



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: August 8, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit: #1030069 - Railing alterations, front porch repairs and rehabilitation, new storm door, and gutters.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with four (4) conditions** at the May 24, 2023 Historic Preservation Commission meeting.

Conditions:

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.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Janet Hostetler & Anil Chaturvedi
Address: 7325 Carroll Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@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 ___No/Individual

Is there an Historic Preservation/Land Trust/Environmental Easement map of the property with supporting documentation from the Easement Holder?

REVIEWED

By Michael Kyne at 4:43 pm, Aug 08, 2023

Are other Planning and/or Hearing Examiner Approvals/Review (Conditional Use, Variance, Record Plat, etc.?) If YES, include info supplemental information.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

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:

- Checkboxes for: 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	

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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:

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Robert G. Hutton

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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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.

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**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	*	*	*	*	*		*

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Robert A. Norton





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Replace rotten railings on back balcony



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Replace gutters

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Ronald H. ...

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R. W. H. H. H.



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Repair front porch ceiling
where roof had leak



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**Replace wooden stairs
to front porch**

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Robert H. [Signature]

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Robert A. ...

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



Replace front porch floorboards

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R. M. ...

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Replace wood railings

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**Replace front
storm door**



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Robert A. Norton



**Broken front
storm door**

Replace wood railings on back upstairs balcony

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Robert A. ...

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

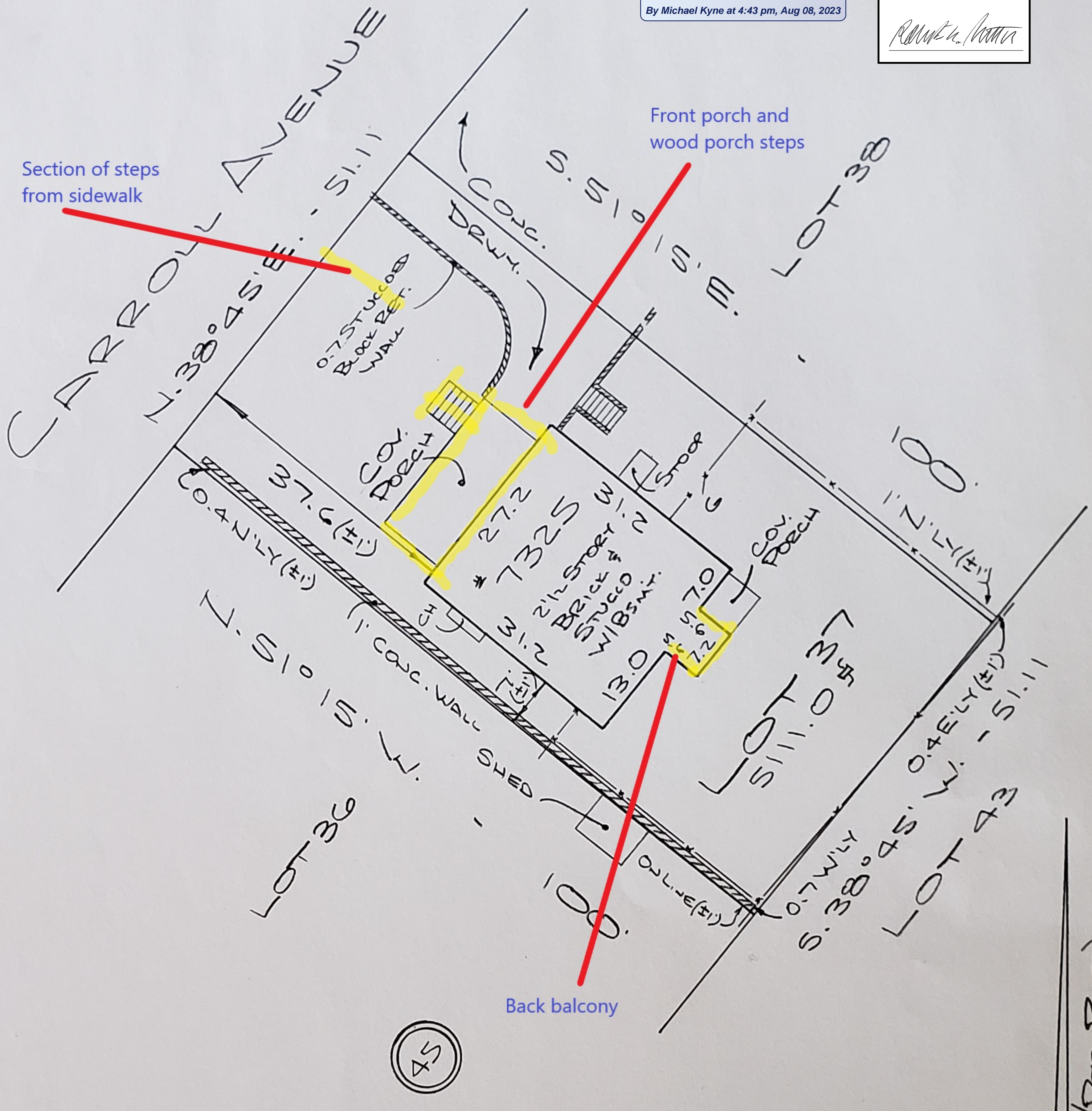
KEEP MARYLAND BEAUTIFUL PLEASE DON'T LITTER \$1000 FINE

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Historic Preservation Commission
Robert A. Norton

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 By Michael Kyne at 4:43 pm, Aug 08, 2023



Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING
 LOT 37 BLOCK 45

CARROLL MANOR
 ADDITION TO TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book **3** Plat **219** Scale 1" = 20'

CASE: **1214-10** FILE: **92370**

DATE: **SEPTEMBER 9, 2010**

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522

(See Plat)



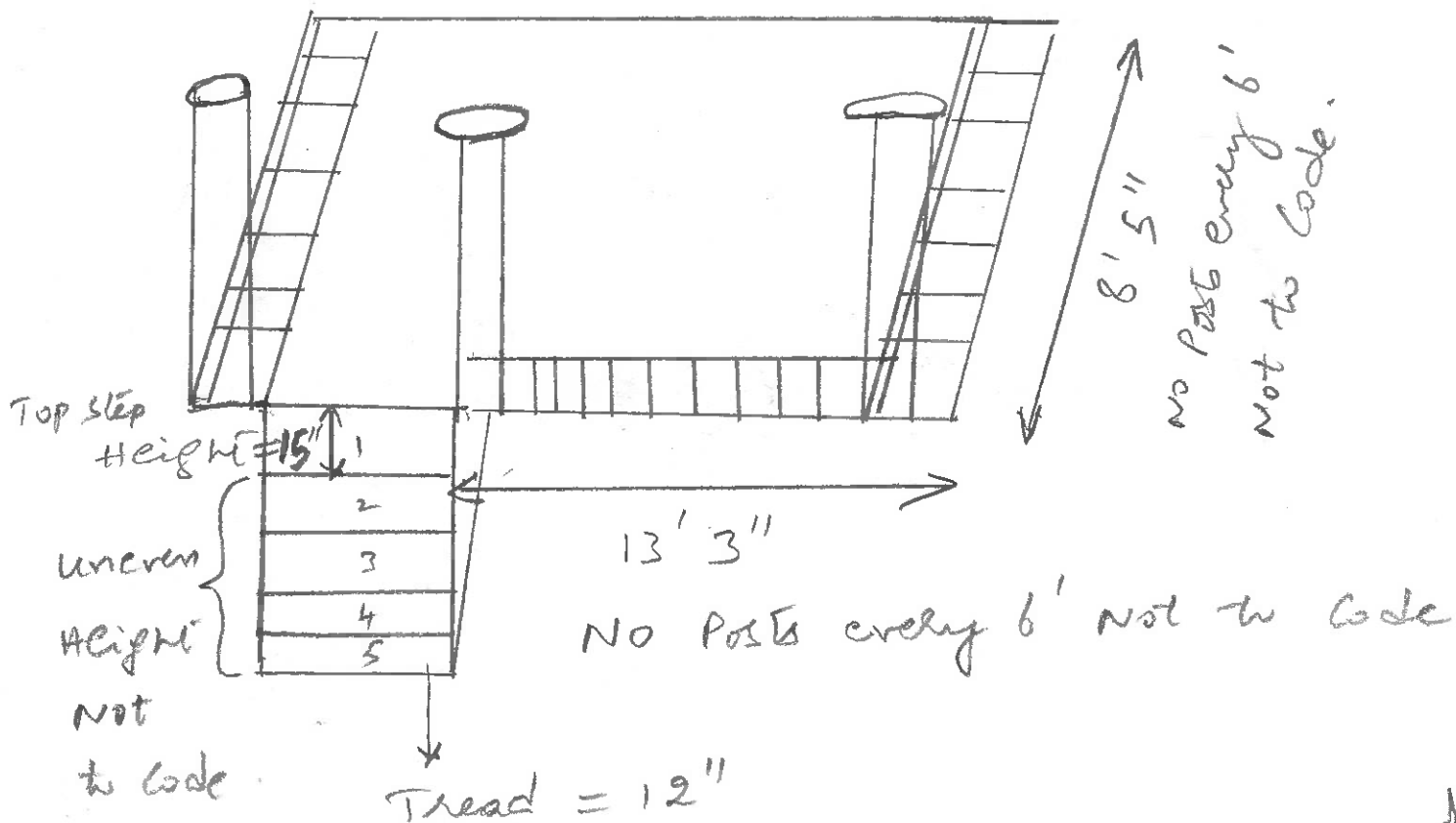
Replace gutters

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By Michael Kyne at 4:43 pm, Aug 08, 2023

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Historic Preservation Commission
Ronald H. [Signature]

5/11/2023

* CURRENT DESIGN/STATE

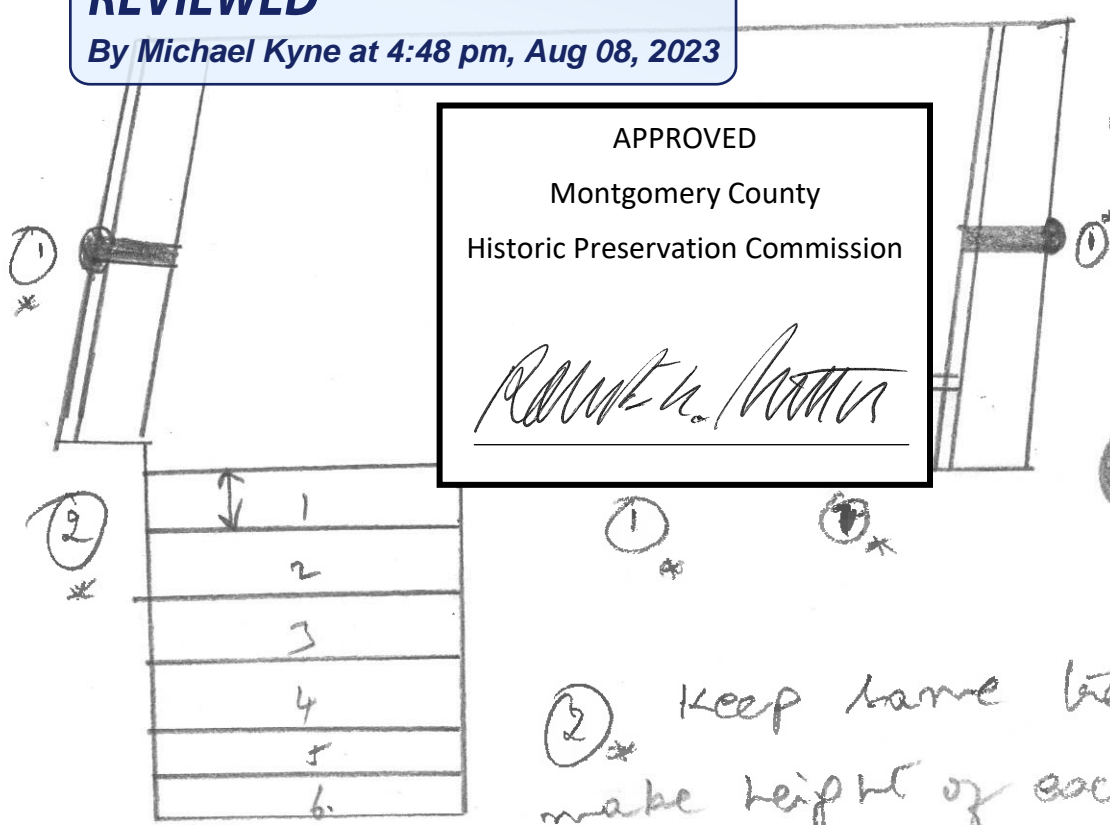


* Proposed modifications to Bring to Code:

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 By Michael Kyne at 4:48 pm, Aug 08, 2023

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Robert H. Potter



Changes

- * (1) Add 1 post for each side railing to bring to code.
- * (2) 2 posts to front railing to bring to code.

- (2) * Keep same tread (12") but make height of each step same (7.5") to bring to code.

(3) *

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.

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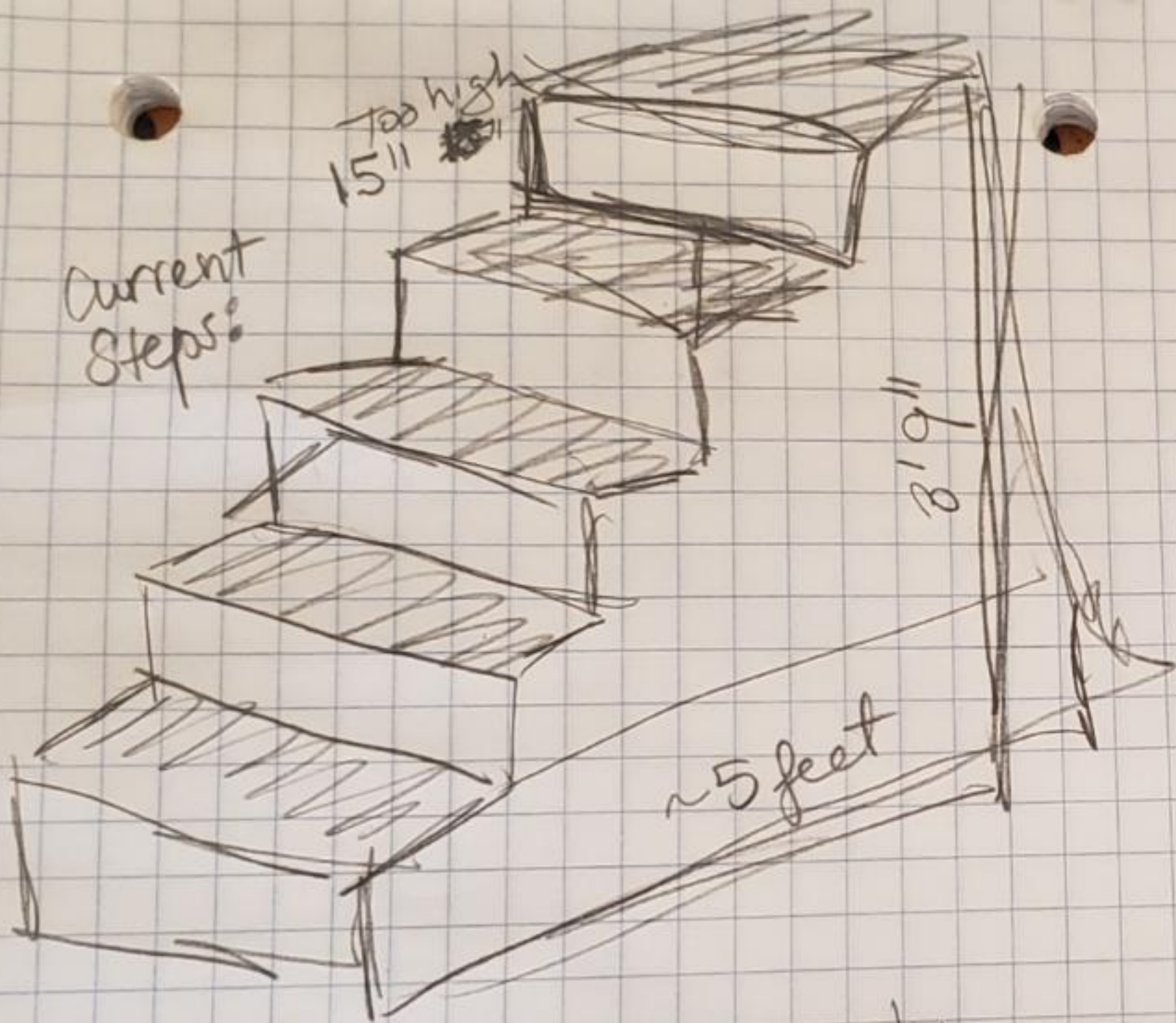
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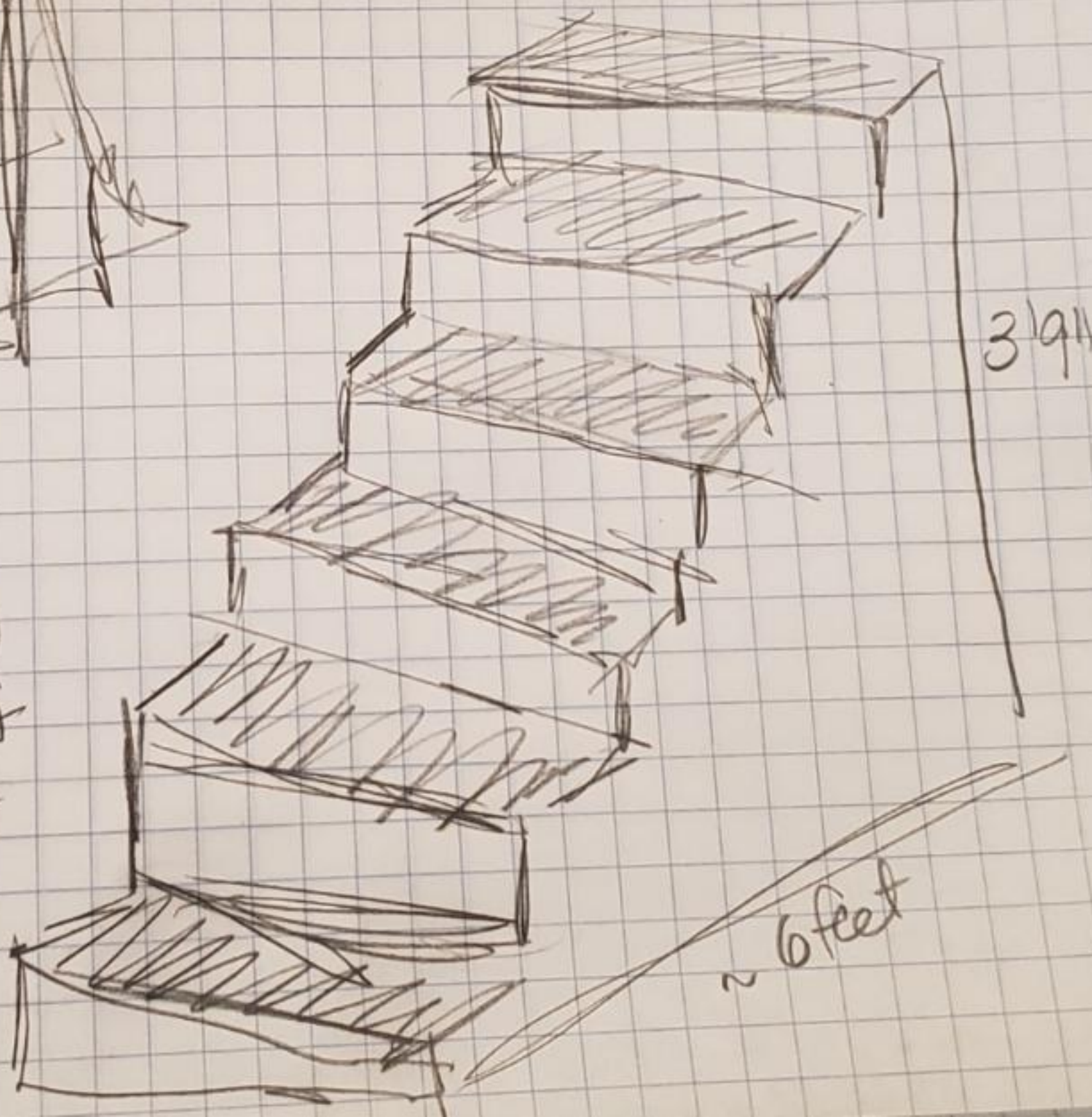
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Current steps:



Proposed steps:



Evenly spaced treads + height to code

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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

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[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)

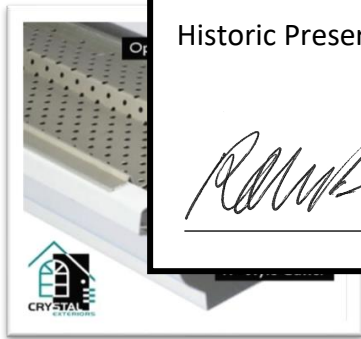
- Furnish and install 6" Leaf Relief low maintenance gutter protection system to all gutters. Zip profile.
- 25 years no clog warranty by manufacturer.
- 5 years workmanship warranty.
- There is no maintenance free gutter protection system. Periodic maintenance of the Leaf Relief System is essential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

5% discount for cash or check payments.

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

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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**

5% discount for cash or check payments.



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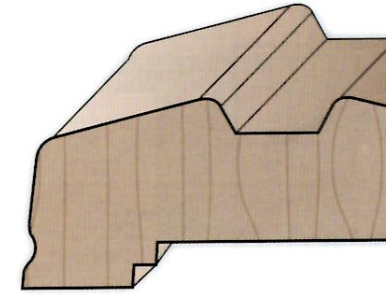
Baluster Stock Eased Edge
 WM-237 • 1 1/4 x 1 1/4
 Clear Primed Fir (A Grade),
 PVC

Baluster Stock Square Edge
 WM-237S • 1 1/4 x 1 1/4
 Primed A Grade (Clear)

Baluster Stock
 WM-238 • 1 1/16 x 1 1/16
 A Grade Pine (Clear)

Baluster Stock
 WM-239 • 3/4 x 3/4
 A Grade Pine (Clear)

PVC

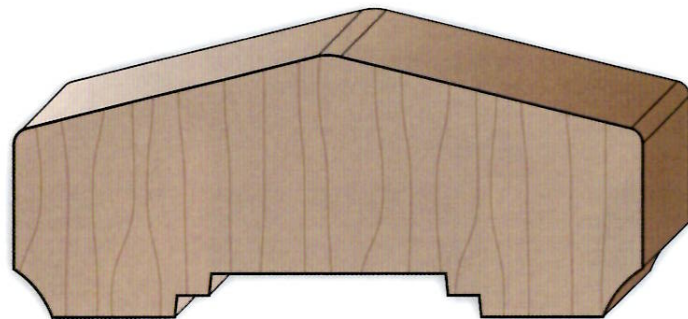


FIR 8840F • Top Rail Filler - LNFT
 Primed Fir

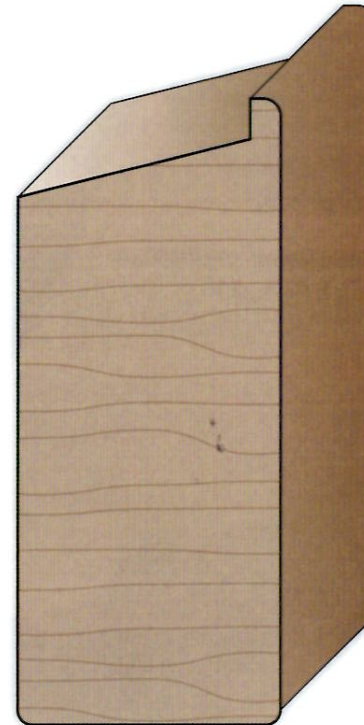
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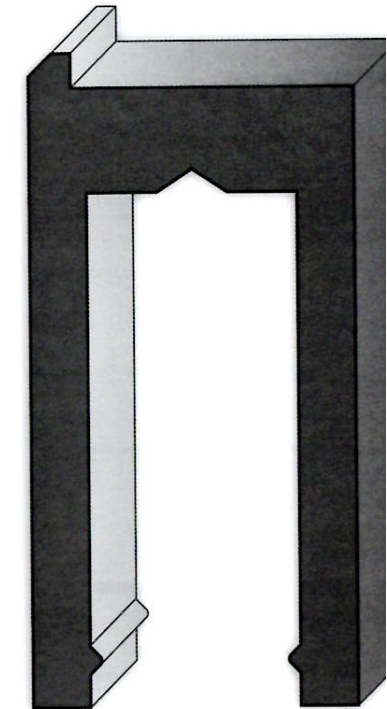
Rails



Top Porch Rail • WM-8840 • 1 1/2 x 3 1/2
 Clear Primed Fir (A Grade)



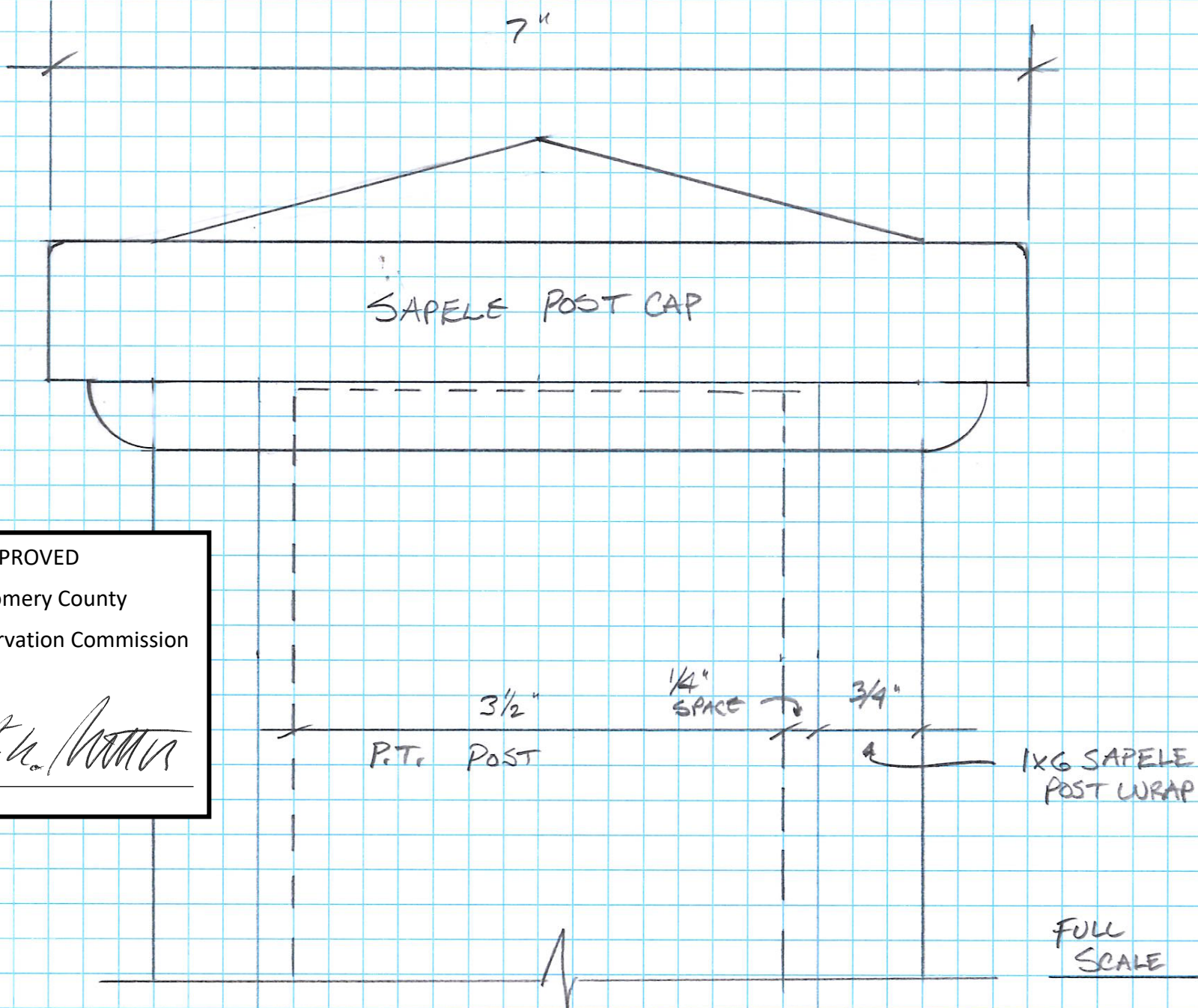
Bottom Porch Rail
 WM-8841 • 1 1/2 x 3 1/2
 Clear Primed Fir (A Grade)



PVC 8842
 Bottom Rail Only - 16'
 PVC

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