

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

<b>Address:</b>	7307 Holly Ave., Takoma Park	<b>Meeting Date:</b>	7/15/2020
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	7/8/2020
<b>Applicant:</b>	Gillian Cadwell (Richard Vitullo, Architect)	<b>Public Notice:</b>	7/1/2020
		<b>Tax Credit:</b>	No
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Michael Kyne
<b>Case Number:</b>	N/A		

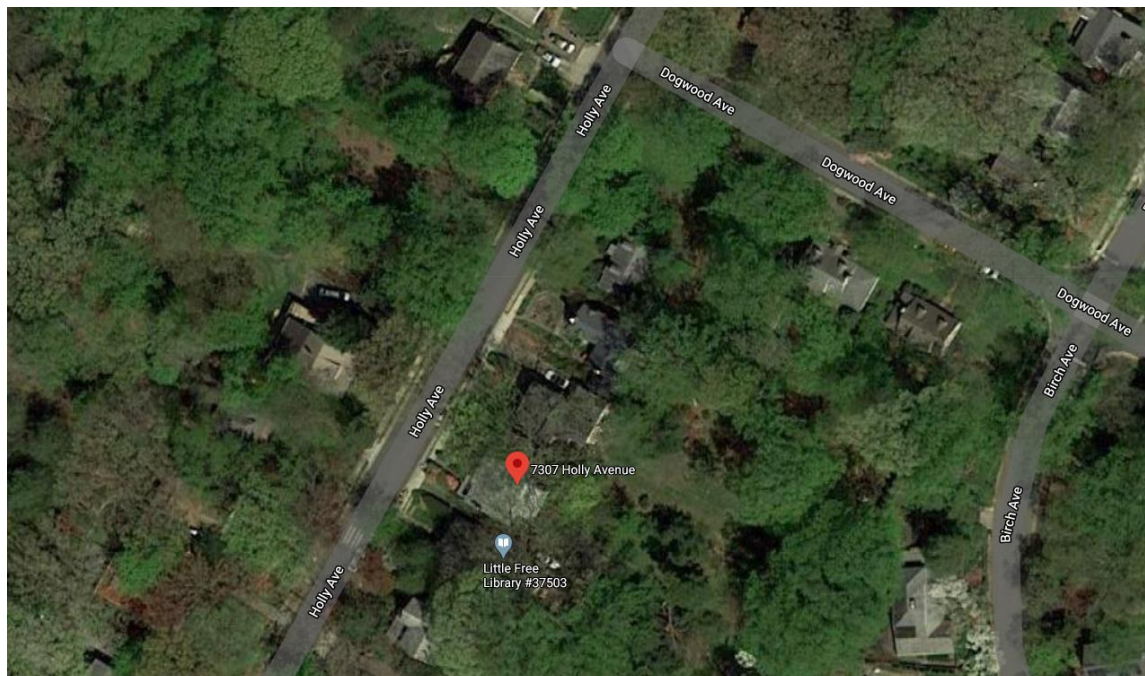
**PROPOSAL:** New deck, solar panels, alteration of accessory dwelling, construction of new accessory dwelling, construction of swimming pool, new hardscape, fencing, and grading

**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:** 1920s



**Fig. 1: Subject property.**

## **BACKGROUND**

The applicants' previously submitted an application for a new rear addition, new deck, egress, and hardscape and landscape alterations, which was approved at the February 26, 2020 HPC meeting.<sup>1</sup> The applicants also submitted an application for a new fence, retaining wall, and hardscape alterations, which was approved at the May 27, 2020 HPC meeting.<sup>2</sup>

## **PROPOSAL**

The applicants propose construction of a new deck, solar panel installation, alteration of an existing accessory dwelling, construction of a new accessory dwelling, construction of a swimming pool, new hardscaping, new fencing, and grading 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)*, *Historic Preservation Commission Policy No. 20-01: ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS (Policy No. 20-01)*, 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

<sup>1</sup> Link to February 26, 2020 staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/02/II.C-7307-Holly-Avenue-Takoma-Park.pdf>

<sup>2</sup> Link to May 27, 2020 staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/05/I.O-7307-Holly-Avenue-Takoma-Park.pdf>

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.
- 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.
- 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 ensure 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.)

***Historic Preservation Commission Policy No. 20-01: ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS***

On December 5, 2017, the Montgomery County Council adopted an Emergency Climate Mobilization resolution (Resolution No.: 18-974) which declared a climate emergency and charged the County Executive, Montgomery County Public Schools, and the Maryland-National Capital Park and Planning Commission to advise the Council on methods to reduce greenhouse gas emissions.

As a body established by the County Executive, it is incumbent on the Historic Preservation Commission (HPC) to undertake steps to achieve the goals of the Emergency Climate Mobilization resolution.

One method for reducing greenhouse gas emissions is to replace carbon-heavy methods of energy production, like coal and natural gas power plants, with renewable sources like wind and solar power. Current historic preservation best practice is to limit the locations solar panels may be installed to preserve the character of the building above all other considerations. Chapter 24A-8(b)(6) of County Code establishes a balancing test for approval of a HAWP where there is an apparent conflict between the desired impact on the historic resource compared to the public benefit of the proposal. Because the widespread use of solar panels, both for hot water and for electricity production, will reduce greenhouse gases in the county, it is the position of the HPC that solar panels may be installed on all roof elevations of historic sites or historic resources located within a historic district provided:

1. The identified preferred location (on the rear of the property, building additions, accessory structures, or ground-mounted arrays) is not feasible due to resource orientation or other site limitations and;
2. The roof is not either architecturally significant or a slate or tile roof unless it can be demonstrated that the solar array will be installed without damaging the historic character of the resource or historic fabric; and
3. A Historic Area Work Permit (HAWP) is required for all work referenced in this policy.

Now, THEREFORE:

WHEREAS, Historic Area Work Permit decisions are guided by the criteria in Section 24A, The Secretary of the Interior's Standards for Rehabilitation, and pertinent guidance from applicable master plan amendments and/or site or district-specific studies;

WHEREAS, The Secretary of the Interior's Standards for Rehabilitation as interpreted by the National Park Service limit the placement of rooftop solar panels under Standards 2, 9, and 10 to less conspicuous locations;

WHEREAS, the County Council has established a Climate Emergency;



WHEREAS, the Historic Preservation is a body established by the County Executive and County Council;

WHEREAS, Section 24-8(b)(6) states, “In balancing the interest 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;”

WHEREAS, the widespread use of solar panels, both for hot water and for electricity production, will reduce greenhouse gases in the county, in accordance with the aims of the Emergency Climate Mobilization resolution (Resolution No.: 18-974), it shall be the policy of the Historic Preservation Commission that:

1. The preferred locations for solar panel installation(s) on a designated historic site or an historic resource located within an historic district is a) on the rear of the property, b) on non-historic building additions, c) on accessory structures, or d) in ground-mounted arrays;
2. If it is not feasible to install solar panels in one of the identified preferred locations due to resource orientation or other site limitations; and,
3. The roof is determined to be neither architecturally significant, nor a character-defining feature of the resource, nor is it a slate or tile roof, that unless it can be demonstrated that the solar array will be installed without damaging the historic character of the resource or historic fabric; then
4. The public welfare is better served by approving a Historic Area Work Permit for solar panels on all visible side or front roof slopes under Section 24A-8(b)(6).
5. A Historic Area Work Permit (HAWP) is required for all work referenced in this policy.

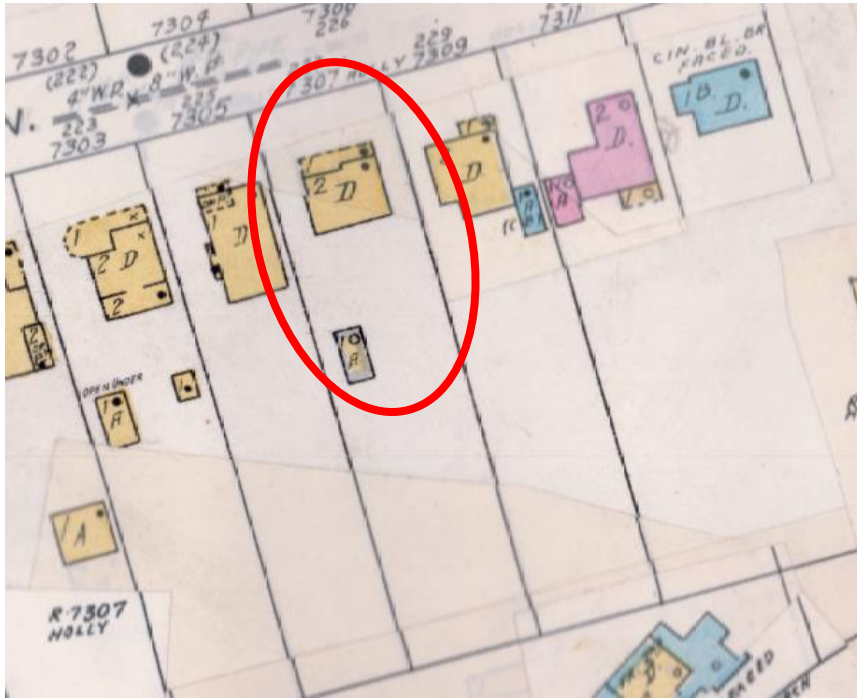
***Secretary of the Interior’s Standards for Rehabilitation:***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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 Commission previously approved a new two-story rear addition and other alterations at the February 26, 2020 and May 27, 2020 HPC meetings (see BACKGROUND on Circle 1).



**Fig.2: 1927 Sanborn Fire Insurance Map, with subject property circled in red.**

The applicants are proposing the following alterations at the subject property:

- Shed/Garage Alterations
  - The existing wood framed garage will be altered and converted into a shed.
    - The original 6'-4" wide x 18' long section with brick foundation will be retained, while a later 10'-8" wide x 18' long section with concrete foundation will be demolished.
    - The original wood framing, window, siding and trim will be reused for converted shed.
    - Two new pairs of painted wood doors will be installed on the north (left) elevation of the new shed.
    - A new gable roof with asphalt shingles will be built.
- Swimming Pool
  - A new 8' wide x 40' long in-ground swimming pool is proposed at the rear of property.
  - Any walls above ground will be minimal and clad in stone.
- Accessory Apartment Structure
  - A new 658 sf accessory apartment structure is proposed at the rear of the property.
  - The proposed structure will be 9' from the south (right) side property line, 12' from the north (left) side property line, and 82' behind the main house.
  - The proposed materials include fiber cement siding and trim, asphalt shingles, and painted wood windows and doors.
  - The proposed materials will match those of the addition, which was previously approved at the February 26, 2020 HPC meeting.
  - A pair of low concrete retaining walls at the rear of this structure will provide access to a small lower level storage area beneath the structure.

- Landscaping/Hardscaping
  - Stone hardscaping is proposed adjacent to the proposed altered shed, new swimming pool, and new accessory apartment structure.
  - A 4'-0" wide stone ramp (with wood railings) is also proposed from the accessory structure to the the wood deck at the rear of the main house.
  - A 4'-0" high wood lattice/screen will be installed between the pool and accessory structure.
- Solar Panels
  - New solar panels are proposed to be installed on the southern (right) roof slope of the historic house, previously approved rear addition, and proposed new accessory apartment structure.
    - Four (4) solar panels are proposed on the southern roof slope of the historic house.
    - 15 solar panels are proposed on the southern roof slope of the previously approved rear addition.
    - 16 solar panels are proposed on the southern roof slope of the proposed new accessory apartment structure.
- Deck
  - The previously approved wood deck at the rear of the property (part of the February 26, 2020 HAWP application) will be extended, going from 17'-4" wide x 16' long to 21' wide x 16' long.

Staff is generally supportive of the proposed work items, finding that they at the rear of the historic house, where they are less likely to detract from the character-defining features of the historic house and surrounding streetscape. However, staff asks for the Commission's guidance regarding the following aspects of the proposal:

#### *Garage Alterations/Shed Conversion*

The existing garage is depicted in the 1927 Sanborn Fire Insurance Map (see Fig. 2). Based upon physical evidence, the garage has been previously altered, with an additional bay added. This is supported by the submitted foundation photographs and the statement from the applicants' architect regarding interior wall plate material changes. It is likely that the southernmost section with brick foundation is original, and that the northernmost section with concrete foundation was added later. With this addition, an enlarged garage bay was added to the southernmost section, and an access door was installed on the northernmost section.

While it is unclear when the northernmost section was added to the garage (the applicants' architect characterizes the two sections as "old" and "older"), it is clear that the building has always functioned as a garage and presented itself as such to the public right-of-way.

Staff seeks the Commission's guidance regarding the appropriateness and compatibility of the proposed removal of the northernmost section of the garage and the conversion of the garage into a shed, as it relates to the surrounding streetscape.

#### *Hardscaping*

With the proposed stone hardscaping and ramp (and swimming pool), a large section of the rear yard will be covered with impervious materials. While these alterations will be mostly at grade,

where they are minimally visible from the public right-of-way, staff asks for the Commission's guidance regarding compliance with the *Guidelines*.

As noted on Circle 3, the *Guidelines* state that "[a]ll changes and additions should respect existing environmental settings, landscaping, and patterns of open space."

#### *Solar Panel Installation*

The applicants propose to install solar panels on the southern (right) roof slope of the historic house, previously approved rear addition, and proposed new accessory apartment structure. A total of four (4) solar panels are proposed on the historic house, 15 on the previously approved rear addition, and 16 on the proposed new accessory apartment structure.

Staff finds the proposed panels on the previously approved rear addition and proposed new accessory apartment structure are entirely consistent with *Policy 20-01* (see Circles 4-5); however, staff asks for the Commission's guidance regarding the proposed solar panels on the historic house. The proposed panels on the historic house are not in a preferred location (the rear of the property, on a non-historic building addition, on an accessory structure, or in ground-mounted arrays), per *Policy 20-01*.

In accordance with *Policy 20-01*, staff asks the Commission to determine whether it is feasible to install solar panels in one of the identified preferred locations, or if it is infeasible due to the orientation of the resource or other site limitations. Additionally, staff asks the Commission to determine whether the roof of the historic house is architecturally significant and/or a character-defining feature of the resource.

#### **STAFF RECOMMENDATION**

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



FOR STAFF ONLY:  
HAWP# 917653  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Gillian Caldwell  
Address: 7307 Holly Avenue  
Daytime Phone: 301-326-7802

E-mail: gillianbcaldwell@gmail.com  
City: Takoma Park Zip: 20912  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: Richard J. Vitullo  
Address: 7016 Woodland Avenue  
Daytime Phone: 301-806-6447

E-mail: rjv@vitullostudio.com  
City: Takoma Park Zip: 20912  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name Takoma Park  
No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7307 Street: Holly Avenue  
Town/City: Takoma Park Nearest Cross Street: Dogwood Avenue  
Lot: Part 23 Block: 6 Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Deck/Porch	<input checked="" type="checkbox"/> Shed/Garage/Accessory Structure
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Solar
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Hardscape/Landscape	<input checked="" type="checkbox"/> Tree removal/planting
<input checked="" type="checkbox"/> Grading/Excavation	<input type="checkbox"/> Roof	<input type="checkbox"/> Window/Door
		<input checked="" type="checkbox"/> Other: <u>Pool</u>

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

Richard J. Vitullo AIA

6/23/2020

Signature of owner or authorized agent

Date

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

**See attached for Property Description**

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

**See attached for Proposed Work Description**



**Gillian Caldwell**  
**Louis Spitzer**  
7307 Holly Ave.  
Takoma Park, MD 20912

**Adjoining Property Owners**

**HAWP**

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**William Lefurgy**  
7309 Holly Ave.  
Takoma Park, MD 20912

**Molly Crawford**  
**Christopher Campbell**  
7305 Holly Ave.  
Takoma Park, MD 20912

**Agnes Patti**  
7306 Holly Ave.  
Takoma Park, MD 20912

**George Hinds**  
7304 Holly Ave.  
Takoma Park, MD 20912

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

7307 Holly Ave., Takoma Park, MD 20912

***Main House:*** This is an "Contributing Resource" Craftsman house similar to Sears "Americus", built in 1921, and it is located in the Takoma Park Historic District. It is a 2-story house with a full-width front porch and a 2 story rear addition, followed by a 1 story rear addition. The house has a large wood deck on the rear as well. All additions are circa 2020.

***Garage:*** There is a detached garage on the property, 17' x 18.3'. It has a 6.5:12 roof slope, with short overhangs at the eaves and rake. The siding is German lap siding, with 1 x 4 trim at the corners and at windows and doors. The garage door is steel (8'-0" wide x 7'-0" high).

***Note:*** The garage appears to have two separate parts: an original part, set on a brick foundation 6'-4" wide x 18'-0" long, and this part is located 3" from the south property line; the other part is 10'-8" wide, is set on a concrete foundation and appears to be a later addition. The interior wall plates also corroborate the two separate parts as the materials change between "old" and "older".

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS  
EFFECT ON THE HISTORIC RESOURCE:

**7307 Holly Ave., Takoma Park, MD 20912**

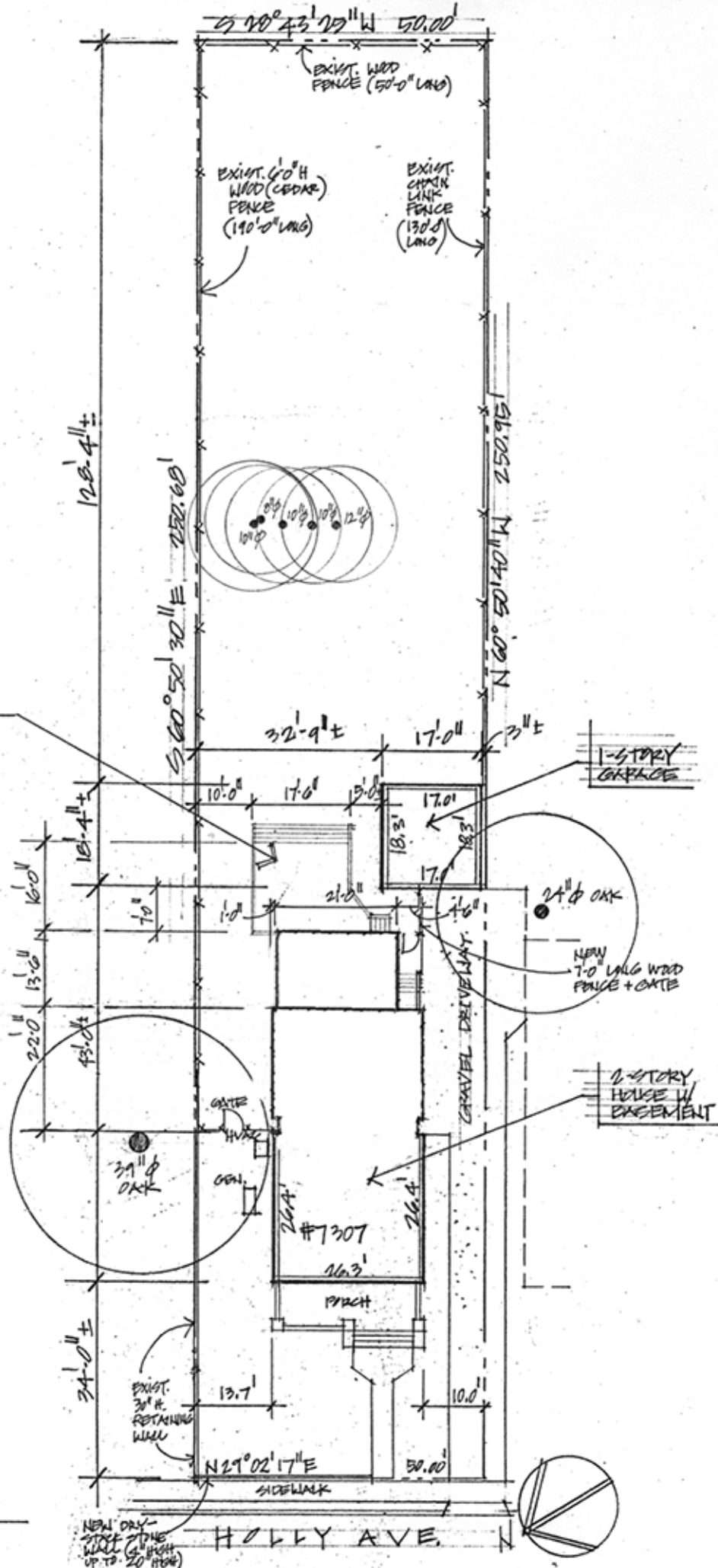
*The following are the proposed building and site features being proposed for this HAWP:*

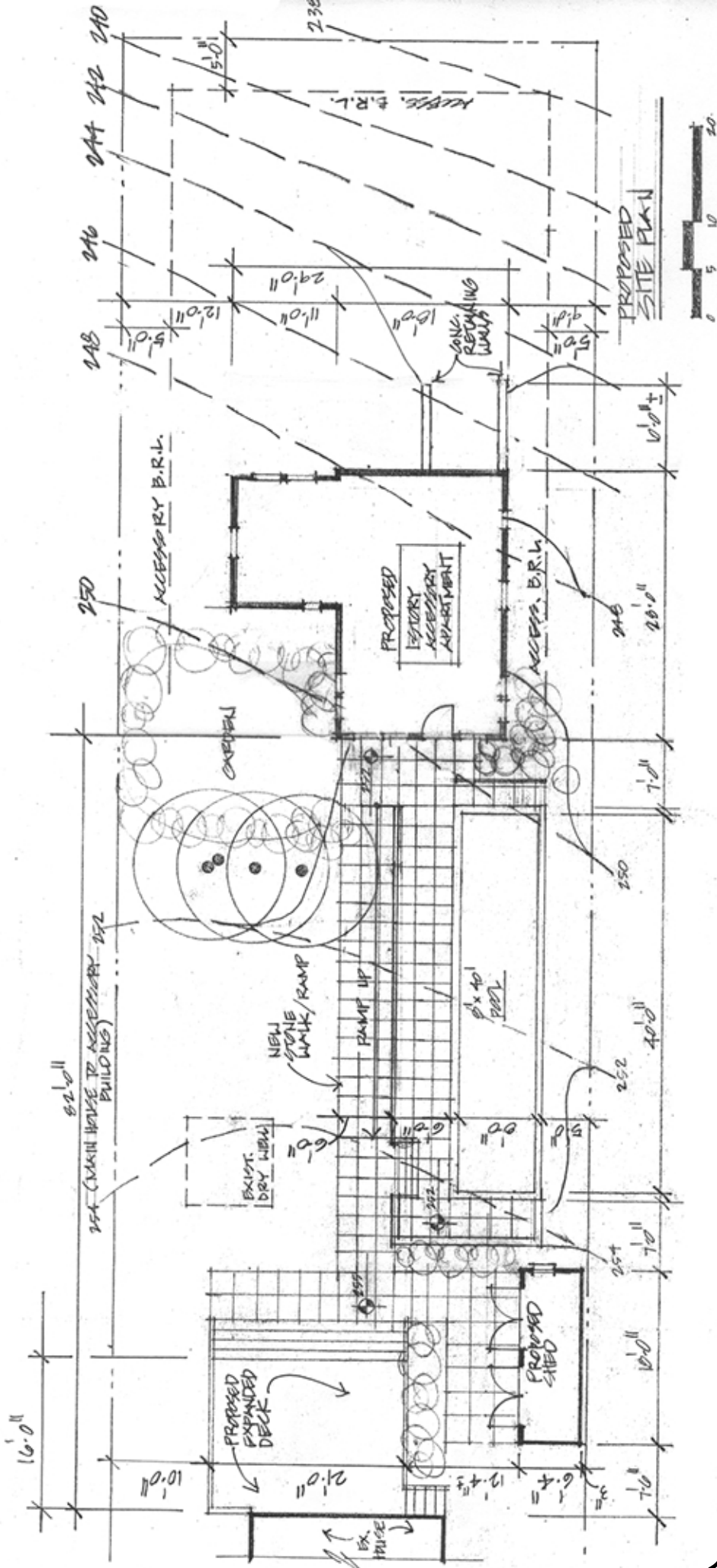
- a. Shed (Former Garage):** *The current wood framed garage will be altered to create a new shed function for the structure. A newer addition, expanding the original 6'-4" wide structure to 17'-0" wide (c. unknown), will be demolished, leaving the original brick foundation upon which the new shed will be created. The original wood frame, window, siding and trim will be retained and/or salvaged and re-used. Two pairs of painted wood doors will be installed to access the shed, and a new gable roof with asphalt shingles will be built.*
- b. Pool:** *To the rear of the new shed, in a relatively flat area of the yard, a 8'-0" wide x 40'-0" long in-ground pool will be installed. Any walls above ground, and they are minimal, will be clad in stone.*
- c. Accessory Apartment/ Structure:** *A 658 s.f. accessory apartment structure will be built at the rear of the property, placed 9'-0" from the side property line according to Mont. Co. Zoning Regulations. It will be located 82'-0" to the rear of the rear of the main house. The exterior materials will be fiber cement siding and trim, asphalt shingles (with solar panels over on southwest side), painted wood windows and door, all to match existing newer addition on main house. A pair of low concrete retaining walls at the rear of this structure will provide access to a small lower level under this structure to accommodate pool equipment and storage.*
- d. Landscape Features:** *Adjacent to the shed, pool, and accessory building will be stone hardscaping as well as a 4'-0" wide stone ramp (with wood railings), rising from the accessory structure up to the area at the wood deck of the main house. A 4'-0" high wood lattice/screen will be placed between the pool and accessory structure (see lattice image).*
- e. Solar Panels:** *New solar panels are being added to the southwest roof surfaces of both the existing house and the accessory building. (see site section)*
- f. Main House Deck:** *The wood deck, approved on an earlier HAWP at 17'-6" wide x 16'-0" long, is being extended to be 21'-0" wide (length is still 16'-0").*

# EXISTING SITE PLAN

1" = 20'-0"

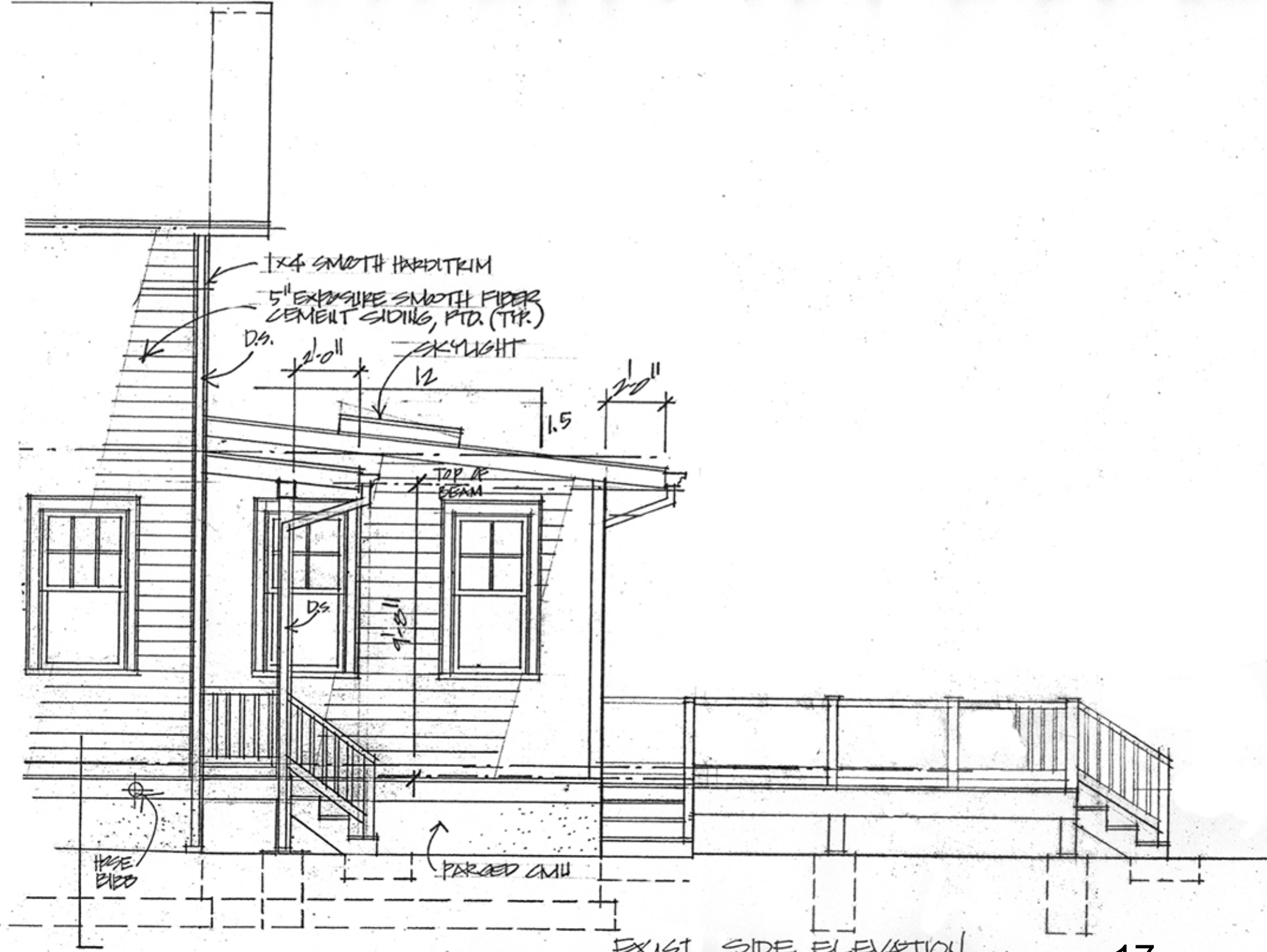
WOOD DECK



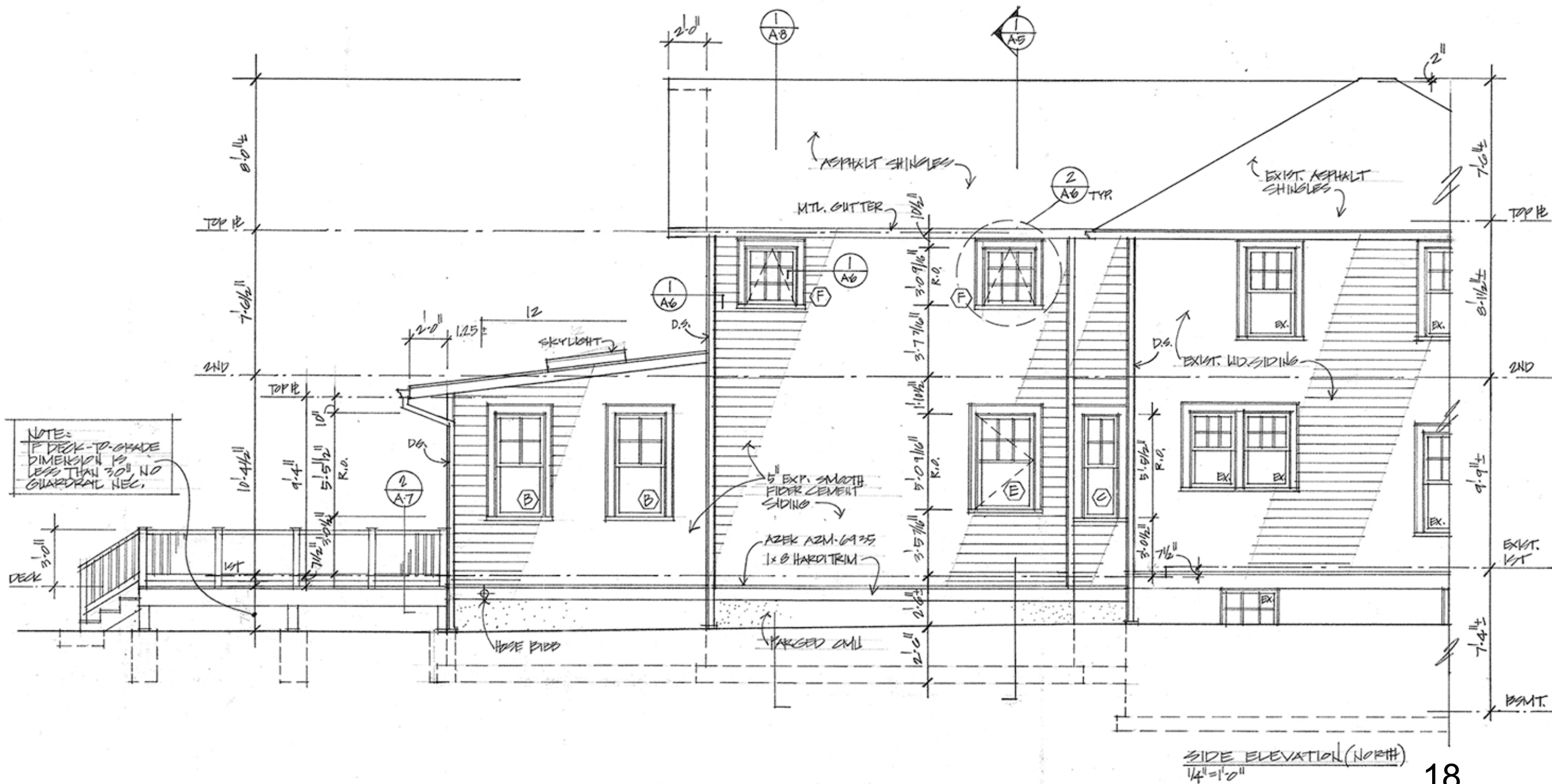




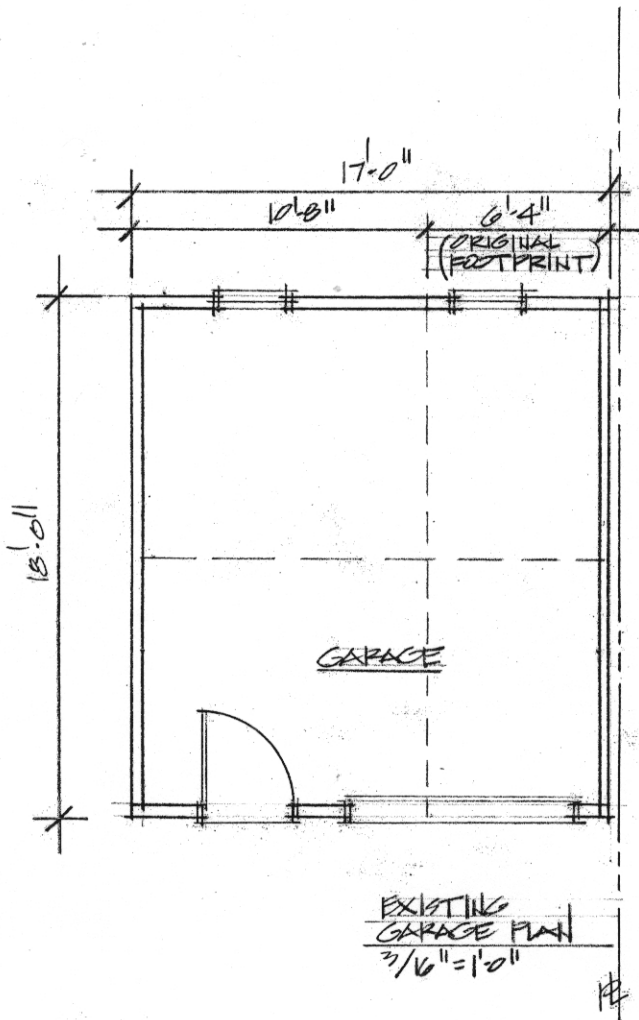


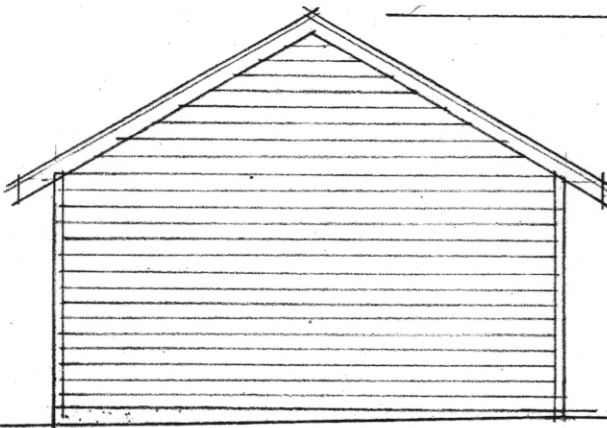


EXIST. SIDE ELEVATION  
1/4" = 1'-0"

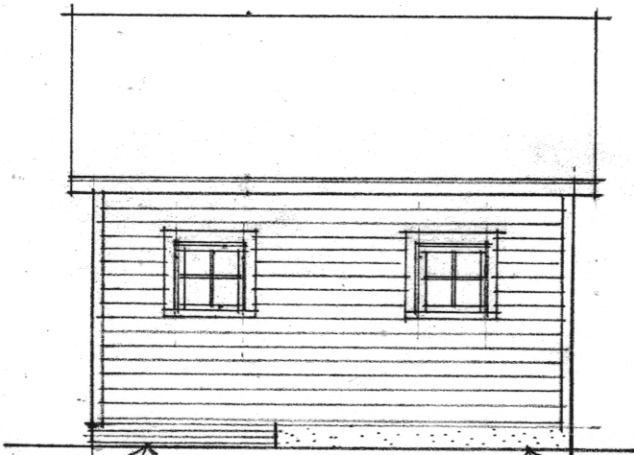


SIDE ELEVATION (NORTH)  
 1/4" = 1'-0"





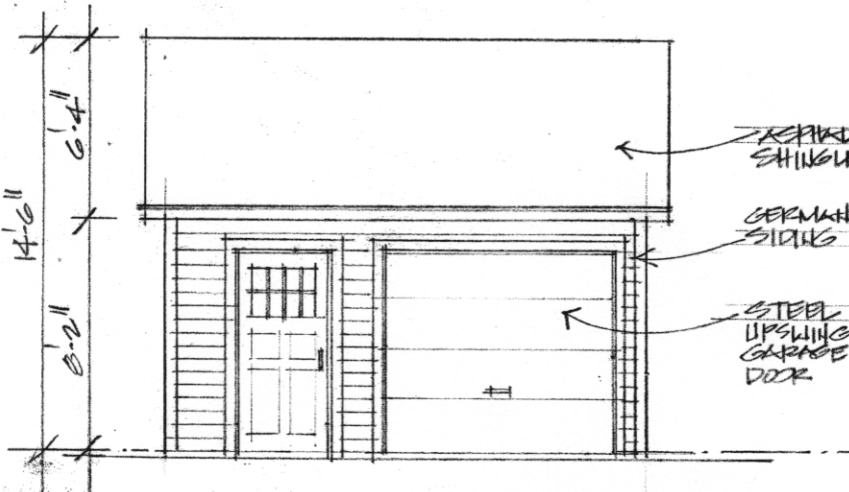
EXIST. GARAGE SIDE (TYP.)  
3/16"



ORIGINAL  
BRICK  
FOUNDATION

EXIST. GARAGE REAR  
3/16"

NEWER CONCRETE  
FOUNDATION

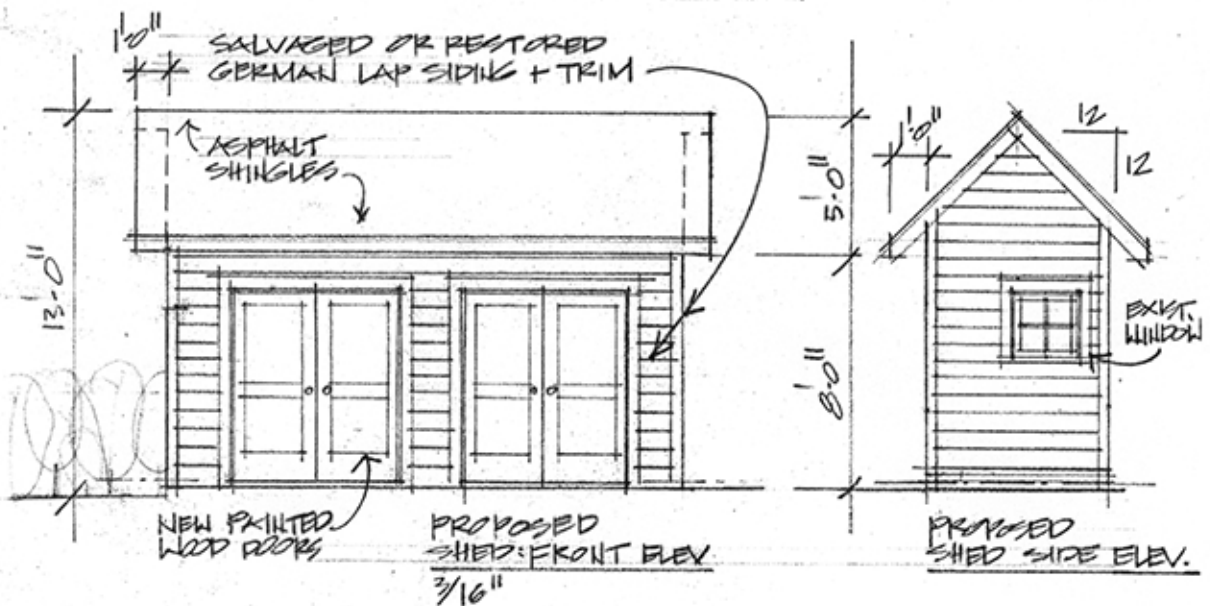
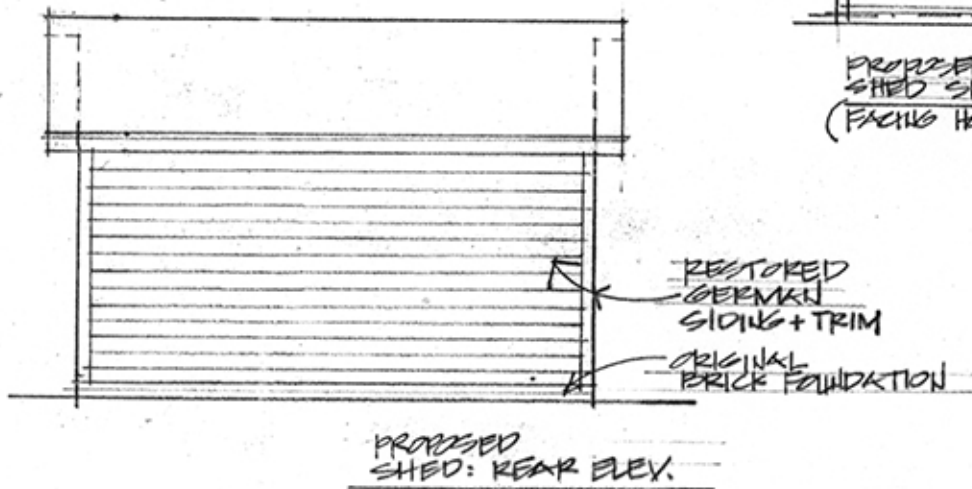
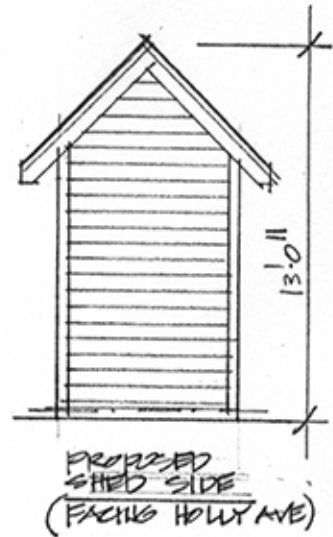
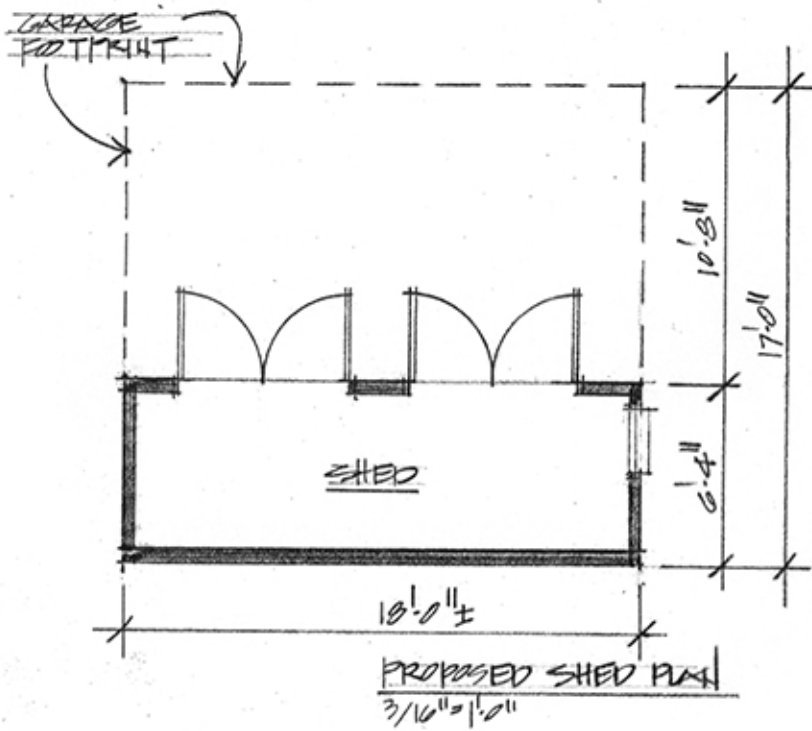


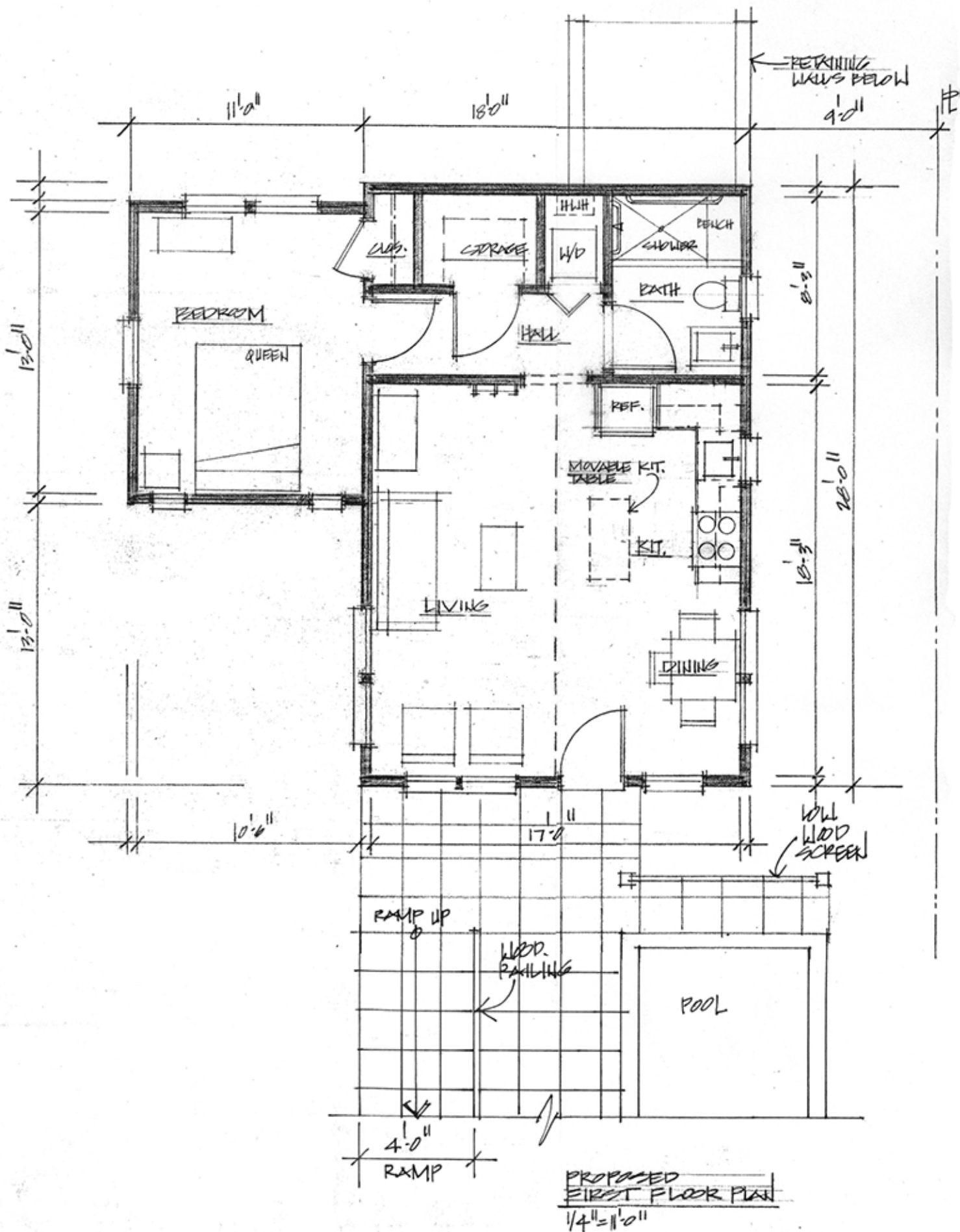
ASPHALT  
SHINGLES

GERMAN LAP  
SIDING

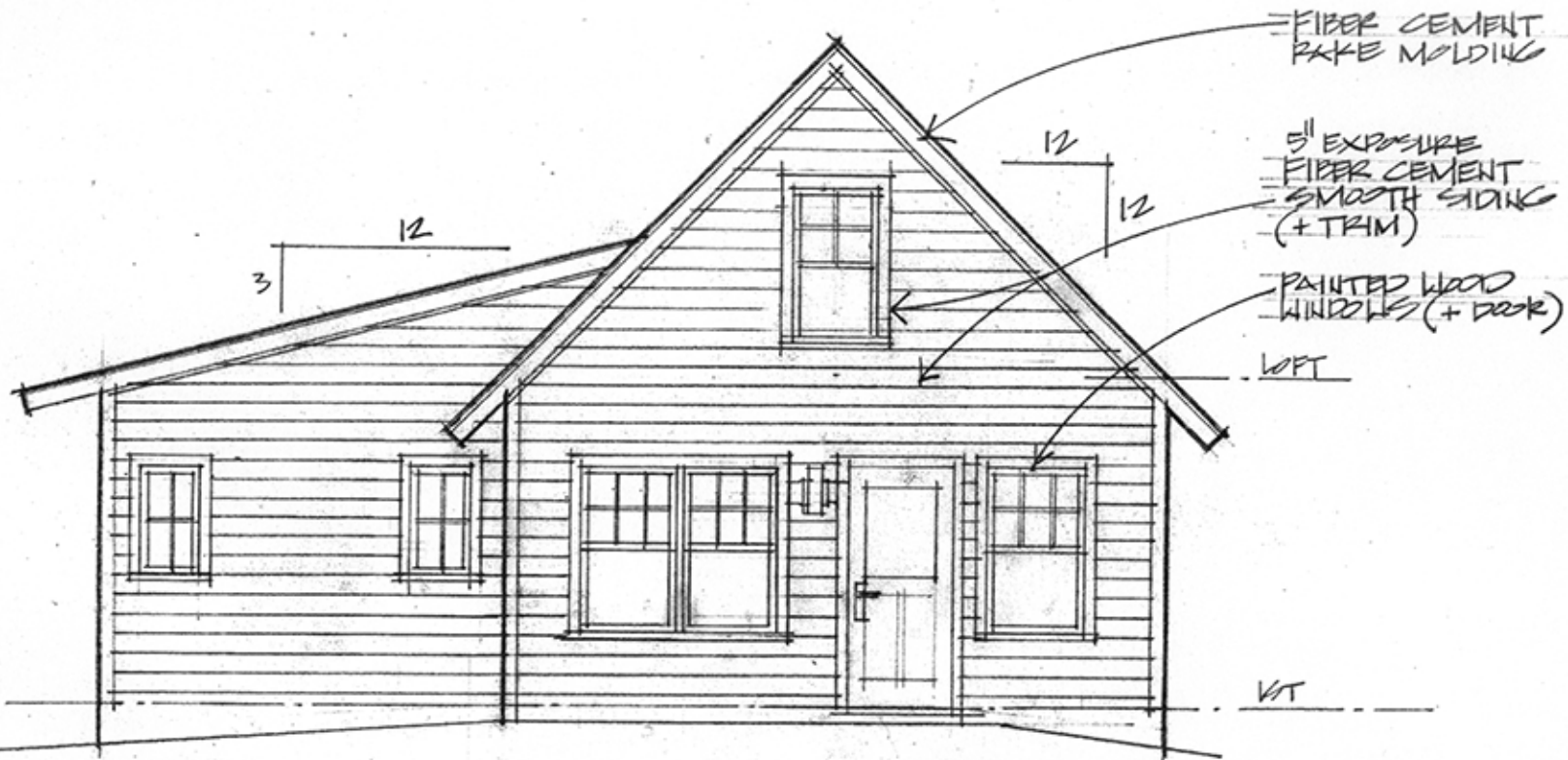
STEEL  
UPSWING  
GARAGE  
DOOR

EXISTING GARAGE FRONT  
3/16"

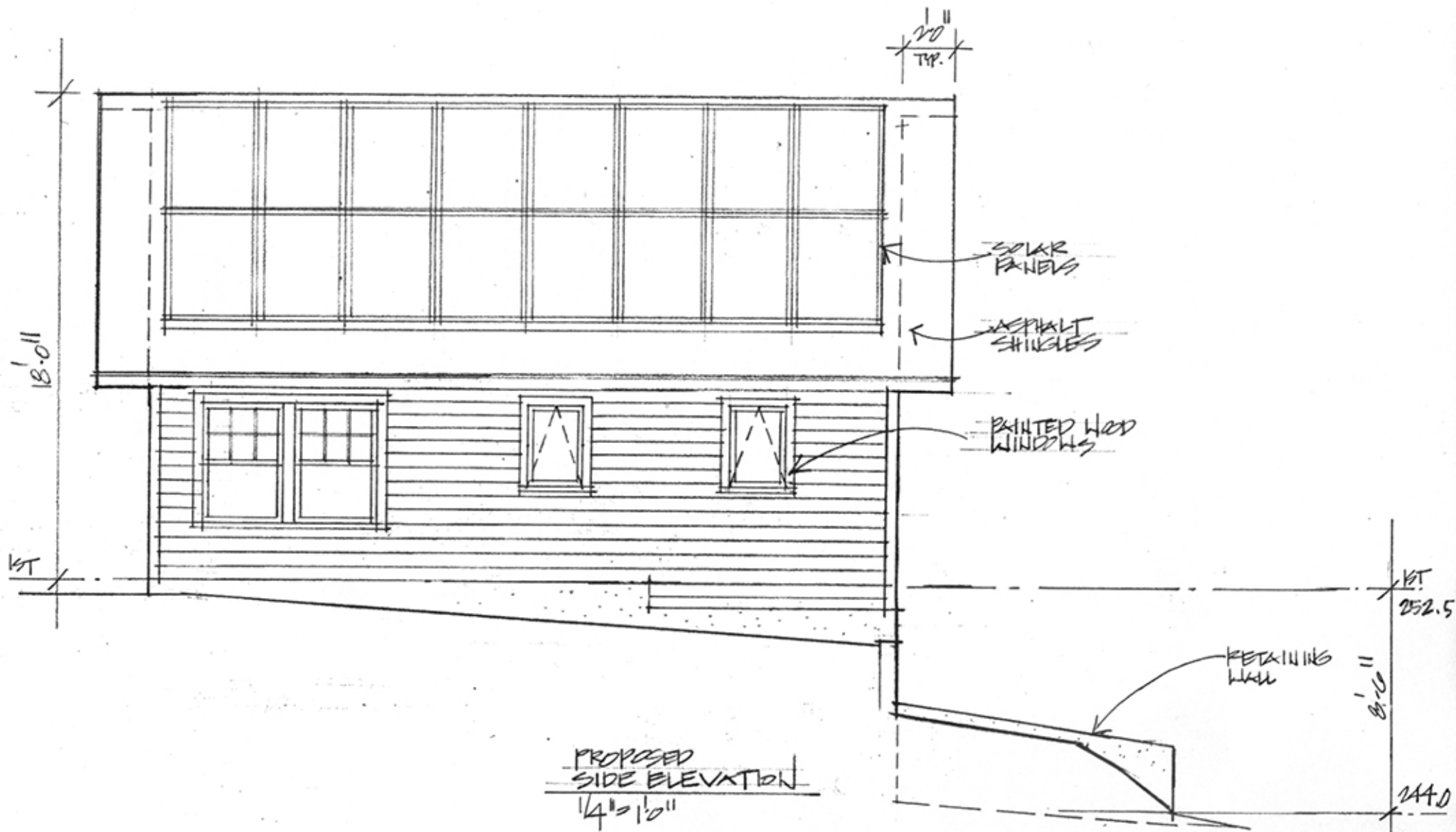


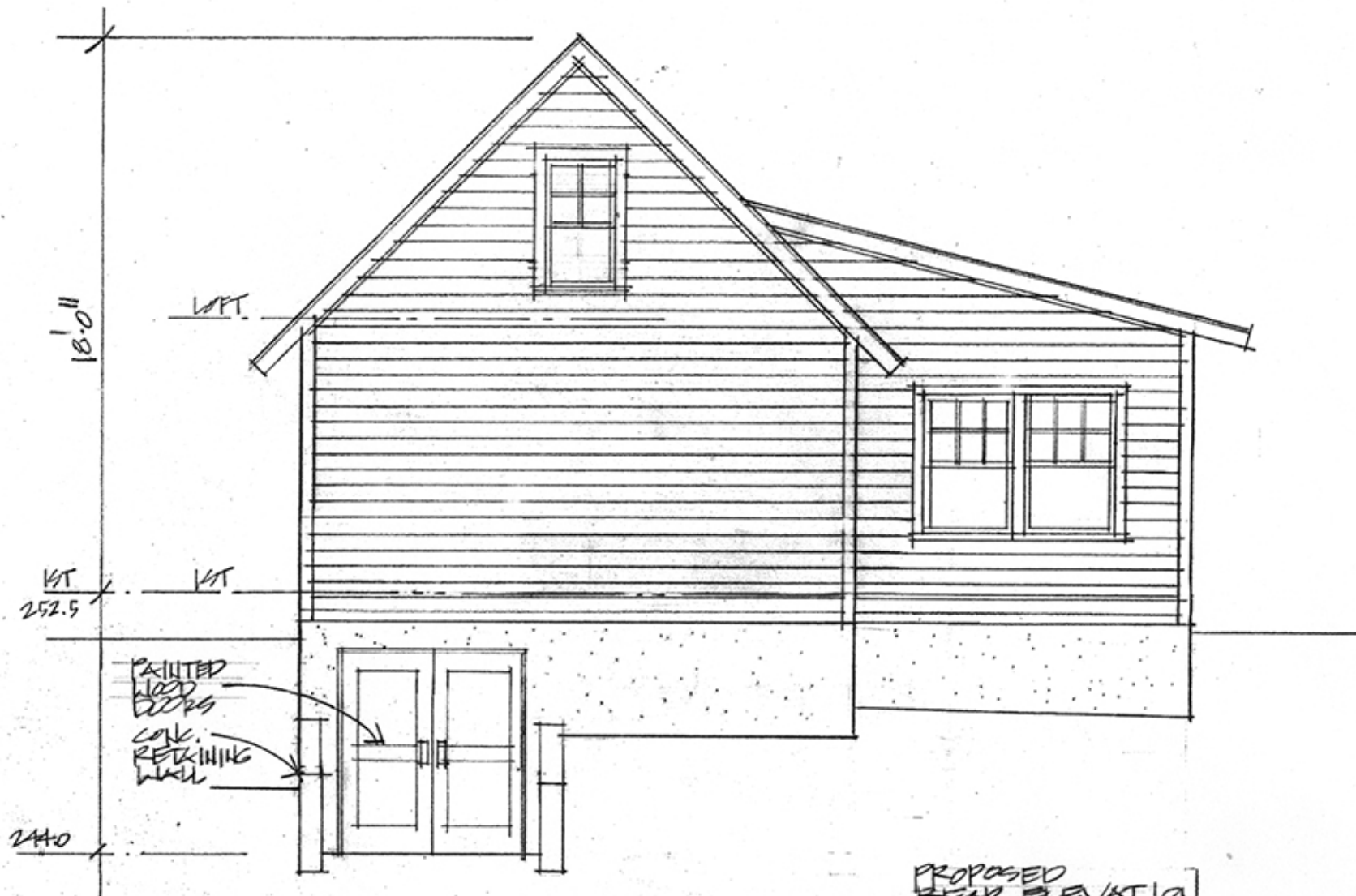






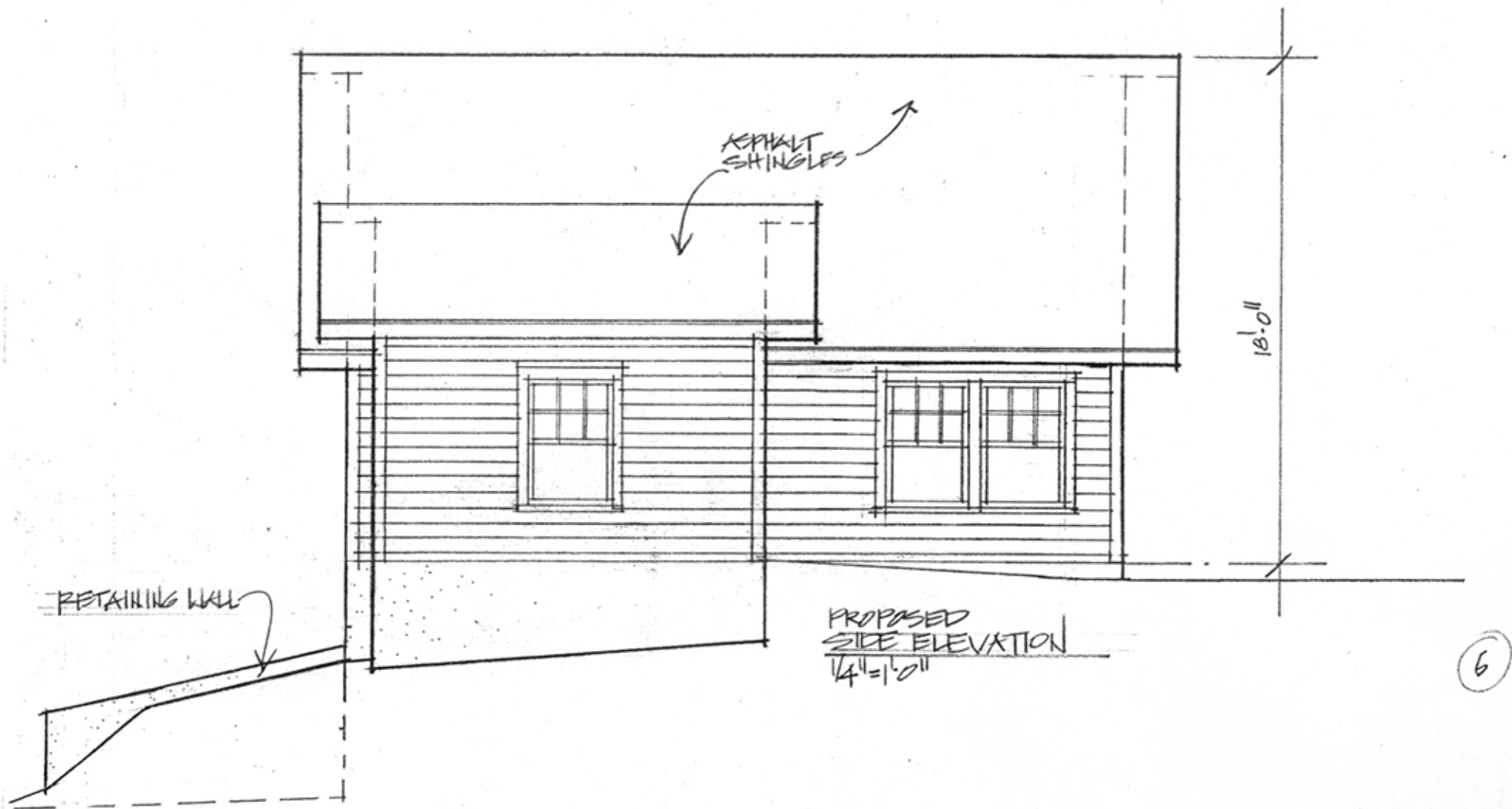
PROPOSED  
FRONT ELEVATION  
 $\frac{1}{4}'' = 1'-0''$

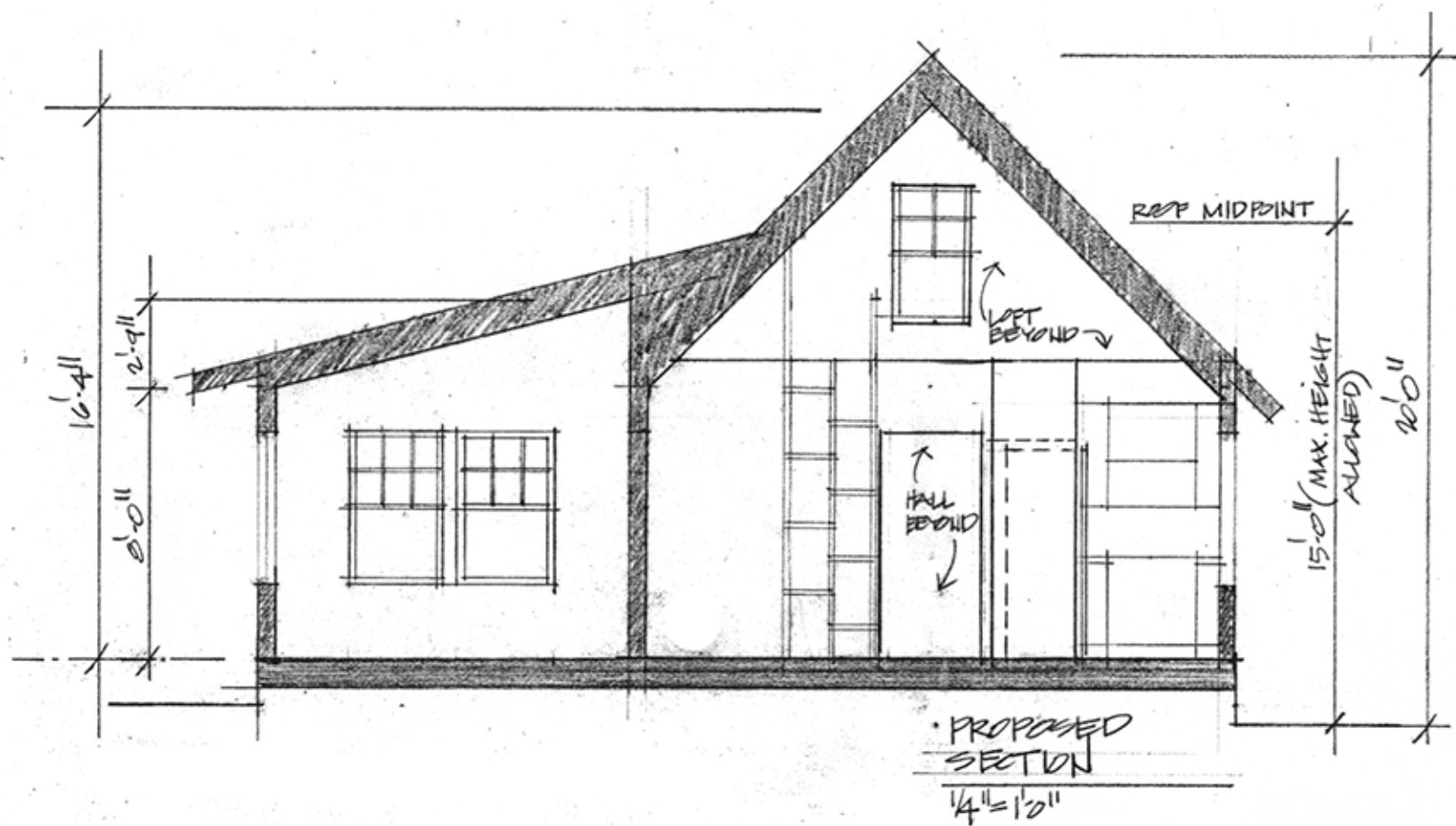




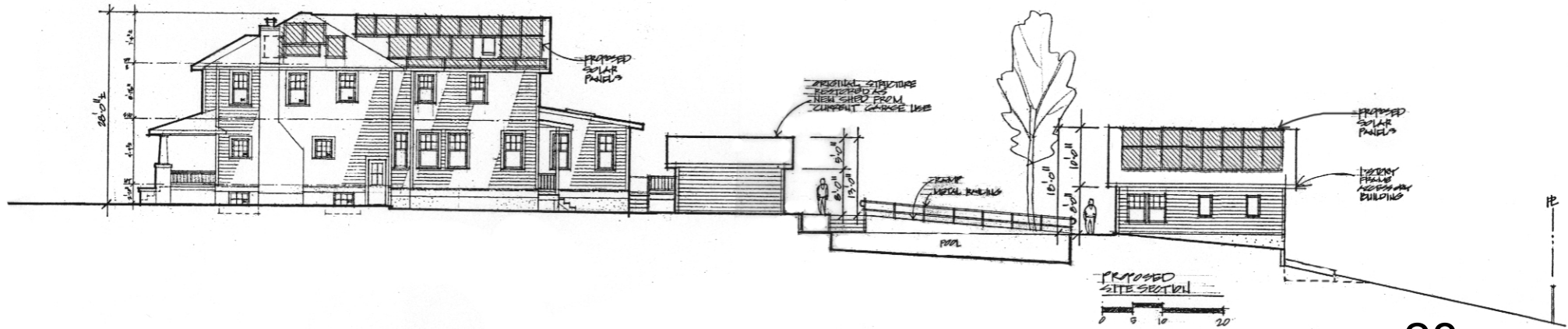
PROPOSED  
REAR ELEVATION  
1/4" = 1'-0"

5

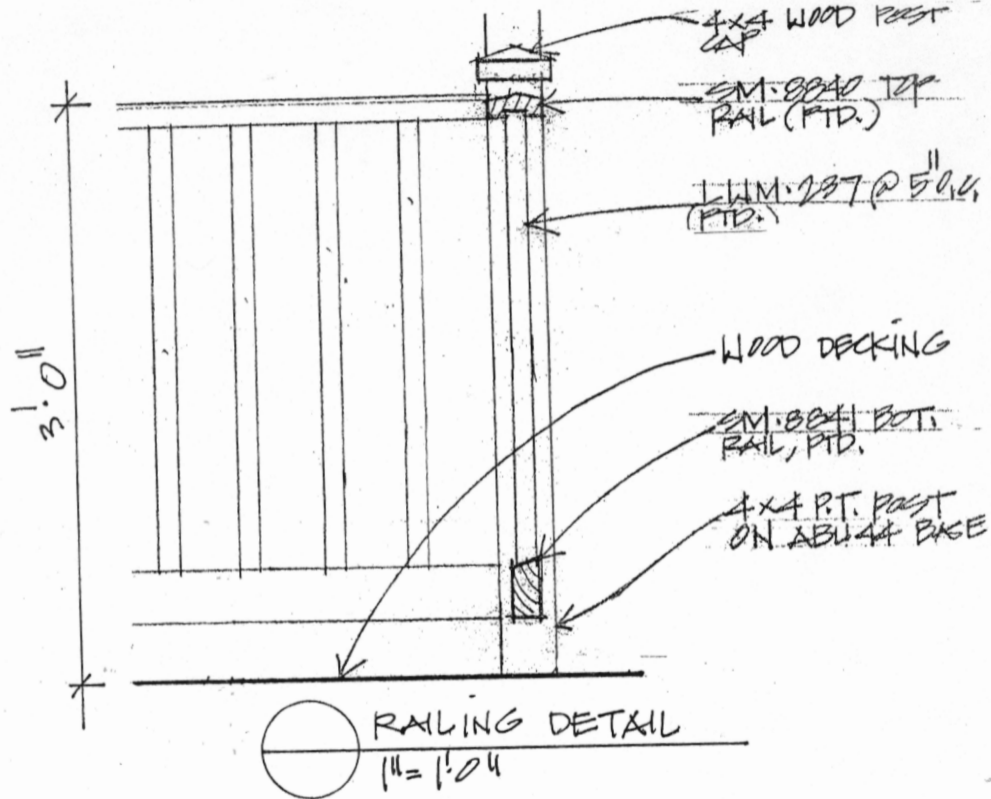




⑦









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