

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7325 Carroll Avenue, Takoma Park	Meeting Date:	5/24/2023
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/17/2023
Applicant:	Janet Hostetler & Anil Chaturvedi	Public Notice:	5/10/2023
Review:	HAWP	Tax Credit:	Yes
Permit Number:	1030069	Staff:	John Liebertz

PROPOSAL: Railing alterations, front porch repairs and rehabilitation, new storm door, and gutters.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with (4) conditions** the HAWP application with final review and approval delegated to staff:

1. Applicant shall submit detailed specifications (dimensions and profiles) for the balustrade on the front porch and the rear balcony that demonstrates it matches the existing balustrade.
2. Applicant shall submit specifications (design, dimensions, material of post caps) for the new posts on the front porch balustrade.
3. Applicant shall clarify whether the rear balcony balustrade requires additional posts.
4. Applicant shall add a note that “perimeter wood trim board” will be replaced in-kind.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: 1915-1925



Figure 1: The subject property at 7325 Carroll Avenue is located on the east side of the street. The red line is the boundary of the Master Plan Historic District and the yellow star is the location of the subject dwelling. Source: Montgomery Planning.

PROPOSAL

The applicant proposes a multipart rehabilitation of the house. Most of these items are considered an in-kind repair or replacement and do not require a HAWP, but there are several items weaved into the application that require review and approval by the HPC (such as the storm doors, railing alterations, and gutters).

- On the front porch, the applicant proposes to: 1) remove of deteriorated porch flooring, balustrade, and stairs; 2) install a new, tongue and groove, wood porch flooring; 3) replace (in-kind) the deteriorated column plinths; 4) install a new wood balustrade that matches the profile and design of the existing balustrade but with additional posts to meet code requirements; 5) install a new set of wood stairs with balustrades; 6) repair or replace (in-kind) the existing wood beadboard porch ceiling; and 7) remove the existing aluminum storm door at the main entry and replace it with a two-light, aluminum storm door with a retractable screen.
- In the front yard, the applicant proposes to: 1) remove the existing black metal pipe rail (closer to the street) along the concrete stair; and 2) install a matching pipe rail that extends the full length of the concrete stair from the sidewalk to the landing.
- On the second-story balcony on the rear elevation, the applicant proposes to: 1) remove and replace in-kind the deteriorated wood balustrade.
- The applicant requests an after-the-fact approval of the following item: 1) the replacement of the existing 4"-inch K-style gutter with a 6"-inch K-style gutter.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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 three documents is outlined below.

Takoma Park Historic District Guidelines

There are two 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 the buildings in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these buildings 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. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, 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 following guidance which pertains 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.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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 Contributing Resource to the Takoma Park Historic District and features a two-story, Dutch Colonial-styled house constructed ca. 1915-1925. The wood-frame house consists of the main side-gambrel section with a full-width shed dormer interrupted by a gable projection. The façade is adorned with a wood-frame, hipped roof porch supported by Doric columns. The builder capitalized on the steep slope of the site and located a garage beneath the porch as evident in the Sanborn Fire Insurance Maps. The house is accessed from Carroll Avenue via a concrete stair and landings with metal pipe handrails and a wood stair with balustrades accessing the porch. There are no relevant Historic Area Work Permits (HAWP) associated with the project.



Figure 2: View of the facade of the house looking southeast from Carroll Avenue, 2023, and 1927-1963 Sanborn Fire Insurance Map.

Source: Montgomery Planning.

The applicant proposes a multipart rehabilitation of the house. Most of these items are considered an in-kind repair or replacement and do not require a HAWP, but there are several items weaved into the application that require review and approval by the HPC (such as the storm doors, railing alterations, and gutters).

Rehabilitation and Alteration of the Front Porch

The applicant proposes to: 1) remove of deteriorated porch flooring, balustrade, and stairs; 2) install a new, tongue and groove, wood porch flooring; 3) replace (in-kind) the deteriorated column plinths; 4) install a new wood balustrade that matches the profile and design of the existing balustrade but with additional posts to meet code requirements; 5) install a new set of wood stairs with balustrades; 6) repair or replace (in-kind) the existing wood beadboard porch ceiling; and 7) remove the non-historic, single-leaf aluminum storm door at the main entry and replace it with a two-light, single-leaf aluminum storm door with a retractable screen.

Staff finds that the proposed rehabilitation and alterations to be consistent with the applicable guidelines and recommends approval with conditions. These minor alterations would not adversely affect the character of the individual resource or the streetscape. The change to the design of the non-historic porch balustrade is required to meet current code and safety requirements. Staff, however, requests that the applicant submit detailed specifications (dimensions and profile) for the proposed handrails, balusters, etc. that demonstrates that these elements will match the existing balustrade as proposed. Similarly, staff recommends that the applicant submit specifications for the new posts (including their design, dimensions, and other elements such as post caps). Lastly, the application includes the removal of deteriorated “perimeter wood trim board.” Staff requests that the applicant note that the material would be replaced in-kind with wood of similar dimensions.

Alteration to the Metal Pipe Rail on the Concrete Front Stair

The applicant proposes to: 1) remove the existing black metal pipe rail (closer to the street) along the concrete stair; and 2) install a matching pipe rail that extends the full length of the concrete stair from the sidewalk to the landing.

Staff finds that the proposed alteration to be consistent with the applicable guidelines and recommends approval. The alteration would have no adverse effect to the historic resource or the streetscape and could be removed by a later property owner (if desired).

Alteration to the Rear Balcony

The application proposes the in-kind replacement of the deteriorated wood balustrade.

Staff finds that the proposed alteration to be consistent with the applicable guidelines and recommends approval with conditions. Staff requests that the applicant clarifies whether additional posts would be required on this balustrade like the porch. In addition, staff request specifications (dimensions and profile) for the proposed handrails, balusters, etc. that demonstrates that these elements will match the existing balustrade as proposed.

Installation of New Gutters

The applicant requests an after-the-fact approval of the following item: 1) the replacement of the existing 4”-inch K-style gutter with a 6”-inch K-style gutter. The property owners replaced the gutters in Winter 2022-2023. Staff finds that the replacement gutters are consistent with the applicable guidelines and recommends approval.

After full and fair consideration of the applicant’s submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (4), having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation* #2, #5, #6, #9, and #10, and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with four (4) conditions** the HAWP application with final approval of all details delegated to staff:

1. Applicant shall submit detailed specifications (dimensions and profiles) for the balustrade on the front porch and the rear balcony that demonstrates it matches the existing balustrade.
2. Applicant shall submit specifications (design, dimensions, material of post caps) for the new posts on the front porch balustrade.
3. Applicant shall clarify whether the rear balcony balustrade requires additional posts.
4. Applicant shall add a note that “perimeter wood trim board” will be replaced in-kind.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (4) 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, #5, #6, #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 john.liebertz@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

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:

HAWP permit application #1030069, continued
Janet Hostetler & Anil Chaturvedi, 7325 Carroll Avenue, Takoma Park Md 20912

Work Item 4: Roof	
Description of Current Condition: The old roof had loose tiles and there was a leak onto the front porch.	Proposed Work: Current tiles were removed. Roof replaced with Owens Corning Supreme 3 Tab shingle, Brown Wood color https://www.owenscorning.com/en-us/roofing/shingles/supreme?color=brownwood Completed December 2022.

Note on plans, elevations, etc:

No material changes to the appearance of the house are being proposed in this work. Although there is significant deterioration requiring replacement of (non-original) wood, roof, gutters, etc., they will all be replaced with the same. The only exception to this is where building codes require minor differences. E.g. the porch wood steps are currently too steep and the porch railing does not have enough posts. These have been specified above.

Tree Survey:

We have discussed this project with Takoma Park's Urban Forest Manager, Marty Frye. Upon learning that there would be no digging, no heavy equipment used, nor heavy supplies stored on site, he agreed that a tree impact assessment and plan were currently unnecessary. If that changes, we will submit an assessment and plan to the City and to your office.

**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	*	*	*	*	*		*



7325

25






Replace rotten railings on back balcony









Replace gutters






Repair front porch ceiling
where roof had leak



**Replace wooden stairs
to front porch**



**Replace wood floor boards,
column bases. Preserve
columns.**



Replace front porch floorboards



**Replace wood
railings**



**Replace front
storm door**

A photograph showing a close-up of a broken storm door. The door is made of a light-colored material, possibly wood or composite, and is heavily damaged. A large section of the door is missing, and the remaining part is hanging off the frame. The door is surrounded by a dark frame, and there is a significant amount of debris and damage to the surrounding structure. A red circle is drawn around the broken area, and the text "Broken front storm door" is overlaid on the image.


**Broken front
storm door**



Replace wood railings on back upstairs balcony

Replace metal handrail on lower set of steps with identical color/material handrail that extends to sidewalk.

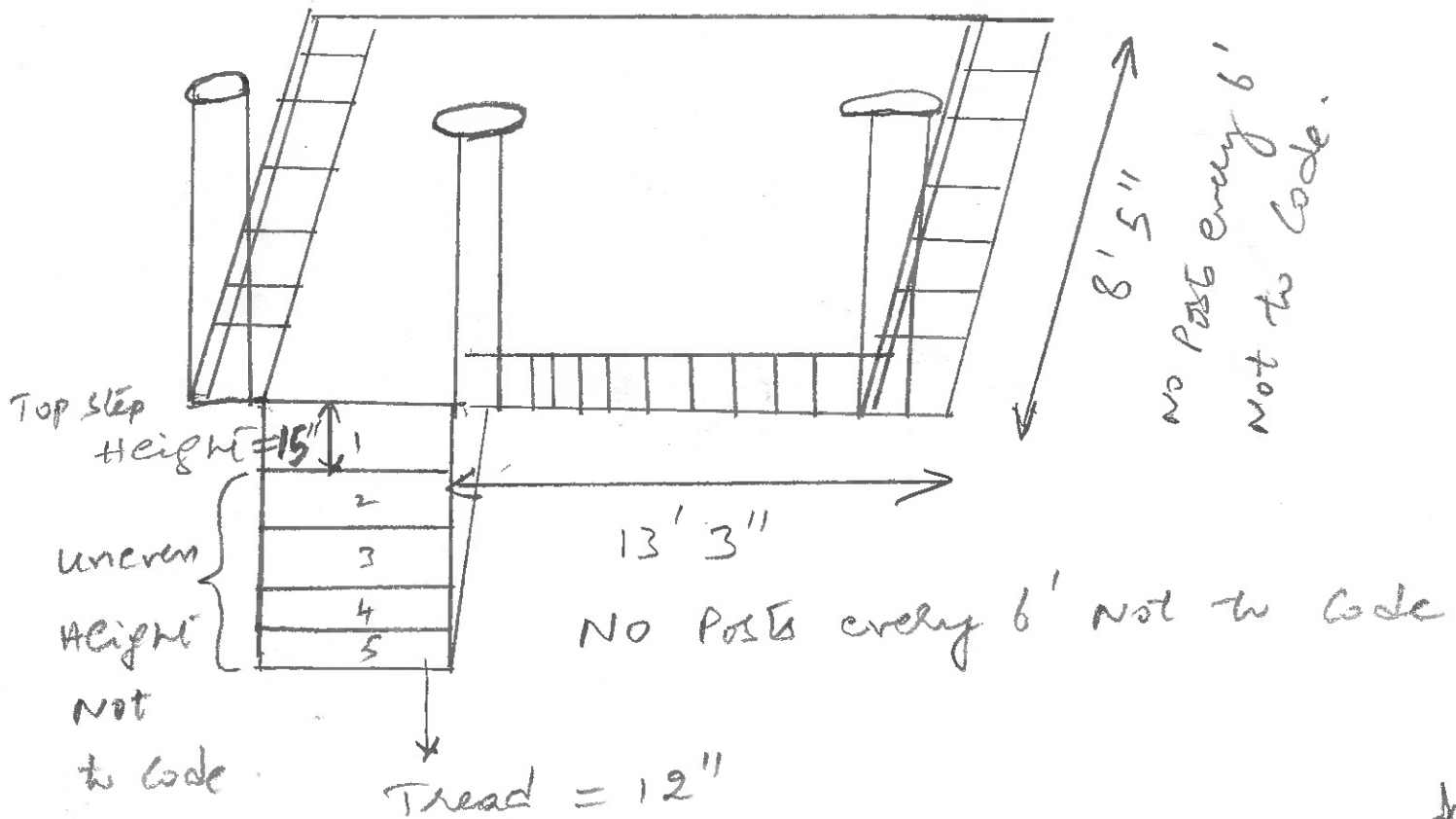




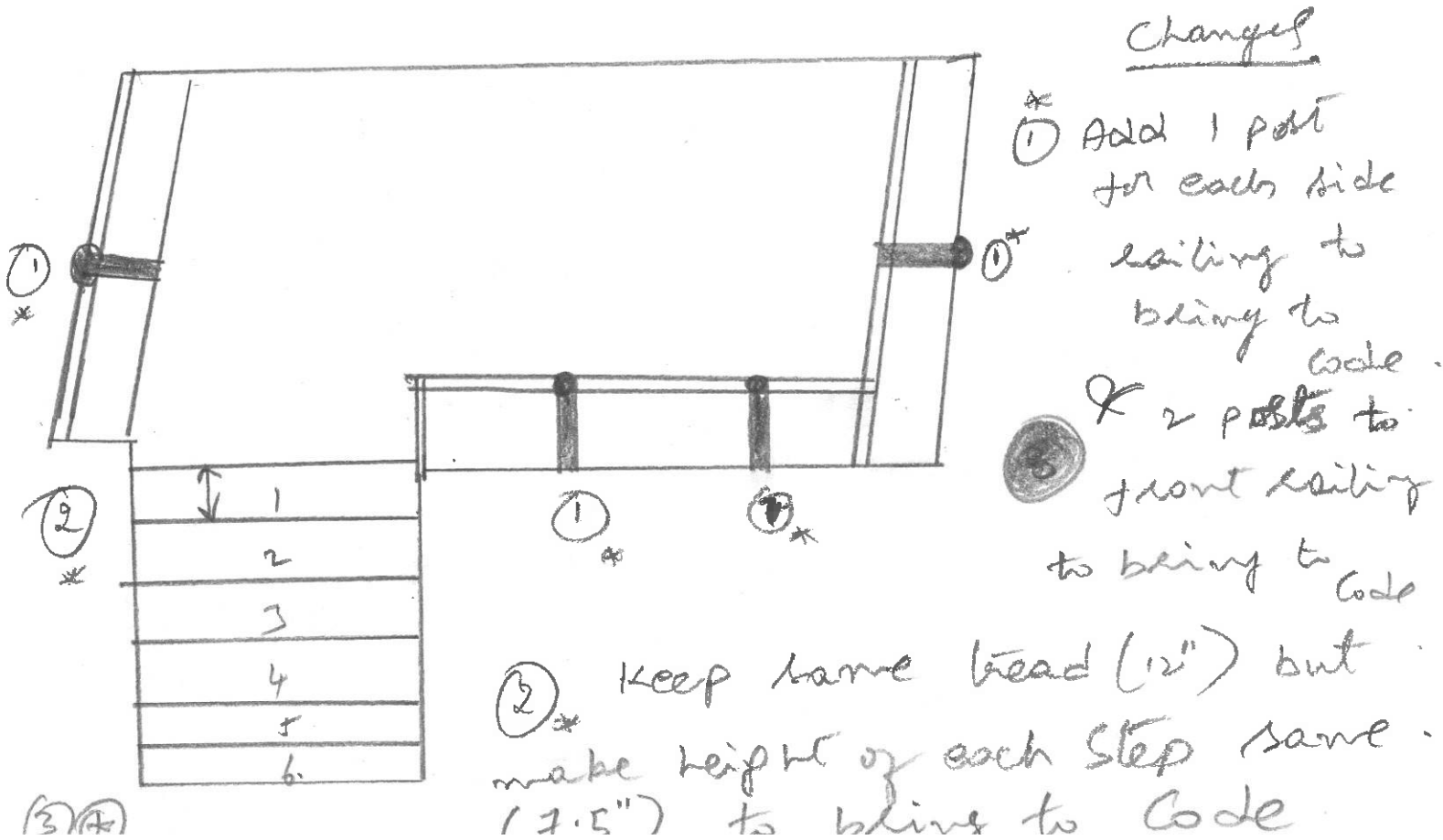
Replace gutters

5/11/2023

* CURRENT DESIGN/STATE



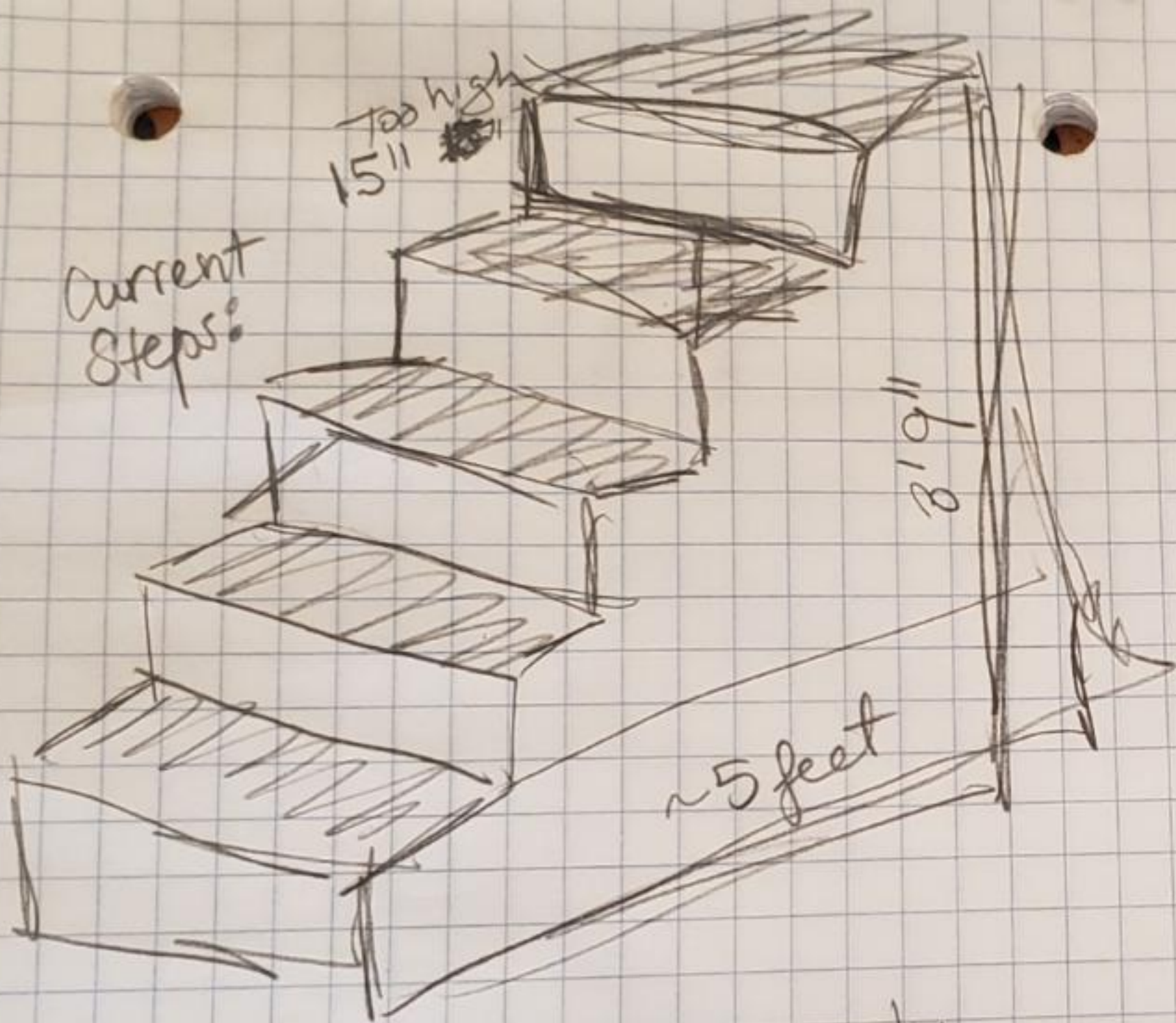
* Proposed modifications to Bring to Code:



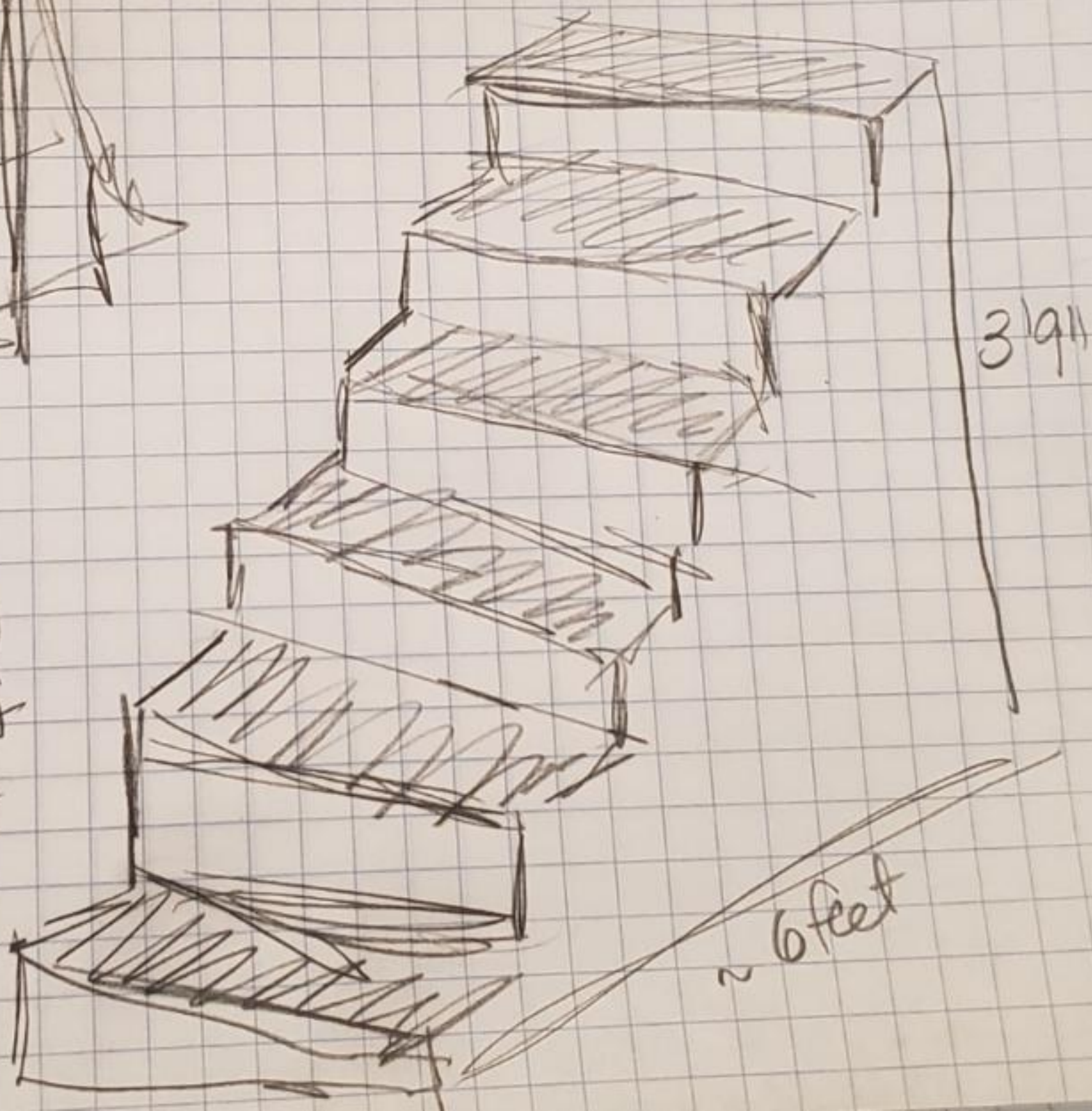
2.
② The current depth of the stairs is 60" (5 stairs), to bring to code on even height for each stair we plan to add another stair (6 stairs), this will increase the depth of the stairs to 72".

- Note: The width of the stairs will remain unchanged.

Current steps:



Proposed steps:



Evenly spaced treads + height to code



8 SERIES

FULLVIEW RETRACTABLE STORM DOOR

The 8 Series Fullview Retractable Storm Door is our most popular storm door with anytime ventilation. The fullview style storm door has glass from top to bottom to maximize your view while featuring our one-hand retractable insect screen for ventilation on demand.

- Our most popular anytime ventilation storm door
- Features convenient one-hand retractable insect screen
- Our thickest aluminum frame (1 1/2" thick) with reinforced corners
- Premium double layer weather stripping for added energy efficiency
- Dual closers for added durability
- Push-button closer keeps the door open and your hands free
- Built-in keyed deadbolt lock

[DESIGN THIS DOOR](#)

[REQUEST A QUOTE](#)



Venting

Our one-hand retractable screen provides on demand



Retractable Insect Screen

One-handed retractable insect screen for convenient on-



Built to Last

Reinforced metal corner brackets that help the corners



CRYSTAL EXTERIORS

Window
Door
Siding
Roofing
Gutter



PROPOSAL

www.crystalexteriors.com

301-681-8186

Hostetler, Janet
7325 Carroll Ave., Takoma Park, MD 20912

June 29, 2022

Gutter and downspout replacement

- Remove and haul away existing gutters and downspouts.
- Inspect condition of fascia board, replace rotted wood at additional cost. Each 1x6x8' primed board will cost \$78.00 installed. See more pricing on different board sizes on worksheet.
- Furnish and install 0.032 gauge heavy duty 6" seamless aluminum gutter. Color:
- Furnish and install .019 guage 3x4 oversized heavy duty downspout. Color:
- All gutters will be hung by heavy duty aluminum screw type hidden hangers at maximum 24" interval.
- 5 years workmanship warranty.

\$3,912.80

Leaf Relief Low maintenance gutter protection system (optional)

- Furnish and install 6" Leaf Relief low maintenance gutter protection system to all gutters. Zip profile.
- 25 years no clog warranty by manufacturer.
- 5 years workmanship warranty.
- There is no maintenance free gutter protection system. Periodic maintenance of the Leaf Relief System is essential for it to function as intended.

\$2,345.25

5% discount for cash or check payments.

Feel free to call/email me if you have ANY question or concern. Looking forward to working with you.

Sincerely,

Edgar Li

email: edgar.li@crystalexteriors.com

web: www.crystalexteriors.com

Text and voice: 301.681.8186



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Window
Door
Siding
Roofing
Gutter

Gutter Estimate Worksheet

www.crystalexteriors.com
edgar.li@crystalexteriors.com

Hostetler, Janet #5513 Voice and Text: 301.681.8186

7325 Carroll Ave., Takoma Park, MD 20912 6/29/2022

Item	Qty	Material Unit Cost	Labor Unit Cost	Total
Gutter, aluminum. Per LF				
6" seamless. 0.032 gauge with hidden hangers	212	\$4.65	\$5.64	\$2,180.95
Miter box, outside. Each	12	\$10.46	\$13.84	\$291.60
Downspout, aluminum. Per LF				
3" x 4" rectangular .019 gauge, include elbows & straps	140	\$4.65	\$5.64	\$1,440.25
Gutter & Downspout cost				\$3,912.80
Leaf Relief low maintenance gutter cover. Per LF				
For 6" gutter -Zip profile	212	\$5.43	\$5.64	\$2,345.25
Leaf Relief cost				\$2,345.25
Others				
Remove and haul away existing gutter & downspout	1		\$0.00	\$0.00
Others cost				\$0.00

Click here to watch our gutter crew in action.	Mat'l Cost	\$2,912.45	Total Job Cost:	\$6,258.05
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5% discount for cash or check payments.



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