

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7105 Carroll Ave., Takoma Park	Meeting Date:	10/25/2017
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/18/2017
Applicant:	Larry Ravitz (Rick Vitullo, Architect)	Public Notice:	10/11/2017
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-17KKK REVISION		
PROPOSAL:	Window replacement		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c. 1915-1925

BACKGROUND

The applicant previously submitted a HAWP application for window alterations and a new side basement-level entrance, which was approved at the September 19, 2017 HPC meeting. The previous application included the replacement of the existing non-historic vinyl windows in the entire house with true divided lite (TDL) wood windows.

PROPOSAL:

The applicant proposes the following revisions to the previously approved HAWP:

- Replace the existing non-historic vinyl windows in the entire house with simulated divided lite (SDL) aluminum-clad wood windows.

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.
- 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.

STAFF DISCUSSION

The subject property is a c. 1915-1925 Colonial Revival-style Contributing Resource within the Takoma Park Historic District. The property is located on a corner lot, with its primary façade facing Carroll Avenue

and its right side facing Columbia Avenue.

The applicant previously submitted a HAWP application for window alterations and a new side basement-level entrance, which was approved at the September 19, 2017 HPC meeting. The previous application included the replacement of the existing non-historic vinyl windows in the entire house with true divided lite (TDL) wood windows.

The applicant has revised their application, proposing to replace the existing non-historic vinyl windows in the entire house with simulated divided lite (SDL) aluminum-clad wood windows. The proposed windows will be a mix of 9-over-1 and 4-over-1, matching the details of the previously approved TDL windows. The three first-floor windows on the front elevation will remain wood TDL windows. Per the Commission's typical requirements, the proposed SDL windows will have 7/8" profile permanently-affixed muntins with internal spacer bars.

Staff supports the proposed revisions, finding that the proposed windows are compatible with the subject property and that replacing the existing incompatible windows will enhance the preservation of the historic house. Staff finds that the proposal is consistent with the *Guidelines* and *Standards*, as the proposed alterations will not alter or remove any extant character-defining features of the subject property. Staff notes that the Commission generally supports the installation of aluminum-clad SDL windows when replacing incompatible non-historic windows.

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** 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
301/563-3400

APPLICATION 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 RAVITZ 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 ADDITION TO TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stab 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 estimate: \$ 5000.00
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/assessment

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.

R Vitullo
Signature of owner or authorized agent

8-11-17
Date

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

810495

EdR 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS



**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

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

SEE ATTACHED

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.



Kyne, Michael

From: Kyne, Michael
Sent: Monday, October 16, 2017 1:55 PM
To: Kyne, Michael
Subject: FW: 7105 Metal Clad Wooden Windows

From: Ravitz.com [mailto:larry@ravitz.com]
Sent: Thursday, September 28, 2017 3:50 PM
To: Kyne, Michael <michael.kyne@montgomeryplanning.org>
Cc: Juan Hernandez <juan@rozaic.com>
Subject: 7105 Metal Clad Wooden Windows

Address: 7105 Carroll Avenue, Takoma Park

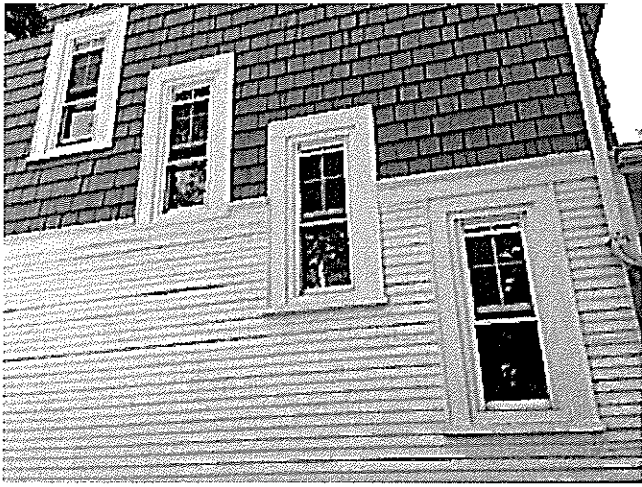
Resource: Contributing Resource
Takoma Park Historic District

Applicant: Larry Ravitz
506 Tulip Ave., Takoma Park, MD 20912

Dear Michael,

I am writing to request a modification to the HAWP. We are replacing non-original vinyl and metal replacement windows with wooden windows. We would still like to use wooden windows but ***with cladding on the exterior***. The interior material will remain stainable grade wood. We would like to use Weather Sheld Signature Series Double Hung windows, which you can see an example of [here](#). This change will respect the original details of an all wood window, and it will reduce the labor each time the house is repainted. It will also reduce the possibility of future damage to the window exterior due to deferred maintenance. The windows that will be seen the closest will be the 3 that are under the front porch. These 3 would be the ones that could remain all wood.

We are using a combination of new replacement windows and inserts to bring all windows back to their original size and shape, including casing and reveal proportions. (see the attached photo showing the inappropriate width on the sides of the windows)



Thank you for your consideration.

Sincerely,

Larry Ravitz

Larry Ravitz
506 Tulip Ave.
Takoma Park, MD 20912
(301) 332-3622

Contact (/Contact-Us.aspx)

Find a Dealer: (/Find-A-Dealer) Zip code



Search site



WEATHER SHIELD.
WINDOWS & DOORS
(/Home.aspx)

PRODUCTS WHY WS PROFESSIONALS NEWS (/NEWS) RESOURCES

(https://www.facebook.com/sharer/sharer.php?u=weathershield.com)

(https://twitter.com/intent/tweet?text=Weather Shield is a leading manufacturer of premium windows and doors for homes and light commercial applications. pic.twitter.com/1DR2GT4sIB)

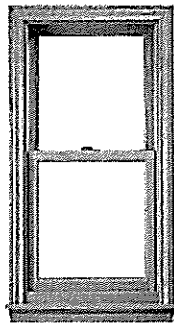
SIGNATURE SERIES® DOUBLE HUNG

Signature Series Double Hung Windows provide traditional details that will make your project timeless. Their architectural versatility is the ideal complement to many styles of homes, offering an elegant look that never appears outdated.

(https://pinterest.com/pin/create/button?url=https://weathershield.com&media=https://weathershield.com/WeatherShield/media/websitelimages/social-facebook.jpg&description=Frame a

FIND A DEALER (/FIND-A-DEALER)

spectacular view with windows that rise to the occasion. With narrower profiles, special shapes and smarter glass, Weather Shield windows and doors offer design flexibility to broaden your horizons.)



FEATURES



Style

Traditional aesthetics with energy efficiency and performance far beyond what you'd expect from a mid-priced window.



Configuration

Many double hung styles are available including radius top, eyebrow, oriel, and double hung bay units.



Low Maintenance

The clad exterior never needs to be painted and won't rot or decay.



Operation

Double hung windows easily slide open vertically and secure with latching hardware.



Materials

Aluminum-clad exteriors with rich, solid wood interiors in a variety of species and finishes.



Energy Efficiency

Choices including energy-efficient Zo-e-shield® glazing and ENERGY STAR® rated windows.

(http://www.houzz.com/imageClippers/Load?link=https%3A%2F%2Fweathershield.com&image=button&hgid=35751&imageUrl=https%3A%2F%2Fweathershield.com%2Fmedia%2Fwebsites/images%2Fsocial-houzz.jpg&title=Weather+Shield+Windows+and+Doors&ref=https%3A%2F%2Fweathershield.com)

Contact Us.aspx

Find a Dealer: (/Find-A-Dealer) Zip code



Search site



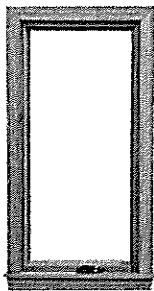
WEATHER SHIELD.

WINDOWS & DOORS

INSPIRATION

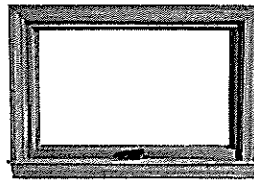
PRODUCTS WHY WS PROFESSIONALS NEWS (/NEWS) RESOURCES

RELATED PRODUCTS



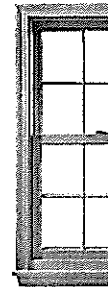
Casement

(/Product/Weather-Shield/SG_Casement)



Awning

(/Product/Weather-Shield/SG_Awning)



Double

(/Product/Weather-Shield/PR_Double)



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COMPANYID=2125&VIEW=DEFAULT&MICROSITE=1)

CONNECT

(HTTPS://WWW.FACEBOOK.COM/WEATHERSHIELDWINDOW)

(HTTPS://TWITTER.COM/WEATHERSHIELD)

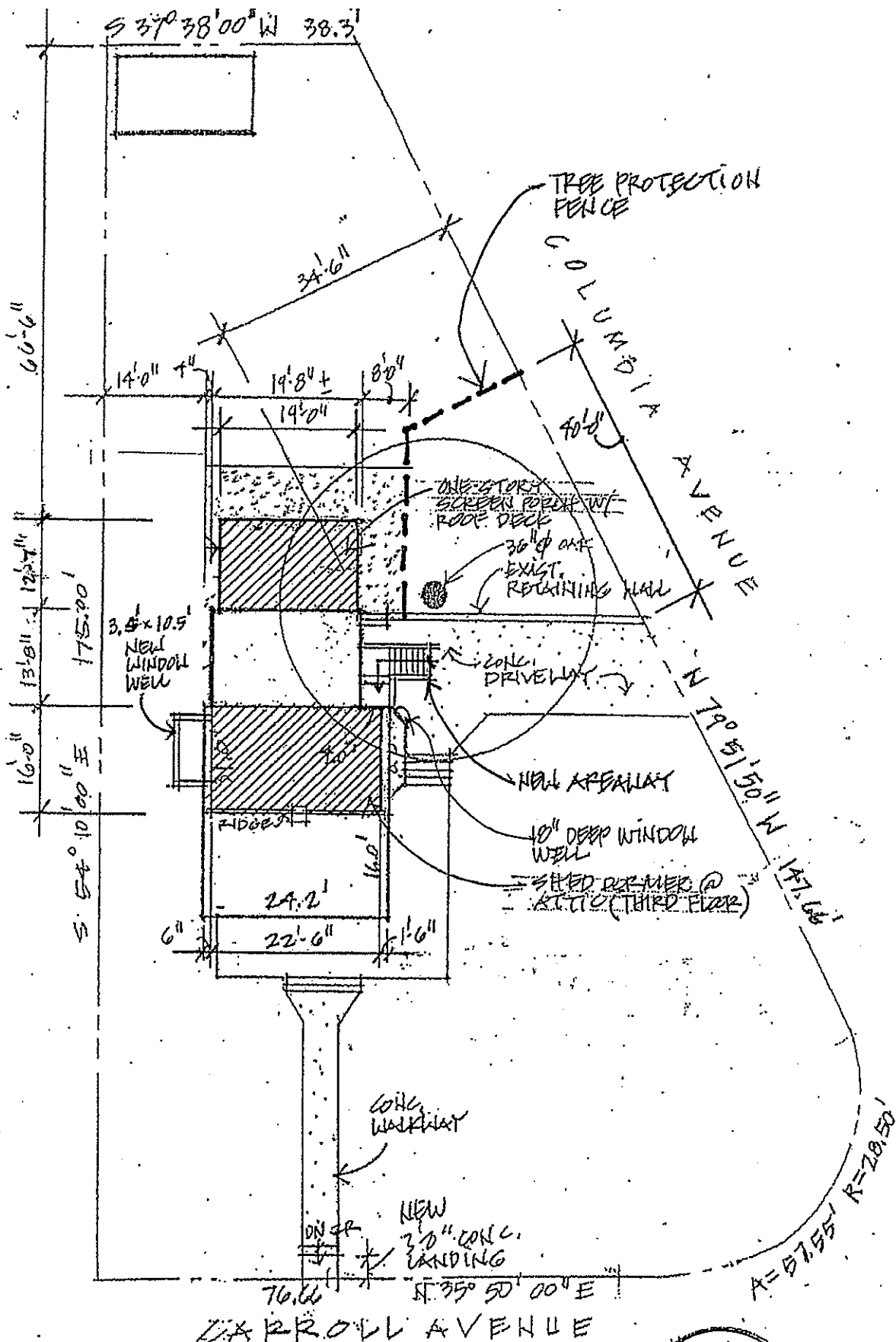
(HTTPS://WWW.PINTEREST.COM/WEATHERSHIELDCO/)

(HTTPS://WWW.INSTAGRAM.COM/WEATHER_SHIELD/)

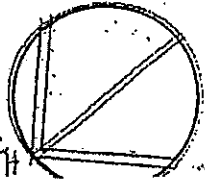
(HTTP://WWW.HOUZZ.COM/PRO/WEATHERSHIELDWINDOWS)

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PROPOSED
Site Plan/Tree Protection



NORTH

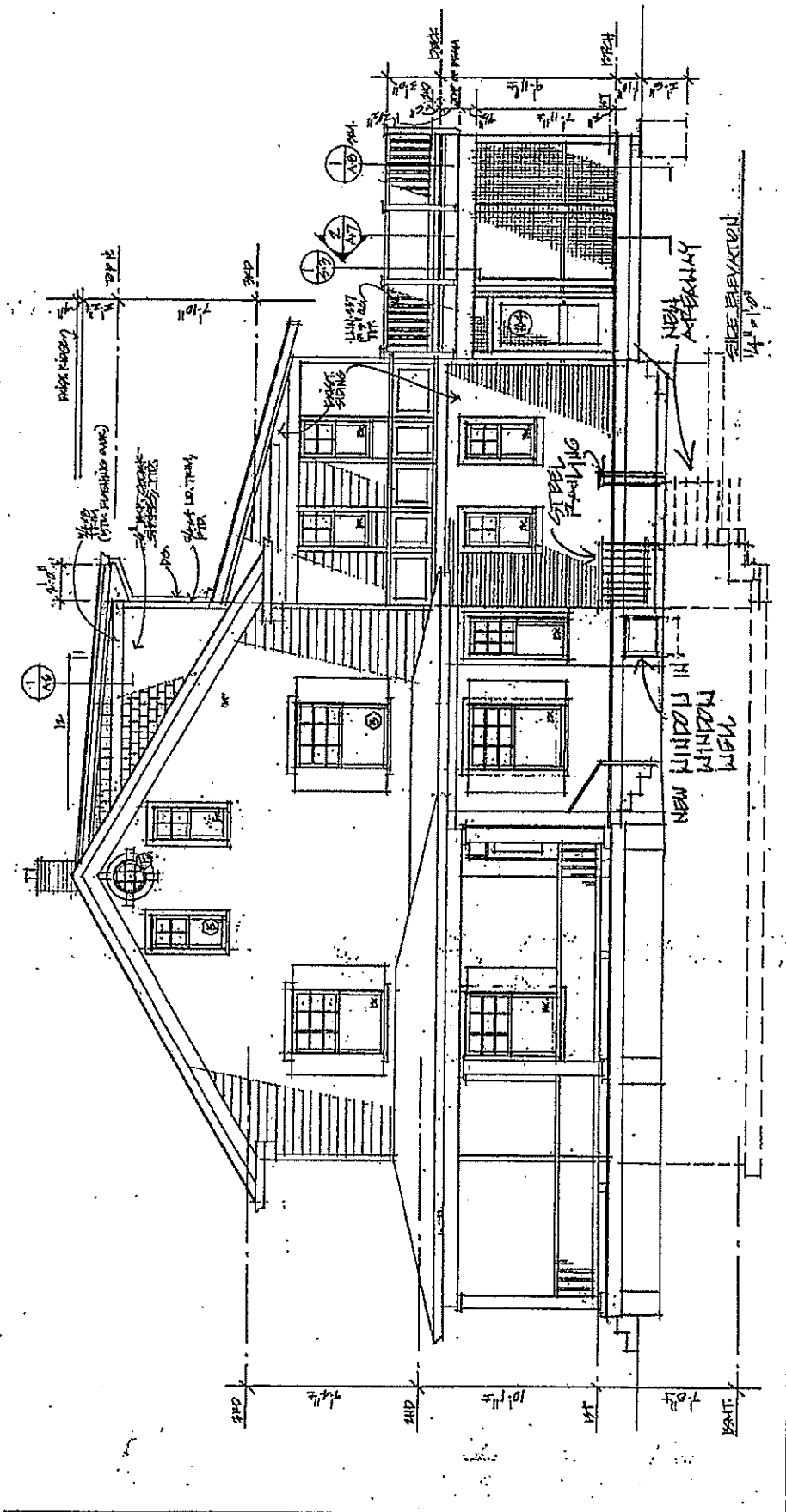
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12

A-4

Ravitz Residence
7105 Camoll Ave
Takoma Park, MD 20912
2-22-13

White Architecture Studio, PC
7014 Woodland Ave
Takoma Park, MD 20912
(301) 790-0737

Professional Certification
I am a duly Licensed Professional Architect in the State of Maryland
I hereby certify that these documents were prepared or
supervised by me, and that I am a duly Licensed
Architect under the laws of the State of Maryland
License # 82213, Exp. Date 7/27/18



Handwritten signature or initials

(4)

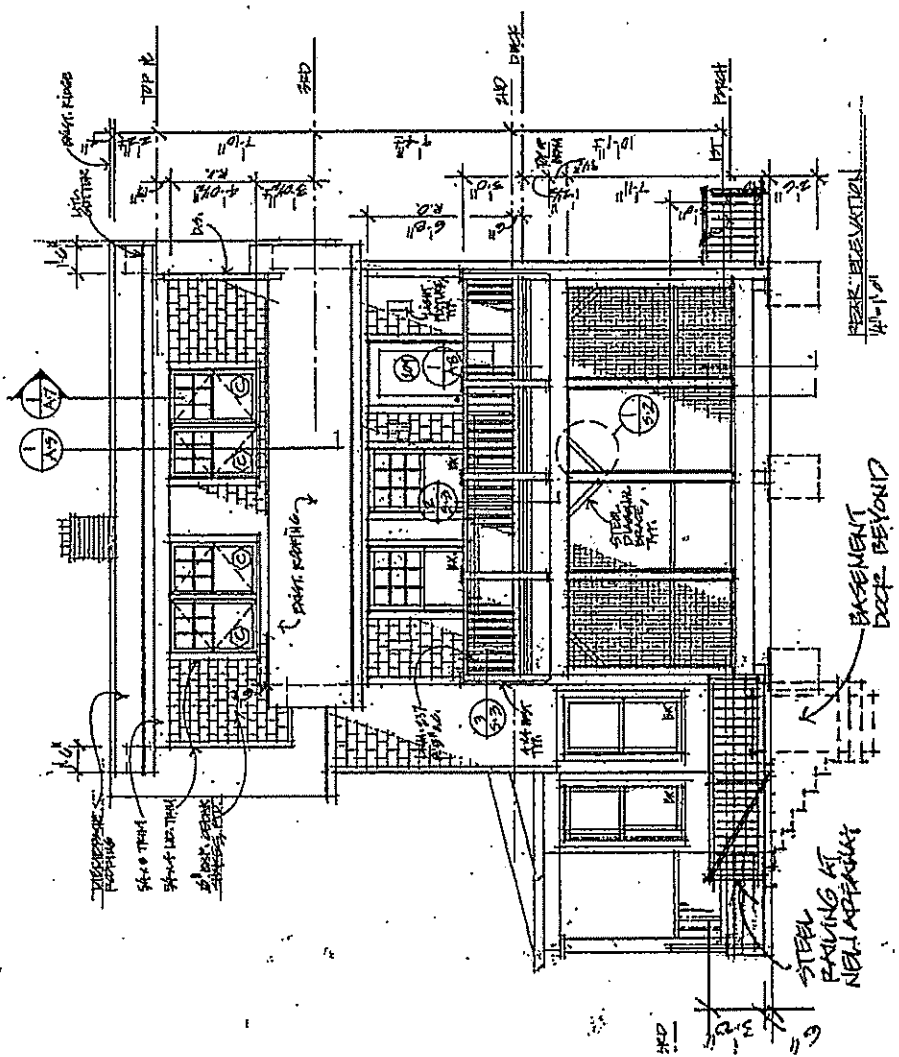
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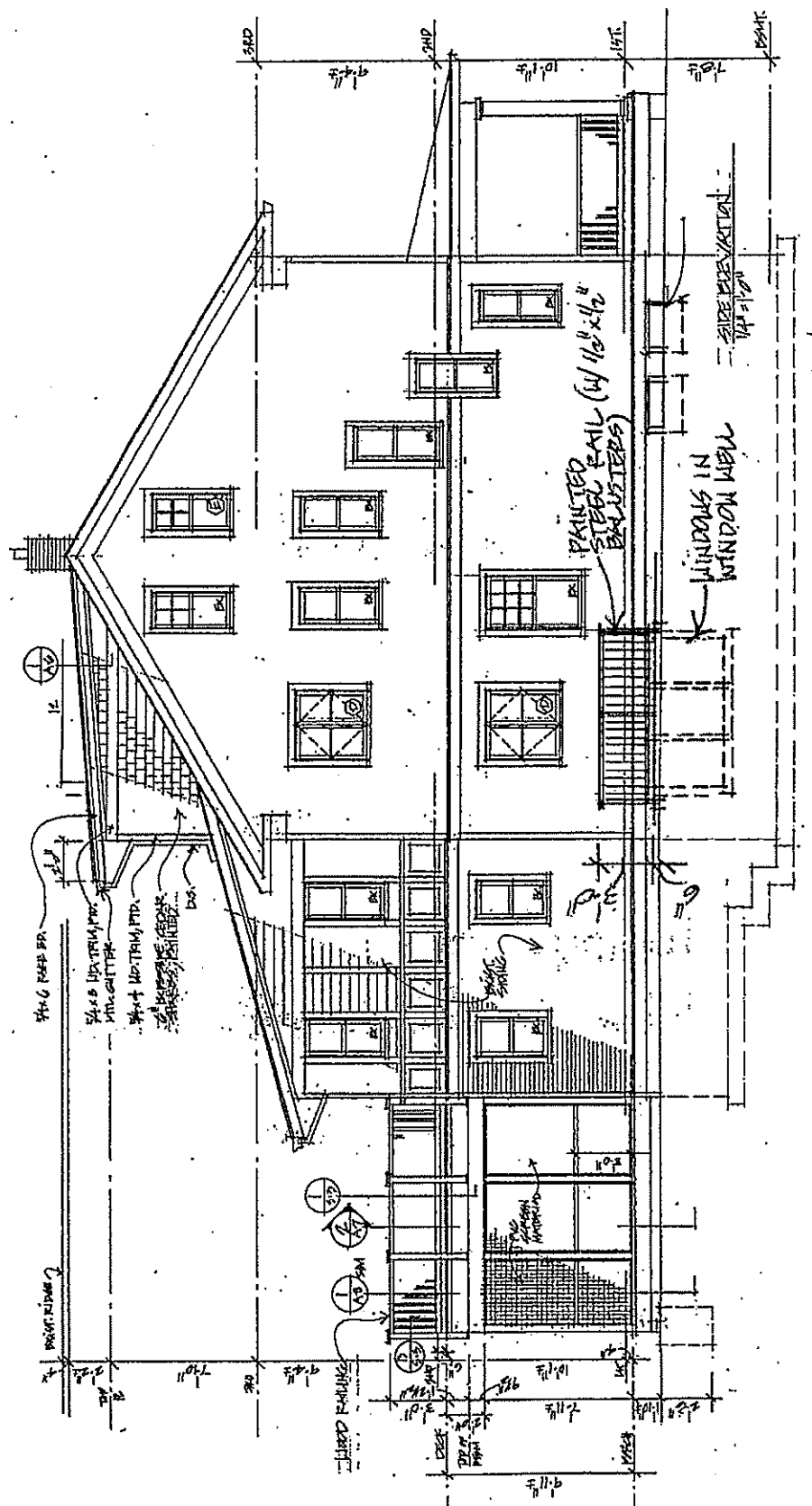
Ravitz Residence
7105 Canoll Ave
Takoma Park, MD 20912

2-22-17

Mullo Architecture Studio, PC
7018 Woodland Ave
Takoma Park, MD 20912
GOVT-20-0757

Professional Certification
I certify that these drawings were prepared or
designed by me, or under my direct supervision and
I am a duly Licensed Professional Architect.
License # 0221 & Reg. Date 7/27/18





Handwritten signature or initials in the bottom right corner of the page.



HOUSE FRONT (ALONG CARROLL AVE.)

7105 CARROLL AVE.
TAKOMA PARK, MD 20912



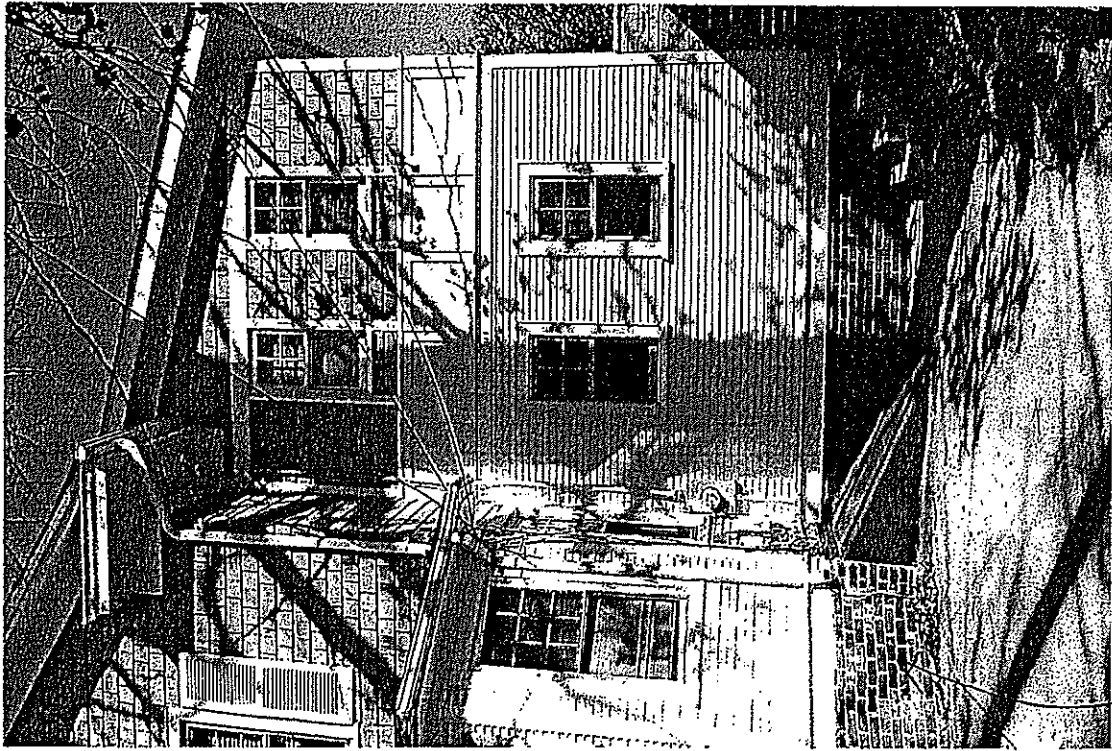
TYPICAL
GLASS
BLOCK W/
VENT IN
CENTER

SIDE VIEW @ LEFT SIDE



COMPLETE SIDE VIEW (ALONG COLUMBIA AVE.)

7105 CARROLL AVE.



SIDE VIEW (ALONG COLUMBIA AVE)

BRICKED UP FORMER
OPENING

7105 CARROLL AVE,
TAKOMA PARK, MD 20912

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