

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	6810 Westmoreland Ave., Takoma Park	<b>Meeting Date:</b>	5/23/18
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Report Date:</b>	5/16/18
<b>Applicant:</b>	Henry Sack and Jessica Steinberg	<b>Public Notice:</b>	5/9/18
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-18JJ	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Basement window & door alterations		

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource to the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c.1910-20 with a 2002 addition

The subject property is a one-and-a-half story craftsman bungalow with a side gable roof and a front gable dormer. The foundation is stamped concrete block with shingle siding above. The full width front porch is supported by battered columns on concrete block piers. The roof eaves on the main gable and dormer have decorative zig-zag brackets. There is a large side gable addition to the rear that is offset and projects beyond the right wall plane (approved by the HPC in 2002). On the basement level of the right side of the house there is a partial height door and two awning windows.

**PROPOSAL**

The applicant proposes to lower the door, replace the basement level windows, and add an additional window that faces the shared driveway.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (*Guidelines*), Montgomery

County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below.

***Takoma Park Historic District 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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the Secretary of the Interior's Standards for Rehabilitation

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged

Preservation of original building materials and use of appropriate, compatible new materials is encouraged

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;

### **Secretary of the Interior's Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

### **STAFF DISCUSSION**

The applicant proposes replacing the basement windows, slightly altering the position of some, replacing the basement door, and adding a window to the east side (labeled 'right side' in the elevation drawings). This work is being done as part of a larger project to lower the level of the basement floor to make the space occupiable. Based on Staff's observation at a site visit, Staff has not been able to determine if the wood windows and door are original to the house or just old features. The neighboring house at 6808 is a twin of this house, but has a different fenestration pattern at the basement level. This proposal involves the alteration to three window openings and while the *Guidelines* state that preservation of original window and door openings is encouraged, Staff finds that this work, being undertaken on side elevations of the basement is of lesser significance than if it were being done on the front or on the upper levels of the house. The work appears consistent with the *Guidelines* and Chapter 24A, and Staff supports its approval.

### **West Elevation**

On the west elevation, there is a pair of awning windows in the middle of the elevation and a single awning window toward the rear. The windows are wood, six lite windows and date from the period of significance of the house. These windows are behind the chimney and are visible from a narrow view from the public right-of-way. The applicant stated in the application that the windows are in degraded condition. Staff has not conducted a full window evaluation but finds that as the proposed windows are on a side elevation at the basement level that their replacement will not result in a significant visual change. The applicant proposes to replace these windows with Lincoln wood awning windows matching the six-lite configuration of the old windows. Staff supports the replacement of these windows in-kind.

### **East Elevation**

The applicant is proposing more work on the east side (left side). This elevation is more visible from the public right-of-way due to the shared driveway on this side of the house. The applicant is proposing to remove the two historic windows and historic door and install three new windows and a new door and associated retaining wall. The two basement level wood windows are six-lite awning windows and are historic if not original. The description of the windows in the

application states, their condition has degraded. The door is a five-panel door that has been cut down to size to fit the lower opening with a half-lite aluminum screen door.

The applicant proposes to replace the awning window to the rear in-kind in matching dimension. This window will be moved approximately 1' (one foot) toward the front door. The applicant proposes to salvage masonry blocks from elsewhere to match the existing blocks and mortar. The second awning window will be replaced with a 9-lite casement window that is the same width. This change will allow more light into the space but will not significantly alter the fenestration pattern of the historic house. To the left of the basement door the applicant proposes to introduce a new 9-lite casement window. This is a new opening that will be created closer to the front corner of the house; however, it will be at the basement level and removed from the more decorative front façade. This proposed new window will match the other 9-lite casement window in materials and details to create a more unified look. Additionally, the block removed from this window will be used to patch the alterations to the rear window opening. Staff finds the proposed window replacement meets the Guidelines, and supports approval.

In addition to the window replacement, the applicant proposes to slightly enlarge the door opening so that a full height door may be installed, install a new door and construct a retaining wall to allow for access to basement. Staff finds that the door to the basement is utilitarian and was not designed for frequent access to the basement, as this space is not currently habitable. Staff finds that enlarging this opening will not have a significant impact on the character or architectural features of the house. The applicant proposes to install a 10-lite door in its location, painted white. Staff finds the design of the proposed door is appropriate. The last change the applicant proposes is the construction of a new "sunken stoop" to make the door accessible. This excavated space will have a retaining wall constructed out of stone matching the planter edge to tie the design of the non-historic planter and newly created stoop and retaining wall together. Staff has provided a detail of the planter stones below (there will be a photo here). This feature will have a minimal impact on the appearance of the house from the public right-of-way, and Staff supports its approval.

#### **STAFF RECOMMENDATION**

Staff recommends the HPC **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: dmerrick@mdbj.us Contact Person: David Merrick  
 Daytime Phone No.: 301-798-4858  
 Tax Account No.: 13-01065604  
 Name of Property Owner: HENRY SACK, JESSILA STEINBERG Daytime Phone No.: 202-200-0552  
 Address: 6810 WESTMORELAND AVE TAKOMA PARK MD 20912-4411  
Street Number City State Zip Code  
 Contractor: MERRICK DESIGN & BUILD INC Phone No.: 301-946-2356  
 Contractor Registration No.: MHC 38984  
 Agent for Owner: DAVID MERRICK Daytime Phone No.: 301-798-4858

**LOCATION OF BUILDING/PREMISE**

House Number: 6810 Street: WESTMORELAND AVE  
 Town/City: TAKOMA PARK Nearest Cross Street: \_\_\_\_\_  
 Lot: 25 Block: 17 Subdivision: 0025  
 Liber: 39848 Folio: 00186 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: WINDOWS

1B. Construction cost estimate: \$ 5,000

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

5/1/18  
 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

836008

5

HAWP Mailing Addresses for Notifying

Owner Jessica Steinberg 6810 Westmoreland Ave Takoma Park, MD 20912-4411	Agent David Merrick Merrick Design and Build Inc 3923 Plyers Mill Rd Kensington, MD 20895
Adjacent and Confronting Property Owners	
Sandra Manahan 6812 Westmoreland Ave Takoma Park, MD 20912-4411	Kyle R Herrig 6811 Westmoreland Ave Takoma Park, MD 20912-4411
Kyle Adams (Trustee) 6808 Westmoreland Ave Takoma Park, MD 20912-4411	David Wachter & Jacqueline Kuchta 6809 Westmoreland Ave Takoma Park, MD 20912-4411

6

# Steinberg Historic Area Work Permit Application

6810 Westmoreland Ave

Takoma Park, MD 20912-4411

## *Owners*

Jessica Steinberg and Hank Sacks

## *Contractor/Designer*

Merrick Design and Build Inc.  
David C Merrick, MCR, UDCP  
3923 Plyers Mill Road  
Kensington, MD 20895  
301-946-2356 dmerrick @mdbi.us

## *Description of existing structure and environmental setting, including historical features and significance.*

The existing single family, detached home is a 1 ½ story wood frame bungalow constructed in 1928. The house is located within the Takoma Park Historical District and has been designated as an outstanding resource. A 2-story wood frame addition was added to the structure in 2002-03. The house has an unfinished basement and is sited on a sloping lot. The front of the house is a full story above grade and the rear yard is level with the first floor. The foundation is constructed with a molded, decorative cement block and has existing windows on both sides of the house.

## *General Description of project and its effect on the historic resource, the environmental setting, and, where applicable, the historic district.*

The proposed work is to convert the existing unfinished basement into a finished Family Room space with a full Bath and will require lowering the interior floor to increase headroom. The existing wood frame, divided light windows are original to the house and in poor condition. For Clarity I have numbered the windows starting on the left side/rear, numbers are shown on the proposed plan.

- Window 1 is located partially behind a new staircase, half of the window is open to the interior, the other half is located behind the wall framing for the staircase and is blocked. We propose to relocate this window so it is not obstructed by the staircase by moving it approximately 1 foot towards the rear and reduce its width by 4", it will remain the same size vertically.
- Window 2 will remain in it's existing location and we propose to increase its height to allow more light in to the basement. The height will increase by 20". The sill of all windows on this face of the structure will follow grade in the driveway and will be approximately 4" above grade at the rear corner of each window.
- Window 3 is a proposed NEW window and will align with match the size of adjacent Window 2. We will maintain a full half block CMU between this window and the adjacent door opening.
- The existing Exterior Door is a 4 panel wood door with storm door that has been overlaid with sheet metal on the inside, it's threshold is 20" above the interior floor. We propose to keep this door in

(7)

it's existing location and lowered the threshold to be 8" above the interior floor, replace the door with a new Full Light French Door

- Windows 4 and 5 on the opposite side of the house will be replaced with new windows in the existing openings without modification.

Masonry work required to modify window openings will match the existing masonry. We will salvage the existing cement blocks and use those blocks for all new work.

The larger (height) door will require a new sunken stoop. The retaining walls for this stoop will be constructed of random stone to match the existing planter edging.

All of the proposed work will occur in the foundation walls of the existing house and will not affect any the architectural elements of the existing wood frame historical resource. This foundation wall is minimally visible from the front sidewalk. Window 2 and the door align with window openings above and this will not change, window 1 does not align with anything above in either its original or proposed location. The window locations on the driveway side on all floors do not follow any particular alignment so these changes do not interfere with any symmetry or the character of the house. We do not believe these proposed changes will have any effect on the historic characteristics of this resource.

#### *Existing Basement Windows*



The existing basement windows are single glazed, painted, wood awning windows.

We propose to replace these windows with a new insulated, wood casement window.

*Proposed Windows will be:*

Lincoln, primed wood, insulated glass, simulated divided light with 7/8 wood grille in a standard grid pattern.

#### *Existing Door*



Lincoln, primed wood, insulated glass, simulated divided light with 7/8 wood grille in a standard 2/5 grid pattern.

#### *Tree Survey*

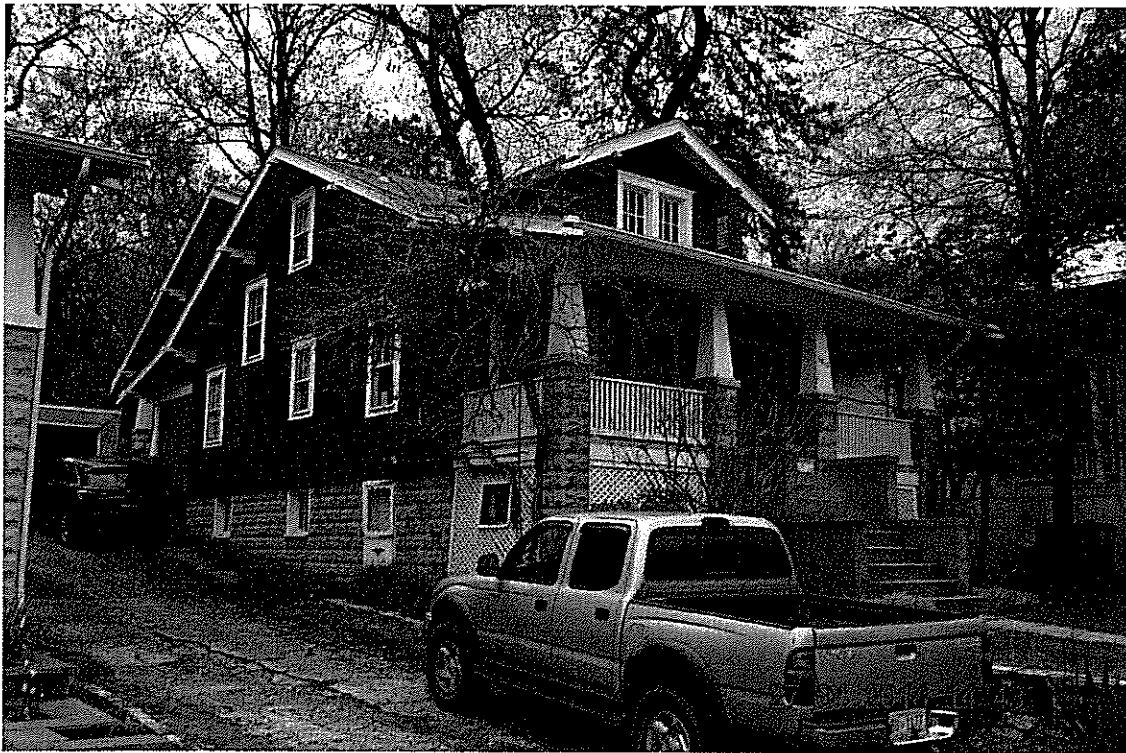
No trees are affected by this application.



Pictures



View at Front Elevation along Westmoreland Ave



View from sidewalk on Westmoreland of driveway and foundation windows effected by this application.



View from sidewalk on Westmoreland of right side, existing windows will be replaced in existing openings.



Existing windows in main house are single glazed, wood frame and sash with storm windows

Design plans are provided for the use of our customers or their agents for the completion of this project ONLY. Plans remain the property of Merrick Design and Build Inc. and can not be used without permission.  
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**PROJECT DESCRIPTION**

Existing Structure - Convert existing Un-finished basement into a Family Room and Bath.  
 Demolition/Structural - Remove existing concrete floor and re-pour slab level. Remove heat and waste piping that hangs below ceiling and raise tight to ceiling. Replace center bearing beam with (2) new footings.

**CODE NOTES**

All work to be in accordance with 2015 IRC and IECC, International Residential Code and as amended by Montgomery County Executive Regulations. All chapters, tables, sections, figures and appendices are from the 2015 IRC.

**RESIDENTIAL CODE PARAMETERS**

Ground Snow Load	30 PSF
Design Wind Speed	115 MPH
Seismic Category	B
Weathering	Severe
Frost Line Depth	30 inches
Termites	Moderate to Heavy
Decay	Slight to Moderate
Winter Design Temperature	13 F
Ice Shield Underlayment	Required
Flood Hazards	July 2, 1979
Air Freezing Index	300
Mean Annual Temperature	55 F
Soil Bearing Capacity	2000PSF

**DESIGN LOADS**

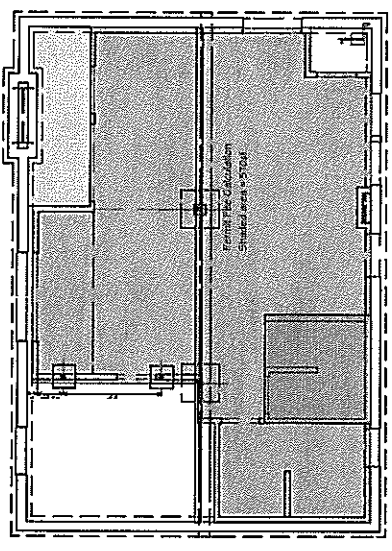
Uninhabitable attic without storage	10PSF
Uninhabitable attic with limited storage	20PSF
Habitable Attic with stairs	30PSF
Balconies and Fire Escapes	40PSF
Guardrails and Handrails	200lb lateral
Passenger Garage	50PSF
Rooms other than Sleeping	40 PSF
Sleeping Rooms	30PSF
Stalls	40PSF



X:\Steinberg\Design\Steinberg 1'x17' layout

**INDEX OF DRAWINGS**

Label	Title
A-1	Permit Fee Calculation
A-2	Existing Plans
A-3	Proposed Plan
A-4	Bath Details
A-5	Insulation Plan
S-1	Foundation Plan
S-2	Structural Elevations
E-1	Electrical Plan



**PERMIT FEE CALCULATIONS**

Floor	Alteration	Addition
Basement		570 sf 0sf
Totals		570 sf 0sf



Project Info:  
 Hank Sacks and  
 Jessica Steinberg  
 6810  
 Westmoreland Ave  
 Takoma Park, MD  
 20912

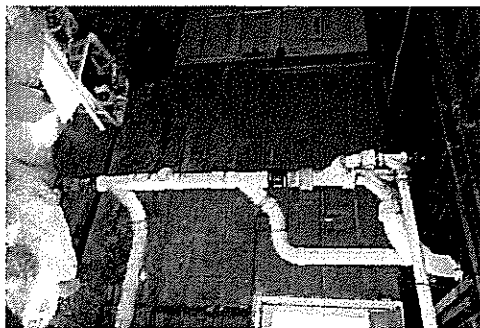
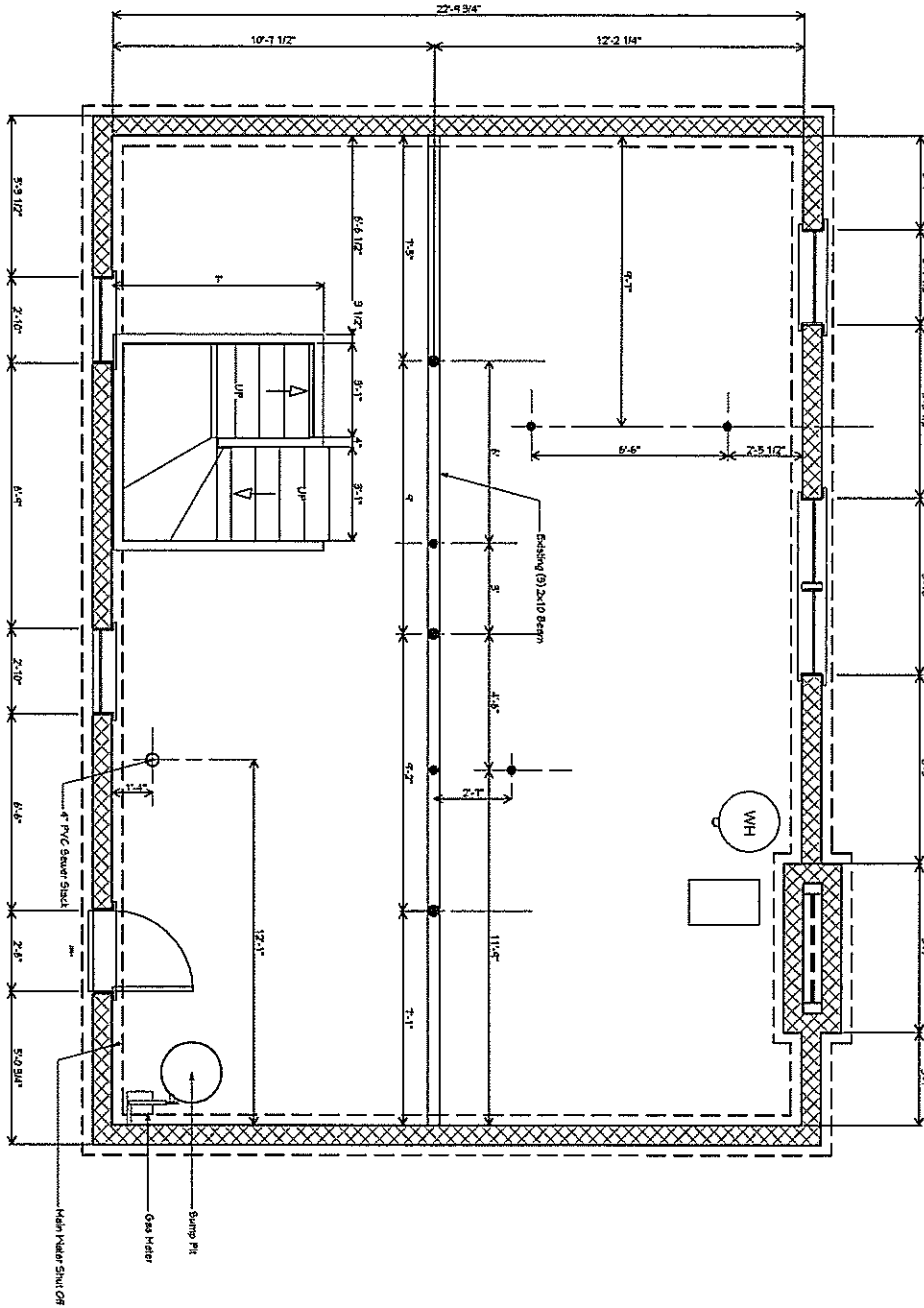
MDBI Project #:  
**1888**

DATE PRINTED:  
**4/27/2018**  
 REVISION:

SCALE:  
**1/4"=1'-0"**  
Unless noted otherwise

SHEET:  
**A-1**

Existing Un-Finished Basement Plan



12

Existing Plans

**MERRICK**  
Design and Build Inc.

Project Info:  
Hank Sacks and  
Jessica Steinberg  
6610  
Westmoreland Ave  
Takoma Park, MD  
20912

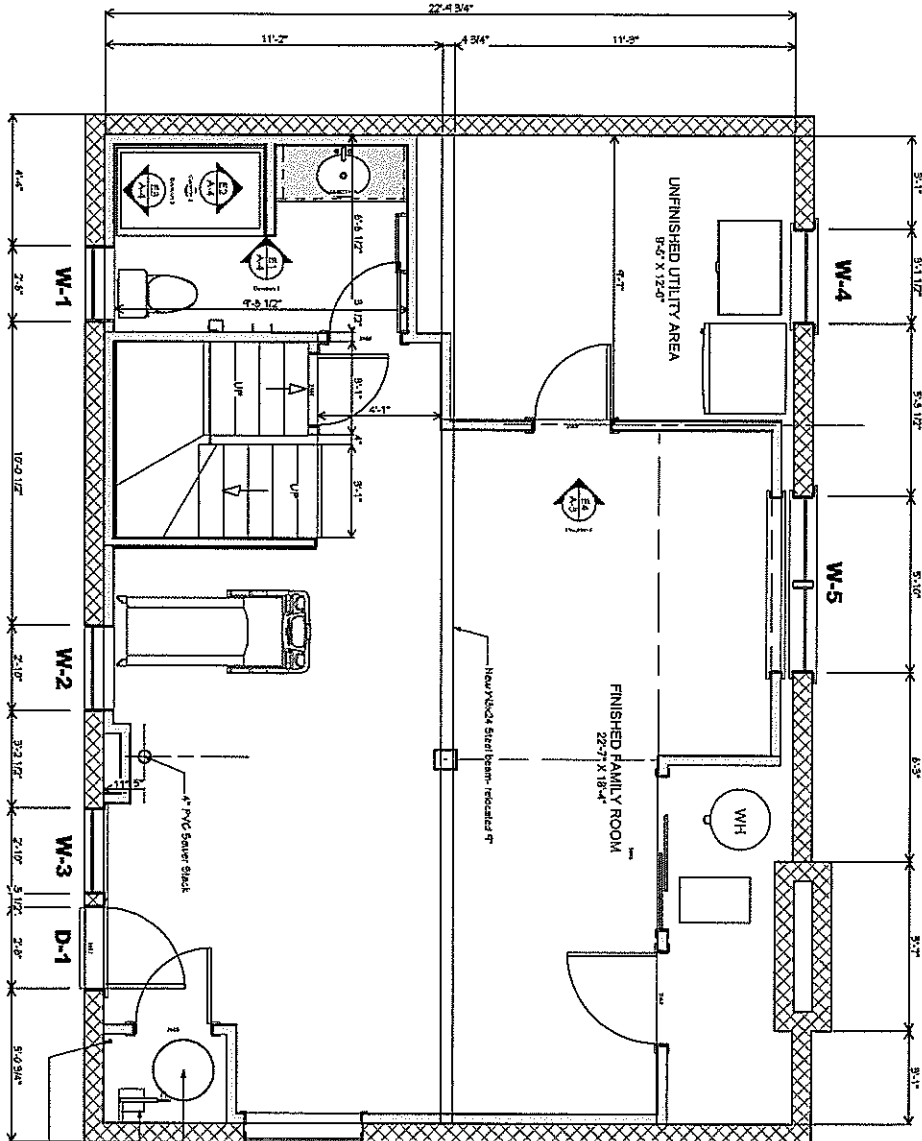
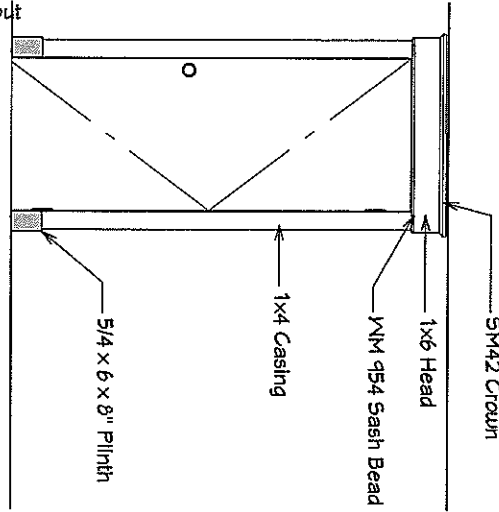
MDBI Project #:  
**1888**

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**4/27/2018**  
REVISION:

SCALE:  
**1/4" = 1'-0"**  
unless noted otherwise

SHEET:  
**A-2**

E4 - Door Trim



Proposed Plan

13

Proposed Plan

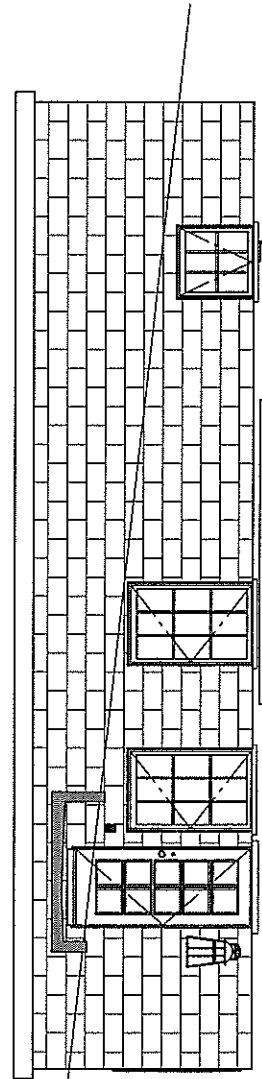


Project Info:  
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Jessica Steinberg  
6610  
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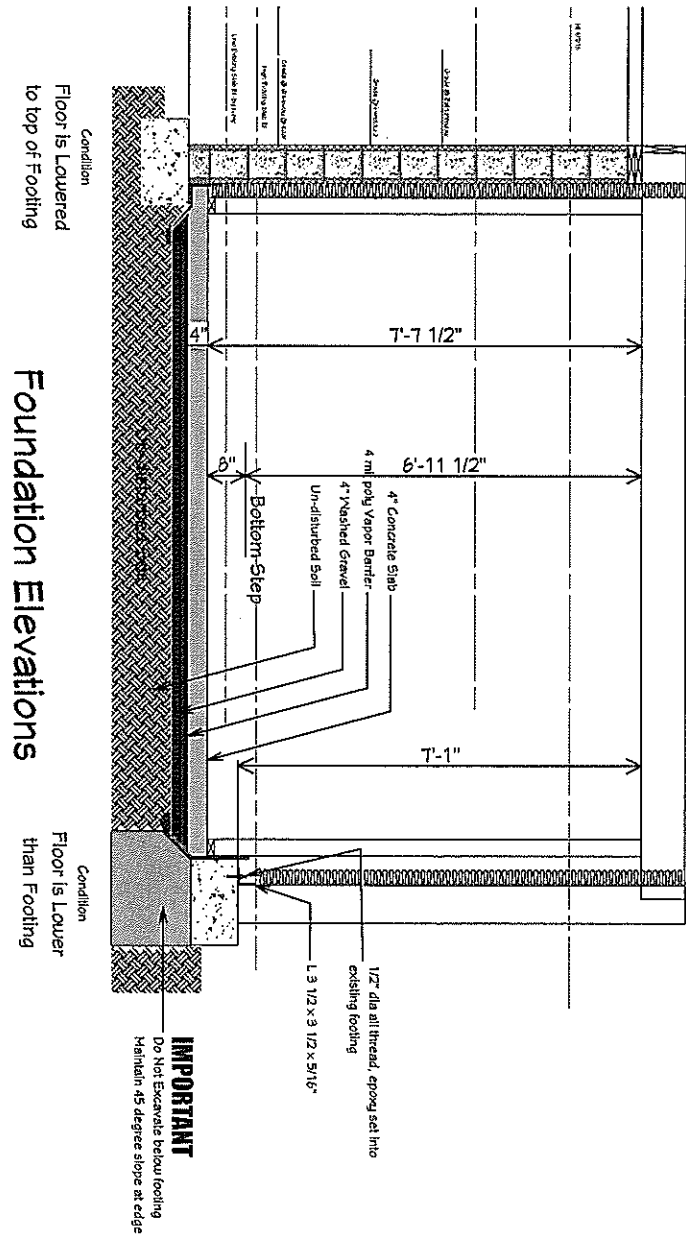
DATE PRINTED:  
**4/27/2018**  
REVISION:  
Stamp PR  
Gas Meter  
Main Meter Shut Off

SCALE:  
**1/4" = 1'-0"**  
unless noted otherwise

SHEET:  
**A-3**



Exterior Elevation



Foundation Elevations

Condition  
Floor Is Lowered  
to Top of Footing

Condition  
Floor Is Lower  
than Footing

**IMPORTANT**  
Do Not Excavate below footing  
Maintain 45-degree slope at edge

14



Project Info:  
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20912  
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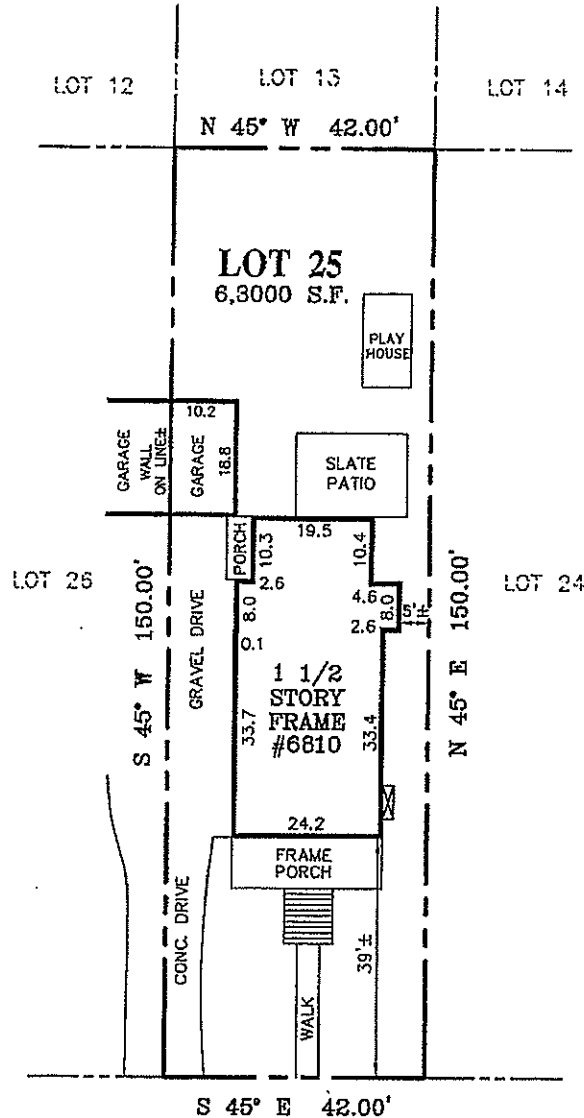
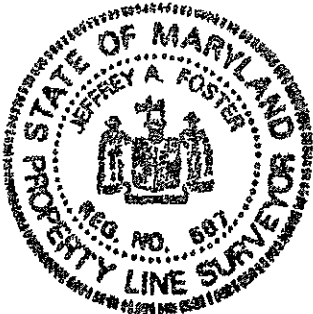
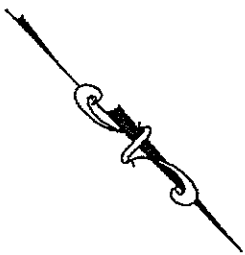
SCALE:  
**1/4" = 1'-0"**  
Unless noted otherwise  
SHEET: **S-2**

**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

**Notes**


1. Flood zone "X" per H.U.D. panel No. 0460D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING  
 LOT 25, BLOCK 17  
 PINE CREST

MONTGOMERY COUNTY, MARYLAND

**WESTMORELAND AVENUE**  
 WESTMORELAND STREET (PER PLAT)  
 (30' R/W)

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS		
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		PLAT BK.	2		20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1288	
		PLAT NO.	145		DATE OF LOCATIONS	SCALE: 1" = 30'
LIBER FOLIO		WALL CHECK:		DRAWN BY: D.M.L.		
		HSE. LOC.: 07-15-10		JOB NO.: 10-03213		

(15)

This time-honored window design captures the original depth and beauty of Lincoln products. Our Primed Wood products are architect friendly and designed for new construction or historical renovation.

High risk rot-prone components are substituted with cPVC parts ready for a high quality heat reflective and UV resistant exterior paint color choice.

From a traditionalist point-of-view, Lincoln's stylish windows, patio doors and shapes are dimensionally accurate, historically desired and design friendly.

### Features

- **Available Product:**  
Extensive product selection.
- **Maintenance:**  
Moderate. Apply UV resistant paint and periodic check-up.
- **Structural Performance:**  
Exceptional strength.
- **Thermal Performance:**  
Very high.







### Frame Finishes

Wood with a white factory applied pigmented, waterborne, acrylic primer and white, paintable cellular PVC sill, blindstop and casings or all-wood with a white factory applied water-based acrylic latex primer.



17

### Sash Finish

Wood with a white factory applied pigmented, waterborne, acrylic primer.

Here is another opportunity to have your windows and doors made to fit the interior design, décor and style of the room. Additionally, the exterior interacts with the overall architecture and creates fantastic curb appeal. Enhancing windows and doors with lite divisions definitely puts the icing on the cake. Although there are standard lite configurations designated for all products, custom designs are also welcome.

#### Lite & Grille Options

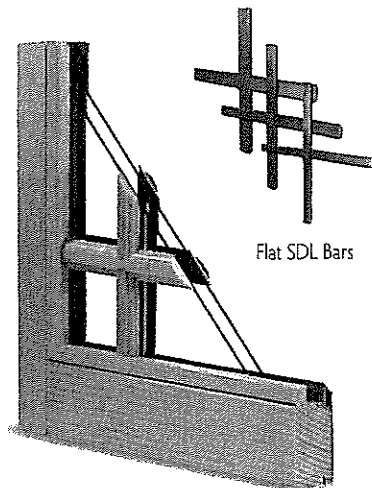
- Simulated Divided Lite (SDL)
- Interior Wood Grille
- Internal Aluminum Grille (GBG)
- Lincoln Divided Lite (LDL)



Photo Courtesy of Chas Tuler of Tuler Photography. Home Design by Christopher Architecture & Interiors.

#### Simulated Divided Lite

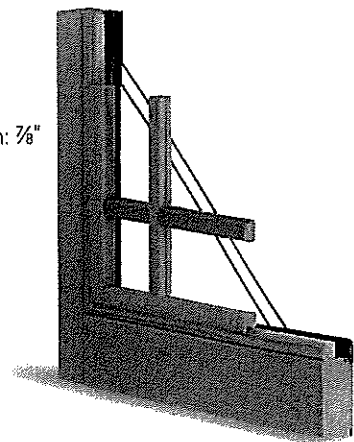
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- Profiled Interior
- Square Interior
- Bronze, Black & Mill Finish  
Shadow Bar



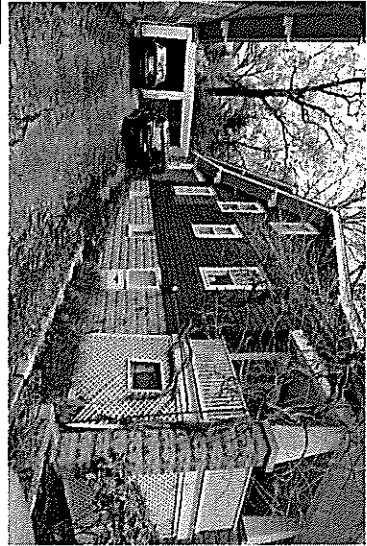
Simulated Divided Lite

#### Interior Wood Grille

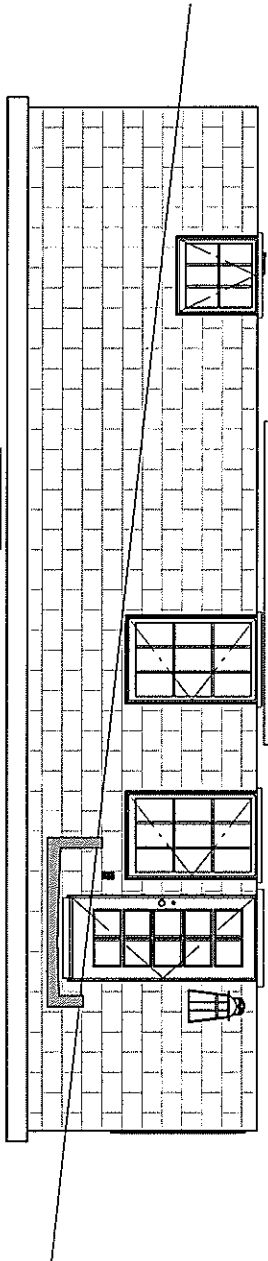
- Single Profile Widths:  
 $\frac{5}{8}$ ", 1",  $1 \frac{1}{8}$ " and  $1 \frac{1}{4}$ "
- Double Profile Width:  $\frac{7}{8}$ "
- With Surround
- Without Surround



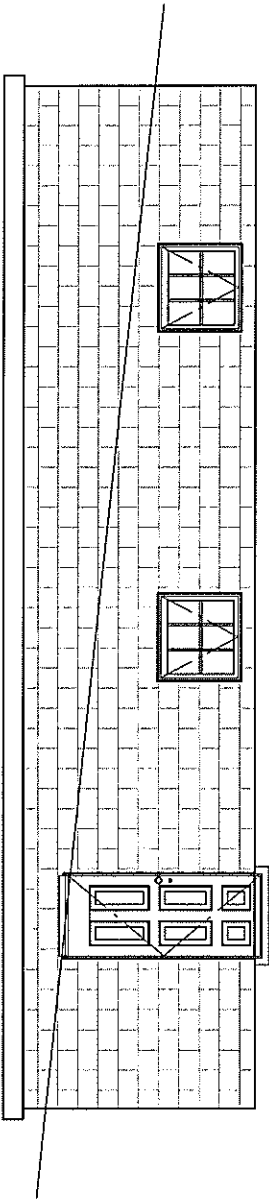
Interior Wood Grille  
(With Surround)



Left Side Photo



Left Side Elevation



Existing Left Side Elevation

21

# Exterior Elevations



Project Info:  
Hank Sacks and  
Jessica Steinberg  
6610  
Westmoreland Ave  
Takoma Park, MD  
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MDBI Project #:  
**1888**

DATE PRINTED:  
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REVISION:

SCALE:  
1/4" = 1'-0"  
UNLESS NOTED OTHERWISE  
SHEET:

A-6