ACCOUNT # 1059705

NAME OF PROPERTY OWNER RICHARD COLBERT/JANE POWERS DAYTIME TELEPHONE NO. (202) 564-4205

ADDRESS 6908 WESTMORELAND AVE CITY TAKOMA PARK MD STATE MD ZIP CODE 20912

CONTRACTOR PROJECT BEING BID TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER THOMAS W. HARRISON DAYTIME TELEPHONE NO. (301) 270-9489

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 6908 STREET WESTMORELAND AVE.

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET WALNUT AVE.

LOT 47 BLOCK A SUBDIVISION HEBER L. THORNTON'S RESUBDIVISION

LIBER 9307 FOLIO 875 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: (A/C) Slab Room Addition

Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove

Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other 2 STY ADDITION

1B. CONSTRUCTION COST ESTIMATE \$ \$80,000

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 _____

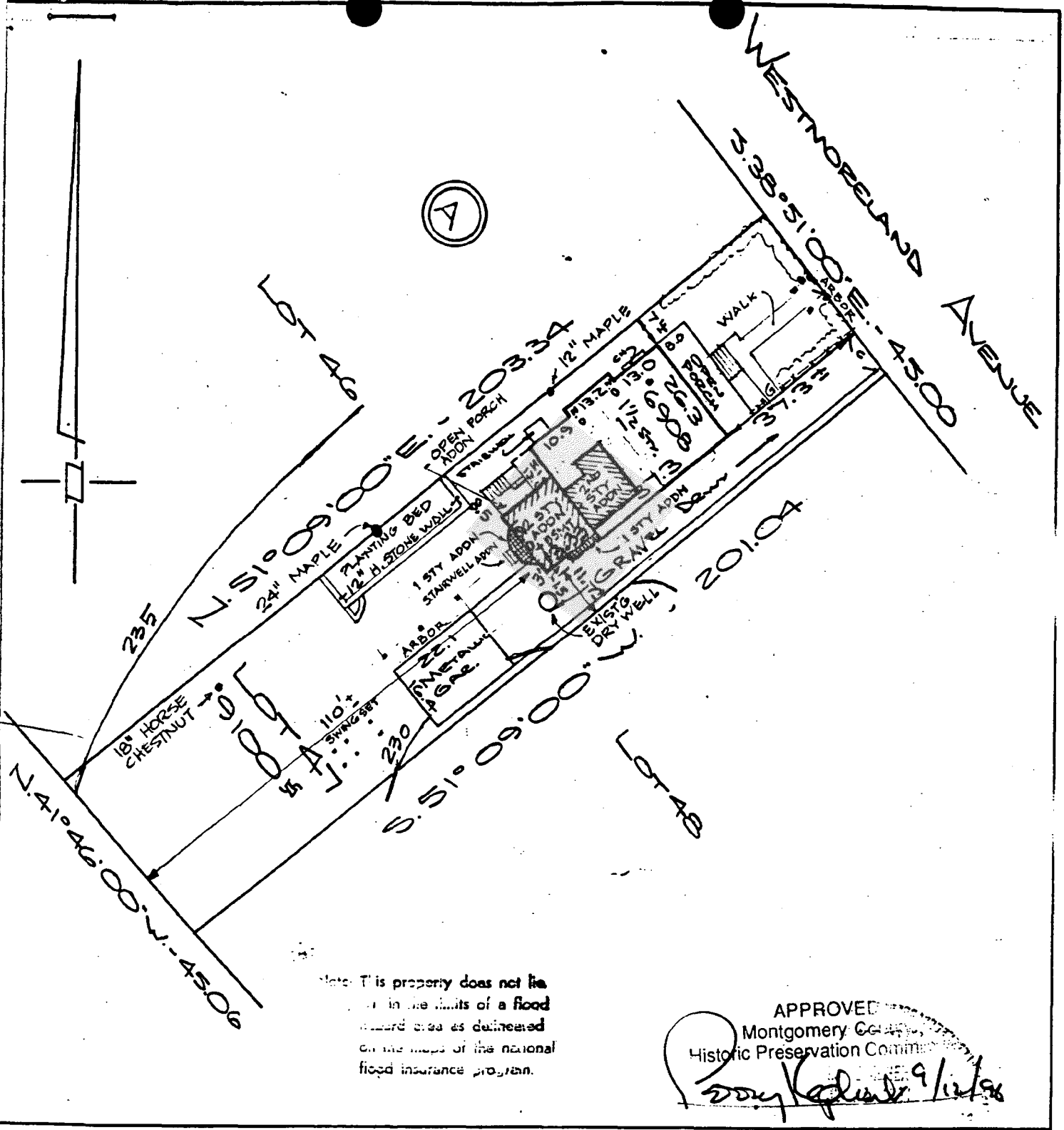
I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Thomas W. Harrison Signature of owner or authorized agent Aug 21 1996 Date

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature George... Date 9-12-96

APPLICATION/PERMIT NO: 9108210173 DATE FILED: _____ DATE ISSUED: _____



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 9/12/92

CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
 LOT 47 BLOCK A
 HEBER L. THORNTON'S RESUBDIVISION
 OF B.F. GILBERT'S ADDN. TO TACOMA PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book 3 Plat 224 Scale 1" = 30'

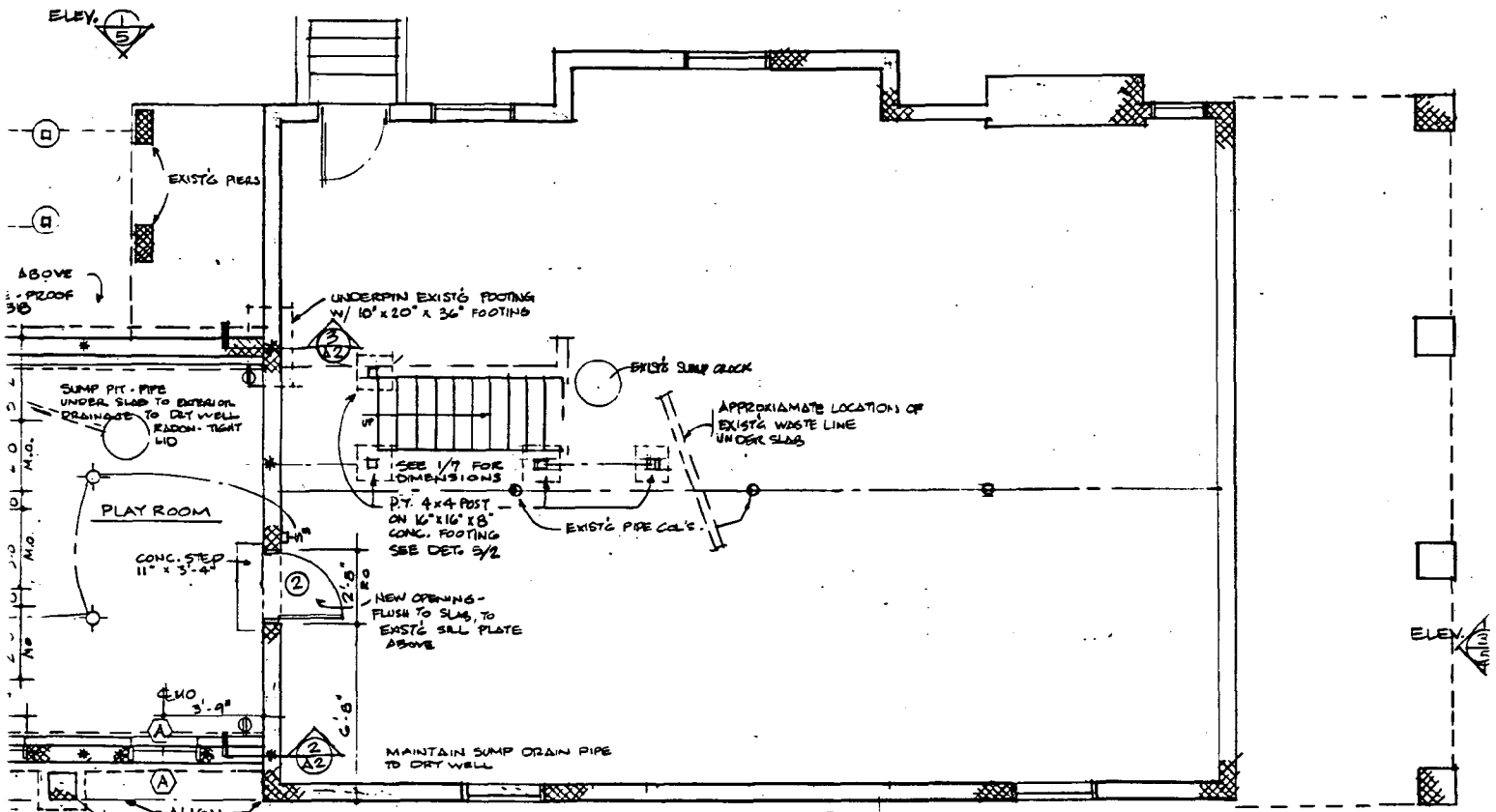
I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

[Signature]
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1981

REVISED AUG 21, 1996
 DATE: AUG. 7, 1992

CASE: 1661-92

FILE: 43897

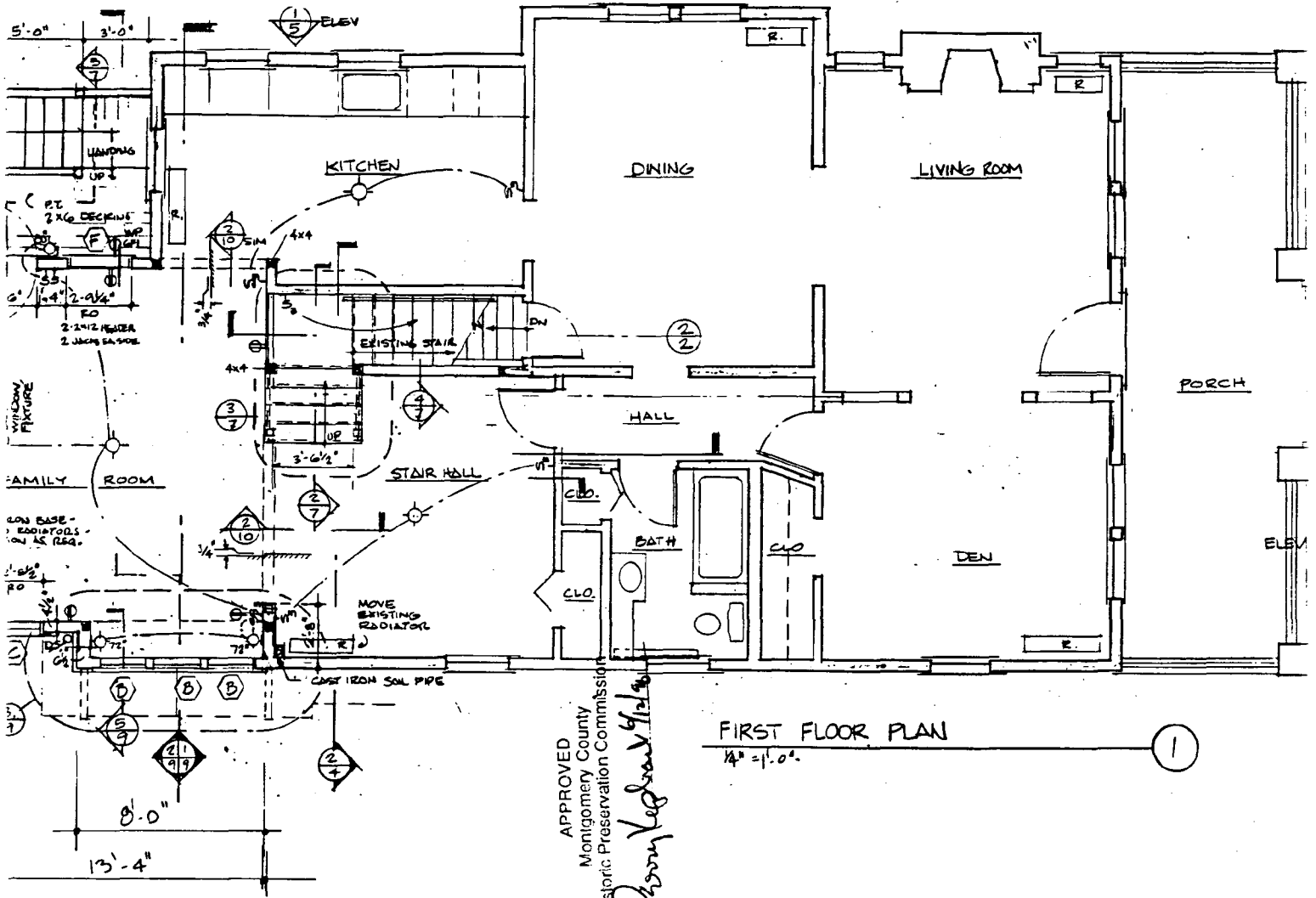


LAST CONC LINTELS @ BEARING, NEW FOUNDATION INDENTIONS



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 6/17/16

BASEMENT PLAN 1
 1/4" = 1'-0"



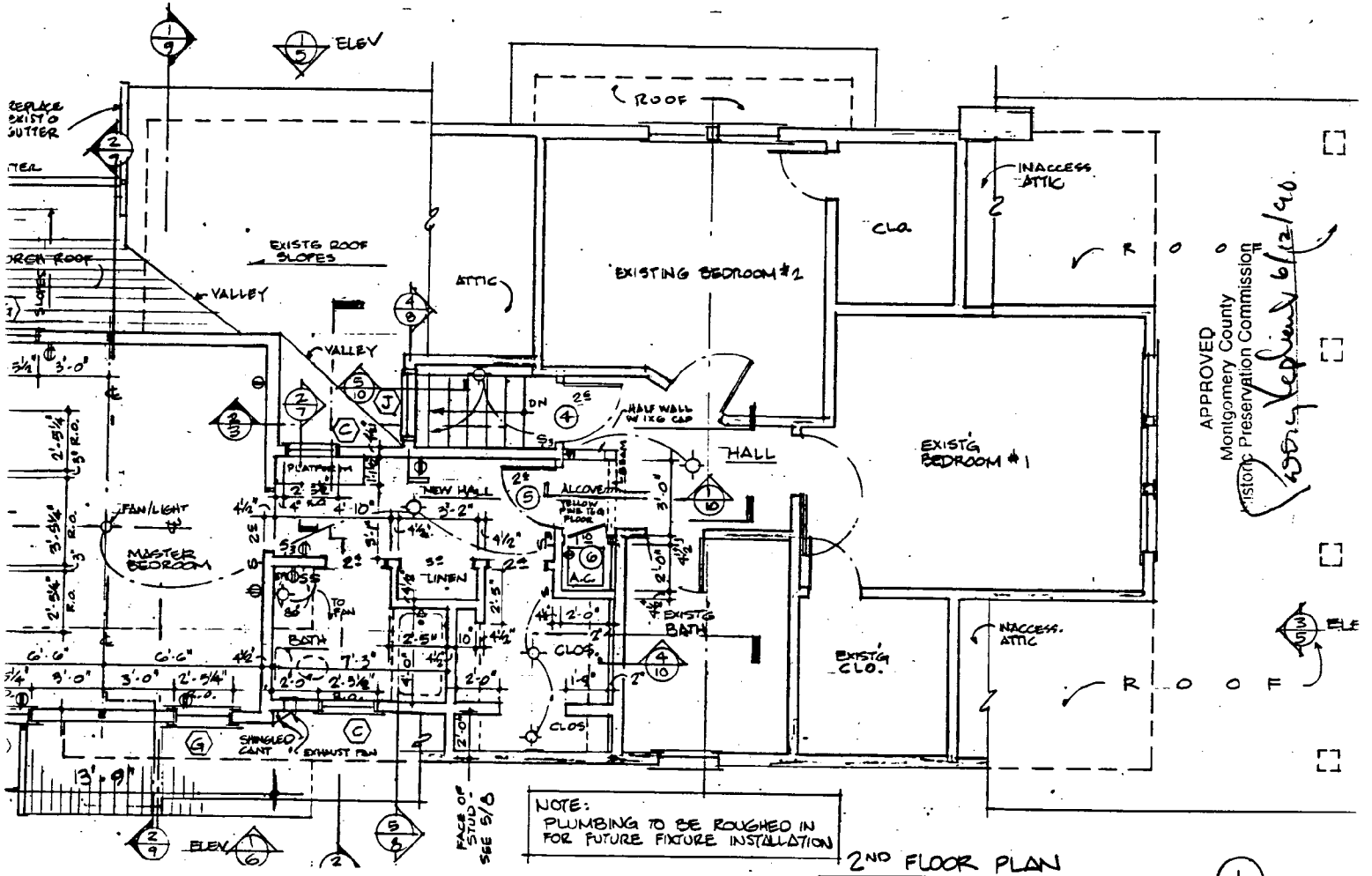
FIRST FLOOR PLAN

1/4" = 1'-0"

1

APPROVED
 Montgomery County
 Historic Preservation Commission

Carry Vedant 6/12/96



APPROVED
 Montgomery County
 Historic Preservation Commission
6/12/90

NOTE:
 PLUMBING TO BE ROUGHED IN
 FOR FUTURE FIXTURE INSTALLATION

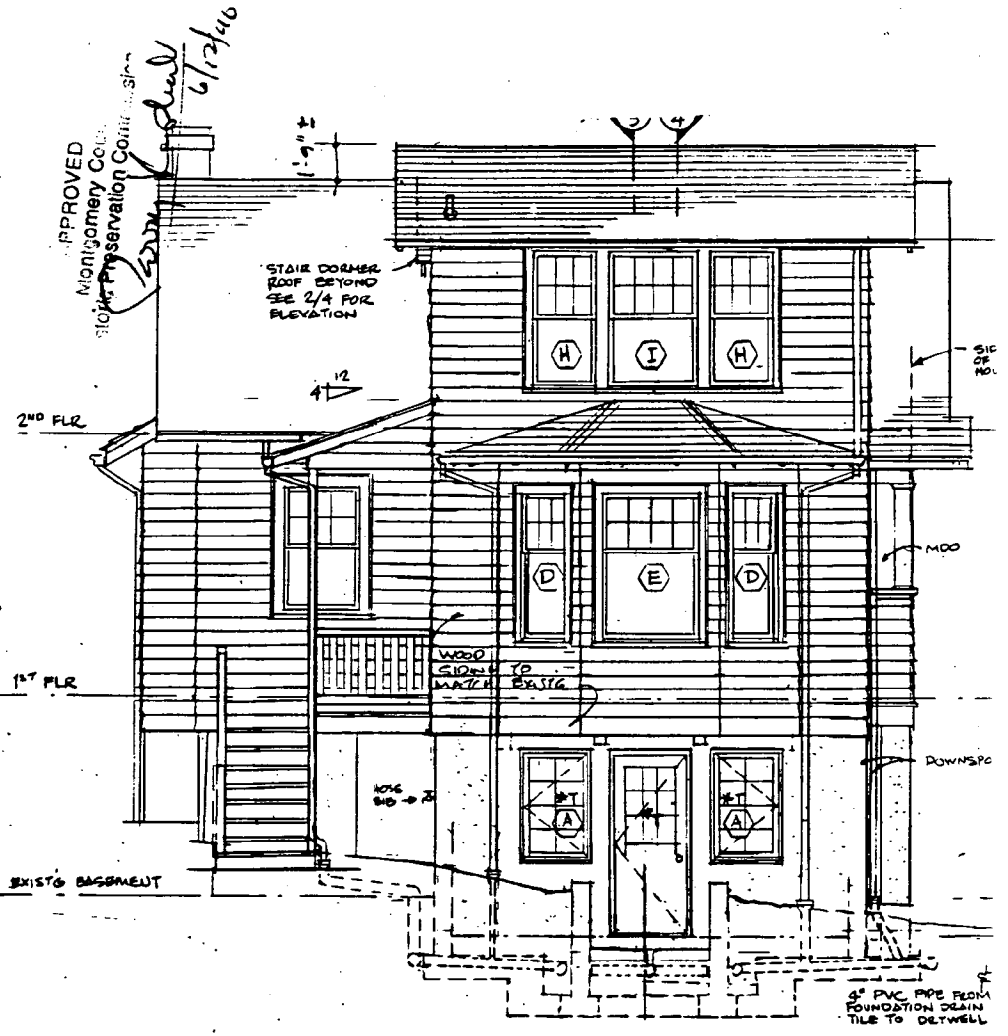
2ND FLOOR PLAN

1

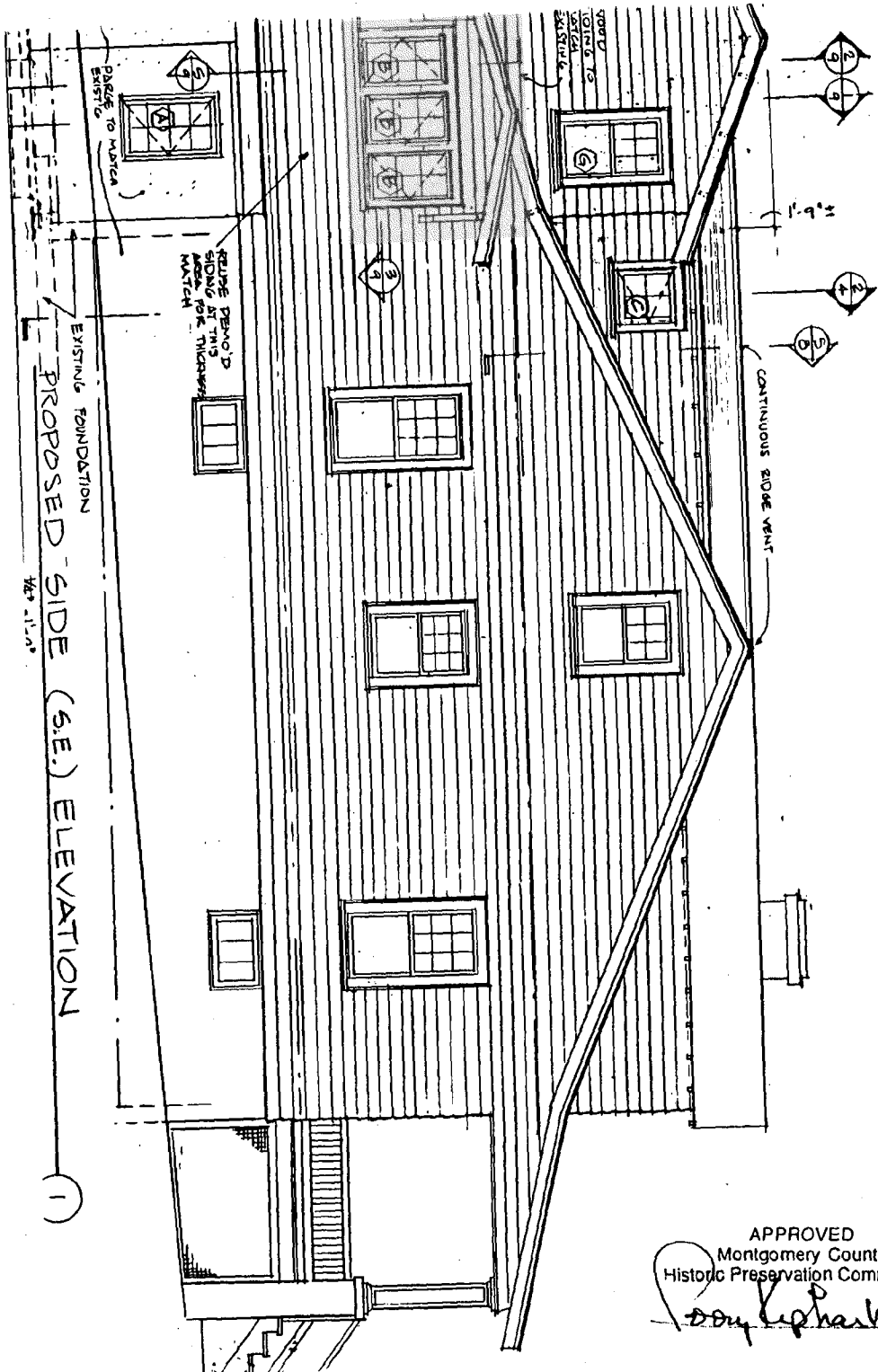
✓ ROOF BEYOND



FRONT (N.E.) ELEVATION

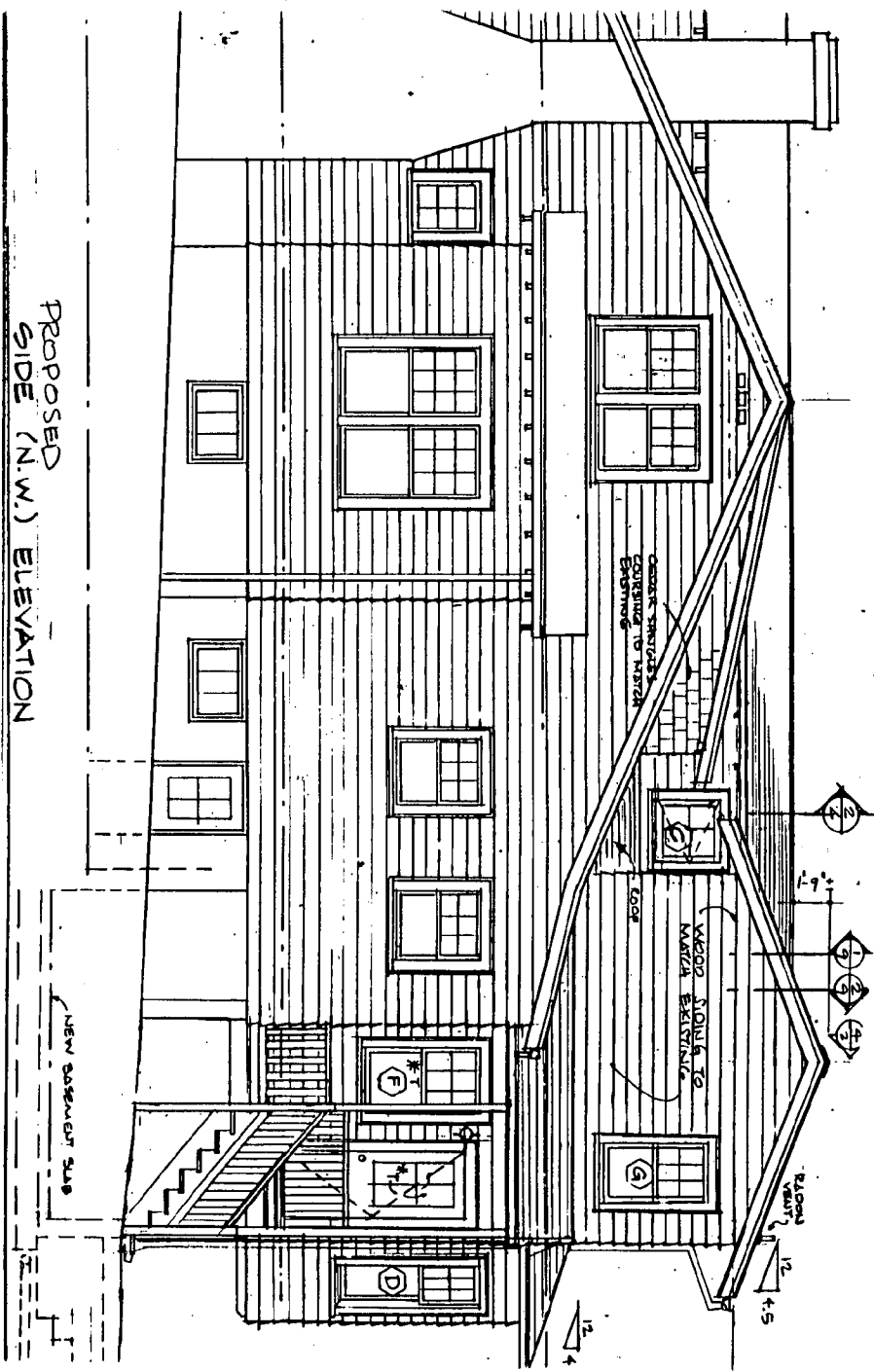


PROPOSED REAR (S.W.) ELEVATION



APPROVED
 Montgomery County
 Historic Preservation Commission
Don Kephart 6/12/90

PROPOSED
SIDE (N.W.) ELEVATION



APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 6/12/96

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

FOR COLBERT-POWERS RESIDENCE, 6908 WESTMORELAND AVE. TAKOMA PARK, MD 20912

RICHARD RAST
6811 EASTERN AVE.
TAKOMA PARK, MD 20912

JOHN REDMAN / MARIANNE CLARK
6910 WESTMORELAND AVE
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IRENE HEINE
6906 WESTMORELAND AVE.
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RICHARD & ENRIQUA SMITH
6909 WESTMORELAND AVE.
TAKOMA PARK, MD 20912

TOM FORHAN / MICHELE MORHARTY
60 WALNUT AVE
TAKOMA PARK, MD 20912

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6908 Westmoreland Avenue

Meeting Date: 9/11/96

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-96DD

Tax Credit: No

Public Notice: 8/28/96

Report Date: 9/04/96

Applicant: Richard Colbert and Jane Powers

Staff: Perry Kephart

PROPOSAL: Construct rear addition

RECOMMEND: Approve

DATE OF CONSTRUCTION: c1910-1920

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.

ARCHITECTURAL DESCRIPTION: Wood frame side-gable Bungalow with stucco-faced chimney, front porch piers and foundation walls; 6/1 and 9/1 windows; front gabled dormer with three banked windows. Front and rear porches have square wood columns, wood railing and lattice foundation paneling. Roof is of asphalt shingles.

PROPOSAL: Construct addition at rear of house to provide an extra bedroom on the second floor, a family room and porch on the first floor and a basement playroom accessible from the backyard. All new construction would match existing materials.

STAFF DISCUSSION:

Staff is of the opinion that the proposed addition of a family room, basement entry and second floor bedroom is compatible in style and design with the present house and with the other houses along the street. By maintaining a small scale, the proposed addition does not compete with the mass of the original structure. The Craftsman-like side gable design is appropriate to the horizontal line of a bungalow. Use of wood siding to match the existing beveled siding, of rafter tails and of windows of the same configuration as the existing windows would tie the new and old portions together. At the same time, the applicant proposes to offset the addition from the sides of the main structure to differentiate the new from the original. Windows are proposed to be double-glazed with interior and exterior wood muntins, all trim is to be of the same width and profile as the existing.

The proposed alteration project was the subject of a preliminary consultation with the HPC on March 27, 1996 at which concerns regarding the large rear porch and the higher ridge line of the proposed addition were raised. The proposed design of the rear porch has been simplified from that submitted at the earlier meeting. The applicant has modified the earlier proposal of a porch providing outdoor living space to a shed roof landing with steps leading down to the backyard. A rear bay window is now proposed on the first floor to provide more space in

the family room and more visual access to the rear of the property. Staff feels that these changes are responsive to the concerns of the HPC about the scale of the earlier porch proposal and are in keeping with the Bungalow style.

The ridge line of the proposed addition is higher than that of the original building in order to meet current building code requirements of 7'6". As was discussed at the preliminary consultation, the ceiling height of the original second story at 6'5" is not sufficient to meet current building codes. Changing the pitch of the current roof or raising it to meet code would substantially change the appearance of the original house and would be expensive. By leaving the existing house unmodified and placing the addition well to the rear and offset from the original, in staff's opinion the applicant's architect has proposed a design which would not be readily apparent from the street and would not alter the original structure. Presenting a side gable line to the street rather than a more noticeable front gable peak also makes the higher ridge line less obtrusive.

STAFF RECOMMENDATION

Staff recommends **approval** of this HAWP as it is consistent with the goals and purposes of the Historic Preservation Ordinance. Staff recommends that the HPC should find, as stated in Criteria 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.

In addition staff recommends that the HPC should find this application consistent with the Secretary of the Interior's Standard #9 & #10:

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 old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new 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.

And with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON JANE POWERS

DAYTIME TELEPHONE NO. (202) 586-7301

TAX ACCOUNT # 1059705

NAME OF PROPERTY OWNER RICHARD COLBERT/JANE POWERS DAYTIME TELEPHONE NO. (202) 564-4205

ADDRESS 6908 WESTMORELAND AVE TAKOMA PARK MD 20912
CITY STATE ZIP CODE

CONTRACTOR PROJECT BEING BID TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER THOMAS W. HARRISON DAYTIME TELEPHONE NO. (301) 270-9489

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 6908 STREET WESTMORELAND AVE.

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET WALNUT AVE.

LOT 47 BLOCK A SUBDIVISION HEBER L. THORNTON'S RESUBDIVISION OF B.F. GILBERTS ADDTN TO TAKOMA PARK

LIBER 9307 FOLIO 875 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: (A/C) Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other 2 STY ADDITION

1B. CONSTRUCTION COST ESTIMATE \$ \$80,000

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.

Thomas W. Harrison
 Signature of owner or authorized agent

Aug 21 1996
 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

3

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:

MODEST 1/2 STORY CLAPBOARD & SHINGLED FRAME BUNGALOW C. 1920'S, ON NARROW LOT. SET AMONG SIMILAR HOUSES THIS SIDE OF STREET, WITH LARGER HOUSES ON LARGER LOTS OPPOSITE SIDE OF STREET. FEATURES INCLUDE WIDE, OPEN EAVES, FRONT PORCH, 6 OR 9 OVER ONE P.H. WINDOWS, SHED-ROOFED BAY, SHALLOW ROOF PITCH, BOTH GABLED AND SHED DORMERS. HOUSE, AND BLOCK, IS GOOD EXAMPLE OF WIDELY POPULAR PERIOD HOUSE STYLE.

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

PROPOSED PROJECT IS 2 STORY + BASEMENT AT REAR OF HOUSE WITH NO NEW WORK AT FRONT OF STRUCTURE; OF SIMILAR MATERIALS, WINDOWS AND DETAILS. FOLLOWS THE PATTERN OF THE MAJORITY OF HOUSES IN THIS BLOCK, WHICH HAVE BEEN ENLARGED AT THE REAR, WITH SIDING FRONTS ORIGINAL. NO TREES WILL BE REMOVED, PROJECT WILL CLEARLY BE AN ADDITION TO HOUSE, ALBEIT SYMPHONIC, AND AT THE REAR WILL NOT ALTER THE SENSE OF THE EXISTING NEIGHBORHOOD

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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.**

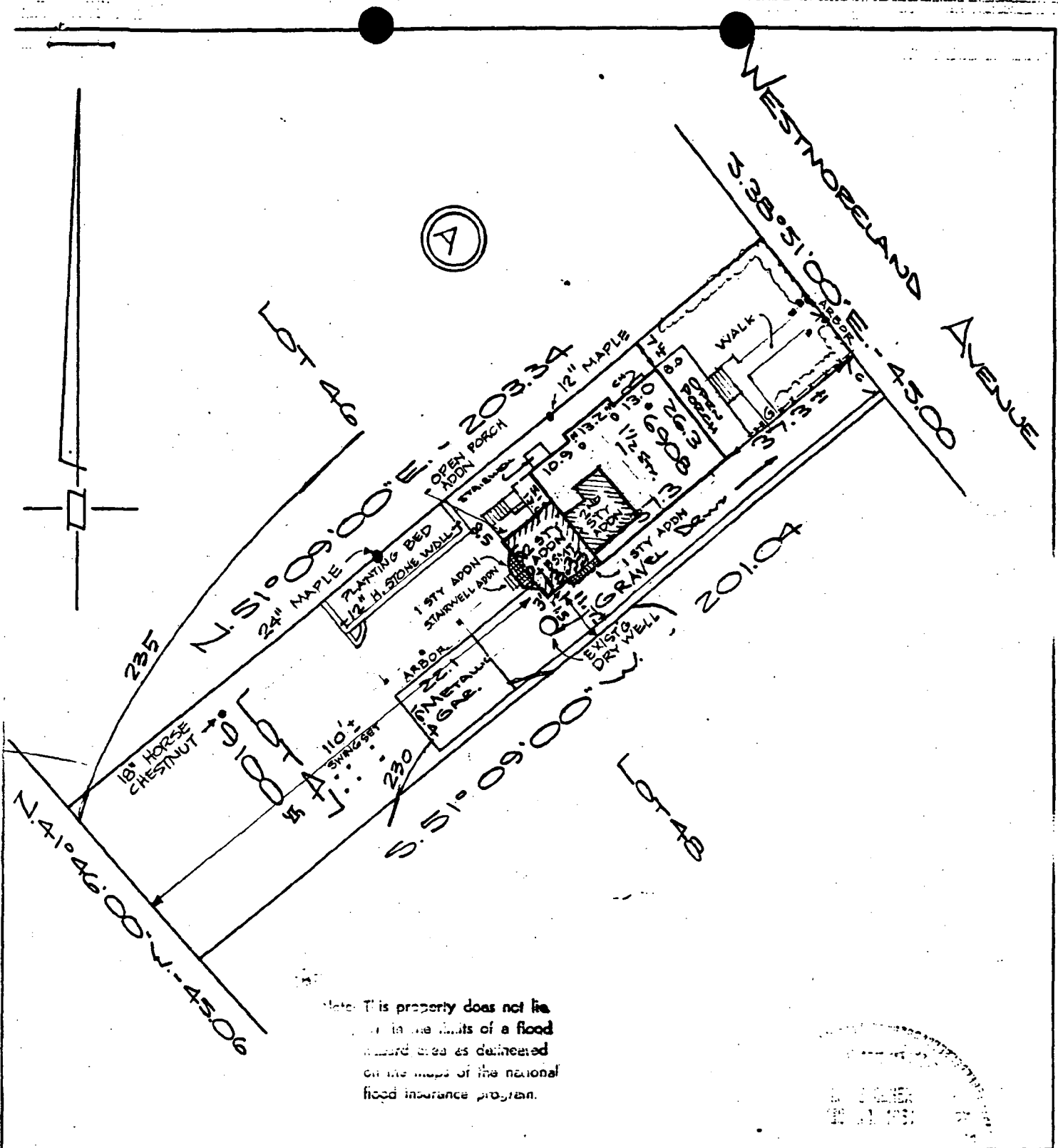
4. MATERIALS SPECIFICATIONS

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.

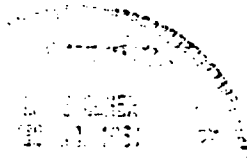
5. PHOTOGRAPHS - SUBMITTED EARLIER WITH PRELIMINARY CONSULTATION PACKET ON FILE W/ STAFF, AND MEETS NEED OF THIS APPLICATION PER PHONE CONVERSATION WITH PERRY KEPNER 8/15/90

- 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.
- 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



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.



CAPITOL SURVEYS

HOUSE LOCATION

LOT 47 BLOCK A

HEBER L. THORNTON'S RE-SUBDIVISION
OF B.F. GILBERT'S ADDN. TO TACOMA PARK
MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 3 Plat 224 Scale 1" = 30'

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

REVISED AUG 21, 1996

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

[Signature]
LOUIS COHEN
Registered Land Surveyor
Maryland No. 1961



DATE: Aug. 7, 1992

CASE: 1661-92

FILE: 43897

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

FOR COLBERT-POWERS RESIDENCE, 6908 WESTMORELAND AVE. TAKOMA PARK,
MD
20912

RICHARD RAST
6811 EASTERN AVE.
TAKOMA PARK, MD 20912

JOHN REDMAN / MARIANNE CLARK
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6909 WESTMORELAND AVE.
TAKOMA PARK, MD 20912

TOM FORHAN / MICHELE MORHARTY
60 WALNUT AVE
TAKOMA PARK, MD 20912



front

6908 Westmoreland Avenue



front w/ adjacent house showing
the addition at rear.

● ●
Front & side facades.

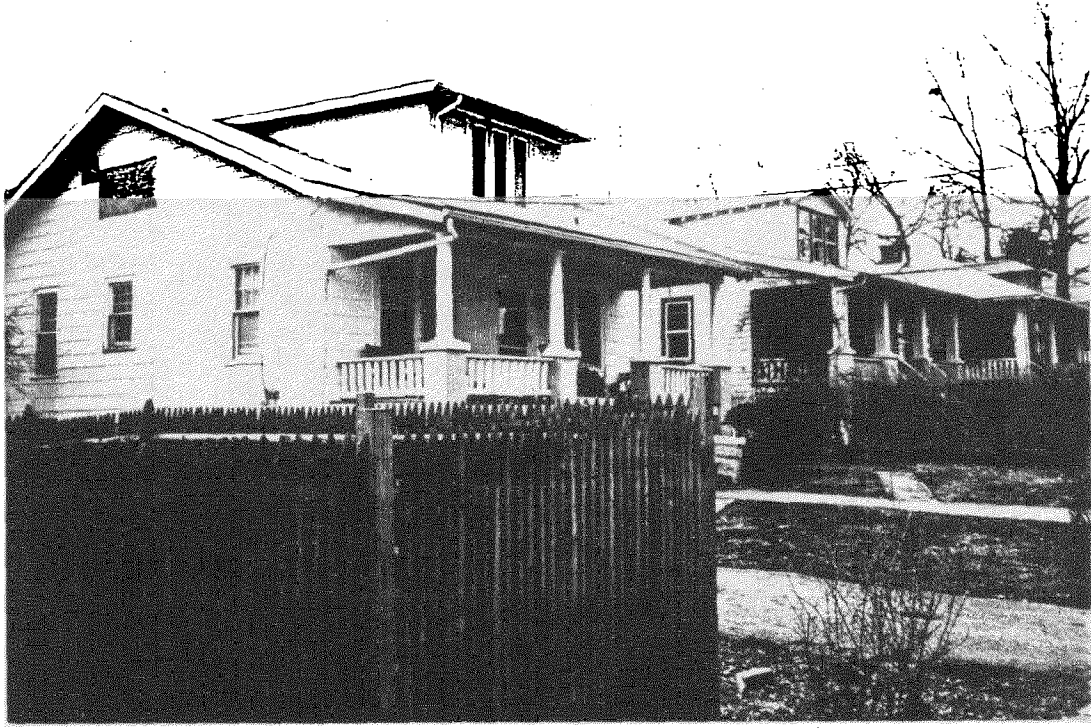


6908 Westmoreland Avenue



Rear facade

adjacent



6908 Westmoreland Avenue

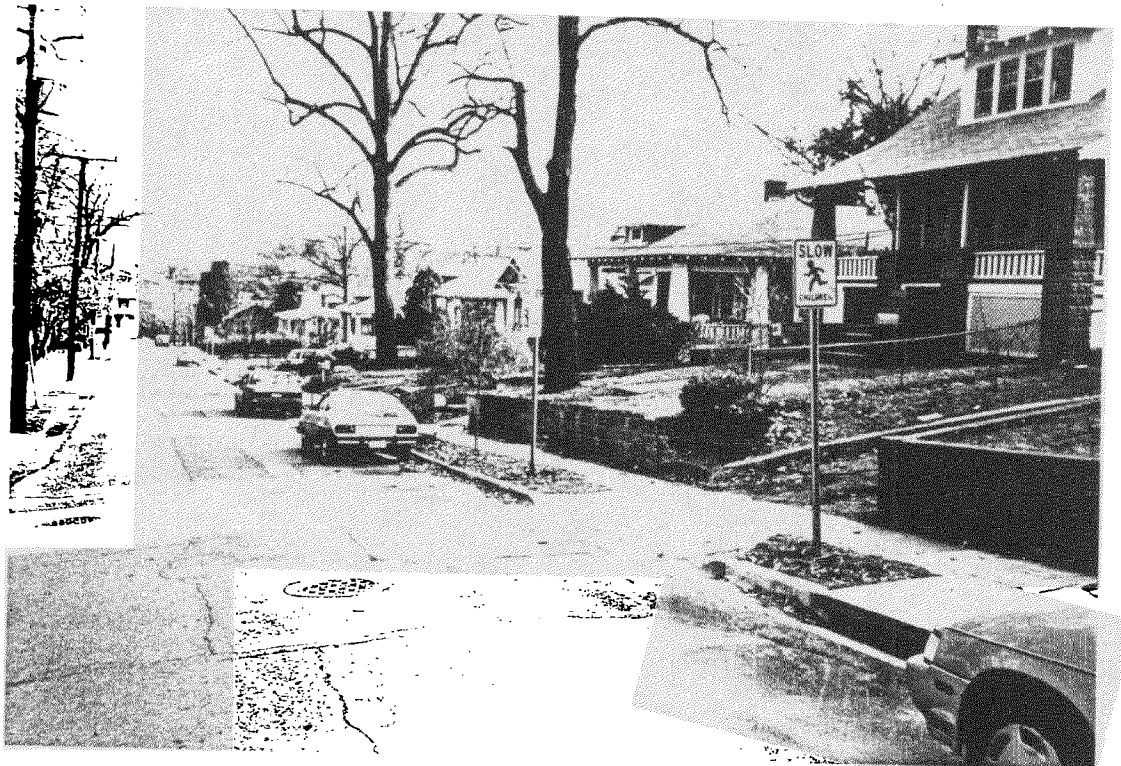


adjacent

adjacent w/ rear addition



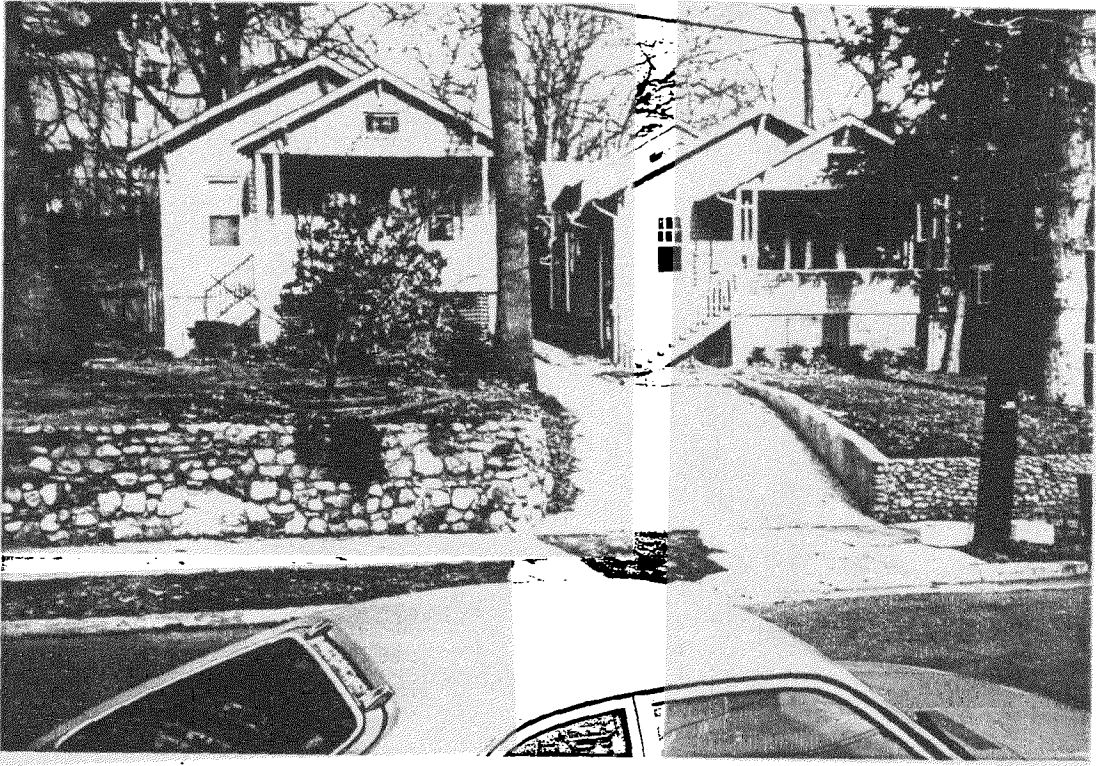
6908 Westmoreland Avenue



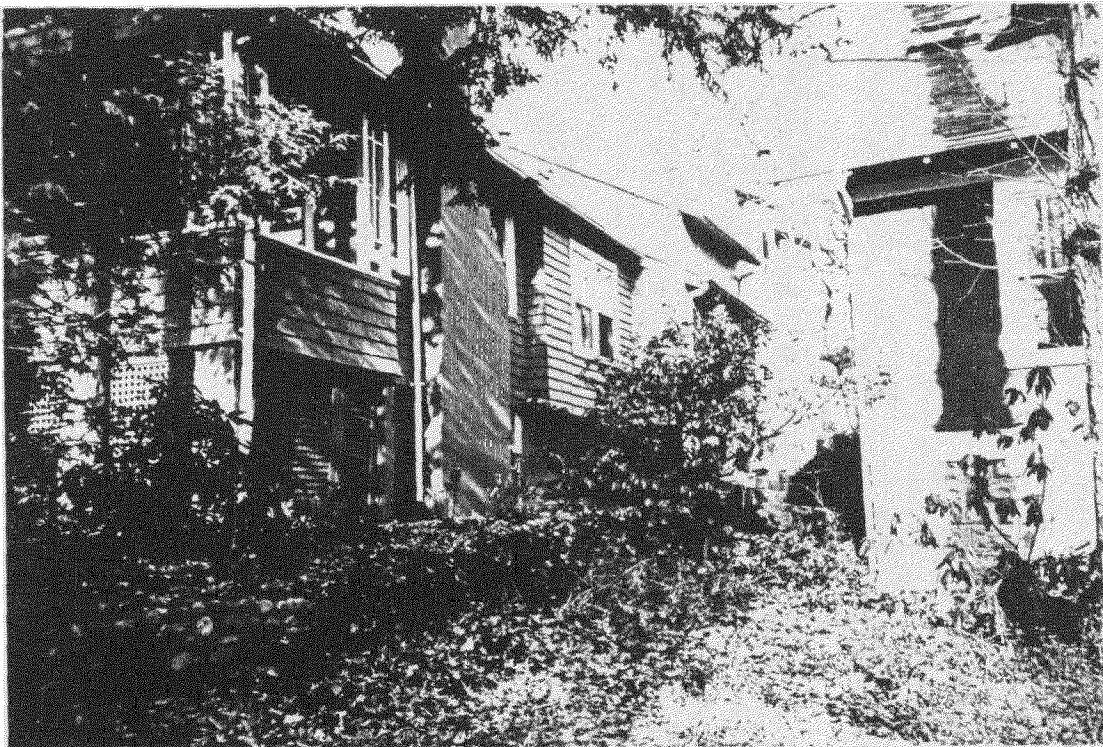
street scape

10

example of rear addition



6908 Westmoreland Avenue



example of rear addition

(11)

streetscape



6908 Westmoreland Avenue



streetscape

example of rear addition

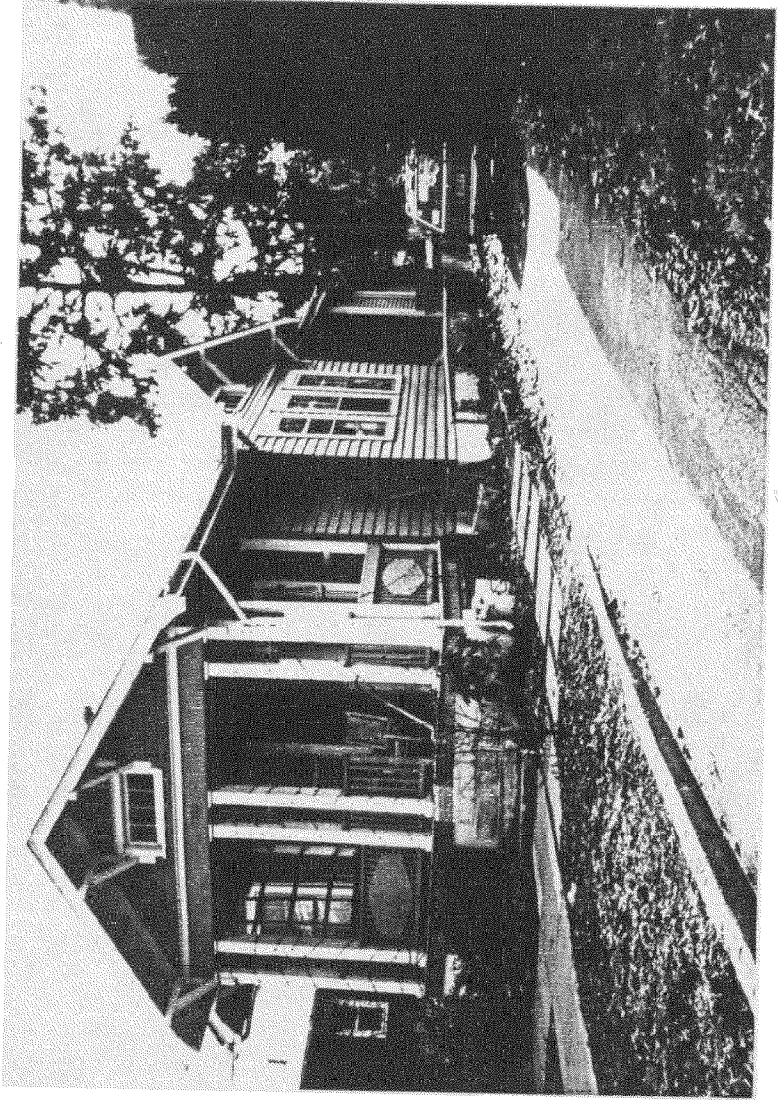


6908 Westmoreland Avenue

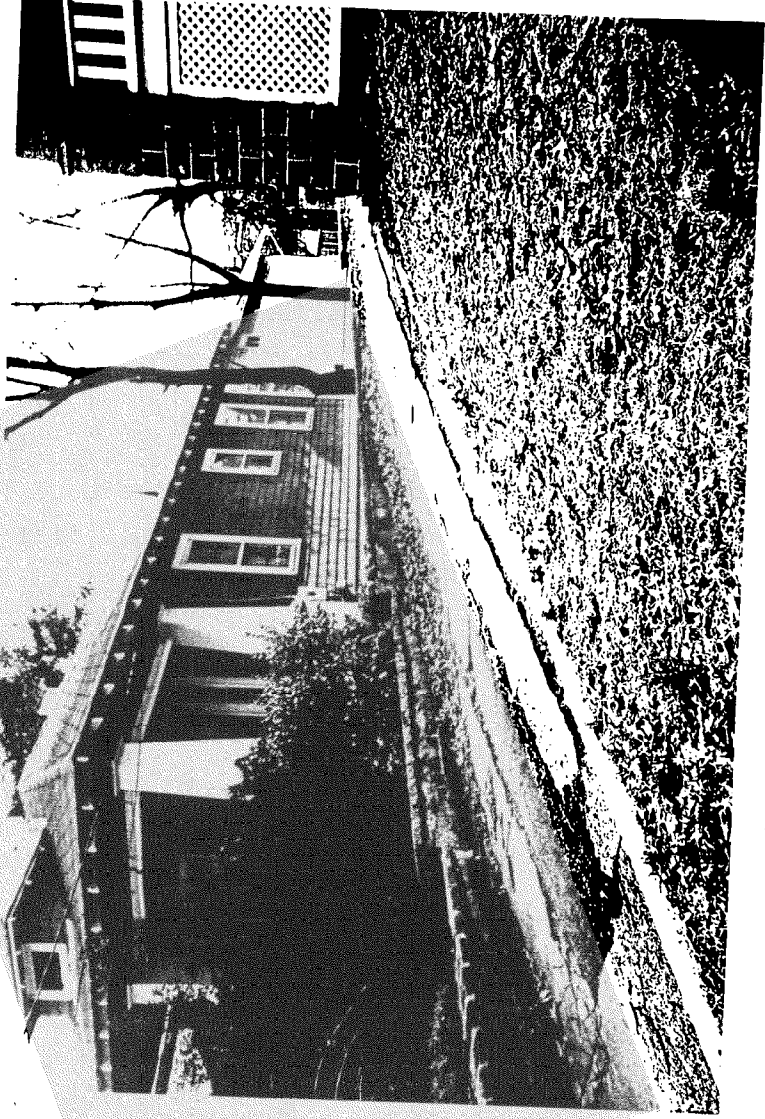


example of rear addition

Example of rear addition



6908 Westmoreland Avenue



example of rear addition

(14)

example of rear addition



6908 Westmoreland Avenue



example of rear addition

example of rear addition



6908 Westmoreland Avenue



example of rear addition

streetscape

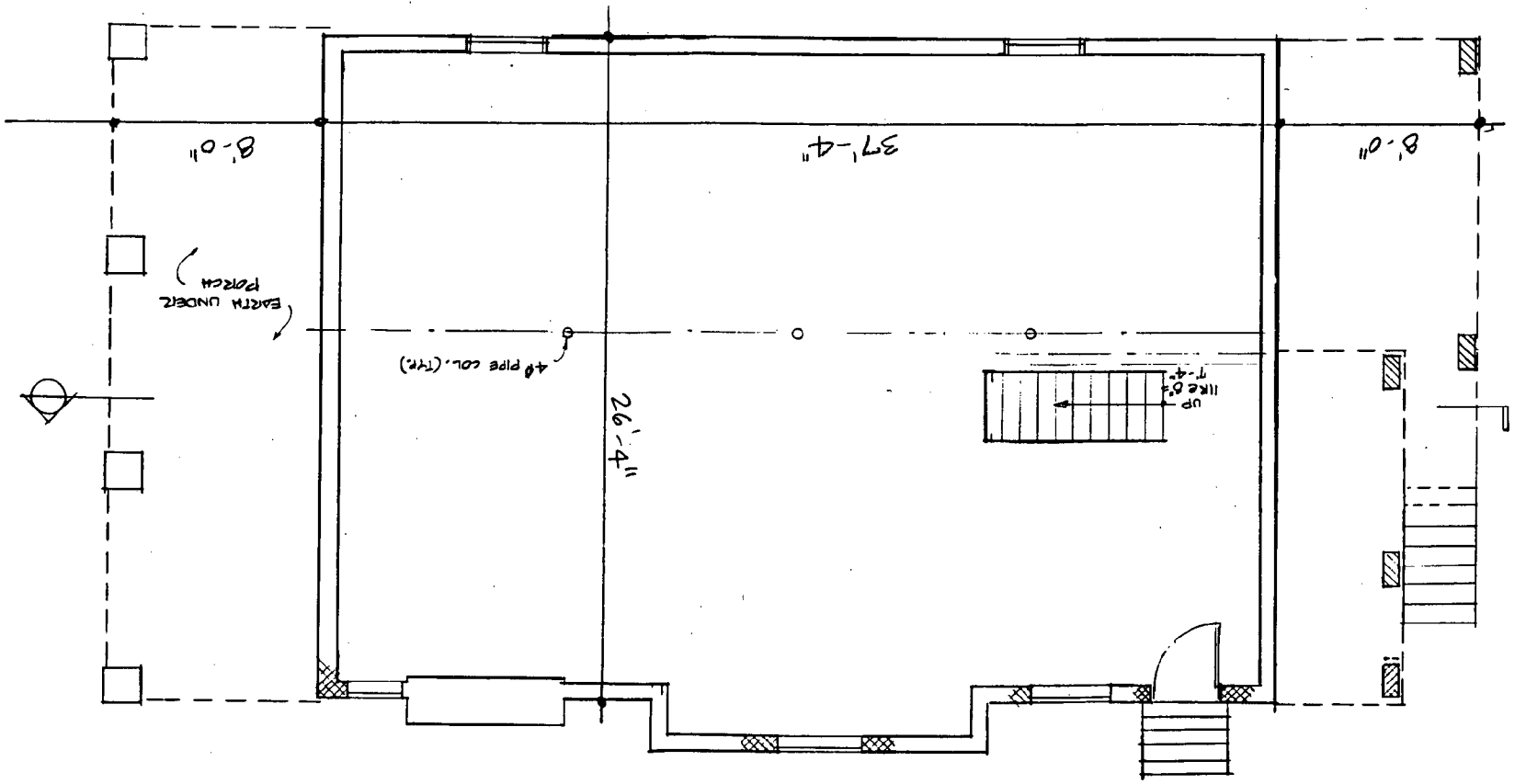


6908 Westmoreland Avenue

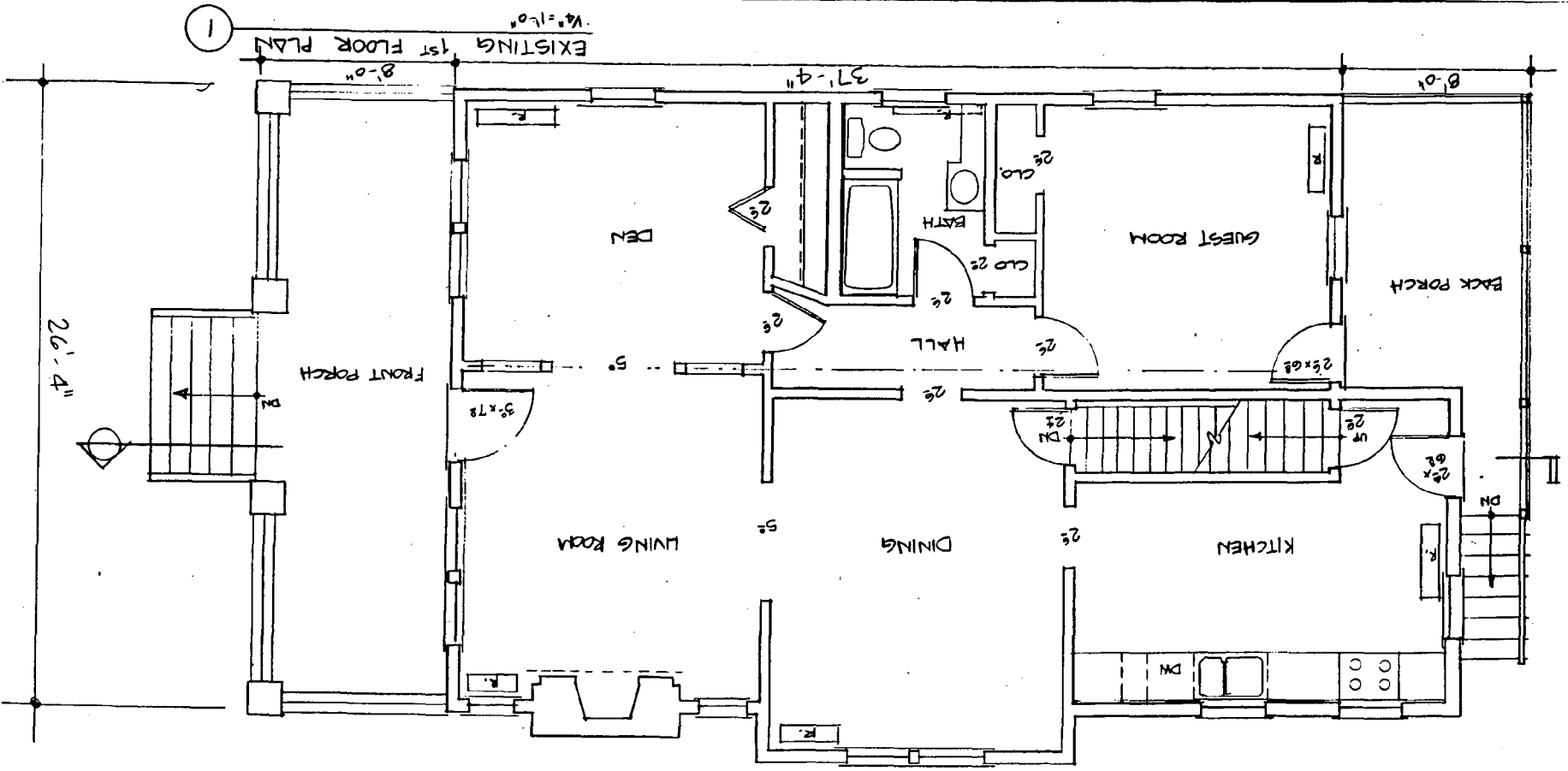


projection of near addition on house
in neighborhood.

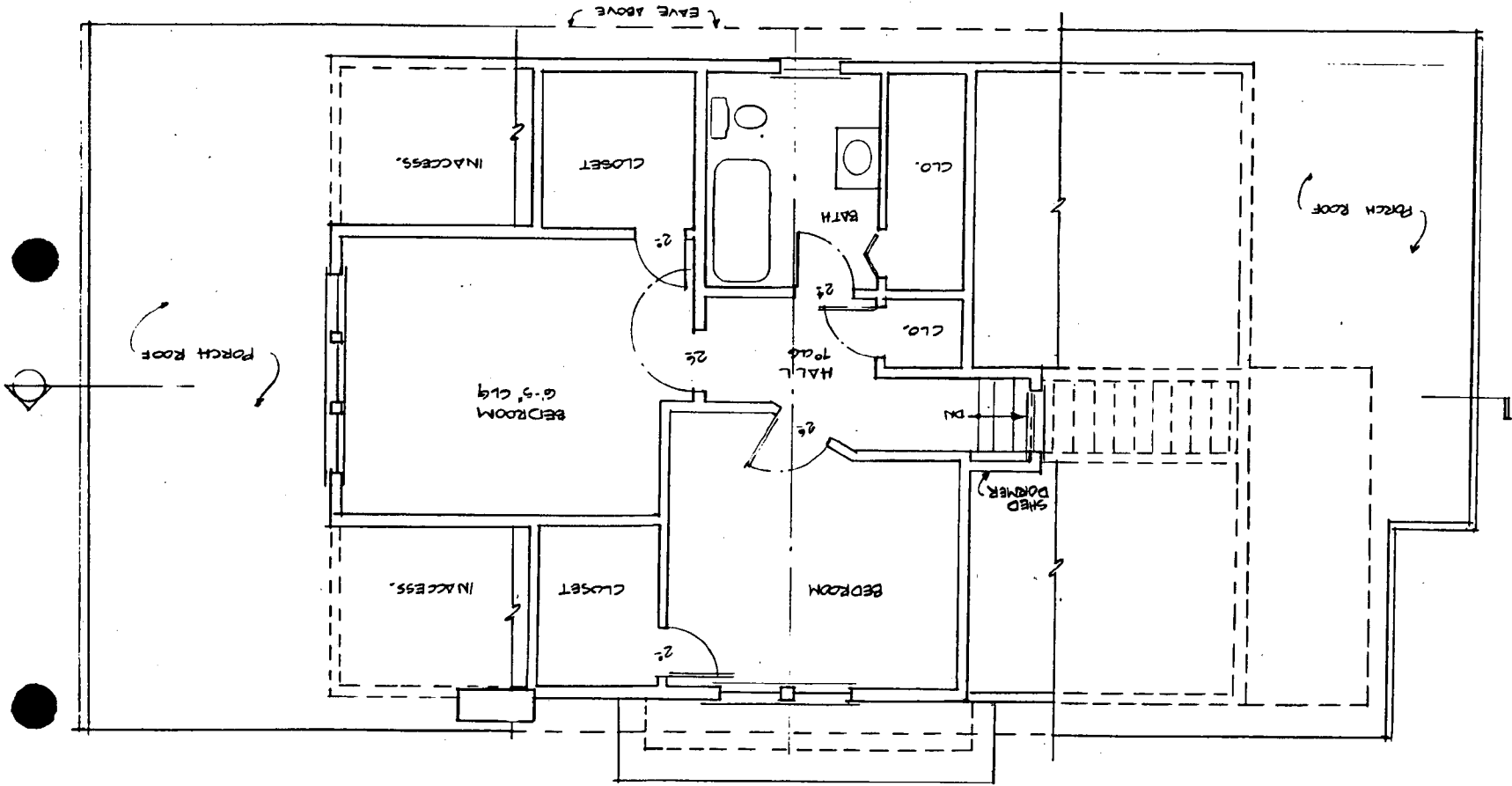
EXISTING BASEMENT PLAN
1/4" = 1'-0"



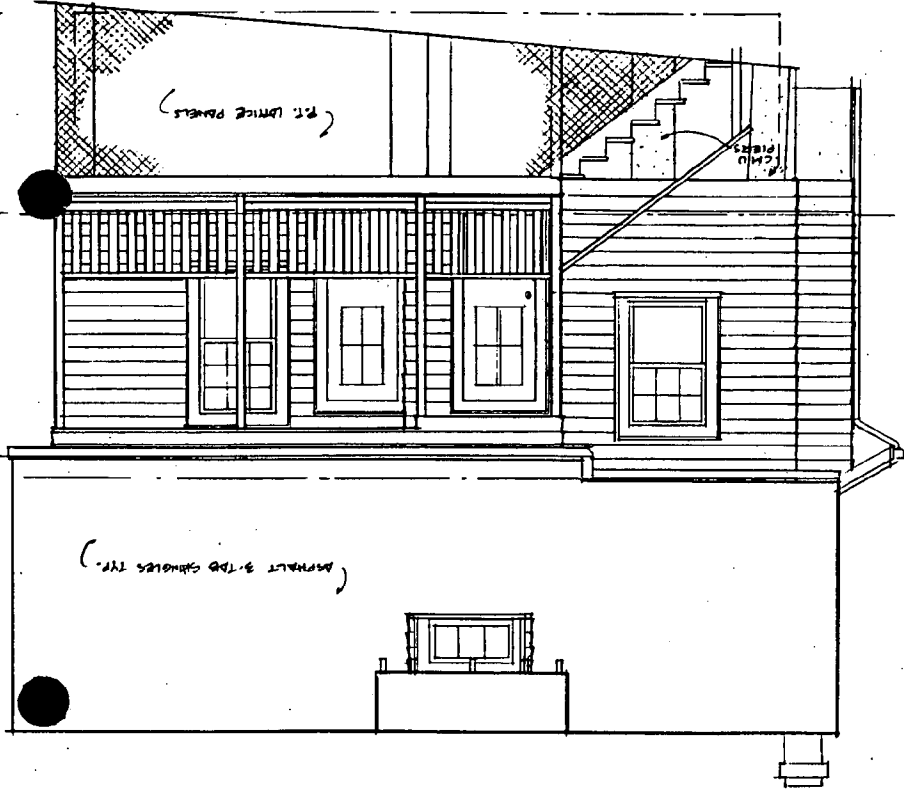
191



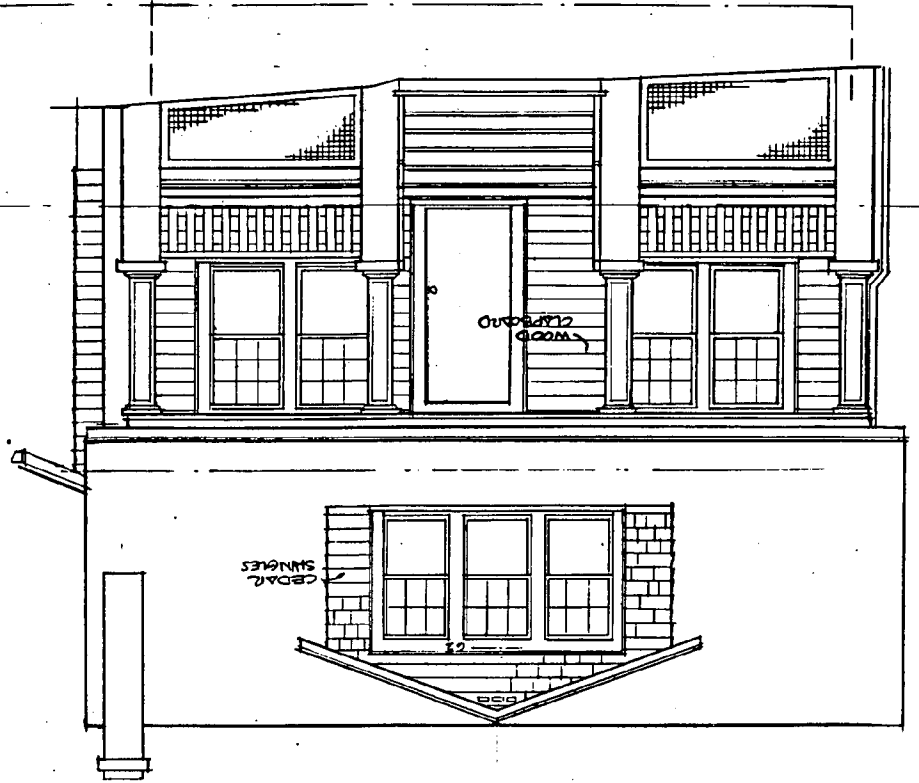
EXISTING 2ND FLOOR PLAN $\frac{1}{8}'' = 1'-0''$ 2



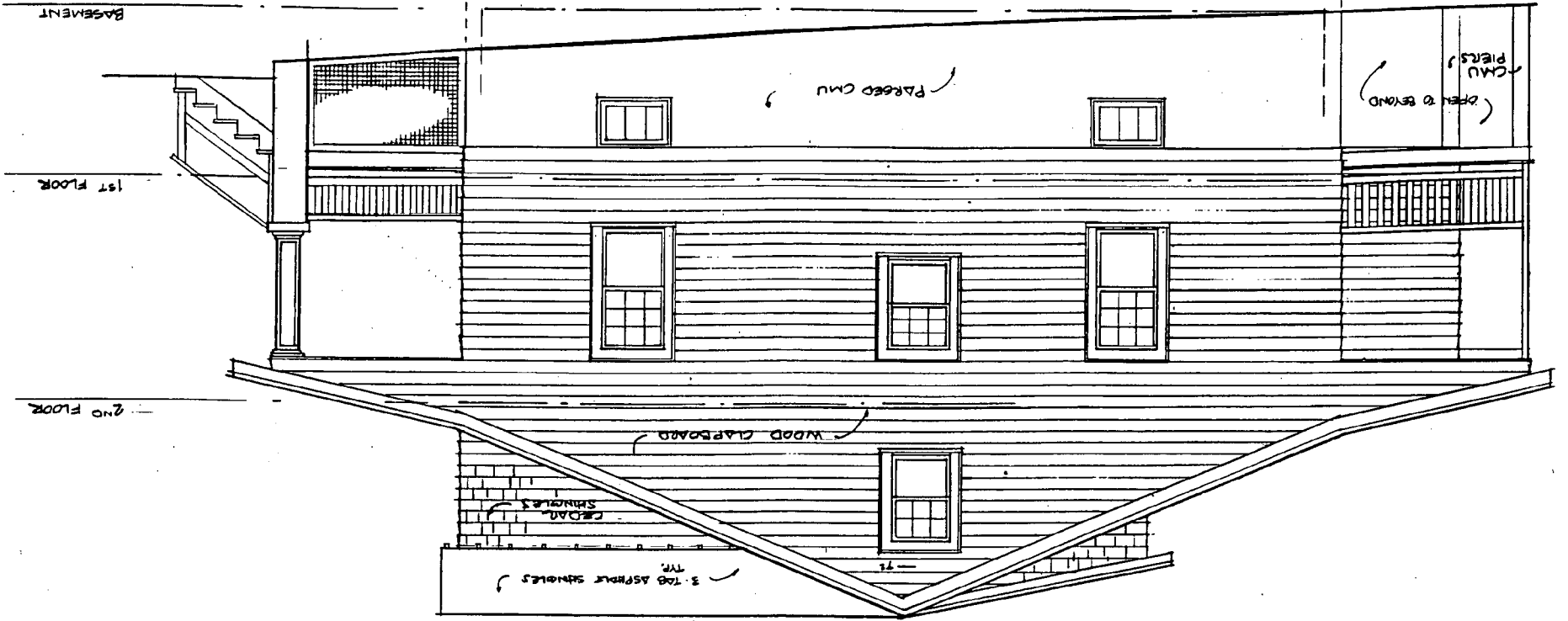
EXISTING REAR ELEVATION

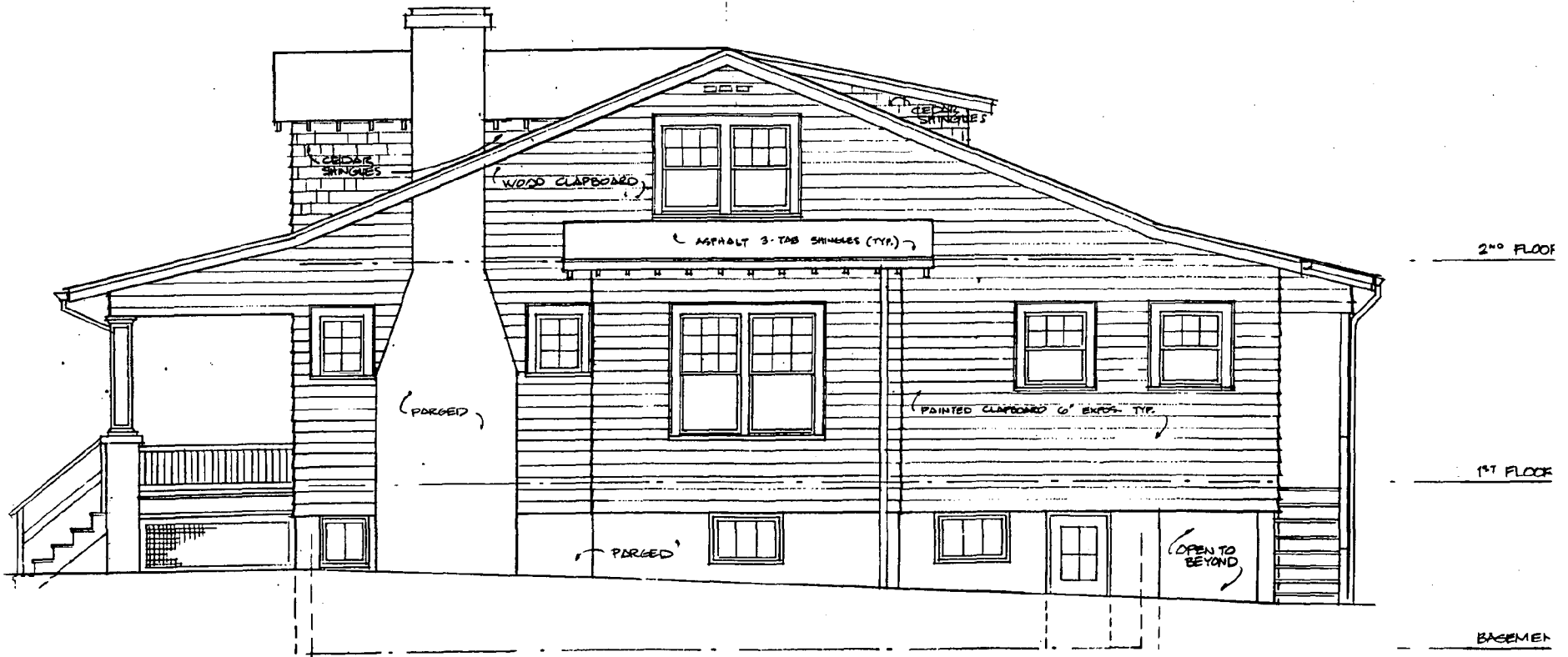


EXISTING FRONT ELEVATION



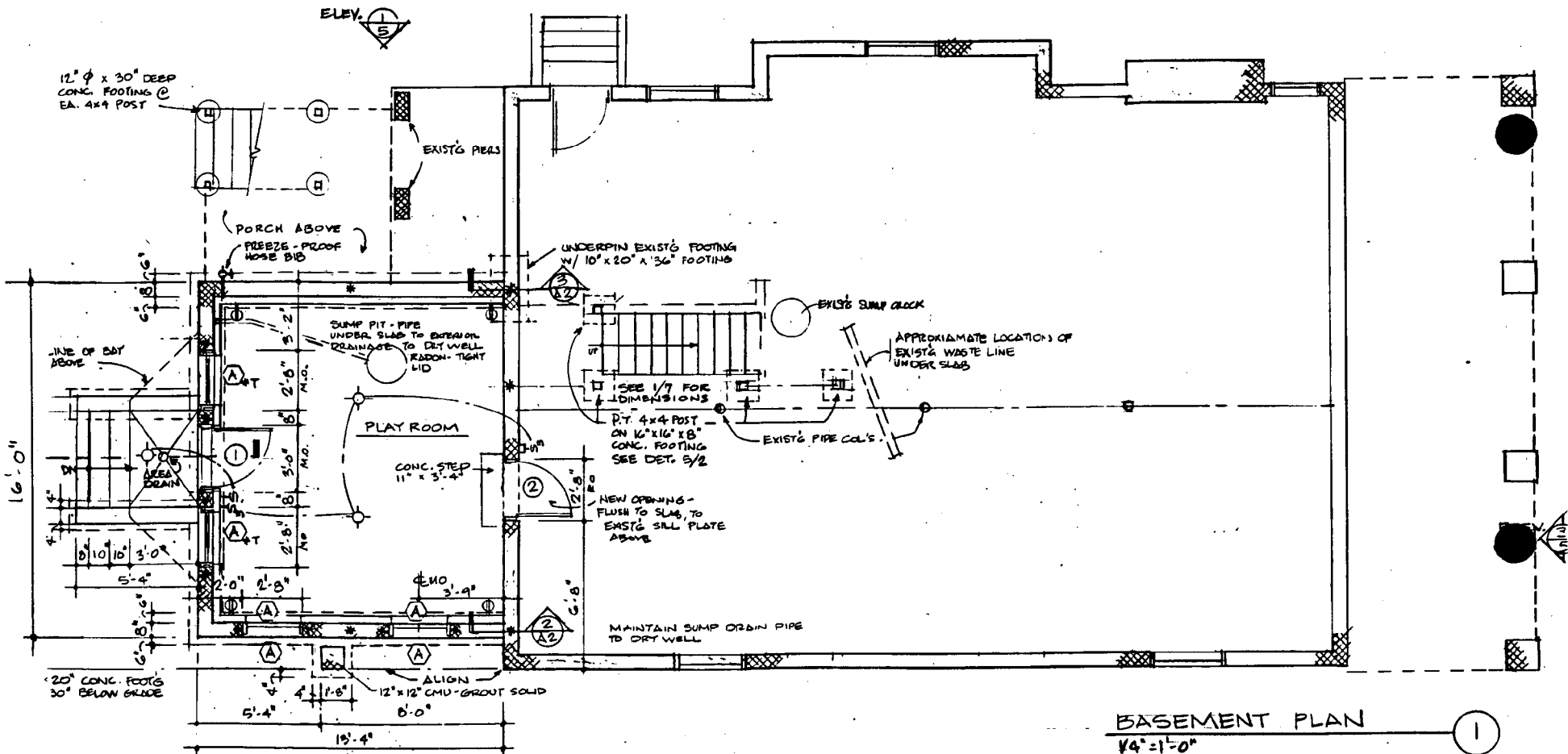
EXISTING SIDE ELEVATION





EXISTING SIDE ELEVATION

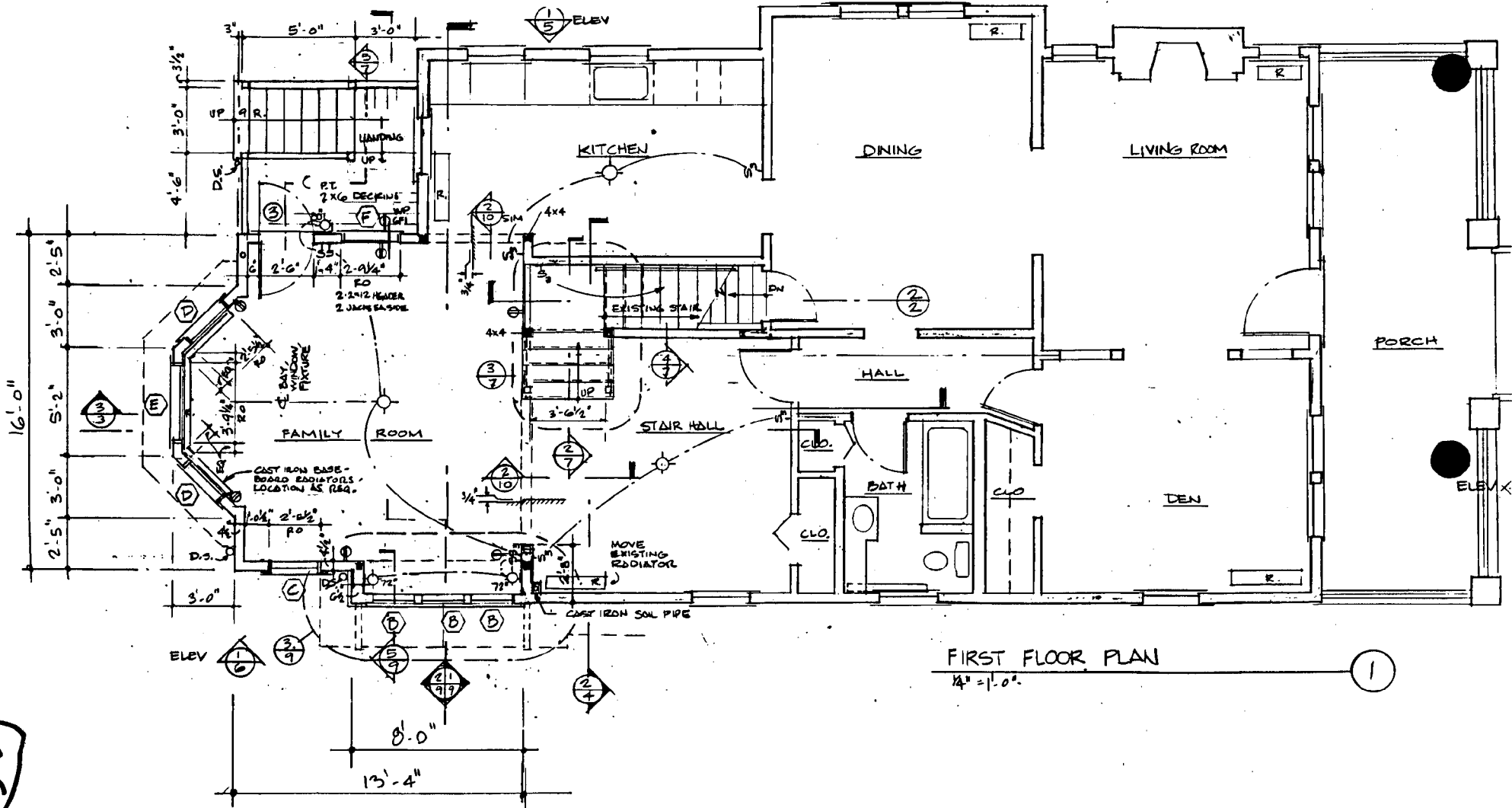




BASEMENT PLAN
 1/4" = 1'-0" ①

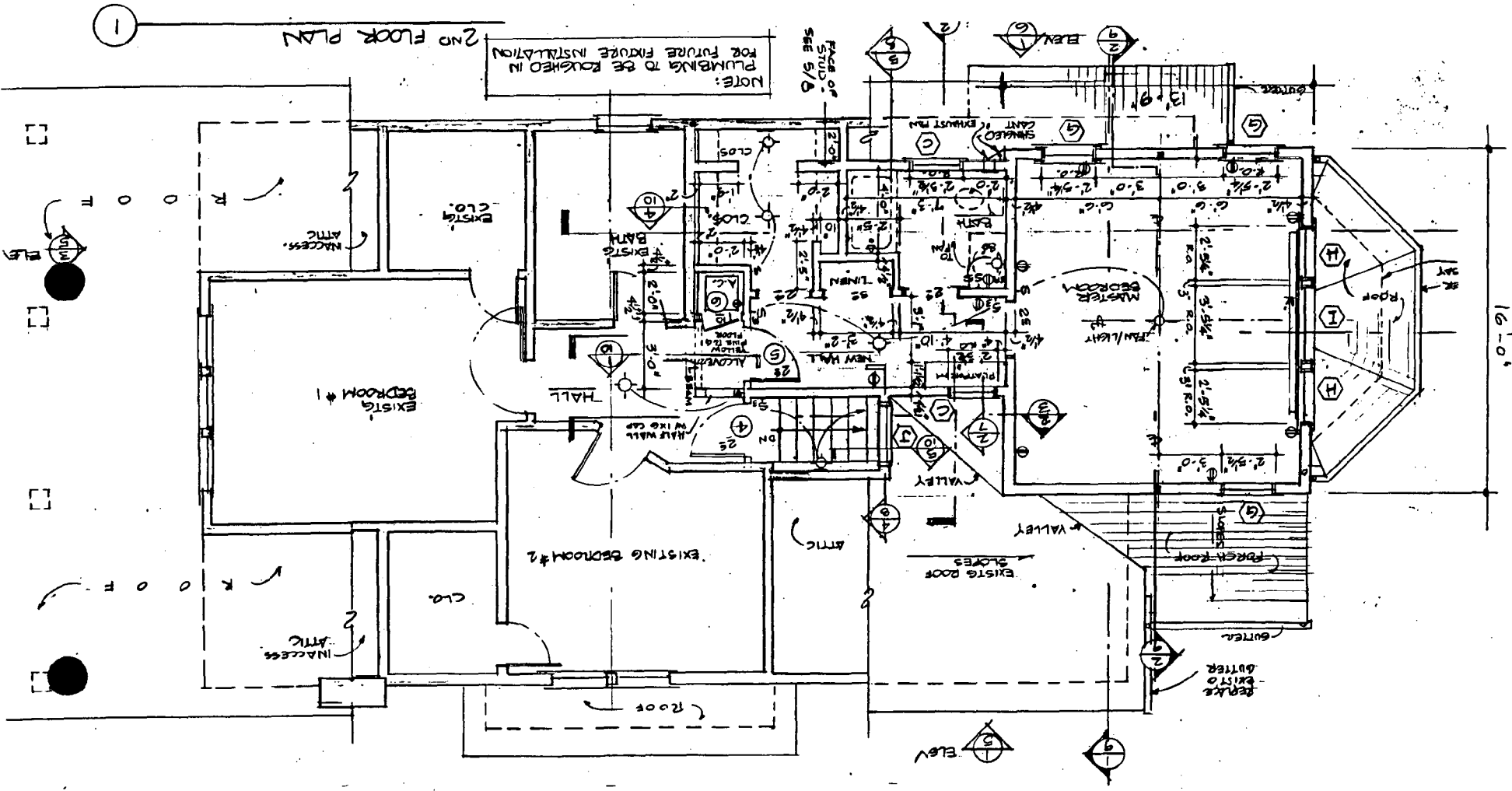
24

25



FIRST FLOOR PLAN
1/4" = 1'-0"

1



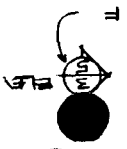
NOTE: PLUMBING TO BE ROUGHED IN FOR FUTURE FIXTURE INSTALLATION

2ND FLOOR PLAN

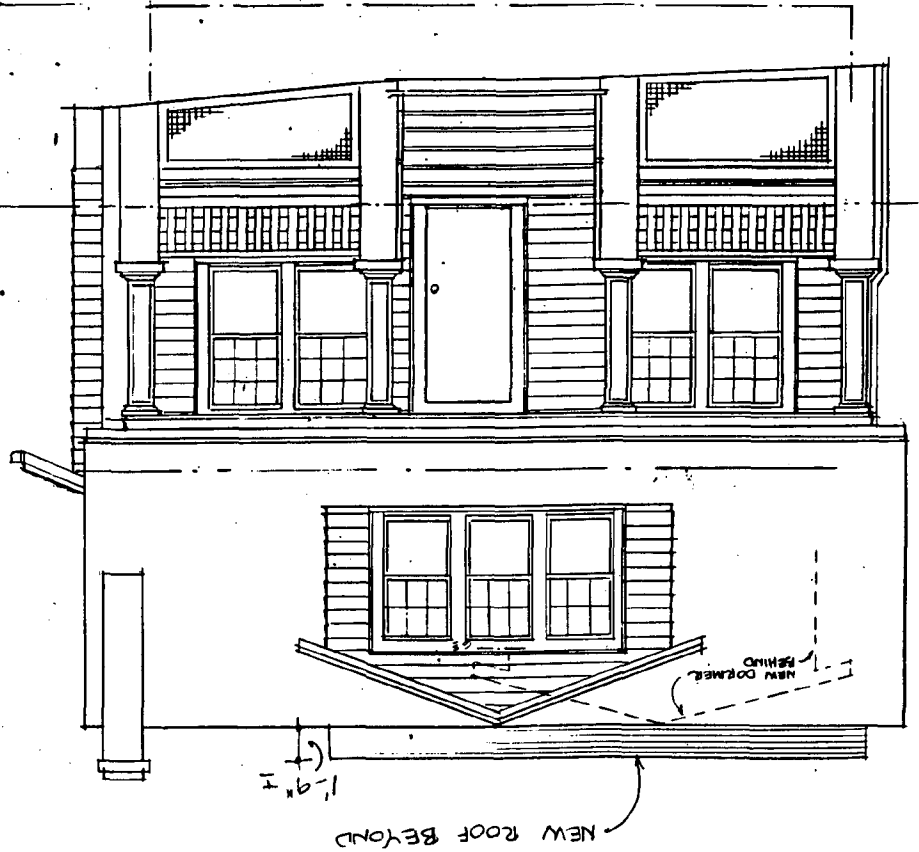
16'-0"

Elev 5

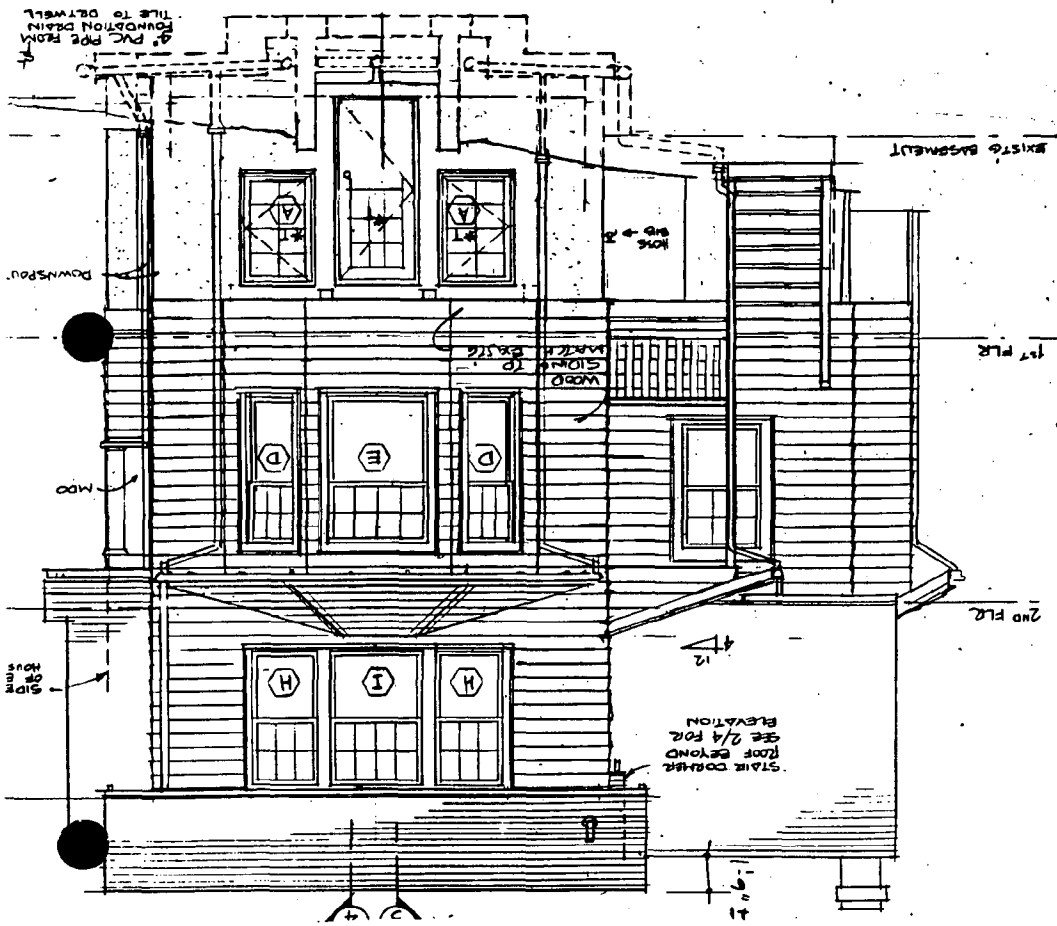
Elev 9

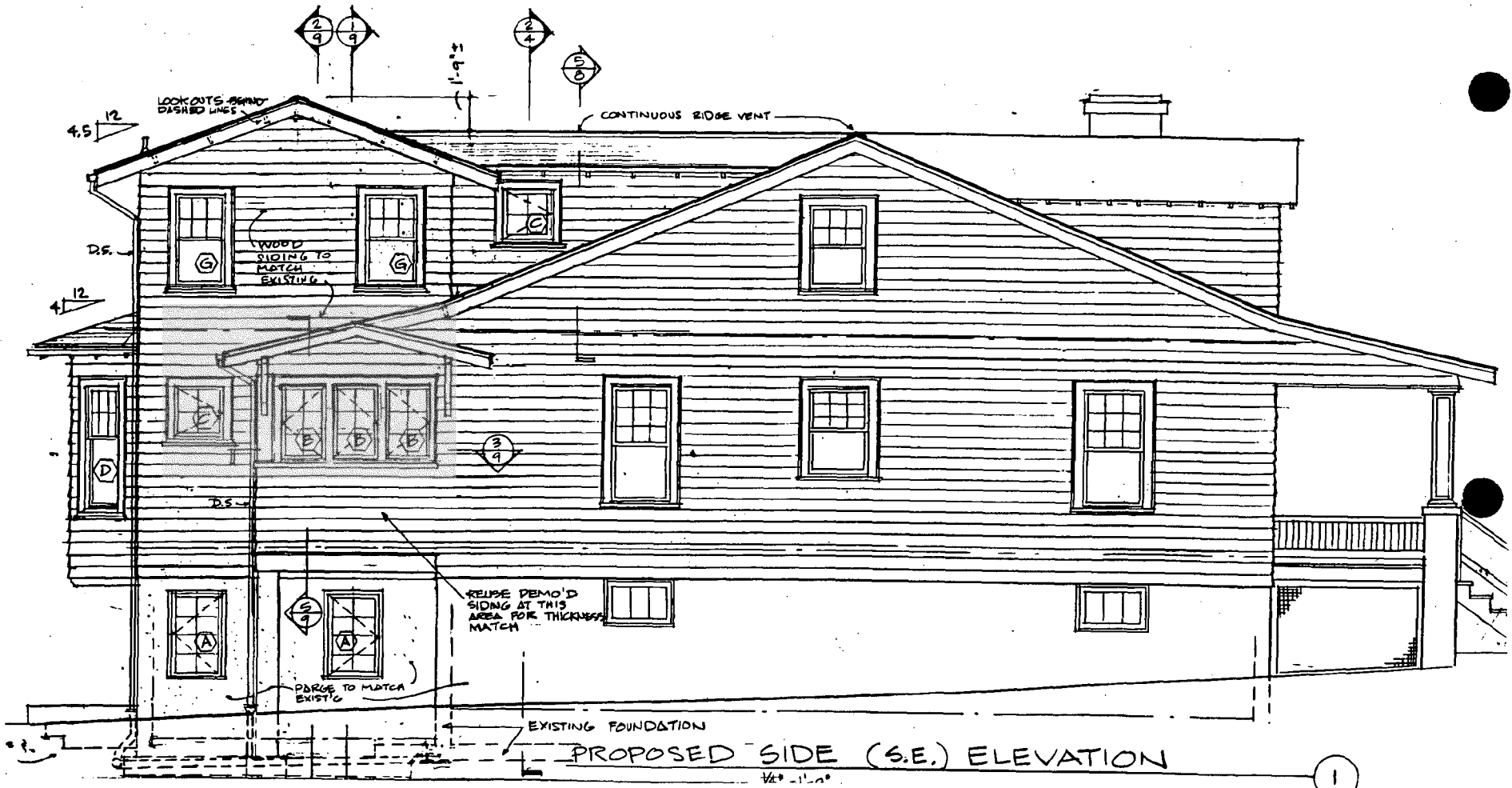


PROPOSED FRONT (NE.) ELEVATION



PROPOSED REAR (S.W.) ELEVATION





28

1

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 Staff: Robin D. Ziek
(Tom Harrison, Agent)
PROPOSAL: Construct addition at rear **RECOMMEND:** PROCEED TO
HAWP

DATE OF CONSTRUCTION: c1910-1920s

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.

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.



front

6908 Westmoreland Avenue



front w/ adjacent house showing
the addition at rear.

● ●
Front & side Facades.

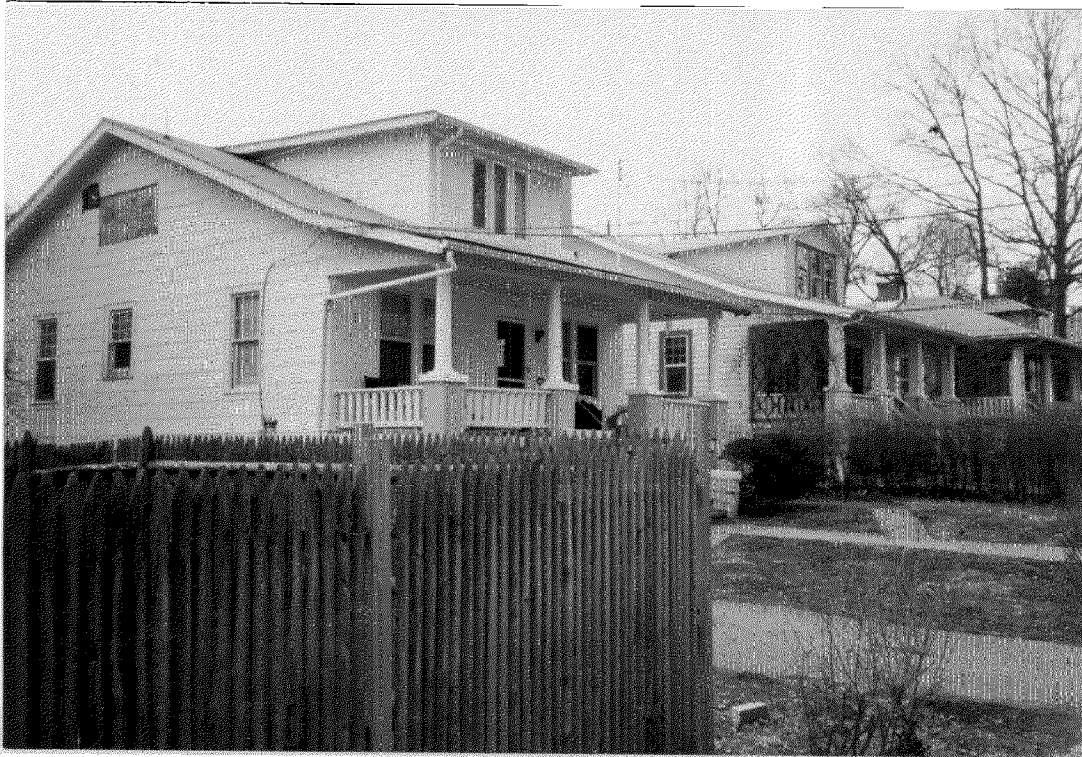


6908 Westmoreland Avenue



Rear Facade

adjacent



6908 Westmoreland Avenue



adjacent

adjacent w/ rear addition



6908 Westmoreland Avenue



street scene

example of rear addition



6908 Westmoreland Avenue



example of rear addition

streetscape



6908 Westmoreland Avenue



streetscape

example of rear addition



6908 Westmoreland Avenue



example of rear addition

example of rear addition

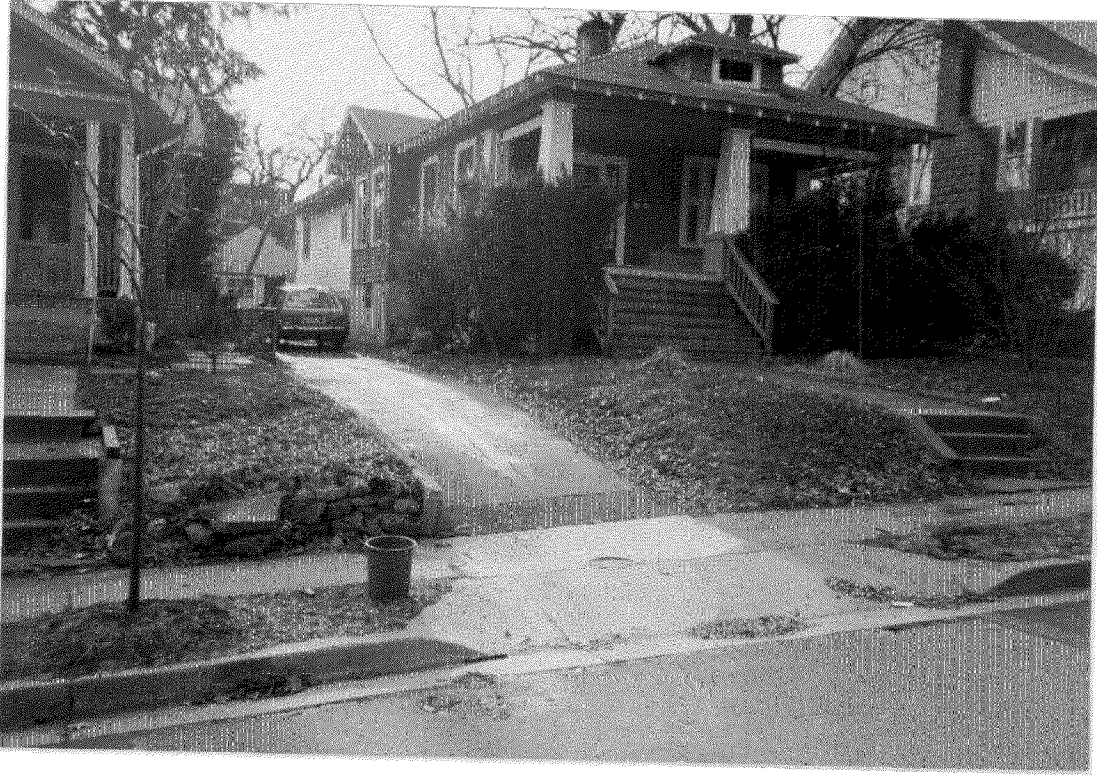


6908 Westmoreland Avenue



example of rear addition

example of rear addition

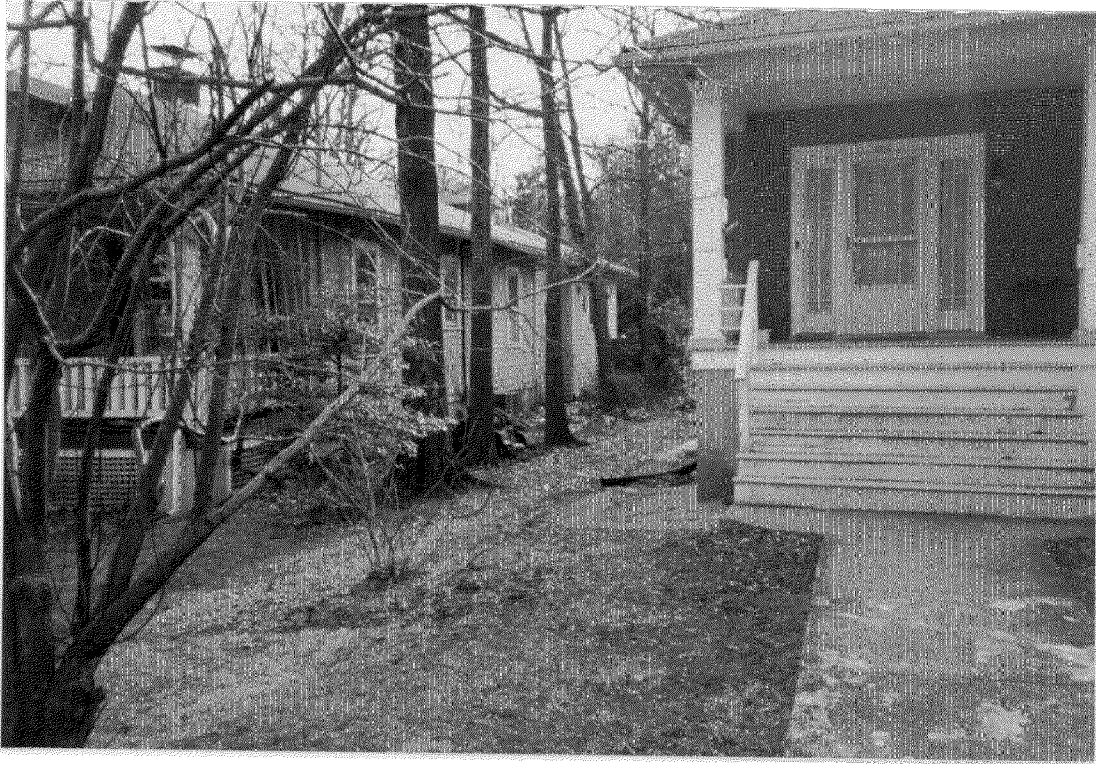


6908 Westmoreland Avenue



example of rear addition

example of rear addition



6908 Westmoreland Avenue



example of rear addition

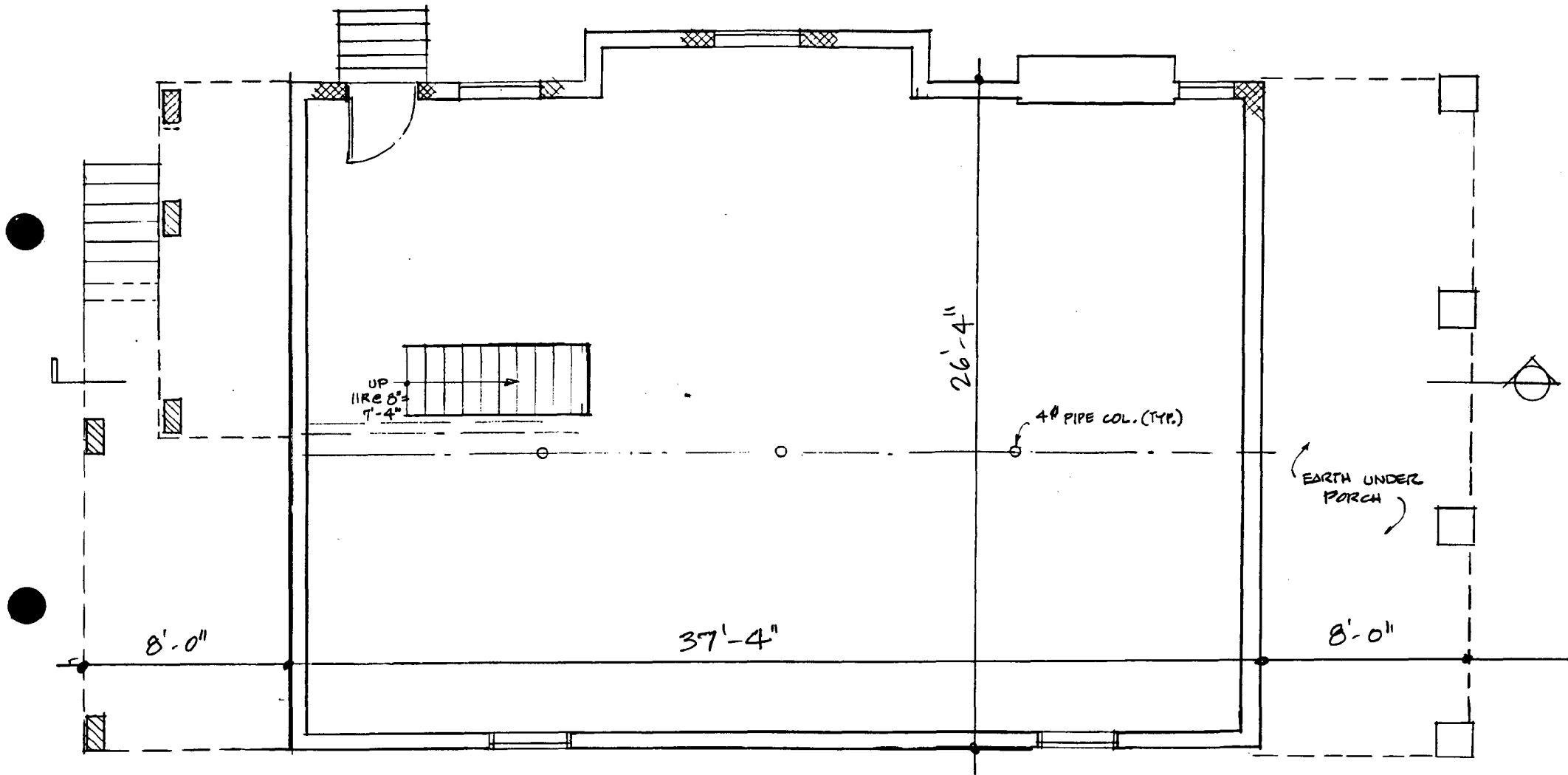
TREESCAPE



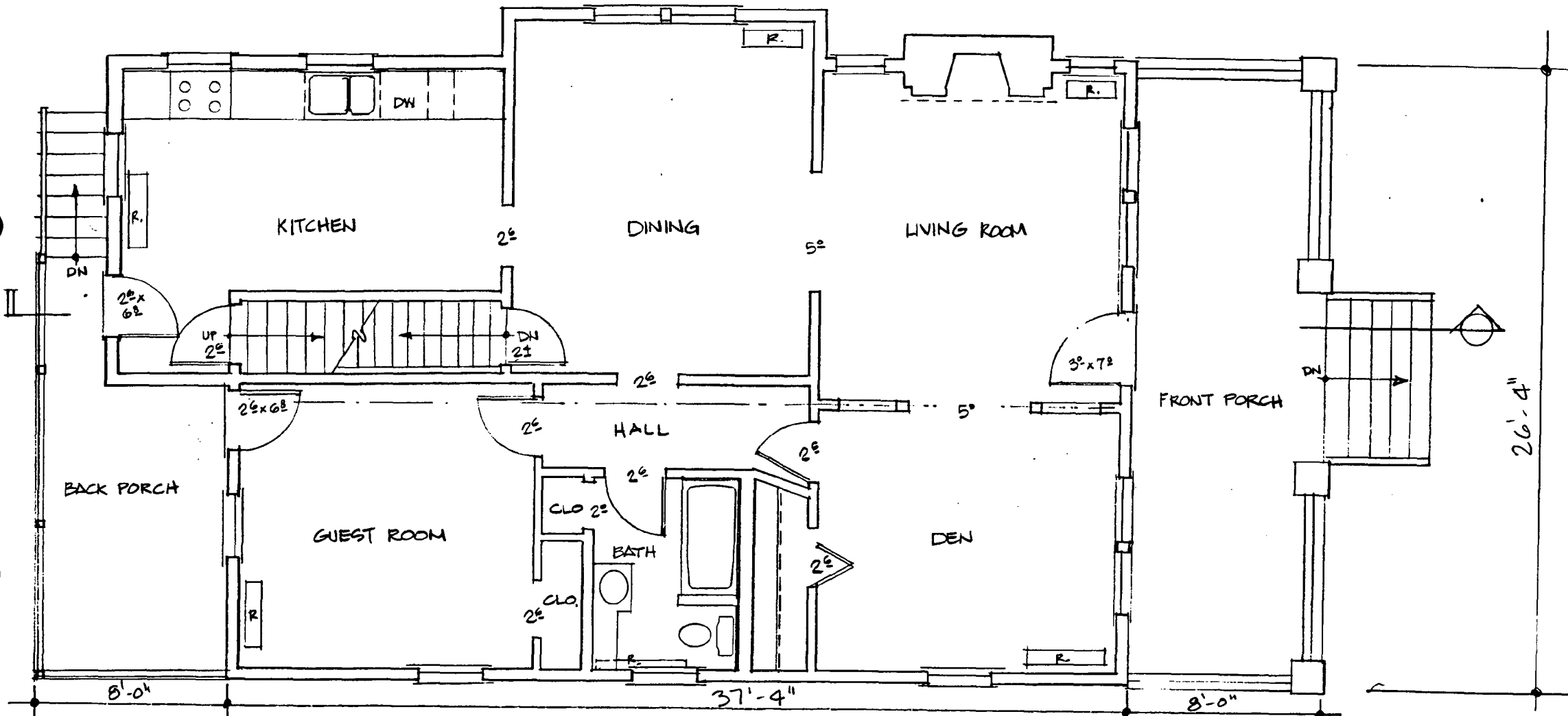
6908 Westmoreland Avenue



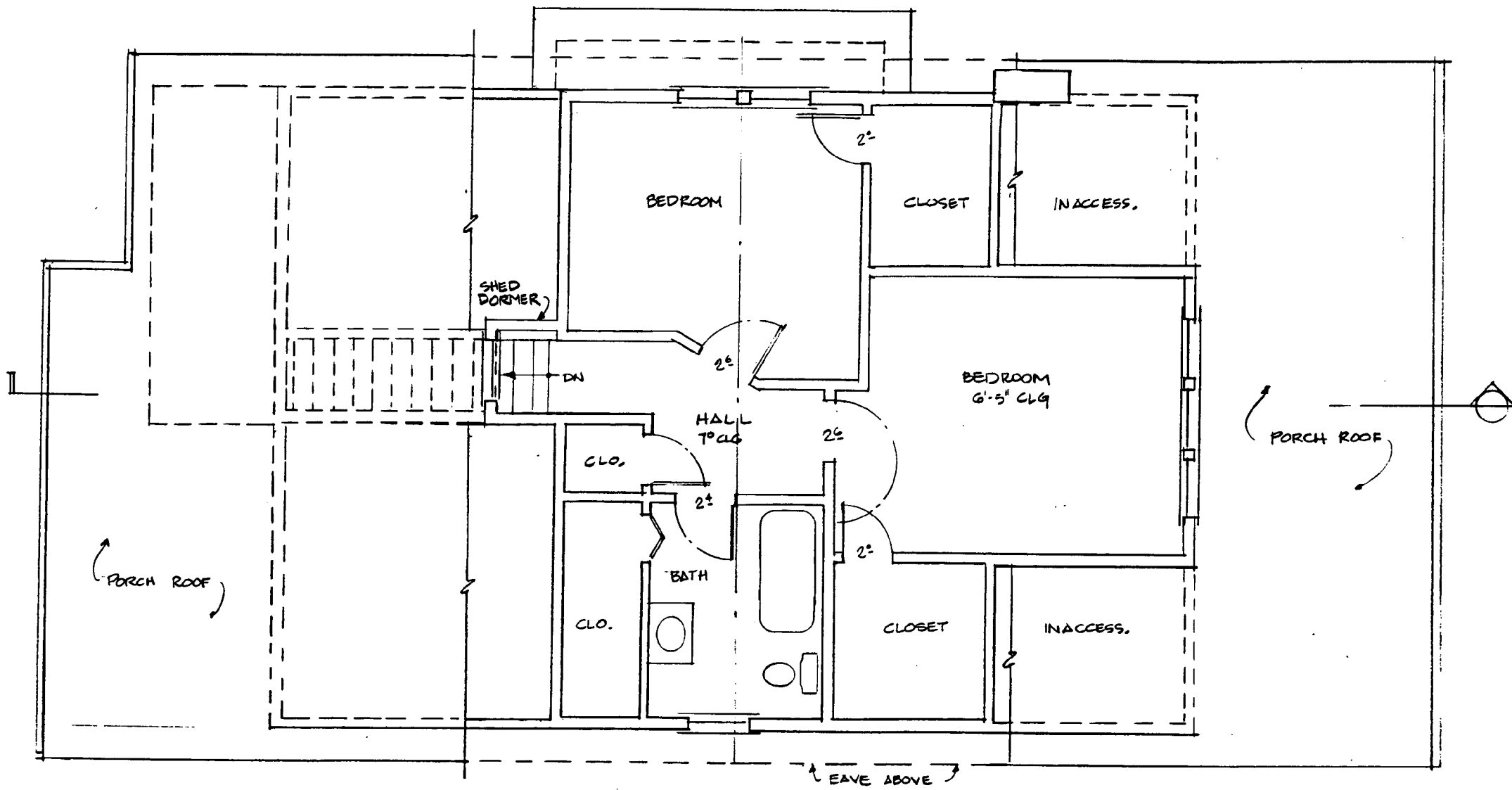
projection of near addition on house
in neighborhood.



EXISTING BASEMENT PLAN
1/4" = 1'-0" (1)



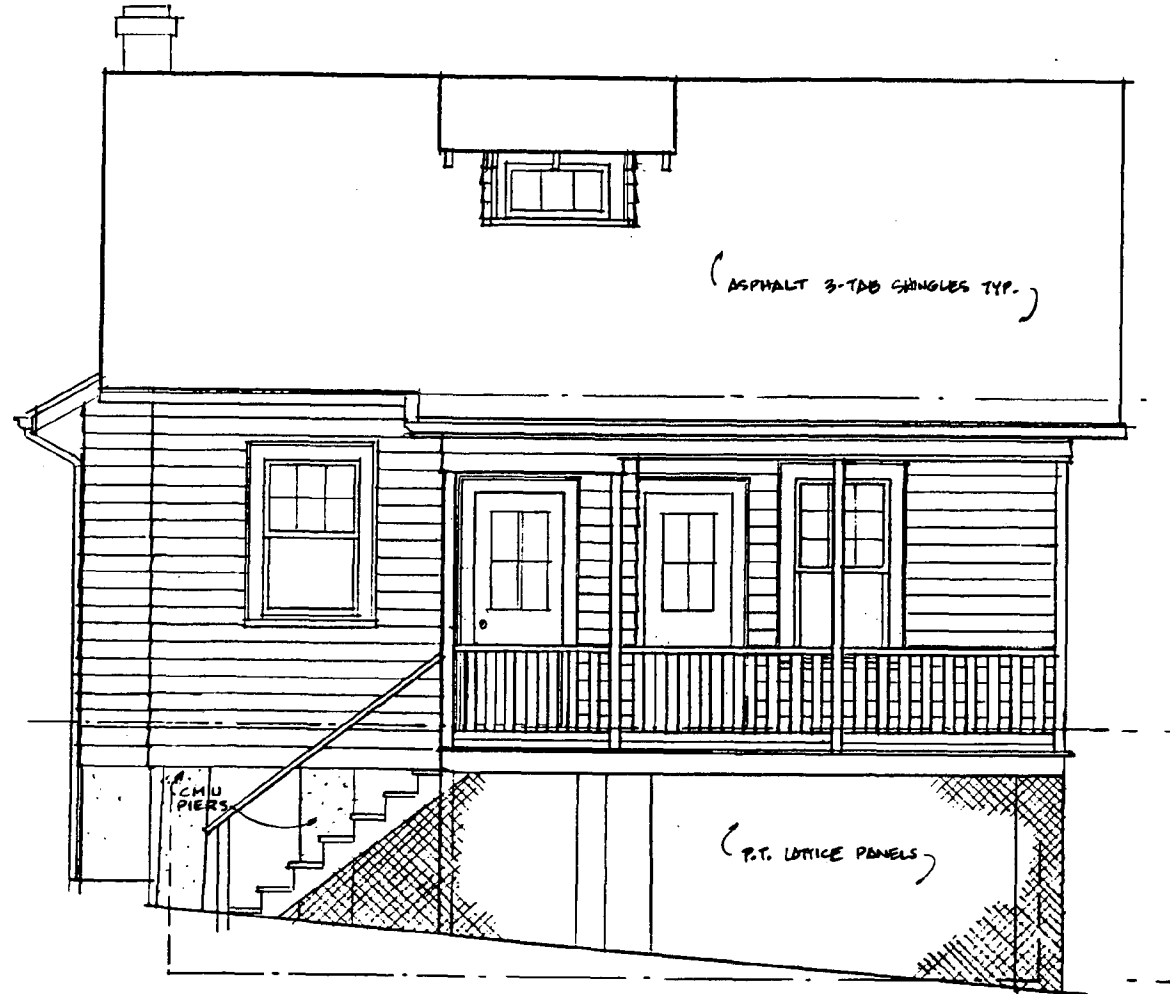
EXISTING 1ST FLOOR PLAN
 1/4" = 1'-0" (1)



EXISTING 2ND FLOOR PLAN (2)
 1/4" = 1'-0"

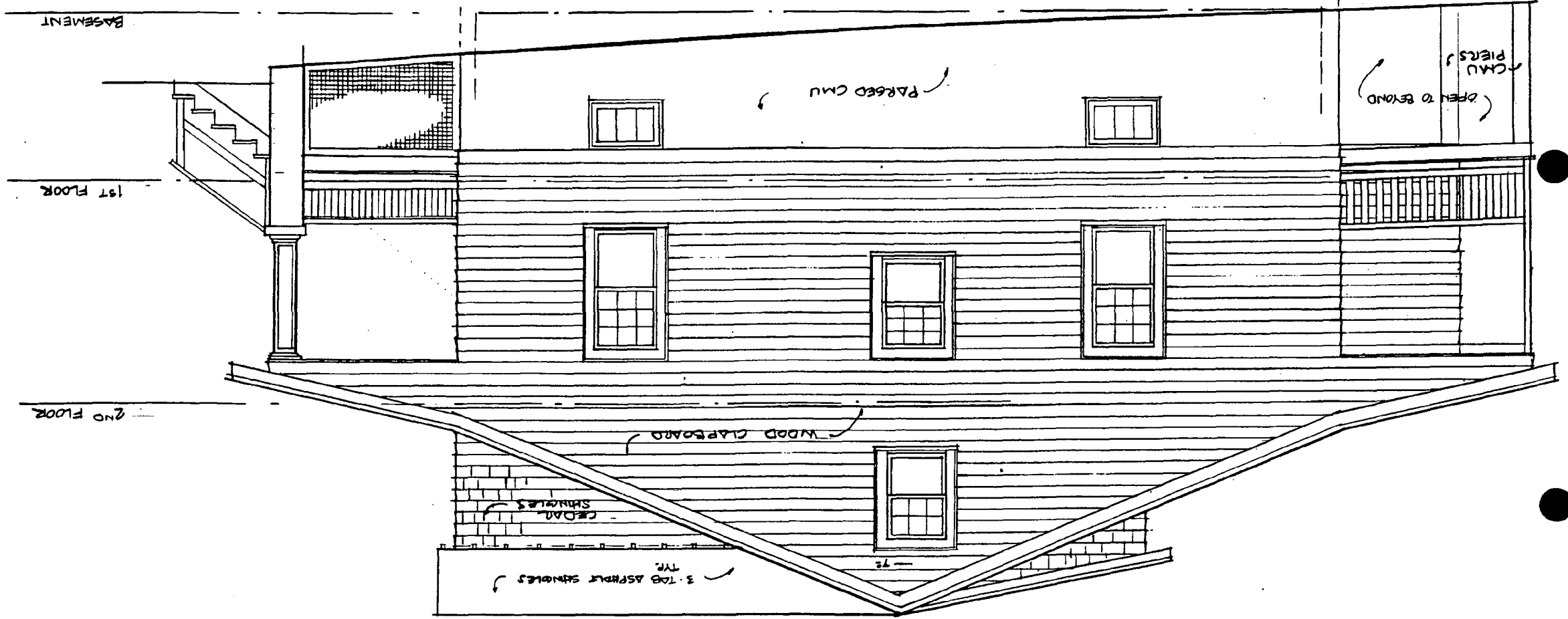


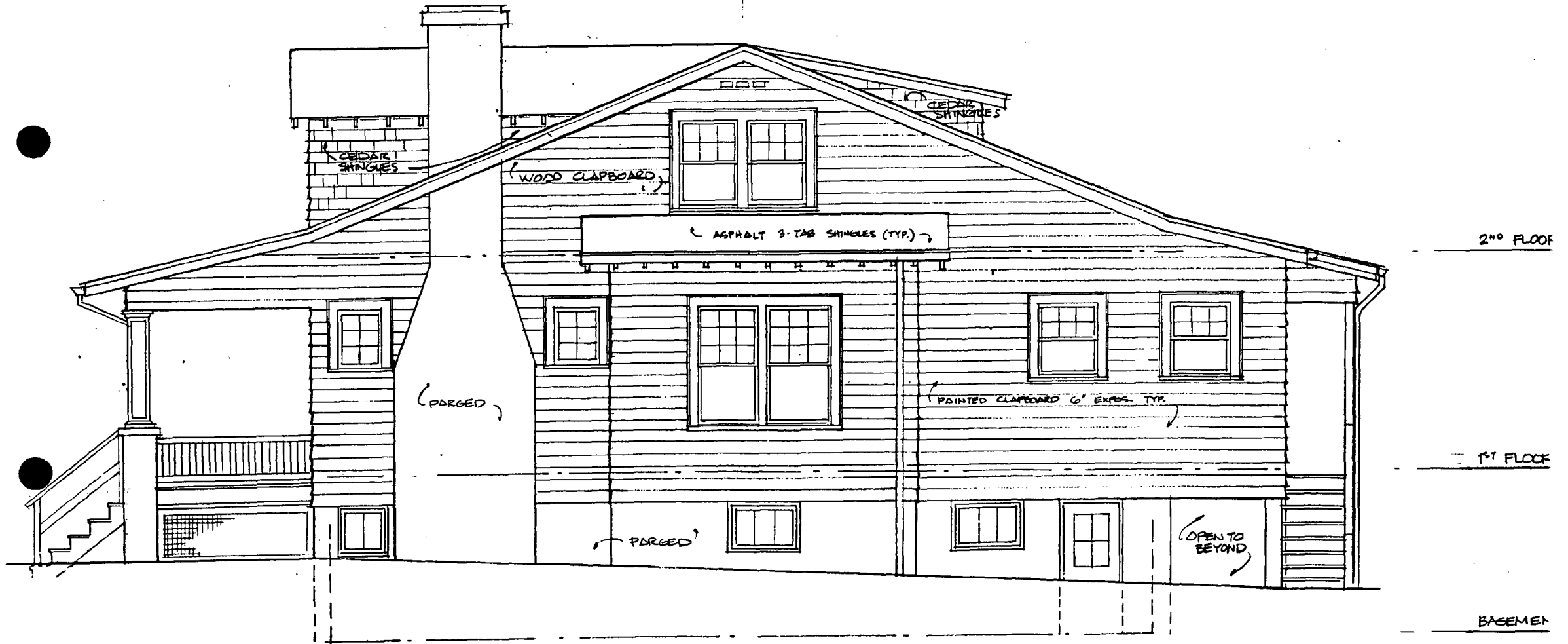
EXISTING FRONT (N.E.) ELEVATION



EXISTING REAR (S.W.) ELEVATION

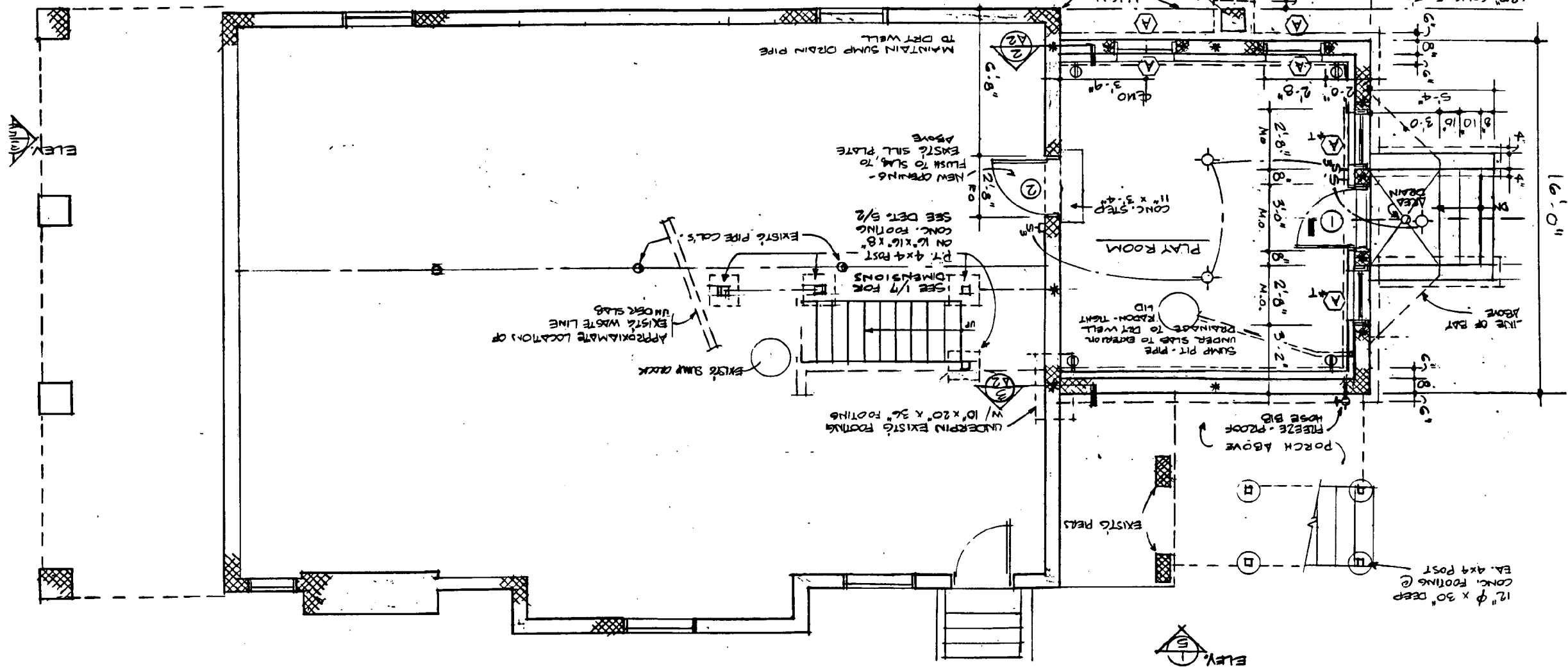
EXISTING SIDE (S.E.) ELEVATION





EXISTING SIDE (N.W.) ELEVATION

BASEMENT PLAN
 1/4" = 1'-0"



* NOTE: GROUT SOLD CMU @ PRECAST CONC. LINTELS @ ALL OPENINGS, AND AT BEAM BEARING, NEW FOUNDATION AT POST BEARING AT EXISTING FOUNDATION



16'-0"

15'-4"

0'-0"

5'-4"

11'-8"

2'-0"

2'-8"

3'-0"

3'-0"

2'-8"

5'-2"

5'-2"

5'-2"

5'-2"

5'-2"

5'-2"

5'-2"

5'-2"

5'-2"

5'-2"

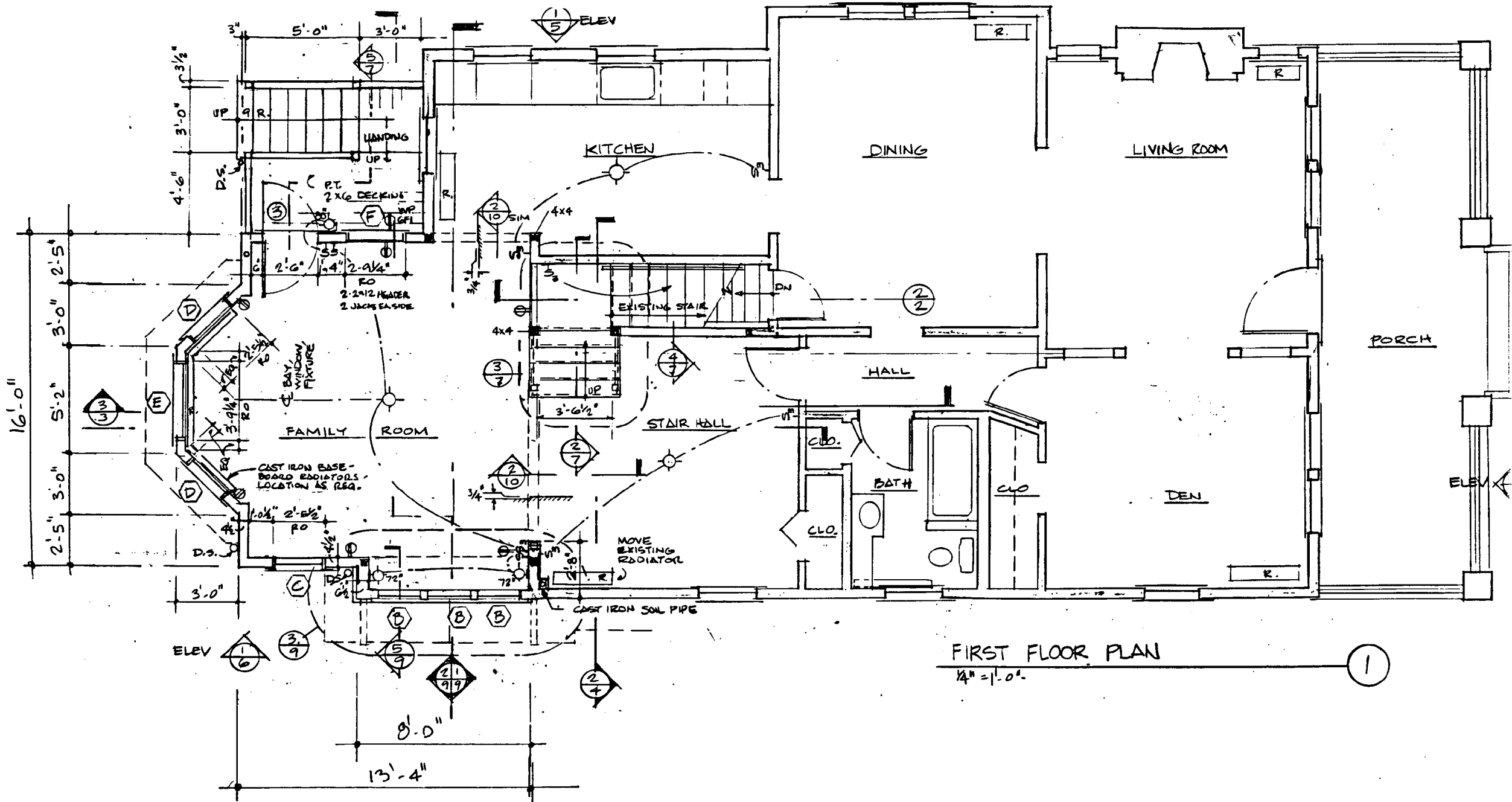
5'-2"

5'-2"

5'-2"

5'-2"

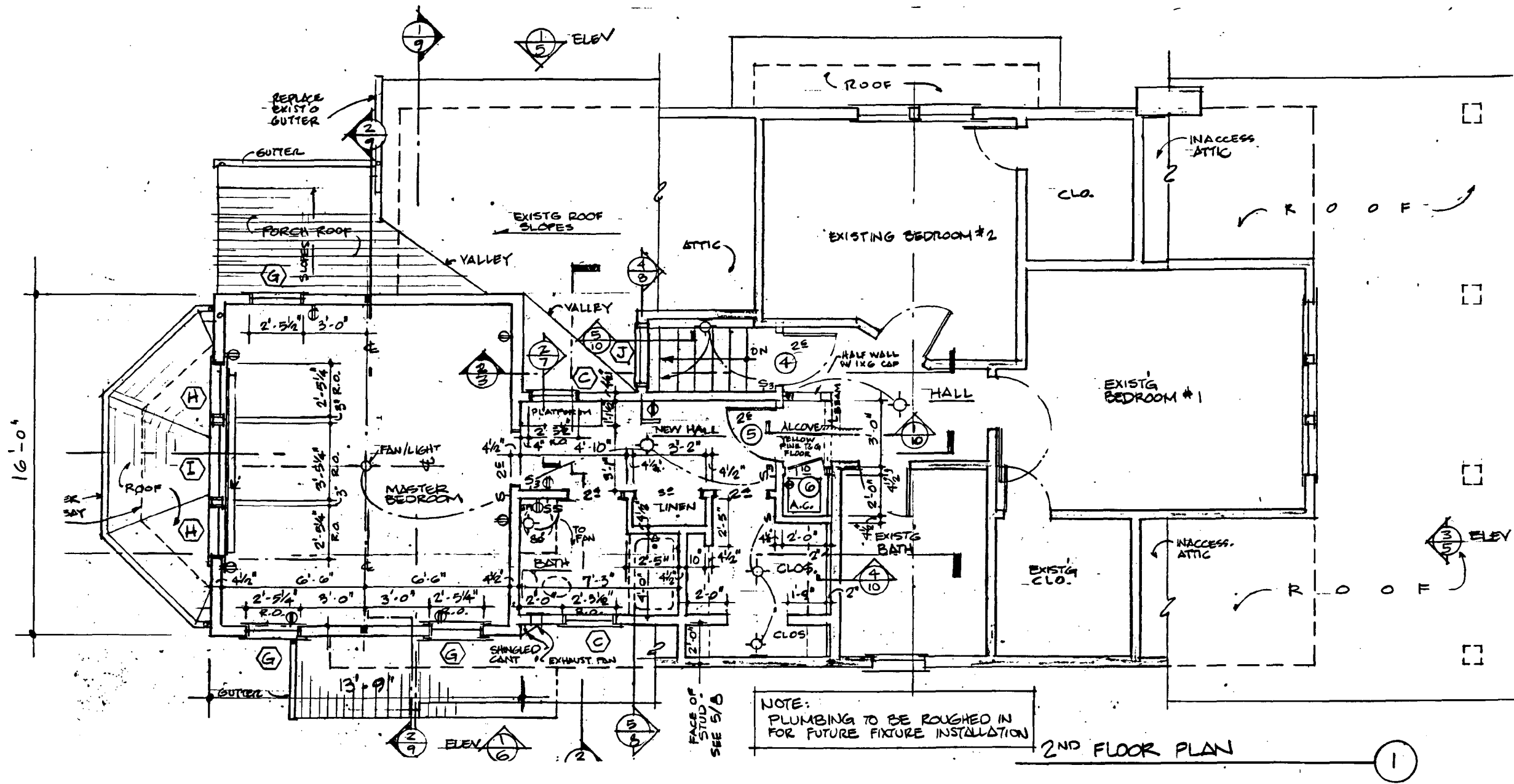
5'-2"



FIRST FLOOR PLAN

1/4" = 1'-0"

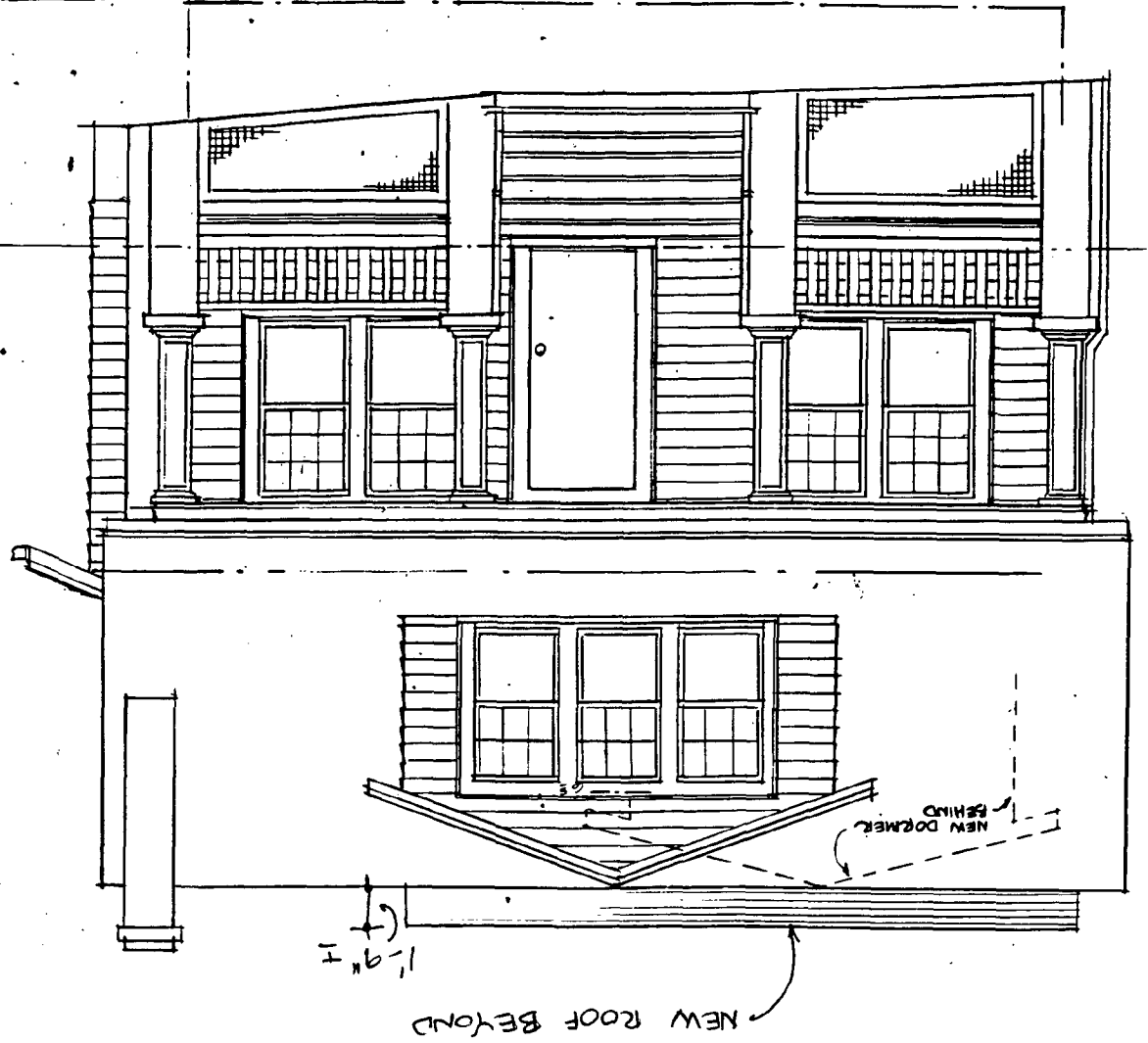
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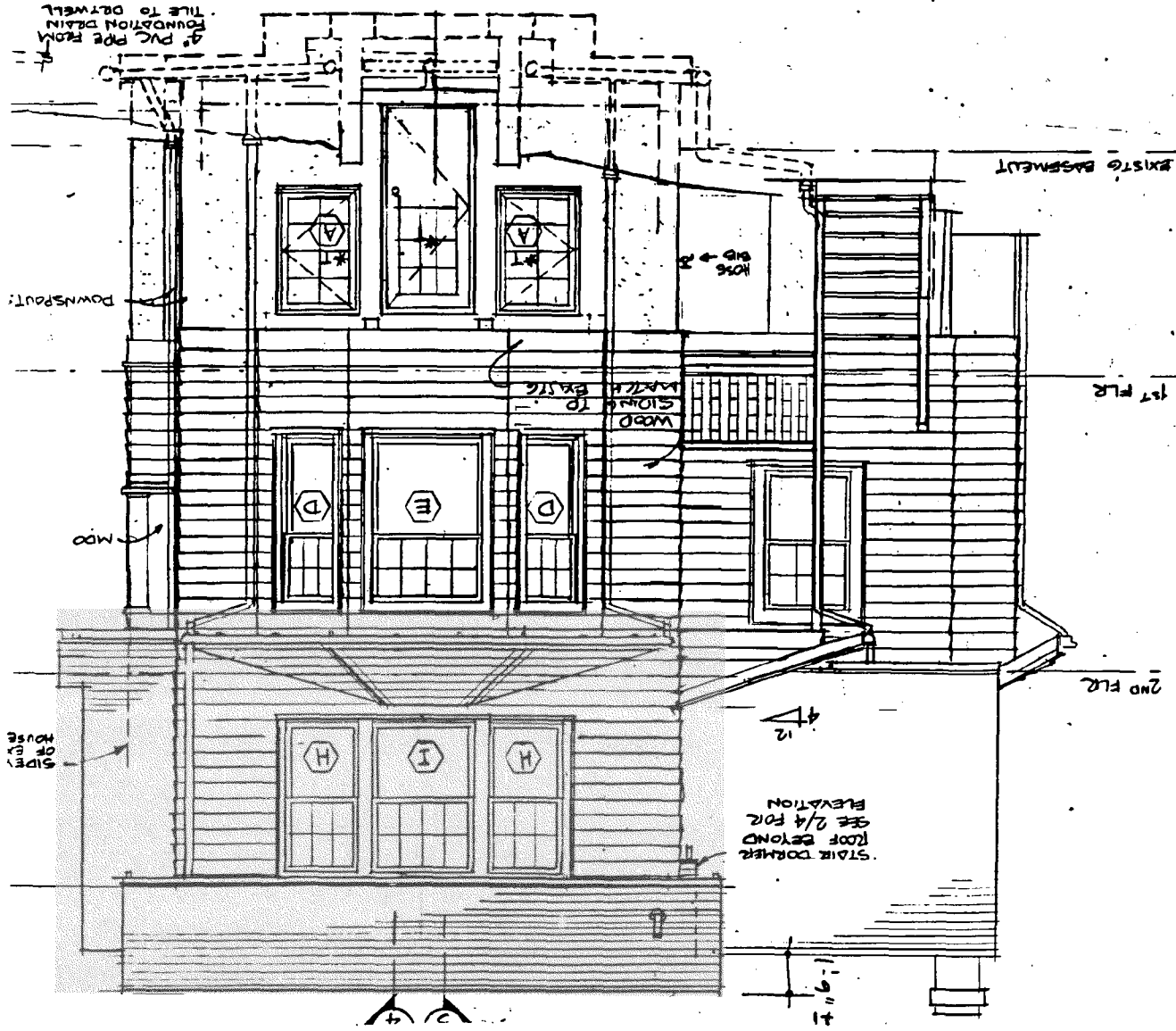
NOTE:
 PLUMBING TO BE ROUGHED IN
 FOR FUTURE FIXTURE INSTALLATION

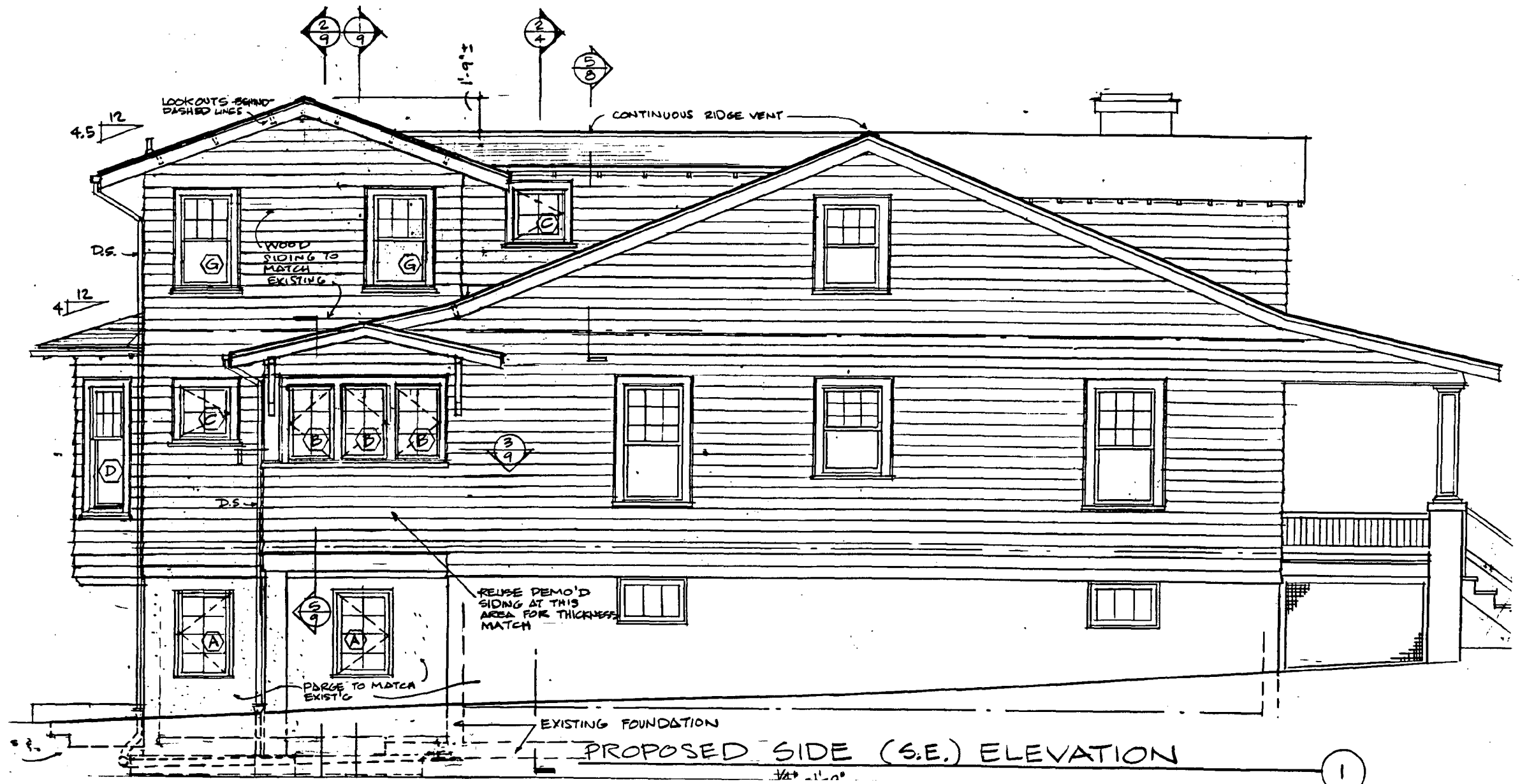
2ND FLOOR PLAN

PROPOSED FRONT (N.E.) ELEVATION

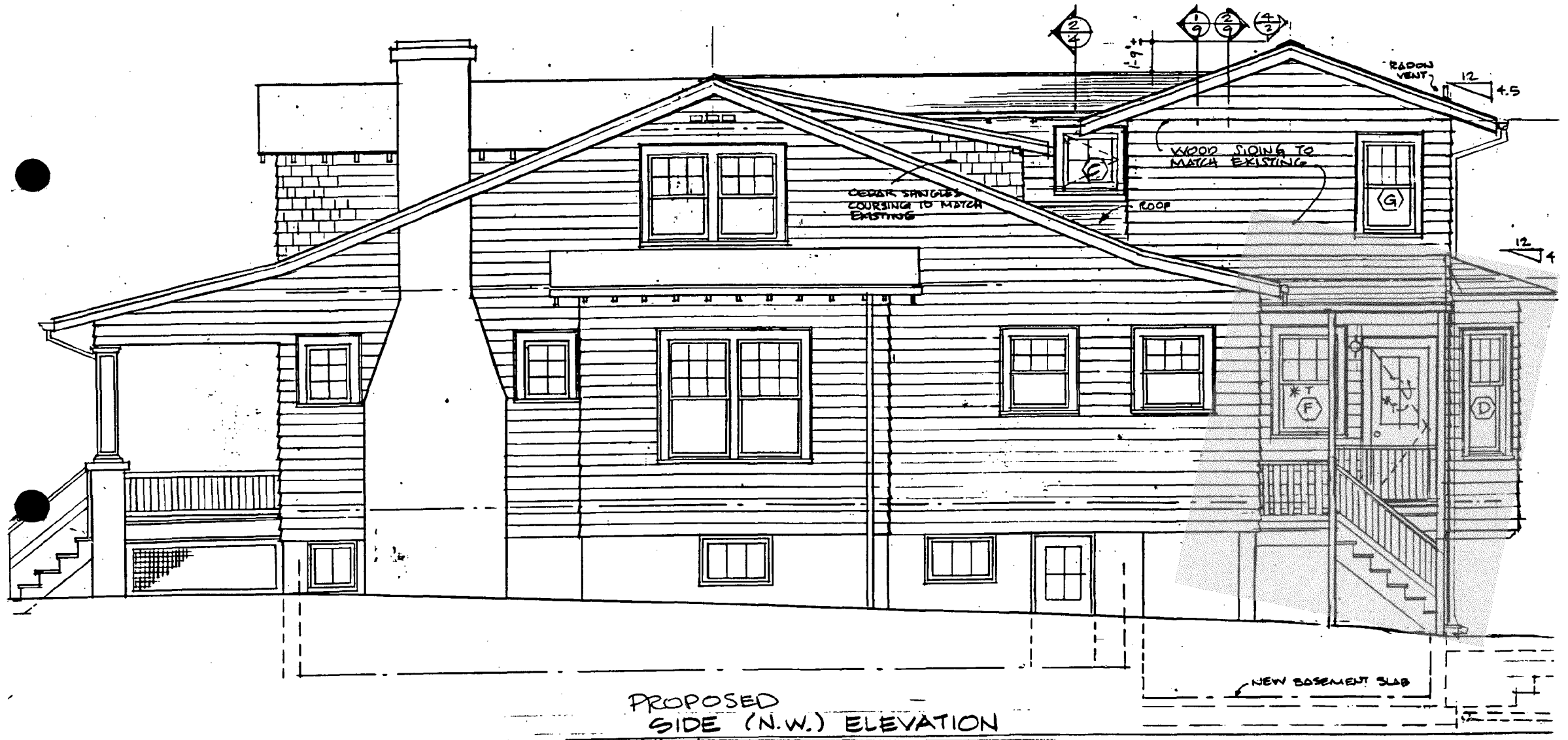


PROPOSED REAR (S.W.) ELEVATION





PROPOSED SIDE (S.E.) ELEVATION



PROPOSED
SIDE (N.W.) ELEVATION