

37/3-1-91A 7700 Takoma Avenue,  
Takoma Park

37/3-1 Carrou House



Montgomery County Government

MEMORANDUM

TO: Robert Seely, Chief  
 Division of Construction Codes Enforcement  
 Department of Environmental Protection

FROM: Laura E. McGrath, Planning Specialist *LM*  
 Division of Community Planning and Development  
 Department of Housing and Community Development

SUBJECT: Historic Area Work Permit Application

DATE: April 25, 1991

The Montgomery County Historic Preservation Commission, at their meeting of 4-24-91 reviewed the attached application by Bruce Shea for an Historic Area Work Permit. The application was:

Approved  Denied

Approved with Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

1. HWAP App & Attachments
2. Sheets
3. Photos
4. Existing Garage Elevation
5. \_\_\_\_\_

2020E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301 217-3625



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Contract/Purchaser) (Include Area Code)

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number \_\_\_\_\_ Street \_\_\_\_\_

Town/City \_\_\_\_\_ Election District \_\_\_\_\_

Nearest Cross Street \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revision	Porch	Deck	Fireplace
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 13,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/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

4A. HEIGHT 6 feet 0 inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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 (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

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APPROVED  \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Dennis Taylor Date 4-24-91

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

~~\_\_\_\_\_~~  
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(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
51 MONROE STREET, SUITE 1001  
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: April 17, 1991

CASE NUMBER: 37/3-1-91A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Carroll House

PROPERTY ADDRESS: 7700 Takoma Avenue,  
Takoma Park

TAX CREDIT ELIGIBLE: No

DISCUSSION:

A number of alterations are proposed for this National Register and Master Plan site in Takoma Park. The Carroll House, a 2 1/2 to 3 story frame Queen Anne built in the 1880s, was designated as a representative of the early houses built in B.F. Gilbert's "railroad suburb". It is located on a corner lot facing Takoma Avenue; one side and the rear of the house face the buildings of the Takoma Campus of Montgomery College.

The following changes are proposed:

1. Replacement of existing open, shed-roof rear porch with one story enclosed addition of the same size. The new addition will feature fixed glass windows, operable transoms, wood siding to match the existing siding, and a painted wooden rail and pickets lining the roof of the structure.
2. Demolition of existing brick garage structure with a new one story frame "carriage house" building, 21' X 18' and 16'3" in height and in the same location of the structure to be demolished. The new structure will be of wood siding with fixed glass windows; the roof will match the existing house.
3. Landscaping to include installation of a 6', white painted lattice fence around the existing rear driveway, installation of brick walks to the front and rear entrances of house and a brick terrace at the rear, and construction of lattice enclosures for trash, A.C. units, and utility storage on the north side of the house.

STAFF RECOMMENDATION:

Staff finds the proposed rear porch enclosure to be compatible with and appropriate to the existing house. The existing porch does not appear to hold any significance in and of itself and has no particular details to preserve or incorporate into an enclosure. The proposed windows for the enclosure do help to maintain the open feel of a porch as does keeping the enclosure to the same footprint as the porch. Staff recommends approval of the enclosure based on criterion 24A-8(b)(1) and the following Secretary of the Interior's Standards for Rehabilitation:

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

Staff could find no information on the existing brick garage at the rear of the property and does not believe it is an integral part of the historic resource. The proposed replacement of the garage is appropriate in terms of scale, design and location. Staff recommends approval of demolition of the existing garage and construction of the proposed new outbuilding based on criterion 24A-8(b)(1) and on the following Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

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

Standard 10: New additions and adjacent or related new construction shall 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.

Finally, staff finds the proposed landscaping to be appropriate to the property. The proposed fence will cover only a small area and will serve to screen the house from the driveway. Staff recommends approval based on criterion 24A-8(b)(1) and the Secretary of the Interior's Standards for Rehabilitation as follows:

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

ATTACHMENTS:

1. HAWP Application and Attachments
2. Proposed Elevations and Site Plan
3. Existing Garage Elevations
4. Photos
5. Master Plan Amendment

2658E

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

1.a. Queen Anne style frame house built in 1880's, considered to be representative of early houses built in the area. Listed on the National Register of Historic Places. Corner site faces, on two sides, campus of Montgomery College; front and west sides face existing neighborhood dwellings. Remaining houses in neighborhood consist of several period structures and other frame houses which are relatively uniform in terms of scale, massing and setbacks. Residential area is filled with mature vegetation and tall trees. Existing garage, a brick box, appears to have been built later and is in deteriorated condition, with one wall (rear) substantially deteriorated and extensive repair necessary, if structure to be maintained.

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

b. Project to include replacement of open rear porch with one story enclosed addition. — Emphasis on maintaining open, airy feel of a porch while maintaining elements of line, scale and proportion from existing structure. Existing garage structure to be replaced with one story frame building with gable roof, in style and materials compatible with existing house. (Wood siding and windows, roof shingles to match existing in color.) Landscaping to include wood fencing at driveway (rear), brick walks to front and rear entrances of house, and lattice enclosures (at least visible side of house) for trash, A.C. units, and utility storage.

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2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:
- 2 a. Proposed designs attempt to respect and derive from existing frame house and setting in terms of scale, massing, materials, details and landscaping.
- 
- 

- b. the relationship of this design to the existing resource(s):
- b. One-story addition at rear relates to existing house as a porch might--as an airy, transitional space between indoors and outdoors--with proportional elements, lines and materials relating to those of the existing house. Proposed replacement of existing garage by small "carriage house"--type frame structure provides a compatible outbuilding for the house.
- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):
- c. Proposed work does not substantially alter the existing historic resource and attempts, in fact, to enhance the existing structure and its grounds by replacing a less compatible rear porch and garage with structures more in keeping with house, as described above.
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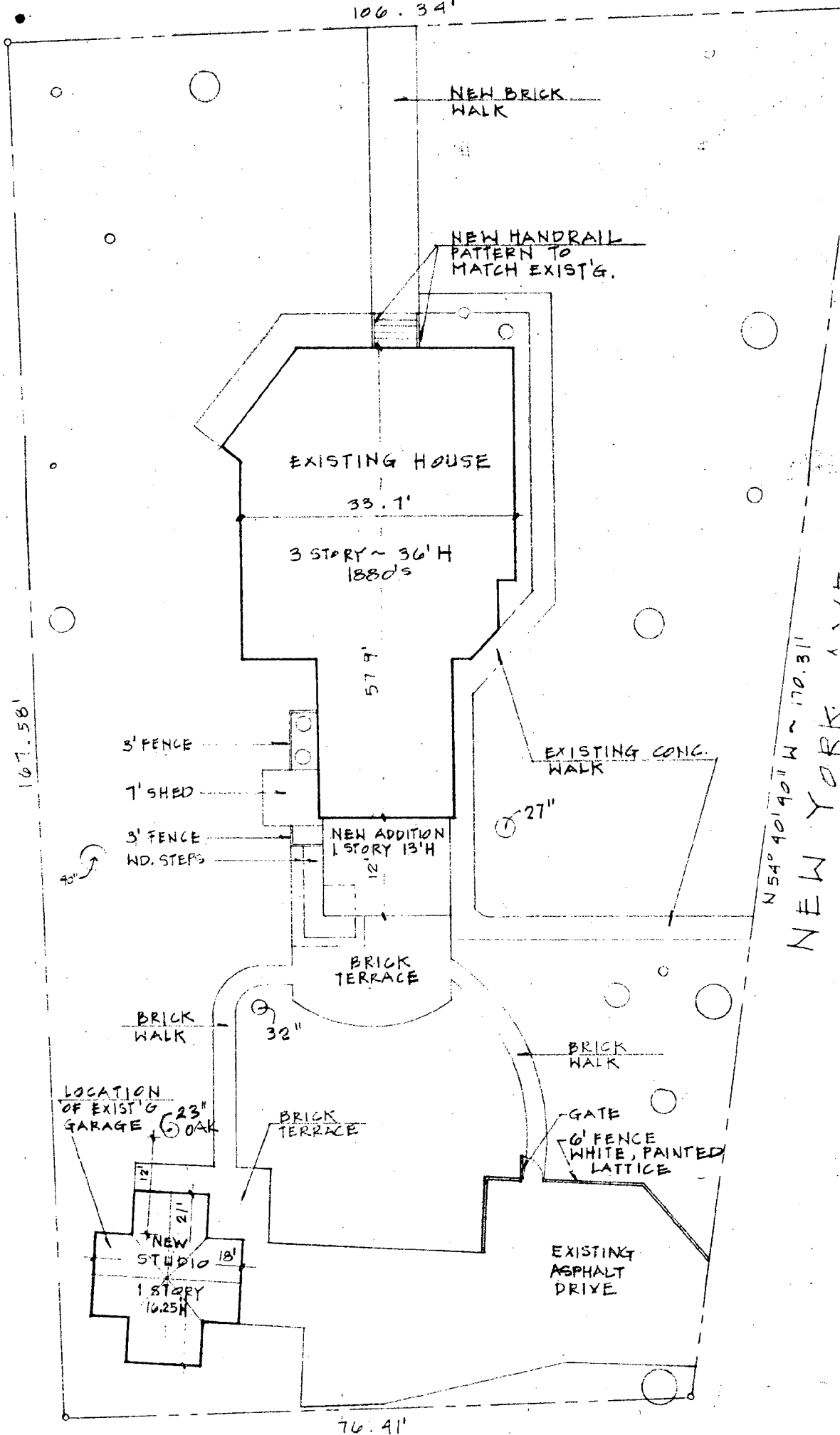
3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
  - b. dimensions and heights of all existing and proposed structures;
  - c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
  - d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
  - e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.
4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

TAKOMA AVE.

100.34'



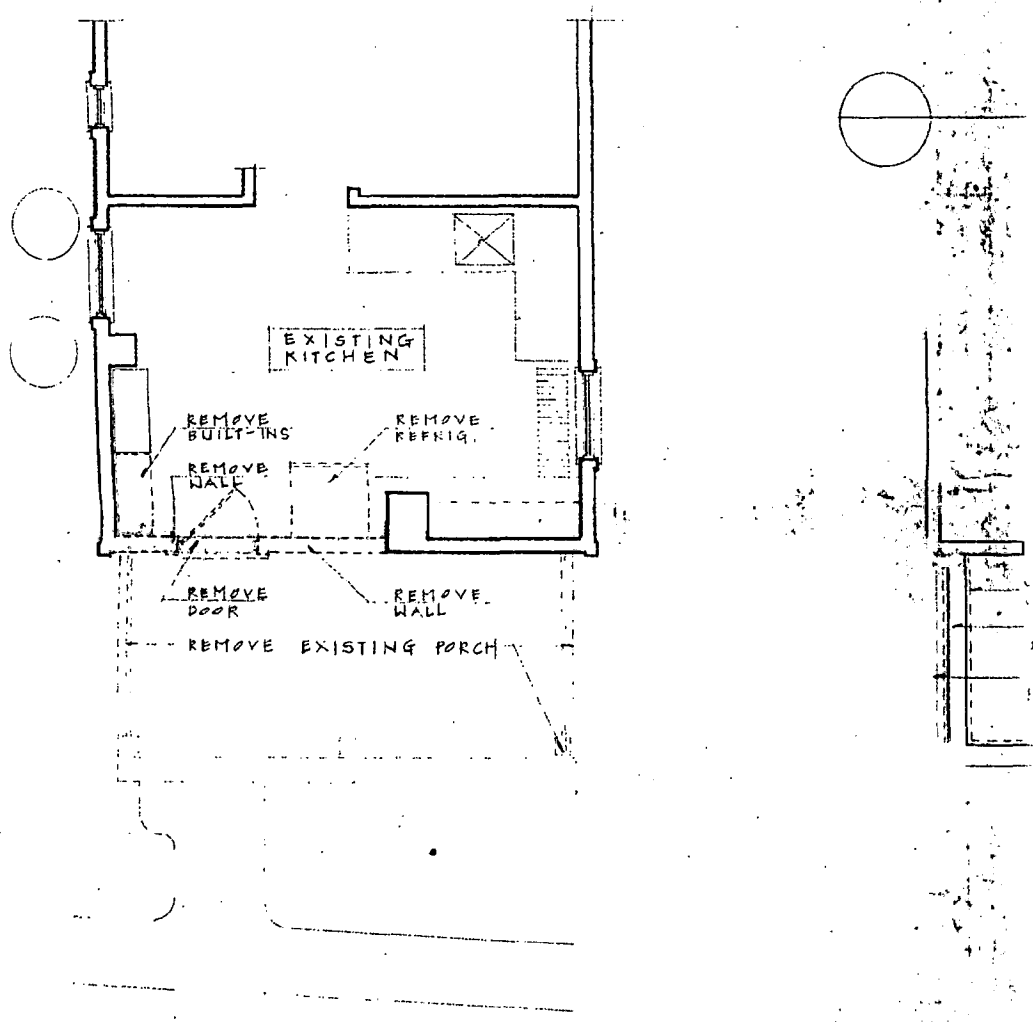
N54°40'40" W ~ 170.31'  
NEW YORK AVE.

1  
A-1

SITE PLAN  
1/16" = 1'-0"

3





1 DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

2. F.  
A-2

4

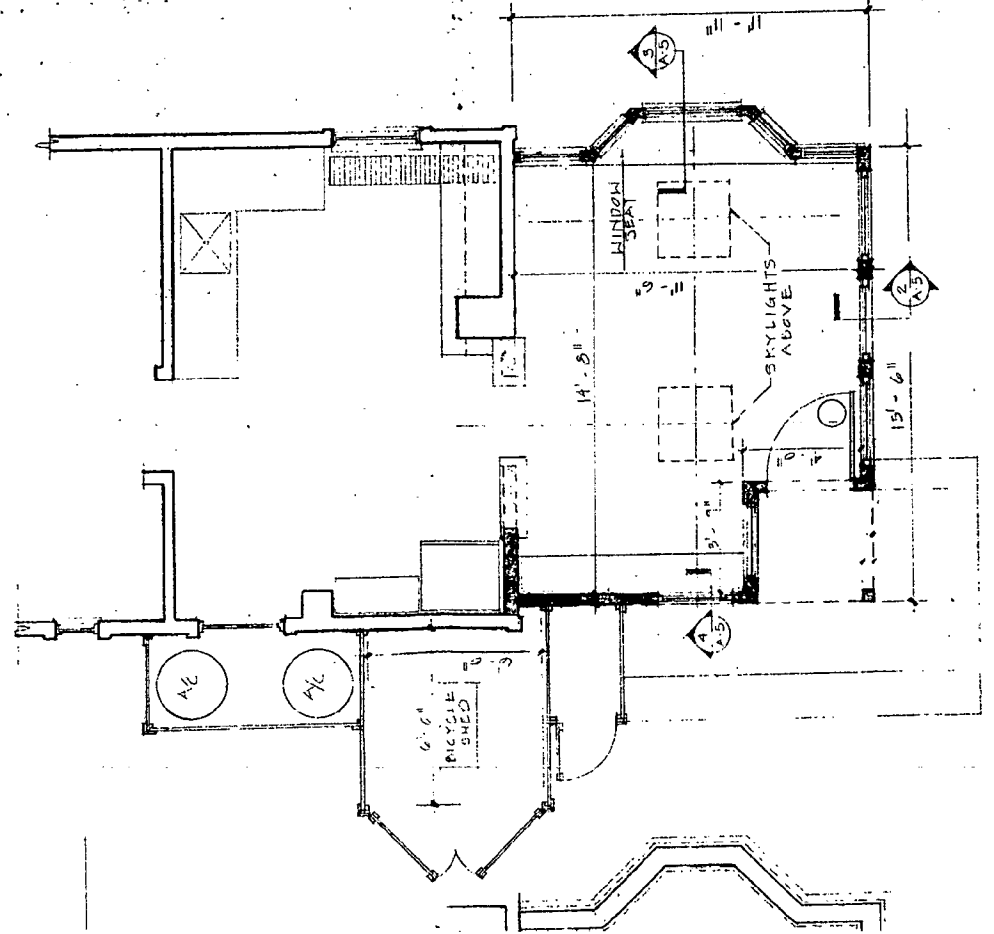
5



HELEN CRETTER WILKES ARCHITECT  
3923 Prospect Street  
Kensington, Maryland  
301.933.8756

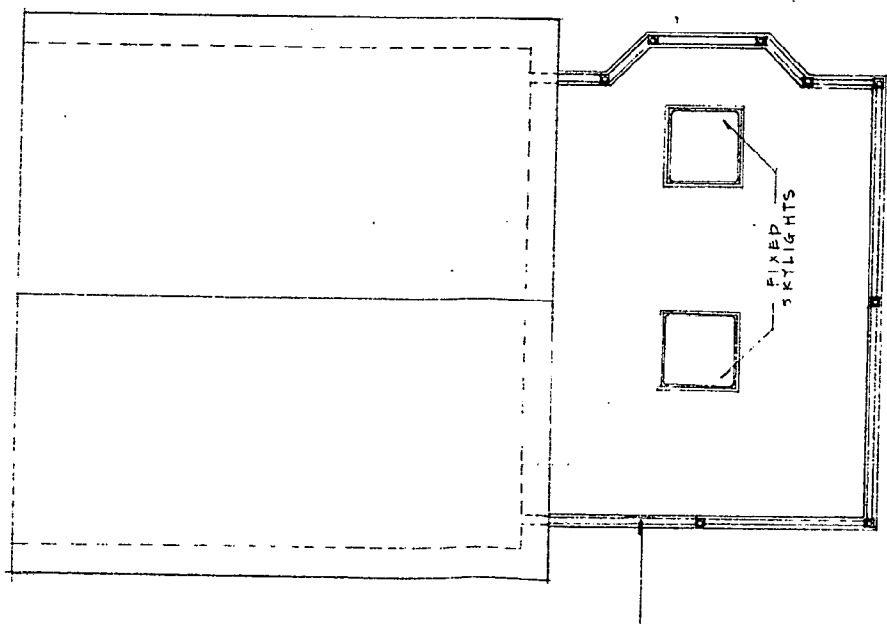
DEMOLITION PLAN  
FOUNDATION PLAN  
NEW FLOOR PLAN

BRUCKER COHEN  
Addition/Renovation  
7700 Lakoms Avenue  
Blond, Park, Maryland  
20917



AN  
1'-0"  
3  
A.2  
NEW FLOOR PLAN  
SCALE: 1/4" = 1'-0"

6



2  
A:3  
ROOF PLAN  
1/4" = 1'-0"

AW

HELEN CRITLER WIKES, ARCHITECT  
3923 Prospect Street  
Kensington, Maryland  
301-933-8756

BRUCKER/COHEN  
Addition/Renovation  
7700 Balch Avenue  
Bethesda Park, Maryland  
20912

DATE: 4-5-91



NO FL

UTILITY STORAGE

1<sup>ST</sup> FL.  
TRASH STORAGE

PAINTED HD. RAIL AND PICKETS.

OPERABLE TRANSOMS

FIXED GLASS WINDOWS

PAINTED HD. SIDING TO MATCH EXISTING.

1  
A-3

N-W ELEVATION  
1/4" = 1'-0"

7



N · E ELEVATION

1/4" = 1' - 0"

PAINTED LATTICE  
STORAGE + SCREENING  
AREA

PAINTED HD.  
SIDING TO  
MATCH EXIST'G

13' - 0"

8

5

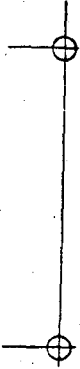
$\frac{1}{4}'' = 1'-0''$   
N.W. Elevation



PAINTED  
HD SIDING  
TO MATCH  
EXISTING

FIXED  
GLASS

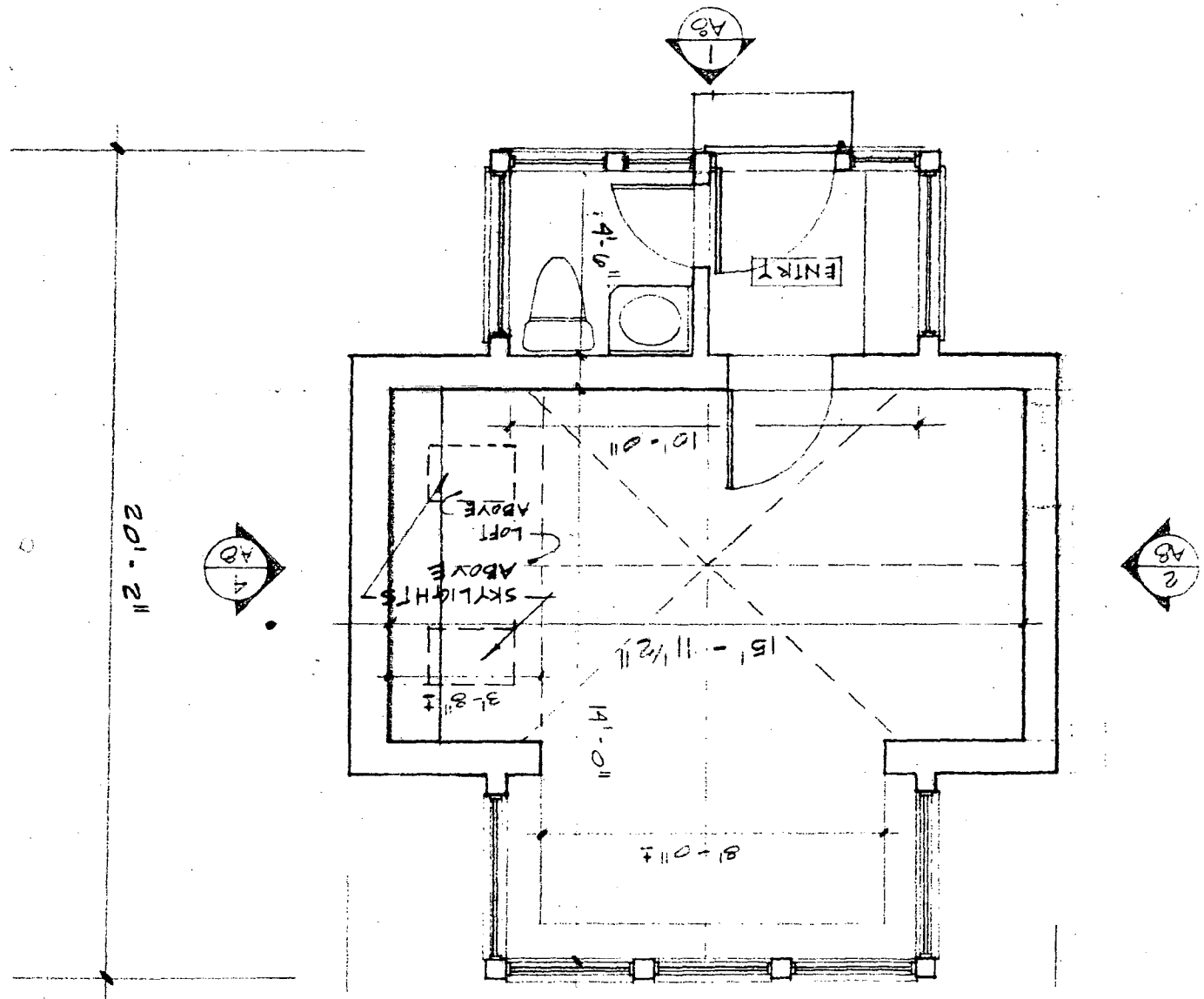
OPERABLE  
TRANSOM



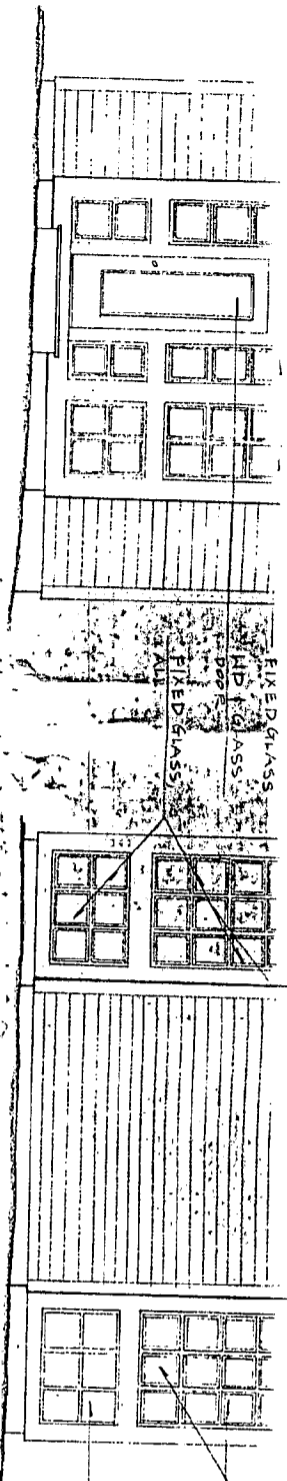


2

PLAN OF STUDIO  
4  
A-7  
1/4" = 1'-0"



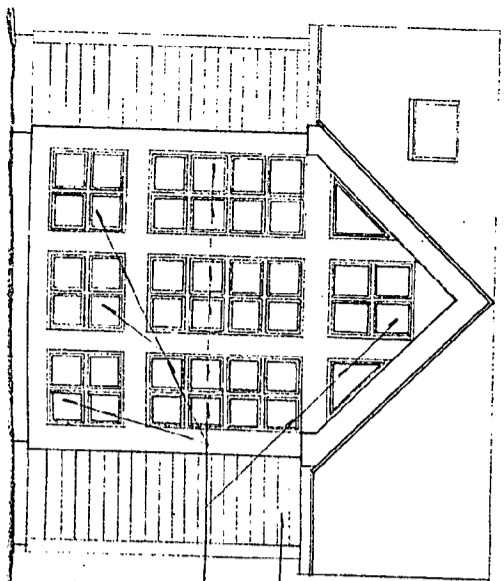




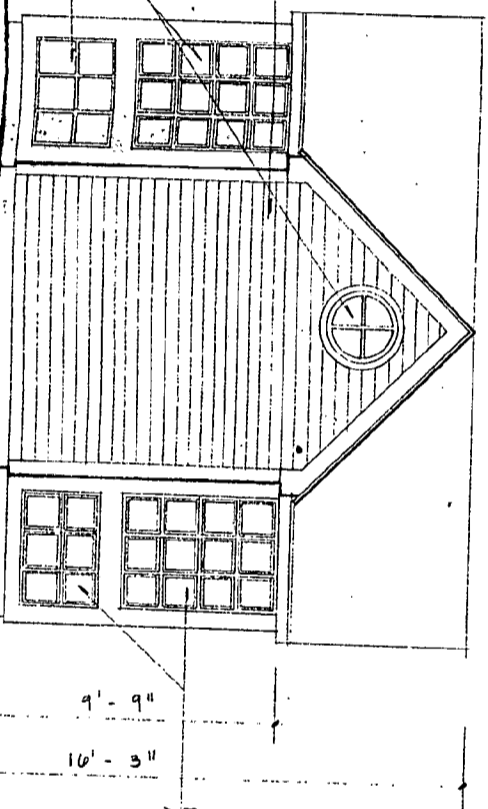
1  
A-B  
S.E. ELEVATION  
1/4" = 1'-0"

2  
A-B  
S.W. ELEVATION  
1/4" = 1'-0"

FIXED GLASS  
1x2 WOOD GRID  
ON MDO PLYM.  
BACKING, PAINTED  
WHITE (TR)



3  
A-B  
N.M. ELEVATION  
1/4" = 1'-0"



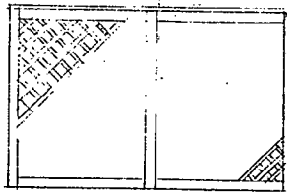
4  
A-B  
N.E. ELEVATION  
1/4" = 1'-0"

PAINTED M.D.  
SIDING TO  
MATCH HOUSE  
(TR)  
FIXED GLASS,  
ALL  
FIXED GLASS  
1x2 WOOD GRID  
ON MDO PLYM.  
BACKING, PAINTED  
WHITE (TR)

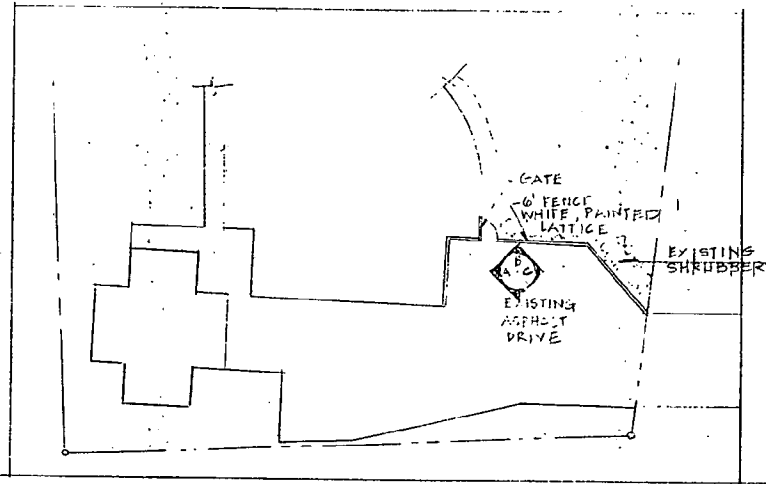
FIXED GLASS,  
ALL

9'-9"  
16'-5"

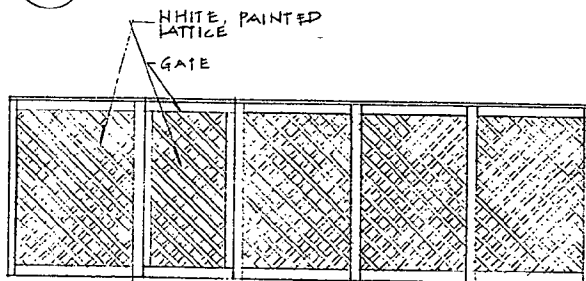
HELEN CRETHER WILKES, ARCHITECT  
3923 Prospect Street



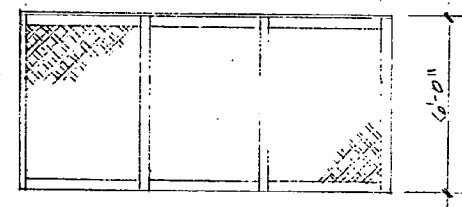
(A) ELEV. OF FENCE



PARTIAL SITE PLAN  
1/16" = 1'-0"



(B) ELEV. OF FENCE  
1/4" = 1'-0"



(C) ELEV. OF FENCE

ELEVATIONS OF LATTICE FENCE  
BRUCKER-COHEN RESIDENCE

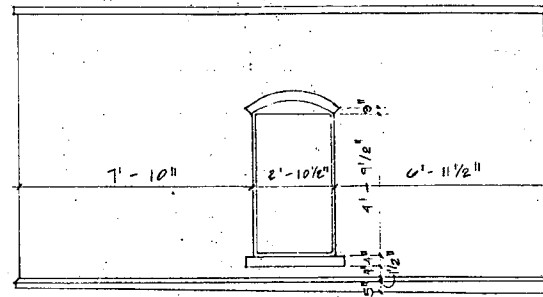
13

EXISTING ELEVATIONS AND PLAN OF GARAGE  
BRUCKER-COHEN RESIDENCE

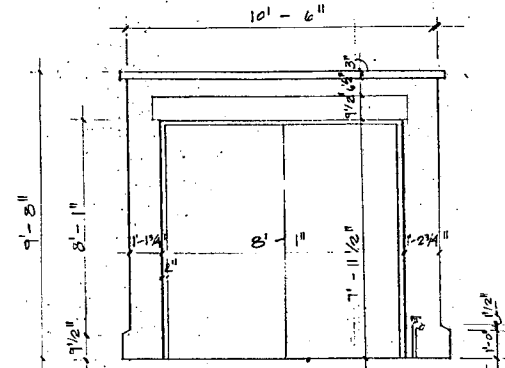
9-90

SCALE: 1/4" = 1'-0"

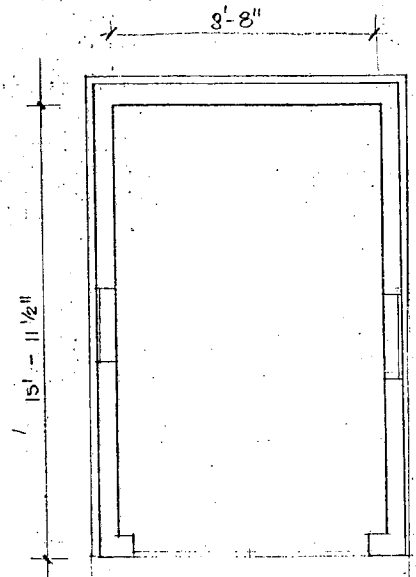
1100 TAKOMA AVENUE, TAKOMA PARK, MARYLAND 20912



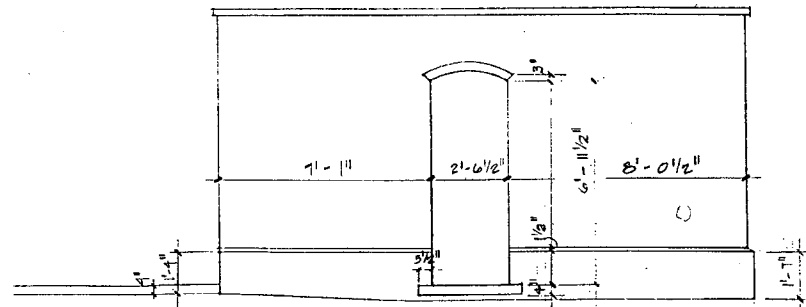
N.W. ELEVATION



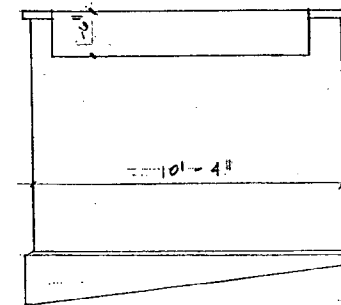
S.W. ELEVATION



PLAN



S.E. ELEVATION



N.E. ELEVATION



14

7700 TAKOMA AVENUE



FRONT OF HOUSE, 7700 TAKOMA AVENUE



EXISTING FRONT STEPS, CONCRETE WALK



VIEW OF REAR PART OF SOUTHWEST ELEVATION OF HOUSE, FROM NEW YORK AVENUE



REAR OF HOUSE, GARAGE, AND NEIGHBORING REAR YARDS, VIEWED FROM SOUTHWEST

15



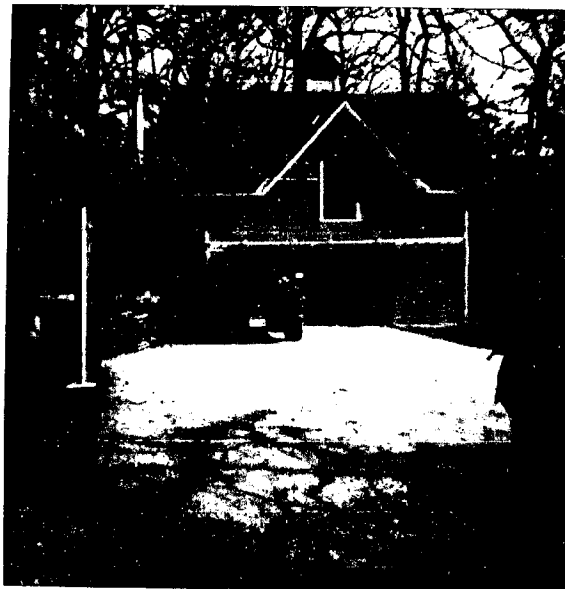
REAR OF HOUSE; EXISTING GARAGE  
IN FOREGROUND



EXISTING GARAGE, CONTEXT



EXISTING GARAGE, VIEWED FROM  
SOUTH (MONTGOMERY COLLEGE IN  
BACKGROUND)



EXISTING CARRIAGE HOUSE AT  
NEIGHBORING HISTORIC HOME,  
703 NEW YORK AVE.  
(24.5' x 16.5' x 22' H. ±)

16

9/12/79 - 40

- 37/3-1
- \*Carroll House, Takoma Park (Montgomery College)
    - 1880's--a frame Queen Anne cornerstone in an historic district containing many architectural styles.
    - Representative of the early houses built in B. F. Gilbert's "railroad suburb," capitalizing on the Metropolitan Branch of the B & O.
  - \*Chesapeake and Ohio Canal--various structures listed individually on M-NCPPC Atlas (U.S. Department of the Interior)
    - 1828-1924--towpath, lockhouses, locks, and culverts remain without substantial modification.
    - Survivor of the American canal-building era, the C & O was a commercial success until railroad competition, depressions and major floods forced its closing.
  - \*Walker Prehistoric Village Archeological Site, location confidential
    - 1400-1600--partially excavated site containing evidence of a palisaded village with a circle of houses; now planted in a grass crop.
    - Representative of prehistoric sites along the Potomac River; this site indicates interaction of several cultures.

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\* National Register of Historic Places.

\*\* Approved by Governor's Consulting Committee for listing on National Register.

17





N-E ELEVATION

1/4" = 1'-0"

PAINTED LATTICE  
STORAGE & SCREENING  
AREA

PAINTED HD.  
SIDING TO  
MATCH EXIST'G

15'-0"



1  
A-5

S-W ELEVATION  
1/4" = 1'-0"

BRUCKER / COHEN RESIDENCE      7700 TAKOMA AVENUE      (301) 585-6904  
TAKOMA PARK, MARYLAND

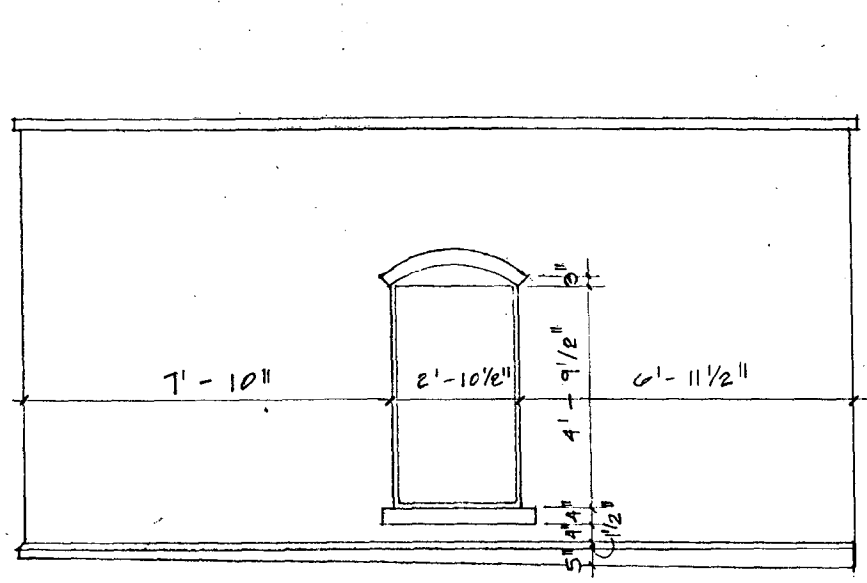
# EXISTING ELEVATIONS AND PLAN OF GARAGE

9-90

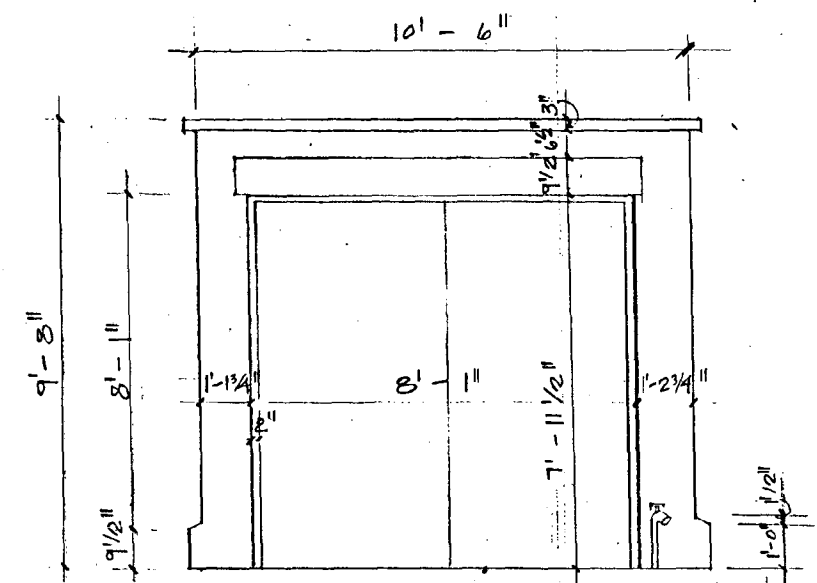
BRUCKER-COHEN RESIDENCE

SCALE: 1/4" = 1'-0"

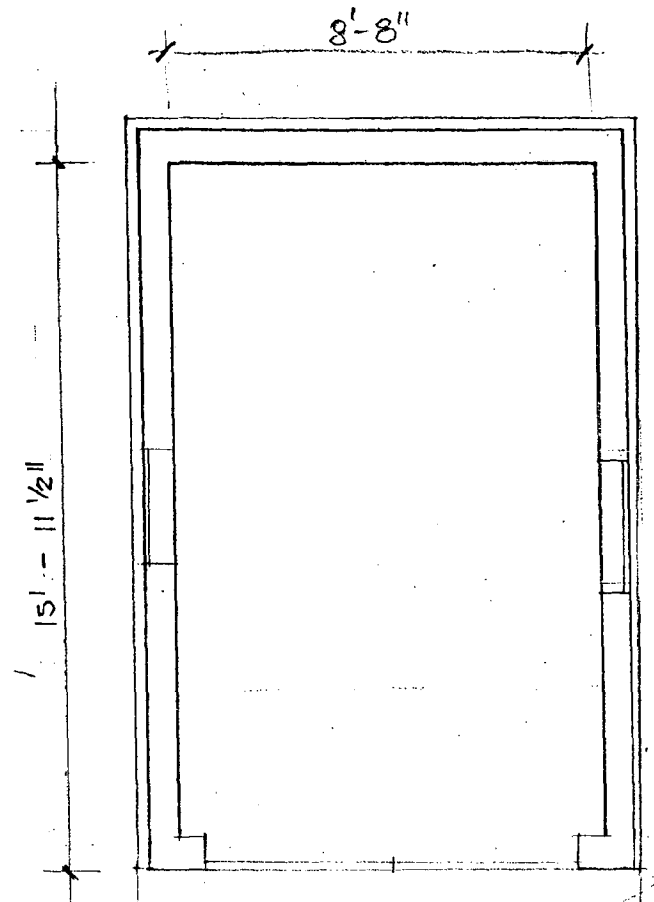
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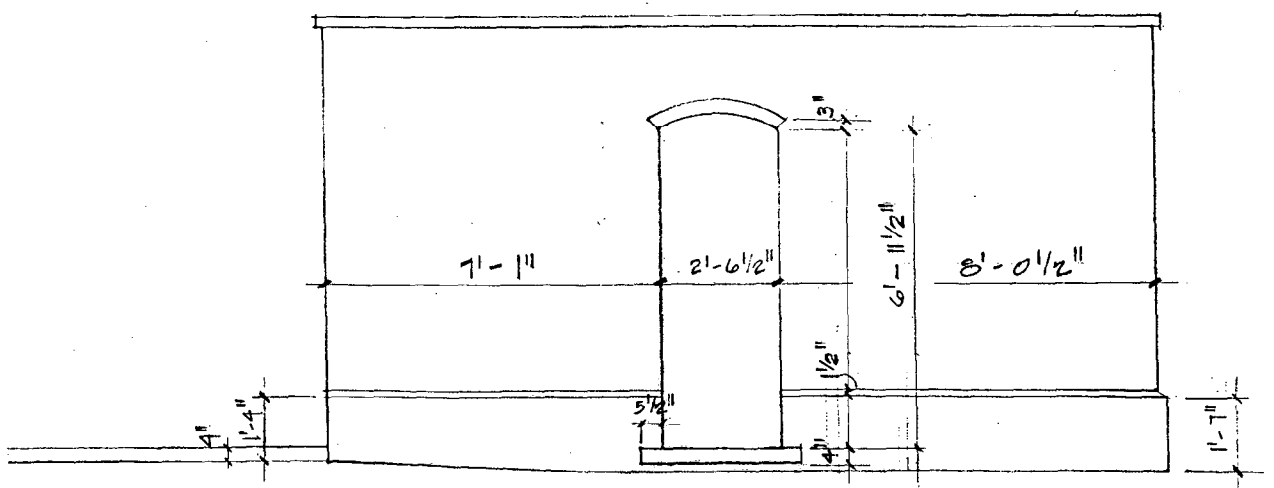
N.W. ELEVATION



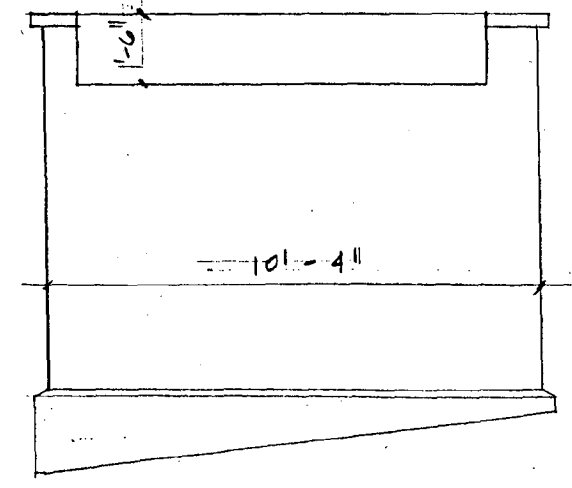
S.W. ELEVATION



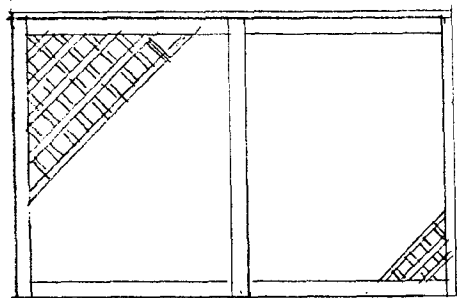
PLAN



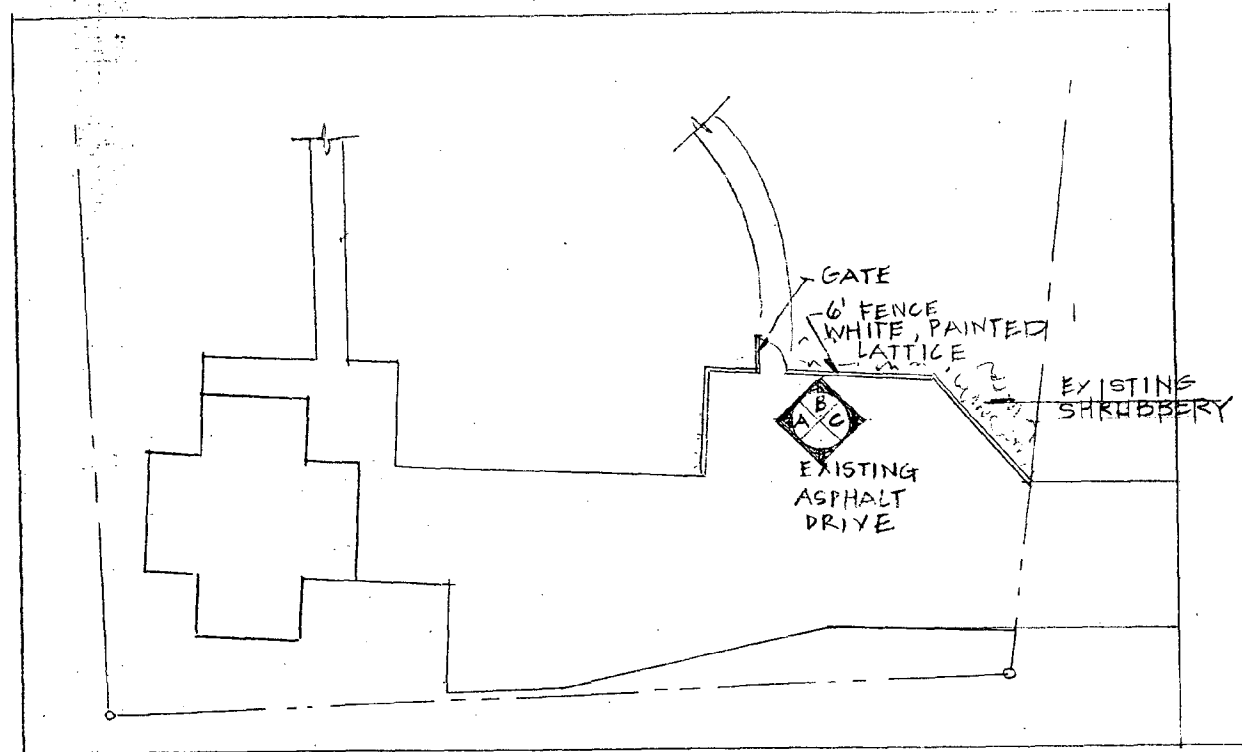
S.E. ELEVATION



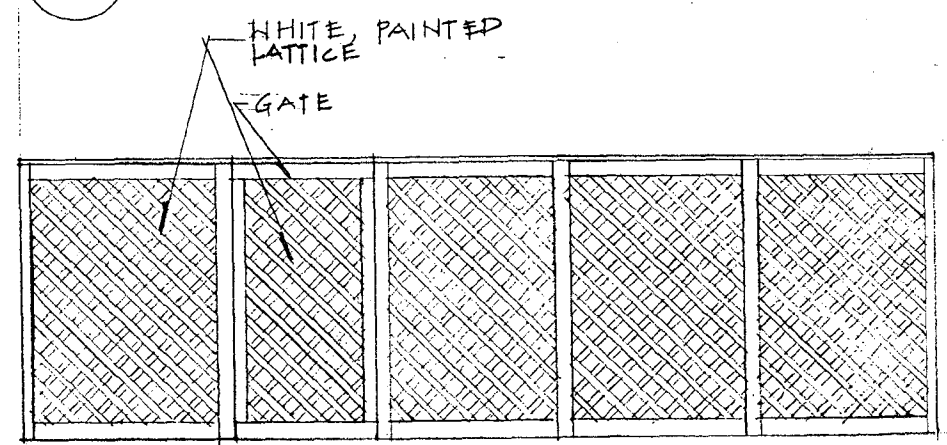
N.E. ELEVATION



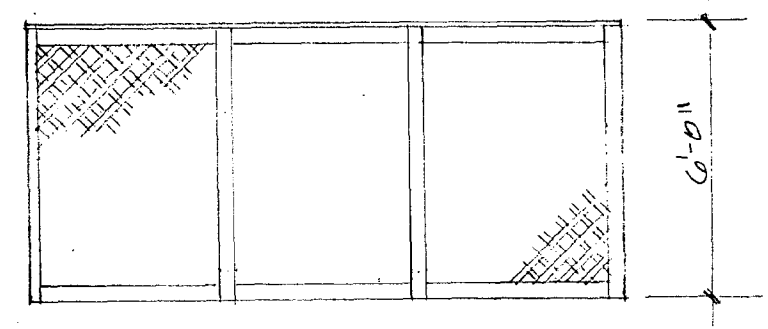
A ELEV. OF FENCE



PARTIAL SITE PLAN  
1/16" = 1'-0"



B ELEV. OF FENCE  
1/4" = 1'-0"



C ELEV. OF FENCE

ELEVATIONS OF LATTICE FENCE  
BRUCKER-COHEN RESIDENCE