

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7136 Carroll Ave., Takoma Park	<b>Meeting Date:</b>	10/9/2019
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	10/2/2019
<b>Applicant:</b>	Nancy and Ben Martin <b>(Rick Vitullo, Architect)</b>	<b>Public Notice:</b>	9/25/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-1900	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Alterations		

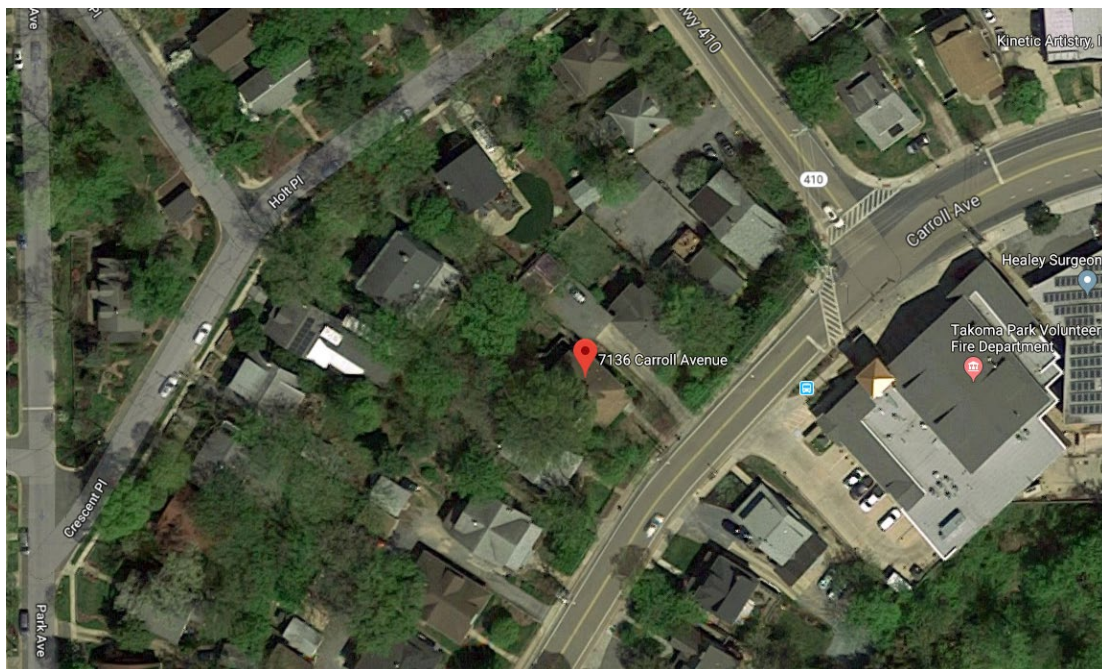
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Foursquare  
**DATE:** c. 1915-25



***Fig. 1: Subject property.***

## **PROPOSAL**

The applicants propose alterations at the subject property.

- Remove an existing non-historic deck from the rear.
- Construction of one-story screen porch addition at the rear.
- The screen porch will be wood with PVC screening and interior steel porch railing.
- The screen porch will have a rear-facing gable roof, with 3.5:12 slope. The roofing material will be asphalt shingles.
- There will be rear-loaded steps to grade on each side of the screened porch.
  
- Alterations to the existing non-historic rear addition.
- Replace the existing steel sheet siding with fiber cement siding (5" exposure).
- Replace one fixed window on the first floor of the rear elevation with a third door panel to match an adjacent sliding door.
- Replace one window (made from a glass door panel set horizontally) with three ganged wood awing windows in the same opening.

An attached wood shed with shed roof (covered with asphalt shingles) and paired entry doors will be constructed on the south-west (left) side of the existing rear addition. Bracketed porch overhangs will be constructed over the existing rear entry of the historic house (rear/right) and over an existing side entry on the north-east (right) side of the historic house. The overhangs will be constructed from wood, with asphalt shingle roofing. The existing wood piers on the front porch will be replaced with parged CMU masonry piers, which will be finished to match the stucco of the historic house. The front porch will be repaired, with deteriorated wood features replaced in-kind. The existing asphalt roofing, gutters, and downspouts on the historic house will be replaced in-kind.

## **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.

### ***Outstanding Resources – Residential***

The *Guidelines* characterize Outstanding Resources as those

“... which [are] of outstanding significance due to [their] architectural and/or historical features. An Outstanding Resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.”

These 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 to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior's Standards for Rehabilitation*.

The *Guidelines* that pertain to this project are as follows:

- 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, setbacks, and materials.
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.
- 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-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. 1915-25 Foursquare-style Outstanding Resource within the Takoma Park Historic District. The house fronts on facing Carroll Avenue to the south-east. The applicants propose the following alterations at the subject property:

- Removal of an existing non-historic deck from the rear.
- Construction of a one-story screened porch addition at the rear.
  - The screened porch will be wood, with PVC screening and an interior steel railing.
  - The screen porch will have a rear-facing gable roof, with 3.5:12 slope. The roofing

- material will be asphalt shingles.
  - There will be rear-loaded steps from grade on each side of the screened porch.
- Alterations to the existing non-historic rear addition.
  - Replace the existing steel sheet siding with fiber cement siding (5” exposure).
  - Replace one fixed window on the first floor of the rear elevation with a third door panel to match the existing adjacent sliding doors.
  - Replace one existing window (made from a glass door panel set horizontally) with three ganged wood awing windows in the same opening.
- An attached storage shed with shed roof (covered with asphalt shingles) and paired entry doors will be constructed on the south-west (left) side of the existing rear addition.
- Bracketed porch overhangs will be constructed over the existing rear entry of the historic house (rear/right) and over an existing side entry on the north-east (right) side of the historic house. The overhangs will be constructed from wood, with asphalt shingle roofing.
- The existing wood piers on the front porch will be replaced with parged CMU masonry piers, which will be finished to match the stucco of the historic house.
- The front porch will be repaired, with deteriorated wood features replaced in-kind.
- The existing asphalt roofing, gutters, and downspouts on the historic house will be replaced in-kind.

Staff finds that the proposed alterations are consistent with the *Takoma Park Historic District Guidelines* for Outstanding Resources. The proposed alterations are compatible with the historic house in design, scale and massing, and material. The proposed screened porch addition is at the rear, where it will be less visible from the public right-of-way and will not detract from the streetscape. In accordance with the *Guidelines* and *Standards*, the proposed alterations will not alter or remove any distinctive or character-defining features of the subject property or surrounding historic district.

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, 2, and (d), having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation* #2, #9, and #10 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), (1), (2) & (d)* having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, 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* #2, #9, and #10.

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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPB-#8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: RJVP@VITULLOSTUDIO.COM Contact Person: RICHARD J. VITULLO  
Tax Account No.: 01077577 Daytime Phone No: 301-806-6447 c.  
Name of Property Owner: NANCY + BEN MARTIN- Daytime Phone No: 301-437-1092 c.  
Address: 7136 CARROLL AVE. ROSENTHAL TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: T.B.D. Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RICHARD J. VITULLO Daytime Phone No: 301-806-6447

### LOCATION OF BUILDING/PREMISE

House Number: 7136 Street: CARROLL AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE.  
Lot: 12 Block: 2 Subdivision: HILLCREST  
Libert: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☒ Alter/Renovate  
☐ Move ☐ Install ☒ Wreck/Rebuild  
☐ 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: \$ 70,000.00

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/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.

RJ Vitullo  
Signature of owner or authorized agent

9.11.19  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Edn 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.

**OWNERS:**

**Nancy & Ben Martin-Rosenthal**

7136 Carroll Ave.

Takoma Park, MD 20912

**AGENT FOR OWNER:**

**Richard J. Vitullo AIA**

**Vitullo Architecture Studio, PC**

7016 Woodland Ave.

Takoma Park, MD 20912

**Adjoining Property Owners**

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**Greg Gorman**

**Elizabeth Hisle-Gorman**

7134 Carroll Ave.

Takoma Park, MD 20912

**James & Nadereh Lee**

(7138 Carroll Ave.)

Unit 9200, Box 2040

DPO AE 09777-2040

**Estela Hevia**

7133 Carroll Ave.

Takoma Park, MD 20912



**DESCRIPTION OF EXISTING STRUCTURE,  
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES  
AT:**

**7136 Carroll Ave. Takoma Park, MD 20912**

*This is an "Outstanding Resource" Four Square style house, built in 1919, and it is located in the Takoma Park Historic District. It is a 2-story house, rectangular in shape, 26'-5" across the front at Carroll Ave. and 30'-3" along the side with a full basement.*

- 1) **Main Structure:** *It is a masonry structure house with a hip roof and an enclosed 2-story porch in the rear with a shed roof.*
- 2) **Windows/Doors:** *The windows are mostly single wood double hung (6-over-, typical) with painted wood trim; the shape/proportions of the windows are approximately 2:1 (height:width).*
- 3) **Finishes:** *The exterior finish is a smooth stucco on masonry. The rear addition is clad with face-nailed metal sheets with an approximately 24" exposure. (NOTE: the stucco needs repair as the finish is flaking off.)*
- 4) **Foundation:** *The foundation is solid masonry, also stuccoed.*
- 5) **Porches/Decks:** *The front porch has a shallow hip roof, with 3 large battered wood columns and a wood railing. The porch steps are concrete with stuccoed masonry flanking walls. The porch flooring is T & G wood. The rear wood deck is dilapidated and is failing structurally. (NOTE: the porch wood columns, flooring and railings all need repair/ restoration/ replacement as they are dilapidated and failing structurally. The porch structure are 6 x 6 wood posts (non-original) and are subsiding, causing damage to the porch.)*
- 6) **Roof:** *The roofing is composed of asphalt shingles.*

**DESCRIPTION OF THE PROPOSED PROJECT AND ITS  
EFFECT ON THE HISTORIC RESOURCE:  
7136 Carroll Ave. Takoma Park, MD 20912**

**Rear Screen Porch Addition:** A new 1-story gabled screen porch addition (14'-6" long x 16'-8" wide), with side wood entry stoops on each side. A new wood shed will be built at the left side at the rear. This will be built using the following materials/details:

- 1) **Main Structure:** gable structure at a 3.5:12 slope. Wood framing with wood posts, with PVC screening and steel railing inside. Wood framed side stoops, with wood decking and wood railings.
- 2) **Windows:** a side window on the 1<sup>st</sup> floor of the rear addition (currently a glass door set sideways) will be replaced with 3 separate painted wood awning windows. No changes to other windows.
- 3) **Doors:** The fixed glass panel at the rear of the rear addition will be replaced with a third door panel to match the adjacent sliding door panel; it is located inside the new screen porch.
- 4) **Roof:** asphalt shingles.

**Existing Rear Addition:**

- 1) **Finishes:** the steel sheet siding will be replaced with Hardipanel fiber cement siding with a 5" exposure.

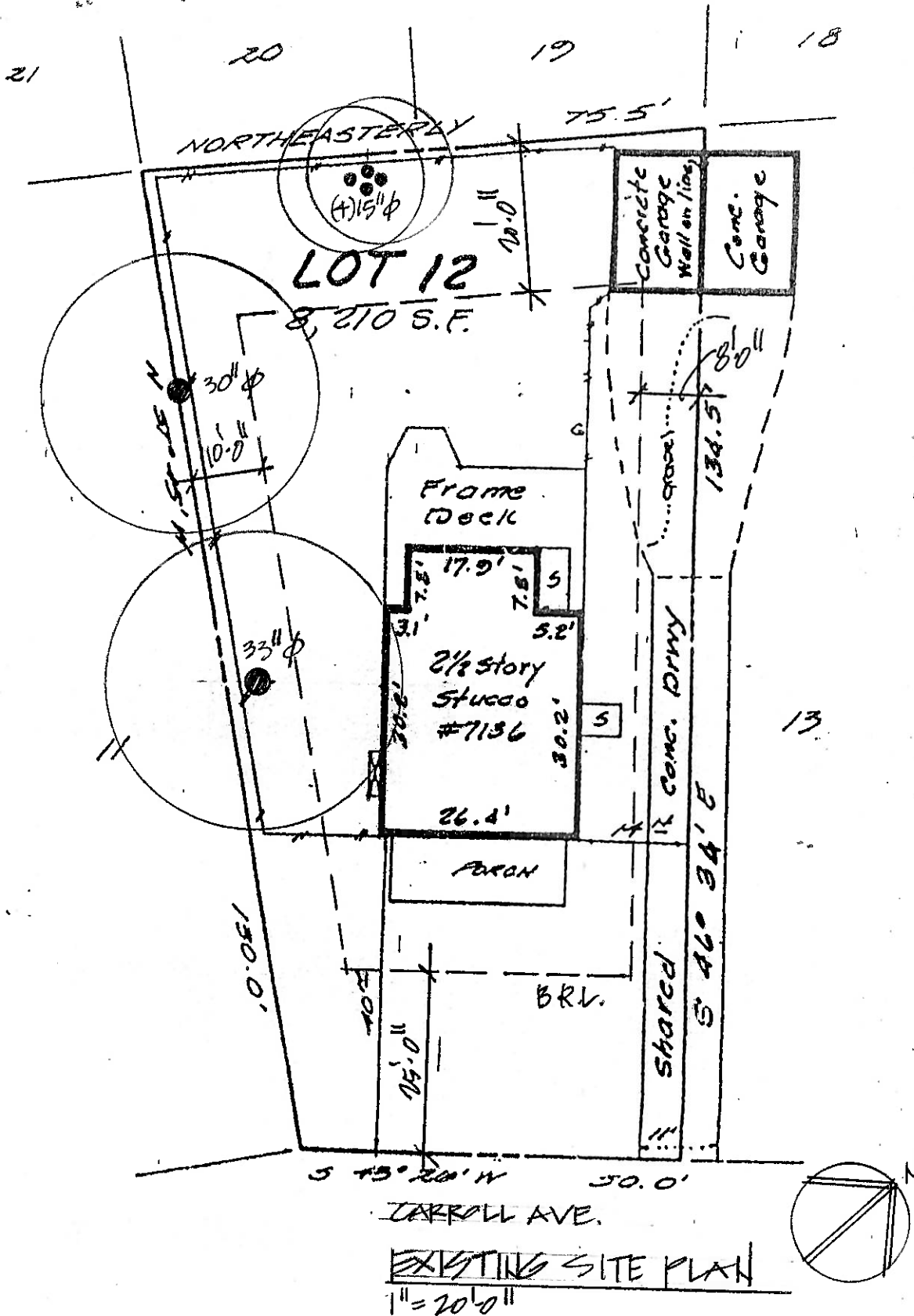
**Existing Front Porch:**

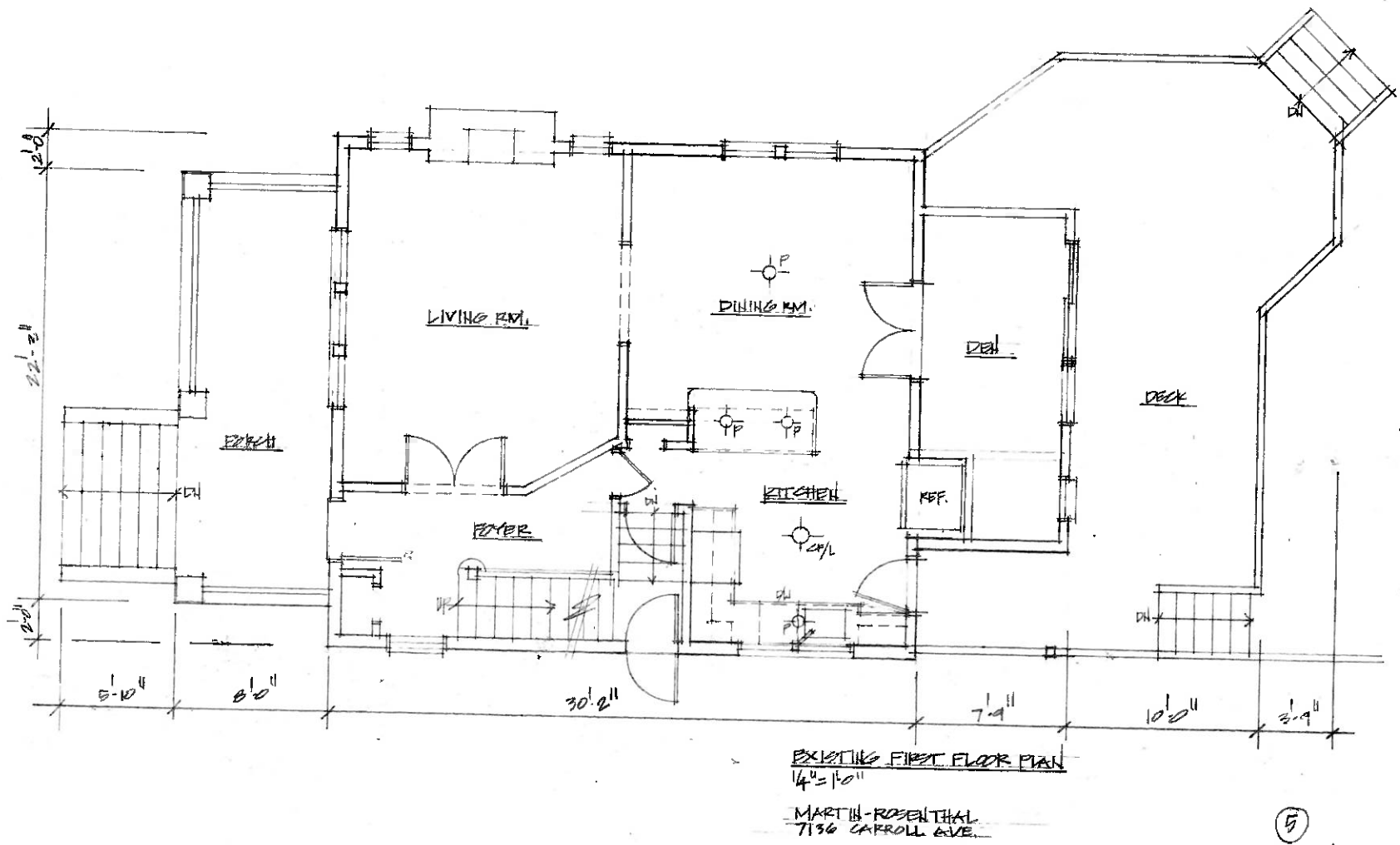
- 1) **Foundation:** wood posts will be replaced with parged CMU masonry piers, painted/ finished to match existing stucco. (**NOTE:** "Sister" house next door at #7138 Carroll Ave. has masonry as a supporting structure under porch.)
- 2) **Porch:** repair wood porch structure as necessary and replace any deteriorated joists/beams; level sagging porch structure. Replace the dilapidated wood flooring with T & G Doug Fir Clear Vertical Grain, 3 ½" wide, painted. Repair wood columns; replace finger-jointed wood trim with appropriate exterior-grade trim material. Repair wood railing as necessary; replace interior-grade wood balusters with appropriate exterior-grade trim material.

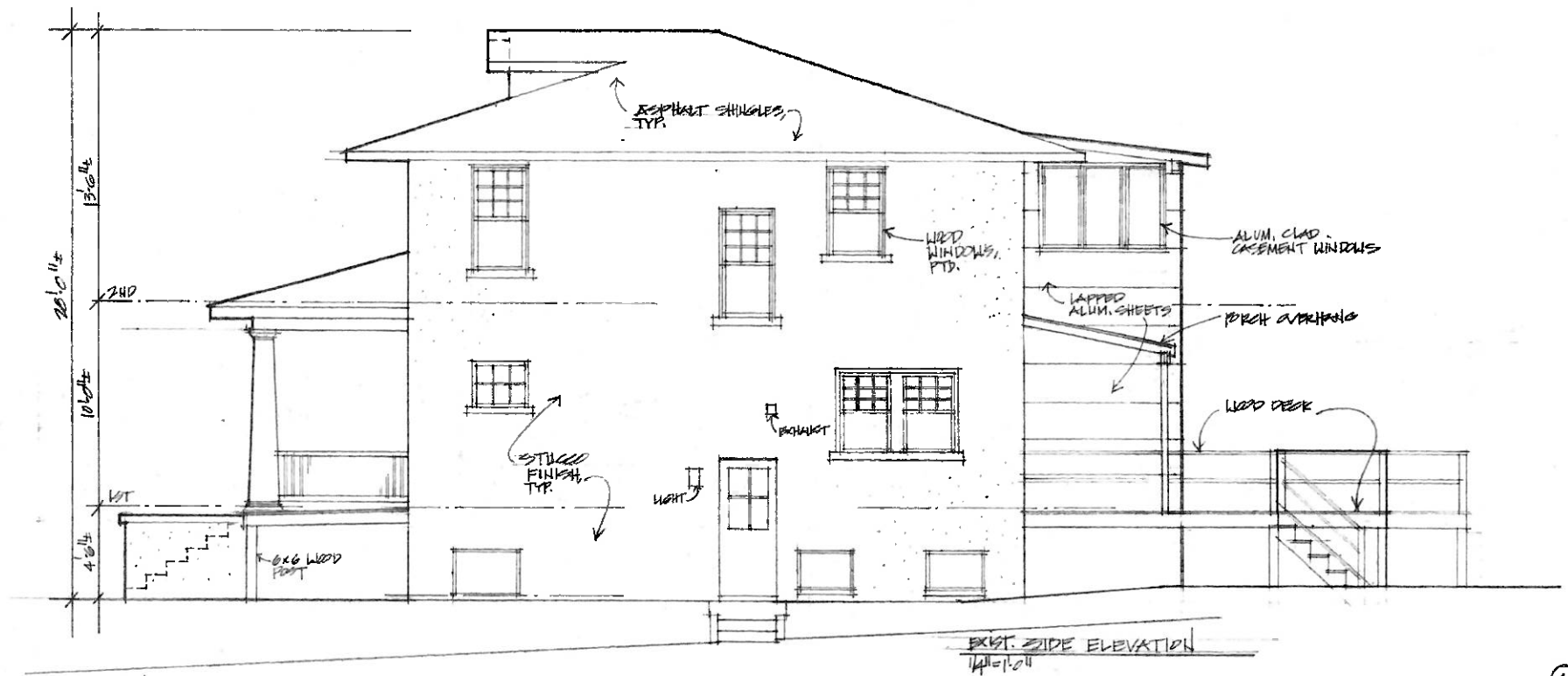
**Main House Roof:** asphalt or other roofing material at all roofs to be replaced to match existing. Gutters and downspouts on entire house to be replaced with metal material.

**Main House Exterior:**

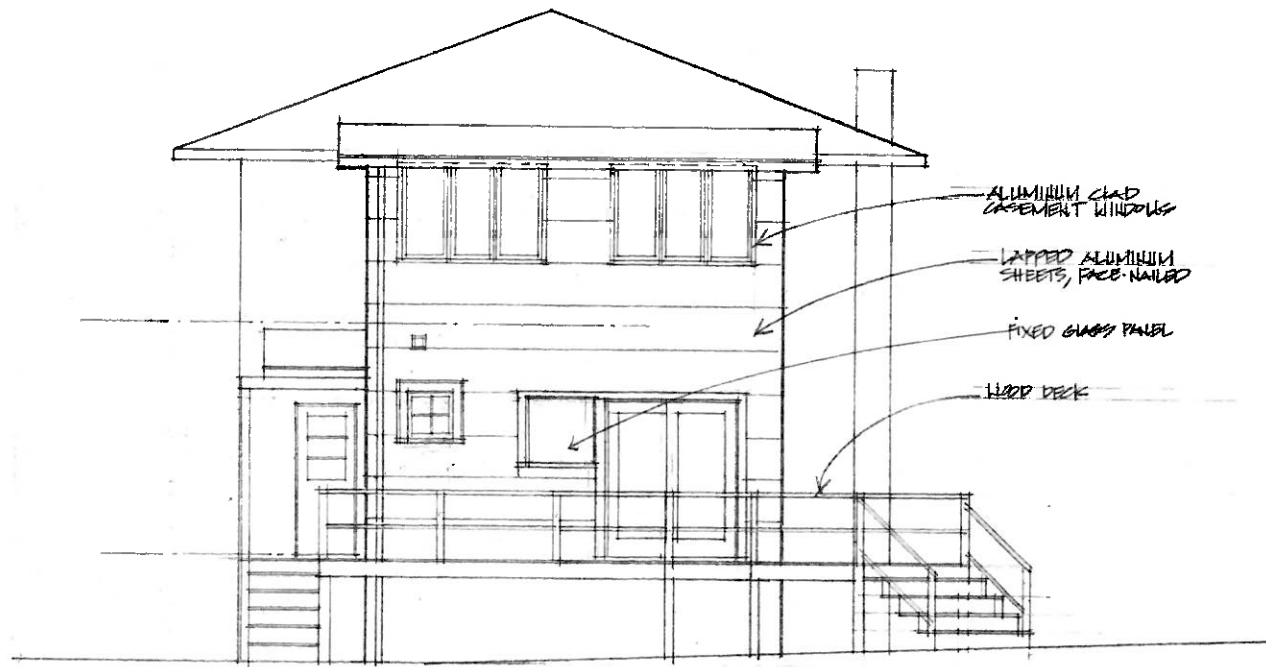
- 1) **Finish:** repair exterior wall structure and stucco finish, as necessary.
- 2) **Side Entry:** add new bracket-supported gabled wood entry covering/portico at side stoop.







6



ALUMINUM CLAD  
CASEMENT WINDOWS

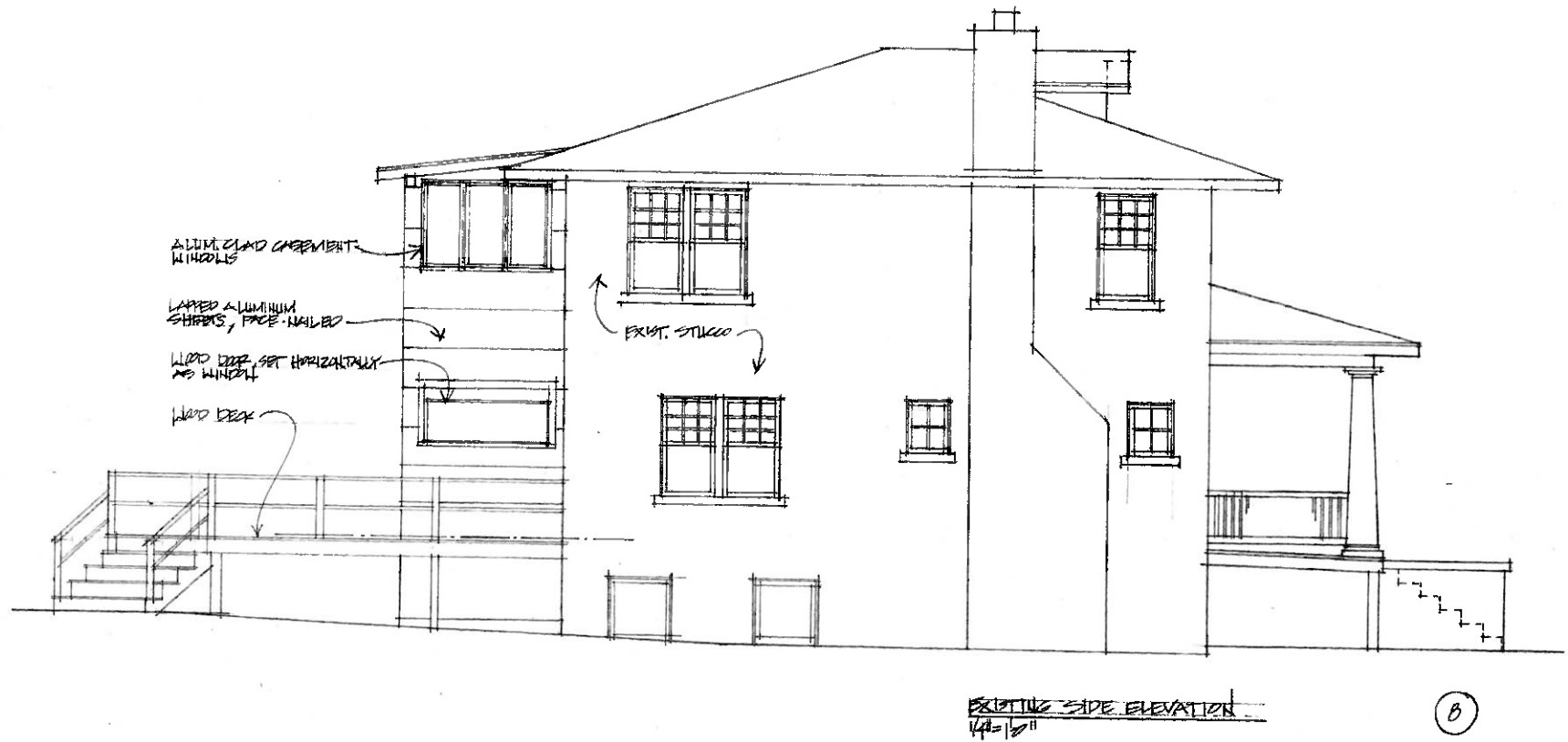
LAPPED ALUMINUM  
SHEETS, FACE NAILLED

FIXED GLASS PANEL

WOOD DECK

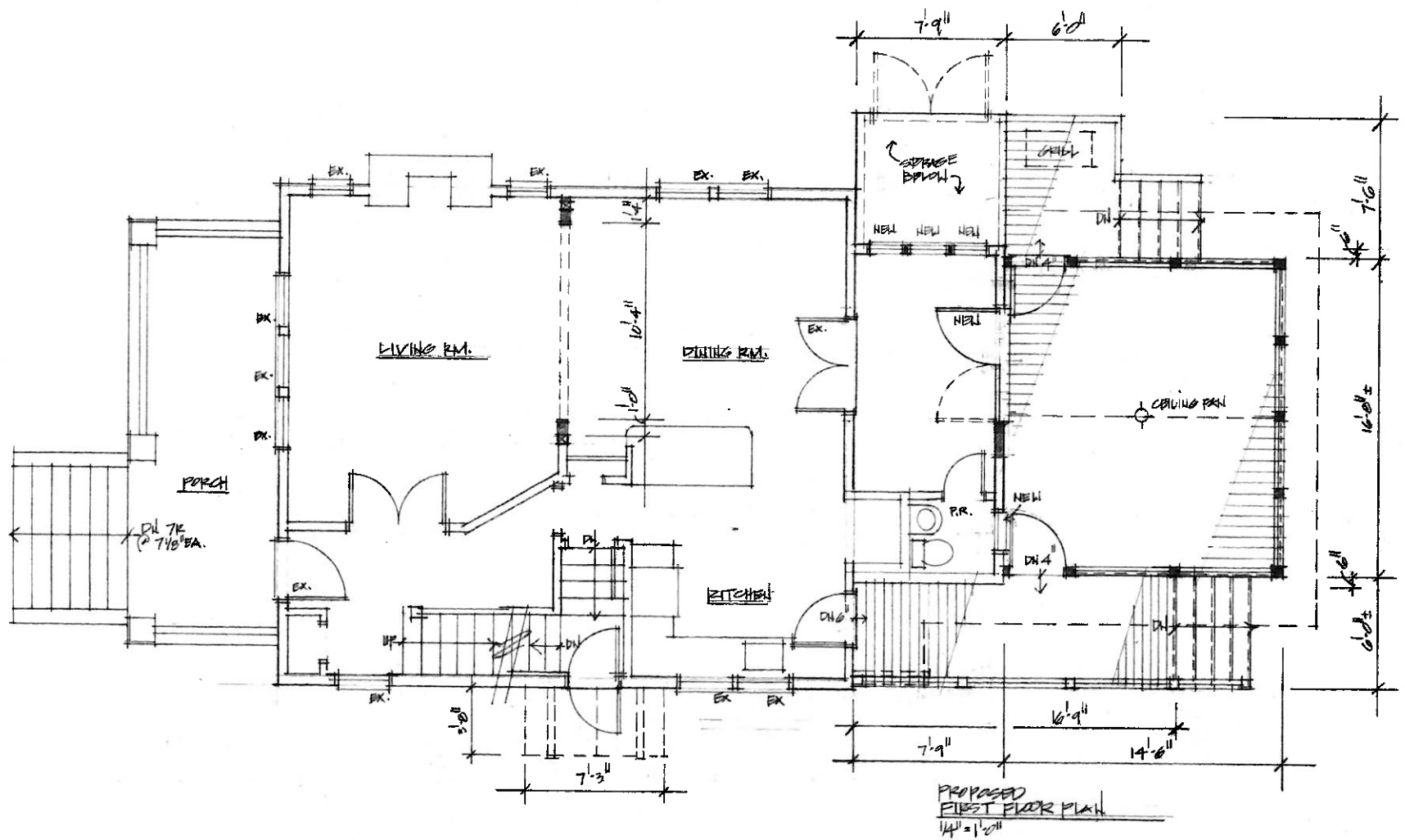
REAR ELEVATION  
1/4" = 1'-0"

7





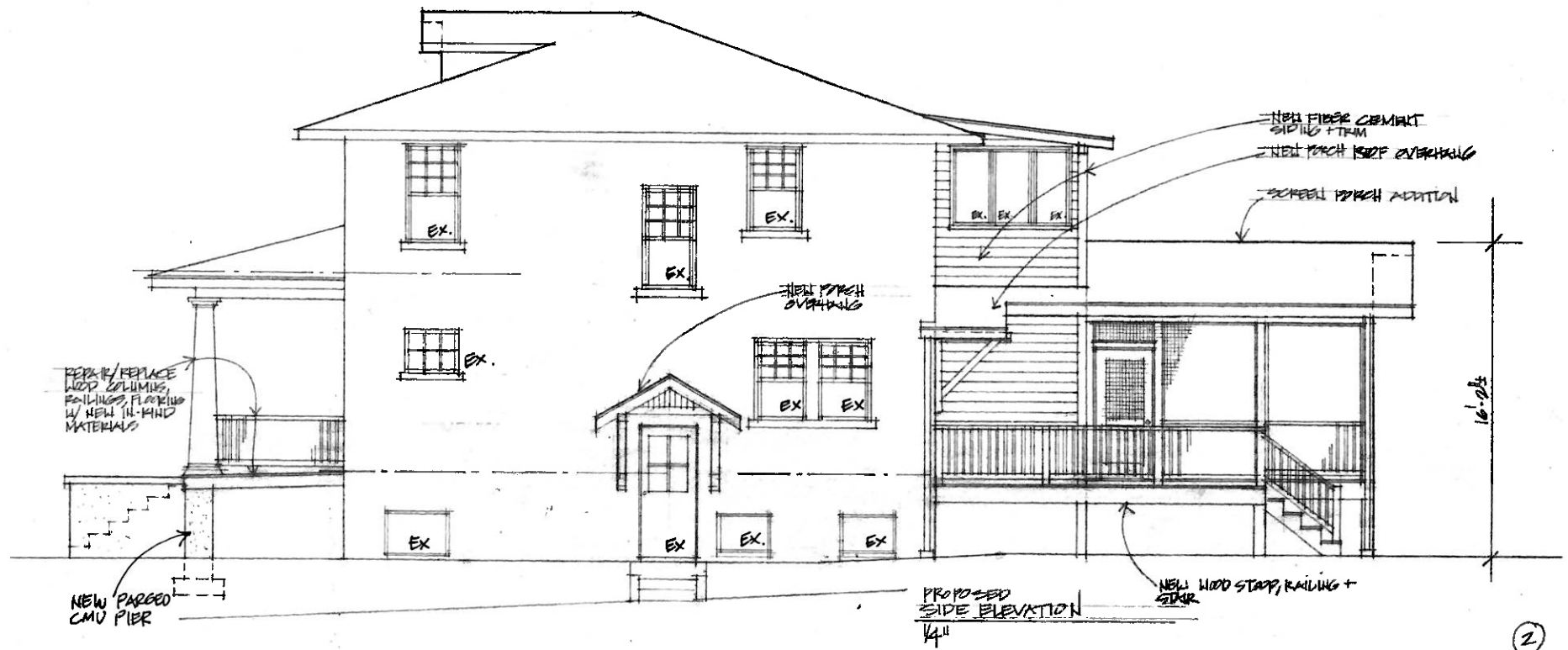




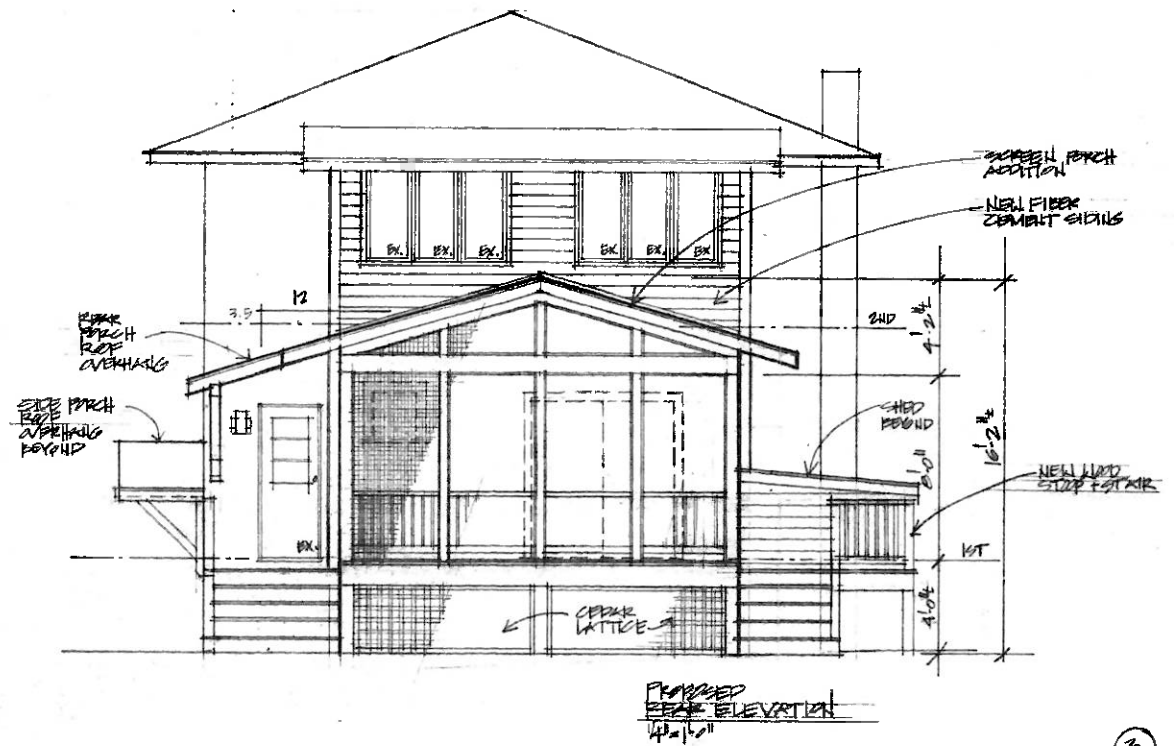
MARTIN ROSENTHAL  
7136 CARROLL AVE

7-17-19

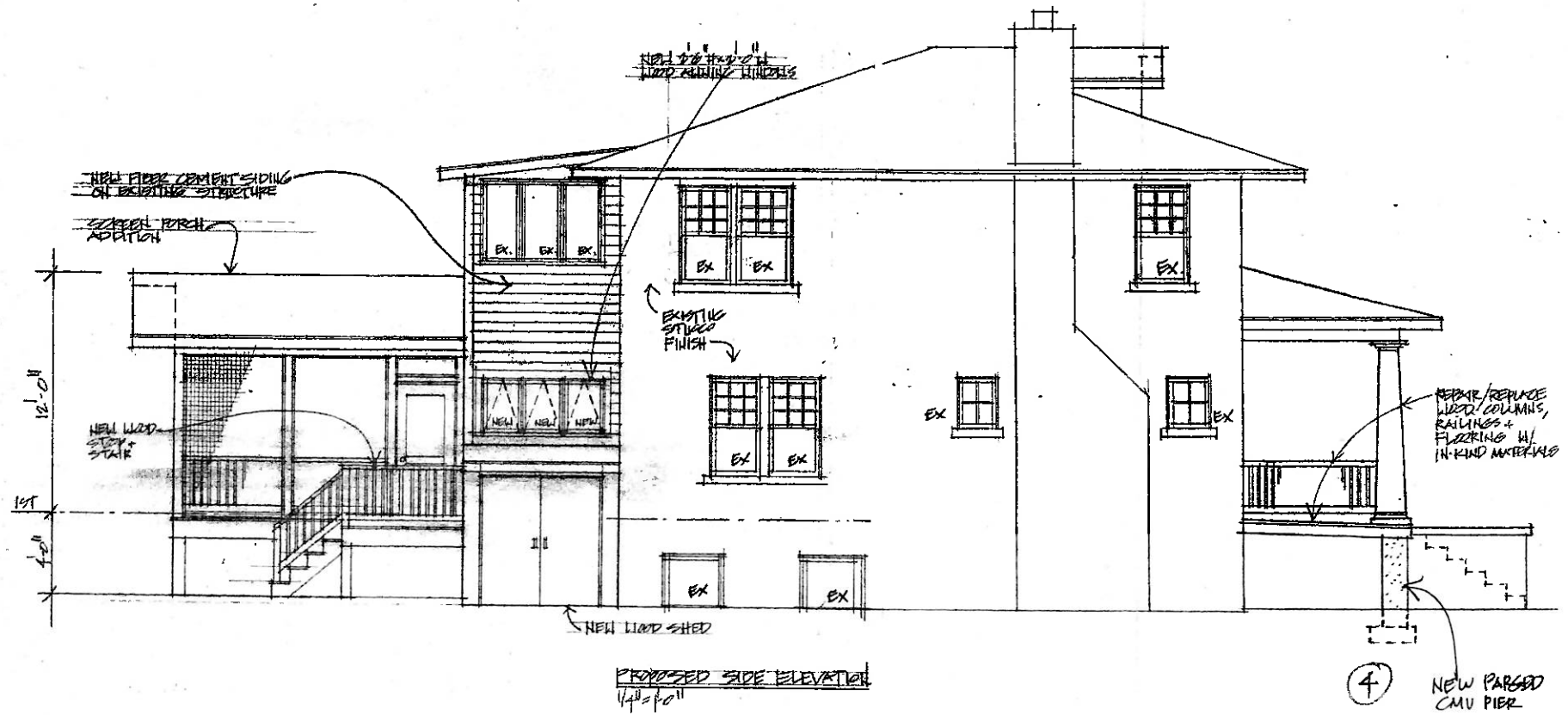
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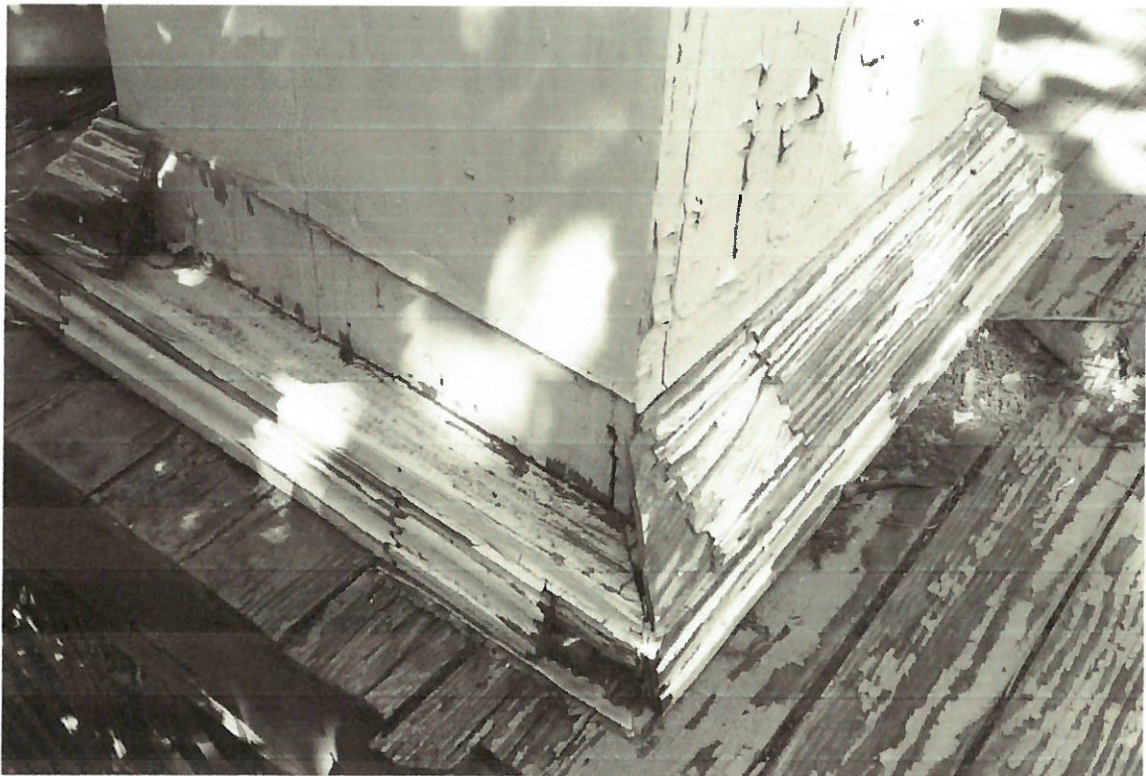


2



3





FRONT PORCH COLUMN + DECKING



FRONT PORCH STAIR FLANKING WALL





FRONT PORCH STAIR @ WALL



FRONT PORCH POST (NON-ORIGINAL)





REAR ADDITION (METAL SIDING w/  
FACE NAILING)



PEELING WALL FINISH





LEFT SIDE @ REAR



RIGHT SIDE @ REAR





FRONT



REAR

7136 CARROLL AVE.  
TAKOMA PARK, MD