

7502 Carroll Avenue, Takoma Park  
[HPC Case # 37/03-11 TT]  
Takoma Park Historic District



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: October 27, 2011

### MEMORANDUM

TO: Hadi Mansouri, Acting Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #581364, roof replacement and other alterations

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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 October 26, 2011 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: David Simonetti and Ann Flanagan

Address: 7502 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](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

OCT 5 2011

Contact Email: David.Simonetti@gmail.com Contact Person: DAVID SIMONETTI  
 Daytime Phone No.: (202) 297-6819

Tax Account No.: \_\_\_\_\_

Name of Property Owner: DAVID SIMONETTI / AMY FUNKHUIS Daytime Phone No.: (202) 297-6819  
 Address: 7502 CARROLL AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: JACK'S ROOFING Phone No.: (301) 585-4985  
 Contractor Registration No.: 6915

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7502 Street: CARROLL AVE  
 Town/City: TAKOMA PARK Nearest Cross Street: LINCOLN AVE  
 Lot: PT LT 8 Block: 50 Subdivision: B.F. GILBERTS ADDITION TO TAKOMA PARK  
 Liber: 2208 Folio: 49 Parcel: (LOT "8B")

**PART ONE: TYPE OF PERMIT 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"/> Stab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input checked="" 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 checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 13,500.00

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.

\_\_\_\_\_  
 Signature of owner or authorized agent

10/04/2011  
 Date

Approved: ✓

Disapproved: \_\_\_\_\_ Signature: [Signature] For Chairman, Historic Preservation Commission Date: 10/27/11

Application/Permit No.: 581364 Date Filed: 10/5/2011 Date Issued: \_\_\_\_\_

## 1. WRITTEN DESCRIPTION OF PROJECT

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

Residence is a Craftsman, two-story, single-family, stucco on frame construction, home, which is listed as a contributing resource in the Master Plan. The home was purchased by the current owners in December 2009 and minor renovations, most focused on returning the home to its original condition, are being contemplated by the owner. The following are exterior rehabilitation items that are currently being contemplated and for which this application is being made:

1.) Roof: The existing roof is a medium pitch, asphalt shingle, gable roof covering residence, front porch, rear porch, and detached garage and approximately 18 squares in area total. Asphalt shingles have dried out and have reached the end of their useful life. Leaks have developed in some areas which are currently patched. Some shingles have started to curl. The shingles are currently light brown on front porch, mint green on main house, and black on rear porch and garage. The roof on this structure is not immediately visible from any point of view at the exterior and, therefore the shingles are not a significant architectural/aesthetic feature.

2.) Eaves: At some point in the thirty years prior to our purchase of the property, the previous owner boxed in the exposed rafters and beaded cedar plank eaves and installed a vented aluminum soffit under the eaves. This alteration has no practical benefit and hides an important historical Arts and Crafts architectural feature. Some of the beaded cedar plank under the soffit at the rear porch and at the eaves of the garage has rotted beyond repair and, in one area of the front porch, has been replaced by a generic 1X6 board.

3.) Gutters: The residence currently has "K"-style aluminum gutters, white in color. The gutters are functional however, they were only employed because the non-historic soffit boxes provide a base of attachment for them.

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

1.) Roof: We propose to remove existing shingles, retaining existing cedar plank decking, install new moisture barrier and replace of shingles with Certainteed X25, 25-year 3-tab asphalt shingles. Replace rotten beaded cedar plank on back kitchen "porch" roof and garage and non-historic 1X6 on front porch roof with beaded cedar plank. No ridge vent will be used. Color of shingles will be "weathered wood."

2.) Soffit/Eaves: Remove non-historic soffit boxes and aluminum soffits to expose rafters and beaded cedar eaves and properly dispose of waste. If necessary, install new fascia boards at front elevation and rear elevation roof lines.

3.) Gutters: Remove and replace existing K-style gutters with 6", half-round, galvanized "paint-grip" gutters, painted to match the color of the eaves. This alteration will better expose the rafter tails and wooden detail of the eaves and allow attachment with no fascia boards on rafters.

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

<b>Address:</b>	7502 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	10/26/2011
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	10/19/2011
<b>Applicant:</b>	David Simonetti and Ann Flanagan	<b>Public Notice:</b>	10/12/2011
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	37/03-11TT	<b>Staff:</b>	Josh Silver

**PROPOSAL:** Roof replacement and other alterations

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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Craftsman 2-story  
**DATE:** 1915-25

**PROPOSAL**

The applicants are proposing to:

1. Remove and replace an existing asphalt shingle roof with a 3-tab asphalt shingle roof on the house and detached rear yard garage
2. Remove all non-historic soffits to expose the original wooden rafter tails and beaded cedar eaves. If the existing fascia boards on the front and rear elevation roof lines cannot be repaired they will be replaced in-kind. Limited in-kind replacement of any rotten beaded cedar planks on the non-historic rear kitchen enclosure, garage and front porch is proposed if these features cannot be successfully repaired
3. Remove and replace the existing K-style gutters with 6", half-round, galvanized gutters.

**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:

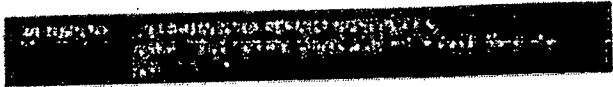
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the 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 as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
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APPLICATION FOR  
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Address: 7502 CARROLL AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
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LOCATION OF BUILDING/PREMISE

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Liber: 2208 Folio: 49 Parcel: (LOT "8B")

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  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: \_\_\_\_\_  
1B. Construction cost estimate: \$ 13,500.00  
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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.

[Signature] 10/04/2011  
Signature of owner or authorized agent Date

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

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**OWNERS' ADRESS**

David Simonetti and Ann Flanagan  
7502 Carroll Avenue  
Takoma Park, MD 20912

**NEIGHBORING RESIDENCES**

**South:**

Liebman, Eric J. and Wilson, Catherine M.  
7500 Carroll Avenue, Takoma Park, MD 20912

**North:**

Curcio Mary and Barry, Rudy  
7504 Carroll Avenue, Takoma Park, MD 20912

**Confronting:**

Landphair, Theodore W. & C .M.  
7501 Carroll Avenue, Takoma Park, MD 20912

Leshner, Johanna Cohen & Michael Cohen Leshner  
7503 Carroll Avenue, Takoma Park, MD 20912

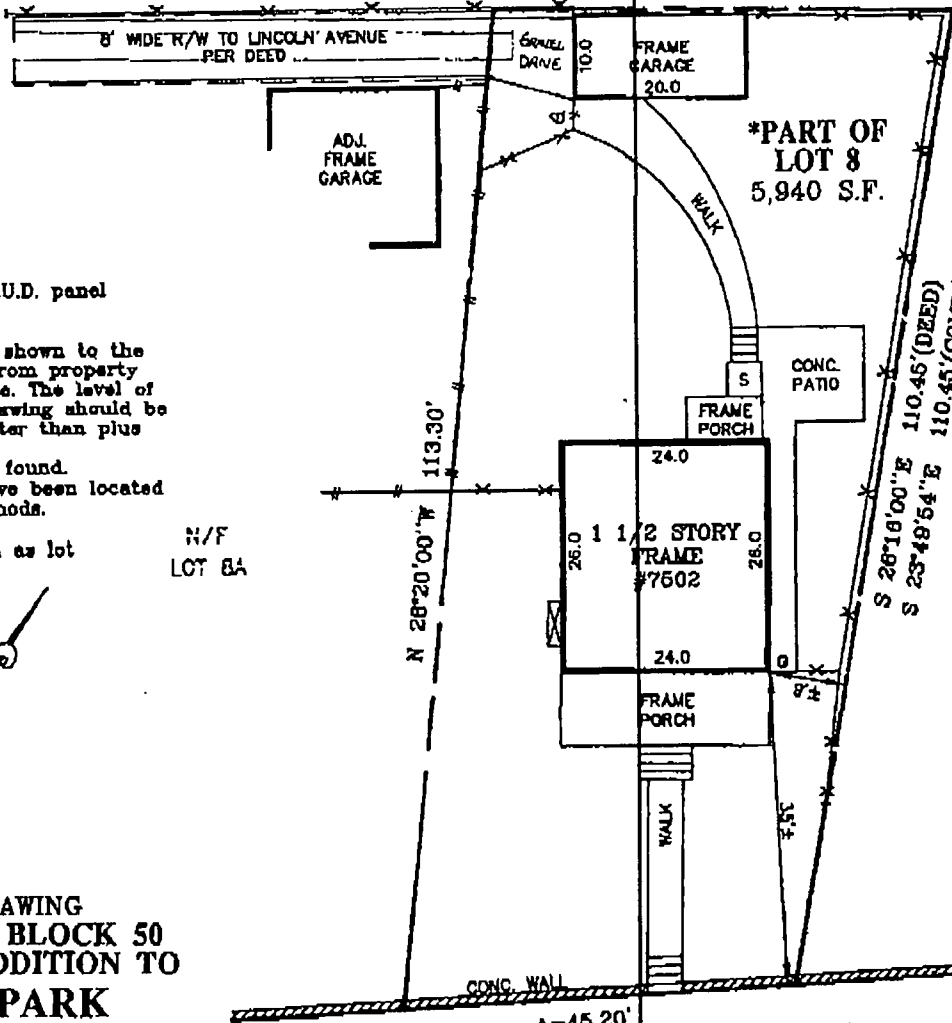
**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a consumer 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.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

LINCOLN AVENUE

N/F  
LOT 8

N 56°50'00"E 53.40'



**Notes:**

1. Flood zone "X" per H.U.D. panel No. 0460D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. No property corners found. Fences, if shown, have been located by approximate methods.
3. \* Denotes also known as lot 8B per deed.



LOCATION DRAWING  
PART OF LOT 8, BLOCK 50  
B.F. GILBERT'S ADDITION TO  
**TAKOMA PARK**  
MONTGOMERY COUNTY, MARYLAND

CARROLL AVENUE

**SURVEYOR'S CERTIFICATE**

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

*Jeffrey A. Foster*  
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 657

**REFERENCES**

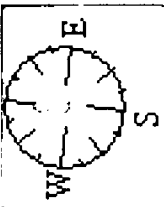
PLAT BK. A  
PLAT NO. 60  
LIBER 2208  
FOLIO 49



**STATE OF MARYLAND**  
**Surveyors & Associates**  
2027  
301/943-2006 Fax 301/943-2008  
DATE OF LOCATIONS  
WALL CHECK:  
HSE. LOC.: 9-21-09  
JOB NO.: 09-04481

*David Simons* AD AND FAWAN

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Detail: EAST ELEVATION



SOUTH ELEVATION

Applicant: SOMERSET FURNACE

Page: \_\_\_



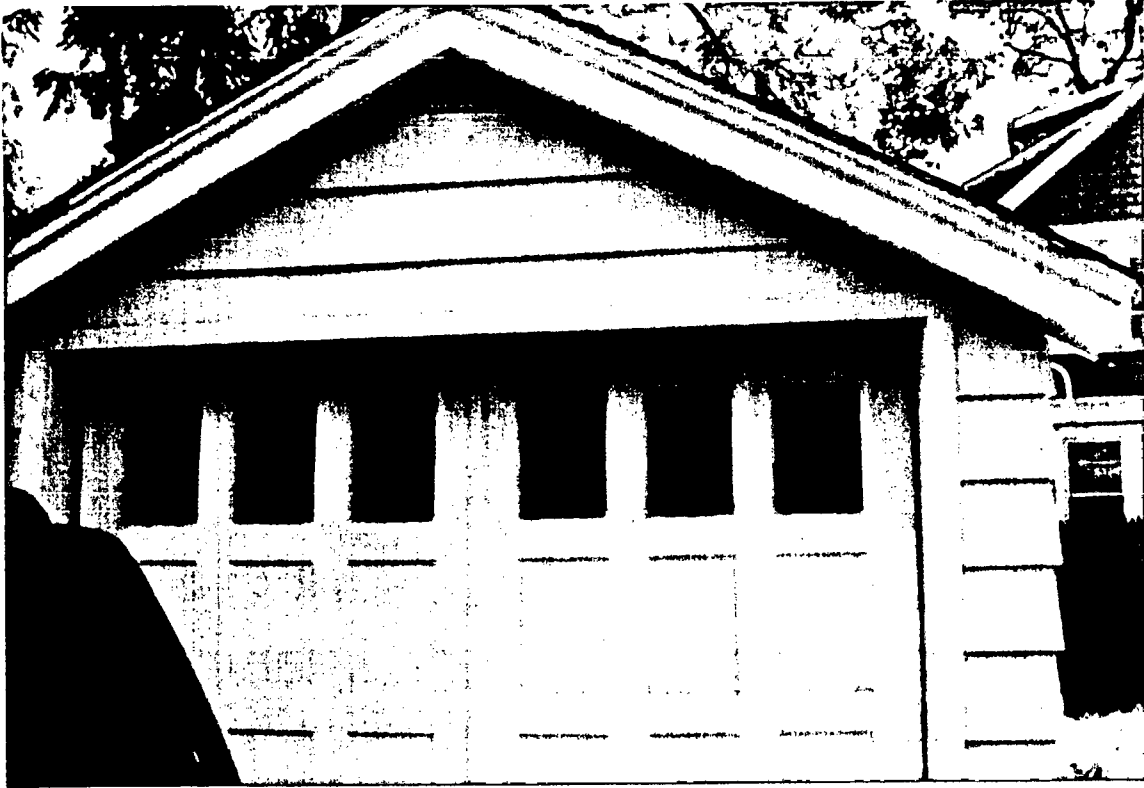
Detail: *NORTH ELEVATION*



*WEST ELEVATION*

Applicant: *Simmons / Placard*

Page:



Detail: GARAGE FRONT (SOUTHWEST) ELEVATION



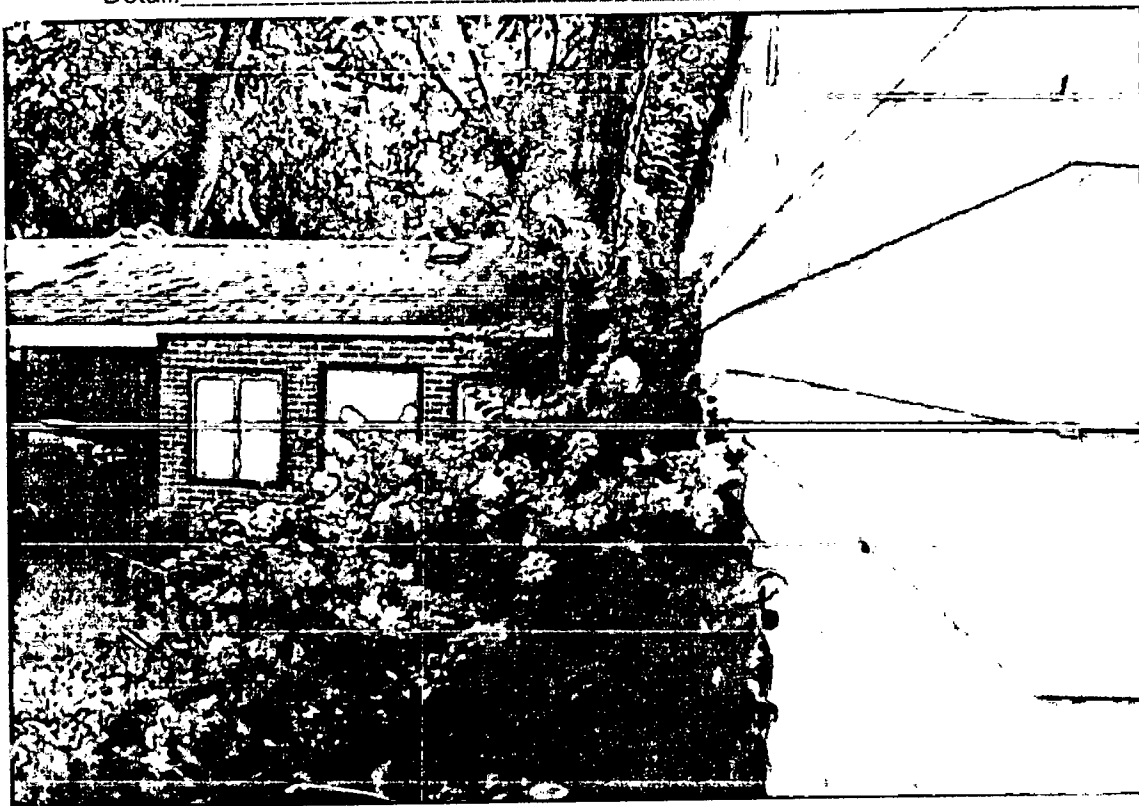
GARAGE REAR (WEST) ELEVATION

Applicant: DAVID SIMONETTI / ASH FARROW

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Detail: GARAGE FRONT ELEVATION

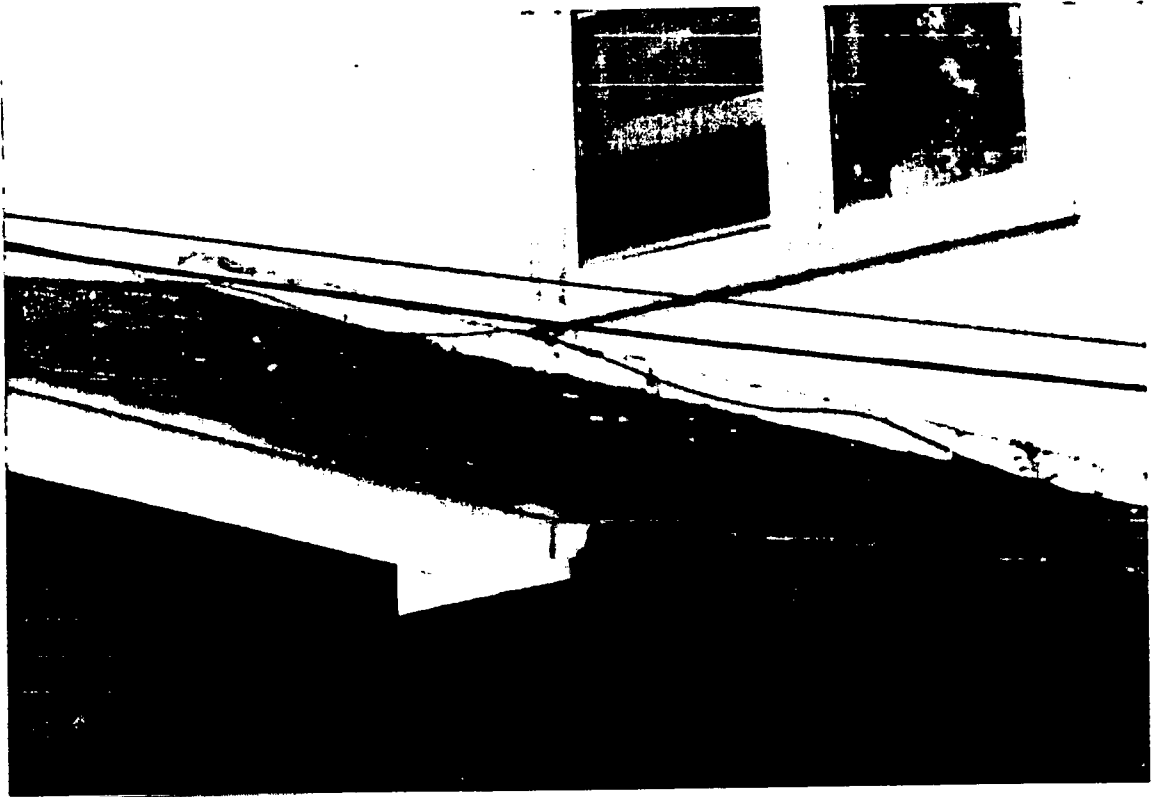


GARAGE WEST ELEVATION

Applicant: DAVID SIMON / AND FAMILY

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Exi



Detail: EXISTING Roof - Front PORCH I

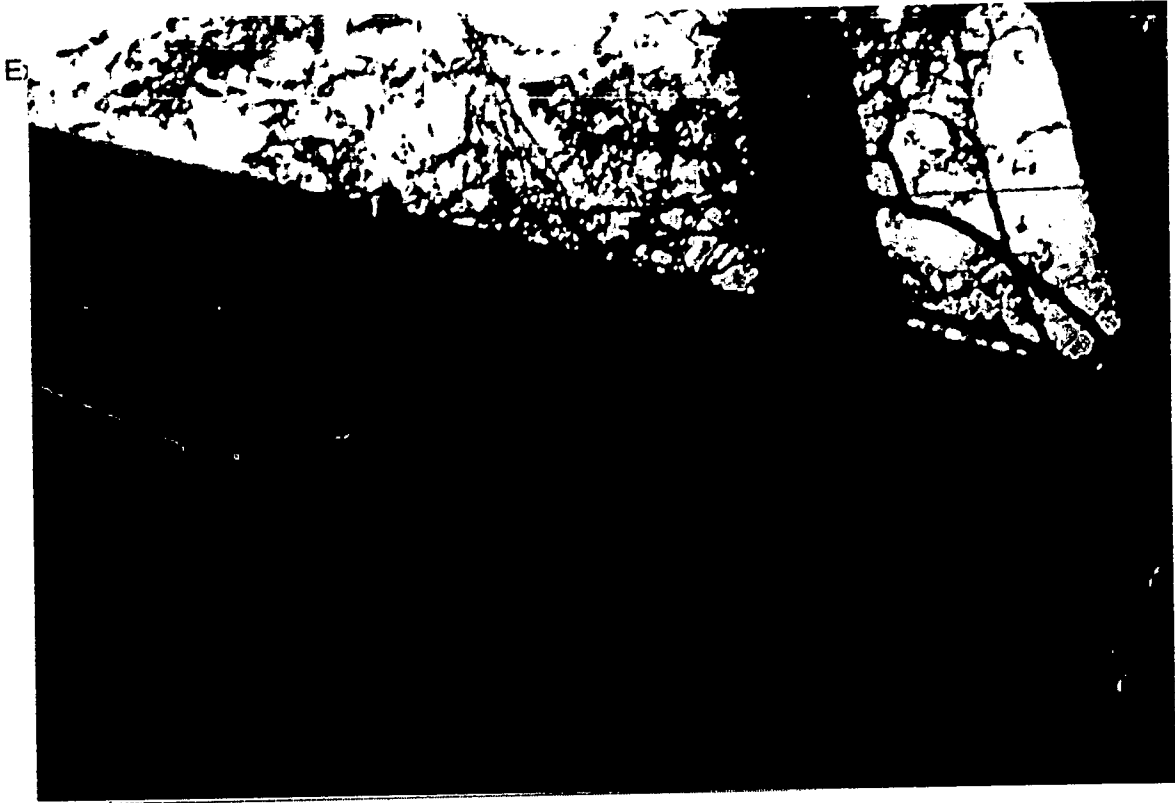


EXISTING ROOF - Front PORCH II

Applicant: DAVID SIMONETTI / ANA FUJAGAS

Page: \_\_\_





Detail: EXISTING ROOF AND GUTTER - MAIN HOUSE



EXISTING ROOF - GARAGE

Applicant: DAVID SIMONETTI / ANH PHANAGAS

Page: \_\_



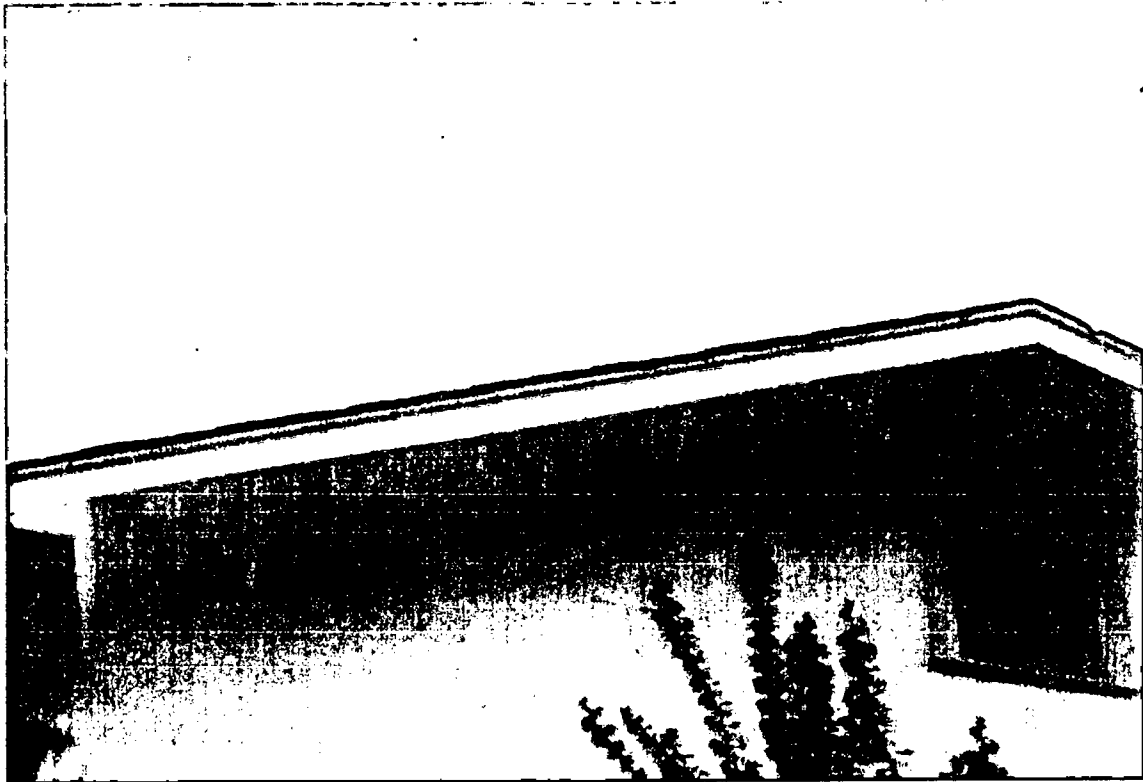
Detail: ROOF DEGRADATION - GARAGE



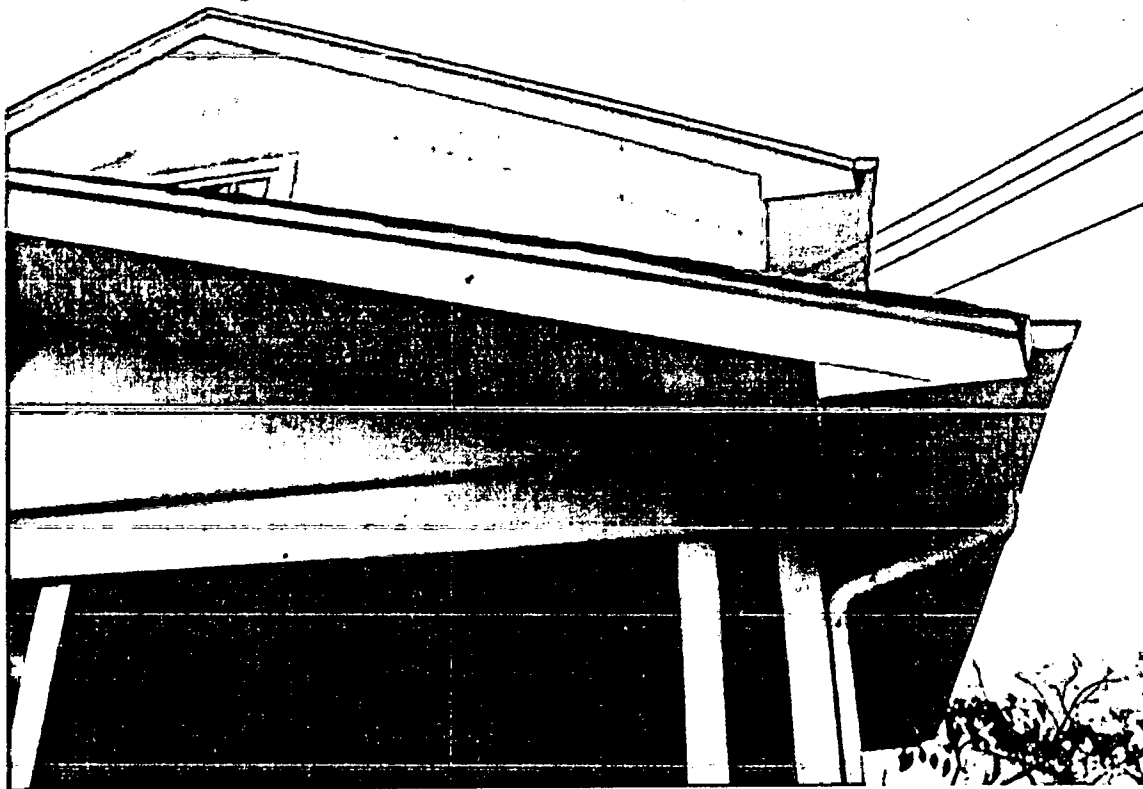
ROOF DEGRADATION - GARAGE

Applicant: DAVID SMOYER / ALI FARRAGAN

Page: \_\_



Detail: *NON-HISTORIC SOFFIT - MAIN HOUSE*



*NON-HISTORIC SOFFIT MAIN HOUSE*

Applicant: \_\_\_\_\_

Page: \_\_



Detail: NON-HISTORIC 1x6 TO BE REPLACED WITH MATCHING CEDAR BEAD BOARD



BEADED CEDAR DEGRADATION - REAR PORCH

Applicant: DAVID SIMONETTI / ANN PAVAKA

Page: \_\_



BEADED CEDAR DEGRADATION REAR PORCH

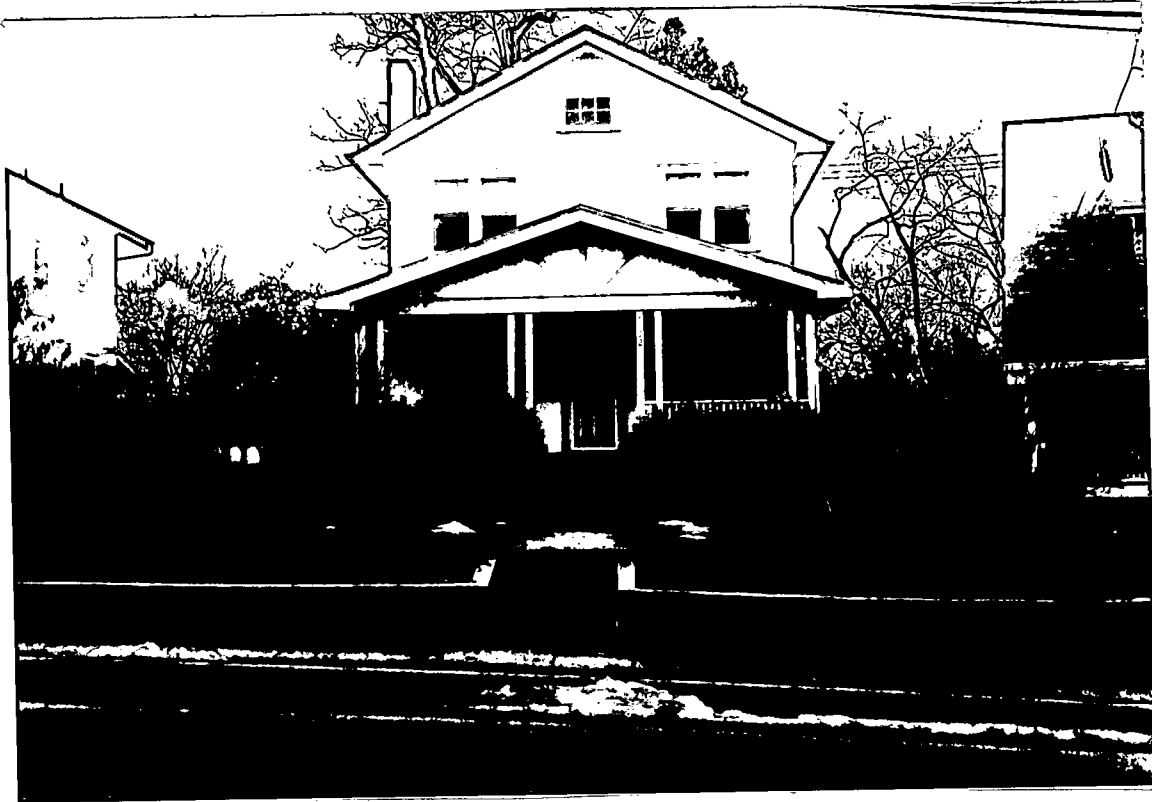


Detail: BEADED CEDAR DEGRADATION - REAR PORCH (CLOSE UP)

Applicant: DAVID SMITH / A.W. FRANK

Page: \_\_

17



Detail: EAST ELEVATION



SOUTH ELEVATION

Applicant: SOMONETH / FURNACE

Page: \_\_



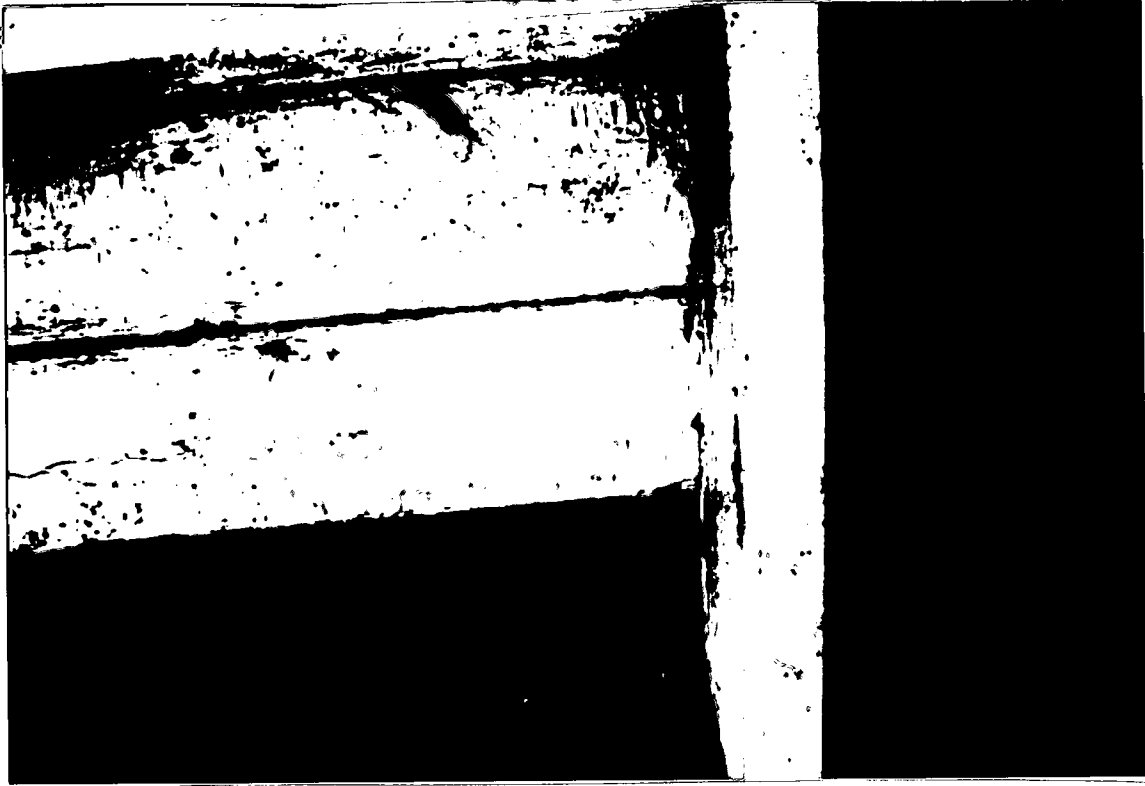
Detail: *NORTH ELEVATION*



*WEST ELEVATION*

Applicant: *Simmons / Flanagan*

Page: \_\_



Detail: NON-HISTORIC 1x6 TO BE REPLACED WITH MATCHING CEDAR BEAD BOARD



BEADED CEDAR DEGRADATION - REAR PORCH

Applicant: DAVID SIMONETTI / ANN PANAKAS

Page: \_\_





BEADED CEDAR DEGRADATION REAR PORCH



Detail: BEADED CEDAR DEGRADATION - REAR PORCH (CLOSE UP)

Applicant: DAVID SIMON / A/N FRANCHISE

Page: \_\_



Detail: GARAGE FRONT (SOUTHWEST) ELEVATION



GARAGE REAR (NORTHEAST) ELEVATION

Applicant: DAVID SIMONETTI / A&S FARACI

Page: \_\_



Detail: GARAGE EASTERN ELEVATION

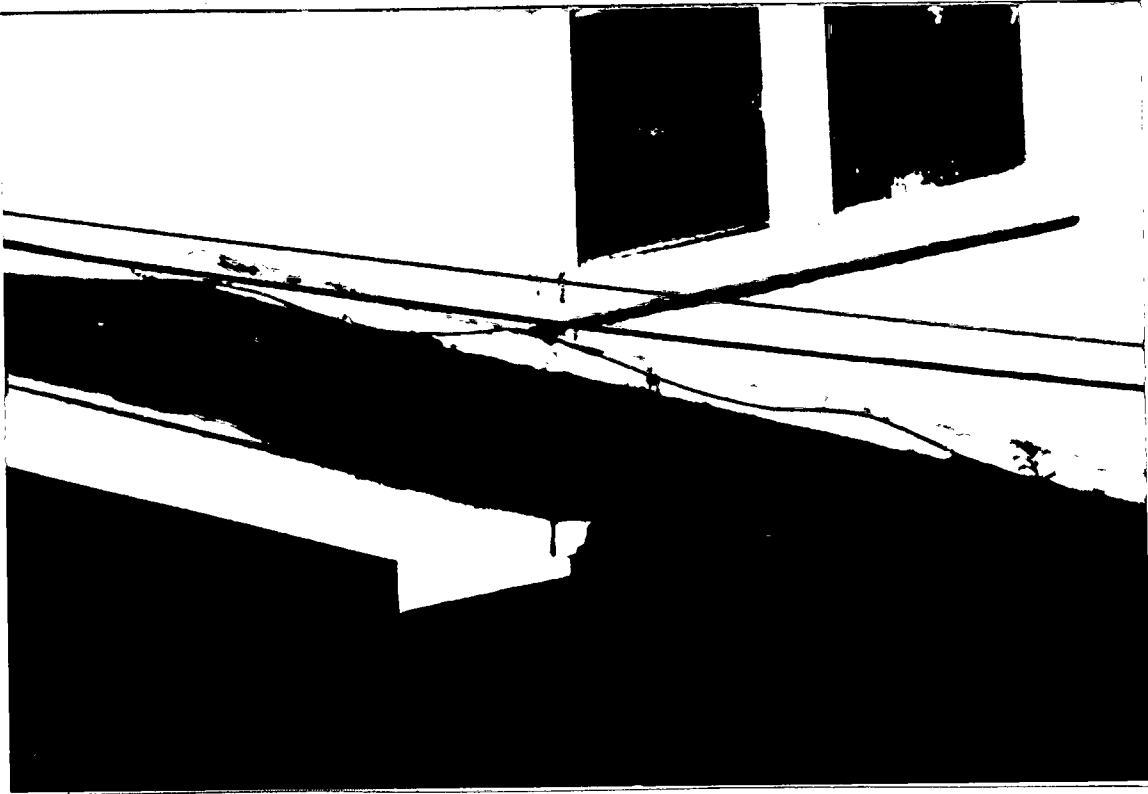


GARAGE WESTERN ELEVATION

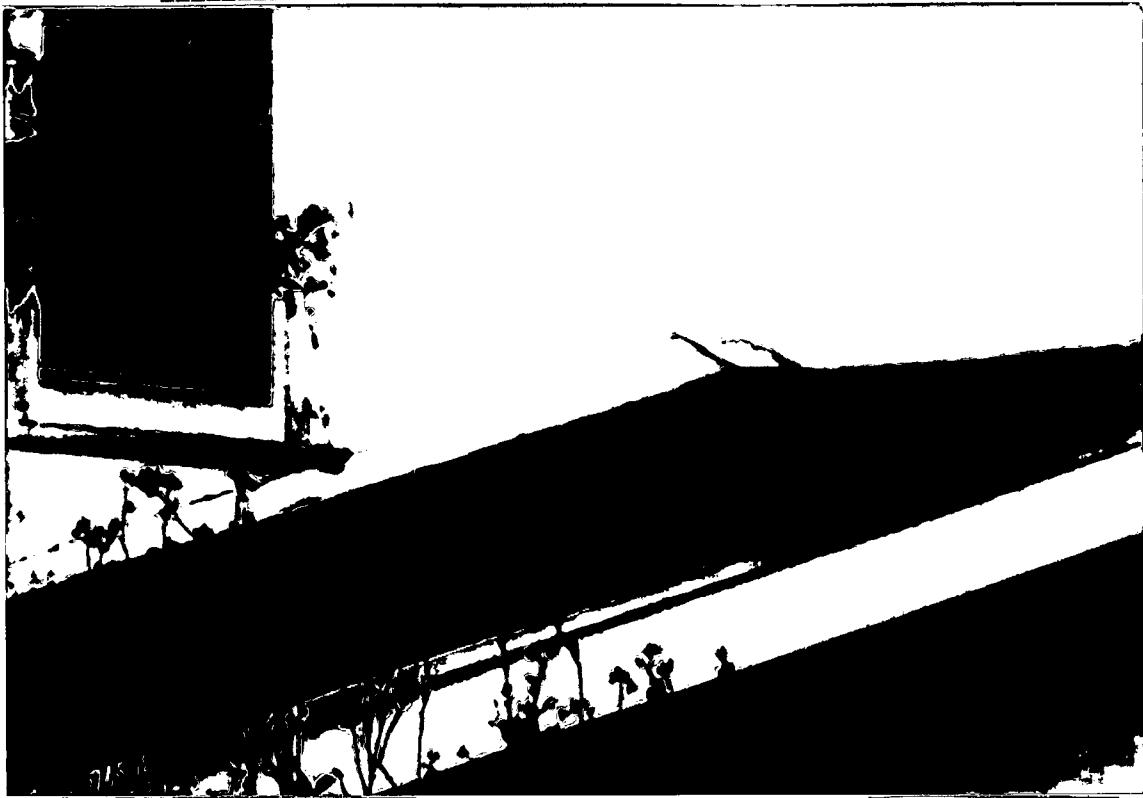
Applicant: DAVID SIMON / AND FAMILY

Page: \_\_\_\_\_

Exi



Detail: EXISTING ROOF - FRONT PORCH I



EXISTING ROOF - FRONT PORCH II

Applicant: DAVID SIMONETTI / ANA FUJAGA

Page: \_\_



Detail: EXISTING ROOF AND GUTTER - MAIN HOUSE



EXISTING ROOF - GARAGE

Applicant: DAVID SIMONETTI / ANA PLANAGAN

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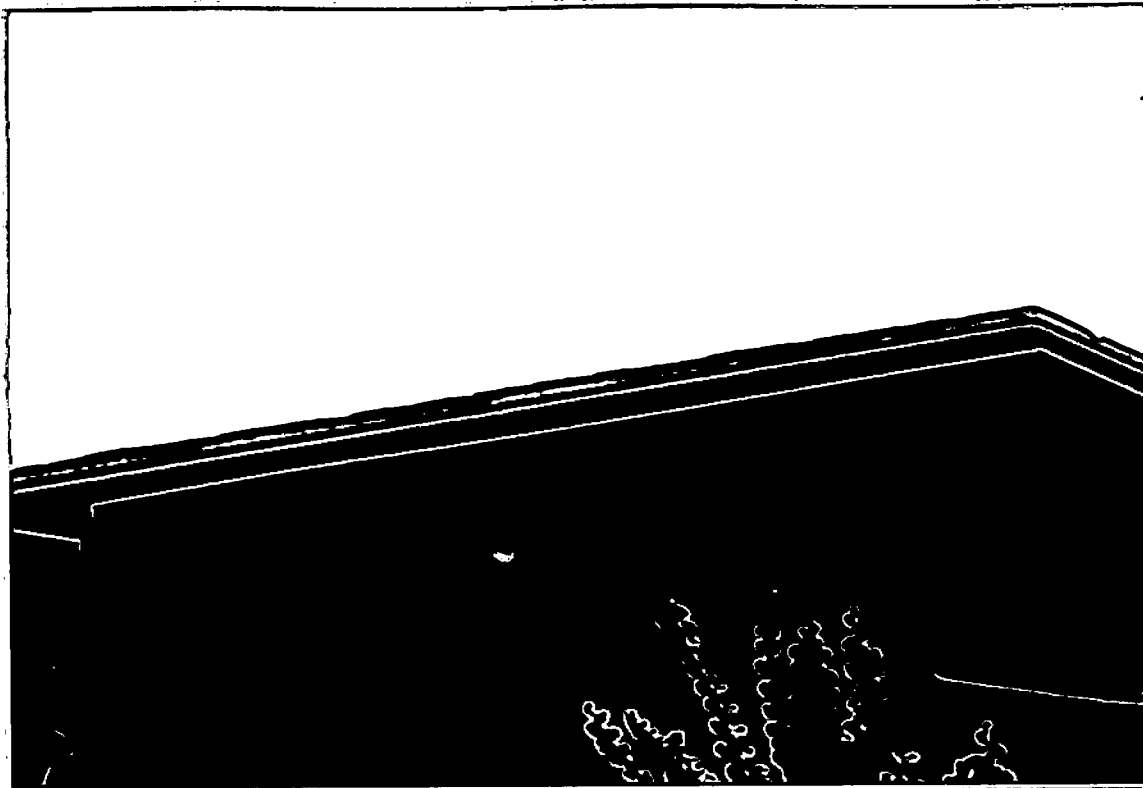
Detail: ROOF DEGRADATION - GARAGE



ROOF DEGRADATION - GARAGE

Applicant: DAVID SMARTE / AHS FURNAGAN

Page: \_\_



Detail: *NON-HISTORIC SIFFIT - MAIN HOUSE*



*NON-HISTORIC SIFFIT MAIN HOUSE*

Applicant: \_\_\_\_\_

Page: \_\_\_