

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

<b>Address:</b>	7136 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	10/14/2020
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	10/7/2020
<b>Applicant:</b>	Nancy Rosenthal (Richard Vitullo, Architect)	<b>Public Notice:</b>	9/30/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-20ZZZ	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	New deck construction		

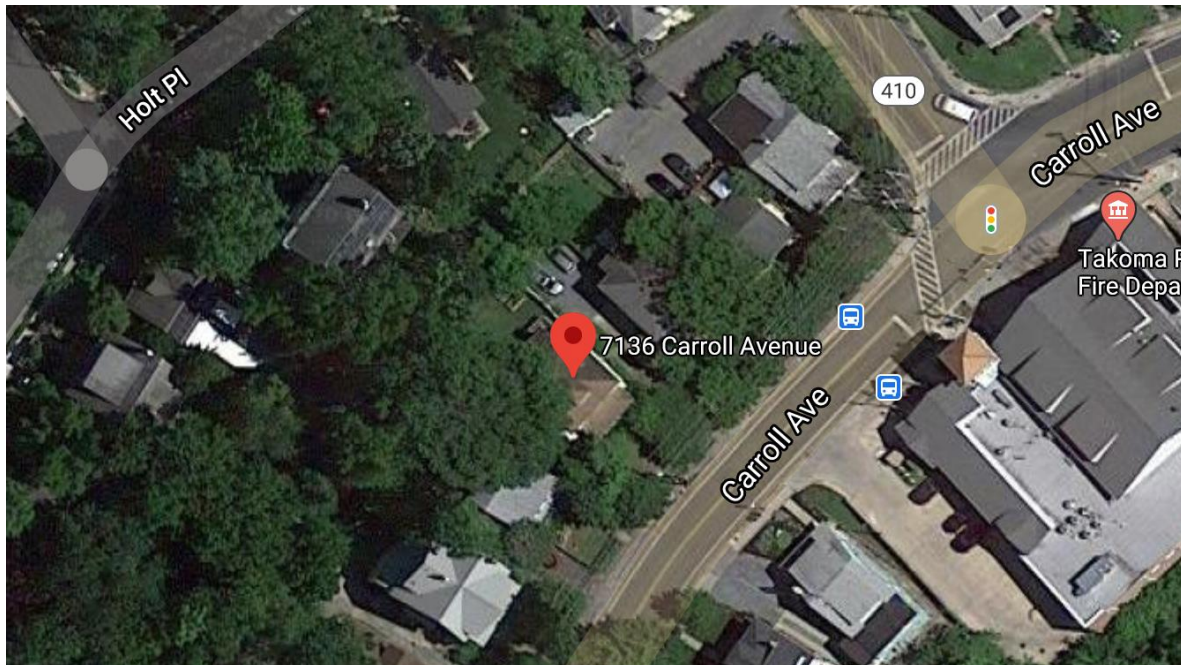
---

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

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



*Fig. 1: Subject property.*

## **PROPOSAL**

The applicant proposes to remove the existing dilapidated deck at the rear of the historic house and construct a new deck in its place.

## **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**

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".

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

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

### ***Montgomery County Code; Chapter 24A-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
  - (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:***

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 applicants propose to remove the existing dilapidated deck at the rear of the historic house and construct a new deck in its place. The existing deck is constructed from wood and has horizontal board railings with lattice attached to the outside. The proposed new deck will also be constructed from wood, but it will have traditional railings with 1 ¼" vertical balusters 5" on center. The existing deck has a 3'-9" pentagonal projection beyond the southwest (left, as viewed from the public right-of-way of Carroll Avenue) side of the historic house. The proposed new deck will have a more traditional rectangular design, but it will also project 4'-6" beyond the southwest (left) side of the historic house, resulting in a 9" greater projection.

Although the Commission typically requires new additions (including decks) to be entirely at the rear of the historic house, staff finds that the existing deck with southwest (left) side projection does not detract from the subject property or surrounding streetscape, and it is unlikely that the proposed new deck will have a greater visual impact, despite its 9" greater projection. Furthermore, the style of the proposed new deck railings is more compatible with the historic house than the existing deck railings.

Staff finds that the proposal will not remove or alter character-defining features of the subject property or surrounding streetscape, in accordance with *Standards #2* and *#9*. In accordance with *Standard #10*, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

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-8(b) 1 and 2, 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 to schedule a follow-up site visit.





FOR STAFF ONLY:

HAWP# 927335

DATE ASSIGNED

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**Name: Nancy Martin RosenthalE-mail: benandnancy7136@gmail.comAddress: 7136 Carroll AvenueCity: Takoma Park Zip: 20912Daytime Phone: 301-437-1092Tax Account No.: 01077577**AGENT/CONTACT (if applicable):**Name: Richard J VitulloE-mail: rjv@vitullostudio.comAddress: 7016 Woodland AvenueCity: Takoma Park Zip: 20912Daytime Phone: 301-806-6447

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: 7136 Street: Carroll AvenueTown/City: Takoma Park Nearest Cross Street: Philadelphia AvenueLot: 12 Block: 2 Subdivision: Hillcrest 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 checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition                    | <input type="checkbox"/> Fence                 | <input type="checkbox"/> Solar                           |
| <input checked="" type="checkbox"/> Demolition       | <input type="checkbox"/> Hardscape/Landscape   | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation          | <input type="checkbox"/> Roof                  | <input type="checkbox"/> Window/Door                     |
|  |  | <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.

Richard J Vitullo AIA

9/21/2020

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**

**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**

---

**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



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 9/21/2020

Application No: 927335  
AP Type: HISTORIC  
Customer No: AC837682

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 7136 CARROLL AVE  
TAKOMA PARK, MD 20912  
Othercontact VITULLO (Primary)

## Historic Area Work Permit Details

Work Type ADD  
Scope of Work Build new wood deck in rear to replace old dilapidated wood deck.

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 Wood Deck Addition:** *A new wood deck addition (18'-9" long x 30'-6" wide), with side wood stairs to grade. This will be built using the following materials/details: Wood framing, decking and railings.*

21

20

19

18

NORTHEASTERLY

75.5'

(4) 15"  $\phi$ 

LOT 12

8,210 S.F.

Concrete  
Garage  
Well on lineConc.  
Garage30"  $\phi$   
10.0'33"  $\phi$ Frame  
Deck17.9'  
7.8' 5  
7.8' 5.2'2 1/2 story  
Stucco  
#7136

26.4'

PORCH

12' conc. Drwy

shared

34' E

13

BRL.

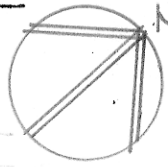
5 45° 20' W

50.0'

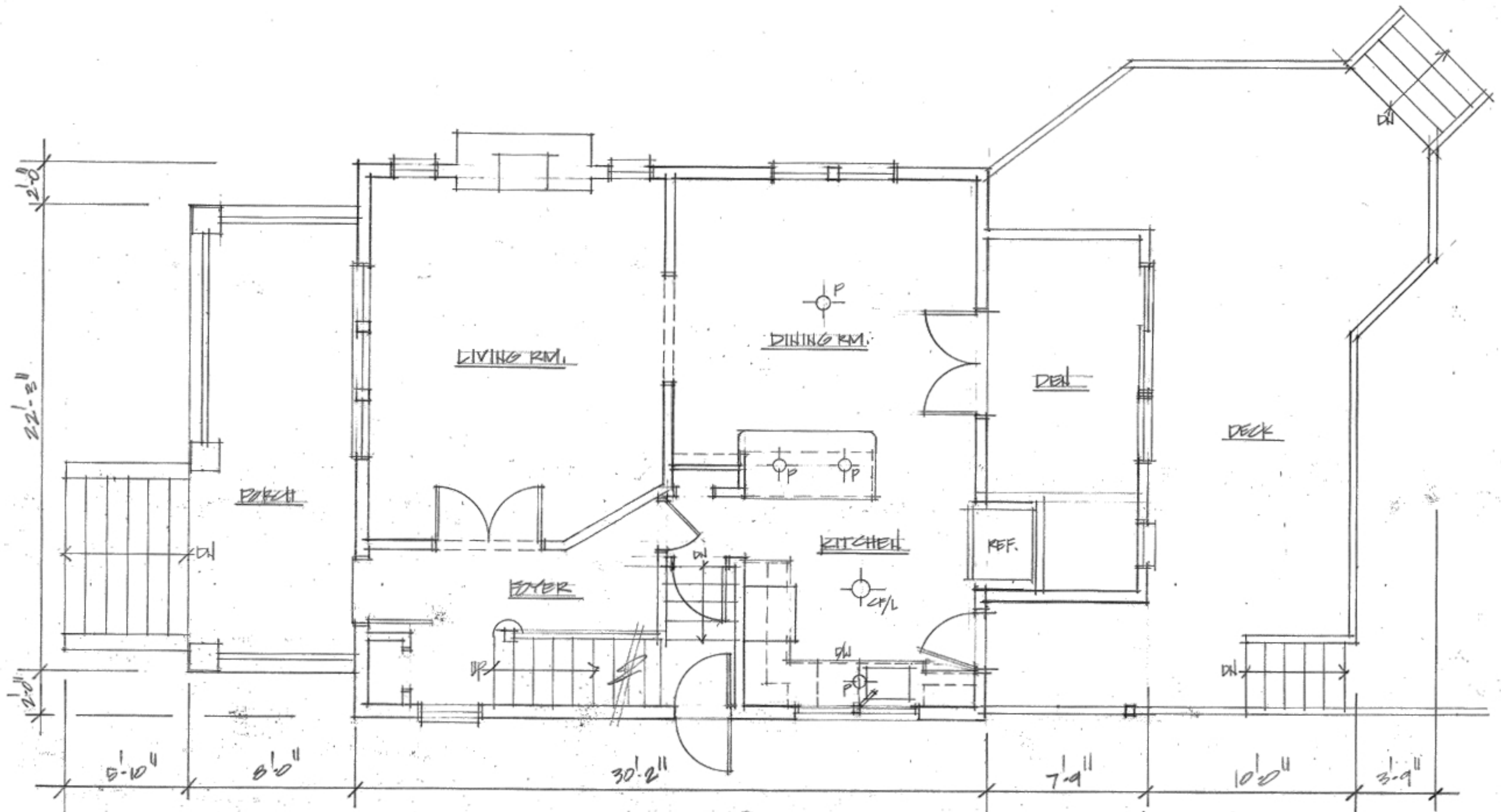
CARROLL AVE.

EXISTING SITE PLAN

1" = 20' 0"



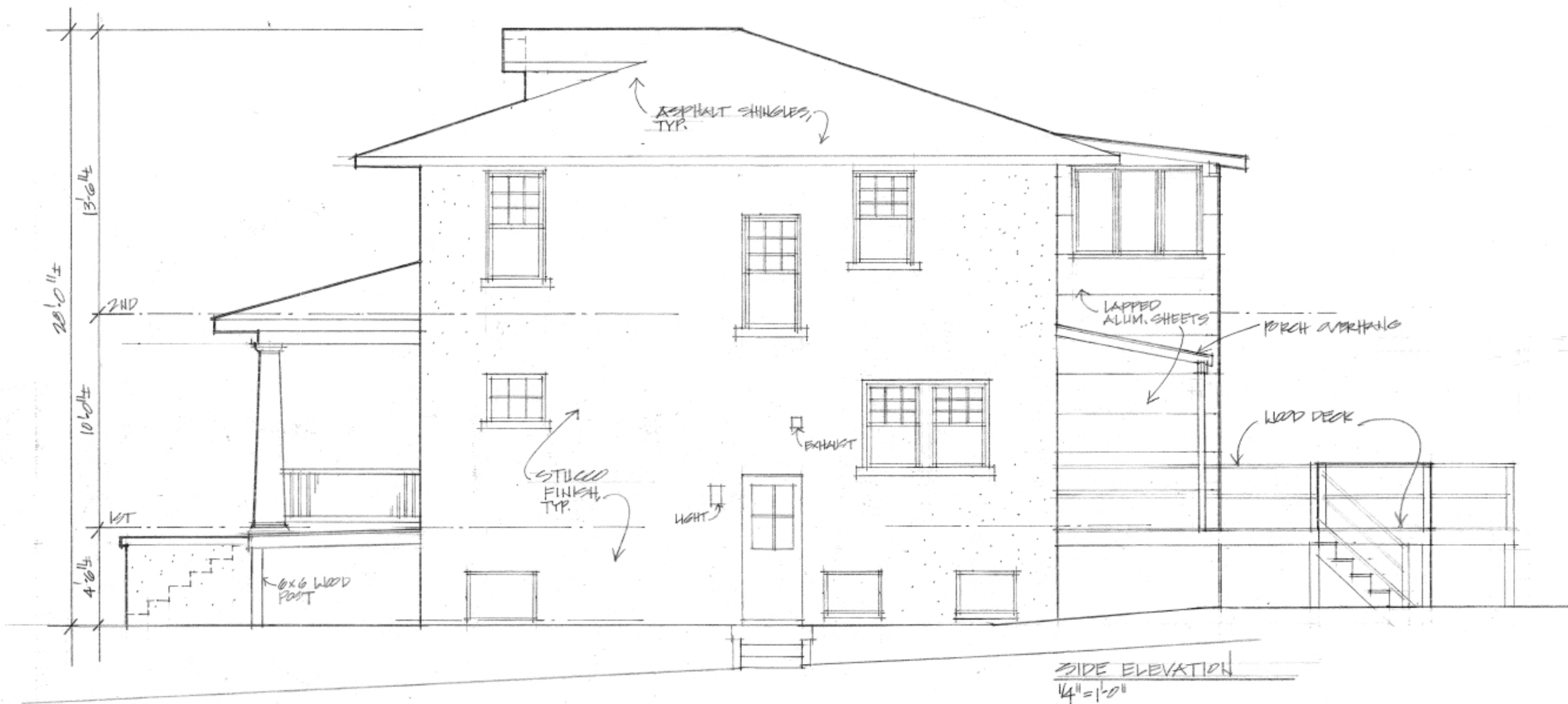




EXISTING FIRST FLOOR PLAN

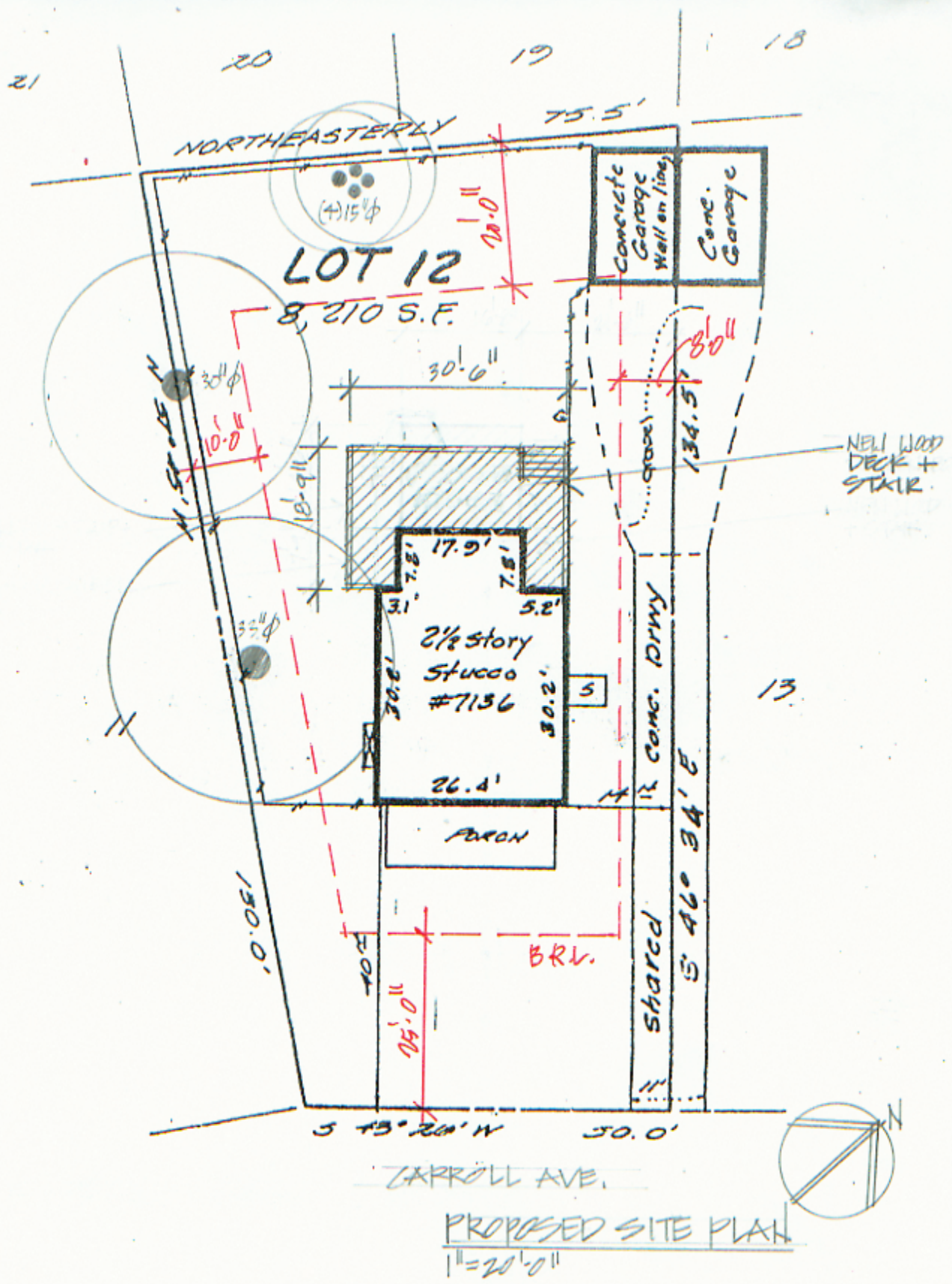
$\frac{1}{4}" = 1'-0"$

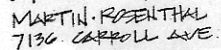
MARTIN-ROSENTHAL  
7136 CARROLL AVE.



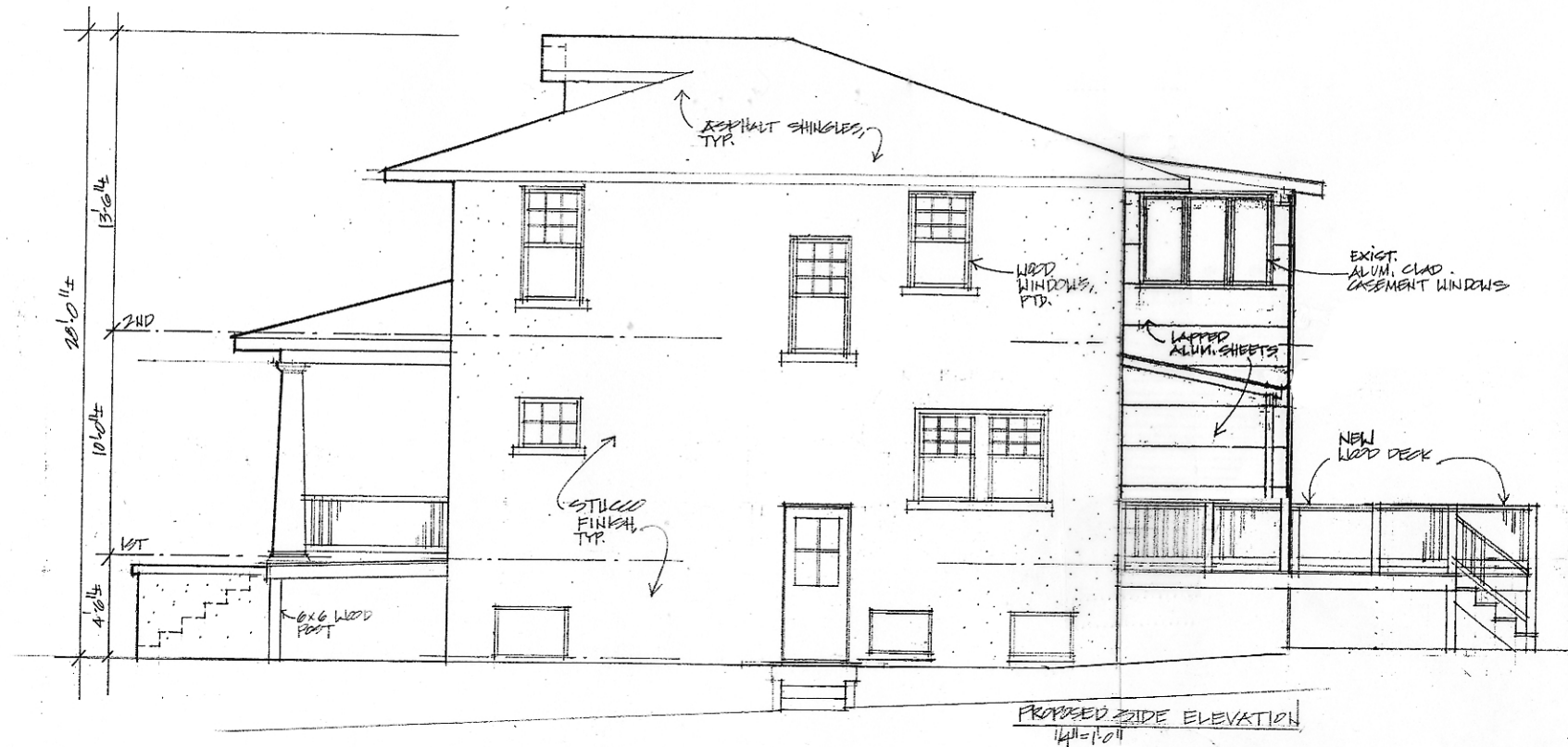


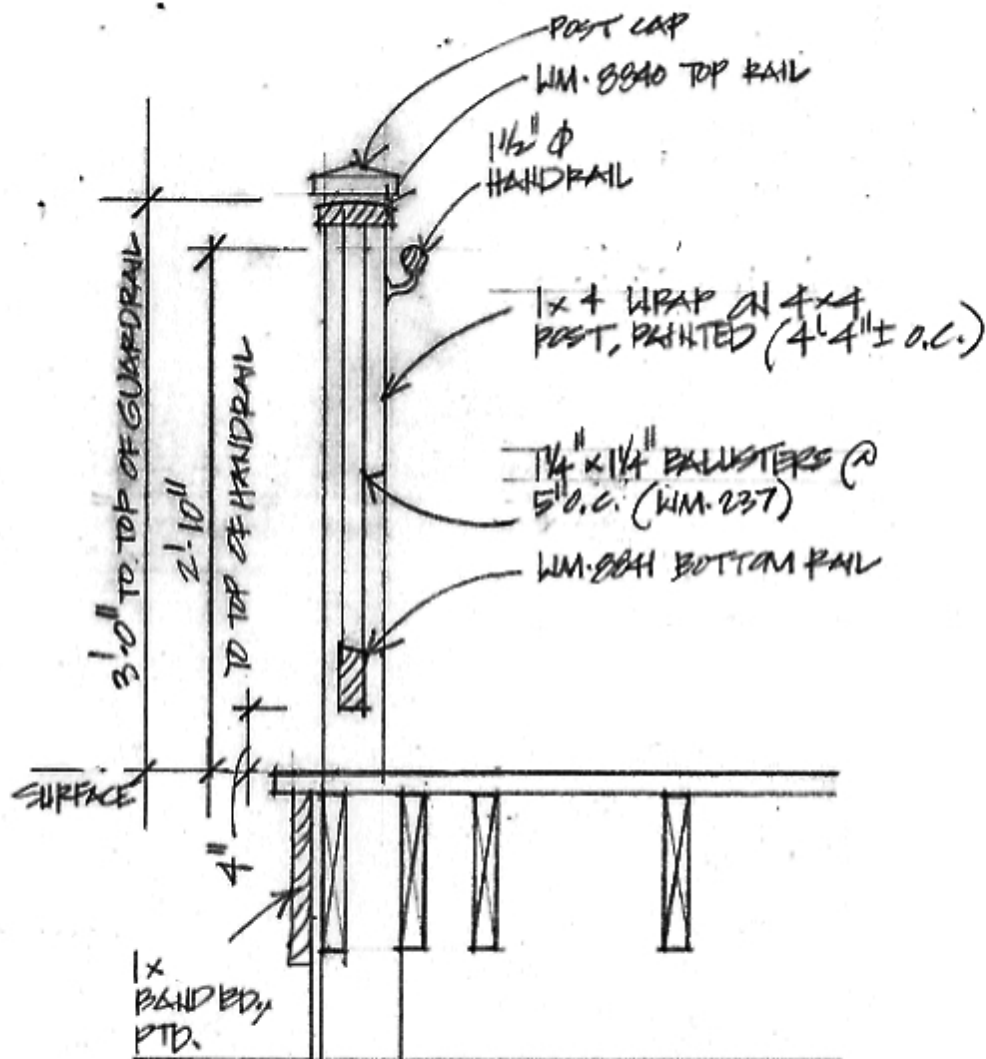
REAR ELEVATION  
1/4" = 1'-0"











① RAIL SECTION  
A-1  
1" = 1'-0"



# HANDRAIL

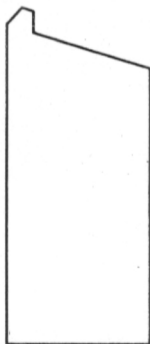
# STOCK PINE



SM-8840  
1-1/2 X 3-1/2  
TOP PORCH RAIL



LWM-237  
1-1/4 X 1-1/4  
BALUSTER STOCK



SM-8841  
1-1/2 X 3-1/2  
BOTTOM PORCH RAIL

SCALE: HALF SIZE

PAGE NO. A-54

19  
BAR RAIL















