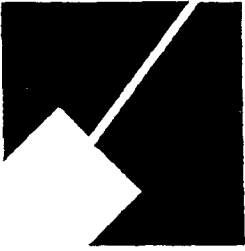


37/3-00FF 7121 Carroll Avenue P
(Takoma Park Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7-26-00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *gwr*

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

HPC 37/3-00FF & DPS 227685

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

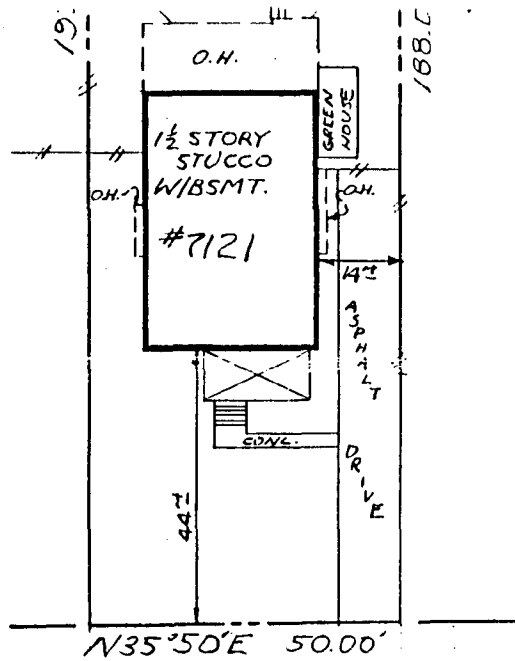
c:\hawpapr.wpd

List of Addresses of Adjacent and Confronting Property Owners

Benigno and M. Cribeiro
7117-7119 Carroll Avenue
Takoma Park, MD 20912

Jay Danielski and Heidi Hessler
7123 Carroll Avenue
Takoma Park, MD 20912

Takoma Company
7124 Carroll Avenue
Takoma Park, MD 20912

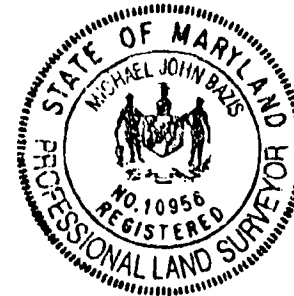


CARROLL AVENUE

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
2/26/00

THIS SURVEY IS FOR TITLE PURPOSES ONLY



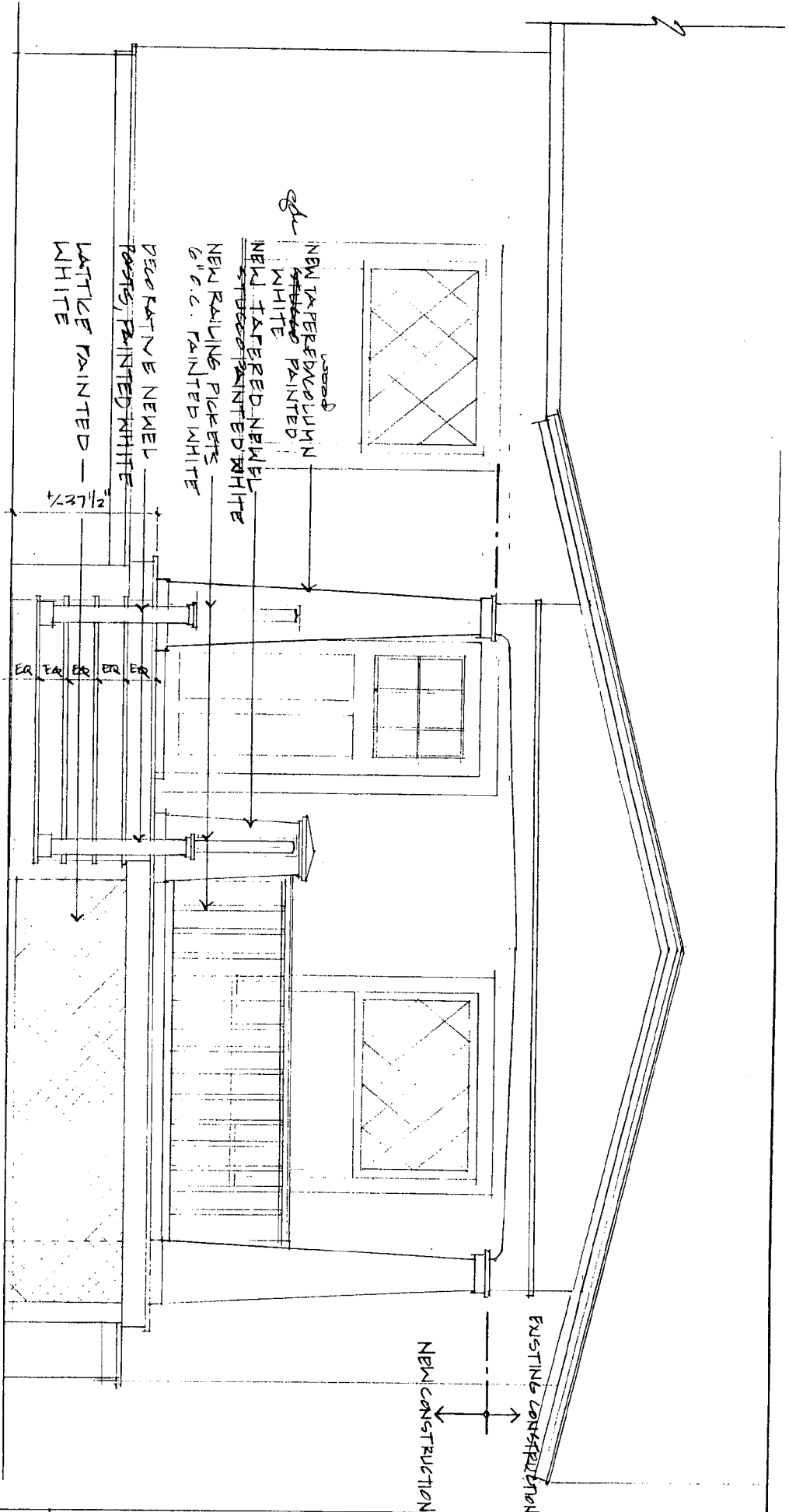
SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

[Signature]
Michael J. Bazis RPLS #10956

JOB # 87.353 H	DATE 5-27-97
FIELD M.B.	DRAFT ^{CB} CB
	P.B. A P# 2
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
10111 COLESVILLE ROAD, SUITE 133
SILVER SPRING, MARYLAND 20901
(301) 593-8005
FAX: (301) 681-7216



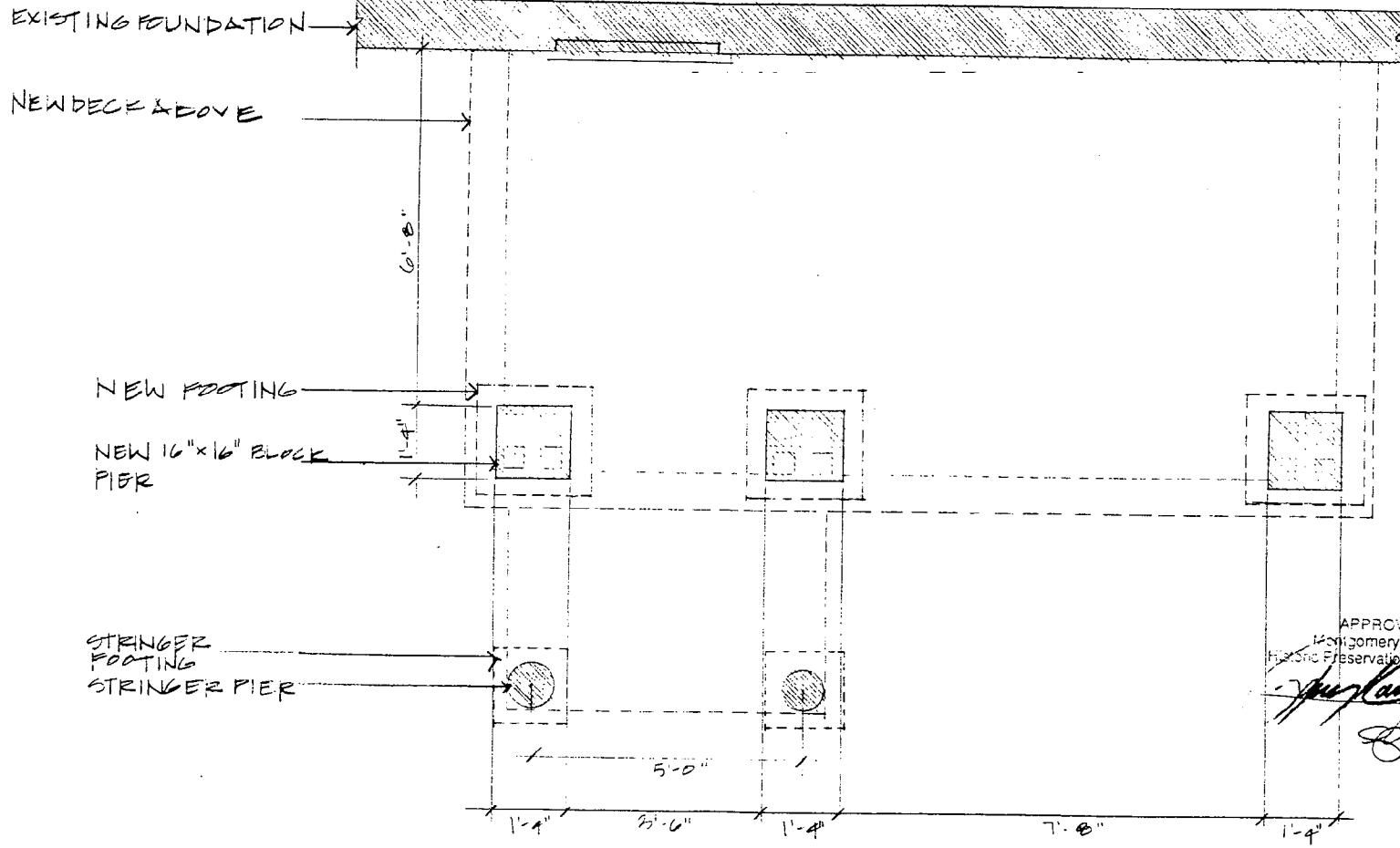
NOTE:
 CONTRACTOR TO
 VERIFY ALL DIMENSIONS
 AS PER EXISTING COND.
 ITIONS.



7/26/03

APPROVED
 Montgomery County
 Historic Preservation Commission

SCALE 1/2" = 1'-0"

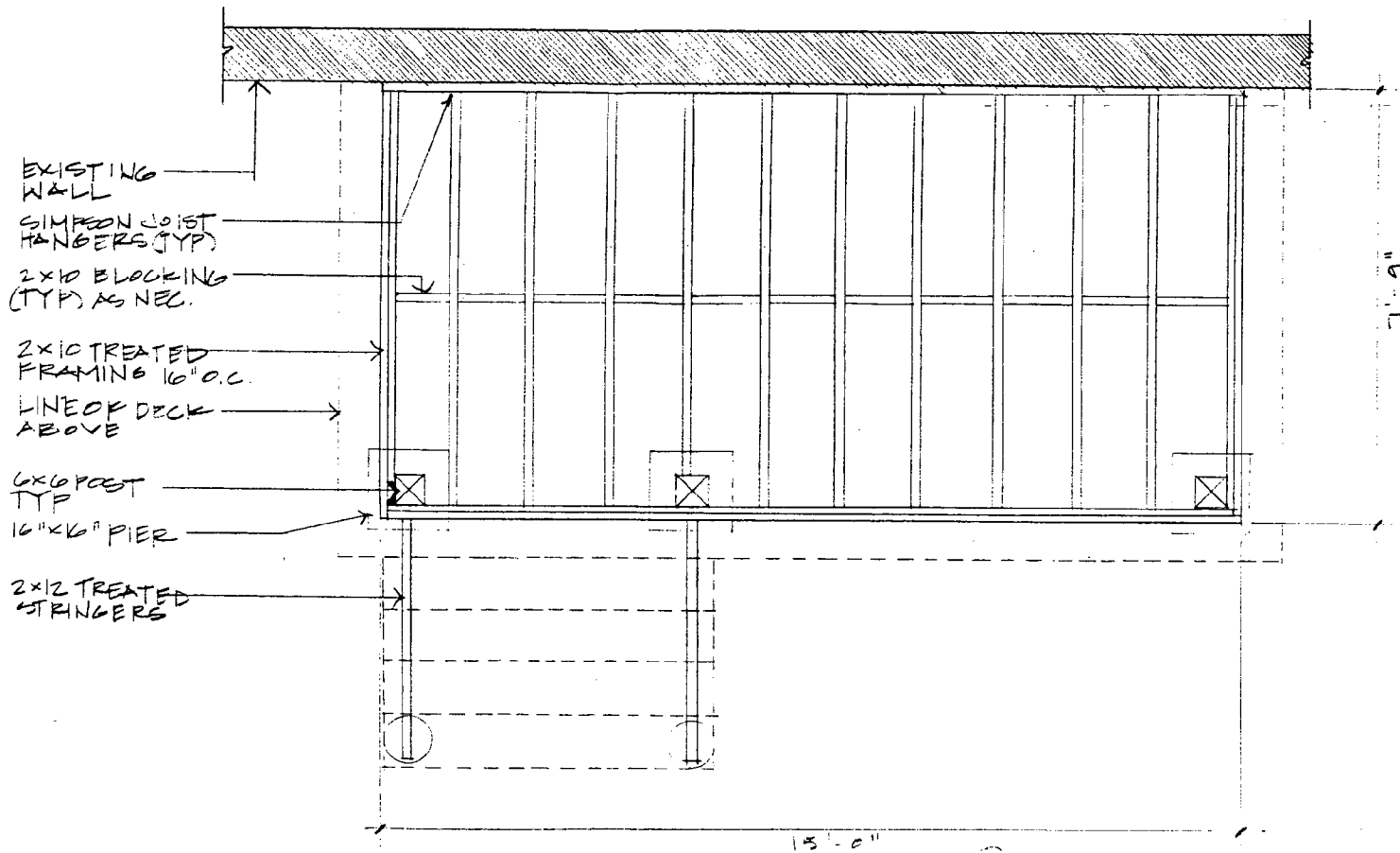


APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 2/26/00

SCALE 1/2" = 1'-0"

FOUNDATION PLAN 7121 CARROLLA AVE PERMIT FOUNDATION AZ



EXISTING WALL

SIMPLED JOIST HANGERS (TYP)

2x10 BLOCKING (TYP) AS NEC.

2x10 TREATED FRAMING 16" O.C.

LINE OF DECK ABOVE

6x6 POST TYP

16" x 16" PIER

2x12 TREATED STRINGERS

15'-0"

7'-9"

APPROVED
 Montgomery County
 Historical Commission
[Signature]
 Jan 7/26/00

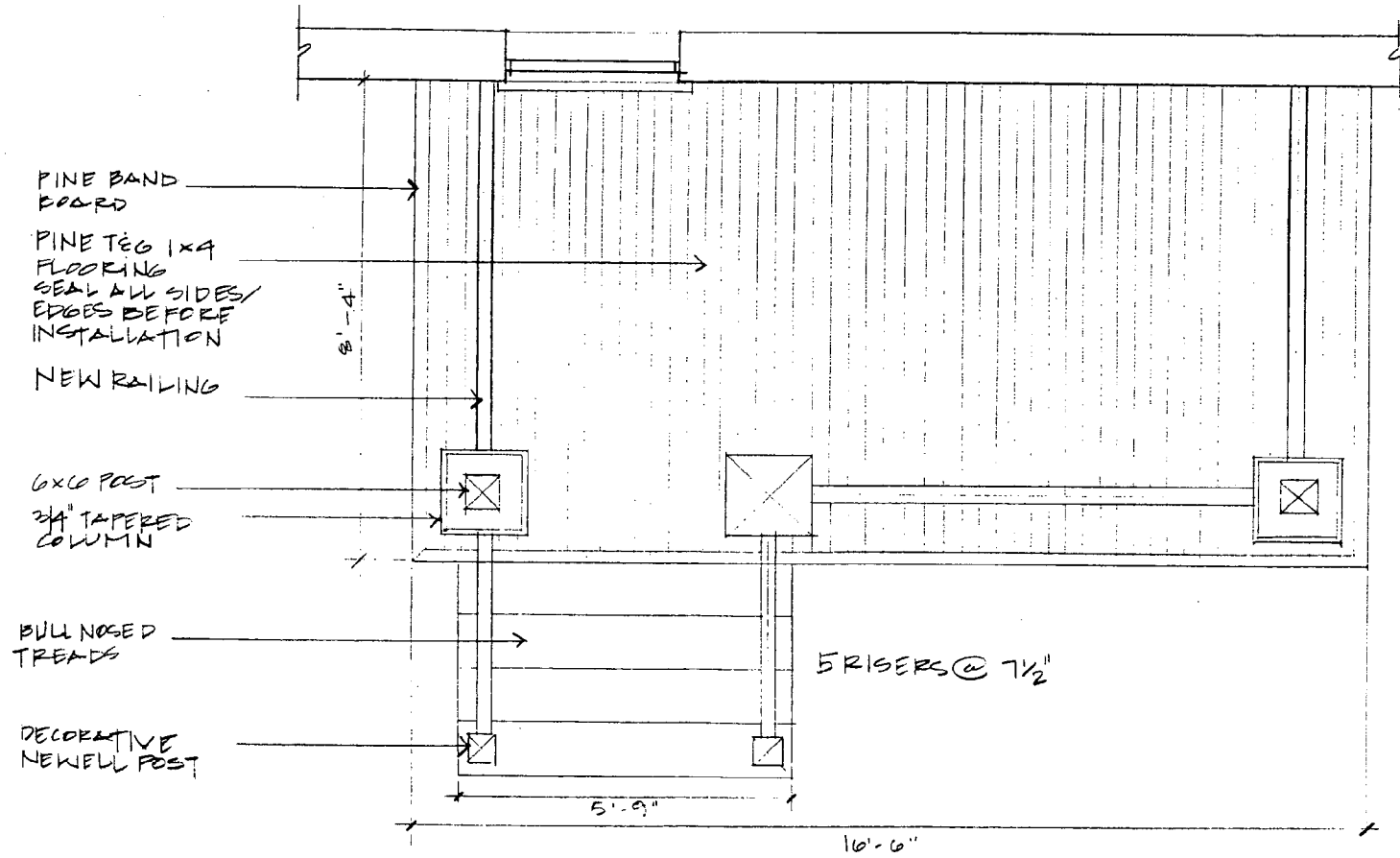
SCALE: 1/2" = 1'-0"

PORCH RENOVATION

7121 CARROLL AVE

FRAMING DIAGRAM

A3.

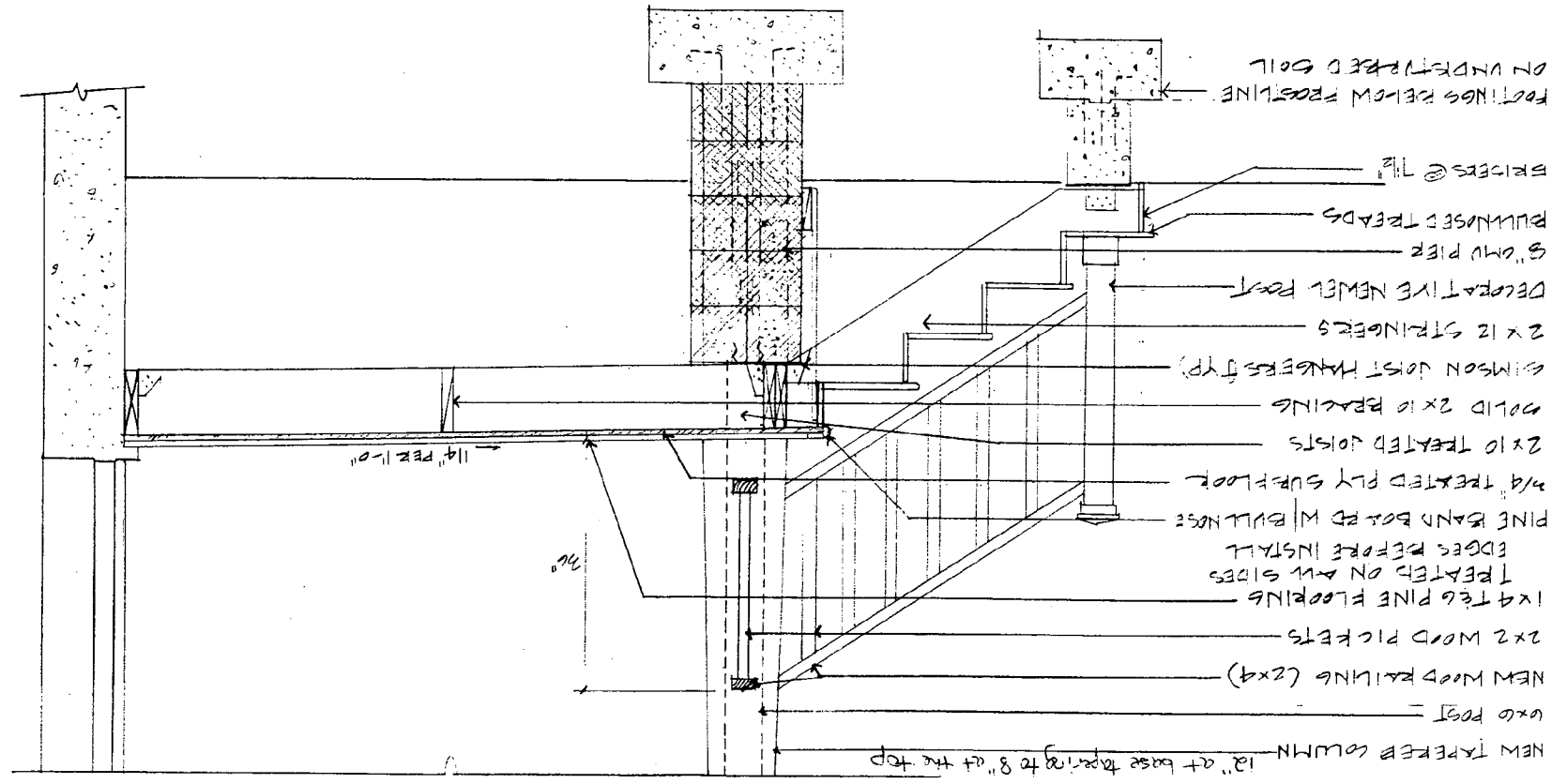


APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 7/26/00

SCALE - 1/2" = 1'-0"

AS SECTION 7121 CARROLL AVE PORCH RENOVATION

APPROVED
 Montgomery County
 Historic Preservation Commission
 11-26/22
 SCALE 3/4" = 1'-0"



APPROVED
 Montgomery County
 Historic Preservation Commission

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

WRITTEN DESCRIPTION OF PROJECT

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

We live in a 1920's Stucco bungalow on one of Takoma Park's major thoroughfares. Currently our front porch is a concrete slab which is sagging, cracking, and crumbling. We feel it is an eyesore in our historic district and a hazard to those of us who use it.

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

We want to replace the existing concrete structure with a new porch of the same size. It will have new footings, columns, steps, railings, and will have tongue & groove decking. The columns will be 12" at the base tapering to 8" at the top, and will be covered w/ stucco which matches the house. The railings, steps, & decking will be painted.

SITE PLAN

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.

4. 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.

5. 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.

6. 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.

7. 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.



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: Susan Bundock

Daytime Phone No.: 301-270-2709

Tax Account No.: 01073887

Name of Property Owner: MATT JOHNSON / Susan Bundock Daytime Phone No.: 301-270-2709

Address: 7121 CARROLL TAKOMA PARK MD 20912

Contractor: Milone Installations Inc. Phone No.: 301-262-6229

Contractor Registration No.: 26386

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7121 Street: CARROLL AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: Rt. 410

Lot: 23 Block: 19 Subdivision: B.F. Gilbert's Addition to Takoma Park / 25

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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, Other:

1B. Construction cost estimate: \$ 5000.00

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:

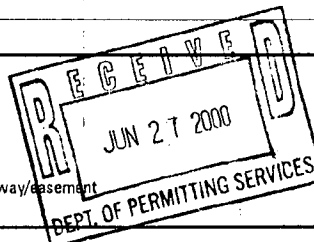
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other:

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.

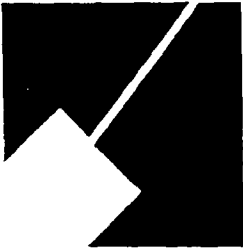
Susan Bundock Signature of owner or authorized agent 6/26/2000 Date

Approved: W/conditions for Chairperson Historic Preservation Commission

Disapproved: Signature: Date: 7-26-00

Application/Permit No.: 232188 Date Filed: Date Issued:

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7.26.00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *[Signature]*
Historic Preservation

SUBJECT: Historic Area Work Permit
HPC 37/3. 00FF & DPS 222685

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved
 Approved with Conditions:

1) Porch columns to be of painted wood without stucco coating.

2) Existing concrete porch & columns to be measured & photographed before removal
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Matt Johnson & Susan Bundock

Address: 7121 Carroll Avenue Takoma Park

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7121 Carroll Avenue **Meeting Date:** 07/26/00
Applicant: Matt Johnson & Susan Bundock **Report Date:** 07/19/00
Resource: Takoma Park Historic District **Public Notice:** 07/12/00
Review: HAWP **Tax Credit:** Partial
Case Number: 37/3-00FF **Staff:** Perry Kephart
PROPOSAL: Replace front porch, add railing. **RECOMMEND:** Approve w/conditions..

CONDITIONS:

1. The porch columns are to be of painted wood without a stucco coating.
2. The existing concrete porch is to be measured and photographed before it is removed.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman Bungalow
DATE: 1915-1925

Side-gabled, 2½ -story, three-bay residence with stucco cladding, half-timber trim and roof brackets in the end gables, and a 2/3 width concrete front porch with a wood front-gabled roof and tapered square wood columns.

PROPOSAL

The applicant proposes to:

3. Replace the deteriorated front porch concrete deck and steps with a painted wooden porch with lattice foundation screening and tongue in groove wood flooring.
4. Replace the deteriorated wood columns with new columns of similar dimensions, the new columns to be covered with painted stucco.
5. Add step and porch railings of painted wood with inset pickets. The newel post is to be a tapered block in scale with the porch columns.

STAFF DISCUSSION

Replacing the deteriorated and unsightly concrete porch slab and steps with a wood porch

rather than replacement in kind means the loss of some of the historic material, but still makes use of materials appropriate to the age and Craftsman style of the house. In addition, the roof of the porch is not being altered. The new railing system is well within the guidelines for the historic district. A condition for replacement of the existing porch deck could be to measure and photograph it before removal.

Staff would recommend that the replacement wood columns **not** be coated in stucco. The use of stucco columns with a heavy concrete porch is conjectural but plausible, on a wooden porch it is out of keeping with the lighter weight of the wood framing. It would not be a combination of materials that would have typically been seen on houses of this period.

The rehabilitation of the porch roof would qualify for a preservation tax credit as would replacement in kind of the wood columns.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with condition* the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #2 and #10:

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 a property will be avoided.

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.

And with the conditions:

1. The porch columns are to be of painted wood without a stucco coating.
2. The existing concrete porch is to be measured and photographed before it is removed.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.



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

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Daytime Phone No.: 301-270-2709

Tax Account No.: 01073887
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Address: 7121 CARROLL TAKOMA PARK MD 20912

Contractor: Milone Installations Inc. Phone No.: 301-262-6229

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Lot: 23 Block: 19 Subdivision: B. F. Gilbert's Addition to Takoma Park / 25

Liber: Folio: Parcel:

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1B. Construction cost estimate: \$ 5000.00

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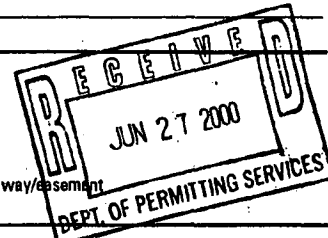
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition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

Susan Bundock Signature of owner or authorized agent Date: 6/26/2000

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 322685 Date Filed: Date Issued:

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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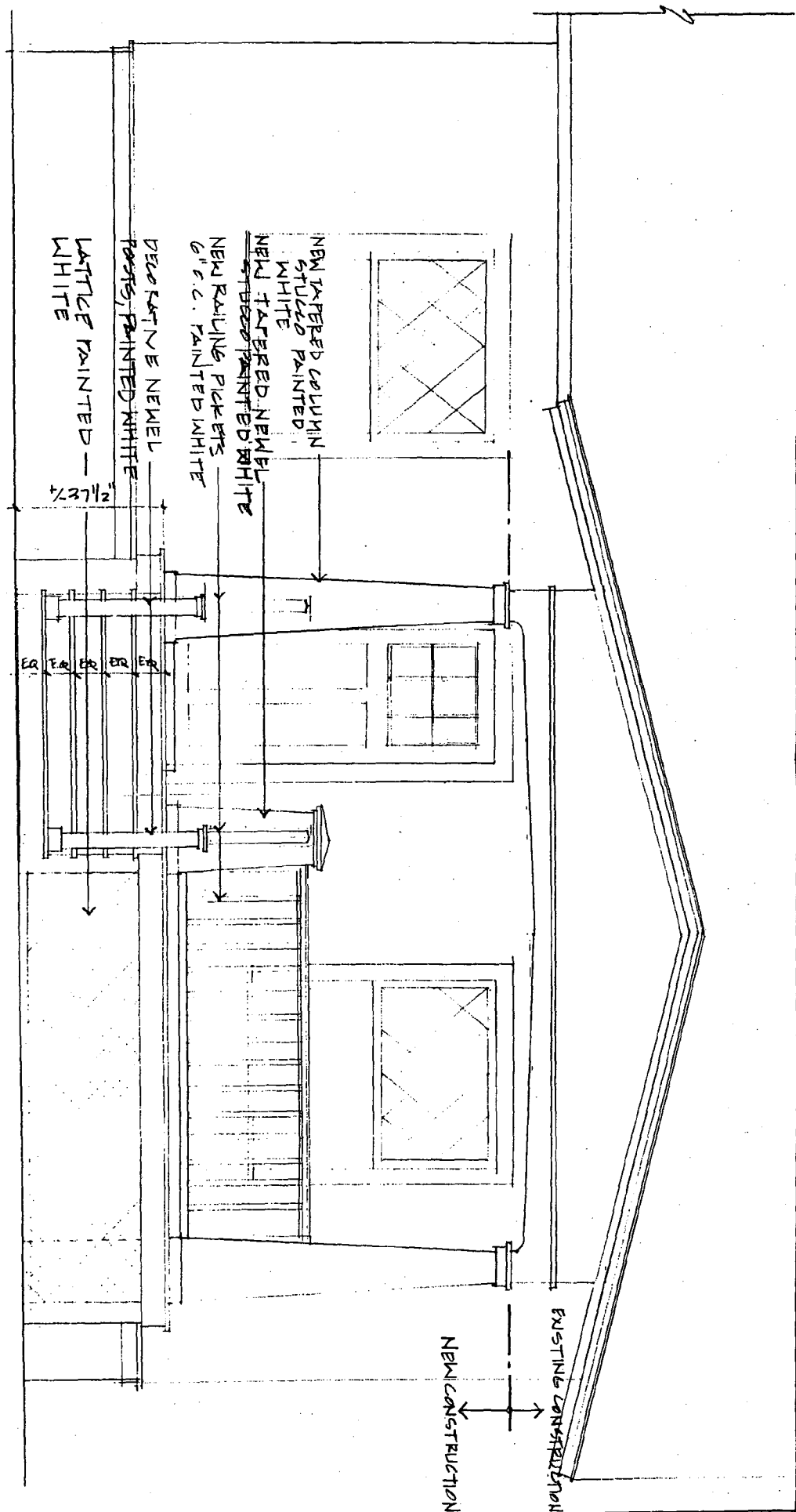
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4

51

NOTE:
CONTRACTOR TO
VERIFY ALL DIMENSIONS
AS PER EXISTING COND-
ITIONS.



1/2 37 1/2"

EX EX EX EX EX EX

NEW CONSTRUCTION

EXISTING CONSTRUCTION

SCALE 1/2" = 1'-0"

A1	ELEVATION	7121 CARROLL AVE	PORCH RENOVATION
----	-----------	------------------	------------------

EXISTING FOUNDATION

NEW DECK EDGE

NEW FOOTING

NEW 16" x 16" BLOCK
PIER

STRINGER
FOOTING
STRINGER PIER

6'-8"

1'-4"

1'-4"

5'-0"

1'-4"

5'-6"

1'-4"

7'-8"

1'-4"

SCALE 1/2" = 1'-0"

PERCH PERMANENT PION

712 | CARROLL AVE

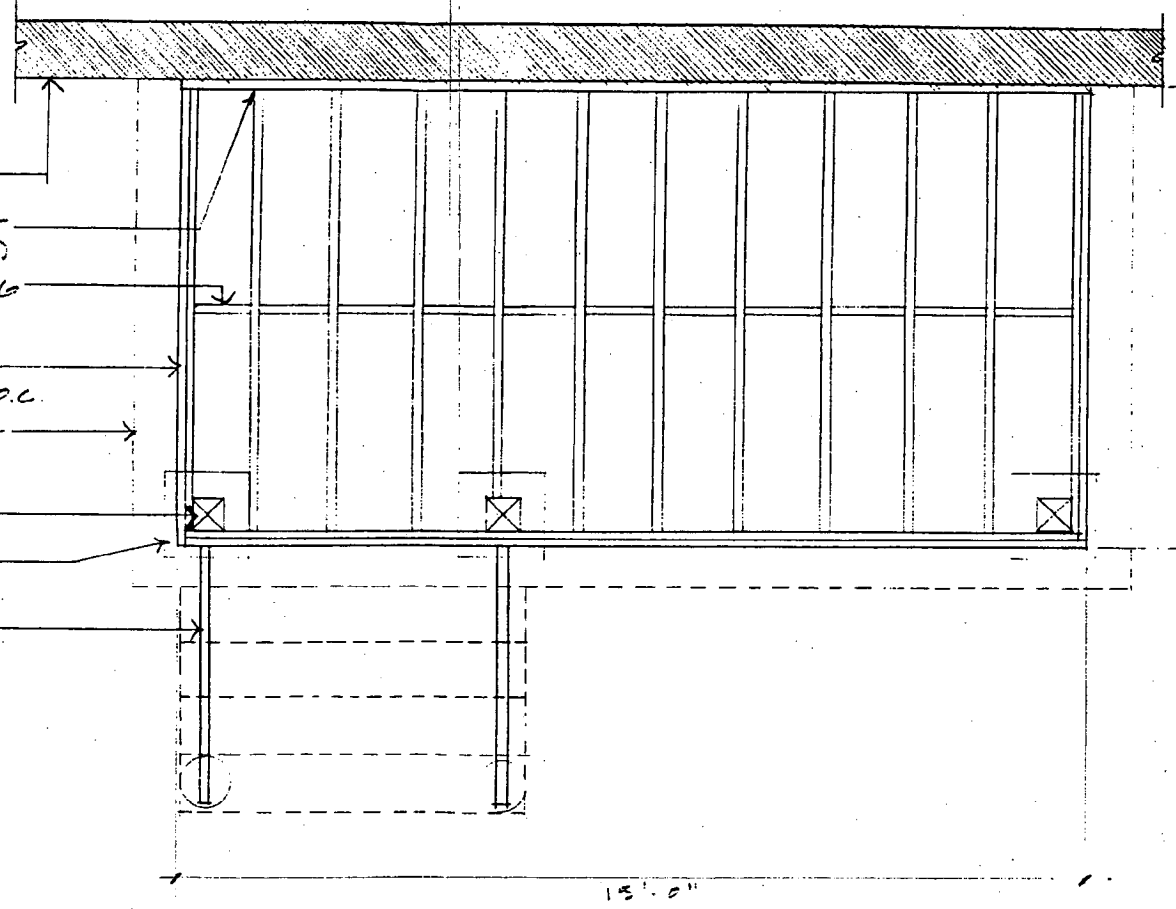
FOUNDATION PLAN

AZ

9

7

- EXISTING WALL
- SIMPSON JOIST HANGERS (TYP)
- 2x10 BLOCKING (TYP) AS NEC.
- 2x10 TREATED FRAMING 16" O.C.
- LINE OF DECK ABOVE
- 6x6 POST TYP
- 16" x 6" PIER
- 2x12 TREATED STRINGERS



15'-0"

7'-9"

SCALE: 1/2" = 1'-0"

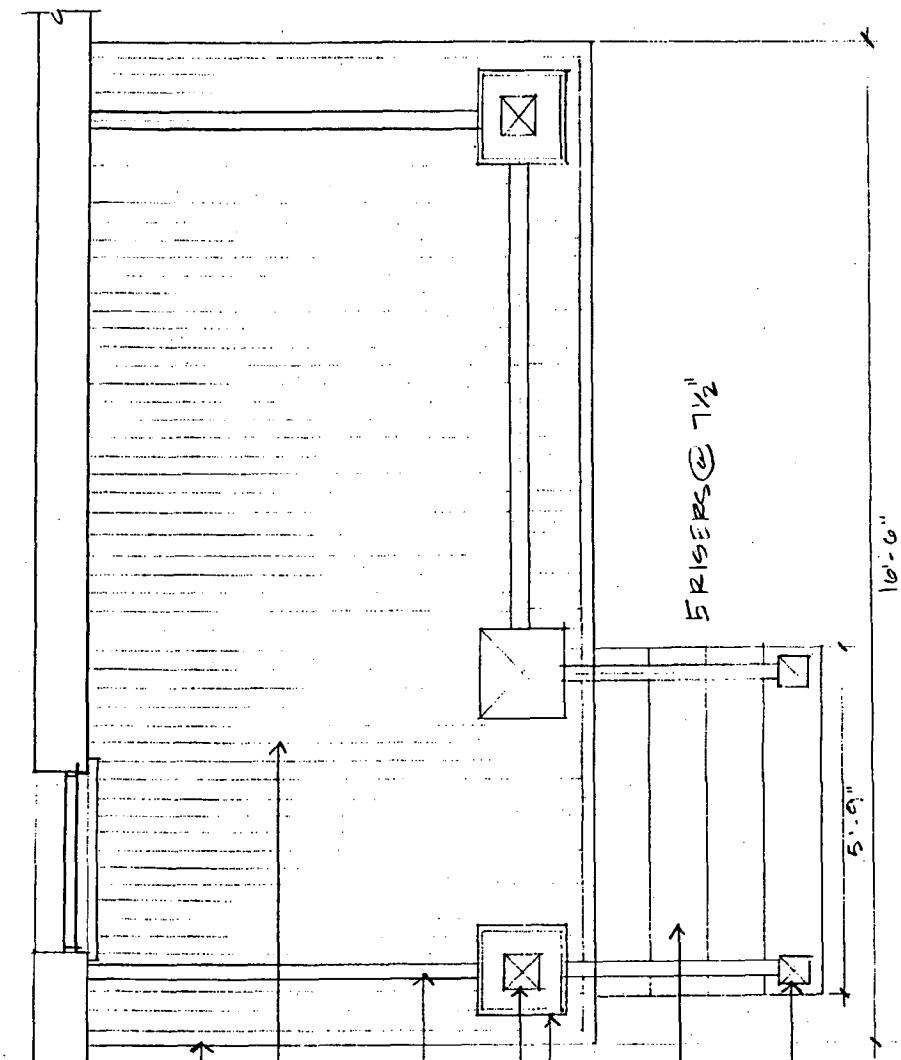
A.3.

FRAMING DIAGRAM

7121 CARROLL AVE

PORCH RENOVATION

SCALE - 1/2" = 1'-0"



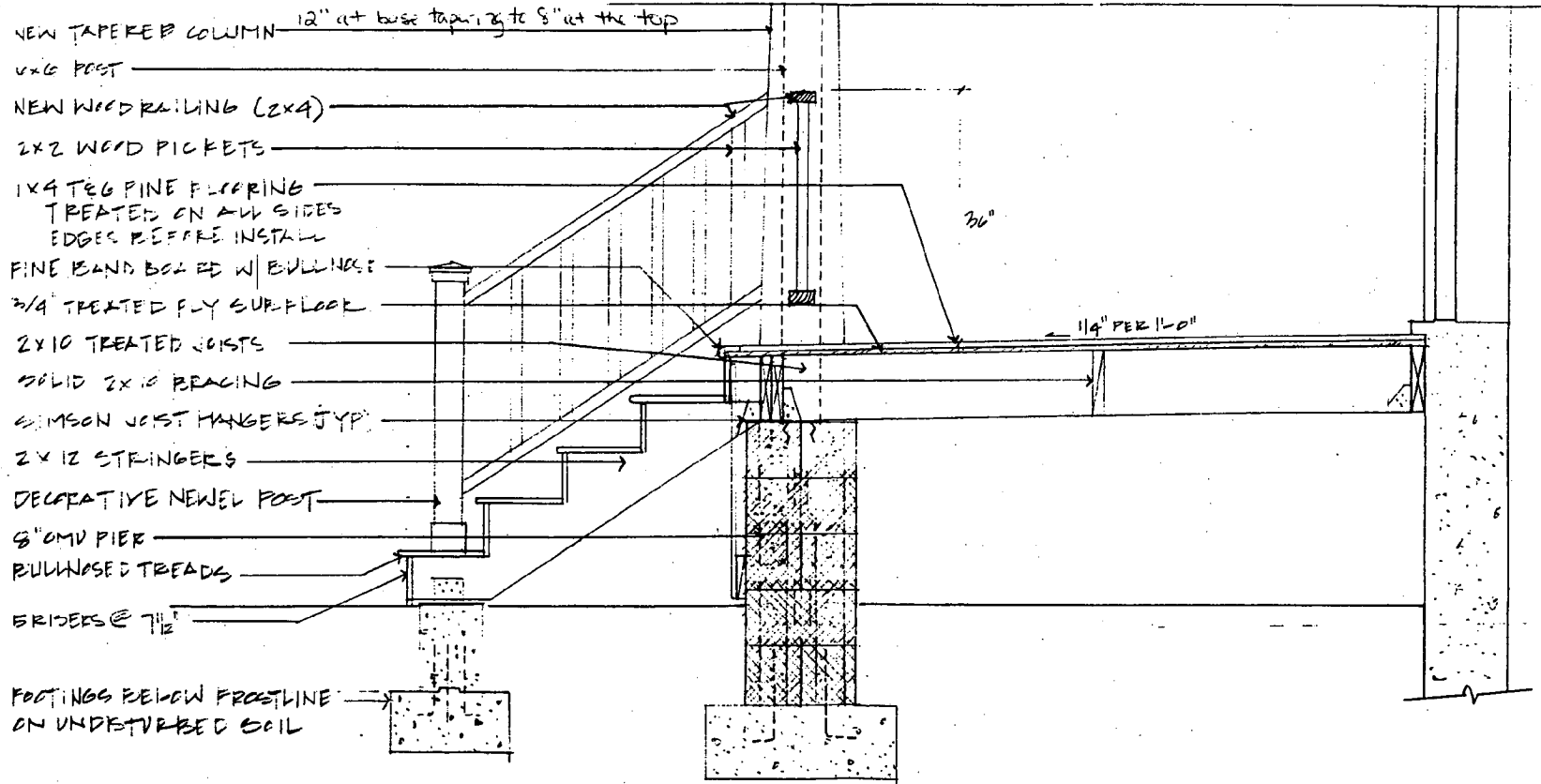
- PINE BAND BOARD
- PINE 2x6 1x9 FLOORING SEAL ALL SIDES/ EDGES BEFORE INSTALLATION
- NEW RAILING
- 6x6 POST
- 2 1/2" TAPERED COLUMN
- BULL NOSED TRENDS
- DECORATIVE NEWELL POST

5'-9"

10'-0"

RISERS @ 7 1/2"

(9)



NEW TAPERED COLUMN 12" at base tapering to 8" at the top

6x6 POST

NEW WOOD RAILING (2x4)

2x2 WOOD PICKETS

1x4 T&G PINE FLOORING
TREATED ON ALL SIDES
EDGES BEFORE INSTALL

FINE BAND BOARD W/ BULLNOSE

3/4" TREATED PLY SUBFLOOR

2x10 TREATED JOISTS

SOLID 2x10 BRACING

SIMPSON JOIST HANGERS JYP

2x12 STRINGERS

DECORATIVE NEWEL POST

8" O.M.V. PIER

BULLNOSE TREADS

BRIDGES @ 7 1/2"

FOOTINGS BELOW FROSTLINE
ON UNDISTURBED SOIL

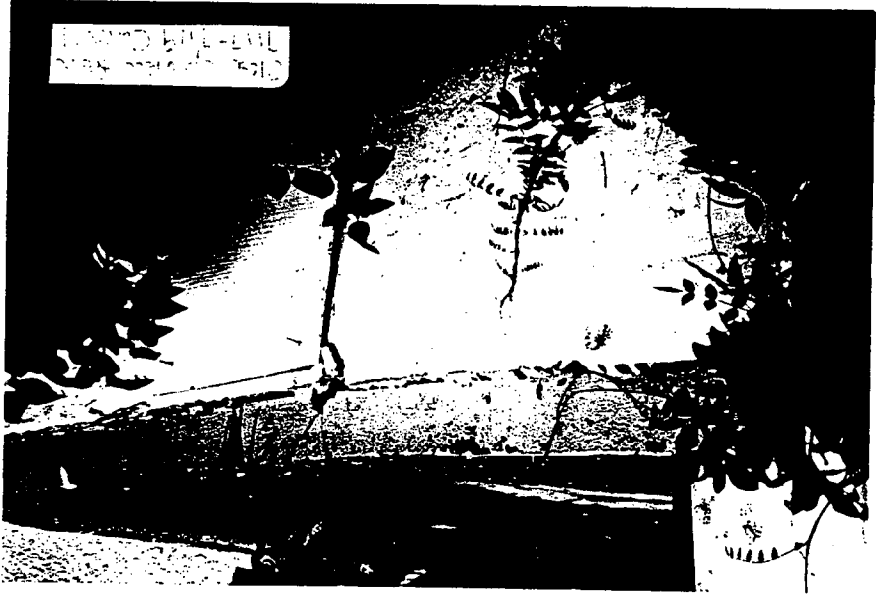
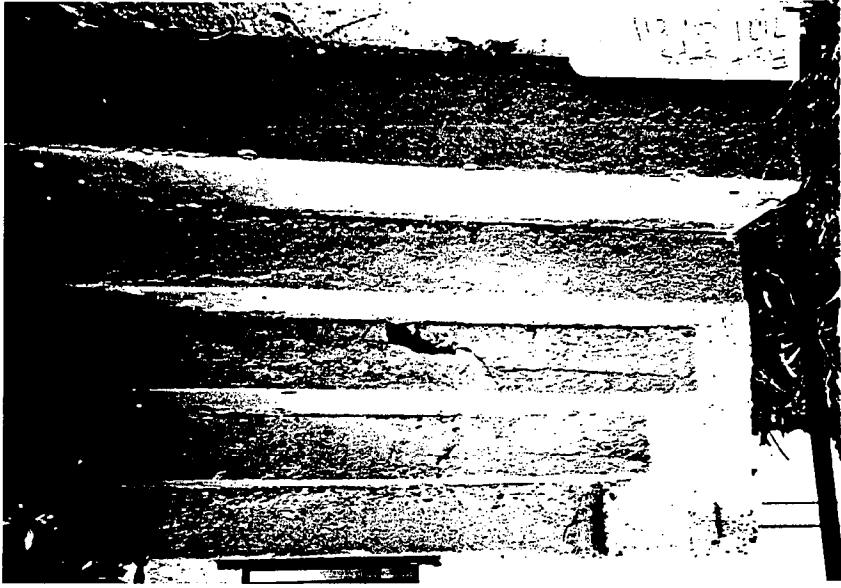
36"

1/4" PER 1'-0"

AS SECTION | 7121 CARROLL AVE | PORCH RENOVATION

SCALE 3/4" = 1'-0"

(6)





Concrete porch base
7121 Canyon - 7/12/1971



Concrete porch
7121 Canyon



Front steps
7121 Canyon



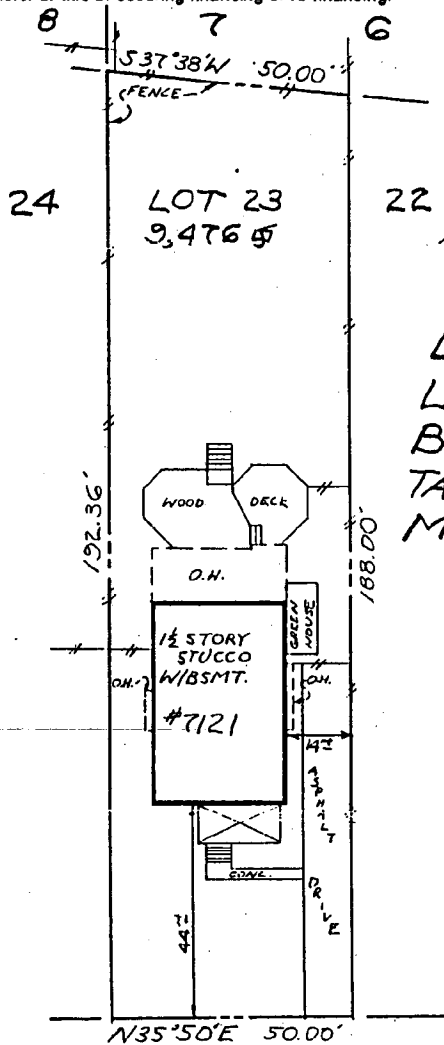
View from
porch - 7/12/1971

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NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 100 Date of Map: 8-5-91 Flood Zone: "C"

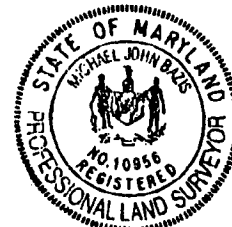
NOTE: No property corners found or set unless otherwise noted.

NOTE: The accuracy of this survey and the apparent setback distances is 2 Ft. +/-



LOCATION DRAWING
LOT 23 BLOCK 19
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MD.

CARROLL AVENUE



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

Michael J. Bazis

Michael J. Bazis

RPLS #10956

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 87.353 H	DATE 5-27-97
FIELD M.B.	DRAFT CB
	P.B. A P#2
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
10111 COLESVILLE ROAD, SUITE 133
SILVER SPRING, MARYLAND 20901
(301) 593-8005
FAX: (301) 681-7216

12

List of Addresses of Adjacent and Confronting Property Owners

**Benigno and M. Cribeiro
7117-7119 Carroll Avenue
Takoma Park, MD 20912**

**Jay Danielski and Heidi Hessler
7123 Carroll Avenue
Takoma Park, MD 20912**

**Takoma Company
7124 Carroll Avenue
Takoma Park, MD 20912**



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: Susan Bundock

Daytime Phone No.: 301-270-2709

Tax Account No.: 01073887

Name of Property Owner: MATT JOHNSON / Susan Bundock Daytime Phone No.: 301-270-2709

Address: 7121 CARROLL TAKOMA PARK MD 20912

Contractor: Milone Installations Inc. Phone No.: 301-262-6229

Contractor Registration No.: 26386

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7121 Street: CARROLL AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: Rt. 410

Lot: 23 Block: 19 Subdivision: B.F. Gilbert's Addition to Takoma Park / 25

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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, Other

1B. Construction cost estimate: \$ 5000.00

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

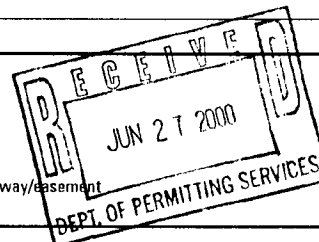
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other

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.

Susan Bundock Signature of owner or authorized agent

6/26/2000 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 332685 Date Filed: Date Issued:

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

WRITTEN DESCRIPTION OF PROJECT

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

We live in a 1920's Stucco bungalow on one of Takoma Park's major thoroughfares. Currently our front porch is a concrete slab which is sagging, cracking, and crumbling. We feel it is an eyesore in our historic district and a hazard to those of us who use it.

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

We want to replace the existing concrete structure with a new porch of the same size. It will have new footings, columns, steps, railings, and will have tongue & groove decking. The columns will be 12" at the base tapering to 8" at the top, and will be covered w/ stucco which matches the house. The railings, steps, & decking will be painted.

SITE PLAN

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.

4. 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.

5. 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.

6. 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.

7. 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 INTO MAILING LABELS.

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Takoma Park, MD 20912

Jay Danielski and Heidi Hessler
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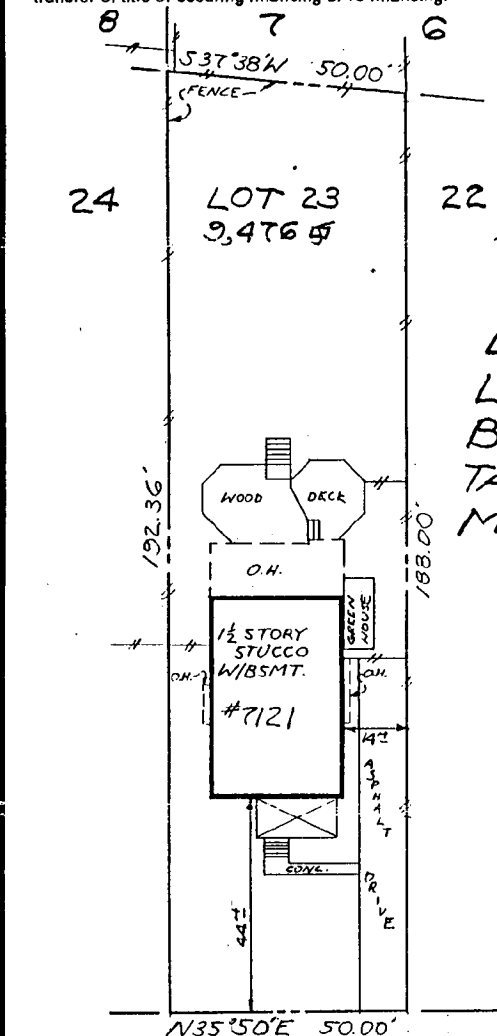
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Date of Map: 8-5-91
Flood Zone: "C"

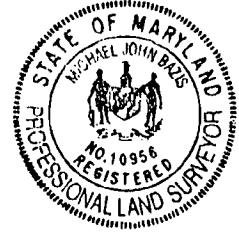
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LOT 23 BLOCK 19
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Michael J. Bazis
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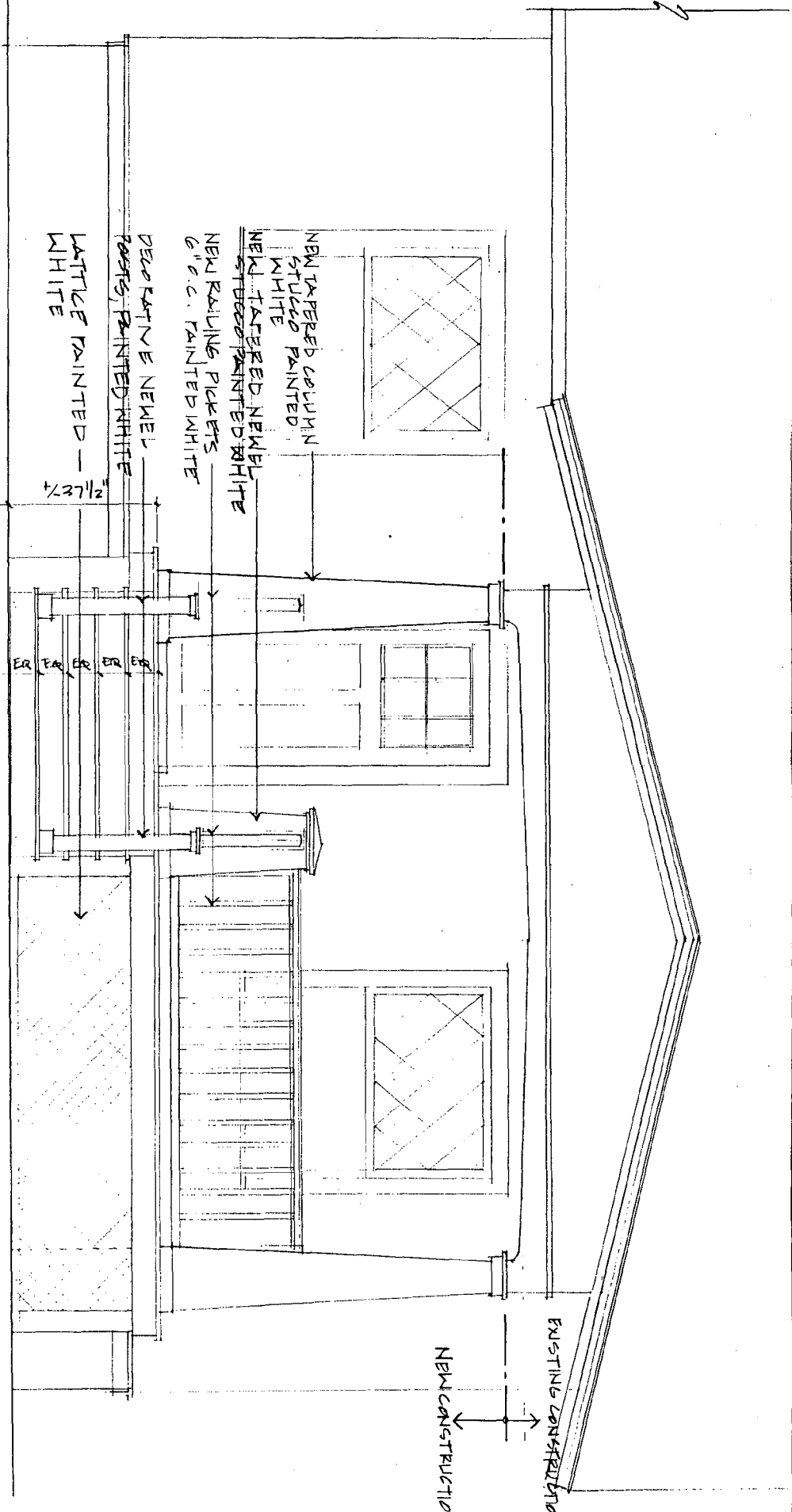
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	SCALE: 1" = 30'

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ENGINEERS & SURVEYORS
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SILVER SPRING, MARYLAND 20901
(301) 593-8005
FAX: (301) 681-7216

NOTE:
 CONTRACTOR TO
 VERIFY ALL DIMENSIONS
 AS PER EXISTING COND-
 ITIONS.

NEW TAPERED COLUMN
 STUCCO PAINTED
 WHITE
 NEW TAPERED NEWEL
 STOOD PAINTED WHITE
 NEW RAILING PICKETS
 G.O.C. PAINTED WHITE
 DECORATIVE NEWEL
 POSTS, PAINTED WHITE
 LATTICE PAINTED -
 WHITE



SCALE 1/2" = 1'-0"

A1 ELEVATION 7121 CARROLL AVE PORCH RENOVATION.

EXISTING FOUNDATION

NEW DECK ABOVE

NEW FOOTING

NEW 16"x16" BLOCK
PIER

STRINGER
FOOTING
STRINGER PIER

6'-8"

1'-4"

5'-0"

1'-4"

3'-6"

1'-4"

7'-8"

1'-4"

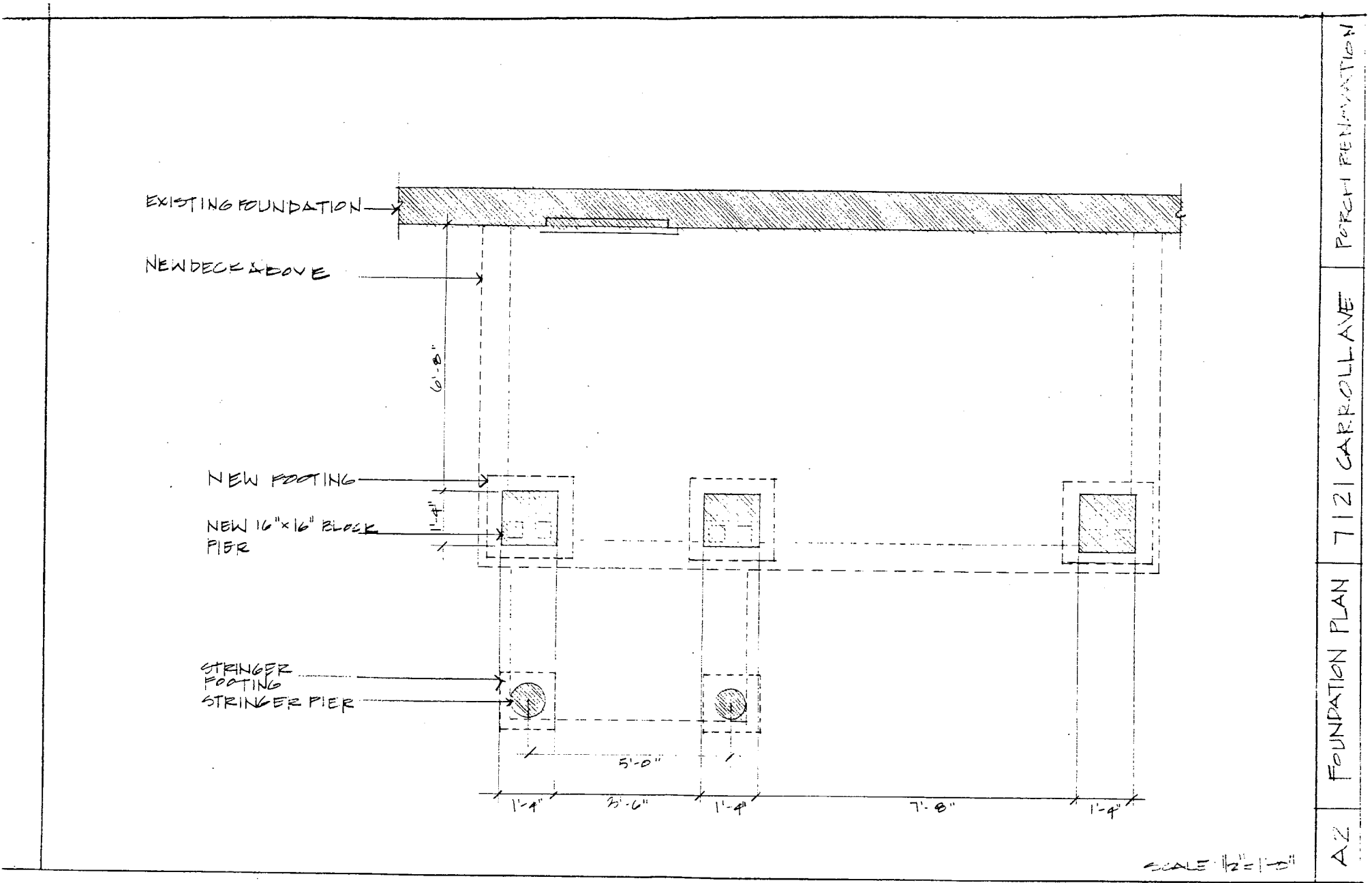
SCALE 1/2" = 1'-0"

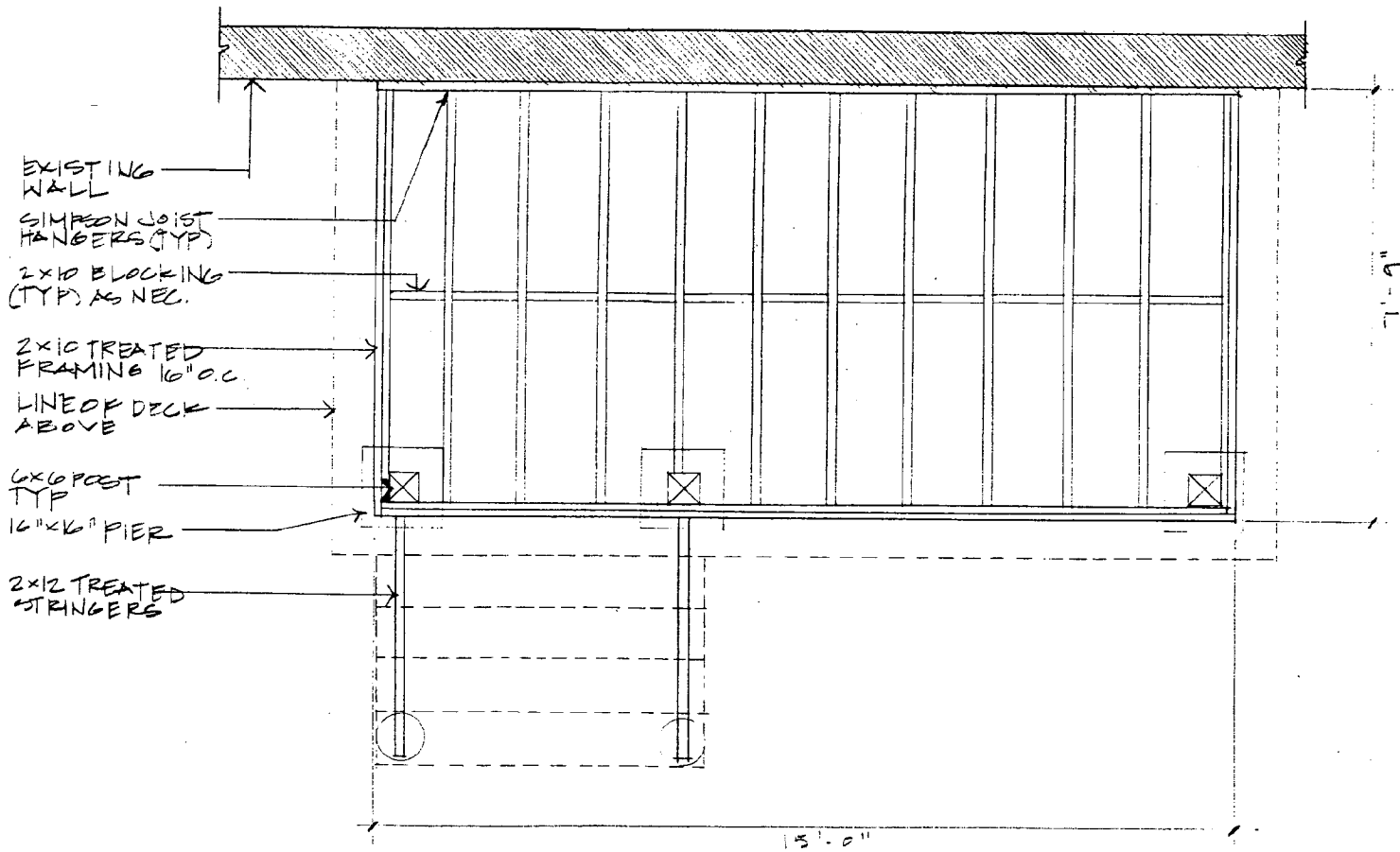
PORCH RENOVATION

7121 CARROLL AVE

FOUNDATION PLAN

AZ



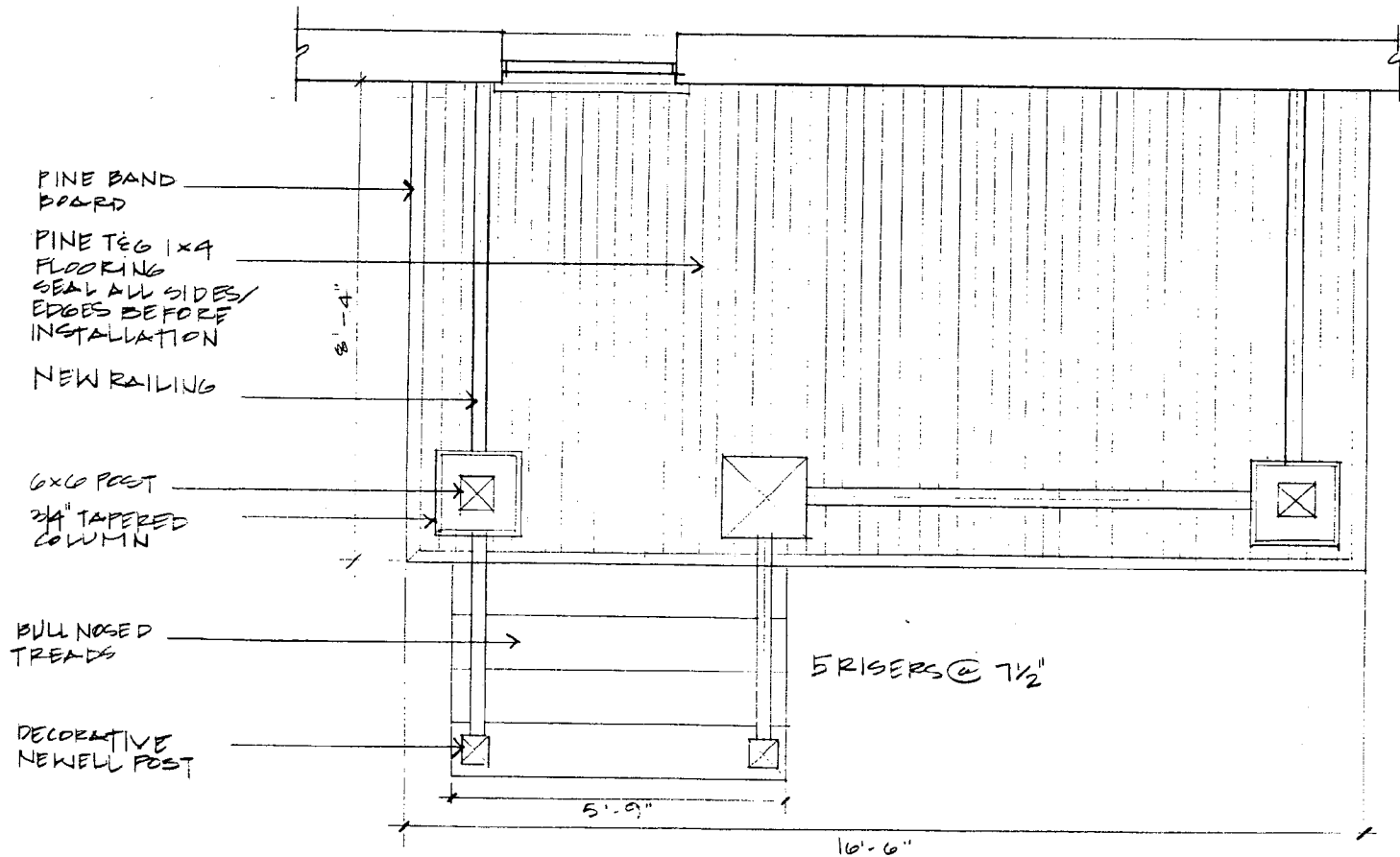


PORCH RENOVATION

7121 CARROLL AVE

FRAMING DIAGRAM

A3.



PINE BAND BOARD

PINE 2x6 1x4 FLOORING
SEAL ALL SIDES/ EDGES BEFORE INSTALLATION

NEW RAILING

6x6 POST
2 1/4" TAPERED COLUMN

BULL NOSED TREADS

DECORATIVE NEWELL POST

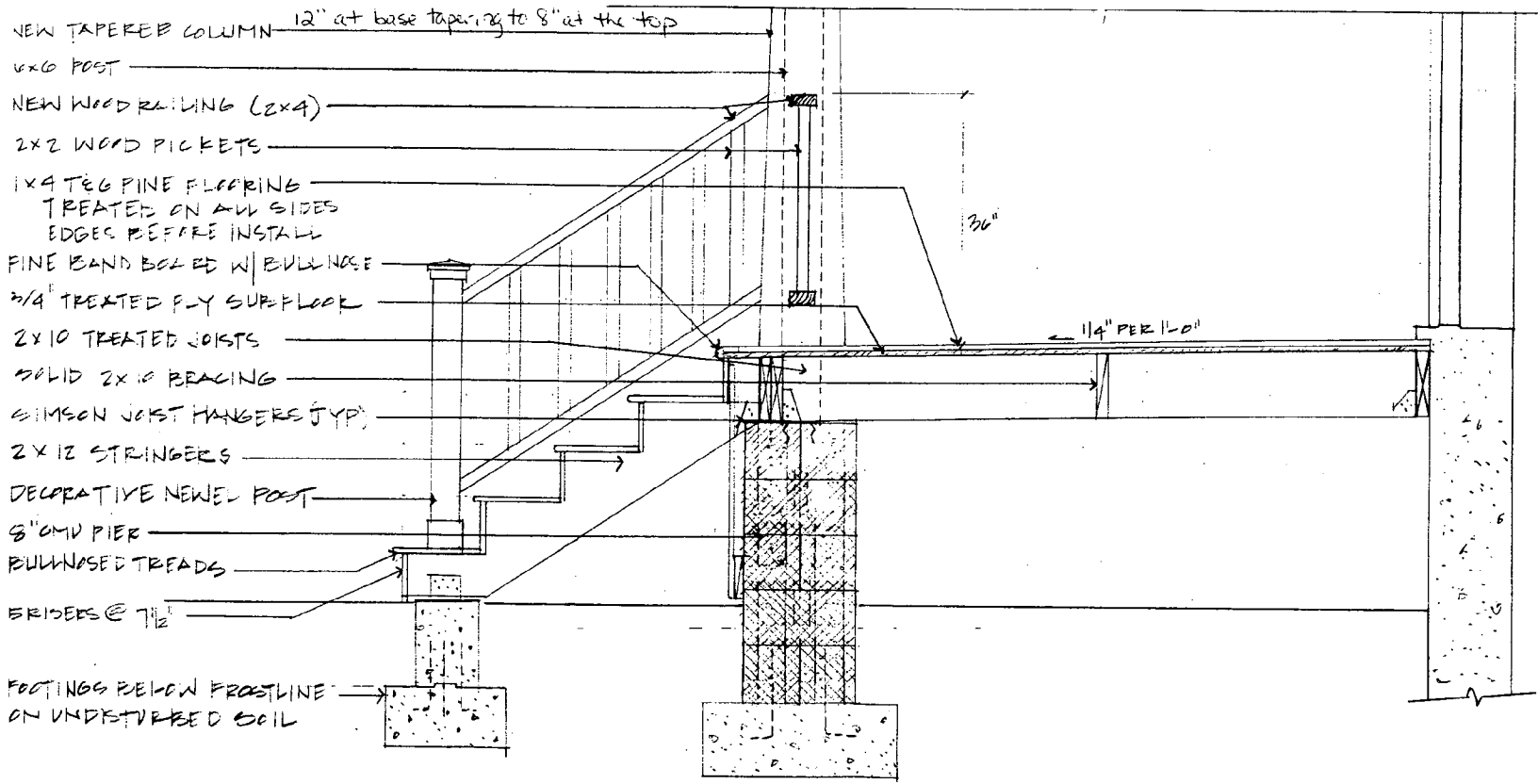
8'-4"

5'-9"

5 RISERS @ 7 1/2"

16'-6"

SCALE - 1/2" = 1'-0"



NEW TAPERED COLUMN - 12" at base tapering to 8" at the top

6x6 POST

NEW WOOD RAILING (2x4)

2x2 WOOD PICKETS

1x4 T&G PINE FLOORING
TREATED ON ALL SIDES
EDGES BEFORE INSTALL

FINE BAND BOARDED W/ BULLNOSE

3/4" TREATED FLY SUBFLOOR

2x10 TREATED JOISTS

SOLID 2x10 BRACING

SIMSON JOIST HANGERS (JYP)

2x12 STRINGERS

DECORATIVE NEWEL POST

8" CMU PIER

BULLNOSED TREADS

BRIDGES @ 7 1/2"

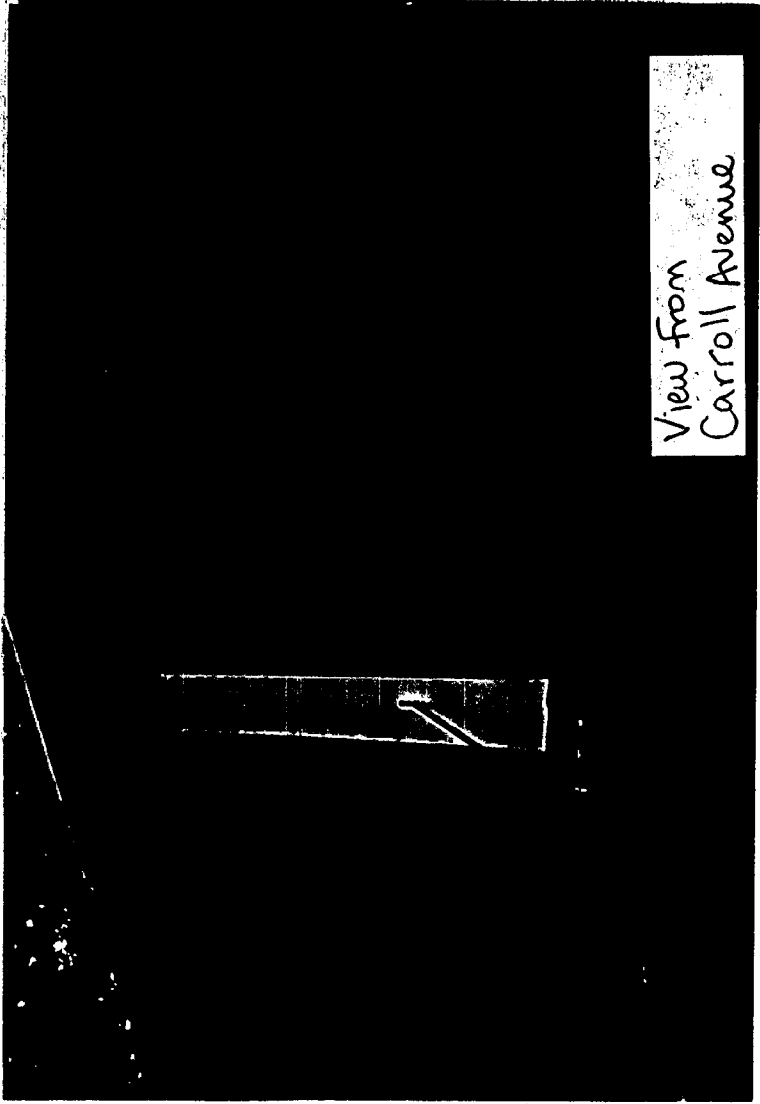
FOOTINGS BELOW FROSTLINE
ON UNDISTURBED SOIL

36"

1 1/4" PER 1'-0"

SCALE: 3/4" = 1'-0"

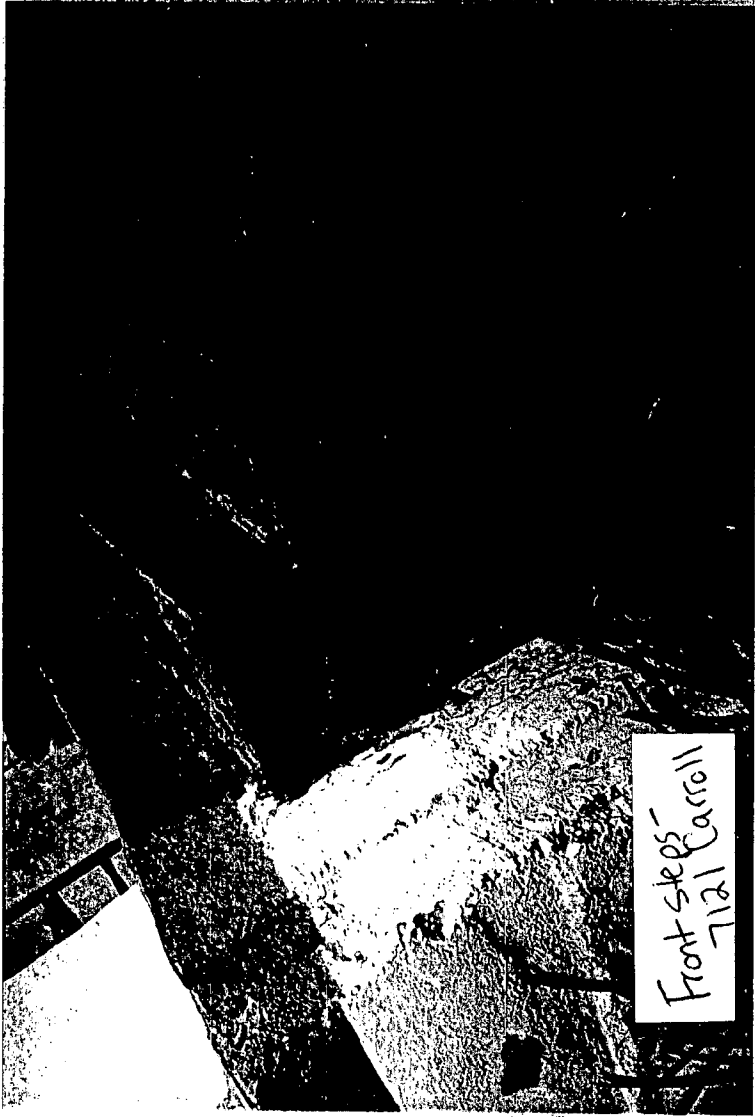
AS SECTION | 7121 CARROLL AVE | PORCH RENOVATION



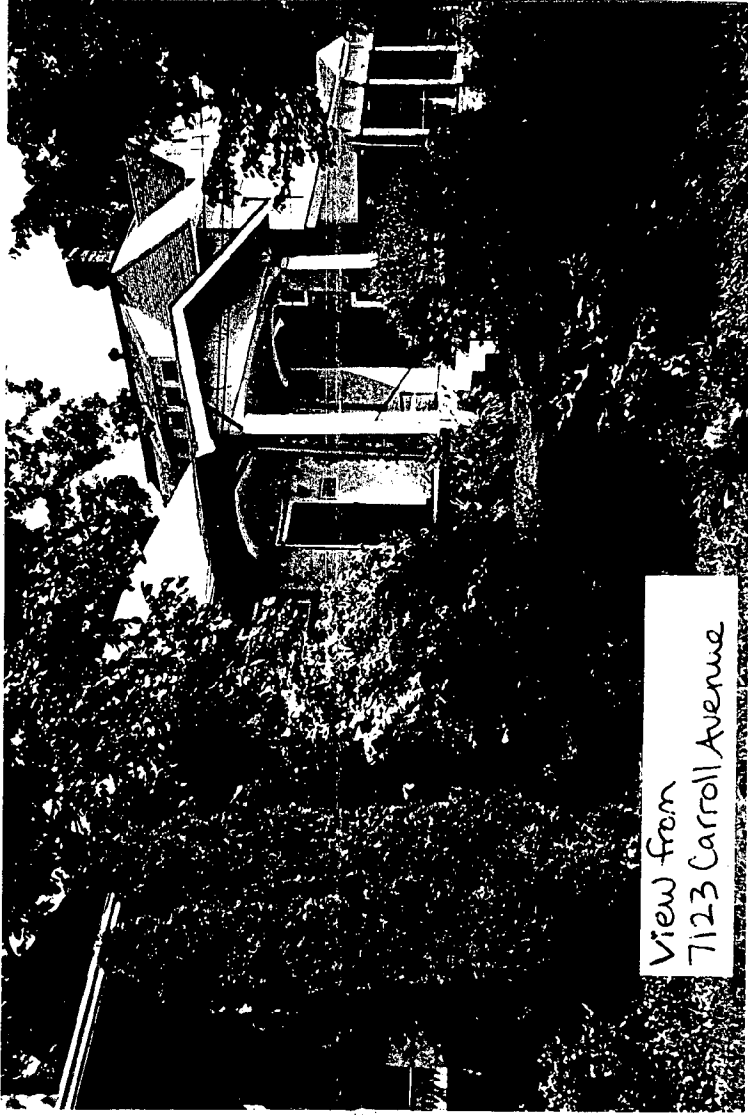
View from
Carroll Avenue



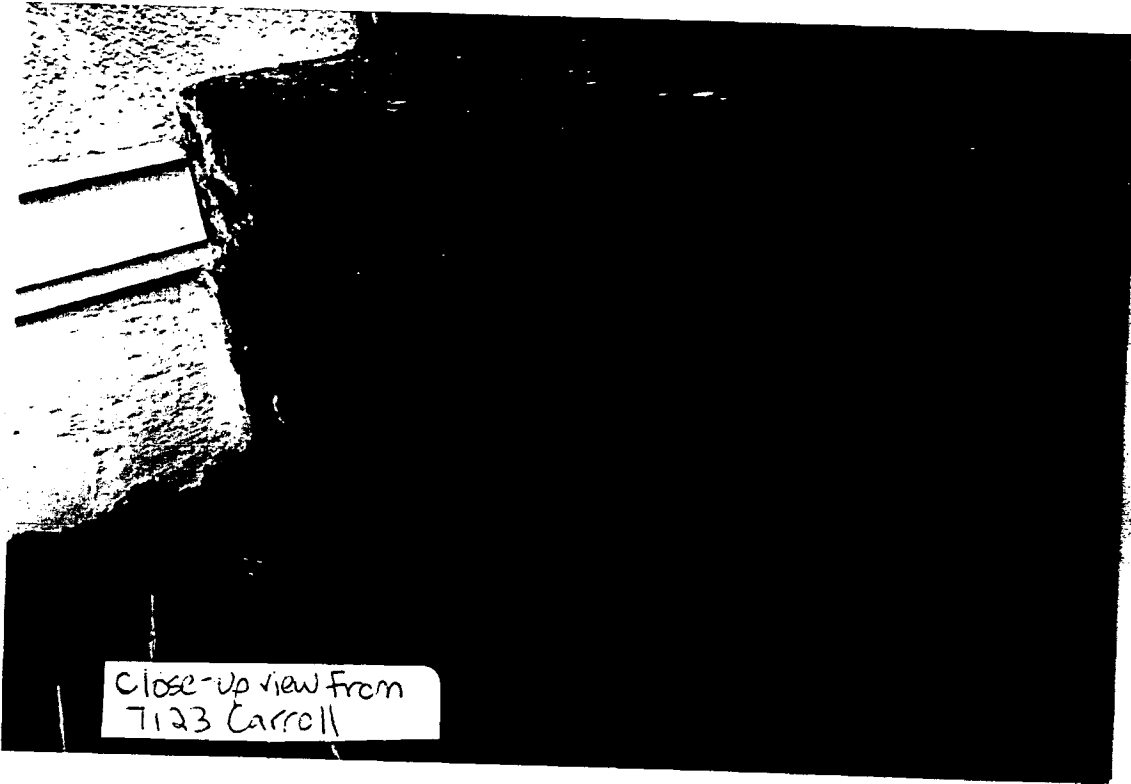
Concrete porch + base
of column - 7121 Carroll



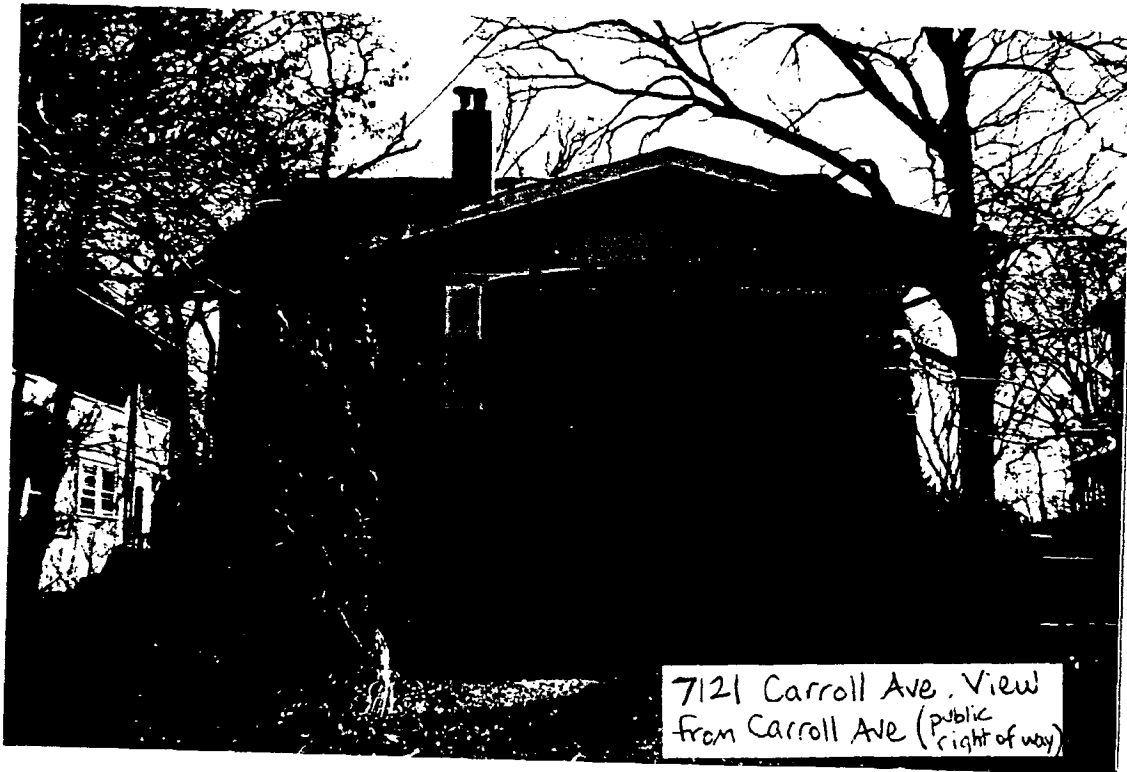
Front steps
7121 Carroll



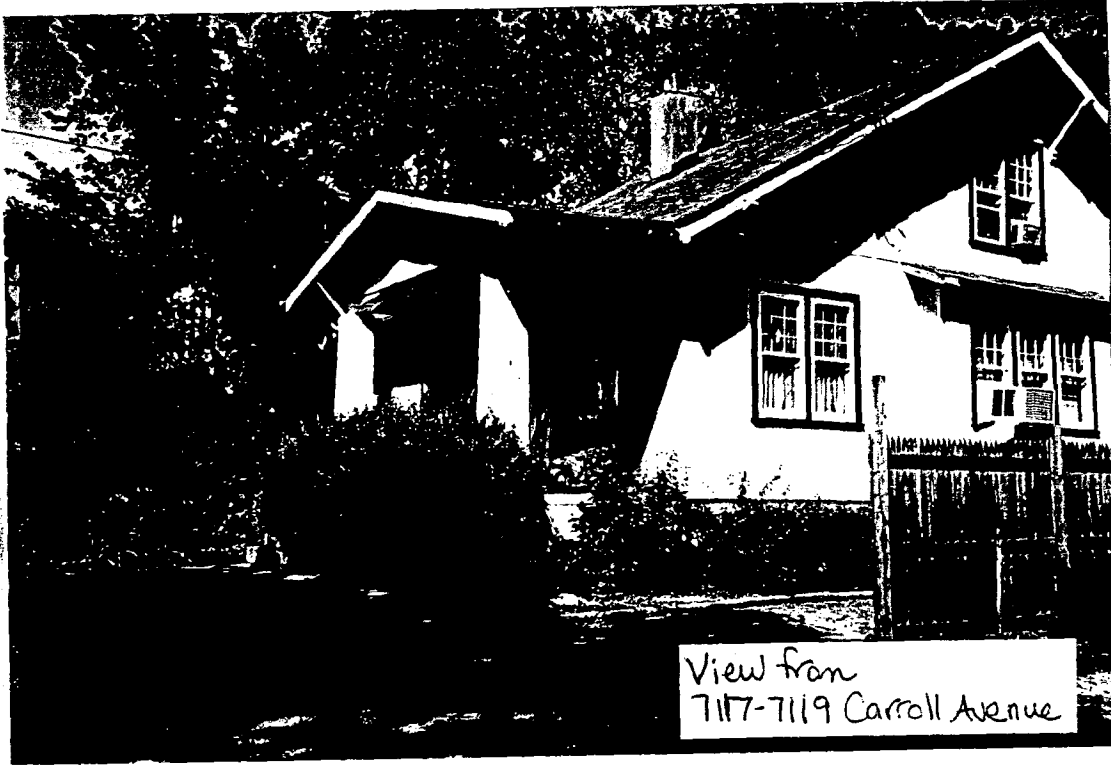
View from
7123 Carroll Avenue



Close-up view from
7123 Carroll



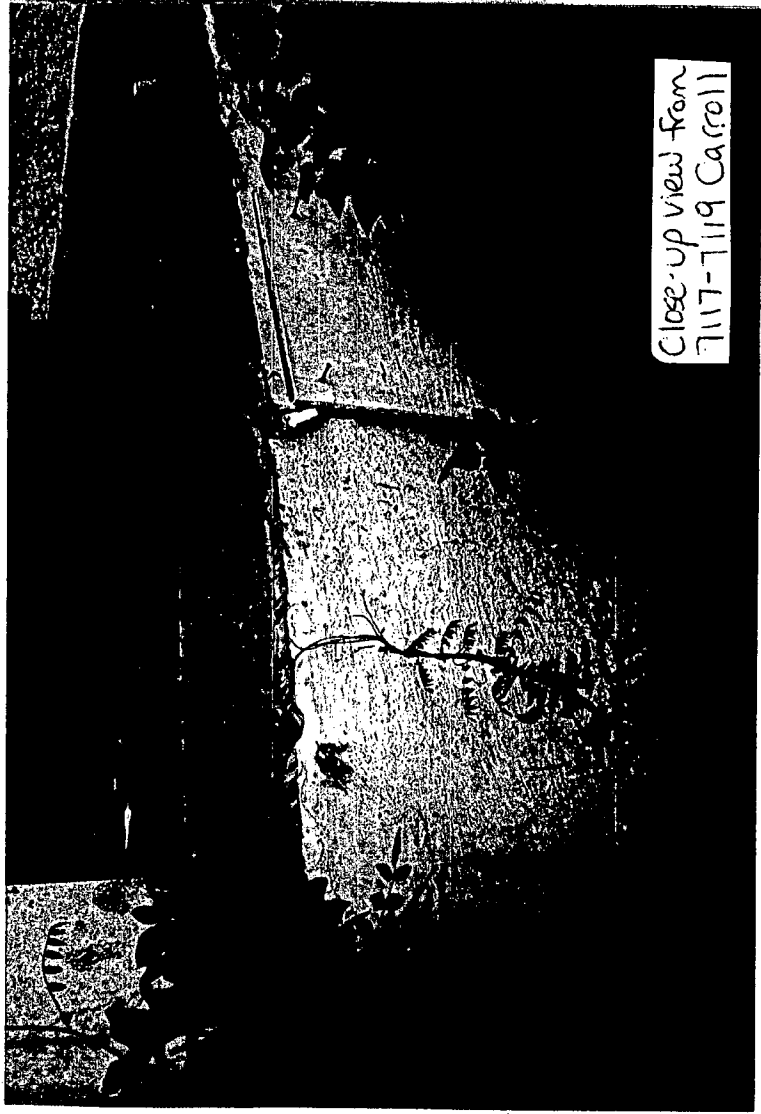
7121 Carroll Ave. View
from Carroll Ave (public
right of way)



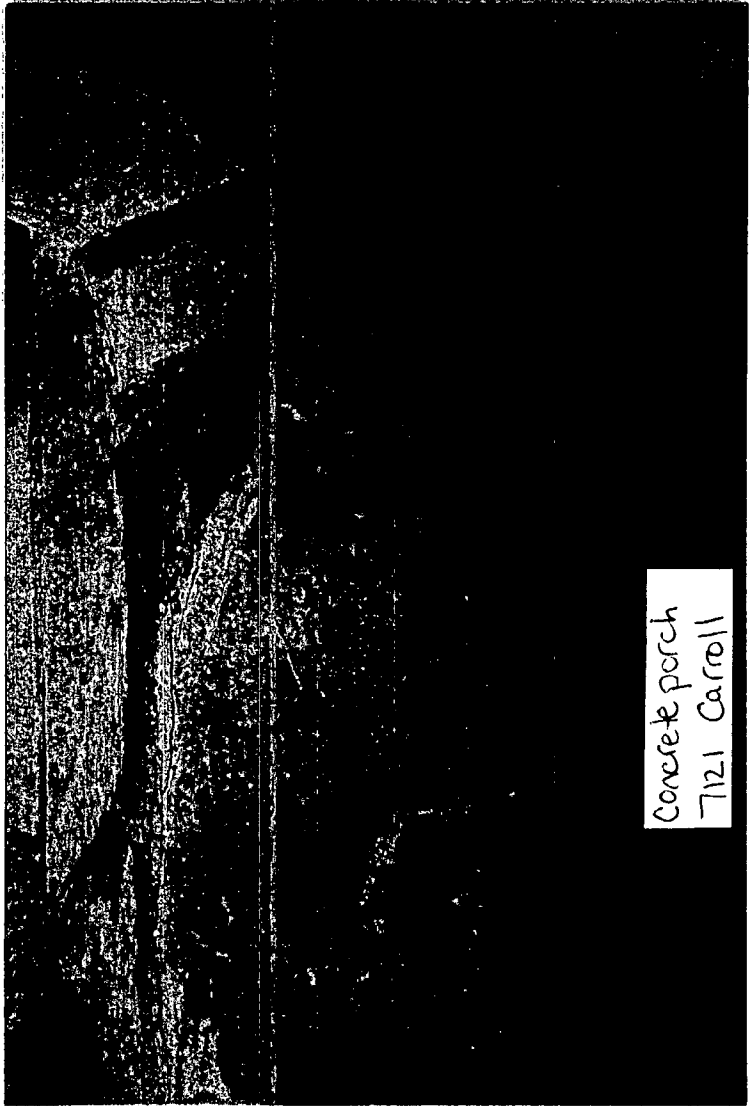
View from
7117-7119 Carroll Avenue



Front Steps
7121 Carroll



Close-up view from
7117-7119 Carroll



Concrete porch
7121 Carroll



Concrete porch
7121 Carroll





Concrete porch + base
of column - 7121 Carroll



Front steps -
7121 Carroll





Close-up view from
7123 Carroll









Close-up view from
7117-7119 Carroll