

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

<b>Address:</b>	7500 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	7/27/2022
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	7/20/2022
<b>Applicant:</b>	Eric Liebmann	<b>Public Notice:</b>	7/13/2022
		<b>Tax Credit:</b>	N/A
<b>Review:</b>	HAWP	<b>Staff:</b>	Michael Kyne
<b>Permit Number:</b> 998950			
<b>PROPOSAL:</b> Converting garage to accessory dwelling unit			

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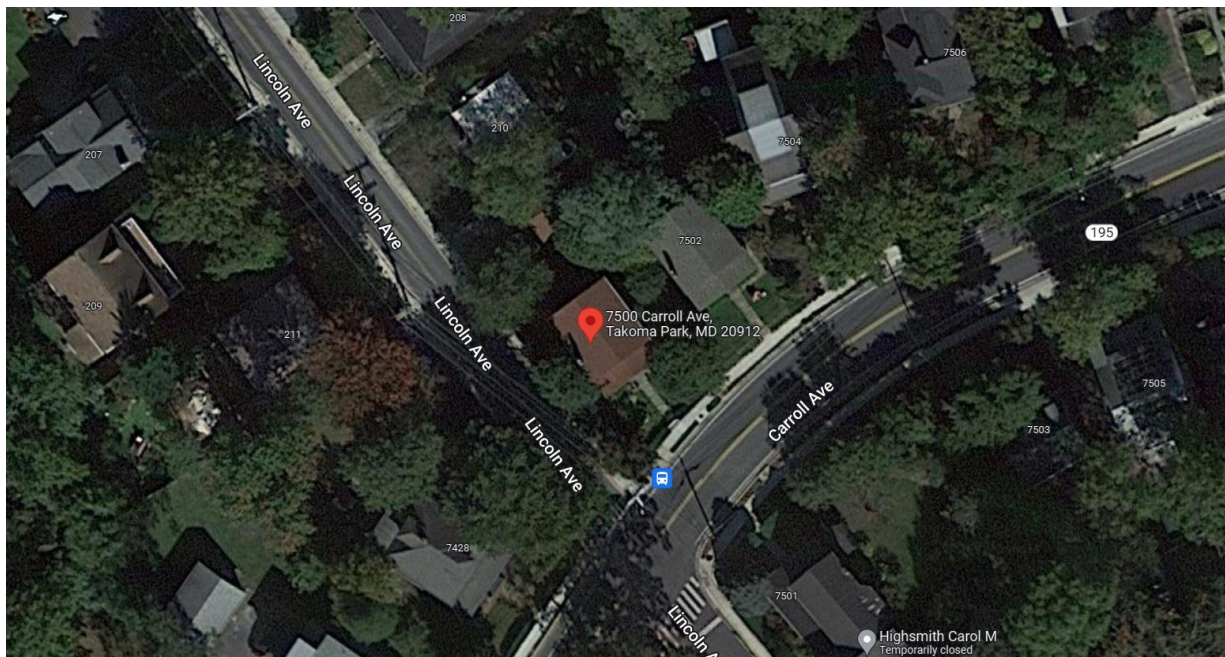
**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

- The proposed fence/gate will be a 4' tall wood picket fence/gate, with final review and approval of the proposed fencing and associated landscaping and hardscaping delegated to staff.**

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Two-Story Craftman  
**DATE:** c. 1930



*Fig. 1: Subject property, northwest side of Carroll Avenue.*

## **PROPOSAL**

The applicant proposes to convert the original garage at the rear of the subject property to an accessory dwelling unit.

## **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.
- Original size and shape of window and door openings should be maintained, where feasible.
- 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***

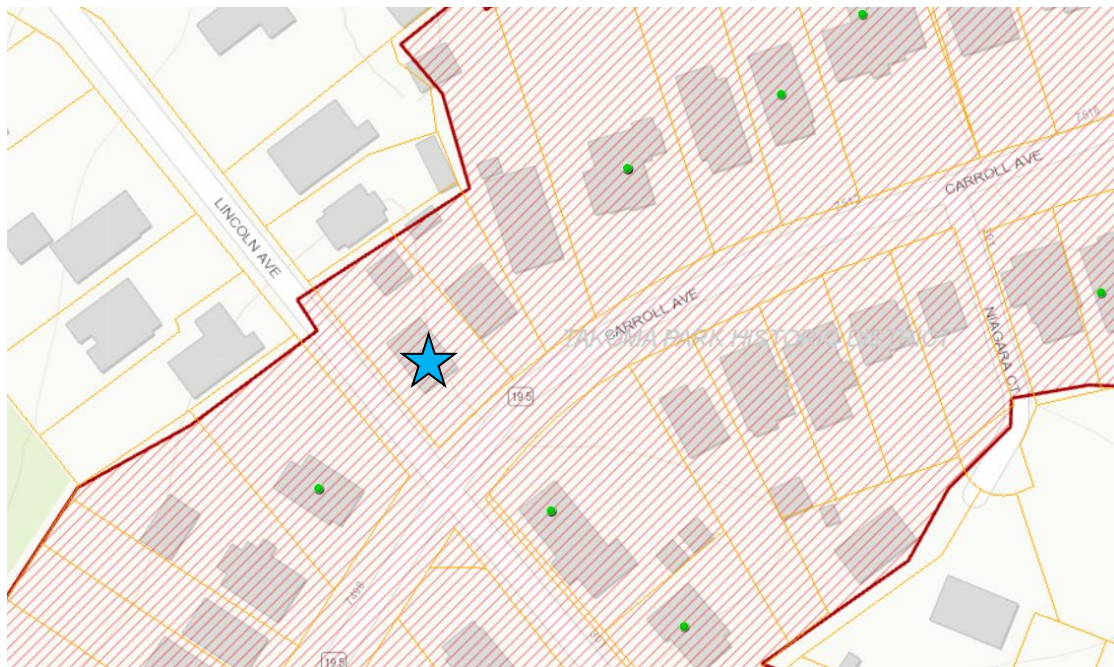
The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* 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.

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.

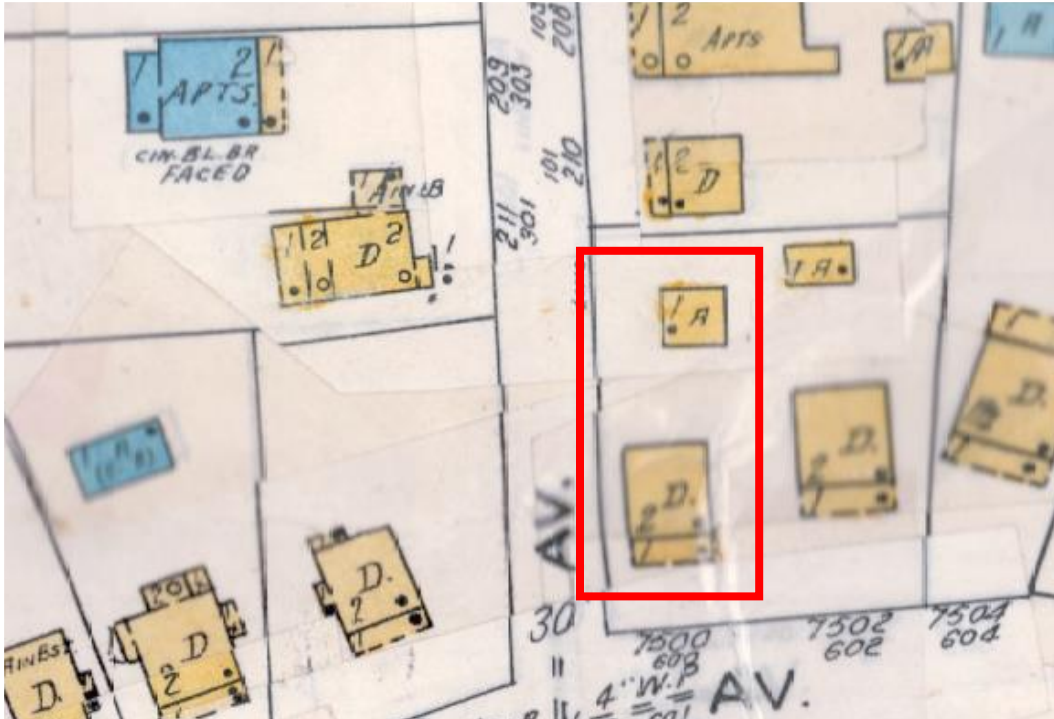
### **STAFF DISCUSSION**

The subject property is a c. 1930 two-story Craftsman-style Contributing Resource within the Takoma Park Historic District. The property is located at the northwest intersection of Carroll Avenue and Lincoln Avenue. The property is on the boundary of the historic district, and the properties behind it are outside the district. There is an original two-car garage at the rear of the property, which is accessed via a 30' long brick-paved driveway from Lincoln Avenue. The garage doors are on the southwest side, facing Lincoln Avenue.



***Fig. 2: Takoma Park Historic District boundaries, with the subject property marked by the blue star.***





*Fig. 3: 1927-63 Sanborn Fire Insurance Map, with the historic house and garage indicated by the red rectangle.*

The applicant proposes to convert the original garage at the rear of the subject property to an accessory dwelling unit. The proposal includes removal and infill of the window on the rear of the garage; conversion of the entry door on the right side of the garage to a window; reusing the rear window that is to be removed and infilled; fixing three (of four) original sliding garage door panels on the front of the garage in place; replacement of one original sliding garage door panel (rightmost) with a full-lite, wood-framed entry door; alteration of the existing 6' tall wood privacy fence and gate at the rear of the property to enclose a 10' deep area in front of the garage, effectively reducing the length of the driveway to 20'; installation of a wall-mounted sconce light in the front gable of the garage; and landscaping and hardscaping alterations at the front of the garage.

Staff is generally supportive of the applicant's proposal. The window to be altered at the rear of the garage is not visible from the public right-of-way, and the existing opening will be framed and infilled with a solid wood board, leaving the original opening discernible. The window will also be reused, replacing the entry door on the right side of the garage, which appears to be a previous replacement. The lower section of the door opening under the relocated window will be infilled with compatible wood siding to match the existing.

While the sliding garage door panels at the front of the garage are original, they are currently non-functioning. The proposal will preserve three of the original door panels, fixing them in place, while providing a new, compatible use for the building. This will provide additional living space at the property without the need for an addition to the historic house. Staff would prefer that the fourth door panel be retained, but the front of the garage is the most viable location for an entry to the proposed ADU, given the location of the building, proposed floor plan, and site configuration (there is a driveway easement for the neighboring property directly adjacent to the left side of the garage). Staff contacted the applicant to discuss the possibility of converting the original fourth door panel to an entry door, but the applicant stated that the size and weight of the door panel make this option impractical.

In this case, staff finds that a new entry door with a lite pattern that more closely matches the design of the existing garage door panels (six-lite/three-lite, double-row pattern) may not be the preferred option.

With the required framing and reduced width, the new entry door would necessarily have fewer or smaller lites. The number/dimensions of the recessed lower panels would also differ. Staff finds that a similar yet incongruent entry door directly adjacent to the original door panels may not convey the building's adapted use and result in a jarring appearance. The applicant's preference is a full-lite, wood-framed entry door to allow more natural light into the garage. Staff finds that this is an acceptable option, which will not significantly detract from the character of the building.

Staff is concerned about the proposed 6' tall solid fence with double gate, which is proposed at the front of the garage. This would obscure much of the garage's primary elevation, and a solid fence/gate directly in front of a garage entrance along a public right-of-way would be incompatible with the historic district and surrounding streetscape. Staff recommends that the proposed fence/gate in front of the garage be a 4' tall wood fence/gate with an open picket design to preserve the visibility of the garage's primary elevation from the public right-of-way. Along with the proposed landscaping and hardscaping alterations and a discernible front entry door, a 4' tall wood picket fence/gate will result in a more residential appearance, while still allowing the building's original function to be clearly discerned. Staff recognizes that the driveway has a slight slope toward the left, and finds that a fence/gate that accommodates for the slope and maintains a level appearance by slightly exceeding the recommended 4' height on the left side would be appropriate.

In conversations with staff, the applicant has discussed moving the location of the proposed double gate from the right side of the driveway to the middle of the driveway. Staff finds that this would be an appropriate option, as it would recall the ability to drive up to the garage; however, staff would also support keeping the double gate at the right side of the driveway, as depicted in the current proposal. Staff recognizes that each option may require a different configuration of the proposed landscaping and hardscaping in front of the garage, and recommends that the applicant work with staff for final review and approval of the gate location.

Staff recommends the following condition of approval to make the proposal appropriate and compatible with the subject property and surrounding streetscape: **The proposed fence/gate will be a 4' tall wood picket fence/gate, with final review and approval of the proposed fencing and associated landscaping and hardscaping delegated to staff.**

Staff finds the proposal, as modified by the recommended condition, to be consistent with the *Guidelines*. The modified proposal respects the predominant architectural style of the resource, and it is generally compatible with the character of the property, the overall streetscape, and existing patterns in the district. Staff also finds that, in accordance with *Standard #2*, the modified proposal will not significantly alter materials, features, or spaces that characterize the property or surrounding streetscape. Additionally, per *Standard #10*, the proposed work items could 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 modified by the condition, consistent with the Criteria for Issuance in Chapter 24A-8(b) 1 and 2 and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2* and *#10*, and *Takoma Park Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one (1) condition** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal, as modified by the condition, 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 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 [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 998950

DATE ASSIGNED

APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

APPLICANT:

Name: Eric Liebmann  
Address: 7500 Carroll Avenue  
Daytime Phone: 202-669-9629

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

AGENT/CONTACT (if applicable):

Name:  
Address:  
Daytime Phone:

E-mail:  
City: Zip:  
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name Takoma Park Hist. 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: 7500 Street: Carroll Avenue  
Town/City: Takoma Park Nearest Cross Street: Lincoln Avenue  
Lot: 8-A Block: 50 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 checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input checked="" 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 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.

07-05-2022

Signature of owner or authorized agent

Date



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

<b>Owner's mailing address</b> Eric Liebmann 7500 Carroll Avenue Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Randy Covert and Tamara Laird 211 Lincoln Avenue TP, MD 20912	Anita Drever 210 Lincoln Avenue TP, MD 20912
Laurence Caudle and George Wilson 7428 Carroll Avenue TP, MD 20912	Marjorie Rouse 7429 Carroll Avenue TP, MD 20912
David and Jessica Grinspoon 7501 Carroll Avenue TP, MD 20912	Ann Flanagan 7502 Carroll Avenue TP, 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:

I am seeking approval to convert an existing free-standing garage on my property into an Accessory Dwelling unit. The structure is an original (circa 1929) accessory building.

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

I will be making no structural changes and minimal changes to the exterior. The sliding garage doors (non-functioning) will be taken down and 3 of 4 will be fixed in place in the original opening. A new entry door for the ADU will be added.

The double hung window at the rear of the structure will be relocated to the location of the existing side door into the garage. That door will be eliminated.

Work Item 1: rear window relocation

Description of Current Condition:

Garage has an existing double hung window at the rear and a entry door along the side facing the main house.

Proposed Work:

The double hung window at the rear of the structure will be relocated to the location of the existing side door into the garage. That door will be eliminated.

Work Item 2: main garage doors

Description of Current Condition:

Garage features a pair of two-panel original sliding doors. Doors no longer function.

Proposed Work:

The sliding garage doors will be taken down and 3 of 4 will be fixed in place in the original opening. A new entry door for the ADU will be added.

Work Item 3: Fencing

Description of Current Condition:

There is an existing 6' fence along the 30' length of the existing driveway with a gate into the side yard.

Proposed Work:

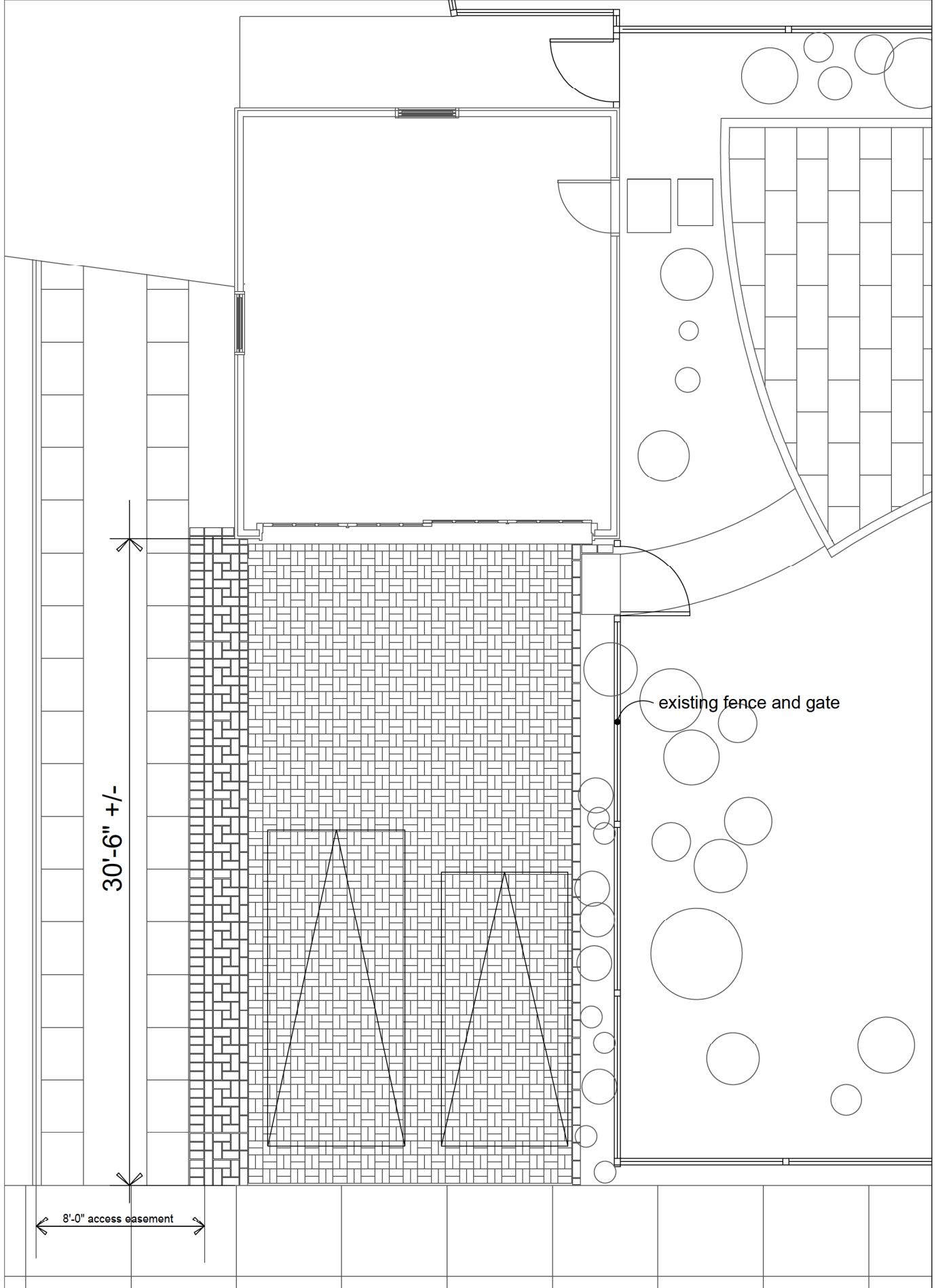
The fence will be modified to reduce the effective driveway length to 20' and provide a new enclosed 10' deep entry in front of the ADU.

# **HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS**

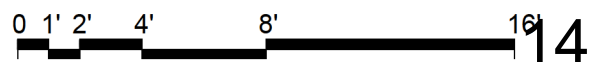
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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

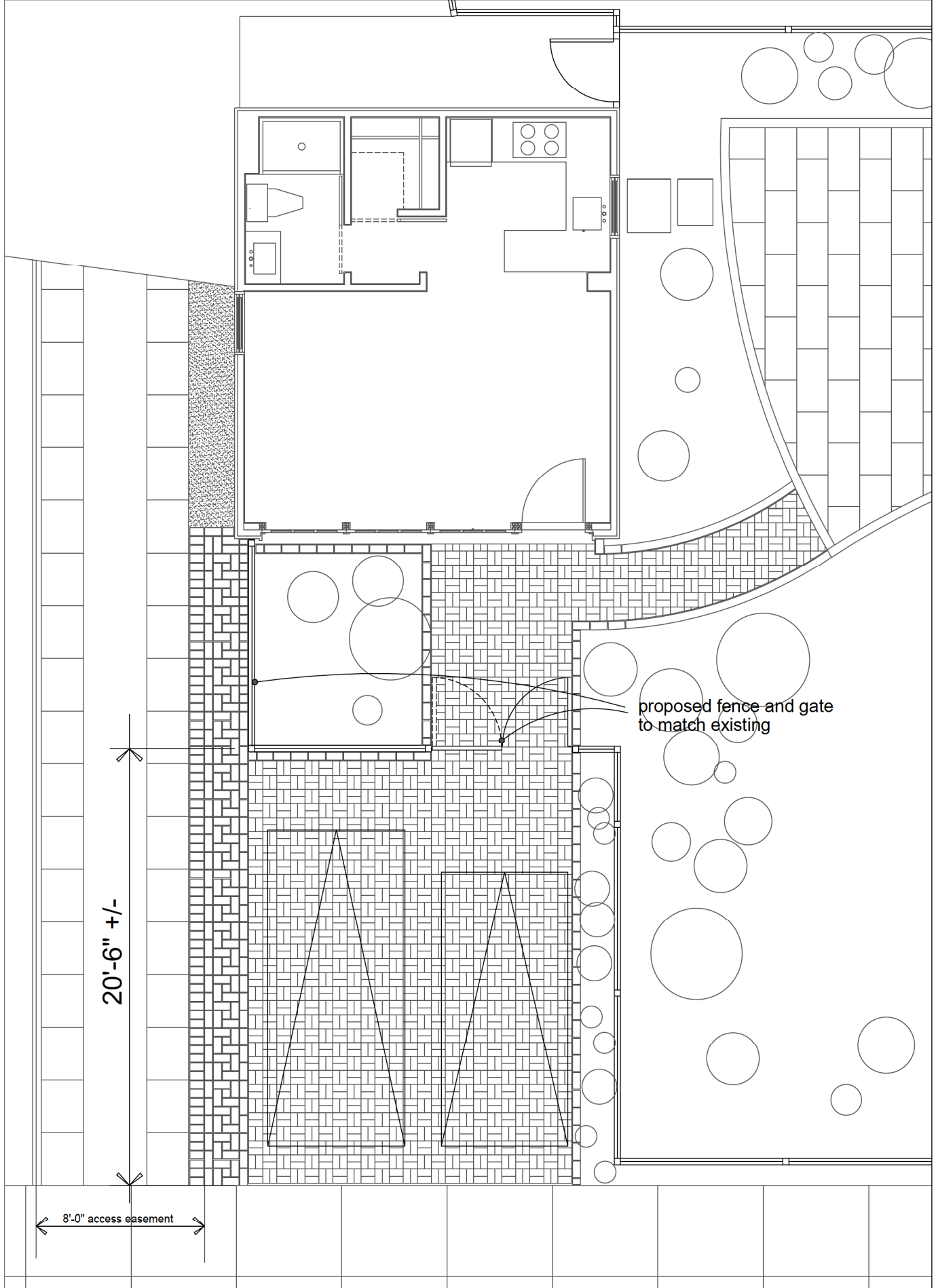




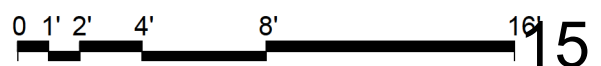


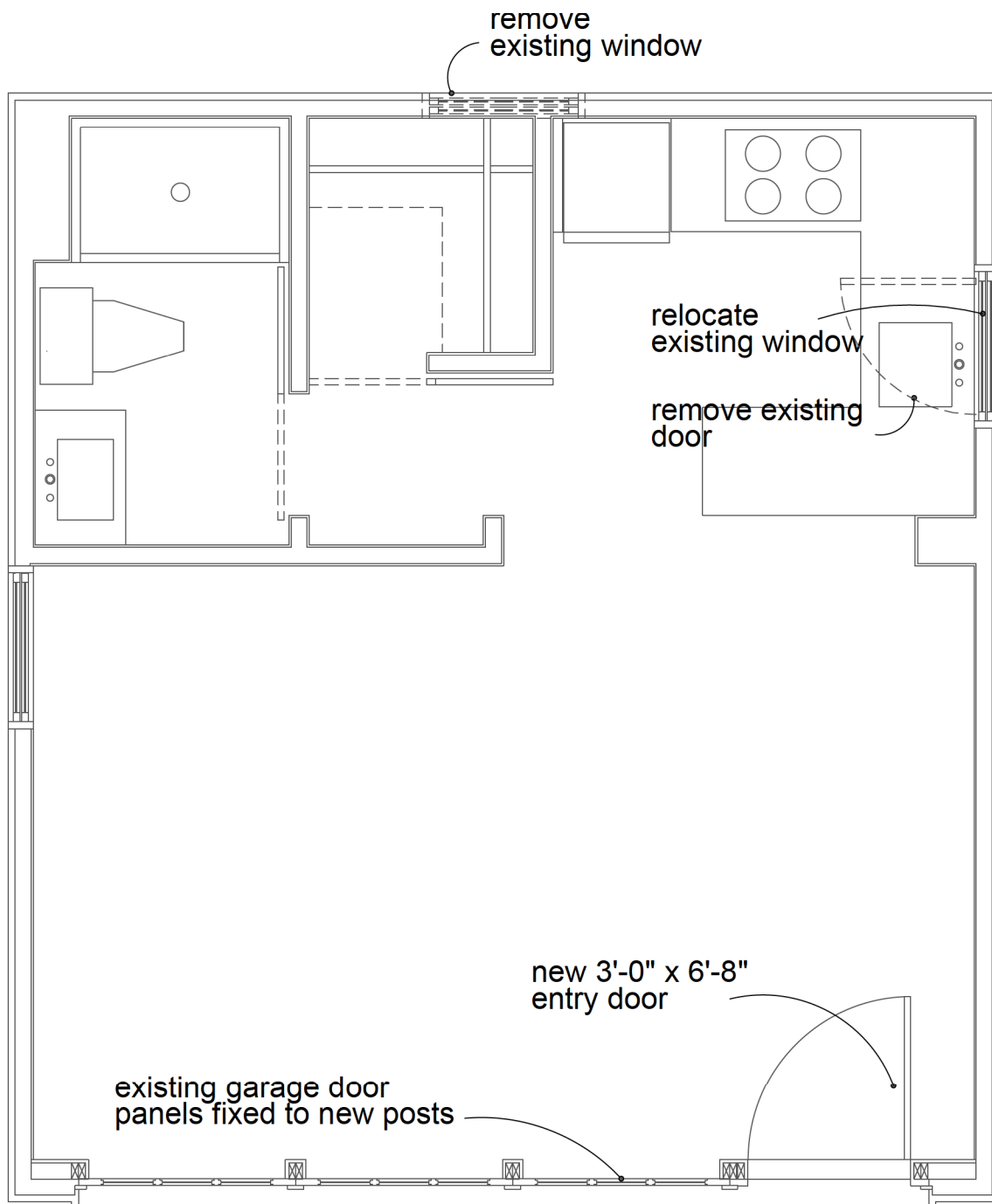
existing site plan



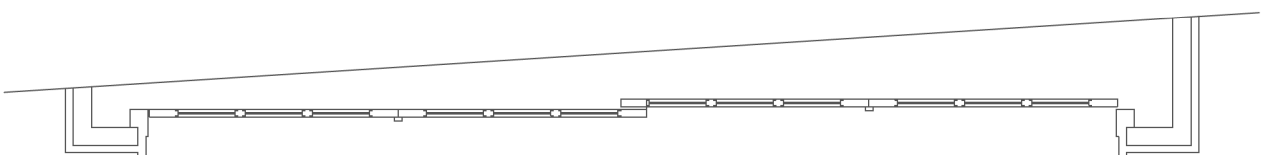


proposed site plan





proposed floor plan



existing partial plan





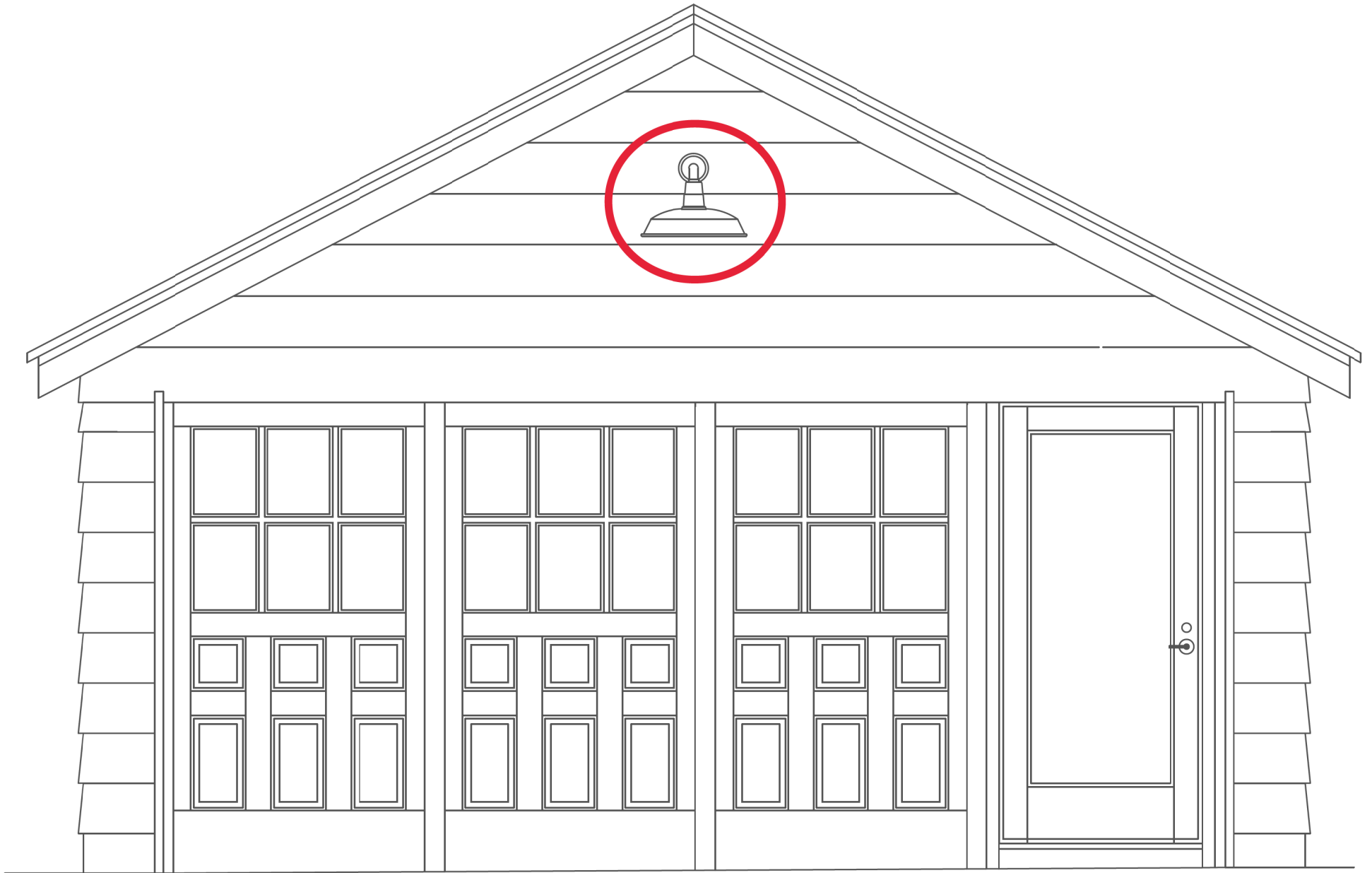


proposed elevation



existing elevation





proposed elevation

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