

PROPOSAL

The applicants propose to construct a new three-story elevator, dormer, door, and canopy 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 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 historic district.

NON-CONTRIBUTING /OUT-OF-PERIOD RESOURCES – RESIDENTIAL

Non-Contributing/Out-Of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.

Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

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.
 - (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 applicable *Standards* in this case 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.

STAFF DISCUSSION

The subject property is a c. 1984 Victorian Revival-style Non-Contributing Resource within the Takoma Park Historic District. The house is two-and-a-half stories, with exposed basement at the front and sides. It sits atop an upward-sloping lot on the northeast side of Westmoreland Avenue and is accessed via a driveway at the left side of the house. There is a substantial parged retaining wall at the front sidewalk, and stone stairs leading from the sidewalk to the front of the house.

The applicants propose to construct a new three-story elevator at the left side of the house near the existing driveway/parking area. The elevator will be entered through a proposed new door with canopy at the basement level on the left side of the house, and it will provide accessibility to all three levels of the house. The elevator will be within the existing house for the first two levels, then pass through the roof of the existing left-side porch, where a new dormer is proposed to house it. The applicants' architect has

stated that the proposed dormer will be 14' wide, which is more than is required for the elevator, in order to improve its proportions in relation to the house. The extra space will contain a small bay for an existing second floor bedroom, and its windows will serve to breakup the otherwise blank dormer wall.

The proposed dormer materials include cedar shingle and clapboard siding, wood trim, composition roofing shingles, single-lite aluminum-clad casement windows, and a fixed four-lite aluminum-clad gable window. The proposed new door/canopy materials include: a wood panel door, wood canopy brackets, and composition roofing shingles. All proposed materials will match the existing.

Staff supports the applicants' proposal. As noted, the subject property is a c. 1984 Non-Contributing Resource, and, per the *Guidelines*, should receive the most lenient level of design review. Further, the *Guidelines* state:

Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Staff finds that the proposed alterations are compatibly designed, and that they will not affect the surrounding streetscape and/or landscape or impair the character of the historic district.

Additionally, staff finds that the proposed alterations will not remove or alter character-defining materials, features, or spaces of the subject property and/or surrounding streetscape, in accordance with *Standards #2* and *#9*.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in *Chapter 24A-8(b), (1), (2) & (d)*, having found that the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2* and *#9*, 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* and *#9*;

and with the general condition that the applicant shall present the 3 electronic 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.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 994922
DATE ASSIGNED _____

APPLICANT:

Name: Bruce Moyer and Joanne Bowman
Address: 6097 Westmoreland Ave
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: paul treseder
Address: 6320 Wiscasset Road
Daytime Phone: 3013672190

E-mail: paul.treseder@verizon.net
City: Bethesda Zip: 20816
Contractor Registration No.: _____

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

Is the Property Located within an Historic District? 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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 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 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.

May 24, 2022

Signature of owner or authorized agent

Date

5

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

<p>Owner's mailing address 6907 Westmoreland Ave, Takoma park, MD 20912</p>	<p>Owner's Agent's mailing address 6320 Wiscasset Road, Bethesda, MD 20816</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>6901 Westmoreland Ave Takoma Park, MD 20912 Gregory Graham and Laure Veissiere</p>	<p>6909 Westmoreland Ave Takoma Park, MD 20912 Enrica Detragiache</p>
<p>6906 Westmoreland Ave Takoma Park, MD 20912 Adam Gabor and Helena Gabor</p>	<p>68 Walnut Ave Takoma Park, MD 20912 Dana McMoskey and Vincent Verweij</p>
<p>6913 Westmoreland Avenue Takoma Park, MD 2912</p>	<p>27 Pine Avenue Takoma Park, MD 20912</p> <p>25 Pine Avenue Takoma Park, MD 20912</p>

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

6907 Westmoreland Ave is a non-contributing resource built in 1984. It is 2-1/2 stories set on a hill so that the front basement is above ground, with an open porch above. It is located fairly far back from the street (51'), with the houses on either side closer to the street. It is accessed by a steep driveway and stone steps. The design is a "modern victorian" style, with a large asymmetrical bay in one corner and a wrap-around porch. The siding on the house is divided into horizontal bands, which help break up its bulk.

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

The owner proposes to build a 3-stop elevator to enable access to all 3 levels of the house from the existing parking area. A new side door with a canopy shelter is also proposed, which, along with the elevator, will provide accessibility to the entire house. The elevator is within the body of the house for the first 2 levels, then it passes through the roof of the side "porch". Here a new bumpout dormer is proposed, which will allow the elevator to access the 2nd floor. Note that this dormer is 14' wide, more than is required to fit an elevator, in order to improve its proportions. The extra space contains a small bay for a bedroom, and its windows will serve to breakup an otherwise blank wall. Overall we feel this design adds interest to this side elevation. Note that no changes are being made to the footprint of the house, and no trees will be affected by the work.

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

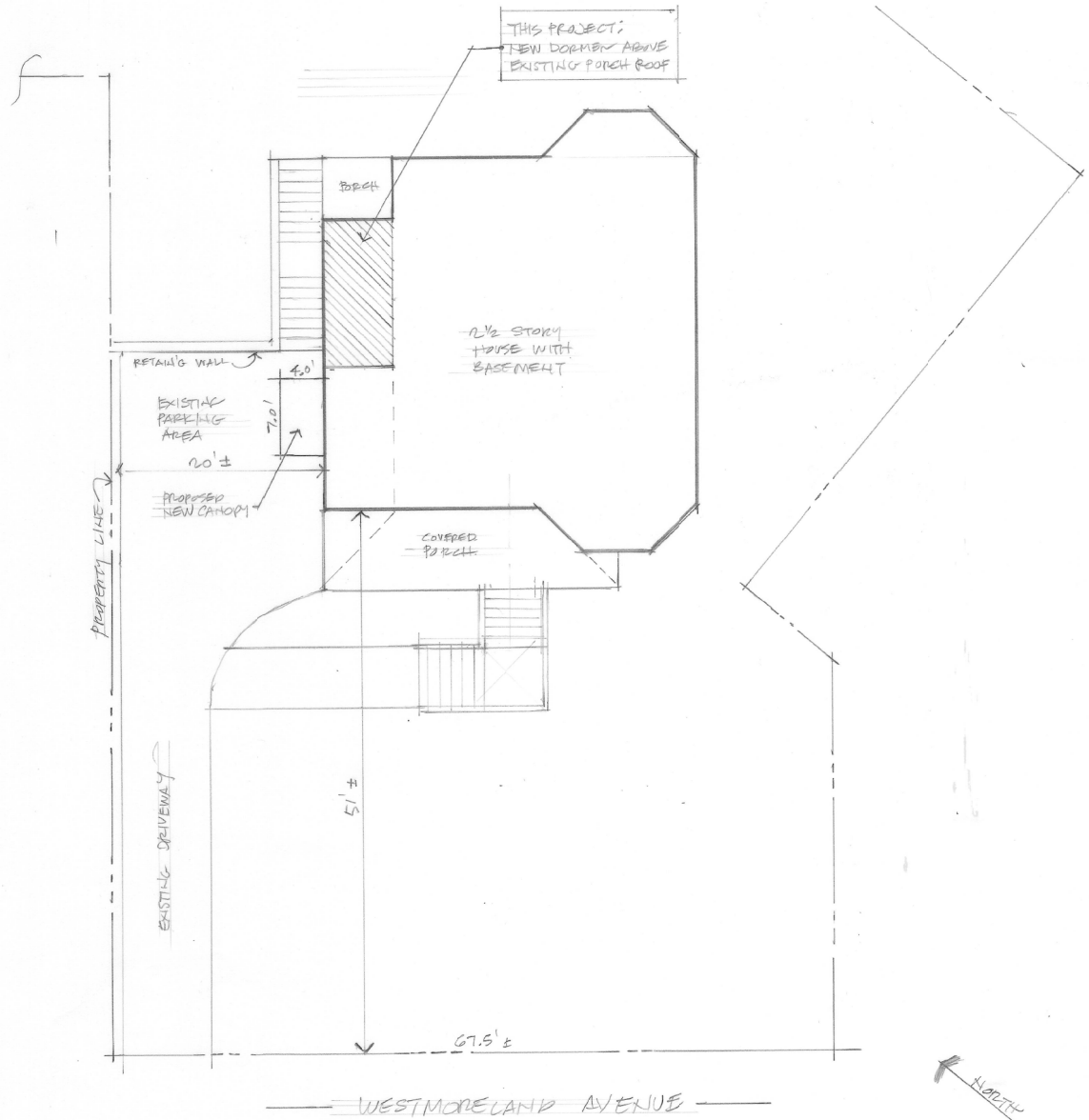
Work Item 3: _____

Description of Current Condition:

Proposed Work:

**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	*	*	*	*	*		*



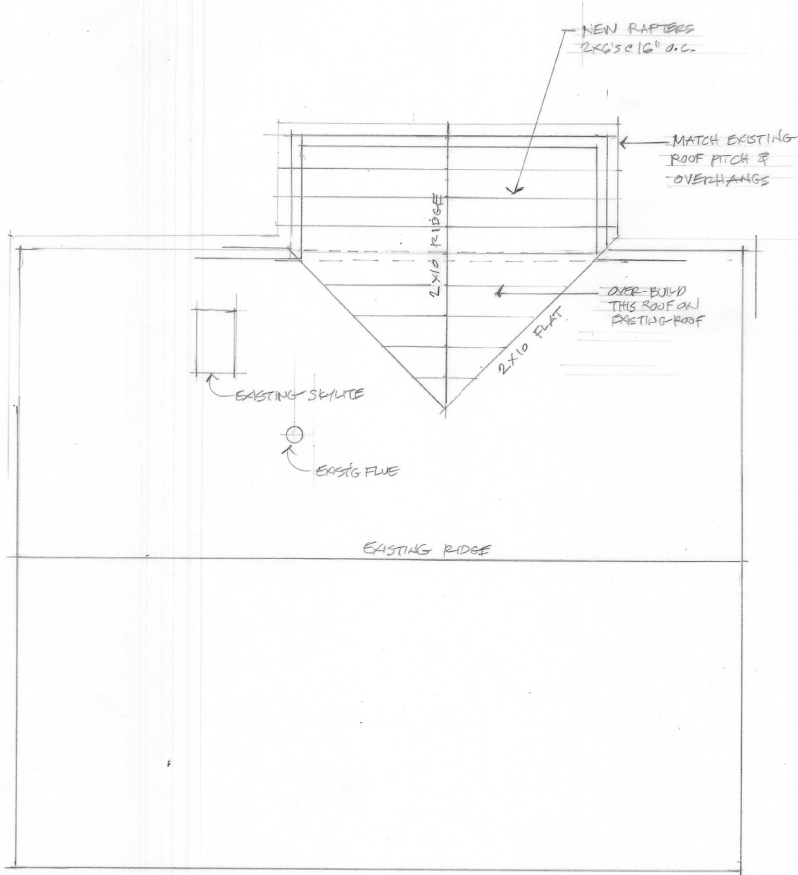
SITE PLAN 1/8" = 1'-0"

NEW ELEVATOR ADDITION for
6907 WESTMORELAND AVE, TAKOMA PARK, MD. A-
BRUCE MOYER & JOHANNE BONNMAN.

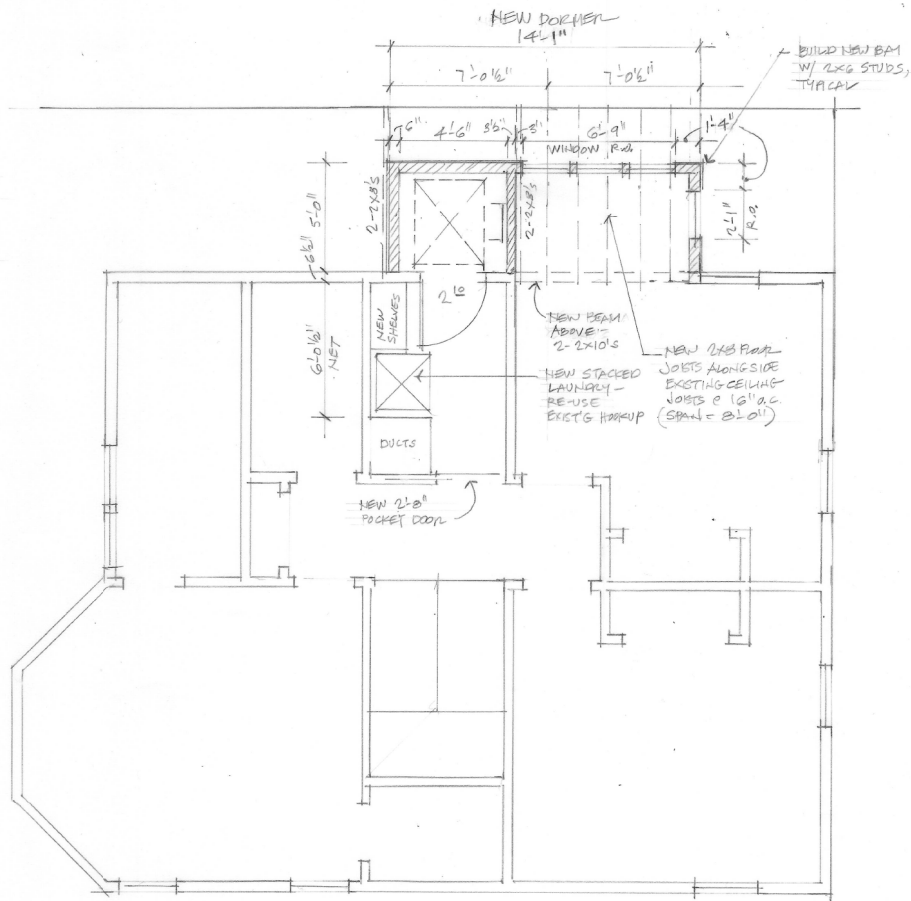
PTI
6520 Wisconsin Road
Bethesda, MD 20814
Tel - 301-220-1810
Fax - 301-220-1811
Paul.Treseder@pti.com

Paul Treseder
Architect AIA

DATE	
SCALE	1/8" = 1'-0"
DRAWN	
JOB	
SHEET	Z001
OF SHEETS	

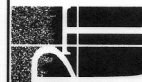


ROOF PLAN



2ND FLOOR PLAN

NEW ELEVATION ADDITION for
 6907 NESTMORELAND AVE, TAKOMA PARK, MD. PA
 BRUCE MOYER & JOHANN BOWMAN.

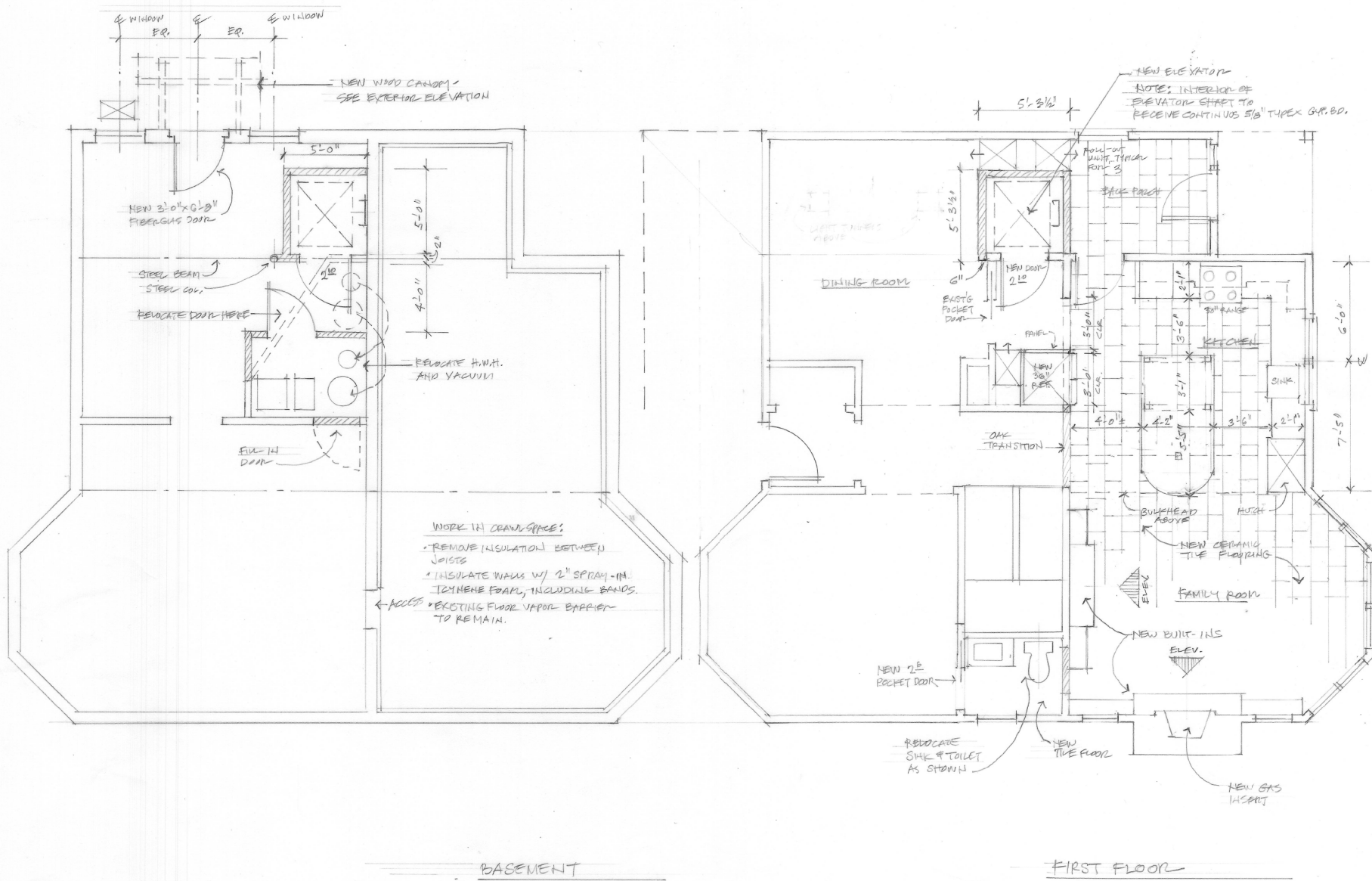


6320 Vicassett Road
 Bethesda, MD 20816
 301-461-1800
 Fax - 301-320-1801
 Paul.Treseder@verizon.net

Paul Treseder
 Architect AIA

DATE 5/2/2022
 SCALE 1/4" = 1'-0"
 DRAWN FT
 JOB MOYER

SHEET
 A002
 OF SHEETS



NEW ELEVATION ADDITION FOR
6907 WESTMORELAND AVE, TAKOUM PARK, MD. 20746
BRUCE MOYER AND JOANNE BOWMAN



6320 Wisconsin Road
Bethesda, MD 20814
Tel - 301-320-1800
Fax - 301-320-1881
Paul.Tresseder@verizon.net

Paul Tresseder
Architect AIA

DATE	5/2/2022
SCALE	1/4" = 1'-0"
DRAWN	PT
JOB	MOYER
SHEET	A-001
OF	SHEETS



EXISTING SIDE ELEVATION



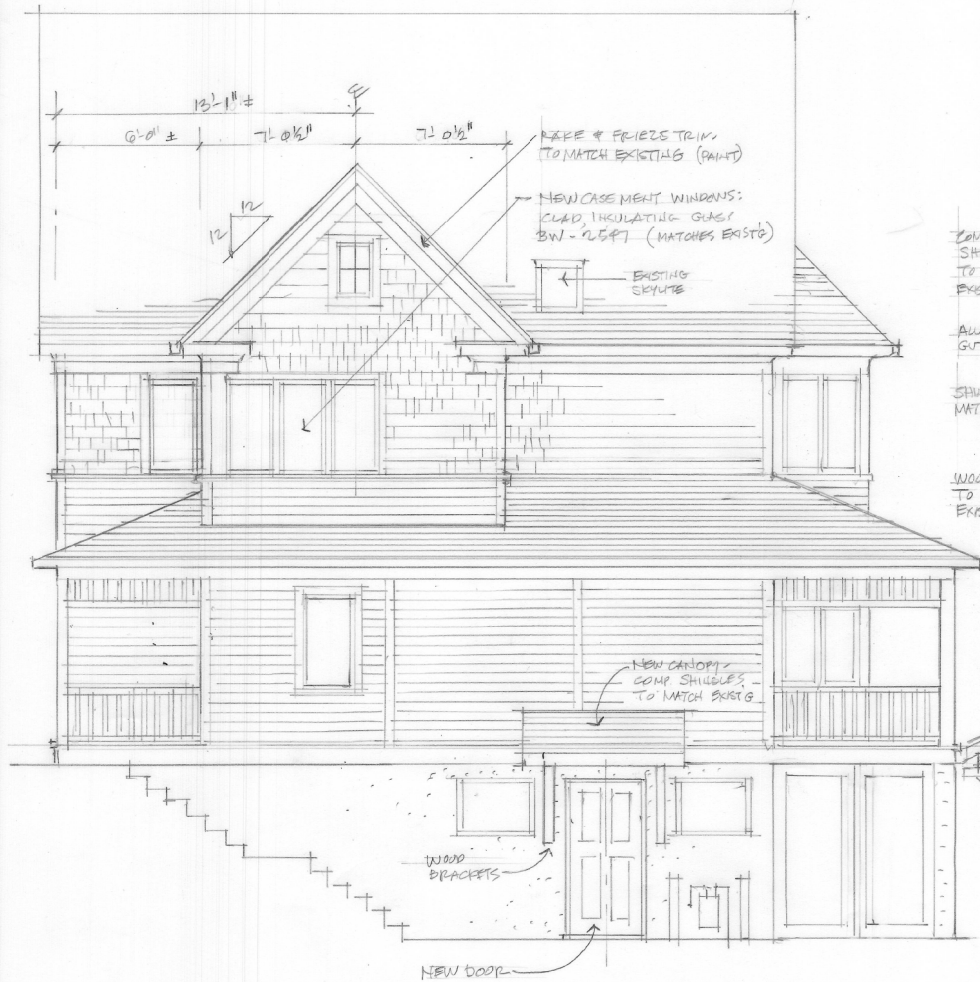
EXISTING FRONT ELEVATION

NEW ELEVATOR ADDITION for
 6907 WESTMORELAND AVE., TAKOMA PARK, MD. A
 BRUCE MOYER AND JOANNE BOWMAN.

6320 Wisconsin Road
 Bethesda, MD 20816
 Fax - 301-320-1881
 Paul.Treseder@erson.net

Paul Treseder
 Architect AIA

DATE
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OF SHEETS



LEFT SIDE ELEVATION



FRONT ELEVATION

NEW ELEVATOR ADDITION FOR
 6907 WESTMORELAND AVE, TAKOMA PARK, MD. 20912
 BRUCE MOYER AND JOANNE BONNAN.



6320 Wisconsin Road
 Bethesda, MD 20814
 301.320.1880
 Fax - 301.320.1881
 Paul.Treseder@earthlink.net

Paul Treseder
 Architect AIA

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