

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6806 Westmoreland Ave., Takoma Park	Meeting Date:	07/26/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	07/19/17
Applicant:	David Dixon-Peugh	Public Notice:	07/12/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/06-17-UU	Staff:	Dan Bruechert
Proposal:	Demolition of accessory structure and construction of a retaining wall.		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman/Bungalow
DATE: c.1910-1920s

The subject property is a one-and-a-half story, front gable bungalow, three bays wide, with a concrete block foundation, and stucco siding.

To the left of the house is a shared driveway that provides access to a single bay garage. The garage has a front gable roof and walls built out of concrete block that match the house foundation. The rear wall of the garage has collapsed and the other walls show signs of structural failure. Adjacent to the garage is a concrete retaining wall that runs the width of the backyard.

PROPOSAL

The applicant is proposing to demolish the existing garage and extend the existing retaining wall at a height of 4' 8" (four feet eight inches) in the location of the front wall plane of the garage.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Takoma Park Historic District Design 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

STAFF DISCUSSION

The applicant is proposing to demolish the garage and install a retaining wall in its place. This proposal will not directly impact the historic house.

Building Demolition

The existing garage has suffered significant structural failure. Two-thirds of the rear wall have collapsed into the building and the side walls show signs of structural deficiency. The masonry construction of the garage is not reinforced and cannot support the weight of the hillside to the rear. This will eventually lead to the total structural failure of the garage and will constitute a hazard that must be remedied. For this reason, Staff supports the demolition of the garage (24A-8(b)(6)).

Current zoning requirements will not allow the construction of an accessory structure in the same location. In order to replace the accessory structure in the rear of the property, the applicant would have to achieve a 5' (five foot) setback from the lot line, which due to the current configuration of the rear of the property would likely be infeasible if not impossible. As this accessory structure is at the rear of the lot, its removal will have only a minor impact on the streetscape of the district. While Staff would prefer to see a replacement garage as a feature on this historic site (in keeping with 24A-8(b)(2)), the existing construction in the rear of the property and zoning requirements would make the reconstruction of the garage an unreasonable condition.

Retaining Wall Construction

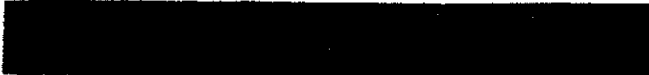
The applicant is proposing to construct a 4' 8" (four feet, eight inch) retaining wall in the location of the front wall plane of the extant garage. The location of the garage will be filled in upon completion of the retaining wall with a grade that matches the existing back yard. This wall extension will match the height and appearance of the existing retaining wall that currently extends approximately three-fourths of the way across the rear lot. The retaining wall will be internally reinforced. The drawing shown on circle 8 shows a guardrail, however, Staff has talked with the project architect and the architect confirmed that no guardrail is proposed for the top of the mortar wall cap.

The need for a retaining wall is demonstrated by the failure of the rear garage wall. The new retaining wall will prevent the further erosion of the hill in the rear of the property. By matching the textured concrete block and height of the historic retaining wall, the new construction will seamlessly match the historic and reinforces the landscape and hardscape of 6806 Westmoreland Ave. This proposal is in keeping with the character of the site and the surrounding district and is

consistent with the guidance provided by the Takoma Park Design Guidelines.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: INFO@SAULARCHITECTS.COM Contact Person: ERIC SAUL
 Tax Account No.: 01079576 Daytime Phone No.: 301.270.0395
 Name of Property Owner: DAVID DIXON-PEUGH Daytime Phone No.: 240.463.0498
 Address: 6806 WESTMORELAND AVE, TAKOMA PARK, MD 20912
Street Number City State Zip Code
 Contractor: TBD Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: ERIC SAUL Daytime Phone No.: 301.270.0595

LOCATION OF BUILDING/PERMITS

House Number: 6806 Street: WESTMORELAND
 Town/City: TAKOMA PARK Nearest Cross Street: _____
 Lot: 27 Block: 17 Subdivision: PINECREST
 Liber: _____ Folio: _____ Parcel: _____

PART TWO: TYPE OF REPAIR ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input 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 checked="" 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>NEW RETAINING WALL DEMO GARAGE</u> | | | |
- 1B. Construction cost estimator: \$ 15,000
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART THREE: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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 OR RETAINING WALL

- 3A. Height 4' feet 0 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] Signature of owner or authorized agent
6/21/17 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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**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:

EXISTING HOUSE/PROPERTY IS LOCATED IN THE TAKOMA
PARK HISTORIC DISTRICT. THE EXISTING GARAGE IS BUILT INTO
THE HILLSIDE OF THE BACKYARD. GARAGE HAS COLLAPSED
DUE TO HILLSIDE PRESSURE. EXISTING 4'-8" RETAINING WALL
RUNS FROM SIDE OF GARAGE TO OPPOSITE SIDE OF PROPERTY

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

EXISTING GARAGE IS PROPOSED TO BE DEMOLISHED. THE
EXISTING RETAINING WALL WILL BE EXTENDED IN PLACE
OF THE GARAGE LOCATION. WALL WILL MATCH THE
EXISTING WALL IN MATERIAL & HEIGHT.

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.

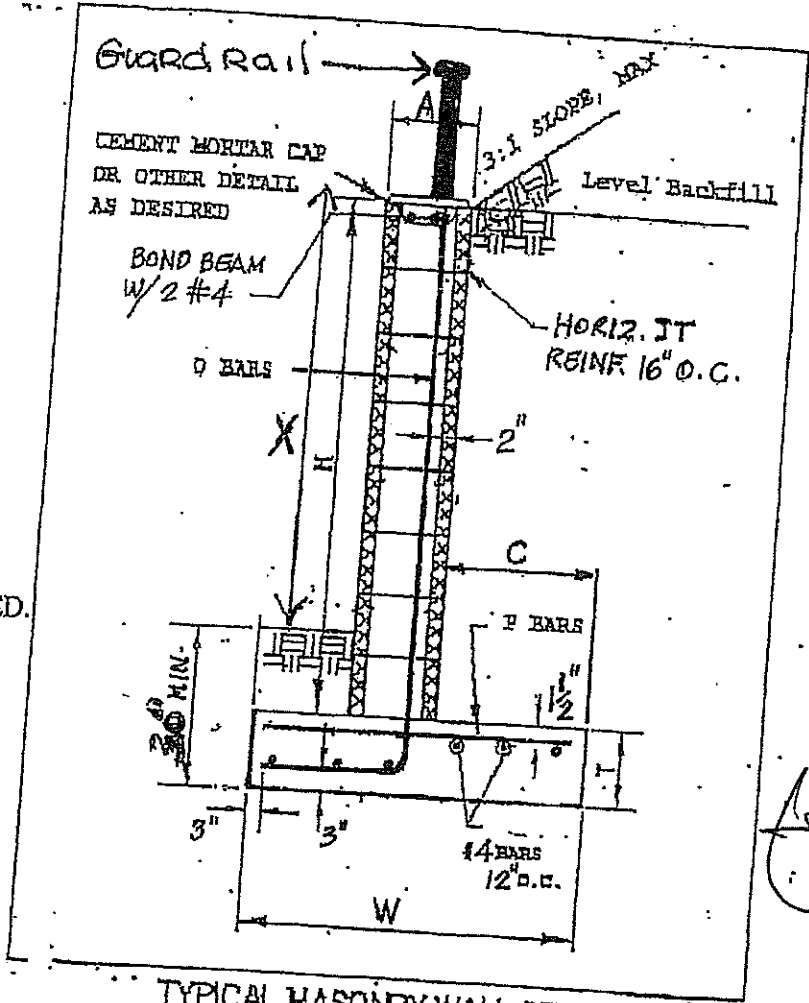
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

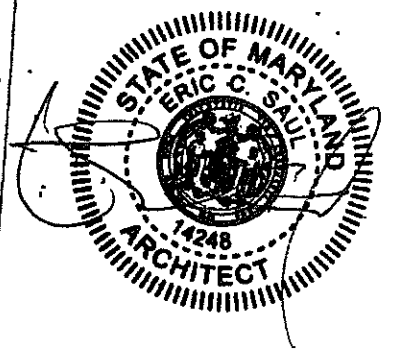
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address DAVID DIXON-PEUGH 6806 WESTMORELAND AVE. TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address ERIC SAUL SAUL ARCHITECTS 8114 CARROLL AVE TAKOMA PARK, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>6808 WESTMORELAND AVE TAKOMA PARK, MD 20912</p>	<p>6807 WESTMORELAND AVE TAKOMA PARK, MD 20912</p>
<p>6804 WESTMORELAND AVE TAKOMA PARK, MD 20912</p>	<p>6737 EASTERN AVE TAKOMA PARK, MD 20912</p>
<p>6741 EASTERN AVE TAKOMA PARK, MD 20912</p>	<p>6745 6745 EASTERN AVE TAKOMA PARK, MD 20912</p>



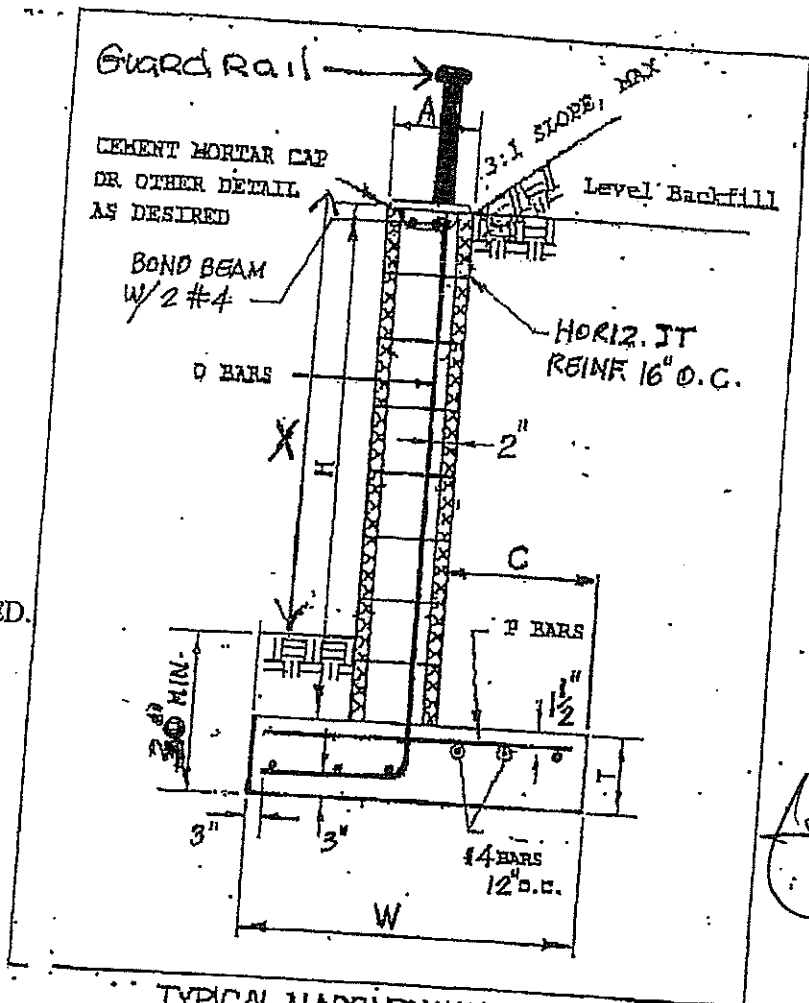
NOTE:
 IF (X) equals 30" or more a
GUARDRAIL is REQUIRED.
 36" High (Residential)
 42" High (Commercial)



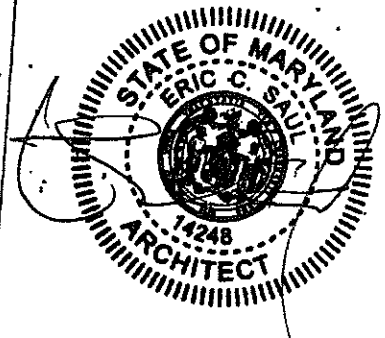
TYPICAL MASONRY WALL SECTION

TABLE 1: TYPICAL MASONRY WALL SPECIFICATIONS
 FOR FULLY GROUTED WALL

Dimensions					Reinforcing Bars	
H	A	C	W	T	O	P
Level Backfill						
3'-4"	8"	1'-6"	2'-6"	10"	#4@24"O.C.	#4@14"O.C.
4'-0"	8"	1'-9"	2'-10"	12"	#4@16"O.C.	#4@12"O.C.
4'-8"	8"	1'-11"	3'-4"	12"	#4@16"O.C.	#4@12"O.C.
5'-4"	8"	2'-1"	3'-9"	12"	#5@16"O.C.	#4@12"O.C.
6'-0"	8"	2'-3"	4'-2"	12"	#5@16"O.C.	#4@12"O.C.
Sloped Backfill						
3'-4"	12"	1'-8"	3'-0"	10"	#4@24"O.C.	#4@14"O.C.
4'-0"	12"	2'-2"	4'-0"	12"	#4@16"O.C.	#4@12"O.C.
4'-8"	12"	2'-10"	4'-8"	12"	#4@16"O.C.	#4@12"O.C.
5'-4"	12"	3'-6"	5'-4"	12"	#5@16"O.C.	#4@12"O.C.
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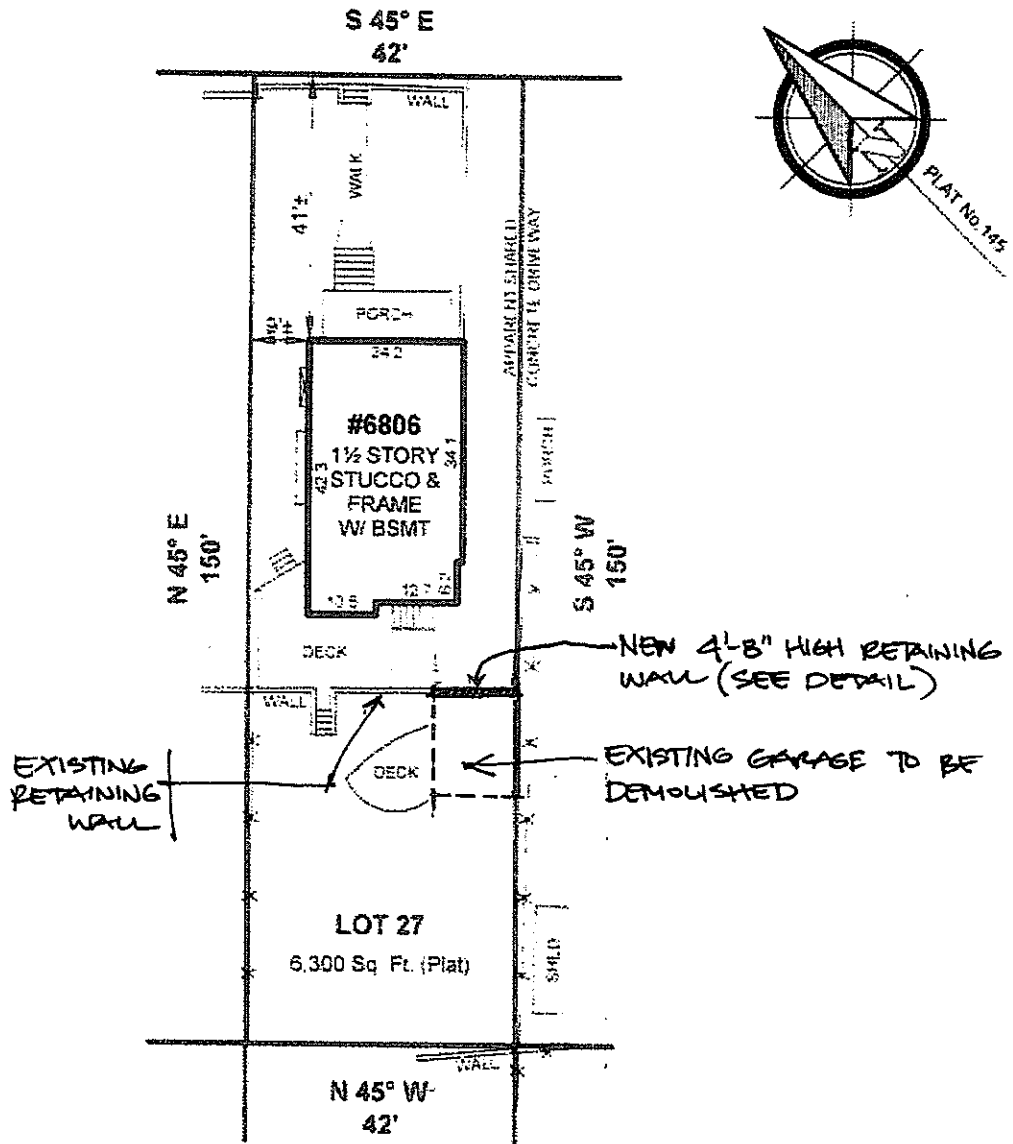
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6'-0"	12"	4'-2"	6'-0"	12"	#5@16"O.C.	#4@12"O.C.

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WESTMORELAND AVENUE



NOTE:
ENCROACHMENTS
MAY 8 1957

THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS

1' ±

LOCATION DRAWING OF:
#6806 WESTMORELAND AVENUE
LOT 27
BLOCK 17
DIRECT

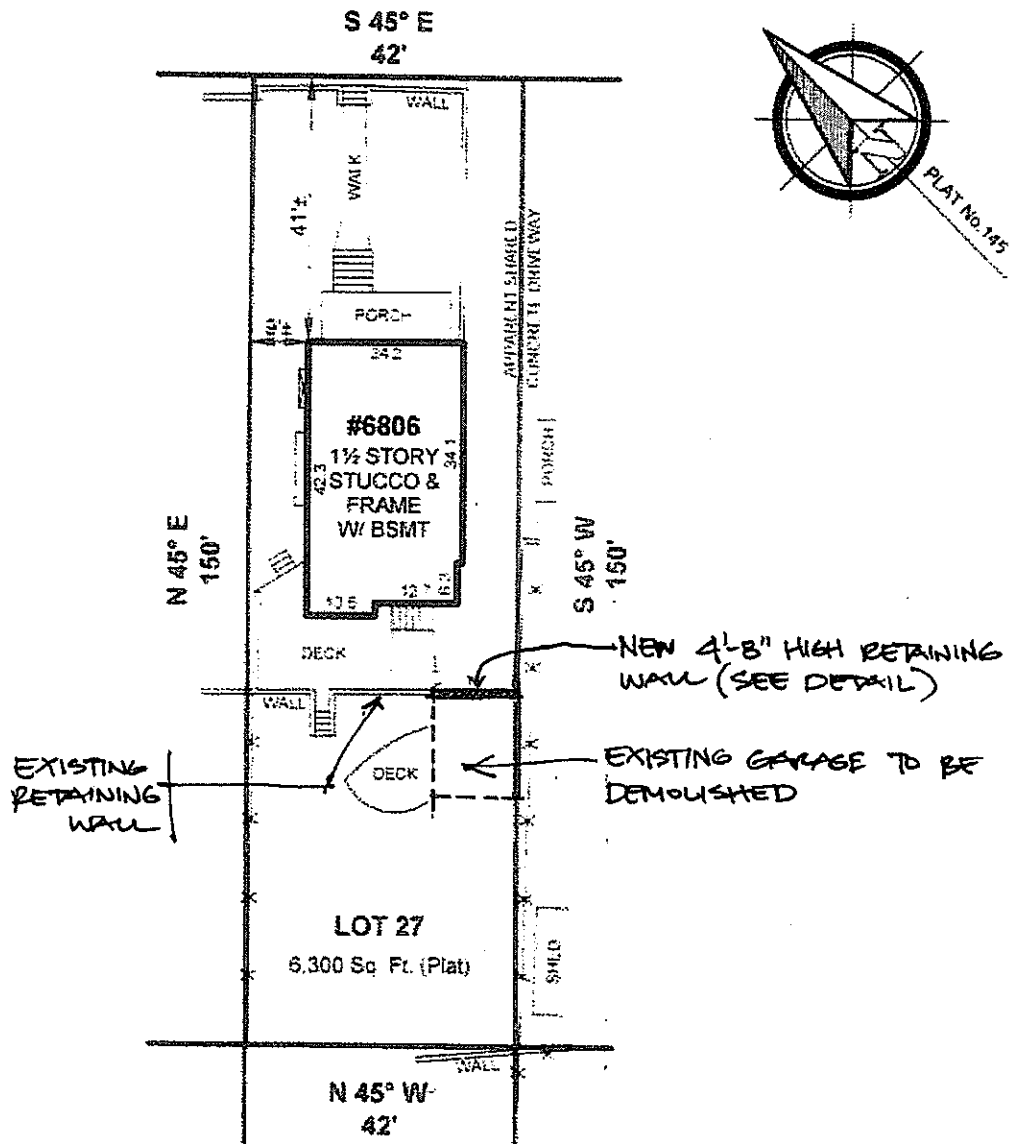
LEGEND:
- FENCE
B/E - BASEMENT ENTRANCE
B/W - BAY WINDOW
BR - BRICK
BRL - BLDG RESTRICTION LINE
BSMT - BASEMENT
CS - CONCRETE STOOP
CONC - CONCRETE
D/W - DRIVEWAY

A Land Surveying Company

DULEY
and
Associates, Inc.

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WESTMORELAND AVENUE



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS

1' ±

LOCATION DRAWING OF:
#6806 WESTMORELAND AVENUE
LOT 27
BLOCK 17
DIRECT

LEGEND:

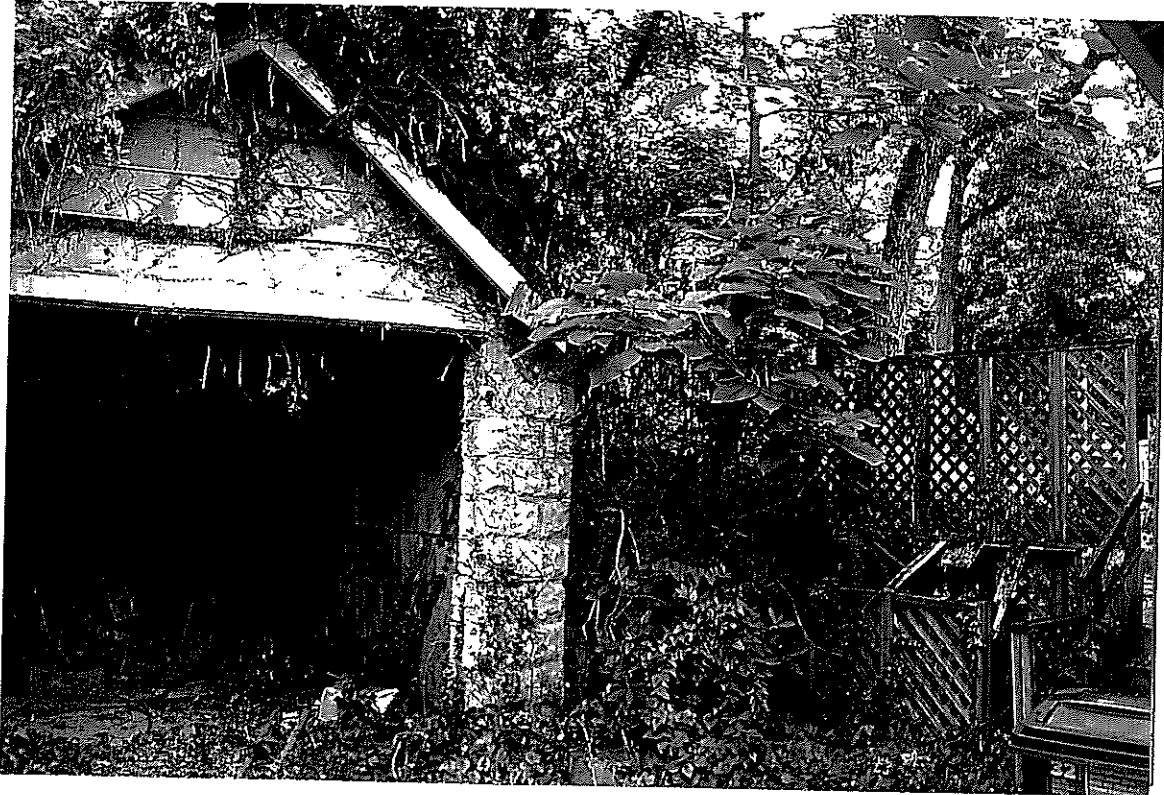
- X- FENCE
- B/E BASEMENT ENTRANCE
- B/W BAY WINDOW
- BR - BRICK
- BRL - BLDG RESTRICTION LINE
- BSMT BASEMENT
- C/S CONCRETE STOOP
- CONC CONCRETE
- D/W DRIVEWAY

A Land Surveying Company

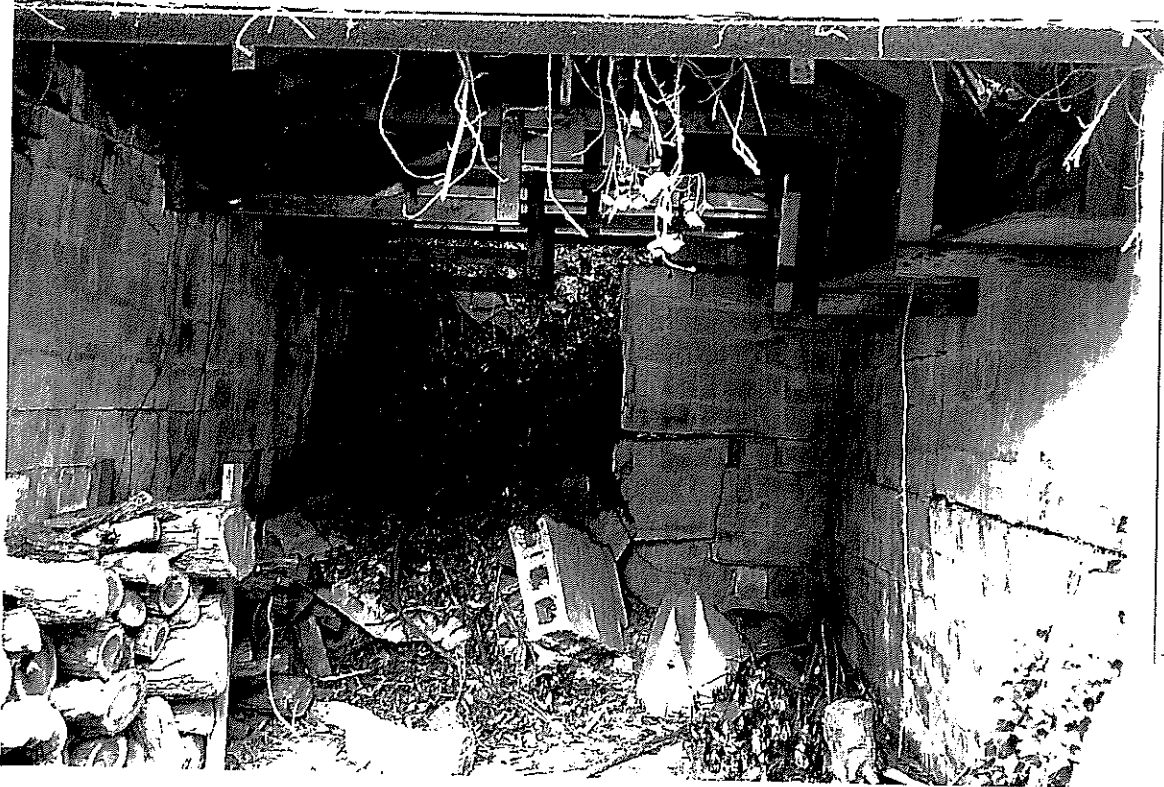
DULEY
and
Associates, Inc.

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Existing Property Condition Photographs (duplicate as needed)



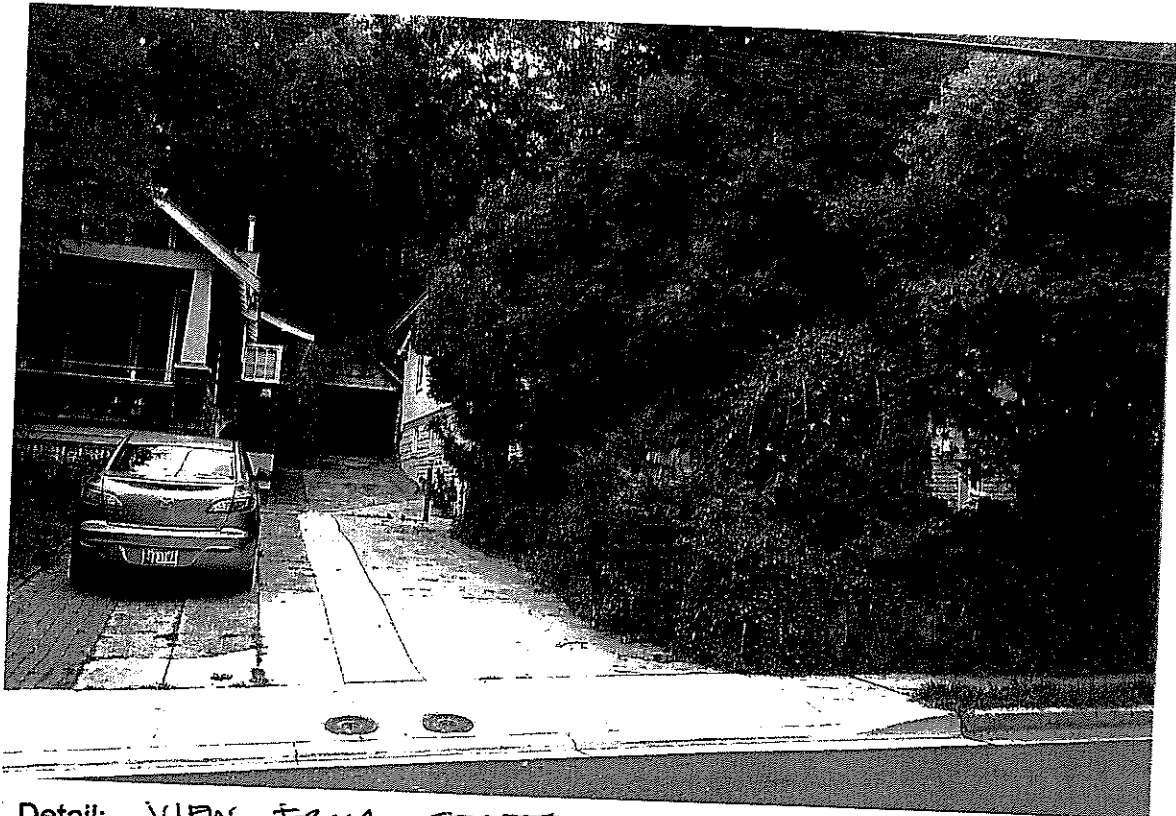
Detail: EXISTING GARAGE TO BE DEMOLISHED



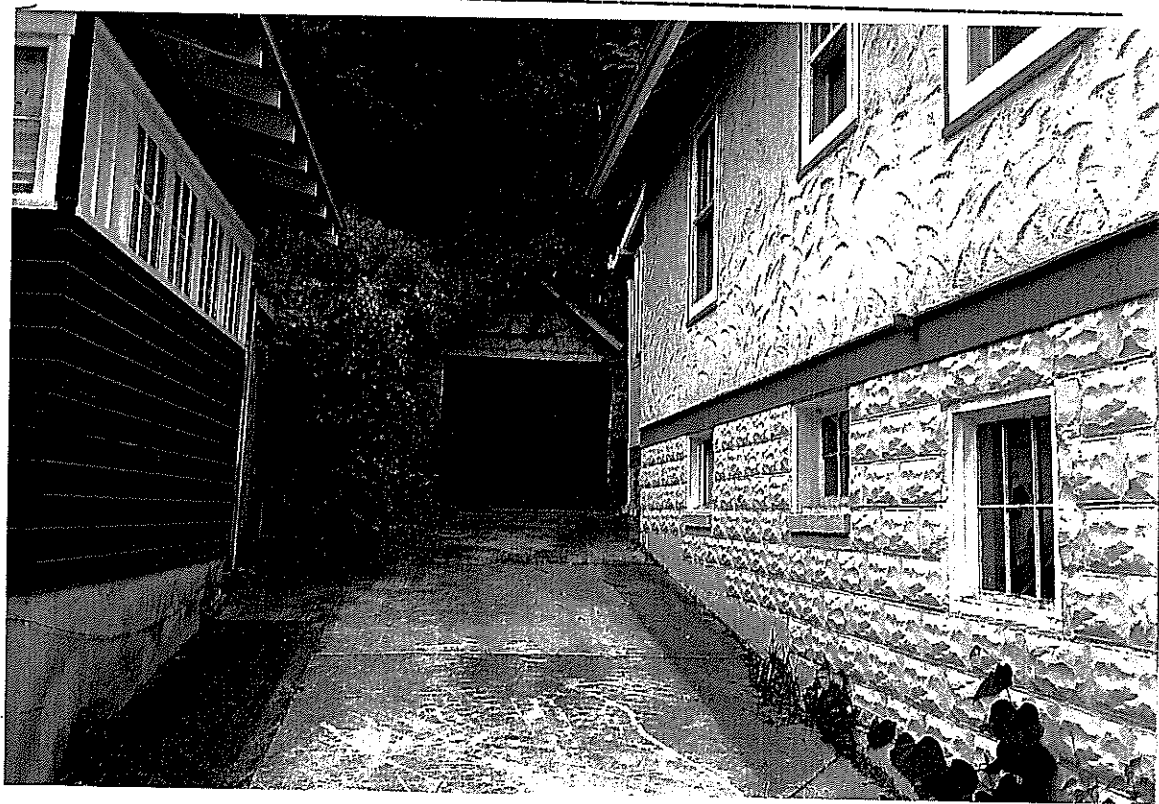
Detail: CONDITION OF EXISTING GARAGE

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW FROM STREET



Detail: VIEW OF EXISTING GARAGE

Applicant: _____

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Existing Property Condition Photographs (duplicate as needed)



Detail: _____

Detail: DETAIL OF EXISTING RETAINING WALL -
NEW WALL TO MATCH THIS.

Applicant: _____

Page: _____

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