

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7501 Carroll Ave., Takoma Park	Meeting Date:	3/22/2023
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	3/15/2023
Applicant:	David Grinspoon Richard Vitullo, Architect	Public Notice:	3/8/2023
Review:	HAWP	Tax Credit:	No
Case Number:	1016595	Staff:	Dan Bruechert
Proposal:	Chimney Removal, Window Installation, and Ceiling Fan and Lighting Installation		

RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: c.1907

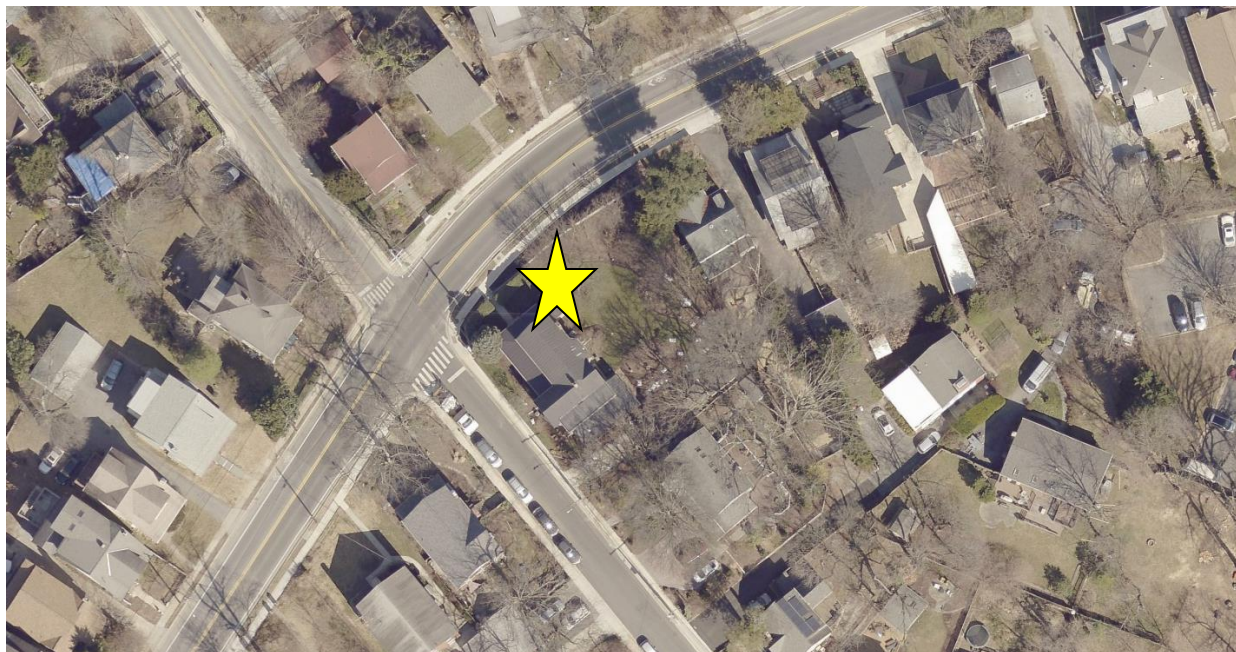


Figure 1: The subject property is located at the intersection of Carroll and Lincoln Ave.

PROPOSAL

The applicant proposes to remove a chimney, install two windows, and install lights and ceiling fans on the porch.

APPLICABLE GUIDELINES

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

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes, and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

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

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials.

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way.

While additions should be compatible, they are not required to be replicative of earlier architectural styles.

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.

Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A 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 will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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 tall, clapboard-sided, Queen Anne-styled house oriented toward Carol Ave. The applicant identified three work items as part of this HAWP; removing a chimney, installing two windows at the rear, and installing new porch lighting and ceiling fans. Staff finds the three changes will not have a significant impact on the architectural character of the house or surrounding district and recommends the HPC approve the HAWP. The applicant is also removing the non-historic siding and repairing (and replacing where needed) the historic wood siding. The siding project does not require a HAWP and is eligible for the county historic preservation tax credit.

Chimney Removal

The subject property has a T-shaped plan, with an exterior brick chimney on the left (east) elevation, and a visible interior chimney. The applicant proposes to remove the existing interior chimney and patch the roof. Removing the chimney will create additional interior space and allow for interior plan alterations.

The HPC typically requires the visible portion of significant chimneys to be retained. This can be accomplished by demolishing the chimney and rebuilding the exposed portions so there is no visible change to the historic property. In instances where there is more than one chimney, the HPC has allowed the less architecturally significant chimney to be removed provided the other is retained.

Staff finds the chimney on the left (east) elevation is the most architecturally significant (see below). Its entire height above the foundation is expressed with decorative brickwork under the chimney crown. Staff finds that removing this chimney would negatively impact the character of the house and surrounding district.



Figure 2: The subject property as viewed from Carroll Ave.

Staff finds the second chimney, which runs through the house interior and has some of the same brickwork, is less architecturally and historically significant. Because of this chimney's significance, Staff finds that it may be removed without substantially detracting from the character of the house and surrounding district. Staff finds patching the roof with standing seam metal will blend into the existing roof and will result in an appearance that is consistent with the historic features of the house. Staff recommends the HPC approve the chimney removal under the *Design Guidelines* and 24A-8(b)(1) and (2).



Figure 3: The subject property from the northwest (chimney to be removed circled).

Window Installation

The rear (south) elevation of the historic house has no window or door openings. The applicant proposes to install a pair of two-over-two Marvin Ultimate wood sash windows in this blank elevation. Based on Staff's evaluation, this blank wall is part of a non-historic addition constructed sometime after 1959.

First, Staff finds installing windows on this blank wall will not detract from the architectural character of the house or the surrounding district. Second, Staff finds that the selected two-over-two sash windows match the historic windows found throughout the house; and are compatible with the house design (per the *Design Guidelines*). Third, Staff finds the wood sashes are appropriate as a match for the historic window material. Staff recommends the HPC approve the new pair of windows.

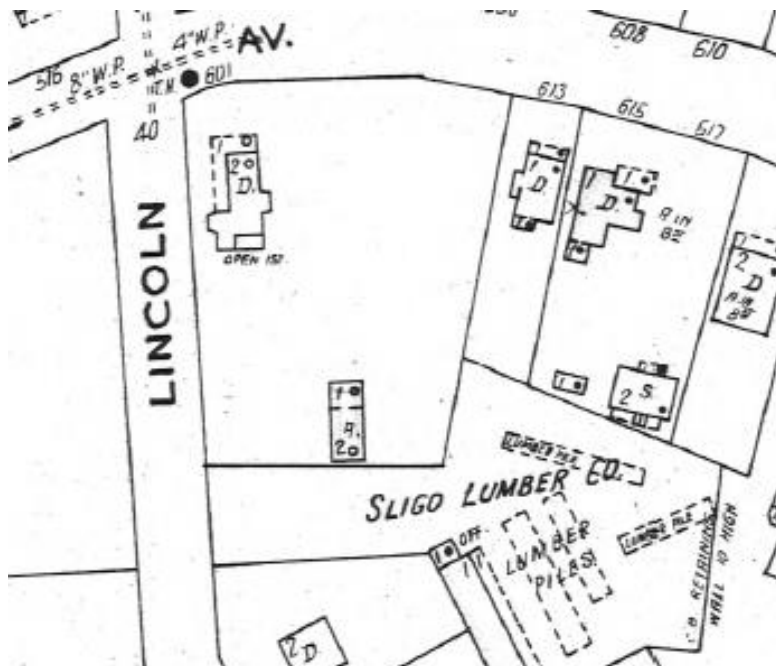


Figure 4: 1927 Sandborn Map showing the subject property.

Ceiling Fan and Light Installation

Finally, the applicant proposes to install three new ceiling fans and two sets of wall-mounted lights on the wraparound porch (specifications attached).

Staff finds that the lights and chimney require a HAWP because they are a material change, but will result in a di minimus change to the house exterior the HPC should approve as a matter of course under 24A-8(b)(1).

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), 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, 5, 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#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
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
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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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.

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

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

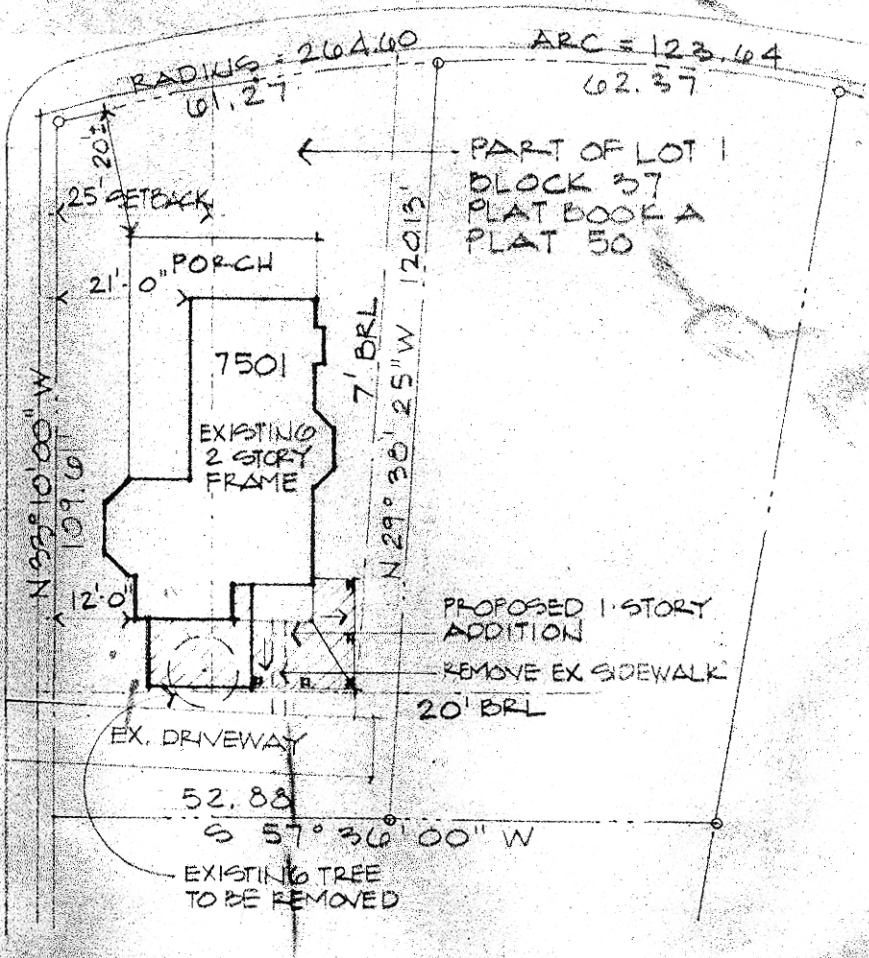
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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



Drain connection to sink
supplied by Owner

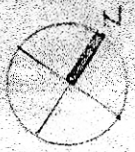
CARROLL AVE.

LINCOLN AVE.



1 SITE PLAN

1" = 30'-0"





1 FRONT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

ROOF
21' - 4"
LEVEL 2
12' - 10"
LEVEL 1
3' - 0"
GRADE
0' - 0"



3 LEFT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"

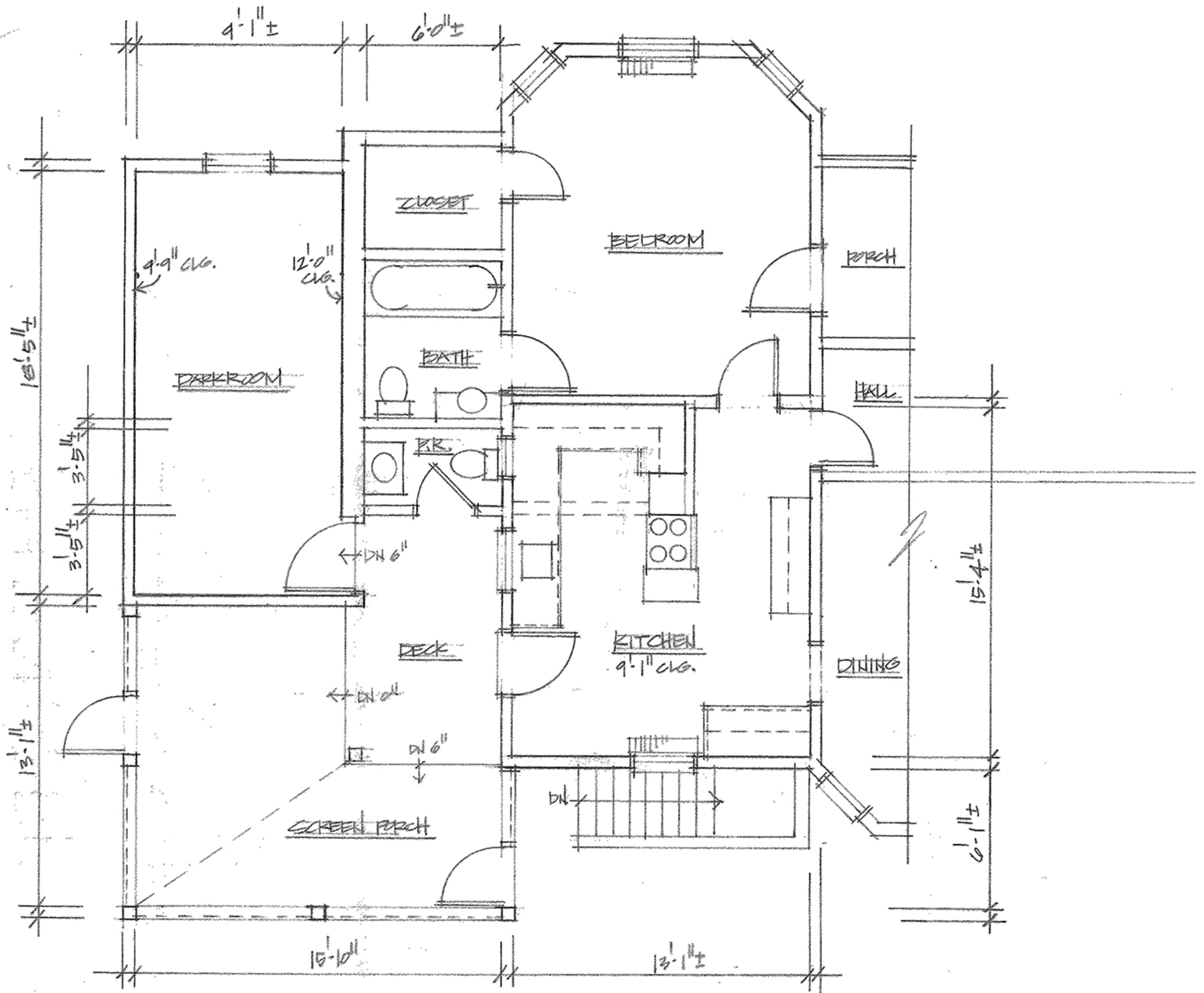
ROOF
21' - 4"
LEVEL 2
12' - 10"
LEVEL 1
3' - 0"
GRADE
0' - 0"

2024.11.14.10.30 - GRINSPOON RESIDENCE - 7501 CARROLL AVE, TAKOMA PARK MD - 1/8" = 1'-0" - 11/14/24

ALL RIGHTS RESERVED. ALL PLANS, SPECIFICATIONS AND IDEAS ARE THE PROPERTY OF LVS. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF LVS IS STRICTLY PROHIBITED.

Project Name:	GRINSPOON RESIDENCE - 7501 CARROLL AVE, TAKOMA PARK MD
Sheet Name:	EXISTING ELEVATIONS
Project Phase:	SCHEMATIC DESIGN

Date:	
Scale:	1/8" = 1'-0"
Job No:	30--



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

GOLDSMITH/GRINSPON
 7501 CARROLL AVE.
 TAKOMA PARK, MD

4





OWNERS:

Jennifer Goldsmith

David Grinspoon

7501 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

Brian App

Karin Vermilye

7503 Carroll Ave.

Takoma Park, MD 20912

Eric Liebmann

Catherine Wilson

7500 Carroll Ave.

Takoma Park, MD 20912

David & Trisha Creekmore

302 Lincoln Ave.

Takoma Park, MD 20912

Marjorie Rouse

7429 Carroll Ave.

Takoma Park, MD 20912

7504 Carroll Avenue

Takoma Park, MD 20912

7502 Carroll Avenue

Takoma Park, MD 20910

7428 Carroll Avenue

Takoma Park, MD 20912

DESCRIPTION OF **EXISTING STRUCTURE**,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:
7501 Carroll Ave. Takoma Park, MD 20912

This is an "Outstanding Resource" Queen Anne style house (with Colonial Revival features), built c. 1907, and it is located on a corner lot on Carroll Ave., at Lincoln Ave. in the Takoma Park Historic District.

- 1) **House Description:** *It is a 2-story house, with basement, and is a cross-gable shape, 19'-0" across the front at Carroll Ave.. There is an 8'-0" wide covered porch along the front and the side at Lincoln Avenue.*
- 2) **Brick Chimneys:** *There are two solid brick chimneys; one is along the northeast side wall and the other is in the center of the house, near the intersection of two ridge beams. Both have projected brick coursing at their top.*
- 3) **Later Addition:** *In 1994, a small addition (10'-6" x 20'-0") was built on the southwest side, along with an adjacent screen porch.*
- 4) **Foundation:** *The foundation is solid brick masonry and painted.*
- 5) **Roof:** *The roofing is standing seam metal, painted.*
- 6) **Exterior Finish:** *The siding is 5" lap siding with a 2 ½" lap "appearance" and is in the process of being restored/repared. (There was a later vinyl siding finish, now removed.)*

DESCRIPTION OF **PROPOSED STRUCTURE**,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:
7501 Carroll Ave., Takoma Park, MD 20912

The main proposed work of this HAWP is:

- 1) **Windows:** *On the rear of the 1994 addition, there will be two new painted wood double-hung windows (2-over-2) to match the existing windows in appearance and proportion.
NOTE: Inside the screen porch, there will two new windows installed. One is a salvaged original window from the kitchen and the other will match the design, in proportion and material, of the new windows proposed on the rear elevation.*
- 2) **Covered Porch:** *There will three new ceiling fan/lights installed on the front porch along with two new wall mounted lights, one at each exterior door leading to the porch.*
- 3) **Central Brick Chimney:** *We propose to remove the chimney, and then patch the roofing to match the existing metal. This is because this chimney is currently non-functional since there is a high efficiency heating and hot water system in the house which bypasses the chimney. Also, it is located in the center of the existing kitchen on the 1st floor, and the owners want to remove it so the kitchen, as well as an upstairs bedroom where it is also located, is more functional.*



River Ridge 52 in. Indoor/Outdoor Noble Bronze Ceiling Fan with Light Kit

by **Hunter** >

★★★★★ (22)

- SureSpeed and WhisperWind motor provide powerful air quietly
- Damp rated for areas such as porches, patios, sunrooms, bathrooms
- Classic design with updated Edison LED bulbs and clear shades

Fixture Color/Finish: **Noble Bronze**

Fresh White

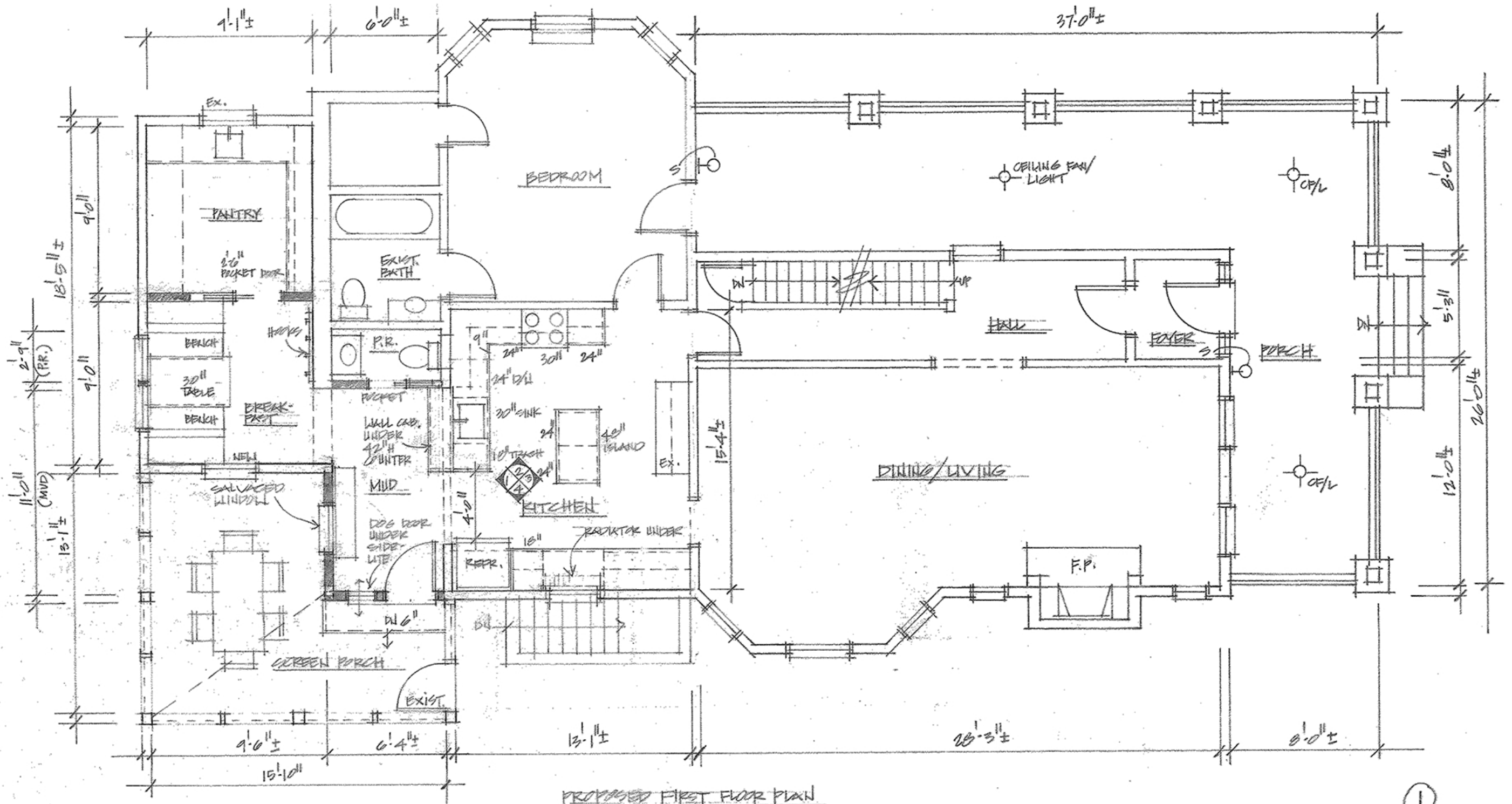
Noble Bronze

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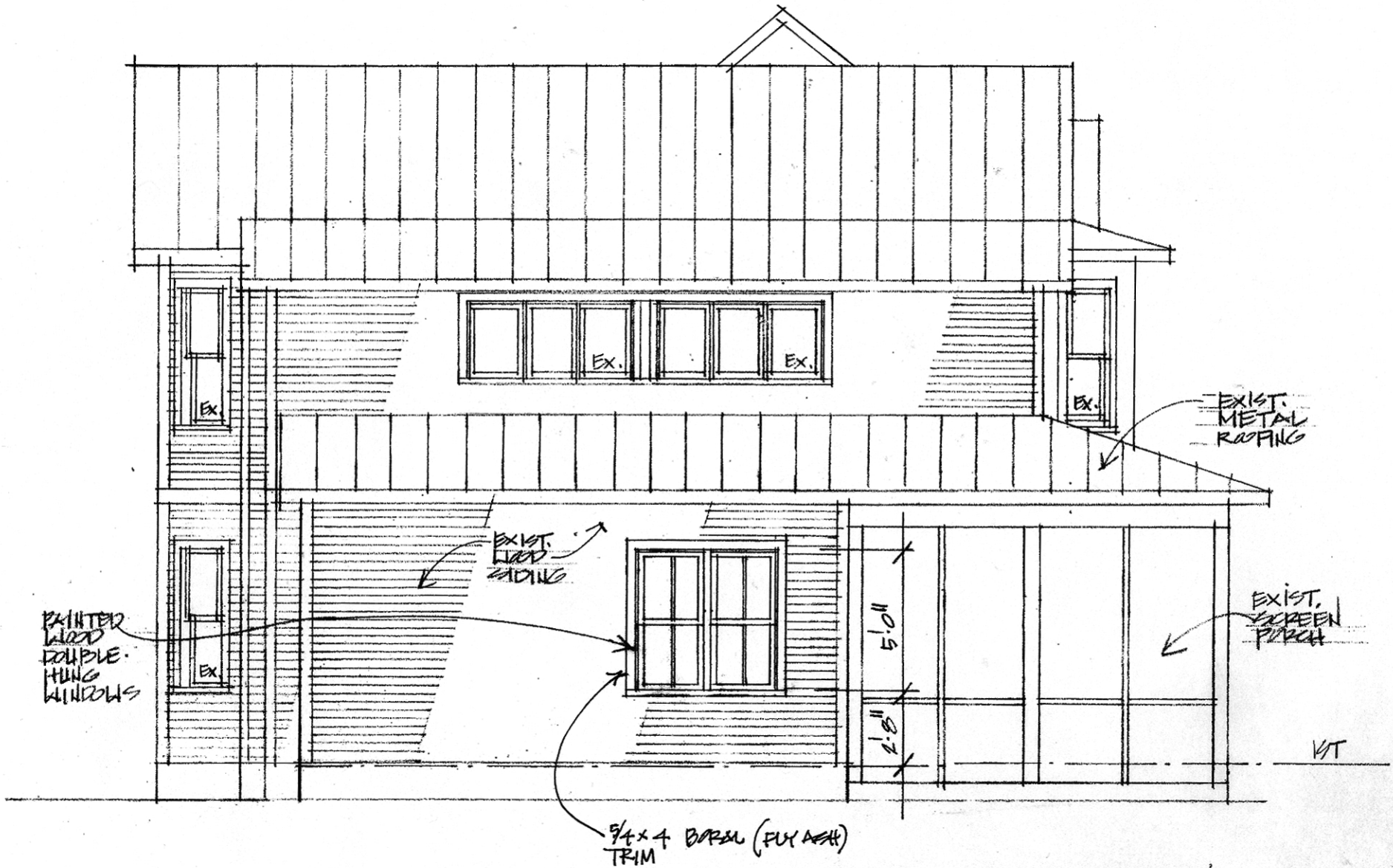
Morgan 2 Light Exterior Light



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

GOLDENMITH/CRIVELLO 2.17.23
7501 CARROLL
TAKOMA PARK, MD

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell



PROPOSED REAR ELEVATION
 1/4" = 1'-0"
 2.17.23











DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/28/2023

Application No: 1023061
AP Type: HISTORIC
Customer No: 1458731

Affidavit Acknowledgement

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

Primary Applicant Information

Address 7501 CARROLL AVE
TAKOMA PARK, MD 20912

Othercontact VITULLO

Homeowner Grinspoon (Primary)

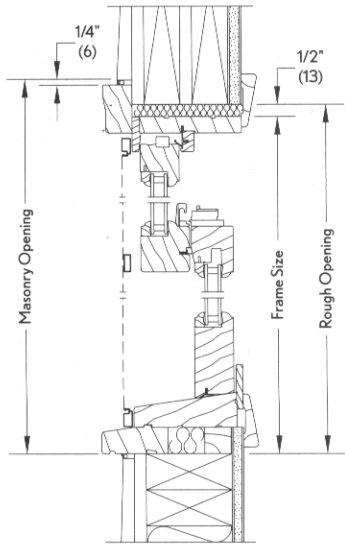
Historic Area Work Permit Details

Work Type ALTER

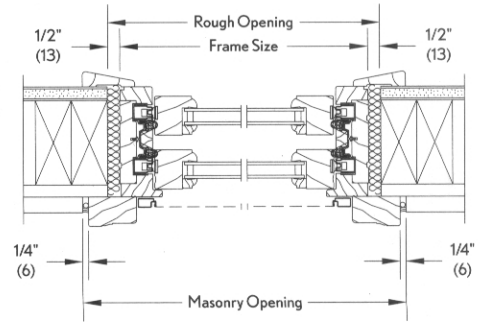
Scope of Work Add new windows to non-original addition to Outstanding Resource house. Remove non-functional brick chimney.

WOOD ULTIMATE DOUBLE HUNG

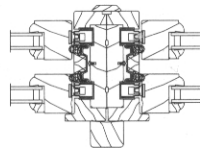
CONSTRUCTION DETAILS



HEAD JAMB AND SILL



JAMB



VERTICAL MULLION