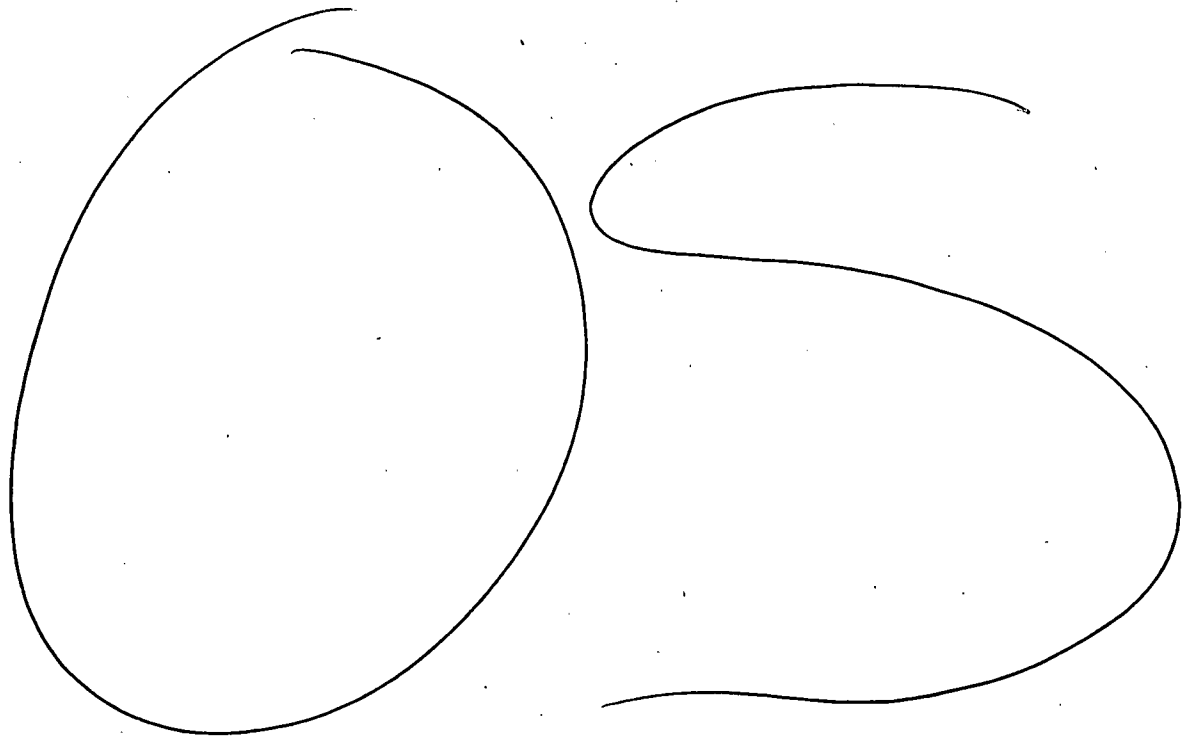
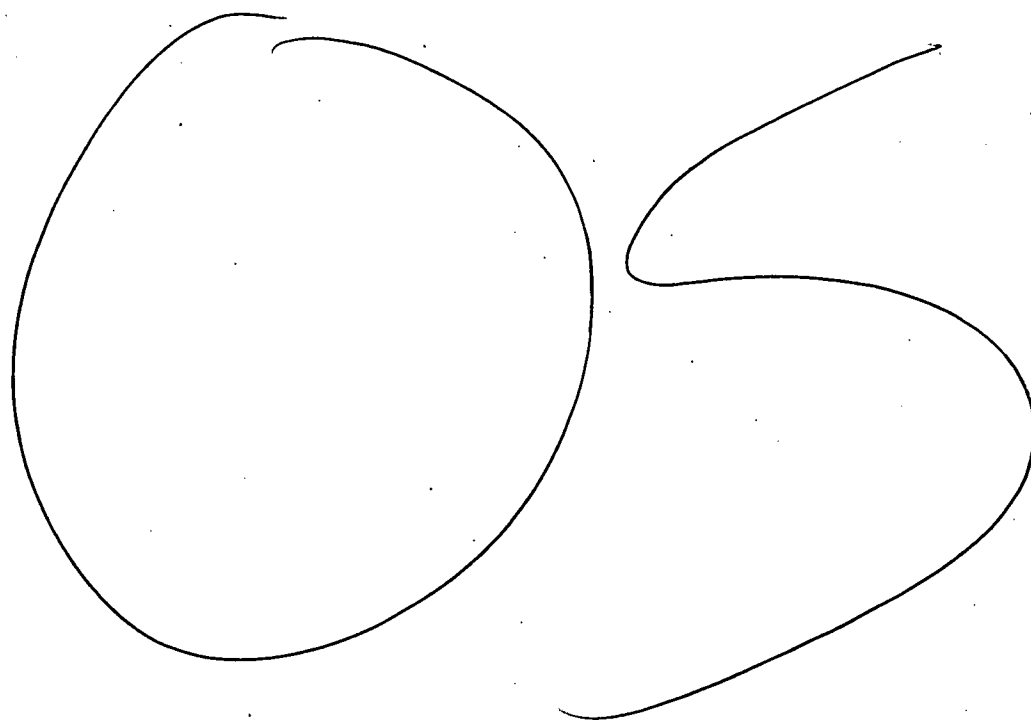


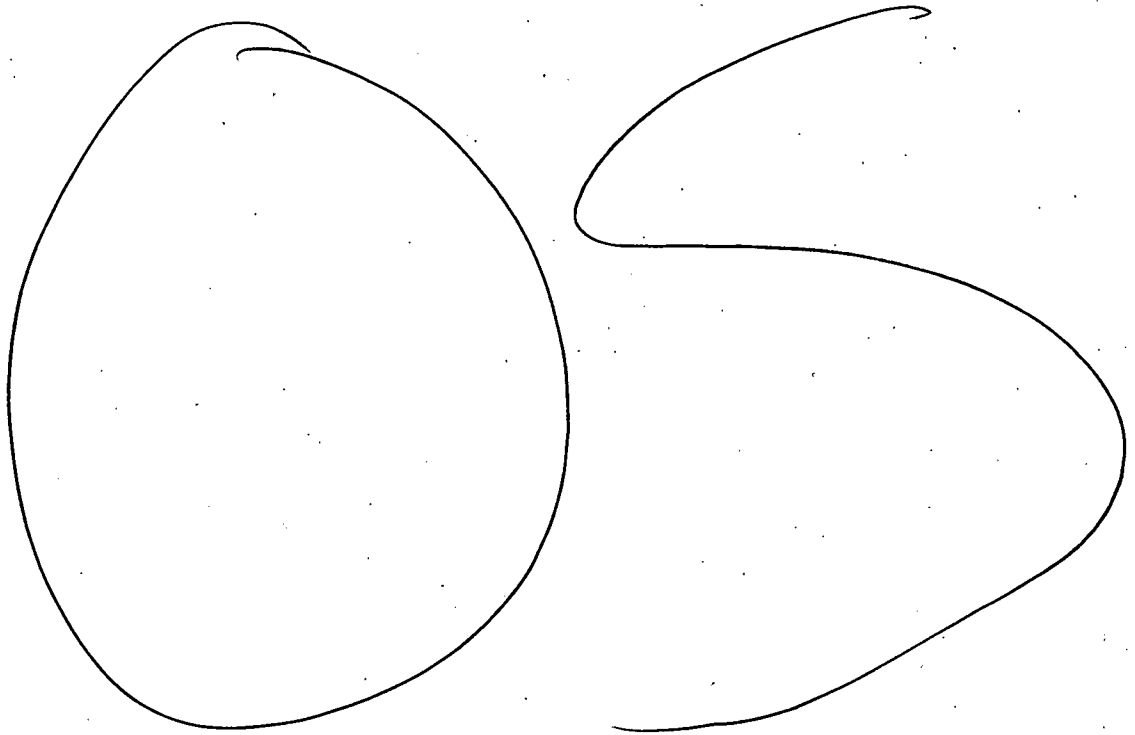
7336 CARROLL AVENUE, TAKOMA PARK  
[HPD CASE # 37/03-1244]

TAKOMA PARK H.O.



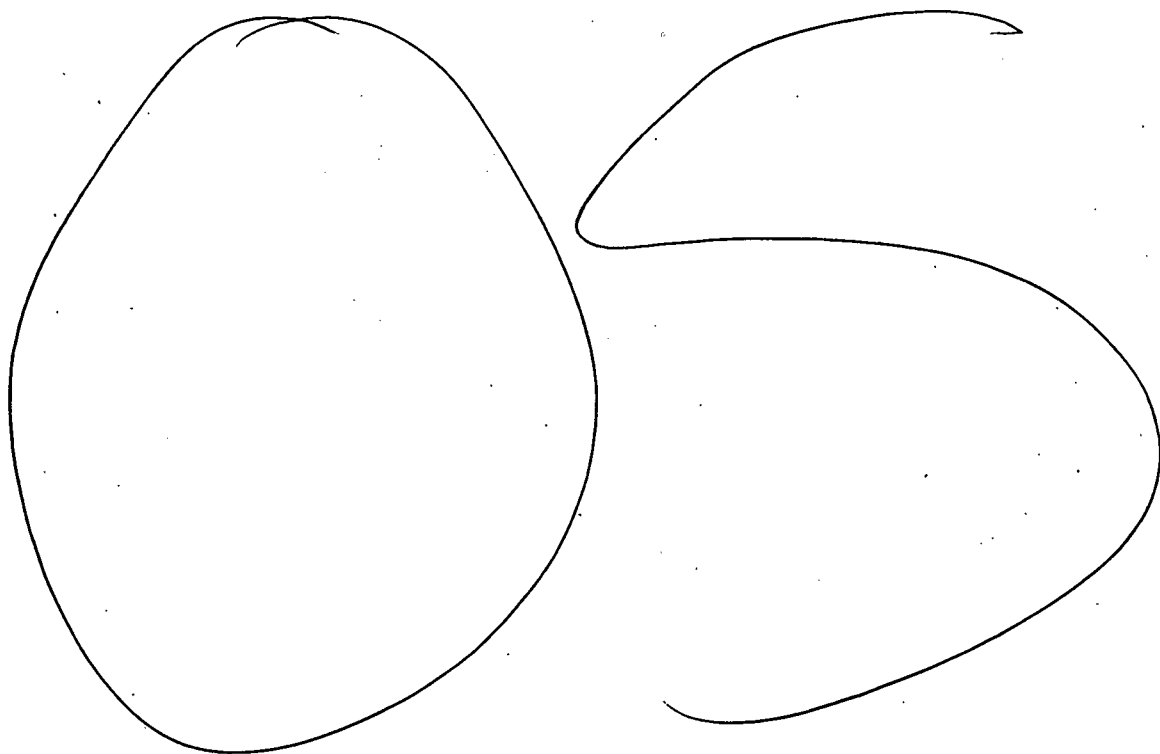
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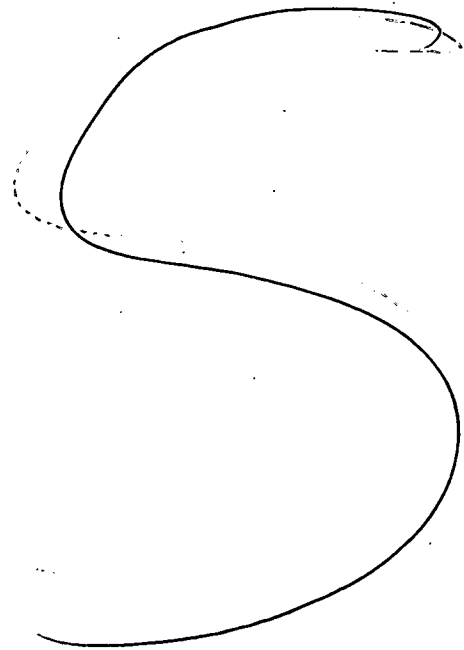
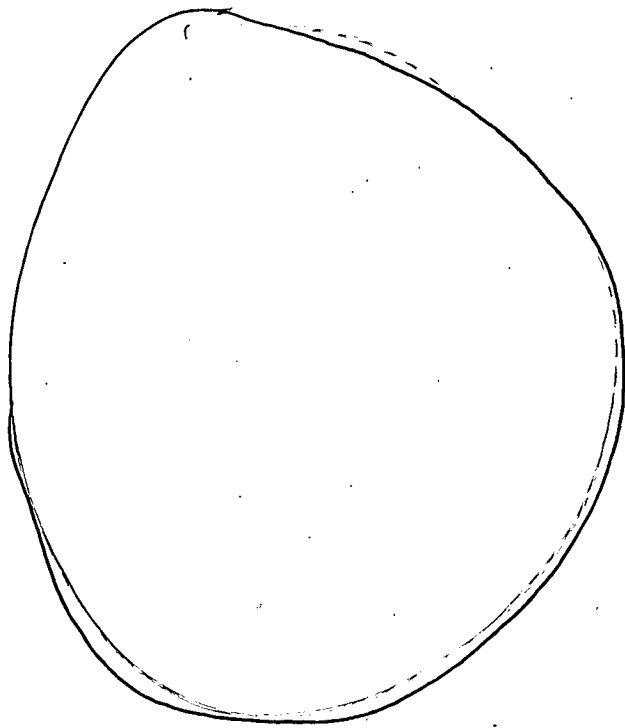
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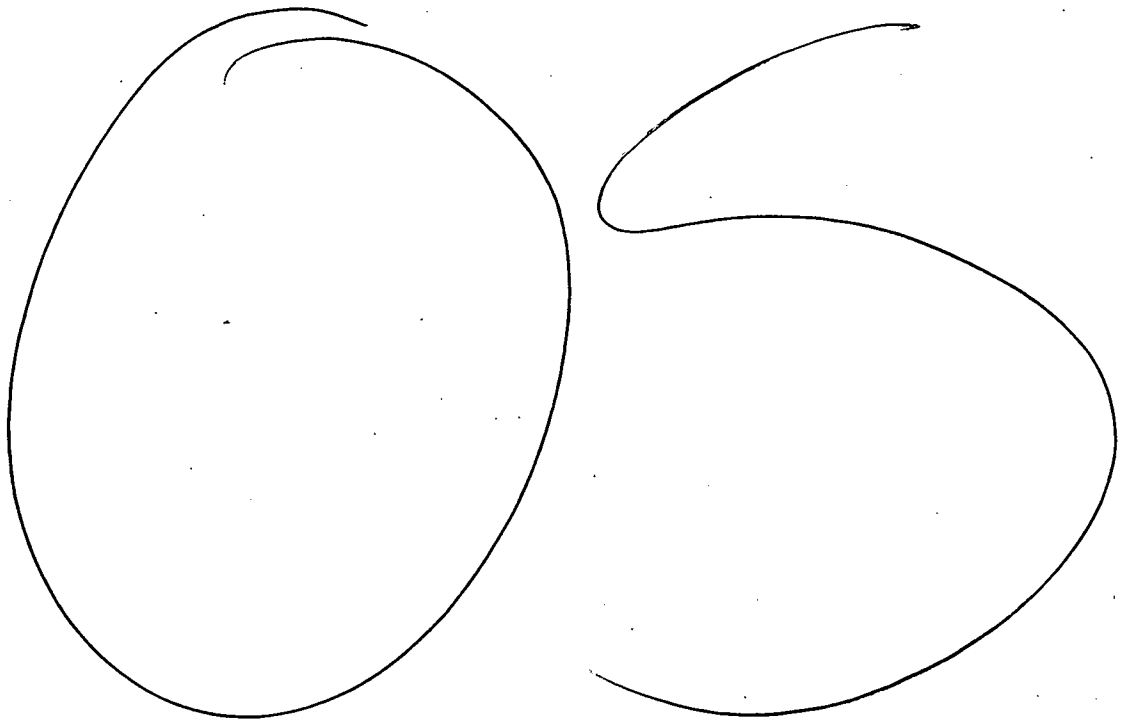
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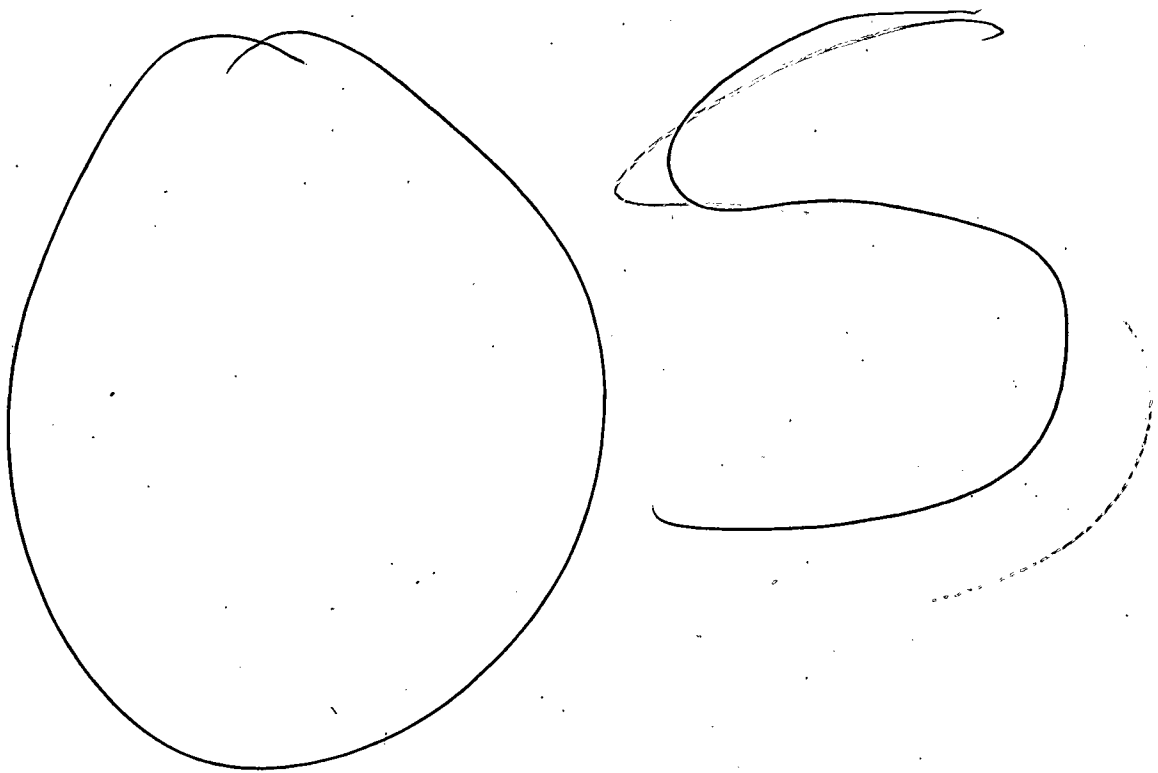


OS

OS

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HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: \_\_\_\_\_ Contact Person: RICHARD VITULLO  
Daytime Phone No.: (301) 806-6447  
Tax Account No.: 01057490  
Name of Property Owner: JAY + KERRY DANNER - McDONALD Daytime Phone No.: (301) 270-0184  
Address: 7336 CARROLL AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RICHARD VITULLO Daytime Phone No.: (301) 806-6447

LOCATION OF BUILDING/STRUCTURE

House Number: 7336 Street: CARROLL AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: LEE AVE.  
Lot: 1 Block: \_\_\_\_\_ Subdivision: S.S. CARROLL'S ADD'N TO TAKOMA PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Ram
- Revision  Repair  Reversible

CHECK ALL APPLICABLE:

- A/C  Stair  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 200,000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE OR RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

R Vitullo  
Signature of owner or authorized agent

11/20/12  
Date

Approved:

For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_

Signature: [Signature]

Date: 4/10/13

Application/Permit No.: \_\_\_\_\_

619041

Date Filed: 11/27/12

Date Issued: \_\_\_\_\_





## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: April 10, 2013

### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #619041, second story expansion and alterations to house

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the December 19, 2012 meeting.

Applicant: Jay and Kerry Danner-McDonald  
Address: 7336 Carroll Avenue, Takoma Park





HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: \_\_\_\_\_ Contact Person: RICHARD VITULLO  
 Daytime Phone No.: (301) 806-6447  
 Tax Account No.: 01057490  
 Name of Property Owner: JAY + KERRY DANNER - McDONALD Daytime Phone No.: (301) 270-0184  
 Address: 7336 CARROLL AVE. TAKOMA PARK MD 20912  
Street Number City Street Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: RICHARD VITULLO Daytime Phone No.: (301) 806-6447

**LOCATION OF BUILDING/PROJECT**

House Number: 7336 Street: CARROLL AVE.  
 Town/City: TAKOMA PARK Nearest Cross Street: LEE AVE.  
 Lot: 1 Block: \_\_\_\_\_ Subdivision: S.S. CARROLL'S ADD'N TO TAKOMA PARK  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Raze
- Revision  Repair  Reversible

**CHECK ALL APPLICABLE:**

- A/C  Stair  Room Addition  Porch  Deck  Shed
- Sellar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 200,000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: REGULATIONS FOR NEW CONSTRUCTION AND ALTERATIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

R Vitullo Signature of owner or authorized agent  
 \_\_\_\_\_ Date: 11/20/12

Approved:  \_\_\_\_\_ For Chairman, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 4/10/13  
 Application/Permit No.: 619041 Date Filed: 11/27/12 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: April 10, 2013

### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #619041, second story expansion and alterations to house

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the December 19, 2012 meeting.

Applicant: Jay and Kerry Danner-McDonald  
Address: 7336 Carroll Avenue, Takoma Park



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7336 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	12/19/2012
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	12/12/2012
<b>Applicant:</b>	Jay and Kerry Danner-McDonald (Rick Vitullo, Architect)	<b>Public Notice:</b>	12/5/2012
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-12UU	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Second story expansion and alterations to house		

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Bungalow (1 ½ story)  
**DATE:** c1920s

**PROPOSAL**

The applicants are proposing three additions/alterations to the subject property. These include:

1. Rear addition: A new 12'6" x 15'4", 1 story, screen porch addition will be constructed at the rear of the house in addition to a wooden deck and stairs to grade. The proposed porch will have a gable roof with a ridge perpendicular to the main ridge of the house. An existing door that provides access from the house to an existing deck will be removed and replaced with a 6/1, true-divided light, double-hung, wooden window.
2. Second floor addition: A new roof structure addition encompassing the entire footprint will be constructed over the existing roof structure. The proposal consists of raising the existing roof ridge 4'0" total from 7'6" -to- 11'6" above the attic floor to create a code compliant interior space. The end of the rafters (eaves) will remain at the same height, bearing on the top plate of the walls below, the ridge alone will be raised and new rafters inserted. The change results in steepening the existing roof from 5.5:12 -to- 8:12. The proposal includes the removal of the existing attic windows in both gable ends and the installation of paired, 6/1, true-divided light, double-hung wooden windows for egress.
3. Rear dormer addition: A new dormer addition, 14'0" wide, will be constructed at the rear of the house, off the new main roof ridge. The proposed shed roof form will be sheathed with a metal or membrane material.

The proposed material treatments for the project consist of:

- **Siding:** 10" exposure fiber cement siding, painted, with matching texture and edge detail of the existing asbestos siding
- **Roofing:** asphalt shingles for the screen porch and main roof and metal or membrane material at the shed dormer
- **Trim:** all trim, rake boards, outriggers will be painted wood to match the existing details of the house
- **Windows:** painted, wooden, 6/1, true-divided light, double-hung, windows
- **Chimney:** the chimney will be extended and match the materials and details of the existing.

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. 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 documents is outlined below.

#### ***Takoma Park Historic District Guidelines***

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.

The *Guidelines* that pertain 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;
- Major additions should, where feasible, be placed to the rear of the existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited;
- While additions should be compatible, they are not required to be replicative of earlier architectural styles;
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing;
- All changes and additions should respect existing environmental settings, landscaping, and

patterns of open space.

***Montgomery County Code; Chapter 24A***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
  - (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.)

**STAFF DISCUSSION**

*Note: The applicants sought and were approved for a variance by the Montgomery County Board of Appeals to build within an existing side yard setback. The attached drawing by the project architect illustrates the volume added by the approved variance. [Page 6]. The variance was requested due to the trapezoidal shaped setback area that would result in an odd shaped and small buildable area in the rear yard of the subject property.*

Staff finds that consistent with Takoma Park Historic District Guidelines, the proposed work as being consistent with the *Guidelines* referred to above. Although the *Guidelines* recommend placing major additions, where feasible, at the rear of existing structures so that they are less visible from the public right-of-way, in this case adhering to this criterion is complicated by a zoning setback limitation, which leaves only a 450 s.f., trapezoidal buildable area at the north end of the property. In addition to having a

small, odd shaped buildable area, the property contains several trees within close proximity, which preclude intensive construction from occurring without necessitating damage to these trees or their wholesale removal.

Staff finds that the proposed solution to raise the existing roof 4' and construct a second story addition above and associated new construction and alterations offers an architectural solution that is consistent with the *Guidelines*, specifically:

“Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.”

The applicant’s architect provided supplemental information with the HAWP application submission to substantiate the proposal remains compatible with the overall streetscape and existing patterns within close proximity, which include resources from both within and outside the historic district. The design introduces architectural features and details that are generally consistent with the predominant architectural style and period of the resource while preserving predominant architectural features of the resource such as the front porch and building form.

Staff finds that this case presents a unique series of design issues that preclude a strict adherence of the *Guidelines*, which recommend placing major additions at the rear so that they are less visible from the public right-of-way. Staff recommends that HPC approve the HAWP application as submitted finding the proposal as being consistent with the *Guidelines*.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application, under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Takoma Park Historic District *Guidelines* identified above, 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 general condition that the applicant shall present the **3 permit sets 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 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 [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: \_\_\_\_\_ Contact Person: RICHARD VITULLO  
Daytime Phone No.: (301) 806-6447  
Tax Account No.: 01057490  
Name of Property Owner: JAY + KERRY DANNER - McDONALD Daytime Phone No.: (301) 270-0184  
Address: 7336 CARROLL AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RICHARD VITULLO Daytime Phone No.: (301) 806-6447

SECTION ONE: BUILDING PERMITS

House Number: 7336 Street: CARROLL AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: LEE AVE.  
Lot: 1 Block: \_\_\_\_\_ Subdivision: S.S. CARROLL'S ADD'N TO TAKOMA PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE
- |   |                                  |  |  |                                       |   |   |  |                               |
|---|----------------------------------|--|--|---------------------------------------|---|---|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab         | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch         | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Rem                 | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace    | <input type="checkbox"/> Woodburning Stove        | <input checked="" type="checkbox"/> Single Family |  |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair  | <input type="checkbox"/> Reversible                | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ |   |   |  |                               |

1B. Construction cost estimate: \$ 200,000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: REGULATIONS FOR NEW CONSTRUCTION AND EXISTING ADDITIONS

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

R Vitullo  
Signature of owner or authorized agent

11/20/12  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 619041 Date Filed: 11/27/12 Date Issued: \_\_\_\_\_



**DESCRIPTION OF EXISTING STRUCTURE,  
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES  
AT:**

**7336 Carroll Ave., Takoma Park, MD 20912**

*This is a "Contributing Resource" "Bungalow" style house, built in 1923, and it is located in the Takoma Park Historic District. It is a 1-1/2-story house, rectangular in shape (860 s.f. footprint), with a full finished basement.*

- 1) **Structure:** *It is gabled (5.5:12) with the ridge parallel to the main street; from the attic floor to the top of the ridge is approximately 7'-6". Centered at the front of the house, there is a gabled porch (5.5:12) set on two tapered wood columns (at each corner) on 16" x 16" raised masonry piers with a wood stair at the front.. At the rear of the house, there is an isolated (no stairs to grade) wood deck, 10' x 14'. At the left side of the house, facing Lee Avenue, in the center (in the dining room), there is a cantilevered bay with a shed roof, 14'-0" wide x 1'-6" deep; near it towards the front of the house, there is a painted brick chimney. There is evidence of a former open porch on the first floor and basement at the northern corner located under the existing roof, now enclosed on both levels. (See existing plat plan and photos of siding and trim, showing discontinuous materials at joint between original house and porch opening.)*
- 2) **Windows/Doors:** *The windows of the house are painted wood double hung, 6-over-1. The wood trim is 1 x 4 1/4", with a panel mould-type trim at the outer edge of the head and jamb. In the attic, at each gable end, there is a small (1'-8" high x 2'-6" wide) casement window.*
- 3) **Finish:** *The upper exterior finishes are divided into three sections: 1) the lower section (2'-8" high) has a 1 x 8 wood band course at the bottom edge, topped by a drip cap; above that is 10 1/2"-exposure asbestos siding; 2) the middle section (6'-0" high +/-) has a 1 x 6 band course at the bottom edge, topped by a drip cap; above that are 6"-exposure cedar shakes; 3) the upper section (8'-0" high +/-) has a 2 x 2 wood drip cap course at the bottom edge; above that is 10 1/2" exposure asbestos siding. There is no wood trim at the corners of the house or bays.*
- 4) **Foundation:** *The foundation is unpainted rusticated CMU masonry.*
- 5) **Roof:** *The original roofing is asphalt shingles.*
- 6) **Site:** *The 450 s.f. buildable area at the rear (outside of setback area), is surrounded by 5 large trees (diameters: 8", 18", 16", 20", 30").*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS  
EFFECT ON THE HISTORIC RESOURCE:  
7336 Carroll Ave., Takoma Park, MD 20912

**ADDITIONS/ALTERATIONS TO HOUSE:**

- 1. Rear Addition:** *A new 1-story Screen Porch addition, 12'-6" x 15'-4", will be constructed at the rear of the house, with a small deck and stairs to grade. This will have a gable (5:12) roof structure with a ridge perpendicular to the main ridge of the house. An existing door to a non-original wood deck will be removed in lieu of a new 6-over-1 wood D/H window to match the adjacent kitchen window.*
- 2. Main Second Floor Addition:** *A new roof structure addition, encompassing the entire footprint, will be constructed, raising the ridge 4'-0" total to 11'-6" above the attic floor from 7'-6" above the floor. While the lower end of the rafters (eave) will remain at the same height, bearing on the top plate of the walls below, the ridge alone will be raised and new rafters will be inserted. The roof will essentially be steepened from 5.5:12 to 8:12. The 2'-0" high x 2'-8" wide attic window would be replaced by two 3'-0" wide x 5'-0" high egress windows, for the new bedrooms and bath, centered under the ridge.*
- 3. Rear Dormer Addition:** *A new dormer addition, 14'-0" wide, will be constructed at the rear of the house, off the new main ridge. This will have a shed roof structure (2:12) with a metal or membrane roof.*

**These additions will be built using the following materials/details:**

**Siding:** *10" exposure fiber cement siding, painted, matching the texture and edge detail of the existing asbestos siding.*

**Roofing:** *asphalt shingles at the 5:12 (screen porch) and 8:12 (main house) slope roofs to match existing; a metal or membrane roof at the 2:12 shed dormer roof.*

**Trim:** *painted 1 x 4 wood trim at the windows, with a panel mould-type trim at the head and jambs, matching existing. The new rake boards, matching the existing, will be 2 x 6 with 4 x 4 outriggers, 5 per side; see photos.*

**Windows and Doors:** *the windows of the addition will be painted wood double hung, true-divided-lite, 6-over-1.*

**Chimney:** *the new chimney extension (needed because of the raised roof) will exactly replicate the existing material and finish.*

## **BACKGROUND INFORMATION:**

### **House/Site Info**

*This Bungalow-style house, a Contributing Resource, has 2 bedrooms and one bath on the main living level with shallow sloped roof at the attic (at 5.5:12, with high-point at 6'-10" under ridge), which is unusable as a living space. Currently there is a non-code compliant stair access to attic. This growing family with two small children is in need of additional bedroom and bath functions. Any footprint expansion to the current house, due to the existing zoning setbacks, would need to be placed into a small trapezoidal footprint area of 450 s.f. at the north end of the site. This is due to the acute angle of Lee Avenue, which cuts into the side yard: the front property line is 81.17' long and the rear property line is 39.14' long. (see site plan). Also, the 450 s.f. buildable area at the rear (outside of setback area), is surrounded by 5 large trees (diameters: 8", 18", 16", 20", 30", making the addition of an enclosed area with a full foundation problematic with the Takoma Park Tree Ordinance..*

*Since the desired program for this project is 2 new bedrooms, 1 new full bath, and a screen porch, the available footprint space dictates that all of these functions will NOT fit into this area. Also, the only desirable levels for these private spaces are the 1<sup>st</sup> floor or for the bedrooms/bath, if possible, the 2<sup>nd</sup> floor. But because of the low existing main house ridge, an acceptable architectural solution congruent with historic preservation standards (of keeping any new addition BEHIND and BELOW the existing house ridge) will also not work: structurally, it would need to be a flat roof at 7'-6" high. This would of course lend itself to an addition that would NOT fit in to the architectural style of this house or of the neighborhood.*

### **Neighborhood Info**

*Predominantly, the houses in this neighborhood are either Contributing or Non-Contributing Resource houses, with three Outstanding Resource houses nearby, all bungalows. (See accompanying photos and diagram). The stretch of five blocks of Carroll Avenue, from Ethan Allen Ave. to Jefferson Ave. are part of the Takoma Park Historic District, but only those structures that actually front on Carroll Ave. are included in the District. The rest of the neighborhood not fronting on Carroll Ave. is not part of the Historic District, and is an amalgam of mostly post-1930's brick houses and rental structures, some high-rise. Many of the houses that are similar to 7336 Carroll Ave., that is, 1 ½ to 2-story bungalows, generally have a higher roof pitch/ridge which would accommodate either a living area upstairs OR could accommodate an addition behind the (higher) ridge. In addition, most of these sites are regularly-shaped rectangles which lend themselves, if an addition is needed, to a more regular, architecturally and historically appropriate solution.*

## Applicable Historic Preservation Review Guidelines

*The Takoma Park Historic District is of unusual size and complexity; there is an extraordinary number of different house types, sizes and styles and the district itself has an irregular and extensive border which takes in this wide array. The houses within this district comprise Victorian to Modern. As the Guidelines state, "In reviewing HAWP applications, it is important for the Historic Preservation Commission to recognize the eclecticism, creativity, and diversity of design in Takoma Park—features which contribute greatly to the town's unique architectural character and sense of community." It goes on further to state that, in reviewing HAWPs on Contributing Resources in Takoma Park:*

- 1. 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 the existing details and features is, however, not required.*
- 2. Major additions should, WHERE FEASIBLE, be placed to the rear of existing structures so that they are less visible from the public right-of-way.*
- 3. While additions should be compatible, they are not required to be replicative of earlier architectural styles.*
- 4. Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.***
- 5. Original size and shape of window and door openings should be maintained, where feasible.*

## **Proposed Solution**

*An architectural solution was achieved that, we feel, satisfies all of the issues at hand: programmatic, architectural, zoning, tree protection, and historic (both for the house's style and the neighborhood context). First, this solution was primarily aimed at solving the programmatic needs, of course, giving the owners the space they needed. Secondly, the most contextual, yet least intrusive, architectural solution was needed, to satisfy the addition blending in to the predominant character of the neighborhood while staying true to the character of the Bungalow style. This solution entailed, however, raising the roof of the existing house, so that the main program spaces (the 2 bedrooms and bath) fit BEHIND the (new, higher) main ridge. From the front right-of way, the net effect would be going from a 7'-6" asphalt shingled roof to a 11'-6" high asphalt-shingled roof.*

*This solution involved raising the height of the entire roof but part of the existing house is non-conforming, according to zoning setbacks. Therefore, to achieve the desired solution, we obtained a zoning variance with the Board of Appeals on Nov. 12, 2012 so we could build within the setback area fronting Lee Avenue.*

*With the raising of the roof of the existing house from 7'-6" high to 11'-6" high, we could then easily place 2 bedrooms and a full bath on the 2<sup>nd</sup> floor, with a shed dormer in the rear, AND place the screen porch in the available buildable area in the rear, towards the north. (Hand digging for wood posts supporting a screen porch does not pose nearly as much risk to tree roots as digging for a full foundation by bobcat, which would be needed if we proposed a larger rear bedroom addition for the basement area and/or 1<sup>st</sup> floor area.)*

*By raising the roof, and adding two bedrooms at each end of the new higher gable, we now have the space to insert new egress windows from the bedrooms, replacing the two small attic casements with four new double hung windows, 6-over-1 in true-divided-lite. (There is no other feasible solution to the addition of these windows without adding additional massing, in the form of longer or larger dormers or some other architectural space or shape.)*

## **Precedent**

*In 2007, I obtained a HAWP for an expansion of a 1-story Craftsman bungalow in the Takoma Park Historic District at 7220 Spruce Ave.. This bungalow had a low hip roof with an extended gable dormer in the front. (See accompanying photos and drawings.) The program was very similar to the proposed addition at 7336 Carroll Ave., that is, adding 2 bedrooms and a bath to the (new) 2<sup>nd</sup> floor as well as a new (gabled) dormer at the rear. The critical component of this addition was the raising of the roof to accommodate all of the new 2<sup>nd</sup> floor spaces in the additions while keeping as low an architectural profile as possible as viewed from the right-of-way on Spruce Avenue. In this instance, however, a new gabled roof was ADDED OVER the existing hip roof, a MORE intrusive addition to the style of the house than the proposed addition at 7336 Carroll Ave., which merely raises a roof of the same design type from 7'-6" to 11'-6".*

*Both designs, however, at 7220 Spruce Ave. and 7336 Carroll Ave. maintain the PREDOMINANT style of the house AND neighborhood, while working with the flexible guidelines of the Takoma Park Historic District. Neither house additions are outside of the architectural norms for the eclectic Historic District and any new features that are added, are in keeping or even matching the architectural style of the house itself.*

**OWNERS:**

**Jay & Kerry Danner-McDonald**  
7336 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**

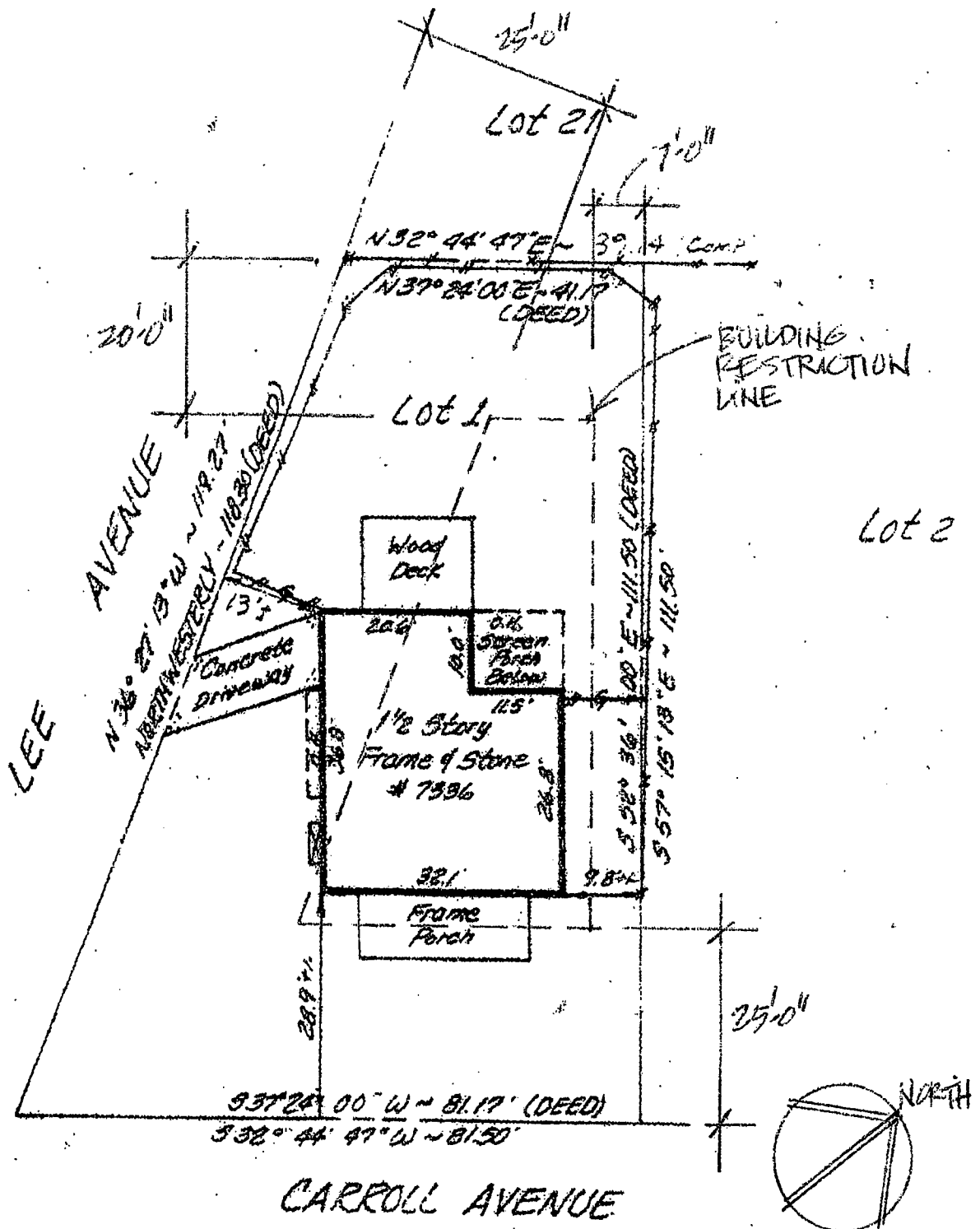
---

**Leonessa Fabio & Assalisa Parlavecchia**  
7338 Carroll Ave.  
Takoma Park, MD 20912

**7334 Carroll LLC**  
208 Manor Circle  
Takoma Park, MD 20912

**Michael & JC Luther**  
7335 Carroll Ave.  
Takoma Park, MD 20912

**Nancy Ricks**  
5 Lee Ave.  
Takoma Park, MD 20912



RAWING

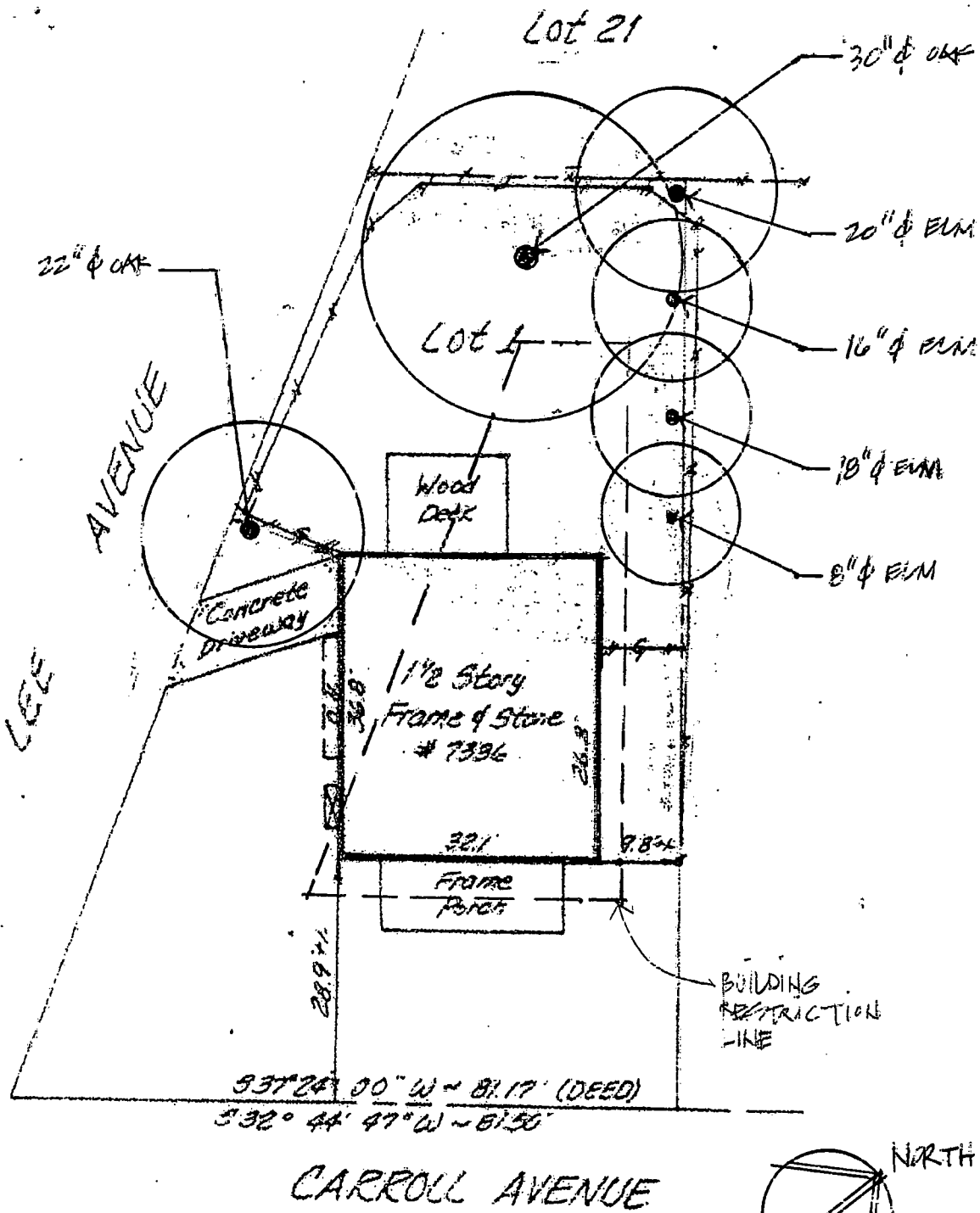
EXISTING SITE PLAN

1" = 20'-0"

L'S ADDITION  
LA PARK

MARY MARVIANO





EXISTING SITE PLAN (WITH TREE LOCATIONS)  
 1" = 20' 0"

ADDITION  
 RYLAND

TE	REFERENCES
HAS BEEN INSPECTION	PLAT BK 4



SNIDER & ASSOCIATES  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS



SHED DORMER  
ADDITION

SCREEN PORCH  
ADDITION

RIDGE TO BE RAISED  
4'-0"

39.14'

111.5'

VOLUME  
ADDED BY  
VARIANCE  
(A 6395)

25'-0"  
SETBACK

LEE AVE.

25'-0"  
SETBACK

BUILDING RESTRICTION  
LINE

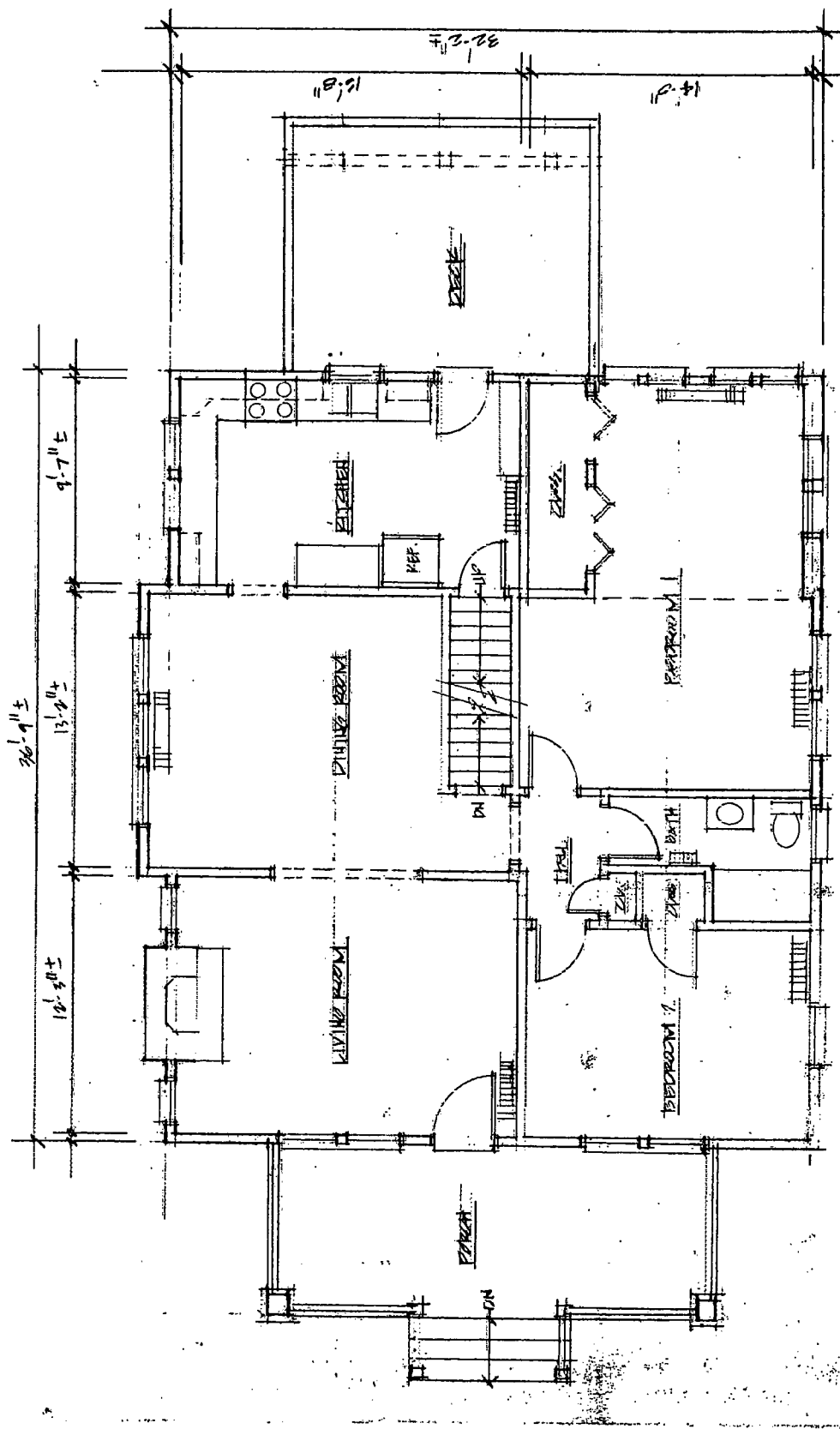
CARROLL AVE.

119.27'

7396 CARROLL AVE  
TAKOMA PARK, MD

SITE  
ISOMETRIC

1" = 15'-0"

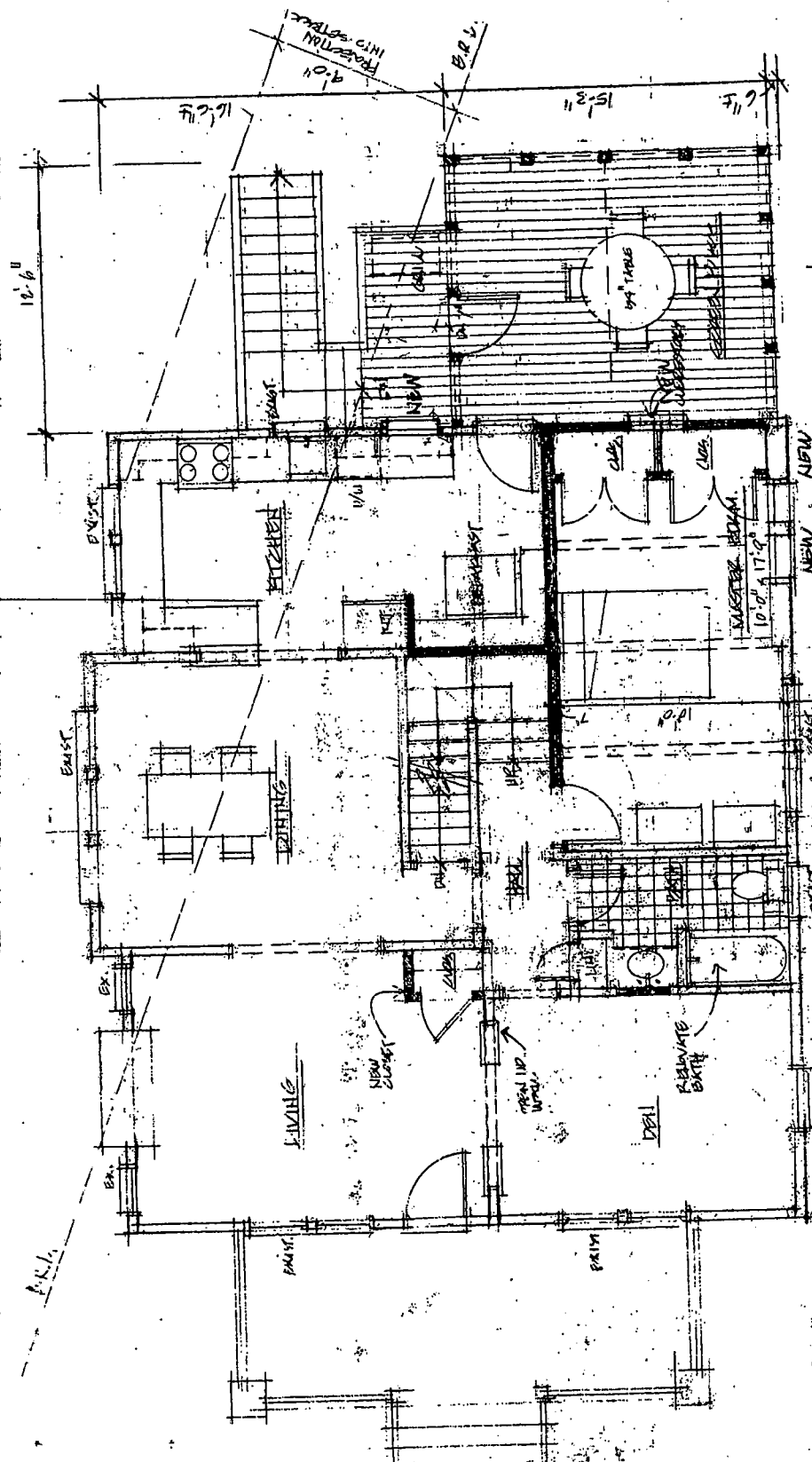


EXISTING 1ST FLOOR PLAN  
1/4"

7

Danner-McDonald Residence  
7336 Cumul Ave.  
Takoma Park, MD 20912

7

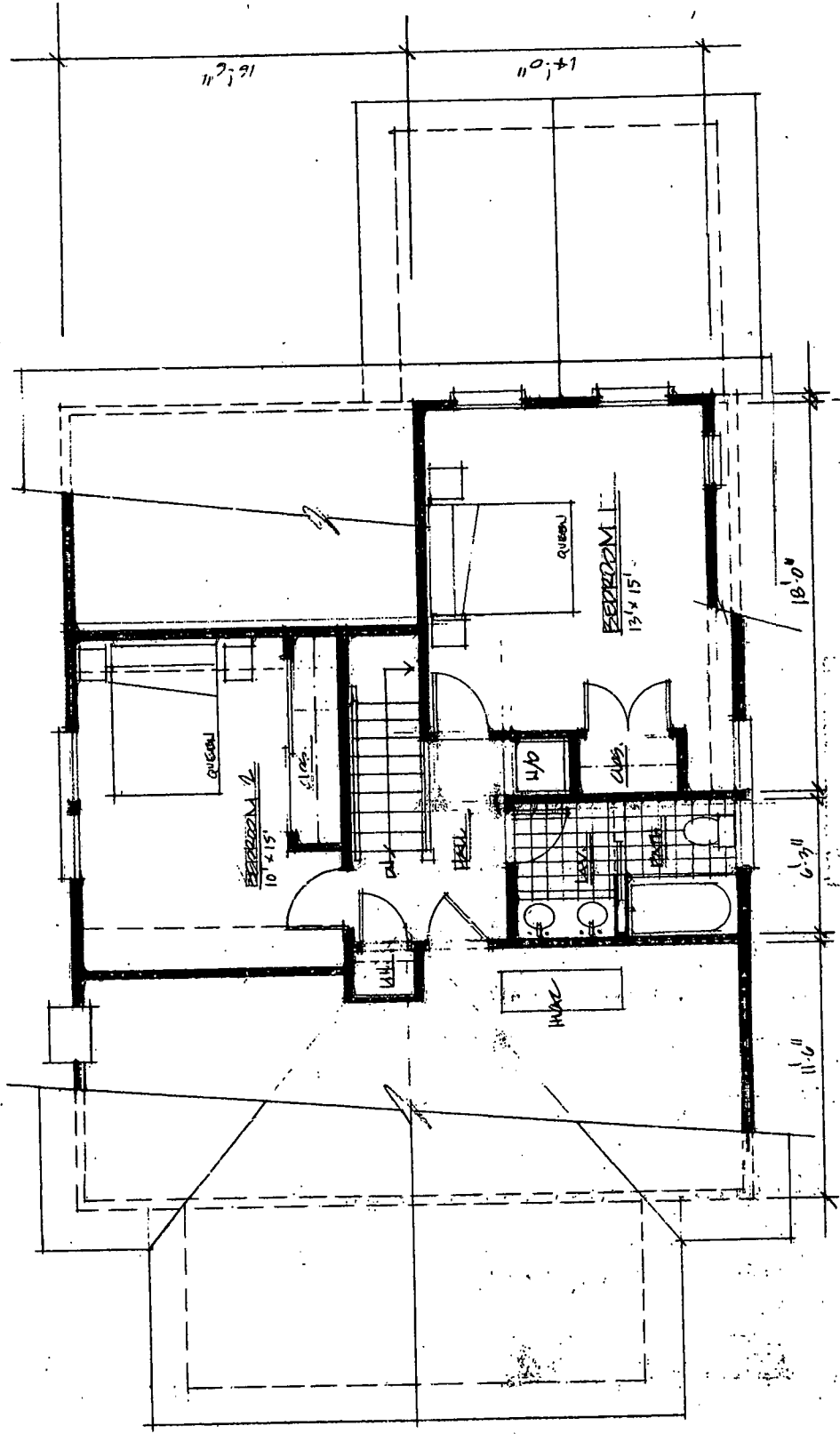


11/14/12

PROPOSED FIRST FLOOR PLAN

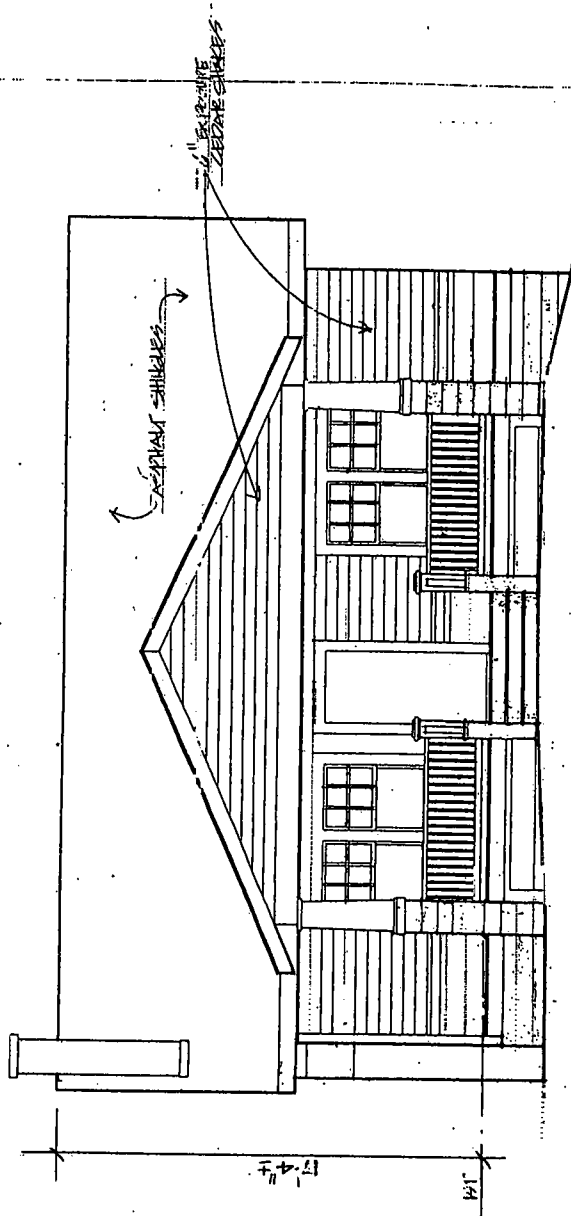
Pinner-McDonald Residence  
 2356 Carroll Ave.  
 Takoma Park, MD 20914

Vitello Architecture Studio, PC  
 7010 Woodland Ave.  
 Takoma Park, MD 20912  
 (301) 720-0727



2

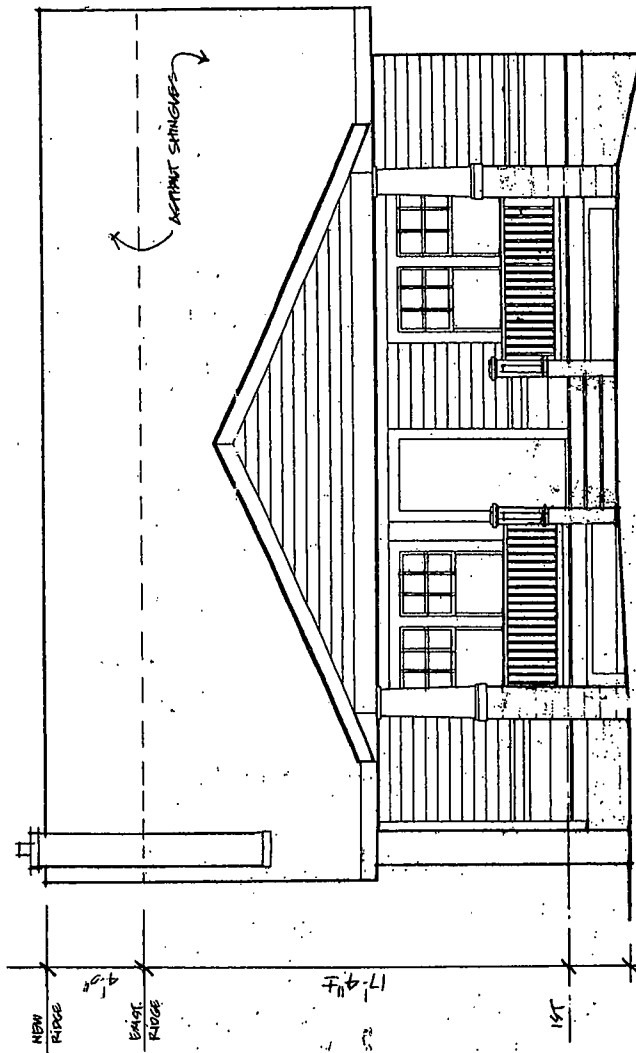
SEZNIZ PIZZE PANS  
14" x 10" 11/10/12



Danner-McDonald Residence  
7336 Carroll Ave.  
Takoma Park, MD 20912

FRONT ELEVATION  
1/4"

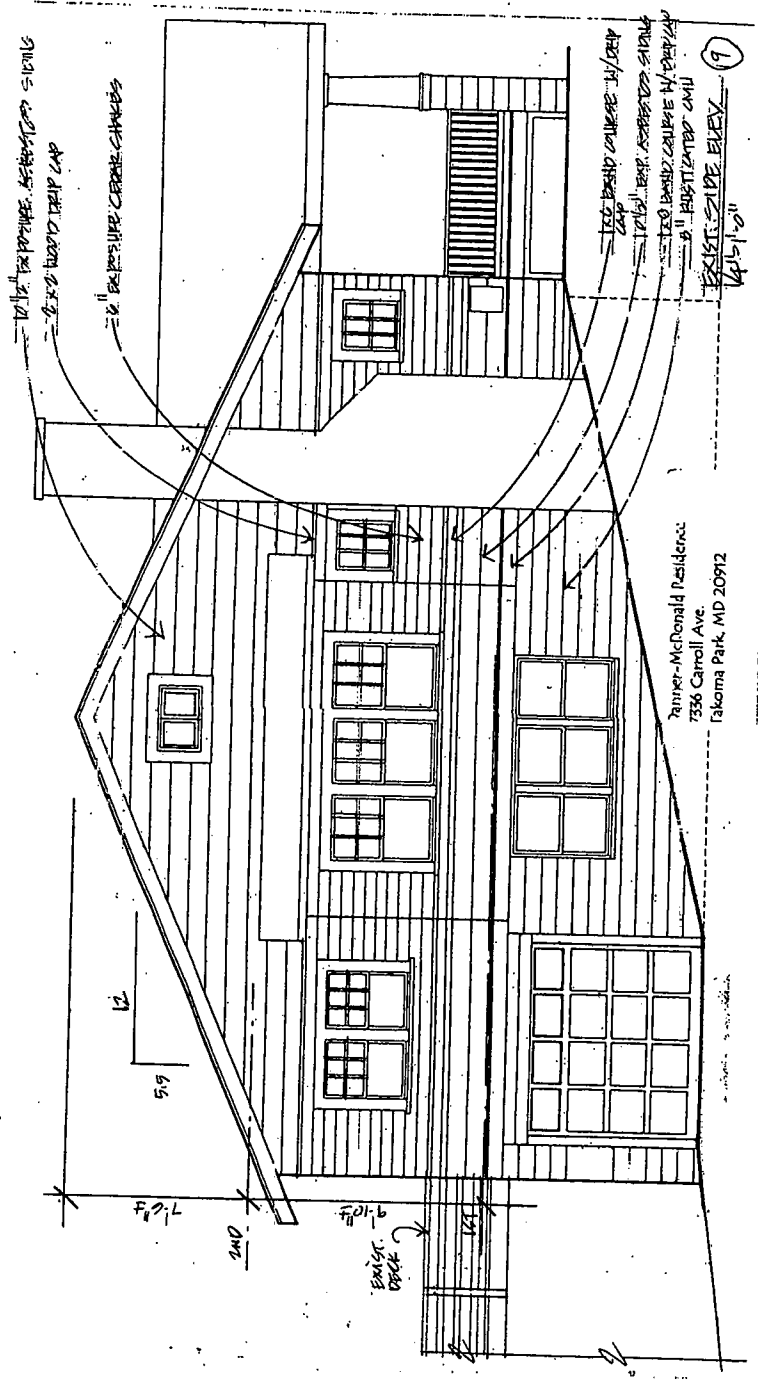
8

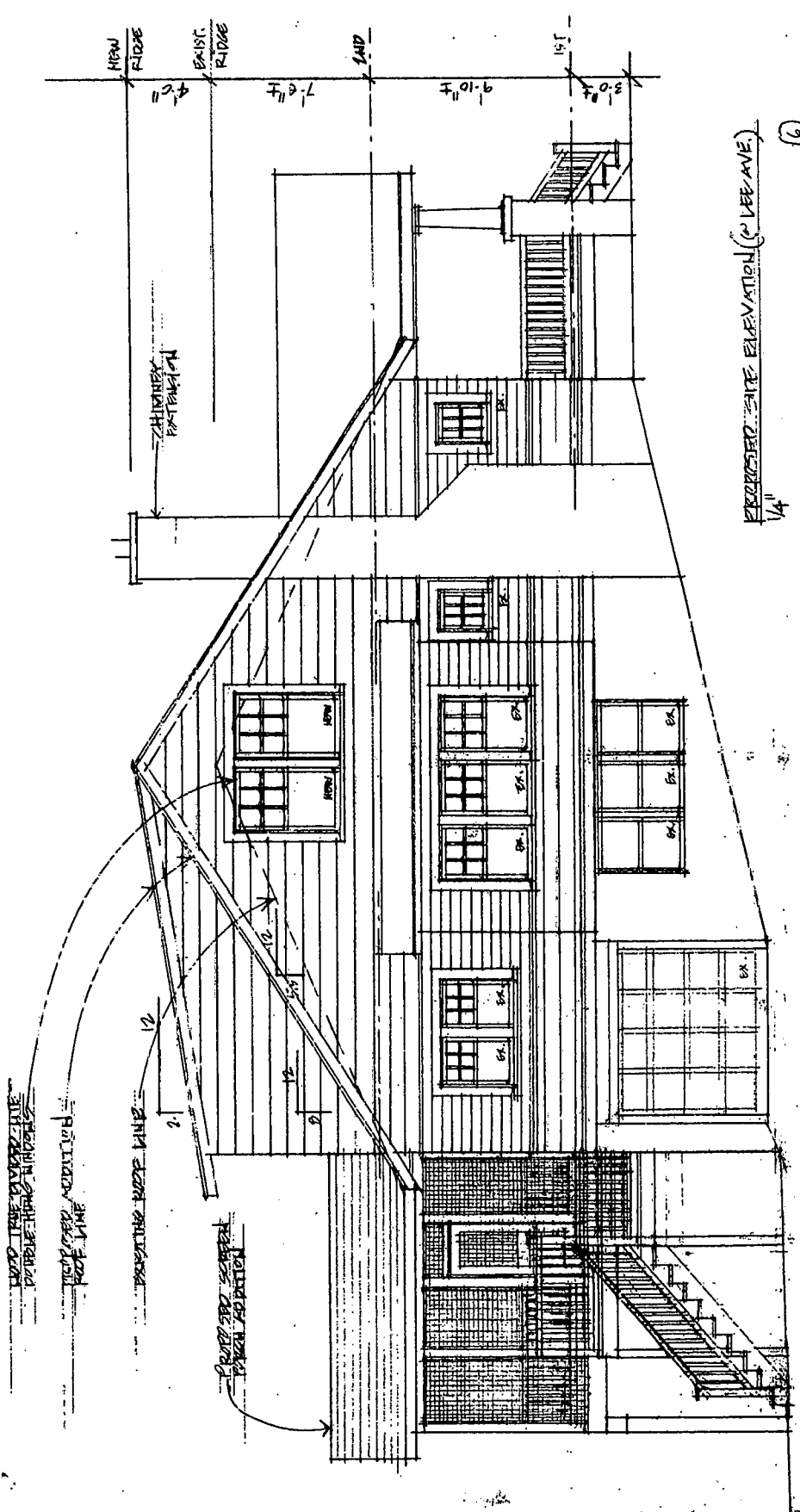


PROJECT FRONT ELEVATION  
 1/4" = 1'-0"  
 Daniel-McDonald Residence  
 7556 Carroll Ave.  
 Takoma Park, MD 20912

11/18/12



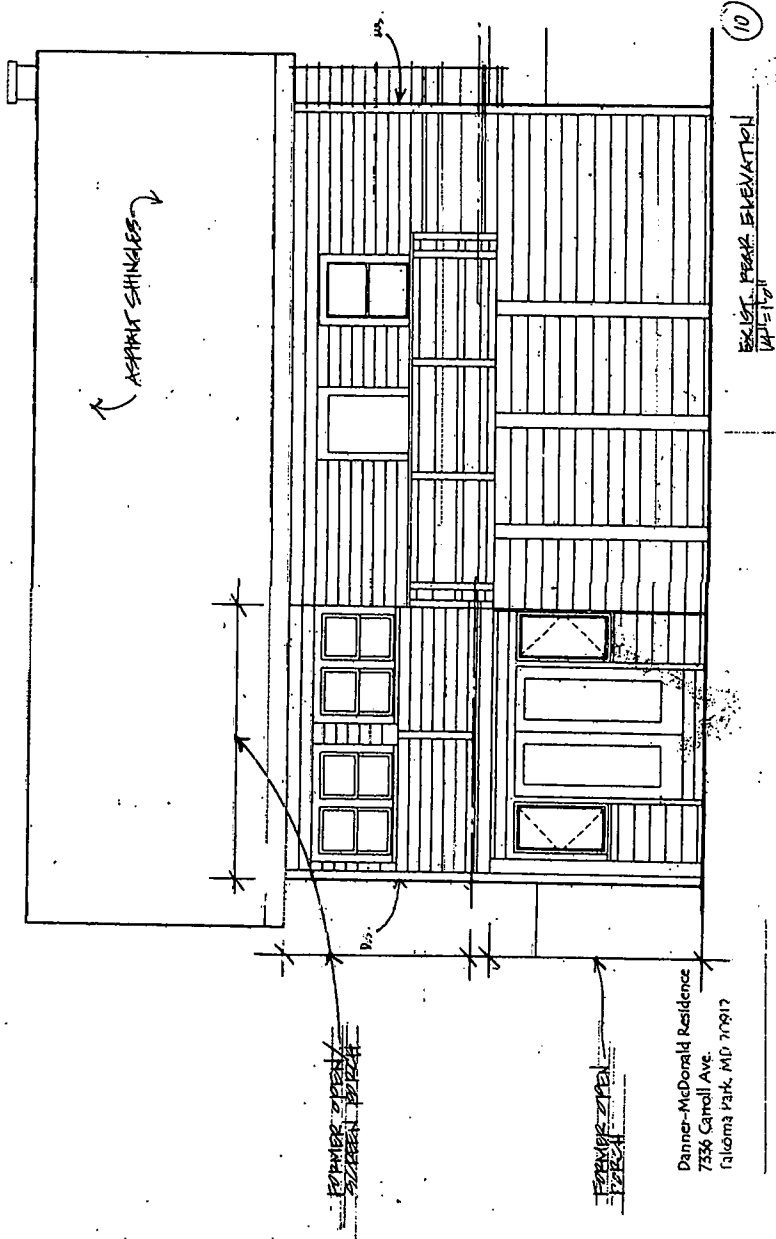


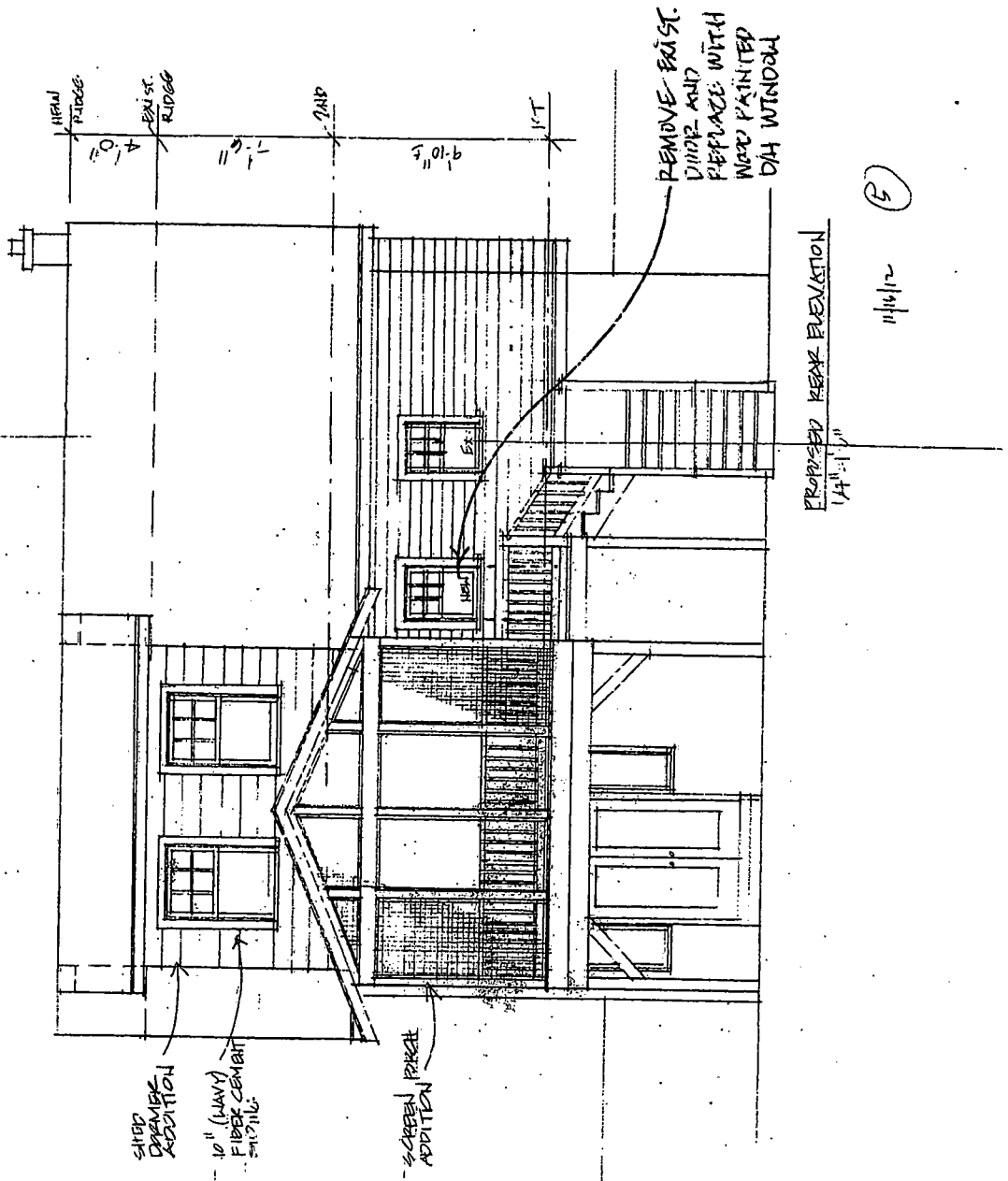


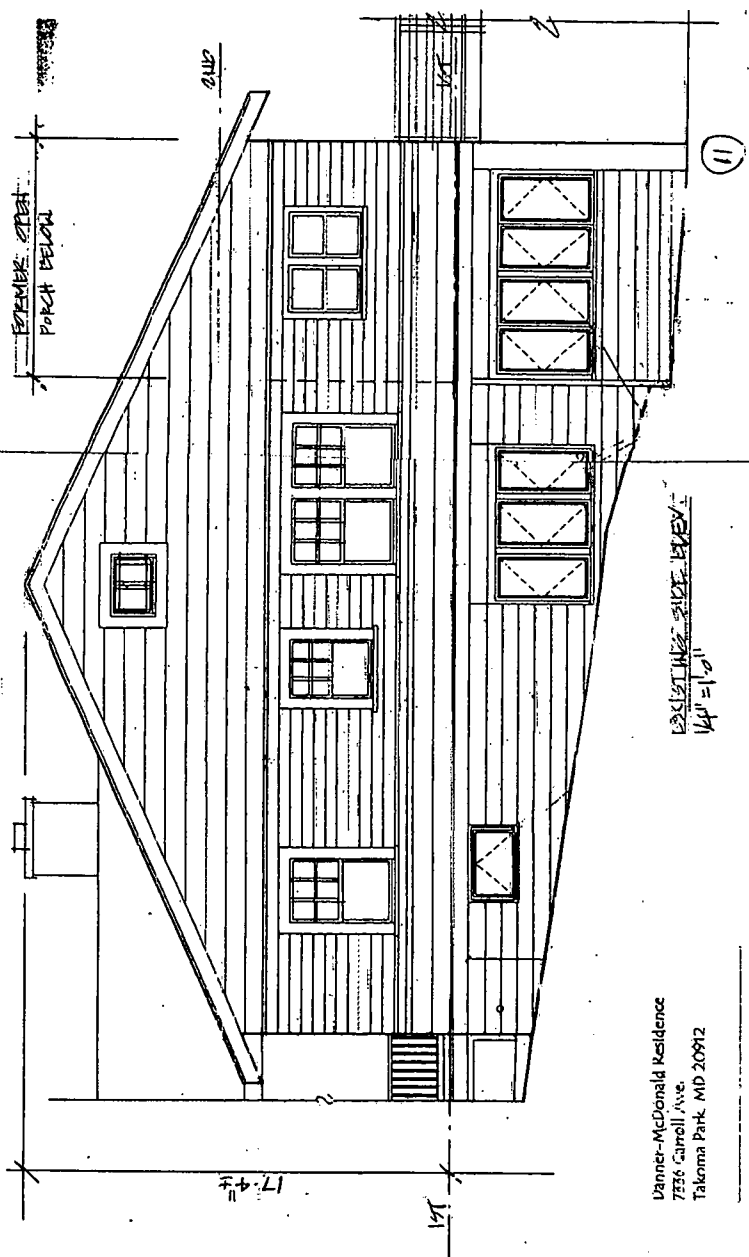
PROPOSED SIDE ELEVATION (C' DEE AVE.)  
1/4"

②

11/11/12







Danner-McDonald Residence  
 7236 Carroll Ave.  
 Takoma Park, MD 20912

WOOD TRIM, MATCH EXISTING (TYP.)

PROPOSED HEAD SHEET DOWNLINE

PROPOSED HEAD SHEET DOWNLINE

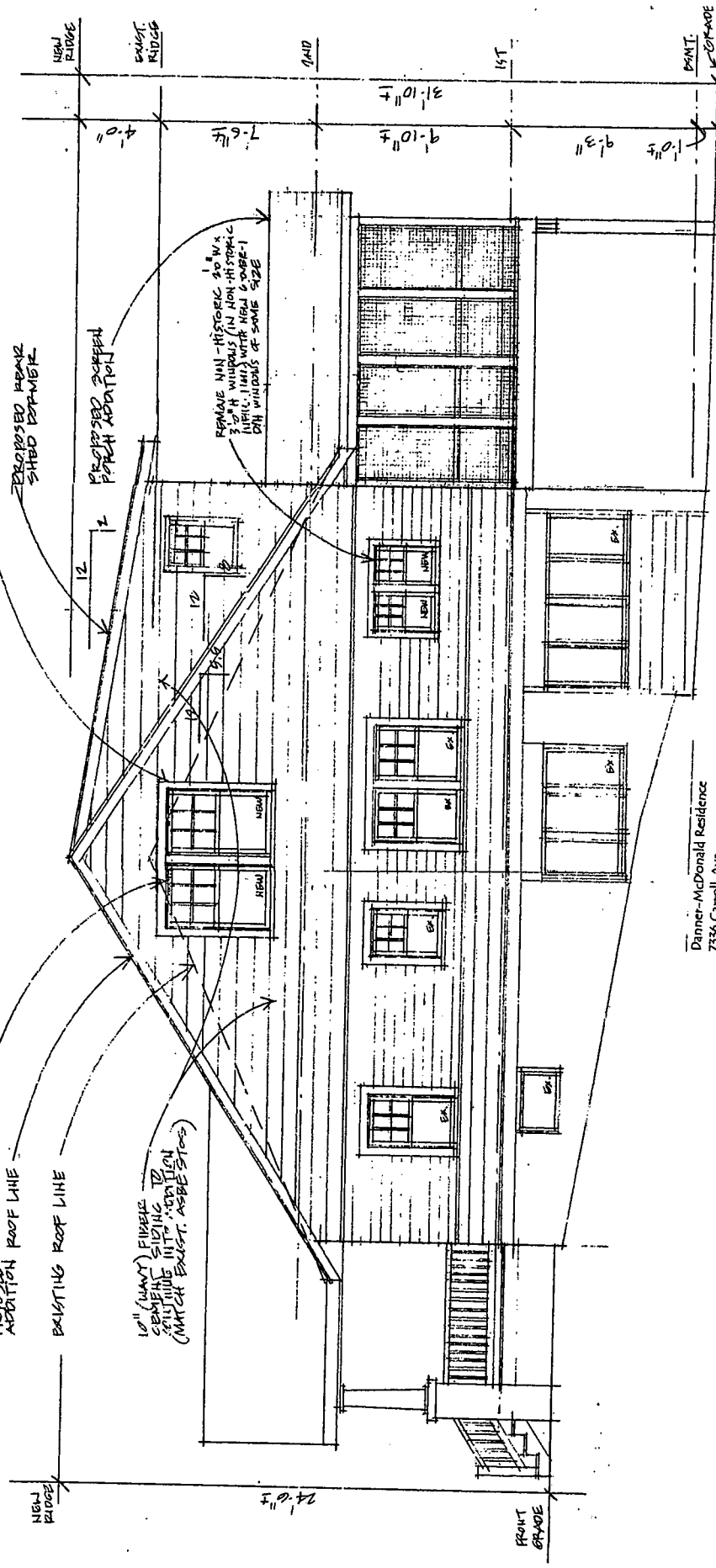
REMAINE NON-HISTORIC 30" W X 30" H WINDOWS (IN NON-HISTORIC PARTS) WITH NEW 6-DOUBLE-1 PAN WINDOWS OF SAME SIZE

NEW WOOD WINDOWS DOUBLE-HUNG, 6-DOUBLE-1

PROPOSED ADDITION ROOF LINE

EXISTING ROOF LINE

1 1/2" (MAX) CURVES TO CENTERLINE TO MATCH EXIST. ASBESTOS



NEW RIDGE

EXIST RIDGE

GRID

1ST

FRONT GRADE

EXIST. FRONT GRADE

3'-10" F

9'-10" F

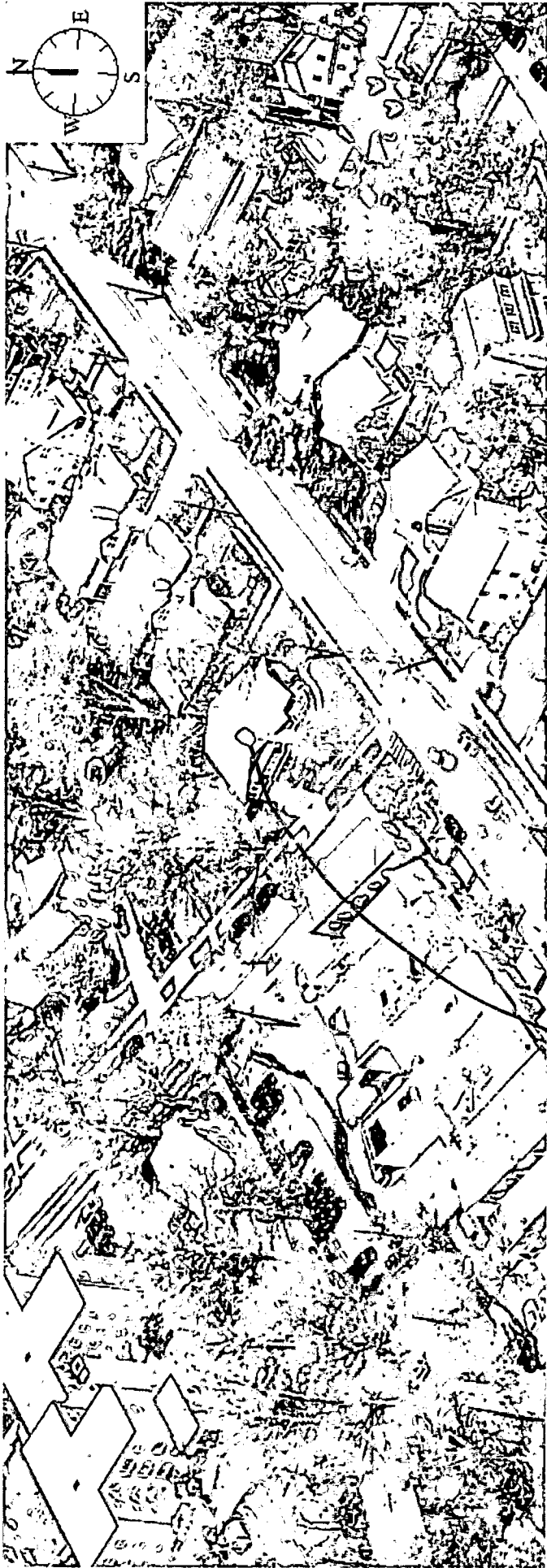
1'-3" F

1'-0" F

11/10/12

PROPOSED SIDE ELEVATION

Danner-McDonald Residence  
7336 Carroll Ave.  
Takoma Park, MD 20912



7336 CARROLL AVE.



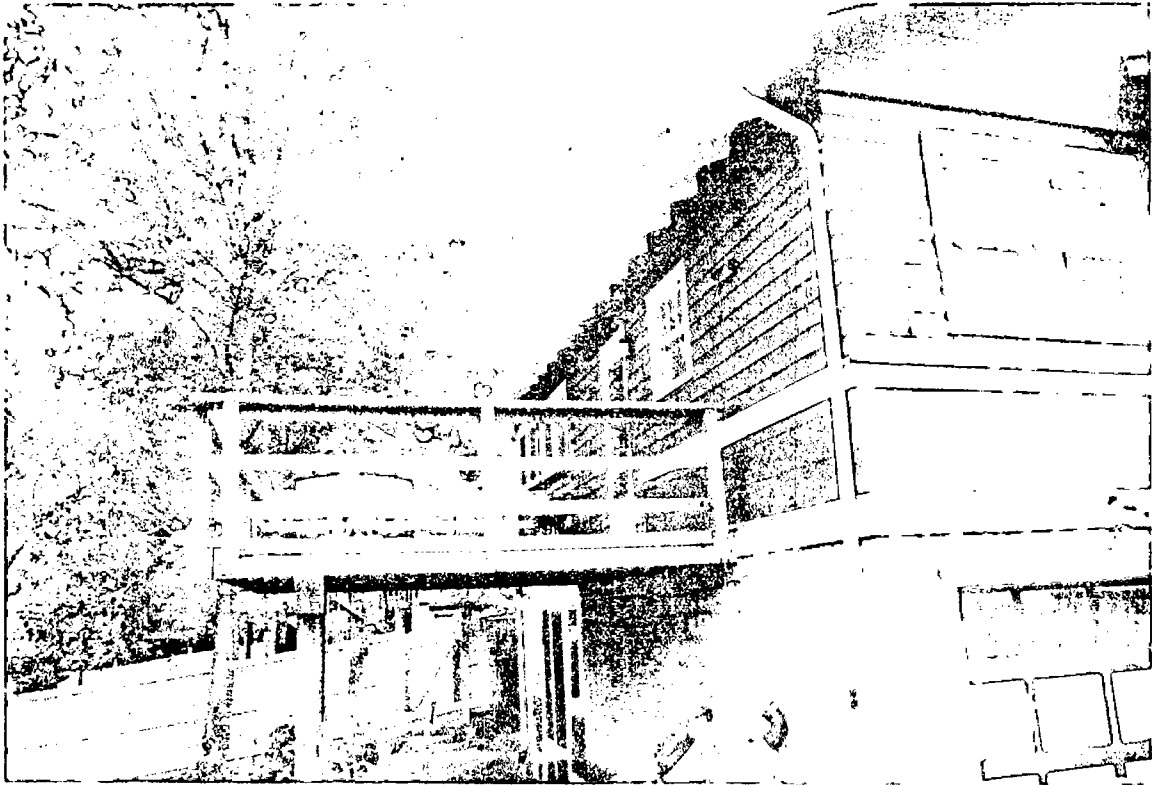
SIDE (@ LEE AVE.)



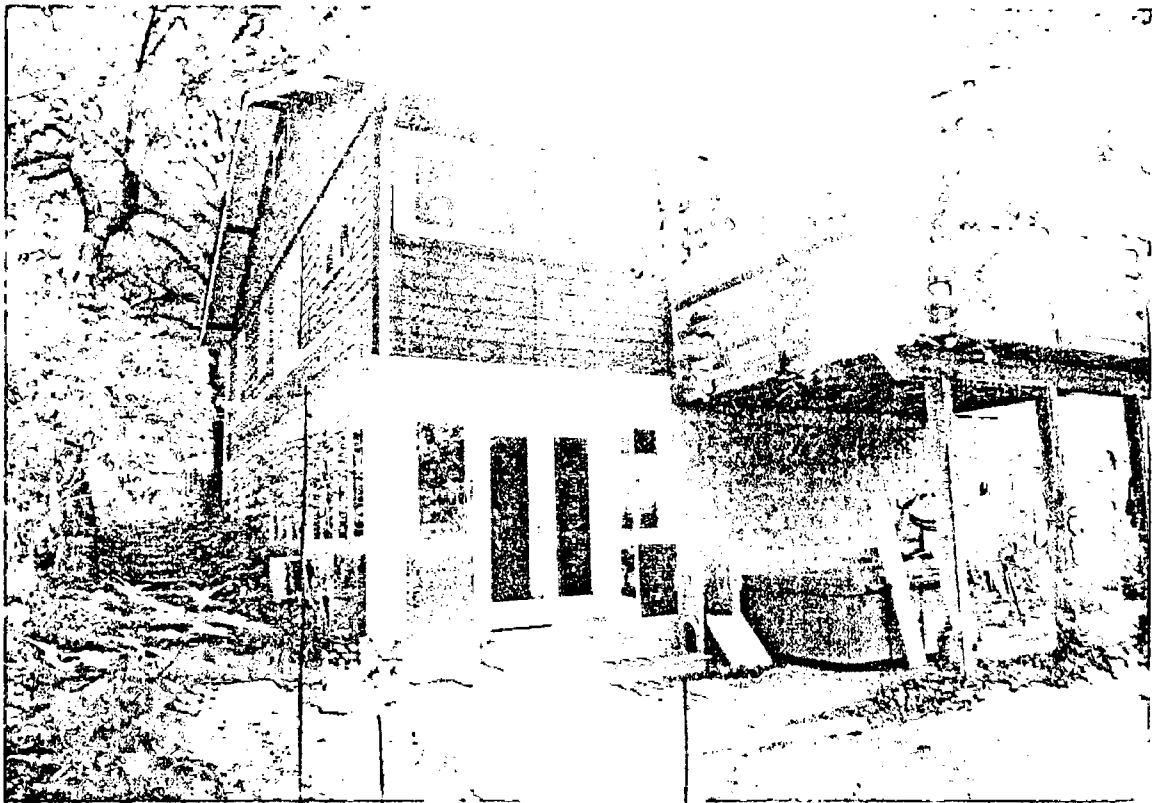
FRONT (FROM LEFT)

7336 CARROLL AVE.  
TAKOMA PARK, MD





REAR (FROM SIDE @ LBE AVE.)



REAR

FORMER OPEN/SCREEN PORCH ON BOTH LEVELS

7336 CARROLL AVE.  
TAKOMA PARK, MD

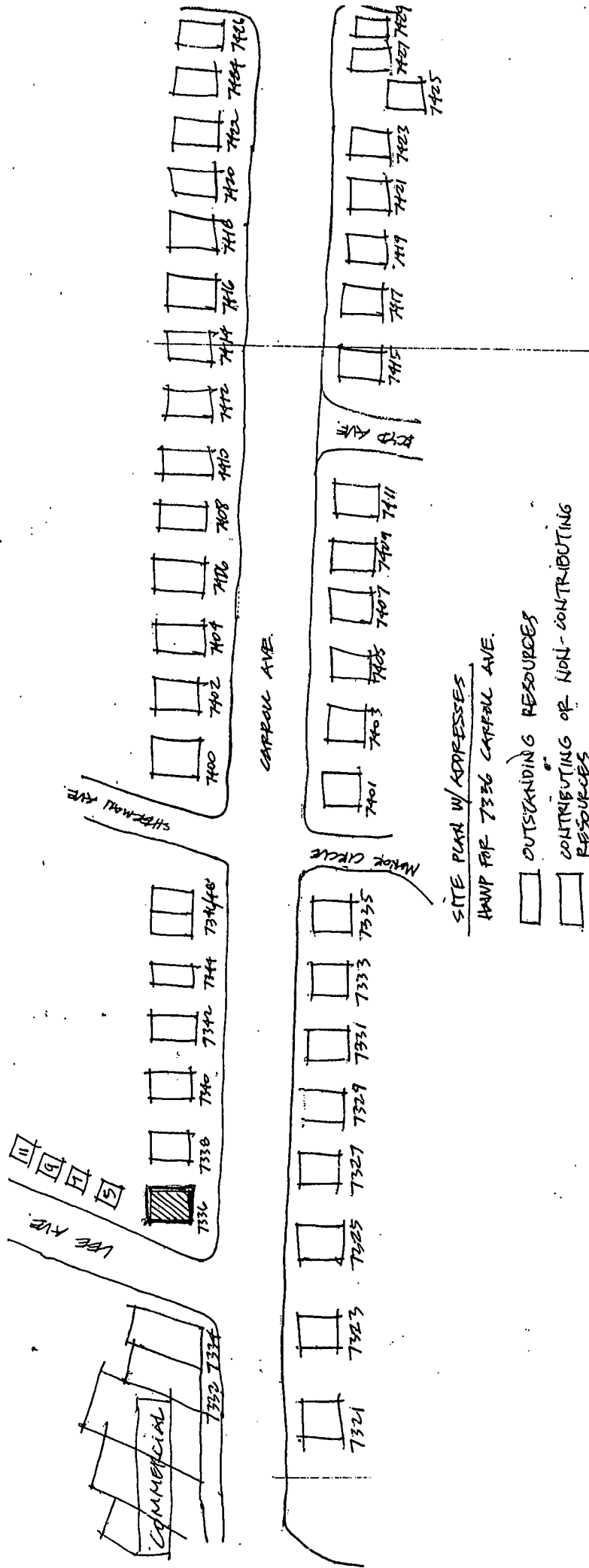


FRONT (DETAIL)



SIDE (DETAIL)

7336 CARROLL AVE.  
TAKOMA PARK, MD

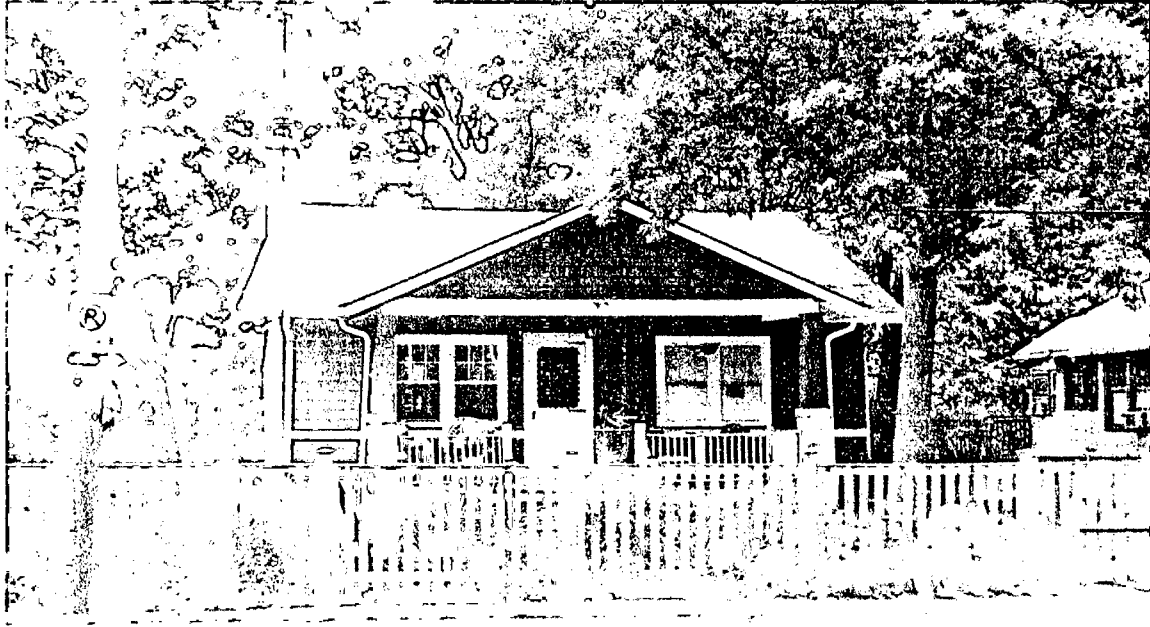


SITE PLAN W/ ADDRESSES  
HAMP FOR 7336 CARROUL AVE.

- OUTSTANDING RESOURCES
- CONTRIBUTING OR NON-CONTRIBUTING RESOURCES

Vitullo Architecture Studio, PC  
 11th Woodland Ave.  
 Takoma Park, MD 20912  
 (301) 970-0757

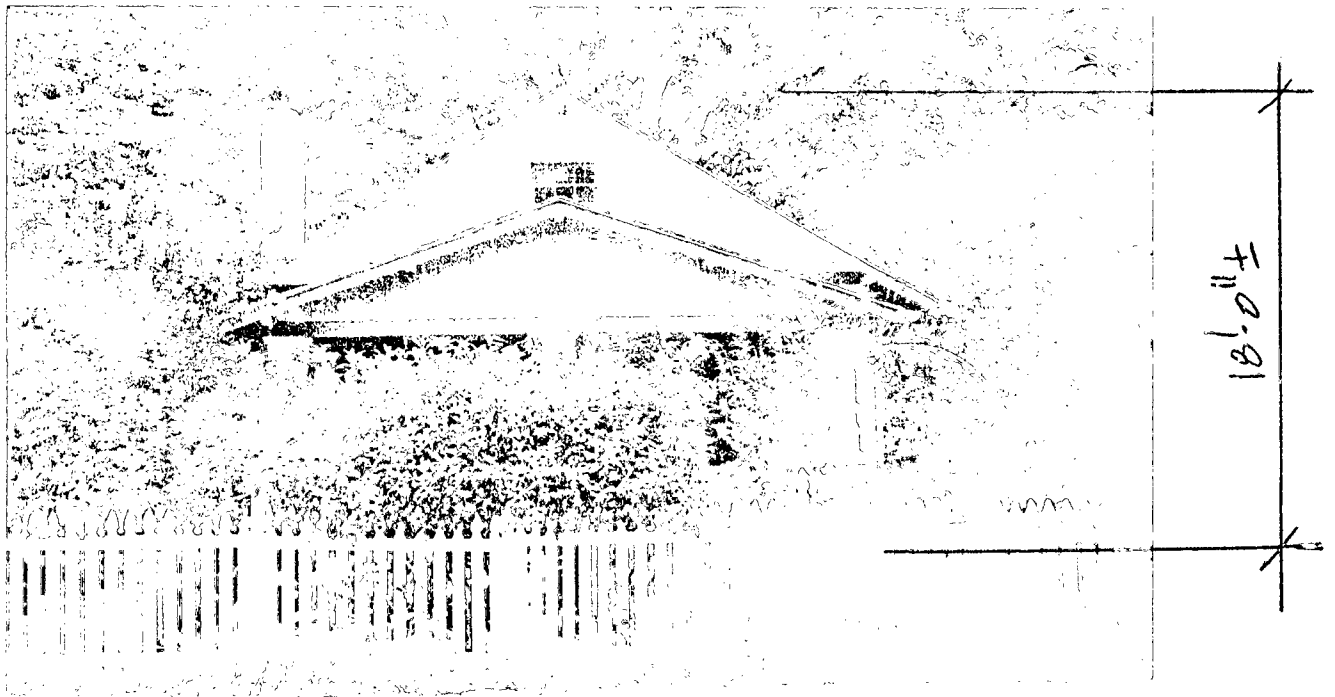
# NEIGHBORHOOD CONTEXT

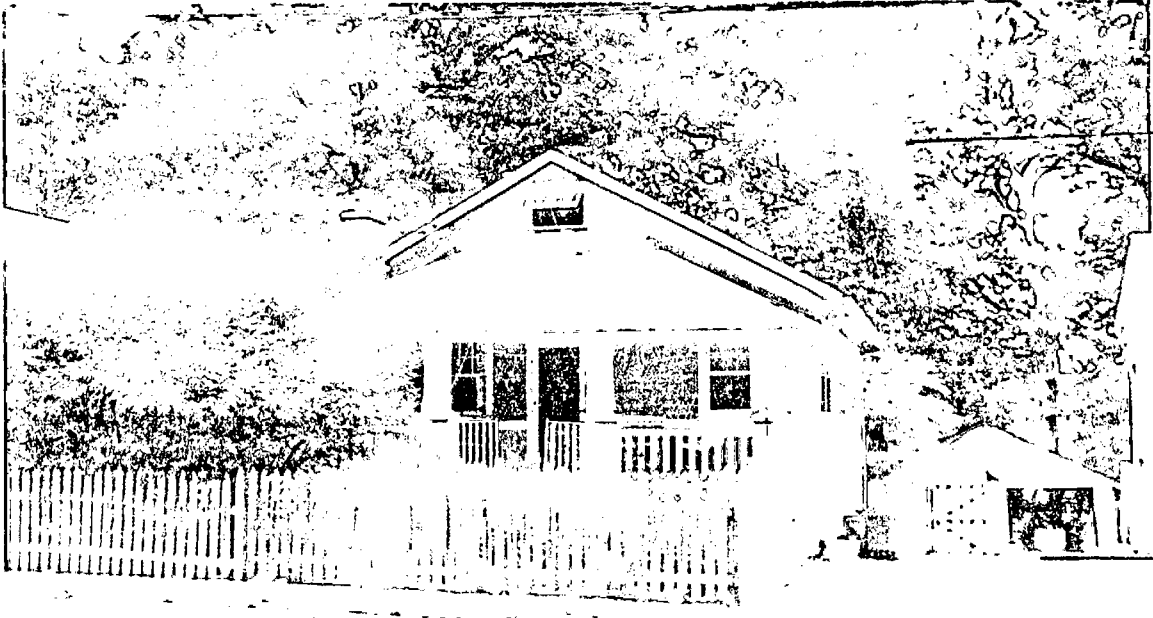


RIDGE

14'-0" ±

7336 CARROW AVE.  
(SUBJECT PROPERTY)





18'0" ±

7340 CARROLL AVE.



18'0" ±

7342 CARROLL AVE.



7321 CARROLL AVE.

19'0" ±

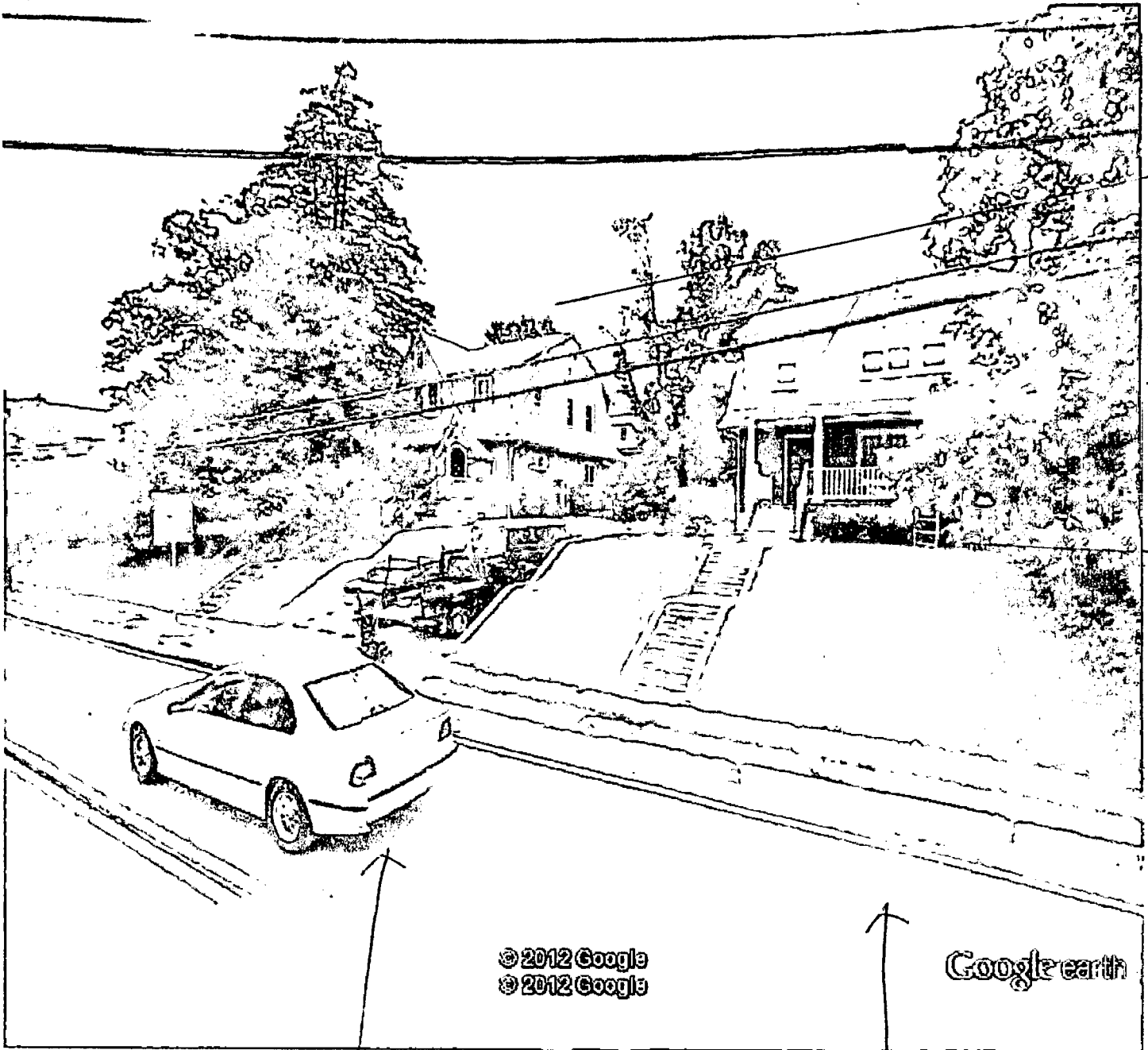
RIDGE



7323 CARROLL AVE.

33'0" ±

RIDGE



Rise  
32.011

© 2012 Google  
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Google earth

Google earth



7327 CARROLL AVE.

7325 CARROLL AVE.

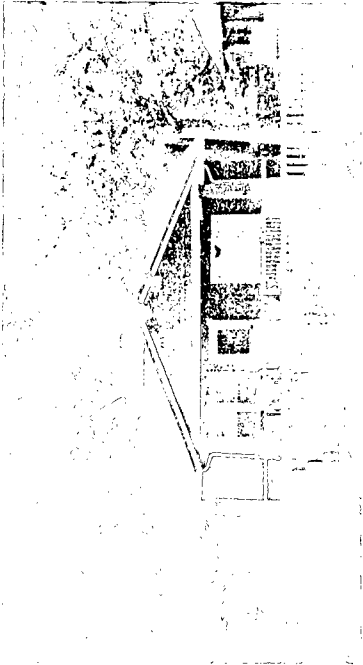




7329 CARROLL AVE.

# Neighborhood Context

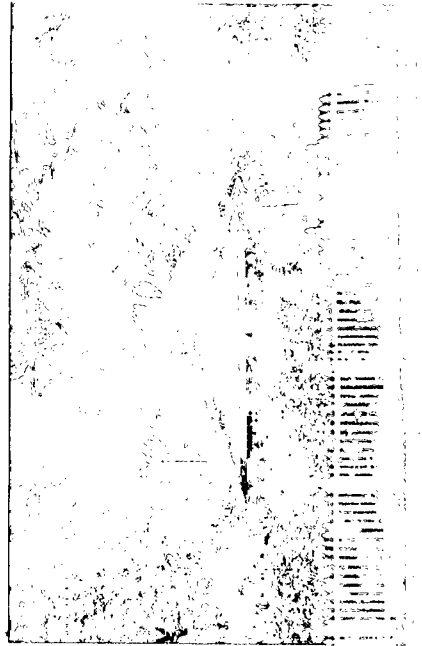
7336 CARROLL AVE.  
(SUBJECT PROPERTY)



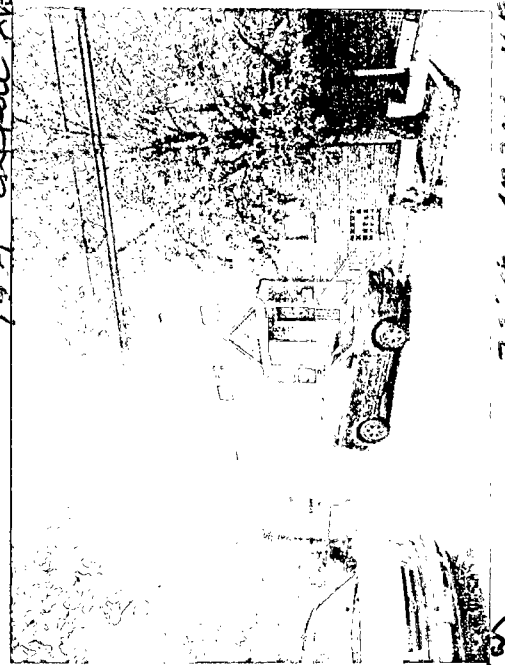
7370 CARROLL AVE.  
(OUTSTANDING RESOURCE)



7336 CARROLL AVE.

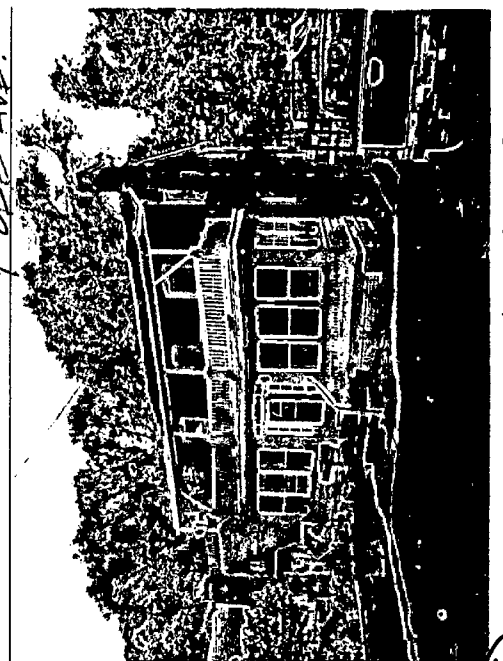


7337 CARROLL AVE



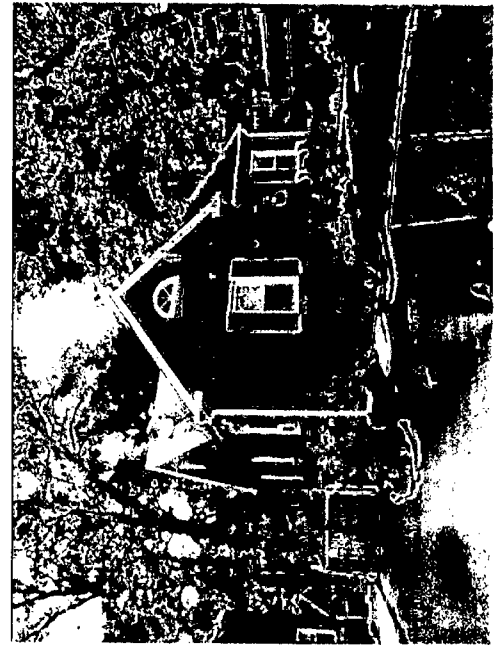
7337 CARROLL AVE

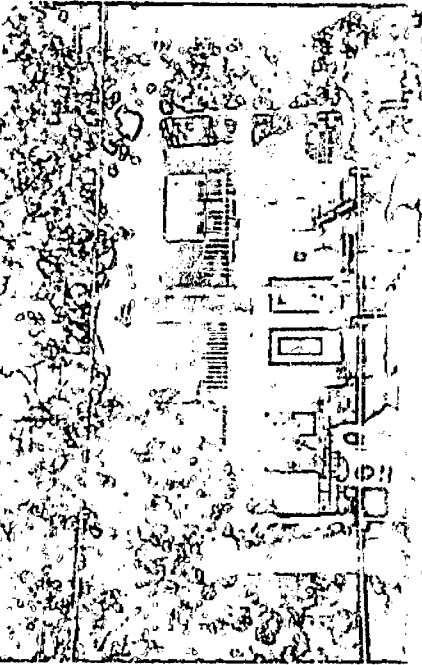
7 LEE AVE.



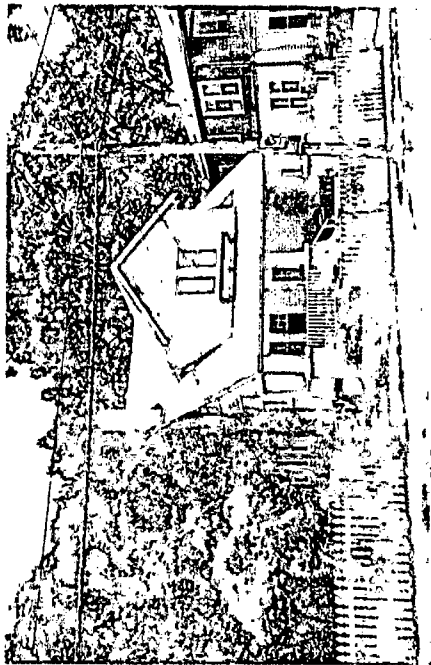
11 LEE AVE.

5 LEE AVE.  
(ADJACENT PROPERTY)

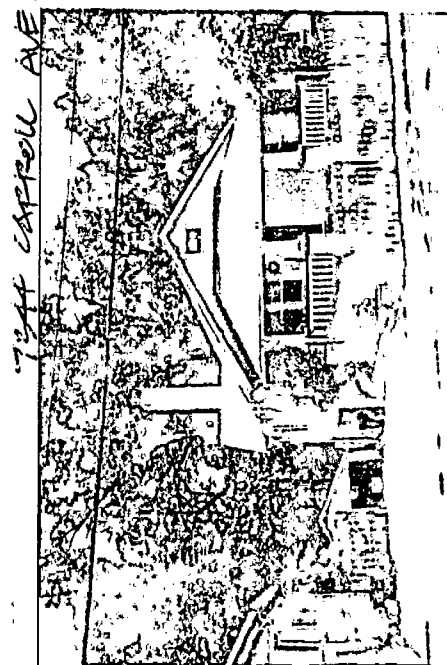
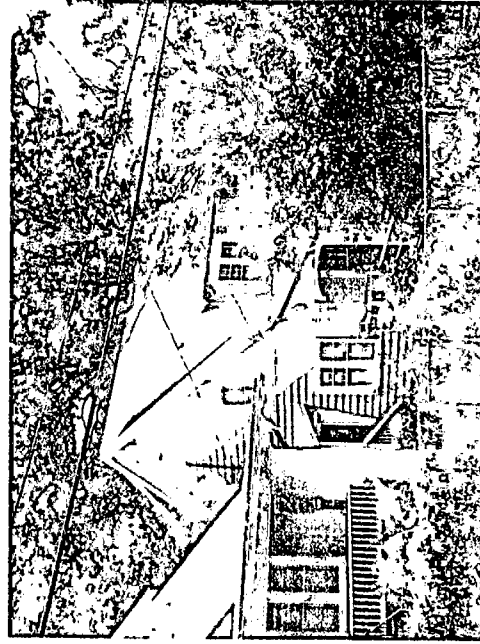




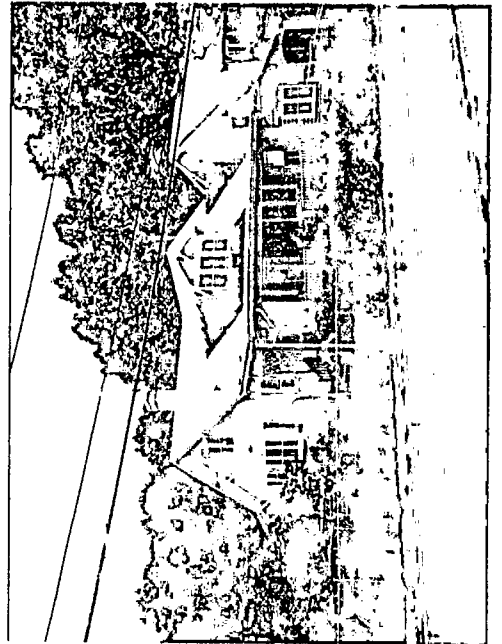
7346/7348 CARROLL AVE.



7402 CARROLL AVE.



7344 CARROLL AVE.



7400 CARROLL AVE.

7342 CARROLL AVE.  
MILWAUKEE RECORDS

7325 CARROLL AVE.



7401 CARROLL AVE.



7333 CARROLL AVE.



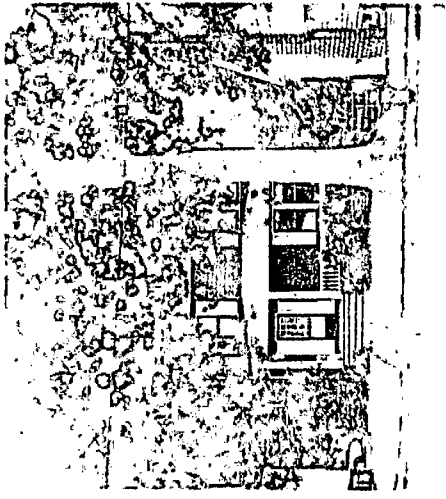
7403 CARROLL AVE.

7329 CARROLL AVE.  
(OUTSTANDING RESOURCE)

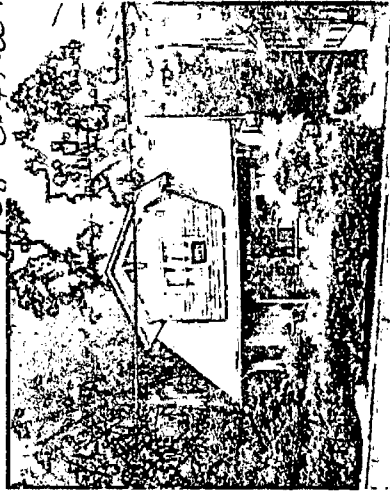


7331 CARROLL AVE.





7408 CARROLL AVE



7409 CARROLL AVE



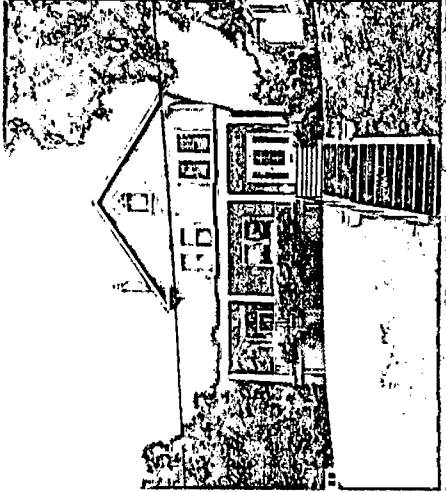
7410 CARROLL AVE



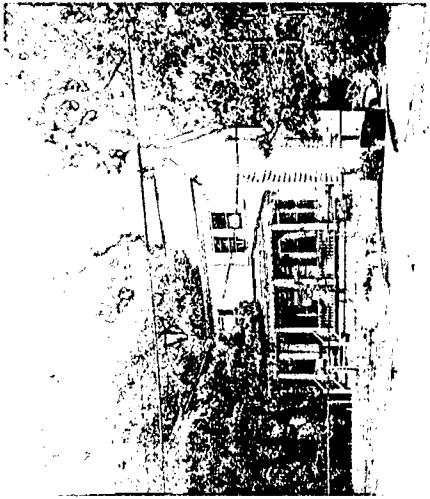
7411 CARROLL AVE



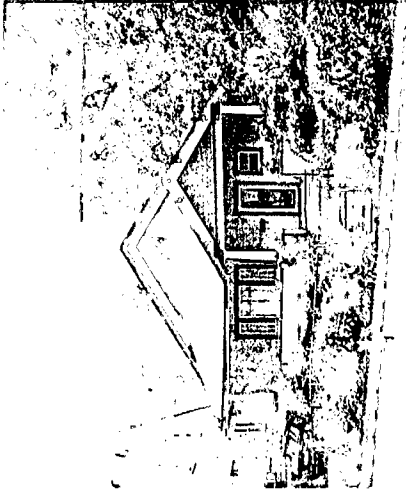
7415 CARROLL AVE



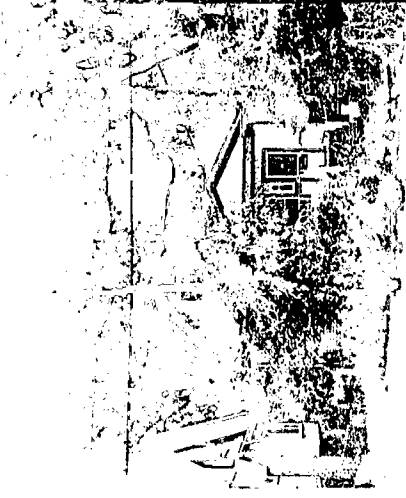
7417 CARROLL AVE



7406 CAPITOL AVE.



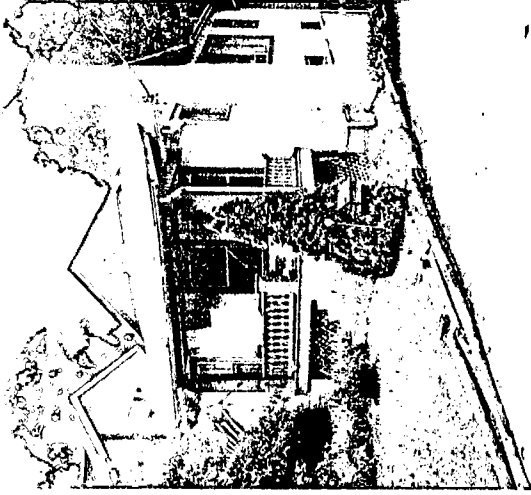
7412 CAPITOL AVE



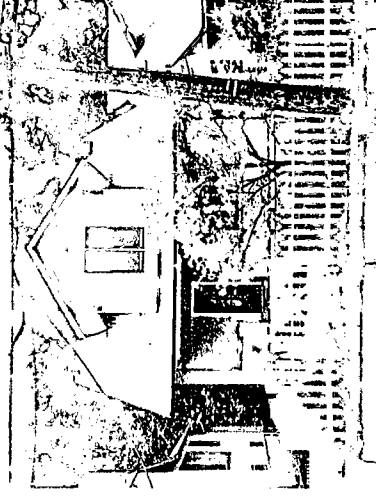
7416 CAPITOL AVE



7418 CAPITOL AVE.

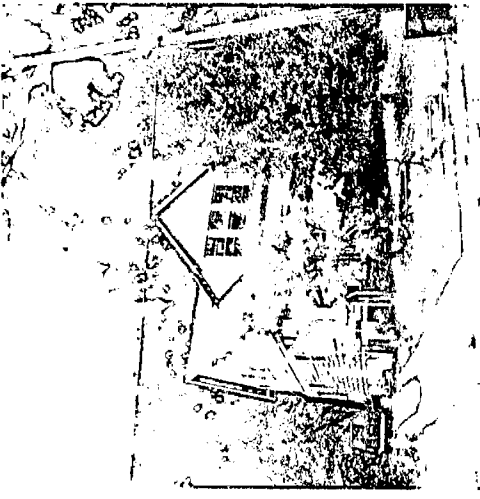


7420 CAPITOL AVE

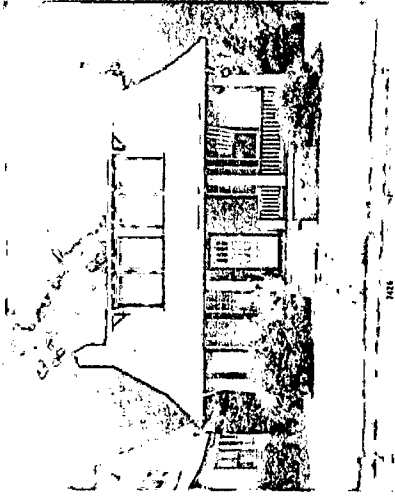


7422 CAPITOL AVE.

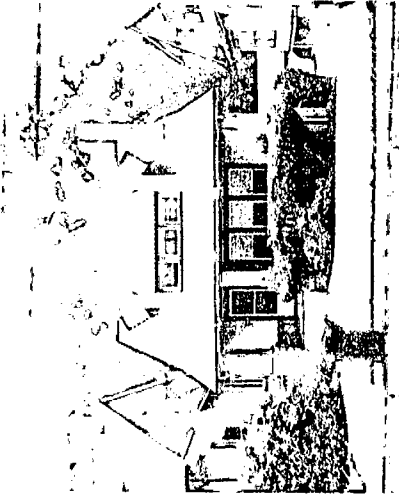




7417 CARROLL AVE.



7426 CARROLL AVE



7424 CARROLL AVE



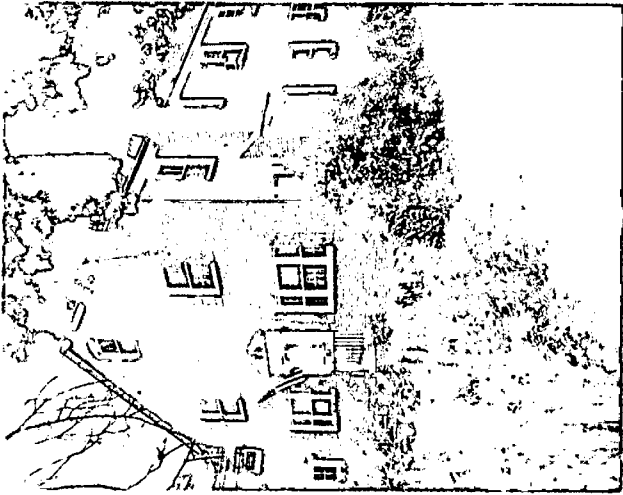
7428 CARROLL AVE.



7925 CARROLL AVE



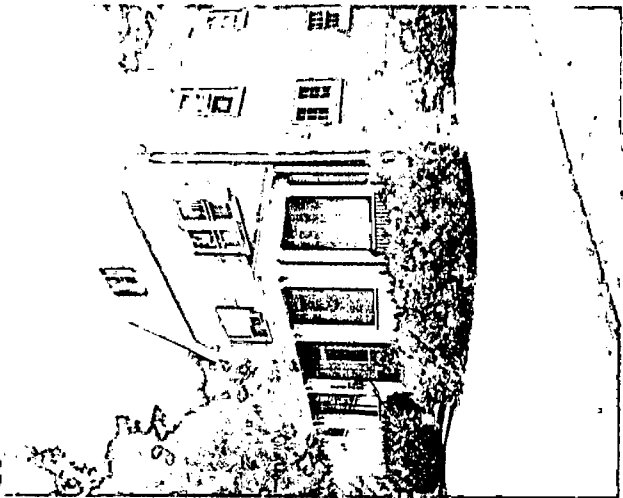
7919 CARROLL AVE.



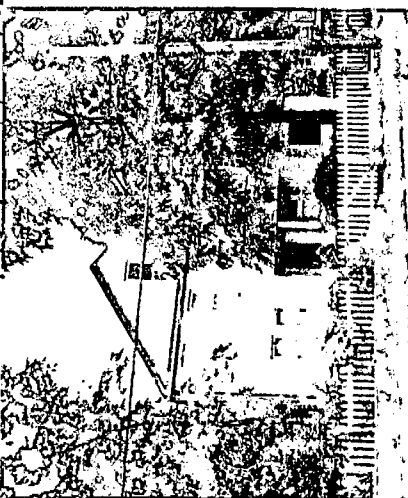
7927 CARROLL AVE



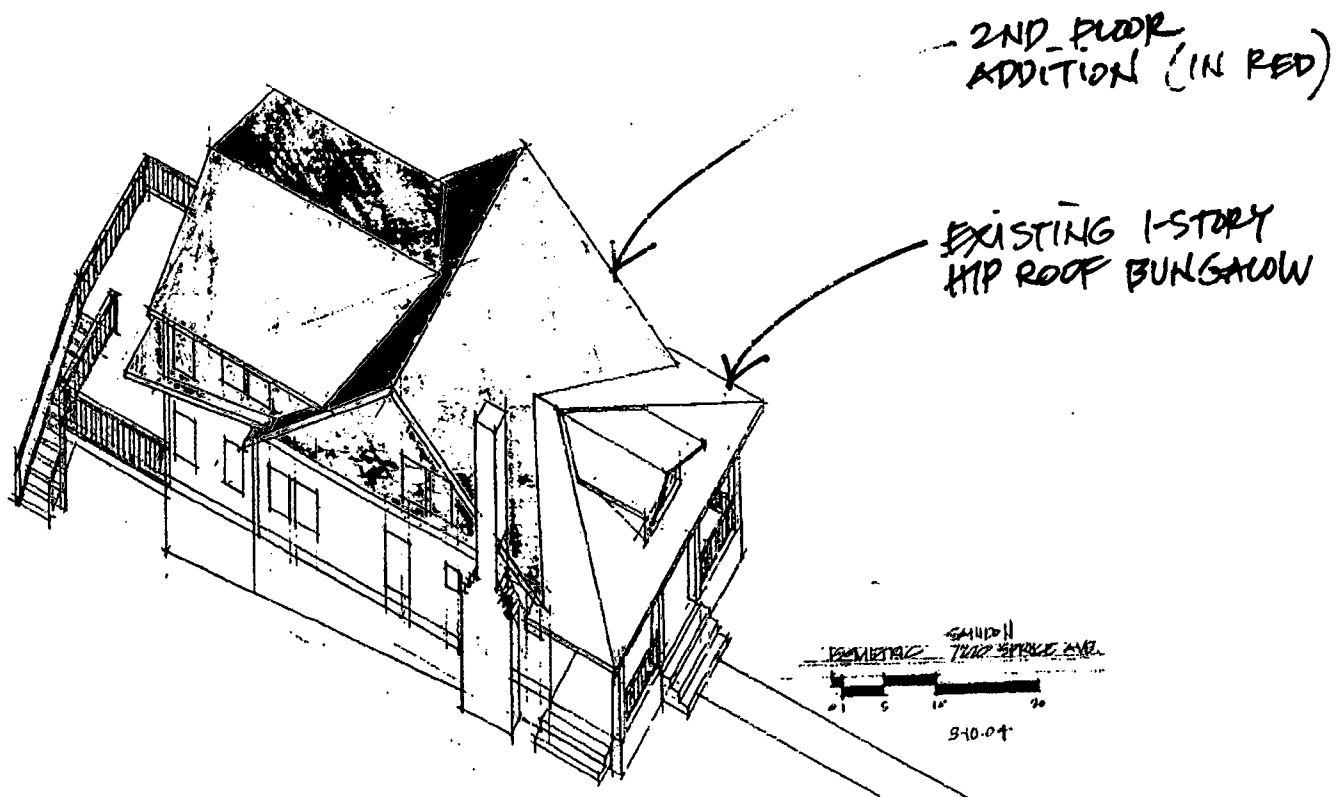
7921 CARROLL AVE.



7929 CARROLL AVE



7923 CARROLL AVE.



**PRECEDENT**

PRECEDENT:  
 7220 SPRUCE AVE.  
 TAKOMA PARK, MD



EXISTING FRONT ELEVATION

7220 SPRUCE AVE.  
TRFOMA PARK, MD



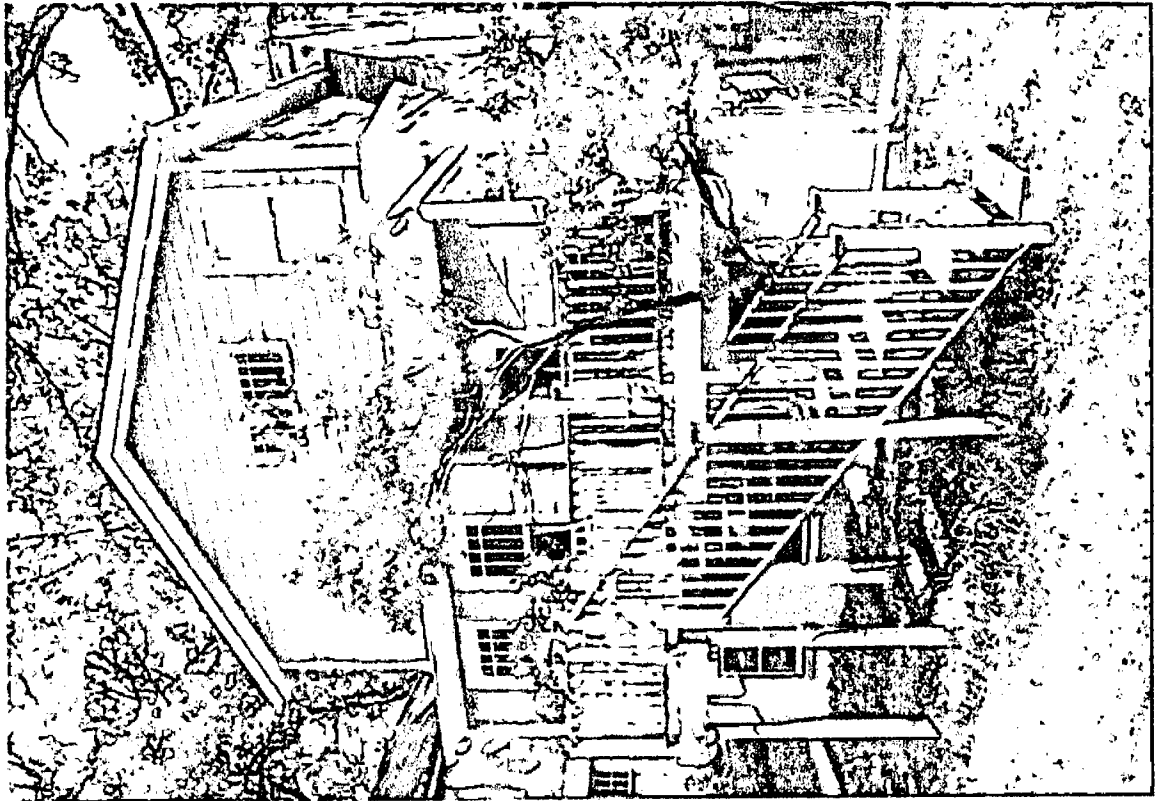
FRONT, FROM LEFT (NEW ADDITION (2ND FLOOR))

7226 SPRUCE AVE.  
TRKOMA PARK, MD



REAR AND LEFT SIDE

7220 SPRUCE AVE.  
TAKOMA PARK, MD



REAR

7220 SPRUCE AVE.  
TAKOMA PARK, MD

HISTORIC PRESERVATION COMMISSION STAFF REPORT

<b>Address:</b>	7220 Spruce Ave., Takoma Park	<b>Meeting Date:</b>	09/08/04
<b>Applicant:</b>	Elizabeth H. and Andrew J. Saindon (Richard Vitullo, Agent)	<b>Report Date:</b>	09/01/04
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Public Notice:</b>	08/25/04
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-04UU	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Construction of 2<sup>nd</sup>-story addition

**RECOMMEND:** Approval

---

PROJECT DESCRIPTION

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c. 1915-1925

BACKGROUND

The applicants had a Preliminary Consultation with HPC at the June 23, 2004 meeting and a Second Preliminary Consultation with the HPC at the July 28, 2004 meeting (see staff report in Circles 1-57 and minutes in Circles 2-X). At the second Preliminary Consultation, as can be read in the minutes, a majority of Commissioners agreed that, with some changes, the proposed 2<sup>nd</sup> story addition would be approvable.

PROPOSAL

The applicants are proposing construction of a second-story addition to their house. The proposed elevations and floor plans can be seen in Circles 1-9. The footprint of the house would not change. The proposed design shows the front porch with its hip roof and dormer retained and then it leads into the new section with a gable roof and a rear dormer. The new section is pushed back further than the previous proposal so the full porch roof and chimney are retained. The previously proposed design can be seen in Circles 9-12.

The proposed addition would be clad in fiber cement lap siding and would have wood windows



with simulated divided lights (see proposed materials list in Circle h). No windows or doors on the front elevation will be changed as originally had been proposed, but the applicant is proposing the relocation of 3 windows from the existing location to other locations on the first floor including the back right wall where there are currently no windows. Additionally, they are proposing 2 new windows, one on each side, to match the existing windows. The alterations at the rear of the house are to a non-original section of the house.

### STAFF DISCUSSION

The Takoma Park *Guidelines* recommend additions be placed at the rear but they allow for 2<sup>nd</sup> story expansion of Contributing Resources.

Specifically, the *Guidelines* state:

- 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.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from 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 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.

The HPC had concerns about the initial proposal because of the loss of the important front elevation features of this bungalow including the hip roof, dormer and the front porch form (see first design in Circles 35-40). In terms of the 3<sup>rd</sup> and 4<sup>th</sup> designs that were discussed at the 2<sup>nd</sup> Preliminary (see Circles 4-14), the HPC felt the design was headed in the right direction but stressed the need to push the new massing back so these front elements could be retained and the addition's effects on the house minimized.

The current proposal shows a design that retains these front features and the massing is pushed

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back behind the chimney. At the HPC's request, the front dormer on the porch is intact and the new design exposes the connection of the dormer and the porch to the roof, which had been obscured in previous designs. According to the architect, they responded to the HPC's concerns by pushing the gable roof massing back as far as they possibly could before it would become problematic architecturally and structurally. The isometric drawings (see Circles M and n) show how the new roof lines and the new massing and the historic house will fit together. Staff finds this proposed design successfully resolves the issues that the HPC had raised about the retention of the important front features and form of the house.

The Guidelines state that "original size and shape of window and door openings should be maintained, where feasible," but the applicant did need to make some changes to windows. None of the changes are to the front elevation windows or door. The proposal does show retention of almost all existing window openings and a few windows are relocated so they remain within the house. Staff finds this is approvable within the Guidelines for a Contributing Resource.

As can be seen in the neighborhood context photos, this house is surrounded by houses that are 2-story, many that were one-story houses and were expanded to 2-stories. The expanded house would not be taller than its neighboring houses and would be 8 feet taller than it is now. The proposed massing would blend in with the streetscape in terms of its size and scale.

The Takoma Park *Guidelines*, as noted above, state:

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.

Staff finds that this proposal meets the Takoma Park *Guidelines*. Historic Takoma has stated their recommendation of approval of the proposal. Staff recommends approval.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8 (b) 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,

and with the general condition applicable to all Historic Area Work Permits that the applicant will **present 3 permit sets of drawings to HPC staff for review and stamping** prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.