

37/3-96A 7135 Carroll Avenue  
(Takoma Park Historic District)

7135 Carroll Avenue  
# 3713-96A  
HOC 1/17/96  
Takoma Park H.O.







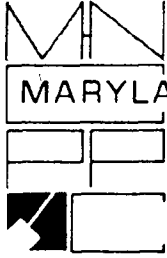












THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: January 18, 1996

MEMORANDUM

TO: Robert Hubbard, Chief  
 Division of Development Services and Regulation  
 Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator  
 Design, Zoning, and Preservation Division  
 M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved  Denied

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

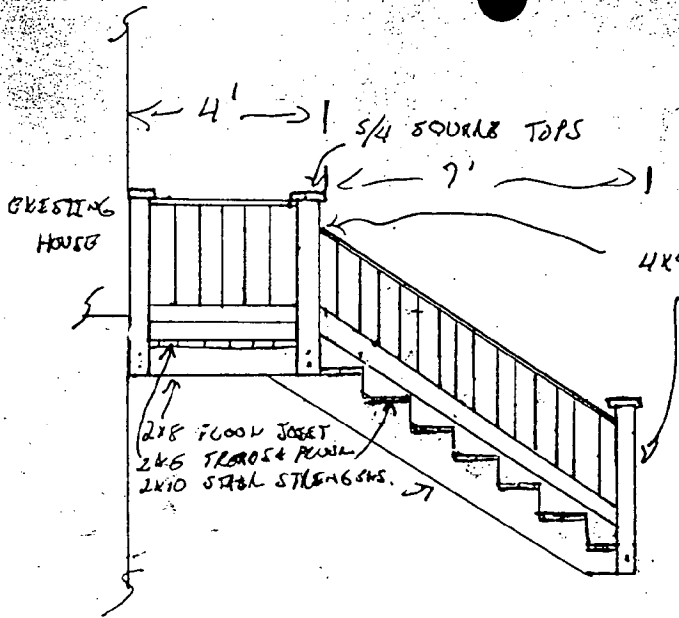
1.) Wood trim details, especially around the new door and window, should match the existing trim and be a minimum of 4" in width

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

Applicant: Kenia; Paul D. Cooksey, Agent

Address: 7135 Carroll Avenue; Takoma Park, Md. 20912

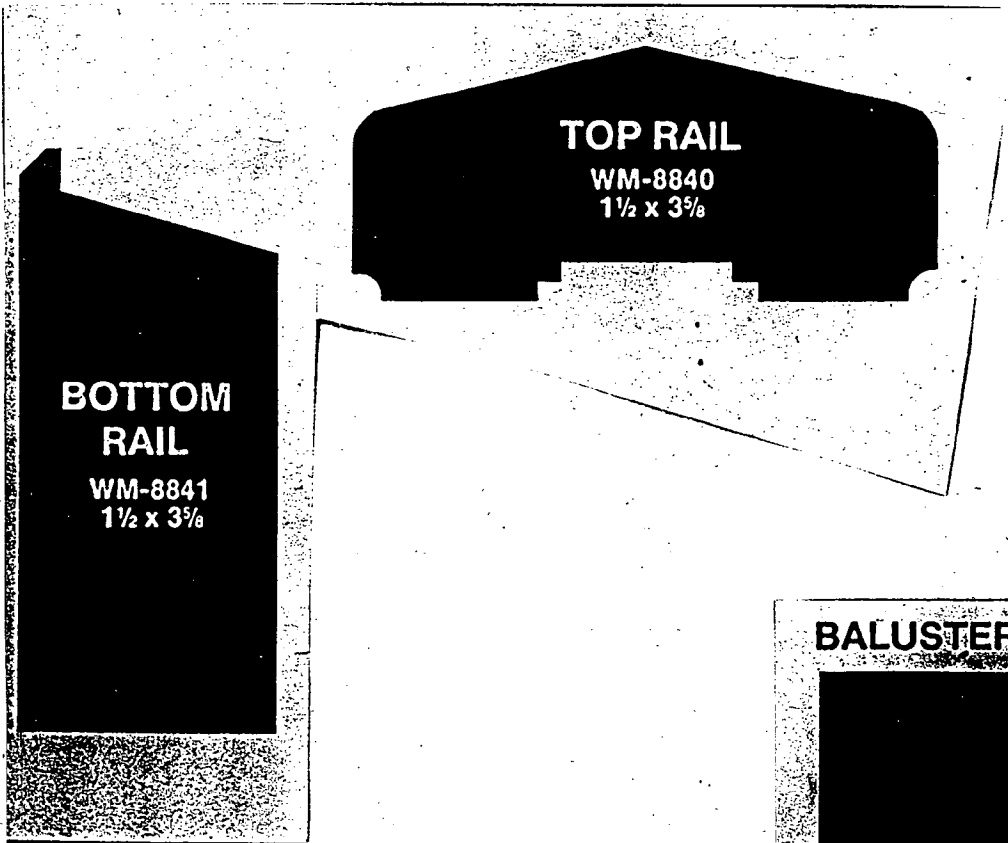
\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



TOP RAIL WM-8840  
 1 1/2" x 3 5/8"

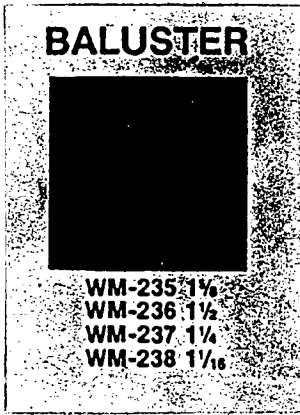
BOTTOM RAIL WM-8841  
 1 1/2" x 2 1/2"

BALUSTER SQUARE 4" O.C.  
 1 1/4"

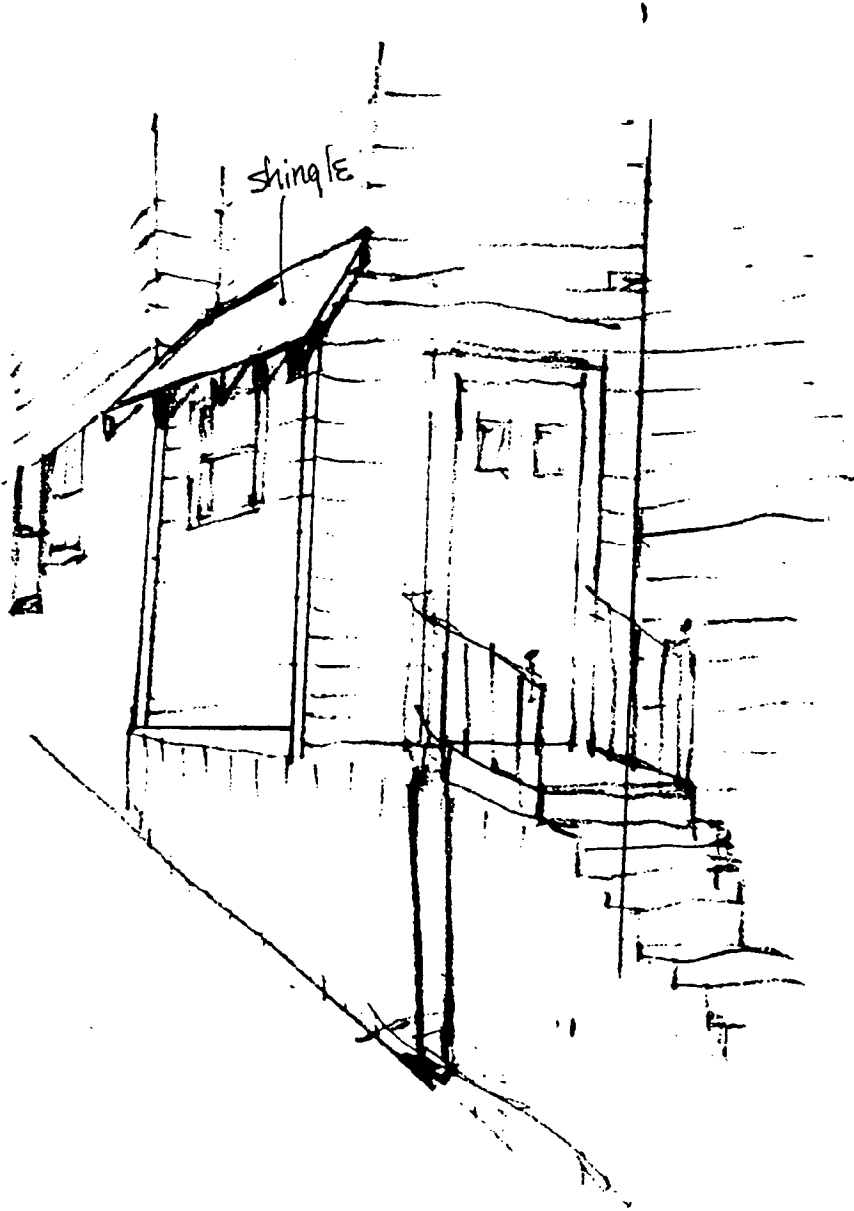


APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Alvin D. Zyl* 1/18/96

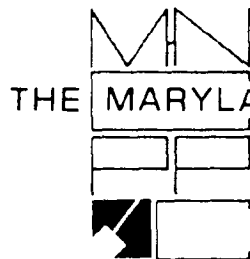


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112



APPROVED  
Montgomery County  
Historic Preservation Commission

*John D. Egan* 1/18/96



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: January 18, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

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

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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 Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7135 Carroll Avenue	Meeting Date: 1/10/96
Resource: Takoma Park Historic District	HAWP: Alterations
Case Number: 37/3-96A	Tax Credit: No
Public Notice: 12/27/95	Report Date: 1/3/96
Applicant: Hevia/Paul Cooksey, Agent	Staff: Patricia Parker
PROPOSAL: Enclose first floor rear porch	RECOMMEND: Approve w/conditions

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### BACKGROUND

The applicant proposes to enclose a basement level rear side porch of a contributing resource in the Takoma Park Historic District. The bungalow, constructed ca. 1915-1925 has experienced some alterations. The partially roofed enclosure would be 8' wide x 8' deep x 8' high. The side elevation would have one 1/1 window within a new opening and at the rear there would be one new opening. The applicant proposes to use a 30" wide 6-panel steel door with 2 lites in the top two panels within this opening. Siding of the new enclosure would match the existing.

As proposed, the new walls would be in the same location as the existing railings - this means one new wall would meet the rear wall of the main house and the other new wall would meet the side wall of the main house. Because of an indentation of the main floor at the rear, a small shed roof will be necessary to cover the westernmost part of the new enclosure..

Tree removal is not a part of this proposal. The rear yard is very deep and steeply sloped. The Takoma Fire Station is adjacent to this property and a bungalow is situated on the opposite side.

### STAFF DISCUSSION

Staff made a visit to the site and observed that, over the years, several changes have been made to the bungalow. Wrought iron railings have been installed as part of the front porch. A deck railing was installed at the rear basement level side porch. This area is the subject of this HAWP application.

The applicant now proposes to replace the open porch and railing with an enclosed, partially roofed room and it will be covered with siding to match that of the existing structure. The new enclosure would have two openings - a 3'x4' window on the west elevation and a 30" steel door within the opening on the rear elevation.

Staff feels the current proposal with its small shed roof is awkward in appearance. Staff recommends that the western wall of the new enclosure be adjusted to align with the indented wall of the main floor above at the rear.

Staff also requested that the applicant provide additional documentation to describe the landing and stair leading to grade from the proposed enclosure. The applicant has verbally described that a landing off the new enclosure would be made of wood with wood handrail and wood steps to grade.

Staff feels that because the steel six-panel door with two lights in the top panels would face the rear yard and not be visible from the public street, the applicant's choice of material is not problematic. The trim for new openings should be of wood and a minimum of 4" in width.

#### STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

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.

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;

and with the following conditions:

1. The west wall of the new enclosure be indented to align with the upper floor.
2. The applicant should submit additional documentation for staff review and approval, fully describing the new rear stair and handrail. This documentation must be approved by HPC staff prior to completion of HAWP processing.
3. Wood trim details, especially around the new door and window, should match the existing trim and be a minimum of 4" in width; and

with the general condition for all Historic Area Work Permits that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

**Historic Preservation Commission**  
 (301) 495-4570

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

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

CONTACT PERSON PAUL D. COOKSEY  
 DAYTIME TELEPHONE NO. (301) 262-6645

NAME OF PROPERTY OWNER HEVERA DAYTIME TELEPHONE NO. (301) 270-8296

ADDRESS 7135 CARROLL AVENUE TAKOMA PARK MD. 20912

CONTRACTOR PAUL D COOKSEY / TANATULIC + WOODWORKERS CITY TPS STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
 TELEPHONE NO. (301) 262-0223

CONTRACTOR REGISTRATION NUMBER 20876

AGENT FOR OWNER PAUL D. COOKSEY DAYTIME TELEPHONE NO. (301) 262-0223

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7135 STREET CARROLL AVENUE

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET PHILOPPA AVE.

LOT 294 30 BLOCK 19 SUBDIVISION B.F. GILBELTS ADDITION TO "TAKOMA PARK"

LIBER 2109 FOLIO 265 PARCEL \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other \_\_\_\_\_

1B. CONSTRUCTION COST ESTIMATE \$ 5,000<sup>00</sup>

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

**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/essment \_\_\_\_\_

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.

Paul D. Cooksey Signature of owner or authorized agent 12/12/95 Date

APPROVED w/condition X For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date January 18, 1996

APPLICATION/PERMIT NO. \_\_\_\_\_ DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**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:

1 1/2 STORY BUNGALOW, SMALL SCALD TREES TO FRONT YARD.  
NO HISTORICAL FEATURES OBSERVED. 1 OVER 1 WINDOWS.

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

GOOSE IN "COURT" RAIL POLE. ROOM TO ADD 1 WINDOW  
AND 1 DOOR (OUBN 1, DOOR 2 SETS ON PLN 4 ETC.

**2. SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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**

- a. 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.
- b. 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**



HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

NEXT TO LEFT SIDE.

TAKOMA PARK U.F.D.

7201 CARROLL AVENUE

TAKOMA PARK, MD. 20912

NEXT TO RIGHT SIDE

RESIDENT

~~7133~~ 7133 CARROLL AVENUE

TAKOMA PARK, MD. 20912

ACCESS FROM

RESIDENTS

7136 CARROLL AVENUE

TAKOMA PARK, MD. 20912

ACCESS FROM

RESIDENTS

7138 CARROLL AVENUE

TAKOMA PARK, MD. 20912

ACCESS FROM

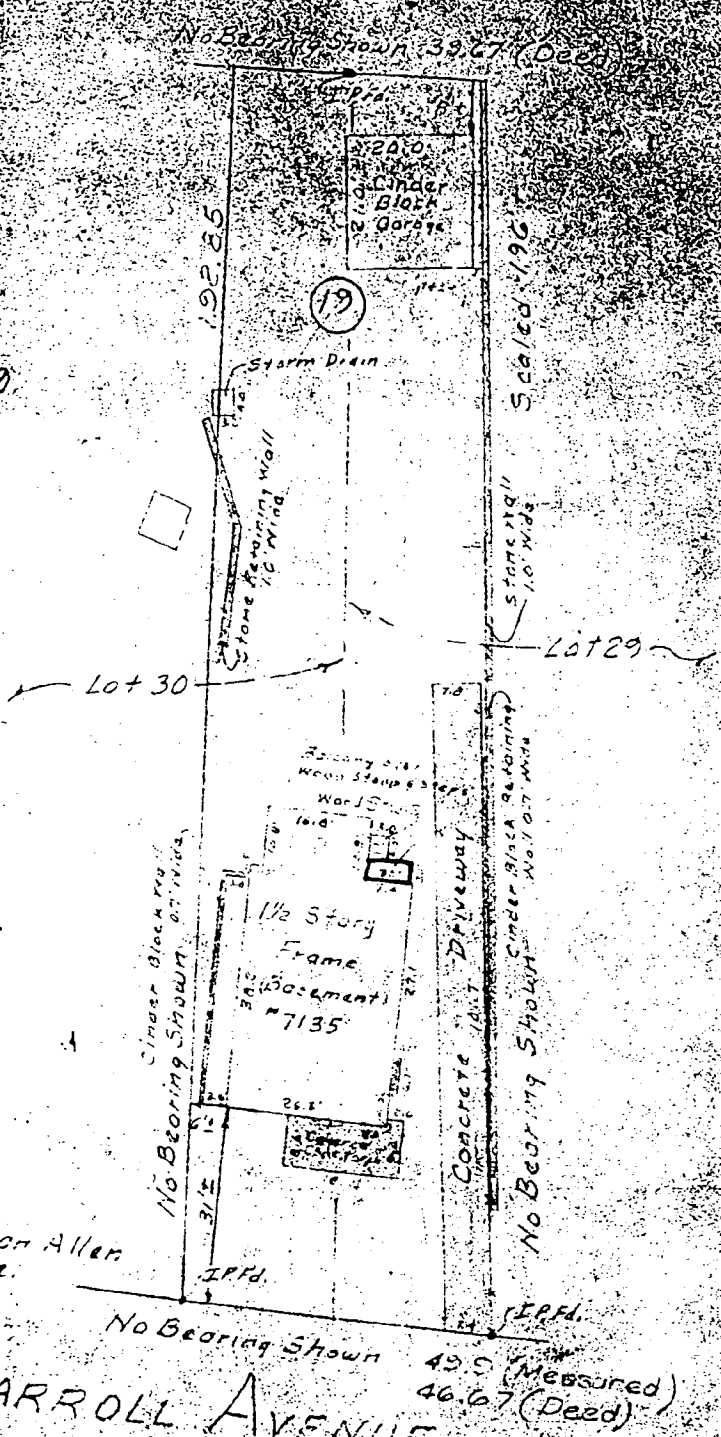
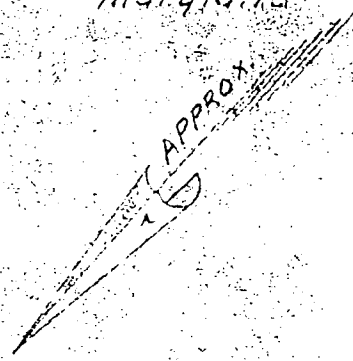
~~7140~~ 7140 CARROLL AVENUE

TAKOMA PARK, MD. 20912

REAR

NOT OBSERVED.

House Location  
 7135 Carroll Avenue  
 Parts of Lots 29 & 30 Block 19  
 B.F. Gilbert's Addition to  
 "TAKOMA PARK"  
 Wheaton District  
 Montgomery County  
 Maryland



CARROLL AVENUE

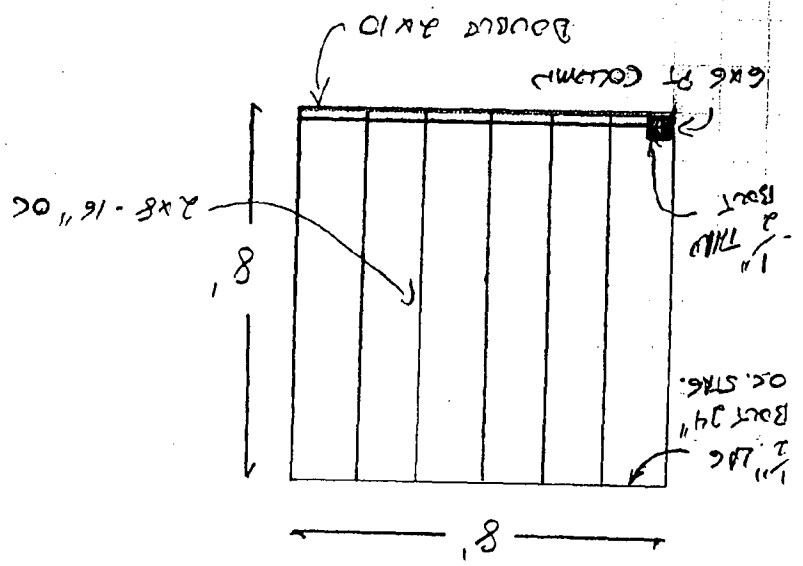
NOTE: Lot corners have not been set by this survey unless otherwise indicated. H-283-14

ENGINEER'S CERTIFICATE		REFERENCE
I hereby certify that I have carefully surveyed the property shown and described hereon, in accordance with record description, and have located all of the existing improvements thereon by a transit-tape, and that corners have been found or placed as shown, and that there are no encroachments either way across the property except as indicated.		Plat Book
		A
Winton G. Light Jr. P.E. & S. NO. 4715		Plat Number
		2
Checked: <input checked="" type="checkbox"/>		LIBEC
		2109
Date: 9-16-65		Folio
		203
Record Map		Scale: 1" = 30'
		SH-13052

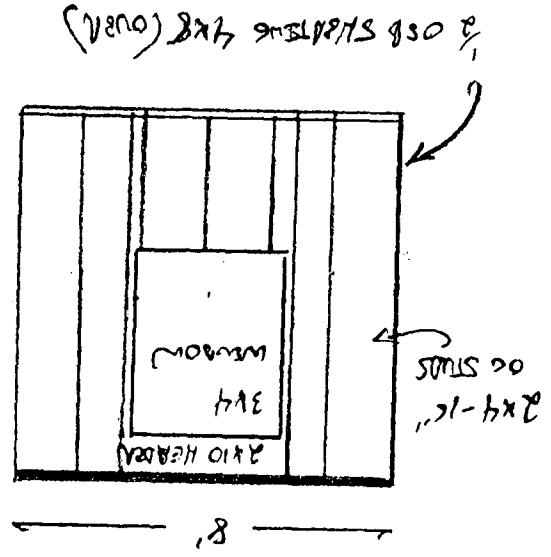
INCLUDING EXISTING POACH 8' x 8'

PROPOSED WALLS TO ENCLOSE EXISTING OPEN POACH "NON BEARING"

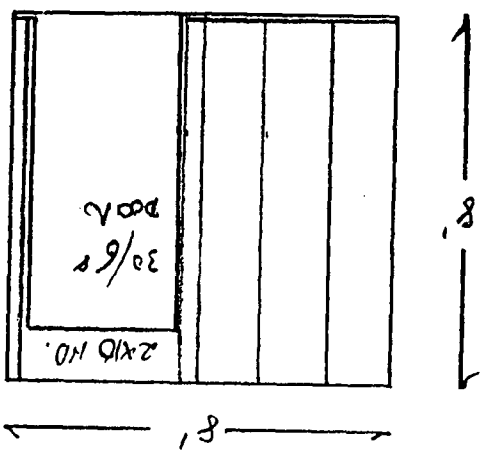
EXISTING FLOOR FRAMING 1/2" = 1'



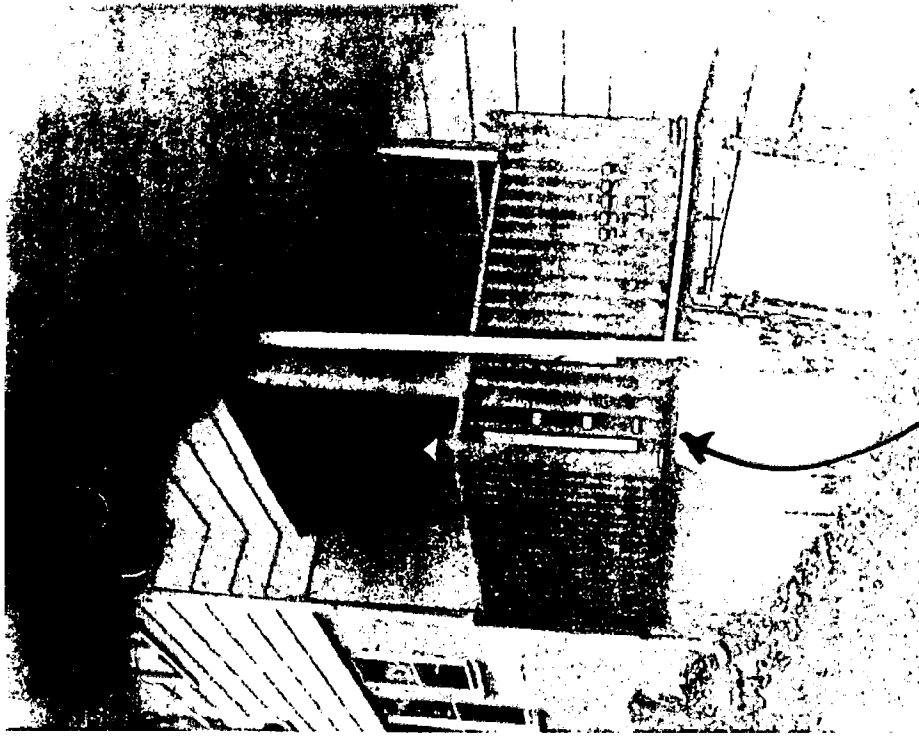
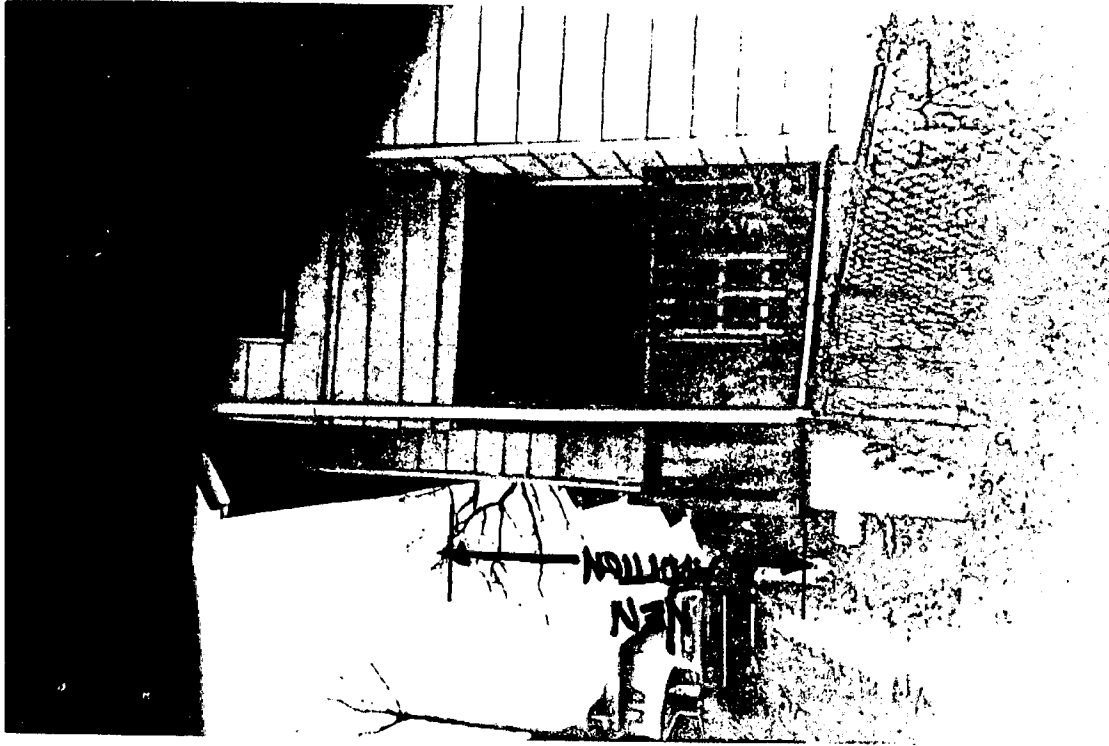
SIDE VIEW FLOORING



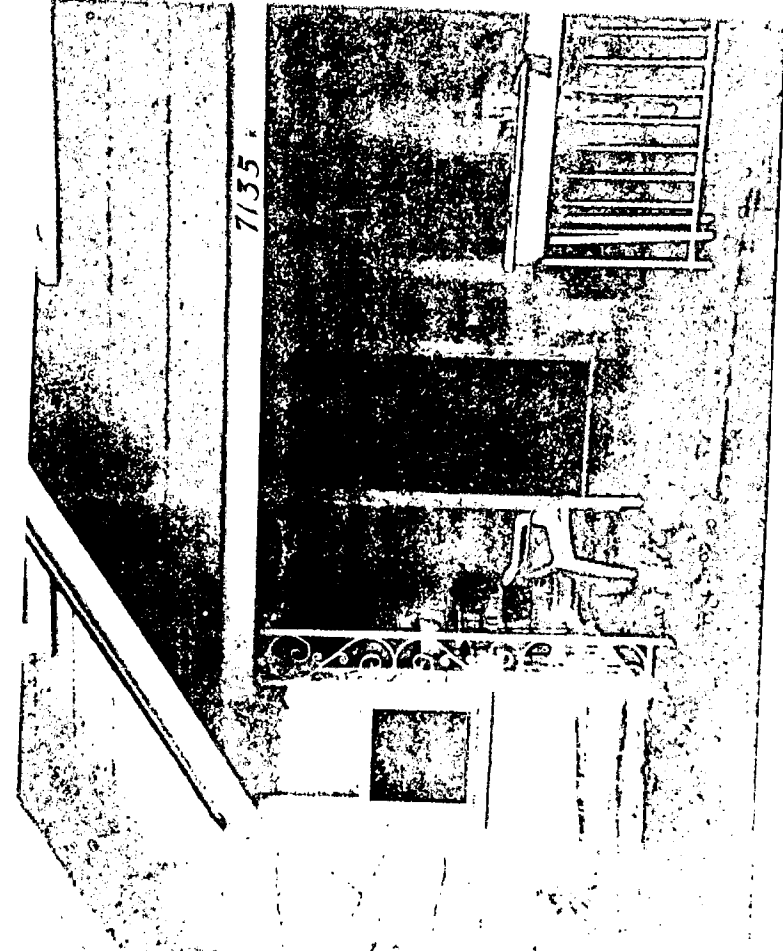
BEAR USED FLOORING



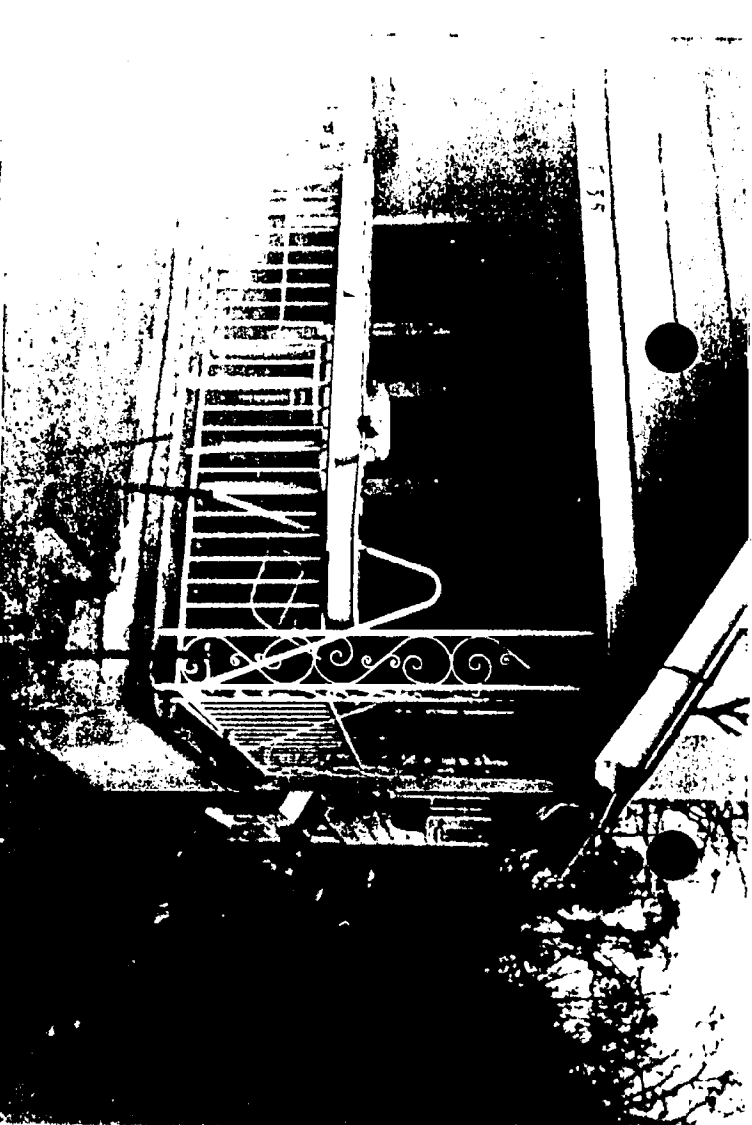
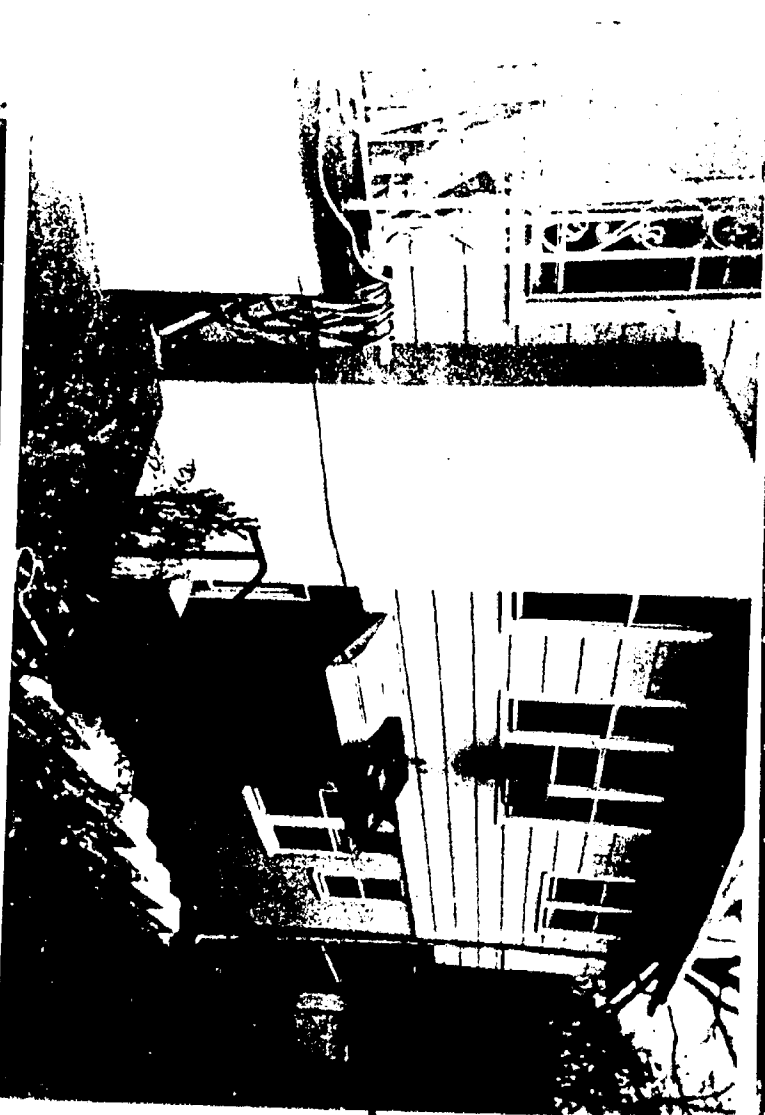
SIDING TO MATCH EXISTING HOUSE (ASBESTOS) STAINCLE  
 BACK DOOR - STAINLEY STEEL DOOR  
 6-PANEL W/ 2 LIGHT AT TOP 2  
 PANELS.



AREA PROPOSED  
FOR NEW PORCH  
CONSTRUCTION



7135



PEARL  
PORCH

7135 Carroll Ave

12/19/95

Contractor working for older couple to  
enclose rear porch in Takoma Park.

Siding to MATCH EXISTING ~~ABBERTS~~ SHINGLES.

WINDOW TO MATCH EXISTING  $\frac{1}{2}$ .

Door to be metal 6 panel w/ 2 lights at top 2  
panels.

Porch is AT REAR on Contributing Resource.  
There is a grade change, and porch is at  
rear basement level -

Contractor has not supplied elevations. ~~It seems~~  
He seems ~~to be~~ <sup>unused</sup> to working at that level -  
Drawings supplied are actually framing plans +  
elevations!

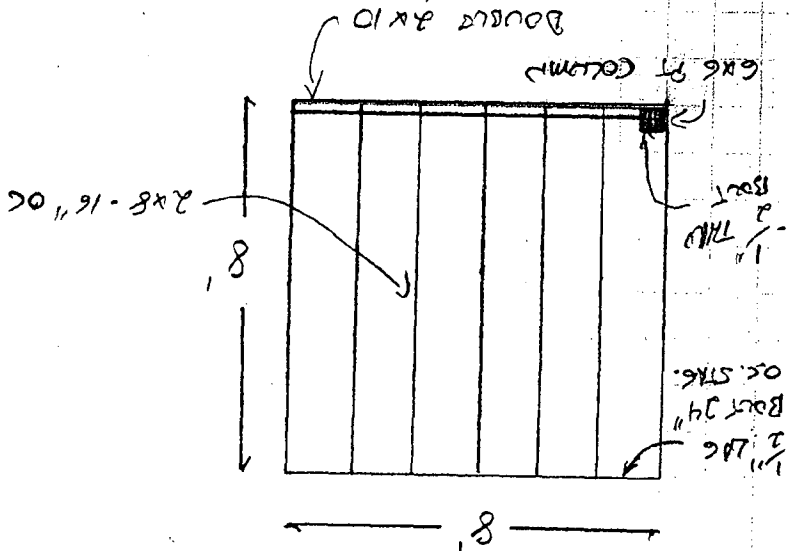
~~///~~ We should let him know ASAP if we need to  
push for more drawings.

~~through~~  
some ~~changes~~ <sup>drawings</sup>

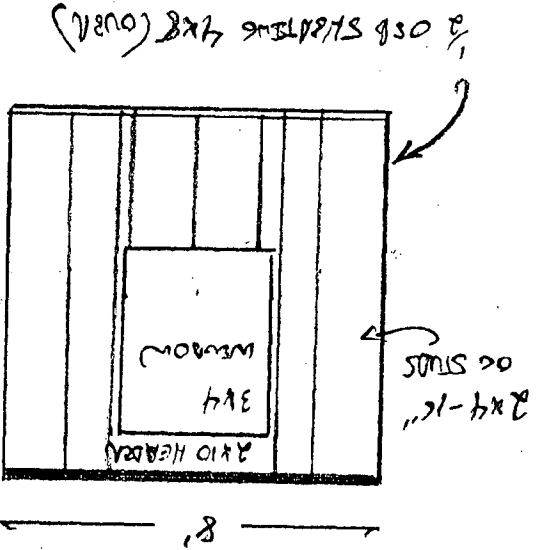
INCLUDING EXISTING PORCH 8' x 8'

PROPOSED WALLS TO SUPPORT EXISTING OPEN PORCH  
"NON BEARING"

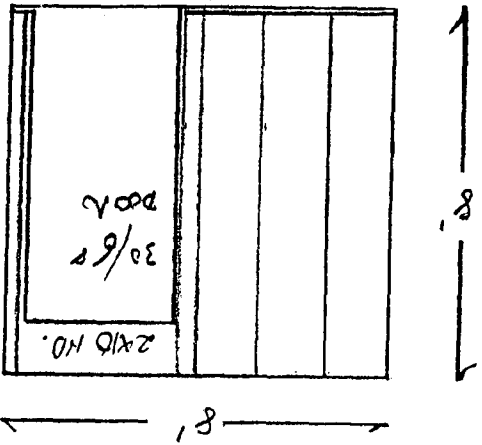
EXISTING FLOOR FRAMING 1/4" = 1'



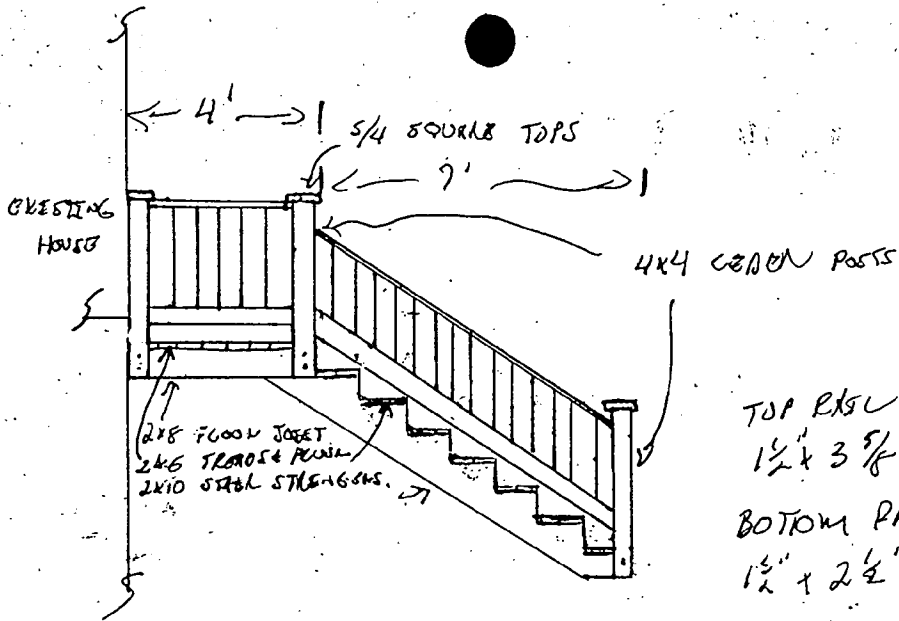
SIDE USED FRAMING



BEAR USED FRAMING



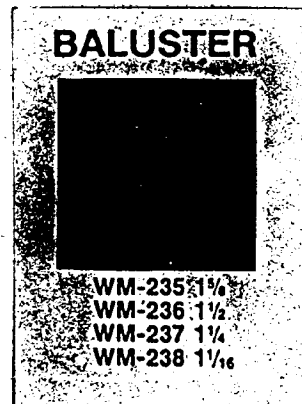
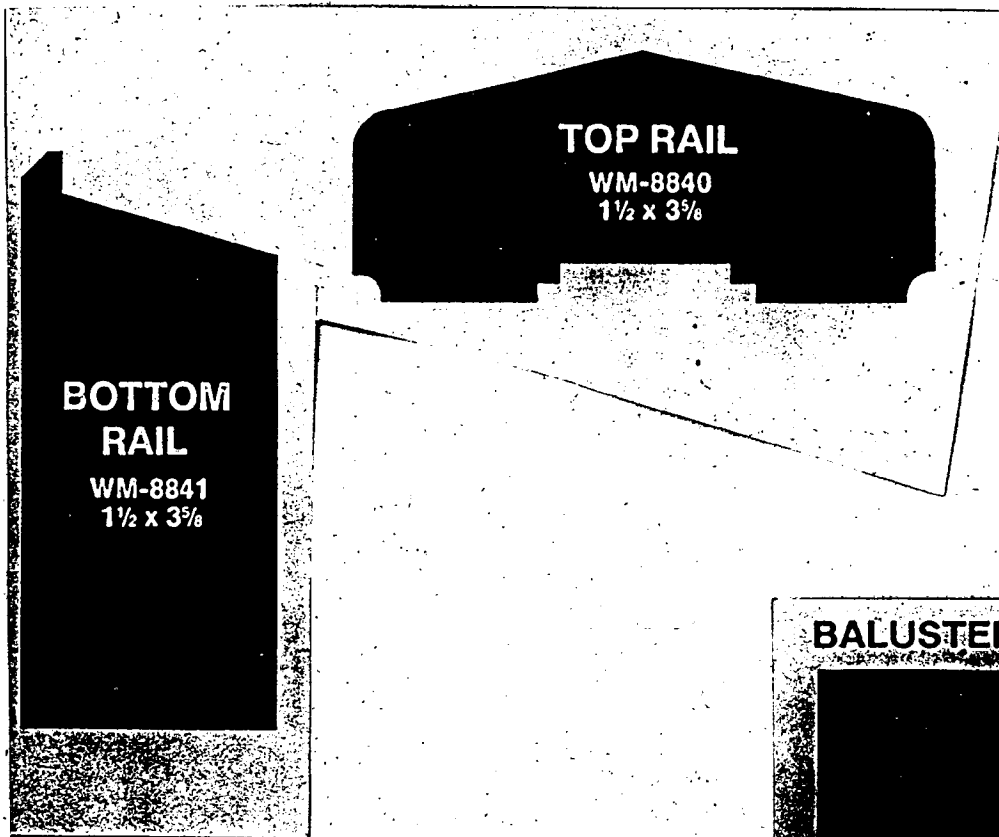
SIDING TO MATCH EXISTING HOUSE (ASBESTOS)  
BACK DOOR - STAINLESS STEEL DOOR  
6-PANEL w/ 2 LIGHT AT TOP 2  
PANELS



TOP RAIL WM-8840  
 $1\frac{1}{2} \times 3\frac{5}{8}$ "

BOTTOM RAIL WM-8841  
 $1\frac{1}{2} \times 2\frac{1}{2}$ "

BALUSTER SQUARE 4" O.C.  
 $1\frac{1}{4}$ "





PAUL COOKSEY