

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

<b>Address:</b>	6906 Westmoreland Ave., Takoma Park	<b>Meeting Date:</b>	2/26/2020
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	2/19/2020
<b>Applicant:</b>	Adam Gabor and Helena Dagadu (Richard Vitullo, Architect)	<b>Public Notice:</b>	2/12/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-20K	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Addition, deck, and window replacement		

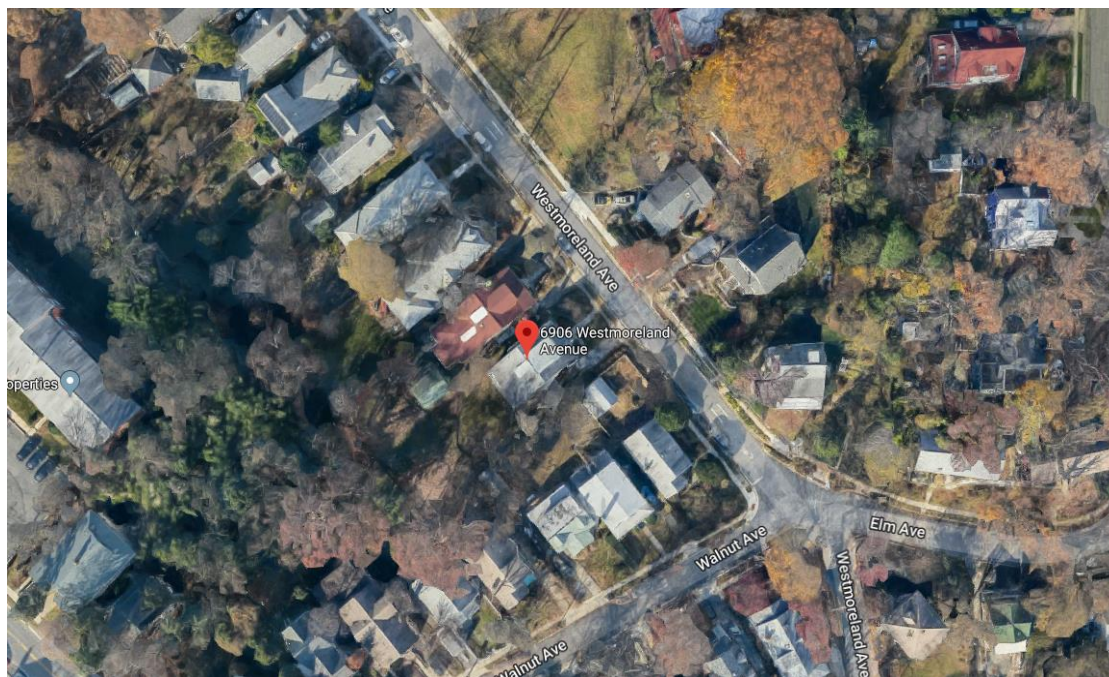
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c. 1910-1920s



*Fig. 1: Subject property.*

## **BACKGROUND**

The applicants previously submitted a HAWP application for a building addition and other alterations, which was approved at the December 4, 2019 HPC meeting<sup>1</sup>. The previous application included a two-story rear addition and hyphen, in addition to the many of the work items in the current application. The current application removes the two-story rear addition and hyphen from the previous proposal and includes revisions to the rear dormer and deck. While the staff discussion includes language from the December 4, 2019 staff report regarding windows, only the revised work items are under consideration at this time.

## **PROPOSAL**

The applicants propose the following work items at the subject property:

- Replace the original basement-level windows with new wood windows.
- Remove/infill one existing basement-level door and one existing basement-level window on the northwest (right) elevation.
- Replace all of the existing vinyl windows on the first floor (13 windows total) with aluminum clad windows.
- Replace two existing casement windows in the northeast (front) dormer with a single larger casement window to comply with egress requirements.
- Add one new window in the southeast (left) side gable.
- Construct a new rear dormer addition.
- Construct a 3' x 7' kitchen extension/mudroom at the (southwest) rear elevation.
- Construct a 15' x 13' wooden deck at the southwest (rear) elevation.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

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<sup>1</sup> Link to December 4, 2019 staff report: <https://montgomeryplanning.org/wp-content/uploads/2019/11/I.C-6906-Westmoreland-Avenue-Takoma-Park.pdf>

Link to December 4, 2019 audio/video transcript:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=aa5fc9c3-1777-11ea-8baa-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=aa5fc9c3-1777-11ea-8baa-0050569183fa)

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

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

- 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.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.
- 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.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- 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.

***Montgomery County Code; Chapter 24A-8***

- (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 ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic

- resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

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

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The subject property is a c. 1910-1920s Bungalow-style Contributing Resource within the Takoma Park Historic District. The house has experienced previous alterations, including an existing one-story rear addition with vinyl siding, an existing rear dormer addition, the replacement of many of the original first and second floor windows with vinyl windows, and splitting the house into seven different apartments with exterior entrances to all three floors (basement, first floor, and second floor). The applicants propose to renovate the house and convert it back into a single-family residence. The applicants propose to renovate the house and convert it back into a single-family residence.

The applicants are proposing the following alterations at the subject property:

***Previously Approved Work Items***

- Windows
  - The existing basement-level windows are the original wood windows, but they are deteriorated. The applicants propose to replace the windows with new single-lite wood casement windows and one-over-one double hung wood windows. Staff notes that the Commission typically exercises greater leniency in reviewing the replacement of basement-level windows.
  - One basement-level window and one basement-level door on the rear/northwest (rear/right side, as viewed from the front) will be infilled with parged CMU.
  - As noted above, many of the original windows on the first floor have been replaced with vinyl windows. The only remaining wood windows are two on the front and two on the front/northeast (front/right) side. The applicants propose to replace all of the existing vinyl windows on the first floor with aluminum-clad wood windows with lite patterns to match the existing. The existing wood windows will remain.
  - On the second floor, the applicants propose to replace the right two of three non-historic independent casement windows at the front shed dormer with one wood French casement with a similar lite pattern. This is being proposed to comply with egress requirements.
  - One new wood window will be added under the southeast (left side, as viewed from the front) gable of the historic house.

***Revised/New Work Items***

- Windows/Doors
  - The existing vinyl double-hung window in the kitchen (northwest/right elevation) will be replaced with an aluminum-clad casement windows with double-hung window appearance.
  - One existing basement-level window on the northwest (right) elevation will be infilled with parged CMU to match the existing foundation.
  - One existing basement-level door on the northwest (right) elevation will be infilled with parged CMU to match the existing foundation.
- Rear additions
  - The applicants propose to remove the existing rear dormer addition and construct a new gable dormer in its place. The proposed dormer will be low-sloped and will be 18'-6" x 26'. The dormer will be separated from the historic house and roof by an existing 1' deep rake, which will remain. The existing ridge beam will be structurally upgraded to accommodate the new dormer.
  - A 3' x 7' kitchen extension/mudroom is proposed at the (southwest) rear elevation.
- Deck
  - A 15' x 13' wood deck with steps to grade is proposed in the southwest (rear/right) corner of the historic house.
- Materials
  - The proposed new additions will be clad with smooth-faced fiber cement lap siding (5" exposure) and trim.
  - The proposed new dormer will have membrane or standing seam metal roofing, due to the low roof slope.
  - The windows in the proposed new dormer will be wood.

Staff supports the applicant's proposal, finding that it is unlikely to detract from the character-defining features of the subject property or surrounding historic district. The proposal is consistent with the *Takoma Park Historic District Guidelines* for building additions, and the proposed alterations to this previously altered historic house will result in a negligible impact to the way its character-defining features are experienced from the public right-of-way.

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

#### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



#904024



DPB-#8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: RJV@VITULLO-STUDIO.COM Contact Person: RICK VITULLO  
Daytime Phone No.: 301-806-6447  
Tax Account No.: 01062257  
Name of Property Owner: ADAM GABOR / HELENA DAGADU Daytime Phone No.: (773) 209-7790  
Address: 6906 WESTMORELAND AVE. TAKOMA PARK, MD 20912  
Street Number City State Zip Code  
Contractor: T.B.D. Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: 301-806-6447

**LOCATION OF BUILDING/PREMISE**

House Number: 6906 Street: WESTMORELAND AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: WALNUT AVE.  
Lot: P48 Block: A Subdivision: ~~HEBER L. THORNTON'S RESUBDIVISION~~  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  
☐ Construct ☒ Extend ☒ Alter/Renovate ☐ AC ☐ Slab ☒ Room Addition ☐ Porch ☒ Deck ☐ Shed  
☐ Move ☐ Install ☒ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family  
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 175,000.00  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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.

RJV Signature of owner or authorized agent Date 1-31-20

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

**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:

SEE ATTACHED

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

SEE ATTACHED

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- ✓ a. the scale, north arrow, and date;
- ✓ b. dimensions of all existing and proposed structures; and
- ✓ c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

- ✓ If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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

- ✓ For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.



**OWNERS:**

**Helena Dagadu**  
**Adam Gabor**  
6906 Westmoreland Ave.  
Takoma Park, MD 20912

**AGENT FOR OWNER:**

**Richard J. Vitullo AIA**  
**Vitullo Architecture Studio, PC**  
7016 Woodland Ave.  
Takoma Park, MD 20912

**Adjoining Property Owners**

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**Jane Powers**  
**John Colbert**  
6908 Westmoreland Ave.  
Takoma Park, MD 20912

**Bruce Moyer**  
6907 Westmoreland Ave.  
Takoma Park, MD 20912

**Enrica Detragiache**  
6909 Westmoreland Ave.  
Takoma Park, MD 20912

**Lea Howe**  
**Nicholas Wiseman**  
68 Walnut Ave.  
Takoma Park, MD 20912

**DESCRIPTION OF EXISTING STRUCTURE,  
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES  
AT:**

**6906 Westmoreland Ave., Takoma Park, MD 20912**

*This is an "Contributing Resource" Bungalow-style house, built in 1923, and it is located in the Takoma Park Historic District. It is a 1 ½ -story house, rectangular in shape; the original house is 26' x 37', with a later 8'-0" long addition built on the rear. There is an 8'-0" deep front porch across the entire front. It has a 1170 S.F. footprint, with a full walk-out basement at the rear of the slightly sloping site.*

**NOTE:** *The house has been used as an apartment building for many years, accommodating as many as 7 apartments on three separated floors with separate entrances/stairs for each floor.*

- a. Original House Structure:** *The main house structure is wood framed and is gabled (4.5:12 slope), with the ridge parallel to Westmoreland Ave.. There is a 12'-6" wide shed dormer at the front of the house, with a small dormer at the rear (to accommodate headroom for a later stair to the 2<sup>nd</sup> floor).*
- b. Foundation:** *The foundation is parged CMU, painted.*
- c. Exterior Finish:** *The exterior finish of the original house is 10" exposure asbestos lap siding. The later rear addition is mostly clad in vinyl siding.*
- d. Windows:** *Basement-There are original wood painted windows (in poor condition) in the basement. 1<sup>st</sup> Floor- 13 of 17 original painted wood windows on the 1<sup>st</sup> floor have been replaced by vinyl double-hung windows. 2<sup>nd</sup> Floor- There are 6 painted wood windows; the 3 wood windows in the front dormer are casements that may be replacement windows; the two windows in the side are newer painted wood windows.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS  
EFFECT ON THE HISTORIC RESOURCE:  
**6906 Westmoreland Ave., Takoma Park, MD 20912**

**Renovations to Existing:**

**Basement:**

*The basement will be renovated and most of the windows and main entry door will be replaced with painted wood replacements. One window and one doorway on northwest side will be infilled with parged CMU to match existing.*

**1<sup>st</sup> Floor:**

*The existing vinyl replacement windows will be replaced with dual-pane aluminum-clad wood windows, with a lite-pattern as shown on elevations. All windows being replaced are double-hung windows and they will be replaced with double-hung windows, except the window in the kitchen, over the counter, which will be replaced with a painted wood casement with a 1-over-1 DH appearance. (The only practical window type for a location over a counter is a casement or an awning.)*

**2<sup>nd</sup> Floor:**

*This proposal is to replace the right two, of three, independent casement windows at the front shed dormer with one French casement that will resemble the same window pattern. This will allow this bedroom to comply with the building code for an egress window in a bedroom.*

*(At the front shed dormer, there are 3 wood casement windows which are old, but do not seem original as they don't seem congruent with the style of the house, as opposed to 6906's twin house at 6908 Westmoreland, with 3 double hung windows that look original; see photo.)*

*At the hall bathroom, this proposal is to add a window where it seems, 1) there was a window in the past due to the visible siding joint pattern and, 2) most bungalows have windows under the ridge on both sides of house.*

*(Two reasons to add only one window where historically there would be two is that two windows in this bathroom is a non-starter functionally. The one window we are adding is off-center because the new ridge beam requires a post under it and a window centered under this heavily loaded post is problematic structurally while still being problematic functionally.*

**Rear Additions:**

- a. **2<sup>nd</sup> Floor, Rear:** *A new 18'-6" x 26'-0" wide gable dormer addition, from the existing ridge to the original rear wall of the house, with a low-slope roof, will be added to the existing house at the rear. It will be separated from the original roof and house below by an existing 1'-0" deep rake, which shall remain. The existing ridge beam will be structurally upgraded to accommodate the new dormer.*

- b. **1st Floor, Rear:** A new 3'-0" x 7'-0" addition will be added to the existing house at the rear in order to expand the Kitchen and provide a Mudroom; this addition is to be built over an existing basement area of the same size.
- c. **Wood Deck:** A new 15'-0" long x 13'-0" rear wood deck will be built, with stairs to grade.

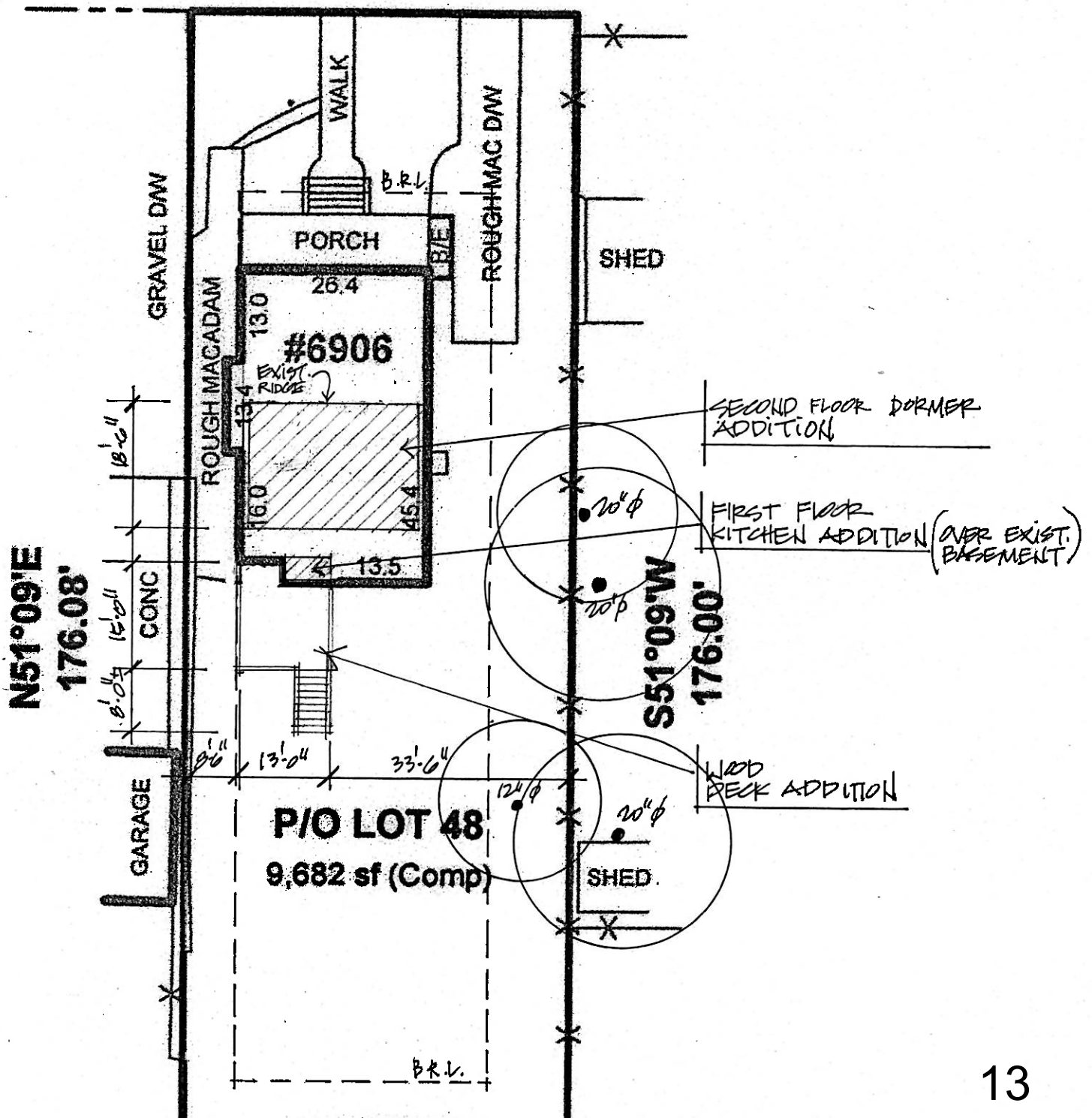
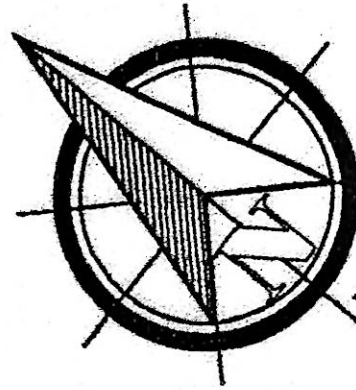
These will be built using the following materials/details:

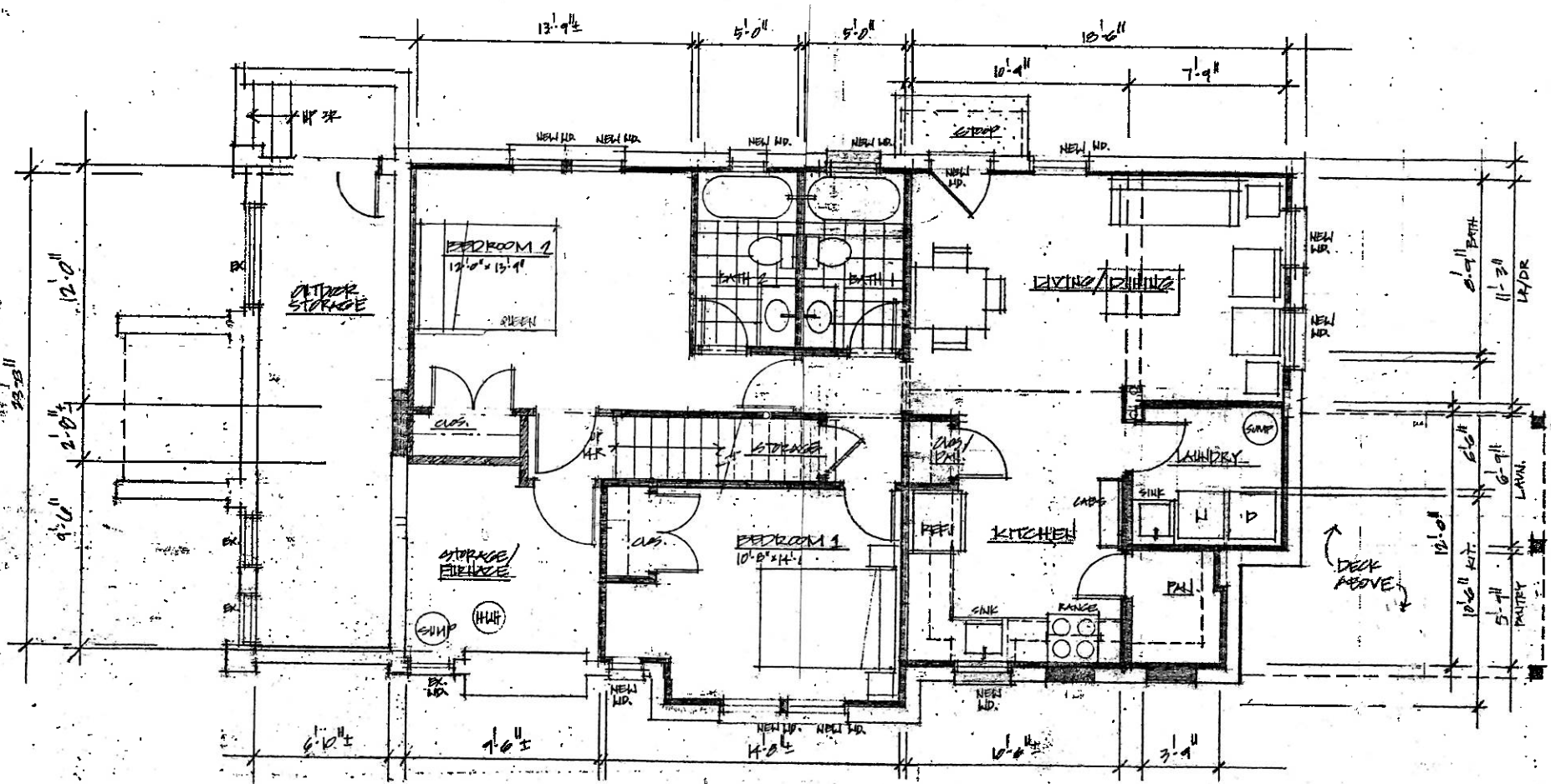
- 1) **Siding:** Painted fiber cement lap siding (5" exposure), on all new façades at dormer additions (7" exposure at rear 2-story addition for contrast), with a 1 x 4 fiber cement trim at all windows and doors and 1 x 6 fiber cement trim at all corners.
- 2) **Roofing:** Membrane or standing seam metal roofing (TBD) on low slope roof.
- 3) **Windows and Doors:** The existing vinyl windows on the 1<sup>st</sup> floor of the house shall be replaced with aluminum-clad wood windows. All dilapidated wood windows in Basement to be replaced will be painted wood casement and double-hung windows, with no muntins. The main basement entry door will be painted wood with a large glass lite. The new windows in the additions will be painted wood casements and double hung windows; the rear door to the deck will be painted wood with one glass lite.
- 4) **Wood Deck:** The deck will be supported on 2 (or 3) 6 x 6 wood posts. The wood railing will be traditional wood: SM-8840 top rail, LWM-237 balusters at 5" o.c., and SM-8841 bottom rail.

# WESTMORELAND AVENUE

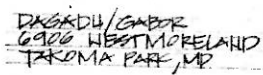
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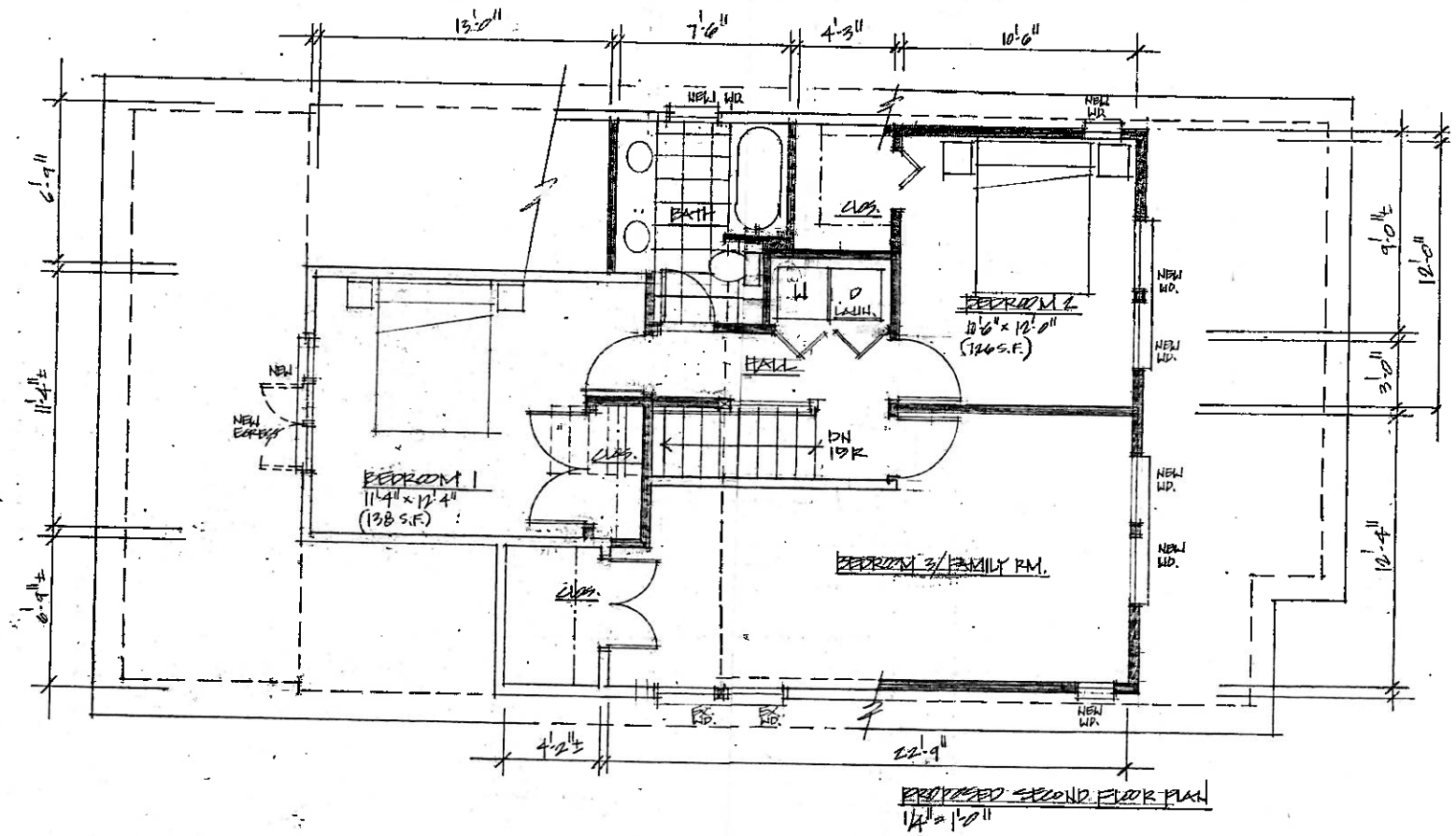


PROPOSED ERECTION PLAN  
1/4" = 1'-0"

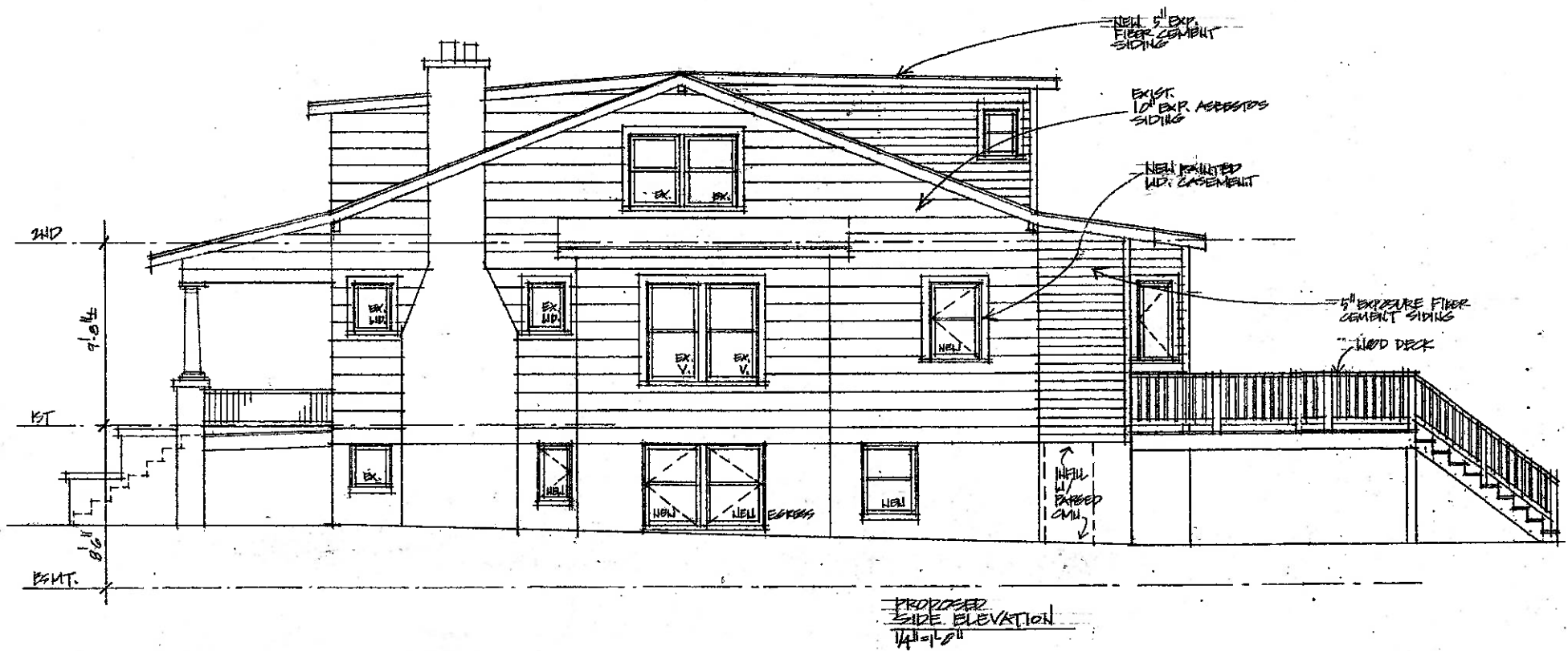


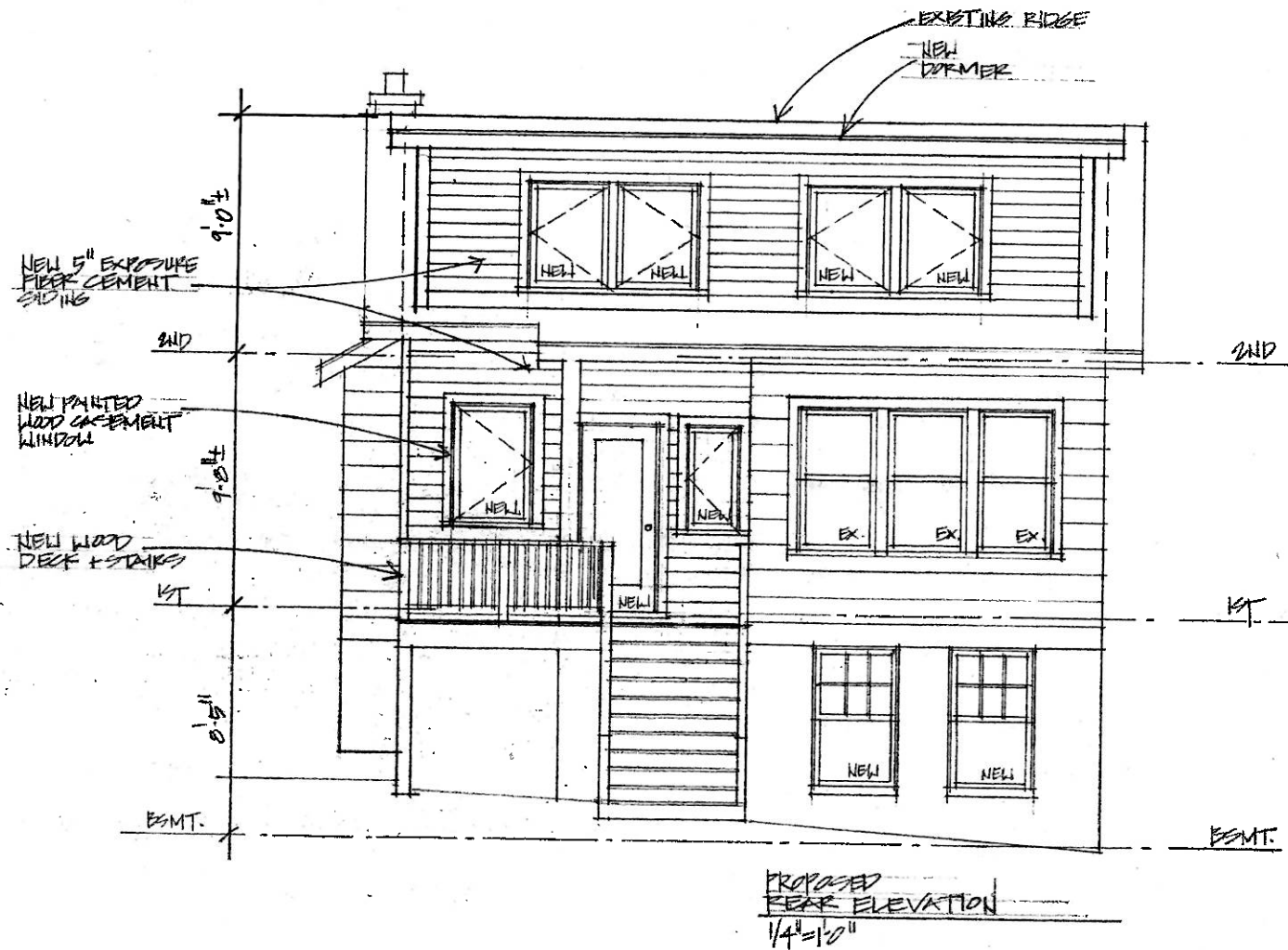
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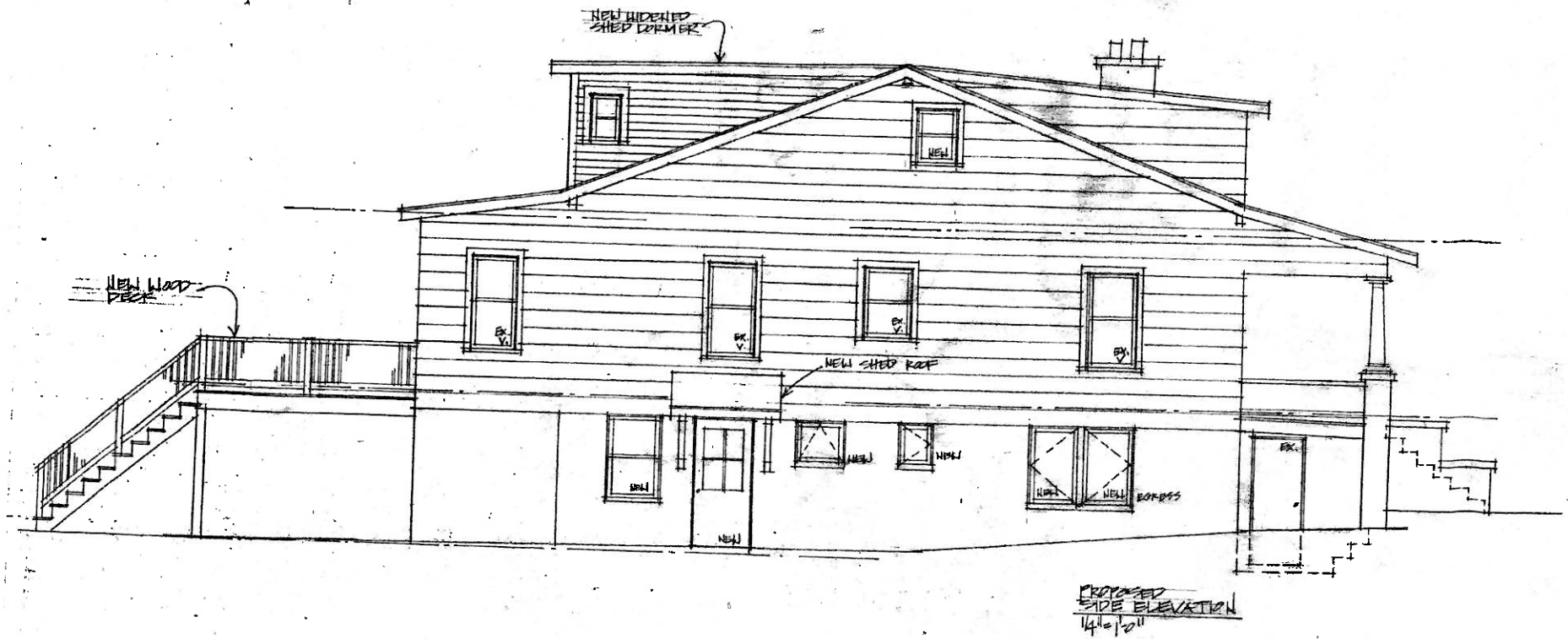








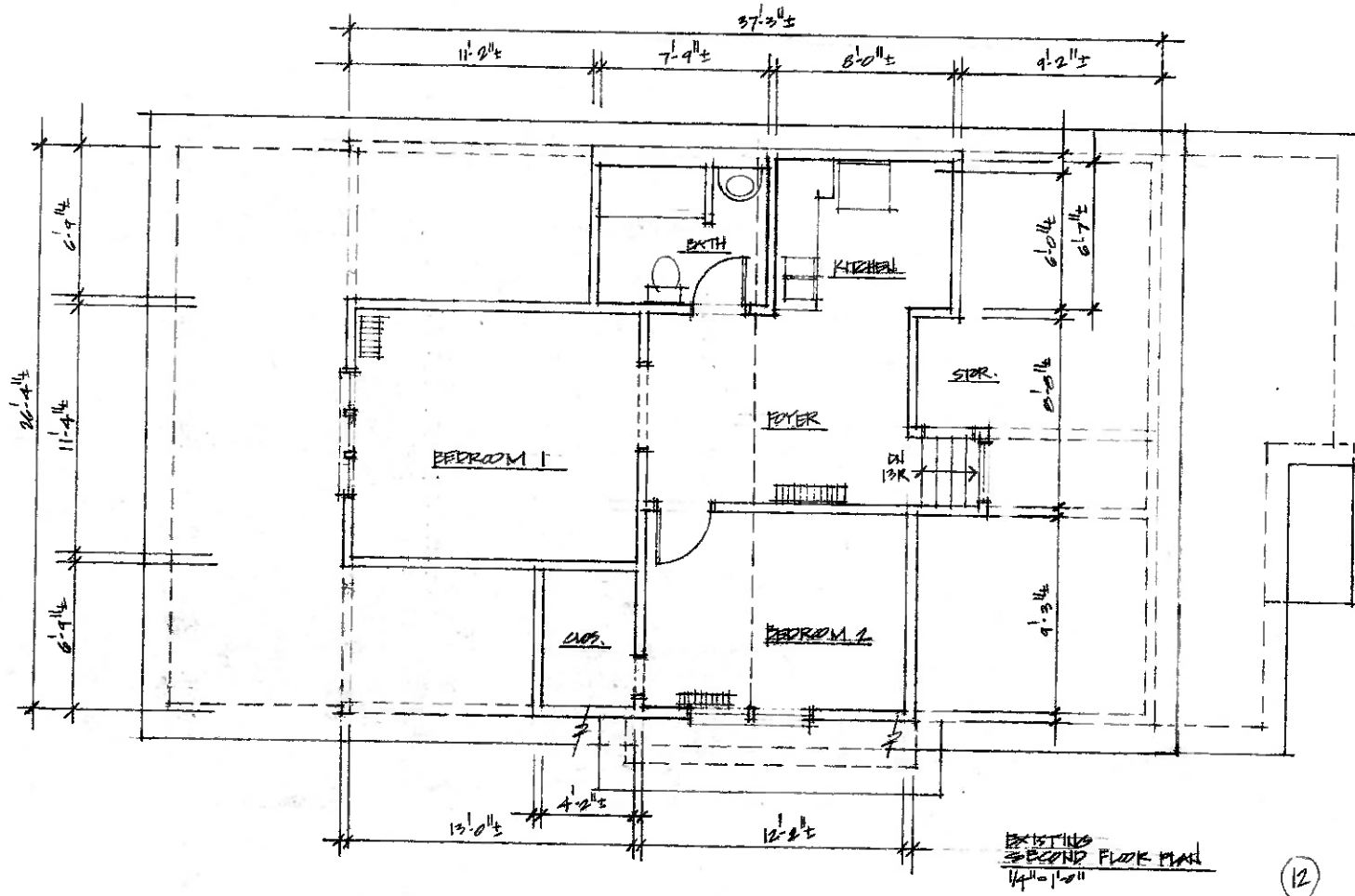






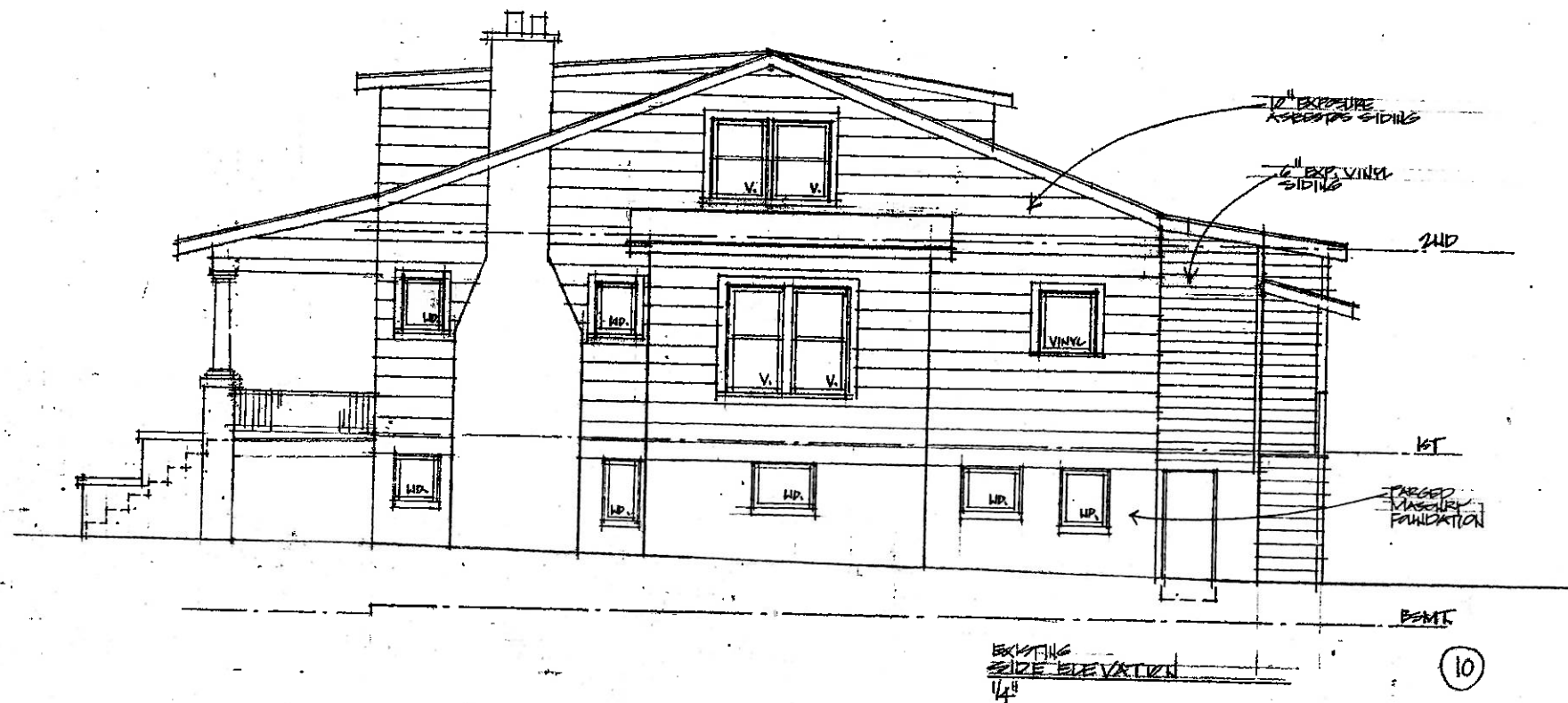


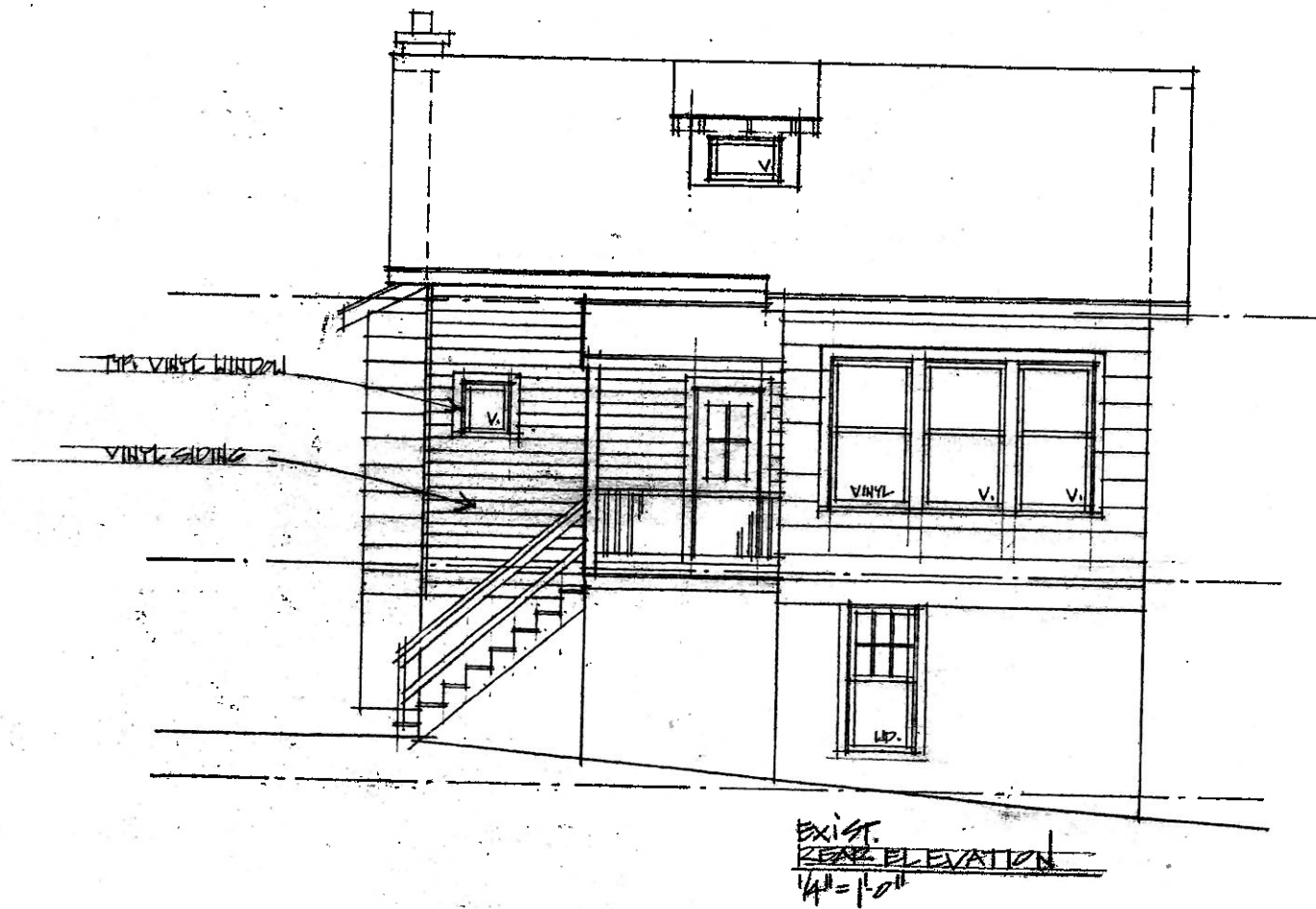




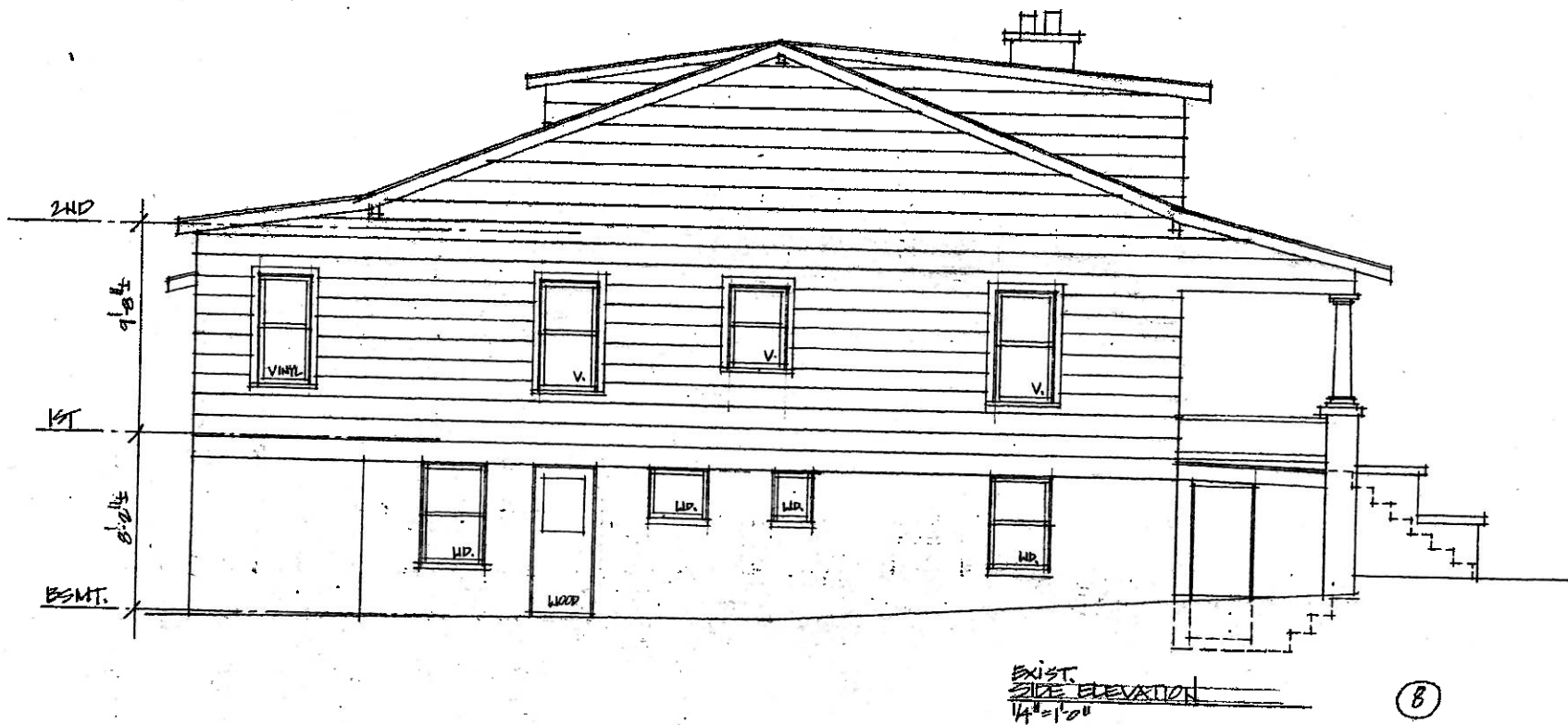
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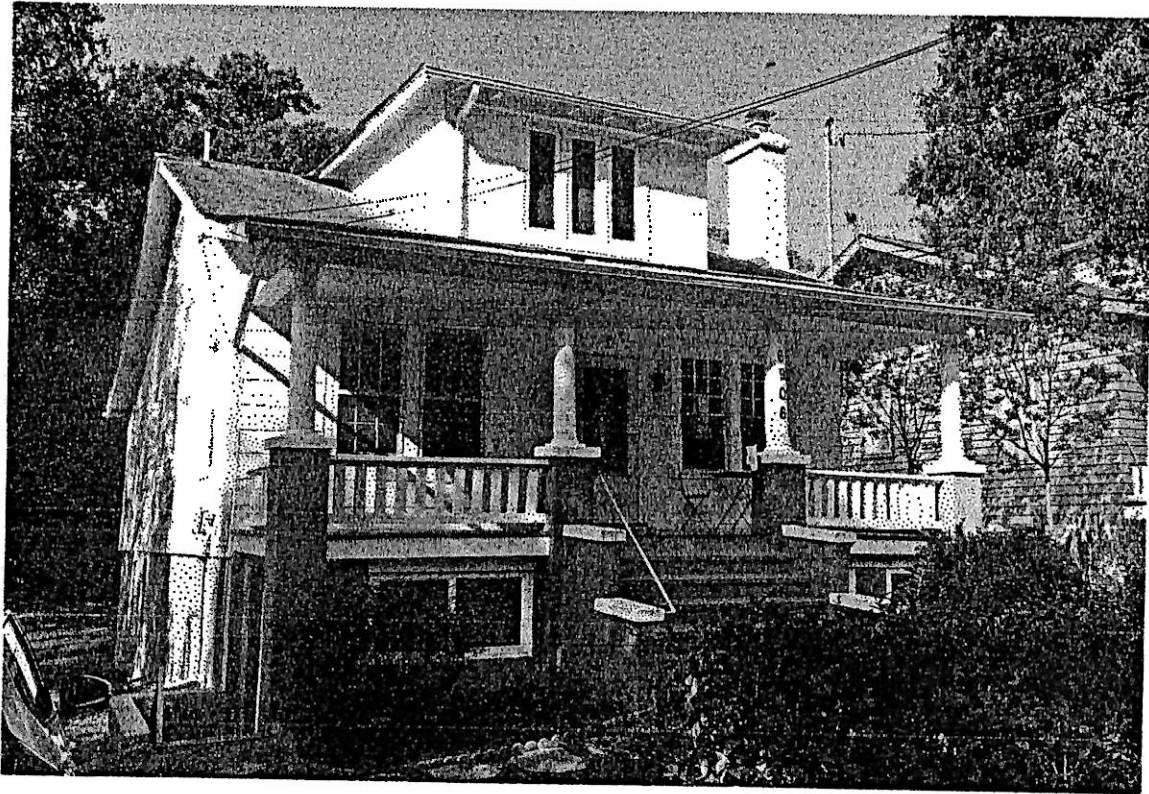






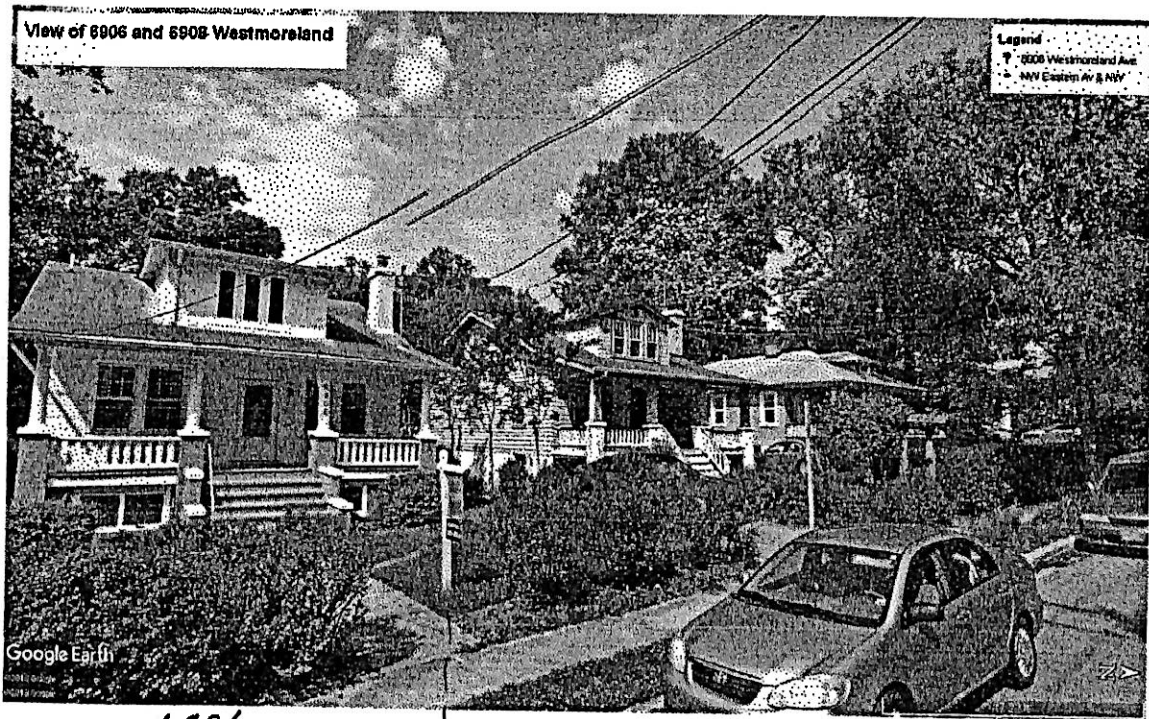
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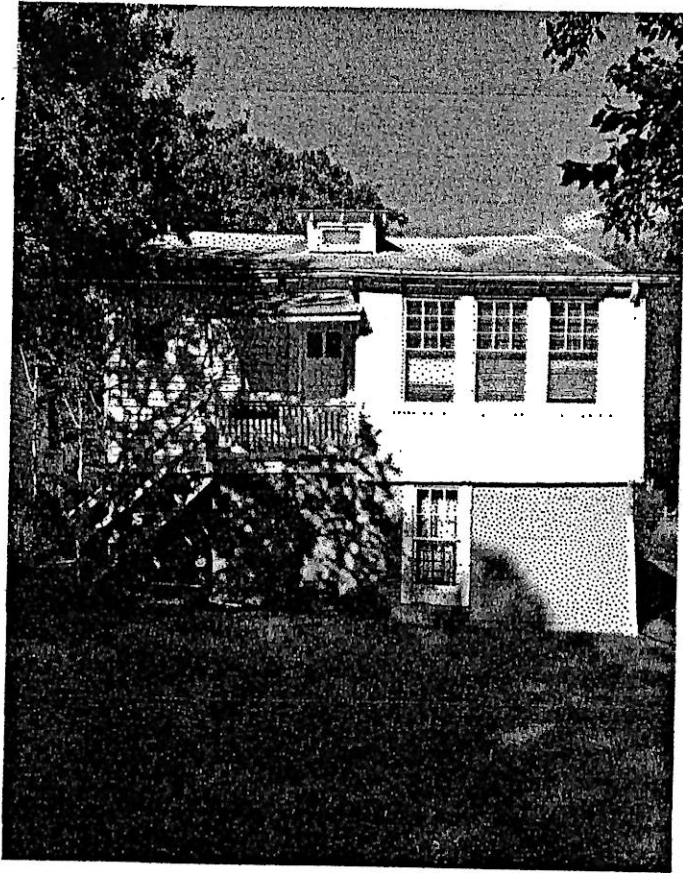


FRONT VIEW

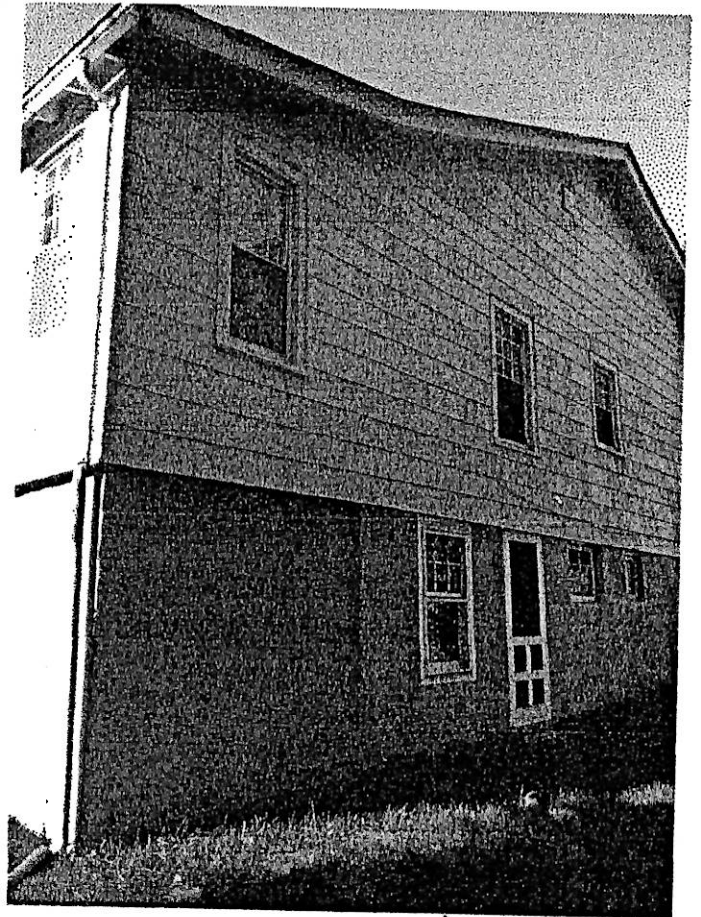
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TAKOMA PARK, MD 20912  
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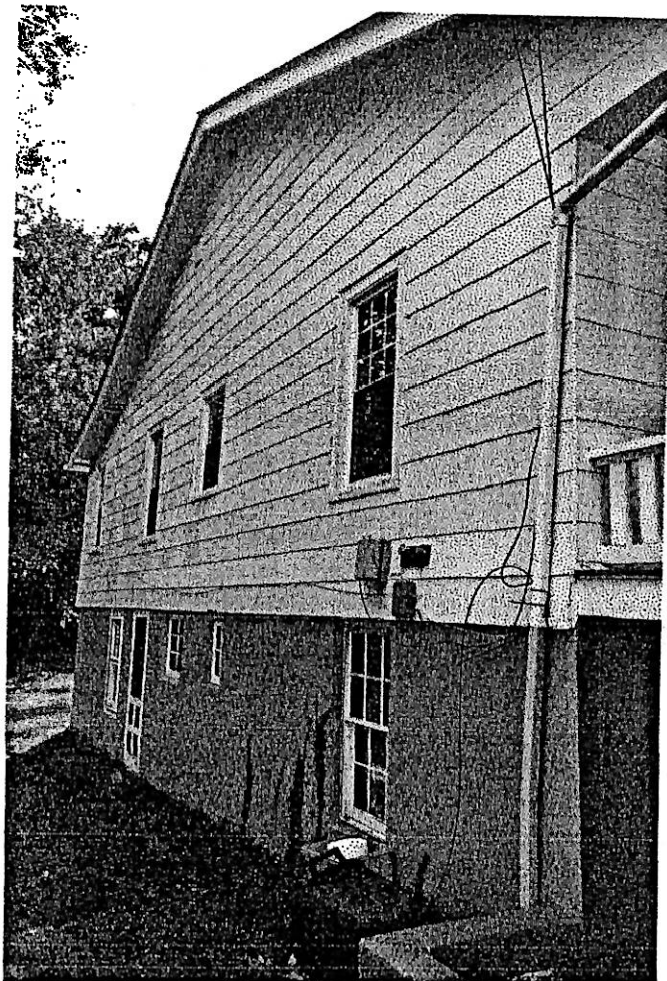




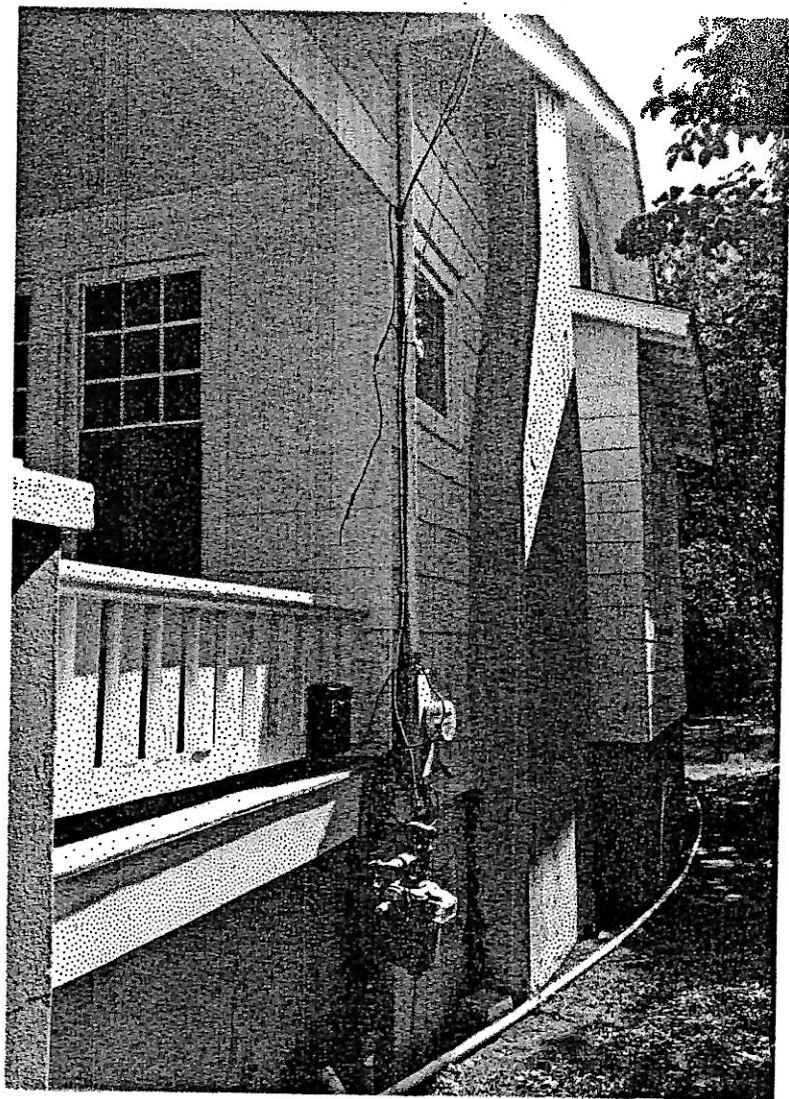
REAR VIEW



RIGHT SIDE @ REAR



RIGHT SIDE @ FRONT



LEFT SIDE

# WESTMORELAND AVENUE

S38°51'E

55'

