

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	6801 Westmoreland Ave., Takoma Park	Meeting Date:	01/11/17
Applicant:	MDS Investments, LLC	Report Date:	01/04/17
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	12/28/16
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-17A	Staff:	Dan Bruechert

PROPOSAL: Addition and other alterations

STAFF RECOMMENDATION

Staff recommends HPC **deny** the HAWP application.

PROJECT BACKGROUND

Staff has reached out to the applicant via e-mail and voice mail on 12/22/16 and again 01/03/17 to discuss this application and proposed revisions and to date has not received a response. Several elements in the application do not provide sufficient information for staff to fully evaluate the proposal. However, on the whole the proposal appears to fail to meet the guidance in both County Code and the Takoma Park Historic District Guidelines.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1915-25

The subject property is a wood-frame aluminum-sided one-and-a-half story Craftsman bungalow with a gable-front roof and gabled front porch supported by two battered wood columns. There are three Craftsman-style wood brackets supporting the roof overhang. The front windows are replacement vinyl one-over-one sash windows. The front door also appears to be a replacement.

PROPOSAL

The current proposal calls for:

- Removing the aluminum siding and replacing with Hardiplank,
- Removing the vinyl windows and replacing with wood clad in a variety of configurations,
- Changing the configuration on the first story by moving the door and window arrangement,
- Constructing a two-story addition at the rear (24'3" x 23'2"), and
- Removing the roof and constructing a second story addition above the historic walls.

APPLICABLE GUIDELINES***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(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

(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.

(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.)

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:

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

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

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

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

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

Alterations to features that are not visible 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.

STAFF DISCUSSION

Staff finds that in regard to the elements of this project that are visible from the right-of-way, this project will have a significant detrimental impact on the existing streetscape and building patterns, thereby impairing the character of the district contrary to the guideline's charge that projects "act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district."

Staff's discussion of specific elements of the proposal follows.

Replacement Siding

The applicant's proposal to remove the non-historic aluminum siding and replace it with Hardiplank siding may be consistent with the guidelines in both 28A(b)(1)-(3) and in the Takoma Park Historic District Design Guidelines. However, the applicant has not provided information to document the condition of any historic siding behind the aluminum to demonstrate that it has deteriorated. Design Guidelines discourage replacing original building materials that are in good condition with artificial siding. Because the applicant has not provided sufficient information to adequately evaluate this proposal Staff cannot make a recommendation regarding the proposal to remove the aluminum and replace it with Hardiplank. Given the information in the record, the Commission may find that this work item is incompatible with guidance on replacement materials and inconsistent with the criteria for approval.

Replacement Windows

The applicant's proposal to remove the non-historic vinyl windows and replace them with wood clad windows does not provide enough information to adequately make a determination on the appropriateness of this proposal. The information provided only shows that the windows on the first floor and the side will be six-over-six sash windows. Many of the windows on the second floor and right-side elevation will be one-over-one sash. The application does not include any information regarding the window frame construction or the muntin pattern.

While Staff is able to support the removal of the non-historic vinyl windows, because the

applicant has not been responsive to repeated request for additional information, Staff cannot evaluate replacement windows and cannot provide further details on this feature. Given the information in the record, the Commission may find that this work item is incompatible with guidance on replacement materials and inconsistent with the criteria for approval.

Front Elevation Re-Configuration

The proposal for the front elevation includes reconfiguring the front elevation from a single door with windows to either side to paired French doors with a set of paired windows (please note that the “existing elevation” does not adequately show the existing conditions, see the photographs accompanying the application). Additionally, the proposal calls for removing the two battered porch column and replacing them with three square columns.

6801 Westmoreland Ave. has few remaining historic features. In addition to the building form, the building appears to retain its historic openings in both size and location. Reconfiguring the front elevation will substantially alter the exterior features of the building contra Chapter 28A(b)(1). As the specific details for the doors and windows was not included, it is not possible to tell if the proposed replacement doors and windows are consistent with the predominant style of the house or if they create an incongruent appearance which runs counter to the Design Guidelines.

Staff does not believe that the reconfiguration of the front elevation is appropriate under the guidance provided by County Code and Design guidelines, but additionally, cannot fully evaluate the proposal without full information regarding the proposed replacement windows and doors. Staff recommends that the Commission find that this work element is inconsistent with the criteria for approval.

Rear Two-Story Addition

Additions to the rear of historic houses within the District is generally the preferred location. When additions are added to the rear often attempts are made to ensure that the visibility of the new construction is minimized in some way. This proposal makes the proposed addition more visible from the public right-of-way by offsetting the new construction to the left by several feet, so it will be more visible from the street.

As this new rear addition is not possible without the construction at the front of the house, this proposal should be evaluated as part of the larger second story addition.

Second Story Addition

The proposal calls for removing the roof and adding a second story from the front wall plane to the rear of the house and installing a new front-gable roof. The height of the house will from its historic 19’ (nineteen feet) to 29’8” (twenty-nine feet, eight inches). In addition to the height, the massing of the building will change as the second story overhangs the historic wall on the left (northwest) side of the house.

Adding a second story, 6801 Westmoreland will be able to go from a small one or two-bedroom space (plans are incomplete on the existing condition of the second floor) to a three bedroom, three bathroom full second story. This second story will dramatically change the appearance of the house and change its historic character which contravenes 28A(b)(2). By placing the addition at the front wall plane, the addition will also change how the house interacts with the surrounding district. The majority of houses on this block of Westmoreland are one or one-and-a-half stories in height and adding ten feet to this building will change the patterns of open space on the block and in the surrounding district. This does not respect the Design Guideline requirement that, “second story additions or expansions should be... appropriate to the surrounding streetscape in terms of scale and massing.” The proposed construction is not in keeping with either the scale or massing.

This proposal does not attempt to minimize its appearance and is contrary to the Design Guidelines which state, “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...” The applicant has not attempted to

make the new construction less visible from the surrounding district. By creating a second-story overhang on the left side the proposed addition is actually *more* visible and appears more massive than if the addition was limited to the historic wall planes of the house.

Finally, this proposal seems to run counter to one of the guiding principles for all work in the District for failing to assure “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.” Staff finds that this element of the scope of work is inconsistent with the criteria for approval.

In evaluating this project based on the information provided by the applicant and having determined that this project is incompatible with the Takoma Park Historic District Guidelines as outlined above, Staff recommends that the Commission make findings of facts establishing the project’s incompatibility with the Guidelines, and as a result, find that the project is inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of this resource located within the Takoma Park Historic District and to the purpose of the Historic Preservation Ordinance.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **deny** the HAWP application finding that the HAWP application meets the requirements of Chapter 24A-8(a),

(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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Mateosrealty@gmail.com Contact Person: Marcos Pios - Mauricio MA
 Daytime Phone No.: 443-440-7571 -
 Tax Account No.: 01060145
 Name of Property Owner: MDS INVESTMENTS LLC Daytime Phone No.: 703 296 1531
 Address: 1600 Pa. Back Rd Doddsville MD 21035
Street Number City Street Zip Code
 Contractor: TO OWNERS Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Marcos Pios / Maxibel Pios Daytime Phone No.: 443-440-7571

LOCATION OF BUILDING/PREMISES

House Number: 6801 Street: West moreland Rd
 Town/City: FARMONA PARK Nearest Cross Street: _____
 Lot: 8 Block: 18 Subdivision: 0025
 Liber: _____ Folio: _____ Parcel: 0660

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
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 150,000

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.

[Signature]
Signature of owner or authorized agent

12-14-2016
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 STRUCTURE Wood Frame
on main floor Block wall foundation
existing siding metal - vinyl windows
Existing House don't have any historical look -
We propose install Hardy plank siding
and wood windows, and shingle
Required.

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

with the new design we propose
to give historic look with the materials
the front door will be wood and
windows wood -

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.

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

<p>Owner's mailing address MDS investments LLC 1600 Rossback Rd Davidsonville MD 21035</p>	<p>Owner's Agent's mailing address Marcos Pina 6229 Deep River Canyon Columbia MD 21045</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Weinrich David Sunk Soshana 6803 Westmoreland AV Takoma Park MD 20912 side</p>	<p>Edgar Geo Frey D 6713 Westmoreland AV Takoma Park MD 20912 side</p>
<p>Ward Scott & Elizabeth E Hedstrom Takoma Park MD 20912 front</p>	<p>Greech Norman 6712 Westmoreland AV Takoma Park MD 20912 front</p>
<p>Montgomery Christopher 6802 Westmoreland AV Takoma Park MD</p>	

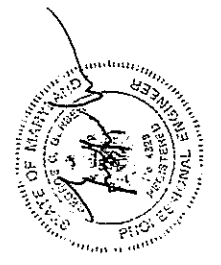
Real Property Data Search (w4)

Guide to searching the database

Search Result for MONTGOMERY COUNTY

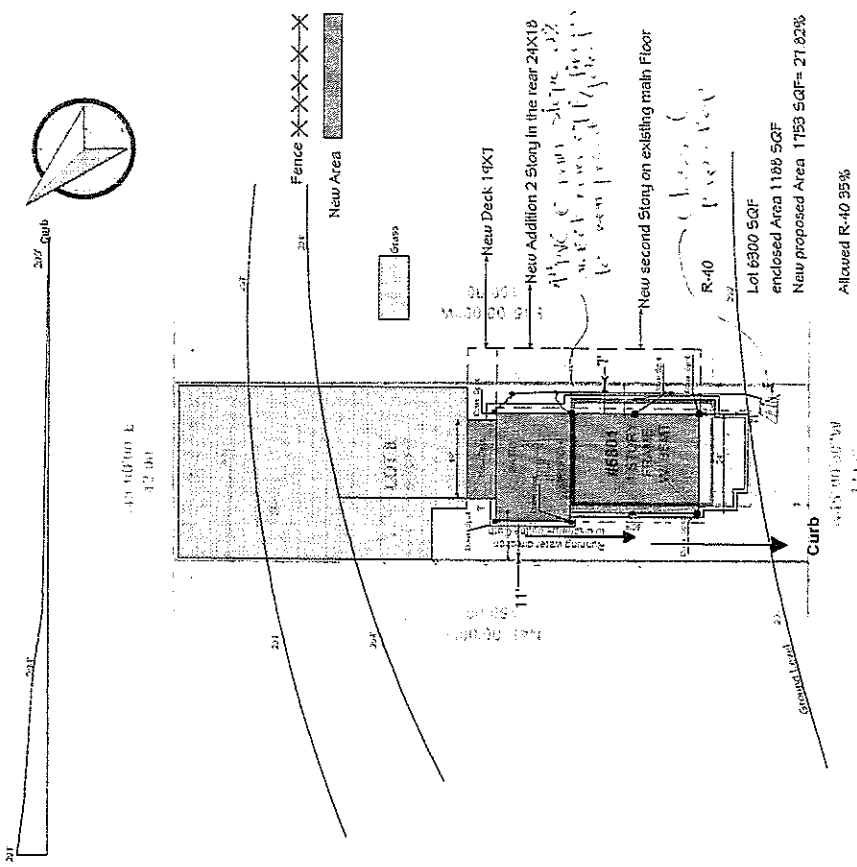
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 01060145			
Owner Information					
Owner Name:		MDJ INVESTMENTS LLC		Use:	RESIDENTIAL
Mailing Address:		1600 ROSSBACK RD DAVIDSONVILLE MD 21035-0000		Principal Residence:	NO
				Deed Reference:	/49439/ 00472
Location & Structure Information					
Premises Address:		6801 WESTMORELAND AVE TAKOMA PARK 20912-4410		Legal Description:	PINE CREST
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
JN51	0000	0000		0025	
					Block:
					18
					Lot:
					8
					Assessment Year:
					2013
					Plat No:
					145
					Plat Ref:
Special Tax Areas:		Town:		TAKOMA PARK	
		Ad Valorem:			
		Tax Class:		74	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1908	1,188 SF	400 SF	6,300 SF	111	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		STANDARD UNIT	FRAME	2 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2013	07/01/2014	07/01/2015	
Land:	300,000	300,000			
Improvements	114,300	93,000			
Total:	414,300	393,000	393,000	393,000	
Preferential Land:	0			0	
Transfer Information					
Seller: MCDONALD JUANA MERCEDES		Date: 11/18/2014		Price: \$235,000	
Type: ARMS LENGTH IMPROVED		Deed1: /49439/ 00472		Deed2:	
Seller: MACDONALD, ARTHUR M & J M		Date: 12/10/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /00000/ 00000		Deed2:	
Seller:		Date: 04/04/1973		Price: \$0	
Type: ARMS LENGTH IMPROVED		Deed1: /04355/ 00461		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2014	07/01/2015	
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00		0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

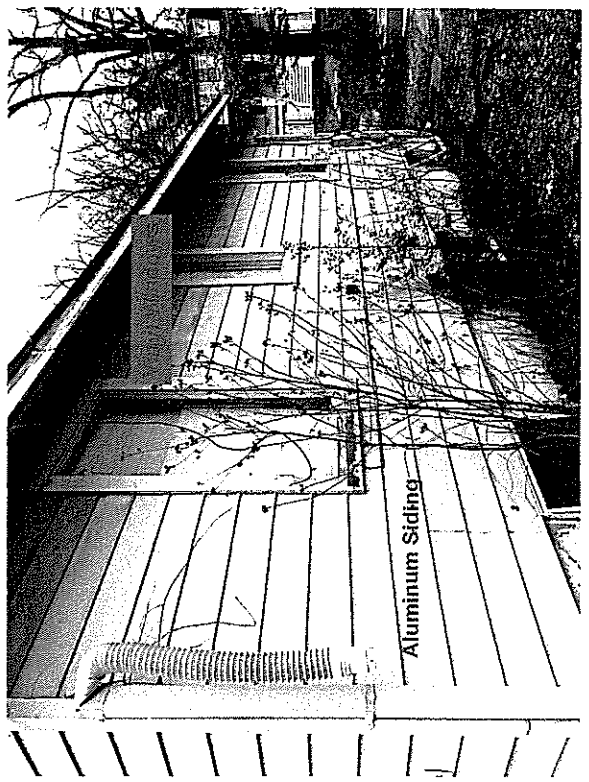
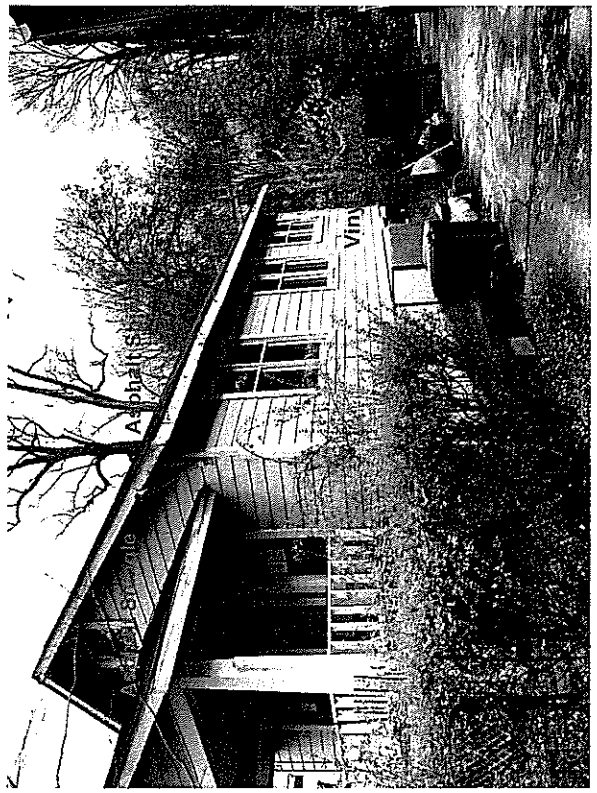
DESIGNS PROVIDED BY:
CDC
Charles M. Ward 2015
444-2707



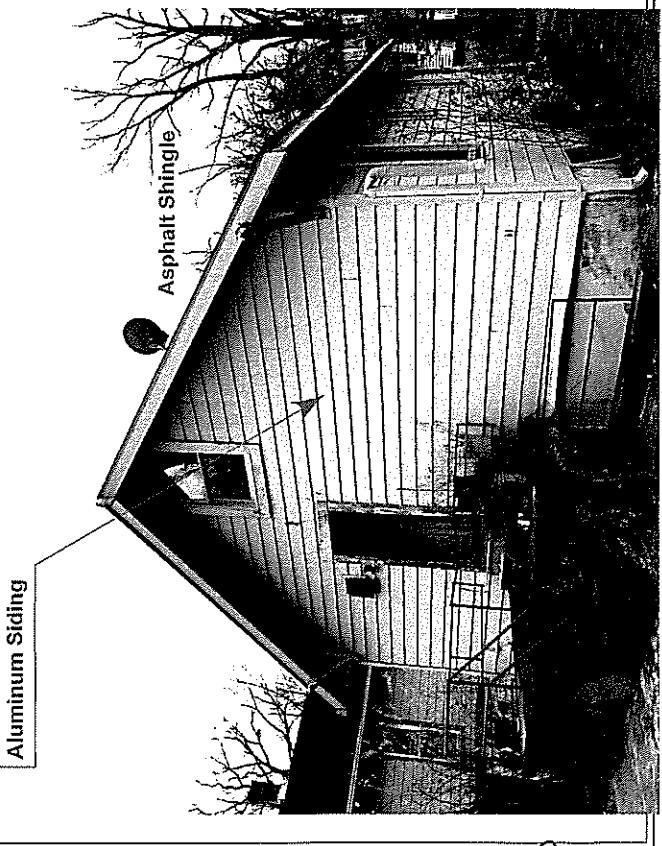
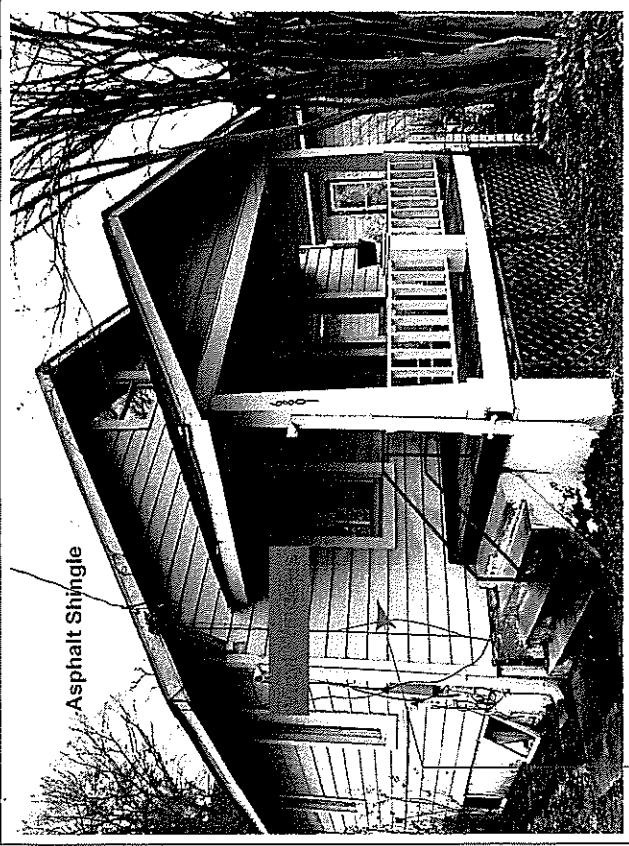
NOTES:
The Permittee must contact Sediment Control area inspector for a preconstruction meeting 48 hours prior to the commencement of any land disturbing or construction activities.

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVAL FOR SMALL LOT DRAINAGE
DATE 7/26/2016
BY Changsheng (Cathy) Xie

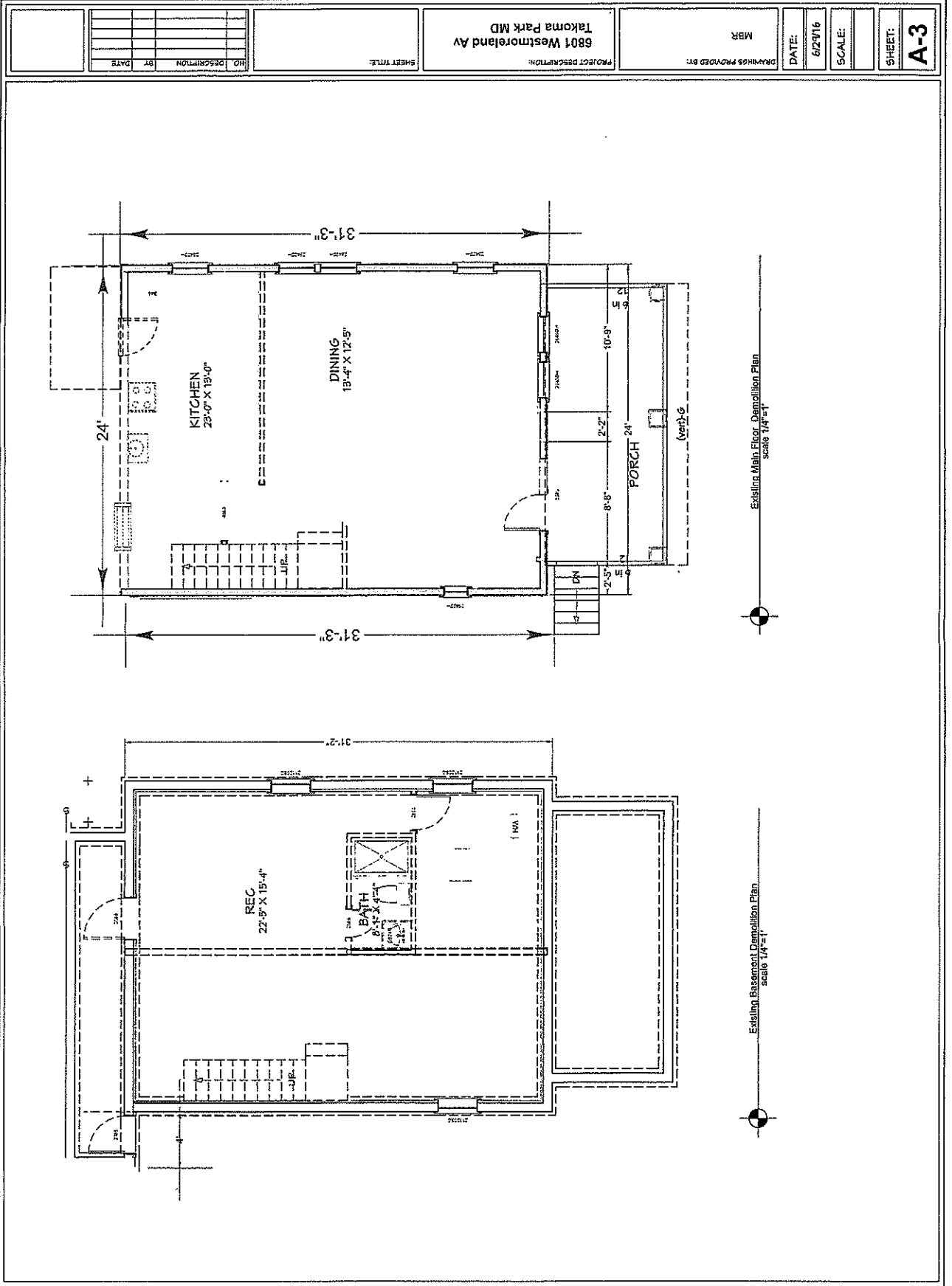




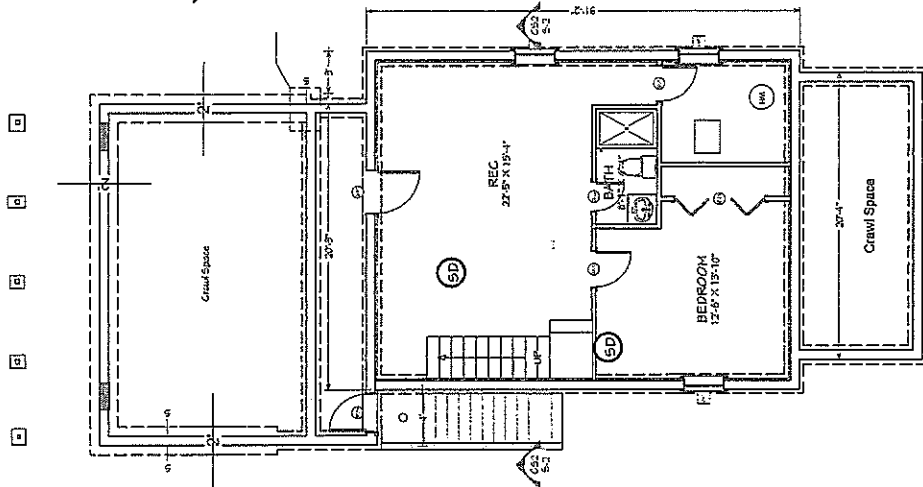
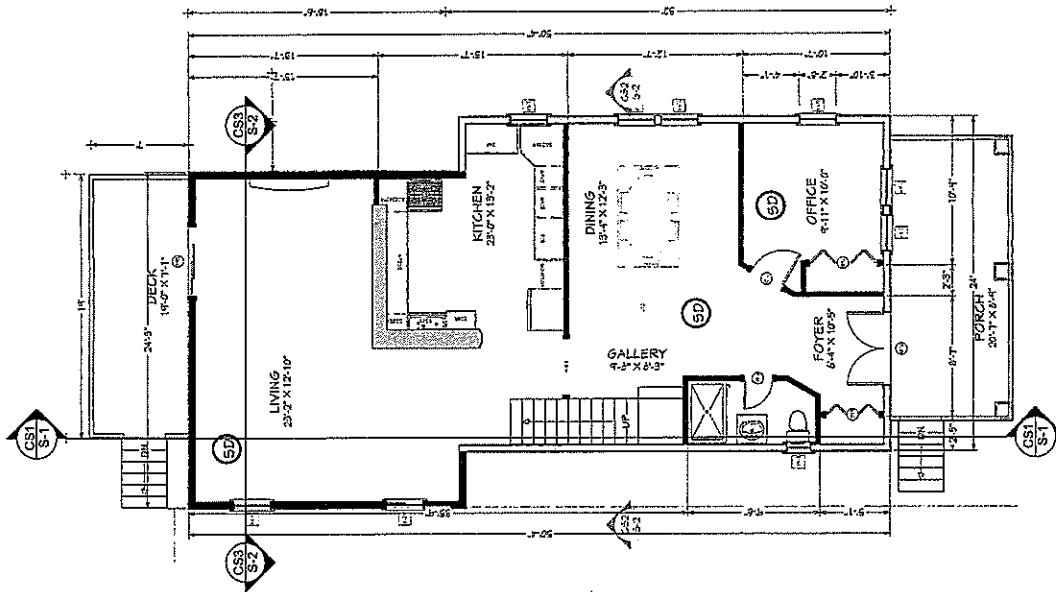
Existing Condition



111



PROJECT DESCRIPTION: 6801 Westmoreland Av Takoma Park MD		DATE: 6/23/16	SHEET: A-4
DRAWINGS PROVIDED BY: MBR		SCALE: 1/8"=1'-0"	
SHEET TITLE:			
NO.	DESCRIPTION	BY	DATE



NO.	DESCRIPTION	BY	DATE	SHEET TITLE	PROJECT DESCRIPTION	DRAWINGS PROVIDED BY:	DATE:	SCALE:	SHEET:
							6/29/16		A-5

6801 Westmoreland Av
Takoma Park MD

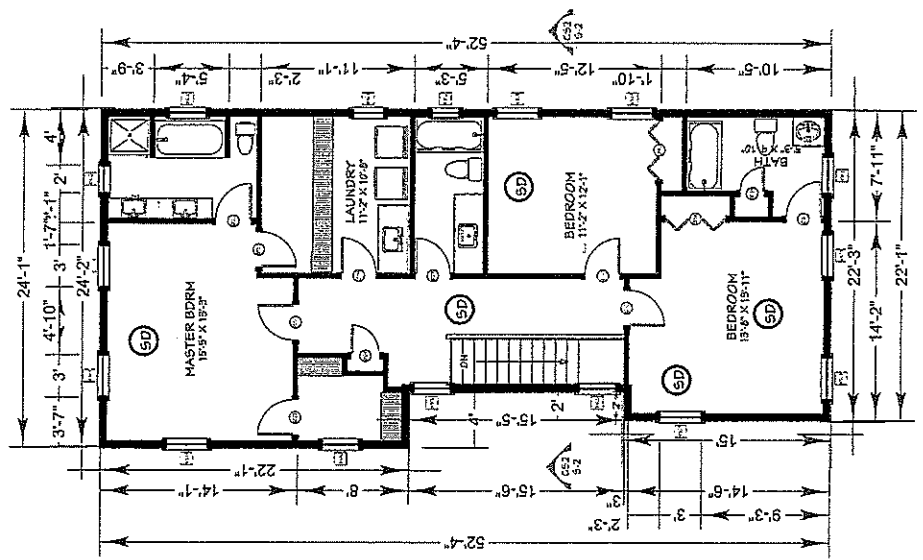
MBR

DATE:
6/29/16

SCALE:

SHEET:

A-5



Proposed New Second Floor Plan
scaled 1/8"=1'-0"

SHEET: A-6

SCALE:

DATE: 6/29/16

DRAWINGS PROVIDED BY: MBR

PROJECT DESCRIPTION:
6801 Westmoreland Av
Takoma Park MD

SHEET TITLE:

NO.	DESCRIPTION	BY	DATE

