

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

<b>Address:</b>	7115 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	11/17/2021
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	11/10/2021
<b>Applicant:</b>	Jorge Salazar <b>(Richard Vitullo, Architect)</b>	<b>Public Notice:</b>	11/3/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
		<b>Staff:</b>	Michael Kyne
<b>Permit Number:</b> 970383			

**PROPOSAL:** Partial demolition and construction of new two story rear addition

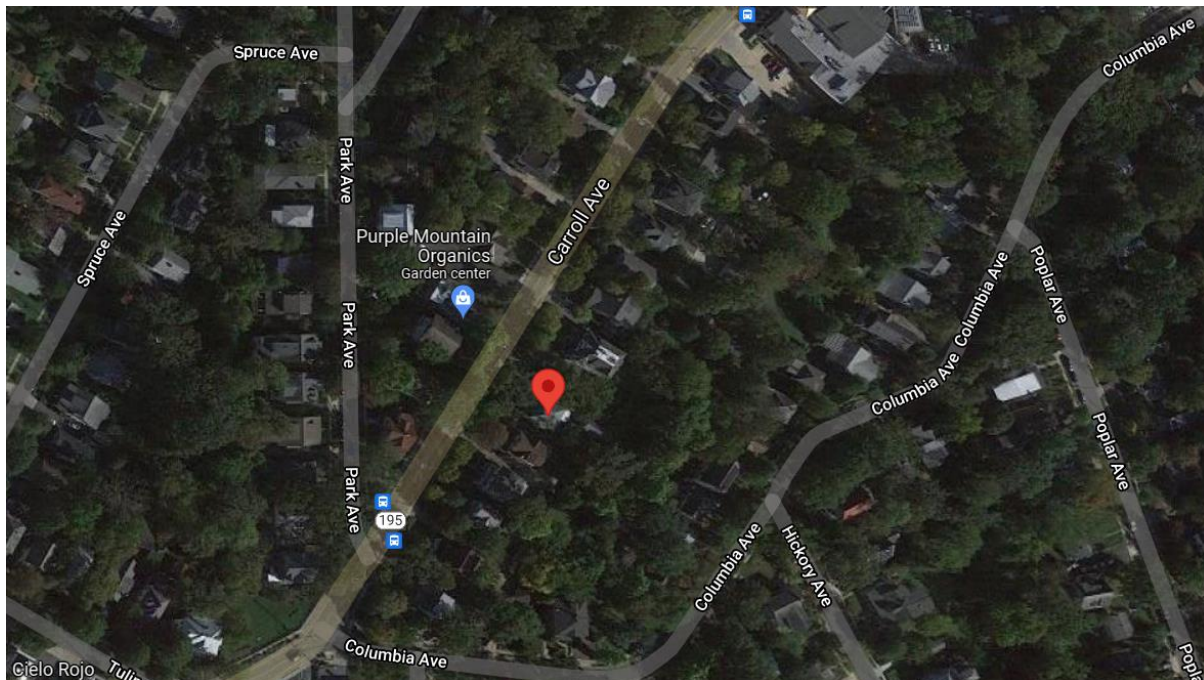
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

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



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

## **PROPOSAL**

The applicant proposes partial demolition and construction of new two story rear addition 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)*, 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 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.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.

- 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.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- 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 applicable *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. 1915-25 foursquare-style Contributing Resource within the Takoma Park Historic District. The historic house faces northwest, and there is an existing enclosed porch at its rear/left corner.

The applicant proposes the following work items at the subject property:

#### ***Partial Demolition***

- The existing enclosed porch at the rear/left corner of the historic house is proposed to be removed.

#### ***New Addition***

- A new two story rear addition is proposed at the rear/left corner of the historic house, with the following specifications:
  - The addition will include a 3'-9" long hyphen with slight inset from the historic house, and thereafter the addition will project slightly beyond the left wall plane of the historic house.
  - The right side of the addition will be well inset from the right wall plane of the historic house.
  - The roof overhang of the proposed addition will be shallower than that of the historic house, resulting in a roof line that is inset from the existing.
  - The proposed addition will have a hipped roof with slope to match the historic house.
  - A wood stoop with wood picket balusters and railings is proposed at the rear of the addition.
  - A new window well and areaway with steel safety railing on the right side of the proposed addition.
  - The proposed materials for the addition include:
    - Fiber cement shake siding with 6" exposure to match the cedar shake siding on the second floor of the historic house.
    - Smooth stucco over fiber cement panel cladding is proposed for the hyphen and two story bay at the rearmost portion of the addition (taking cues from the pebble



- dash stucco cladding on the first floor of the historic house).
- Painted fly ash cementitious trim and bandboard.
- Asphalt shingle roofing to match the historic house.
- Parged concrete foundation.
- 1-over-1 double hung wood windows to match the historic house.
- One wood door on the first floor of the addition, and two fiberglass-clad wood basement level doors (one replacing an existing basement level door).

Staff supports the applicant's proposal. In accordance with the *Guidelines*, the proposed addition is generally consistent with the predominant architectural style and period of the historic house and preserves the predominant architectural features of the resource. Additionally, the proposed addition is in the appropriate location at the rear of the historic house. Staff also finds the proposed materials for the addition to be appropriate and consistent with the *Guidelines*.

In accordance with *Standards #2 and #9*, the applicants' proposal will not remove or alter character-defining feature of subject property and/or surrounding streetscape. Per *Standard #10*, the proposed alterations can be removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired.

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), (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 electronic 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.



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# 970383

DATE ASSIGNED \_\_\_\_\_

APPLICANT:

Name: Jorge Salazar  
Address: 7115 Carroll Avenue  
Daytime Phone: 352-239-0022

E-mail: salazarjorgeh@gmail.com  
City: Takoma Park Zip: 20912  
Tax Account No.: 01079122

AGENT/CONTACT (if applicable):

Name: Richard J. Vitullo AIA  
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: 7115 Street: Carroll Avenue  
Town/City: Takoma Park Nearest Cross Street: Columbia Avenue  
Lot: 20 Block: 19 Subdivision: BFG 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 checked="" 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 checked="" type="checkbox"/> Grading/Excavation	<input checked="" 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.

Richard J. Vitullo

10/13/2021

Signature of owner or authorized agent

Date

**OWNERS:**

**Jorge Salazar**

7115 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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**Brain Karrer**

**Ariel Shaw**

7117 Carroll Ave.

Takoma Park, MD 20912

**Jeffrey Martini**

**Julia Lehning**

7113 Carroll Ave.

Takoma Park, MD 20912

**Craig Sharman**

**Brandi Roland**

7114 Carroll Ave.

Takoma Park, MD 20912

**Alberto Ramos**

7118 Carroll Ave.

Takoma Park, MD 20912

24 Columbia Avenue

Takoma Park, MD 20912

DESCRIPTION OF **EXISTING STRUCTURE**,  
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES  
AT:  
7115 Carroll Ave. Takoma Park, MD 20912

*This is a "Contributing Resource" Four Square style house, built in 1913, and it is located in the Takoma Park Historic District. It is a 2-story house, square in shape, 28'-6" across the front at Carroll Ave. and 28'-7" along the side with a full basement.*

- 1) **Main Structure:** *It is a wood framed 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 wood double hung (1-over-1, typical) with painted wood trim; the shape/proportions of the windows are approximately 2:1 (height:width).*
- 3) **Finishes:** *The exterior finish is a pebble-dash stucco on the lower half over the original wood lap siding, and painted cedar shake shingles on the upper half, flaring out at the bottom edge. The rear addition is clad with wood beadboard, painted. (NOTE: the stucco needs repair as it is not original, and it is buckling.)*
- 4) **Foundation:** *The foundation is solid masonry, also with pebble-dash stucco. There is a small areaway in the rear.*
- 5) **Porches/Decks:** *The front porch has a shallow hip roof, with 4 large battered wood columns on a stuccoed masonry railing. The porch steps are concrete with stuccoed masonry flanking walls. The porch flooring is concrete. The rear wood stoop/stair is dilapidated.*
- 6) **Roof:** *The roofing is composed of asphalt shingles.*

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

7115 Carroll Ave. Takoma Park, MD 20912

**Rear Addition:** A new 2-story addition, with basement (27'-3" long x 15'-0" wide). There is also a rear wood entry stoop, with wood stairs to grade. A new masonry areaway will be added at the rear to replace the existing inadequately sized areaway. This will all be built using the following materials/details:

- 1) **Main Structure:** hip roof structure at a 7.5:12 slope, matching the existing roof pitch. Walls and floors to be wood framing. Exterior walls to be clad partially in ½" thick, 6" exposure fiber cement shake shingles, and partially in smooth stucco over fiber cement panels. Window, door, corner and bandboard trim to be fly-ash trim, painted. (See elevations for location of different finishes.) Foundation to be parged concrete. Wood framed stoop, with wood decking and wood railings.
- 2) **Windows:** all windows to be painted wood double-hung (1-over-1).
- 3) **Doors:** The door at the rear of the 1<sup>st</sup> floor to be painted wood, with a large glass lite. The new basement door in the addition and the newly replaced door to the existing basement, replacing a dilapidated wood door, to be fiberglass clad over wood.
- 4) **Roof:** asphalt shingles.

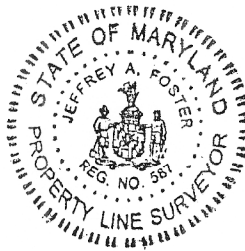
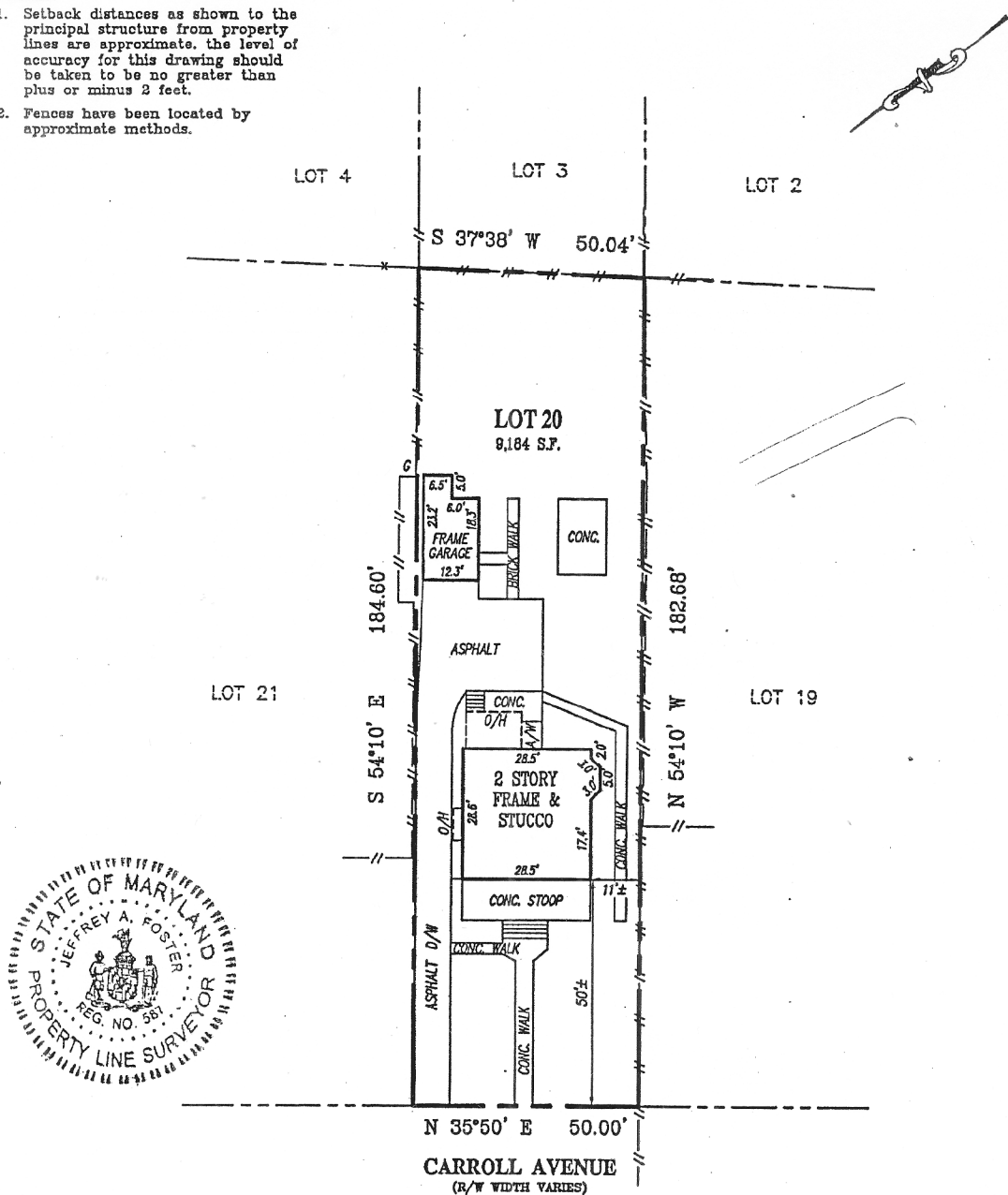


**CONSUMER INFORMATION NOTES:**

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.


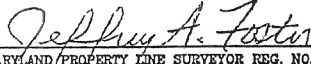
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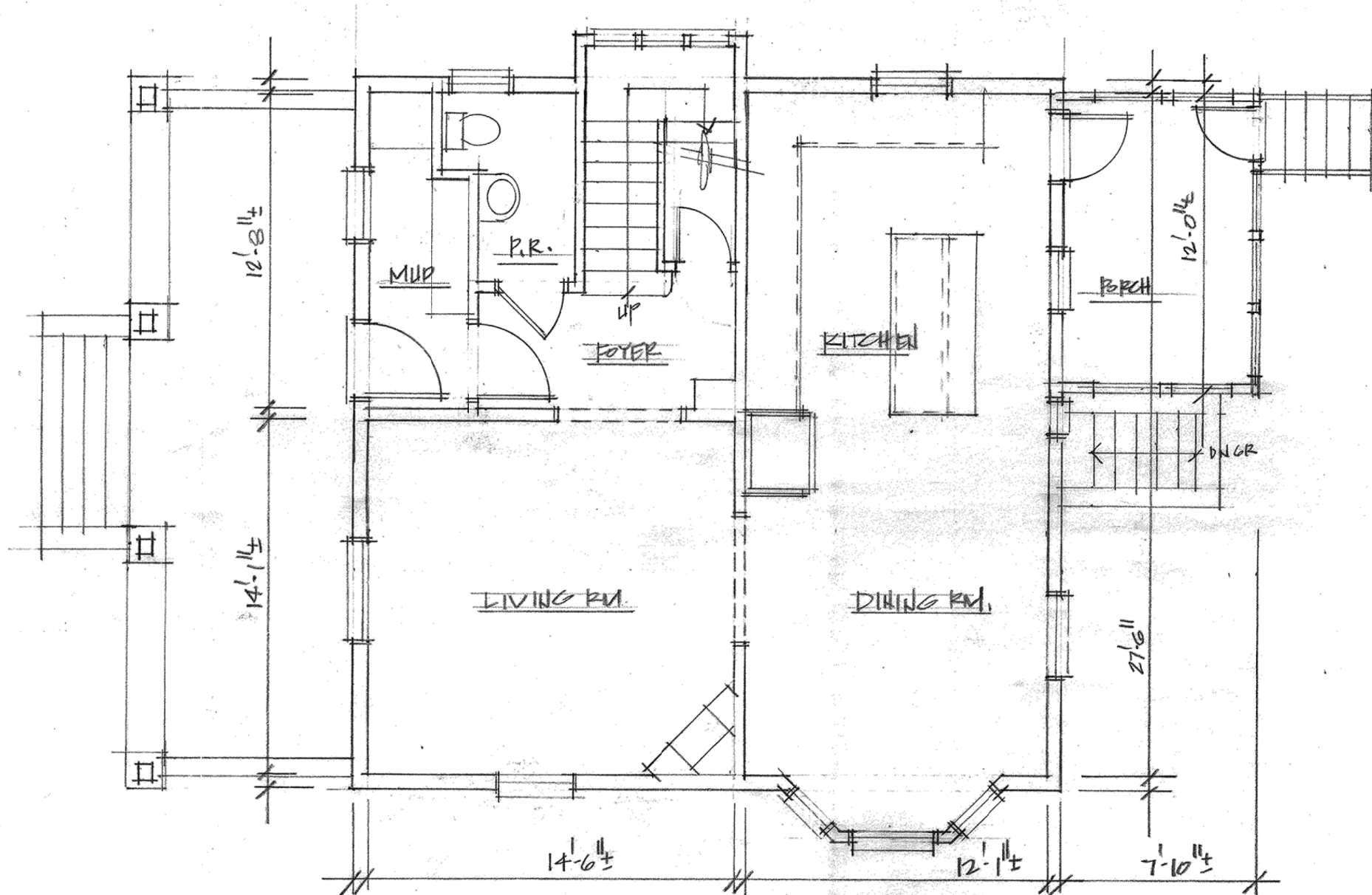
1. Setback distances as shown to the principal structure from property lines are approximate. the level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
2. Fences have been located by approximate methods.



LOCATION DRAWING  
LOT 20 ~ BLOCK 19  
**B.F. GILBERT'S ADDITION TO  
TAKOMA PARK**  
MONTGOMERY COUNTY, MARYLAND

EXISTING SITE PLAN

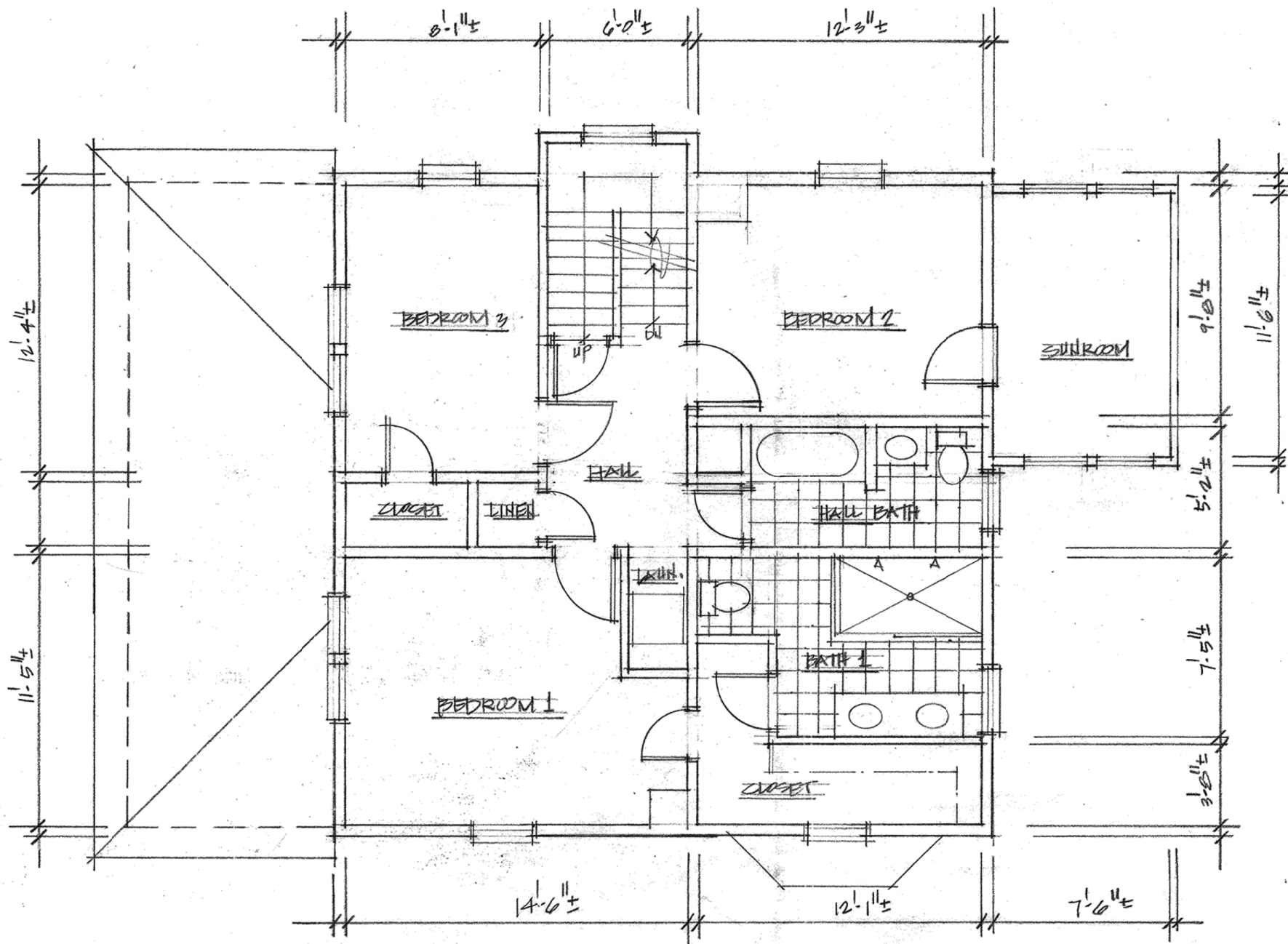
SURVEYOR'S CERTIFICATE		REFERENCES		 <b>SNIDER &amp; ASSOCIATES</b> LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100, Fax 301/948-1288	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK.	A		
		PLAT NO.	2		
 MARYLAND/PROPERTY LINE SURVEYOR REG. NO. 587 Expires: 04-02-2019		LIBER	55244	DATE OF LOCATIONS	SCALE: 1" = 30'
		FOLIO	190	WALL CHECK:	DRAWN BY: MP
				HSE. LOC.: 11-21-2018	JOB NO.: 18-04463



EXISTING FIRST FLOOR  
 1/4" = 1'-0"

7





EXISTING SECOND FLOOR  
1/4"=1'-0"

8

12



EXISTING SIDE ELEVATION  
 1/4" = 1'-0"

11



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

10



EXISTING SIDE ELEVATION  
1/4" = 1'-0"

9

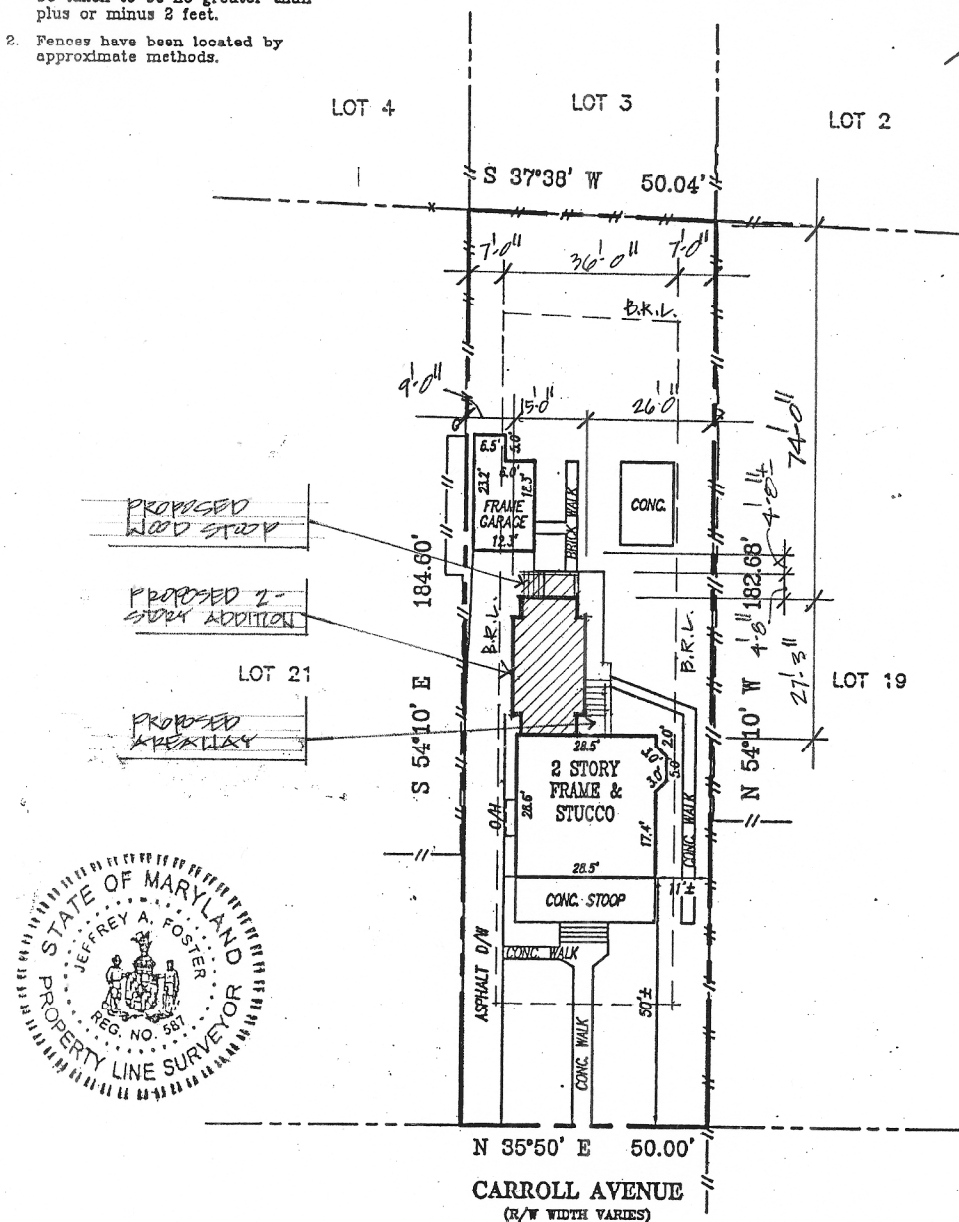


# CONSUMER INFORMATION NOTES:

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.
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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.


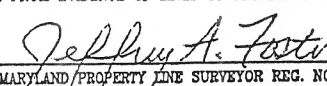
## Notes:

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2. Fences have been located by approximate methods.

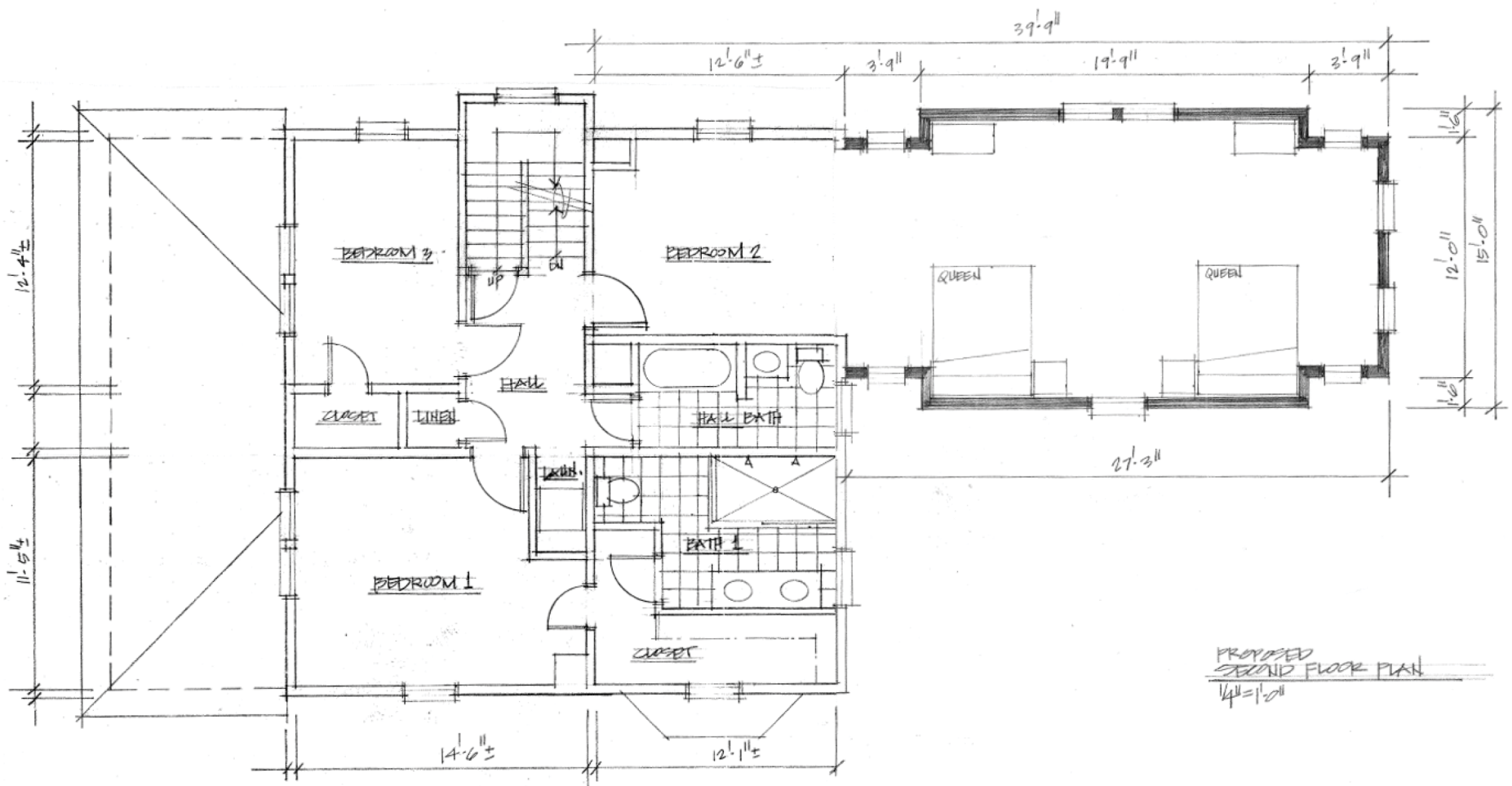


LOCATION DRAWING  
LOT 20 ~ BLOCK 19  
B.F. GILBERT'S ADDITION TO  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND

PROPOSED SITE PLAN

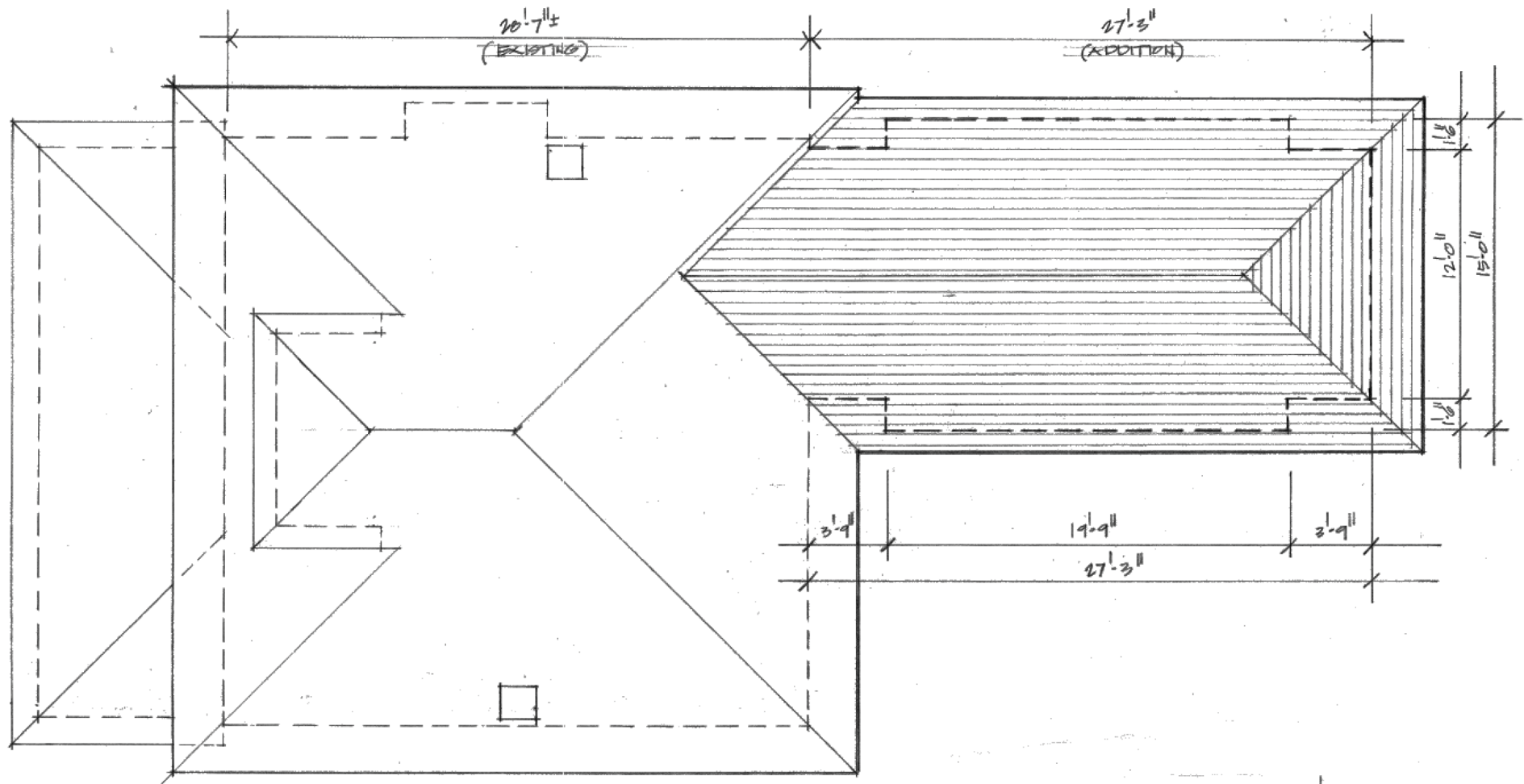
SURVEYOR'S CERTIFICATE		REFERENCES		 <b>SNIDER &amp; ASSOCIATES</b> LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1288	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION".		PLAT BK.	A		
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		FOLIO	190	WALL CHECK:	DRAWN BY: MP
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PROPOSED  
SECOND FLOOR PLAN  
1/4" = 1'-0"

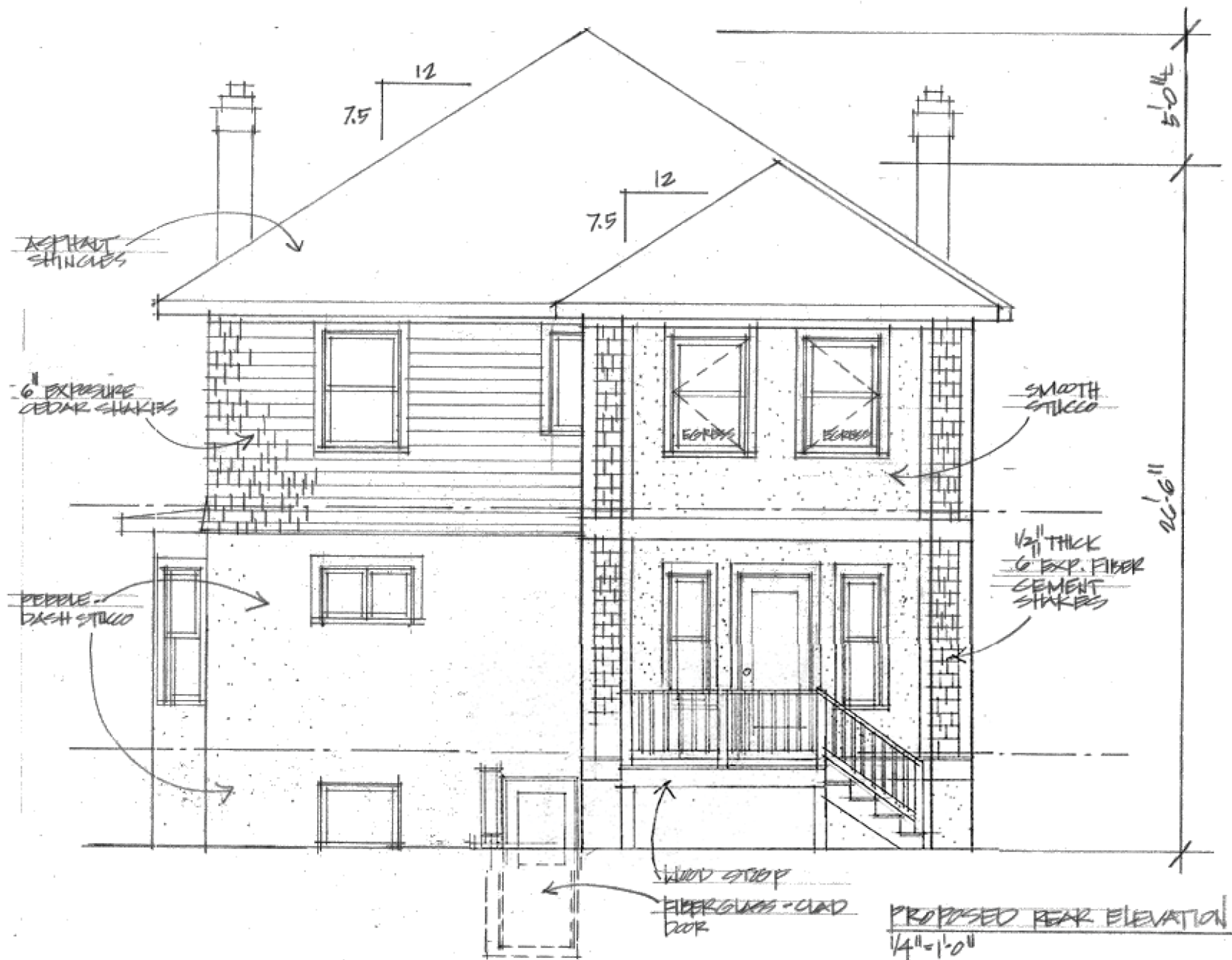




PROPOSED ROOF PLAN  
 $\frac{1}{4}" = 1'-0"$

3





4







7115

WE BELIEVE  
BLACK LIVES MATTER  
NO HUMAN IS ILLEGAL  
LOVE IS LOVE  
Women's Rights Are Human Rights  
SCIENCE IS REAL  
WATER IS LIFE















