

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7113 Carroll Ave., Takoma Park	Meeting Date:	10/28/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/21/2020
Applicant:	Jeffery Martini	Public Notice:	10/14/2020
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-20GGGG	Staff:	Dan Bruechert
PROPOSAL:	Storm Window Installation		

STAFF RECOMMENDATION

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1918



Figure 1: 7113 Carroll Avenue.

PROPOSAL

The applicant proposes to install Velvalume Historical Storm Windows over 20 double-hung sash windows. The meeting rail of the storm windows will align with the meeting rail of the historic wood windows and the work is considered a historic preservation best practice.

This work qualifies for the County Historic Preservation Tax Credit.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

Montgomery County Code; Chapter 24A-8

- (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
- (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 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 relevant *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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



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

FOR STAFF ONLY:

HAWP# 928712

DATE ASSIGNED _____

APPLICANT:

Name: Jeffrey Martini

E-mail: martinijeffrey@hotmail.com

Address: 7113 Carroll Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 202 320 6203

Tax Account No.: 01075146

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property we searched and could not identify a MIHP #

Is the Property Located within an Historic District? ☒ Yes/District Name Takoma Park Historic District
☐ 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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 type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door (Storm Windows) |
| | | <input type="checkbox"/> Other: _____ |

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.

Jeffrey A. Martini
Signature of owner or authorized agent

9/30/20
Date

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

Owner's mailing address Jeffrey Martini 7113 Carroll Ave Takoma Park, MD 20912	Owner's Agent's mailing address N/A
Adjacent and confronting Property Owners mailing addresses	
Jacqueline Lyons 7111 Carroll Ave Takoma Park, MD 20912	
Jorge & Kunti Salazar 7115 Carroll Ave Takoma Park, MD 20912	
Brandi Roland and Craig Sharman 7114 Carroll Ave Takoma Park 20912	

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

This is a 4 square built in 1918. It has 3 stories and the exterior is a mix of stucco and shingles. The two largest trees are an oak in the front yard and an even larger oak just over our neighbor's property line (7115 Carroll) that extends over most of the backyard.

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

We are proposing to put Velvalume Historical Storm Windows over twenty double hung windows we previously had restored. The windows are all double hung and the storm windows will match the sash profile in shape and color (white). The contractor is Renew Restoration and the rough cost of the work will be \$10,500.

Work Item 1: Installation of Storm Windows

Description of Current Condition:

The current windows are restored to their original condition but are not covered by storm windows.

Proposed Work:

20 Velvalume Historic Storm Windows will be installed over the restored windows and fabricated to match the sash profile.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

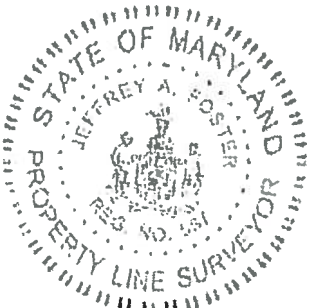
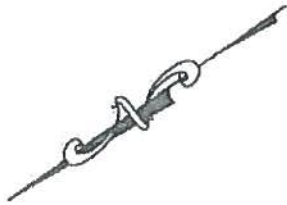
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

CONSUMER INFORMATION NOTES:

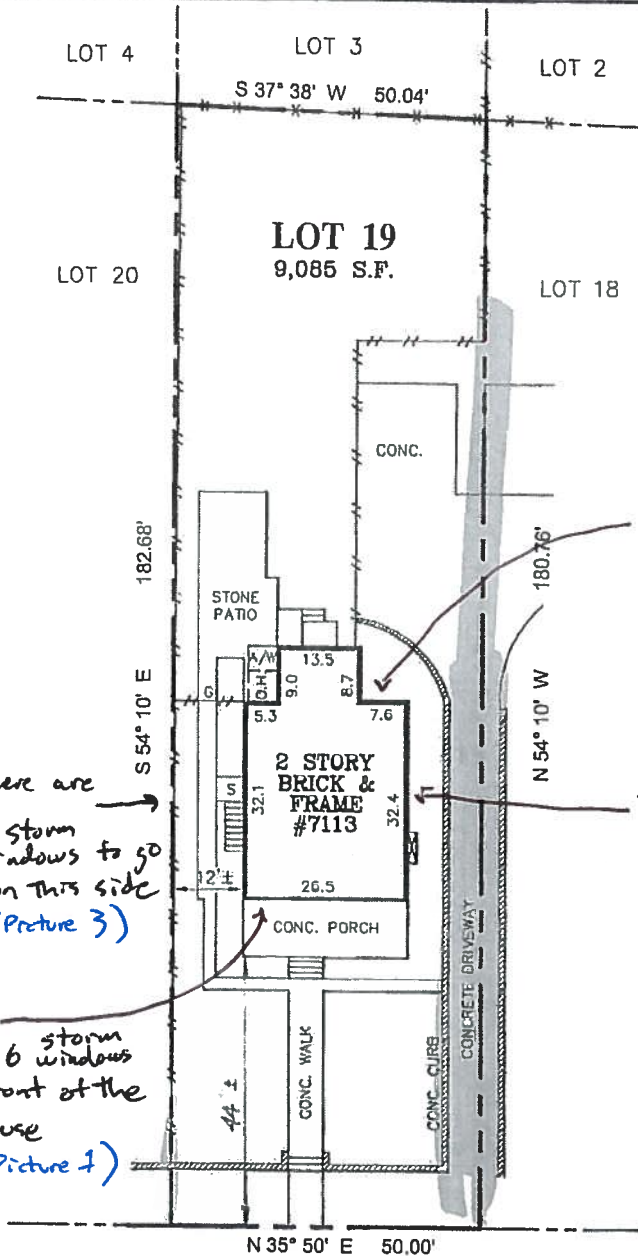
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other 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. 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 5 feet.
Fences, if shown, have been located by approximate methods.
No property corners found



LOCATION DRAWING
LOT 19, BLOCK 19
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND



CARROLL AVENUE
(R/W WIDTH VARIES)

SURVEYOR'S CERTIFICATE

"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."

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 687
Expires: 04-02-2017

REFERENCES

PLAT BK. A
PLAT NO. 2

LIBER
FOLIO



SNIDER & ASSOCIATES
LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20878
301/948-5100 Fax 301/948-1288

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: D.M.L.

HSE. LOC.: 08-19-16

JOB NO.: 18-02998



VELV-A-LUME STORM WINDOW SPECIFICATIONS

MANUFACTURER: Manufacturer shall be West Window Corporation, located at 226 Industrial Park Drive, Martinsville, Virginia. (PO. Box 3071, Martinsville, VA 24115, phone 276-638-2394)

MATERIALS: Frame and sash main members are made of T6063-T6 aluminum alloy extrusions. Typical extrusion wall thickness is .050 inches for frame sections and .0465 inches for sash and screen sections. Sash and screen extrusions are of tubular design for additional strength and rigidity.

CONSTRUCTION: Frame components are assembled using double screw coped corner construction and are secured by #6 x 3/4" 410 stainless steel screws. Frame depth with expander is 1". Extruded aluminum expanders are used at the head, jambs, and sill to compensate for opening irregularities. Frame head utilizes a recess to capture the top of the upper sash for added strength and rigidity. An extruded channel at the sill is used for positive water drainage. An integral tongue extruded onto the sill mates with the bottom of the lower sash for improved rigidity and water control.

Active sash components are joined at the corner using mitered corner construction and are fastened with zinc die cast self locking corner angles. An extruded aluminum interlock is located at the meeting rails for strength and improved resistance to air infiltration. Weeps are employed at the bottom of each sash to effectively vent any accumulated water from the sash.

GLAZING: Both sash are channel glazed using a flexible vinyl glazing gasket along the perimeter of a single lite of glass. Both sash may be re-glazed if necessary using existing sash rails. Glazing options consist of clear, tinted, obscure, and tempered glass.

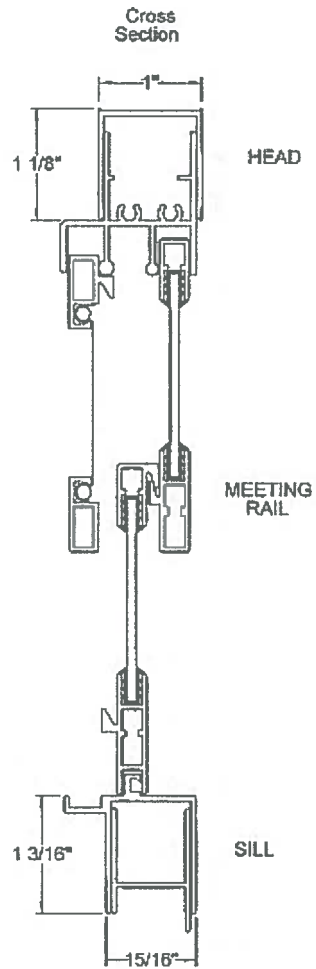
SCREEN: Screen frame is made of tubular T6063-T6 aluminum alloy extrusions and employs mitered corner construction, fastened at the corner with self locking zinc die cast corner angles. Screen cloth is of aluminum wire mesh held firmly in place by a solid vinyl spline. **HARDWARE:** Sash are equipped with spring loaded combination zinc die cast/stainless steel slide bolts (with wire form handle, lower sash) that positively engage punched holes in the master frame at predetermined locations along the travel path of the sash. Stainless steel tension springs located on one sash stile and one screen stile hold the inserts firmly in place. Upper sash utilizes a stainless steel lock plate that prevents sash movement from the outside. Stainless steel wire form handle on screen allows screen to be latched in place when fully closed.

FINISHES: All aluminum extrusions in master frame, sash, and screen are finish painted with an electrostatically applied enamel in a choice of three colors: White, Bronze, and Tan.

INSTALLATION: Installation of window shall be furnished by others and should be done in a professional manner. Window shall be set plumb and square in opening with no twisting or distorting of the window, and shall be properly anchored. A non-hardening sealant compatible with aluminum shall be provided by the installer and applied by the installer in sufficient quantity to provide a watertight seal between the window and opening.

OPERATION: After installation, window shall operate smoothly with no binding of either sash. Sash shall fully interlock at the meeting rail when both sash are in the fully closed position. Frame jambs shall be straight with no bowing in or out and sash shall positively engage the frame jamb at all points along the sash stile. Sash slide bolts shall positively engage the holes in the frame jamb. Sash and screen will be removable to the inside provided enough clearance exists between the primary window and the storm window frame.

WARRANTY: Window is covered by West Window Lifetime Limited Warranty. Details of the provisions of this warranty are available on request. West Window commenced operation in 1949.

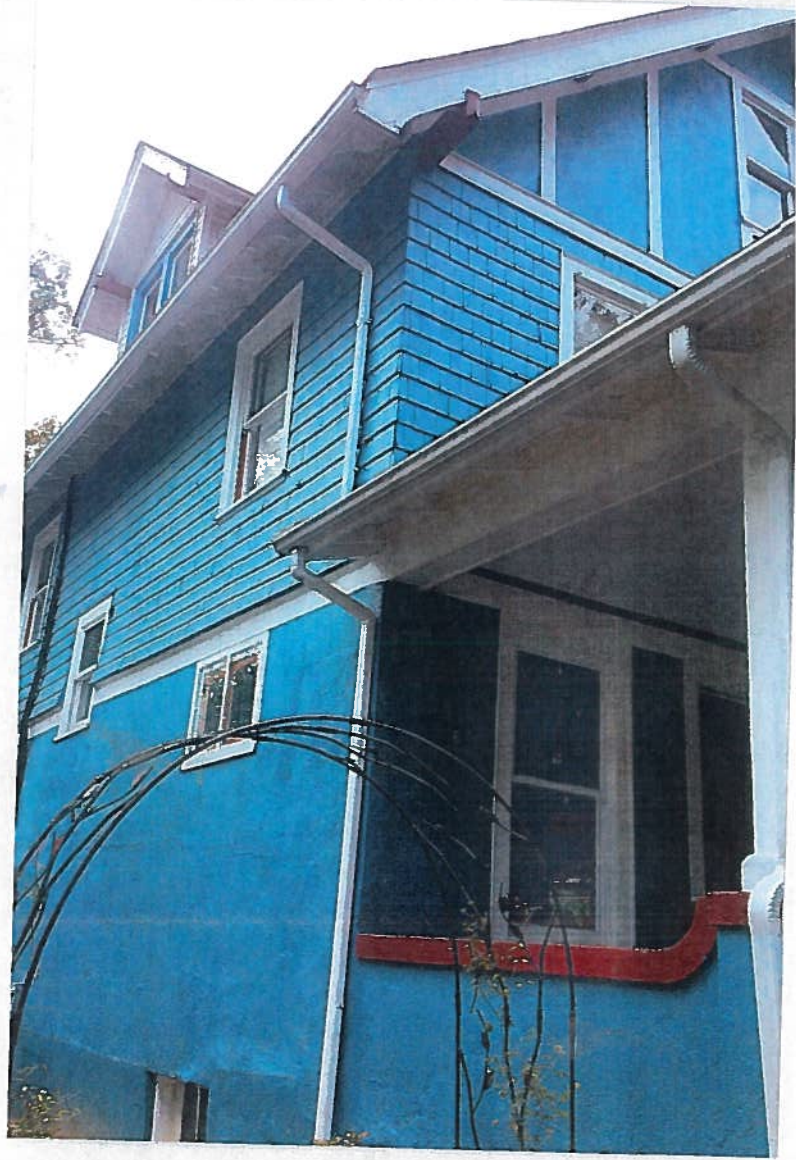


(Picture 2) ↓



(Picture 1) ↑

(Picture 3)





(Pictures 4 & 5)