

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7333 Carroll Ave., Takoma Park	Meeting Date:	7/28/2021
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	7/21/2021
Applicant:	Roy Austin	Public Notice:	7/14/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	956692	Staff:	Dan Bruechert
Proposal:	Window Replacement, Hardscape Alteration, and Stair Replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Vernacular
DATE: 1992



Figure 1: 7333 Carroll Avenue, Takoma Park

PROPOSAL

The applicant proposes to replace the windows on the house and demolish and reconstruct exterior stairs.

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 at 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 district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building constructed in the place of a demolished building should be reviewed under the guidelines for new construction that follow.

Montgomery County Code; Chapter 24A-8

- (a) 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 the Interior's Standards for Rehabilitation:

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 DISCUSSION

The applicant proposes work in three principal areas: replacing the existing windows, demolishing and reconstructing a new rear patio, and removing and reconstructing a side deck with an additional stair run and new stepping stones. The work will have no impact on the massing or size of the house and, per the *Design Guidelines*, should be approved as a matter of course.

Window Replacement

The existing windows are vinyl, six-over-one windows which, after thirty years, have come to the end of their useful life. The applicant proposes replacing all of the existing windows with Windsor Revive Clad windows in a matching configuration. Staff finds the existing windows are not historically or architecturally significant, and that the proposed window does not impact the size or massing of the house and surrounding district and should be approved as a matter of course.

Rear Patio

The rear patio construction meets the criterion for staff approval. The applicant has filed a separate HAWP application for this work (HAWP# 959808), and it was approved by the staff on July 19, 2021.

Side Deck and Flagstones

On the left side of the house, there is a run of five, front-loading wooden stairs and a small wood deck. The applicant proposes to remove this deck and reconstruct it with front and rear loading stairs with Trex stairs and decking. The new stairs will have the following measurements:

- Landing - 4'x4', located at 33.5" above ground
- Stair to front - 5 12" steps with 7" rise for a total of 35" rise
- Stair to back - 4 12" steps with 7" rise for a total of 28" rise
- Handrail 37.5" high

Additionally, the applicant proposes to install new stepping stones, approximately 2' × 2' (two feet square), leading from the rear patio to the new deck.

Staff finds the proposed change to the existing deck will not impact the character of the house and, while wood would be a preferable material, the Trex composite is acceptable in this instance because of the resource's Non-Contributing designation. Staff finds that the proposed work will not impact the size and scale of the property and will not detract from the character of the district as a whole and recommends approval per the *Design Guidelines*.

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), and the *Takoma Park Historic District Guidelines*, 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 an electronic set 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# 956692

DATE ASSIGNED

APPLICANT:

Name: Roy Austin

E-mail: rjbosti@yahoo.com

Address: 7333 Carroll Ave

City: Takoma Park Zip: 20912

Daytime Phone: 202-510-6607

Tax Account No.: 02905550

AGENT/CONTACT (if applicable):

Name:

E-mail:

Address:

City: Zip:

Daytime Phone:

Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name Carroll Manor Add

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 checked="" type="checkbox"/> Demolition | <input checked="" 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 |
| | | <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.

Roy L. Austin, Jr.

6.17.2021

Signature of owner or authorized agent

Date

Description of Property:

Single Family Home
7333 Carroll Avenue
Takoma Park, MD 20912

Description of Work Proposed:

1. Replace patio with very similar patio with same dimensions to address age (@ 18 years) and settling which is causing rain water to drain toward the foundation of the house. (description on attachment #1; photo A)
2. Update landscaping along right side of home to allow better entry to side door. (description on attachment #2; photos B & C)
3. Replace small (5 step) stairs along right side of home to allow better entry to front and back of home. (description on attachment #3; photos B & C)
4. Update with New windows (26) for entire house with more secure and energy efficient windows (description of new windows at attachment #4; photo D is sample current windows).
5. Update front, basement and right side doors with similar but more secure and energy efficient doors.

Work Item 1: Replace Patio

Description of Current Condition: Settling and draining toward home

Proposed Work: Replace and drain away from home

Work Item 2: Update Landscaping including replace small set of stairs

Description of Current Condition: No walkway to side door; stairs only go one direction

Proposed Work: Add stepping stones; replace stairs

Work Item 3: Windows and Doors

Description of Current Condition: House still has windows and doors from approximately the 1980s.

Proposed Work: Replace with updated windows and doors which will be more energy efficient and more secure.

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

Owner's mailing address 7333 CARROLL AVE TAKOMA PARK, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
7331 CARROLL AVE TAKOMA PARK, MD 20912	
7335 CARROLL AVE TAKOMA PARK, MD 20912	

BLUECOLLAR SCHOLAR



ESTIMATE 8863

Blue Collar Scholars, LLC
Trusted and Licensed
MHIC# 137301

Date of Proposal: Tue Apr 6, 2021

Billing Address

Roy Austin
7333 Carroll Avenue
Takoma Park, Maryland 20912
2025106607

Job Site

Roy Austin
7333 Carroll Avenue
Takoma Park, Maryland 20912
2025106607

100% Customer Satisfaction is our goal!

If you have any concerns regarding any aspect of our quote, please call our office and share them with us.

Qty	Name Description	Rate	Amount
	MATT - Roy Austin, Monday, Apr 5 - 7:30-8:30 AM		
1	<p>Back Patio</p> <p>After further review, client has a current flagstone patio set in concrete and mortar on the back of his house that is failing and causing the patio to settle at the house. This is leading water to go to the house and causing a hazard when walking out the back door. We will be excavating the current 30' x 12' patio and replacing with a new 30' x 12' patio that is graded away from the house leading to each channel drain we will install along the retaining wall and back of the patio. This channel drain will collect the water and run it to the back left side of the property leading to a buried pipe that will go approximately 70 feet to a day lighted pipe on the front left of the property. We will create this new patio with a concrete foundation set in steel rebar and wire mesh for a long lasting strong hold. We will then lay down mortar and it with a full color Thermal Flagstone cap. We will also be constructing a custom wooden landing from the back door to connect to the new patio. This will be a solid landing to act as a step from the back door but also cover the area over the basement window well. For the window well on the right side of the patio we have the option to build another wooden structure to seal off the area. This structure will be decided upon at a later date.</p> <p>\$3,100 Excavation \$16,800 New Patio \$19,900 Total</p>	\$19,900.00	\$19,900.00
ESTIMATED TOTAL			\$19,900.00

ESTIMATE NOTES

#1



ESTIMATE 8868

BLUECOLLAR
SCHOLAR



Blue Collar Scholars, LLC
Trusted and Licensed
MHIC# 137301

Date of Proposal: Tue Apr 6, 2021

Billing Address

Roy Austin
7333 Carroll Avenue
Takoma Park, Maryland 20912
2025106607

Job Site

Roy Austin
7333 Carroll Avenue
Takoma Park, Maryland 20912
2025106607

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If you have any concerns regarding any aspect of our quote, please call our office and share them with us.

Qty	Name	Description	Rate	Amount
		MATT - Roy Austin, Monday, Apr 5 - 7:30-8:30 AM		
1	Right Stepping Stones/Drainage	After further review, we will be creating a 3 foot wide river gravel swale that runs approximately 13 feet on the right side of the house connecting to the new patio structure we will build. After the river gravel swale a buried pipe will continue along the right side of the property another 50 feet. This pipe will run alongside the right side of the retaining wall next to the driveway and exit via daylighted pipe on that hill. We will also be placing approximately 21 Flagstone steppingstones that are 2' x 2' wide along the right side of his property. Approximately six of these steppingstones will be set within the river gravel swale, in the small area next to the wooden steps these steppingstones will have to shrink to 1' x 1' and then continue with the 2' x 2' past the wooden steps.	\$3,500.00	\$3,500.00
		\$3500		
ESTIMATED TOTAL				\$3,500.00

ESTIMATE NOTES

Thank you for considering Blue Collar Scholars for your professional landscaping and hardscaping services! In order to secure your job into our work schedule we need a credit card on file. We charge the initial deposit at the time we schedule the job and charge the remaining

#2

BLUECOLLAR SCHOLAR



ESTIMATE 9691

Blue Collar Scholars, LLC
Trusted and Licensed
MHIC# 137301

Date of Proposal: Fri May 28, 2021

Billing Address

Roy Austin
7333 Carroll Avenue
Takoma Park, Maryland 20912
2025106607

Job Site

Roy Austin
7333 Carroll Avenue
Takoma Park, Maryland 20912
2025106607

100% Customer Satisfaction is our goal!

If you have any concerns regarding any aspect of our quote, please call our office and share them with us.

Qty	Name	Description	Rate	Amount
1	Right Side Steps	After further review, we will be excavating the steps on the right side of the home. We will then rebuild these steps using new foundations and floorboards. We will construct this set of steps using basic trex. These steps will be level with the door on the right side and have a landing leading to two sets of steps. One leading to the backyard and one leading to the front. Any raised surface being constructed needs to be permitted. Due to this being a raised surface, it is recommended client gets a permit for this project.	\$4,200.00	\$4,200.00
		\$4,200		
ESTIMATED TOTAL				\$4,200.00

ESTIMATE NOTES

Thank you for considering Blue Collar Scholars for your professional landscaping and hardscaping services! In order to secure your job into our work schedule we need a credit card on file. We charge the initial deposit at the time we schedule the job and charge the remaining balance once the job has been completed to your satisfaction.

Signature

Date

#3



B



Jason Hebeisen

Heb-N-Co Construction
21100 Slidell Rd.
Boys, MD 20841
301-674-1402

Estimate

DATE	ESTIMATE #
5/31/2021	3136

NAME / ADDRESS
Traci Mitchell 7333 Carroll Ave Takoma Park, MD

DESCRIPTION	MATERIAL	LABOR	TOTAL
Estimated cost to provide and replace 26 windows Final design decisions will affect pricing			
Windsor windows to be: Revive Clad Matte Black Sash Pac Kit XXXX Complete Unit Lot 366 IG (Room ID: Entry Foyer)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Sash Opening: 31.875 x 38)(Overall Unit dimensions reflect Sash Opening on quotes - rough opening dimensions are not applicable to this product line.)(Pine Species)(White Int. Finish)(Grey Spacer)(Tempered Glass)(Laminated)(White Jambliner)(No Finger Pulls)(14 Degree Sill Bevel)(White Hardware)(7/8" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 2W2H/No Grilles Bottom Sash)(Energy Star: Meets in S Zone) Performance Data:(U-Value: 0.34)(SHGC: 0.18)(VT: 0.4)(CR: 55)	46353.00	11570	57,923.00
Door replacements pending final decisions			0.00
All work will be done in a clean and professional manner	TOTAL		\$57,923.00

SIGNATURE

4
15



City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119
Fax 301-270-4568
www.takomaparkmd.gov



7500 Maple Avenue
Takoma Park, MD 20912

MUNICIPALITY LETTER

June 9, 2021

To: Roy Austin / roy.austin@ymail.com / 202-510-6607
Traci Mitchell Austin / tracimitchell@yahoo.com / 301-270-2103
7333 Carroll Ave
Takoma Park, MD 20912

To: Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative/email: Austin Angel / austin@bluecollarscholars.net / 301-502-6235

Location of Project: 7333 Carroll Ave, Takoma Park, MD 20912

Proposed Scope of Work: Excavate and replace 30' x 12' flagstone patio in the back yard with new 30' x 12' flagstone patio. Demolish and replace wooden stairs (5 steps) on the right side of house with similar steps. Add stepping stones and improve drainage along right side of house.

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

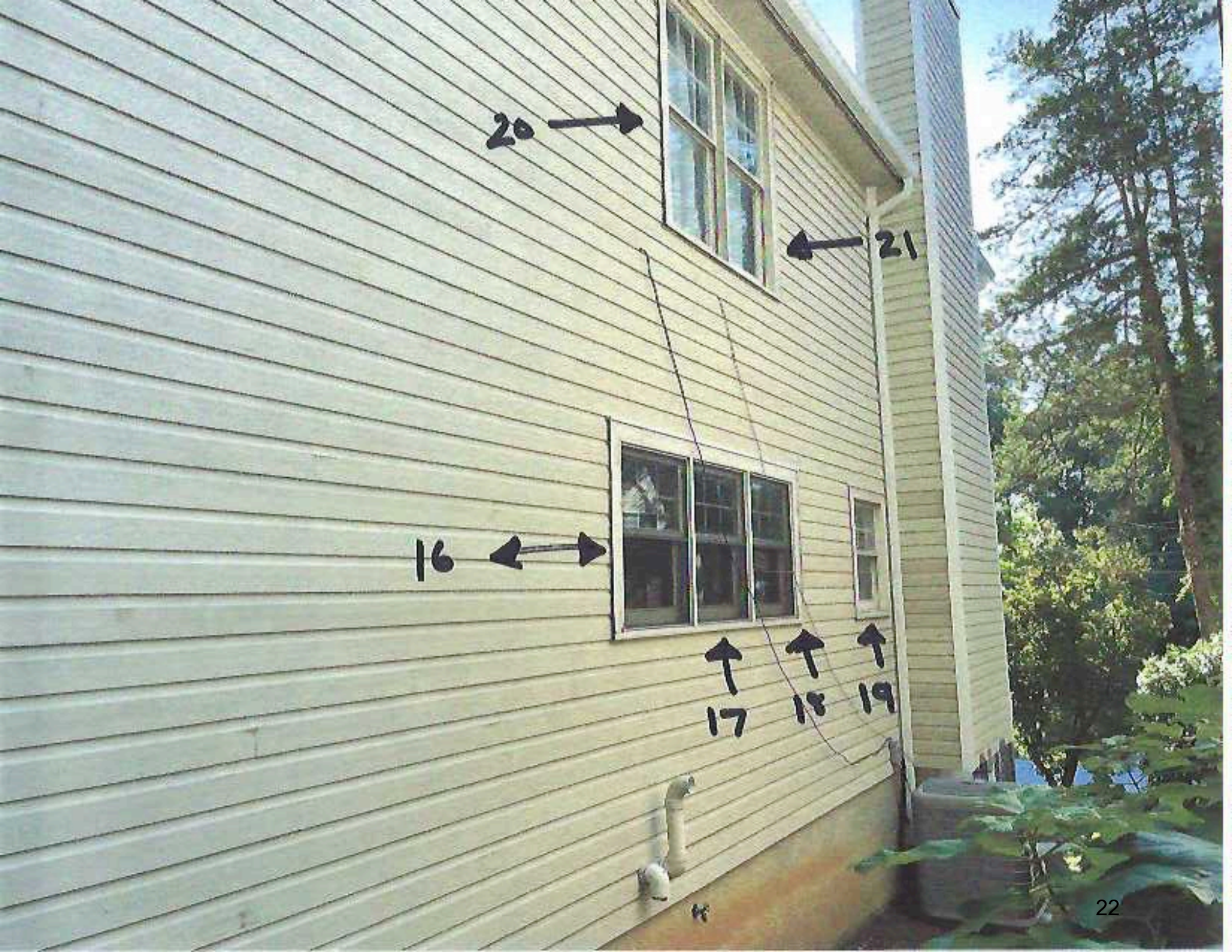
The issuance of this letter does not indicate approval of the project nor does it authorize the

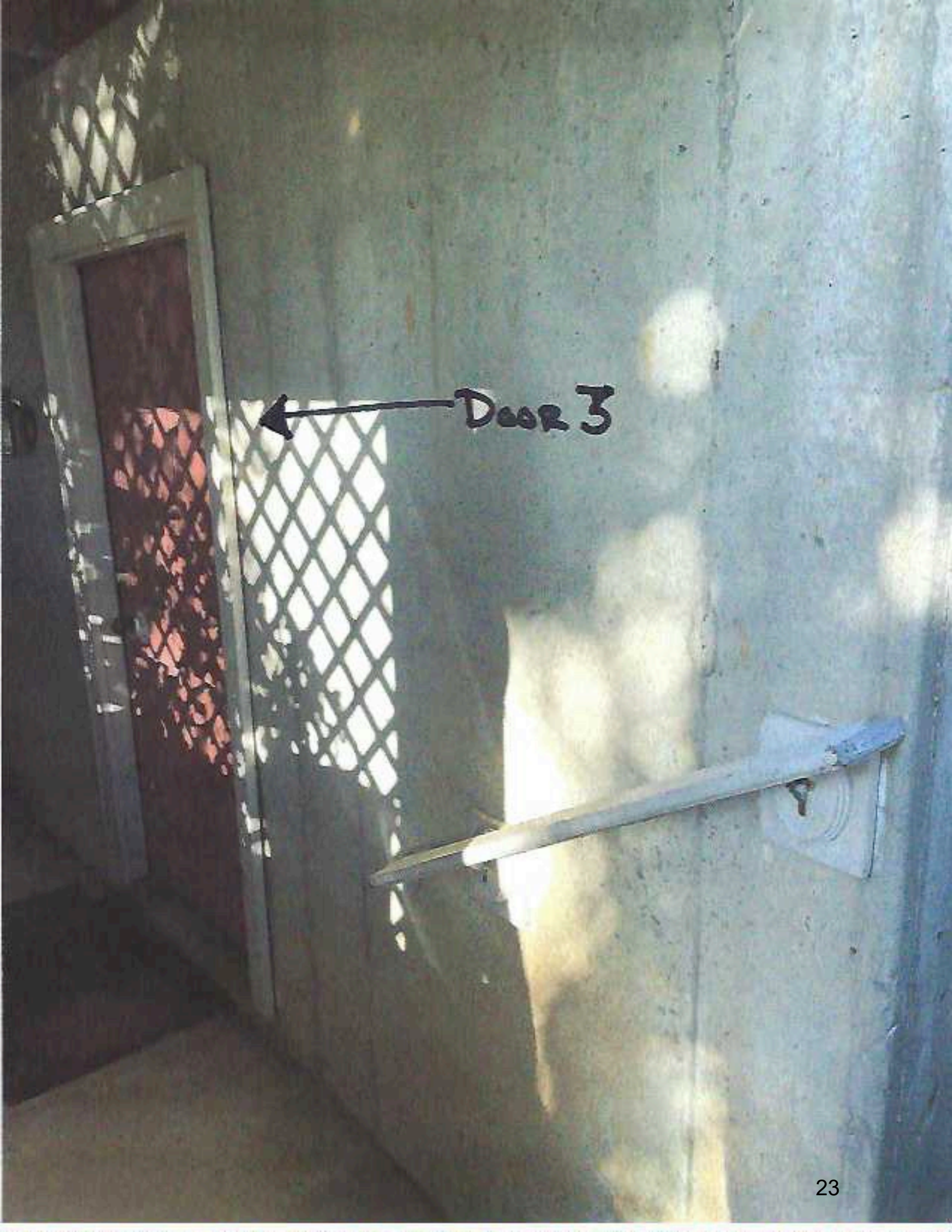












Door 3

23









 **SUZUKI** 

26

