

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7329 Carroll Ave., Takoma Park	Meeting Date:	6/26/2019
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	6/19/2019
Applicant:	Colin J. and Kristin Treado	Public Notice:	6/12/2019
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-19BB	Staff:	Dan Bruechert
PROPOSAL: Front Stair Replacement			

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923

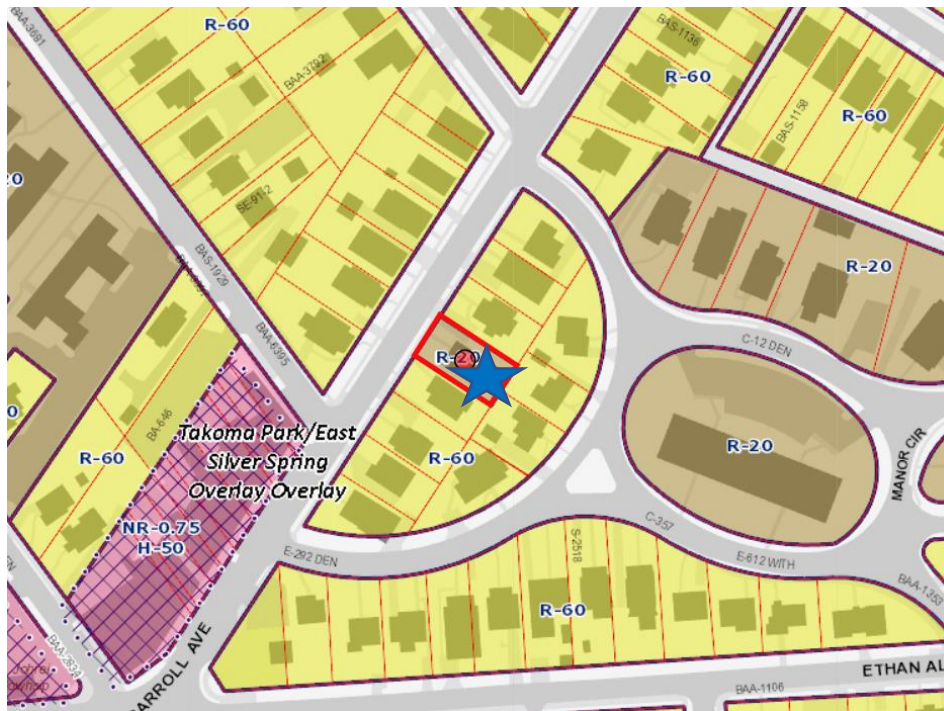


Figure 1: 7329 Carroll Ave.

PROPOSAL

The applicant proposes to replace the existing wood front stairs and install new wood stairs.

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Preservation of original building materials and use of appropriate, compatible new materials is encouraged

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.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

STAFF DISCUSSION

The applicant proposes replace the existing wood and composite stairs and railing with a new set of stairs. Staff finds the proposed work is appropriate and recommends approval.

The existing stairs are not historic and show significant signs of rot and damage. The existing treads are Trex and the steps and railing are not original to the building. The proposed new stairs will be wood with a wood railing. The new stairs will alter the rise of the existing stairs and add two additional treads. The new stairs will project 97 ½" (ninety-seven and one-half inch) from the porch. The existing stairs currently project 82" (eighty-two inches) from the front of the porch. The other proposed change in the design at the front is the size of the square railing post will increase in size from the existing 4" × 4" (four inches by four inches) to a larger 6" × 6" (six inches by six inches). The railing will maintain the 2" × 2" (two inch by two inch) pickets.

Staff finds that the existing stairs and railing are not historic, and their removal will not affect the historic integrity of the house or the surrounding district and Staff recommends approval.

The new stairs maintain the design of the existing stairs but will be done in a configuration that complies with existing building code regarding the rise/run of the steps. Staff finds that the new stairs are an appropriate material and are done in a design that is compatible with the historic house (per the *Design Guidelines* and 24A-8(b)(2)). Staff finds that the additional 15" (fifteen inch) projection of the front stairs is not a significant alteration that will alter the character of the house or the surrounding streetscape. Staff recommends approval of the new stairs and railing.

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.

**HISTORIC PRESERVATION COMMISSION**
301/563-3400**APPLICATION FOR
HISTORIC AREA WORK PERMIT**Contact Email: Krtreado@gmail.com Contact Person: Kristin Treado
Daytime Phone No.: 240-601-8790Tax Account No.: _____
Name of Property Owner: Colin J & Kristin Treado Daytime Phone No.: 240-601-8790
Address: 7329 Carroll Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISEHouse Number: 7329 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Lee Avenue
Lot: 39 Block: 45 Subdivision: Carroll Manor
Liber: _____ Folio: _____ Parcel: _____**PART ONE: TYPE OF PERMIT ACTION AND USE****1A. CHECK ALL APPLICABLE:**

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Reze
☐ 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: front steps

1B. Construction cost estimate: \$ 4,000 - 10,500

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height _____ feet _____ inches

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

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

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

Signature of owner or authorized agent

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:

House is a bungalow constructed in approximately
1923 in the Historic District of Takoma Park.

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

Project is to replace currently dilapidated
wood and composite steps to front porch.
Steps are neither historic nor original
to the house. New steps would be wood,
eliminate rise and run issues that create a
trip hazard, and would more accurately match
the historic nature of the house facade.

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.

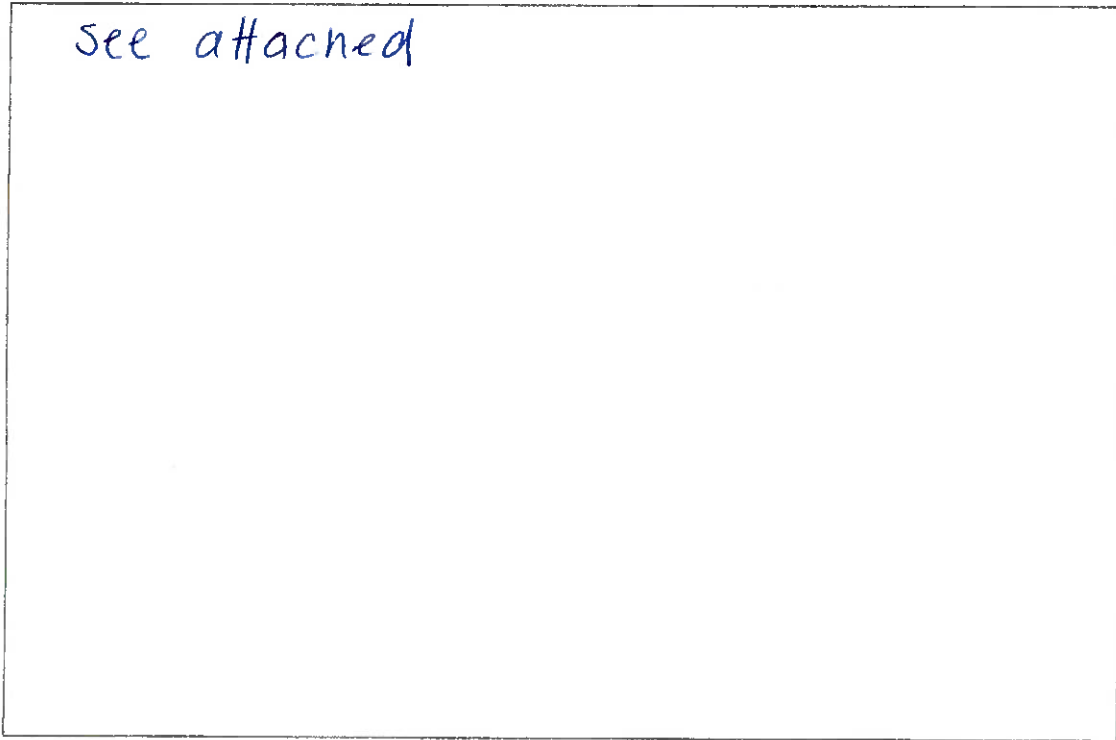
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

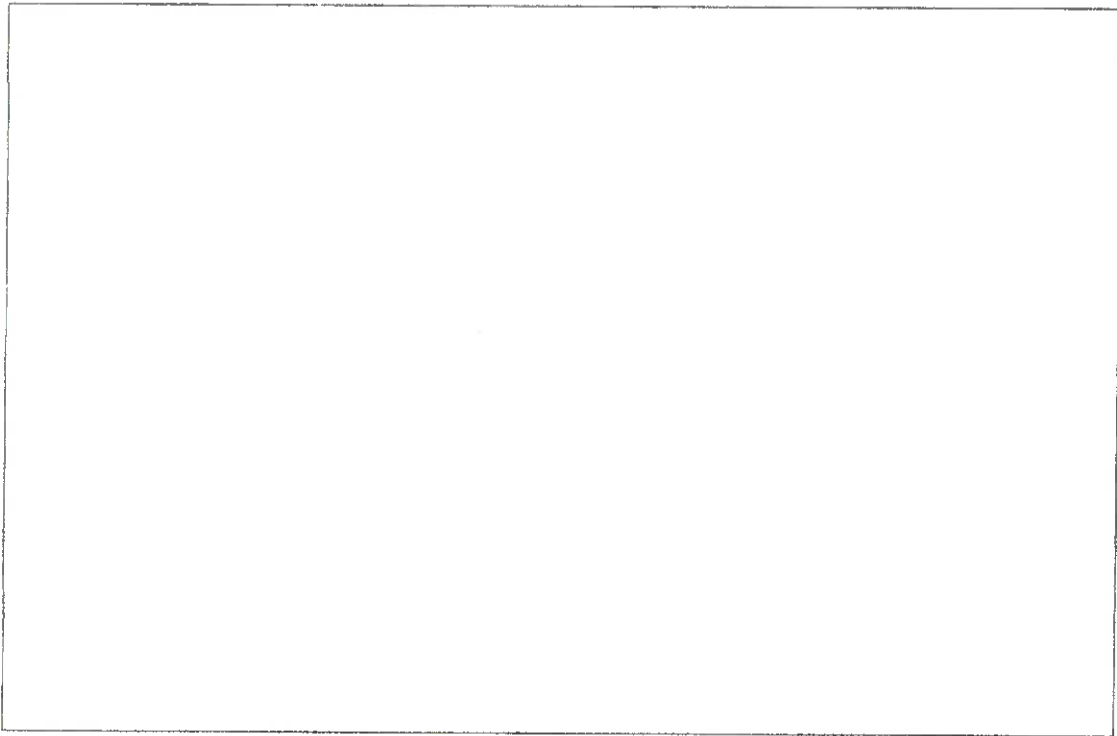
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Kristin + Colin Treado 7329 Carroll Ave Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Kevin Perese & Megan Gallagher 7331 Carroll Ave Takoma Park, MD 20912	Jay & K Danner-McDonald 7336 Carroll Ave Takoma Park, MD 20912
Jason + Thaisa Katz 7327 Carroll Ave Takoma Park, MD 20912	Fabio Leonessa + Assalisa Parlavecchia 7338 Carroll Ave Takoma Park, MD 20912

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Applicant: Kristin + Colin Treado



posts would be replaced
with 6x6 to better
match porch detailing



overview of steps from
front of property



detail to demonstrate steps
are neither historic nor
original to the property



overview of current
existing steps - steps would
come out further to correct
rise and run issues and cover
bottom concrete step



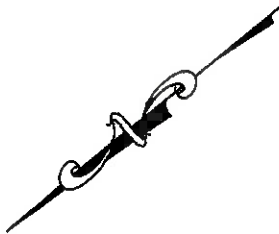
close-up to show composite material on steps - would be replaced with wood.



close-up to show rise of step is unnaturally high, creating a trip hazard

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

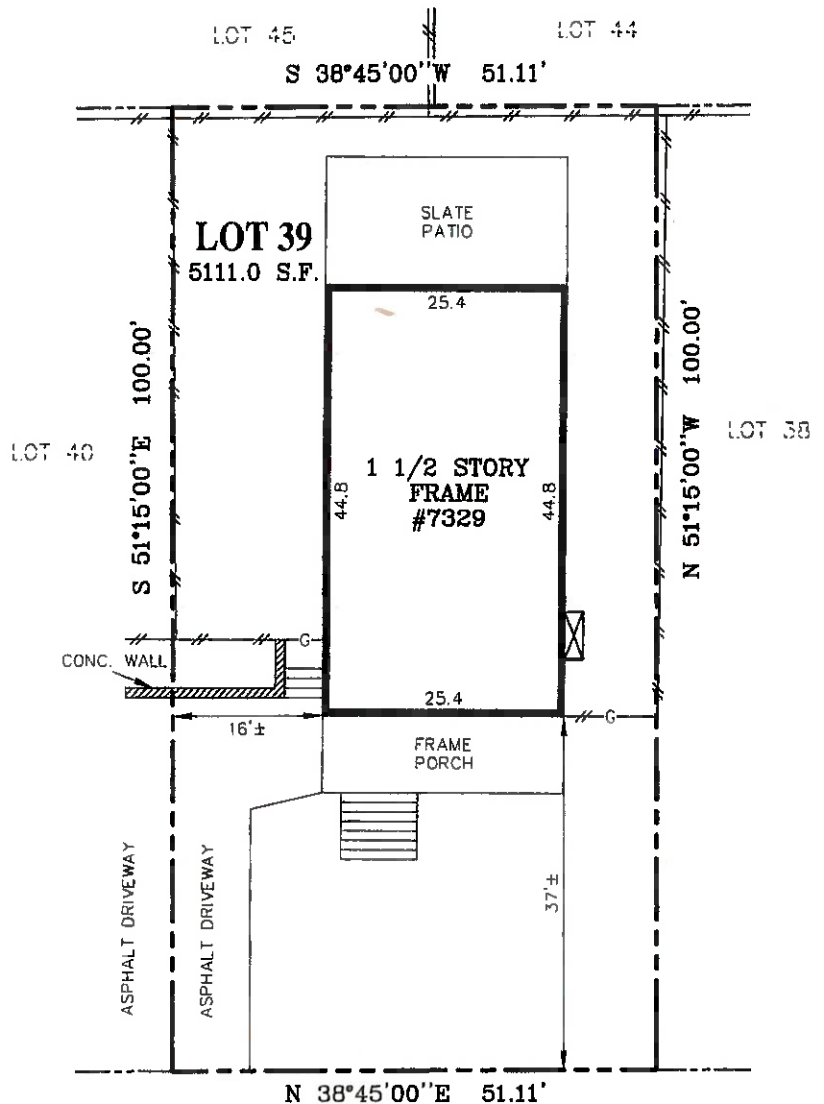


Notes


1. Flood zone "X" per H.U.D. panel No. 0460D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. Fences, if shown, have been located by approximate methods.



**LOCATION DRAWING
LOT 39, BLOCK 45
CARROLL MANOR ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND**



CARROLL AVENUE

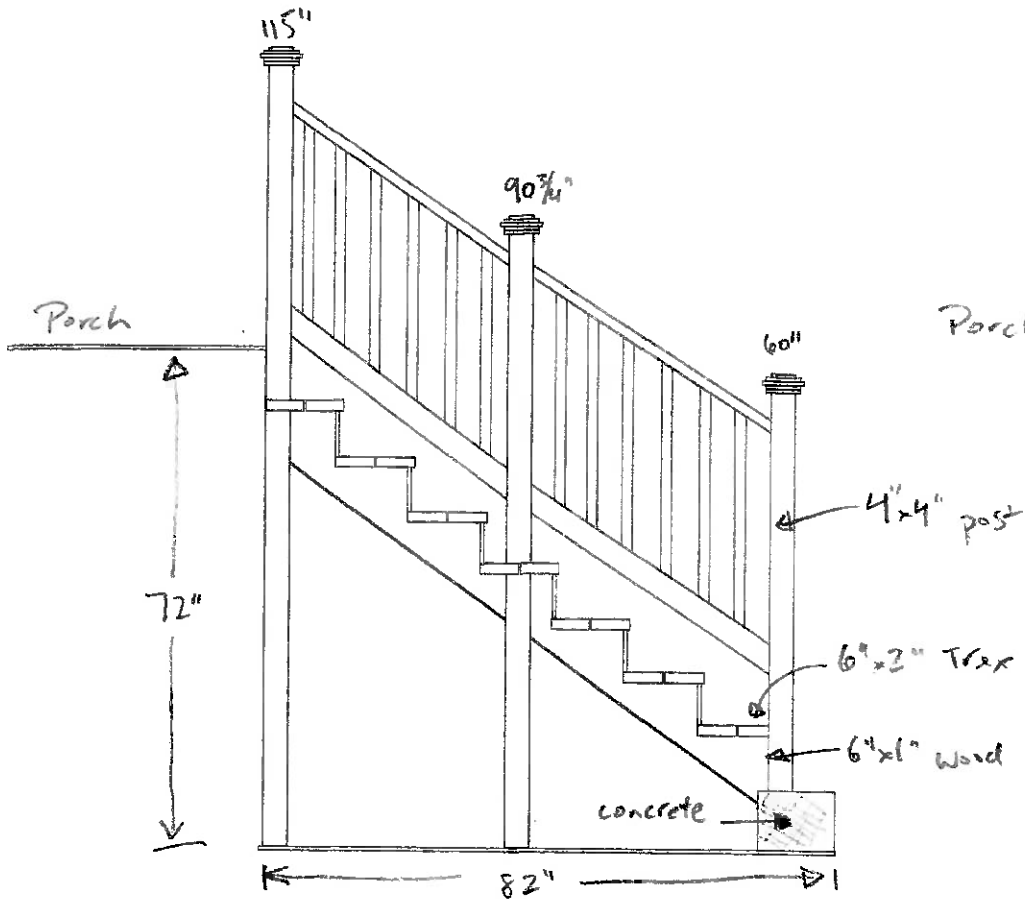
SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1288		
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK.	3		DATE OF LOCATIONS		SCALE: 1" = 20'
		PLAT NO.	219		WALL CHECK:		DRAWN BY: B.A.S.
		LIBER			HSE. LOC.: 04-09-07		JOB NO.: 1207-2018
MARYLAND PROPERTY LINE SURVEYOR REG. NO. <u>587</u>		FOLIO					

Existing:

Rise of each step varies from $7\frac{1}{2}"$ to $11\frac{1}{2}"$. (UNSAFE)

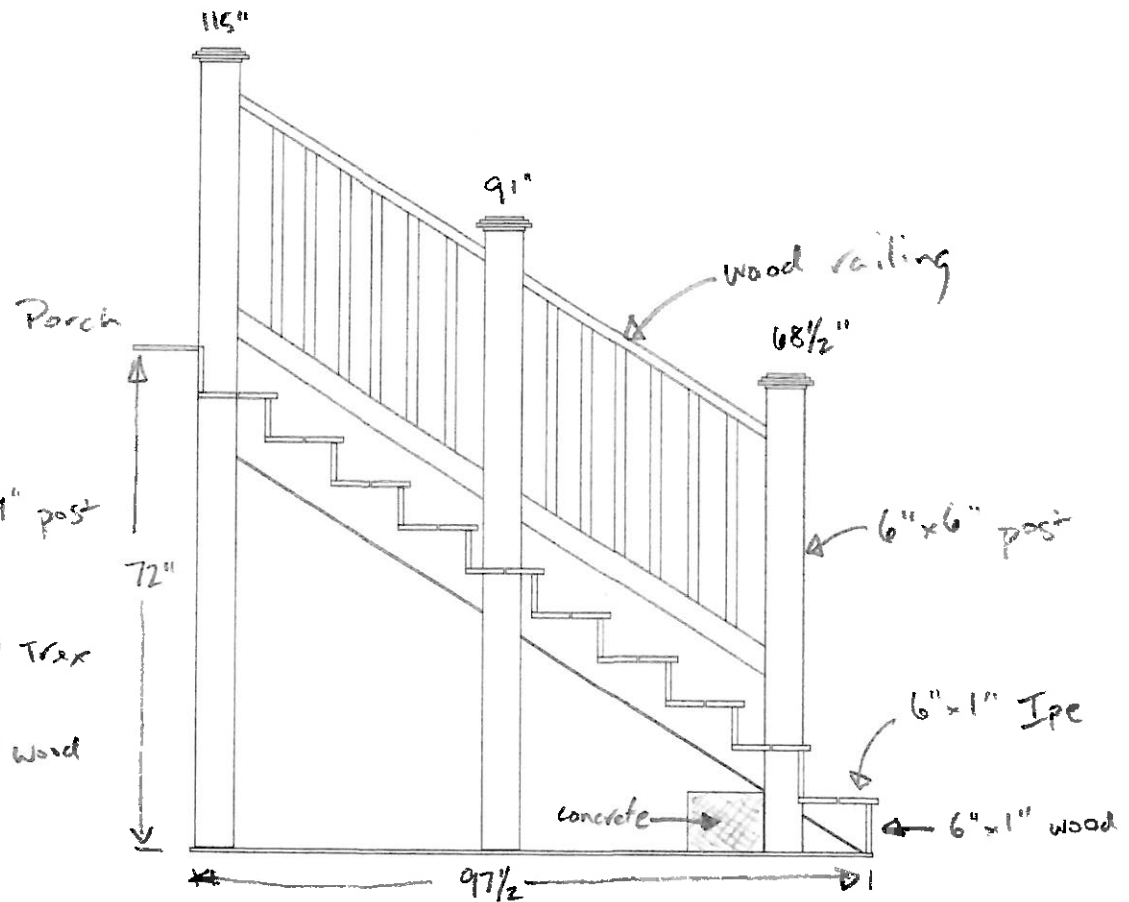
Proposed:

Rise of each step will be $7"$.



EXISTING

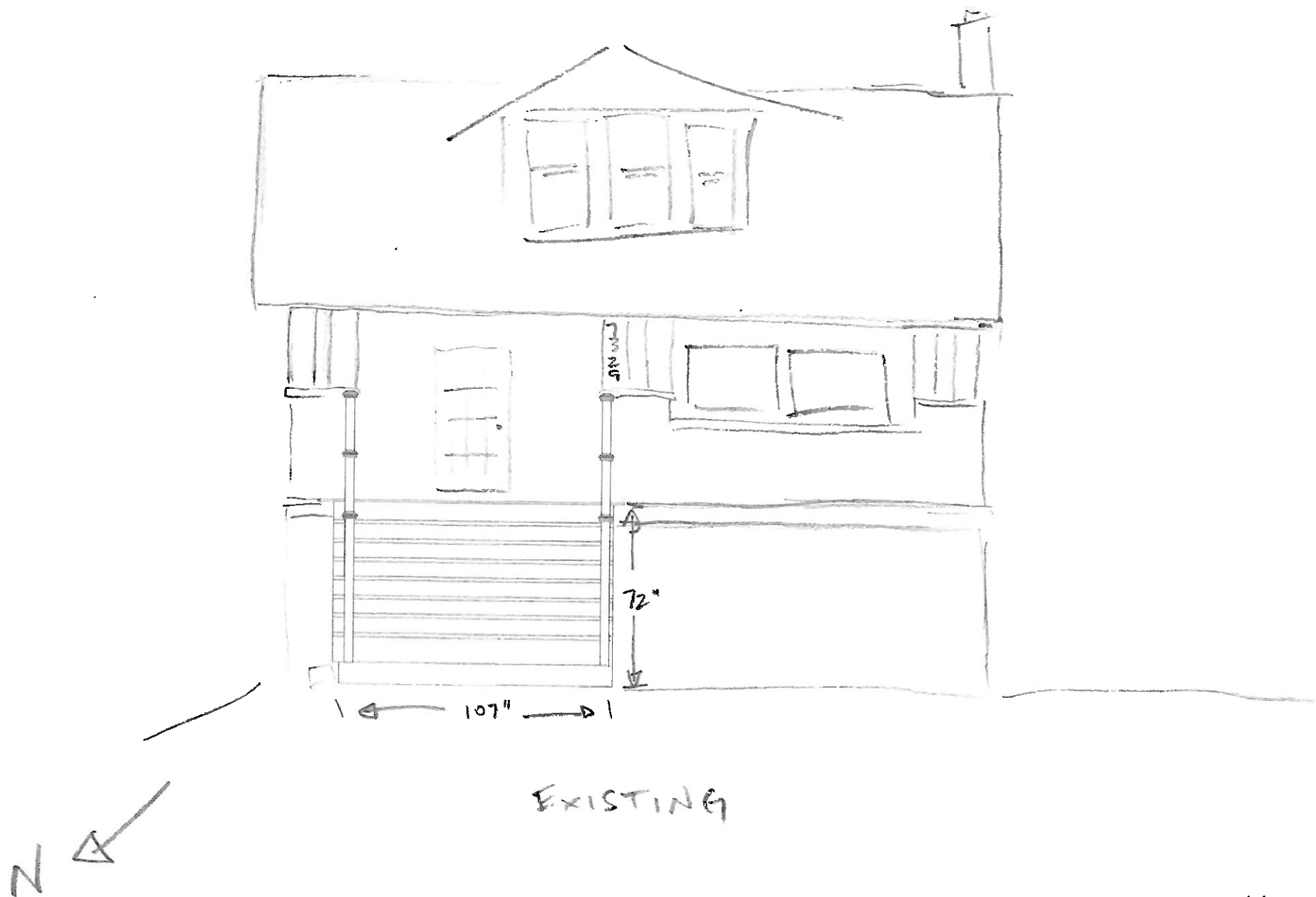
Materials: $4" \times 4"$ posts - wood
 $6" \times 2"$ T&E Composite
 $6" \times 1"$ wood
 wood railing w/ $2" \times 2"$ slats

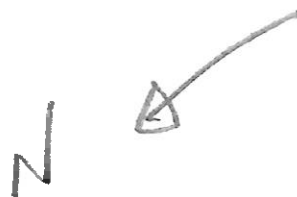


PROPOSED

Materials: $6" \times 6"$ posts, wood with copper caps
 $6" \times 1"$ Ipe wood
 $6" \times 1"$ wood
 wood railing with $2" \times 2"$ slats







PROPOSED