

37/3-00PP 7120 Carroll Avenue
(Takoma Park Historic District)

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HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-563-3400

Case No. 37/3-00P Received September 14, 2000

Public Appearance October 11, 2000

Before the Montgomery County Historic Preservation Commission

Application of Takoma Company (Franz R. Rassman, Agent)
7120 Carroll Avenue, Takoma Park

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to replace the asbestos shingle and lapped wood siding with vinyl siding.

Commission Motion: At the October 11, 2000 meeting of the Historic Preservation Commission, Commissioner Velasquez presented a motion to deny the application to remove the existing asbestos shingle and lapped wood siding and replace them with vinyl siding. Commissioner Watkins seconded the motion. Commissioners Velasquez, Watkins, Harbit, Lesser, and Kousoulas voted in favor of the motion. Commissioners Eig, Spurlock, DeReggi and Breslin were absent. The motion passed 5-0.

BACKGROUND:

The following terms are defined in Section 24A-2 of the Code:

Commission: The historic preservation commission of Montgomery County, Maryland.

Director: The director of the department of permitting services of Montgomery County, Maryland or his designee.

Exterior features: The architectural style, design and general arrangement of the exterior

of an historic resource, including the color, nature and texture of building materials, and the type and style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

On September 14, 2000, Franz R. Rassman, President of Takoma Company, filed an application for a Historic Area Work Permit (HAWP) to remove the existing asbestos shingle and lapped wood siding and replace them with vinyl siding.

7120 Carroll Avenue is designated a contributing resource in the Takoma Park Historic District, which was added to the Master Plan For Historic Preservation In Montgomery County in 1992. This amendment includes historic preservation review guidelines which are intended to guide the HPC's decisions in specific HAWP cases.

The designation lists the residence as:

- Circa 1915-1925 Colonial Revival Style
- In the style of a Sears Catalog house.
- A Contributing Resource.

The residence faces out to a main thoroughfare in the central business district of the town of Takoma Park.

The residence has been divided into five apartments. After rehabilitation, it will continue to serve as an apartment house with five rent-controlled units.

EVIDENCE IN THE RECORD:

A written staff recommendation on this case was prepared and sent to the Commission on October 4, 2000. At the October 11, 2000 HPC meeting, staff person Perry Kephart showed colored photographs of the site and presented an oral report on the staff recommendation. Staff recommended denial of the proposed siding replacement, as it was not consistent with the historic character of the Takoma Park Historic District, or the historic preservation review guidelines included in the Takoma Park designation amendment.

Staff's specific concerns about the proposed replacement of asbestos shingle and lapped wood

siding with vinyl siding that constituted reasons for the denial recommendation were:

1. The basic principle for design review listed in the Takoma Park Guidelines states that for Contributing Resources, the HPC will utilize the Secretary of the Interior's Standards for Rehabilitation which state that the historic character of a property will be retained and preserved, and that removal of distinctive materials that characterize a property will be avoided.
2. The residence is an intact example of the early 20th century Colonial Revival Style that is closely identified with this historic district. Changes to the side porches are notable changes, but are reversible. Replacement of a historic building material with a different material would substantially affect the integrity of the historic resource.
3. The two concepts that apply throughout the historic district state that "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", and "the importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district".
4. The installation of vinyl siding violates both these concepts as the house cladding is clearly visible from the street and use of out-of-period material would impair the character of the historic district.
5. The asbestos shingles or the lapped wood siding could be replaced in-kind, or repaired, and would qualify for both county and state tax (or mortgage) credits, and possibly for federal tax credits.
6. Whenever possible, original materials should be retained or, if deteriorated, should be replaced in kind.
7. Avoidance of wood siding maintenance is generally not considered a justification for replacement.
8. Installation of out-of-period siding material in order to clean up the appearance of a historic property is also not considered as justification.

Staff also pointed out that the applicant is to be commended for rehabilitating a seriously deteriorated historic resource, but use of vinyl siding as part of the project cannot be considered a satisfactory rehabilitation practice.

The applicant's agent, Franz Rassman, attended the meeting.

Franz Rassman told the HPC that he lives a block away from the building and owns the house next door and considers the subject property to be an eye sore. He indicated that the property was in bad condition and about to be condemned, so he bought it to fix up and make it look nice. He

said that the neighbors agree with him that the vinyl siding would look better than the asbestos. He added that it was a matter of economics. With rent control in Takoma Park, it was not possible to raise the rent and so there was no way to recoup investment in siding, even in the cost of the vinyl siding. Restoration or replacement of original wood siding, or the use of Hardiplank, would not be justified.

Commissioner Harbit asked if the applicant had considered the tax credit benefits of siding rehabilitation, which would help to defray the cost of returning the cladding to its original configuration.

The applicant responded that he was only familiar with the local 10 percent credit and a discussion followed of the state 25% tax credit and the 20% federal tax credit. He indicated that he would like to see the original siding used, but restated the problem he faces of investing in rent-controlled property with no likelihood of a return.

Commissioner Kousoulas stated that the HPC does not consider the tidiness in appearance of a historic property as one of its goals. He indicated that the proposed vinyl siding has nothing to do with the historicity of the house and is a change that cannot be endorsed. He noted that the asbestos siding could be replaced in kind or repaired if the wood siding was too expensive, and until some later date when either he could install wood, or it could be installed by a future owner.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

Section 24A-8(a) provides that:

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 or 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.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the guidelines for the historic district that are included as part of the Master Plan for Historic Preservation In Montgomery County, Maryland - Takoma Park. In particular the following concepts, guidelines and factors are applicable in this case:

Broad Planning and Design Concepts which apply to all categories:

Concept 1: 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, and,

Concept 2: The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

And the Guideline for Contributing Resources - Residential:

Changes to Contributing Resources should respect the predominant architectural style of the resource. . . .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. . .

And the factors to be considered in reviewing HAWPS on Contributing Resources:

Factor 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 existing details and features is, however, not required.

Factor 7: 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.

The Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, adopted in the HPC Executive Regulations in November 1997, to the extent that such Standards are consistent with the Takoma Park Guidelines. In particular Standards #2, #5, #9 and #10 are applicable in this case:

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be retained and preserved.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Based on this, the Commission finds that:

1. 7120 Carroll Avenue is a contributing resource in the Takoma Park Historic District. For this reason it is essential to preserve the historic character, including the original material, of this resource and maintain its integrity.
2. The Takoma Park Guidelines state that preservation of original and distinctive architectural features is encouraged.
3. The house is a substantially intact example of the early 20th century Colonial Revival Style that is identified with the historic district and removal of the historic building material would negatively impact the integrity of the historic resource and the historic district.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A, by Historic Preservation Review Guidelines in the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, Takoma Park Historic District, and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Takoma Company (Franz Rassman, President) for a Historic Area Work Permit (HAWP) to install vinyl siding at 7120 Carroll Avenue in the Takoma Park Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-70(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission.

The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



George Kousoulas, Chairperson
Montgomery County
Historic Preservation Commission

October 26, 2000

Date



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: FRANZ R. RASSMAN

Daytime Phone No.: (202) 887-4224

Tax Account No.: DIST. 13 SUB 025 No. 01075842

Name of Property Owner: TAKOMA COMPANY Daytime Phone No.: (202) 887-4224

Address: 6912 TAKOMA PARK WESTMORELAND AVENUE 20912
Street Number City Street Zip Code

Contractor: ALCO PRODUCTS Phone No.: (301) 593-1691 ZACK

Contractor Registration No.: #87

Agent for Owner: FRANZ R. RASSMAN Daytime Phone No.: (202) 887-4224

LOCATION OF BUILDING/PREMISE

House Number: 7120 Street: CARROLL AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVENUE AND PARK AVENUE

Lot: 4 Block: 2 Subdivision: HILL-CREST, MONTGOMERY COUNTY, MD

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
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: REPLACE ROOF + GUTTERS; REPLACE/INSTALL STORM DOORS; INSTALL VINYL SIDING; REPAIR + IMPROVE STEPS/ENTRY

1B. Construction cost estimate: \$ 20,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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.

TAKOMA COMPANY

37 Franz R. Rassman President
Signature of owner or authorized agent

09/12/00
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: Signature: _____ Date: 10-11-00

Application/Permit No.: 209868 Date Filed: 9/14/00 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

2 STORY HOUSE (PLUS BASEMENT + ATTIC). HOUSE HAS 5 APART-
MENT UNITS IN IT. THE SETTING IS URBAN - CARROLL
AVENUE IS THE MAIN THOROUGHFARE THROUGH TAKOMA
PARK. I AM NOT AWARE OF ANY MEANINGFUL
HISTORICAL FEATURES OR SIGNIFICANCE. THE HOUSE
IS IN VERY POOR CONDITION. IT WAS BOARDED SHUT
AND ON THE VERGE OF BEING CONDEMNED UNTIL RECENT-
LY. WE ARE IN THE PROCESS OF RENOVATING THE
HOUSE (3 OF 5 UNITS ARE COMPLETED). THE EXTERIOR IS A MESS.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

REPLACE ROOF + GUTTERS (NO CHANGE IN MATERIALS -
SHINGLE ROOF + ALUMINUM GUTTERS). INSTALL ALUMINUM
STORM DOORS SO TENANTS CAN GET LIGHT + AIR.
INSTALL NON-SHINY VINYL SIDING - SAMPLE AVAILABLE
UPON REQUEST (PROBABLY GREY WITH WHITE TRIM / ACCENTS).
REPAIR + IMPROVE ENTRY WAY (PROBABLY REMOVE 1960's

2. **SITE PLAN** ALUMINUM ROOF OVER DOOR).

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

DANIEL H. MUDD
217 PARK AVENUE
TAKOMA PARK, MD
20912

BENIGNO and M.S. CRIBEIRO
7118 CARROLL AVENUE
TAKOMA PARK, MD
20912

SCOTT A. HARDY
117 PARK AVENUE
TAKOMA PARK, MD
20912

TAKOMA COMPANY
7124 CARROLL AVENUE
TAKOMA PARK, MD
20912

LOWELL AND B.J. TRIPP
7115 CARROLL AVENUE
TAKOMA PARK, MD
20912

7119 CARROLL AVENUE
TAKOMA PARK, MD
20912

MATTHEW JOHNSON
SUSAN BUNDOCK
7121 CARROLL AVENUE
TAKOMA PARK, MD
20912

7117 CARROLL AVENUE
TAKOMA PARK, MD
20912

JAY S. DANIELSKI
HEIDI C. HESSLER
7123 CARROLL AVENUE
TAKOMA PARK, MD
20912

FRONT - 7120 CARROLL AVENUE



1 audience probably didn't receive the packet.

2 VOICE: Neither one of us did.

3 MR. KOUSOULAS: How about if we do this?

4 MS. KEPHART: I can show it to them.

5 MR. KOUSOULAS: Would you like to review the packet,
6 and we'll move onto another case --

7 VOICE: Please. That's all we want to do.

8 MR. KOUSOULAS: -- and leave this one open.

9 VOICE: Thank you.

10 MS. KEPHART: Sure.

11 MR. KOUSOULAS: Okay. We'll come back to that one.

12 The next case is Case C.

13 MS. KEPHART: Case C is for siding replacement in
14 Takoma Park. I would like to pass around pictures for you all
15 to see. The applicant has purchased a house that is in
16 serious disrepair, and is rehabilitating it. It was
17 apartments. He is continuing -- he is planning to continue to
18 use it as apartments, but it did need a terrific amount of
19 work inside.

20 Outside, he is planning to modify the side entrances
21 and modify the steps slightly in the front. But no plans were
22 submitted as part of this work permit. The only thing that
23 was submitted as part of this work permit was replacement of
24 the asbestos shingle siding with vinyl siding.

25 As you can see from the pictures at the back, you

1 can see German siding on the rear addition to the building.
2 This is a contributing resource, but it is very much visible
3 from the street, from Carroll Avenue, and so it has to be
4 viewed as an important part of the view from the public right-
5 of-way, which is an important aspect of the Takoma Park
6 guidelines.

7 Staff has recommended denial of the use of vinyl
8 siding, and has suggested to the applicant that they simply
9 repair the asbestos siding, if they do not want to spend the
10 money to replace the German siding.

11 We haven't done enough investigation to even know of
12 the German siding went all around the building. It would
13 appear that may or may not have been on the front. It is
14 entirely possible with Takoma Park that the asbestos siding
15 may even be original to the building. It's a little bit later
16 than the age of the building. It is generally considered to
17 be later; but we are assuming that the German siding that does
18 show up on the sides and at the rear is the original siding.

19 And the applicant has indicated they are not
20 interested in replacing that. So we have simply recommended
21 that they repair the siding and take a tax credit for that.
22 And then some future owner may prefer to go back to the wood
23 siding. But the house would be protected in that way, and
24 original materials would not be lost.

25 And also, it is recommended in Takoma Park that

1 artificial siding be avoided. Asbestos siding is artificial
2 siding, but that vinyl siding be avoided.

3 MR. KOUSOULAS: Okay. Is the applicant here?

4 MR. RASSMAN: Yes. Should I give this to this young
5 lady?

6 MS. KEPHART: Yes. Thank you.

7 MR. KOUSOULAS: Okay. How do you feel about staff's
8 proposal that you just replace the asbestos siding, or repair
9 it.

10 MS. KEPHART: Repair it.

11 MR. KOUSOULAS: Replace the bits that are missing.

12 MR. RASSMAN: Right. That's okay with me. I mean,
13 I just think the house would look much nicer with something
14 like vinyl siding or any kind of siding, I think, would look
15 much more like the original look. I just don't like asbestos
16 siding, personally. I think it is kind of an eye sore. I
17 live a block from the house, and own the house next door.

18 I mean, when we saw this house, it was this close to
19 being condemned, it's in such bad condition. And when we saw
20 it go up for sale, we said, we ought to buy that and fix it up
21 and make it nice and no longer be an eye sore in Takoma Park.
22 I guess I've been pretty surprised that although all of the
23 neighbors like the idea, it's just apparently been staff here
24 that -- and you know, I understand, beauty is in the eye of
25 the beholder. But I personally think that going to siding

1 would look better than the asbestos stuff.

2 It's just, it's pretty simple really. It's just a
3 matter of economics. In Takoma Park you have rent control.
4 You can't raise the rent. You don't get anything out of
5 investing in the outside of the house. And to put up the
6 siding is about \$13,000, which I'm committed to just -- that
7 money is just gone. And I understand. I get nothing out of
8 that. But at least the community looks better.

9 Doing it the other way, taking it back to the
10 original wood, and putting up -- I forget what it is called,
11 Hardy board or something like that, the estimates start in the
12 low \$30's. And that's just, I just don't want to do that. It
13 is just way more than I can justify, you know, even giving
14 money to the community to help fix up a house. I mean, I
15 can't go that far. My wife would kill me. \$13,000 is one
16 thing.

17 MR. HARBIT: Have you considered all the tax credit
18 benefits of doing that?

19 MR. RASSMAN: Well, I'm only -- Perry has been very
20 kind and helped me think that through, and whatnot. The only
21 one I'm familiar with is the one that you have the brochure in
22 the back for the 10 percent credit. And I'm assuming that's a
23 one year, one time. So if it's \$33,000, you save --

24 MR. HARBIT: And there's also the State tax credit
25 and the Federal tax credits.

1 MR. RASSMAN: Do you have any -- no, I haven't
2 considered them, because I don't know how much help they would
3 be.

4 MS. KEPHART: That was the -- remember, we talked
5 about the website for the Maryland Historic Trust.

6 MR. RASSMAN: Yes, you did, you did. And by the
7 way, the low \$30's is the low side estimate of what doing it
8 the way staff has recommended that it be done. Because, see,
9 the recommendation is, take off the asbestos. See what's
10 there. If it's still wood, try to fix it.

11 Well, you know, trying to fix wood that's been
12 covered up for 70 years with asbestos siding and holes
13 everywhere -- I'm assuming it got covered up because it was in
14 bad shape. But trying to fix it and keep this part and put
15 Hardy board in another part. I mean, it's just, \$33 was the
16 low estimate I got. Two other people said they thought it
17 would be closer to \$50,000. And it's just --

18 MR. HARBIT: Takoma Park is a National Register
19 District isn't it?

20 MS. KEPHART: You mean as far as the Federal tax
21 credit? I don't know. I'm not sure that his work permit is
22 big enough to qualify. I think it has to be a fairly large
23 number, around a million dollars, doesn't it?

24 MS. LESSER: Oh, no. It's either, my recollection
25 is, it is either \$5,000 --

1 MS. KEPHART: For Federal?

2 MS. LESSER: -- or equivalent to the adjusted basis
3 of the house, whichever is greater.

4 MS. KEPHART: For Federal?

5 MS. LESSER: Yes.

6 MS. KEPHART: Okay.

7 MR. HARBIT: The tax credit, basically, is the
8 County 10, State 25, and Federal 25. So you get a total --

9 MS. KEPHART: 20.

10 MR. HARBIT: 20. So you get a total of 55 percent.

11 MR. RASSMAN: No, I didn't know that. I didn't know
12 that. I should look at that.

13 MR. HARBIT: If it's a National Register District
14 property.

15 MR. RASSMAN: Oh, this particular property? No,
16 it's not.

17 MR. HARBIT: Is it a contributing resource in a
18 registered district?

19 MS. KEPHART: You would need to check with the
20 Maryland Historical Trust, but they usually take our historic
21 districts as National Register eligible.

22 MR. HARBIT: Right. So this is a contributing --

23 MS. KEPHART: I don't think it is. I don't ever
24 remember it being designated as a National Register District.
25 Kensington is, but I don't think Takoma Park is.

1 MR. HARBIT: Anyway, there are substantial tax
2 credits beyond the 10, that you might want to consider.

3 MR. RASSMAN: Okay.

4 MR. HARBIT: And they can go a very far long way in
5 a major project like removing the asbestos siding and
6 returning it.

7 MR. RASSMAN: Yes.

8 MR. HARBIT: And it may not be anywhere near as
9 expensive as your estimates area. And as a reside of Takoma
10 Park, I would like to see you take it back to the original
11 siding. But I just couldn't support vinyl.

12 MR. RASSMAN: Yeah. But you know that no one in
13 Takoma Park or anywhere else would ever do that. I mean, I
14 assume you know that. On a rental property, no one is going
15 to spend that kind of money when you won't get one dime back
16 from the sale. It's rent controlled. The rent stays the
17 same.

18 MR. KOUSOULAS: I think we understand that.

19 MR. RASSMAN: Yes, okay. I mean, I would rather see
20 it go back to the original too, but --

21 MR. KOUSOULAS: Yes. One viable option for you is
22 to repair the siding that's there.

23 MR. RASSMAN: Oh, yeah, yeah.

24 MR. KOUSOULAS: I mean, if you decide to move into
25 this, or you sell it and somebody else moves into it, or

1 whatever, I mean, the option to take it back is there, however
2 expensive it might be.

3 MR. RASSMAN: Right.

4 MR. KOUSOULAS: The reason the vinyl doesn't make
5 sense here is that, sure, I think it will look crisper and
6 cleaner, and visually I think it will look tidier in a way
7 that both of us can appreciate.

8 But that's not really the goal of this Commission
9 and how we protect our properties. Our ordinance asks for
10 slightly different things. And one of them isn't that it
11 makes the property look better.

12 We want to try and either retain materials that are
13 original, because there is some integrity in those materials
14 in that they were put in place at the time the house was
15 created. There is workmanship embodied in the materials,
16 however humble the workmanship is. I mean, there is something
17 about the real wood.

18 That's why even if somebody wants to move a window
19 and rip out some siding here, just to shift a window, you've
20 got to think hard about that, because there is something about
21 what was put in place in the beginning. It doesn't mean that
22 it's not allowed at all, but you have to look hard.

23 When you are talking about taking off any siding and
24 then going to a material like vinyl siding or aluminum or
25 whatever --

1 MR. RASSMAN: Right.

2 MR. KOUSOULAS: -- you are basically putting on a
3 material, at that point, which has nothing to do with the
4 historicity of the house. Yet it's a change that we really
5 can't endorse.

6 Now, the reason sometimes you have houses that have
7 vinyl siding on them, and if somebody wanted to rip it off,
8 you could call it a loophole, but it is basically one of the
9 provisions of our ordinance is that materials that are in
10 place, however a-historical they may be, can be replaced in
11 kind.

12 So you can, if the asbestos siding was shown to have
13 been put on just 40 years ago, and the German siding was the
14 original, we can't really stop you from putting something like
15 it, even trying to simulate the look of the asbestos siding if
16 you can't find panel like it, because of the material.

17 MR. RASSMAN: Yes, right.

18 MR. KOUSOULAS: So that's why, I think, the
19 recommendation from staff came the way it did. We're not
20 trying to be unusually harsh about this. It is just a very, I
21 think a very straightforward point from our perspective.

22 MR. RASSMAN: Yes. I guess I do understand that.
23 Personally, and everyone who I talked to in the community
24 thinks -- I mean, they all disagree with you. They all think
25 it would look better, crisper, cleaner, as you say, with new

1 siding than that old asbestos.

2 To tell you the truth, it's not that big a deal to
3 me. I mean, that's fine. I'll go with the asbestos, but I
4 haven't met anyone yet that thinks that looks better. But
5 beauty is in the eye of the beholder, and if that's how you
6 all see it, that's okay. We'll go with the old -- because I
7 have a contractor who can get the old shingles, and we'll just
8 have to put those up.

9 MR. KOUSOULAS: Okay.

10 MR. RASSMAN: Thank you, though. I appreciate your
11 time.

12 MS. VELASQUEZ: Do we need to vote?

13 MR. KOUSOULAS: Yes.

14 MS. VELASQUEZ: Mr. Chairman, I move we deny Case
15 number 37/3-00PP in Takoma Park.

16 MS. WATKINS: I second.

17 MR. KOUSOULAS: All those in favor, raise your right
18 hands? All those opposed? The motion passes unanimously.

19 MR. RASSMAN: Thank you.

20 MR. KOUSOULAS: Thank you.

21 MR. RASSMAN: I appreciate it.

22 MS. VELASQUEZ: Always feel free, if you have any
23 questions like that, deal with staff. They're great.

24 MR. RASSMAN: Yes, Perry has been great. She's been
25 wonderful.

1 MS. VELASQUEZ: They can direct you to sources.

2 MR. RASSMAN: Thank you.

3 MR. KOUSOULAS: Going back to Case A.

4 MS. KEPHART: Excuse me. Who seconded?

5 MS. WATKINS: I did.

6 MR. KOUSOULAS: Would the speakers from the audience
7 like to comment on Case A?

8 MS. KEPHART: Would you like me to talk on this?

9 One speaker was concerned that where they are taking down the
10 manure shed, where is the manure going to go? And I will get
11 an answer for them from the applicants. But I know that they
12 take this very seriously with 55 horses. So that will be
13 answered.

14 And if they do come in for a manure shed that's
15 within our environmental setting, we will certainly go about
16 it. I've actually recommended that they put it back in the
17 corner between the arena and the barn, away from everything
18 else, very much where it is, but back farther. So we'll see
19 where that -- I don't think they've decided at this point
20 where it should go. But are all you neighbors?

21 VOICE: Yes.

22 MS. KEPHART: Because they are very sensitive to the
23 fact that there are 55 horses in your front yard.

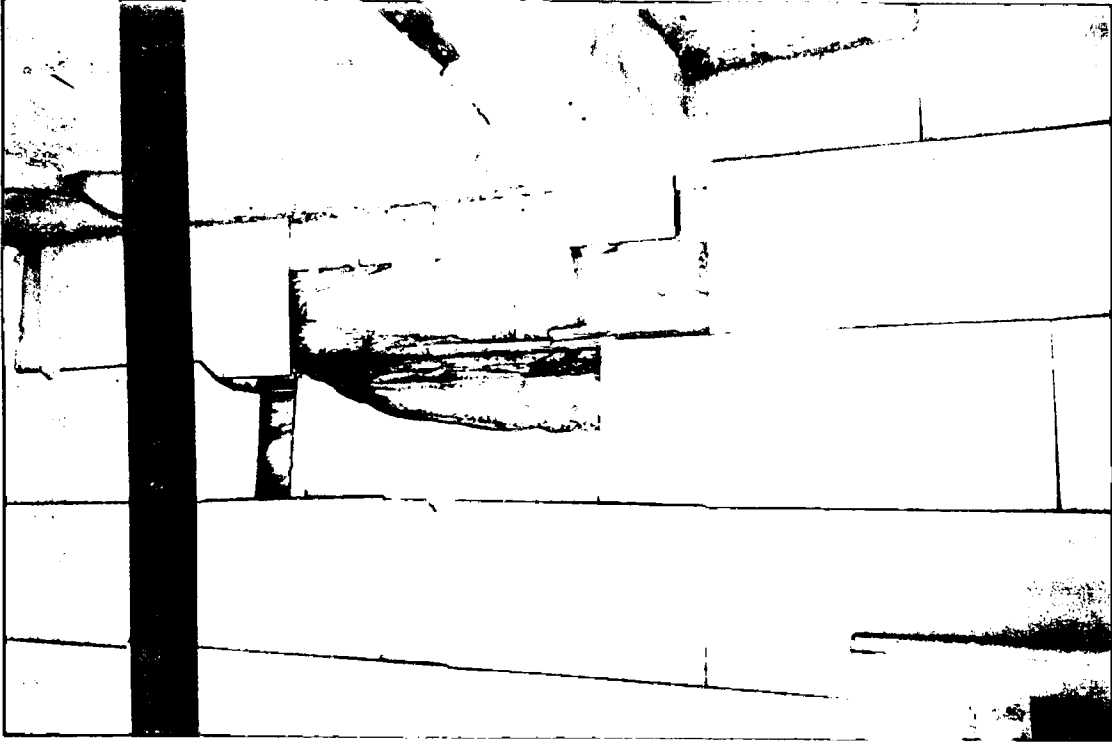
24 The other question was whether the arena could
25 possibly be sited any closer to the road, and that they wanted



REAR 7120 CARROLL AVENUE



RIGHT SIDE 7120 CARROLL AVENUE



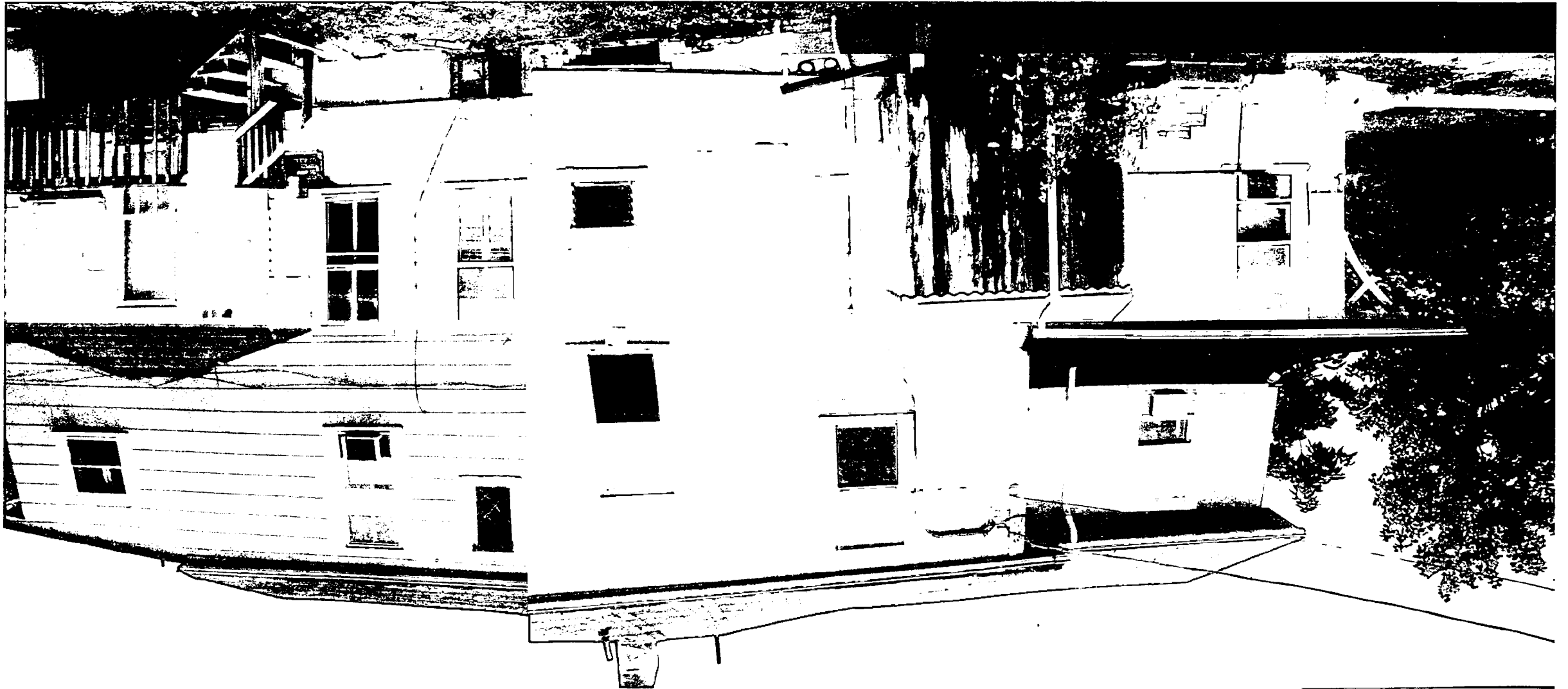
RIGHT SIDE



LEFT SIDE 7120 CARROLL AVENUE

(TYPICAL QUALITY OF WORKMANSHIP/
MAINTENANCE SHOWN)

7120 CARROLL AVENUE
PHOTO MONTAGE
RIGHT SIDE





RIGHT SIDE

FRONT 7120 CARROLL AVENUE

GK

low cost
new roof construction
can't get a bid

H-C

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7120 Carroll Avenue	Meeting Date:	10/11/00
Applicant:	Takoma Company (Franz R. Rassman)	Report Date:	10/04/00
Resource:	Takoma Park Historic District	Public Notice:	09/27/00
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-00PP	Staff:	Perry Kephart

SN-LW
50

PROPOSAL: Replace siding with vinyl siding RECOMMEND: DENY

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
 STYLE: Colonial Revival
 DATE: 1915-25

13,000 vs.
low 30's for hp
or

Two-bay, 2 1/2-story frame residence with a front gabled asphalt roof with a partial cornice return, tripartite 1/1 windows on the first floor, two sets of paired 6/1 windows on the second floor, and paired 6 light casement windows set in the front gable. There is a hipped roof portico on brackets over the front door on the right side of the front façade. At the rear is a 2-story shed roof addition that appears to be approximately the same age as the main block. The house is covered with asbestos shingles. On the rear addition and at the rear of the main house, painted german siding can be seen beneath two layers of shingles. At the front where shingles have been removed, no siding is evident. There are aluminum gutters.

PROPOSAL - replacing roof in kind

The applicant proposes to replace all the siding with new vinyl siding. No plans or design was submitted for the storm doors or for the proposed changes to the steps and entry, so those have been deleted from this application.

STAFF DISCUSSION

The historic resource at 7120 Carroll Avenue is a familiar sight within the downtown, mixed-use area of the Takoma Park Historic District. The owner of the property is bringing what has been an eyesore in the historic district back into use as five apartments. Although the owner is to be commended for his interest in rehabilitating the structure, staff would recommend that the installation of vinyl siding be denied.

DA - tax credits

GK - vs looks tedious, but not our goal - ordinance that want to retain original material - look hard at it & om

①

The property is a Contributing Resource with much of its original architectural features intact. According to the guidelines for the historic district, design review at this level emphasizes "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." In this case, the house is clearly visible from the public right-of-way.

Staff has suggested to the applicant that tax credits are available for rehabilitation of the original siding where it exists. Where it has been removed, staff suggested that the applicant either replace it, or apply for use of painted hardplank, in keeping with the original cladding. Maintenance of either one would qualify for historic preservation tax credits.

The historic district guidelines also state that "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 material would replace or damage original building materials that are in good condition." Although siding that has been covered with shingles can be expected to have nail holes which are tedious to fill, preservation guidelines recommend that it be repaired and not replaced. The historic integrity of the property is, at this point, replacement of substantially intact siding with out of period material would be seriously problematic.

As to concern expressed with regard to repainting, avoidance of wood siding maintenance is generally not considered a justification for replacement. The addition of vinyl siding is not a recommended method of mitigating paint problems.

Paint problems are often symptomatic of moisture barrier or insulation problems behind the outside cladding. Covering the wood siding with vinyl may cause irreparable damage to the wood if moisture is trapped against the wood by the vinyl layer. Staff would recommend that the reasons for the paint failure be more thoroughly investigated before covering the wood with either paint or any other substance.

The applicant is to be commended for his concern that the historic resource be properly maintained. The proposed use of vinyl cladding cannot be considered a satisfactory solution. The staff would recommend that other solutions to the maintenance situation be explored and are available to assist in investigating other possible methods of properly maintaining the historic resource.

STAFF RECOMMENDATION

Staff recommends that the Commission deny the HAWP application to install vinyl siding at 7120 Carroll Avenue, Takoma Park. Staff's recommendation is consistent with 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 or 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.

2

and with the Takoma Park Historic District Guidelines basic policies to as stated above:

and Secretary of the Interior's Standards for Rehabilitation #2, and #5:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Ok woud' d - if asbestos siding is not being
can actually replace in kind
straightforward pt.

Ap - anyone in community should I
would look hdt



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: FRANZ R. RASSMAN
Daytime Phone No.: (202) 887-4224

Tax Account No.: DIST. 13 SUB 025 No. 01075842
Name of Property Owner: TAKOMA COMPANY Daytime Phone No.: (202) 887-4224
Address: 6913 TAKOMA PARK WESTMORELAND AVENUE 20912
Street Number City Street Zip Code
Contractor: ALCO PRODUCTS Phone No.: (301) 593-1691 ZACK
Contractor Registration No.: #87
Agent for Owner: FRANZ R. RASSMAN Daytime Phone No.: (202) 887-4224

LOCATION OF BUILDING/PREMISE

House Number: 7120 Street: CARROLL AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVENUE AND PARK AVENUE
Lot: 4 Block: 2 Subdivision: HILL CREST, MONTGOMERY COUNTY, MD
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: REPLACE ROOF + GUTTERS; REPLACE/INSTALL STORM DOORS; INSTALL VINYL SIDING; REPAIR + IMPROVE STEPS/ENTRY
1B. Construction cost estimate: \$ 20,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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.

TAKOMA COMPANY
By Franz R. Rassman, President 09/12/00
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 229868 Date Filed: 9/14/00 Date Issued: _____

37/3-00PP (4)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

2 STORY HOUSE (PLUS BASEMENT + ATTIC). HOUSE HAS 5 APART-
MENT UNITS IN IT. THE SETTING IS URBAN - CARROLL
AVENUE IS THE MAIN THOROUGHFARE THROUGH TAKOMA
PARK. I AM NOT AWARE OF ANY MEANINGFUL
HISTORICAL FEATURES OR SIGNIFICANCE. THE HOUSE
IS IN VERY POOR CONDITION. IT WAS BOARDED SHUT
AND ON THE VERGE OF BEING CONDEMNED UNTIL RECENT-
LY. WE ARE IN THE PROCESS OF RENOVATING THE
HOUSE (3 OF 5 UNITS ARE COMPLETED). THE EXTERIOR IS A MESS.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

REPLACE ROOF + GUTTERS (NO CHANGE IN MATERIALS -
SHINGLE ROOF + ALUMINUM GUTTERS). INSTALL ALUMINUM
STORM DOORS SO TENANTS CAN GET LIGHT + AIR.
INSTALL NON-SHINY VINYL SIDING. SAMPLE AVAILABLE
UPON REQUEST (PROBABLY GREY WITH WHITE TRIM/ACCENTS).
REPAIR + IMPROVE ENTRY WAY (PROBABLY REMOVE 1960's

2. SITE PLAN ALUMINUM ROOF OVER DOOR).

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

DANIEL H. MUDD
217 PARK AVENUE
TAKOMA PARK, MD
20912

BENIGNO and M. S. CRIBEIRO
7118 CARROLL AVENUE
TAKOMA PARK, MD
20912

SCOTT A. HARDY
117 PARK AVENUE
TAKOMA PARK, MD
20912

TAKOMA COMPANY
7124 CARROLL AVENUE
TAKOMA PARK, MD
20912

OWELL AND B.J. TRIPP
7115 CARROLL AVENUE
TAKOMA PARK, MD
20912

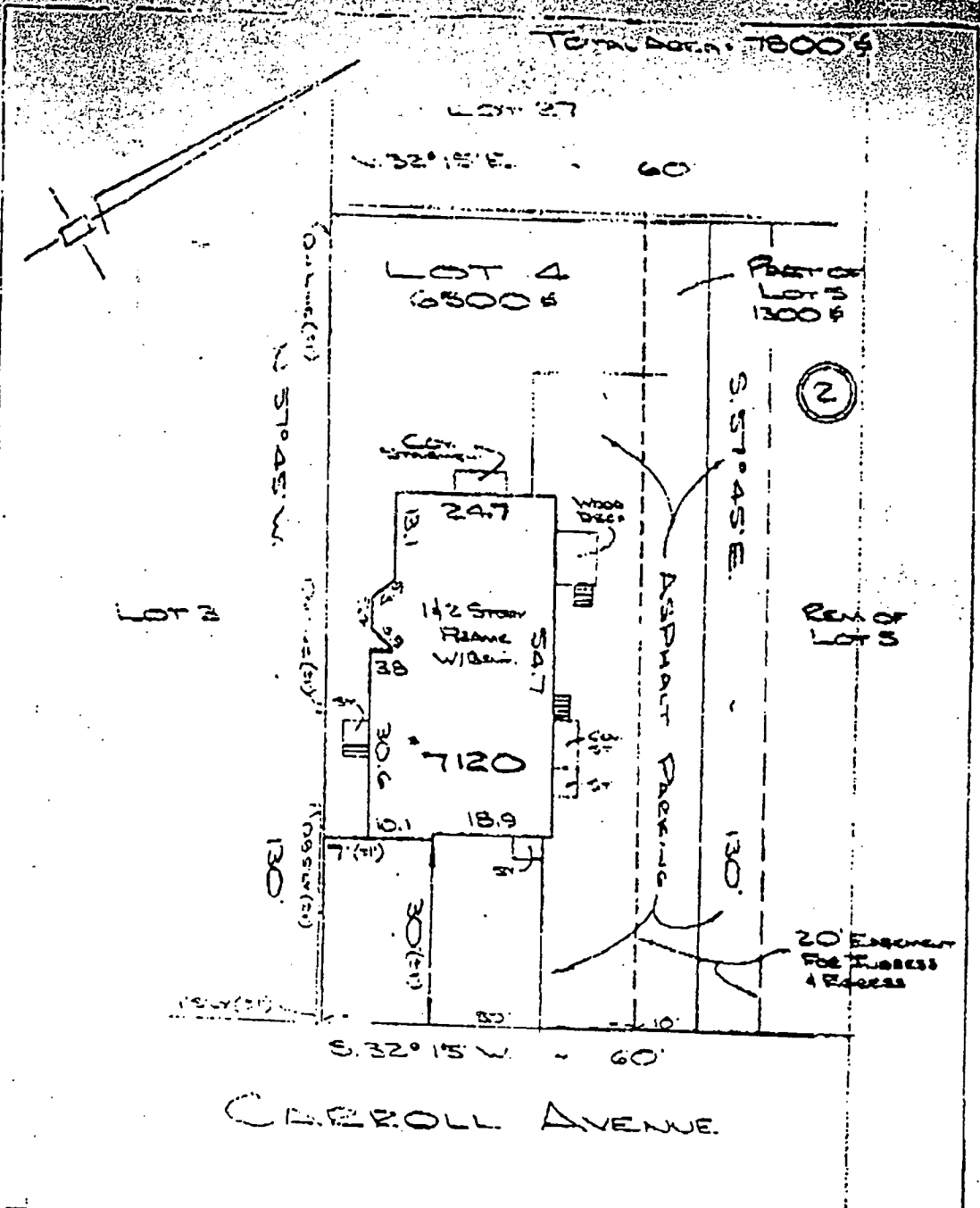
7119 CARROLL AVENUE
TAKOMA PARK, MD
20912

ATTHEW JOHNSON
USAN BUNDOCK
7121 CARROLL AVENUE
TAKOMA PARK, MD
20912

7117 CARROLL AVENUE
TAKOMA PARK, MD
20912

RAY S. DANIELSKI
LEIDI C. HESSLER
123 CARROLL AVENUE
TAKOMA PARK, MD
20912

6



Capitol Surveys, Inc.
 1300 Mercantile Lane
 # 117N
 Landover, Maryland 20785
 Phone 301-272-1654
 Fax 301-541-1285

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 may not be required for the transfer or the financing.
 This property lies within Zone C (Area of Moderate Flood Hazard) as delineated on the maps of the National Flood Insurance Program, which are otherwise shown.

LOCATION DRAWING
 LOT 2 & 3 BLOCK 2
 "HILL-CREST"
 MONTGOMERY COUNTY, MARYLAND

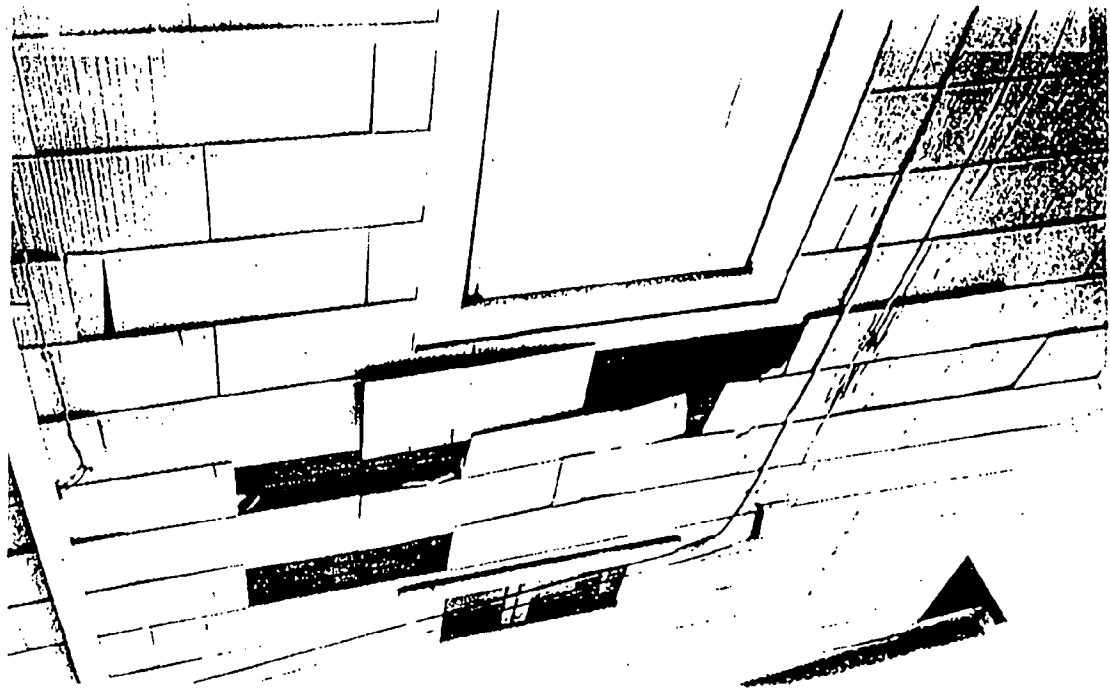
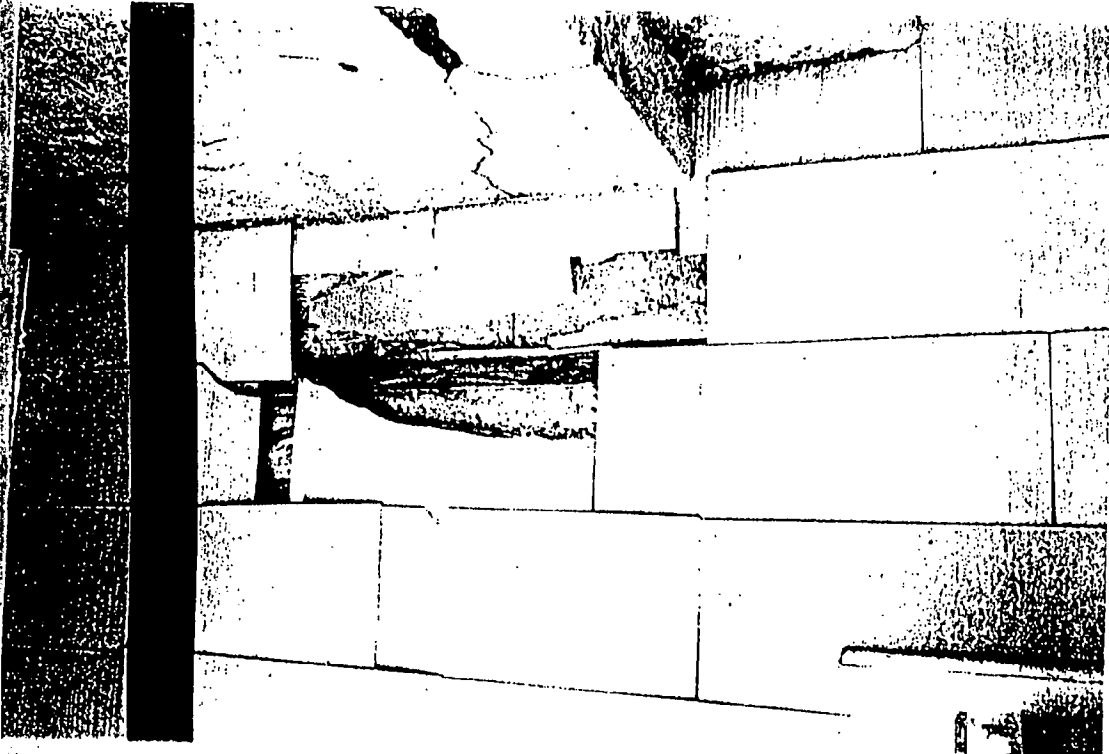
Case: 461-95 FILE: 31920

I hereby certify this plat was prepared in accordance with the laws and practices for the State of Maryland and to the best of my belief and knowledge and necessarily observed.

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

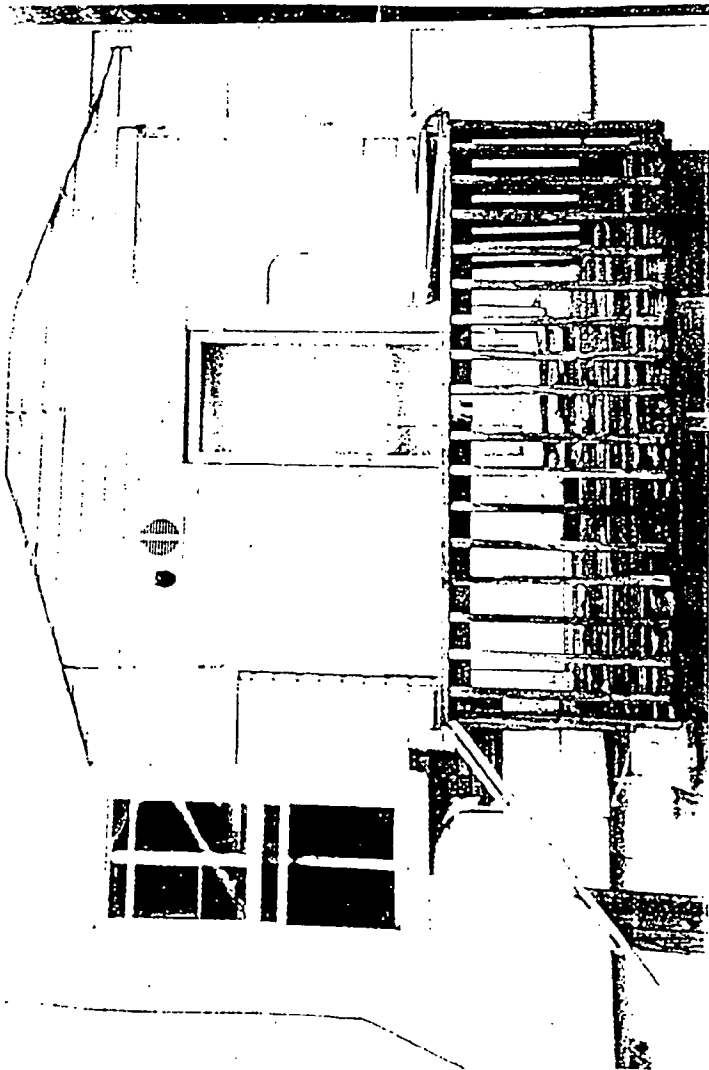
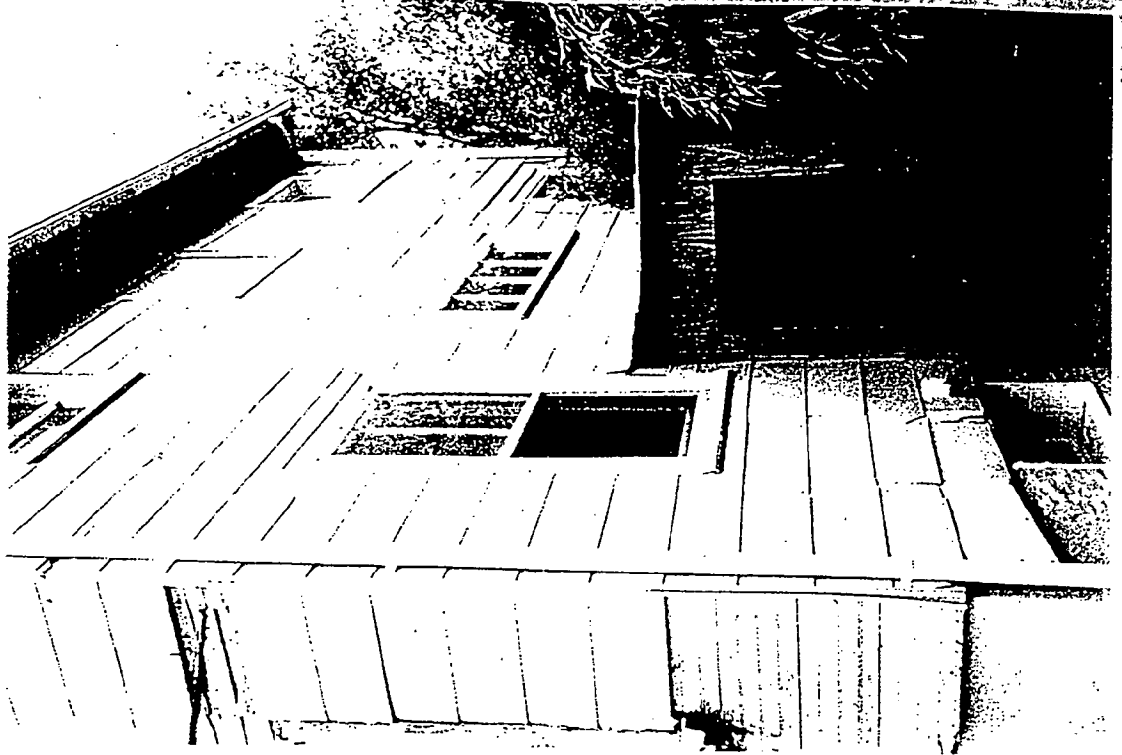
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9



(TYPICAL COURT OF BIRMINGHAM)
MAINTENANCE SIGN

REAR 7120 CARROLL
AVENUE



9

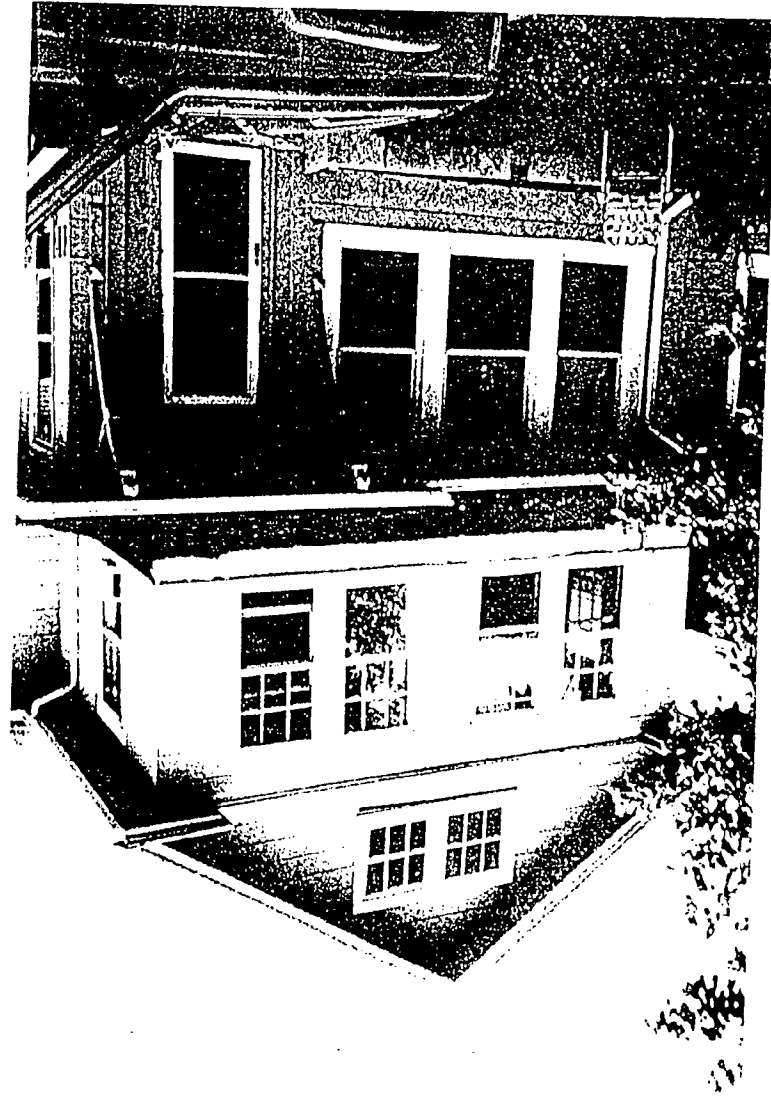
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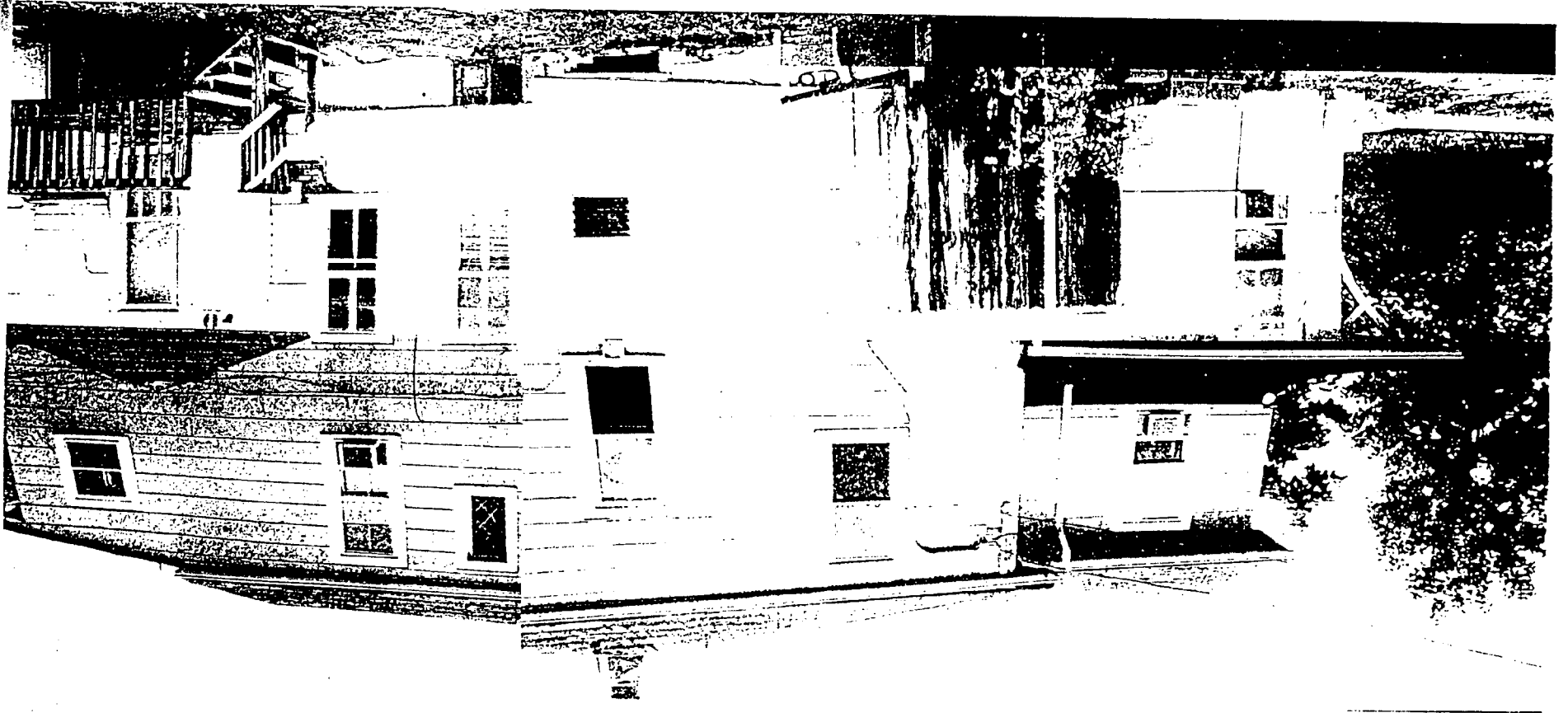
RIGHT SIDE

1000 W. 10th Avenue

11



12



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7120 Carroll Avenue	Meeting Date:	10/11/00
Applicant:	Takoma Company (Franz R. Rassman)	Report Date:	10/04/00
Resource:	Takoma Park Historic District	Public Notice:	09/27/00
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-00PP	Staff:	Perry Kephart
PROPOSAL:	Replace siding with vinyl siding	RECOMMEND:	DENY

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival
DATE: 1915-25

Two-bay, 2 1/2-story frame residence with a front gabled asphalt roof with a partial cornice return, tripartite 1/1 windows on the first floor, two sets of paired 6/1 windows on the second floor, and paired 6 light casement windows set in the front gable. There is a hipped roof portico on brackets over the front door on the right side of the front façade. At the rear is a 2-story shed roof addition that appears to be approximately the same age as the main block. The house is covered with asbestos shingles. On the rear addition and at the rear of the main house, painted german siding can be seen beneath two layers of shingles. At the front where shingles have been removed, no siding is evident. There are aluminum gutters.

PROPOSAL

The applicant proposes to replace all the siding with new vinyl siding. No plans or design was submitted for the storm doors or for the proposed changes to the steps and entry, so those have been deleted from this application.

STAFF DISCUSSION

The historic resource at 7120 Carroll Avenue is a familiar sight within the downtown, mixed-use area of the Takoma Park Historic District. The owner of the property is bringing what has been an eyesore in the historic district back into use as five apartments. Although the owner is commended for his interest in rehabilitating the structure, staff would recommend that the installation of vinyl siding be denied.

①

The property is a Contributing Resource with much of its original architectural features intact. According to the guidelines for the historic district, design review at this level emphasizes “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.” In this case, the house is clearly visible from the public right-of-way.

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The historic district guidelines also state that “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 material would replace or damage original building materials that are in good condition.” Although siding that has been covered with shingles can be expected to have nail holes which are tedious to fill, preservation guidelines recommend that it be repaired and not replaced. The historic integrity of the property is, at this point, replacement of substantially intact siding with out of period material would be seriously problematic.

As to concern expressed with regard to repainting, avoidance of wood siding maintenance is generally not considered a justification for replacement. The addition of vinyl siding is not a recommended method of mitigating paint problems.

Paint problems are often symptomatic of moisture barrier or insulation problems behind the outside cladding. Covering the wood siding with vinyl may cause irreparable damage to the wood if moisture is trapped against the wood by the vinyl layer. Staff would recommend that the reasons for the paint failure be more thoroughly investigated before covering the wood with either paint or any other substance.

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STAFF RECOMMENDATION

Staff recommends that the Commission **deny** the HAWP application to install vinyl siding at 7120 Carroll Avenue, Takoma Park. Staff's recommendation is consistent with 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 or 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.

and with the Takoma Park Historic District Guidelines basic policies to as stated above:

and Secretary of the Interior's Standards for Rehabilitation #2, and #5:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: FRANZ R. RASSMAN
Daytime Phone No.: (202) 887-4224

Tax Account No.: DIST. 13 SUB 025 No. 01075842

Name of Property Owner: TAKOMA COMPANY Daytime Phone No.: (202) 887-4224

Address: 6913 TAKOMA PARK WESTMORELAND AVENUE 20912
Street Number City Street Zip Code

Contractor: ALCO PRODUCTS Phone No.: (301) 593-1691 ZACK

Contractor Registration No.: #87

Agent for Owner: FRANZ R. RASSMAN Daytime Phone No.: (202) 887-4224

LOCATION OF BUILDING/PREMISE

House Number: 7120 Street: CARROLL AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVENUE AND PARK AVENUE
Lot: 4 Block: 2 Subdivision: HILL CREST, MONTGOMERY COUNTY, MD
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 Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: REPLACE ROOF + GUTTERS;
REPLACE/INSTALL STORM
DOORS; INSTALL VINYL
SIDING; REPAIR + IMPROVE
STEPS/ENTRANCE

1B. Construction cost estimate: \$ 20,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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.

TAKOMA COMPANY

By Franz R. Rassman, President
Signature of owner or authorized agent

09/12/00
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 209868 Date Filed: 9/14/00 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

2 STORY HOUSE (PLUS BASEMENT + ATTIC). HOUSE HAS 5 APART-
MENT UNITS IN IT. THE SETTING IS URBAN - CARROLL
AVENUE IS THE MAIN THOROUGHFARE THROUGH TAKOMA
PARK. I AM NOT AWARE OF ANY MEANINGFUL
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AND ON THE VERGE OF BEING CONDEMNED UNTIL RECENT-
LY. WE ARE IN THE PROCESS OF RENOVATING THE
HOUSE (3 OF 5 UNITS ARE COMPLETED). THE EXTERIOR IS A MESS.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

REPLACE ROOF + GUTTERS (NO CHANGE IN MATERIALS -
SHINGLE ROOF + ALUMINUM GUTTERS). INSTALL ALUMINUM
STORM DOORS SO TENANTS CAN GET LIGHT + AIR.
INSTALL NON-SHINY VINYL SIDING - SAMPLE AVAILABLE
UPON REQUEST (PROBABLY GREY WITH WHITE TRIM/ACCENTS).
REPAIR + IMPROVE ENTRY WAY (PROBABLY REMOVE 1960's

2. SITE PLAN ALUMINUM ROOF OVER DOOR).

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

1. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

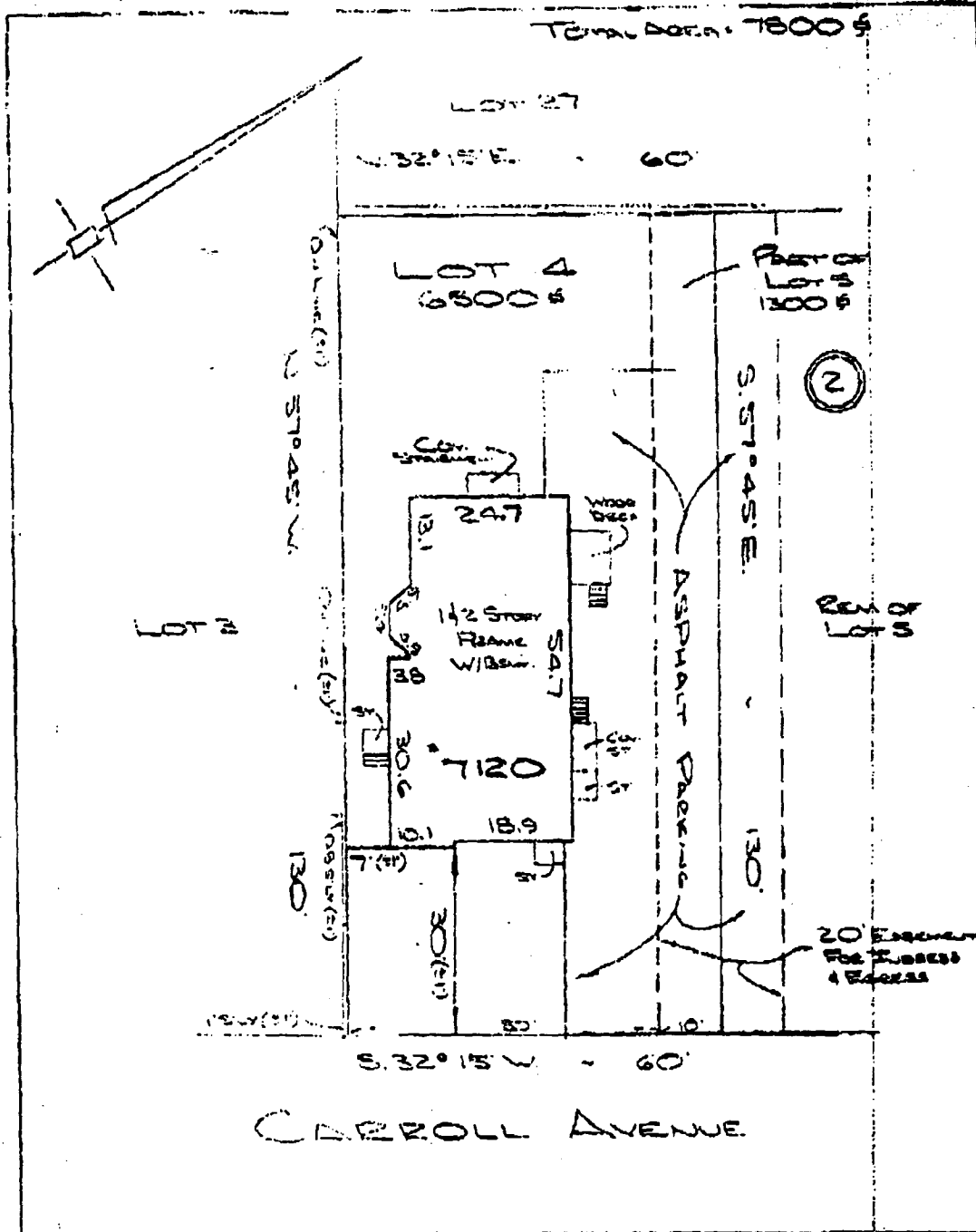
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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WP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

<p>DANIEL H. MUDD 217 PARK AVENUE TAKOMA PARK, MD 20912</p>	<p>BENIGNO and M.S. CRIBEIRO 7118 CARROLL AVENUE TAKOMA PARK, MD 20912</p>
<p>SCOTT A. HARDY 117 PARK AVENUE TAKOMA PARK, MD 20912</p>	<p>TAKOMA COMPANY 7124 CARROLL AVENUE TAKOMA PARK, MD 20912</p>
<p>LOWELL AND B.J. TRIPP 7115 CARROLL AVENUE TAKOMA PARK, MD 20912</p>	<p>7119 CARROLL AVENUE TAKOMA PARK, MD 20912</p>
<p>MATTHEW JOHNSON SUSAN BUNDOCK 7121 CARROLL AVENUE TAKOMA PARK, MD 20912</p>	<p>7117 CARROLL AVENUE TAKOMA PARK, MD 20912</p>
<p>JAY S. DANIELSKI HEIDI C. HESSLER 7123 CARROLL AVENUE TAKOMA PARK, MD 20912</p>	<p>(6)</p>



Capitol Surveys, Inc.

1300 Mercantile Lane
 # 1177
 Landover, Maryland 20785
 Phone 301-772-1654
 Fax 301-341-1285

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 may not be required for the transfer or the financing or re-financing. This property lies within Zone C. (Area of Special Flood Hazard) as delineated on the maps of the National Flood Insurance Program, or otherwise shown.

LOCATION DRAWING

LOT 4 BLOCK 2
 PART OF LOT 3
 "HILL-CREST"
 MONTGOMERY COUNTY, MARYLAND

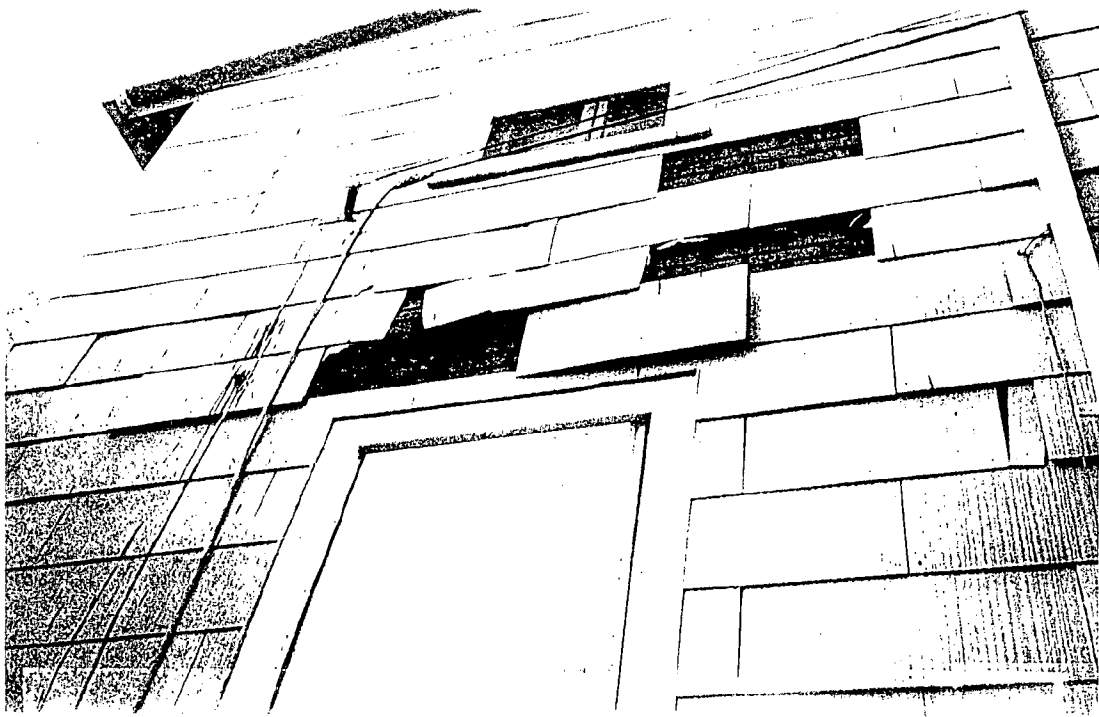
Approved by Plat Book: 2 File: 20 Date: 2/19/99
 CASE: 461-95 FILE: 31920

I hereby certify this plat was prepared in accordance with the laws and practice for the State of Maryland, and is correct to the best of my belief of which I am duly and accessibly observed.

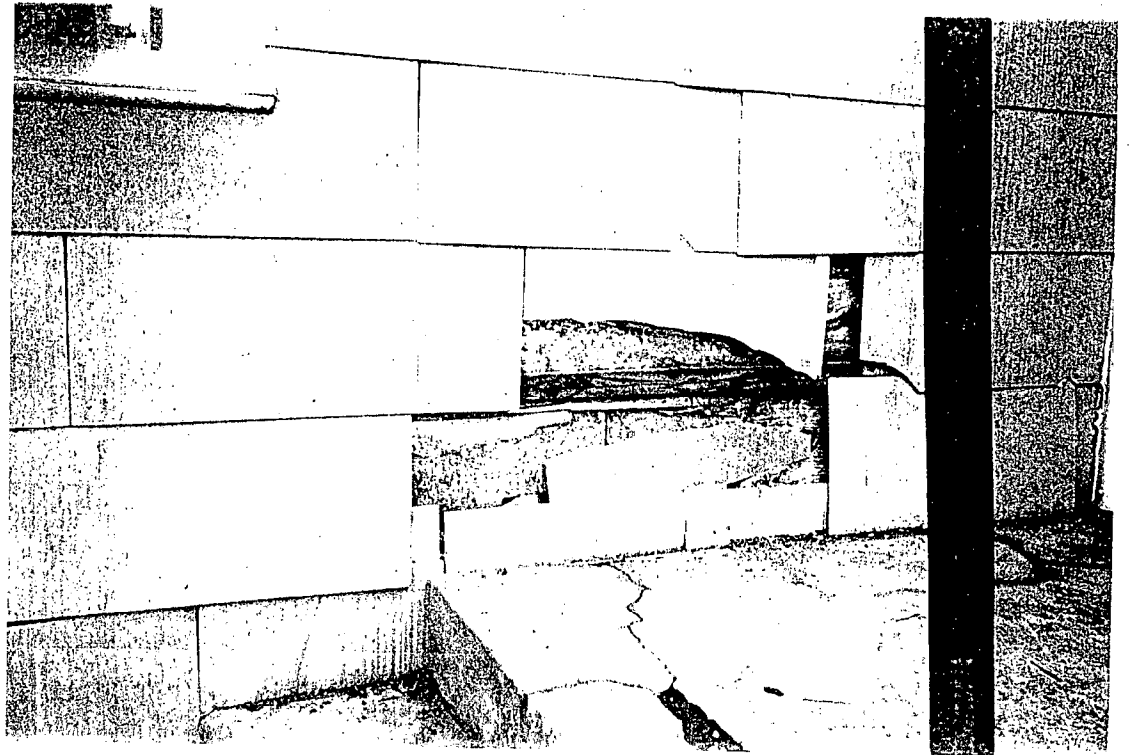
Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522

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LEFT SIDE 4120 CARROLL AVENUE



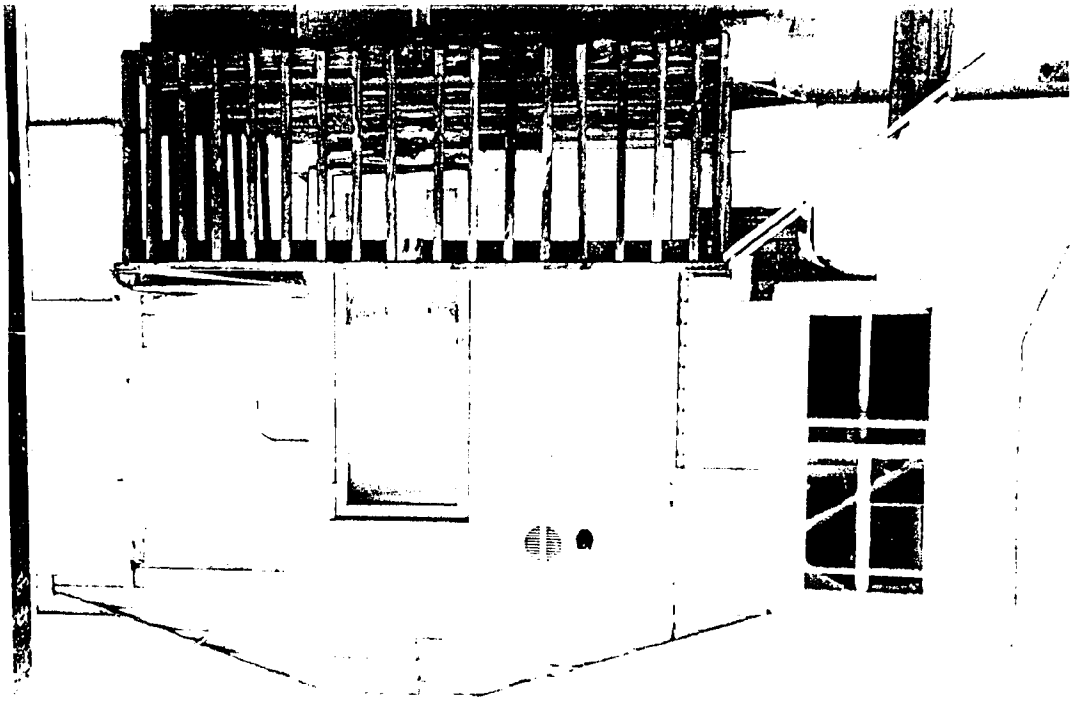
(TYPICAL QUALITY OF WORKMANSHIP/
MAINTENANCE SHOWN)



RIGHT SIDE

8

9



REAR (70) APPROX.
AVENUE

10



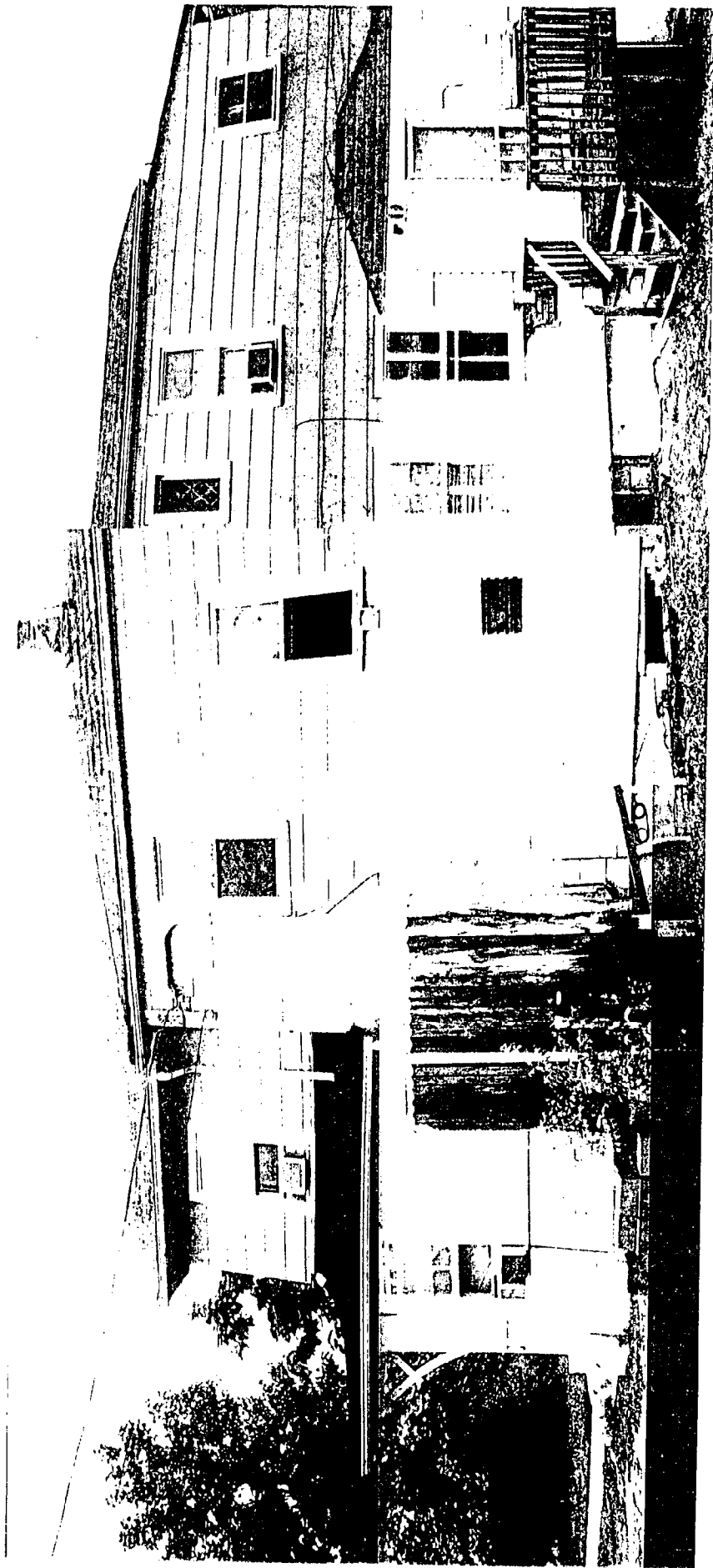
RIGHT SIDE

1100 PARK AVENUE



11

DR. JAMES W. ...
...



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**HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM**

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/ organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 10/11/00

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: TAKOMA COMPANY

APPLICATION FOR SIDING AT 7120 CARROLL AVENUE

NAME: FRANZ R RASSMAN

COMPLETE MAILING ADDRESS: 6913 WESTMORELAND AVENUE

TAKOMA PARK, MD 20912

REPRESENTING (INDIVIDUAL/ORGANIZATION): TAKOMA COMPANY

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes