

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

<b>Address:</b>	6713 Westmoreland, Takoma Park	<b>Meeting Date:</b>	6/8/2022
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	6/1/2022
<b>Applicant:</b>	Alex Thompson and Emily Adams (Joseph Rabinowitz, Architect)	<b>Public Notice:</b>	5/25/2022
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	989155	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Partial demolition and construction of new two-story rear addition, tree removals		

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**STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

**ARCHITECTURAL DESCRIPTION**

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



**Fig. 1: Subject property.**

## **PROPOSAL**

The applicants propose partial demolition, construction of a new two-story rear addition, and tree removals at the subject property.

## **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.

The *Guidelines* define a Contributing Resource as:

A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

The *Guidelines* state the following regarding the review of Contributing Resources:

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. 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 (it is expected that the majority

of new additions will be reviewed for their impact on the overall district).

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 right-of-way which involve the replacement of or damage 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 from 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 at all 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***

- (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 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.
- (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.)

***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:

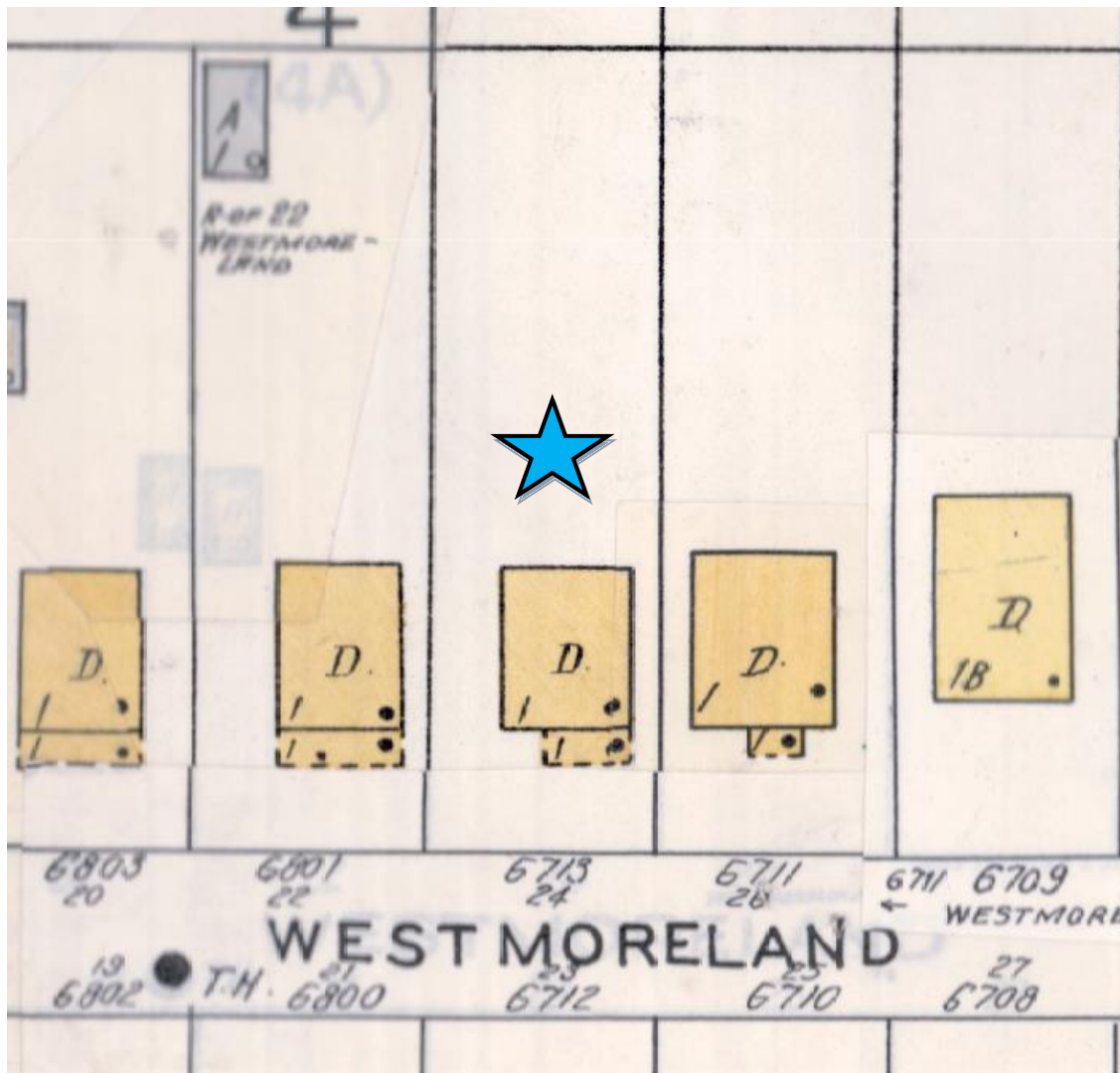
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.



5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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 one-and-a-half story, 1,571 SF, gable front, Craftsman-style Contributing Resource within the Takoma Park Historic District. The historic house currently has non-original one-over-one, single-hung, vinyl windows and non-original aluminum siding. There is an existing one story addition at the rear, which was constructed after 1963 (see *Fig. 2* below).



*Fig. 2: 1927-1963 Sanborn Fire Insurance Map, with subject property marked by the blue star.*

The applicants propose to remove the post-1963 rear addition and construct a new two story, 1,677 SF addition at the rear. The proposed rear addition will be coplanar with the historic house on the south (right, as viewed from the public right-of-way of Westmoreland Avenue) side, but it will project beyond the north (left) side of the historic house. The addition will envelop the rearmost portion of the historic house, thus resulting in the loss of the rearmost windows on both the south (right) and north (left) side. The addition will have side gables, being perpendicular to the historic house, and a nearly full width shed dormer at the rear. Two small trees will be removed from the rear of the property to accommodate the proposed new addition.

The materials for the proposed new addition include: fiber cement clapboard siding with exposure to match the existing aluminum siding; cedar or fiber cement shake accent siding on the rear elevation; Azek trim; fiberglass shingle roofing to match the existing; single-lite fiberglass fixed and casement windows; and a new wood entry door on the front elevation of north (left) side projection to match the existing entry door on the historic house. Notably, the addition will have deep overhangs, taking visual cues from the historic house.

The applicants also propose to replace the existing, non-original, one-over-one, single-hung, vinyl windows with new one-over-one, double-hung, fiberglass windows. Staff notes that, despite errors in the proposed front elevation (which suggest that the siding and trim on the historic house is proposed to be replaced), no other alterations are proposed on the historic house.

When the applicants' proposal was initially received, staff reached out with several concerns regarding both the scale and massing and the design of the proposed new addition. As noted, the proposed addition projects beyond the north (left) side of the historic house, and it exceeds the height of the historic house. Per the *Guidelines* for Contributing Resources, "[m]ajor additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way..." This is generally consistent with the Commission's typical findings, preferring additions to be entirely at the rear, inset from both rear corners of the historic house, and to have a lower ridgeline than the historic house. This ensures that, not only are additions less visible from the public right-of-way, but also that they will not overwhelm or compete with the historic house. In the case of historic districts, this also ensures that additions do not detract from the character of the surrounding streetscape.

However, staff notes that the *Guidelines* for Contributing Resources do allow second story additions to historic houses, stating "[s]econd 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."

In speaking with the applicants' architect, staff recommended that several alternatives be explored, which would allow the addition to remain entirely behind the historic house and/or lower its perceived height from the public right-of-way of Westmoreland Avenue. These recommended alternatives included: holding the proposed addition to one story and building more toward the rear; reorienting the proposed addition parallel with the historic house and connecting it via a hyphen, thus minimizing the north (left) side projection, pushing the addition farther away from the historic house and surrounding streetscape, and lessening the direct impact to the rear of the historic house; excavating, so that the first floor of the proposed addition is partially below grade, which would allow its overall height to be reduced; and lowering the floor-to-floor height of the proposed first floor.

The applicants' architect addressed staff's recommendations in the application narrative, indicating that they have explored these alternatives, with each presenting challenges. Primarily, these challenges are related to an existing retaining wall, as well as the upward sloping landscaping and garden at the rear, which limit the proposed addition's rear projection.

Regarding design, staff expressed concerns about the compatibility of the proposed addition's fenestration, in terms of both type(s) and pattern. Although the existing windows in the historic house are non-original, the original openings have been preserved. These existing windows are traditional in character, being one-over-one and rectangular, with a generally consistent pattern and spacing. Conversely, the windows of the proposed addition are more modern in character; they are single-lite, they vary in size and shape, and the pattern and spacing is irregular. Initially, staff was concerned about the proposed window wall at the rear, as this would introduce an entirely new, modern feature; however, the window wall will not be at all visible from the public right-of-way within the historic district (Allegheny Avenue to the rear is outside the historic district), and the *Guidelines* instruct that it should be allowed as a matter of course.

Staff remains concerned about the scale and massing of the proposed addition and its potential to overwhelm the historic house and detract from the surrounding streetscape. Staff seeks the Commission's guidance regarding alternatives (including those previously mentioned), which would allow the historic house to retain its prominence, while achieving the applicants' objective.

Staff also remains concerned about the modern characteristics of the proposed addition. Staff seeks the Commission's concurrence and guidance regarding the compatibility of the proposed fenestration type(s) and pattern.

While staff is fully supportive of the proposal to replace the existing, non-original, vinyl windows on the historic house with windows of the same style (one-over-one), staff finds that the proposed materials are incompatible with the historic house and surrounding streetscape. While fiberglass windows may be an upgrade from vinyl windows (which were likely installed prior to the historic district's 1992 designation), the Commission typically does not approve fiberglass windows for additions or historic structures. Staff recommends that the proposed replacement windows be one-over-one, aluminum-clad wood windows at a minimum, if not all wood windows, in the historic massing of the house. Likewise, staff recommends that the windows of the proposed addition be aluminum-clad wood.

Staff seeks the Commission's guidance regarding the following aspects of the proposal:

1. Will enveloping the rearmost portion of the historic house, resulting in the loss of two original window openings, significantly detract from the character of the historic house and its ability to convey its historical significance?
2. It is not clear how the proposed fiber cement clapboard siding will transition to the existing aluminum siding of the historic house on the south (right) side, where the proposed addition is to be coplanar. Staff asks that the applicant clarify this aspect of the proposal, and that the Commission provide relevant guidance.
3. Does the Commission concur with staff's recommendation regarding the appropriateness and compatibility of the proposed addition and replacement windows?
4. The applicant proposes cedar or fiber cement shake accent siding on the rear elevation of the proposed new addition. While the the accent siding will not be at all visible from the public right-of-way within the historic district, and the *Guidelines* instruct that it should be allowed as a matter of course, staff finds that cedar is the appropriate option. The shadow lines of fiber cement shakes are thinner than those of cedar shakes, and they do not accurately replicate traditional materials. Consequently, staff typically does not recommend approval of fiber cement shake siding. Does the Commission concur with staff's recommendation in this case?

Staff notes that the applicants did provide letters of support from neighbors on Westmoreland and Elm Avenue. Additionally, the applicants have provided a streetscape study/photographs of neighboring properties on Westmoreland Avenue with rear additions that have higher ridgelines and/or side projections. These properties include: 6809 Westmoreland Avenue (Contributing Resource); 6801 Westmoreland Avenue (Contributing Resource); 6916 Westmoreland Avenue (Contributing Resource); 6710 Westmoreland Avenue (Non-Contributing Resource); 6803 Westmoreland Avenue (Contributing Resource); 38 Westmoreland Avenue (outside the historic district); and 7000 Westmoreland Avenue (Contributing Resource).

Of these, staff was able to determine that the additions at 6809 Westmoreland Avenue and 6803 Westmoreland Avenue were constructed after the district's 1992 designation, with previous HAWP approvals (both dating to 1999) having been located. Staff notes that the addition at 6803 Westmoreland Avenue was approved with the following two conditions:

1. The new windows will be wood windows or vinyl-clad wood windows.

2. The wood shingles will be applied over the wood clapboard in the front gable end, preserving the original siding in place.

**STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.



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Michael Kyne

Cultural Resources Planner III | Historic Preservation Section

Montgomery County Planning Department | M-NCPPC

2425 Reedie Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902

Re: 6713 Westmoreland Historic District Approval

Michael,

I am pleased to be providing architect services as part of the design/build team for an addition to 6713 Westmoreland Avenue.

The Takoma Park Historic District provides striking examples of working class craftsman bungalows and cottages. On Westmoreland Avenue, homes line the street in a pleasant craftsman style with 1, 2, and 3 story homes, along with a mature, cultivated landscape, part of the original intent of the founders for a healthy garden community. The residence at 6713 Westmoreland is one of many adjacent 42' wide, 150' deep properties developed in the early 1900's as DC's streetcar commuter shed expanded. Our clients, Alex Thompson and Emily Adams, and their growing family are part of this tradition, and they seek to do their part to support and renew the community oriented family housing in their historic Takoma Park neighborhood.

Our task is to adapt the living space of this home: opening up the living space to the lush back gardens, adding private bedrooms above, and preserving the presentation of the original house to the public. The vernacular of the existing cottage scale homes in the immediate area, including 6713 Westmoreland, is to present a simple, raised one-and-a-half story wood structure with an 8/12 pitch slope gable facing the street. A smaller scaled version of the gable is open to the street as a canopy over the front porch. In Alex and Emily's new space to the rear of the house, private upper-level bedrooms will be clearly separated from the main level living space. The family space is at grade, facing back to the private landscape. A smaller, late 20th century rear bedroom addition will be removed.

The new addition has been strategically positioned along the back of the existing historic house, as the clients have selected a minimum possible width and height along with the maximum practical setback. The new addition setback to the back yard is limited by a retaining wall, which marks the beginning of a steady, upward incline of the landscape and garden behind the house. This placement keeps the footprint compact and minimizes site disruption and the replacement of the retaining wall (and additional site work behind the retaining wall). The new garden facing living space is dropped to the immediate grade, at split level of the existing main floor and basement. This allows the private upper bedrooms to be kept low relative to the existing attic floor and presents the minimum possible height for the new sympathetic back 8/12 pitch gable. The new gable roof springs from the same level as the existing roof and turns parallel to the street to keep a low profile. The addition aligns with the existing home on the south side, while projecting minimally at the north side as required for meeting the code for the staircase and internal height requirements. The width consists of (1) the original kitchen extent across the back, (2) flights of stairs in two widths side by side for access up to original main level and down to the basement level, and (3) the remaining width to fit a small upper-level bedroom flanking the stair up. We have considered views from the street from our design modeling to achieve a minimal visual impact of the rear addition on the original from the street, given the program needs and code constraints. (The addition for 6713 Westmoreland shares a similar profile and shape with their immediate next-door neighbor to the north, 6801 Westmoreland).

Significantly, the addition will have wide roof overhangs, clapboard siding and 4" trim throughout, faithfully replicating traditional patterns of the neighborhood. The existing vinyl single hung windows, which are no longer operable and installed by a previous owner, are to be replaced with newer double hung windows. The existing siding is 1970's era aluminum lap siding, is slated to remain in place (current budget does not allow for the restoration / reinstallation of the historic siding and detailing). The signature craftsman style front door and is replicated in a new street-visible side entry, and the rear facing windows are full glass panel fixed and casement windows for maximum view, as is now common in the neighborhood (the rear neighbor, 6714



Allegheny, has similar style windows and doors facing the rear). New bedroom windows, at the smaller traditional size, will have casement openings to allow for code egress.

Please find attached the letters of support from the immediate neighbors; I hope you can support us in historic district approval for this addition. We are eager to discuss the design in more detail and are open to any questions you may have.

Very truly yours,

Stephen C. Parsons, AIA  
Senior Architect, Guerilla Construction LLC

Cc. Alex Thompson & Emily Adams  
Joseph Rabinowitz, Principal, Guerilla Construction LLC  
Dusan Jovetic, Project Manager, Guerilla Construction LLC

## Letters of Support

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### 6801 Westmoreland (Immediate Neighbor to the North)

From: **Tamar Greenspan** <[tamar.greenspan@gmail.com](mailto:tamar.greenspan@gmail.com)> Date: Thu, Apr 28, 2022 at 3:49 PM Subject: Re: whoa, we're building... To: Alex Thompson <[abt630@gmail.com](mailto:abt630@gmail.com)> Cc: Hyde Revilla <[hyde.revilla@gmail.com](mailto:hyde.revilla@gmail.com)>, Aa Elly Kugler <[ehaman@gmail.com](mailto:ehaman@gmail.com)>, Justin Allen <[justinnealallen@gmail.com](mailto:justinnealallen@gmail.com)>, emily adams <[emilyengeladams@gmail.com](mailto:emilyengeladams@gmail.com)> This is the most fun I'm going to have today!

We are deeply supportive of the plans to expand 6713 Westmoreland Ave. The design choices will maintain the character and feel of the house, blending seamlessly into the neighborhood and reflecting the style of many of the other homes on our street. Keeping our neighborhood, the attractive, desirable place that it is requires that we accommodate the needs of today's families and lifestyles. It is critical that responsible, carefully-crafted additions like the one proposed be approved to preserve what makes this neighborhood special while also bringing the homes into our modern times. We see this project as an asset for the homeowners and the community alike, and we urge you to approve it.

Sincerely,  
Tamar Greenspan and Justin Allen  
6801 Westmoreland Ave.

### 6711 Westmoreland (Immediate Neighbor to the South)

From: **Elly Kugler** <[ellykuglerjd@gmail.com](mailto:ellykuglerjd@gmail.com)> Date: Thu, May 5, 2022 at 8:17 PM Subject: Support for our neighbors To: <[abt630@gmail.com](mailto:abt630@gmail.com)>, Hyde Revilla <[hyde.revilla@gmail.com](mailto:hyde.revilla@gmail.com)>, <[emilyengeladams@gmail.com](mailto:emilyengeladams@gmail.com)>

To whom it may concern,

We are residents of 6711 Westmoreland Ave and reside immediately to the right of 6713 Westmoreland Ave. We support the plans that have been developed by our neighbors to build out an expansion on the back of their house.

Our neighborhood has an attractive aesthetic that is rooted in maintaining the historical character of the homes here. The proposed addition would align with the aesthetics of the neighborhood. Given where the addition will be located, only our household and that of their immediate neighbors would be likely to see the addition, since it falls at the back of the house. We feel comfortable with the design, which is aligned with the aesthetic of the neighborhood - an aesthetic that embraces diverse, interesting, and family friendly structures. Within a two-block radius of our home, you can find bungalows, cottages, ranch homes, palatial original structures, and a diversity of sheds, meditation spaces and ADUs. This build-out will be one more welcome addition to the neighborhood, and will be barely visible except to us.

Moreover, allowing our neighbors to build out will preserve the character of the neighborhood because it will allow our neighbors to continue to raise their child next to our child. Physical structures are important but people create the true character of a place, and our neighbors are kind, help us in times of need, and recently helped us celebrate our newborn baby. We look forward to seeing our children play together for years to come - but for that to happen, our neighbors need the space they would get from the proposed build-out.

We ask the Commission to carefully consider our support in making a determination about granting permission to build to our neighbors at 6713 Westmoreland Ave.

Thanks,  
Elly Kugler

## Letters of Support (continued)

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303 Elm (Takoma Park Historic District)

From: **Burr Hannon** <[burr.hannon@gmail.com](mailto:burr.hannon@gmail.com)>  
Date: Wed, May 18, 2022 at 12:50 PM  
Subject: Recommendation for permit approval  
To: Alex Thompson <[abt630@gmail.com](mailto:abt630@gmail.com)>

Hello Takoma Park Council,

We write on behalf of our neighbors and friends, the Adams/Thompson household of 6713 Westmoreland and to endorse their home improvement project. We join the chorus of those involved hoping to see this application approved, including the most immediate neighbors as well as those in the same SDAT area just a few blocks away.

Having looked at their plans as a home inspector of seven years, to me the plans look sound and completely reasonable; we all look to utilize our properties as best we can within the guidelines of local codes.

In our capacity as neighbors, we all enjoy seeing properties be optimized and beautified which we are witnessing all over Takoma Park.

As friends, we love seeing a young family grow and develop their forever home to grow with them.

Thank you for your time and consideration,

Burr Hannon and Jodi Kumar  
303 Elm Avenue

Adjacent and Confronting Properties:

Takoma Park, MD 20912

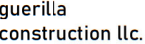
6711 Westmoreland Avenue

6801 Westmoreland Avenue

6712 Westmoreland Avenue

6714 Allegheny Avenue





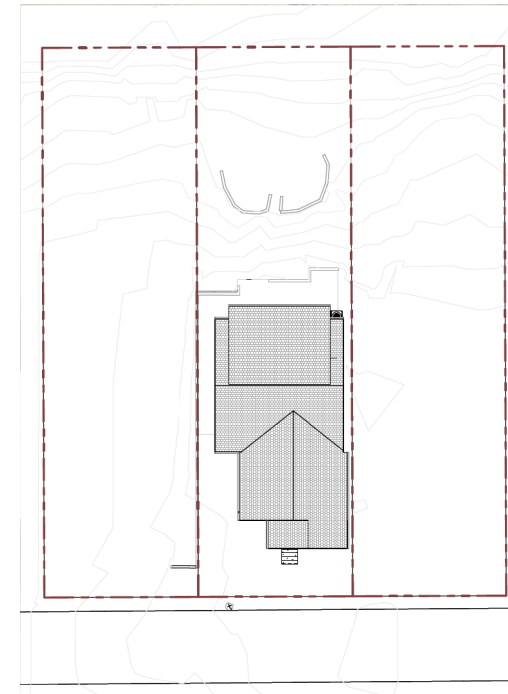
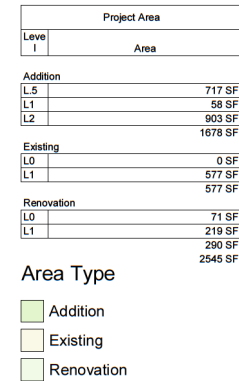
**OWNER**  
Alex Thompson  
Emily Adams

**6713 Westmoreland Avenue**  
Takoma Park, Maryland 20912

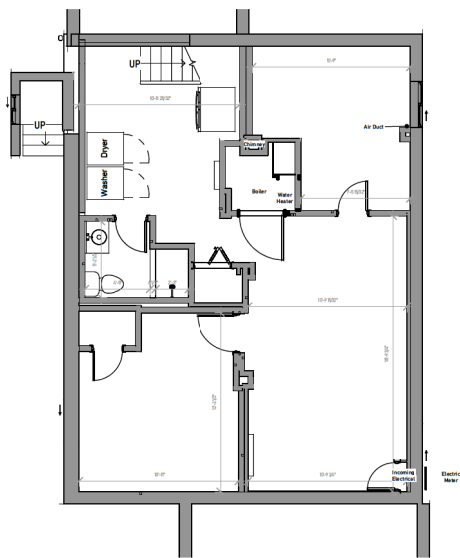
Revisions:		
#	Description	Date

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Date Last Modified:  
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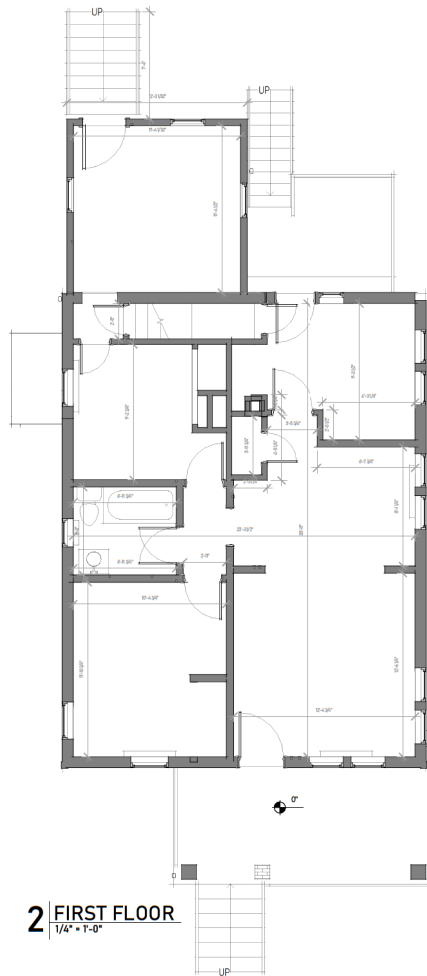
Site Plan, Areas  
**A001**



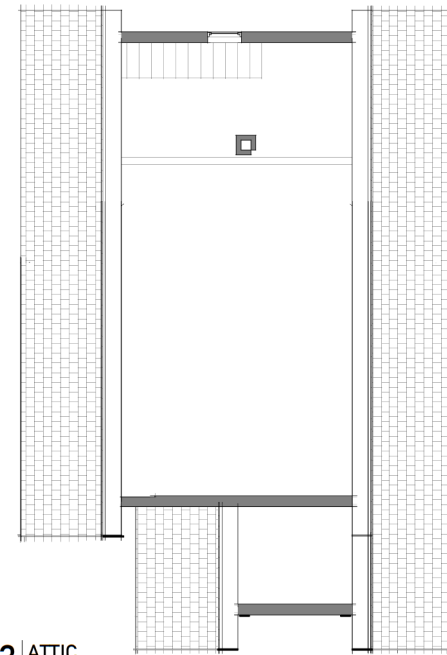
Progress Set 2022.05.11



**1 BASEMENT**  
1/4" = 1'-0"



**2 FIRST FLOOR**  
1/4" = 1'-0"



**3 ATTIC**  
1/4" = 1'-0"

Progress Set 2022.05.11



**guerilla  
construction llc.**

MHC # 05 - 133541  
6400 York Road, Suite 100  
Baltimore, MD 21222  
go-guerilla.com  
410.96.7411  
Contact : Joseph Robinowitz

**OWNER**  
Alex Thompson  
Emily Adams

**6713 Westmoreland Avenue**  
Takoma Park, Maryland 20912

Revisions		
#	Description	Date
1	Historic Review	2022.04.11

Scale:  
1/4" = 1'-0"  
Date Last Modified:  
2022.05.11  
Designed By:  
JJP  
Drawn By:  
MS  
Checked By:  
JR

Existing Floor  
Plans  
**A010**

5/11/2022 12:09:40 PM Sheet Size: 24x36





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construction llc.

MHC # 05 - 133541  
6400 York Road Suite 100  
Baltimore, MD 21222  
go-guerilla.com  
410.96.7411  
Contact : Joseph Robinson

OWNER  
Alex Thompson  
Emily Adams

6713 Westmoreland Avenue  
Takoma Park, Maryland 20912

Revisions		
#	Description	Date

1	Historic Review	2022.04.11
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Scale:  
1/4" = 1'-0"

Date Last Modified:  
2022.05.1

Designed By:  
JIP

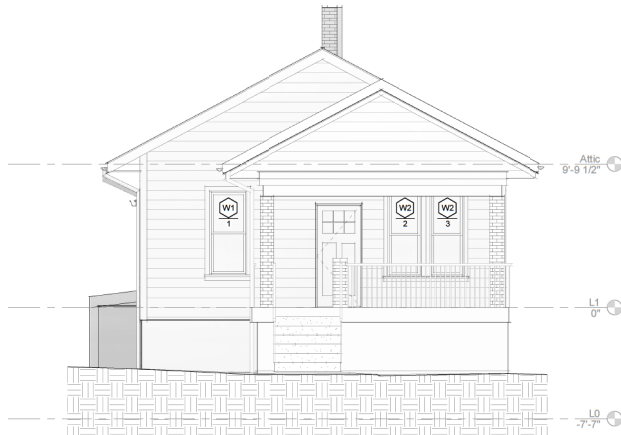
Drawn By:  
MS

Checked By:  
JR

Existing Elevations

A012

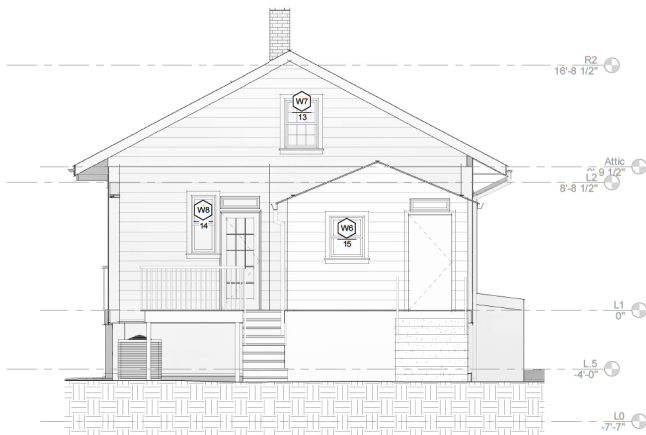
5/1/2022 12:01:41 PM Sheet Size: 24x36



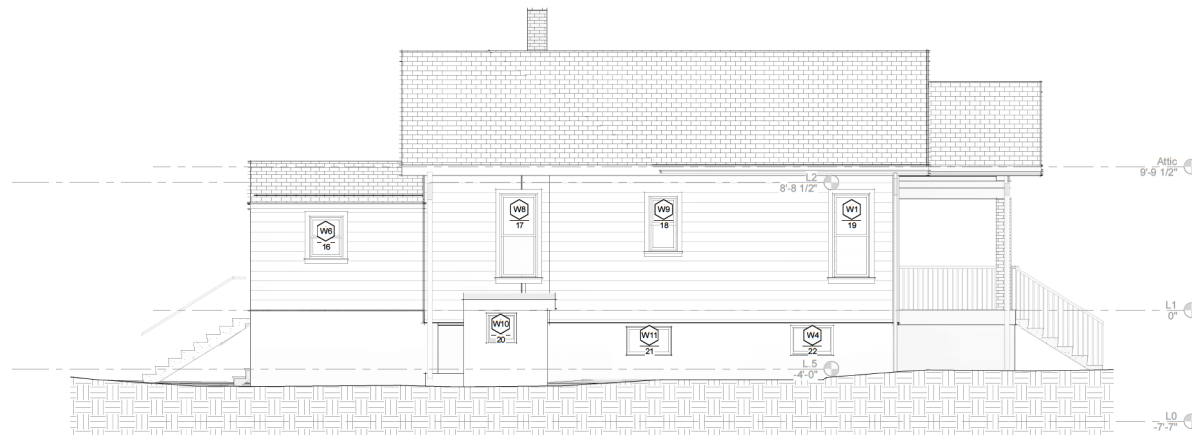
1 FRONT ELEVATION  
1/4" = 1'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"



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



4 NORTH ELEVATION  
1/4" = 1'-0"

Progress Set 2022.05.11

Window Schedule							
Type Mark	Mark	Level	Phase Created	Phase Demolished	Width	Height	Comments
W1	1	L1	Existing	None	30 1/2"	68 3/4"	VINYL   Single Hung
W2	2	L1	Existing	None	27 1/2"	68 3/4"	VINYL   Single Hung
W2	3	L1	Existing	None	27 1/2"	68 3/4"	VINYL   Single Hung
W2	4	L1	Existing	None	27 1/2"	68 3/4"	VINYL   Single Hung
W2	5	L1	Existing	None	27 1/2"	68 3/4"	VINYL   Single Hung
W2	6	L1	Existing	None	27 1/2"	68 3/4"	VINYL   Single Hung
W2	7	L1	Existing	None	27 1/2"	68 3/4"	VINYL   Single Hung
W3	8	L1	Existing	New Construction	27 1/2"	41"	VINYL   Single Hung
W3	9	L1	Existing	New Construction	27 1/2"	41"	VINYL   Single Hung
W4	10	L0	Existing	None	34 1/2"	24 1/2"	VINYL   Hopper
W5	11	L0	Existing	None	37 1/2"	24 1/2"	VINYL   Single Hung
W6	12	L1	Existing	New Construction	28 1/4"	34 1/2"	VINYL   Single Hung
W7	13	L1	Existing	None	27 1/2"	41"	Wood   Single Hung
W8	14	L1	Existing	New Construction	20"	47 1/4"	VINYL   Single Hung
W6	15	L1	Existing	New Construction	28 1/4"	34 1/2"	VINYL   Single Hung
W6	16	L1	Existing	New Construction	28 1/4"	34 1/2"	VINYL   Single Hung
W8	17	L1	Existing	New Construction	30 1/2"	68 3/4"	VINYL   Single Hung
W9	18	L1	Existing	None	23"	45"	VINYL   Single Hung
W1	19	L1	Existing	None	30 1/2"	68 3/4"	VINYL   Single Hung
W10	20	L0	Existing	New Construction	24 1/2"	24 1/2"	VINYL   Sliding
W11	21	L0	Existing	None	36 3/4"	23 1/2"	VINYL   Glass Block
W4	22	L0	Existing	None	34 1/2"	24 1/2"	VINYL   Sliding



1



1 | 2



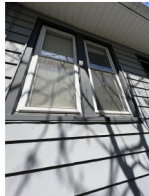
2&3



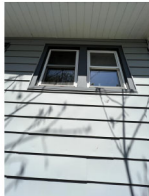
2&3 | 2



4&5



6&7



8&9



10



11



12



13



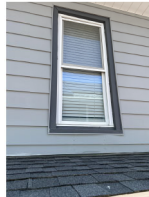
14



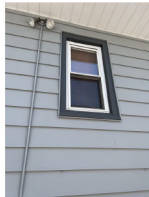
15



16



17



18



19



20



21



22



Existing Sliding



North Elevation



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Contact : Joseph Robinowitz

OWNER  
Alex Thompson  
Emily Adams

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Takoma Park, Maryland 20912

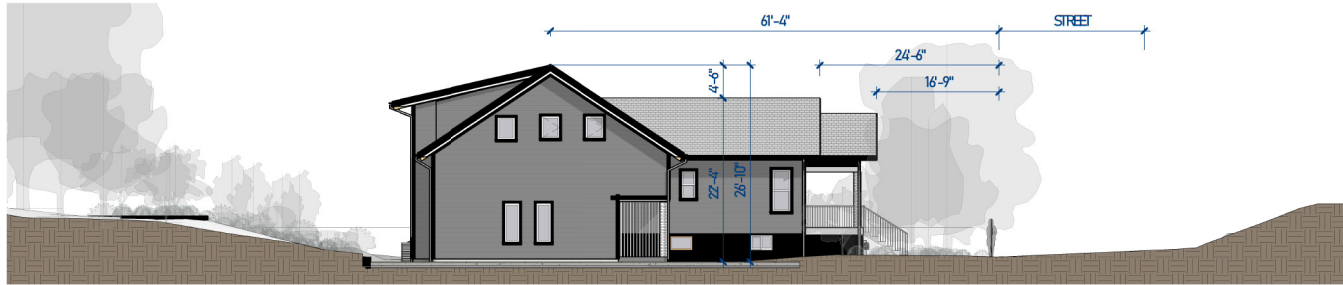
Revisions		
#	Description	Date

Scale:  
Date Last Modified:  
2022.05.1  
Designed By:  
SP  
Drawn By:  
SP  
Checked By:  
JR

Schedule-Exis.  
Window  
A013

Progress Set 2022.05.11

5/11/2022 1:10:03 PM Sheet Size: 24x36



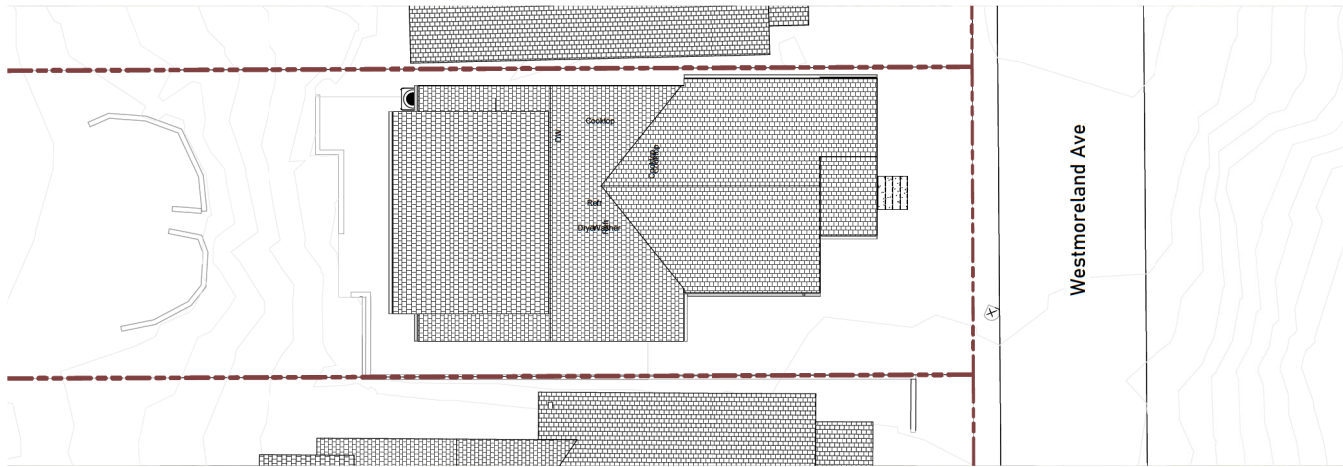
1 North Elevation  
1/8" = 1'-0"



2 Front View 1  
1/8" = 1'-0"



3 Front View 2  
1/8" = 1'-0"



4 Site View  
1/8" = 1'-0"



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Alex Thompson  
Emily Adams

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Revisions		
#	Description	Date

Scale:  
1/8" = 1'-0"

Date Last Modified:  
2022.05.1

Designed By:  
SP

Drawn By:  
SP

Checked By:  
JR

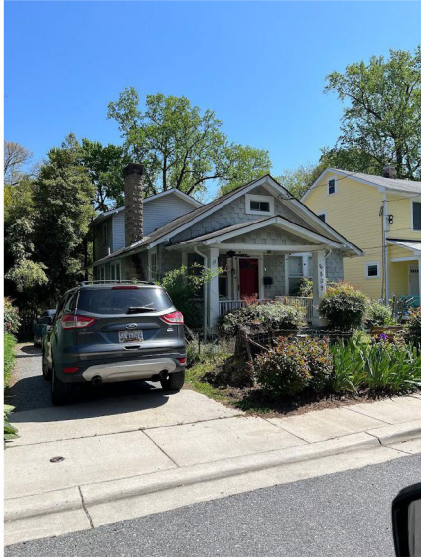
Relationship to  
Street

**A014**

Progress Set 2022.05.11

5/1/2022 10:45 PM Sheet Size: 24x36

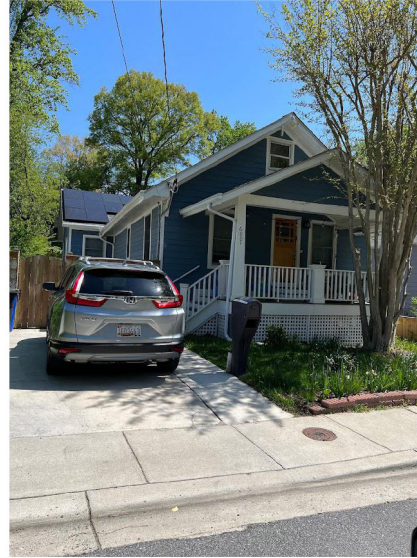




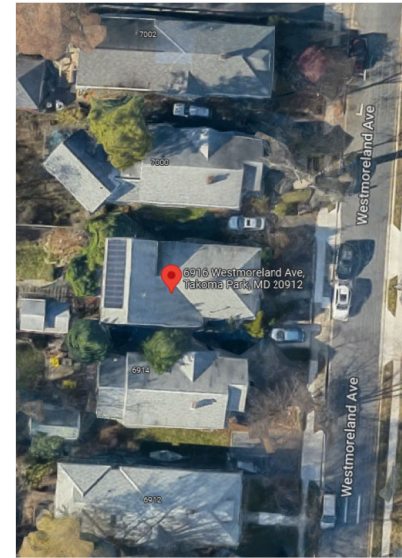
6809 Westmoreland | Higher Ridge Line



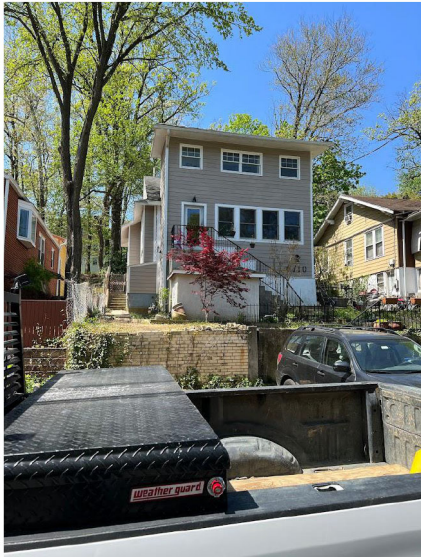
6809 Westmoreland | Higher Ridge Line



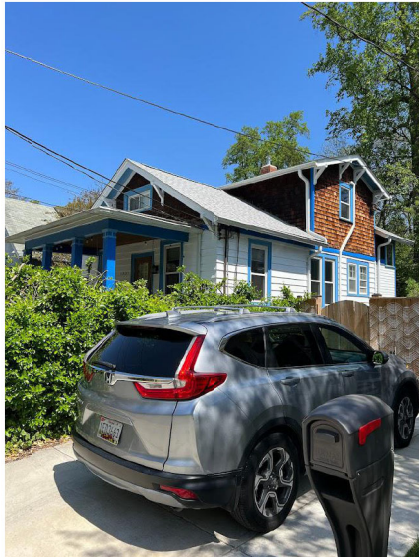
6801 Westmoreland | Side Addition



6916 Westmoreland | Higher Ridge Line



6710 Westmoreland | Side Addition



6803 Westmoreland | Higher Ridge Line



38 Westmoreland | Side Addition



7000 Westmoreland | Side Addition  
Progress Set 2022.05.11



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Revisions:		
#	Description	Date

Scale:

Date Last Modified:

2022.05.11

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Checked By:

JP

Neighboring Ridge  
Lines & Side  
Additions

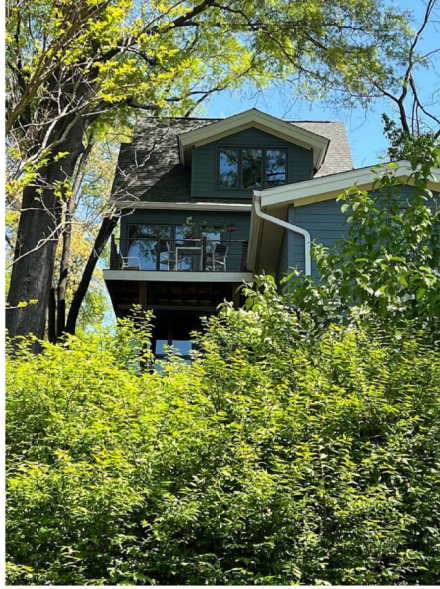
**A015**

5/11/2022 1:10:20 PM Sheet Size: 24x36

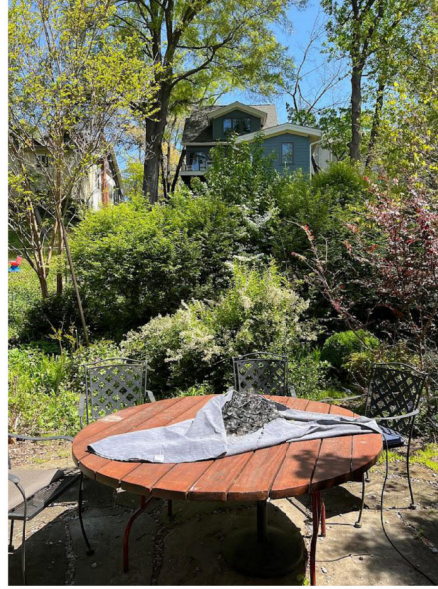




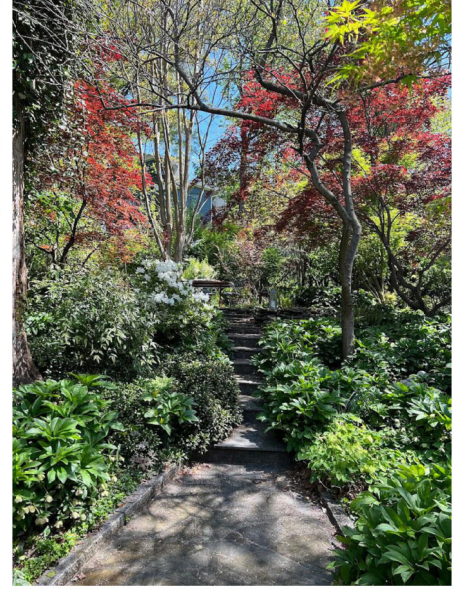
1 | Proposed design



Existing Rear Neighbor



Rear View



Rear Garden



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2022.05.11

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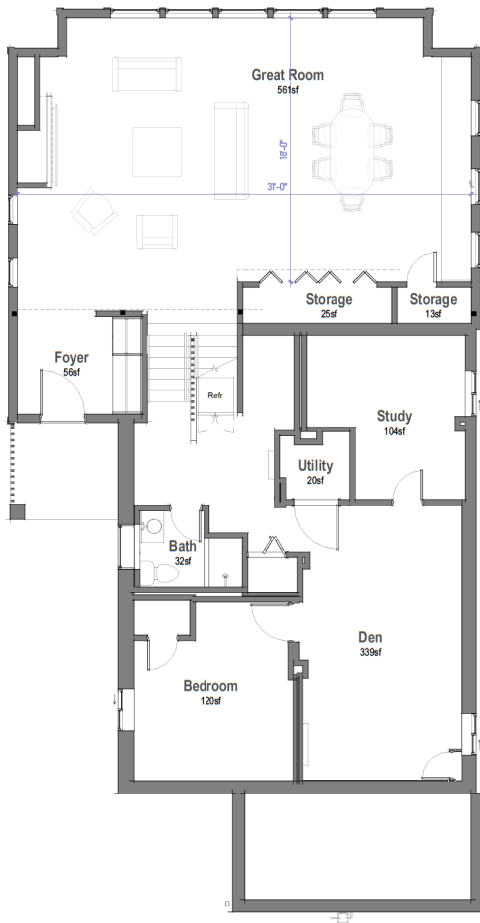
JR

Full Lite Rear  
Fenestration

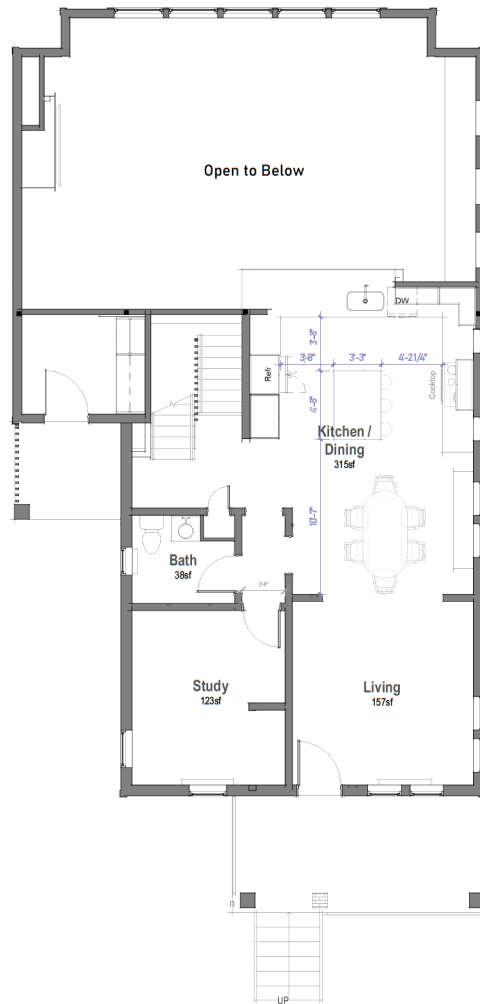
**A016**

Progress Set 2022.05.11

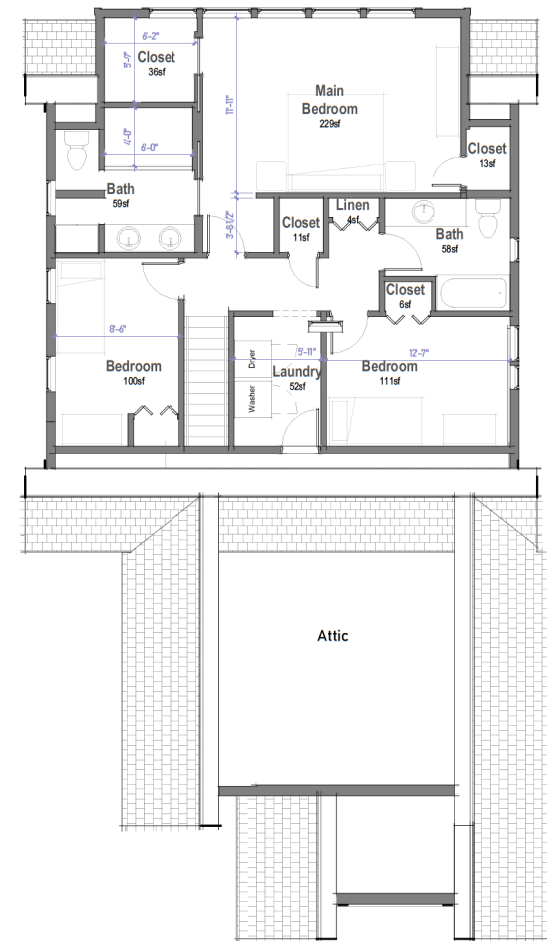
5/11/2022 1:10:24 PM Sheet Size: 24x36



**1 | GROUND FLOOR & BASEMENT**  
1/4" = 1'-0"



**2 | FIRST FLOOR**  
1/4" = 1'-0"



**3 | SECOND FLOOR**  
1/4" = 1'-0"



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Takoma Park, Maryland 20912

Revisions		
#	Description	Date
1	Historic Review	2022.04.11

Scale:  
1/4" = 1'-0"

Date Last Modified:  
2022.05.11

Designed By:  
SP

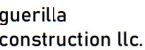
Drawn By:  
SP

Checked By:  
JR

**Floor Plans  
A101**

Progress Set 2022.05.10

5/11/2022 1:10:33 PM Sheet Size: 24x36



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Revisions:		
#	Description	Date
	Historic Review	2022.04.11

Scale:  
1/4" = 1'-0"

Date Last Modified:  
2022.05.11

Designed By:  
SP

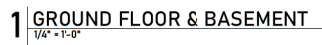
Drawn By:  
SP

Checked By:  
JR

## Construction Plans

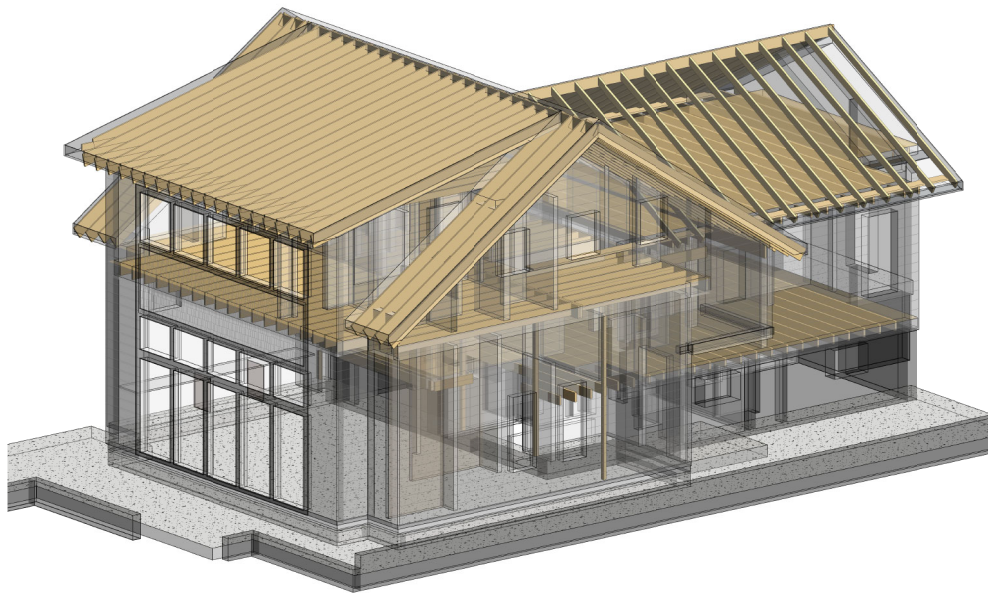
A102

11/20/2022 12:10:41 PM Sheet Size: 24x

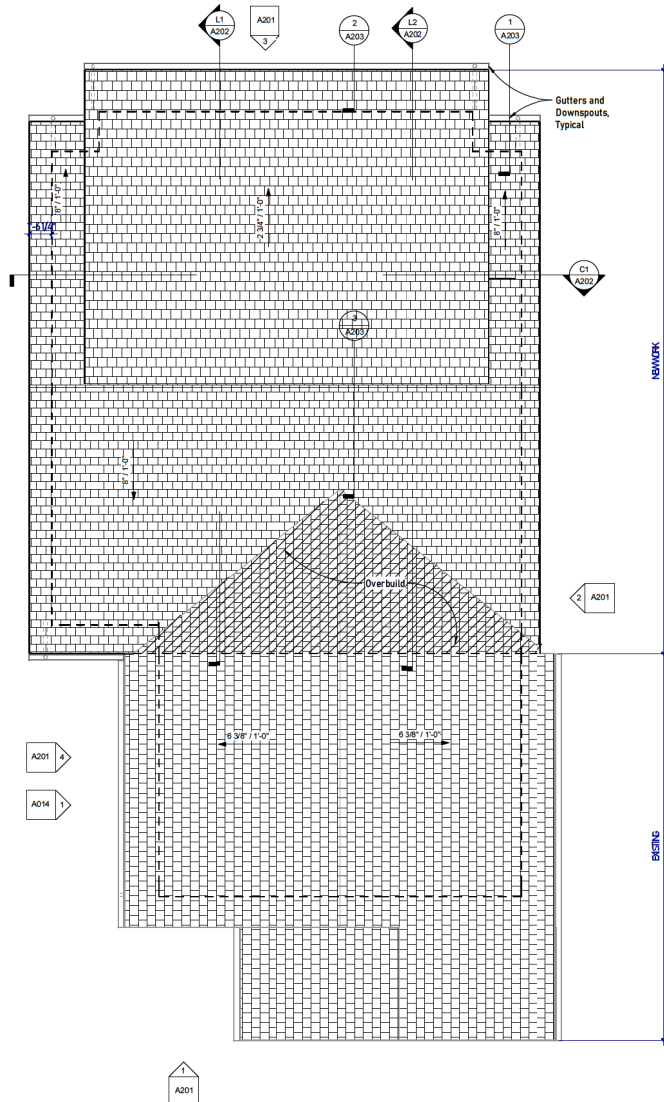


Progress Set 2022.05.11





1 Wood Framing



2 Roof Plan  
1/4" = 1'-0"

Progress Set 2022.05.11



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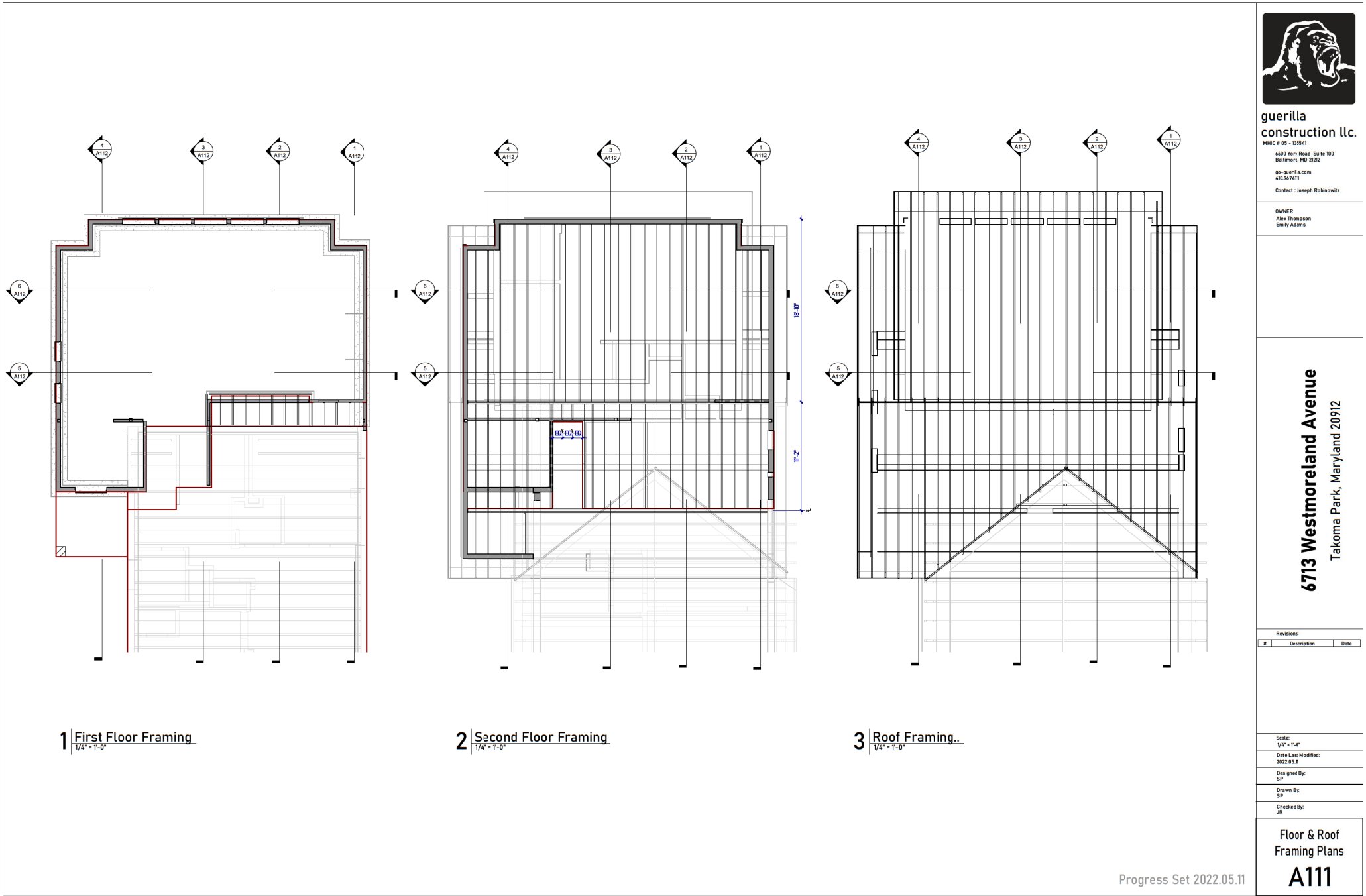
**6713 Westmoreland Avenue**  
Takoma Park, Maryland 20912

Revisions:		
#	Description	Date

Scale:  
1/4" = 1'-0"  
Date Last Modified:  
2022.05.11  
Designed By:  
SP  
Drawn By:  
SP  
Checked By:  
JR

Roof Plan  
**A103**

5/11/2022 12:10:47 PM Sheet Size: 24x36





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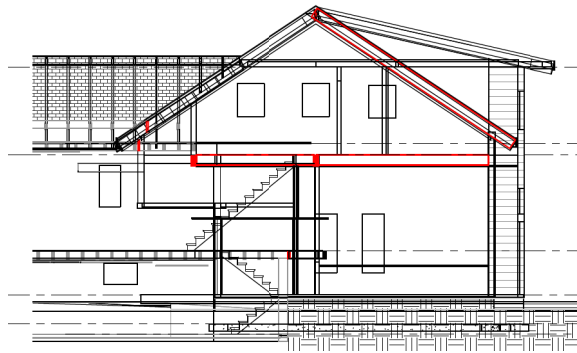
6713 Westmoreland Avenue  
Takoma Park, Maryland 20912

Revisions:  
# Description Date

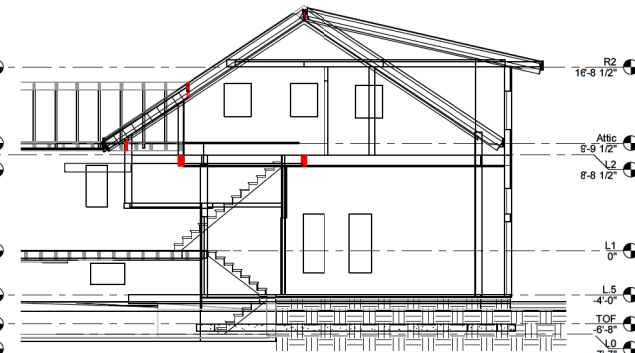
Scale:  
3/16" = 1'-0"  
Date Last Modified:  
2022.05.1  
Designed By:  
SP  
Drawn By:  
SP  
Checked By:  
JR

Framing Sections  
A112

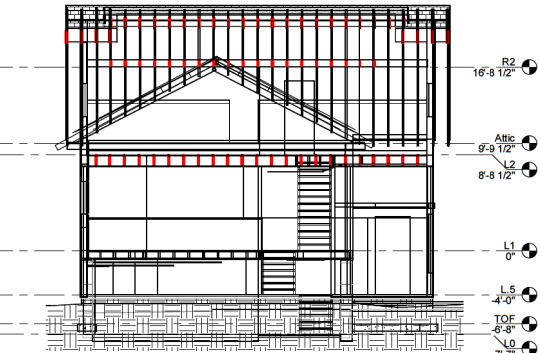
5/11/2022 1:10:57 PM Sheet Size: 24x36



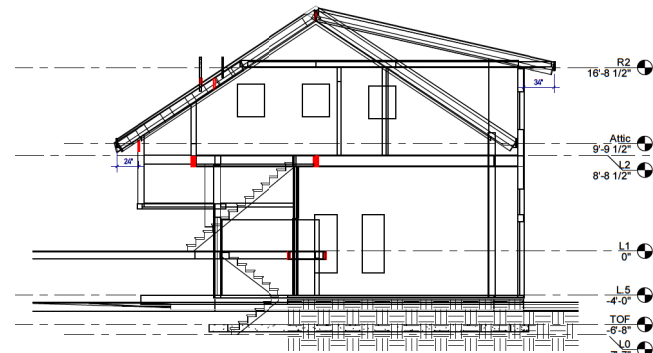
1 Framing 1  
3/16" = 1'-0"



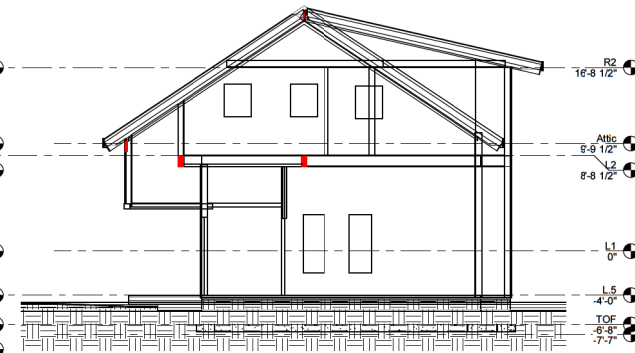
3 Framing 3  
3/16" = 1'-0"



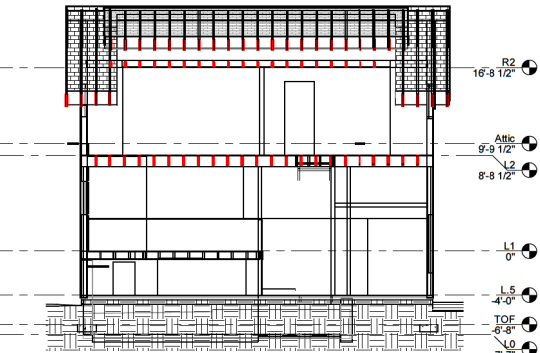
5 Framing 5  
3/16" = 1'-0"



2 Framing 2  
3/16" = 1'-0"



4 Framing 4  
3/16" = 1'-0"



6 Framing 6  
3/16" = 1'-0"

Progress Set 2022.05.11



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Revisions		
#	Description	Date
1	Historic Review	2022.04.11

Scale:  
1/4" = 1'-0"

Date Last Modified:  
2022.05.11

Designed By:  
SP

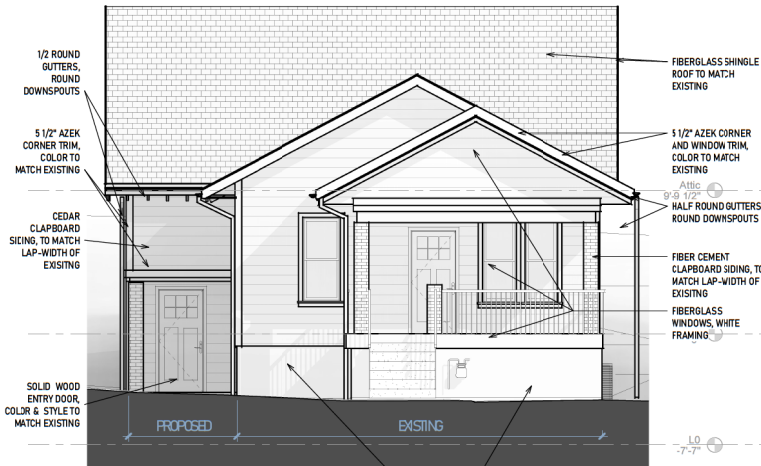
Drawn By:  
SP

Checked By:  
JR

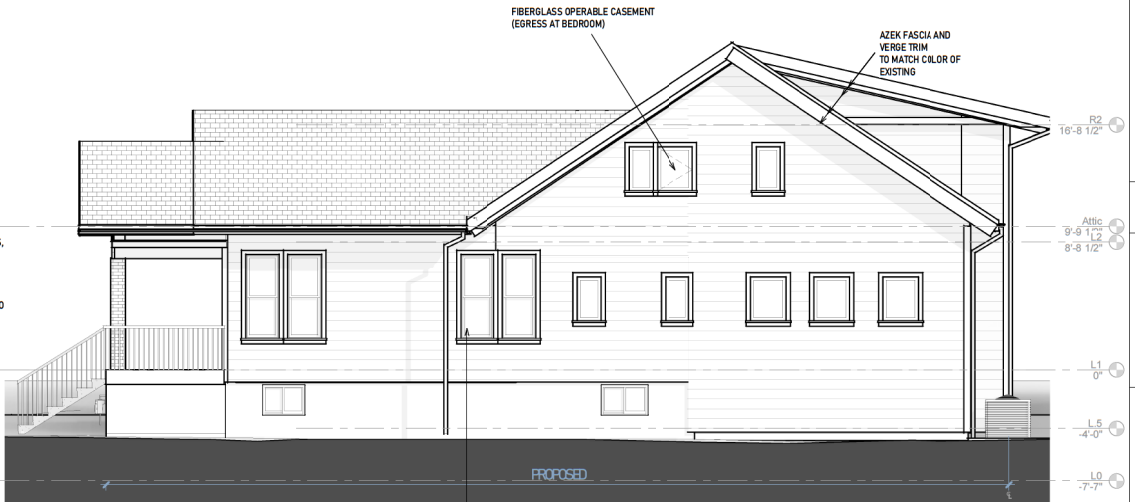
Building  
Elevations  
A201

Progress Set 2022.05.11

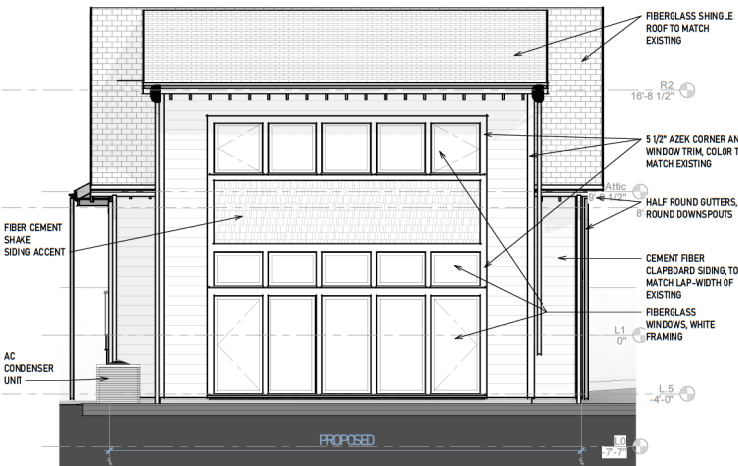
5/1/2022 2:15:31 PM Sheet Size: 36x36



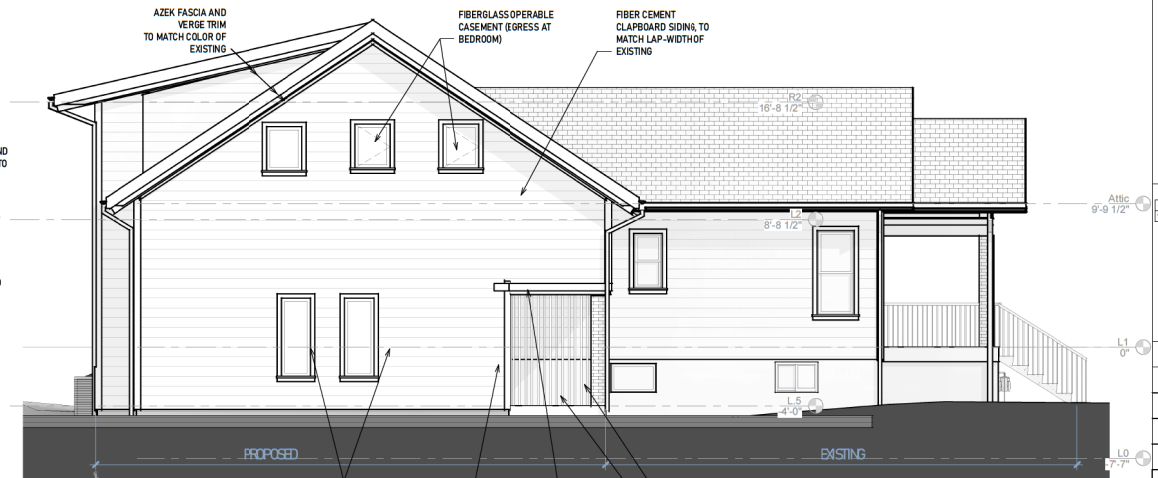
1 FRONT ELEVATION  
1/4" = 1'-0"



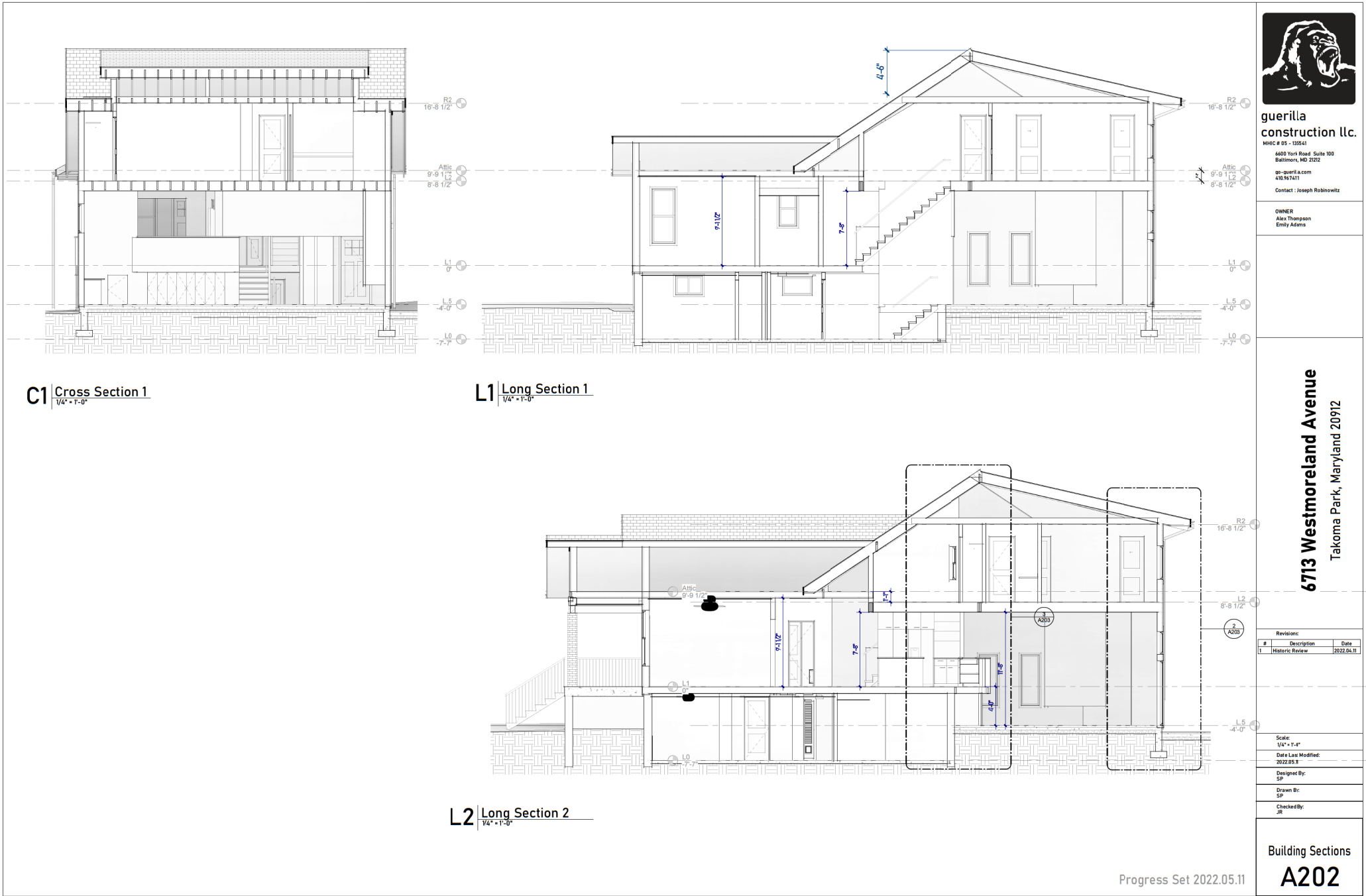
2 SOUTH ELEVATION  
1/4" = 1'-0"



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



4 NORTH ELEVATION  
1/4" = 1'-0"





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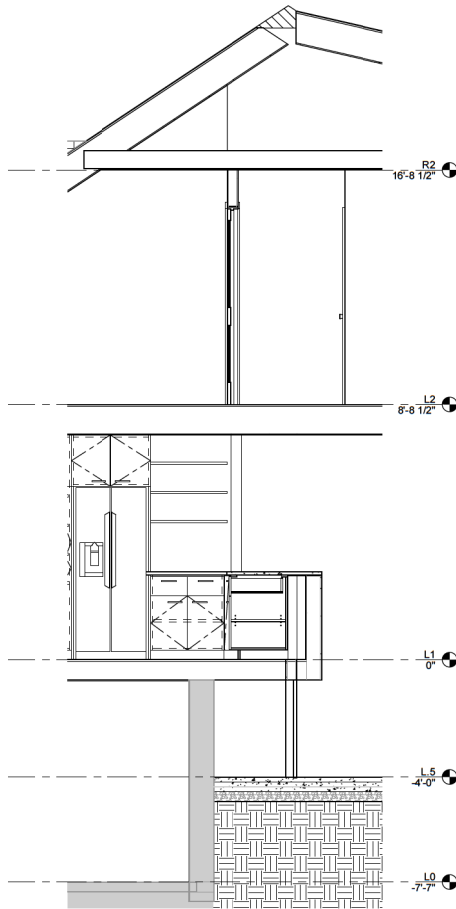
**6713 Westmoreland Avenue**  
Takoma Park, Maryland 20912

Revisions		
#	Description	Date

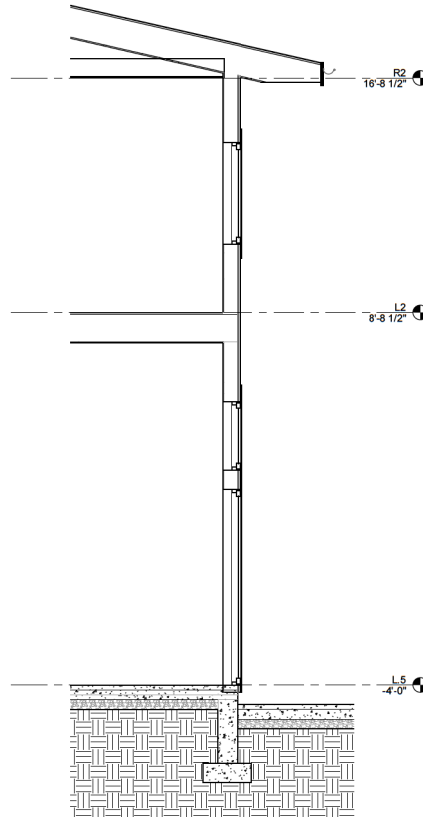
Scale: 1/2" = 1'-0"	
Date Last Modified: 2022.05.1	
Designed By: SP	
Drawn By: SP	
Checked By: JR	

Wall Sections  
**A203**

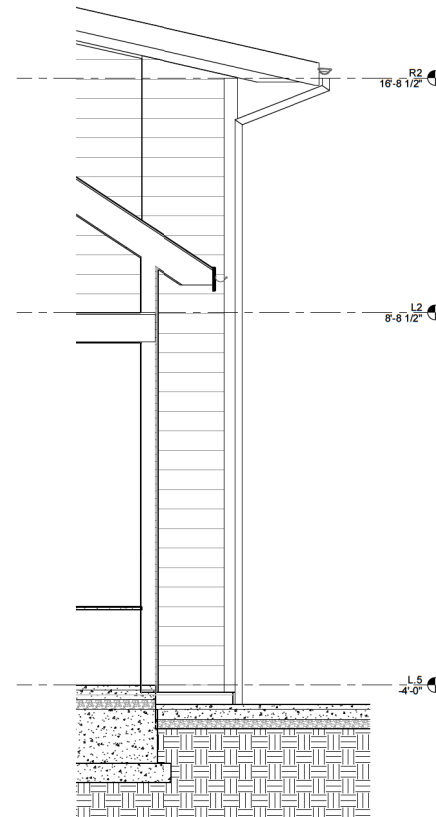
5/1/2022 12:11:28 PM Sheet Size: 24x36



**3** | Wall Section 3  
1/2" = 1'-0"

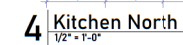


**2** | Wall Section 2  
1/2" = 1'-0"



**1** | Wall Section 1  
1/2" = 1'-0"

Progress Set 2022.05.11



Casework Schedule1						
Mark	Assembly Description	Width	Height	Depth	Revit Family	Revit Type
IB-1		18"	34"	24"	CW Drawer1	3475H24d - 4 Drawers Top Specified
IB-2		18"	34"	24"	CW Drawer1	3475H24d - 4 Drawers Top Specified
IB-3		18"	34"	24"	CW Drawer1	3475H24d - 4 Drawers Top Specified
KB-1		36"	92"	24"	CW Cupb'd Combined1	80124d - 2 Doors - 2 Cupboards
KB-2		32"	92"	24"	CW Cupb'd Combined1	Fridge 80H24d - 2 Doors
KB-3		32"	34"	24"	CW Cupb'd Combined1	3475H24d - 1 Drawer Side by Shelf - 1 Shelf - 2 Doors below-2
KB-4		47"	34"	24"	CW Cupb'd Cnr Blind1	3475H24d - 1 Shelf
KB-5		30"	34"	24"	CW Cupb'd Combined1	3475H24d - 1 Drawer Side by Shelf - 1 Shelf - 2 Doors below-2
KB-6		36"	34"	24"	CW Cupb'd Combined1	3475H24d - 1 Drawer Side by Shelf - 1 Shelf - 2 Doors below-2
KB-7		48"	34"	24"	CW Cupb'd Combined1	3475H24d - 1 Shelf
KB-8		36"	34"	24"	CW Cupb'd Combined1	3475H24d - 1 Drawer Side by Shelf - 1 Shelf - 2 Doors below-2
KB-9		36"	34"	24"	CW Cupb'd Combined1	3475H24d - 1 Drawer Side by Shelf - 1 Shelf - 2 Doors below-2
KWI-1		36"	36"	14"	CW Cupb'd Overhead	36V14d - 2 Doors - 1 Shelf 2
KWI-2		31"	36"	14"	CW Cupb'd Overhead Cnr	24V14d - 1 Shelf
KWI-3		42"	36"	14"	CW Cupb'd Overhead Cnr	36V14d - 2 Doors - 1 Shelf 2

Progress Set 2022.05.11



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410.967411  
Contact : Joseph Robinowitz

**OWNER**  
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Emily Adams

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Takoma Park, Maryland 20912

Revisions:		
#	Description	Date

Scale:  
1/2" = 1'-0"

Date Last Modified:	2022.05.1
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Designed By: SP
Reviewed By:

Drawn By: EM
Checked By:

Checked By:  
JR

### Kitchen Millwork

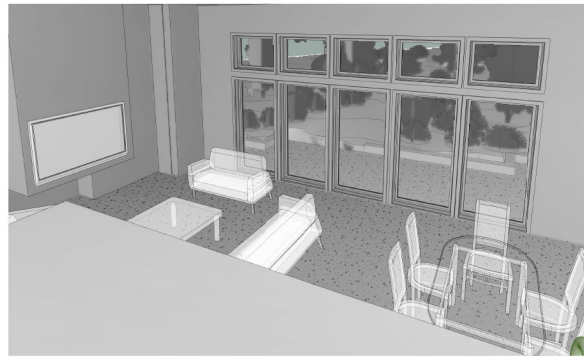
A300

5/11/2022 12:11:38 PM Sheet Size: 24x36

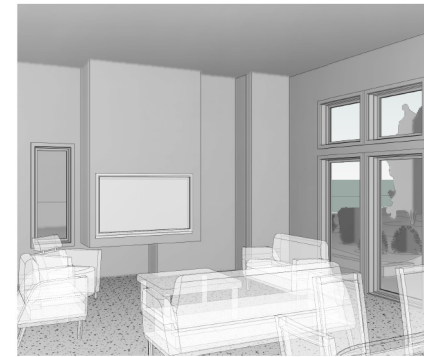




1 | 1



2 | 2



3 | 3



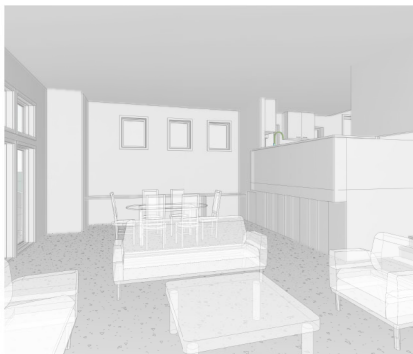
4 | 4



5 | 5



6 | 6



7 | 7



8 | 8



9 | 9

Progress Set 2022.05.11



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Contact : Joseph Robinson

OWNER  
Alex Thompson  
Emily Adams

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Revisions		
#	Description	Date

Scale:

Date Last Modified:

2022.05.11

Designed By:

SP

Drawn By:

SP

Checked By:

JR

Interior Views

A302

5/11/2022 3:51:59 PM Sheet Size: 24x36