

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6812 Westmoreland Ave., Takoma Park	Meeting Date:	4/26/2023
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/19/2023
Applicant:	David Snyder Miche Booz, Architect	Public Notice:	4/12/2023
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Partial Demolition, Building Addition, New Hardscape, New Retaining walls and grading, and Solar Panel Installation		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923



Figure 1: 6812 Westmoreland Ave.

BACKGROUND

On May 5, 2022 the HPC approved a HAWP to remove the existing rear chimney, rearrange the rear doors, and remove three trees.¹

PROPOSAL

The applicant proposes to construct a rear addition, excavate the rear yard, and construct a new retaining wall. Additionally, the applicant proposes to install solar panels on the left (south) roof slope.

APPLICABLE GUIDELINES

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

Takoma Park Historic District Guidelines

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

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

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

¹ The 2022 HAWP and Staff Report are available here: <https://montgomeryplanning.org/wp-content/uploads/2022/04/I.F-6812-Westmoreland-Avenue-Takoma-Park-.pdf>.

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

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

Montgomery County Code; Chapter 24A-8

- (a) 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
- (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:

- 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.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic Preservation Commission Policy No. 20-01: Addressing Emergency Climate Mobilization Through The Installation of Roof-Mounted Solar Panels

Now, THEREFORE:

WHEREAS, Historic Area Work Permit decisions are guided by the criteria in Section 24A, The Secretary of the Interior’s Standards for Rehabilitation, and pertinent guidance from applicable master plan amendments and/or site or district-specific studies;

WHEREAS, The Secretary of the Interior’s Standards for Rehabilitation as interpreted by the National Park Service limit the placement of rooftop solar panels under Standards 2, 9, and 10 to less conspicuous locations;

WHEREAS, the County Council has established a Climate Emergency;

WHEREAS, the Historic Preservation is a body established by the County Executive and County Council;

WHEREAS, Section 24-8(b)(6) states, “In balancing the interest 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;”

WHEREAS, the widespread use of solar panels, both for hot water and for electricity production, will reduce greenhouse gases in the county, in accordance with the aims of the Emergency Climate Mobilization resolution (Resolution No.: 18-974), it shall be the policy of the Historic Preservation Commission that:

1. The preferred locations for solar panel installation(s) on a designated historic site or an historic resource located within an historic district is a) on the rear of the property, b) on non-historic building additions, c) on accessory structures, or d) in ground-mounted arrays;
2. If it is not feasible to install solar panels in one of the identified preferred locations due to resource orientation or other site limitations; and,
3. The roof is determined to be neither architecturally significant, nor a character-defining feature of the resource, nor is it a slate or tile roof, that unless it can be demonstrated that the solar array will be installed without damaging the historic character of the resource or historic fabric; then
4. The public welfare is better served by approving a Historic Area Work Permit for solar panels on all visible side or front roof slopes under Section 24A-8(b)(6).
5. A Historic Area Work Permit (HAWP) is required for all work referenced in this policy.

STAFF DISCUSSION

The subject property is a small bungalow (720 ft²), covered in asbestos siding, with a concrete foundation and front gable front porch. The applicant proposes to construct an addition at the rear, conduct site work to accommodate the addition, and install solar panels on the left roof slope.



Figure 2: Front elevation of the subject property.

Building Addition

At the rear of the subject property, the applicant proposes to construct a one-story, 525 ft² (five hundred twenty-five square foot) addition. To accommodate the addition, the applicant proposes to demolish the existing retaining wall and excavate a portion of the rear yard (discussed below).

The exterior of the addition will be covered in fiber cement clapboards, with composite casement windows (Andersen A series Fibrex windows were identified in the application). The submitted elevations show the addition's hipped roof will be standing seam metal. Staff finds the proposed materials are generally acceptable on additions to Contributing Resources within the district.

The primary reason for this Preliminary Consultation is the addition's placement. The HPC typically requires an addition's wall planes to be inset of the historic walls. In this instance, the side porch roof and columns project beyond the wall plane on the left side, and there is a 3' (three-foot) wide, 9' 7" (nine feet, seven inches) deep bay with a shed roof proposed on the right side (See *Fig. 3*, below). Staff finds the right side porch is a minor visual encroachment; only the roof mass projects beyond the wall plane. The left side bay, however, projects into the sideyard, leaving only 3' (three feet) between the house and property line. Staff notes that the bay appears to satisfy the Zoning Ordinance which allows bay windows of 10' (ten feet) or less to project up to 3' (three feet) into any setback; however, the final determination must be rendered by the Department of Permitting Services (DPS) review staff during building permit review.

While that projection appears to satisfy zoning requirements, the question remains: Do the projections so significantly alter the character of the historic house that it detracts from the character of the streetscape? Staff finds it does not. The houses along this block of Westmoreland Ave. were constructed on particularly narrow lots - only 42 feet wide - that slope up from the street, making additions to these

modest houses challenging. The HPC has approved several side projecting additions along Westmoreland that would be unacceptable in other areas of the Takoma Park Historic District.² Staff finds this is another instance where extending further to the rear is infeasible due to the significant amount of fill that would need to be removed in the rear. Further, Staff finds the proposed bay is a significant distance (approximately 60') from the public right-of-way and 8' (eight feet) above street grade—two factors that will reduce the bay's visibility.

Staff finds more could be done to better separate the new construction from the historic, for example, the inset on the rear left corner could be increased to 1' (one foot) from what appears to be approximately 6" (six inches).

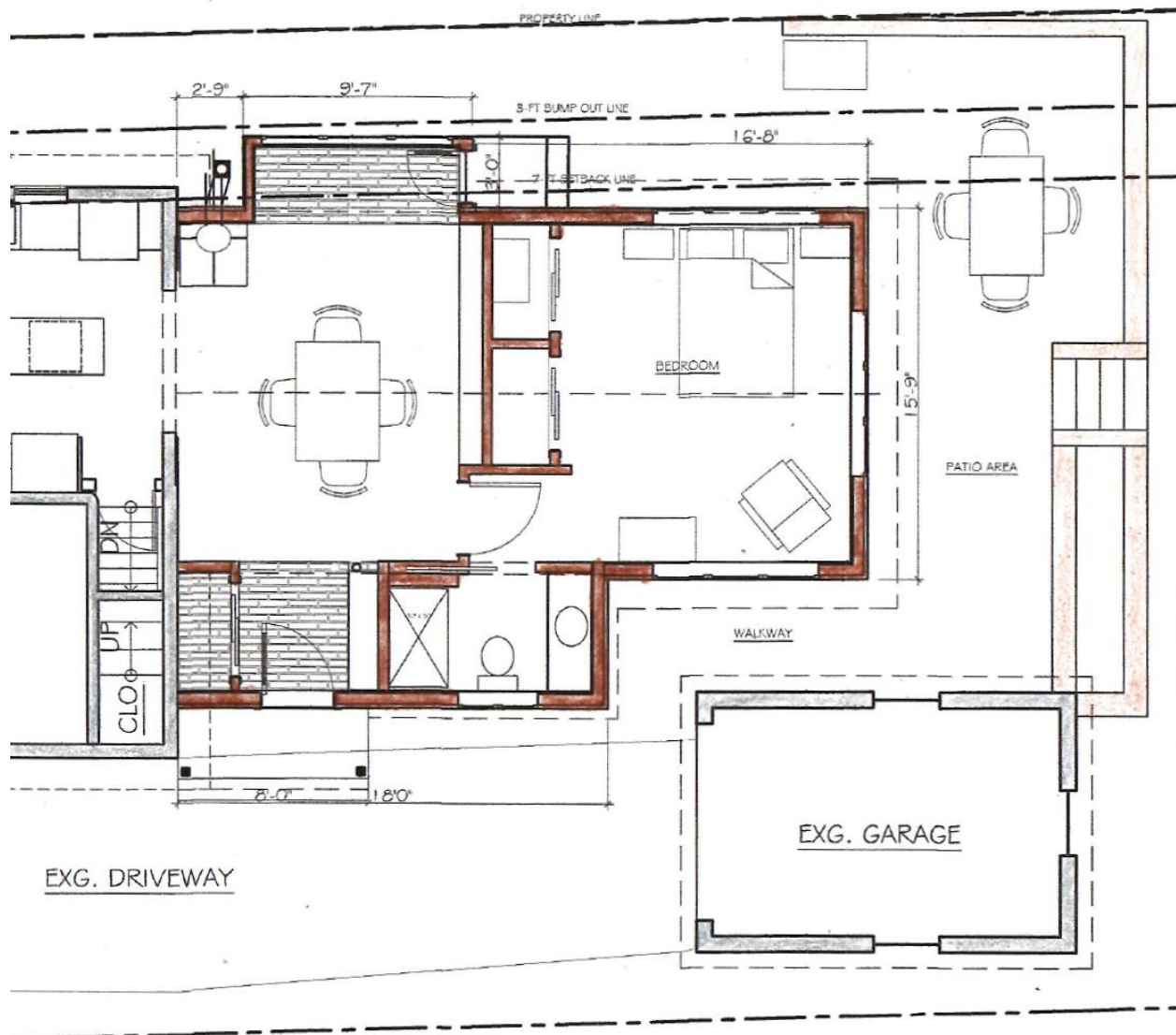


Figure 3: Proposed addition floorplan showing the projections beyond the historic wall planes.

² Examples of infill houses side projecting additions on this block of Westmoreland Ave. include 7312 Westmoreland (<https://montgomeryplanning.org/wp-content/uploads/2023/02/II.E-6713-Westmoreland-Avenue-Takoma-Park-989155-REVISION.pdf>) and 6801 Westmoreland Ave. (<http://montgomeryplanning.org/wp-content/uploads/2017/02/I.M-6801-Westmoreland-Avenue-Takoma-Park.pdf>), and

Should the HPC disagree with Staff's findings, one solution is to go further to the rear of the lot. In researching the property Staff found the Sanborn Maps show the detached garage does not date to the house's construction. The HPC could find demolishing the garage would provide additional area to construct a building addition.

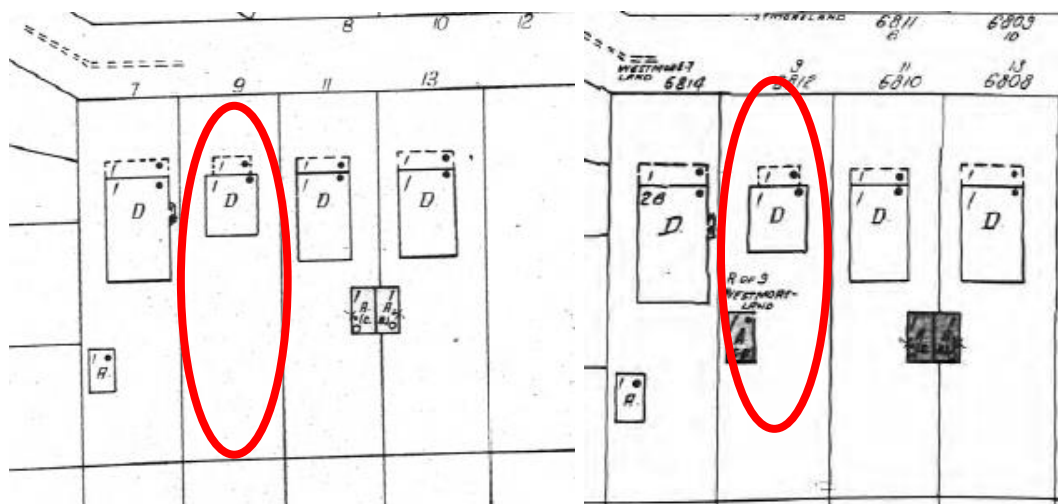


Figure 4: 1927 Sanborn Map (left) showing the subject property without a garage - 1959 map shown on right.

Staff recognizes that the narrow lots along this section of Westmoreland (42' wide) coupled with the rise in the grade from the street present unique challenges in constructing additions in this section of the Takoma Park Historic District.

Staff requests feedback from the HPC regarding:

- Whether the additions is appropriately designed to be compatible with the character of the house and the surrounding historic district?
- Whether the projections beyond the left and right wall planes is appropriate under the requisite guidance and site constraints?
- Whether the materials proposed for the addition are appropriate?
- Any other concerns?

Regrading and Hardscape

The yard to the rear of the house is open with an approximately 3' (three-foot) tall stone retaining wall. The application proposes to demolish the existing site wall, excavate the rear yard 14' (fourteen feet) to the rear, and construct a new retaining wall. The additional space to the rear of the house will be used for the building addition and as a patio.

Staff finds the overall visual impact of the regrading and patio will be minimal from the public right-of-way. The renderings show stone walls and a stone patio; however, Staff is unsure as to whether these drawings are only illustrative or accurately reflect the proposed materials. Staff would support the stone walls and patio shown as a HAWP application.

Staff requests feedback from the HPC regarding the proposed regrading and new wall and patio

including:

- Whether the amount of regrading detracts from the house setting?
- What materials would the HPC support for a patio in the proposed location?



Figure 5: View along the right side of the subject property with the garage in the rear yard.

Solar Panels

The applicant proposes to install solar panels on the garage, addition roof, and historic house roof. The plans show approximately fourteen solar panels; however, the submitted information lacks detailed specifications for the solar panels, the brackets used to install them, conduit location, etc.

The majority of the panels shown on the drawings are in locations the HPC has identified as preferred per the *Policy Guidance#20-01: Solar Technology* (the garage and proposed addition). Staff encourages the applicant to place as many panels on the garage and addition as will fit. If these two locations will not meet the electric needs of the property, Staff will then consider panels on the left side slope of the historic house.

STAFF RECOMMENDATION

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



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
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:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
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.

Signature of owner or authorized agent

Date

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 Miche Booz Architect 208 Market St Brookeville, MD 20833
Adjacent and confronting Property Owners mailing addresses	

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

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

Photos of existing.



Front elevation in context of neighboring houses. No changes are proposed that would be visible in this view.



Rear yard showing garage. Retaining wall will be demolished and a new wall built about 14-ft further back.

Photos of existing.



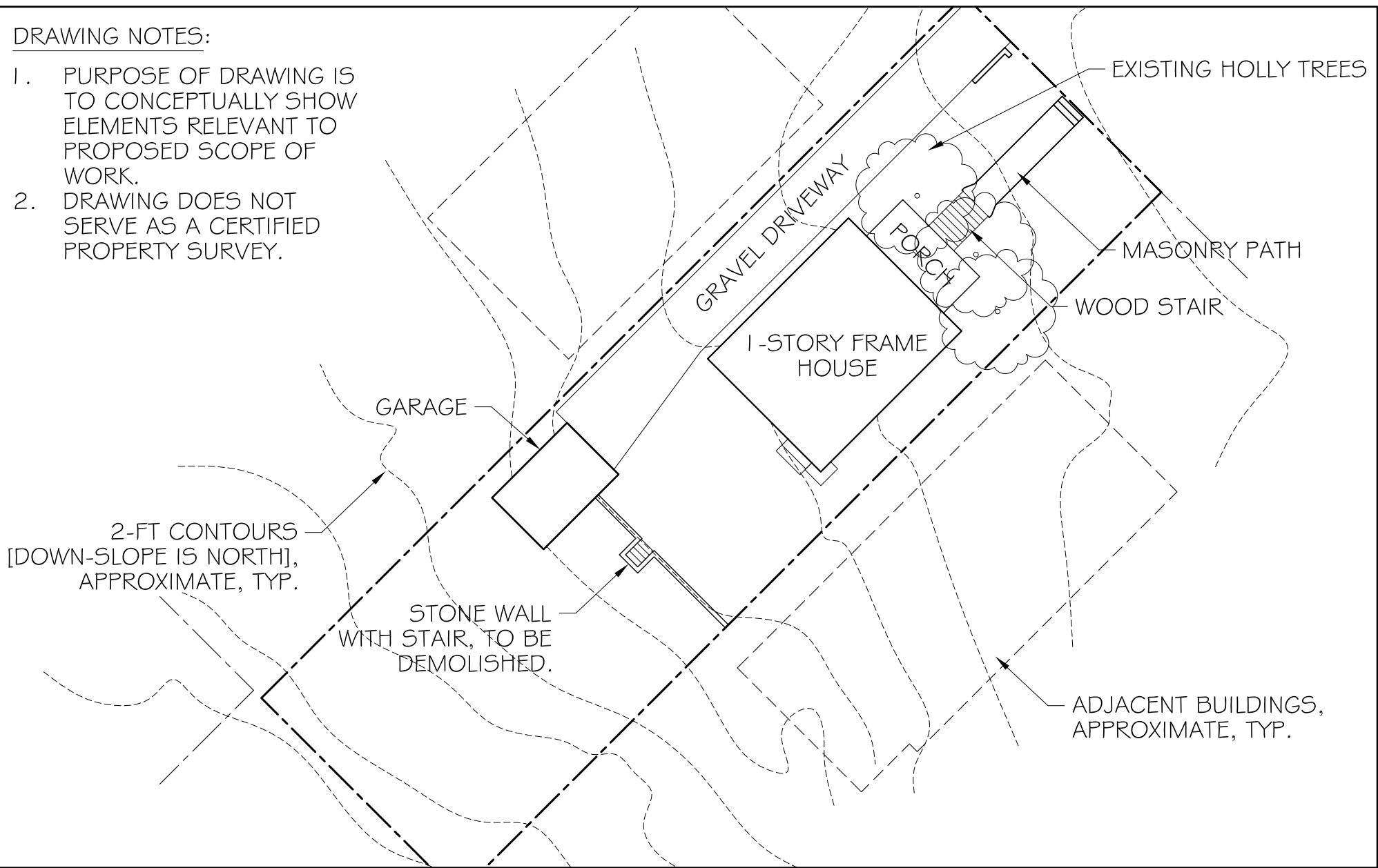
Current rear elevation following Phase 1 work showing narrow exposure of original wood siding. Most of this facade will become interior space in the proposed addition. Where visible on exterior, historic siding will be patched and painted to match existing house.



View of existing side (blue) and garage from driveway with neighboring house to the right.

DRAWING NOTES:

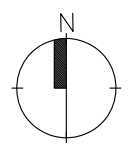
1. PURPOSE OF DRAWING IS TO CONCEPTUALLY SHOW ELEMENTS RELEVANT TO PROPOSED SCOPE OF WORK.
2. DRAWING DOES NOT SERVE AS A CERTIFIED PROPERTY SURVEY.



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 Maryland 20833
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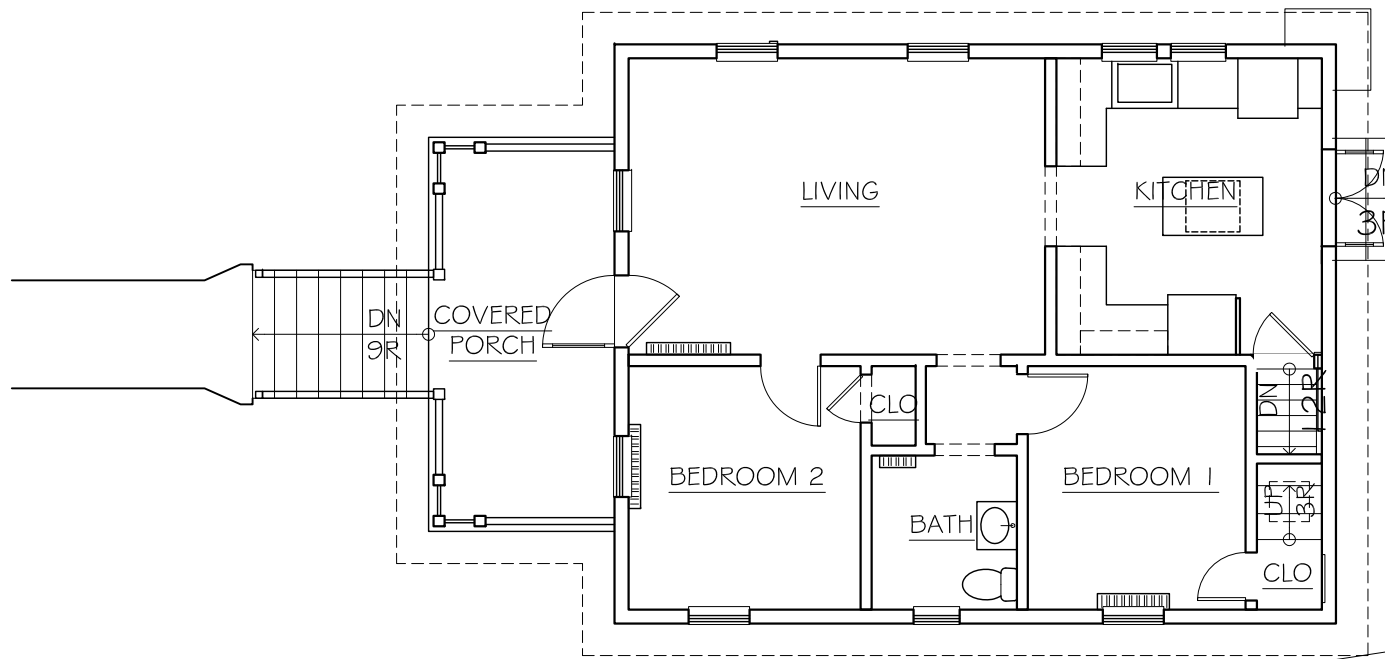
Project:
SNYDER-ROOSE
 6812 Westmoreland Ave
 Takoma Park, MD 20912

Title:
G01 - EXISTING SITE



Scale: **1" = 20'**
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Date:



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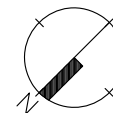
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SNYDER-ROOSE

6812 Westmoreland Ave
Takoma Park, MD 20912

Title:

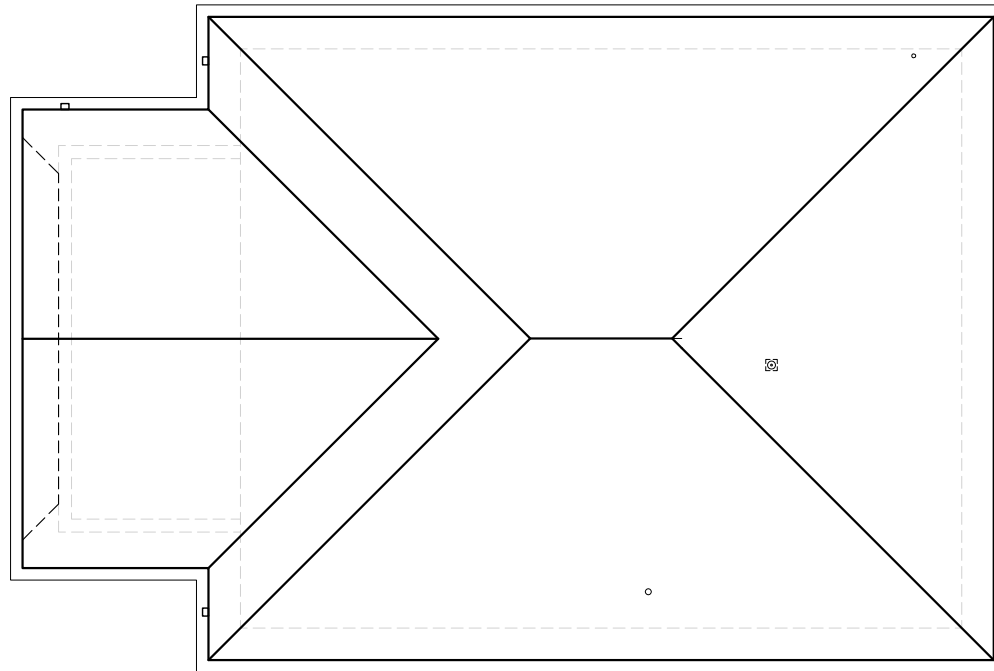
R11 - EXISTING PLAN



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



Date:



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15 High St
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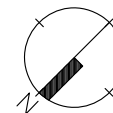
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SNYDER-ROOSE

6812 Westmoreland Ave
Takoma Park, MD 20912

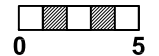
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R12 - EXISTING ROOF PLAN



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1/8" = 1'-0"



Date:



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Project:

SNYDER-ROOSE

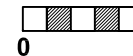
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Takoma Park, MD 20912

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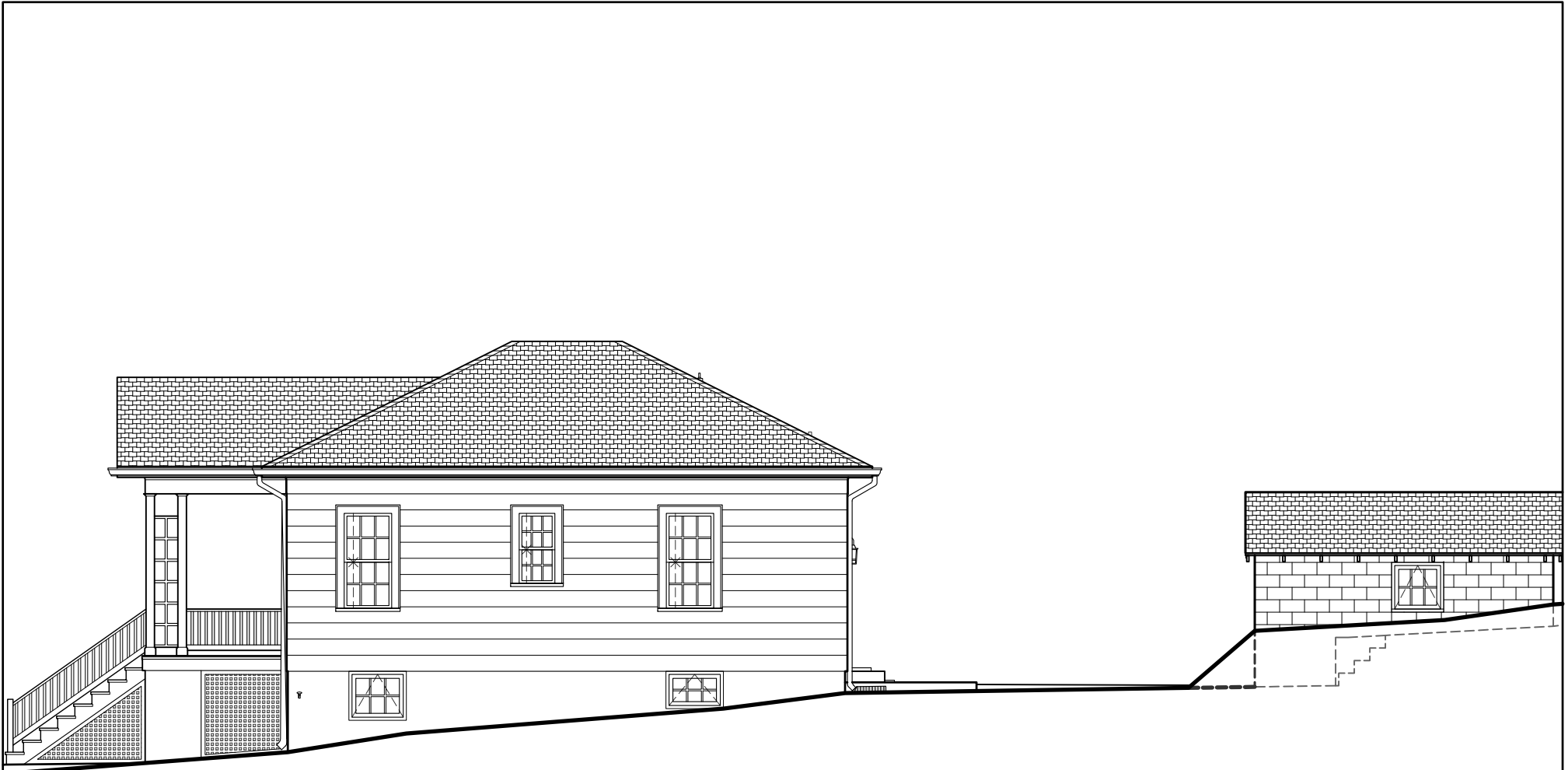
R20 - NORTH ELEVATION

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Project:

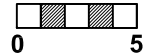
SNYDER-ROOSE

6812 Westmoreland Ave
Takoma Park, MD 20912

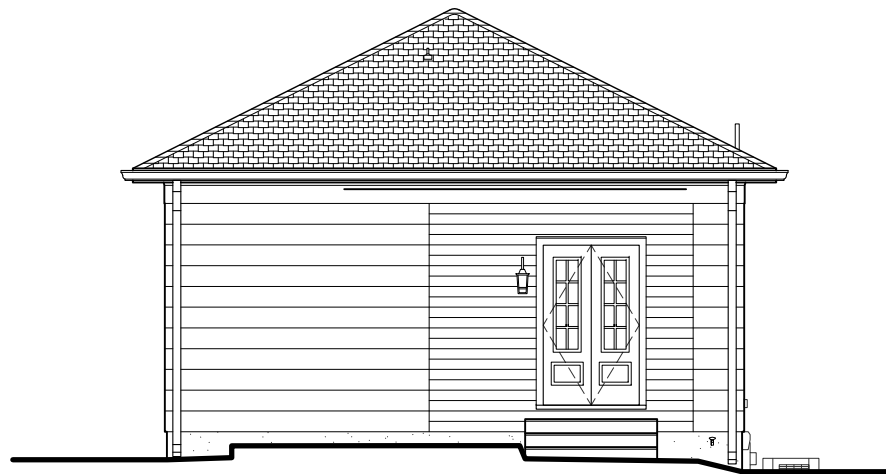
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R21 - WEST ELEVATION

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Date:



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Project:

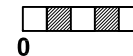
SNYDER-ROOSE

6812 Westmoreland Ave
Takoma Park, MD 20912

Title:

R22 - SOUTH ELEVATION

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Date:



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Project:

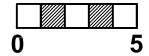
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6812 Westmoreland Ave
Takoma Park, MD 20912

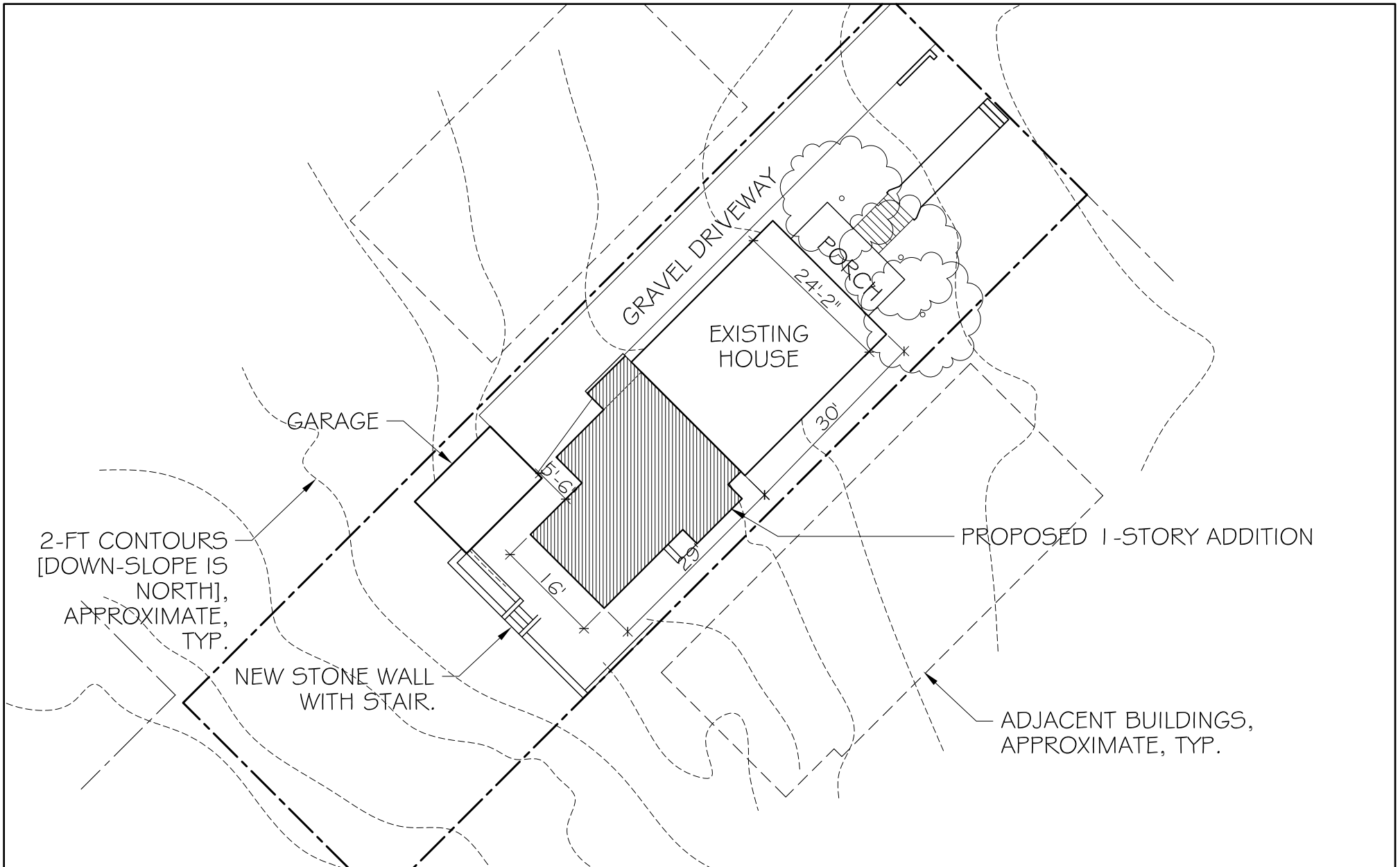
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R23 - EAST ELEVATION

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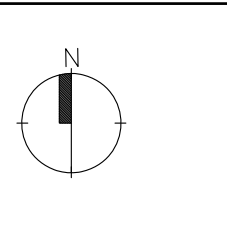
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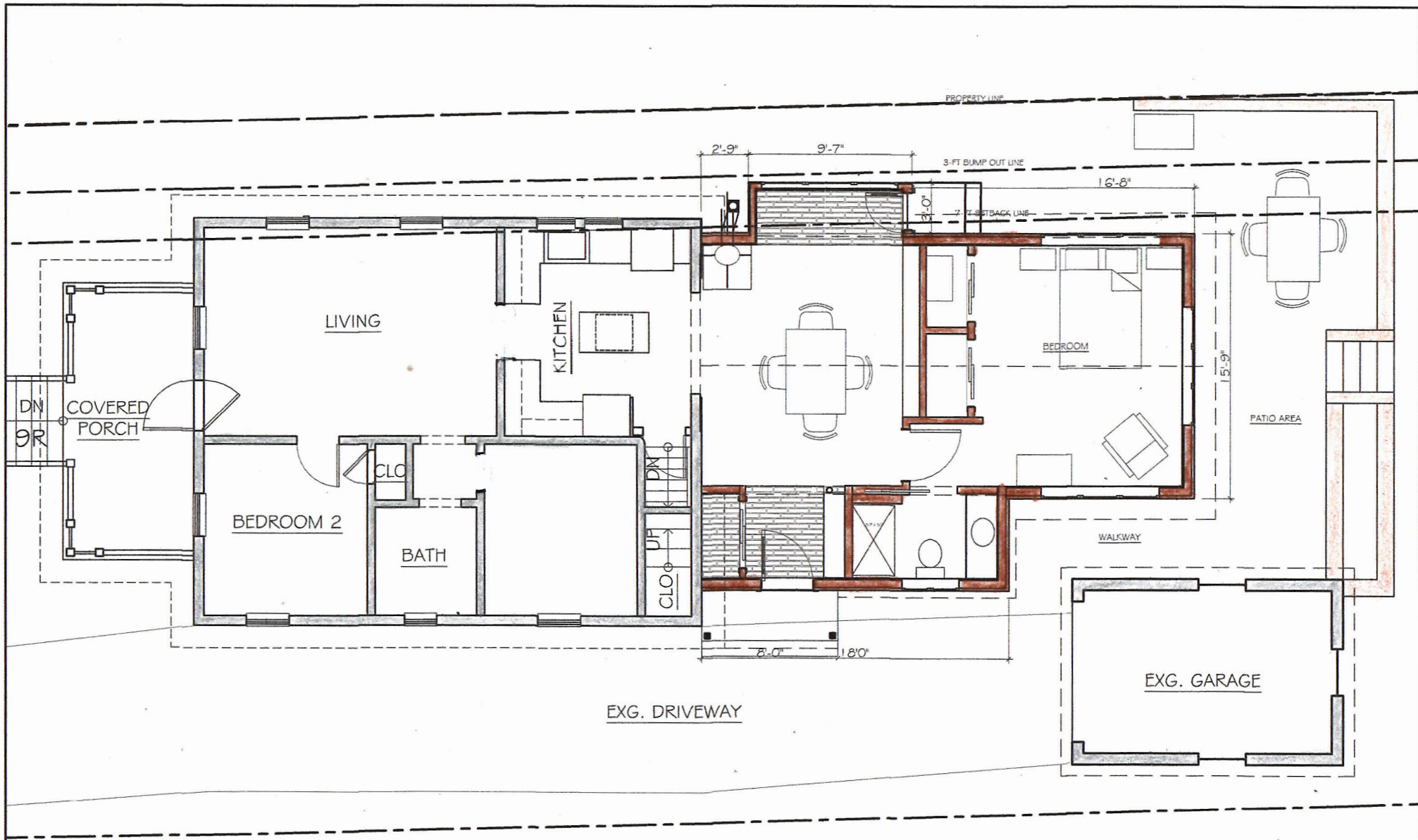
Project:
SNYDER-ROOSE
 6812 Westmoreland Ave
 Takoma Park, MD 20912

Title:
**A01 - ARCHITECTURAL
 SITE PLAN**



Scale: **1" = 20'**
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Date:
03/22/2023
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Project:

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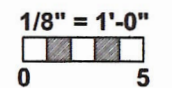
6812 Westmoreland Ave
Takoma Park, MD 20912

Title:

A11 - PROPOSED PLAN



Scale:



Date:

03/22/2023



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Project:

SNYDER-ROOSE

6812 Westmoreland Ave
Takoma Park, MD 20912

Title:

PROPOSED FRONT VIEW

Scale:

Date:

03.22.2023



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	SNYDER-ROOSE 6812 Westmoreland Ave Takoma Park, MD 20912	PROPOSED SOUTH ELEVATION	Date: 03.22.2023



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Project:

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Title:

PROPOSED WEST ELEVATION

Scale:

Date:

03.22.2023



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			<p>Date:</p> <p>03.22.2023</p>



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Project:

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Title:

BIRD'S EYE VIEW

Scale:

Date:

03.22.2023



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	6812 Westmoreland Ave Takoma Park, MD 20912				Date: 03.22.2023



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Project:

SNYDER-ROOSE

6812 Westmoreland Ave
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Title:

PROPOSED VIEW FROM PUBLIC WAY

Scale:

Date:

03.22.2023



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Project:

SNYDER-ROOSE

6812 Westmoreland Ave
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Title:

PROPOSED VIEW FROM PUBLIC WAY

Scale:

Date:

03.22.2023



<p>MICHE BOOZ ARCHITECT</p> <p>15 High St Brookeville Maryland 20833 (301)774 6911</p>	<p>Project:</p> <p>SNYDER-ROOSE</p> <p>6812 Westmoreland Ave Takoma Park, MD 20912</p>	<p>Title:</p> <p>VIEW FROM BACK YARD</p>	<p>Scale:</p>
	<p>Date:</p> <p>03.22.2023</p>		

**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	*	*	*	*	*		*