

***REVISION***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7310 Baltimore Ave.	<b>Meeting Date:</b>	5/10/17
<b>Applicant:</b>	Brian McCarthy	<b>Report Date:</b>	5/3/17
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Public Notice:</b>	4/26/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-16CCC	<b>Staff:</b>	Dan Bruechert

**Proposal:** Remove a historic window at the rear of a side elevation and install a replacement.

**STAFF RECOMMENDATION:**

Staff recommends HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c.1885-1895

The subject property is a front-gable, three bay, two-and-a-half story, asbestos shingle-sided, wood frame house built sometime between 1885 and 1895. There is a front one-story shed roof porch. At the rear, there is a non-contributing enclosed two-story porch with a shed roof and an exterior set of wooden steps providing access directly to the second floor. The lot is bound by a stone and concrete retaining wall. The house is located on a 7500 ft<sup>2</sup> site in the middle of the block between Takoma Ave. and Albany Ave.

**BACKGROUND**

This project was reviewed and approved on December 16, 2016 by the Historic Preservation Commission. The proposed work included removing the exterior stairs to the 2nd floor sleeping porch, installing a new roof and re-siding the sleeping porch to create a new space in the 2nd floor, replacing the front concrete steps, and installing a new HVAC system. The HAWP application was approved by consent.

## **PROPOSAL**

The applicant is revising their approved HAWP by removing one of the historic windows and replacing it with a new window matching the design of the new windows in the rear addition.

## **APPLICABLE GUIDELINES**

When reviewing alterations and additions for new construction within the Takoma Park Historic District, decisions are guided by the *Takoma Park Historic District Design Guidelines (Design Guidelines)* and *Montgomery County Code Chapter 24A (Chapter 24A)*.

### ***Montgomery County Code; Chapter 24A-8(b)***

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied.

### ***Takoma Park Historic District Design 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.

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.

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

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

### **STAFF DISCUSSION**

The applicants propose to remove the 2<sup>nd</sup> story two-over-two sash window at the rear of the left elevation and replace it with a two-over-one sash window that matches the approved windows for the rehabilitated sleeping porch. The applicant proposes this change in the hope of creating a cohesive interior appearance from the reconfigured master bedroom.

While the loss of a historic wood window is discouraged, Staff believes that this change will not significantly impact the historic house or the surrounding district and does comport with the Takoma Park Historic District Design Guidelines. Specifically, the Design Guidelines stress that changes to Contributing Resources should be “evaluated based on their impact to the overall streetscape and its compatibility with the existing patterns, rather focusing on a close scrutiny of architectural detailing.” This window is at the rear of a secondary elevation that is only visible when viewed from limited angles of the public right-of-way (see: Figure 1). The Design Guidelines additionally state, “Original size and shape of window and door openings should be maintained...” in this instance, the window opening size and frame will remain, the window’s sashes will be replaced.

Along the left elevation, the existing windows are a mix of six-over-six and two-over-two sash windows. Because of the existing incongruous appearance, the proposed change will not change what would otherwise be a cohesive appearance along the elevation. The proposed window replacement will, however, maintain the existing fenestration pattern. While Staff does not encourage the removal and replacement of historic wood windows except when they have degraded beyond repair, in this limited instance, for the reasons stated above, Staff supports this proposal.



Figure 1: The proposals is to replace the circled window.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8 and with the *Takoma Historic District Design Guidelines*,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com Contact Person: Brian McCarthy  
 Tax Account No.: 13-01075248 Daytime Phone No.: 301-585-2222  
 Name of Property Owner: Ellen Brown Daytime Phone No.: 301-495-2712  
 Address: 7310 Baltimore Ave Takoma Park Md 20912  
Street Number City Street Zip Code  
 Contractor: TBD Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: Brian McCarthy Daytime Phone No.: 301-585-2222

**LOCATION OF BUILDING/PREMISE**

House Number: 7310 Street: Baltimore Avenue  
 Town/City: Takoma Park Nearest Cross Street: Takoma Ave  
 Lot: 18 Block: 76 Subdivision: TPL & TCO  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
 1B. Construction cost estimator: \$ 100,000  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE 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] 4/5/2017  
 Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

782167 REVISION



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

See attached memorandum

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

See attached memorandum

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For All projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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# BENNETT FRANK McCARTHY

**a r c h i t e c t s , i n c .**

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

22 March 2017

To: Historic Preservation Commission (HPC)  
Maryland-National Capital Park & Planning Commission  
c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for the Contributing Resource at 7310 Baltimore Avenue in the Takoma Park Historic District.  
Addenda to HAWP: **Written Description of Project**

## **Addendum a.**

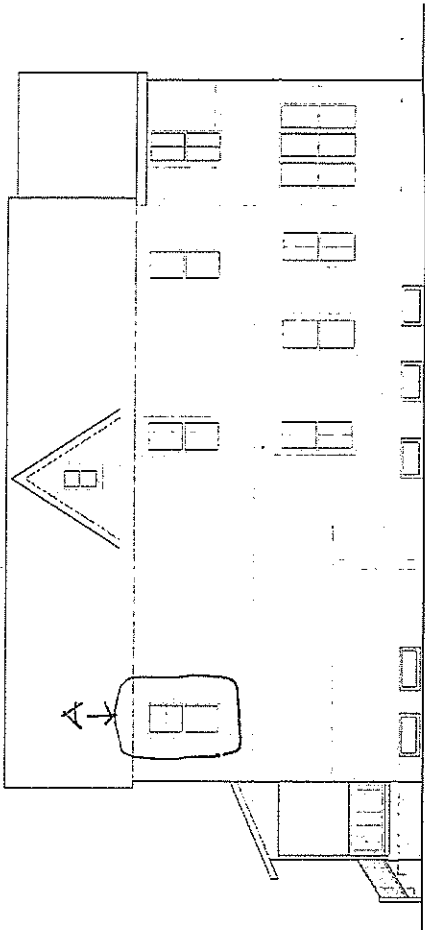
The house is a 2 ½ story wood frame dwelling in the Takoma Park historic district, sited on a flat lot on a residential street with mature trees. The house was built in 1917 and is registered as a Contributing Resource. There is a 1-story wood front porch, with a shed roof and three concrete steps down to a concrete lead walk and sidewalk to the back yard. Gable dormers on either side intersect the main gable roof. At the rear is a 2-story extension with a shed roof. The enclosed extension was likely an open porch at one time. The main body of the house has 10" exposure asbestos shingle siding.

## **Addendum b.**

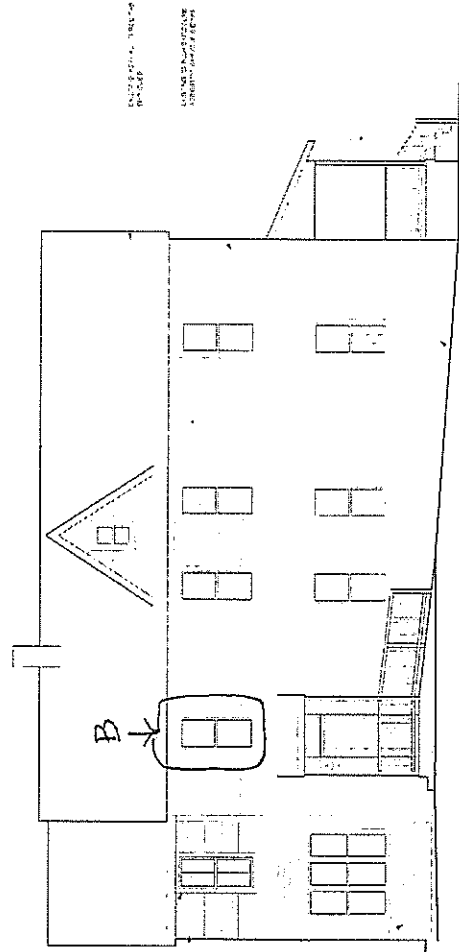
We are proposing to rebuild the 2<sup>nd</sup> story of the rear extension, creating a relocated master bedroom. The existing low slope roof is a maintenance concern for the owner. It would be replaced with a gable roof similar to, but modestly offset from, the main roof. Included in the scope of work would be the removal of the existing rear exterior staircase from grade to the 2<sup>nd</sup> floor, replacement of rotting exterior trim & finishes, new insulated glass double-hung windows at the new master bedroom and new central air conditioning. Interior renovations include remodeling the existing 2<sup>nd</sup> floor hall bathroom and bedroom closets, and plaster repair. Additional exterior repairs include replacement in kind of the concrete lead walk and front steps. *Revisions to the initial scope proposed in the HAWP presented last November include removal of an existing double hung window (unit C on the plans) and replacement with a new wood double window for continuity within the new master suite. Also, 3M safety film will be applied to the existing glazing in the hall bath window (unit D on the plans) for code compliance.*

The proposed exterior work to the structure is at the rear and will not be visible from the public right-of-way. The work at the second floor will be differentiated from the main house by offsetting the new gable roof and by matching the Dutch lap siding present on the first floor extension below. ~~The new work will harmonize with the existing by matching the large double hung two over two window style of the main house.~~

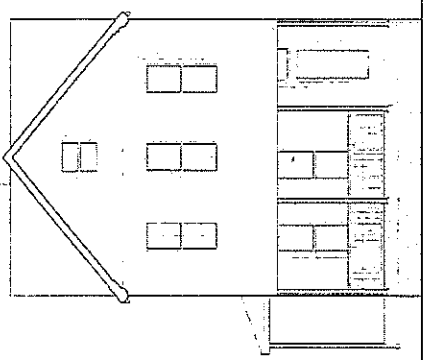
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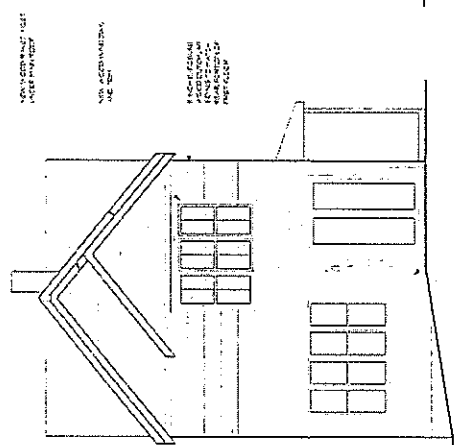
2 PROPOSED SIDE ELEVATION  
Scale: 1/4" = 1'-0"



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



1 PROPOSED FRONT ELEVATION  
Scale: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION  
Scale: 1/4" = 1'-0"

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

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

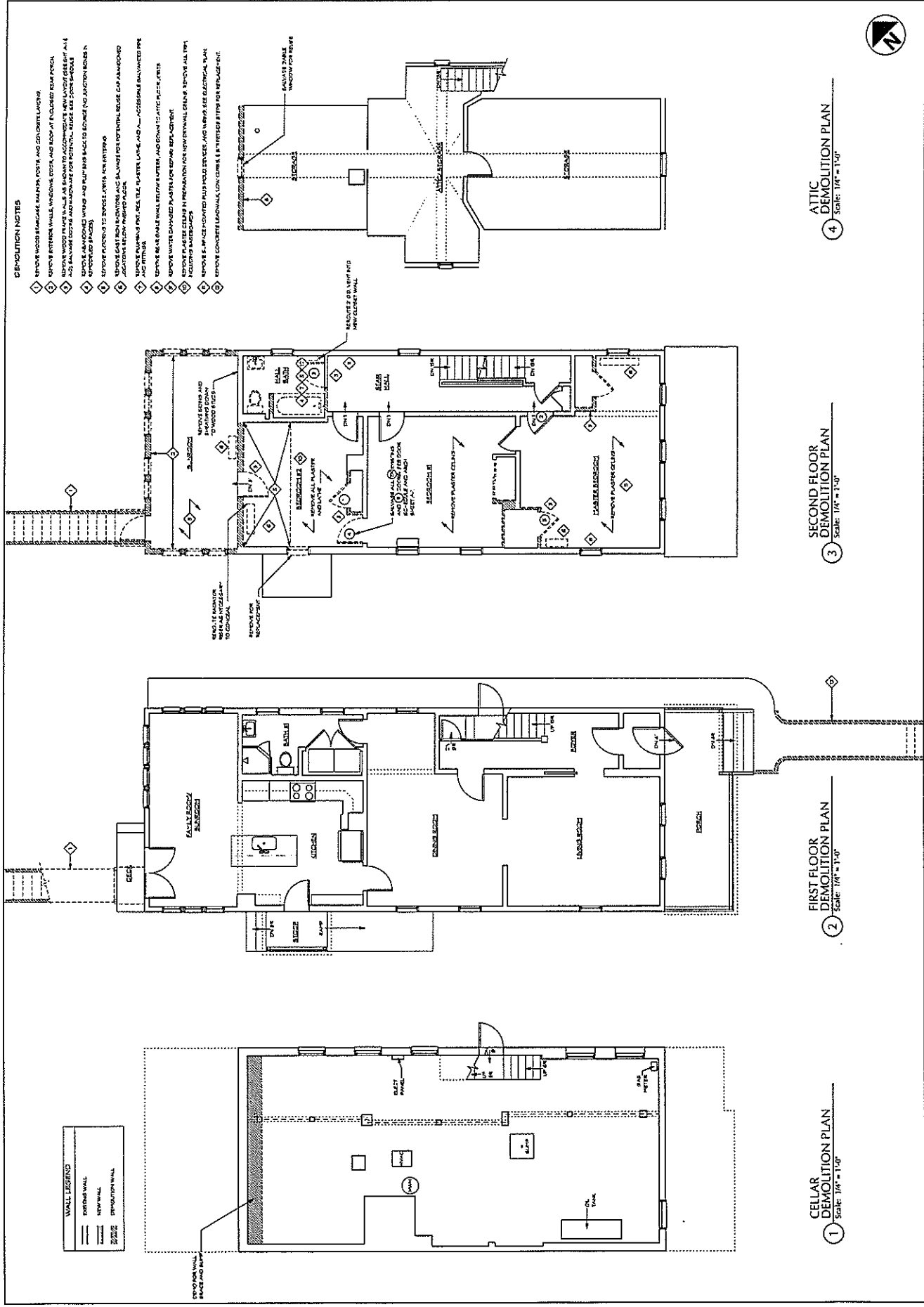
PROPOSED ELEVATIONS  
Scale: 1/4" = 1'-0"

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









DEMOLITION NOTES

- 1 REMOVE WOOD SHINGLES, SHANKS, POLES, AND CONCRETE LATCHES
- 2 REMOVE INTERIOR WALLS, WINDOW SILLS, AND ROOF AT EXPOSED ROOF PERCH
- 3 REMOVE EXISTING WALLS AS SHOWN TO ACCOMMODATE NEW WOOD DECK AT 4
- 4 REMOVE EXISTING ROOFING AND INSULATION FOR EXISTING ROOF JOISTS
- 5 REMOVE EXISTING ROOFING AND INSULATION FOR EXISTING ROOF JOISTS
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ATTIC DEMOLITION PLAN  
 4 SCALE: 1/4" = 1'-0"

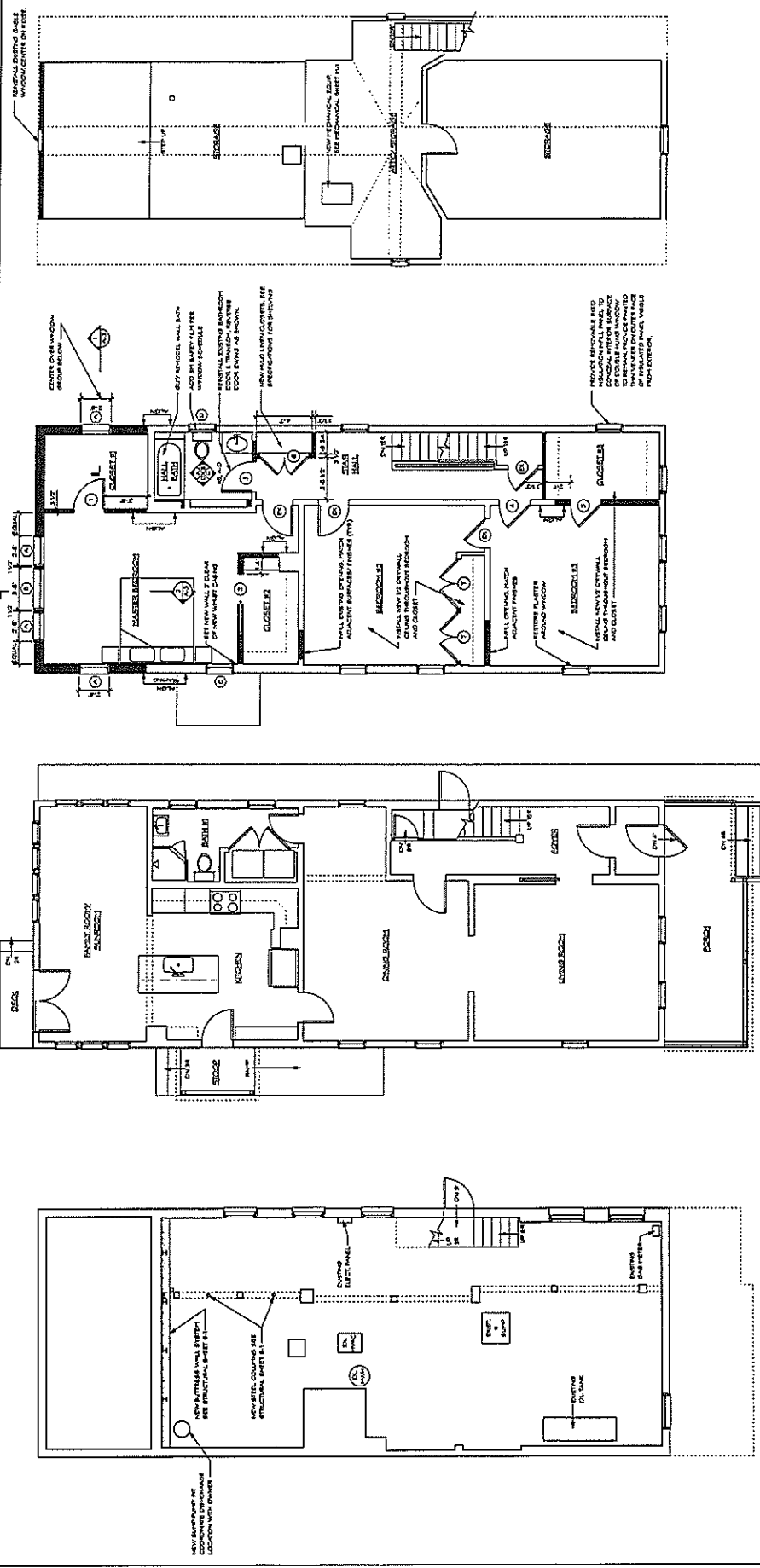
SECOND FLOOR DEMOLITION PLAN  
 3 SCALE: 1/4" = 1'-0"

FIRST FLOOR DEMOLITION PLAN  
 2 SCALE: 1/4" = 1'-0"

CELLAR DEMOLITION PLAN  
 1 SCALE: 1/4" = 1'-0"





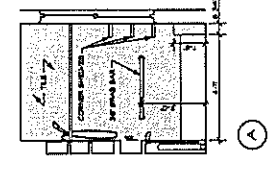


**1 PROPOSED CELLAR PLAN**  
 Scale: 1/4" = 1'-0"

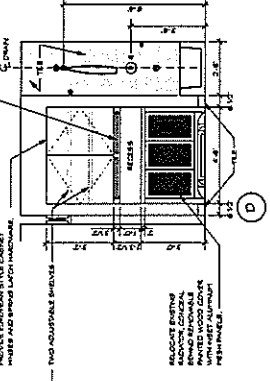
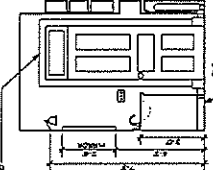
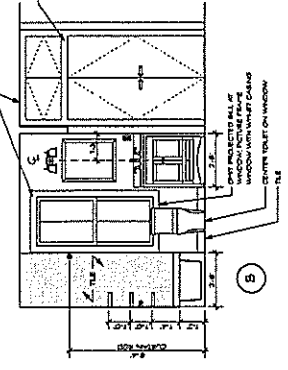
**2 PROPOSED FIRST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

**3 PROPOSED SECOND FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

**4 PROPOSED ATTIC PLAN**  
 Scale: 1/4" = 1'-0"



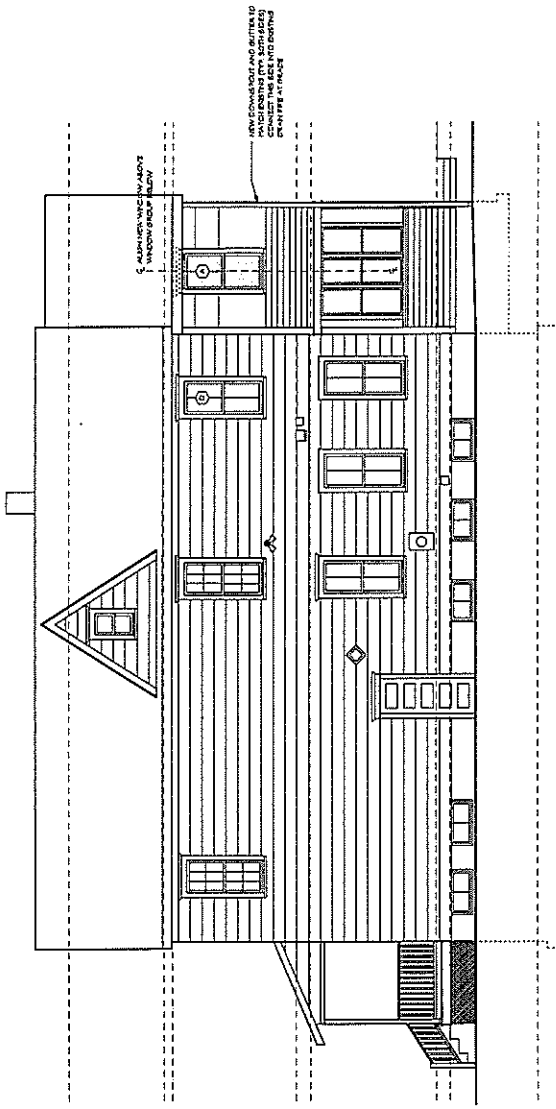
**5 BATHROOM ELEVATIONS**  
 Scale: 3/8" = 1'-0"



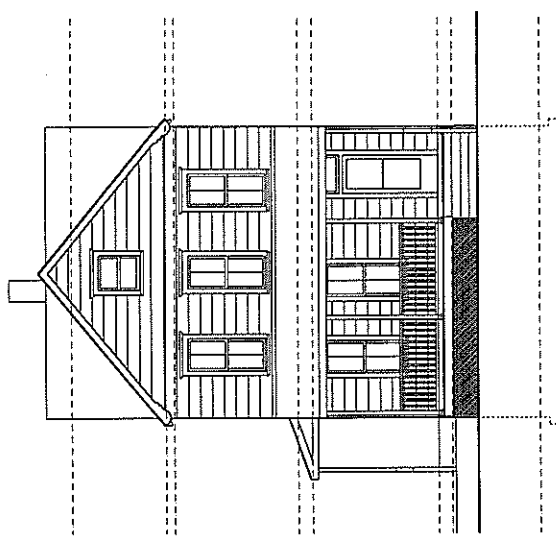
**WALL LEGEND**

--- (dashed line)	EXISTING WALL OR PARTITION TO REMAIN
— (solid line)	NEW WALL
--- (dotted line)	EXISTING WALL OR PARTITION TO BE REMOVED

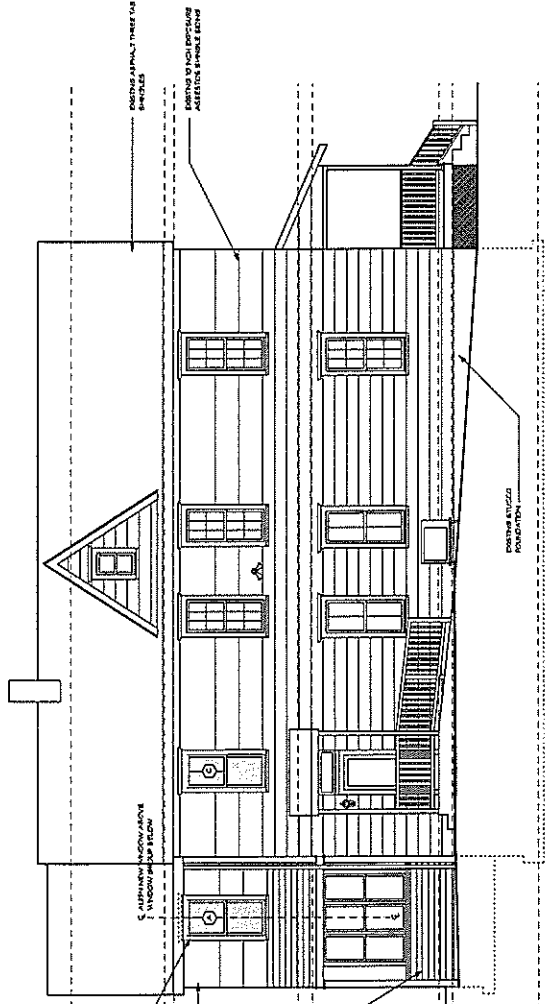
13



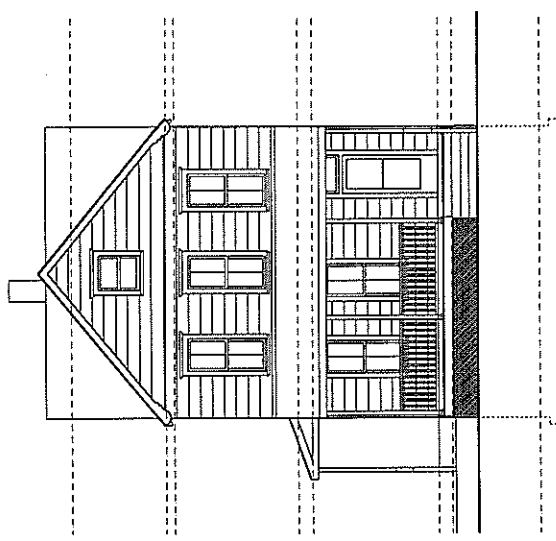
1 PROPOSED FRONT ELEVATION  
 Scale: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION  
 Scale: 1/4" = 1'-0"

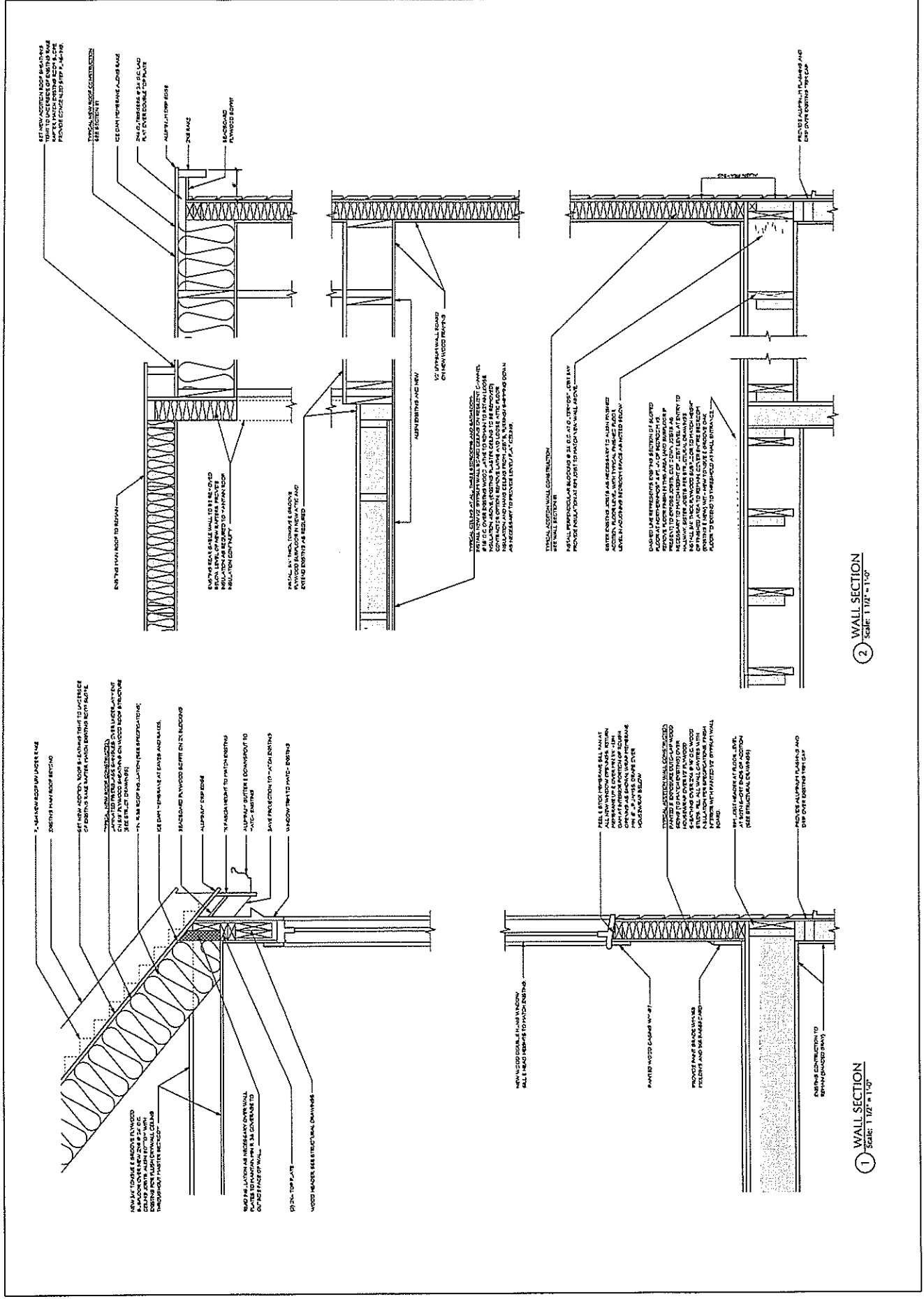


4 PROPOSED SIDE ELEVATION  
 Scale: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION  
 Scale: 1/4" = 1'-0"

5



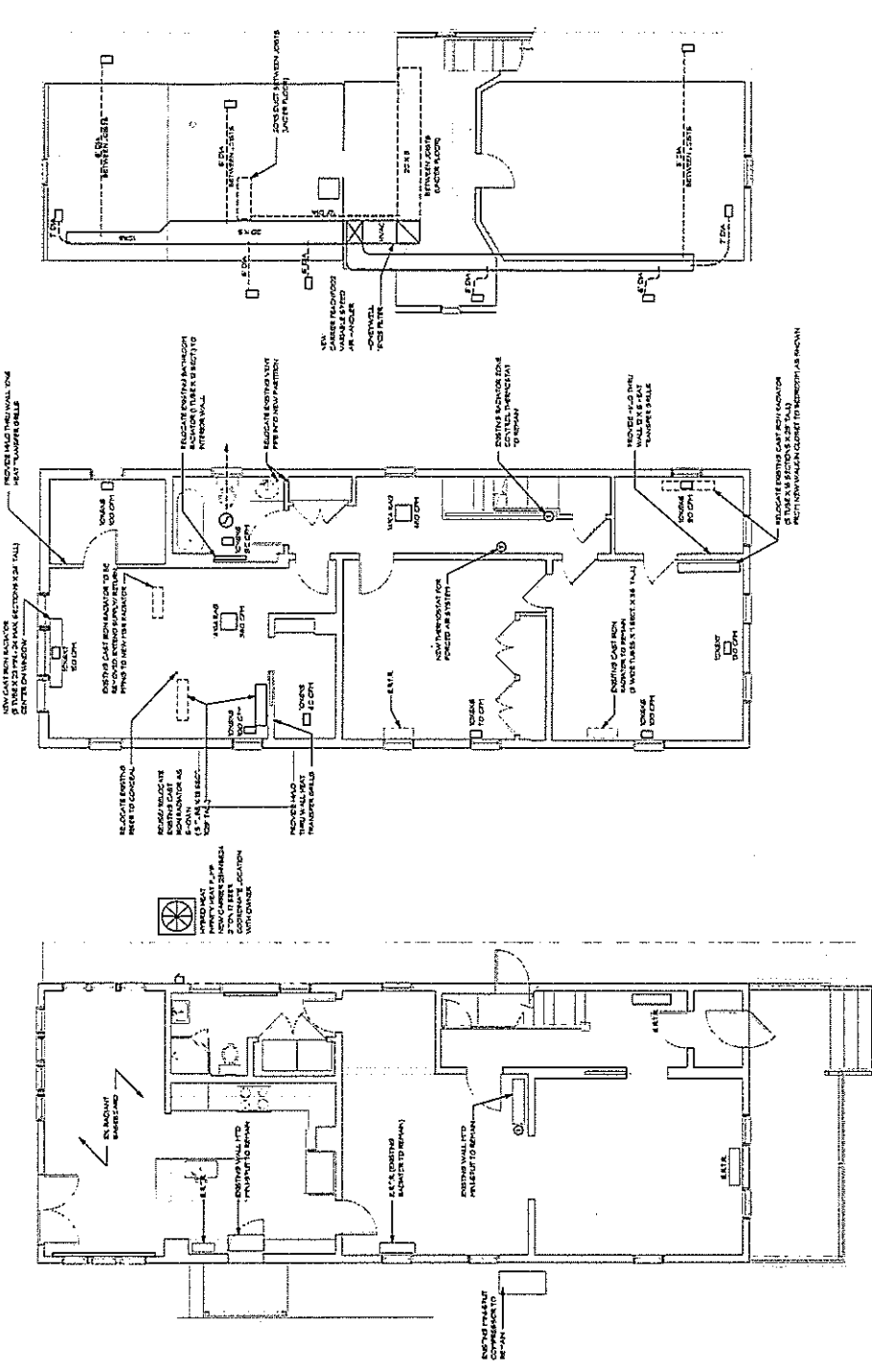






**SPECIFICATIONS (CONTINUED FROM SP.1)**

- MECHANICAL
- 15.1 Piping: General shall include but not be limited to: materials, dimensions, and installation. Water and waste lines to be installed in accordance with applicable codes, standards, and manufacturer's instructions. All piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.1.1 Supply Piping: All cold water supply piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All cold water supply piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.1.2 Hot Water Piping: All hot water supply piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All hot water supply piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.1.3 Sewer Piping: All sewer piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All sewer piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.1.4 Gas Piping: All gas piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All gas piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.1.5 Heating Piping: All heating piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All heating piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.2 Mechanical
  - 15.2.1 Existing Mechanical Equipment: All existing mechanical equipment shall be inspected and tested in accordance with applicable codes, standards, and manufacturer's instructions. All existing mechanical equipment shall be inspected and tested in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.2.2 New Mechanical Equipment: All new mechanical equipment shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All new mechanical equipment shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.2.3 HVAC Equipment: All HVAC equipment shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All HVAC equipment shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.2.4 Electrical Equipment: All electrical equipment shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All electrical equipment shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.2.5 Plumbing Equipment: All plumbing equipment shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All plumbing equipment shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.2.6 Fire Protection Equipment: All fire protection equipment shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All fire protection equipment shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.2.7 Floor Register: All floor registers shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All floor registers shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.2.8 Ductwork: All ductwork shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All ductwork shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.2.9 Piping: All piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All piping shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.2.10 Equipment: All equipment shall be installed in accordance with applicable codes, standards, and manufacturer's instructions. All equipment shall be installed in accordance with applicable codes, standards, and manufacturer's instructions.
  - 15.3



1 FIRST FLOOR MECHANICAL PLAN  
 SCALE: 1/4" = 1'-0"

2 SECOND FLOOR MECHANICAL PLAN  
 SCALE: 1/4" = 1'-0"

3 ATTIC MECHANICAL PLAN  
 SCALE: 1/4" = 1'-0"



