

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7401 Carroll Ave., Takoma Park	Meeting Date:	7/10/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/3/2019
Applicant:	K.T. and Wade Schroeder (Dana Haden, Architect)	Public Notice:	6/26/2019
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Building addition		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1920s



Fig. 1: Subject property marked by yellow star.

PROPOSAL

The applicants propose to construct a building addition at the subject property.

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.
- 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 plicative of earlier architectural styles.

- 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.

Montgomery County Code; Chapter 24A-8

- (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; 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 the Interior's Standards for Rehabilitation:

2. The historic character of a property [or, as in this case, the historic district] shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

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.

10. New additions and adjacent or related new construction shall 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 subject property is a c. 1920s Craftsman-style Contributing Resource within the Takoma Park Historic District. The house is on a corner lot, with its front facing Carroll Avenue to the north-west and its right-side facing Manor Circle to the south-west. The adjacent house to the rear (south-east) is outside of the historic district. There is currently a one-story rear addition, with roof ridge higher than that of the historic house.

The applicants propose to construct a new one-story rear addition, which will project beyond both sides of the existing one-story rear addition, resulting in a T-shaped addition. The proposed addition will be coplanar with the historic house on the right (south-west) elevation and it will project beyond the left (north-east) elevation of the historic.

Staff finds that, in accordance with the *Guidelines*, the proposed addition is in the appropriate location at the rear of the house; however, staff expresses concerns regarding the following aspects of the proposal:

- As noted, the proposed addition will project beyond the left (north-east) elevation of the historic. While the Commission typically requires rear additions to be entirely inset from the rear corners of the historic house, the subject property is steeply sloped, which may reduce the visibility of the north-east projection from the public right-of-way of Carroll Avenue.
- While full material specifications have not been provided for all proposed materials, staff asks for the Commission's guidance regarding appropriate materials and fenestration (i.e., type, size, pattern) for the proposed addition.
- Staff asks for the Commission's guidance regarding appropriate alternatives for the proposed addition. Because the proposed addition will be at the rear of an existing rear addition (which, as noted, has a higher ridge than historic house), it may be inappropriate to extend further to the rear. There are also building setback requirements and existing site features (i.e., an accessory structure and driveway), which prevent further additions directly to the rear.

STAFF RECOMMENDATION

- Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: danahaden@gmail.com Contact Person: Dana Haden
Daytime Phone No.: 301.237.8537
Tax Account No.: 01071070
Name of Property Owner: KATHLEEN MOORE Daytime Phone No.: 240.305.7042
Address: 7401 CARROLL AVE, TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: DAVE HOSKINS / RIGHT ANGLE Phone No.: 301.602.7174
Contractor Registration No.: 46781
Agent for Owner: Dana Haden Daytime Phone No.: 301.237.8537

LOCATION OF BUILDING/PREMISE

House Number: 7401 Street: CARROLL
Town/City: TAKOMA PARK Nearest Cross Street: MANOR CIRCLE
Lot: P1 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/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: \$ 200,000

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/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.

Dana Haden
Signature of owner or authorized agent

6/27/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 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:
This home is a no. 2 contributing resource in the historic district in Takoma Park. This cottage is located on a corner lot. This home was built in 1918. The homes beautiful stone chimney and its windows and brackets are the most charming details which we hope to preserve.
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
See attached sheet.

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.

1312 Cresthaven Dr.
Silver Spring, MD 20903
301-237-8537

June 27, 2019

General Description for 7401 Carroll Ave., Takoma Park, Md

This project involves taking a 3 bedroom/1 bath home and turning it into a 3 bedroom 2 bath home. The existing rear back bedroom will be enlarged to create a master bedroom suite. It will also include a new enlarged kitchen design and a new side entrance with a mudroom.

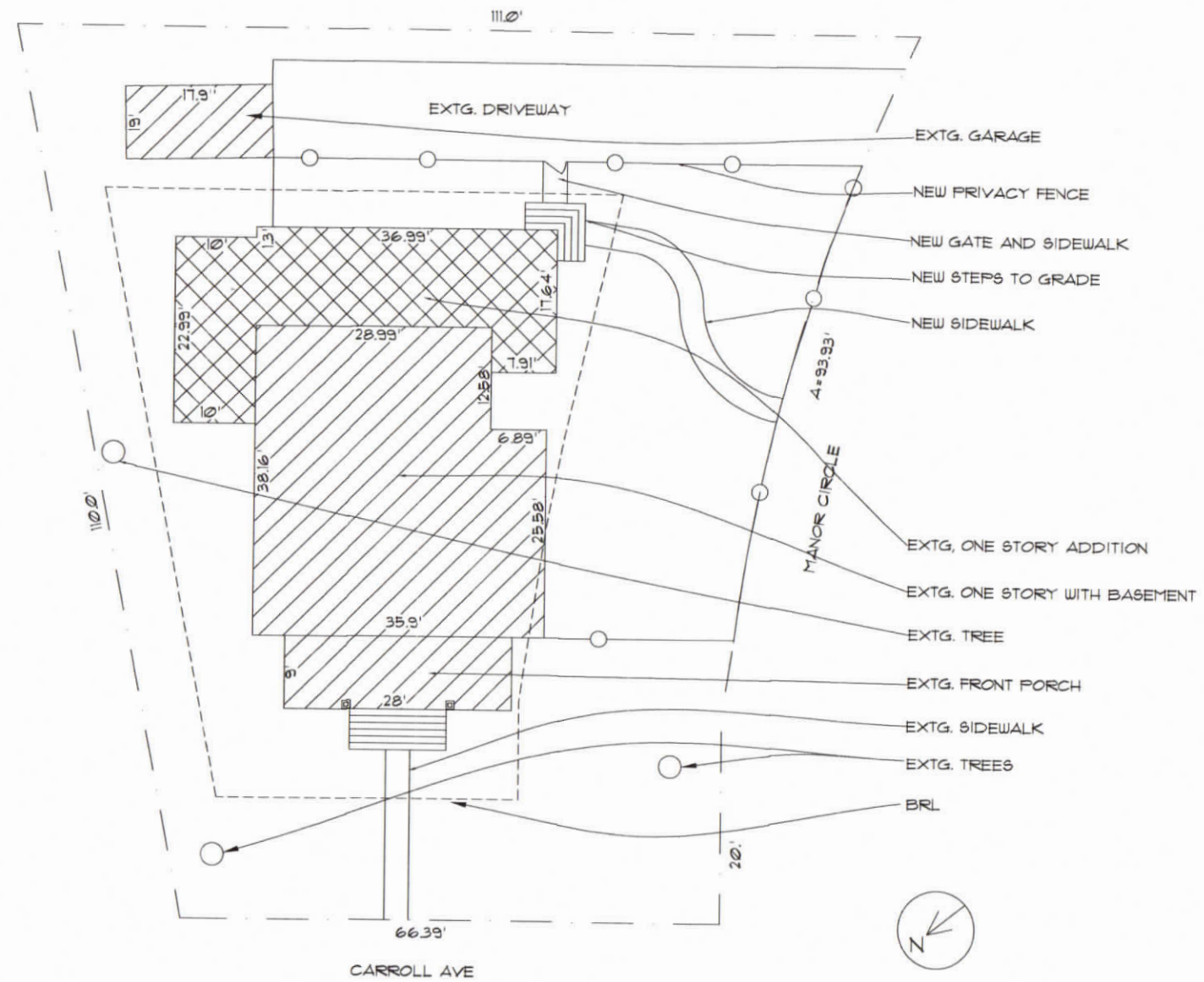
The zoning department is calling Carroll Ave the side street with a setback of 15'. They have designated the Manor Circle as the front side with a 25' setback. These setbacks along with the two street frontages and no parking on Carroll Ave have all played a very important role in the type of addition I have come up with. In addition, this historic home has such a beautiful cottage feeling that we never considered a second story as any solution to the homeowners needs.

The additional spaces are being added onto the home in a way that the existing back bedroom is now becoming a master suite. The kitchen is being added onto to create a much nicer kitchen but still in the same basic location so that the house flow continues to work.

And since there is no parking on Carroll the main entrance used by the homeowners is the small side entry on the Manor Circle side which is inadequate at best and was one of the first real problems with the home... the small, odd, entry on the side.

This addition is the minimal design with the minimal negative affects to the charming original home and it keeps the original design flow of the house in-tack on the inside which works so well.

The mass of the addition has been broken down to work with the scale of the existing home and many of the original design ideas are continued with the addition. The homeowners will re-use the beautiful existing windows in the new design. The other windows will be aluminum clad wood windows with a similar profile. We propose using hardiplank siding and Azek trim. Exterior trim will be replicated as closely as possible on the new addition.



SITE PLAN
SCALE: 1" = 20'-0"

From: Daniels, Delvin Delvin.Daniels@montgomerycountymd.gov
Subject: RE: Zoning setbacks
Date: May 29, 2019 at 11:21 AM
To: Dana Haden danahaden@gmail.com

1. 7321 Willow Avenue. R-60 zone. Setbacks for an addition. Front: 25 feet Side: 7 feet Rear: 20 feet
2. 504 Ethan Allen Avenue. R-60 zone. Setbacks for an addition. Front: 25 feet, Side: 7 feet, Rear 20 feet.
3. 221 Grant Avenue. R-60 zone. Front setback: 25 feet, Side setback: 7 feet, Rear setback :20 feet
4. 7401 Carroll Avenue. R-60 zone. Front setback: 25 feet, Side setback 7feet, Rear setback: 20 feet. Carroll Avenue is a side street and the setback is 15 feet.
5. 511 Elm Street. R-60 zone. Front setback: 25 feet, Side setback 7 feet, Rear setback: 20 feet.

Please be advised that a copy of this email must be filed with any building permit request for these properties.

-
Delvin L. Daniels
Montgomery County Government
Permitting Services Specialist
255 Rockville Pike
Rockville, Md. 20850
Phone number: 240-777-6249
"Make No Decision based on Selfish Ambition"

From: Dana Haden <danahaden@gmail.com>
Sent: Thursday, May 23, 2019 11:20 PM
To: Daniels, Delvin <Delvin.Daniels@montgomerycountymd.gov>
Subject: Zoning setbacks

Hey Mr. Daniels
Good to talk to you the other day.
I am sending 5 plats that I want to check on the basic zoning setbacks!
Thank you so much!
Cheers
Dana

Studio d
Dana Haden AIA
danahaden@gmail.com
301-237-8537

From: Jan Van Zutphen JanVZ@takomaparkmd.gov
Subject: Re: Multiple tree assessments
Date: June 3, 2019 at 11:31 AM
To: Dana Haden danahaden@gmail.com

Dana,

7401 Carroll Ave:

Will the property owner save the cherry tree or submit a tree removal application? Please let me know.

Tree protection fencing will need to be installed as discussed on site:

1. To the site of the house (when facing from back to the right): install tree protection fencing (4' high 14 gauge welded wire fencing with metal stakes at least every ten feet), add a 6" layer of wood chips on top off plywood between addition and fencing.
2. Install tree protection fencing to protect tree on adjacent property: add to existing fence to the sidewalk and block of corner to the left of the driveway with tree protection fencing.

Regards,

On Thu, May 23, 2019 at 1:42 PM Dana Haden <danahaden@gmail.com> wrote:

Hey Jan

Hope you are well. I dropped off 4 tree assessments last week and am hoping to meet with you about those as soon as possible! Can you let me know a time frame for this?

Thanks

Dana

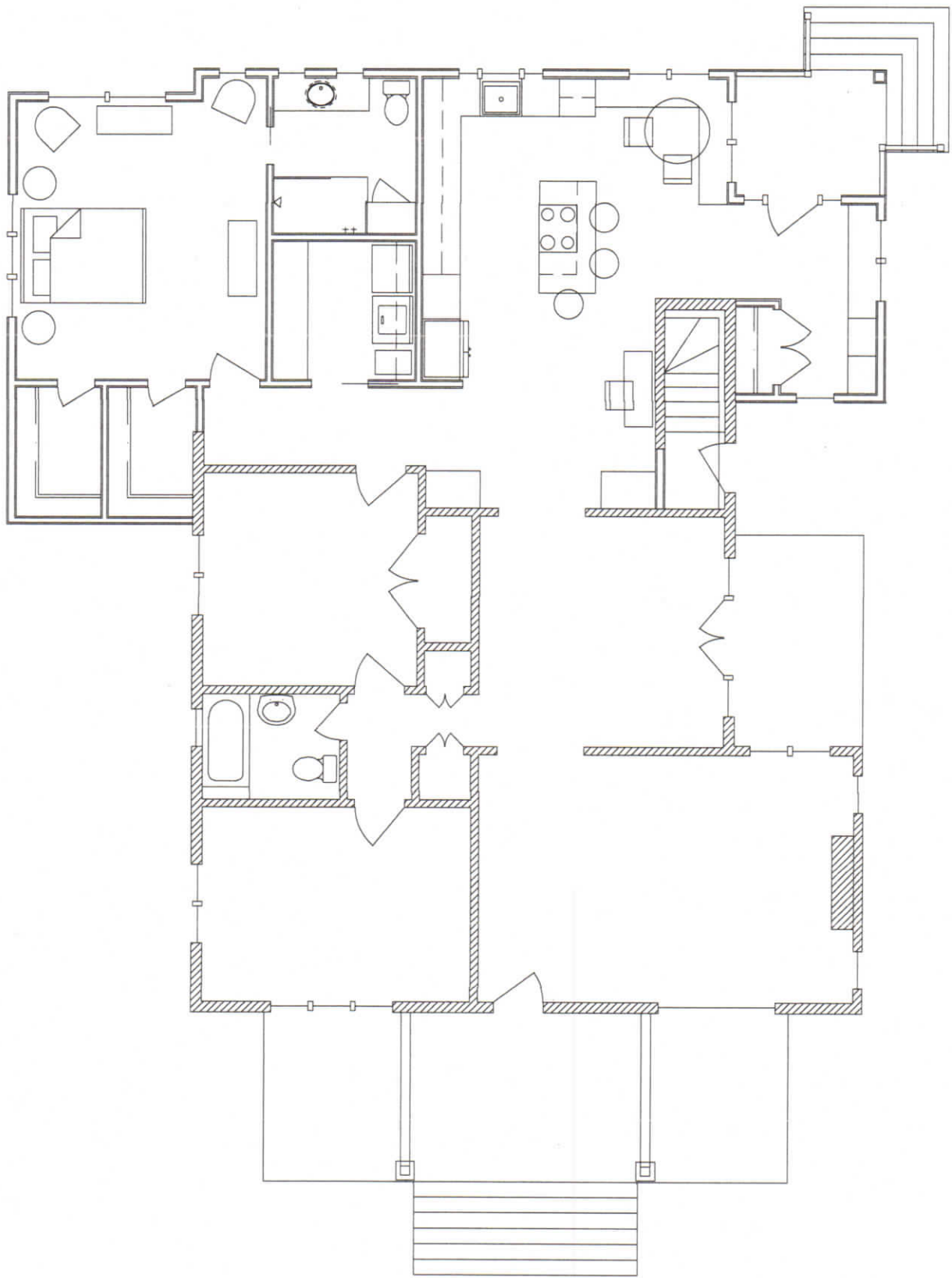
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Dana Haden AIA

danahaden@gmail.com

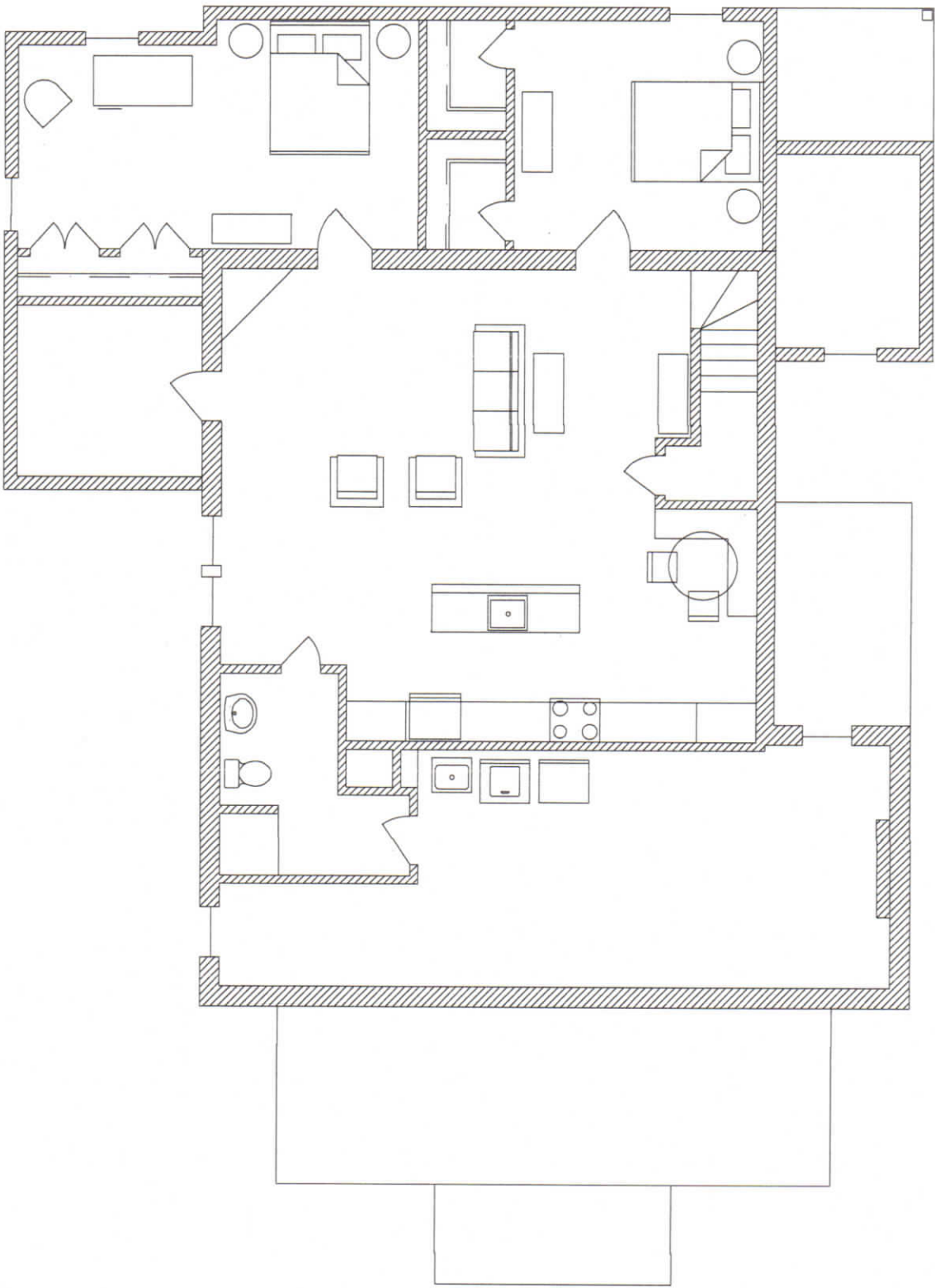
301-237-8537

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Jan van Zutphen
Urban Forest Manager
City of Takoma Park Department of Public Works
31 Oswego Avenue
Silver Spring, MD 20910
Ph: 301-891-7612
Fax: 301-585-2405
www.takomaparkmd.gov



NEW FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



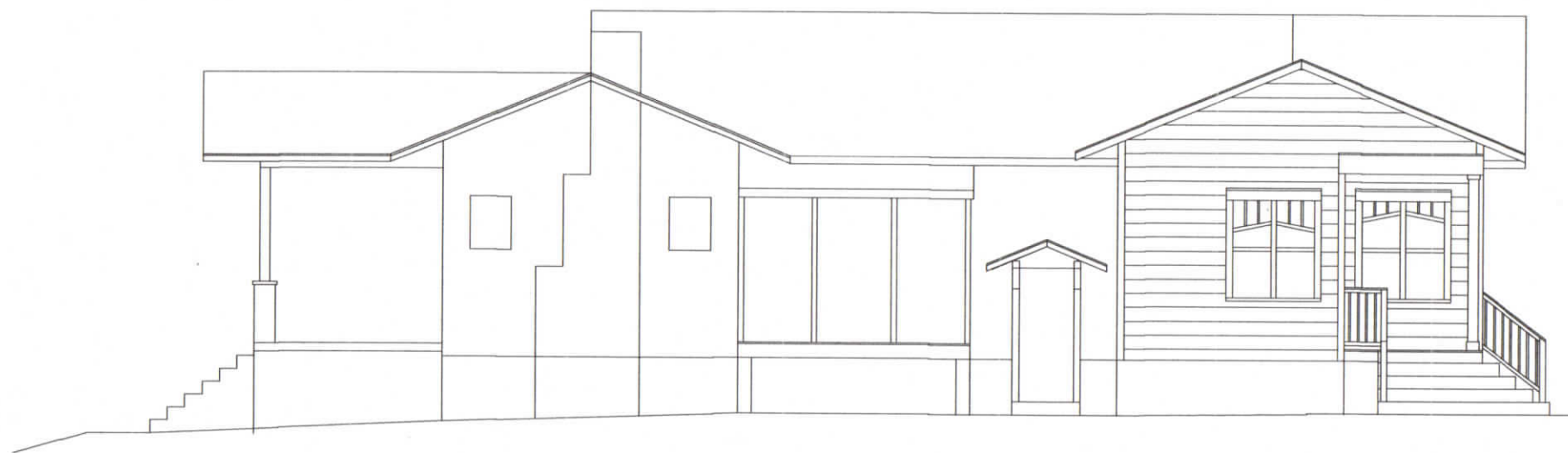
NEW BASEMENT PLAN

SCALE: 1/8" = 1'-0"



NEW FRONT ELEVATION

SCALE: 1/8" = 1'-0"



NEW RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



NEW REAR ELEVATION

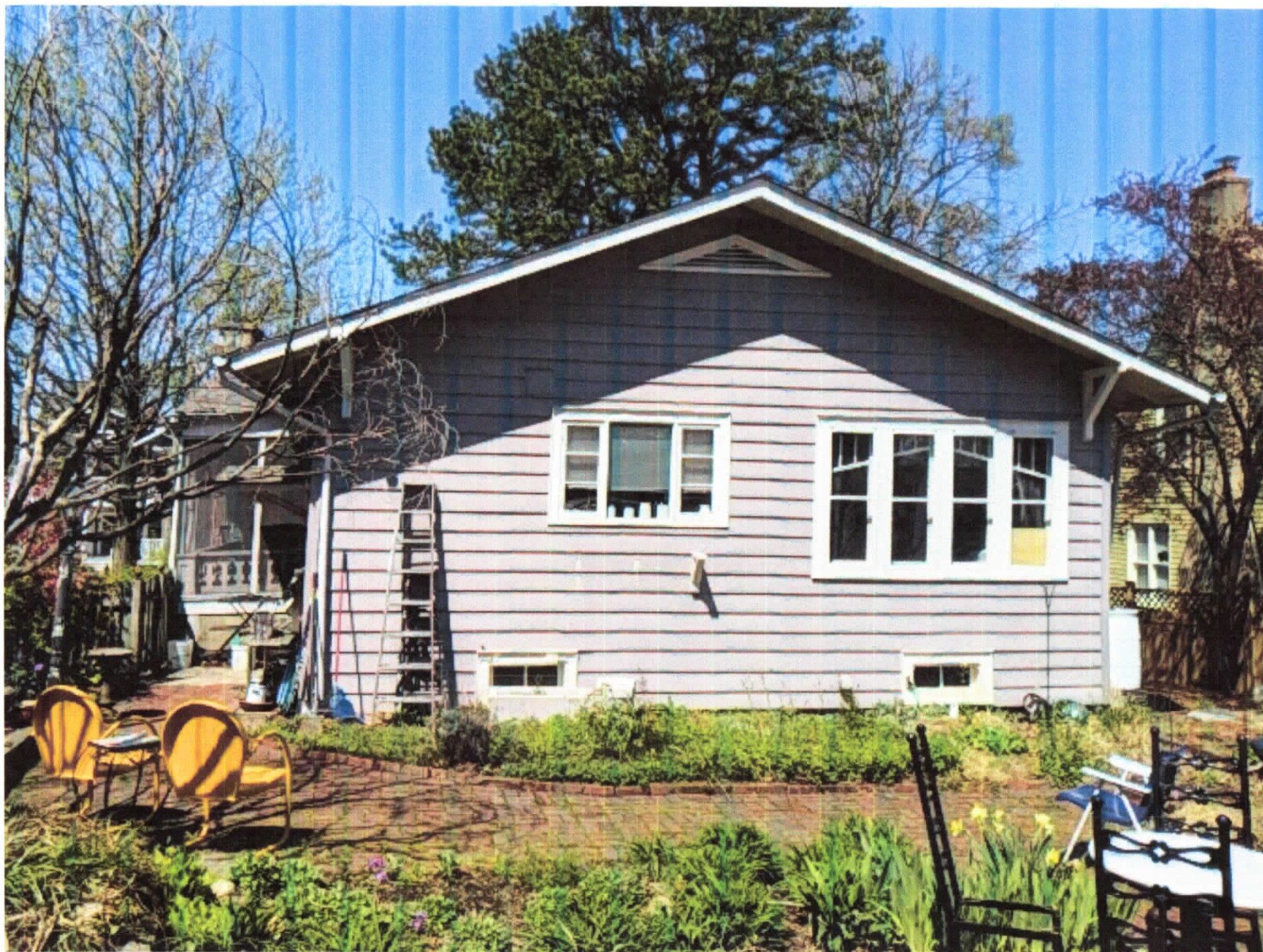
SCALE: 1/8" = 1'-0"



NEW LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"









HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address 7401 Carroll Ave Takoma Park, MD 20912	Owner's Agent's mailing address 1312 Cresthaven Dr. Silver Spring, MD 20903
Adjacent and confronting Property Owners mailing addresses	
7403 Carroll Ave	7400 Carroll Ave
7402 Carroll Ave	7348 Carroll Ave
7335 Carroll Ave	2280 Manor Circle