

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7334 Carroll Ave., Takoma Park	Meeting Date:	6/08/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/01/2022
Applicant:	Heritage Building & Renovation, Inc. Rick Leonard, Agent	Public Notice:	5/25/2022
Review:	HAWP	Tax Credit:	Partial
Case Number:	993419	Staff:	Dan Bruechert
Proposal:	Alterations to Rear Addition		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with two conditions** the HAWP application, with final verification that these conditions have been met delegated to Staff:

1. The proposed awning windows will be single lite and not have grilles between the glass; and,
2. The sash windows on the rear elevation need to be wood or aluminum clad windows and need to have simulated divided lites with a spacer bar or a one-over-one configuration.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Commercial
DATE: c.1927 w/ later addition



Figure 1: 7334 Carroll Ave., Takoma Park.

PROPOSAL

The applicant proposes to:

- Remove the existing shed roof on the rear addition and construct a new gable roof;
- Replace polycarbonate sheets with fixed windows;
- Replace T1-11 siding with fiber cement siding; and
- Remove and replace two non-historic rear windows.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*).

Takoma Park Historic District Design 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.

Contributing Resources should receive a more lenient 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. As stated above, 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.

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,

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis,

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

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

Original size and shape of window and door openings should be maintained, where feasible

Alterations to features that are not visible 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 Historic Resources Preservation

(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 insure 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 subject property is a two-story brick commercial building, located on a corner lot, with two non-historic one-story rear additions (the additions are not shown on the 1927 Sanborn Fire Insurance Map, but are visible on the 1959 Fire Insurance Map, see below). The applicant proposes to make several changes to the rear including:

- Removing the existing shed roof and constructing a gable roof;
- Removing the T1-11 siding and replacing it with fiber cement siding;
- Removing fixed polycarbonate sheets and installing fiberglass windows; and
- Replacing two second-story vinyl windows on the rear of the historic building.

Staff finds these changes are compatible with the character of the historic building and surrounding district and recommends the HPC approve the HAWP.

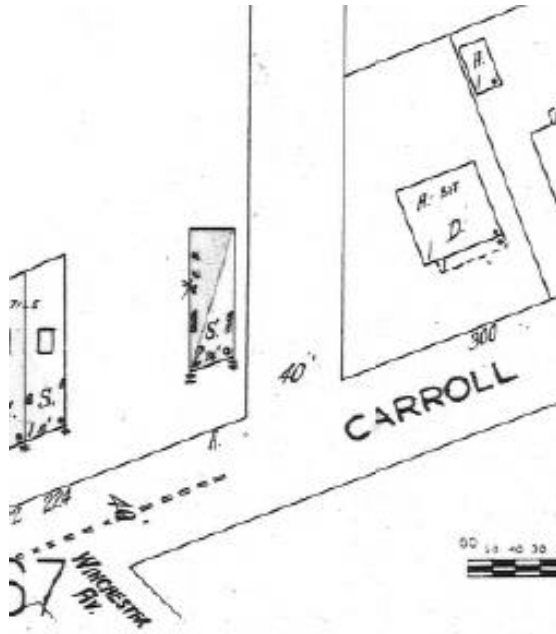


Figure 2: 1927 Sanborn (left) showing the subject property without the rear additions.

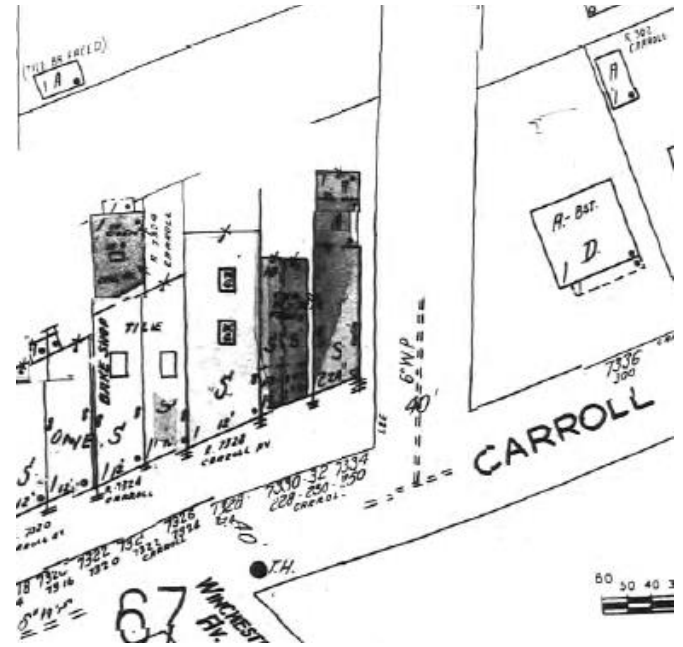


Figure 3: 1959 Sanborn showing the two additions constructed at the rear.

Roof Reconstruction

The existing roof is a shed roof that slopes away from Lee Ave. The roof rafters are too small for the span and the roof is sagging. The applicant proposes to remove the existing shed roof and install a rear-facing gable roof covered in asphalt shingles with skylights. The exposed gable end will be clad in fiber cement board and batten siding.

Staff finds the existing shed roof is not historic and its design is not architecturally significant; therefore its removal should be approved as a matter of course. Staff finds the proposed gable roof form is appropriate for the district, and its mass is compatible with the existing resource and the surrounding district. Additionally, Staff finds the asphalt shingles are an appropriate material. Finally, the proposed Velux skylights will be placed on the western roof slope, which is away from Lee Ave., so they will not be visible from the public right-of-way. Staff finds the new roof is appropriate for the building and character of the surrounding district and recommends the HPC approve the new roof under 24A-8(b)(2) and (d) and the *Design Guidelines*.



Figure 4: Looking up Lee Ave. to the subject property.

Siding Replacement

There is a small shed roof addition that connects the historic building to the larger one-story addition. The exterior of the small addition is covered in T1-11 siding that is failing. The applicant proposes to remove the existing siding and install board and batten fiber cement siding in its place.

Staff finds the existing siding is not architecturally or historically significant and it has begun to rot at the ends, therefore it should be removed. Staff finds that board and batten siding is not typically found on historic portions of contributing resources in the Takoma Park Historic District, but has been applied to non-historic additions. Staff finds the amount of siding, and its placement on a non-historic rear addition support the use of a substitute material in this instance under the *Design Guidelines*.

Staff also notes that the applicant proposes to construct a wall extension on the west elevation to accommodate for the new roof design. The extension will be sided in fiber cement clapboards and not parged, like the existing wall. Staff finds this portion of the addition faces away from the street and will

not be visible from the public right-of-way. Staff recommends the HPC approve this section as a matter of course.

Fixed Window Replacement

On the small non-historic addition, there are two fixed polycarbonate panels, one on the east side (Lee Ave. side) and one on the west side. The applicant proposes to replace these panels and install four-lite SDL Marvin Essential awning windows.

The existing panels were likely installed when the original windows failed, so Staff finds installing a window in the existing opening will make the building more secure and energy-efficient. Staff finds the proposed windows are smaller than is typical, and with placement on a non-historic addition, a fiberglass window could be considered acceptable in this location. However, Marvin Essential windows only come with grilles installed between the panes of glass, a design feature which runs contrary to the typical HPC requirement that SDL windows have an exterior and interior fixed grille. Staff recommends a condition be added to the approval that these windows are only single lite and the grilles be eliminated from the proposal to address this issue.

Rear Window Replacement

On the second floor, at the rear of the historic building, there are two vinyl casement windows installed in historic openings. The applicant proposes to remove these windows and install two six-over-one Marvin Elevate sash windows.

Staff finds the existing windows are not historic and their removal should be approved as a matter of course. Staff additionally finds that the six-over-one lite configuration is appropriate for the character of the building and surrounding district. Marvin Elevate windows have a fiberglass exterior and wood interior. Staff finds the proposed window has a thicker profile than most vinyl windows, but is much flatter than a wood window (see below) and is not appropriate in this application. Additionally, Staff has a question regarding the window lite division. The proposed window is available with grilles between the glass (GBG), simulated divided lite (SDL), and simulated divided lites with spacer bar (SDSL), but the application does not specify what method the proposed window will use to create multiple lites in the upper sash. Staff recommends the HPC add a condition to the HAWP approval that the new windows need to be wood or aluminum clad and have simulated divided lites with a spacer bar or have a one-over-one configuration. Final approval authority to verify that the condition has been satisfied can be delegated to Staff.

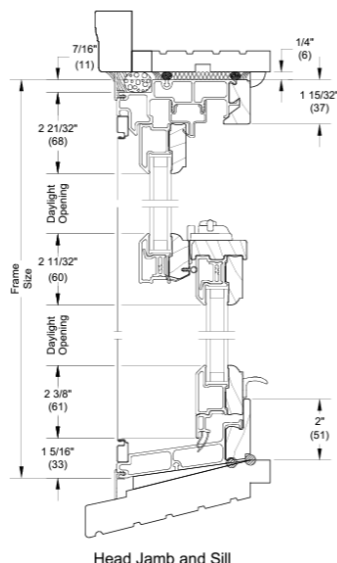


Figure 5: Section drawing of the proposed window.

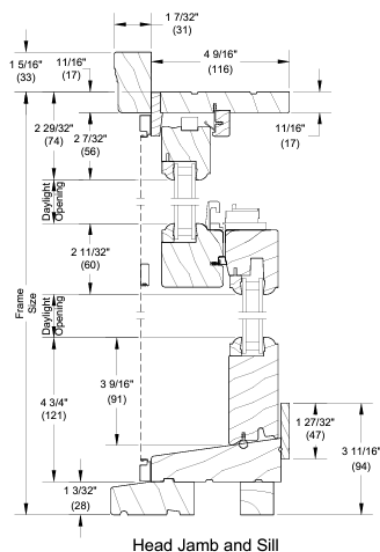


Figure 6: A Marvin wood double-hung window.

STAFF RECOMMENDATION

1. Staff recommends that the Commission **approve with two (2) conditions** the HAWP application: The proposed awning windows will be single lite and not have grilles between the glass; and,
 2. The sash windows on the rear elevation need to be wood or aluminum clad windows and need to have simulated divided lites with a spacer bar or a one-over-one configuration;
- with final verification that these conditions have been met delegated to Staff;
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 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# 993419

DATE ASSIGNED _____

APPLICANT:

Name: Heritage Building & Renovation, Inc.

E-mail: rickhbr@gmail.com

Address: 7334 Carroll Ave.

City: Takoma Park Zip: 20912

Daytime Phone: _____

Tax Account No.: 01079612

AGENT/CONTACT (if applicable):

Name: Rick Leonard

E-mail: rickhbr@gmail.com

Address: 7334 Carroll Ave.

City: Takoma Park Zip: 20912

Daytime Phone: _____

Contractor Registration No.: MHIC 32422

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: 7334 Street: Carroll Ave.

Town/City: Takoma Park Nearest Cross Street: Lee Ave.

Lot: p/o 12 Block: - Subdivision: H.H. Votaws 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 type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>alteration</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.

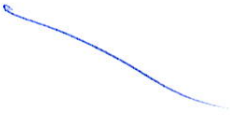
Rick Leonard

5-15-22

Signature of owner or authorized agent

Date

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

Owner's mailing address Rick LEONARD 7334 CARROLL AVE., LLC 7334 CARROLL AVE. TAKOMA PARK, MD 20912	Owner's Agent's mailing address 
Adjacent and confronting Property Owners mailing addresses	
TAKOMA PARK ANIMAL CLINIC 7330 CARROLL AVE. TAKOMA PARK, MD 20912	PETER CARLSON MEGAN GIBSON 8 LEE AVE. TAKOMA PARK, MD 20912
JAY DANNER McDONALD 7336 CARROLL AVE. TAKOMA PARK, MD 20912	
DAN TREANO 7321 CARROLL AVE. TAKOMA PARK, MD 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:

Art Deco 1930s-40s commercial. Original 2 story masonry detached corner building with store-front and a non-original 1 story rear shop addition - appears to have been built for a garage. The rear windows which were covered when the addition was built are still visible inside.

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

The rearmost part of the rear addition has a shed roof sloping side to side - higher on the Lee Ave. facing side. This roof was underbuilt - the 2x6 rafters are too small for the span and too widely spaced resulting in a significant sag. The slope is not sufficient for shingles so requires a membrane. It has been patched many times and still leaks. The proposed plan is to remove the shed roof, raise the lower rear side level with the front and build a gable roof. The peak of the gable roof will equal the height of the front part of the addition. This will be more attractive, allow more light in through the proposed small window in the gable end and skylights on the slope facing the parking lot and the steeper slope will allow for better drainage. The new construction will be more substantial and allow for correcting a number of problems.

We also propose to replace the 2 windows in the front portion of the addition which are fixed twinwall polycarbonate plastic sheets. We would use painted Marvin Essential SDL awning windows. The T1-11 plywood siding is deteriorating and would be replaced with Fiber cement board and batten siding.

There are two second floor windows on the rear of the original part of the building that were replaced by a previous owner with vinyl windows. They are drafty and no longer operate properly. We would like to replace them with painted Marvin Elevate SDL casement windows with a 6 over 1 simulated DH grilles to coordinate with the other original exterior windows.

Work Item 1: Roof replacement

Description of Current Condition:	Proposed Work: see above
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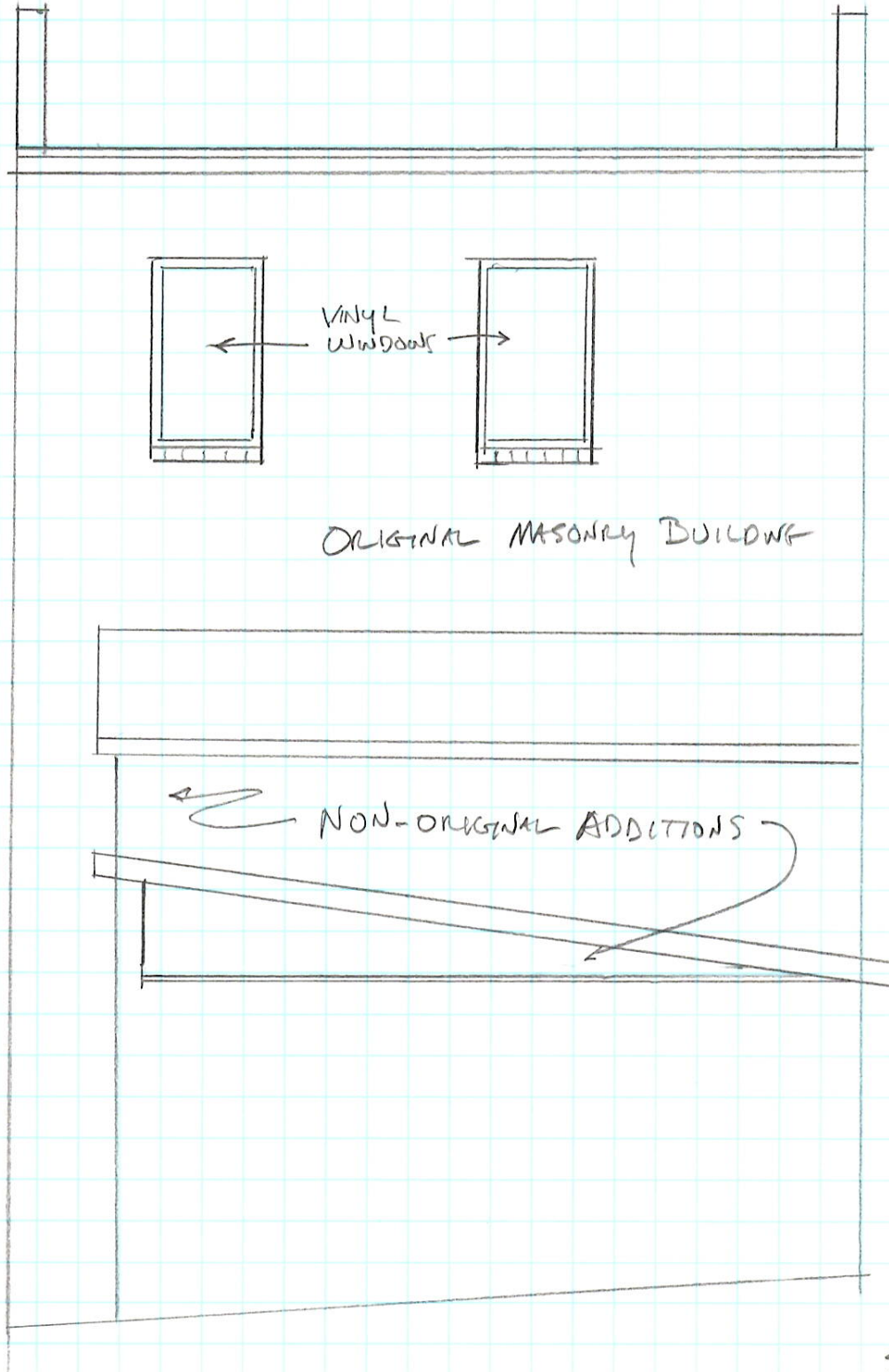
Work Item 2: Replace 2 plastic 'window' panels and T1-11 siding

Description of Current Condition:	Proposed Work: see above
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Work Item 3: Replace 2 rear vinyl windows

Description of Current Condition:	Proposed Work: see above
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EXISTING
REAR ELEVATION

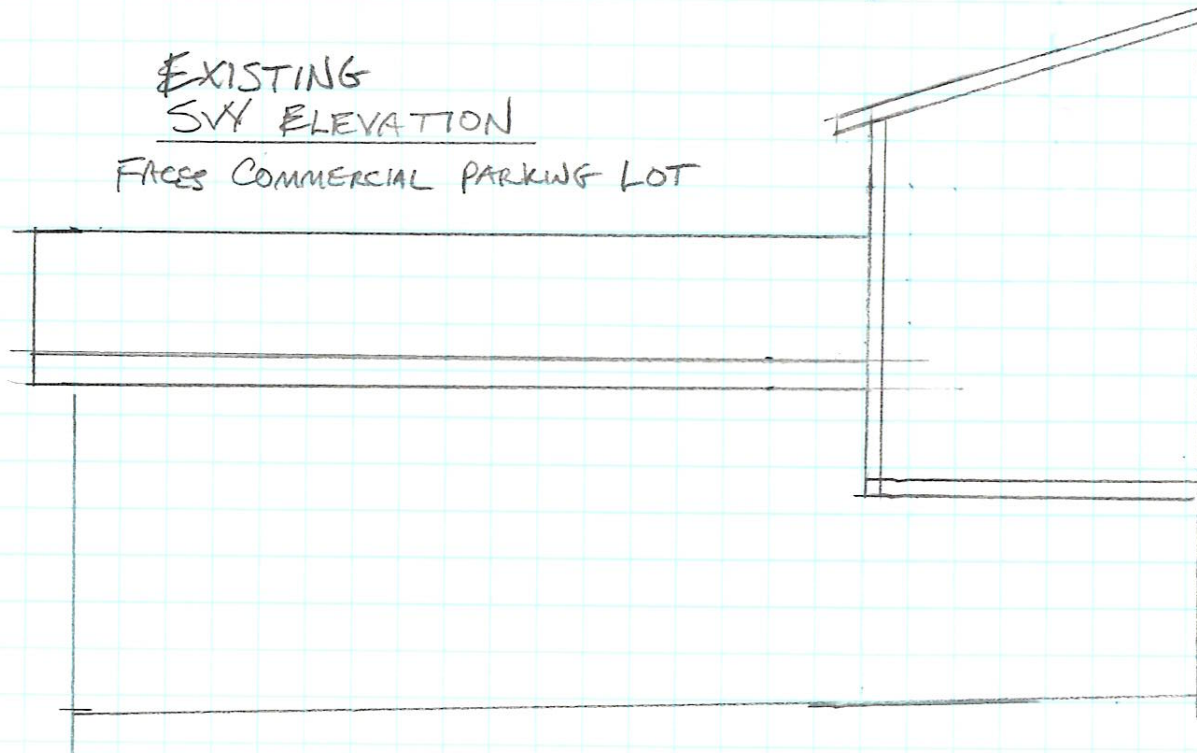


SCALE: $\frac{1}{4}" = 1'-0"$

7334 CARROLL AVE, TAKOMA PARK, MD 20912

EXISTING
SVY ELEVATION
FACES COMMERCIAL PARKING LOT

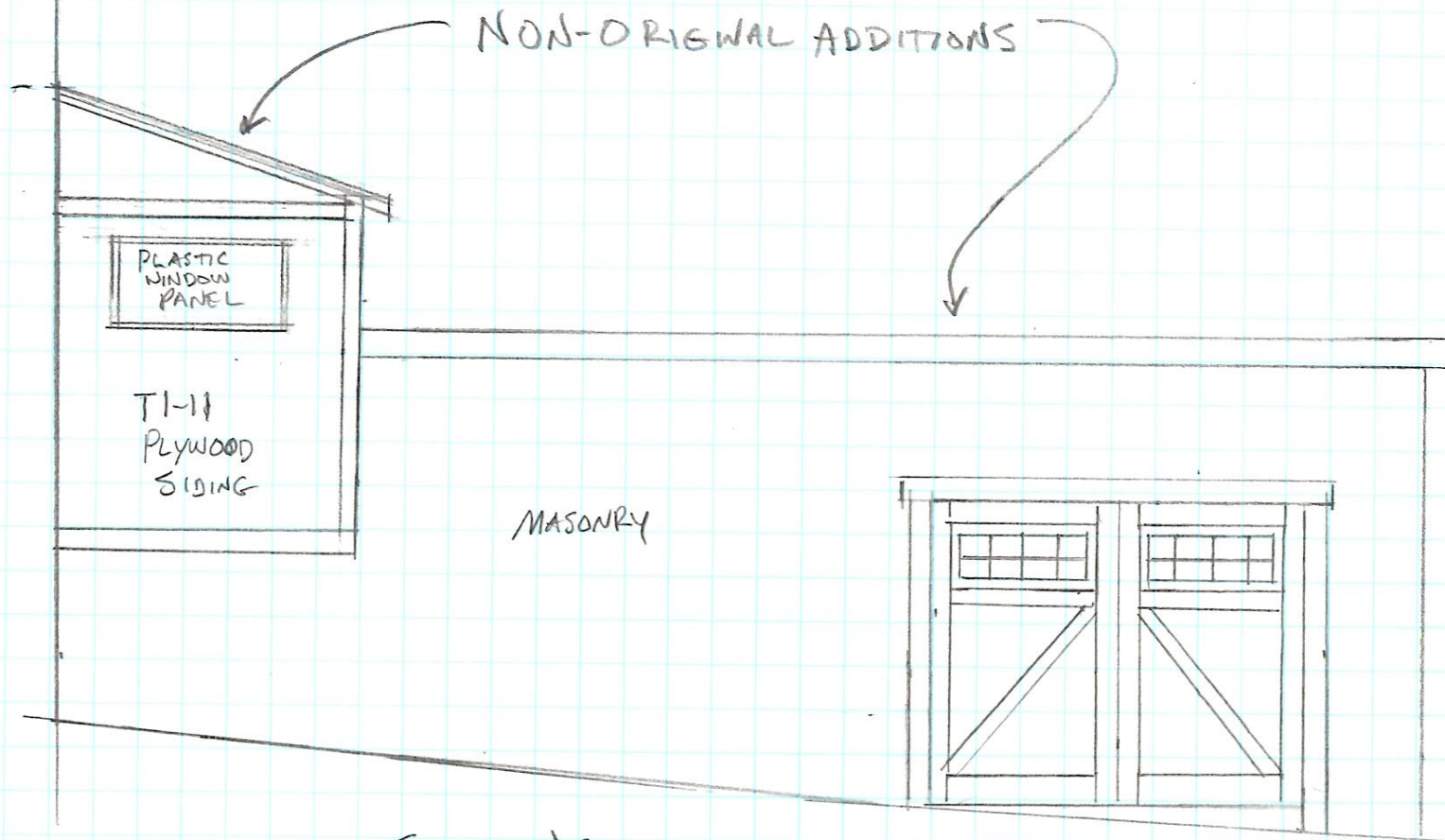
ORIGINAL
2 STORY
BUILDING



7334 CARROLL AVE.
TAKOMA PARK, MD 20912

SCALE: $\frac{1}{4}'' = 1'-0''$

ORIGINAL 2 STORY
MASONRY BUILDING



EXISTING
NE (LEE AVE.) ELEVATION

7334 CARROLL AVE
TAKOMA PARK, MD 20912

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

MARVIN ESSENTIAL
SDL AWNING
WINDOW

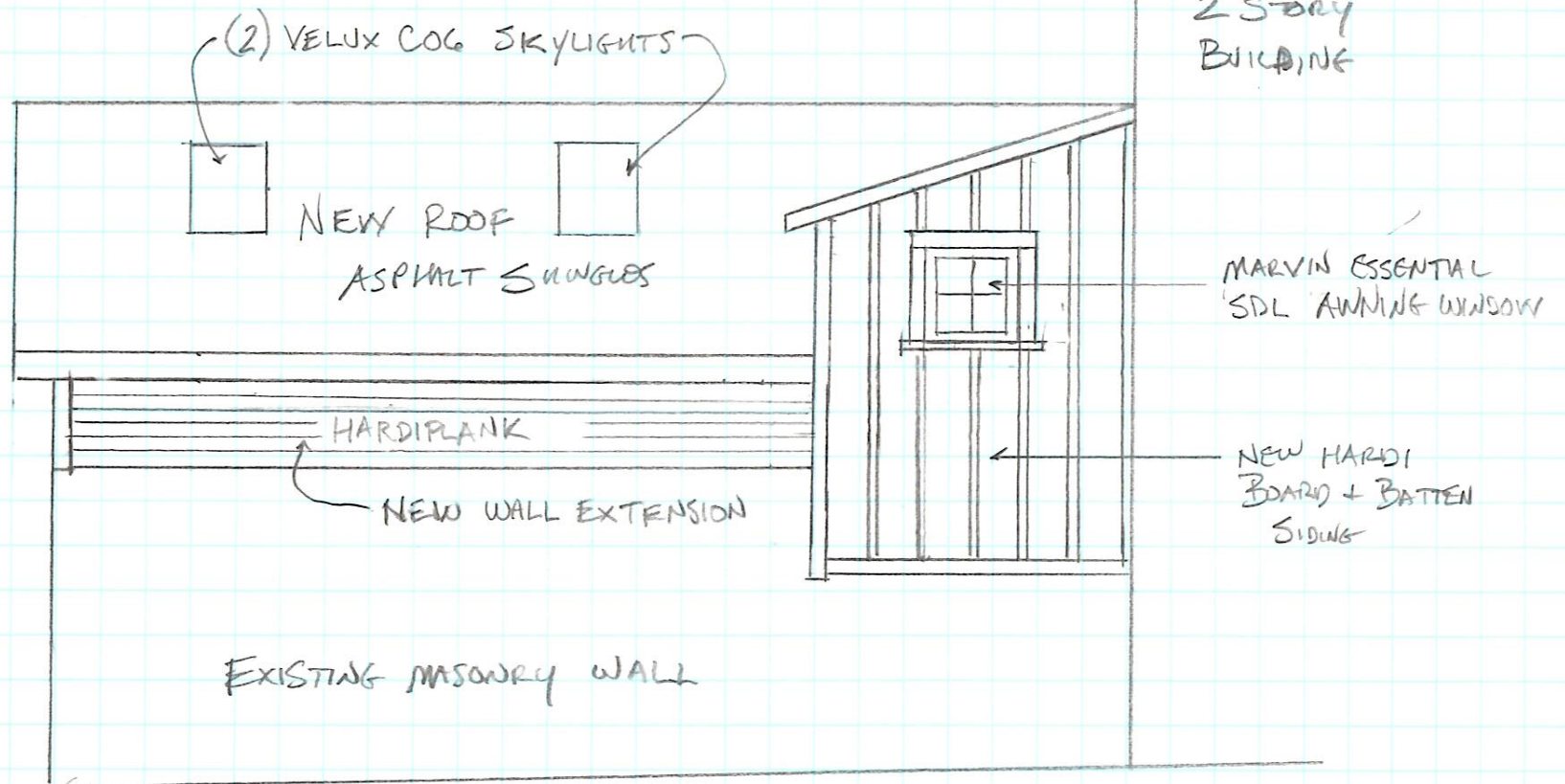
NEW ROOF -
ASPHALT SHINGLES

NEW HARDI
BOARD + BATTEN
SIDING

EXISTING
DOORS

PROPOSED NE ELEVATION

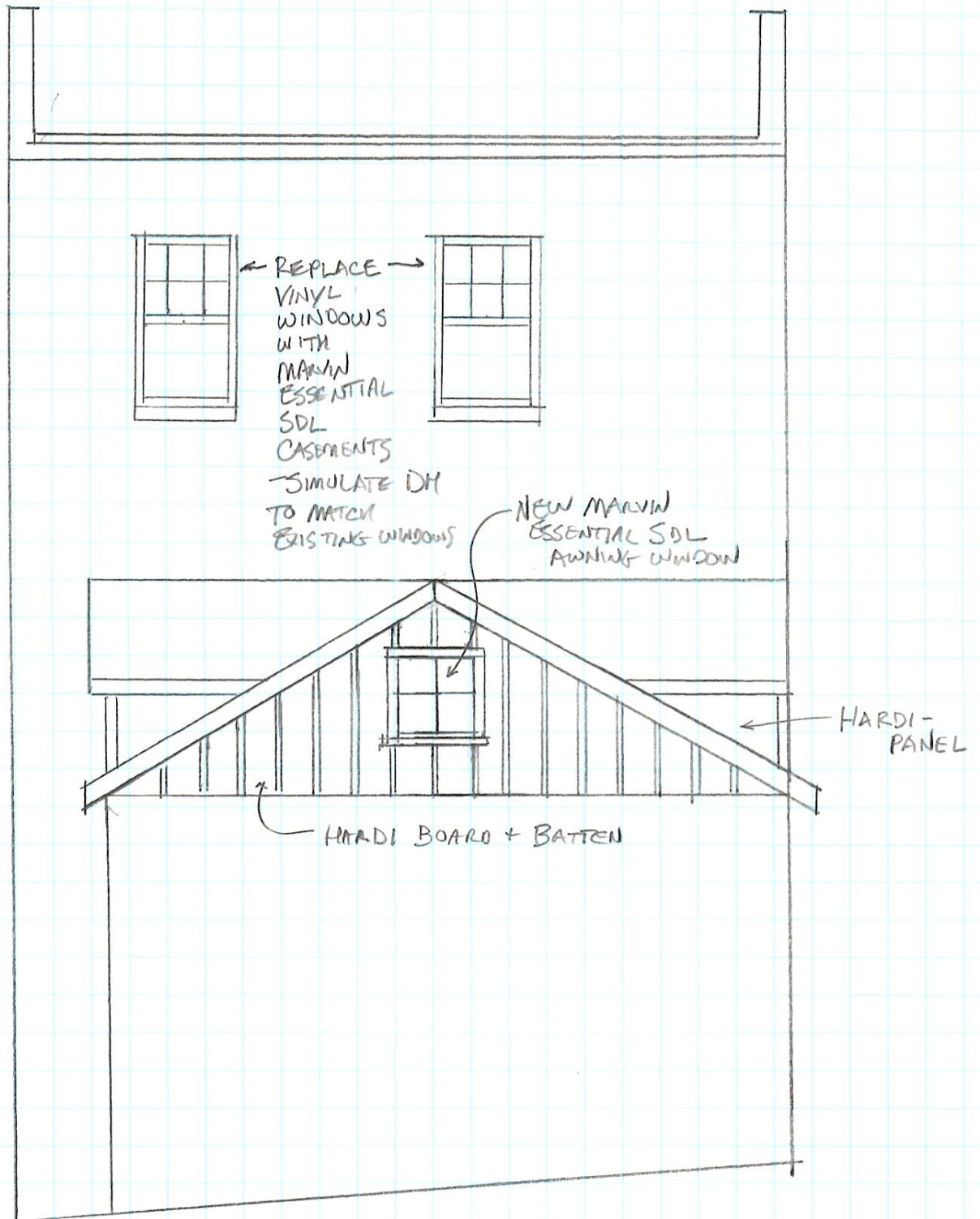
PROPOSED SW ELEVATION



7334 CARROLL AVE.
TAKOMA PARK, MD 20912

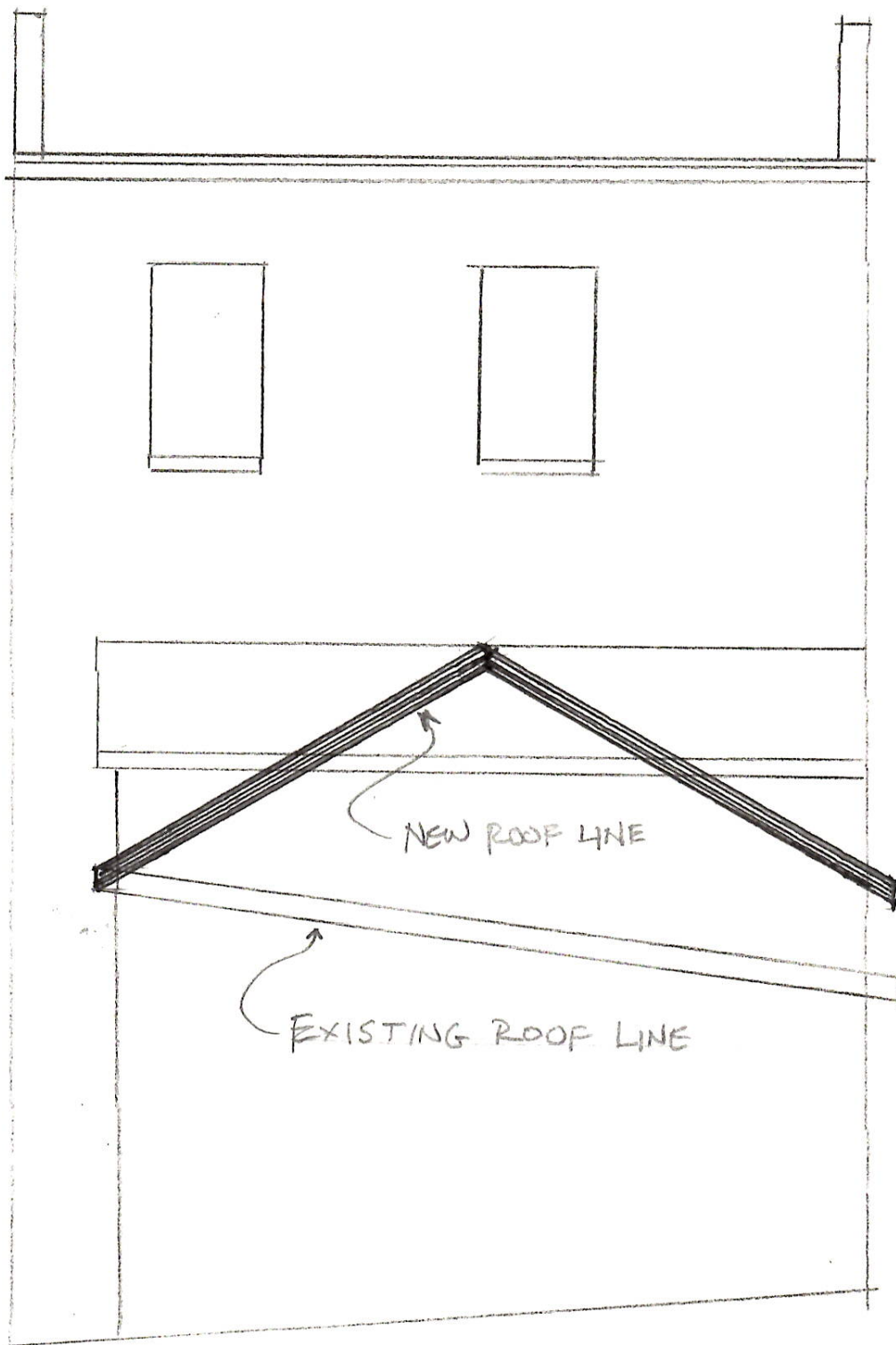
SCALE: $\frac{1}{4}" = 1'-0"$

PROPOSED
REAR ELEVATION



7334 CARROLL AVE.
TAKOMA PARK, MD 20912

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



PROPOSED REAR ELEVATION
ROOF LINE COMPARISON

7334 CARROLL AVE
TAKOMA PARK, MD 20912

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

GRAVEL PARKING
AREA

N. 34° 03' 28" E. - 27.19

Lot 12
21808

124.80

18.3

23.93

AVE (50')

2 Story
Brick
Building

7234

2- Conc Steps
& Stairs

15' ERL

S. 33° 07' 04" W. - 27.35

CARROLL AVE (Rte #133)
(44')

NOTES

Not to be used for construction.

Lot corners have not been set by this survey unless otherwise indicated. 1812-16
1870-6

I hereby certify that I have carefully
located the improvements as shown here-
on in accordance with recorded property
description, and that there are no en-
croachments, except as indicated.

**LIGHT, ELLIOTT
& ASSOCIATES**
ENGINEERS, PLANNERS, SURVEYORS
8808 ADELPHI ROAD
ADELPHI, MARYLAND
20783
422-6080

BUILDING LOCATION SURVEY
7334 Carroll Ave
Lot 12 Block - Section 3
H.H. VOTAW'S SUBDIVISION
GENERAL S.S. CARROLL'S
ADDITION TO TAKOMA PARK

Date **9-25-97**
WESLEY COOK, JR.
Registered Professional Land Sur-
veyor Maryland 0144

Book **132**
Job no. **5230**
Dwg. by **WJ**
Ck. by **K**
Case no.

Wheaton Election District
Montgomery County, Maryland
Plot Book **4**
Plot **325**
File no. **5H57975**



7334 CARROLL AVE.

ADDITION - FRONT PORTION OF LEE AVE. KREWE
SIDE



7334 CARROLL AVE.

ADDITION - REM PORTION OF LEE AVE. FACING
SIDE



7334 CHNOU AVE.

REAR ADDITION FROM PARKING LOT



7334 Cannon Ave.

ADDITION ROOFS FROM WINDOW ABOVE