

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7105 Carroll Avenue, Takoma Park	Meeting Date:	2/8/2017
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/1/2017
Applicant:	Larry Ravitz (Rick Vitullo, Architect)	Public Notice:	1/25/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17K	Staff:	Michael Kyne
PROPOSAL: Rear addition, hardscape alterations, and roof and window replacement			

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with conditions** the HAWP application.

1. Deck details will be submitted, with final review and approval delegated to staff.
2. The ridge of the proposed dormer will be lowered, with final review and approval delegated to staff.
3. The proposed dormer will be inset from the right side of the historic house at least 1' (total), with final review and approval delegated to staff.
4. The proposed screened porch will be shortened by at least 2', with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

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

PROPOSAL

The applicant proposes the following work items:

- Construction of a one-story rear screened porch addition
- Construction of a new shed dormer on the rear of the historic house
- Replace all existing vinyl windows with new wood windows
- Alter the concrete walkway at the front of the property, creating a landing behind an existing gate
- Replace the existing slate roof with asphalt shingles

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:

- 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.
- 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 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.

Sec. 24A-8. Same-Criteria for issuance.

- (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 insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (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; [emphasis added] 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 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.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#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 c. 1915-25 Colonial Revival-style Contributing Resource within the Takoma Park Historic District. The historic house is on a corner lot, which is somewhat triangular and is located at the intersection of Carroll Avenue and Columbia Avenue. The front of the historic house faces Carroll Avenue, although the right gable end is the primary view when approaching the property from the southwest on Carroll Avenue, and the rear is the primary view from Columbia Avenue. The historic house has experienced some alterations over the years, with replacement vinyl windows and a c. 2011 rear porch enclosure.

The applicant proposes the following work items:

- Construction of a one-story rear screened porch addition
- Construction of a new shed dormer on the rear of the historic house
- Replace all existing vinyl windows with new wood windows
- Alter the concrete walkway at the front of the property, creating a landing behind an existing gate
- Replace the existing slate roof with asphalt shingles

Staff is generally supportive of the applicant's proposal. Specifically, staff finds:

Rear Screened Porch

The proposed screened porch is entirely at the rear of the historic house, being inset behind an existing two-story porch, which was enclosed c. 2011. Although the porch will be at the rear, it will be highly visible from the southwestern view of Carroll Avenue and from Columbia Avenue. The fenestration on the rear elevation of the c. 2011 rear porch enclosure will also be altered to facilitate access to the screened porch and deck above.

The proposed materials include: black PVC screen mesh, a flat membrane roof under decking, wood trim, 9-over-1 wood double-hung windows (reused from the c. 2011 rear porch enclosure), a wood single-lite French door (on the first-floor inside the screened porch), and wood deck railings and balusters.

Staff finds that the proposed rear screened porch addition and associated alterations are generally consistent with the *Guidelines* and *Standards*. The location of the historic house and orientation of the lot presents some challenges in minimizing visibility; however, in accordance with the *Guidelines*, the addition is at the rear of the property and is relatively modest in scale and design. Because the addition is removed from the historic massing at the rear of a c. 2011 enclosure, its potential to detract from the character-defining features of the historic house is diminished.

Staff does find, however, that the proposed screened porch should be shortened by at least 2'. The c. 2011 is 13' deep, while the proposed screened porch is 14.5' deep. To be consistent with the typical telescoping approach to constructing additions to a historic house, the screened porch, which terminates the telescoping effect, should be shorter than the c. 2011 enclosure, decreasing its potential to overwhelm or compete with the existing features and detract from the historic house.

At this time, railing details have not been submitted and, given the visibility of the proposed deck from the public right-of-way, staff recommends a condition of approval, stipulating that deck details will be submitted, with final review and approval delegated to staff.

Shed Dormer

The proposed new shed dormer will be located on the rear roof plane of the historic house. The proposed materials include: Hardishake siding to match the existing wood shake siding on the second-floor of the historic house, a fiber cement band board to match the band board on the c. 2011 enclosure, asphalt shingles, fiber cement trim, and wood casement egress windows.

As with the proposed screened porch, the location of the historic house and orientation of the lot presents some challenges in minimizing the visibility of the proposed dormer from the public right-of-way. Staff does find that the applicant has made a concerted effort to minimize the proposed dormer's impact to the historic house and surrounding streetscape – the scale and design are relatively modest, the slope of the roof is consistent with the existing two-story rear enclosure, the materials are compatible with the historic house, and the dormer is inset from each side of the historic house – and the proposal is a relatively unobtrusive way to create additional interior space, while maintaining the existing footprint.

As the proposed dormer is compatibly designed and located at the roof, it is unlikely to remove or detract from the character-defining features of the historic house; however, staff finds that the potential for the proposed dormer to impact the surrounding historic district could still be further diminished.

Staff suggests that the proposed dormer should be inset at least 1' (total) from the right side of the historic house, as this is where the proposed dormer will be most visible from the public right-of-way. Due to the proximity of the neighboring house, the proposed dormer will be minimally visible, at best, from the left side. Staff suggests that the currently proposed inset on the left side is sufficient enough to ensure that the dormer does not detract from the historic district.

Staff also suggests that the ridge of the dormer should be lower than that of the historic house. This will serve to further differentiate the dormer from the historic house and, by minimizing the height of the dormer, decrease its potential to compete with the historic house.

Window Replacement

The applicant proposes to replace the existing replacement vinyl windows with new wood 9-over-1 and 4-over-1 windows to match those in the c. 2011 rear enclosure. Staff fully supports the proposed window replacement, finding that the proposed windows are more compatible and will enhance the preservation of the historic house. In accordance with the *Guidelines*, the original size and shape of the window openings will be maintained.

Walkway Alteration

The applicant proposes to alter the existing concrete walkway at the front of the house, creating a landing

to accommodate a gate at the front of the property. As it exists, there are two steps at the end of the walkway, which about the gate and make it difficult to unlatch the closed gate when standing on the walkway.

Staff fully supports the proposed alteration, which is relatively minor and maintains the same approximate amount of hardscaping, while making the walkway more useable. In accordance with the *Guidelines*, the proposed walkway alteration respects the existing setting and pattern of open space.

Roof Replacement

The applicant proposes to replace the existing slate roof with asphalt shingles. The applicant proposes to use Certainteed Highland Slate shingles with a Weathered Wood color. Staff supports the replacement of the slate roof and finds that the proposed roofing material is appropriate. The applicant has stated that the roof is leaking and in need of replacement, and, in accordance with the *Guidelines*, staff finds that exact replication of the existing roofing materials should not be required.

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-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with conditions** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Takoma Park Historic District Guidelines identified above, 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;

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



DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: _____ Contact Person: RICK VITULLO
Daytime Phone No.: 301-806-6447
Tax Account No.: _____
Name of Property Owner: LARRY PAVITZ Daytime Phone No.: 301-332-3622
Address: 7105 CARROLL AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: RICK VITULLO AIA Daytime Phone No.: 301-806-6447

~~LOCATION OF BUILDING PREMISE~~

House Number: 7105 Street: CARROLL AVE.
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVE.
Lot: P15 Block: 19 Subdivision: B.F. GILBERT'S ADD'N TO TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

~~PART ONE: TYPE OF PERMIT ACTION AND USE~~

1A. CHECK ALL APPLICABLE:

☐ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☒ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 100,000.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

~~PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS~~

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

~~PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL~~

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

Signature of owner or authorized agent

1.17.17

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Ed# 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

#786736

(7)

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

7105 Carroll Ave. Takoma Park, MD 20912

This is a "Contributing Resource" Colonial Revival-style house, built c. 1915-25, and it is located in the Takoma Park Historic District; the property is on the corner of Carroll Ave. and Columbia Ave.. It is a 2 ½ -story house, basically rectangular in shape, with a basement and a semi-finished attic. There is also a circa-2011 rear structure that is a restoration/renovation of an original two-story porch structure.

- 1) **Structure:** *It is gabled with the ridge parallel to the street. At the rear of the house, there is a 13'-8" x 19'-8" two-story structure with a 3:12 shed roof.*
- 2) **Windows/Doors:** *The windows of the house are nearly exclusively vinyl replacement windows, except for the windows in the 2011 structure which are double hung, 4-over-1 on sides and 9-over-1 in the rear, painted wood windows.*
- 3) **Finish:** *The exterior finish is 2 1/2"-appearance/ 5" painted wood lap siding and 6" exposure painted wood shakes.*
- 4) **Foundation:** *The foundation is unpainted brick.*
- 5) **Roof:** *The roofing is composed of asphalt shingles.*

**DESCRIPTION OF THE PROPOSED PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:**
7105 Carroll Ave. Takoma Park, MD 20912

Main House: All existing vinyl replacement windows will be removed and replaced with dual-pane painted wood windows: double-hungs will be 9-over-1 for large windows and 4-over-1 for smaller windows.

Create new 3'-0" x 3'-0" concrete landing behind existing metal gate at front concrete walk, moving steps further away from gate to facilitate entry.

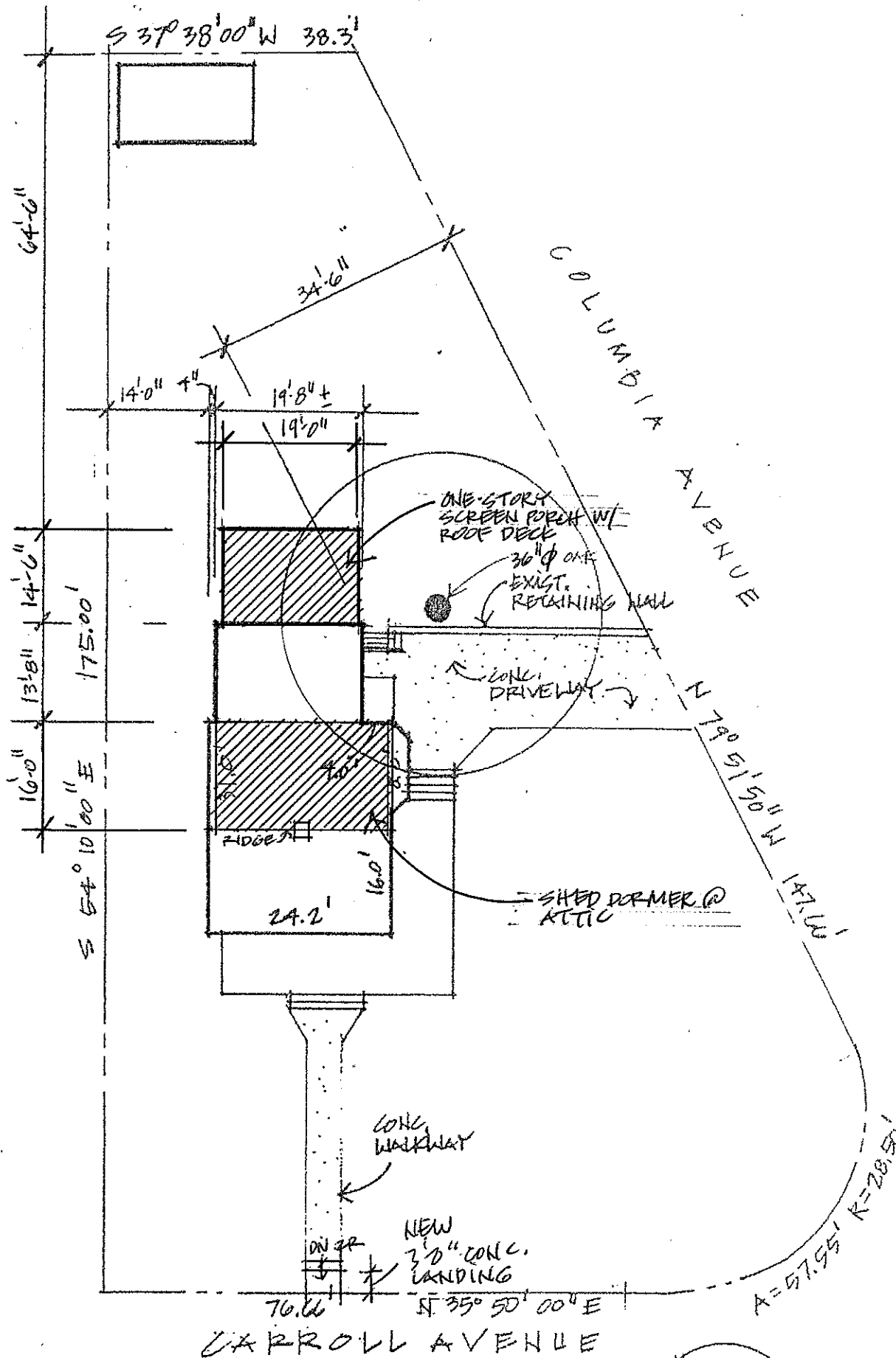
Replace the existing, leaking, slate roof with asphalt shingles: Certainteed, "Highland Slate" in Weathered Wood color.

Rear Addition: A new 1-story Screen Porch addition, with roof deck. This will be built using the following materials/details:

- 1) **Screening:** PVC black screen mesh.
- 2) **Roofing:** membrane roof under roof decking at the new flat roof.
- 3) **Post Trim:** painted wood trim.
- 4) **Windows and Doors (at porch interior):** Rear- re-used existing painted wood double-hung sash windows (9-over-1). Painted wood sliding (or French) door with 1-lite at the rear located in the Family Room.
- 4) **Windows and Doors (at 2nd floor Deck):** Rear- re-used existing painted wood double-hung sash windows (9-over-1). Painted wood swing door with 10-lites at the rear located in the Master Bedroom.
- 5) **Deck Railing:** Painted wood top rail, balusters and bottom rail.
- 6) **Foundation:** wood 6 x 6 posts on concrete piers.

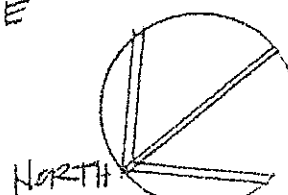
Rear Shed Dormer Addition: A new shed dormer running off the existing ridge at a 3:12 slope. This will be built using the following materials/details:

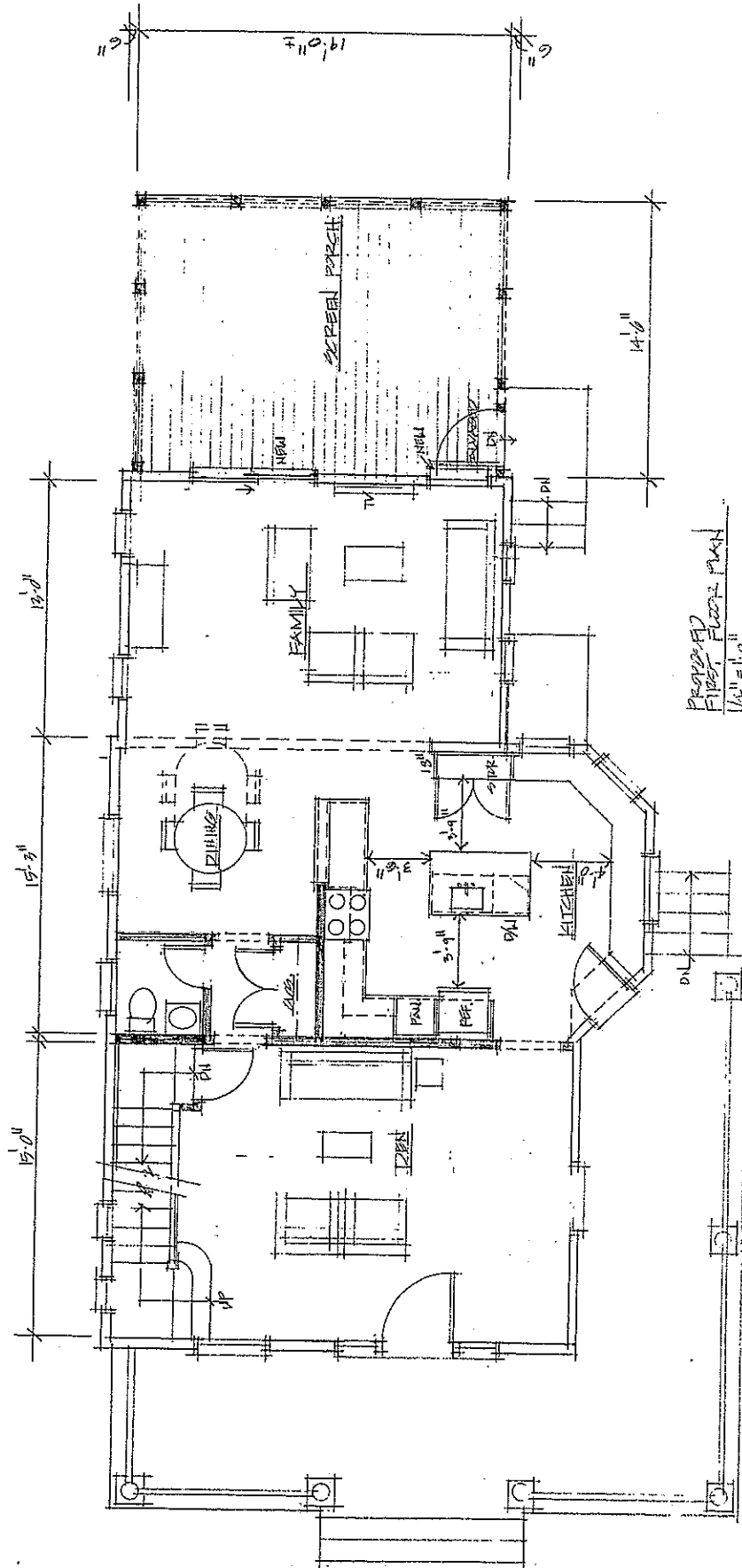
- 1) **Siding:** painted "HardiShake" fiber cement siding on all façades, to match the exposure (6") of the existing shake siding.
- 2) **Roofing:** asphalt shingles at the new shed roof (12:12 slope), to match existing; metal or membrane roofing on the new and the existing shed roof (1:12 slope +/-).
- 3) **Trim:** painted wood or fiber cement trim at the windows and at the addition corners.
- 4) **Windows:** Rear- new (4-over-1 mullion appearance) painted wood casement windows (largest window type that also allows windows to be egress) to resemble existing.



PROPOSED
 Site Plan

122 - 202 022



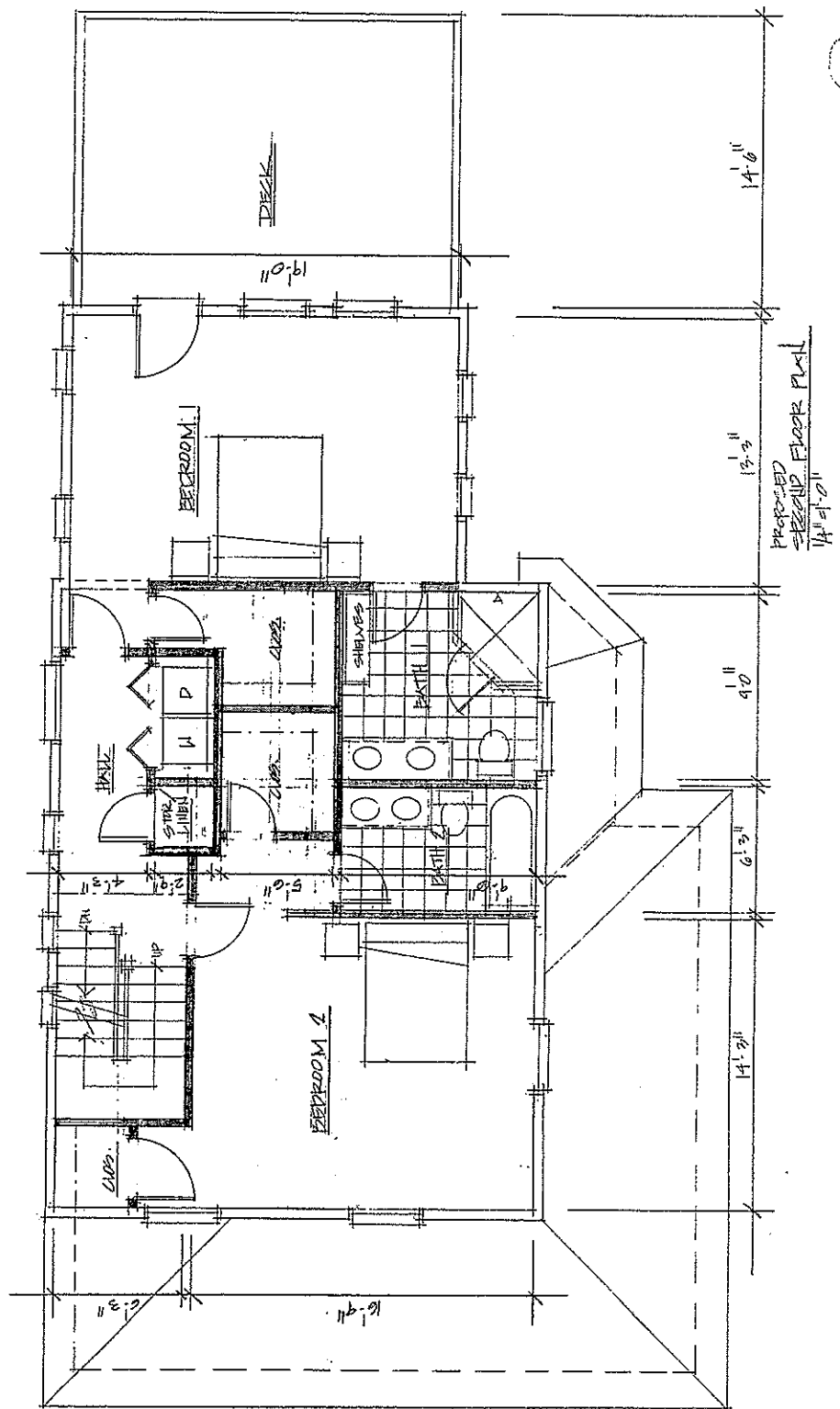


1

FAY/ITZ

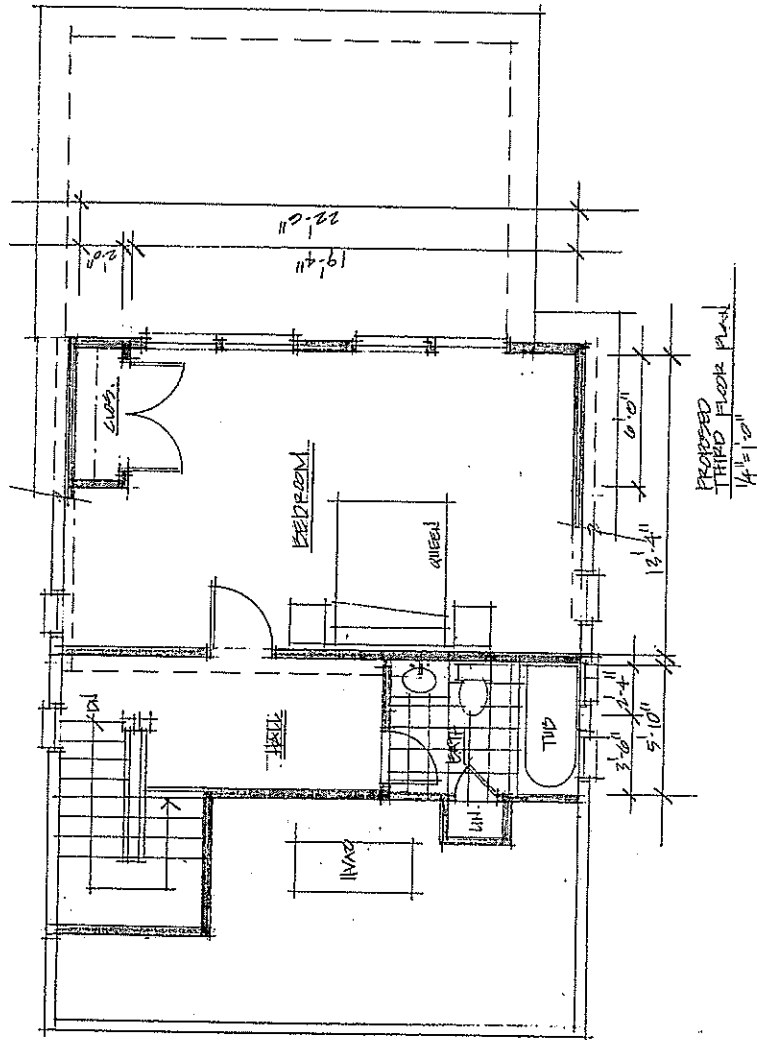
1-12-17

Viville Architecture Studio, PC
7006 Woodland Ave
Edwards Park, MD 20912
(301) 210-0757



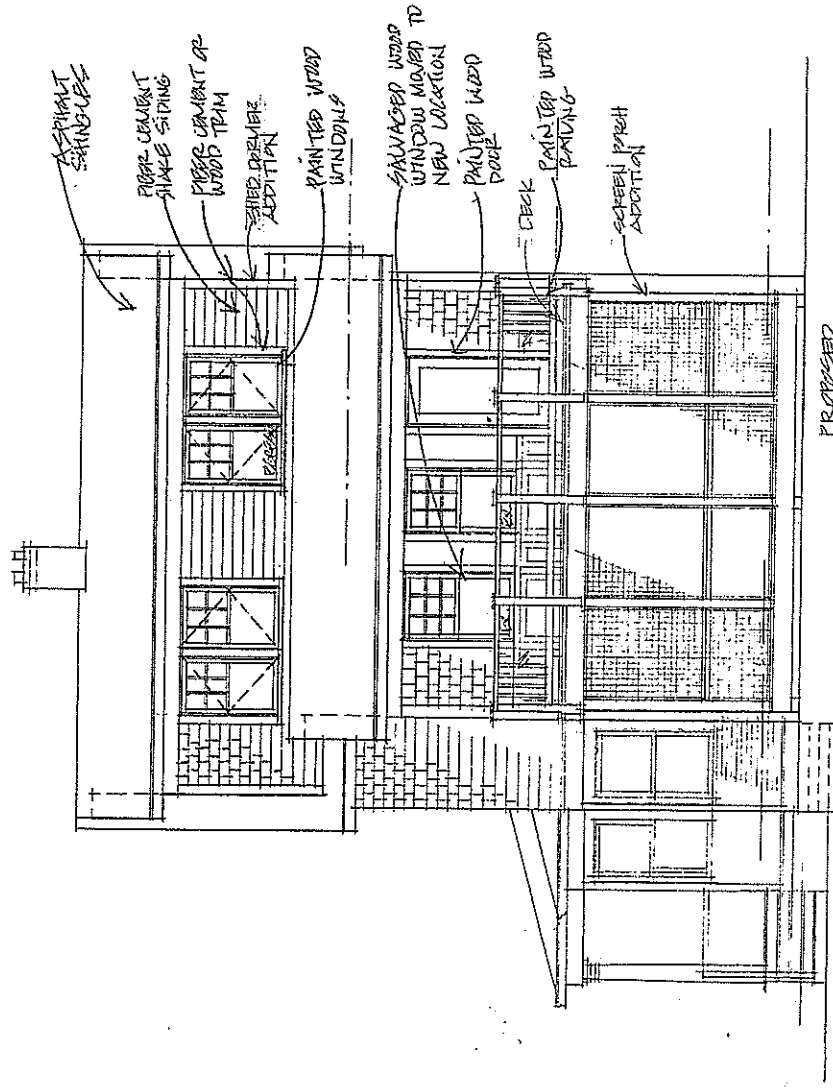
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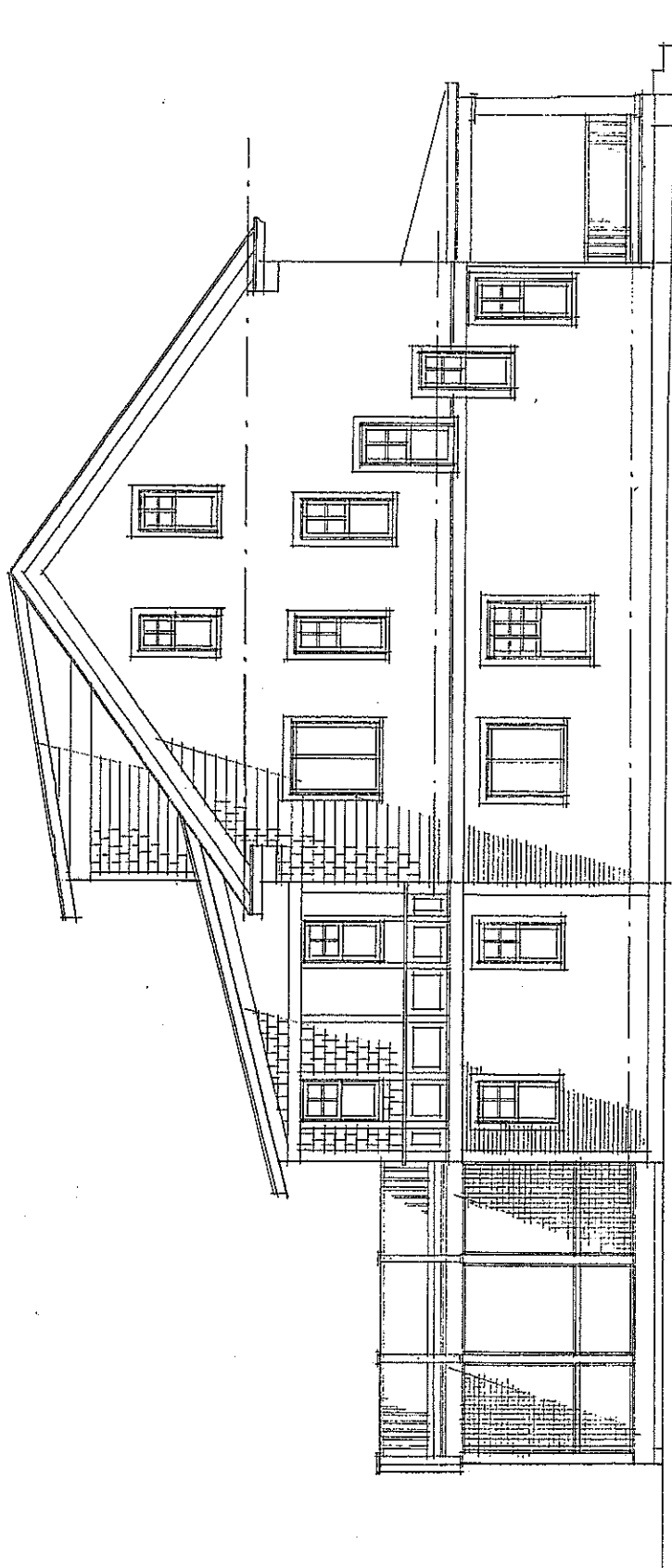
3



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

4

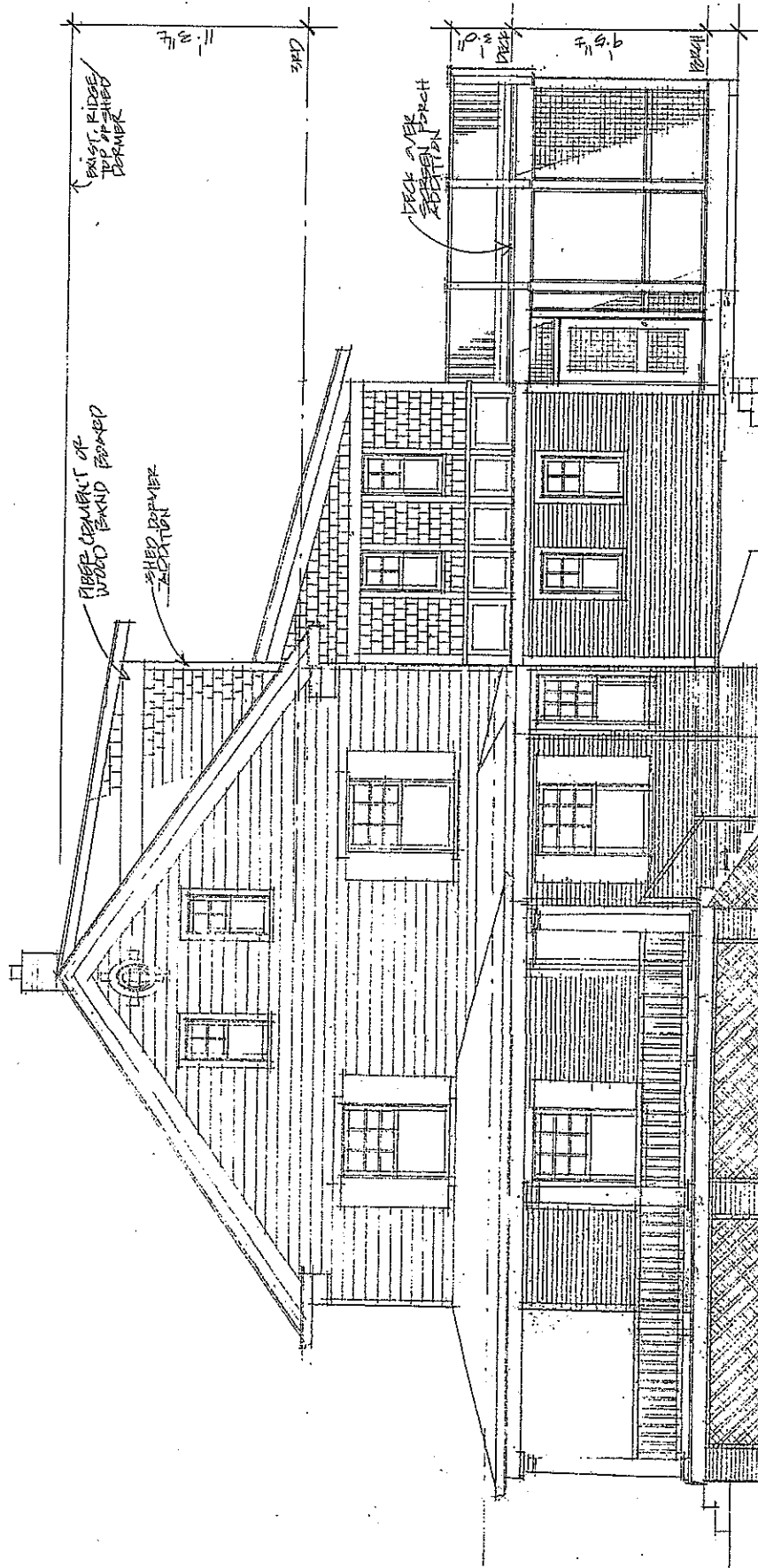
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PROPOSED
SIDE ELEVATION
1/4" = 1'-0"

5

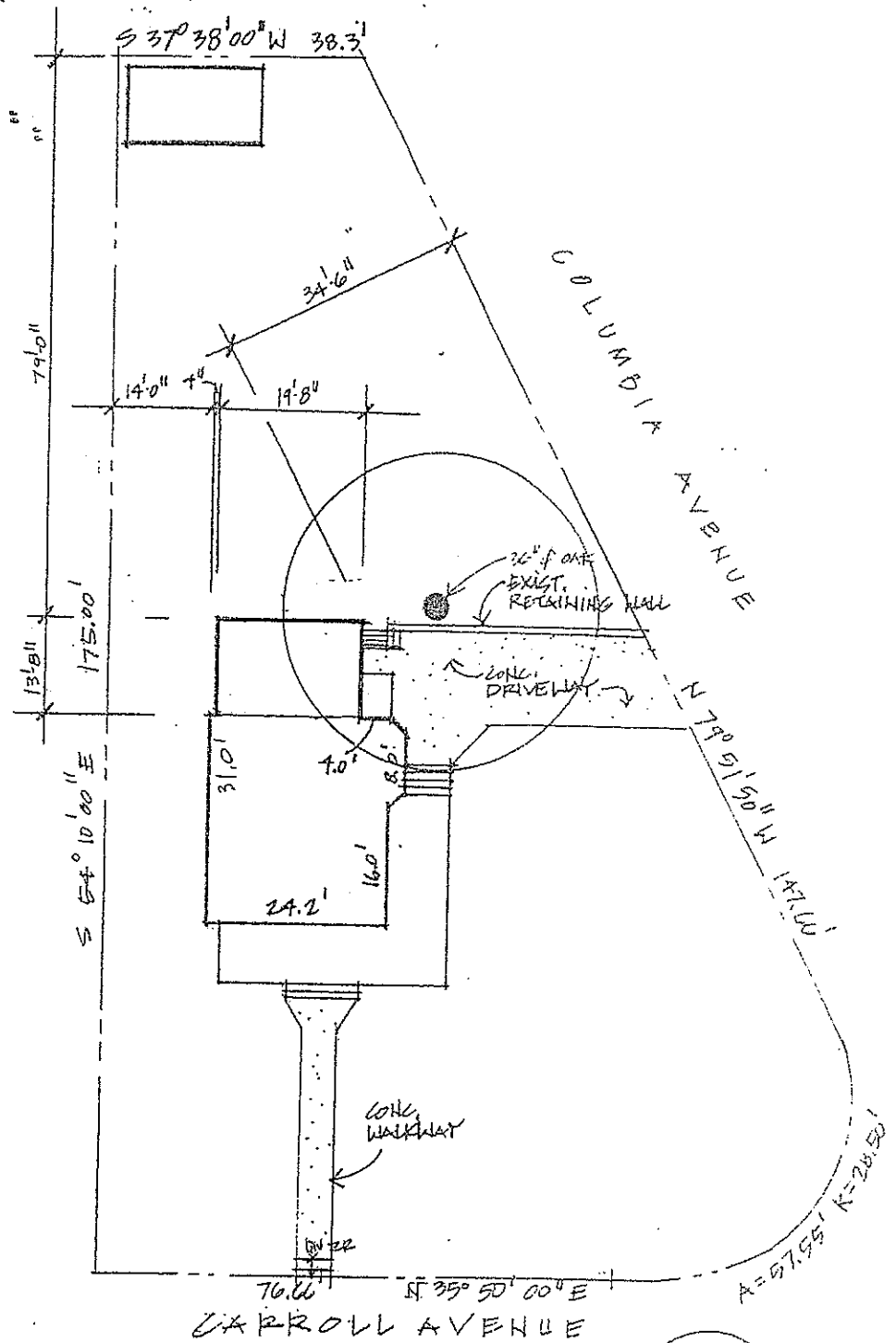
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PROPOSED
SIDE ELEVATION (COLUMBIA AVE.)
14' 11" = 1.0"

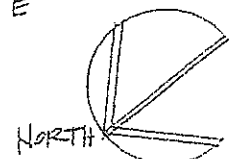
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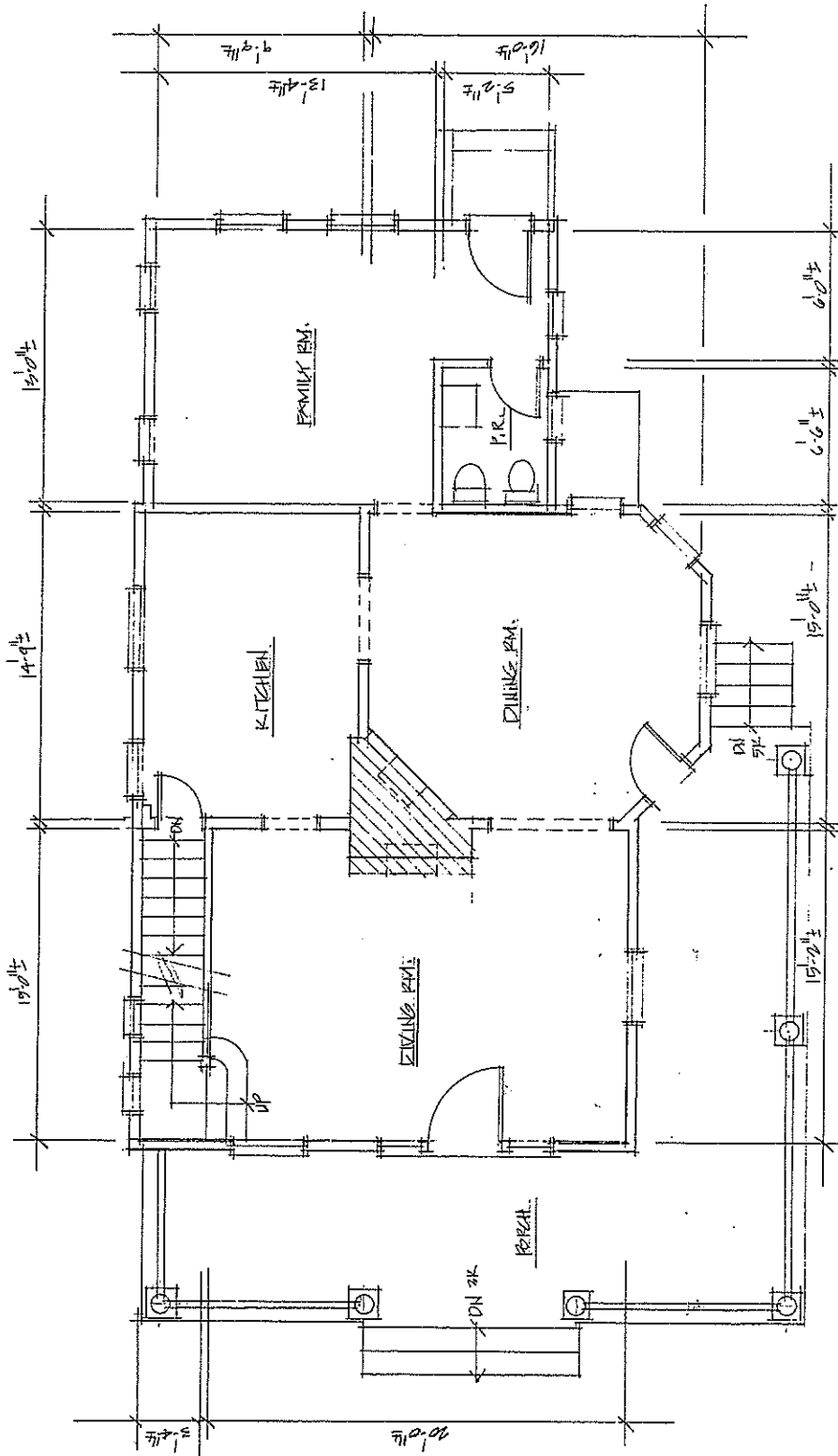
6



EXISTING
Site Plan

1" = 20'-0"



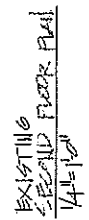


EXISTING
FIRST FLOOR PLAN
1/4" = 1'-0"

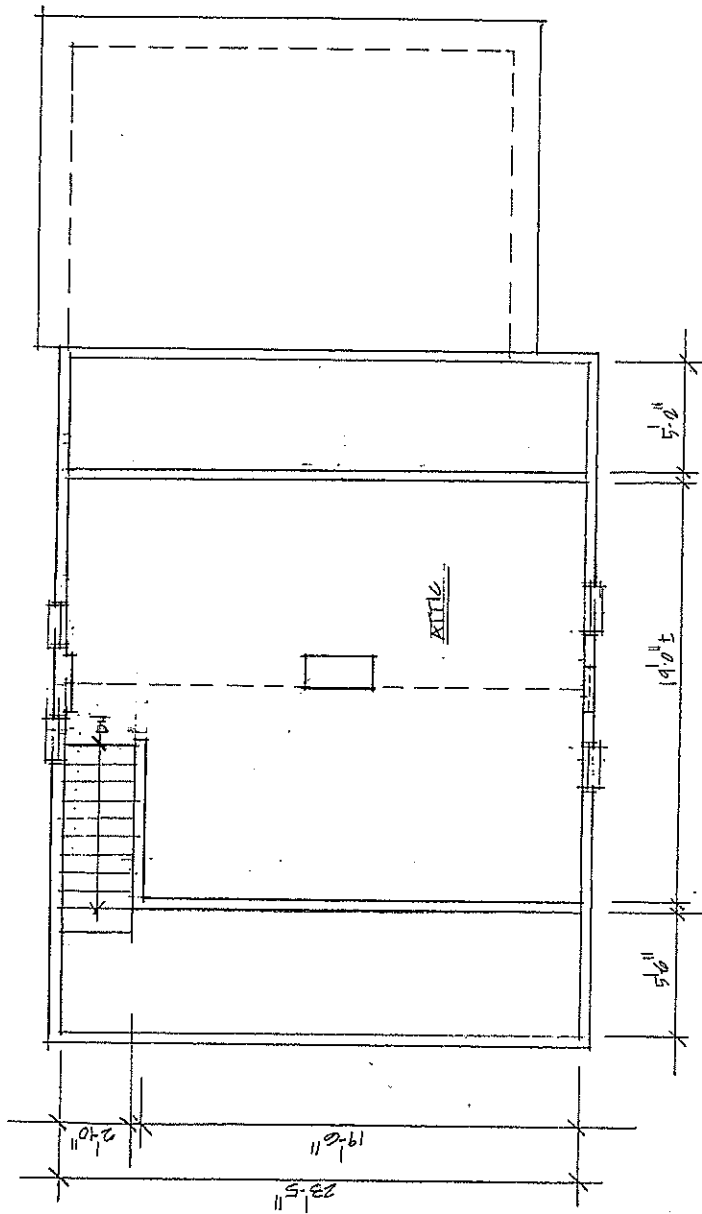
RANITZ/HERNANDEZ

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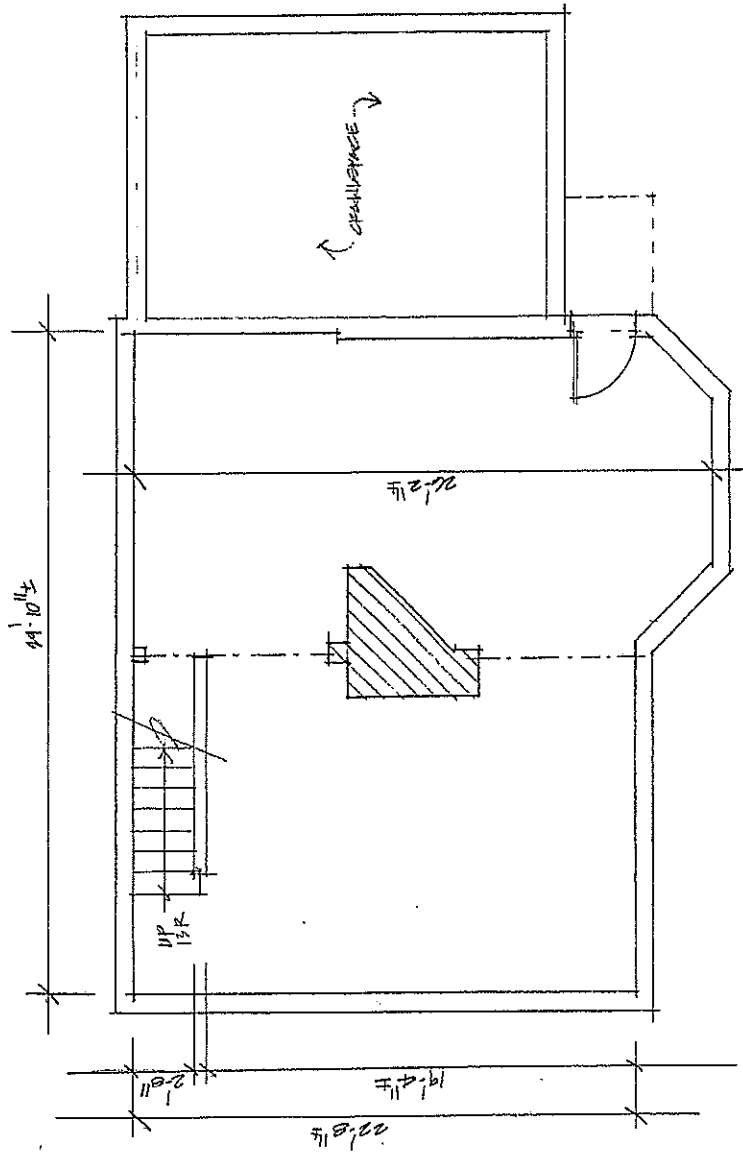


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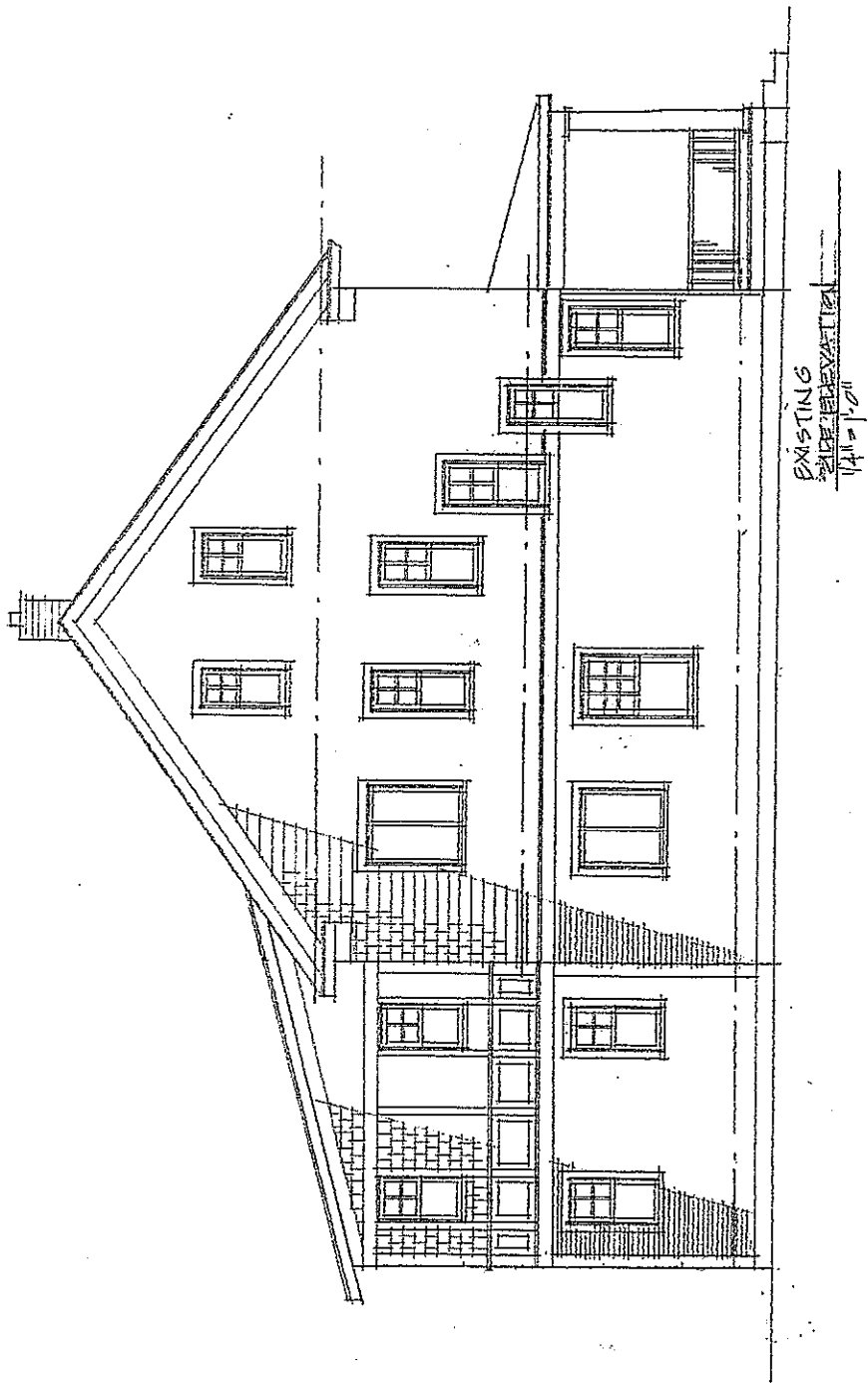
EXISTING
THIRD FLOOR PLAN
1/4" = 1'-0"

(9)
1.10.17

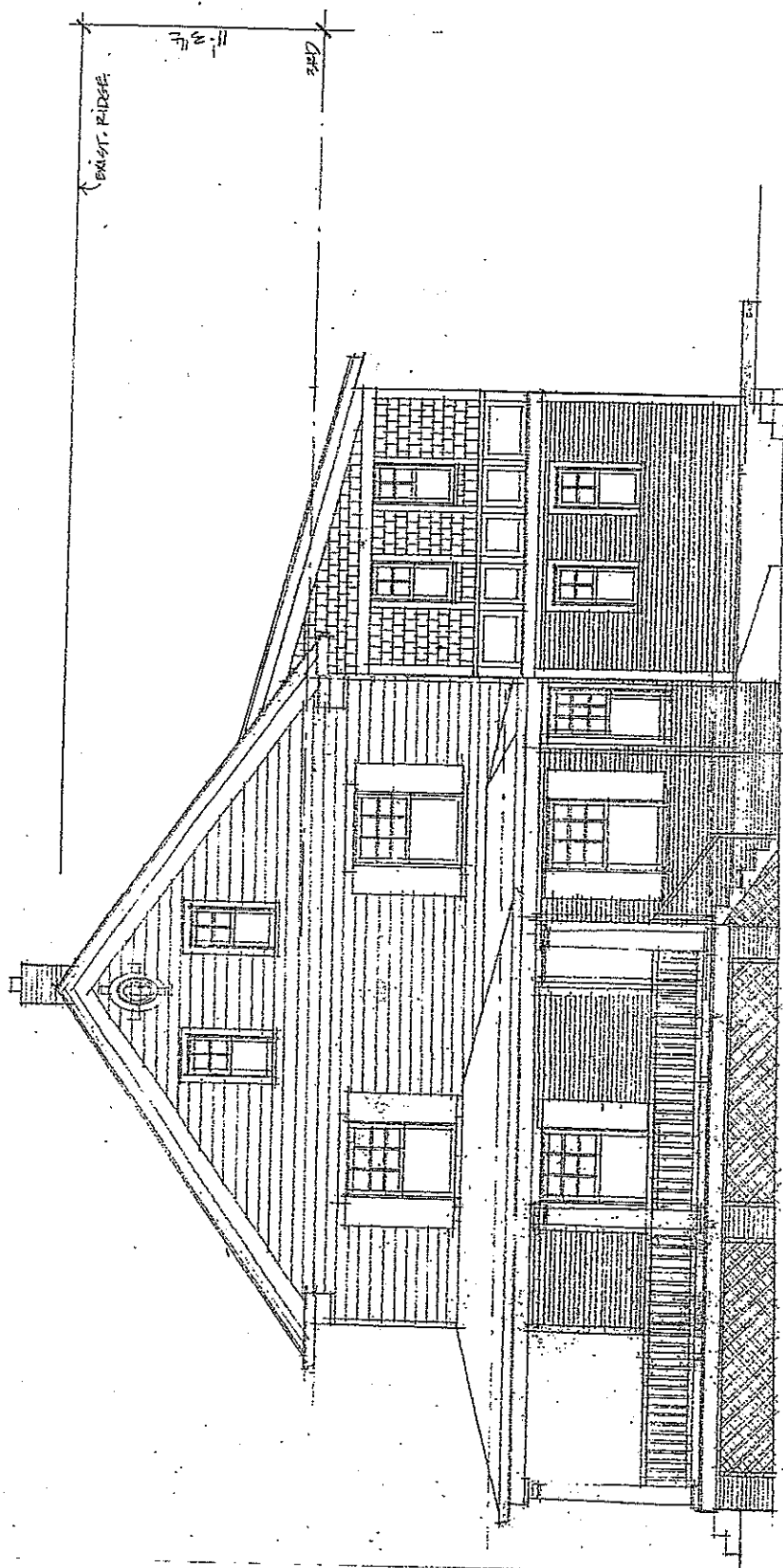


EXISTING
BASEMENT PLAN
1/4" = 1' 0" H

(10)
1-12-17

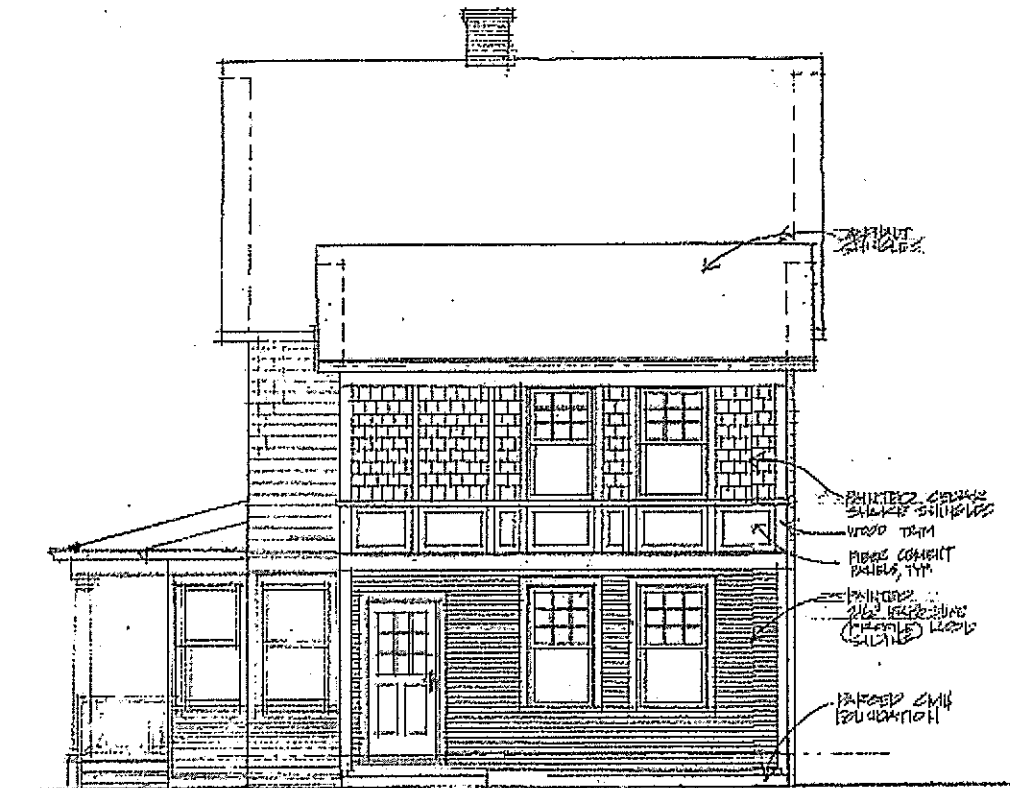


1.12.17



EXISTING
SIDE ELEVATION (COLUMBIA AVE.)
1/4" = 1' 0"

1-10-17



EXISTING
REAR ELEVATION - SCHEME
1/4"

Vitallo Architecture Studio, PC
7016 Woodford Ave.
Ft. Meade, MD 20752
(301) 720-0737

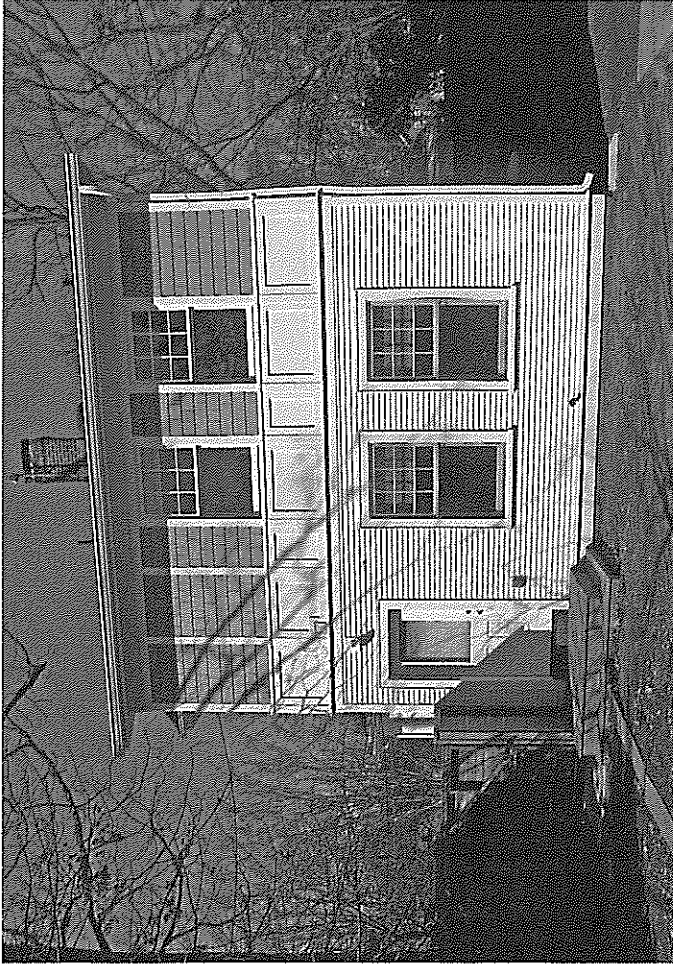
7105 CARROLL AVE.



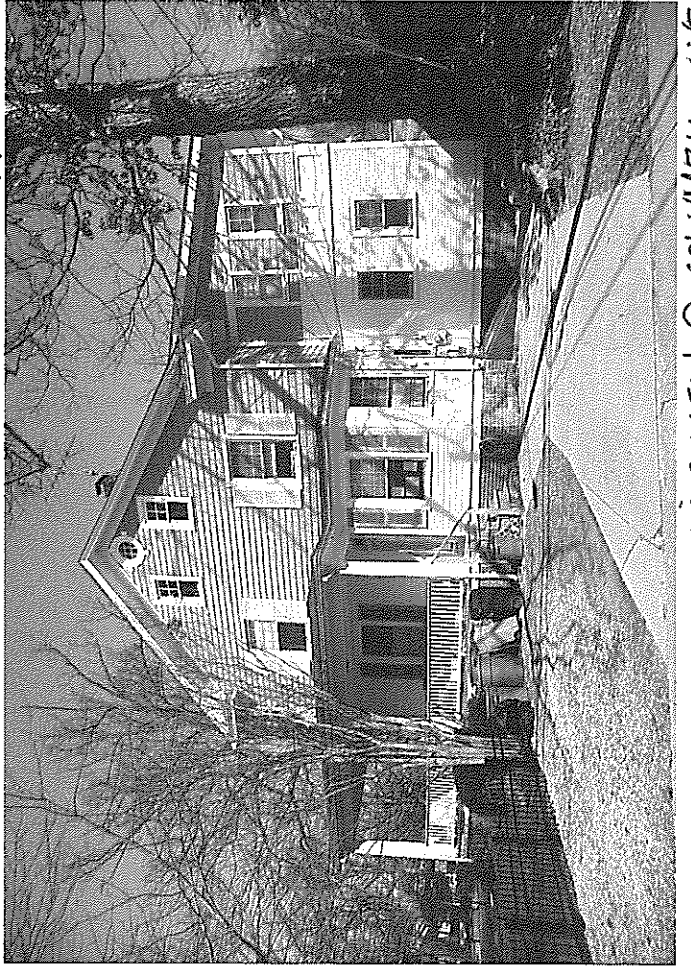
FRONT STEPS

FRONT VIEW @
CARROLL AVE.

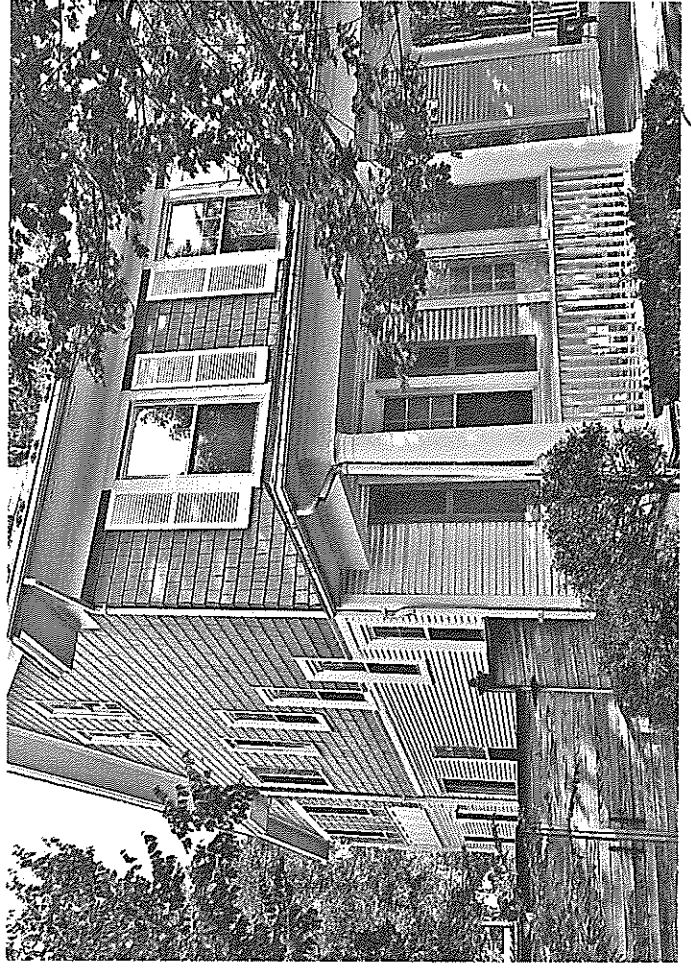
7105 CARROLL AVE.



REAR



SIDE VIEW @ COLUMBIA AVE.



FRONT @ LEFT

Larry Ravitz
7105 Carroll Ave.
Takoma Park, MD 20912

Adjoining Property Owners

HAWP

Jennifer Gillispie
7107 Carroll Ave.
Takoma Park, MD 20912

David & Lori Potts-Dupre
8 Columbia Ave.
Takoma Park, MD 20912

Brandi Roland & Craig Sharman
7114 Carroll Ave.
Takoma Park, MD 20912