

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7114 Carroll Ave., Takoma Park	Meeting Date:	9/20/2023
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/13/2023
Applicant:	Craig & Brandi Sharman	Public Notice:	9/6/2023
Review:	HAWP	Tax Credit:	no
Case Number:	1042073	Staff:	Dan Bruechert
Proposal:	Deck Demolition and Deck Construction		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1912

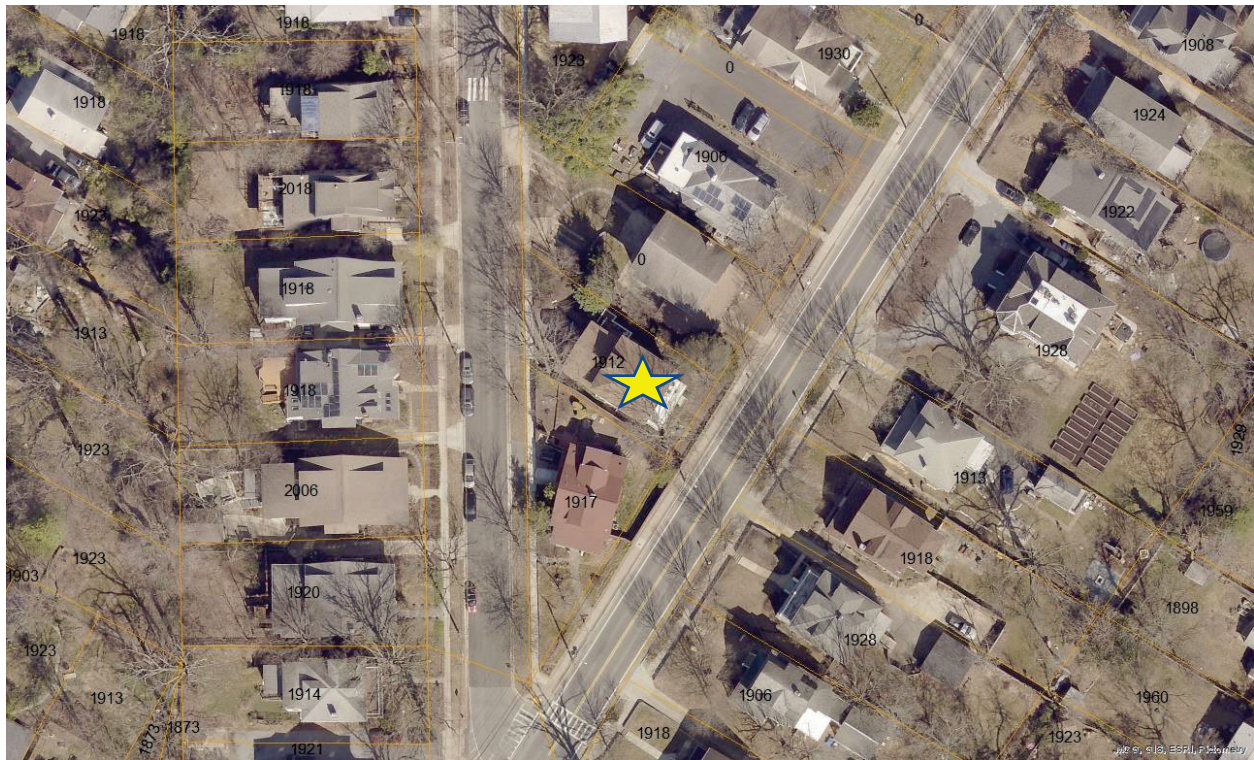


Figure 1: The subject property fronts Carroll Ave., but its rear is visible along Park Ave.

PROPOSAL

The applicant proposes to demolish the existing rear deck and construct a new one in its place.

The existing deck was demolished and the structure of the proposed deck was constructed before a stop work order was placed on the site. The HPC is charged with reviewing the HAWP as though no work has taken place.

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

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

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible 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 Colonial Revival house with a stucco ground floor and clapboard siding on the second floor. At the rear, there is a non-historic addition and an elevated deck; both are highly visible from Park Ave. The applicant proposes to remove the existing deck and install a slightly larger pressure-treated deck in its place. Note, the applicant demolished the existing deck and began construction of the structure of the new deck in July 2023. DPS investigated the site, placed a stop work order on the property, and required the applicant to acquire the required permits. Though this work has begun, the HPC is charged to review it as though no work has taken place. Staff finds the deck's visual impact on the historic resource and surrounding district to be minimal and recommends the HPC approve the new deck.

The existing wood deck measures approximately 7' 6" × 20' (seven feet, six inches deep by twenty feet wide) and is constructed out of wood. The deck is suffering from locations of rot and the applicant proposes to replace it. The new deck will include both new structure and decking and will be slightly larger than the existing one, measuring 9' ½" × 25' (nine feet, one-half inch deep by twenty-five feet wide).

Staff finds the existing deck is not historic and its demolition will not impact the character of the site or surrounding district.

Staff finds the material proposed for the deck, pressure-treated wood, is appropriate for Contributing resources in the Takoma Park Historic District. Though the proposed deck is approximately 1' 6" × 5' (one foot, six inches wider by five feet deeper) larger, Staff additionally finds the size of the proposed deck will not detract from the character of the house or surrounding streetscape. Staff finds this to be the case because the deck is oriented along the side of the non-historic addition, and its visibility from Carroll Ave. will not detract from the character of the house or surrounding streetscape. Staff recommends the HPC approve the HAWP under 24A-8(b)(2) and (d), the *Design Guidelines*, and Standards 2, 9, and 10.



Figure 2: Aerial photo of the subject property with the deck circled in yellow.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application: 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.



APPROVED
 Department of Permitting Services
 Permit # BUILDING-1038548
 Date 08/25/23
Issued by Irene Hertz

FOR STAFF ONLY:
 HAWP# 1042073
 DATE ASSIGNED _____

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**
 HISTORIC PRESERVATION COMMISSION
 301.563.3400

APPLICANT:

Name: Craig/Brandi Sharman
 Address: 7114 Carroll Ave.
 Daytime Phone: 202-262-2129

E-mail: sharman12@yahoo.com
 City: Takoma Park Zip: 20912
 Tax Account No.: 144-76-6210
146-

AGENT/CONTACT (if applicable):

Name: Andrew Hochberger
 Address: 20203 Goshen Rd. #149
 Daytime Phone: 301-408-9346

E-mail: Info@atozturnoverservices.com
 City: Gaithersburg Zip: 20879
 Contractor Registration No.: 113527

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property MAP ref. 5408-54

Is the Property Located within an Historic District? Yes/District Name Takoma Park Historic Dist. Lot 2 Block 2
 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:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input 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.

Brandi Sharman
 Signature of owner or authorized agent

7/25/23
 Date



APPROVED
Department of Permitting Services
Permit # **BUILDING-1038548**
Date **08/25/23**
Issued by Eren Horta

Description of Property: Please describe the property, including landscape features, or other significant features of the property:

Include information on significant structures,

3 Story home in residential neighborhood. Residences on L & R side of home

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

Remove damaged and rotting sections of existing and rebuild with new stair configuration. All decking, posts and supports to be pressure treated lumber. Footers to be dug 30" below grade, filled with concrete and appropriate mechanical fasteners to be used. No trees are required to be taken down or cut back. Handrails may be painted to match fascia and trim.



Work Item 1: Deck Enhancement

Description of Current Condition:
9x15 pressure treated deck with U shaped stairs to grade

Proposed Work:
11 x 22 pressure treated deck with L shaped stairs to grade

Work Item 2: n/a

Description of Current Condition:

Proposed Work:

Work Item 3: n/a

Description of Current Condition:

Proposed Work:

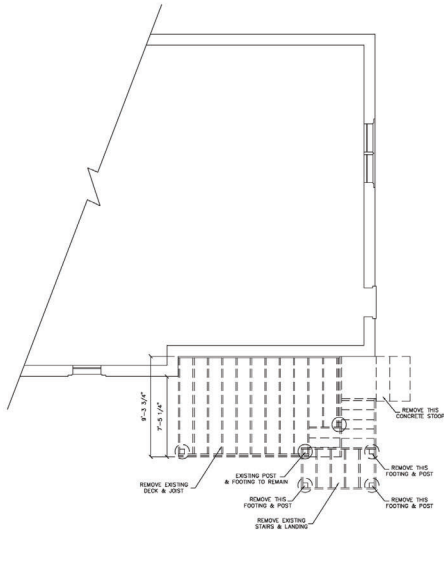


HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address 7114 Carroll Ave. Takoma Park, MD 20912	Owner's Agent's mailing address 20203 Goshen Rd. #149 Gaithersburg, MD 20879
Adjacent and confronting Property Owners mailing addresses	
7118 Carroll Avenue Takoma Park, MD 20912 101 Park Avenue Takoma Park, MD 20912	7112 CARROLL AVE. TAKOMA PARK, MD 20912
7115 Carroll Avenue Takoma Park, MD 20912 7113 Carroll Avenue Takoma Park, MD 20912	116 Park Ave Takoma Park, MD 20912 (across from back of house)
7111 Carroll Avenue Takoma Park, MD 20912 118 Park Avenue Takoma Park, MD 20912	114 Park Avenue Takoma Park, MD 20912 112 Park Avenue Takoma Park, MD 20912

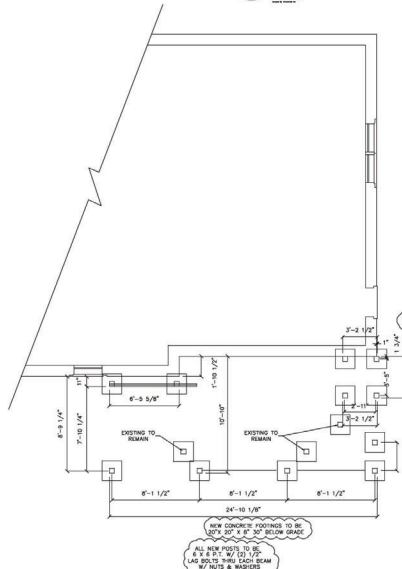


HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

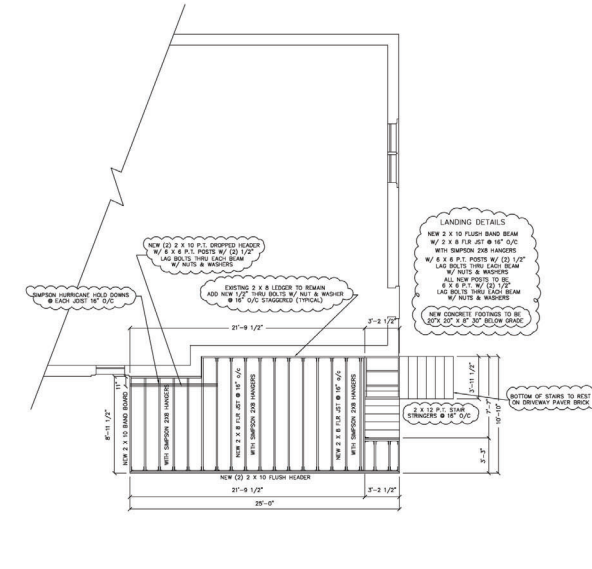
	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



1 Existing Deck
 Page 1
 Scale: 3/16"=1'-0"

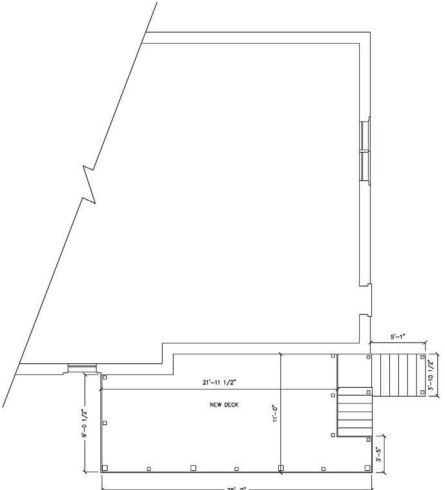


2 Proposed Deck Foundation Plan
 Page 1
 Scale: 3/16"=1'-0"



3 Proposed Deck Framing Plan
 Page 1
 Scale: 3/16"=1'-0"

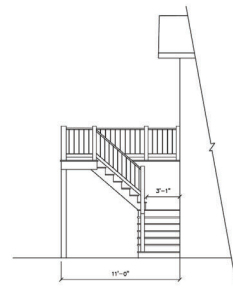
FOOTINGS WITHIN 5 FEET OF THE
 EXISTING STRUCTURE SHALL BE
 EXTENDED DOWN TO THE DEPTH
 OF EXISTING FOOTINGS.



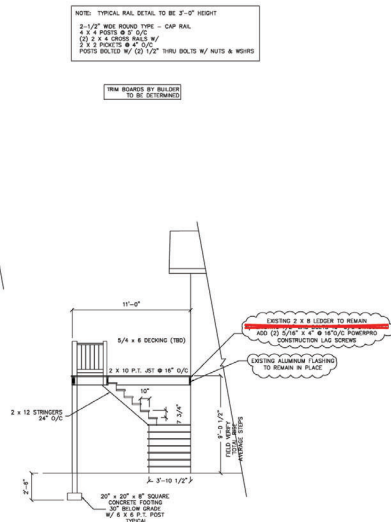
4 Proposed Deck Floor Plan
 Page 1
 Scale: 3/16"=1'-0"



5 Proposed Right Side Elevation
 Page 1
 Scale: 3/16"=1'-0"



6 Proposed Rear Side Elevation
 Page 1
 Scale: 3/16"=1'-0"



7 Proposed Deck Stair Section View
 Page 1
 Scale: 3/16"=1'-0"

REV.	NO.	DATE	COMMENTS

Sharon Deck Remodeling
 7114 Carroll Ave
 Takoma Park, Md

DESIGNER: CHARLES WEST
 PO BOX 80
 GERRARDSTOWN WV 25420
 Office: 304-229-2414
 Cell: 301-938-0413

CWEST
 DESIGNER

SHEET NO.
 Page 1
 SCALE
 3/16"=1'-0"
 DRAWN BY
 C WEST
 DATE
 07/24/2023

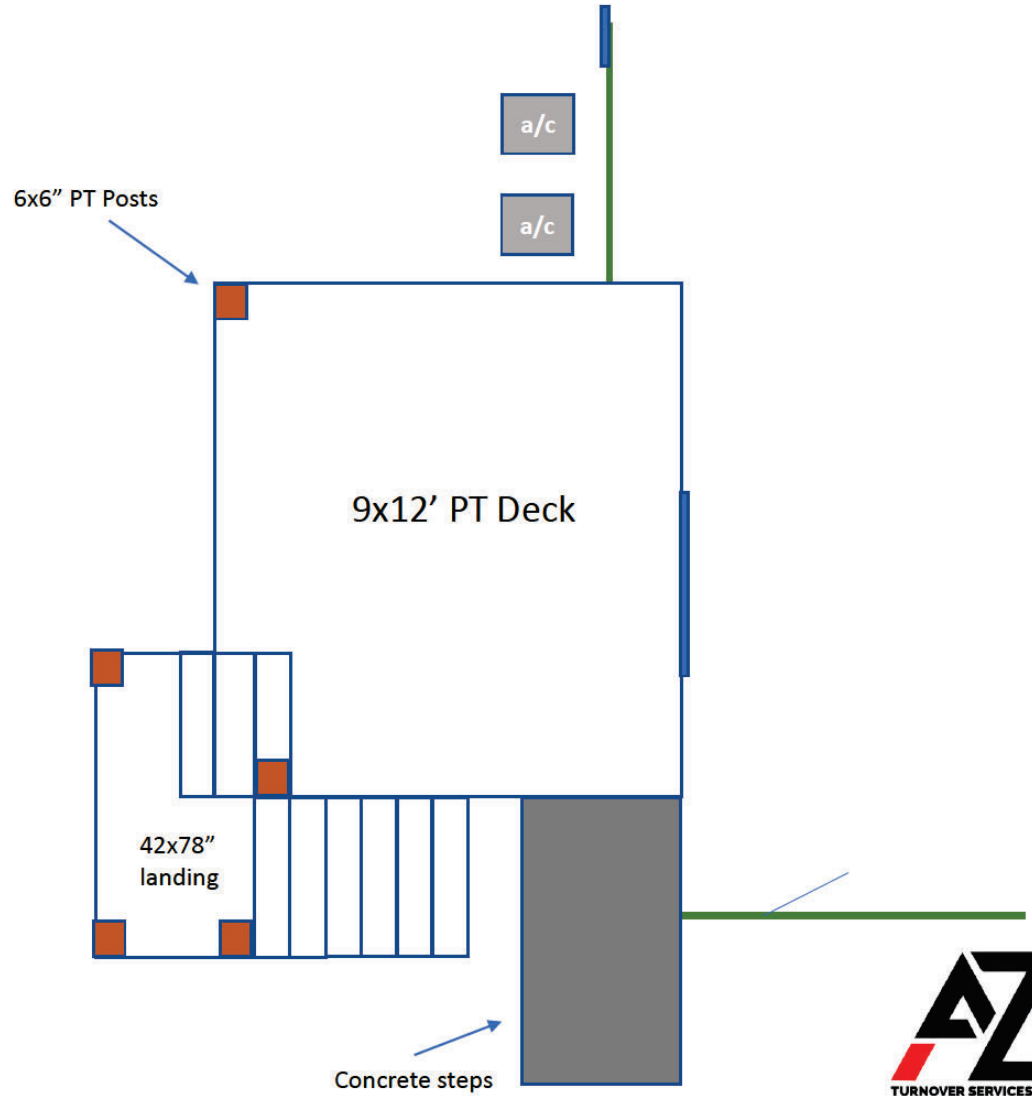
NAME:
 ADDRESS:
 LOT / BLOCK:
 SECTION:

Sharman Deck – Existing

7114 Carroll Ave.
Takoma Park, MD 20912



Property Line

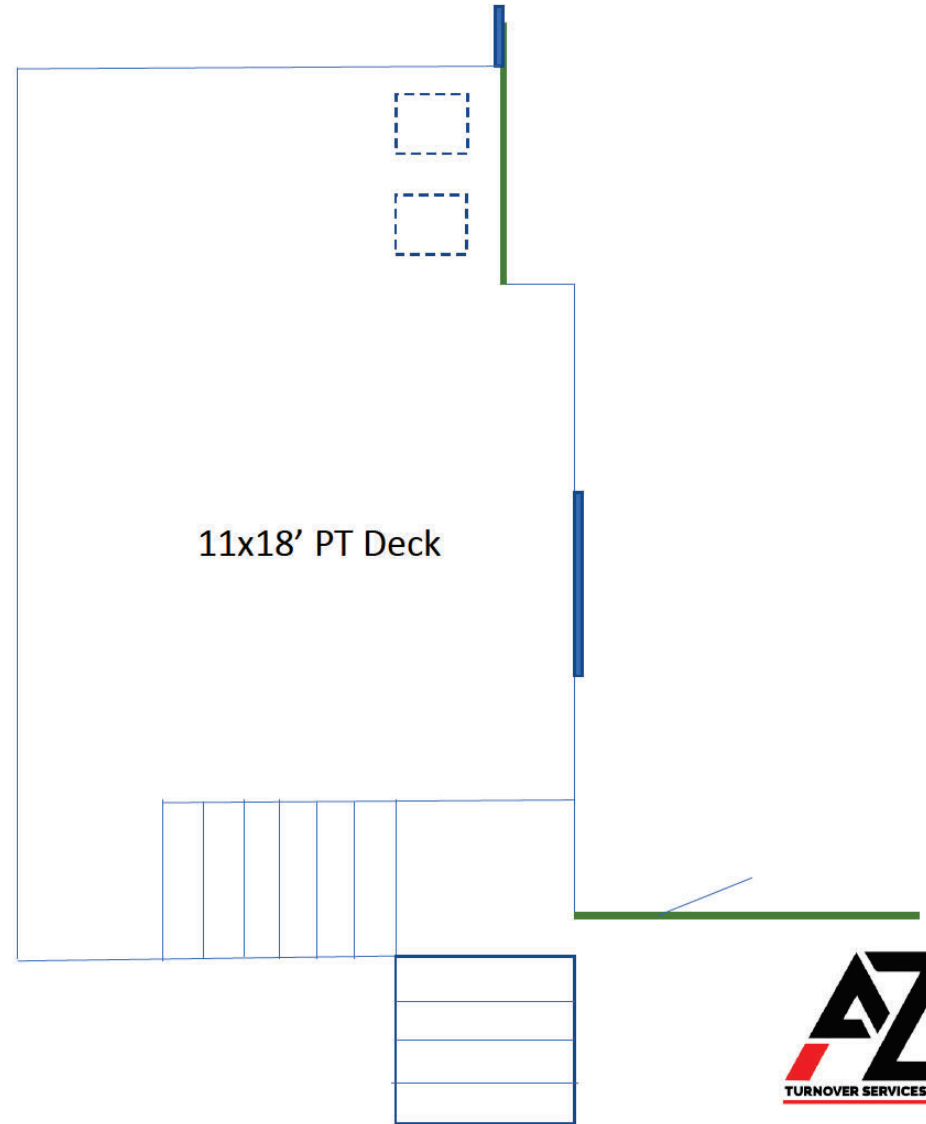
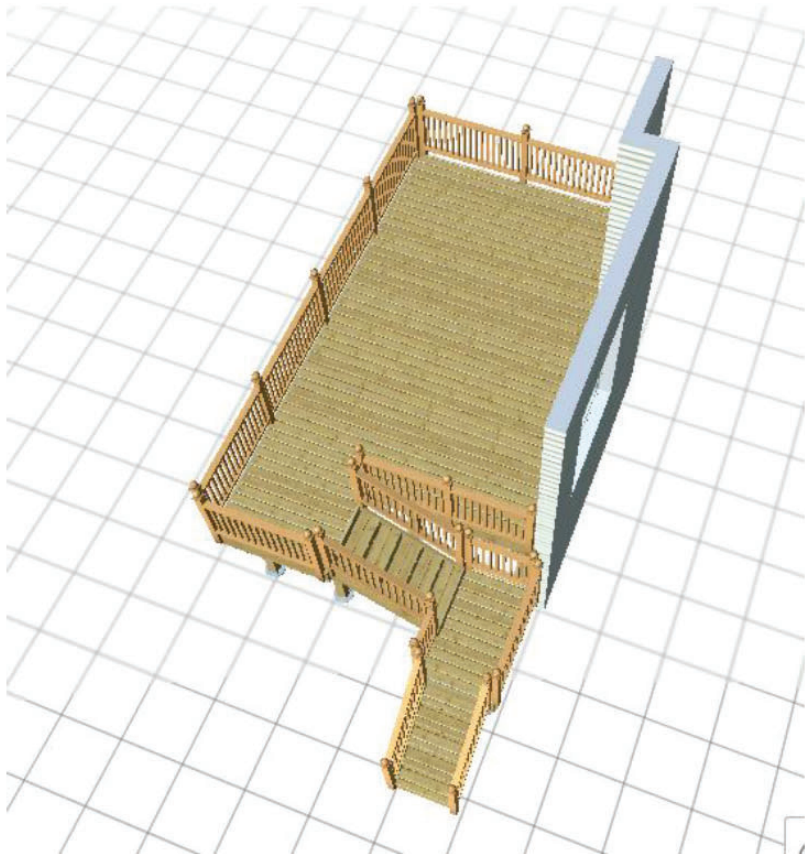


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Sharman Deck – Proposed (1.0)

7114 Carroll Ave.

Takoma Park, MD 20912

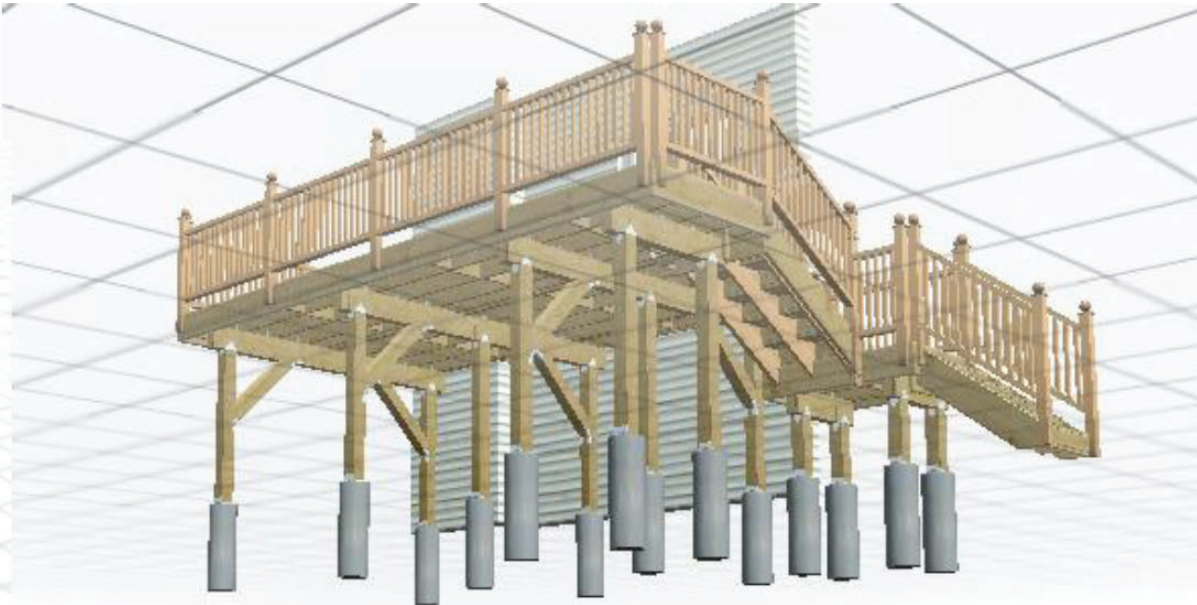


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7114 Carroll Ave.

Takoma Park, MD 20912



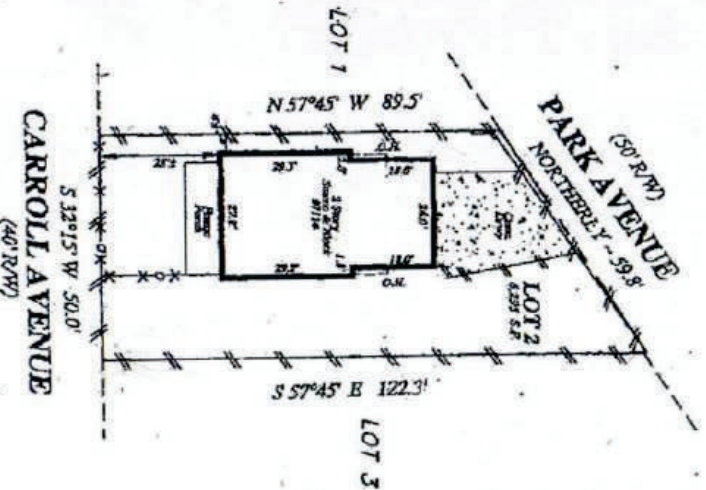
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Borrower: Craig Sharmen
 Property Address: 7114 Carroll Avenue
 City: Takoma Park
 Lender: First Savings Mortgage Corporation

File No.: 00051007
 Case No.: 25613091
 State: MD
 Zip: 20912

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer lender as it is required by a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 3. This plan does not provide for the accurate identification of property boundary lines, but such identification may be required for the transfer of title or securing financing or re-financing.
 4. Building line and/or Flood Zone information is taken from available sources and is subject to misrepresentation of information.
- Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 feet.
 Flood Zone "C" per H.U.D. Flood Panel No. 02000C.



Handwritten signature and initials: DMS, BMS

LOCATION DRAWING
 LOT 2, BLOCK 2
 "HILL-CREST"
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE
 THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAN OF RECORD, AND SUBJECTS SHOWN HAVE BEEN FIELD-BASED UPON MEASUREMENTS FROM PERMANENT MARKERS FOUND OR FIELD EVIDENCE OF LINES OF APPARENT OCCUPATION.

David A. Foster
 Maryland Registered Professional Surveyor No. 100,000

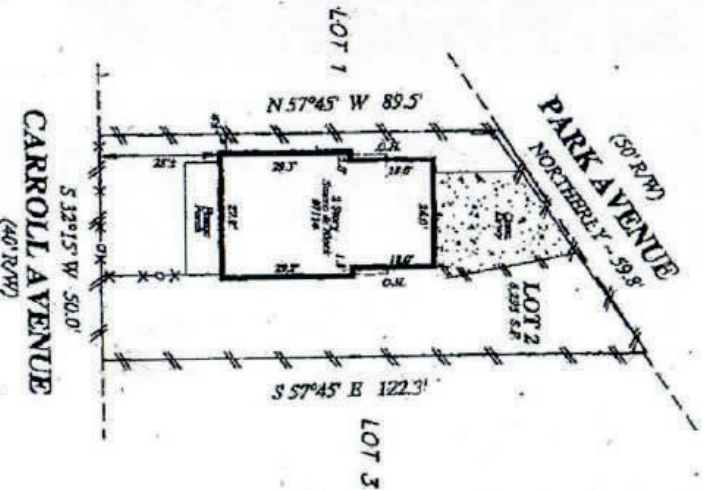
REFERENCES	DATE OF LOCATION	SCALE	DRAWN BY
PLAT BK. 2 PLAT NO. 140		1" = 30'	T.N.T.
ENGINEER & ASSOCIATES LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 210 Gaithersburg, Maryland 20878 301/948-8209 Fax 301/948-1888		JOB NO.: 05-0055	
ISSUE	DATE	JOB NO.: 05-0055	
PLAT	1-9-06		

Borrower: Craig Sharmen
 Property Address: 7114 Carroll Avenue
 City: Takoma Park
 Lender: First Savings Mortgage Corporation

File No.: 00051007
 Case No.: 25613091
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 Zip: 20912

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 4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
- Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 feet.
 Flood Zone "C" per H.U.D. Flood Panel No. 02000C.



Handwritten signature and initials: CMS, BMK

LOCATION DRAWING
 LOT 2, BLOCK 2
 "HILL-CREST"
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE
 THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE BEST OF MY ABILITY. I HAVE NOT BEEN ADVISED OF ANY CHANGES SINCE MY LAST INSPECTION. I HAVE NOT BEEN ADVISED OF ANY CHANGES SINCE MY LAST INSPECTION. I HAVE NOT BEEN ADVISED OF ANY CHANGES SINCE MY LAST INSPECTION.

Handwritten signature: Debra A. Taitel
 MONTGOMERY COUNTY, MARYLAND

REFERENCES	DATE OF LOCATION	SCALE
PLAT NO. 140	1-9-06	1" = 30'
PLAT NO. 140	1-9-06	1" = 30'



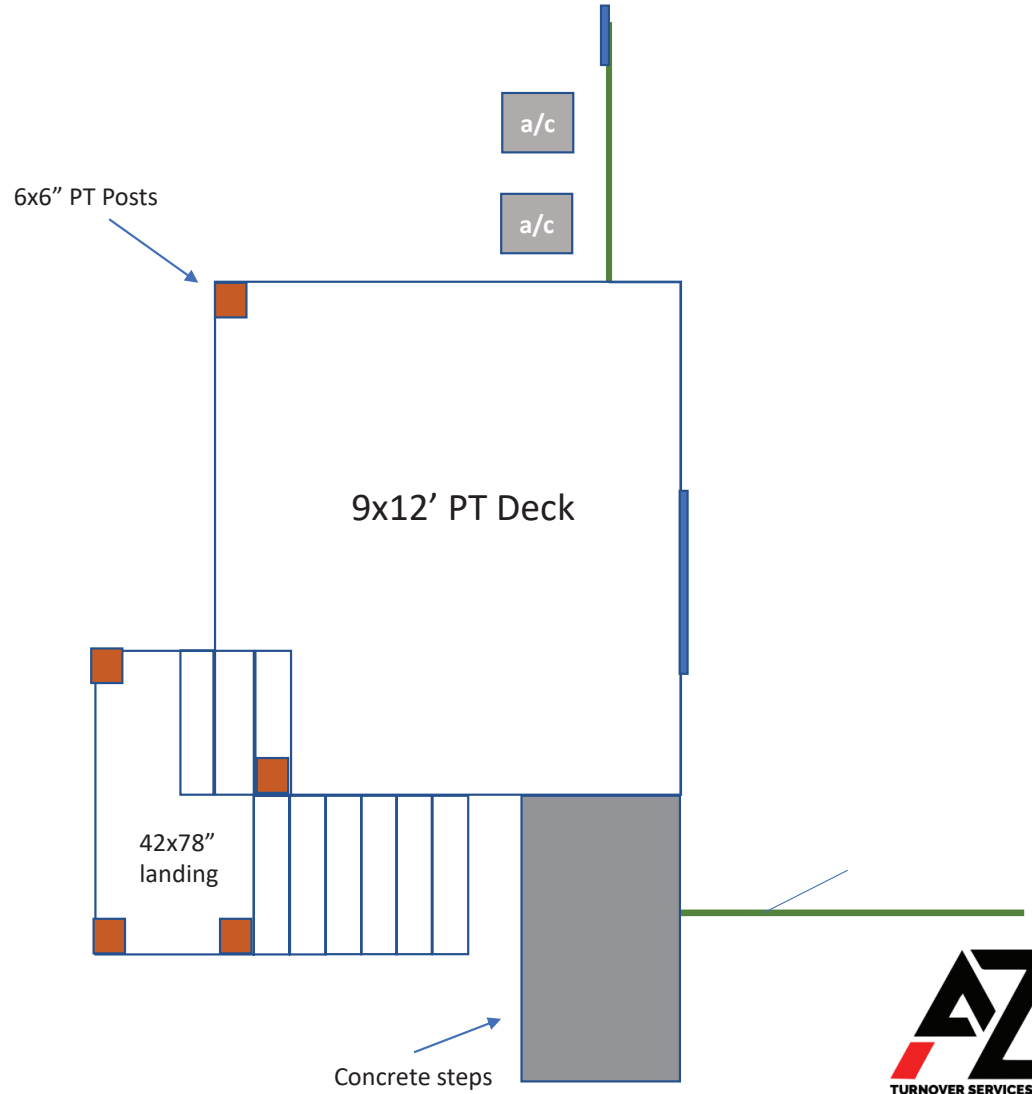
OWNER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 210
 Gaithersburg, Maryland 20878
 301/948-8209 Fax 301/948-1888

Sharman Deck – Existing

7114 Carroll Ave.
Takoma Park, MD 20912



Property Line

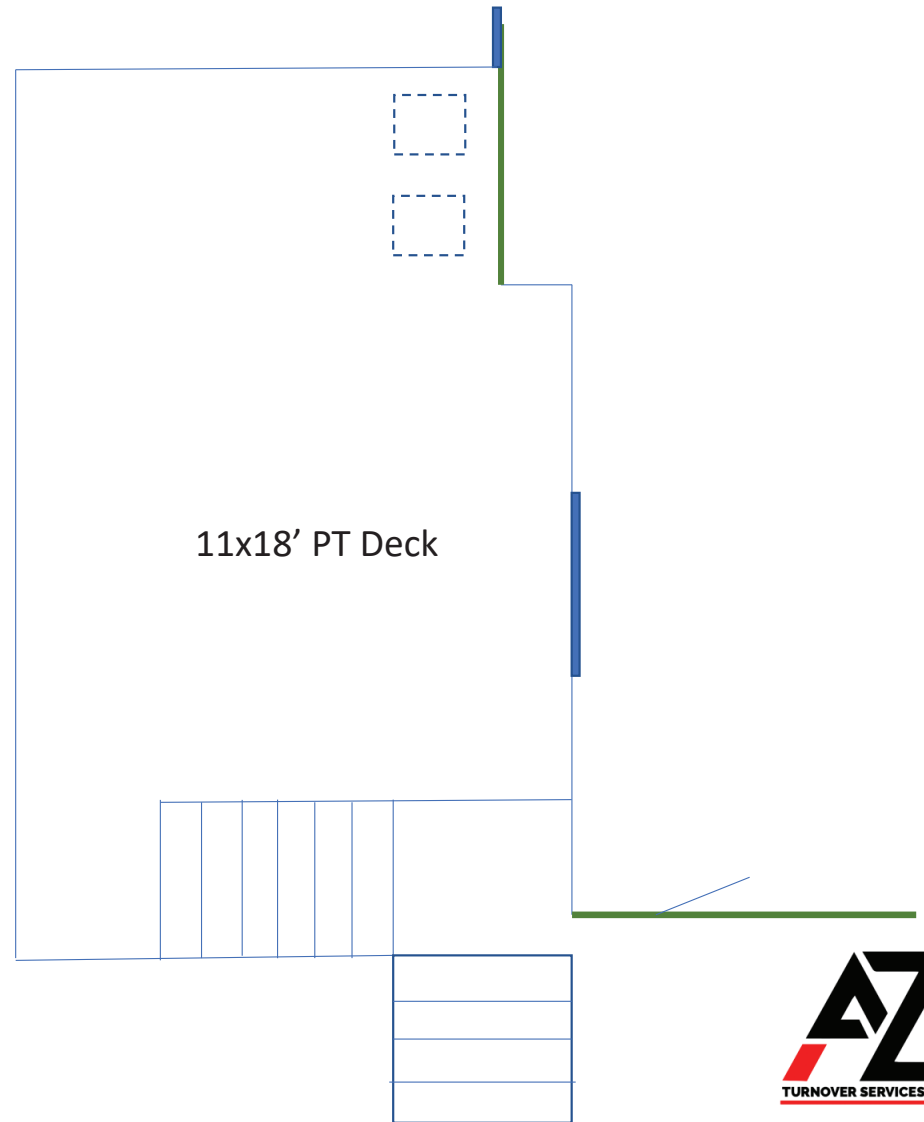
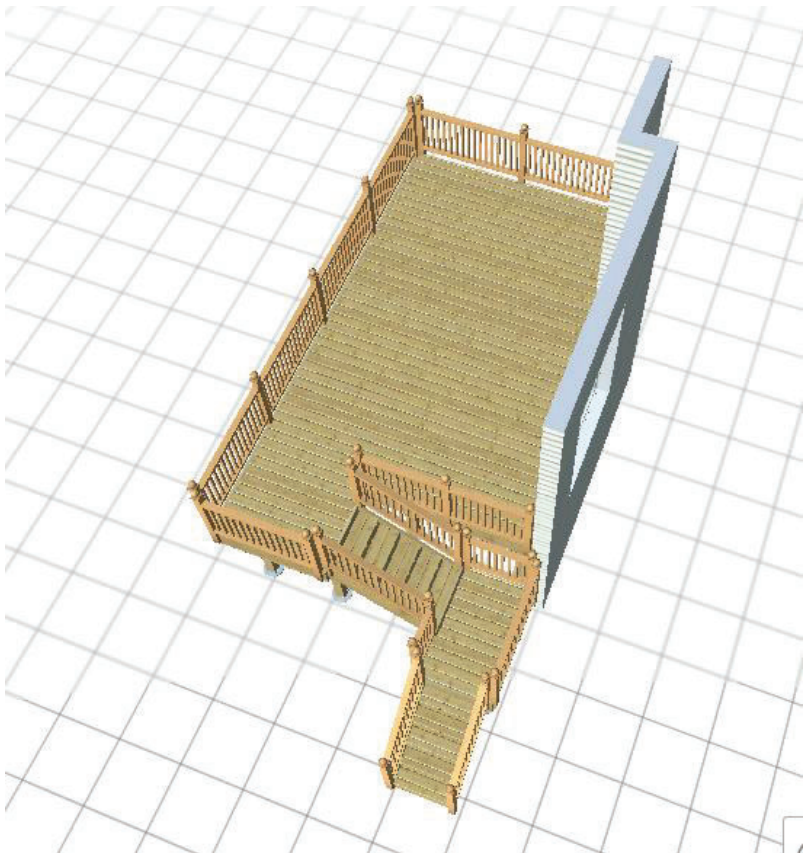


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Sharman Deck – Proposed (1.0)

7114 Carroll Ave.

Takoma Park, MD 20912

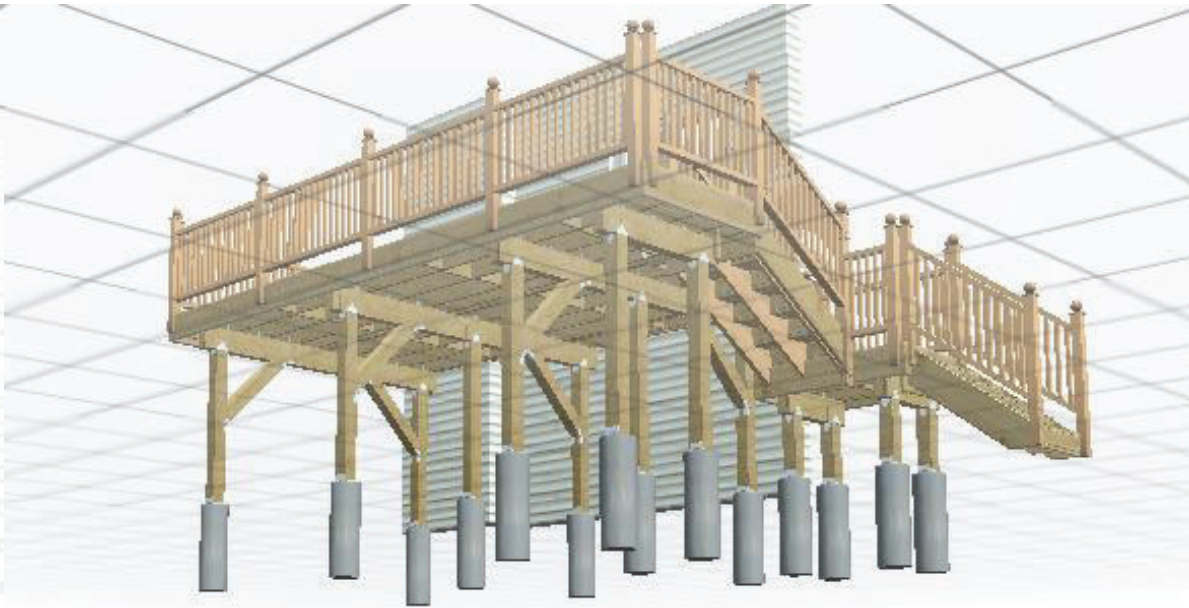
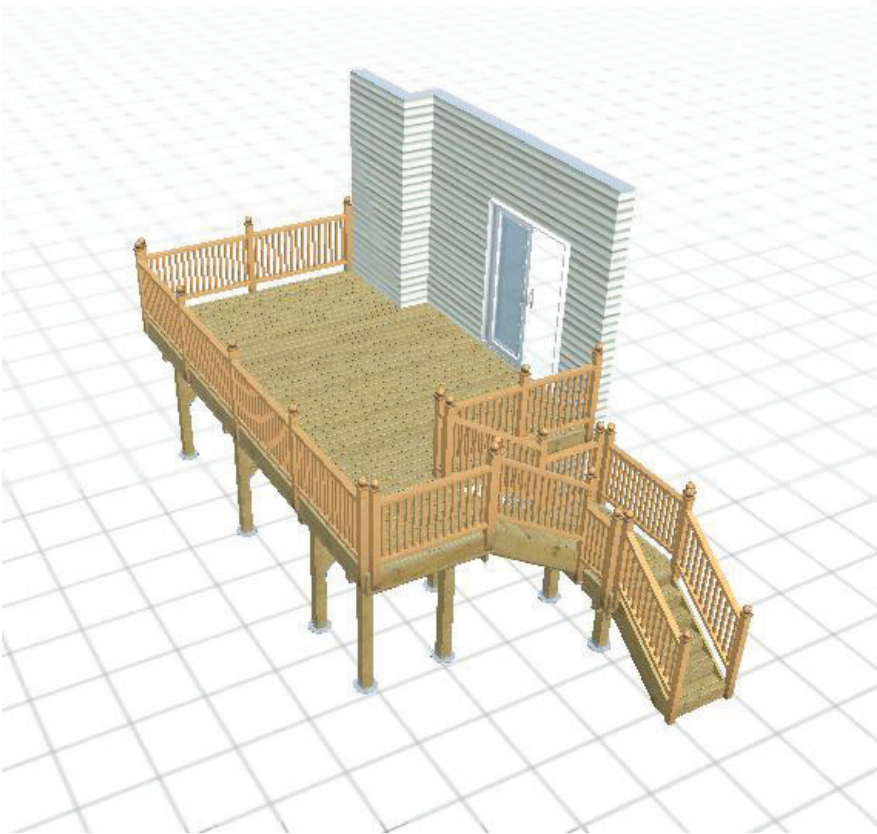


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Sharman Deck – Proposed (1.0)

7114 Carroll Ave.

Takoma Park, MD 20912



(Not to scale)





