

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7515 Carroll Avenue, Takoma Park	Meeting Date:	4/24/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/17/2019
Applicant:	Tim Nusraty	Public Notice:	4/10/2019
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-19U	Staff:	Dan Bruechert
PROPOSAL: Porch Alterations			

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow/Cottage
DATE: c1910s

The subject property is a Sears Avalon bungalow. The previous owner enclosed the front porch.

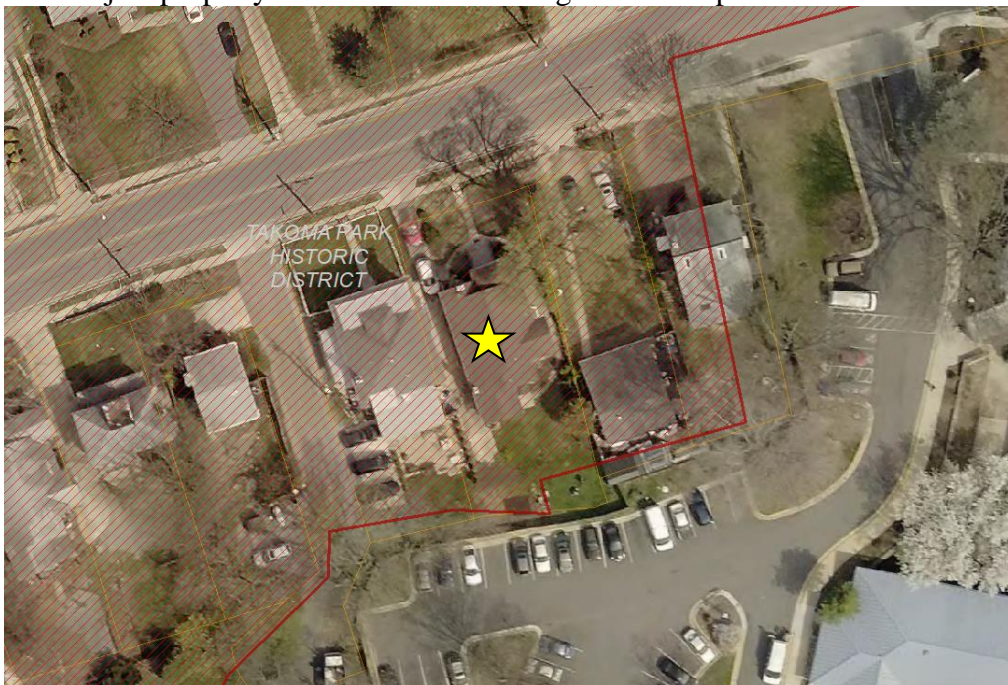


Figure 1: 7515 Carroll Ave.

PROPOSAL

The applicant is proposing to remove the siding, windows, and door installed on the front porch and install a new code-compliant wood railing.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources 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), and the Secretary of the Interior's Standards for Rehabilitation (the Standards).

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

While additions should be compatible, they are not required to be replicative of earlier

architectural styles.

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to 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.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

Secretary of the Interior's Standards for Rehabilitation

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- 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.

STAFF DISCUSSION

The applicant proposes to remove the porch enclosure and install a code-compliant wood railing on the porch. Staff is supportive of this work and recommends approval.

The subject property was identified as a Sears Avalon kit house. The house appears to have a relatively high level of built integrity except for the front porch enclosure. The front porch was enclosed with aluminum siding, aluminum windows and a wood half-lite door. These materials are not consistent with the historic period of the house.



Figure 2: Sears Catalog advertisement for the Avalon kit house.

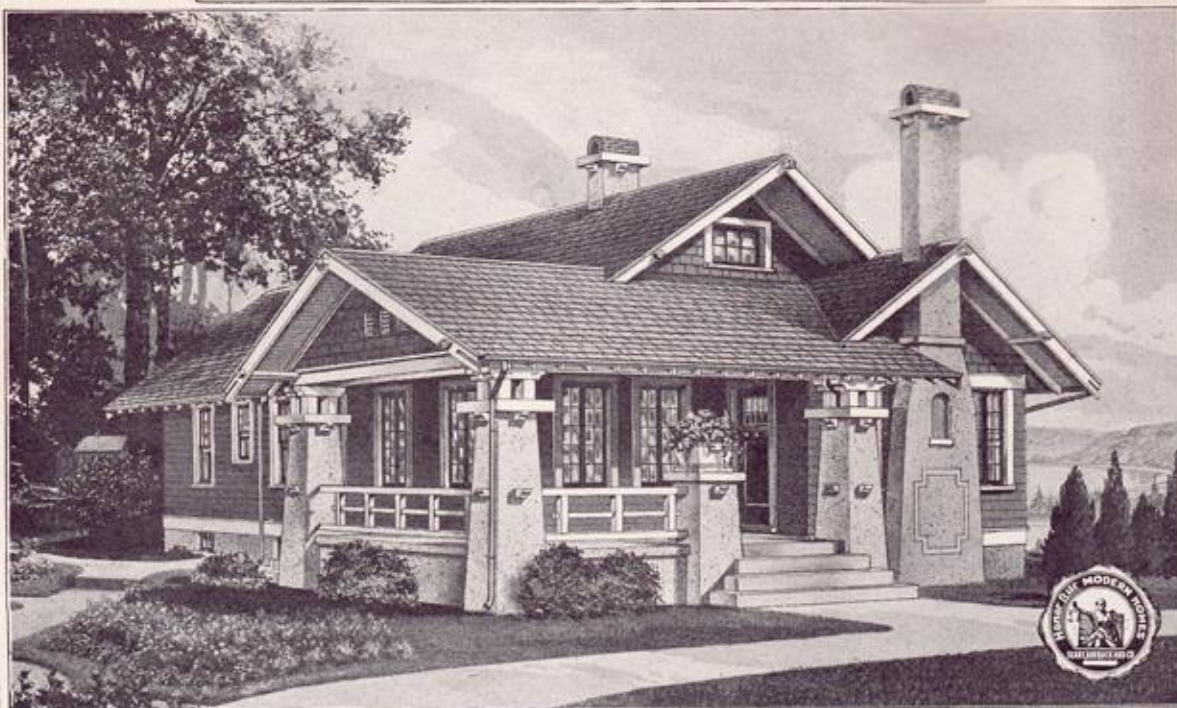
Staff finds that removing the non-historic porch modifications is a positive step to returning the house to its historic appearance and recommends approval of this work.

Due to the significant grade change, the front porch will require a new railing. The railing shown in the image above is only used for illustration purposes only and there were a wide variety of railings installed on these houses. The applicant proposes a simple wood railing, 36" (thirty-six inches) tall with 4" (four inch) square pickets. This railing is generally consistent with the railing installed at 7507 Carroll Ave., which is also a Sears Avalon house. Staff finds that the material and simple detailing of the railing are consistent with the house and surrounding district and supports approval of this HAWP, per 24A-8(b)(2).

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; 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.

SIX ROOMS AND BATH



At the price quoted we will furnish all the material to build this six-room bungalow, consisting of mill work, medicine case, bookcase colonnade, mantel, kitchen cupboard, lumber, lath, Oriental shingles, siding, porch ceiling, flooring, finishing lumber, building paper, eaves trough, down spout, sash weights, hardware and painting material. No extras, as we guarantee enough material to build this bungalow. Price does not include cement, brick or plaster.

Honor Bilt

The Avalon
No. 13048 "Already Cut" and Fitted.
\$2,598⁰⁰

See Description
of "Honor
Bilt"
Houses on
Page 7.



Paint for three coats outside; varnish and wood filler for interior finish. Chicago Design hardware, see page 126.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 121.

FROM California comes the idea for this delightful bungalow. "HONOR BILT" construction makes it cozy and warm enough for any part of the country. The architects of California have studied and experimented until they have built houses of this type, which are the most beautiful in the world.

Main Floor Pleasantly located in the front of the house are both living and dining rooms. Each of these rooms has four pairs of casement sash which can be curtained inexpensively. You will like these windows from the first, but it will take a good hot day in August to show you just how enjoyable it is to be able to throw open your entire windows instead of just half of them, as usual. The bookcases at the opening between the two rooms will not only be attractive in themselves, but will save wall space for other things. Three bedrooms, bathroom, attic stairs and linen closet open off the hall. Each bedroom has two windows and a closet. In each room there is a place where the bed can be set in winter away from the windows. In the largest bedroom there is room for two double beds and dresser. The bathroom is well arranged and all the plumbing is on one wall. The kitchen is entirely out of sight from the living room and dining room. The sink and cabinet are together and are between the dining room door and the two windows. This means light and air and no steps wasted. The space for the stove is on the adjoining wall where the light will shine directly into the oven and it is only a step or two from the stove to sink. Over the space on the landing, which has been provided for the refrigerator, are shelves which can be made to save trips to the basement, or used for vegetables. The glazed door lights the landing and cellar steps as well as the refrigerator and shelves, and the grade entrance makes the kitchen easier to keep clean and heated. Rooms are 9 feet from floor to ceiling.

Excavated basement under entire house, 7 feet high. Built on a concrete foundation. We furnish our best "Quality Guaranteed" mill work. Interior doors are one-panel fir with yellow pine trim to match, all in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty.

Oriental Slate Surfaced Shingles, guaranteed for 17 years.

Flooring Clear maple for kitchen and bathroom. Clear oak for balance of rooms.

OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$154.00 extra. See page 120.

Storm Doors and Windows, \$95.00 extra.

Screen Doors and Windows, galvanized wire, \$64.00 extra.

Oak Doors and Trim for living room and dining room, \$83.00 extra.

Can be built on a lot 45 feet wide.



Front Porch When Screened.

Our Guarantee Protects You—Order Your House From This Book
Price Includes Plans and Specifications.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - 48

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: tim.nusraty@gmail.com Contact Person: Tim Nusraty
Tax Account No.: _____ Daytime Phone No.: 301-767-5053
Name of Property Owner: Tim Nusraty Daytime Phone No.: 301-767-5053
Address: 8741 Sleepy Hollow Lane, Potomac, MD 20854
Street Number City State Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING PREMISE

House Number: 7515 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Carroll & Lincoln Avenues
Lot: 34 Block: 37 Subdivision: Gilbert's Addition to Takoma Park
Liber: 25742 Folio: 201 Parcel: 13-01071230

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: \$ \$500.00

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

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.

Tim Nusraty
Signature of owner or authorized agent

April 2, 2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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:

This home is a Sears Avalon kit home. When the home was built, the sides of the front porch were open. The previous owner enclosed the porch. I intend to restore the porch to its original condition.

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

I intend to restore the front porch to its original condition by removing the siding, windows, and interior wall panels. I will then install new railings, per specifications approved by the Montgomery County Department of Permitting Services on March 20, 2019. No structural, cosmetic or other alterations will be made to the porch.

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

*8741 Sleepy Hollow Lane
 Potomac, MD 20854*

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

*Paul Margolis
 7514 Carroll Avenue
 Takoma Park, MD 20912*

*Al-Tariq Harris
 7513 Carroll Avenue
 Takoma Park, MD 20912*

*Luis Murillo
 7517 Carroll Avenue
 Takoma Park, MD 20912*

Existing Property Condition Photographs (as of April 2, 2019)

Property: 7515 Carroll Avenue, Takoma Park, MD 20912
Re: HAWP Permit



Photo of front of home



Photo of front porch facade



Photo of porch interior



Rear view of porch

Existing Property Condition Photographs (as of April 2, 2019)

Property: 7515 Carroll Avenue, Takoma Park, MD 20912
Re: HAWP Permit



Photo of front of home



Photo of front porch facade

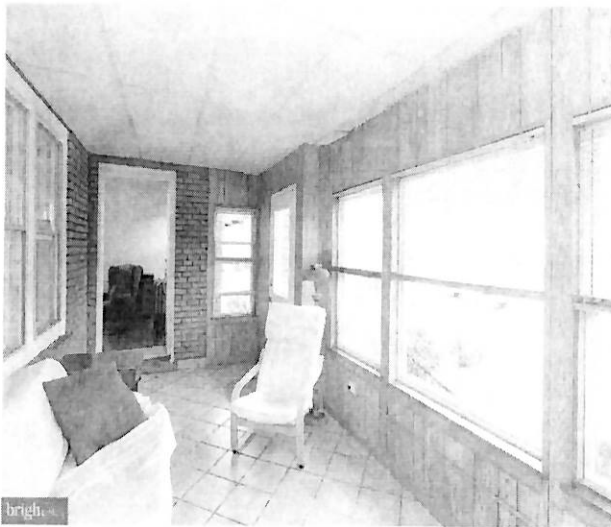


Photo of porch interior



Rear view of porch

7515 Carrol Ave. - Porch Alterations

1 message

Bruechert, Dan <Dan.Bruechert@montgomeryplanning.org>
To: "tim.nusraty@gmail.com" <tim.nusraty@gmail.com>

Mon, Mar 25, 2019 at 12:44 PM

Tim:

Because you are in the Takoma Park Historic District, a Historic Area Work Permit (HAWP) is required for this work. This is a straightforward process and is outlined here: <https://montgomeryplanning.org/planning/historic/historic-area-work-permits/>. Based on your description of the work proposed, I expect this to be approved without a hearing, however, only the Historic Preservation Commission can approved these changes. In addition to the application materials identified on our website, we will also need to have details about the proposed railing that will be installed along the front edge of the porch. We support what you're doing here in restoring the appearance of your house, but it needs to go through the regulatory step of getting the HAWP.

I looked in our records and your house was identified as a Sears Avalon kit house. If you're interested, I found this page detailing a little bit more about the house: <http://www.searshomes.org/index.php/2012/07/26/the-avalon-bungalow-at-an-affordable-price/>. The columns on your house are a little bit different, but that's not unusual as design elements for Sears houses did change from year to year.

If you have any questions for me our would like to me to discuss the application requirements, please feel free to reach out. My direct line is 301.563.3408.

Thank you,

Dan

**Dan Bruechert**, LEED-AP | Senior Planner | Historic Preservation Section

Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC

Office: 8787 Georgia Ave, Suite 204 | Silver Spring | Mail: 8787 Georgia Avenue | Silver Spring MD 20910

301-563-3408 phone | 301-563-3412 fax | [Email Me Here](#) | [Our Web Site](#)

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APPROVED BY Mayor and Council
Town of Takoma Park, Maryland
by Ordinance No. 597, May 19, 1924
S. W. D. Clark
Town Clerk



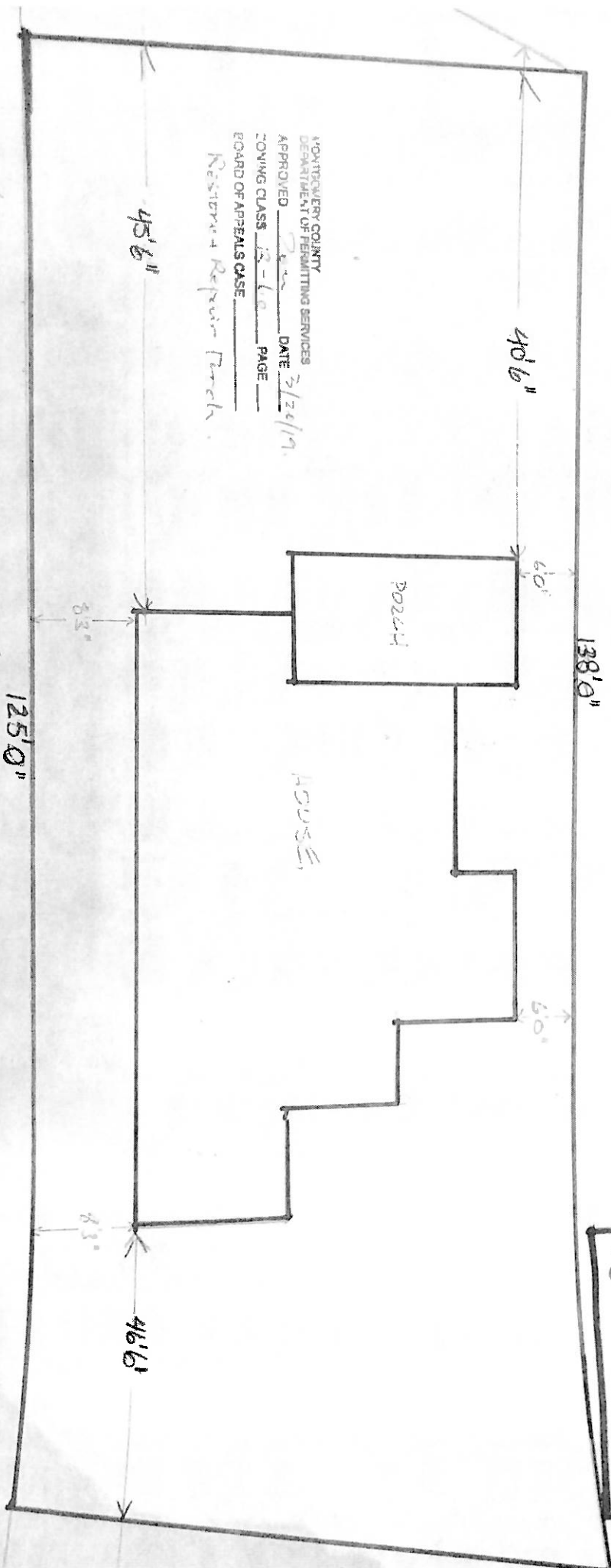
7515 CARROLL AVENUE

PART PLAN

THIS PLAN, WHEN
CORRECTLY LOCATED,
SHOULD BE USED TO THE
ENTIRETY OF THE
STRUCTURE TO BE
CONSTRUCTED.

SAIDING, ROOFING,
STRUCTURAL CHANGES WILL BE
W/...

B.2 of 6



MONTEGUE COUNTY
DEPARTMENT OF PERMITTING SERVICES
APPROVED 7/26/17 DATE 7/26/17
ZONING CLASS R-1 PAGE 1
BOARD OF APPEALS CASE Resident's Appeal Permit

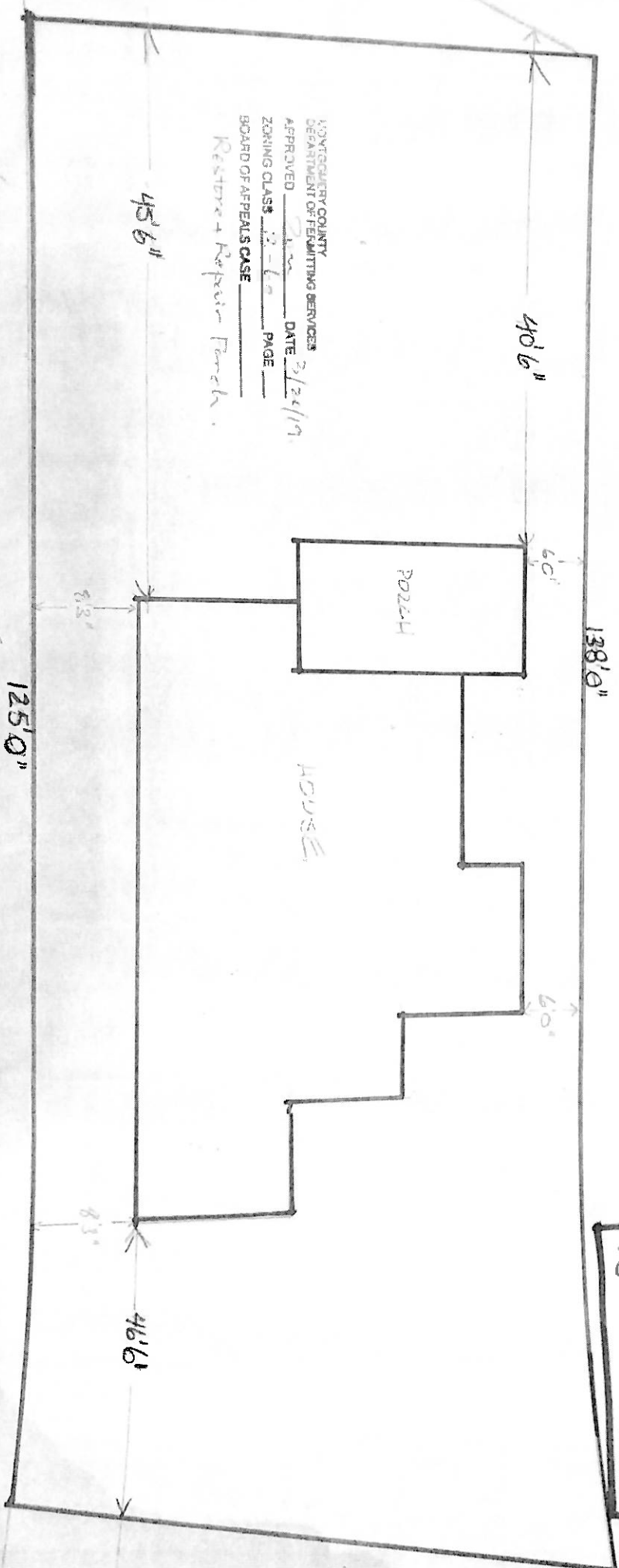
ATTN: HOUSE MEASUREMENTS
1/8" = 1'0"

STEVEN BUCKLE ASSOC., INC.
202-549-0013

PLAN

siding, even from structural changes will be minor.

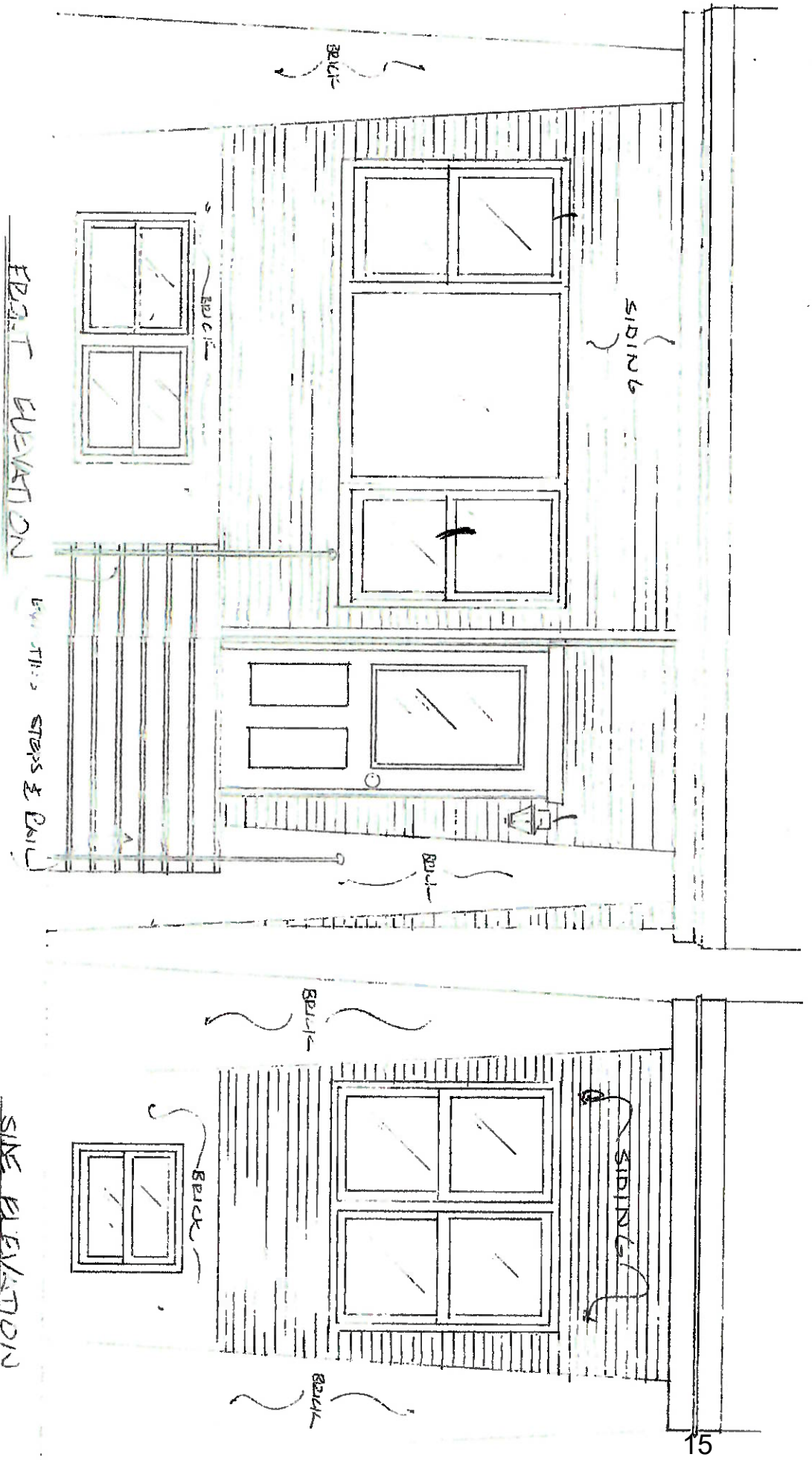
9270



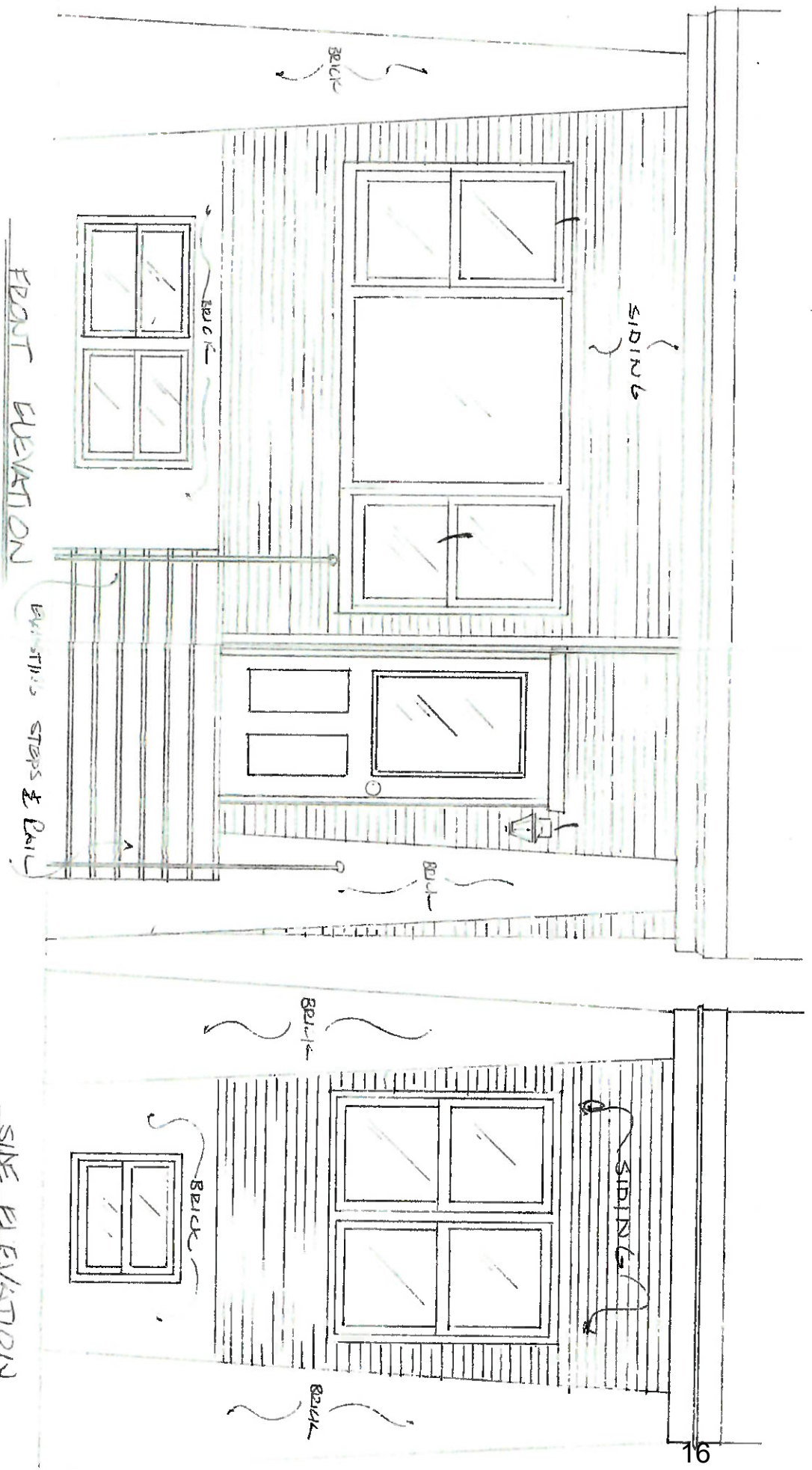
~~ATT w/ HOUSE MEASUREMENTS~~
1/8 = 1'0"

STEVEN RICHARDS ASSO. INC.
202-547-0013

7515 CARROLL AVE
EXISTING PORCH DETAIL

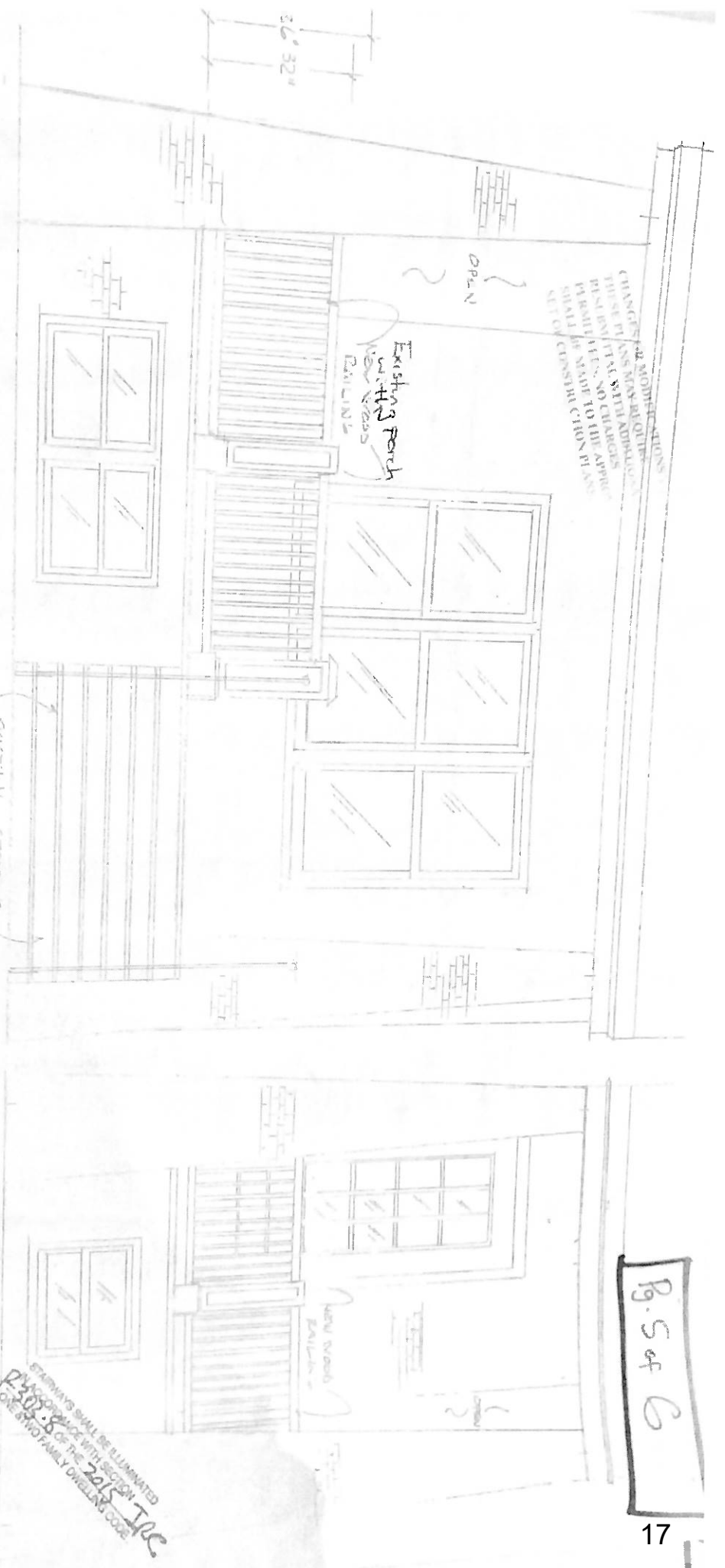


7515 CARROLL AVE
EXISTING PORCH DETAIL



B.5 of 6

CHANGES & MODIFICATIONS
 THESE PLANS MAY BE ALTERED
 WITHOUT NOTICE, SO CHANGES
 SHALL BE MADE TO THE APPLICABLE
 SET OF CONSTRUCTION PLANS



FRONT ELEVATION

EXIST'G 146 STEPS & RAIL

SIDE ELEVATION

STAIRWAYS SHALL BE ILLUMINATED
 IN ACCORDANCE WITH SECTION 205.8
 OF THE 2015 IBC FOR TWO-FAMILY
 DWELLING CODE

7515 CARROLL AVENUE
 RISTERO PORCH DETAIL
 1/2" = 1' 0"

Existing Porch / Stairs & Railing
 shall Mountain Compliance
 THESE PLANS SHALL COMPLY WITH
 PS02.6 PS07.1 & IBC R311.7 R312,
 2015 IBC 1 & 2 FAMILY DWELLING CODE
 AMENDED BY MONT. CO.

STAN RICKS & ASSOC. INC.

202-544-2013

APPROVED FOR BIRTH, RESIDENTIAL PLANNING
 SHALL BE PROVIDED TO THE EXISTING ARCHITECT
 BEFORE ANY WORK IS DONE TO A WALL OR FLOOR
 ASSEMBLY OR WOOD FRAME CONSTRUCTION.

18

OPEN

56' 32"

EXISTING STEPS & PAIR

STAIRWAYS SHALL BE ILLUMINATED
IN ACCORDANCE WITH SECTION
503.8 OF THE 2015 IBC
ONE TWO FAMILY DWELLING CODE

262-541-0013

AMENDED BY MONT. CO.