

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6910 Westmoreland Avenue, Takoma Park	Meeting Date:	8/17/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/10/2022
Applicant:	Preston Quesenberry (Rick Vitullo, Architect)	Public Notice:	8/3/2022
Review:	HAWP	Tax Credit:	N/A
		Staff:	Michael Kyne

Permit Number: 1000573

PROPOSAL: Partial demolition and addition and alterations

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. 1910s-20s



Fig. 1: Subject property, west side of Westmoreland Avenue.

BACKGROUND

The applicant previously submitted a HAWP application (HAWP #995187) for construction of a rear addition, screened porch, and patio at the subject property. The application was approved by consent at the June 22, 2022 HPC meeting.¹

PROPOSAL

The applicant proposes to revise their previously approved HAWP application, with changes to the dimensions, fenestration, and materials of the rear addition, screened porch, and patio.

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.

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:

¹ Link to June 22, 2022 staff report: <https://montgomeryplanning.org/wp-content/uploads/2022/06/II.F-6910-Westmoreland-Avenue-Takoma-Park-995187.pdf>

Link to June 22, 2022 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=738a77db-f2f5-11ec-9ad4-0050569183fa

- 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.
- 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.
- 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 tight-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 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:

- 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 one-story, 885 SF, Bungalow-style Contributing Resource within the Takoma Park Historic District. There is an existing post-1963 rear addition, which projects 8' beyond the left (as viewed from the public right-of-way of Westmoreland Avenue) side of the historic house. There is also an existing 12' x 23' wooden deck at the rear of the addition.

The Commission previously approved a HAWP application for construction of a rear addition, screened porch, and patio at the subject property by consent at the June 22, 2022 HPC meeting. The previous proposal included removal of the existing rear deck and construction of a new, one-story 12' x 12' addition and 16'-6" x 15' screened porch at the rear of the existing rear addition. The proposal also included a new stone on concrete patio with stair and ramp to grade at the rear of the new addition.

The applicant has returned with revisions to their previously approved HAWP application. Specifically, the dimensions, fenestration, and materials of the addition, screened porch, and patio have changed. As revised, the addition will be 16' x 12'-6", and the screened porch will be 16'-8" x 15'. Because the depth of the addition has increased, the door to the screened porch, which was previously on the right side (as viewed from the front), has been moved to the rear. The size of the proposed patio has also been decreased, and the stair to grade has been shifted to accommodate the new door placement. The previously approved ramp has been removed from the proposal.

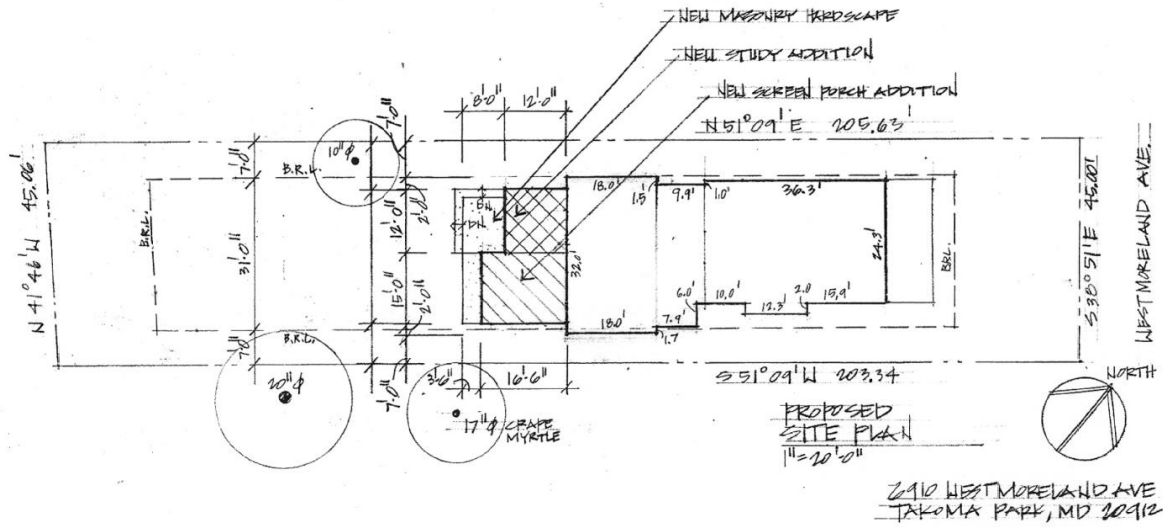


Fig. 2: Previously approved site plan.

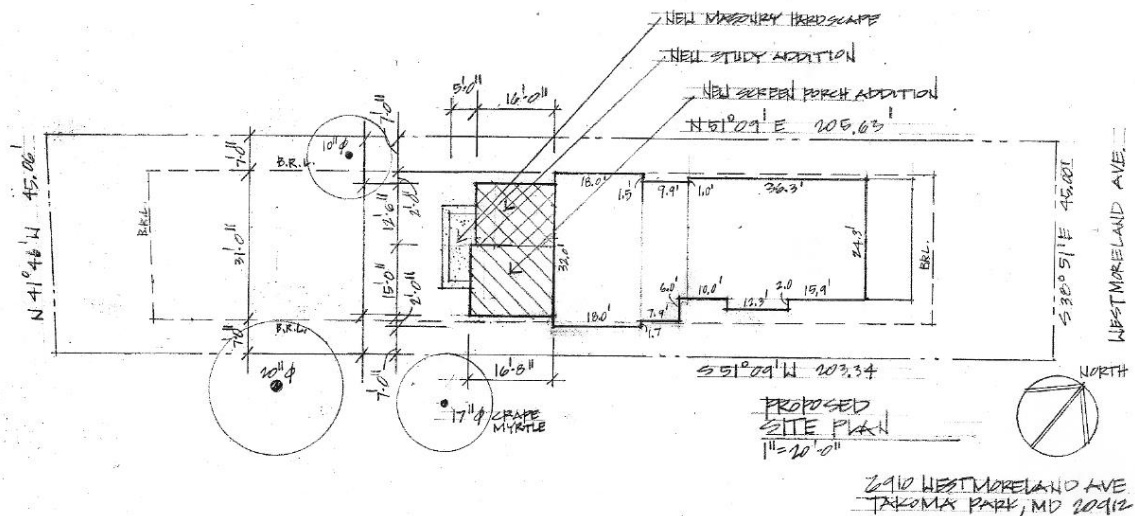
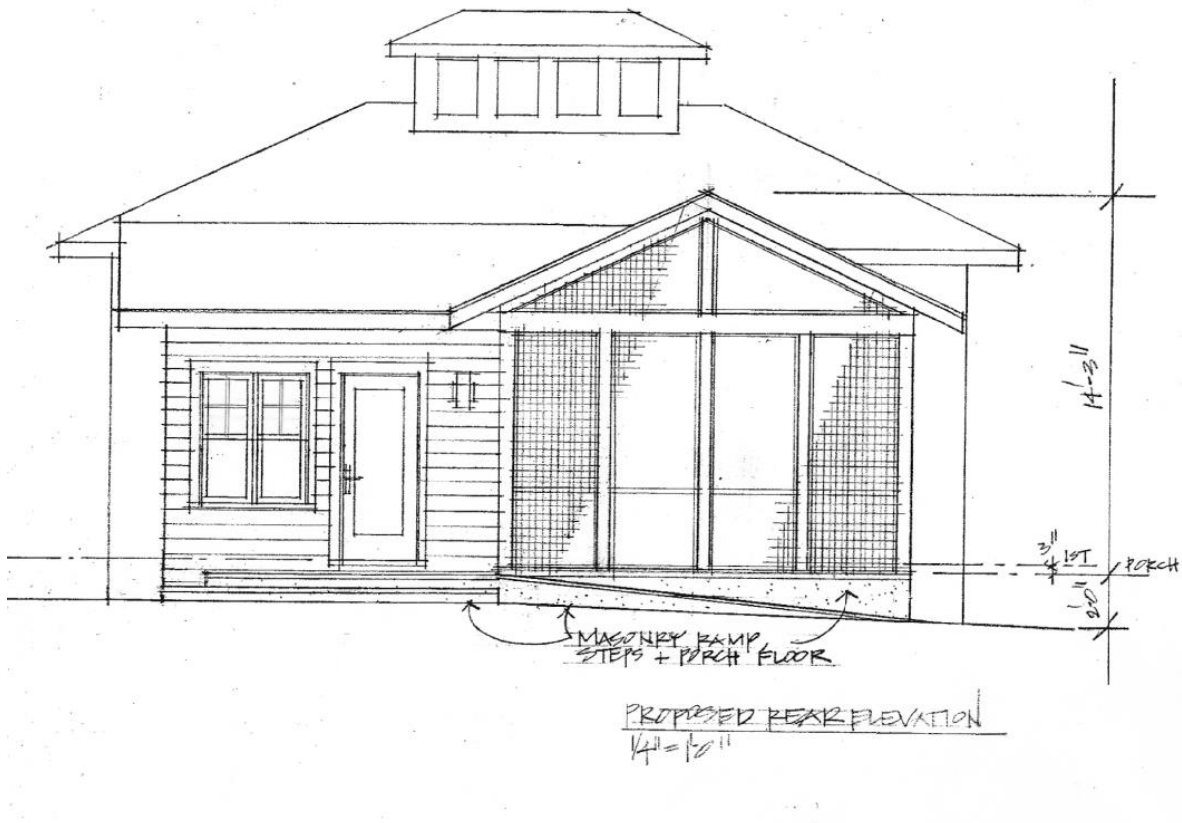
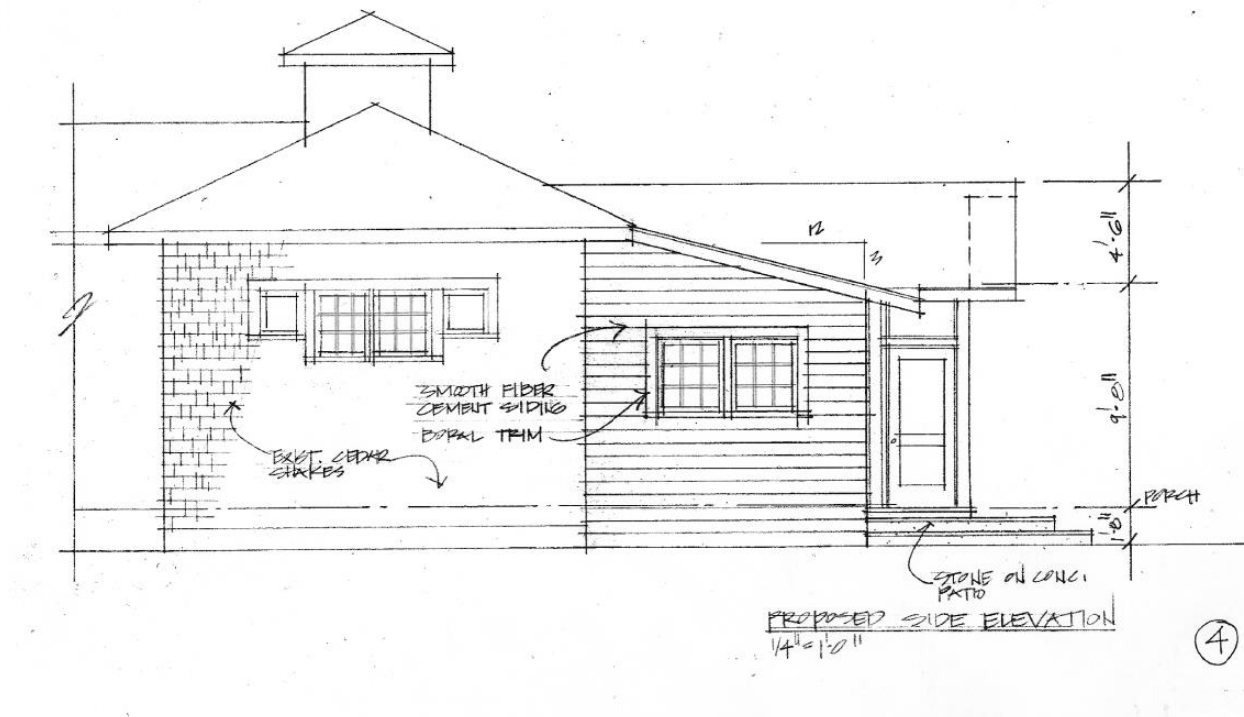
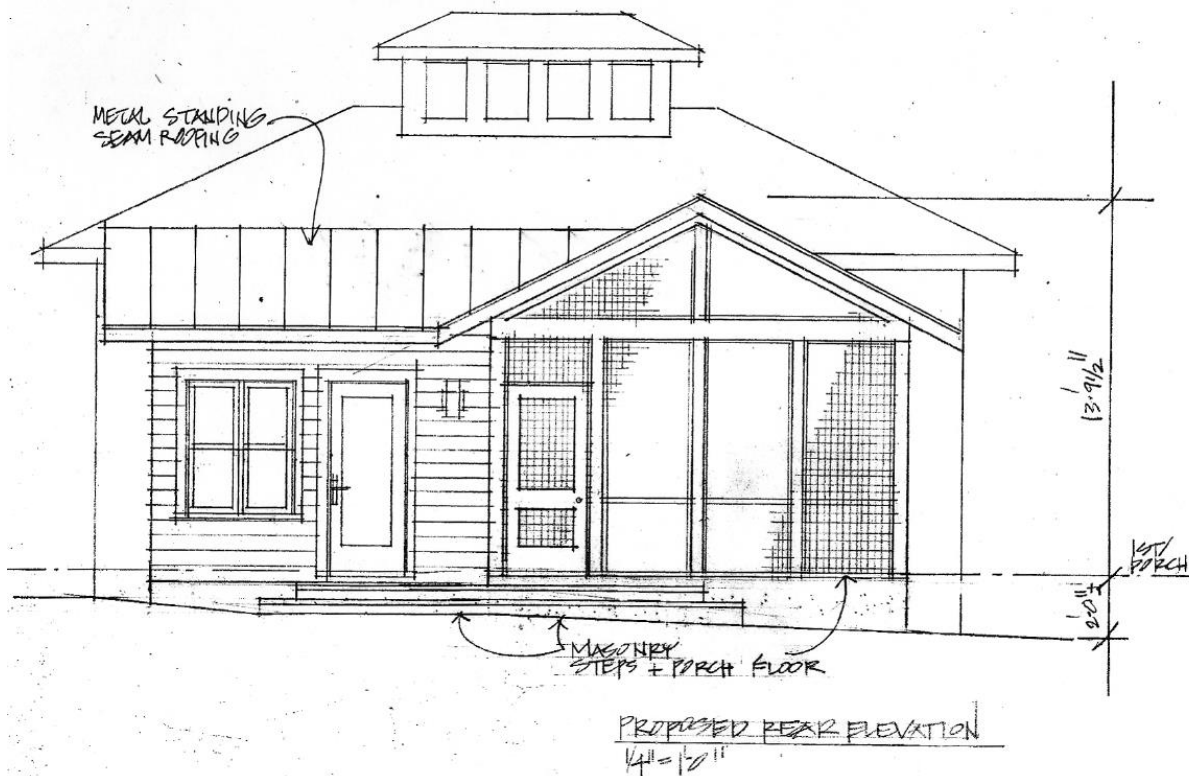
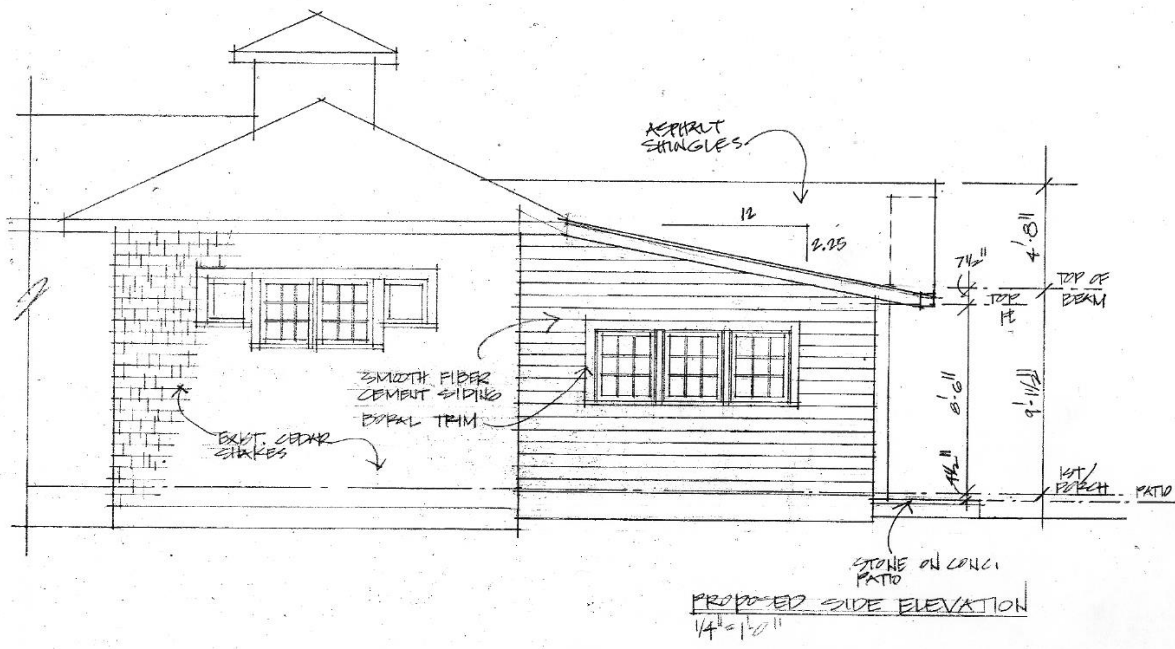


Fig. 3: Revised site plan.

Other changes include the addition of one window on the right side of the addition (going from a paired to a triple window) and field-turned painted standing seam metal roofing in place of the previously approved asphalt shingle roofing on the addition. The roofing material change was driven by the lower roof slope (2.25:12 as opposed to 3:12), which is a result of the study addition being lengthened.



Figs. 4 & 5: Previously approved elevations.



Figs. 6 & 7: Revised elevations.

Staff fully supports the proposed revisions. The proposed new addition and screened porch will be at the rear, well inset, and lower than the existing rear addition, ensuring that they are not visible from the public right-of-way. Likewise, the proposed new patio will not be visible from the public right-of-way.

The design and materials of the proposed addition and screened porch are also generally compatible with the historic house.

In accordance with the *Guidelines*, the proposed addition and screened porch are in the appropriate location at the rear of the historic house, and they are generally consistent with the predominant architectural style of the historic house. The proposed work items also respect the existing environmental settings, landscaping, and patterns of open space.

In accordance with *Standards #2* and *#9*, the proposal will not remove or alter character-defining features of the historic house or surrounding streetscape. Per *Standard #10*, the proposed work items could be removed in the future without impairing the essential form and integrity of the historic property and its environment.

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 and 2 and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9 and #10*, 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 an electronic set 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.



FOR STAFF ONLY:

HAWP# 1000573

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Preston Quesenberry
Address: 6910 Westmoreland Avenue
Daytime Phone: 301-806-6447

E-mail: preston.quesenberry@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01074632

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? 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: 6910 Street: Westmoreland Avenue
Town/City: Takoma Park Nearest Cross Street: Walnut Avenue
Lot: 46 Block: A 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 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 checked="" type="checkbox"/> Hardscape/Landscape	<input type="checkbox"/> Tree removal/planting
<input checked="" type="checkbox"/> Grading/Excavation	<input checked="" type="checkbox"/> Roof	<input checked="" 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

7-12-2022

Signature of owner or authorized agent

Date

OWNERS:

Tara Malloy

Preston Quesenberry

6910 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

Jane Powers

John Colbert

6908 Westmoreland Ave.

Takoma Park, MD 20912

Catherine Carr

6912 Westmoreland Ave.

Takoma Park, MD 20912

Enrica Detragiache

6909 Westmoreland Ave.

Takoma Park, MD 20912

Alison & Andrei Kodjak

6913 Westmoreland Ave.

Takoma Park, MD 20912

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	
see attached	

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

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

see attached

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	*	*	*	*	*		*

DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:
6910 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-story house, rectangular in shape; the original house is 24.4' x 36.4', with a later 28' x 32' addition built on the rear, but also extending 8' out from the right side of the original house towards the side property line. The existing house has a 885 S.F. footprint, with a full basement under the original house.

- a. Original House Structure:** *The main house structure is wood framed and with a hip roof (7:12 +/- slope), with the main ridge perpendicular to Westmoreland Ave..*
- b. Foundation:** *The foundation is parged CMU, painted.*
- c. Exterior Finish:** *The exterior finish of the original house and later addition is cedar shakes on wood frame.*
- d. Windows:** *Original house- There are original painted wood windows, predominantly 6-over-1 double hung. Later addition- All windows are painted wood windows; see elevations/photos for mullion divisions. Trim is generally a 1 x 6 with a perimeter backband attached as a "frame".*
- e. Wood Deck:** *There is a 12' x 23' rear wood deck, built at the same time as the later rear addition. Deck and steps are dilapidated.*

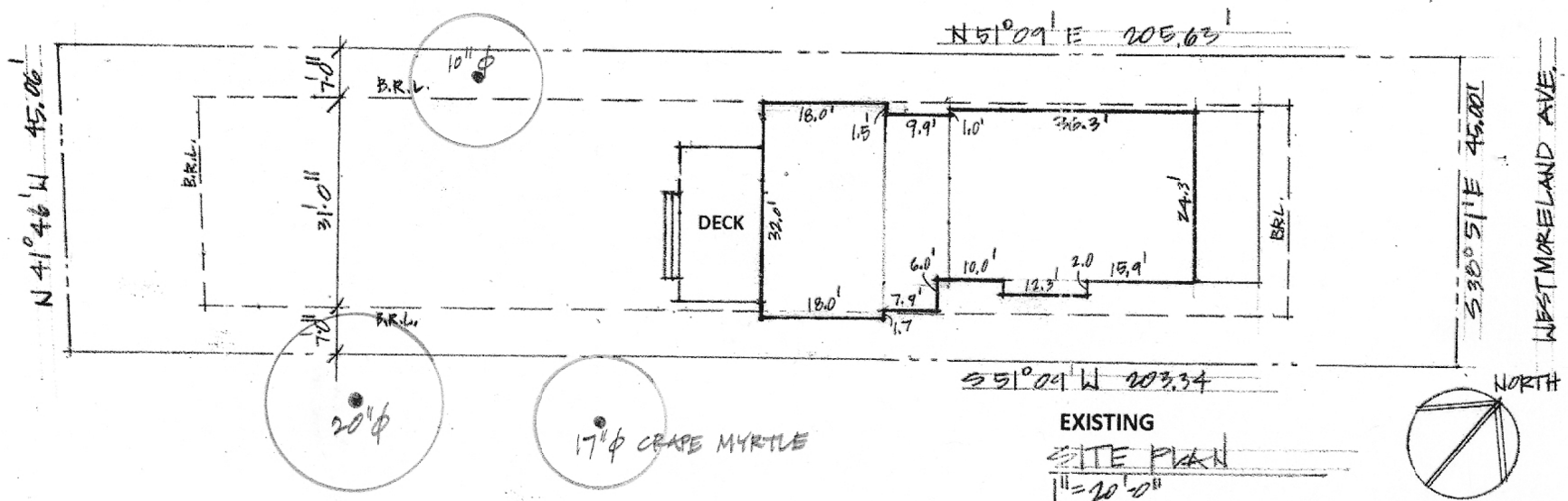
DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
6910 Westmoreland Ave., Takoma Park, MD 20912

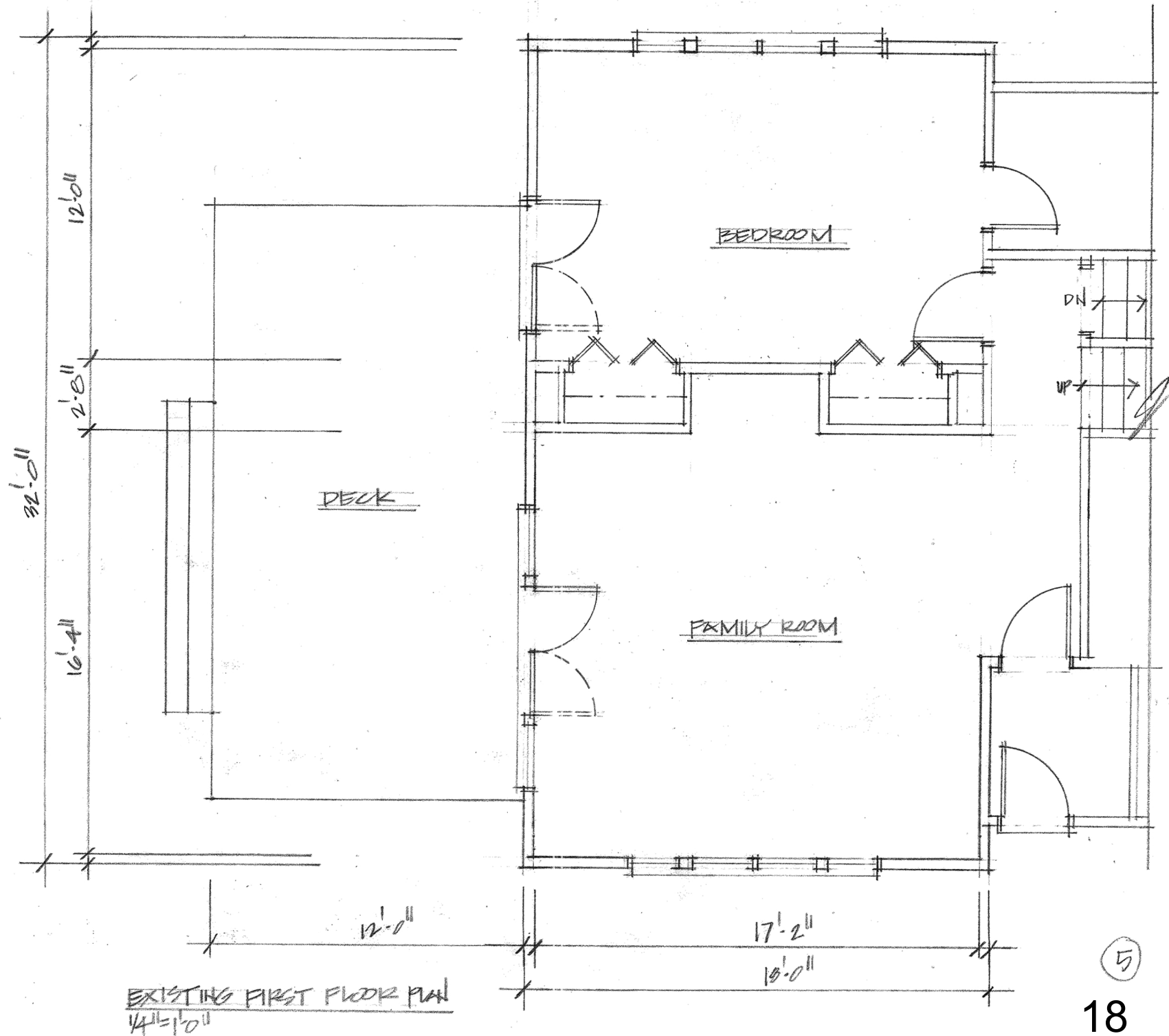
Rear Additions:

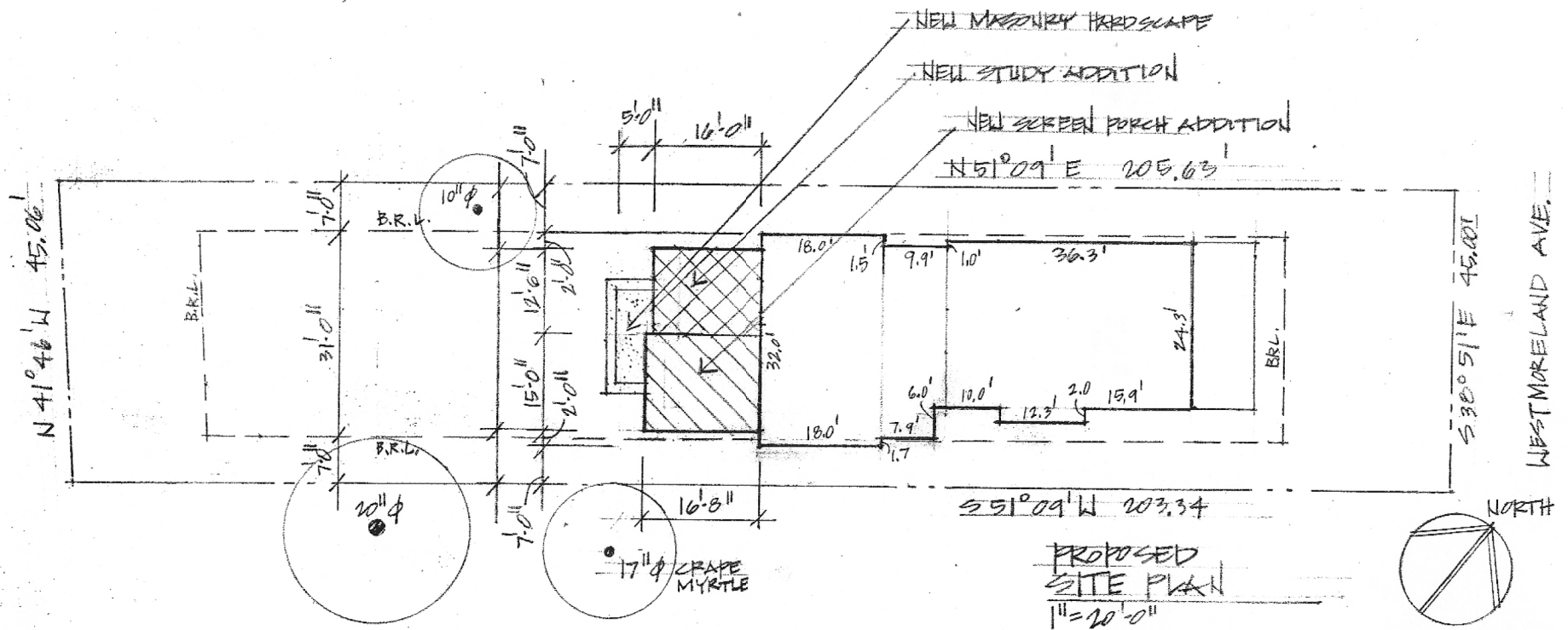
- a. **1st floor, Rear:** A 12'-6" x 16'-0" (200 sf) study addition to the rear bedroom is being added with a shed roof, along with a 15'-0" x 16'-8" (250 sf) 1-story screen porch with a gable roof. A small masonry (stone on concrete) patio, with stair to grade is at the rear of the additions. Both additions are set in 2'-0" from the later rear addition.

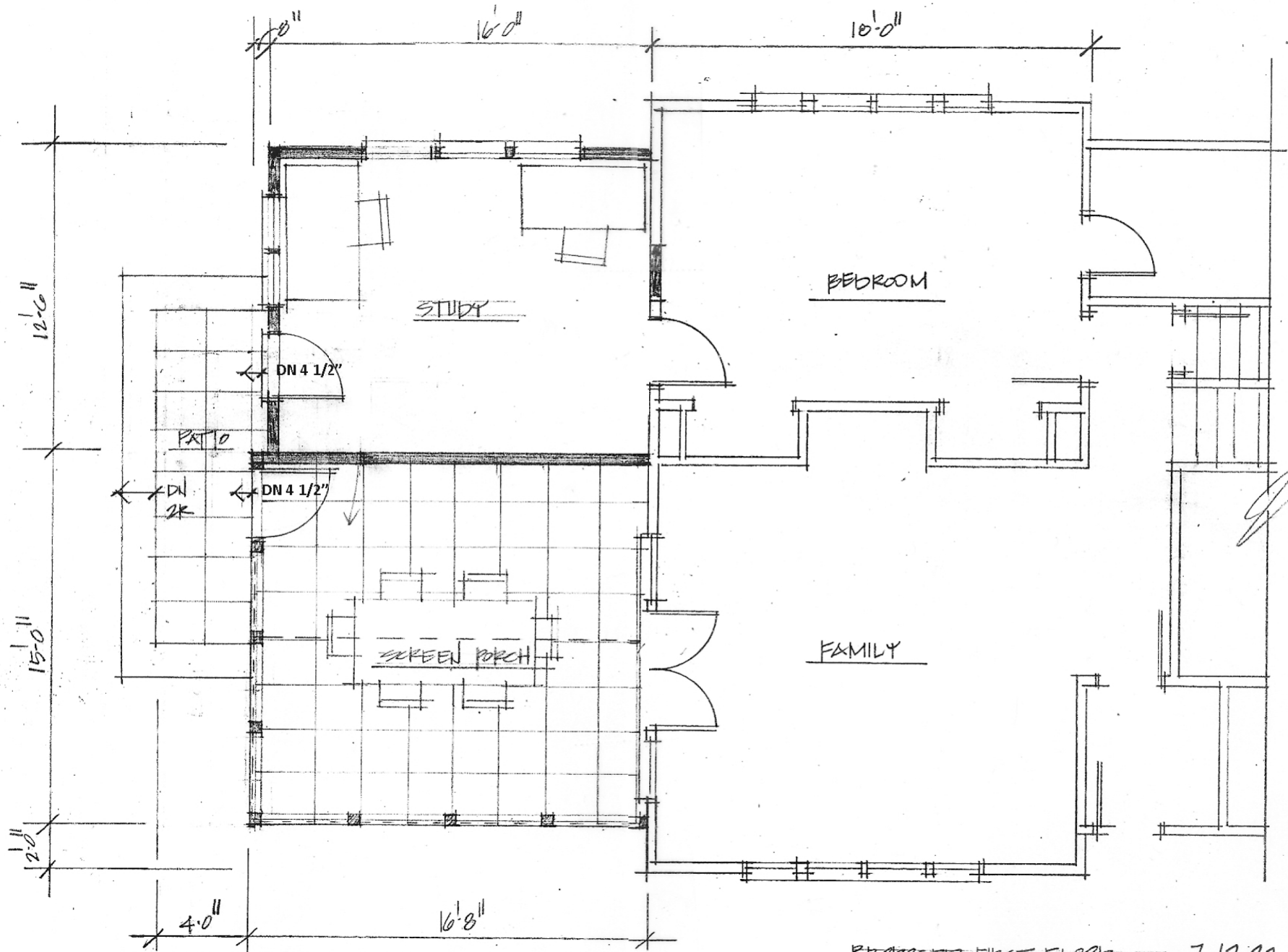
These will be built using the following materials/details:

- 1) **Exterior Finish:** Painted fiber cement shakes (1/2" thickness) to match existing exposure on all new façades of study addition. Window and door trim will be a 1 x 6 fiber cement trim with a perimeter backband to match existing.
- 2) **Roofing:** Asphalt shingles at all new roofs at rear.
- 3) **Windows and Doors:** The new windows in the addition will be painted wood awnings (9-lite) and double hung windows (4-over-1); 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 addition. Patio, steps and screen porch will have bluestone as the floor finish.
- 5) **Screen Porch:** Wood framed with PVC screening; wood to be wrapped in Boral (fly-ash) trim.







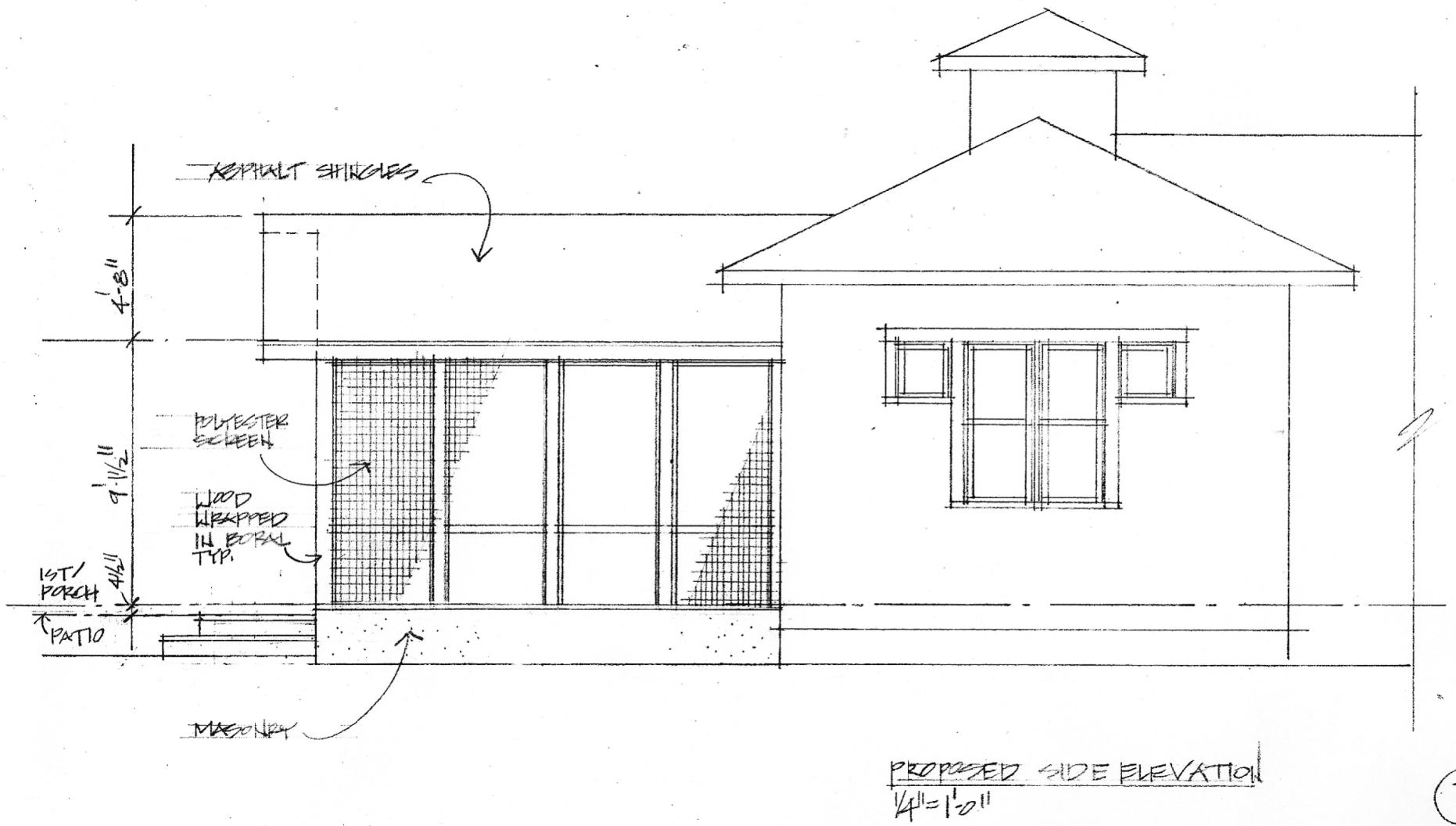


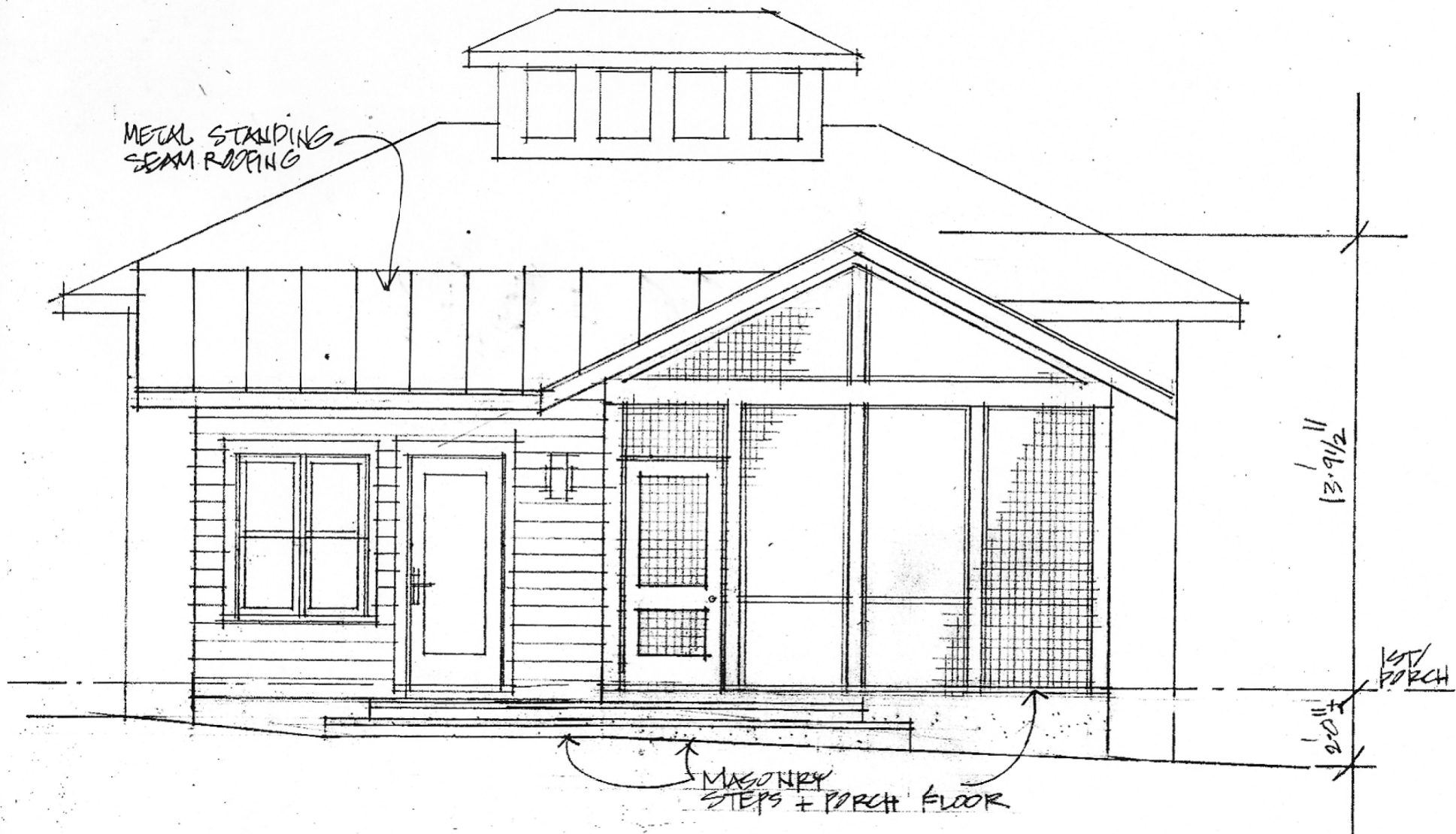
Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)806-6447 cell

6910 WESTMORELAND
 TAKOMA PARK, MD

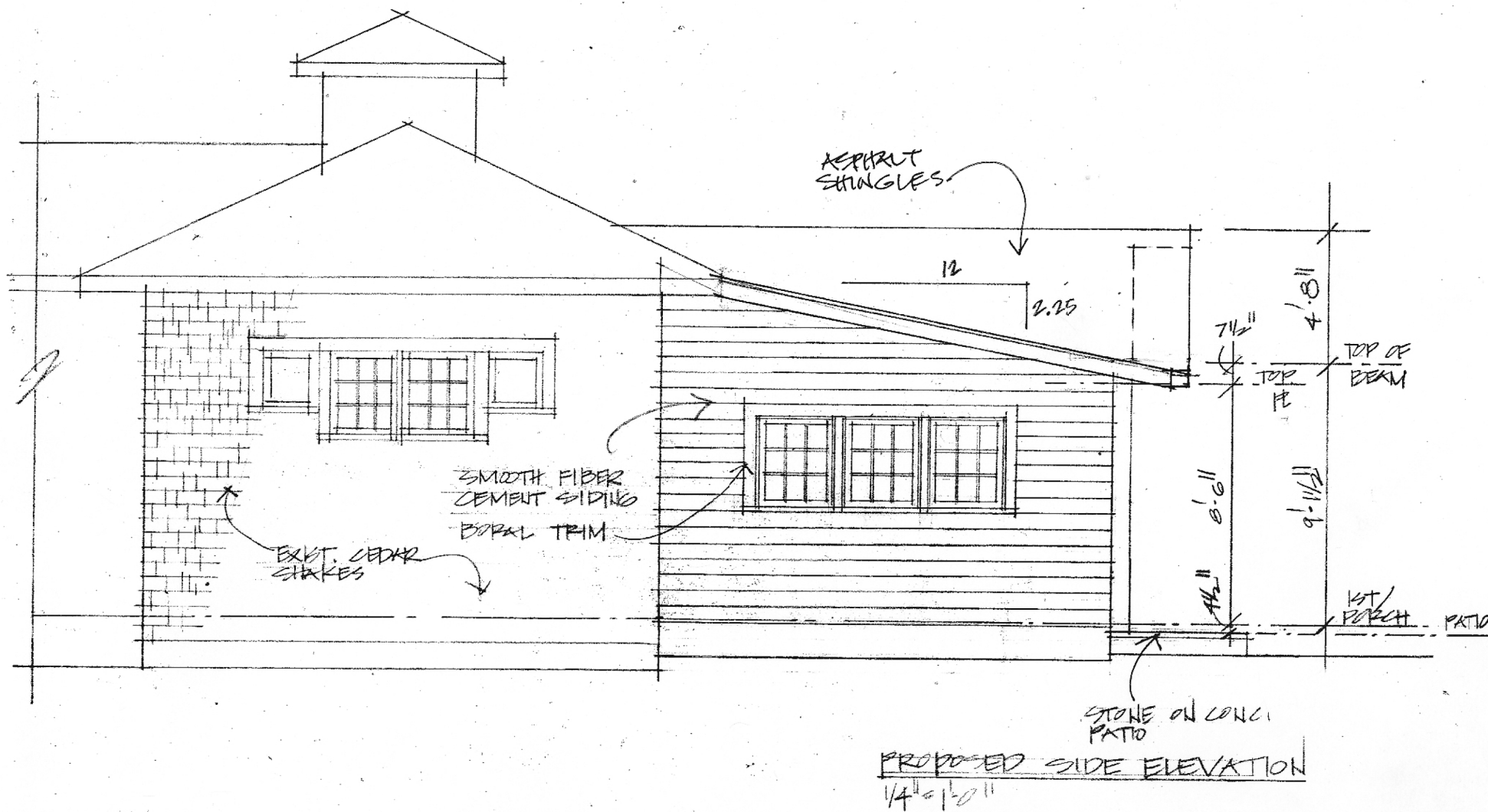
PROPOSED FIRST FLOOR
 1/4" = 1'-0"

①





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



4









LONG FENCE





