

7130 Carroll Avenue, Takoma Park

[HPC Case # 37/03-12KK]

Takoma Park H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: September 20, 2012

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 #608704, alterations garage

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 September 19, 2012 meeting.

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: Lee Handley

Address: 7130 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or 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
 Tax Account No.: 01080622 Daytime Phone No.: (301) 806-6447
 Name of Property Owner: LEE HENDLEY Daytime Phone No.: (301) 270-5874
 Address: 7130 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: 7130 Street: CARROLL AVE.
 Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE.
 Lot: 1 Block: 2 Subdivision: HILLCREST
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PROPERTY ACTION AND USE

1A. CHECK ALL APPLICABLE

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Stair	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>GARAGE</u>				

1B. Construction cost estimate: \$ 30,000.00
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE ALTERS

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 8/14/12 Date

Approved: [Signature] For Chairperson Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 10/31/12
 Application/Permit No.: 608704 Date Filed: 8/15/12 Date Issued: _____

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7130 Carroll Avenue, Takoma Park	Meeting Date:	9/19/2012
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/12/2012
Applicant:	Lee Handley (Rick Vitullo, Architect)	Public Notice:	9/5/2012
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-12KK	Staff:	Josh Silver
PROPOSAL:	Alterations to garage		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: 1915-1925s

PROPOSAL:

The applicant is proposing to restore and repair an existing garage located at the rear of the subject property. The proposed work includes removal of asbestos siding and rehabilitation of the original wooden siding. If the siding is damaged or missing it will be replaced in-kind to match the existing texture and dimensions of the original that is exposed as part of the rehabilitation effort.

Other alterations include the installation of wooden trim, simulated divided-light windows, overhead carriage-style garage door, wholesale roof replacement and decorative features. An existing asphalt shingle roof will be replaced with a standing seam metal roof. An ogee crown molding will be inserted under the front 8" overhang at the front of the structure to match the original crown. An existing rear elevation window will be removed and in filled with framing and siding to match the original siding of the garage.

APPLICABLE GUIDELINES:**Montgomery County Code; Chapter 24A-8**

- (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 RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

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 to schedule a follow-up site visit.

3

SEE REVERSE SIDE FOR INSTRUCTIONS

Eda 6/21/99

Approved: _____
Signature: _____
Date: _____
Application/Permit No.: 008704
Date Paid: 8/15/12
Date Issued: _____

Approved: _____
Signature of owner or authorized agent: *[Signature]*
Date: 8/14/12
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.

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

PART THREE: COMPLETE ONLY FOR FENCES/RETAINING WALL

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

PART FOUR: COMPLETE ONLY FOR EXISTING OR NEW CONSTRUCTION

1C. If this is a revision of a previously approved active permit, see Permit # _____
1B. Construction cost estimate: \$ 30,000.00
1A. CHECK ALL APPLICABLE:
Extend Alter/Remove Construct Move Install Wreck/Raze Repair Revocable
AC Sub Room Addition Porch Deck Shed Single Family Woodburning Stove Solar Replace Fence/Wall (complete Section 4) Other: *Garage*

PART ONE: TYPE OF PERMIT ACTION AND USE

Lot: _____ Block: 2
Subdivision: HILLCREST
Town/City: TAKOMA PARK
Nearest Cross Street: PHILADELPHIA AVE.
House Number: 7130
Street: CAPPOL AVE.

Contractor Registration No.: _____
Contractor: RICHARD VITULO
Contractor Phone No.: (301) 866-6447
Contractor's Name: RICHARD VITULO
Contractor's Address: 7130 CAPPOL AVE, TAKOMA PARK, MD 20912
Contractor's City: _____ State: _____ Zip Code: _____
Contractor's Phone No.: (301) 866-6447
Name of Property Owner: VEE HANDEY
Property Owner's Address: 7130 CAPPOL AVE, TAKOMA PARK, MD 20912
Property Owner's City: _____ State: _____ Zip Code: _____
Property Owner's Phone No.: (301) 270-5876
Tax Account No.: 0108062
Contract Email: _____
Contractor's Phone No.: (301) 866-6447

HISTORIC AREA WORK PERMIT APPLICATION FOR

HISTORIC PRESERVATION COMMISSION
301/563-3400



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

7130 Carroll Ave. Takoma Park, MD 20912

The main house structure is a "Contributing Resource" Bungalow Style house, built sometime between 1915-1925, and it is located in the Takoma Park Historic District. The garage structure, which is the focus of this HAWP, may have been built around the same time period.

- 1) **Structure:** 2 x 4 walls; 2 x 6 @ 24" o.c. shed roof sloped from front to rear. The original garage was 18'-0" long +/-, and at some point after it was built, a 2'6" front extension was built, probably to accommodate a longer car. However, the roof over this new area sloped from the high point of the first roof, towards the front.
- 2) **Windows:** The windows of the original garage, one in the rear wall and one in the left side wall, are painted wood double hung windows with vertical muntins, 2-over-2.
- 3) **Finish:** The exterior finish on the entire garage is a 10" exposure asbestos lap siding, laid over the original 2 1/2" profile scalloped wood siding. The original front elevation, still visible inside the garage, had an ogee crown trim in the area beneath the roof overhang at the top of the front wall.
- 4) **Roofing:** The roofing is asphalt shingles/ roll roofing (not verified).
- 5) **Foundation:** The foundation is terra cotta masonry.
- 6) **Garage slab:** The garage floor is concrete.

DESCRIPTION OF THE PROJECT AND ITS EFFECT ON THE HISTORIC RESOURCE:

7130 Carroll Ave. Takoma Park, MD 20912

Garage restoration: *The garage will be repaired/restored in-place, and it will have the following features:*

- 1) *New/restored 2 x 4 stud walls.*
- 2) *New/restored 2 x 6 roof rafters.*
- 3) *Asbestos siding will be removed and old wood siding will be restored and painted. Any wood siding that is damaged or missing will be replaced to match.*
- 4) *New wood trim to match existing trim, painted.*
- 5) *New wood window at side, painted, with tempered glass, 2-over-2 double hung to replace damaged wood window. Rear window will be filled in with framing and siding; it looks into the side of a solid wood fence 12" away.*
- 6) *New roof structure to replicate and continue original roof slope, sloping from front to rear. A new ogee crown molding will be inserted under 8" overhang at front to match original crown, approx. 5 1/4" long (see attached trim profile).*
- 6) *New roofing to be metal standing seam.*
- 7) *New concrete slab inside garage; foundation may need repair or replacement, depending on condition.*
- 8) *New painted wood garage door.*
- 9) *Two new Craftsman style sconce lights shall be added at the front, one on each side of garage door.*

Lee Handley/ Farrell Wise
7130 Carroll Ave.
Takoma Park, MD 20912

Adjoining Property Owners

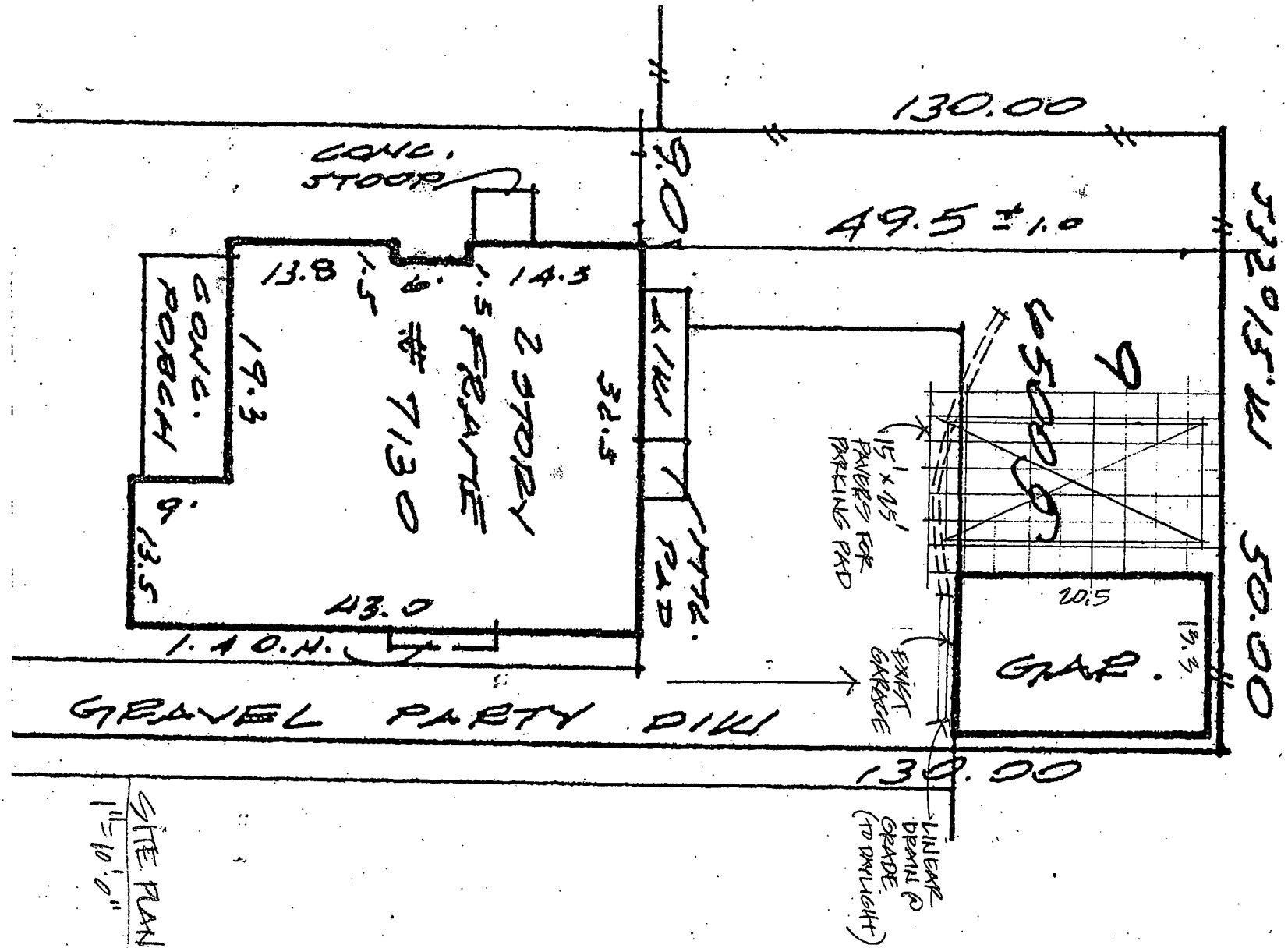
HAWP

Glenn Clark
7132 Carroll Ave.
Takoma Park, MD 20912

Marie Lamour
7128 Carroll Ave.
Takoma Park, MD 20912

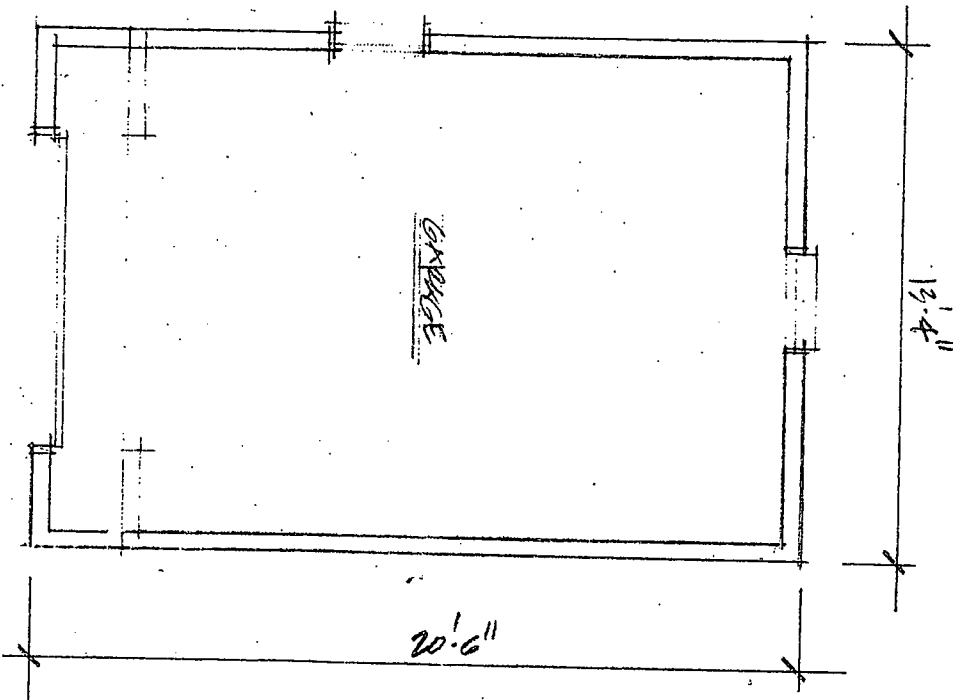
Jason Gottschalk
7131 Carroll Ave.
Takoma Park, MD 20912

Estela Hevia
7133 Carroll Ave.
Takoma Park, MD 20912



SITE PLAN
1" = 10' 0"

7

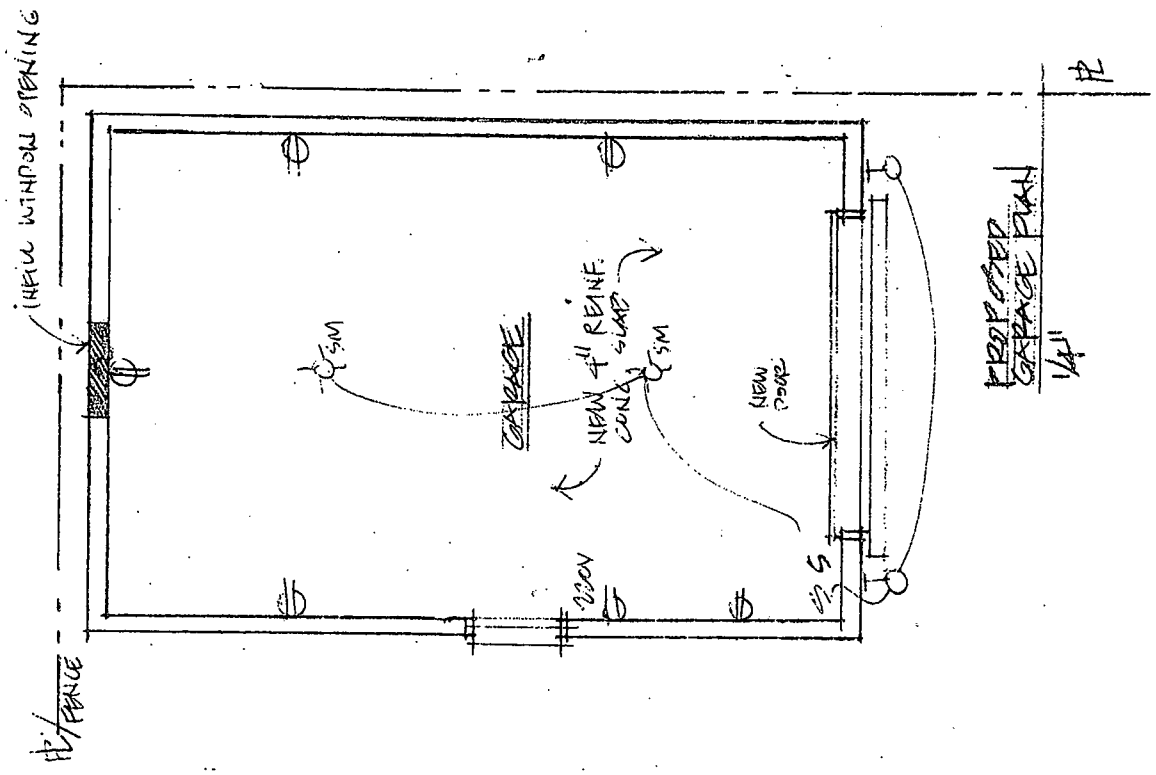


EXIST.
GARAGE PLAN
1/11

HARDY/MSK
7130 CAPITAL AVE.
TROMX PARK

7/20/12

8

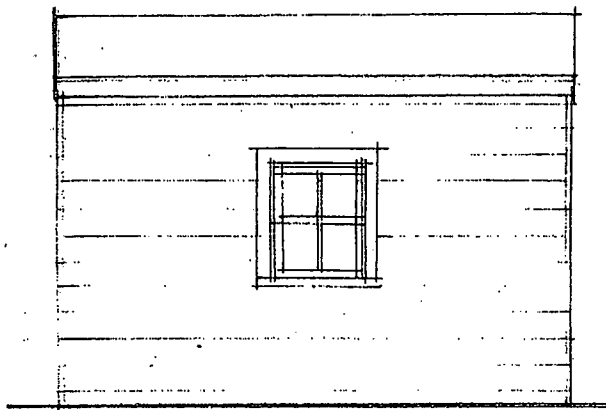


PROPOSED
GARAGE PLAN
1/4"

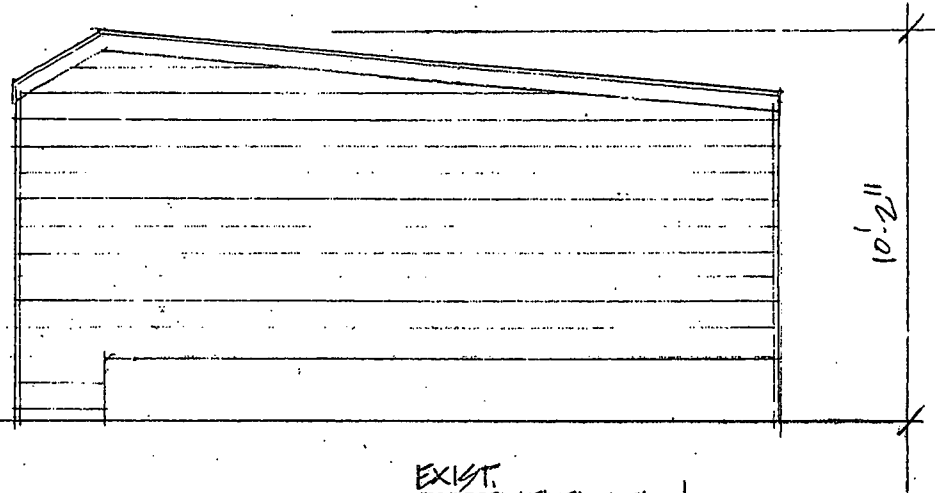
TRIPLE / WISE
7190 CARROLL AVE.

7/26/12

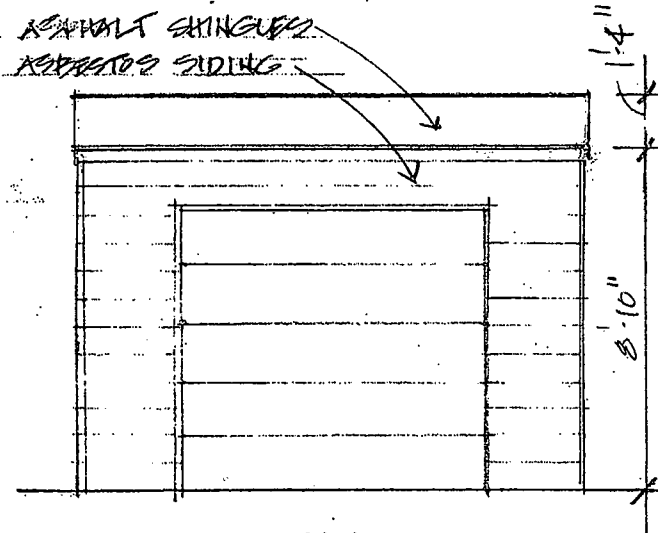
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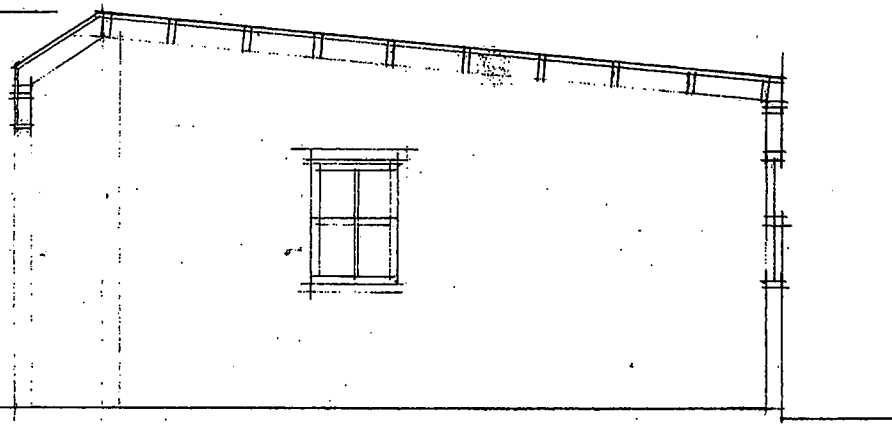
EXIST.
REAR ELEVATION
1/4"



EXIST.
SIDE ELEVATION
1/4" = 1'-0"



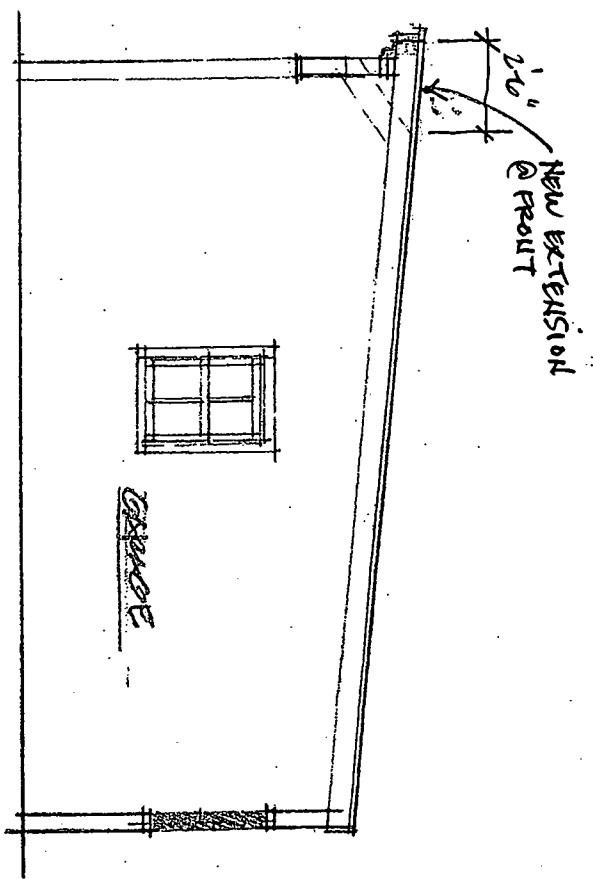
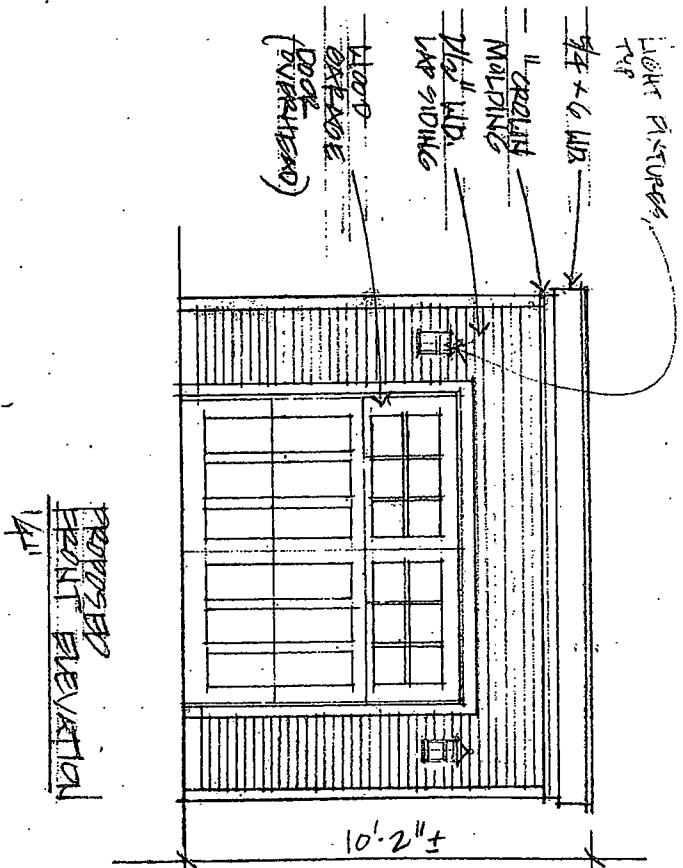
EXIST.
FRONT ELEVATION
1/4"



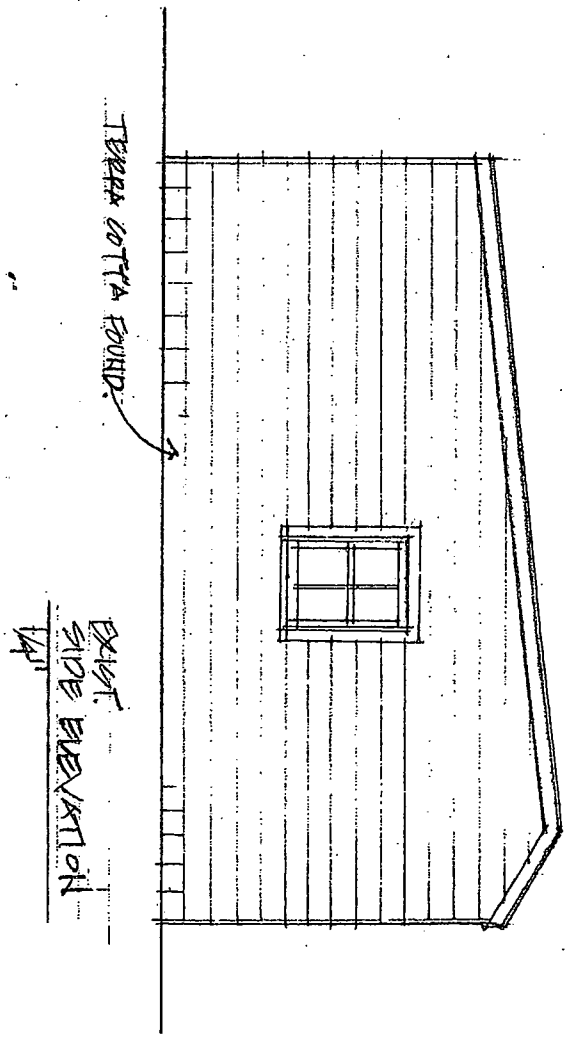
GARAGE SECTION
1/4"

10

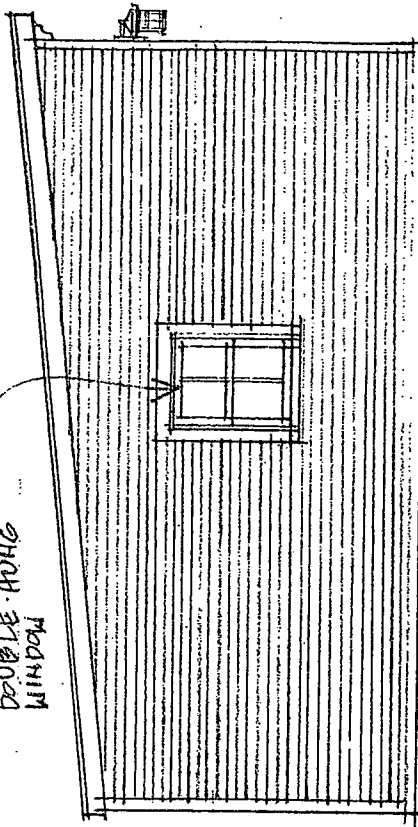
(=)



12



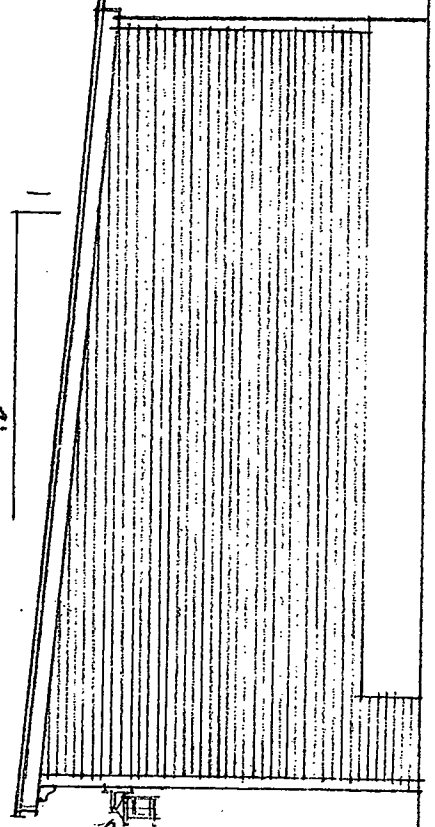
WOOD 2-OVER-2
DOUBLE-HUNG
WINDOW



PROPOSED
SIDE ELEVATION
1/4"

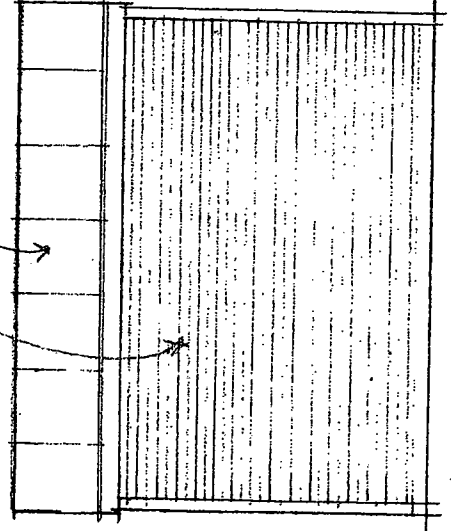
LIGHT FIXTURE
TYP.

12



PROPOSED
SIDE ELEVATION
1/4"

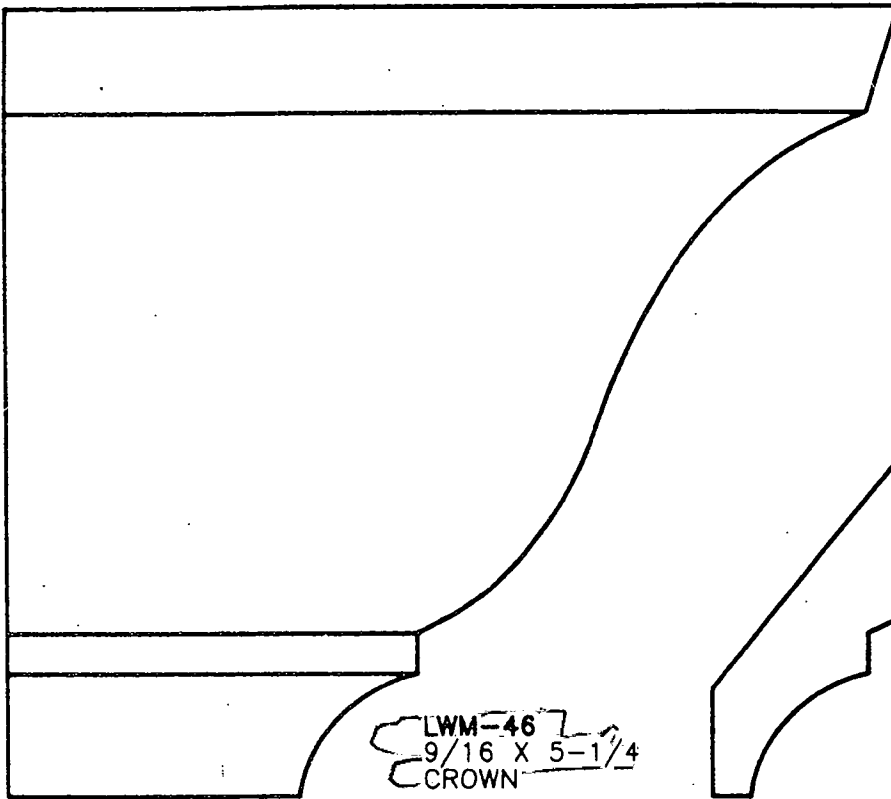
1 1/2" WOOD LAP SIDING
METAL ROOFING



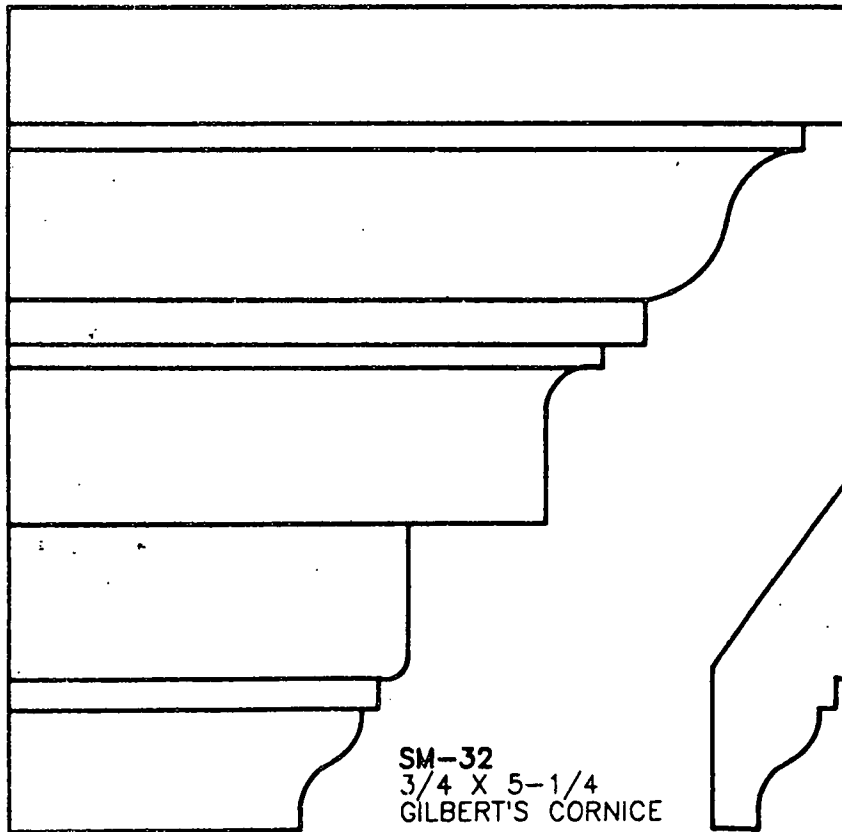
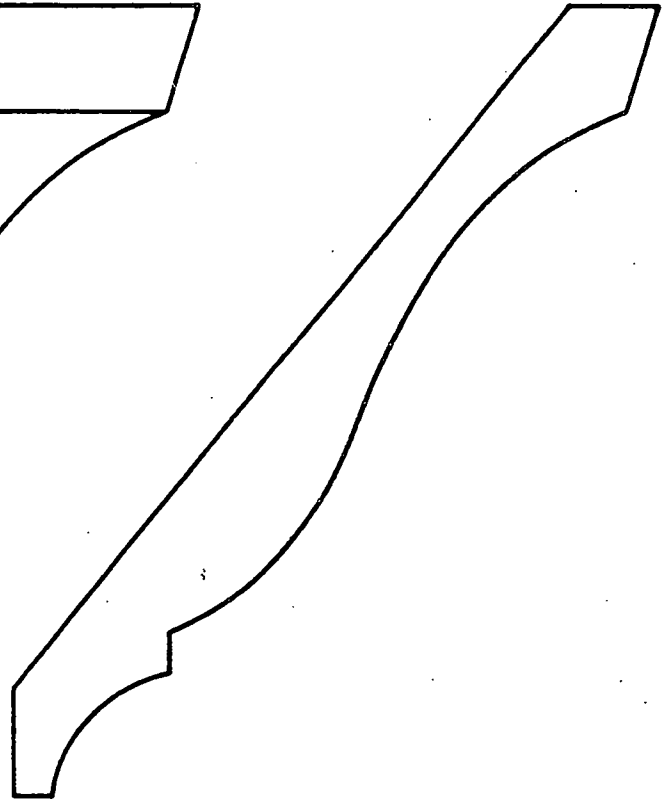
PROPOSED
REAR ELEVATION
1/4"

FIN-P-KCCKO-TS

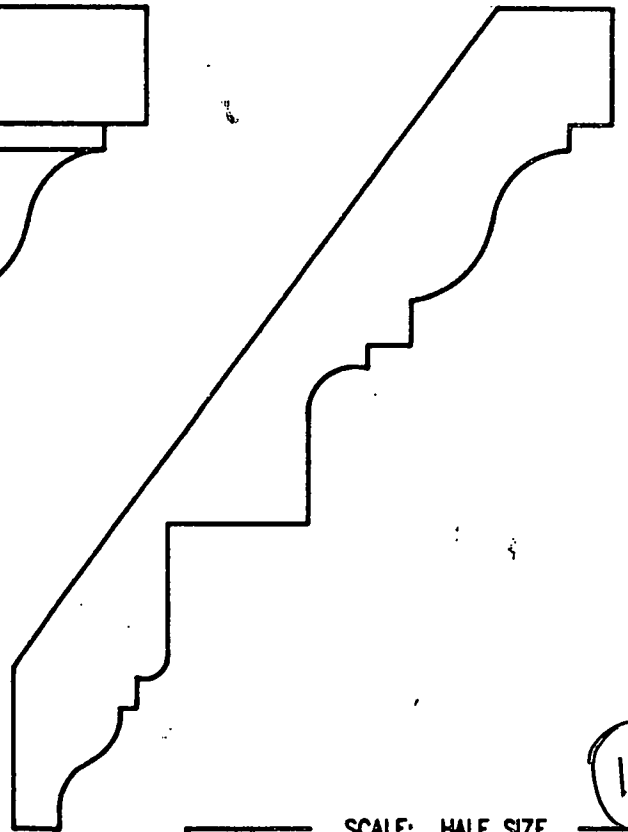
CROWN



LWM-46
9/16 X 5-1/4
CROWN



SM-32
3/4 X 5-1/4
GILBERT'S CORNICE



SCALE: HALF SIZE

14

GARAGE

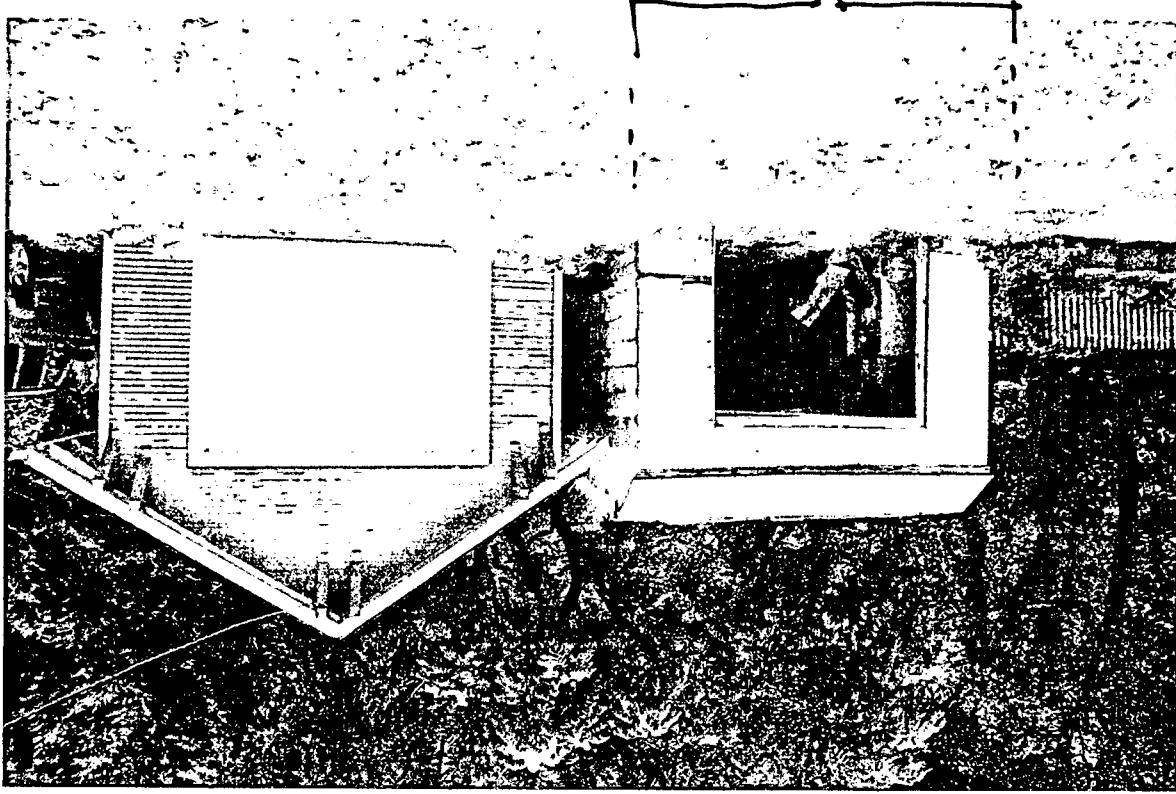


7130 Carroll Ave.

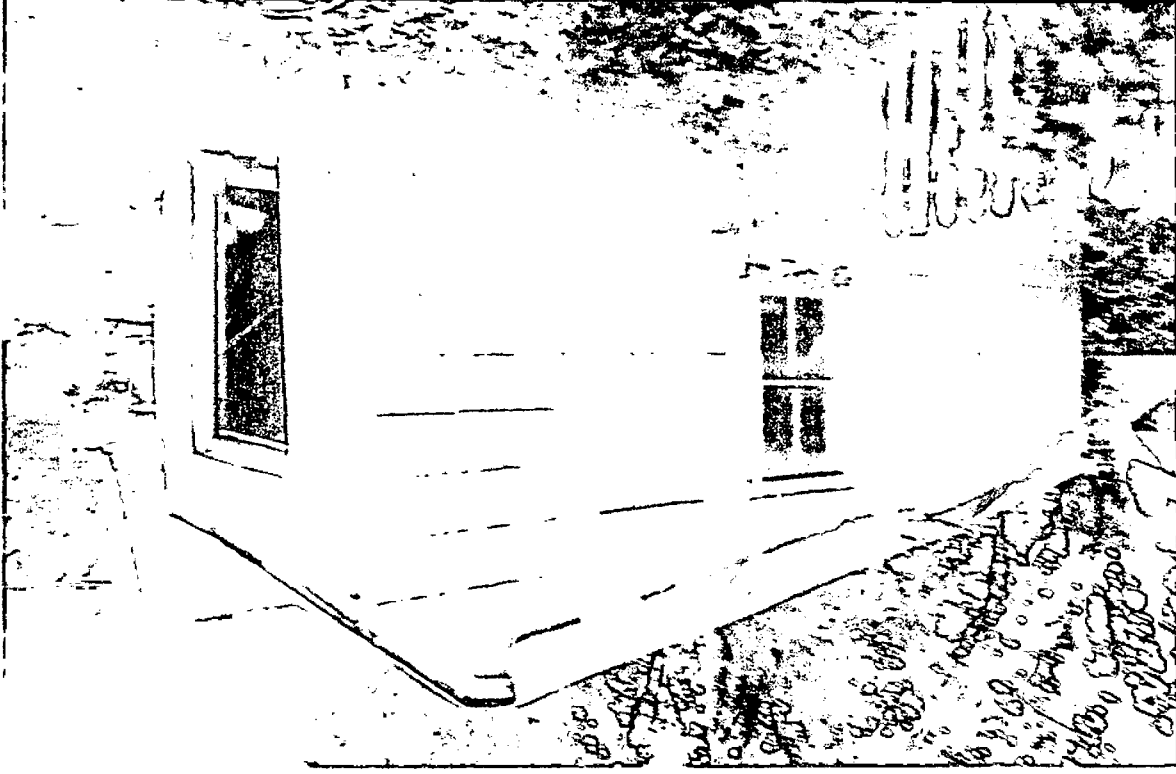


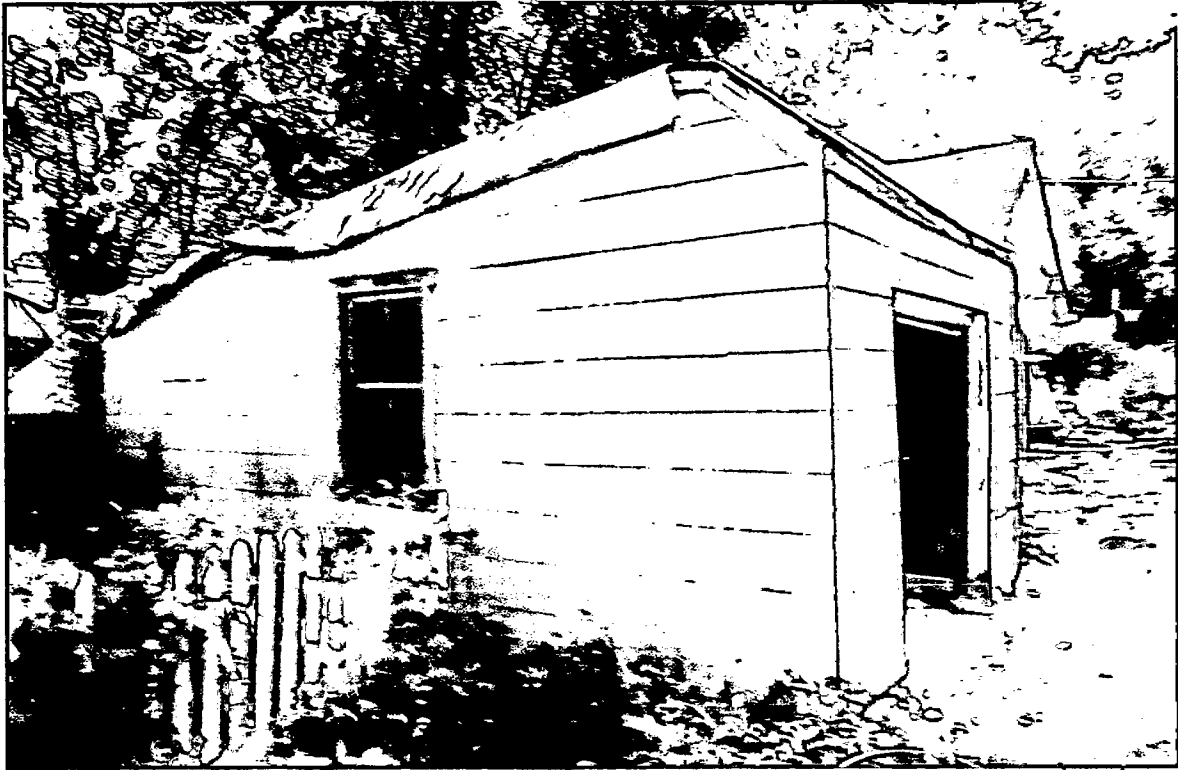
17
7130 CARROLL AVE.
TRKOMA PARK, MD 20912

GARAGE FRONT



SIDE ELEVATION



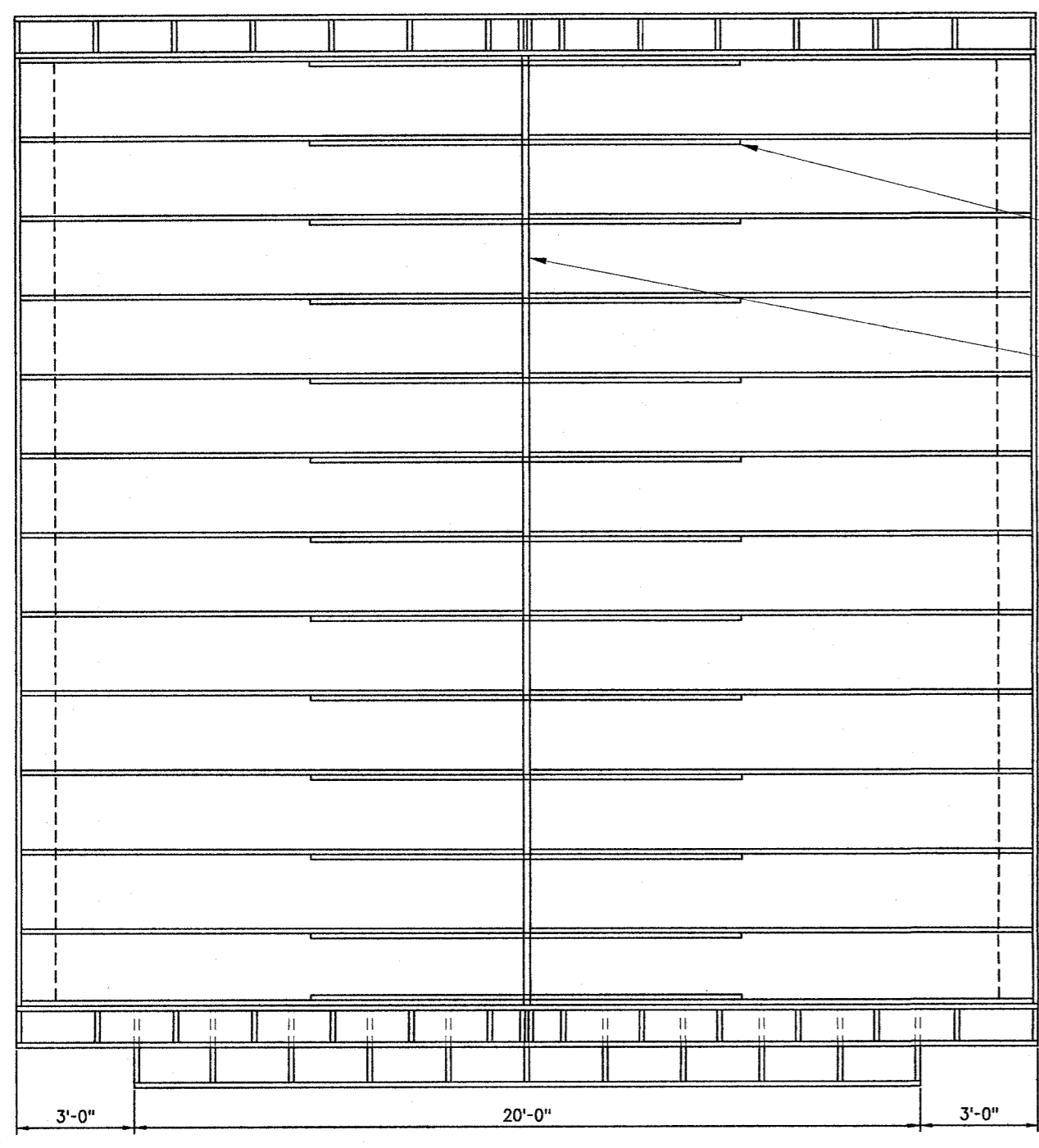


SIDE ELEVATION



GARAGE FRONT

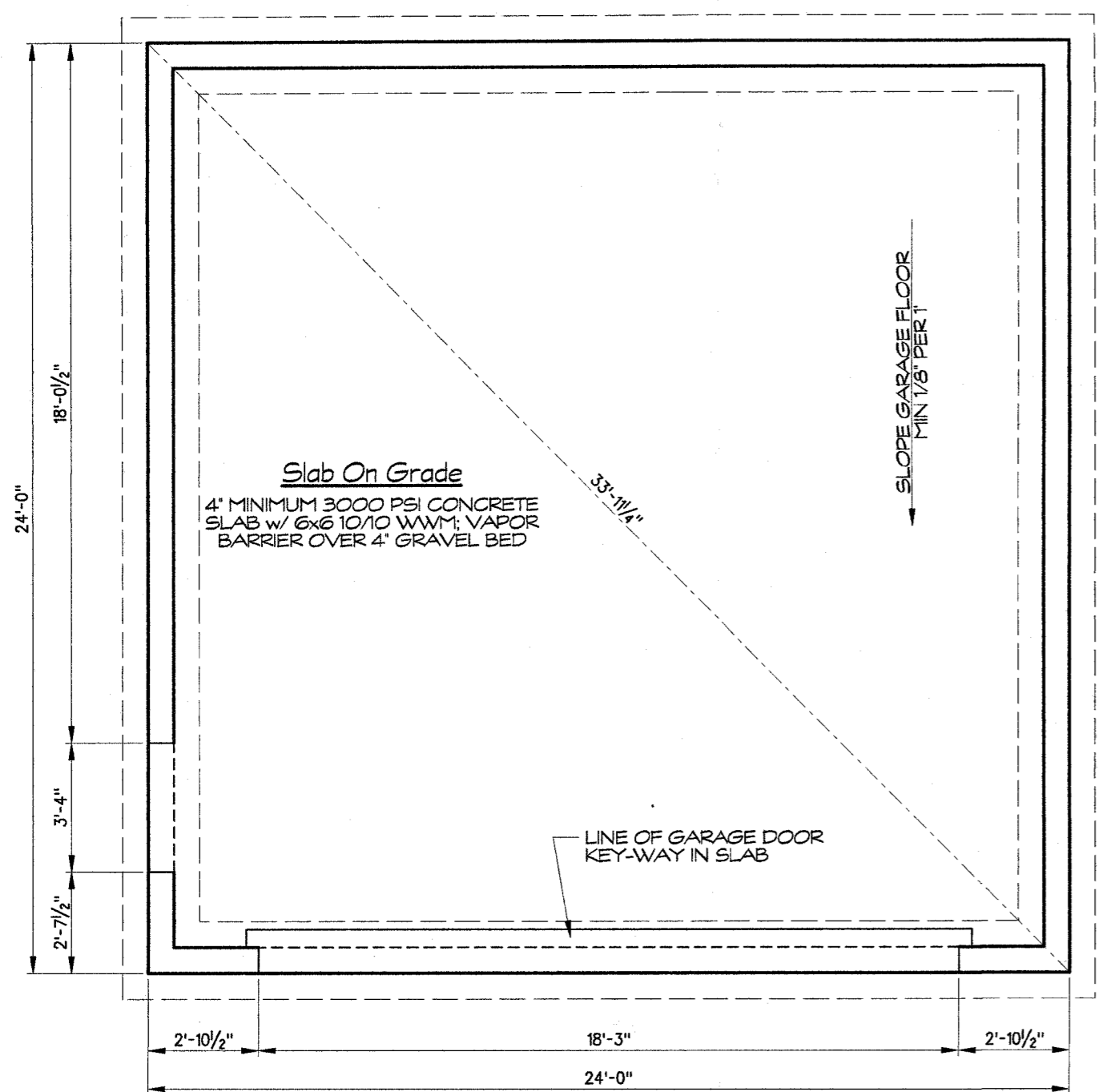
7130 CARROLL AVE.
TAKOMA PARK, MD 20912



Roof Framing Plan

Scale 1/4" = 1'- 0"

1
A2



Foundation Plan

Scale 1/4" = 1'- 0"

2
A2

PROVIDE 2x6 COLLAR TIES @ 6'-4" A.F.F.

LINE OF RIDGE BEAM SINGLE 1 3/4"x14" LVL

LINE OF 2x6 SUB-FASCIA

1 3/4"x14" LVL RIDGE BEAM

2x6 COLLAR TIES

TYPICAL ROOF CONSTRUCTION:
2x12 RAFTERS 24" o.c.; 1/2" OSB SHEATHING w/ 1" CLIPS; DRIP EDGE; #15 ROOF PAPER; ARCH. SHINGLES; RIDGE CAP w/ VENT

TYPICAL FLOOR CONSTRUCTION:
16" JOISTS 16" o.c. (12"); SINGLE LAYER 3/4" T&G OSB GLUED

2x6 SUB FASCIA ALUMINUM WRAPPED W/ GUTTER & DOWNSPOUT; VENTED SOFFIT

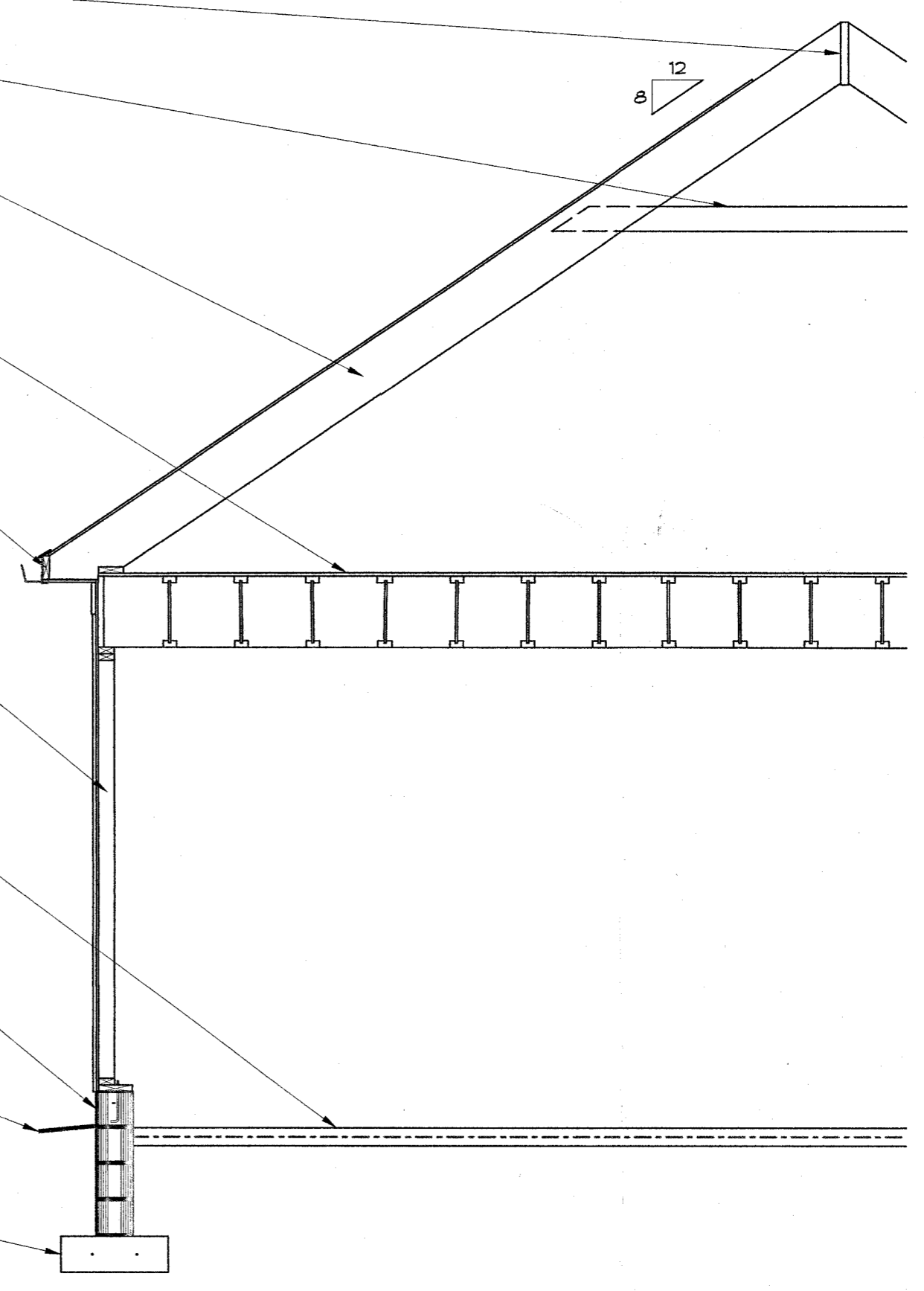
TYPICAL WALL CONSTRUCTION:
2x8 SILL PLATE (PT) OVER SILL SEAL; 2x4 BOTTOM PLATE W/ DBL TOP PLATE; 2x4 STUDS 16" o.c.; 7/16 OSB SHEATHING; BUILDING WRAP; VINYL SIDING FINISH

4" MIN. CONC. REINFORCED WITH W/M 6x6-10, 6 MIL VAPOR BARRIER OVER 4" MIN GRAVEL BED

TYPICAL 8" CMU BLOCK STEMWALL

GRADE (varies)

24x8 CONCRETE FOOTING; #5 CONT. MAINTAIN FROST DEPTH



Typ. Section

Scale 3/8" = 1'- 0"

3
A2

REVISIONS	
26-Feb-11	Issued for Final Review
22-Mar-11	Incorporated County Comments

Site Plan
Merchant Residence Garage
9403 Warren Street
Silver Spring, MD
Montgomery County

PROJECT NO:	11-038-SM
DRAWN:	WMM
CHECKED:	KRN
DATE:	26-Feb-11

Notice of Copyright Interest
This unique design is based on an exclusive, non-transferable, one-time license agreement between Design Build Group, Inc. and Mary & Margaret Merchant, Owners.

SHEET
A2

It is the responsibility of the CONTRACTOR/OWNER to verify all dimensions, details, or specifications for construction. DESIGN BUILD GROUP, Inc. shall not be responsible for any departure from these drawings advised by any official or professional consultant at any time prior to or during construction. The information, plans, specifications and designs appearing in these drawings are the property of DESIGN BUILD GROUP, Inc. Any unauthorized use or duplication in whole or in part is STRICTLY PROHIBITED.

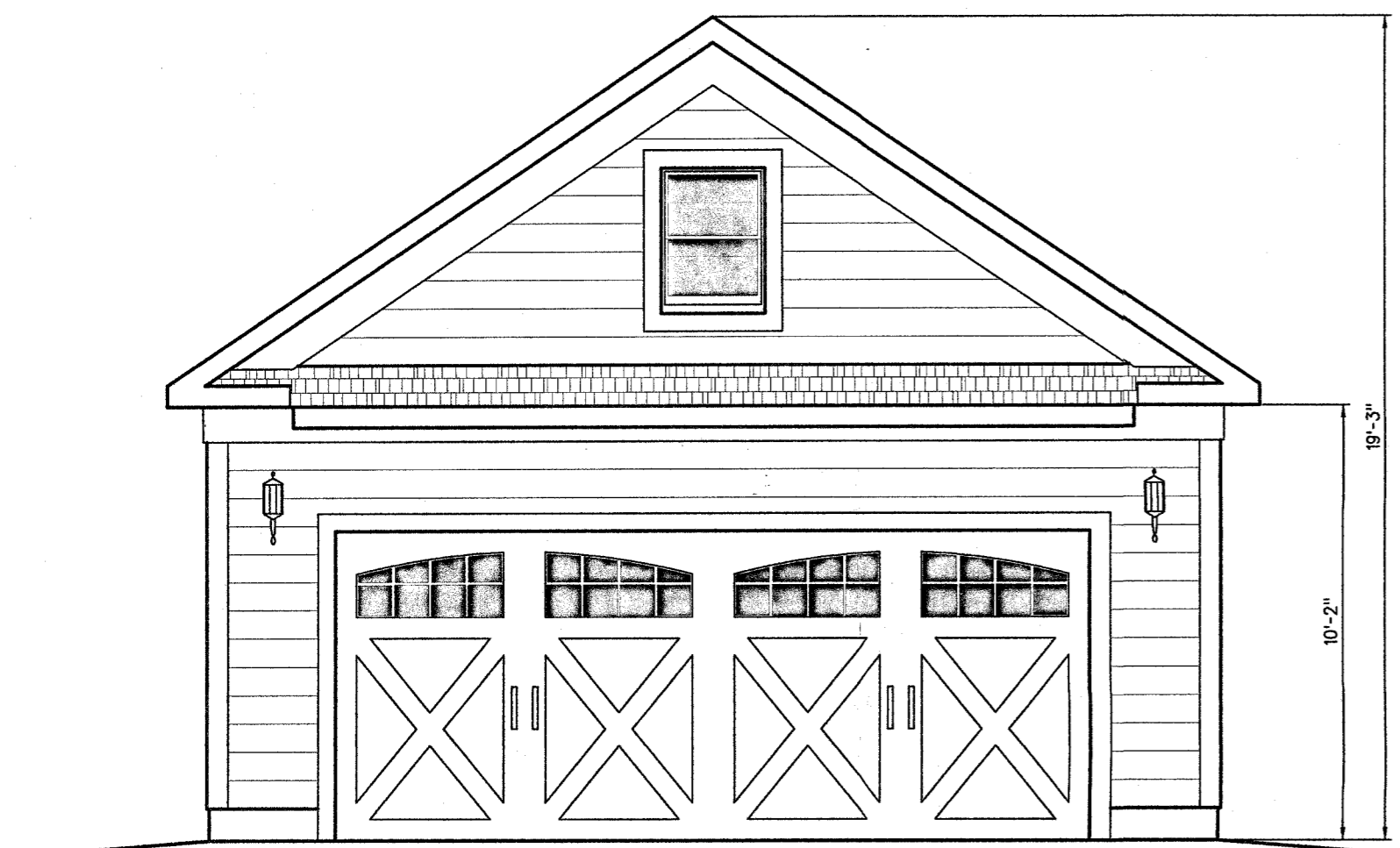
Foundation Plan

Scale 1/4" = 1'- 0"

2
A2

Notice of Copyright Interest
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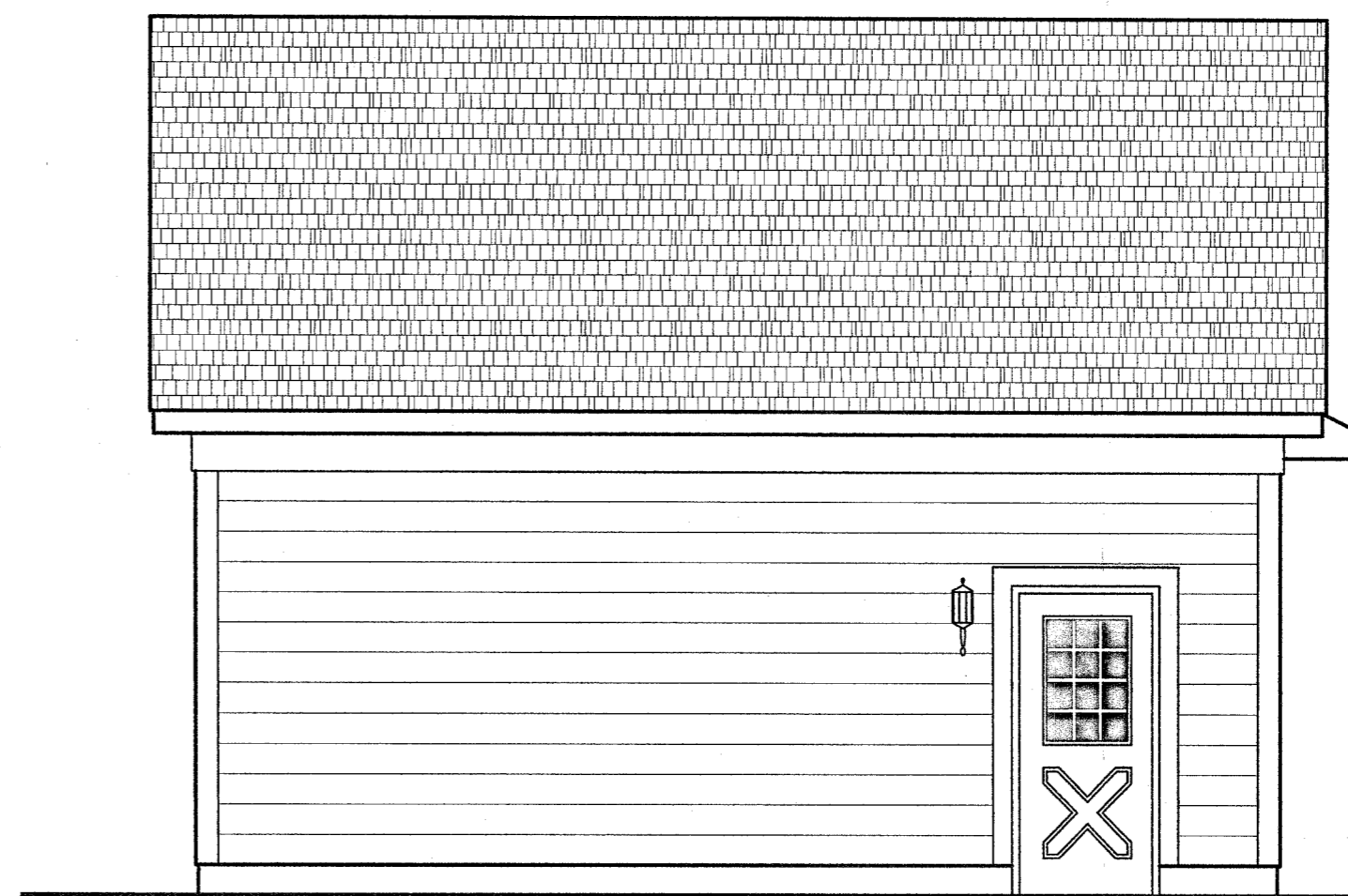
A2



Front Elevation

Scale 1/4" = 1'- 0"

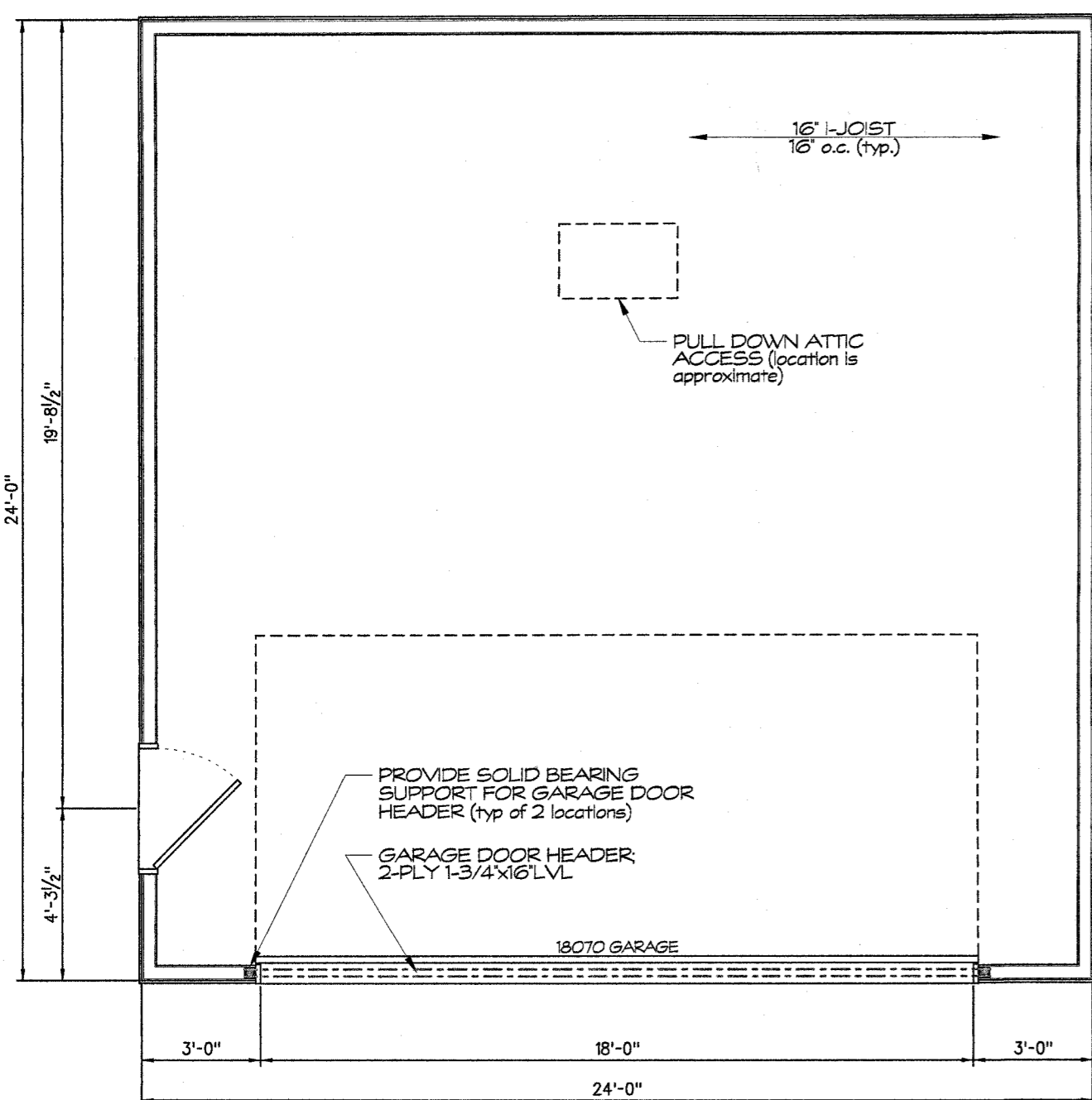
1
A1



Left Elevation

Scale 1/4" = 1'- 0"

2
A1

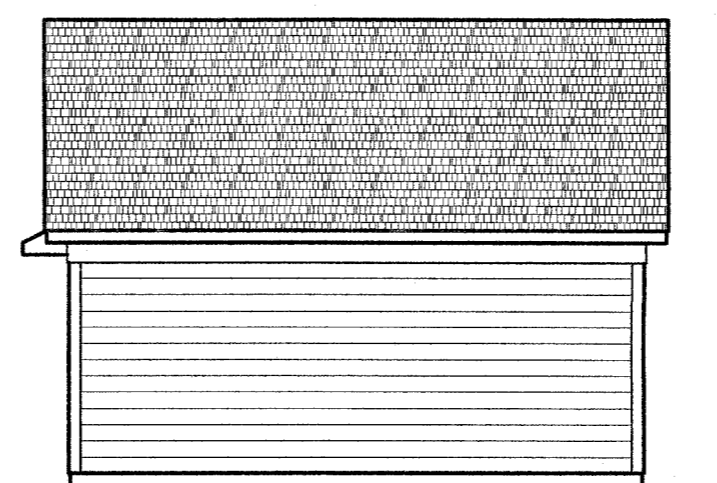


Main Level Floor Plan

Scale 1/4" = 1'- 0"

576 sq/ft Floor Space

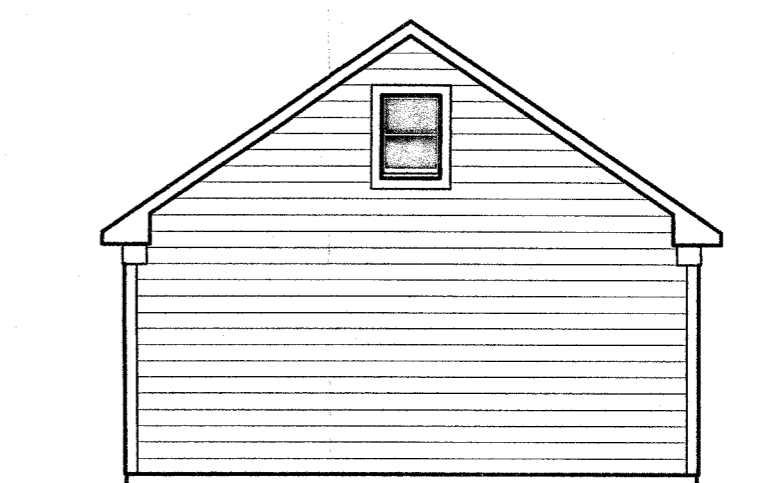
3
A1



Right Elevation

Scale 1/8" = 1'- 0"

4
A1



Rear Elevation

Scale 1/8" = 1'- 0"

5
A1

ATTENTION COUNTY REVIEWER

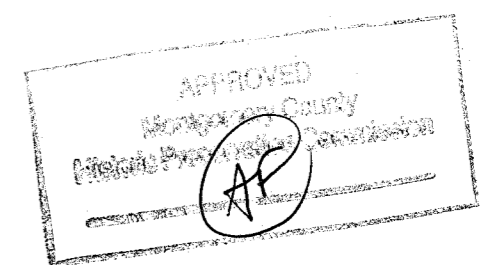
EXISTING STRUCTURE FOOTPRINT: 1219.25
PROPOSED GARAGE FOOTPRINT: 576.00 sqft
EXISTING REAR YARD AREA: 4421.2809 sqft (13.02% coverage)

576 sqft is < 600 sqft LIMIT

Siding Material: Hardplank Siding

NOTE:
ALL INTERIOR PARTITIONS ARE TO BE 3 1/2" IN DIMENSION C2x4 WALL UNLESS OTHERWISE NOTED.
ALL EXTERIOR PARTITIONS ARE TO BE 3 1/2" IN DIMENSION C2x4 WALL W/ 7/16" SHING UNLESS OTHERWISE NOTED.

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REVISIONS	
26-Feb-11	Issued for Initial Review
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Site Plan
Merchant Residence Garage
9403 Warren Street
Silver Spring, MD
Montgomery County

PROJECT NO:	11-038-SM
DRAWN:	WMM
CHECKED:	KRN
DATE:	26-Feb-11

SHEET
A1

576 sq/ft Floor Space

Siding Material: Hardplank Siding

NOTE:
ALL INTERIOR PARTITIONS ARE TO BE 3 1/2" IN DIMENSION C2x4 WALL UNLESS OTHERWISE NOTED.
ALL EXTERIOR PARTITIONS ARE TO BE 3 1/2" IN DIMENSION C2x4 WALL W/ 7/16" SHING UNLESS OTHERWISE NOTED.

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