MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7515 Carroll Avenue, Takoma Park
Meeting Date: 4/24/2019

Resource: Contributing Resource
Report Date: 4/17/2019
Takoma Park Historic District

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.
I.E

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.
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.
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.

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 Pleasently located is 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 is beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grades of putty.

Oriental Slate Surfacd Shingles, guaranteed for 17 years.


OPTIONS
Sheet Plaster and Plaster Finish to take the place of wood
lath, $55.00 extra. See page 132.
Storm Doors and Windows, $55.00 extra.
Screen Doors and Windows, galvanized wire, $45.00 extra.
Oak Doors and Trim for living room and dining room,
$80.00 extra.
Can be built on a lot 45 feet wide.

Our Guarantee Protects You—Order Your House From This Book
Price Includes Plans and Specifications.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: tim.nusraty@gmail.com
Contact Person: Tim Nusraty
Daytime Phone No.: 301-767-5053

Tax Account No.: 
Name of Property Owner: Tim Nusraty
Daytime Phone No.: 301-767-5053
Address: 8741 Sleepy Hollow Lane, Potomac, MD 20854
Street Number: City: Street: Zip Code
Contractor: N/A
Contractor Registration No.: 
Agent for Owner: 
Daytime Phone No.: 

LOCATION OF PROPOSED WORK
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
- [x] Alter/Renovate
- [ ] A/C
- [ ] Slab
- [ ] Room Addition
- [ ] Porch
- [ ] Deck
- [ ] Shed
- [ ] Move
- [ ] Install
- [x] Wreck/Rem
- [ ] Solar
- [ ] Fireplace
- [ ] Woodburning Stove
- [ ] Single Family
- [ ] Revision
- [ ] Repair
- [ ] Reovable
- [ ] 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 additions

2A. Type of sewage disposal: [ ] WSSC [ ] Septic [ ] Other:

2B. Type of water supply: [ ] WSSC [ ] Well [ ] 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.

[Signature] April 2, 2019

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: [Signature] Date:

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

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:
      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.

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

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
</table>
| **8741 Sleepy Hollow Lane**  
**Potomac, MD 20854** | |

**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>                   Mon, Mar 25, 2019 at 12:44 PM
To: "tim.nusraty@gmail.com" <tim.nusraty@gmail.com>

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.searhomes.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-NCPDC
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
7815 Carroll Ave
Existing Porch Detail
Front Elevation
Side Elevation