

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6801 Westmoreland Ave.	Meeting Date:	04/19/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	04/12/17
Applicant:	Mauricio Mateos	Public Notice:	04/05/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-17BB	Staff:	Dan Bruechert
Proposal:	Rear addition, windows, siding, and other changes		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with five (5) conditions** the HAWP application.

- Replacement windows need to be wood, not clad and specifications for the specific proposed windows needs to be submitted to Staff for review with authority for final approval delegated to Staff.
- Specification for the replacement wood front door must be submitted to Staff for review with authority for final approval delegated to Staff.
- Detailed dimensions for the picket and stockade fence must be submitted to Staff for review with final authority for final approval delegated to Staff.
- Detailed dimensions for the wood handrail at the front porch and iron and wood handrail to the basement entrance must be submitted to Staff for review with final authority for approval delegated to Staff.
- Shingle specifications for the addition and historic house must be submitted to Staff for review with final authority for approval delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Colonial Revival
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.

BACKGROUND

The HPC conducted a preliminary consultation at the February 22, 2017 HPC meeting (the transcript of that consultation is enclosed). The HPC was generally supportive of the proposal to add a one-story addition to the rear and noted that due to the narrow lot, that the offset for the rear addition was

acceptable. The applicant has made other changes to the proposal in response to the Commissioners recommendations including:

- Lowering the roof ridgeline of the addition
- Maintaining the side loading front porch
- Providing sufficient evidence that there is no historic siding

PROPOSAL

The applicant is proposing a full rehabilitation of the historic house including, new Hardiplank siding; replacing the non-historic vinyl windows; replacing the non-historic door; replacing the fencing; and constructing a rear, side-gable addition.

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:

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.

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
- (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.)

STAFF DISCUSSION

The applicant has refined their proposal from the preliminary consultation to the point that staff supports approval of the application. There are, however, several elements that lack sufficient detail for staff to make a recommendation as to their appropriateness and the approval of this HAWP should be conditional on the review and approval of these materials. Staff feels that though details are lacking, these changes are all to either missing or replacing non-historic material and can be approved at the staff level.

Historic House

The house at 6801 Westmoreland Ave. has been vacant for some time, and the conditions of the building demonstrate that fact. The aluminum siding was installed directly onto the studs with no underlying siding, the windows all vinyl (though some do not have windows in the opening), and the house is generally in poor shape. The only significant historic element remaining at the subject property is its

form, including the front-gable front porch, and the contribution to the surrounding district. The applicant is proposing to rehabilitate the historic house by installing new siding, windows, doors, and roofing. As the building has lost all of its historic material, substitute materials are appropriate in this instance.

The current proposal will retain the historic, side-loading, front porch and will repair elements including the stairs, columns, and railing. This proposal will retain the relationship between the building, the streetscape, and the surrounding district.

As discussed in the preliminary consultation, the historic doors, windows, and siding were all removed prior to this application. The applicant is proposing to replace the aluminum siding with Hardiplank siding, with the smooth side facing out. This will approximate the appearance of historic wood clapboard siding and is an appropriate substitute material. The Design Guidelines dictate that substitute materials may be installed on a case-by-case basis. As the historic materials have been removed, and in some cases destroyed, the use of substitute materials for the siding of 6801 Westmoreland should be supported.

The applicant is proposing replacing the non-historic front door with a new wood front door, but has not identified a specific replacement model. Staff supports installing a wood door in this location, but needs full details to make a determination of appropriateness.

The windows in the historic house have all been replaced with vinyl windows. The applicant is proposing to replace the vinyl windows with a vinyl clad window in its place. The application materials identify either an Anderson 400 series or Marvin window as the replacement. During the preliminary consultation, the applicant and the HPC discussed the possibility of installing a wood window in their place. Staff recommends that the applicant use a wood window rather than a clad window and provide those details to staff for review and approval.

The new construction will provide direct access to the basement from a new set of exterior stairs to the left of the historic house. The railing will be supported by 1" (one inch) iron balusters, 4" (four inches) off center, with a wood top rail. While these dimensions appear to be appropriate, the level of detail necessary to make this determination needs to be submitted for review prior to approval.

Rear Addition

At the preliminary review, the HPC was generally supportive of the size and placement of the proposed rear addition. The Commissioners made some recommendations for the addition including lowering the ridge line to match the historic and lining up the gutter line. Those changes have been integrated into the current proposal and the detailing of the addition will match the historic. The siding will be Hardiplank, installed with the smooth side facing out. The proposed windows will match the replacement windows in the historic house. The ridgeline, gutter line, and shingles will match the historic house.

Due to the narrow lot and modest scale of the historic house, Staff supports the construction of the addition in its form and placement. The proposal is compatible with the scale and detail of the historic house and appears to comply with 24A-8(b)(2) and its placement at the rear appears to conform to the Design Guidelines.

As with the historic house, the details for the windows are insufficient to make a determination as to their appropriateness. The proposed windows are to match the windows in the historic house and details should be provided to staff for review and approval.

To the rear of the addition, the applicant is proposing to install a sunporch on piers. This proposal will have minimal impact on the historic house and will not be at all visible from the public right-of-way. This element should be proposed as a matter of course.

Finally, the applicant is proposing to replace the chain link fence surrounding the property. The proposal calls for the construction of a 6' (six foot) stockade fence to the rear of the property and a 36" (thirty-six inch) picket fence in front of the wall plane. Specifications for these fences has not been provided, however, their dimensions and materials generally comport with our fence guidance. Details, including gate access, for these fences must be submitted to staff for review and approval.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with five (5) conditions** the HAWP application;

- Replacement windows need to be wood, not clad and specifications for the specific proposed windows needs to be submitted to Staff for review with authority for final approval delegated to Staff.
- Specification for the replacement wood front door must be submitted to Staff for review with authority for final approval delegated to Staff.
- Detailed dimensions for the picket and stockade fence must be submitted to Staff for review with final authority for final approval delegated to Staff.
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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

DPS - 88

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Mateos Realty@gmail.com Contact Person: MAURICIO MATEOS
Tax Account No.: 13-01860145 Daytime Phone No.: 703 296 1531
Name of Property Owner: MD INVESTMENTS LLC Daytime Phone No.: 703 296 1531
Address: 1600 POSSBACK Rd Davidsonville City: 21035 State: MD Zip Code: 21035
Contractor: OWNEY Phone No.: 703 296 1531
Contractor Registration No.: _____
Agent for Owner: MAURICIO MATEOS Daytime Phone No.: 703 296 1531

LOCATION OF BUILDING/PREMISE

House Number: 6801 Street: Westmoreland
Town/City: TAKOMA PARK Nearest Cross Street: _____
Lot: 8 Block: 18 Subdivision: 0025
Liber: _____ Folio: _____ Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Remove
☐ 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: _____

1B. Construction cost estimate: \$ 240,000

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 72 feet 3 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

04-03-17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 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:

Interior Renovation and alteration
New addition 1 story in the back not higher
than the existing house
Replace existing windows same size existing
windows are vinyl replace by wood replace
existing siding is aluminum replace by with
Hardy plank smooth face replace brackets in kind
same size and form

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

Replacing windows, siding and brackets
will give back Victorian style ~~and~~ character
will return to the original look that
has been altered

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

- 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

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.

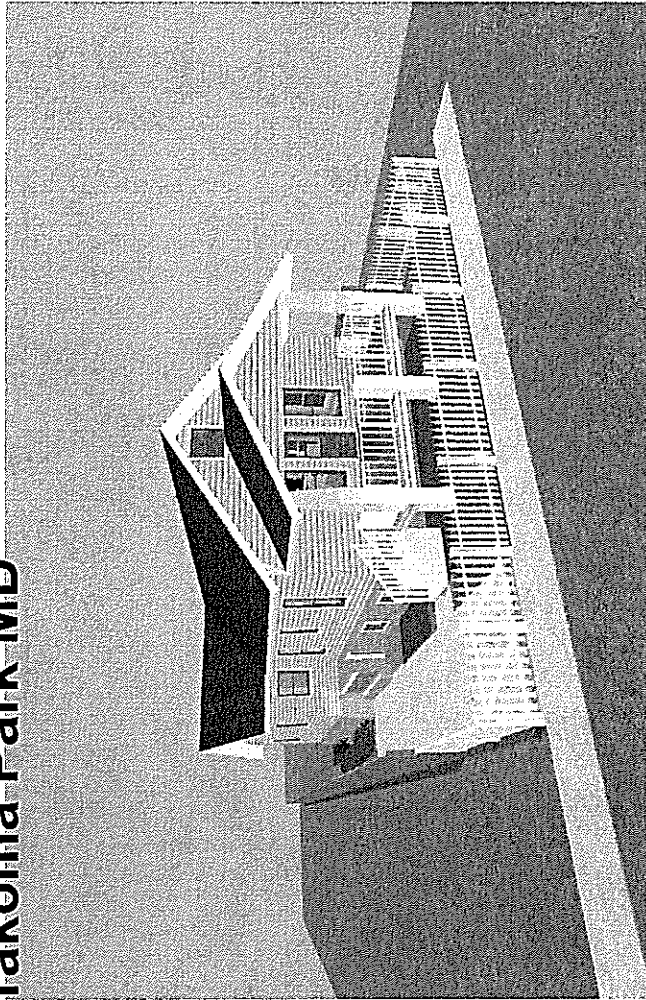
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

<p>Owner's mailing address 1600 Roosback Rd Davidsonville MD 21035</p>	<p>Owner's Agent's mailing address 6229 Deep River Canyon Columbia MD 21045</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>6803 Westmoreland Ave Takoma Park MD Weinreich David Sonka Shoshanna</p>	<p>6713 Westmoreland Ave Takoma Park MD Edgar Geoffrey</p>
<p>6800 Westmoreland Ave Takoma Park MD Ward Scott Elizabeth E Hedstrom</p>	<p>6712 Greene Norman And CG 6712 Westmoreland Ave Takoma Park</p>
<p>Montgomery Christopher 6802 Westmoreland Ave Takoma Park MD</p>	

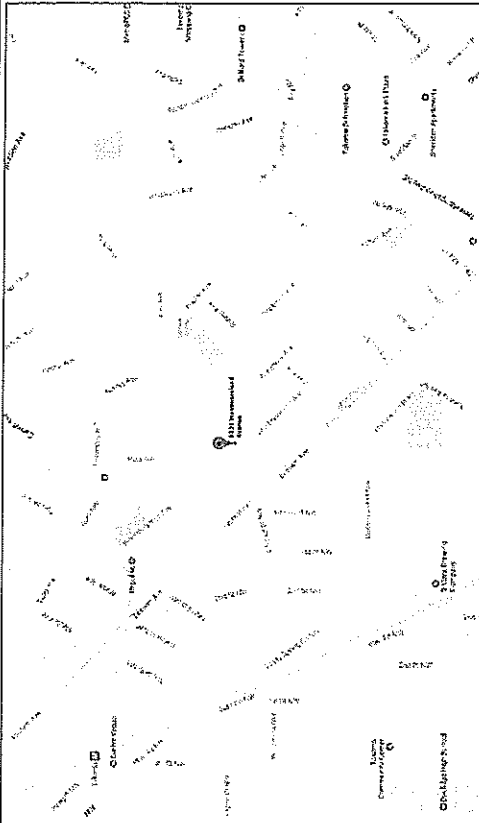
6801 Westmoreland St. Takoma Park MD

Victorian-Era
Build year 1908

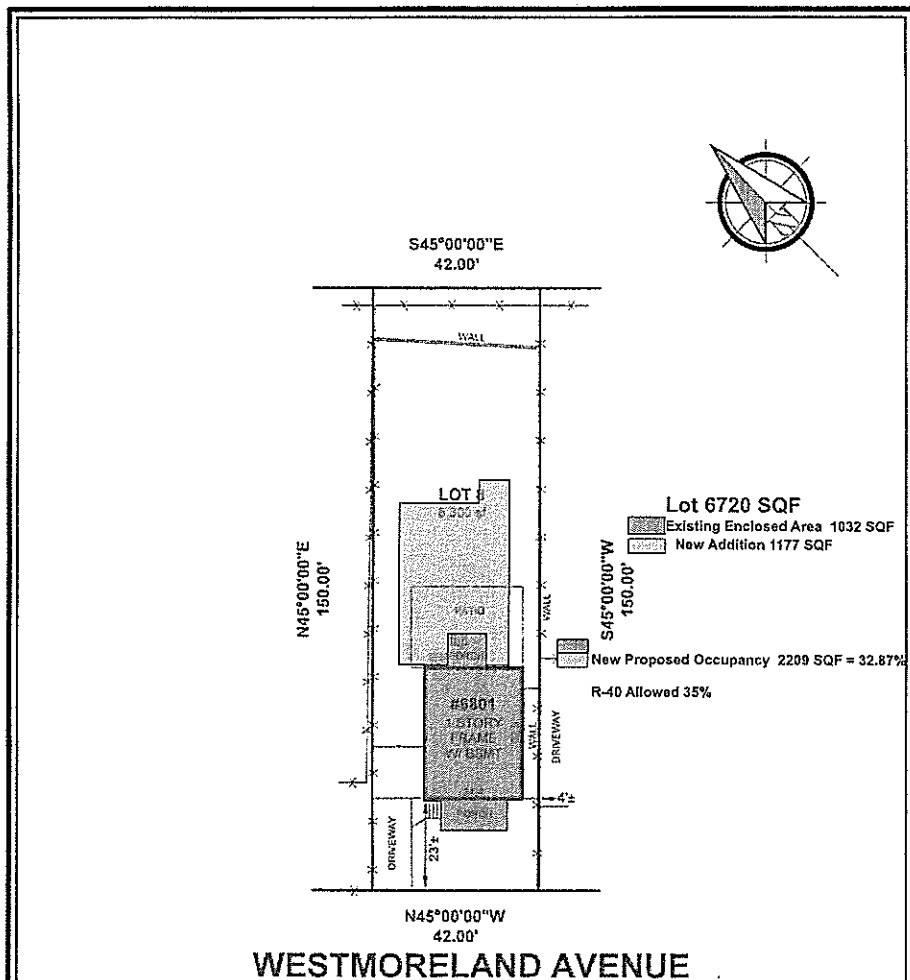


Scope of the Work

Interior Renovation and alteration
and new 1 story addition in the Rear
replace existing windows replace with
wood windows but not altering original size
replace front wood material and
new windows will be wood to comply with
Historic preservation requirements of the City
on Takoma Park replace existing Metal Siding
and install new Hardy plank Texture
relocate Basement entrance.
repair and replace according to Historic requirements.



DRAWINGS PROVIDED BY: CDC		PROJECT DESCRIPTION: 6801 West moreland		SHEET TITLE: SHEET TITLE		NO. DESCRIPTION BY DATE	
DATE: 4/5/17		SCALE: -		SHEET: A-1		1-443-440-7571 Council / Planning 21015	



LOCATION DRAWING OF:
#6801 WESTMORELAND AVENUE
LOT 8
BLOCK 18
PINE CREST
PLAT NO. 145
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' DATE: 3-25-15
DRAWN BY: CP FILE #: 151426-200

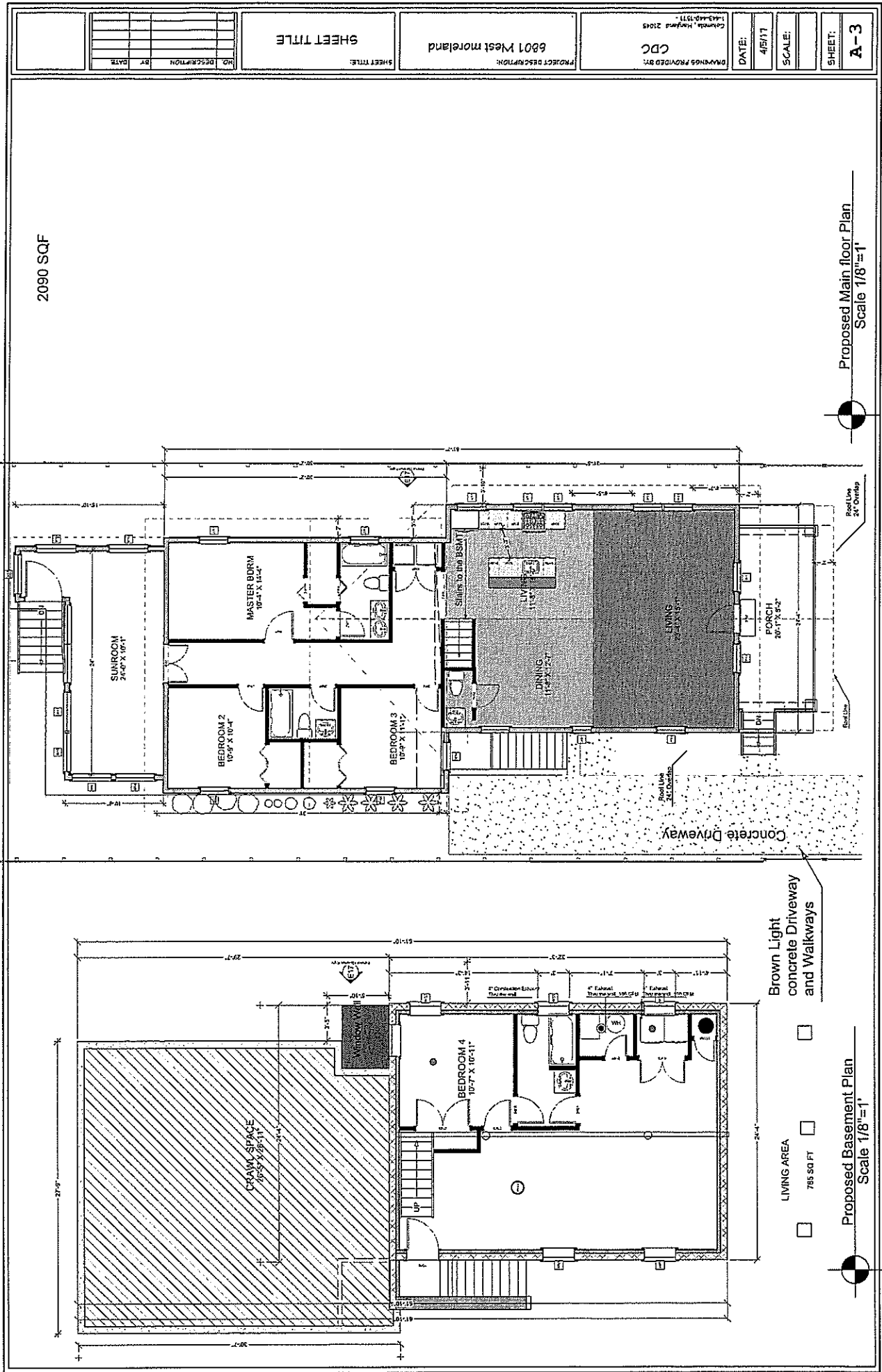
LEGEND:
FENCE
BASEMENT ENTRANCE
BAY WINDOW
BRICK
BLDG RESTRICTION LINE
CONCRETE STOOD
CONCRETE
DRIVEWAY
FRAME
MASONRY
OVERHANG
PUBLIC UTILITY EMB
COLOR KEY:
RED: RECORD INFORMATION
BLUE: IMPROVEMENTS
GREEN: EASEMENTS & RESTRICTIONS

A Land Surveying Company
DULEY and Associates, Inc.
Serving D.C. and MD.
14604 Elm Street, Upper Marlboro, MD 20772
Phone: 301-888-1111 Fax: 301-888-1114
Email: orders@duley.biz On the web: www.duley.biz



SURVEYOR'S CERTIFICATE
I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREON AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 05 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS. THIS DRAWING DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS DRAWING IS OF BENEFIT TO A CONSUMER ONLY INsofar as it is required by a LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTINGENT TRANSFER OF FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO HORR DOVE BY THIS COMPANY. (SAD PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTIONS LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYORS OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCHANCEMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.
WILL GIVE YOU A 100% FULL CREDIT TO UPGRADE THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.
(EXCLUDING D.C. & BALT. CITY)



NO.	DESCRIPTION	BY	DATE

SHEET TITLE

6801 West moreland

PROJECT DESCRIPTION:

SHEET TITLE

6801 West moreland

PROJECT DESCRIPTION:

DATE:

4/5/17

SCALE:

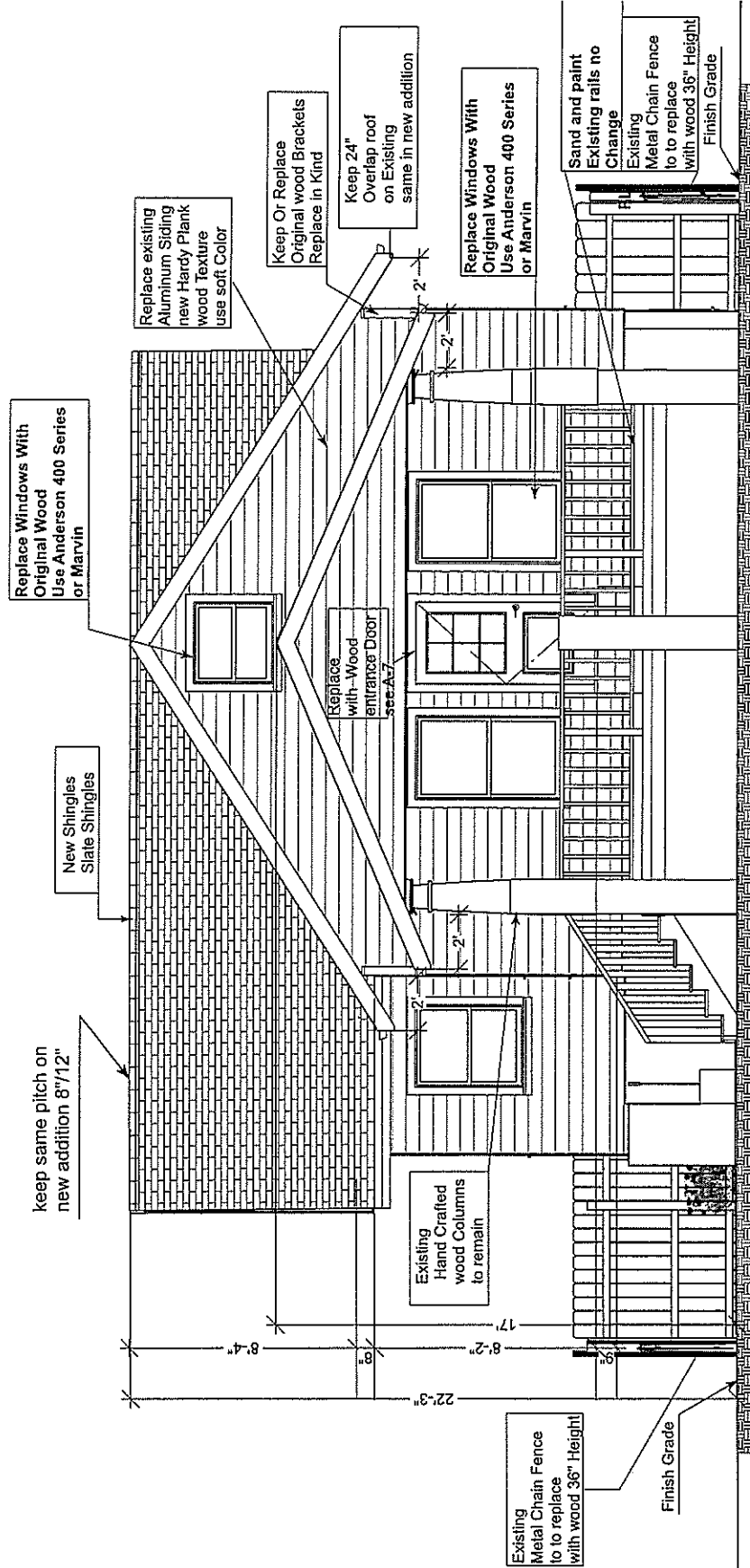
1/8"=1'

SHEET:

A-3

Existing Siding Aluminum no other siding installed under new proposed siding Hardie plank soft to compliance with Historic code al front windows side windows on existing structure will be the same size and original wood frame

front porch will remain exactly the same same pitch same wood just sand and Paint and millwork elements will be the same as existing noted the only change will be move the side stairs to the front it will be built treated wood, and shingle Replace



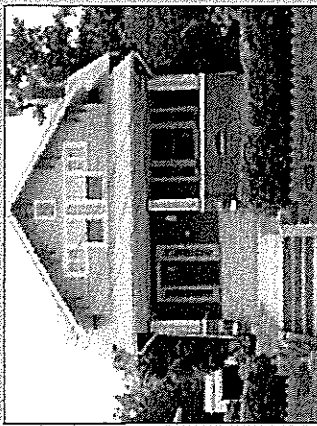
Proposed Front Elevation View
Scale 1/4"=1'

Craftsman (1905-30)

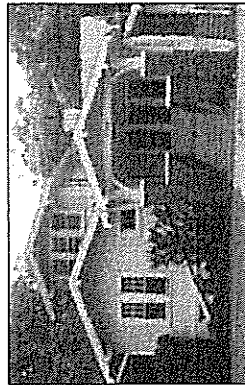
The Arts and Crafts Movement was a reaction against elaborate ornamentation of the Victorian-era dwellings and toward more practical, simplified design. Craftsman houses reflect the inherent nature of building materials and structural elements. Brackets under wide eaves and gable end braces represent exposed rafter tails and beam ends. Many Craftsman houses have a low bungalow shape in which the main roof extends over the front porch. The largest concentration of Craftsman houses are found in the Takoma Park Historic District where one may find, in addition to Craftsman bungalows and cottages, less common two story, front gable Craftsman houses.

Characteristics:

- Low-pitched gabled roof
- Brackets, including knee braces and exposed rafter tails
- Decorative beams or braces under gables
- Prominent lintels and sills
- Full or partial, open porch with square posts and tapered arched openings
- One-over-one, double hung windows, or
- One-light fixed window, with fixed transom
- Gabled dormers
- Wide eaves
- Outside siding: wood clapboard
- Concrete or brick foundation



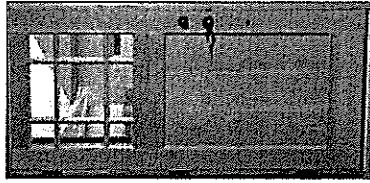
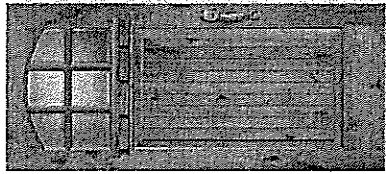
Craftsman style (Takoma Park, MD)



Brackets, including knee braces and exposed rafter tails are typical Craftsman style building elements. (Takoma Park, MD)



Craftsman style houses are commonly clad with wood clapboard.

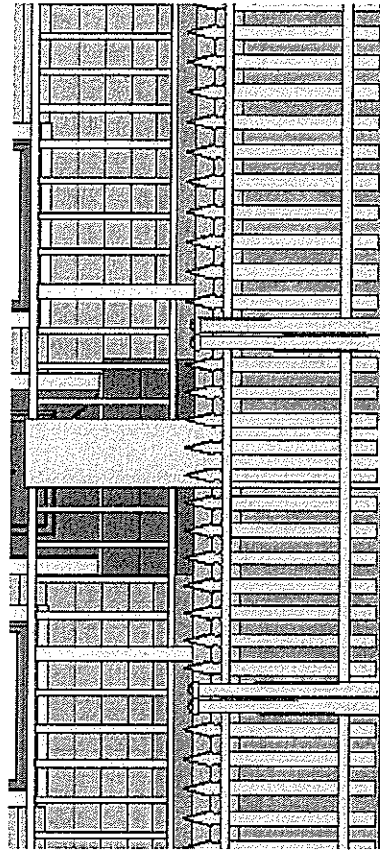


New Wood
Front Door
Style May Be
Different but
in Wood But
color with the paint
or Original Wood

6801 Westmoreland Av
Victorian- Era
Build year 1908

SHEET TITLE 6801 West moreland		PROJECT DESCRIPTION 6801 West moreland	DRAWINGS PROVIDED BY: CDC	DATE: 4/5/17	SCALE: 1/8" = 1'-0"	SHEET: A-7
NO. DESCRIPTION BY DATE						

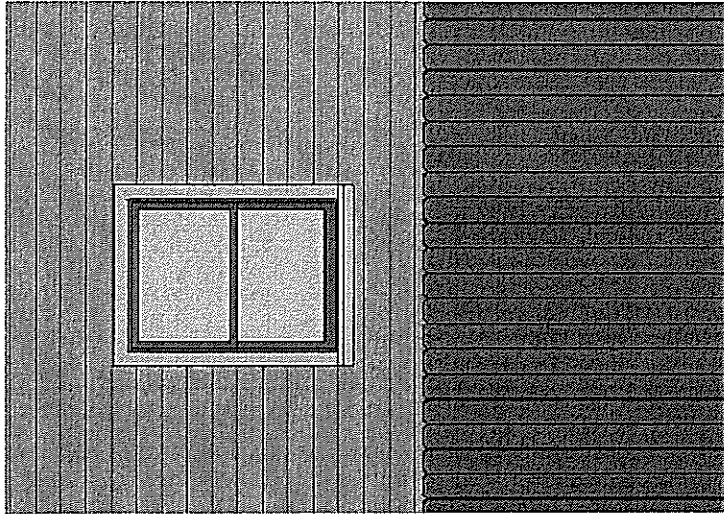
DRAWINGS PROVIDED BY: CDC		DATE: 4/5/17	SCALE: 1"=10'	SHEET: A-8
PROJECT DESCRIPTION: 6801 West moreland		SHEET TITLE: SHEET TITLE		
NO. LOCATION BY DATE				



Front and Fence
wood Fence With Color
Replacing the existing
Metal chain fence

36'

6'



Side and rear Fence
EarDog type treated
wood Fence Brown Color
Replacing existing metal
chain fence

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6801 Westmoreland Ave.	Meeting Date:	02/22/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	02/15/17
Applicant:	Mauricio Mateos	Public Notice:	02/08/17
Review:	Preliminary Review	Tax Credit:	n/a
Case Number:	n/a	Staff:	Dan Bruechert
Proposal:	Rear addition, windows, siding, and other changes		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a second preliminary consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Colonial Revival
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.

BACKGROUND

This building was the subject of case 37/03-17A which was denied by the HPC at the January 11, 2016 meeting. The proposal before us is significantly revised design submitted for preliminary review.



PROPOSAL

The current proposal calls for:

- The construction of a large side gable rear addition
- Replacement windows
- Siding replacement

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



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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 the current proposal is a significant revision from the proposal submitted for the HPC meeting on January 11, 2017. The design revision goes a long way toward reinforcing and “continu[ing] existing streetscape, landscape, and building patterns rather than to impair the character of the district,” however, Staff request input from the HPC regarding several elements.

The applicant has provided what amounts to a conceptual illustration, with a minimal amount of detail, which limits Staff’s ability to offer detailed analysis of the project. Staff’s discussion of specific elements of the proposal follows.

Building Addition and Form

The applicant's proposal will largely retain the historic form of 6801 Westmoreland Ave. The proposal calls for the construction of a side-gable addition to the rear with a sunroom topped by a shed roof off the back of side gable addition. This general form is not uncommon. However, the proposal would have the effect of more than doubling the building footprint (this historic core of the house is 31' deep × 24' wide, and the addition is 30' deep × 24' wide with an additional 10' of depth for the porch).

- In this instance does the HPC prefer a one-story addition with a larger footprint or does it feel that a two-story addition with a smaller footprint would be more appropriate for the surrounding district?

The side gable roof on the addition appears to have a taller ridgeline than the historic building. As the Design Guidelines address the potential of second floor additions, the Commission could find that it would be acceptable to have a taller addition at the rear if the proposed side gable addition is otherwise compatible with the criteria for approval ("Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource...").


- What additional information does the HPC need to determine if the roof pitch and height covering the addition are appropriate?

The renderings also show a reconfigured front porch. The porch entrance has been moved from a side-loading to a front-loading porch. This change will not have a significant impact on how the building interacts with the streetscape and generally respects the setting of the house. Additionally, many of the porches in neighboring houses have front steps. The renderings provided do show a change in the pitch of the roof and the coverage of the front porch. If accurate, the renderings show that the historic wood brackets – one of the few remaining historic elements – would be removed to accommodate the new porch roof. While reviewing changes to 'contributing' resources are to focus on the impact to the streetscape and surrounding district, this proposal would alter one of the few historic features and would contravene 24A-8(b)(1). Staff recommends that, consistent with this criterion for approval, the form and historic materials found in the porch should be retained in a revised design and seeks the Commission's guidance on the front step reorientation and alterations to the wood brackets and porch roof.

- Is it appropriate to reorient the front steps and replace a concrete element with wood construction?

Construction Materials

The building is currently clad in vinyl siding. The condition of any historic wood siding below has not been documented or identified. Staff's assessment of the vinyl siding is that it will need to be removed and replaced. Based on the information submitted for this preliminary review, Staff cannot identify the replacement proposed, however, the previous application called for the installation of Hardi siding throughout. It may be permissible to replace the siding per 28A-8(b)(1) - (3) and in the Takoma Park Historic District Design Guidelines ("Some non-original building materials may be acceptable on a case-by-case basis"), but more information is




necessary for staff to make a recommendation.

- What level of documentation does the HPC require to determine that the historic wood siding may be removed from the historic core of the house?
- Can the HPC provide guidance on the appropriate materials for both the historic core of the house and the associated additions?

There are no historic windows remaining at 6801 Westmoreland Ave. The images provided in the attached rendering show one-over-one sash windows. The simple details found on the house suggest that this is an appropriate configuration for the windows. Staff does recommend that the proposal does maintain the pattern and size of the historic window openings when installing replacement windows.

- What is the preferred material and configuration for replacement windows on the historic core of the building?
- What is the preferred material and configuration for windows in the addition?

STAFF RECOMMENDATIONS

Staff recommends that applicant makes revisions based on the recommendations of the HPC and returns for a second preliminary review.

1 the Staff Report, and with the additional condition that the
2 applicant, if at all possible, seek to mitigate the bright
3 frames on the remaining panels.

4 MR. KIRWAN: Do we have a second?

5 MR. ARKIN: I second that.

6 MR. KIRWAN: Great. Any discussion? All in
7 favor, please raise your right hand.

8 VOTE.

9 MR. KIRWAN: The motion passes unanimously. I
10 want to thank you for your testimony this evening. I want
11 to thank the two witnesses for coming in tonight as well.
12 We appreciate your testimony. It was very helpful in our
13 deliberation.

14 MS. PIERSALL: It was a good decision. Thank you.

15 MR. KIRWAN: All right. We are going to move on
16 to our preliminary consultation this evening, which is II.B
17 at 6801 Westmoreland Avenue in Takoma Park. Do we have a
18 Staff Report?

19 MR. BRUECHERT: This is a preliminary review for
20 6801 Westmoreland Avenue in Takoma Park. This is a building
21 that we've seen before. Previously it was in for a HAWP
22 application which included a full second story addition
23 which was denied. The applicant has return with a
24 preliminary consultation for a significantly revised design.
25 It's more of a schematic proposal, and I think that once

1 we're done, the applicant will have some guidance going
2 forward, and in the end, recommend that the applicant come
3 back for a second preliminary consultation before submitting
4 a final HAWP.

5 So, it's a circa 1915-1925 front gable
6 contributing to the Takoma Park Historic District. Again,
7 we're looking to ensure that the additions and other changes
8 to the existing structures act to reinforce and continue the
9 existing streetscape rather than to impair the character of
10 the district. And the design review should emphasize the
11 importance of the resource to the overall streetscape and
12 its compatibility with the existing patterns, rather than
13 focus on a close scrutiny of the architectural detail.

14 Just coming through the neighborhood, the subject
15 property is actually largely obscured by the Pine tree to
16 the left. The repetition of front gables is pretty
17 consistent on this lot. On the right, the yellow building,
18 is our subject property. You see consistently front gable
19 repetitions. One to one and a half stories through the
20 district. The subject property is actually the middle of
21 the three identified on your screens. What you do see on
22 the left is a second-story addition in the rear. There have
23 been some expansions throughout the block where you've
24 either seen a gable reorientation with a second floor
25 addition to the rear, or you've seen changes in roof pitch

1 to accommodate expanded living space on the second floor.

2 The remaining features of the building are really
3 related to its form. The openings appear to be historic,
4 but my understanding is there's been some fire damage at
5 some point in time. So, some materials may need to be
6 removed before we can make that determination as well. And,
7 we see the remaining historic brackets in the eaves, along
8 with that.

9 So, the current proposal calls for additional
10 construction to the rear. It is a one-story addition which
11 will effectively double the size of the existing footprint.
12 Additionally, it will add living space to the basement level
13 with bedrooms to the rear. You can see on the left is sort
14 of the subterranean level with a crawl space to the rear
15 that won't be habitable. Upstairs we have a reorientation
16 of the front porch with a front-loading rather than side-
17 loading. The historic footprint is relatively well intact.
18 And then there is a shift several feet to the left, and
19 everything sort of beyond the blocked in blue is new
20 construction.

21 So, three bedrooms, bathrooms, and a sunroom off
22 the rear, which are better sort of viewed in the schematics
23 presented. From what's displayed, there is some
24 reorientation of the front porch in addition to the loading.
25 The rear has a cross gable, so there's an orientation of 90

25

1 degrees change there. Access to the lower level is provided
2 from the exterior, and then from the rear, you get a sense
3 of the sun porch which will extend out the back. It is
4 inset slightly from the massing of the new addition, so the
5 sun porch will have less impact. However, the new addition
6 is sizeable and that's the extent of the materials
7 submitted, and I will entertain any questions.

8 MR. KIRWAN: Very good. Any questions for Staff?
9 Commissioner Firestone?

10 MR. FIRESTONE: Yes. Could you go back, there was
11 a picture of an adjacent building that had a rear addition
12 that you showed early. Do you know if that addition was
13 done before or after the historic district was established?

14 MR. BRUECHERT: I do not. I can look into that
15 for you.

16 MR. FIRESTONE: Okay. The reason I'm asking was
17 I've seen other additions similar to this on buildings in
18 the historic district that I believe were done before we had
19 a historic district.

20 MS. BARNES: Do you have the explanation for why
21 the sunroom is on piers?

22 MR. BRUECHERT: I do not, but the applicant is
23 here and I think that is a question better directed to them.

24 MR. KIRWAN: Any other questions for Staff? All
25 right. If not, I invite the applicant to please come

1 forward. You have seven minutes for your testimony. And
2 just make sure you state your name for the record, and when
3 the microphone is turned on before you speak. Thank you.

4 MR. RIOS: Thank you very much. My name is Marcos
5 Rios. I'm agent for the owner of this property. Actually,
6 what we want to do is just try to follow the guideline for
7 historic preservation districts. We want to keep
8 everything, that's why we are doing research. In the case of
9 the brackets you see in the picture, we want to keep them.
10 We want to keep exactly the front as is right now, even do,
11 trying to change something that is going to keep this under
12 the preservation historic values.

13 Changing the windows, because the existing windows
14 right now, they are vinyl and we want to go back and put the
15 original wood. The only change is going to be the steps.
16 We want move them to the front, and it's going to be wood,
17 wood construction. We want to avoid concrete construction,
18 and the answer to the question about the piers, in the rear,
19 if this is going to be an issue for historic preservation,
20 we can change to the same, and we are open to follow any
21 suggestion to try to keep this valuable. I'm sorry, I'm a
22 little nervous, it's the first time that I'm speaking in
23 front of, yeah.

24 Well, if I was noticed that we don't want to
25 change the pitch on the front porch. We want to keep

1 exactly the same. In the rear, the elevation of the ridge,
2 in the picture, looks like it's a little higher. Yeah, it's
3 a little high, but we can change the pitch, trying to avoid
4 any impact in the view from the street. Actually, we want
5 to try to do it as exactly, I don't know we can do that, but
6 we would like to have pictures of the original house to make
7 exactly what was the look in the beginning. Because this
8 house has a lot of changes. Maybe the last owner or owners
9 before, they did the work without permits. And, like the
10 siding, actually, is aluminum, and we want to change over.
11 I know it's like, just like a kind of hardiplank, soft that
12 could meet the, be compatible with historic and
13 preservation. That's what I can say right now.

14 MS. BARNES: Mr. Rios, thank you very much for
15 suggesting that you want to use wood windows, and that you
16 want to deal with the siding. I have two questions. One is
17 the decision to reorient the front porch, so you would have
18 the entrance in the middle, rather than on the side, and
19 what prompted that? And, I did raise the question about the
20 sun porch, not that I think piers are inherently wrong, but
21 just to understand why you are doing that since you have a
22 proper foundation for the addition?

23 MR. RIOS: Okay the reason is just a design of
24 the, for the piers in the rear. Because the contractor and
25 the owner were thinking something about the budget.

1 Obviously, if they run a concrete foundation, it's going to
2 be more expensive. But they want to try to keep some money,
3 you know, for the windows, for the front, and they're trying
4 to save some money in the rear. But, as I told you in the
5 beginning, we need to put something, we can change the
6 design. And now, with exception of the front, the owner say
7 that, would like to do, have accessibility directly in the
8 front straight, because most of the houses in the
9 neighborhood, they have their steps in the front, and they
10 say, we would like to try to match with them. And you know,
11 if that is going to be easier for that, we can leave exactly
12 as it is right now, just do repairs and keep the historic
13 character of the house.

14 MS. BARNES: Thank you.

15 MR. AKIN: Thank you, Mr. Chairman. Mr. Rios,
16 directing your attention to Exhibit, on Circle 6, which I
17 believe shows the proposed layout for the first floor, for
18 your basement living area. On the next page there is a
19 rendering which shows the left side of the house and shows
20 an entry stairwell below grade, and presumably a stairway.
21 There is, I think, an egress window on the other side for
22 the bedroom?

23 MR. RIOS: Yes.

24 MR. ARKIN: How visible will that be from the
25 street? And how do you plan to treat that?

1 MR. RIOS: Actually, to protect that, there was
2 trying to put some kind of fiberglass cover, but it's not
3 going to be visible. We're thinking just to cover that.
4 But if that's going to be an issue, we can use a green metal
5 to protect it.

6 MR. ARKIN: Well, a fiberglass cover may interfere
7 with the purpose of the window which is to get out in case
8 of fire. So there might be another answer. I would suggest
9 that you make it as modest looking as possible from the
10 exterior and still serve the purpose.

11 MR. KIRWAN: Well, I think, Commissioner Arkin, I
12 think the Staff is looking to us to make recommendations on
13 what we would require when this comes back for either a
14 second preliminary or a HAWP. So, I think that might be
15 something you should point out as something that would be
16 important to see, not just suggest what it should be, but
17 actually require they come back and show us, to illustrate
18 that in more detail so we can make an appropriate judgment.

19 MR. ARKIN: Point taken. But first, I wanted
20 clarification from Mr. Rios of what he planned. Thank you.

21 MR. KIRWAN: Any other questions for the
22 applicant? All right, if not, then let's move into
23 deliberations. I think, again, this is a preliminary
24 matter, and we only have five Commissioners here this
25 evening, so I think it's important for the applicant to hear

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1 from all of us. I'll go ahead and start things off.

2 Mr. Rios, I do want to thank you. I greatly
3 appreciate your willingness to cooperate with the
4 Commission's concerns on this. And you clearly seem to have
5 a very good understanding of what the Takoma Park Guidelines
6 require in designing. And this is a significant improvement
7 to what we saw before. I'm generally supportive of the
8 overall strategy in this proposal. We sometimes require
9 additions to be set back from both rear corners of the
10 original resource, but I think in this case, on such a
11 narrow lot that this can be an appropriate way to
12 distinguish between the new construction and the old.

13 I do support the one-story addition approach,
14 which you're presenting here tonight. I do think that ridge
15 of your addition should not exceed the height of the ridge
16 of the existing resource. I don't think in this case I
17 would require it to be lower than the ridge of the existing
18 resource, which we sometimes require. But, I think as long
19 as you -- if you meet that ridgeline, I would be satisfied
20 with this proposal.

21 Similarly, you might just want to meet the gutter
22 line as well, as it goes around, with the existing resource.
23 At least in my opinion. I think Staff asked us to address
24 some of the things that we think would be important
25 additional information to see when you come back. We're

1 going to want to see, in addition to the before and after
2 floor plans for this project, we're going to want to see
3 before and after elevations. Each elevation, all four sides
4 of the house. Not just in three dimensional hues, but in
5 two dimensional straight on elevational views. That'll be
6 important for us to really understand the changes you're
7 making. Those drawings should show details like the
8 brackets, and any details on the existing resource, as well
9 as details that you'll be proposing on the addition as well.

10 I do not support the reorientation of the front
11 porch steps. I think that is, despite other resources on
12 the block, I think for this resource, its side loaded
13 orientation is a defining characteristic of this resource.
14 So I think it is important that that preserved. The
15 railings appear to be low, and possibly don't meet code, so
16 I think we would be flexible on, you know, redoing the
17 railings and things like that to allow them to meet code for
18 safety reasons but, I think the general orientation should
19 be maintained on the porch.

20 And with regard to materials, again, I think we're
21 going to want to understand the roof material you're
22 proposing, the siding materials, all the details and
23 specifications on the exterior doors and windows. Really,
24 everything. You got railings. Everything should be fully
25 noted and detailed and called out so that we can really

1 understand exactly what you're putting together. For
2 instance, the railing, this new basement stair on the side
3 of the house that Commissioner Arkin pointed out, the height
4 of the railing in the rendering appears to be too low, so
5 we're going to really want to see that railing in its code
6 required height of three feet, and exactly how you're --
7 what you're building that railing out of as well as how
8 you're dealing with the front porch. So those are, you
9 know, a fairly detailed and exhaustive understanding of
10 everything is what we're going to want to see for a historic
11 area work permit.

12 MR. BRUECHERT: Mr. Chairman, I have one question
13 that maybe the Commission can address. The original denied
14 proposal called for replacing the siding in hardiplank. In
15 discussions with the applicant, he indicated that there had
16 been a fire that occurred which destroyed some or all of the
17 siding. Can the Commission weigh in on whether hardi is
18 appropriate, or what level of documentation is required
19 before a replacement material is acceptable?

20 MR. KIRWAN: Yeah. I think, I mean, I think it is
21 going to be important to document that. I think removing
22 the vinyl siding, having Staff come out and see what's
23 underneath is going to be important in that determination.
24 I think we just recently approved, in a similar situation,
25 hardiplank on a contributing resource as being an

1 appropriate material, and I would be supportive of that as
2 well.

3 MS. BARNES: Could I ask Staff to bring up a
4 picture that showed the side of the house where the egress
5 window is going to appear? So it's the other side. And
6 there was one where there was seemingly a driveway, and it
7 gave a nice view of the side of the house. The actual --
8 sorry. There we are. Thank you. So, Mr. Rios, the
9 question that Commissioner Arkin put to you, is very well
10 borne out when we look at this picture, and the need to have
11 the detail in how you will handle the egress window, and the
12 visibility. And, I am presuming we're looking not at the
13 driveway for this house, but the neighboring driveway, is
14 that correct? So, it's going to be important to give us
15 good detail on this.

16 I agree with the Chair that I do not support the
17 reconfiguration of the front porch, and the move to wooden
18 steps. In terms of the materials, I think, until you take
19 the vinyl siding off, you can't know the condition of the
20 wood siding, but I would be supportive of the use of
21 hardiplank. I like the idea that you want to use wood
22 windows. I think that's appropriate. And, I understand
23 your owner's concern about cost, and that's perhaps what's
24 bringing him to the piers for the sunroom, although I think
25 that that may be a cost saving that will be regretted as

1 time goes by.

2 MR. RIOS: I have a question. Just something --
3 we want to upgrade the exterior walls, but that work is
4 going to be inside, it's not going to be exterior work,
5 because actually the house doesn't have insulation, and we
6 need to meet the code to use R-21 insulation for energy, you
7 know, energy things. But we want to upgrade. We want to
8 add it to the existing two by four, we are going to add
9 another piece of wood to make it fit the insulation. If we
10 need to make -- if we have any issue with the fire, we want
11 to do research about that, and we can do the walls maybe two
12 hours fire rated if it's necessary.

13 MR. KIRWAN: There shouldn't be a fire rating
14 requirement, but I understand your need to thicken the walls
15 to for the insulation. I think it would be advisable that
16 you increase that depth on the inside, not to the exterior.

17 MR. RIOS: Exactly. It's going to be, all the
18 work is going to be inside.

19 MR. KIRWAN: Yeah, and if it's for the interior,
20 that's not a concern of the Commission. I'm sorry,
21 Commissioner Firestone?

22 MR. FIRESTONE: I have nothing really to add to
23 what the two previous commissioners have already stated on
24 this project, and I'm looking forward to you coming back
25 with more detail for another preliminary.

1 MS. VOIGT: Yeah, I would also agree with the
2 other commissioners, and appreciate you coming here, and
3 appreciate that you're looking at the historic aspects of
4 this house. And I think really that should, if that's your
5 goal, to kind of improve the existing historic house without
6 an addition that is compatible but isn't -- that's not
7 really what you see from the street. So that's the goal.
8 And I agree that the side entrance is important, since
9 that's here and that's an important characteristic of this
10 house. And the hardiplank, just basically what everyone
11 said. Okay? Thanks.

12 MR. ARKIN: I'm generally in agreement with what
13 everyone else has said. A couple of things I'd like to
14 point out. In the picture right now, it's really impossible
15 to tell what the materials are, particularly on the basement
16 level. And it looks like there's a fairly minor grade
17 change. So in the picture that's now up, it looks like it's
18 a poured concrete wall, and what you are showing in the
19 drawings is a -- what looks to be a concrete block wall. I
20 think when you come back with your historic area work permit
21 application, you want to clarify that, what you intend to
22 do, whether you intend to change the finish. And, the
23 comment the Chairman made about the railing on the egress
24 for the basement living area, I think was very important as
25 the detailing for the egress windows, and the other windows

1 that you're adding on the basement -- in the basement on the
2 other side of the house.

3 I do wonder whether the original orientation of
4 the stairway on the front porch was to the side or to the
5 front, and the materials that were used. And you might be
6 able to get some old pictures of this from Historic Takoma,
7 is that the name of the historical society in Takoma Park?
8 And, so that could give you some guidance. You would also,
9 I think, have some difficulty if you did want to change the
10 orientation in dealing with the tree, which seems to be
11 pretty much in your way there. But, I'd be interested in
12 seeing what the original orientation was. Otherwise, I
13 agree with the comments, and I think this is a much better
14 solution than the solution on the house next door, and look
15 forward to seeing your historic area work permit
16 application.

17 MR. KIRWAN: So I think you heard general support
18 for proceeding, and some additional information that we're
19 going to want to see when you come back. So, we wish you
20 the best with it, and again, Staff is an excellent resource
21 for interpreting what we're looking for, and making sure the
22 applicants understand it clearly. So please, please use
23 them to the utmost, and we look forward to seeing you when
24 you come back.

25 MR. RIOS: Thank you very much.

1 MR. KIRAWN: Thank you very much.

2 Next on our agenda is preliminary consultation
3 II.C at 7230 Spruce Avenue in Takoma Park. A second
4 preliminary consultation. Do we have a Staff Report?

5 MR. KYNE: Yes, we do have a Staff Report. As you
6 noted, this is a second preliminary consultation for 7230
7 Spruce Avenue in Takoma Park, a contributing resource within
8 the Takoma Park Historic District. A bungalow, circa 1915-
9 '25. The current proposal is to remove an existing rear
10 deck, remove an existing rear/left side addition, remove an
11 existing one-story rear addition, construct a new rear/left
12 side addition, construct a new one and a half story rear
13 addition, alter/expand the roof of the historic house,
14 replace the existing front dormer with a new front dormer,
15 construct two side shed dormers at the rear, construct a
16 side projecting mudroom and porch, and that's it.

17 So, I will orient you to the site now with some
18 photographs. And you may think that these look familiar,
19 and that's because you've seen them before, fairly recently.
20 And I will ask you to pay particular attention to this
21 photograph, because I believe we will have some testimony or
22 questions later regarding the orientation of the stairs and
23 railing there on the side addition. So the plans, just as
24 before, if we need to reference them.

25 And the applicable guidelines in this case, the