

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6913 Westmoreland Ave., Takoma Park	Meeting Date:	4/19/2017
Resource:	Outstanding Resource (Takoma Park Historic District)	Report Date:	4/12/2017
Applicant:	Drew and Allison Kodjak (Rick Leonard, Architect)	Public Notice:	4/5/2017
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-17W	Staff:	Michael Kyne
PROPOSAL:	Replacement of two windows and rear deck/fire escape		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. Window details will be submitted, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Vernacular
DATE: c. 1904

PROPOSAL

The applicant proposes to rebuild the existing three-story deck/fire escape at the rear of the property and replace two third-floor double-hung windows with casement egress windows.

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 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 historic district.

Outstanding Resources – Residential

The *Guidelines* characterize Outstanding Resources as those

... which [are] of outstanding significance due to [their] architectural and/or historical features. An Outstanding Resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

These resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior's Standards for Rehabilitation*.

The *Guidelines* that pertain to this project are as follows:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or

- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: 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.

STAFF DISCUSSION

The applicant proposes to rebuild the existing three-story deck/fire escape at the rear of the property and replace two third-floor double-hung windows with casement egress windows.

The deck/fire escape stairs will be reconfigured and the railings will go from 32" tall to 36" tall for code compliance. The proposed rebuilt deck/fire escape will be constructed from wood to match the existing deck/fire escape. The existing deck/fire escape is non-historic, having been constructed within the last 20-30 years.

Staff supports the removal and rebuilding of the rear deck/fire escape. Although the rebuilt deck/fire escape stairs will be reconfigured with the stairs projecting approximately 12" beyond the right side of the

historic house, the rebuilt deck/fire escape will be minimally visible from the public right-of-way, due to the upward sloping lot and the house's large setback from the street. Staff contacted the applicant's architect, inquiring as to whether the trajectory of the proposed stairs could be changed to eliminate the projection. The applicant's architect indicated that this option had been explored, but, in order to safely span an existing basement areaway, it was not possible. Staff finds that the proposal is unlikely to detract from the features or spaces that characterize the property.

The applicant proposes to replace two third-floor windows on the left elevation of the historic house. The existing windows, which are two-over-two double-hung windows, are likely original to the house. The proposed replacement windows will be casement egress windows within the existing window openings. The existing window trim will be retained.

The *Guidelines* state that "Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged." Staff contacted the applicant's architect and expressed concerns regarding the proposed window replacement. The applicant's architect stated the following:

- The rear deck/fire escape provides the only access to the third-floor apartment.
- Fire safety code requires one point of egress in each bedroom.
- Alternatives were explored, such as moving the bedrooms to the back of the house, utilizing the existing egress or placing the new egress windows on the rear elevation.
- The location of existing plumbing precluded the reconfiguration of the third-floor bathroom and kitchen and the placement of the bedrooms at the back of the house.
- The proposed casement egress windows will be wood, with permanently-affixed muntins and rails, giving them a similar appearance to the original double-hung windows.

Given the above information, staff recommends that the Commission approve the proposed window replacement. Although the *Guidelines* encourage the preservation of original windows, they do not prohibit window replacement where safety codes dictate that windows must be replaced. Staff also finds that, because the windows to be replaced are on the third-floor and there's a large setback from the public right-of-way, the visibility of the proposed replacement windows will be diminished and the overall impact to the historic district will be minimal.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation, and Takoma Park Guidelines outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-88

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: _____ Contact Person: RICK LEONARD
Tax Account No.: 01077624 Daytime Phone No.: 240-350-8003
Name of Property Owner: DREW + ALISON KODJAK Daytime Phone No.: _____
Address: 6913 WESTMORELAND AVE. TAKOMA PARK 20912
Street Number City State Zip Code
Contractor: HERITAGE BUILDING + RENOVATION Phone No.: 301-270-4788
Contractor Registration No.: MHC 32422
Agent for Owner: RICK LEONARD Daytime Phone No.: 240-350-8003

LOCATION OF BUILDING/PREMISE

House Number: 6913 Street: WESTMORELAND AVE
Town/City: TAKOMA PARK Nearest Cross Street: ELM AVE.
Lot: 10 Block: F Subdivision: B.F. GILBERT'S ADD'N.
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: RENOVATE 3RD.

1B. Construction cost estimate: \$ 200,000

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

FLOOR AND REBUILD REAR
EXTENSION STAIRS/DECKS

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 of owner or authorized agent

Date

3-27-17

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(6)

**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:

CIRCA 1904 CATEGORY I VERNACULAR
LARGE LOT, HOUSE SET FAR BACK FROM STREET

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

REBUILD PORCH STAIRS TO 3RD FLOOR APARTMENT
WITH DECKS AT 2ND + 3RD FLOOR LEVELS.
REPLACE 2 SIDE WINDOWS WITH EGRESS CASEMENTS.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

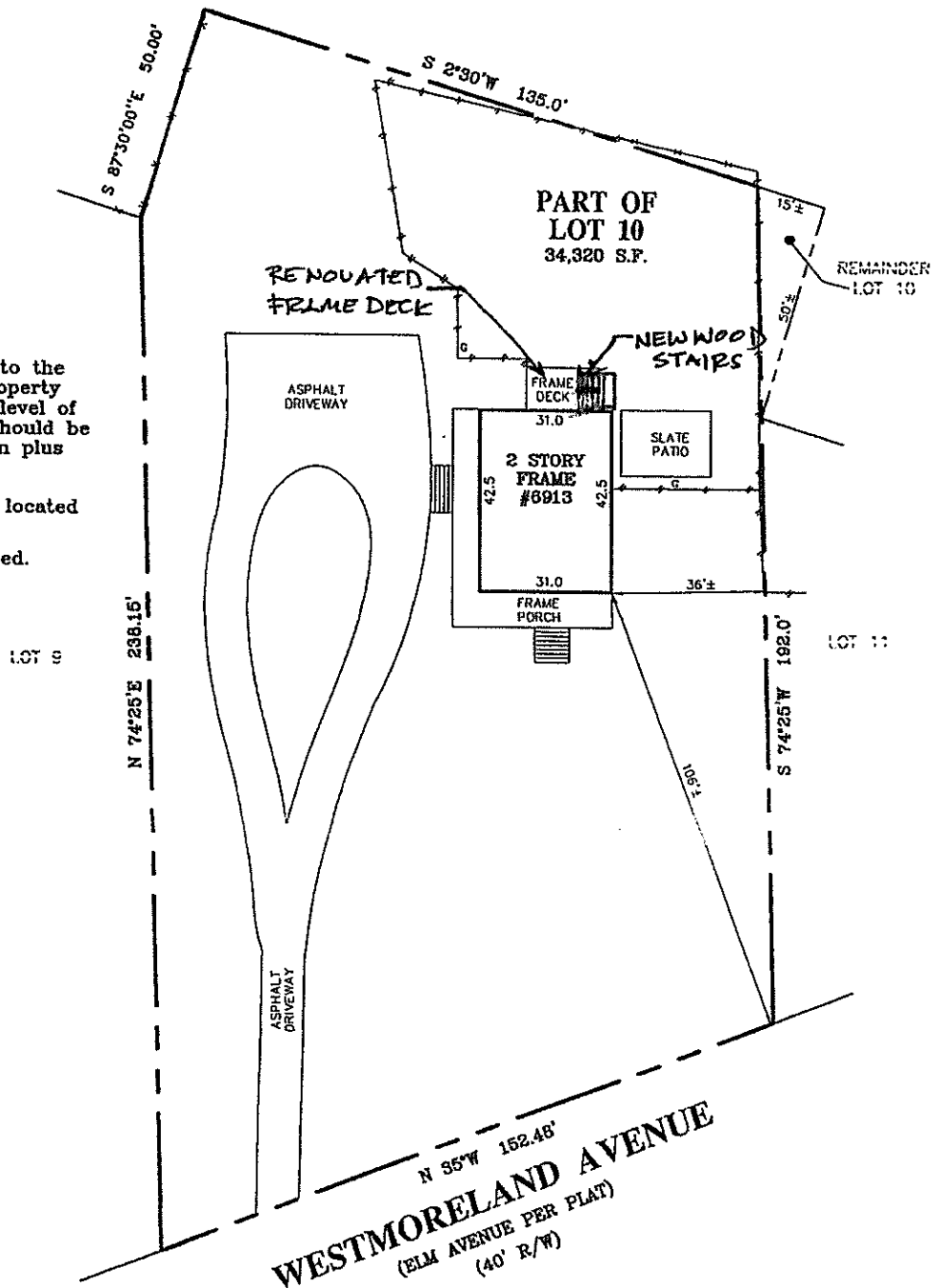
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet.
2. Fences, if shown, have been located by approximate methods.
3. No property corners confirmed.



LOCATION DRAWING
PART OF LOT 10, BLOCK F
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

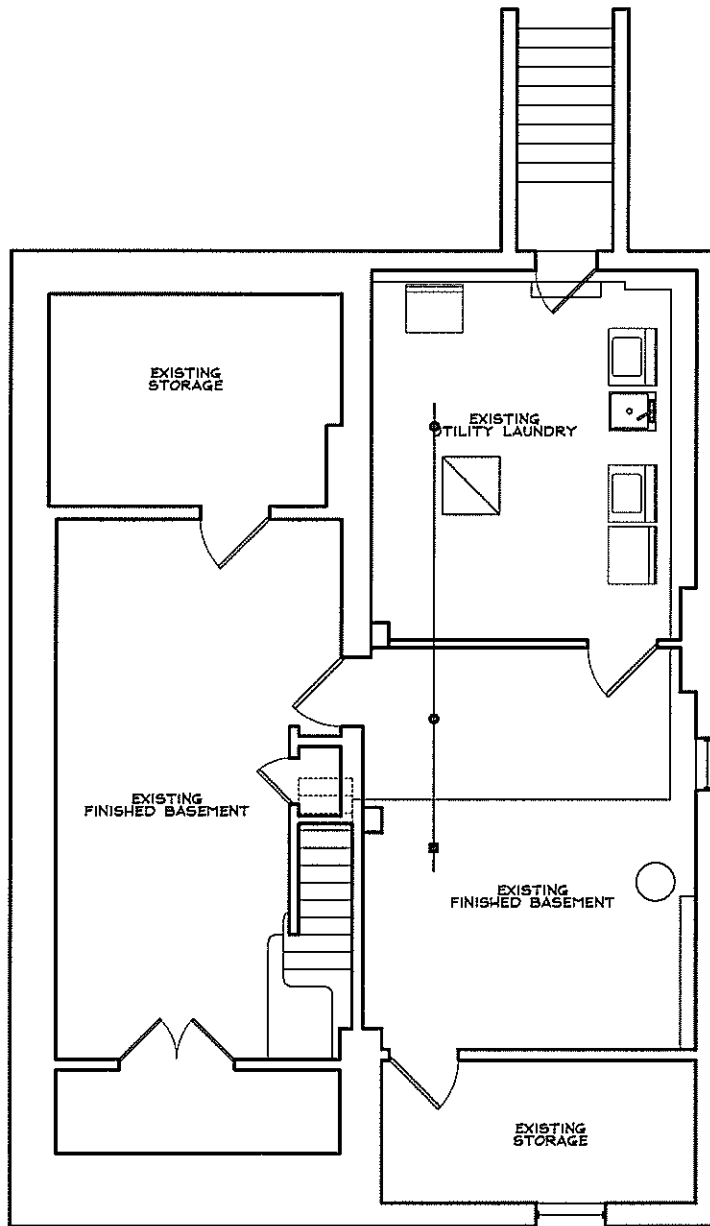
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED

REFERENCES

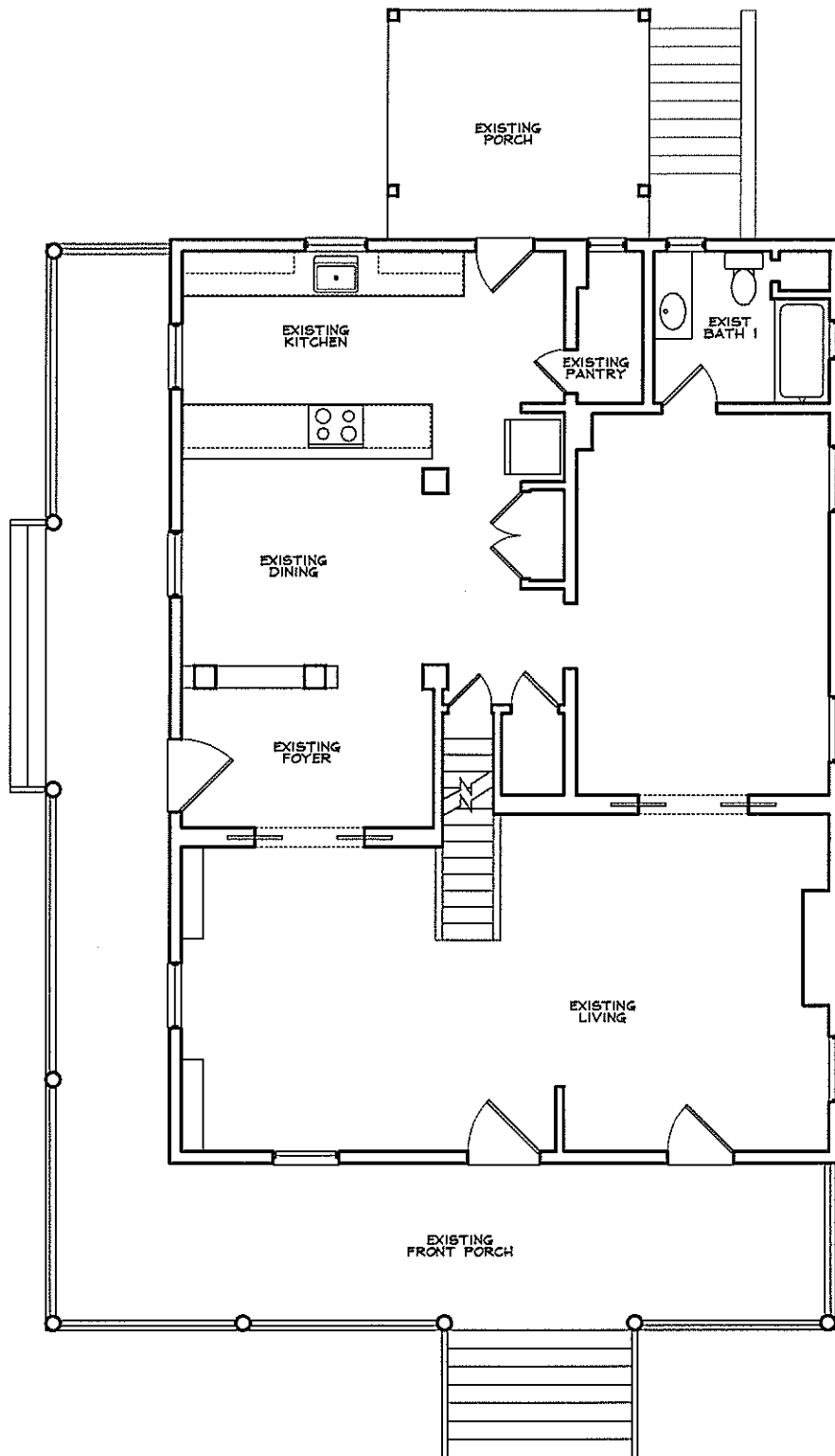
PLAT BK. A
PLAT NO. 40



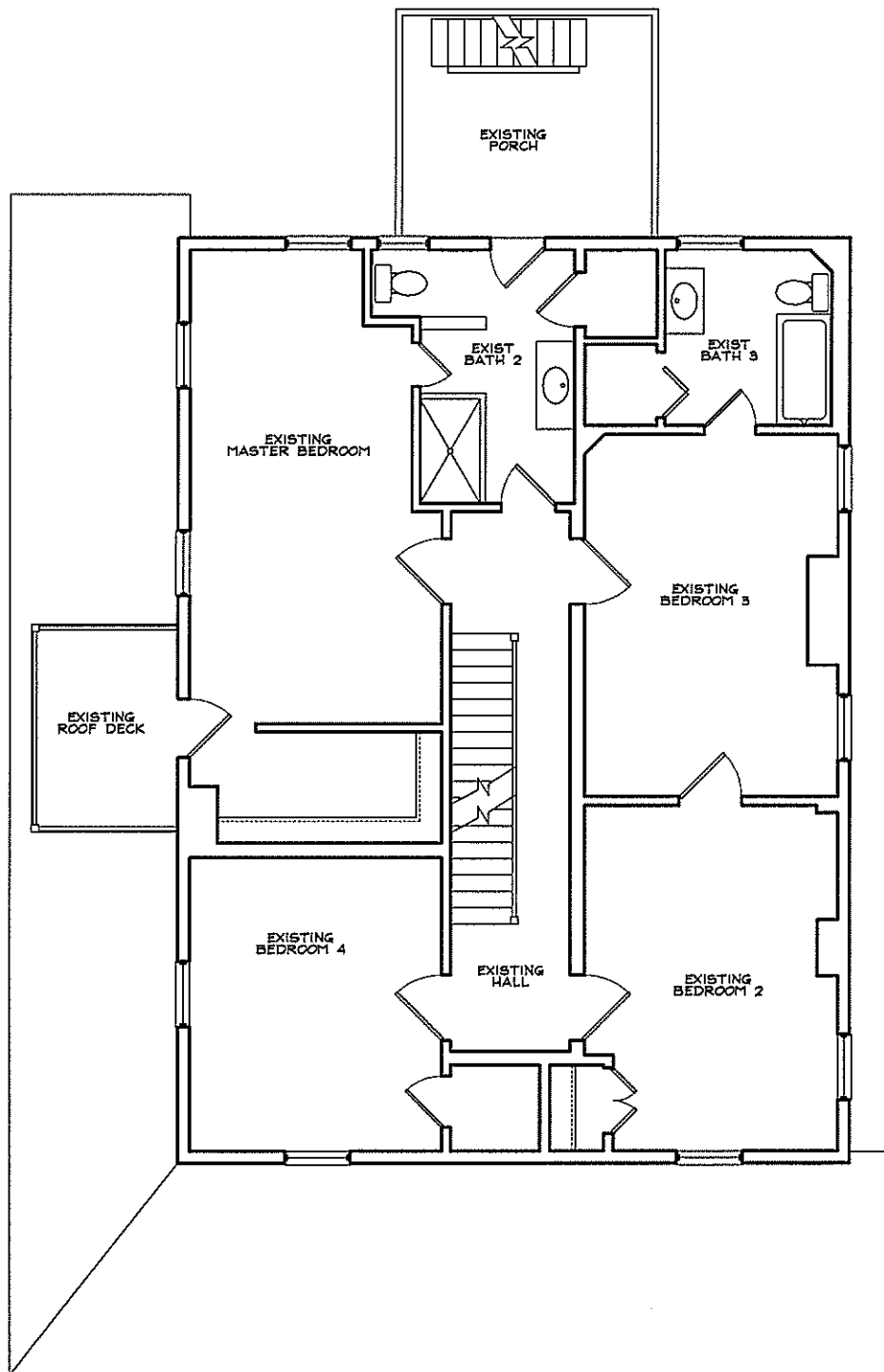
SNIDER & ASSOCIATES
LAND SURVEYORS
20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20875



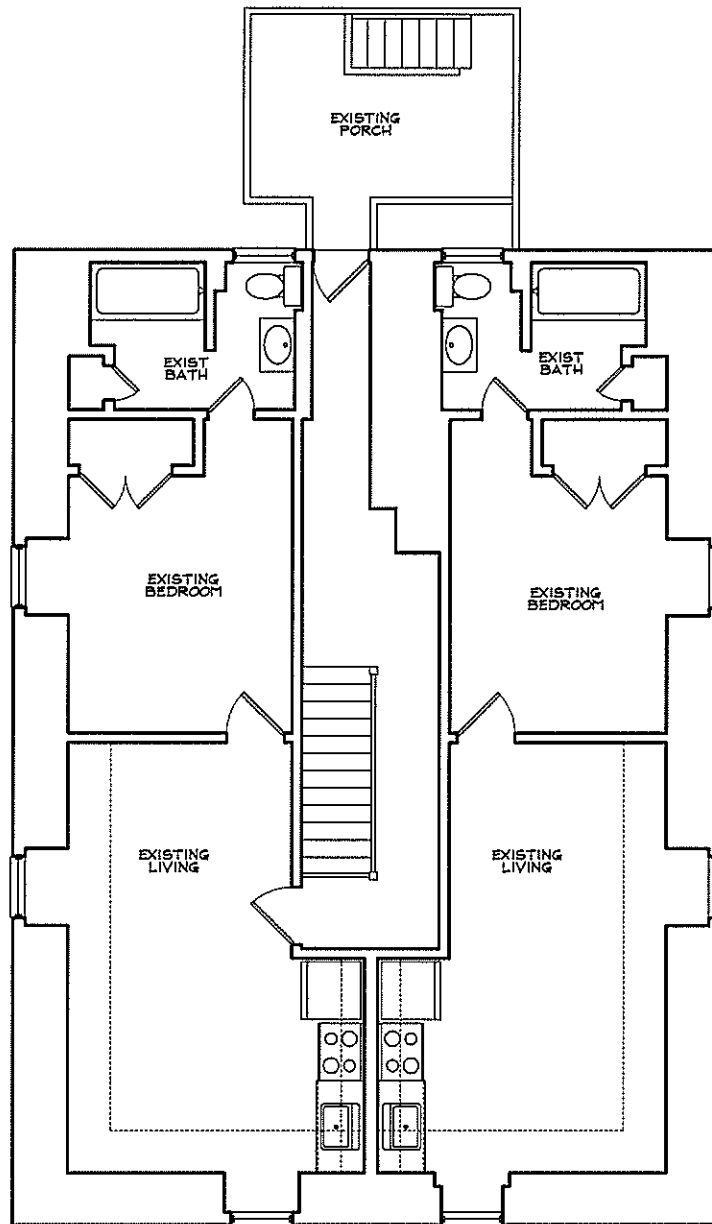
EXISTING BASEMENT FLOOR PLAN



EXISTING FIRST FLOOR PLAN

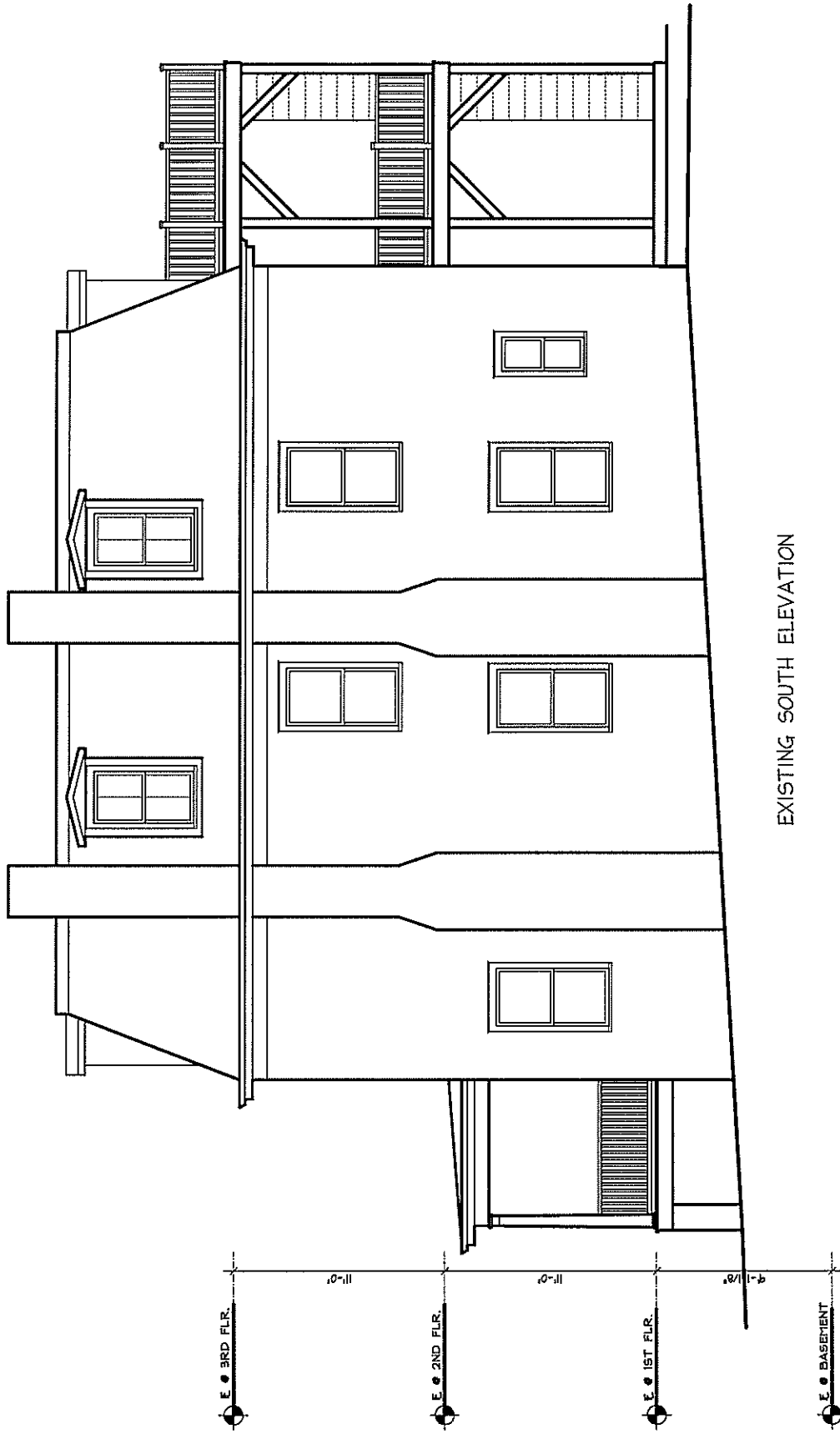


EXISTING SECOND FLOOR PLAN



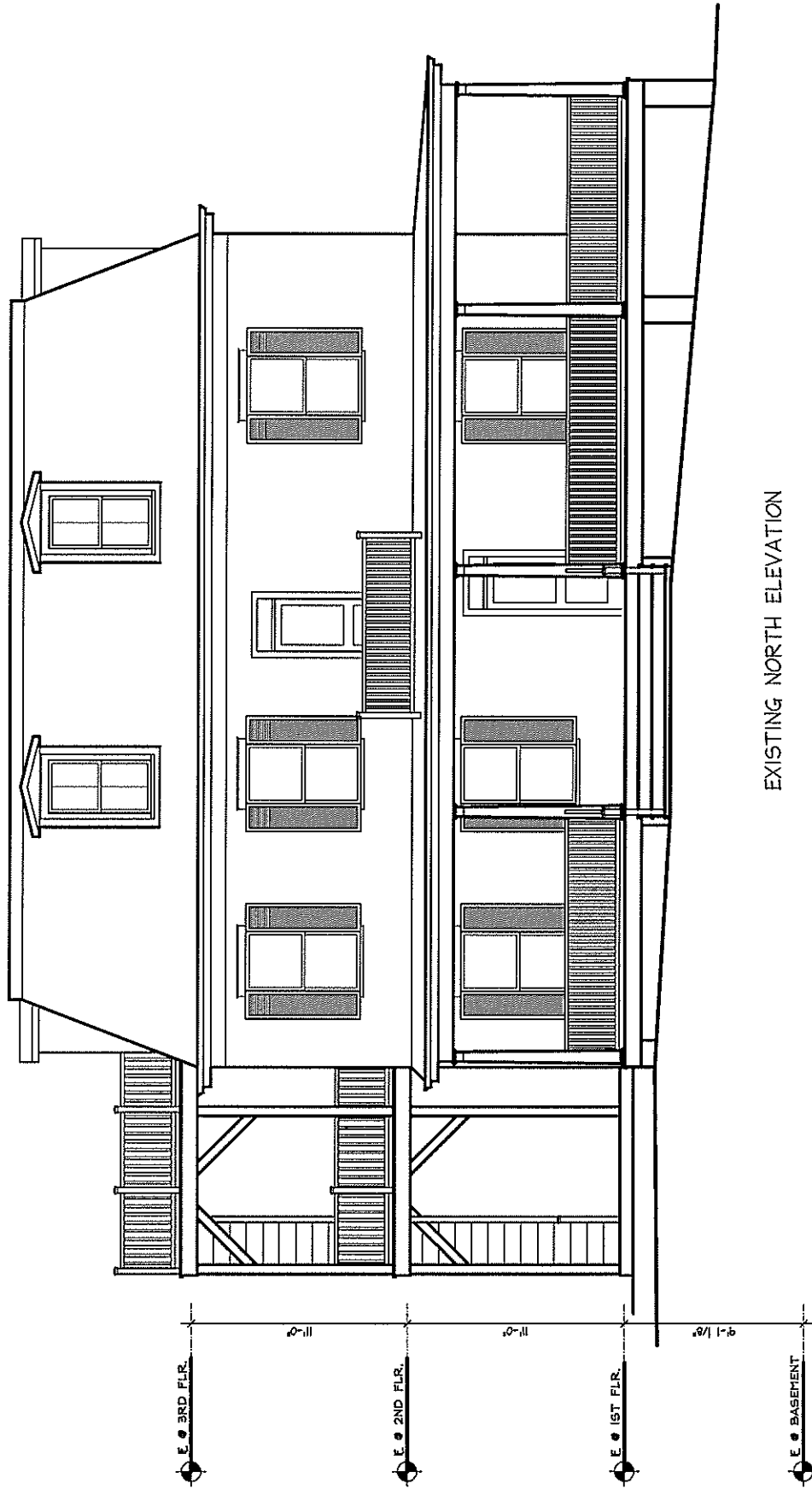
EXISTING THIRD FLOOR PLAN



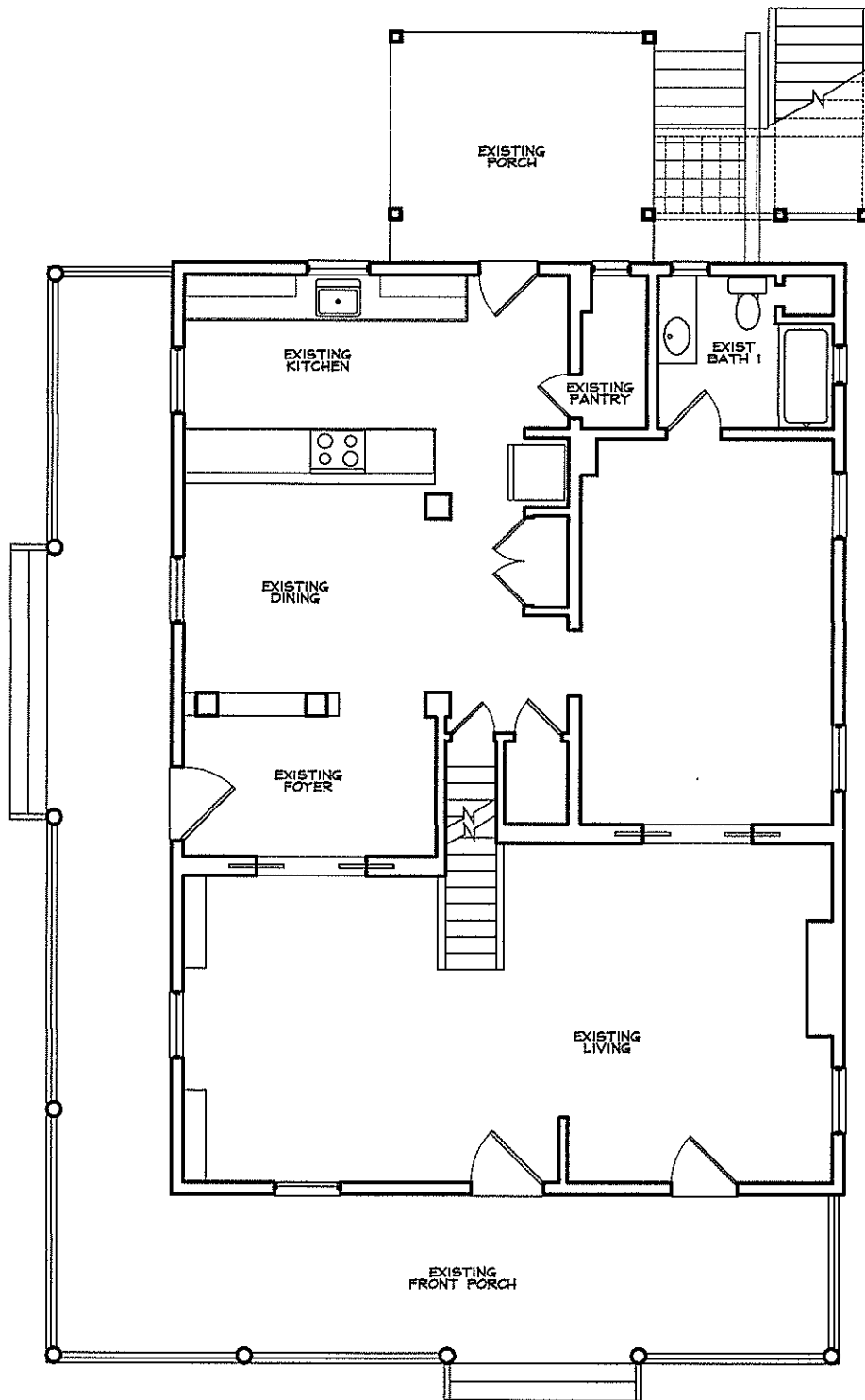




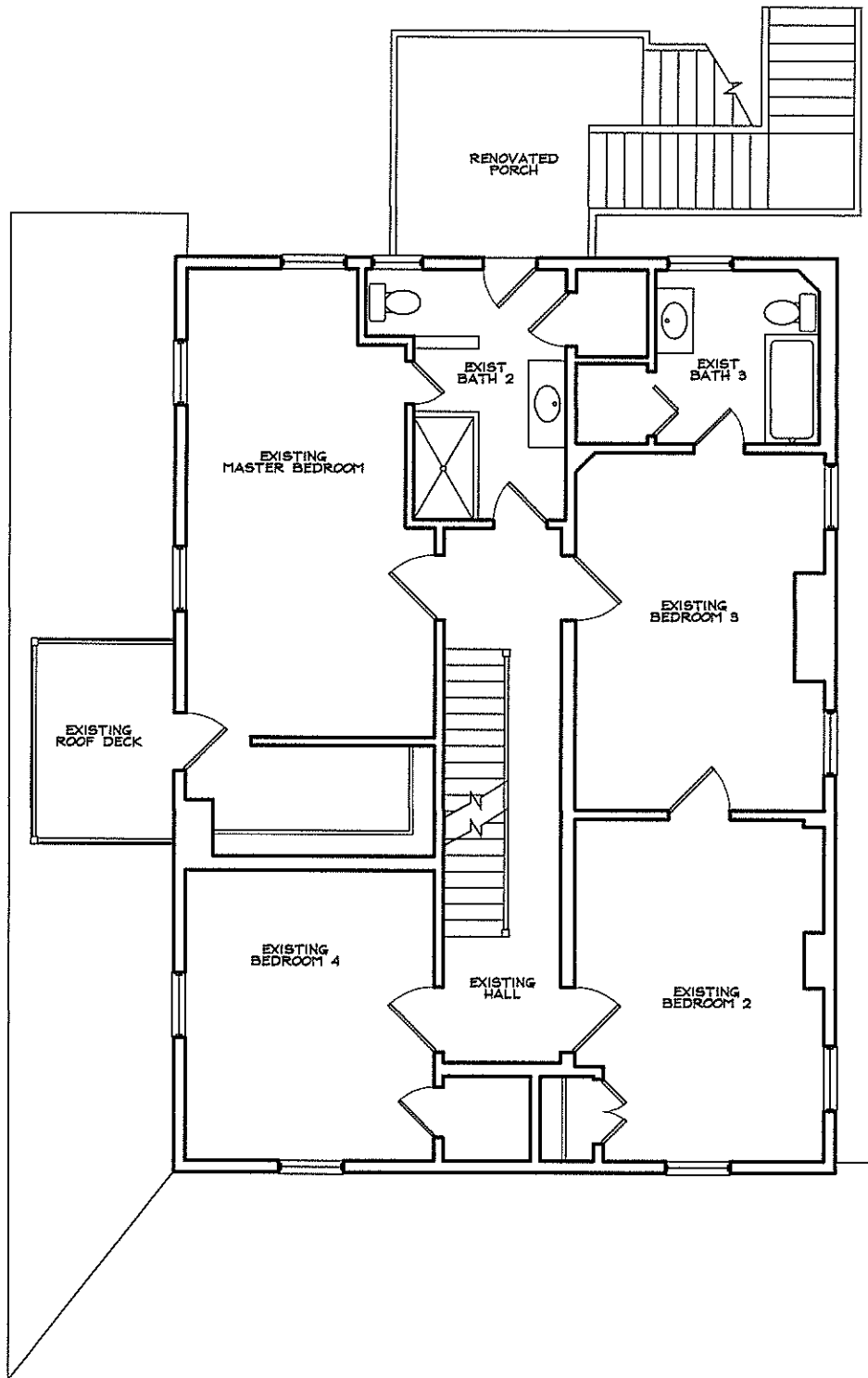
EXISTING REAR (EAST) ELEVATION



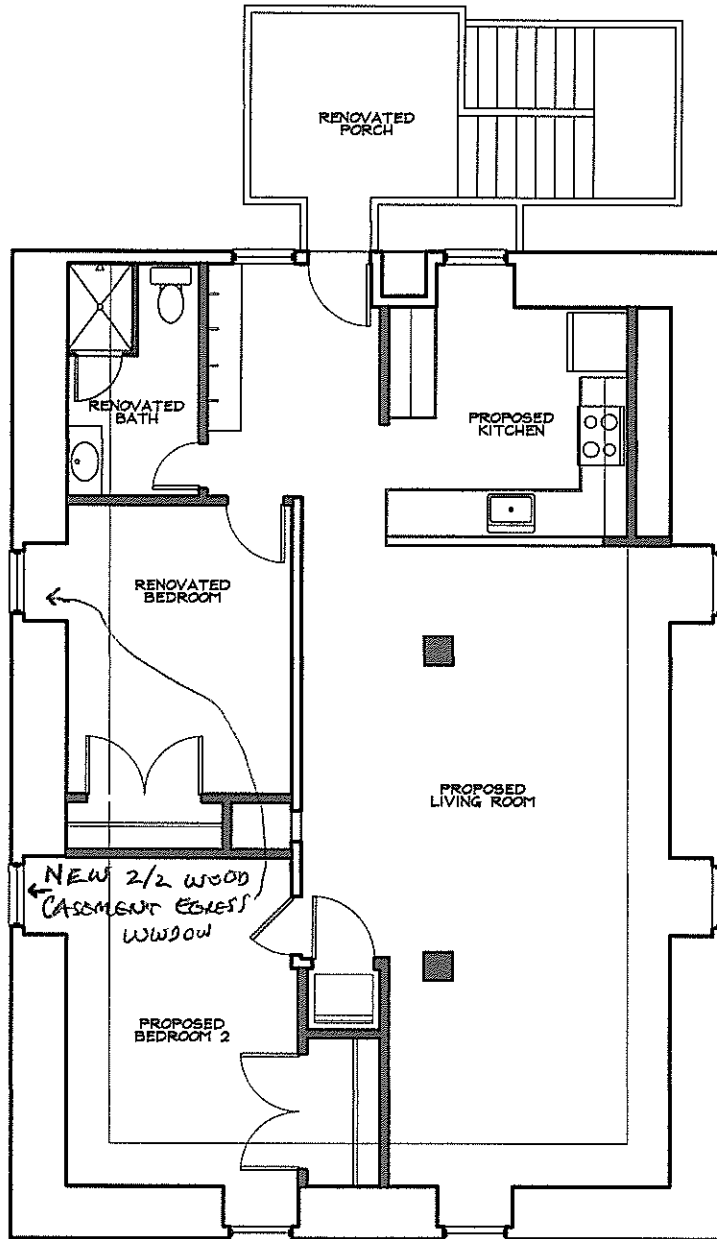
EXISTING NORTH ELEVATION



PROPOSED FIRST FLOOR PLAN



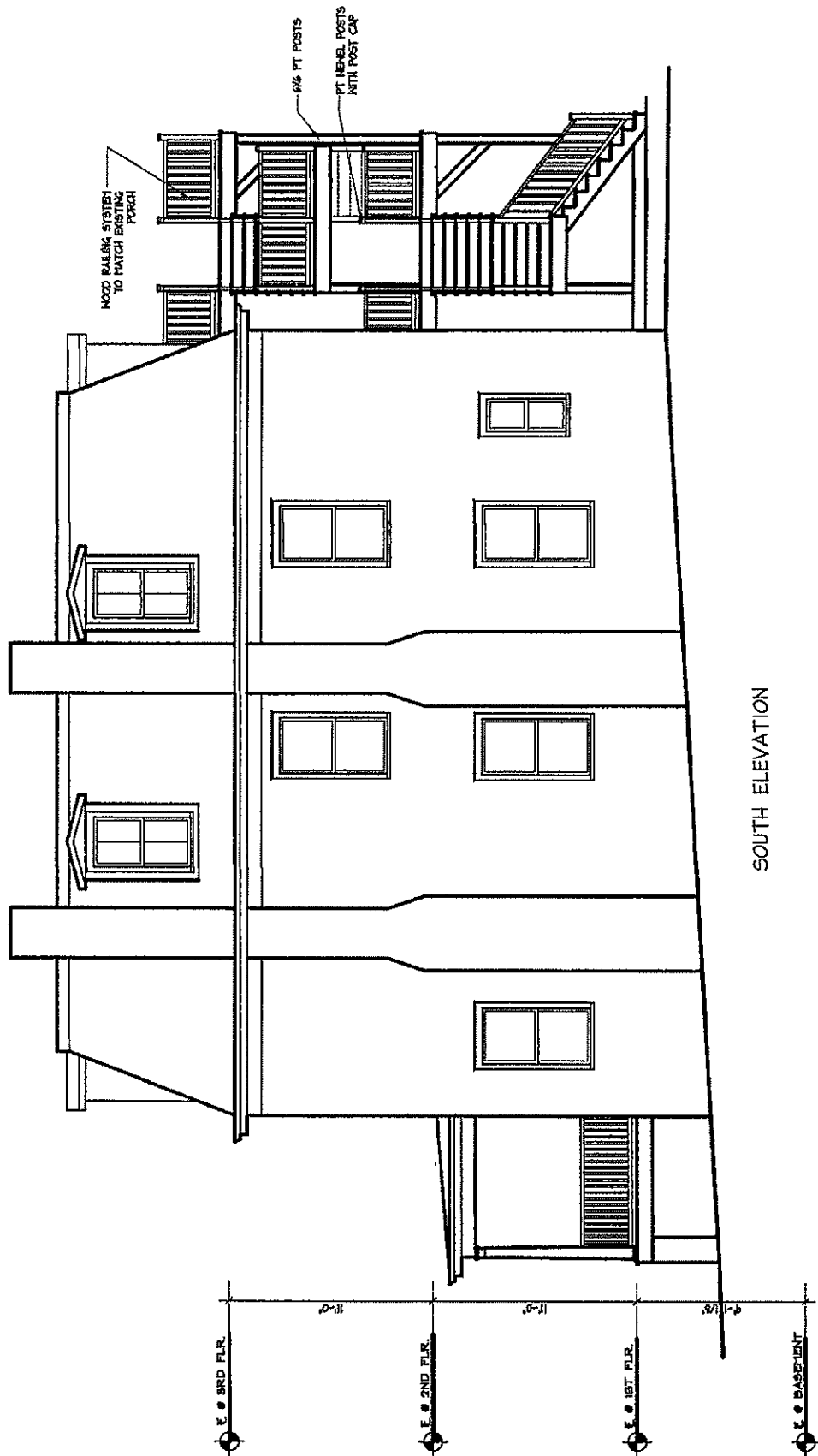
PROPOSED SECOND FLOOR PLAN

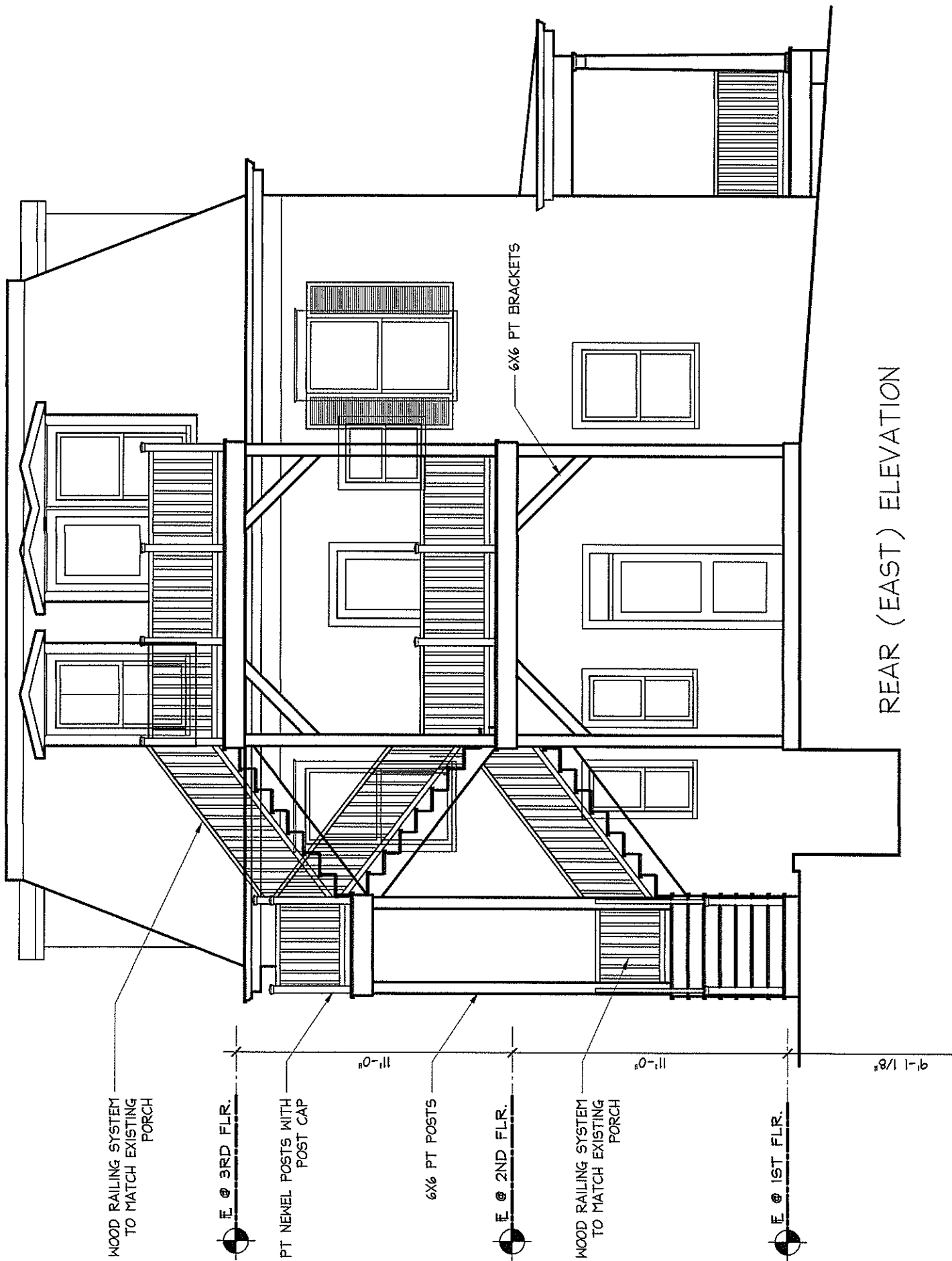


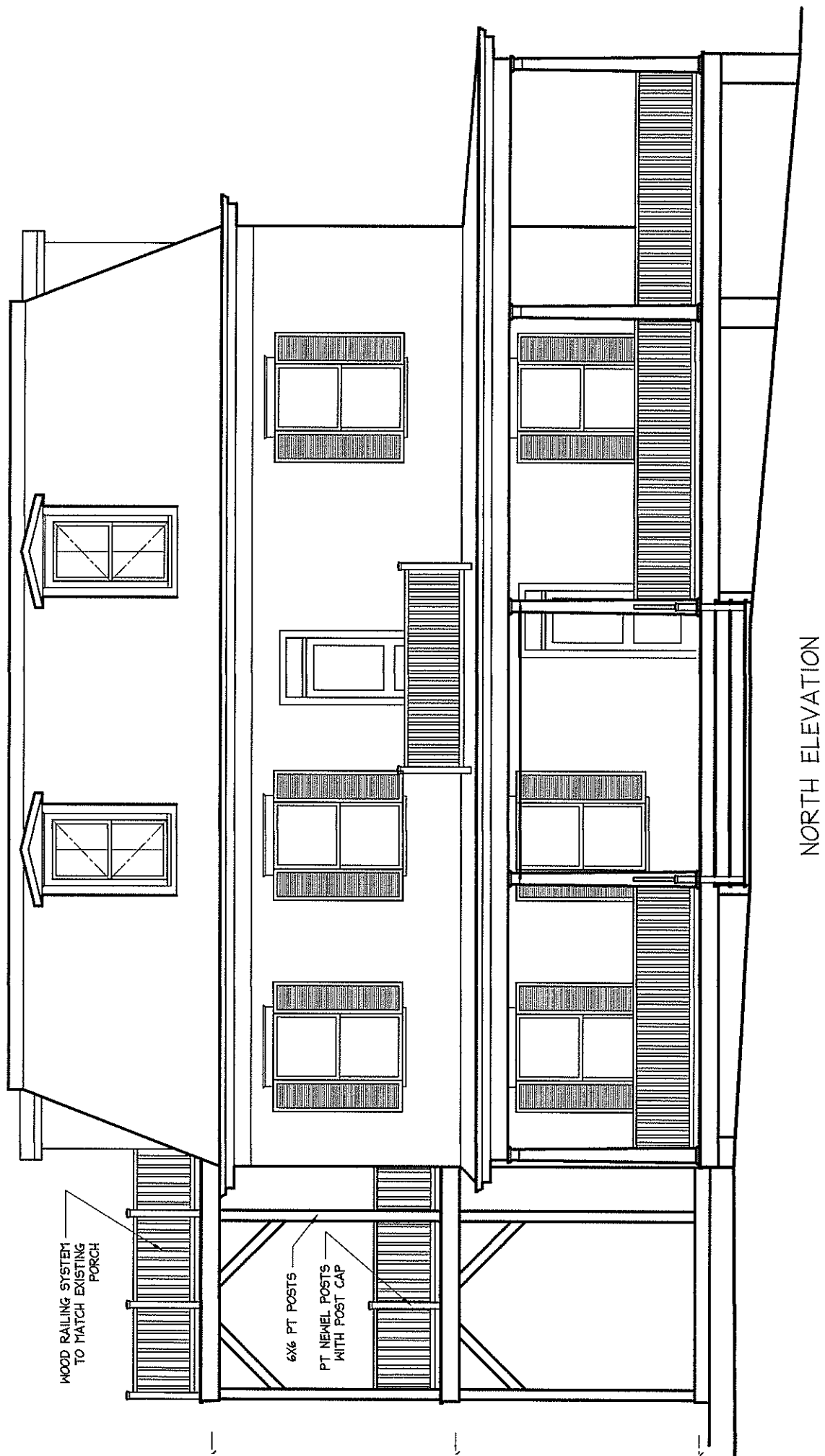
PROPOSED THIRD FLOOR PLAN



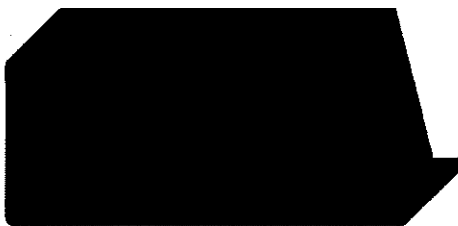
FRONT (WEST) ELEVATION







Porch Rails



Bottom Porch Rail
WM-8841 • 1 1/2 x 3 1/2

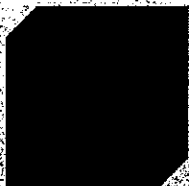


Top Porch Rail
WM-8840 • 1 1/2 x 3 1/2

Balusters



Baluster Stock
Eased Edge
WM-237
1 1/4 x 1 1/4



Baluster Stock
Square Edge
WM-237S
1 1/4 x 1 1/4



Baluster Stock
WM-238
1 1/16 x 1 1/16



Baluster Stock
WM-239
3/4 x 3/4



FRONT

6913 WESTMORELAND AVE,



S. SIDE

6813 WESTMORELAND AVE.



REAR

6913 WESTMORELAND AVE.



N. Side

6913 WESTMORELAND AVE.

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

<p>Owner's mailing address</p> <p>6913 WESTMORELAND AVE. TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>HERITAGE BUILDING & RENOVATION, INC. 7334 CARROLL AVE. TAKOMA PARK, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>ENRICA DETRAGIACHE 6909 WESTMORELAND AVE. TAKOMA PARK, MD 20912</p>	<p>THOMAS FORHAN MICHELE MORIARTY 7001 WESTMORELAND AVE. TAKOMA PARK, MD 20912</p>
<p>CATHERINE CARR 6912 WESTMORELAND AVE. TAKOMA PARK, MD 20912</p>	<p>ANDREW MARQUES 6914 WESTMORELAND AVE. TAKOMA PARK, MD 20912</p>
<p>PAUL D'EUSTACHIO 19 PINE AVE. TAKOMA PARK, MD 20912</p>	<p>JOAN DUNCAN 25 PINE AVE. TAKOMA PARK, MD 20912</p>