

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6805 Westmoreland Ave., Takoma Park	Meeting Date:	3/24/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/17/2021
Applicant:	Sharon Lambert & Greg Swaluk Richard Vitullo, Architect	Public Notice:	3/10/2021
Review:	Preliminary Consultation	Staff:	Dan Bruechert
PROPOSAL:	Building Addition		

STAFF RECOMMENDATION

Staff recommends that the applicant make any modifications recommended by the HPC and return for a HAWP.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: 1933



Fig. 1: 6805 Westmoreland Ave.

PROPOSAL

The applicant proposes to construct a two-story addition at the rear that will project to the right of the right wall plane.

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 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

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

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 to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

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-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 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
- (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.

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, spaces, 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 proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will 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 one-and-a-half story Craftsman with a partial width front porch and a non-

historic addition to the rear that projects beyond the right (south) wall plane.

The applicant proposes constructing additions to the rear and expanding the existing second story. On the first floor, the applicant proposes a 50 ft² (fifty square foot) addition to the existing kitchen and a screened-in porch with a shed roof. The second-floor roof will be extended behind the existing dormers and a second floor will be constructed above the non-historic rear addition in the southeast corner of the house. The proposed second-story roofs will match the 3:12 roof pitch of the existing, historic dormers.

The proposed materials are all compatible and consistent with the existing house, including stucco siding, asphalt shingles, and wood casement and sash windows.

Staff finds that this section of the Takoma Park Historic District is comprised of small bungalows on relatively small lots. Many of the houses have been added onto over the years both on the rear and adding second stories.

Staff finds that the subject property can accommodate an addition at the rear.

Staff finds that the proposed first-floor addition and second-floor addition on the left (north) side of the house (and screened-in porch) will not have a significant impact on the character of the house or surrounding district when viewed from the right-of-way. The 4" (four-inch) inset is not a significant amount to effectively differentiate the new from the historic construction, however, that is not a strict requirement of the *Design Guidelines*. Because this addition will extend the roofline, the massing is tucked behind existing construction and will not change the street presence of the house nor will it negatively impact the character of the streetscape or the District.



Figure 2: View of the subject property from the northwest.

Staff has reservations about the proposed addition on the right (south) side of the house. This section of the house is just as visible as the north from the right-of-way but includes the projecting non-historic Kitchen addition. Staff's primary concern is that the massing on the right side of the house becomes a two-story wall plan from the front edge of the dormer to the rear wall of the kitchen and that this configuration is too massive to be compatible with the modestly sized historic house.



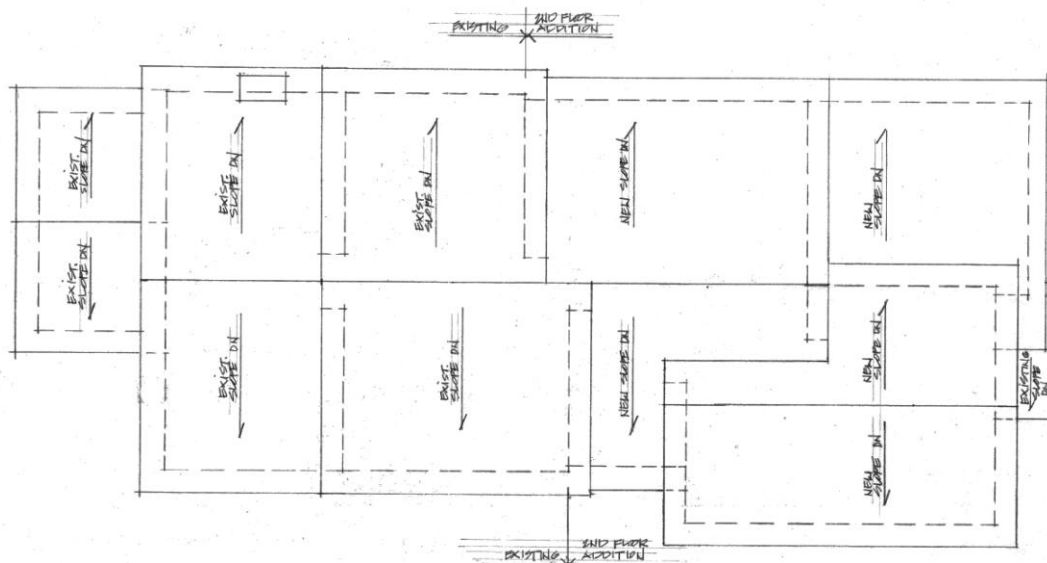
Figure 3: View from the southwest.

The building's current configuration breaks up the mass, by utilizing the dormer, but also with the steeply pitched roof over the kitchen. Staff recommends that the applicants revise their proposal to reduce the mass, apparent or actual, on the right side of the house.

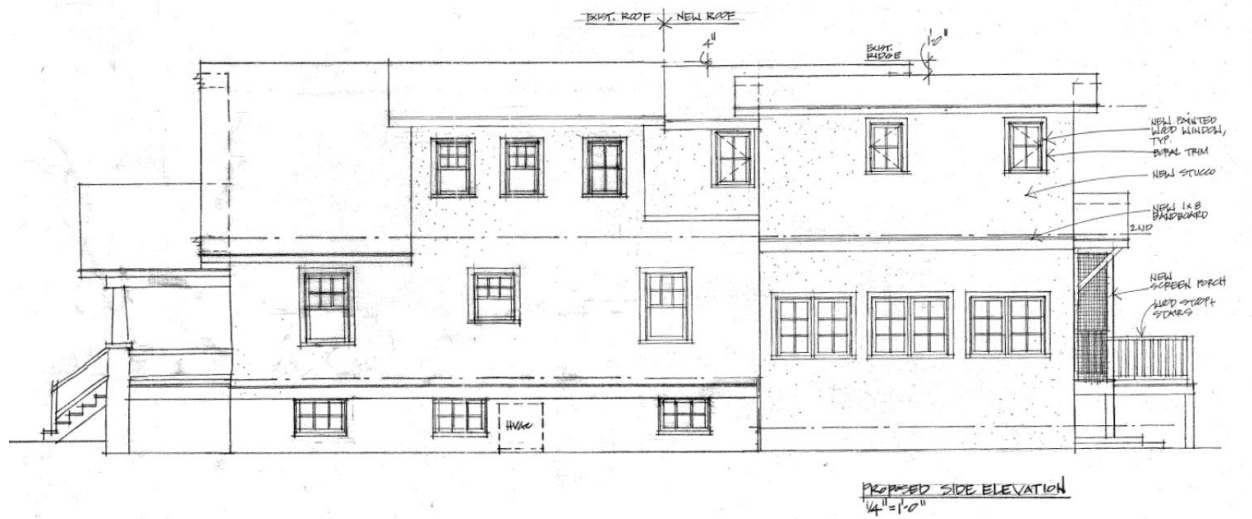
The right, two-story projection of new construction is difficult to analyze in elevation and would benefit from either a model or axonometric drawing. The massing appears to protrude awkwardly in this highly visible location and is potentially incompatible with the character of the existing house and the streetscape. The boxy volume of the proposed rear addition is awkwardly juxtaposed with the deeply articulated volumes of the historic house and dormers. Perhaps additional trim pieces, dormers, or another expression of the mass would relieve this corner. Typically this would not be a noticeable change, but due to the high visibility of this elevation greater attention is called for this elevation than is typical.



PROPOSED REAR ELEVATION
1/4" = 1'-0"



PROPOSED ROOF PLAN



Staff relies on the HPC, particularly those members who are architects to provide more specific design recommendations to address the massing incompatibility in the proposed design.

Staff further request feedback from the HPC on any other elements of the proposed rear addition.

STAFF RECOMMENDATION

Staff Recommends the applicant makes revisions based on the HPC's feedback and returns for a HAWP.



FOR STAFF ONLY:
HAWP# 943950
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Sharon Lambert & Greg Swaluk
Address: 6805 Westmoreland Avenue
Daytime Phone: 202-286-0007

E-mail: gswaluk@cmta.com
City: Takoma Park Zip: 20912
Tax Account No.: 01076460

AGENT/CONTACT (if applicable):

Name: Richard J Vitullo AIA
Address: 7016 Woodland Avenue
Daytime Phone: 301-806-6447

E-mail: rjv@vitullostudio.com
City: Takoma Park Zip: 20912
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? X Yes/District Name Takoma Park
____ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 6805 Street: Westmoreland Avenue
Town/City: Takoma Park Nearest Cross Street: First Avenue
Lot: 10 Block: 18 Subdivision: Pinecrest Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Richard J Vitullo AIA

3/2/2021

Signature of owner or authorized agent

Date

SEE ATTACHED SHEETS

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

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

SEE ATTACHED SHEETS

Description of Work Proposed: Please give an overview of the work to be undertaken:

SEE ATTACHED SHEETS

SEE ATTACHED SHEETS

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

SEE ATTACHED SHEETS

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*





OWNERS:

Sharon Lambert

Greg Swaluk

6805 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

Kelley La Greca Living Trust

6807 Westmoreland Ave.

Takoma Park, MD 20912

David Weinreich

Shoshanna Sumka (Owners of 6803 Westmoreland Ave., Takoma Park, MD 20912)

739 Thayer Ave.

Silver Spring, MD 20910

David & K. A. Dixon-Peugh

6806 Westmoreland Ave.

Takoma Park, MD 20912

Thomas Harrison (Owner of 6804 Westmoreland Ave., Takoma Park, MD 20912)

300 Southwest Drive

Silver Spring, MD 20901

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

6805 Westmoreland Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Craftsman-style house, built in 1933, and it is located in the Takoma Park Historic District. It is a 1 ½ -story house, rectangular in shape; the original house is 24' x 34', with a later 15'x 20' addition built on the rear, but also extending 3' out from the right side of the original house towards the side property line. There is an 8' x 15' front porch across the front. The existing house has a 1158 S.F. footprint, with a full basement under the original house.

- a. Original House Structure:** *The main house structure is wood framed and is gabled (10:12 slope), with the ridge perpendicular to Westmoreland Ave.. There are two shed dormers (3:12 slope), one on each side of the middle of the ridge of the house.*
- b. Foundation:** *The foundation is parged CMU, painted.*
- c. Exterior Finish:** *The exterior finish of the original house and later addition is stucco on wood frame. Trim is generally a 1 x 6 with a perimeter backband attached as a "frame".*
- d. Windows:** *Original house-There are original painted wood windows, predominantly 6-over-1 double hung. Other upper level windows are 6-lite casements. Later addition- All windows are painted wood windows; see elevations for mullion divisions.*
- e. Wood Deck:** *There is a 12' x 15' rear wood deck, built at the same time as the later rear addition. There is an areaway at the rear of the original house, with a basement access door at the rear; the wood deck is inset over this areaway to allow for proper headroom.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
6805 Westmoreland Ave., Takoma Park, MD 20912

Rear Additions:

- a. **1st floor, Rear:** A 50 sf addition to the kitchen is being added, along with a 175 sf 1-story screen porch with a shed roof. A wood stoop and stair to grade is at the rear of the screen porch. Both additions are set in 4" from the original house.
- b. **2nd Floor, Rear:** The upper floor now has one large bedroom and 2 small bedrooms and one bathroom. The addition will expand one of the small bedrooms and add a 4th (new master) bedroom suite, with a full bathroom. The expanded 3rd bedroom will be built over the kitchen addition below. The new master bedroom suite will be built over the (later) addition below. This addition will be gabled, with a 3:12 pitch to match the existing dormers.

NOTE: The ridgeline for this addition is 1'-0" lower than the existing/original house ridgeline, and it is set 43' back from the front property line

These will be built using the following materials/details:

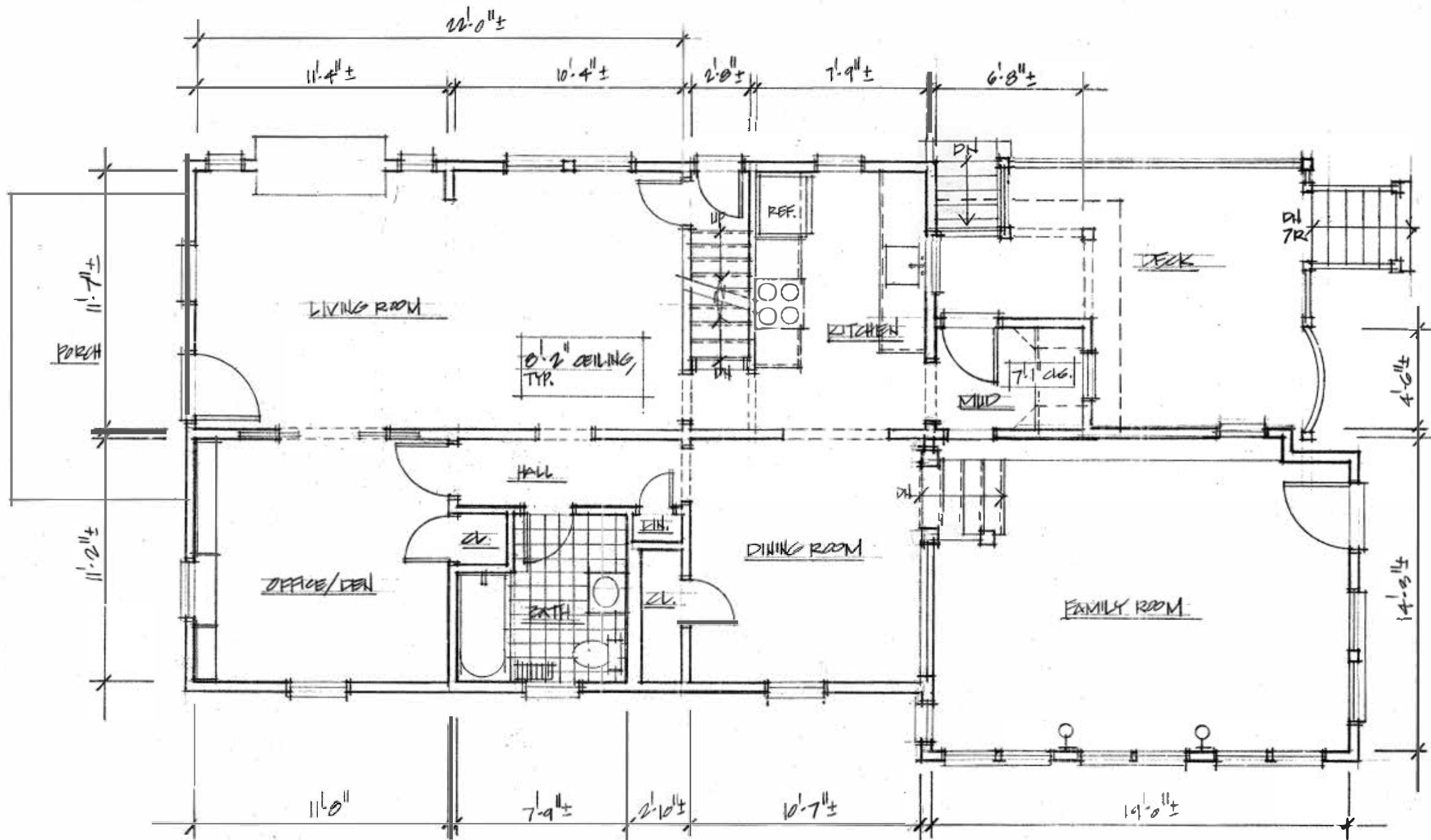
- 1) **Exterior Finish:** Painted and stuccoed fiber cement panels to match existing on all new façades of additions. Window and door trim will be a 1 x 6 fiber cement trim with a perimeter backband to match existing. Wood outrigger-type brackets will be added on rake overhangs to match existing.
- 2) **Roofing:** Asphalt shingles at all new roofs at rear.
- 3) **Windows and Doors:** The new windows in the additions will be painted wood casements and double hung windows; see elevations for mullion divisions. The new door to the screen porch will be painted wood with one glass lite.
- 4) **Foundation:** This will be parged CMU at the 1st floor kitchen addition.
- 5) **Screen Porch:** Wood framed with PVC screening.



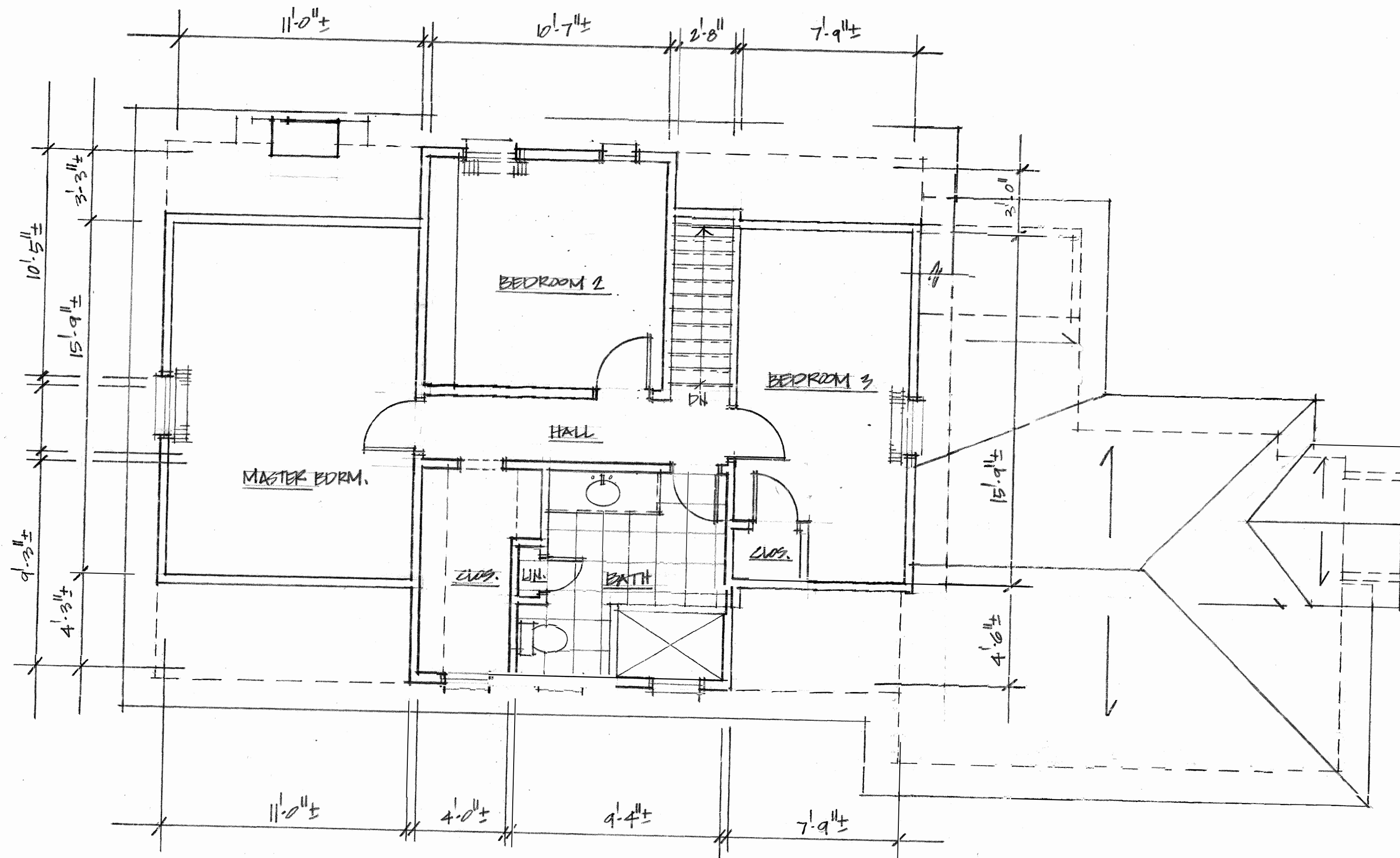








EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"
 LAMBERT/SWALLIK
 6805 WESTMORELAND AVE.



EXIST. SECOND FLOOR PLAN
 1/4" = 1'-0"

2-13-15 (7)



EXISTING
FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$



EXISTING
SIDE ELEVATION
 $\frac{1}{4}'' = 1'-0''$



EXISTING
REAR ELEVATION
1/4" = 1'-0"

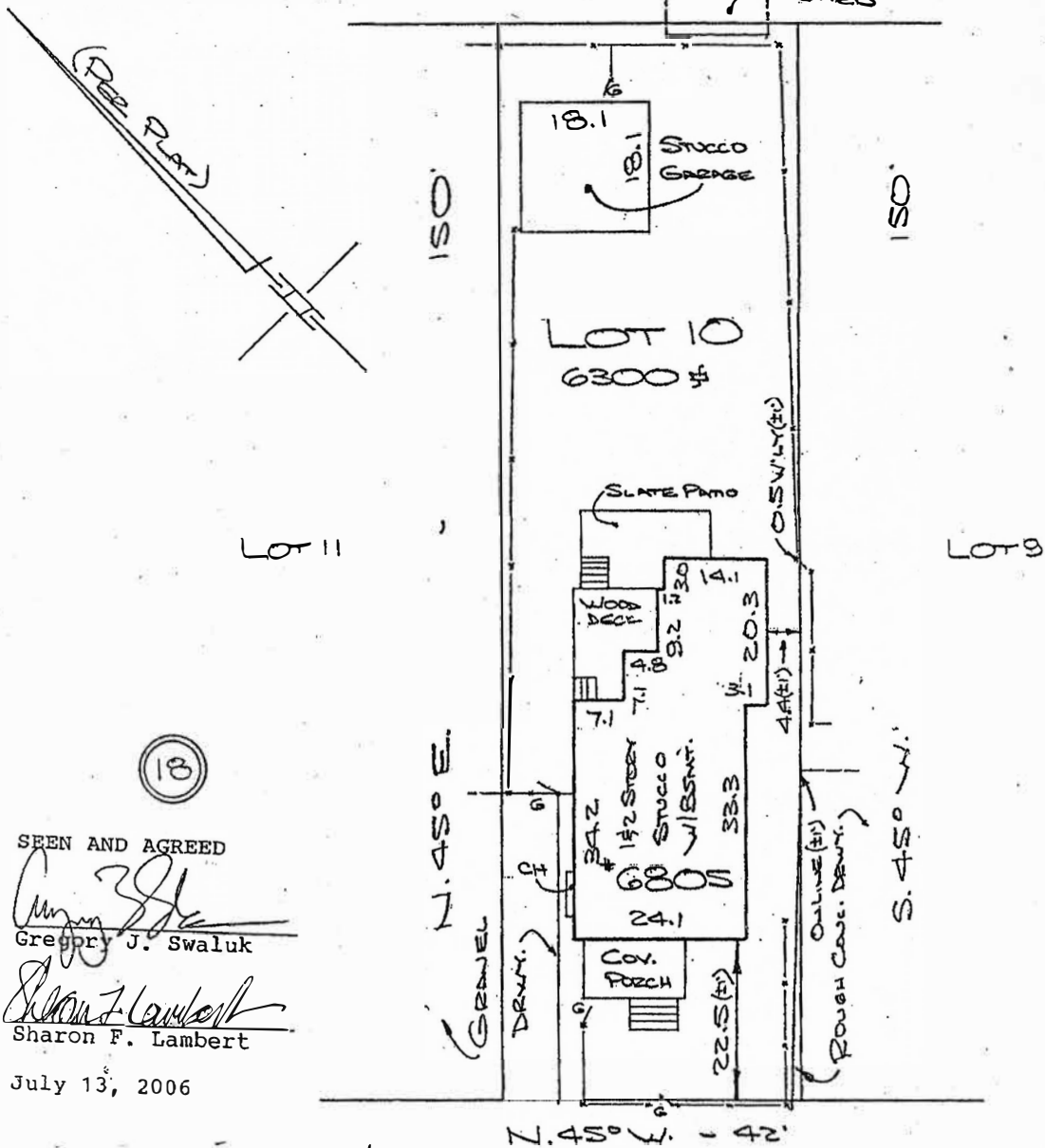
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9



PROPOSED SIDE ELEVATION
 1/4" = 1'-0"

S. 45° E. - 42'



SEEN AND AGREED

Gregory J. Swaluk

Sharon F. Lambert

July 13, 2006

EXISTING SITE PLAN

WESTMORELAND

AVENUE

Capitol Surveys, Inc.

10762 Rhode Island Avenue
Beltsville, Maryland 20705

Phone 301-931-1350

Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only 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; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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.

LOCATION DRAWING

LOT 10

BLOCK 18

PINECREST

MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book

2

Plat

145

Scale 1" = 20'

ASE: RE7676

FILE: 83653

ATE: JUNE 27, 2006

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

28



PROPOSED
FRONT ELEVATION
1/4" = 1'-0"



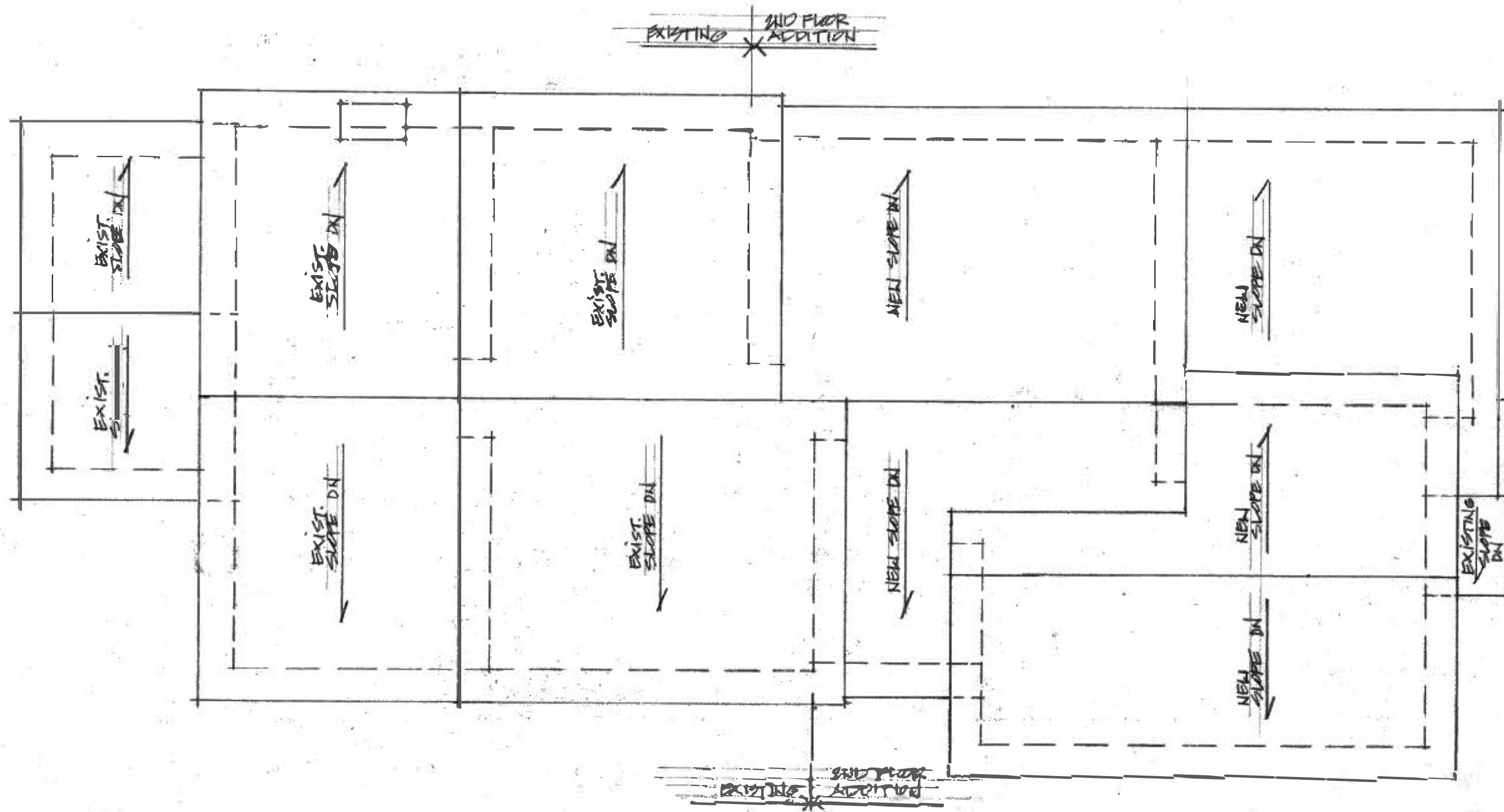


PROPOSED REAR ELEVATION
 $\frac{1}{4}'' = 1'-0''$

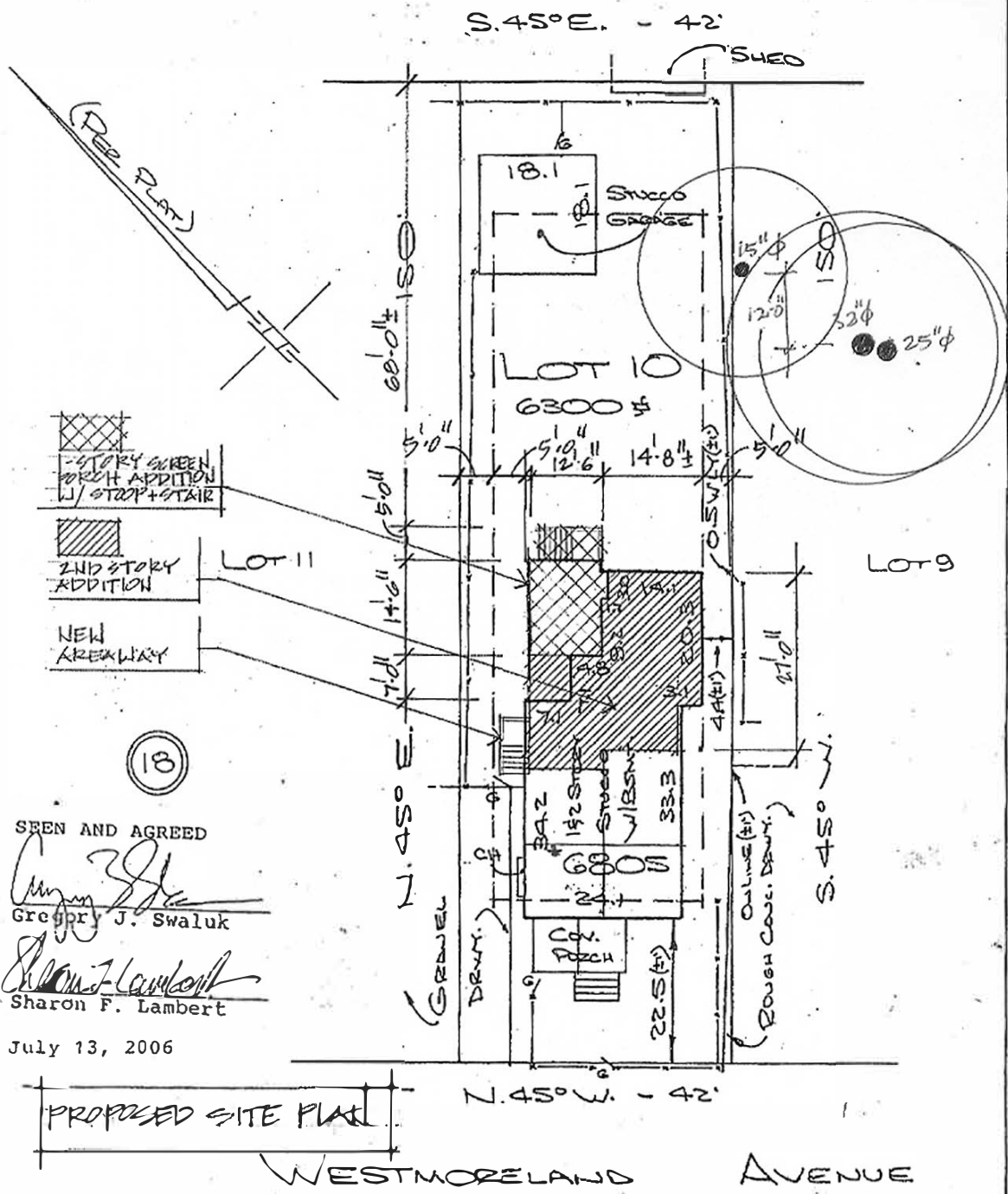
LAMBERT/SWALUK
 6805 WESTMORELAND AVE.
 TAKOMA PARK



PROPOSED SIDE ELEVATION
 1/4" = 1'-0"



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



SEEN AND AGREED

Gregory J. Swaluk

Sharon F. Lambert

July 13, 2006

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Capitol Surveys, Inc.

10762 Rhode Island Avenue

Beltville, Maryland 20705

Phone 301-931-1350

Fax 301-931-1352

LOCATION DRAWING
LOT 10 BLOCK 18

PINECREST

MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book

2

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145

Scale 1" = 20'

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Edward L. Lopez, 386

Maryland Property Line Surveyor No. 522