

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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|---------------------|--|-----------------------|---------------|
| Address: | 7502 Carroll Ave., Takoma Park | Meeting Date: | 6/12/2024 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 6/5/2024 |
| Applicant: | Ann Elizabeth Flannagan | Public Notice: | 5/28/2024 |
| Review: | HAWP | Tax Credit: | Partial |
| Case Number: | 1071522 | Staff: | Dan Bruechert |
| Proposal: | HVAC Installation, Fence Alteration, and Storm Window Installation | | |

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application:

1. Detailed specifications for the proposed storm windows must be submitted to Staff for review and approval; with final approval authority delegated to Staff. This material must be submitted before Staff issues the final approval documents.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1930

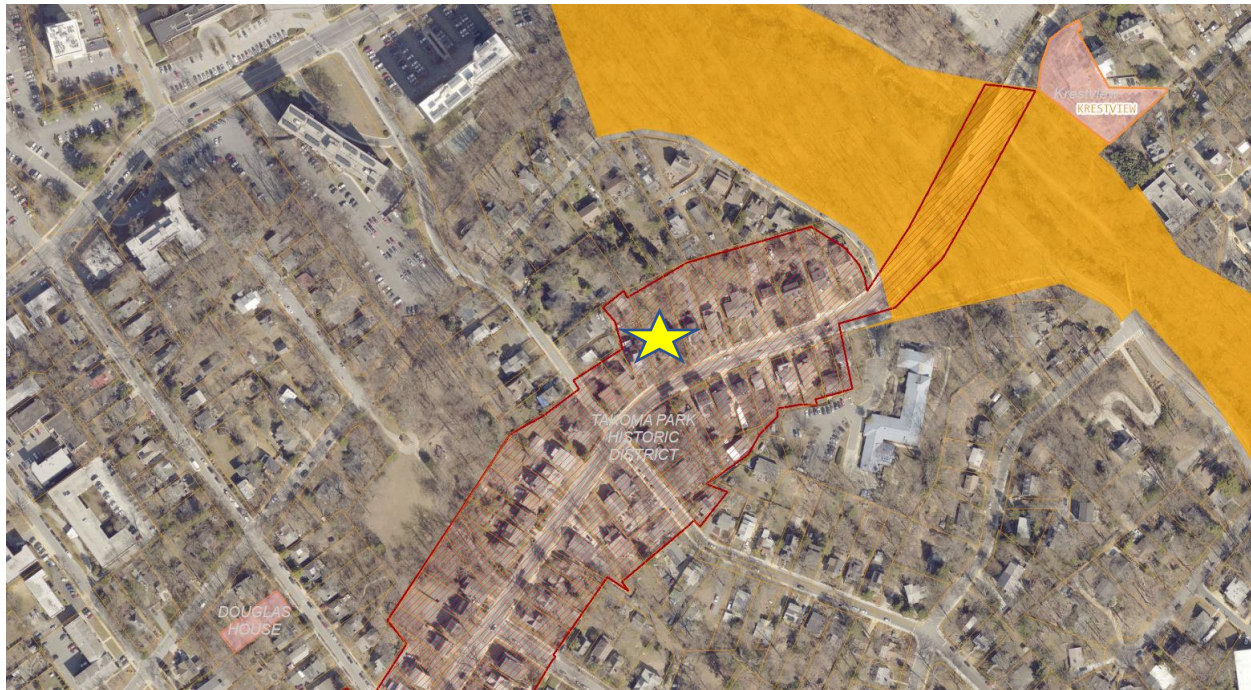


Figure 1: The subject property is located near the northeastern district boundary.

PROPOSAL

The applicant proposes to relocate a fence to accommodate an HVAC system and to install storm windows.

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)*.

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

- 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

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;
 - (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.
- (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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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 two-story, front gable Craftsman house with stucco siding. The lot has vehicular access from Lincoln Ave. On the right side of the house, there is a 4' (four-foot tall) alternating board fence with a lattice topper. The applicant proposes two primary work items: first, the applicant proposes to install central air conditioning, including the installation of the exterior HVAC unit. The applicant proposes to relocate the existing fence forward to hide the unit from the right-of-way. Second, the applicant proposes to install storm windows in the existing openings. Staff finds the proposed work will not have a significant impact on the character of the resource or the surrounding district and recommends the HPC approve the HAWP.

HVAC Installation

The subject property currently does not have central air conditioning and has relied on window units. The applicant proposes to install a central HVAC system with a heat pump which will be located near the northwest corner of the house. To screen the new heat pump from the right-of-way, the applicant proposes to relocate the existing fence with a lattice topper 10' (ten feet) closer to the front of the house (to the south). Once the fence is moved, it will be forward of the historic rear wall plane of the subject house, but will align with the fence installed at 7500 Carroll Ave., the property to the west.

Staff finds the proposed HVAC system and fence relocation will have a minimal impact on the character of the site or surrounding district. Generally, the HPC limits fences in the Takoma Park Historic District to no more than 4' (four feet) tall forward of the historic rear wall plane. The objective of this requirement is to retain the open, park-like setting of the historic district. Staff recommends the HPC deviate from that general rule in this specific case for two reasons. The first reason is that the neighboring property at 7500 Carroll Ave. already has a fence forward of the historic rear wall plane and allowing a fence in the proposed location will only create a uniform fence line. The second reason Staff supports allowing the fence in the proposed location is because of the narrow setback between the two houses. There is no a driveway between the two properties, which allows for a very narrow setback. Staff finds the sense of openness is already limited by the construction of these two houses in such close proximity, therefore any visual impact to the district or the streetscape is negated. Staff therefore recommends the HPC approve the fence relocation and HVAC installation under 24A-8(b)(2) and (d); the *Design Guidelines*; and Standard 2.

Storm Window Installation

There are no storm windows in the existing window openings. The applicant proposes to install Velv-A-Lume storm windows in all of the window openings. These extruded aluminum frames are designed to fit flush with the window opening and do not project forward of the jamb the way triple-track storm windows do.¹ Measured specifications for the windows were not proved with the application materials.

Staff finds that installing storm windows in historic window openings is a historic preservation best practice because the storms help to improve the overall window thermal performance while also providing additional protection for the historic fabric. Because detailed specifications for the storms were not provided, Staff recommends the HPC add a condition to the approval of this HAWP that requires the

¹ More information about the proposed storm windows is available here:
<https://www.westwindow.com/windows/storm-windows/velv-a-lume-storm-windows>.

applicant to provide detailed storm window specifications to be reviewed and approved by Staff before issuing the final approval documents. Staff recommends the HPC approve the storm windows with the added condition under 24A-8(b)(2) and (d); the *Design Guidelines*; and Standards 2, 9, and 10.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application;

1. Detailed specifications for the proposed storm windows must be submitted to Staff for review and approval; with final approval authority delegated to Staff. This material must be submitted before Staff issues the final approval documents, under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

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

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

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

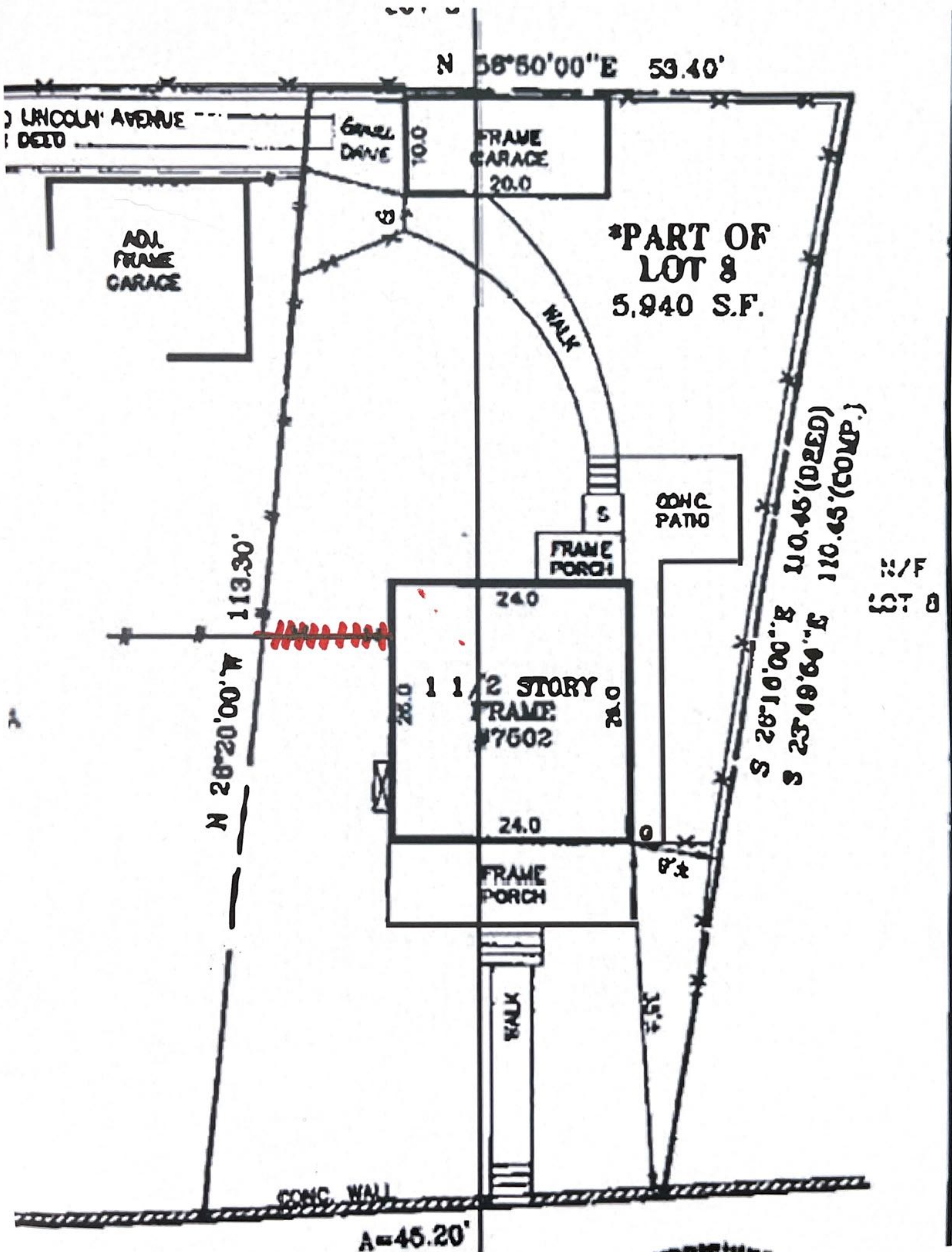
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

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: |



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