

37/3-96U 7422 Carroll Avenue
(Takoma Park Historic District)

John B. Rebecca Hume
7422 Carnall Avenue
HPC 6/12/96

3713-96U

Hume Residence

7422 Carroll Avenue, Takoma Park, MD 20912
Project #9406

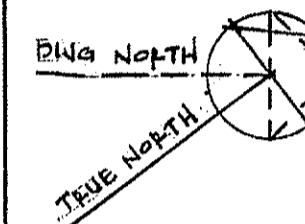
Date:

Revisions:

Bennett Frank McCarthy Architects, Inc.

7003 Carroll Avenue
Takoma Park, Maryland 20912

(301) 270-9480



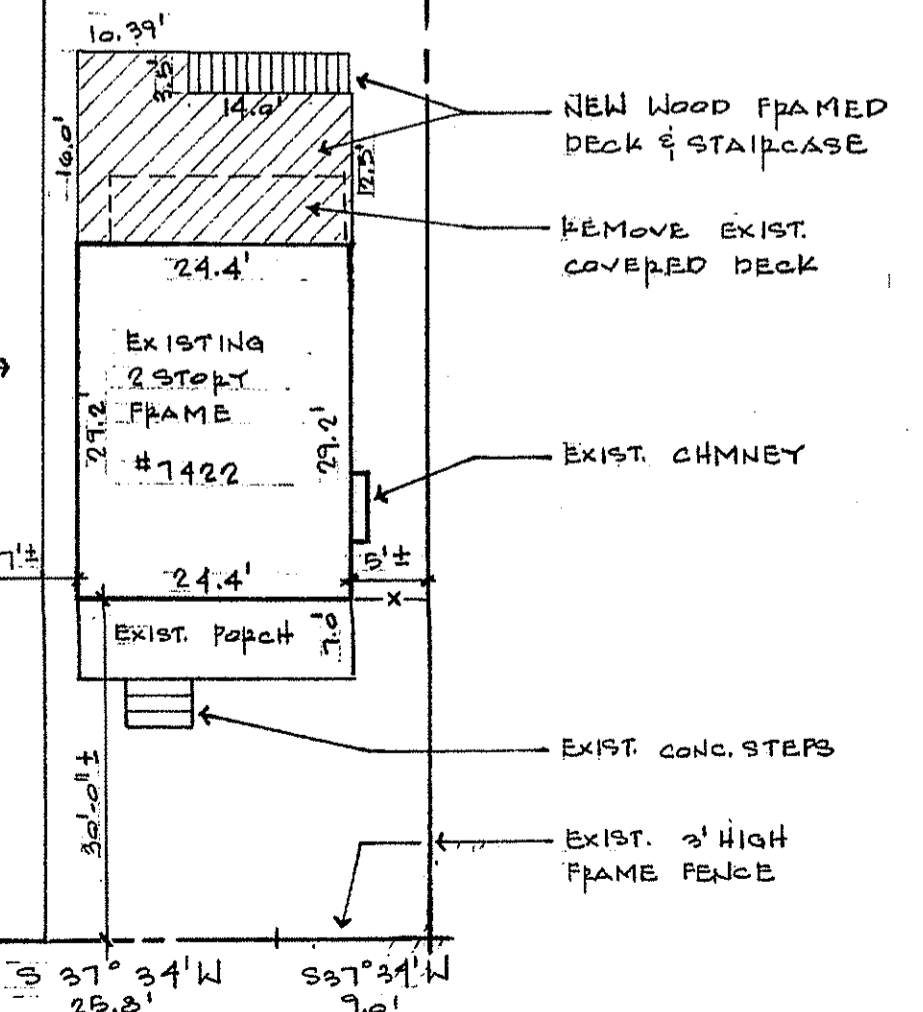
N 37° 34' E 37.2'

THIS PLAT IS BASED ON
THE INFORMATION
RECEIVED FROM A PLAN
PREPARED BY:
KIDDE CONSULTANTS, INC
13992 BALTIMORE AVE.
SUITE 300
LAUREL, MD 20707
DATED: 2-1-90

N 52° 26' W 170.0'

S 51° 33' E 170.00'

9'-0" WIDE CONC.
USED-IN-COMMON
DRIVEWAY




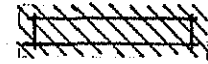
CARROLL AVENUE

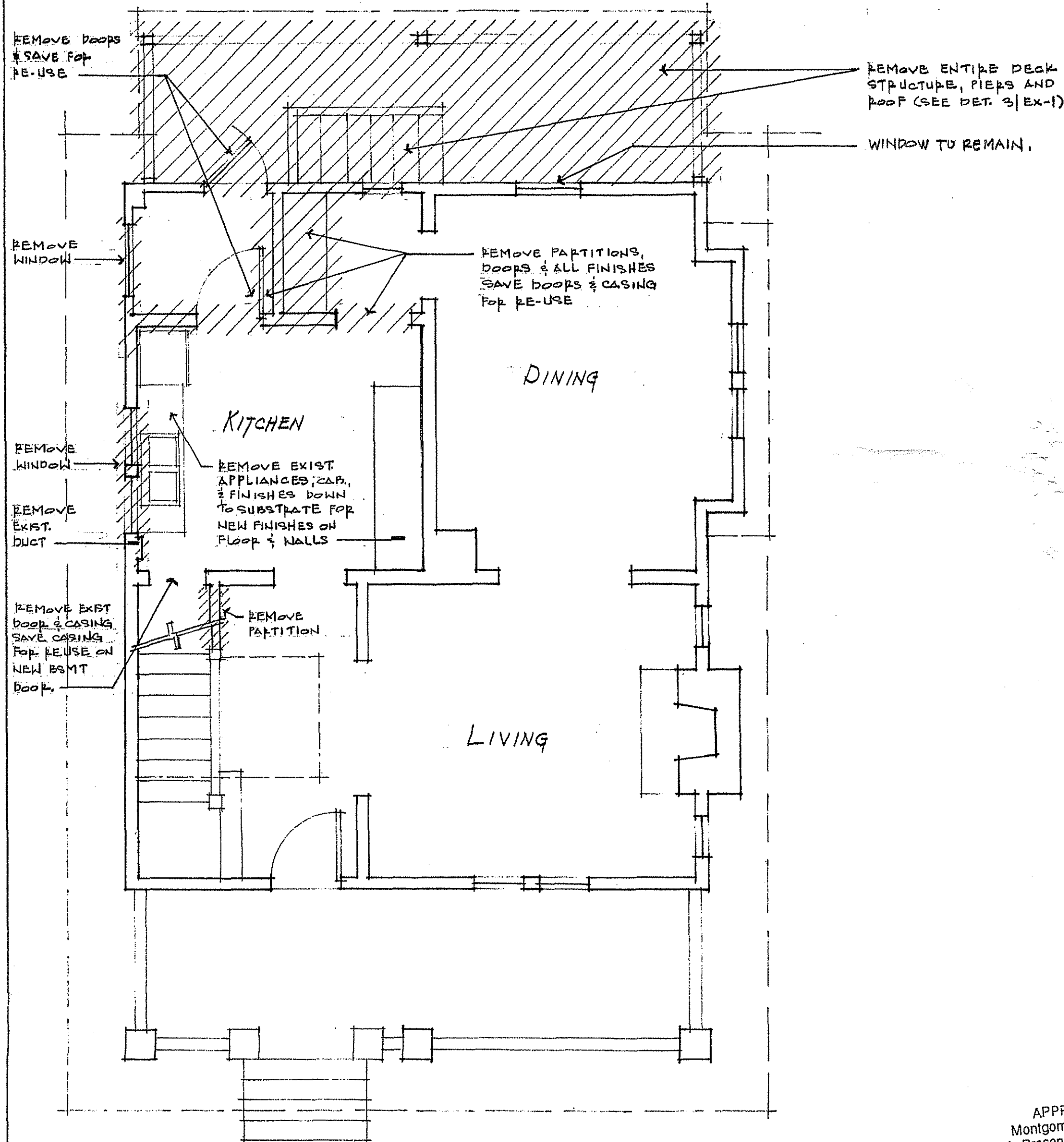
APPROVED
Montgomery County
Historic Preservation Commission

H. M. Wright
7/25/96

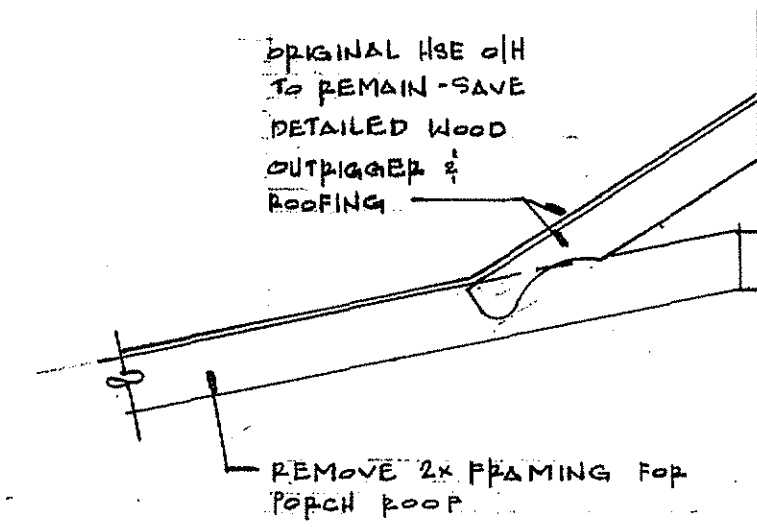
PHASE I - DECK ONLY
PHASE II - REAR ADDITION
(APPROVED BUT TO BE
DONE LATER)

LEGEND

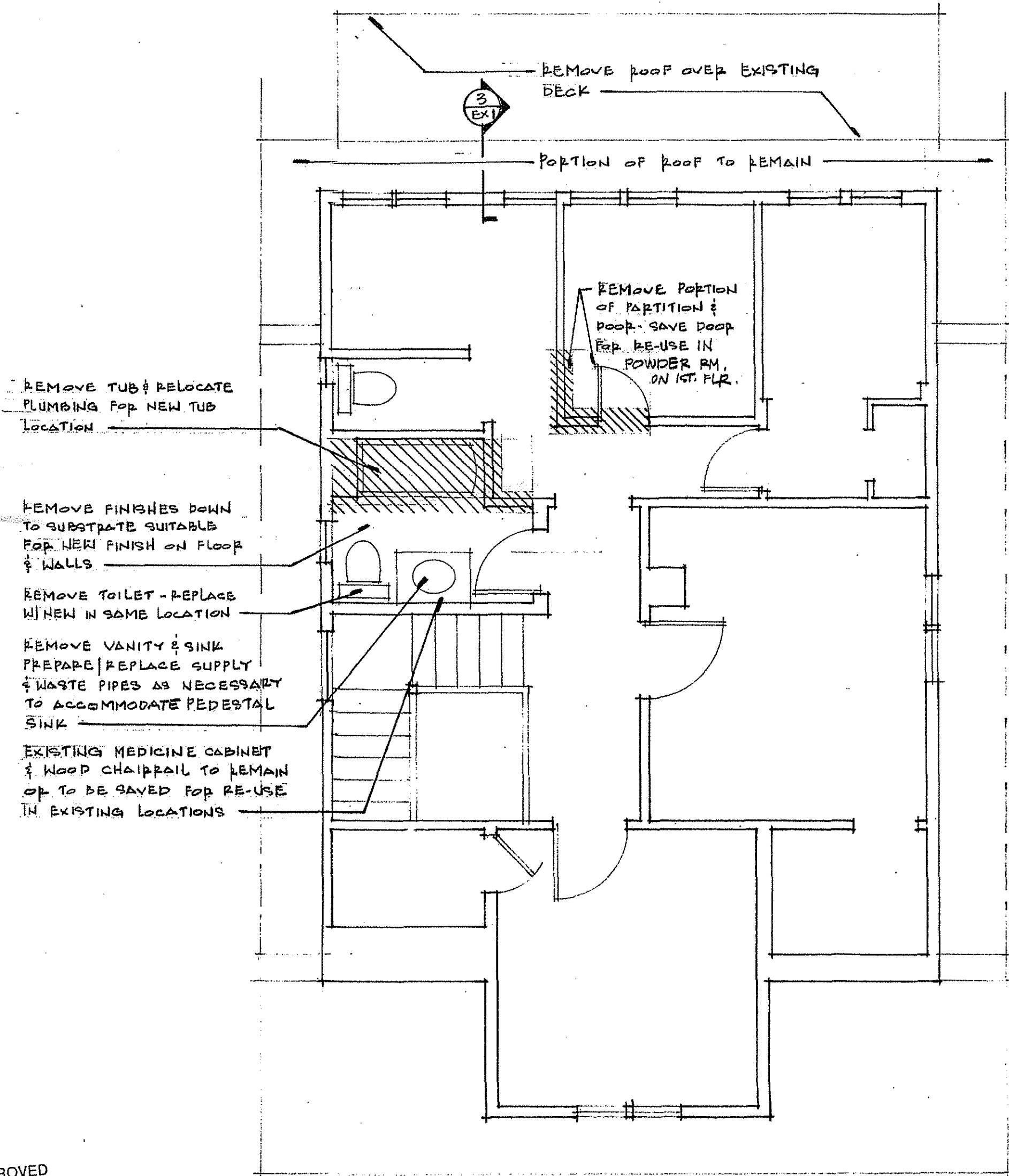
-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING TO BE REMOVED



1 FIRST FLOOR PLAN



3 ROOF DEMO DETAIL
1" = 1'-0"

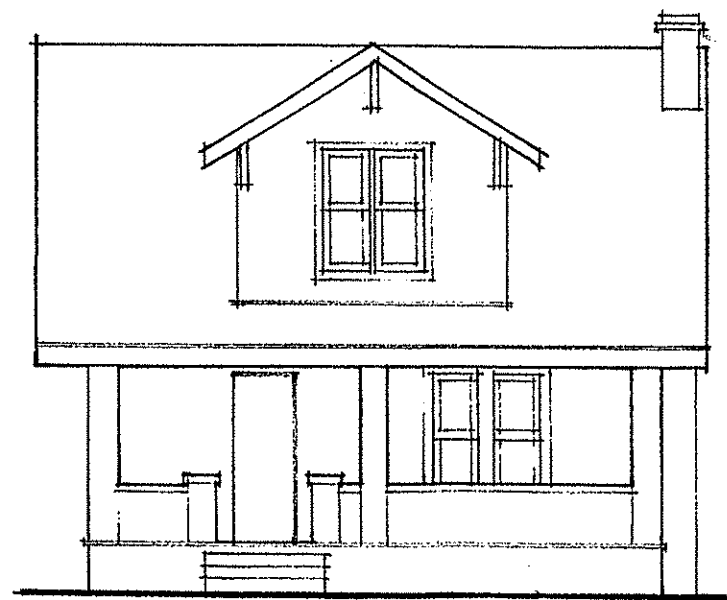


2 SECOND FLOOR PLAN

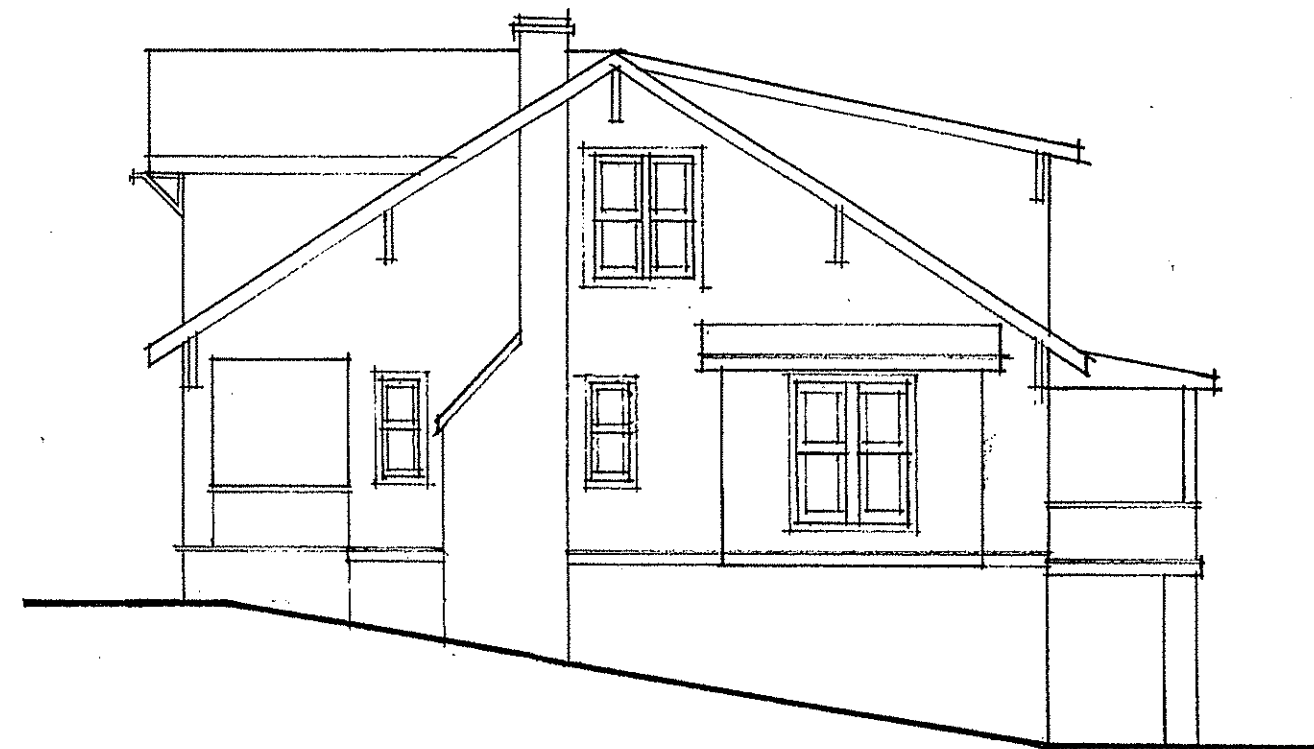
APPROVED
Montgomery County
Historic Preservation Commission

M. Wright

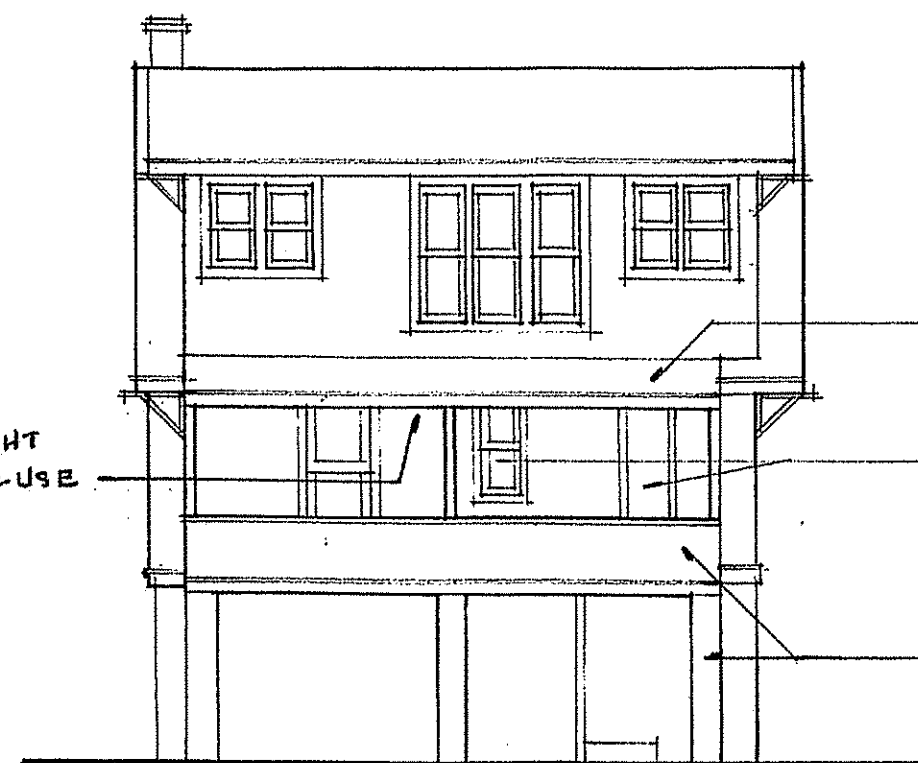
7/25/96
PHASE I - DECK



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

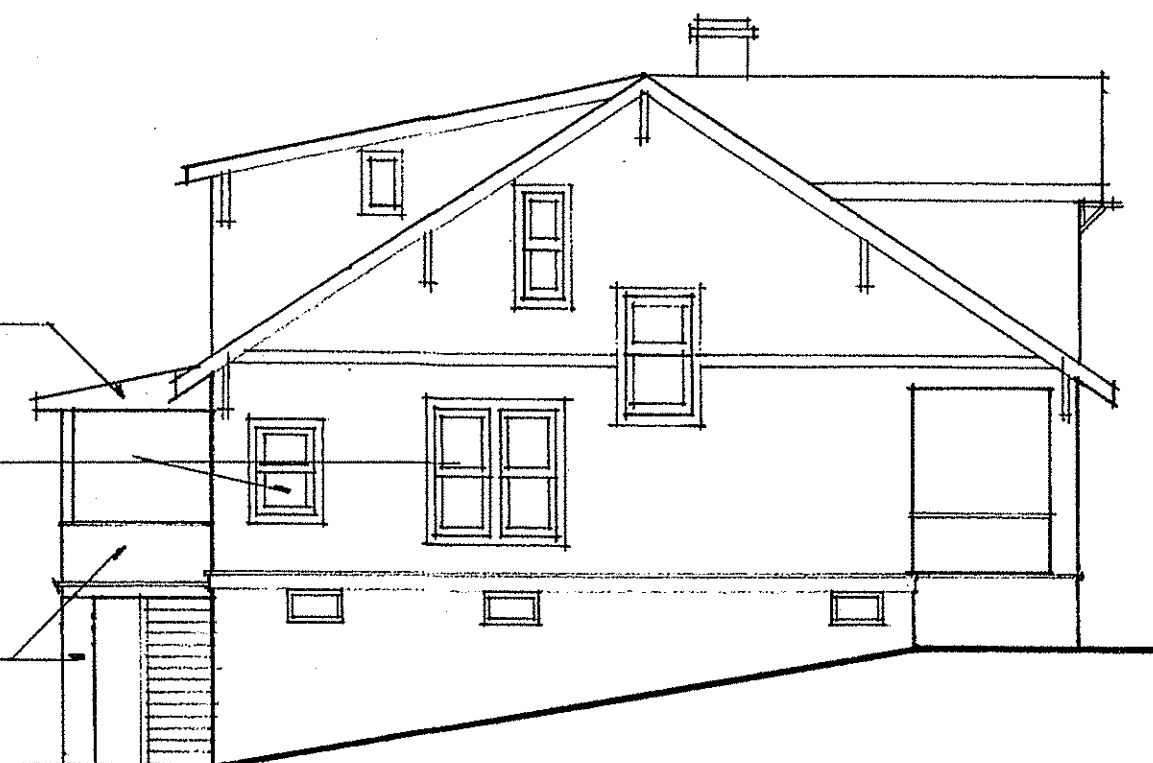


3 WEST ELEVATION

REMOVE PORCH ROOF
SEE DETAIL 3/EX-1

REMOVE WINDOWS & DOOR
PER PLAN

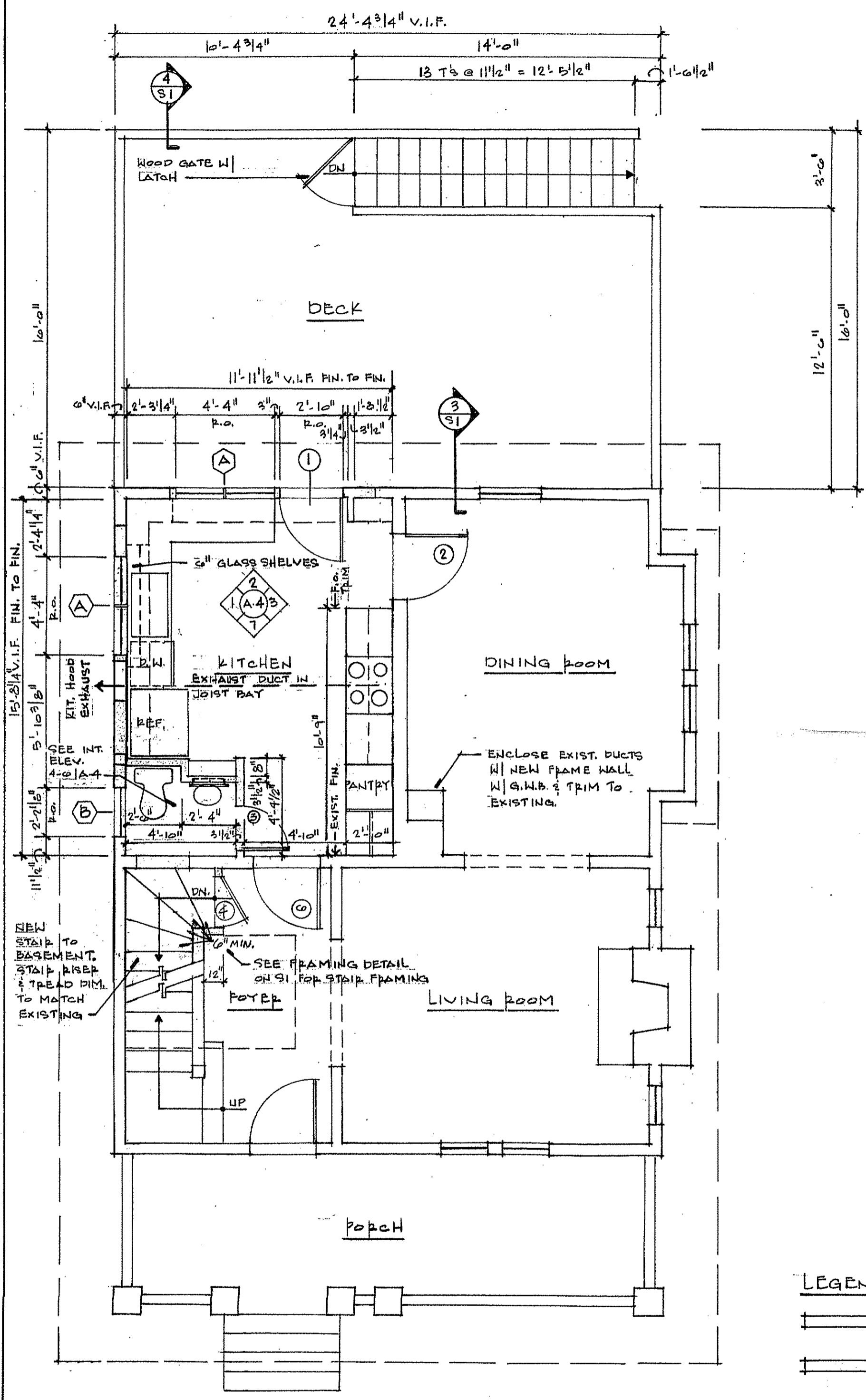
REMOVE PORCH & MASONRY
PIERS (TYP.)



4 SOUTH ELEVATION

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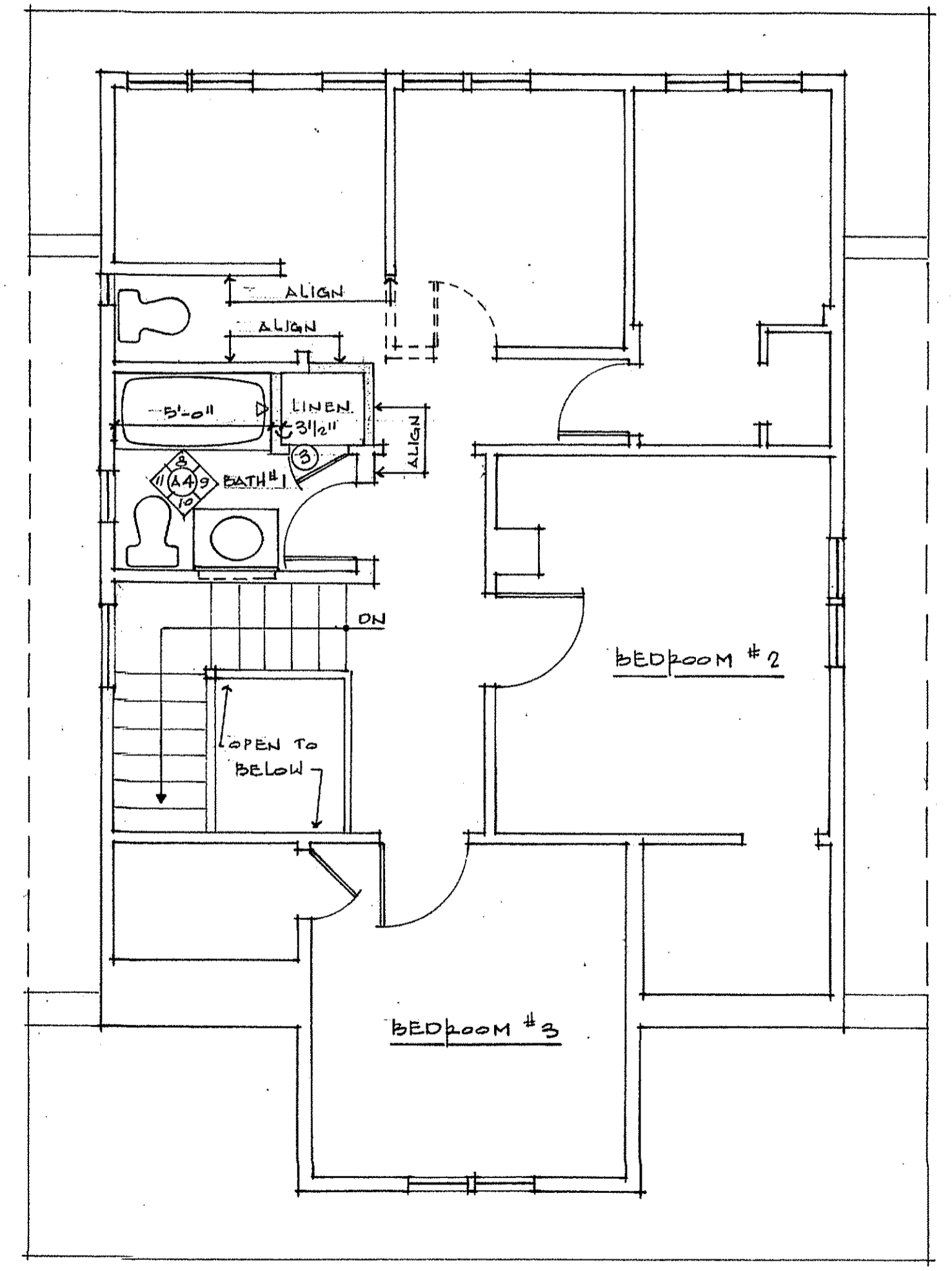
G. M. Wright
3/25/96
PHASE I - DECK



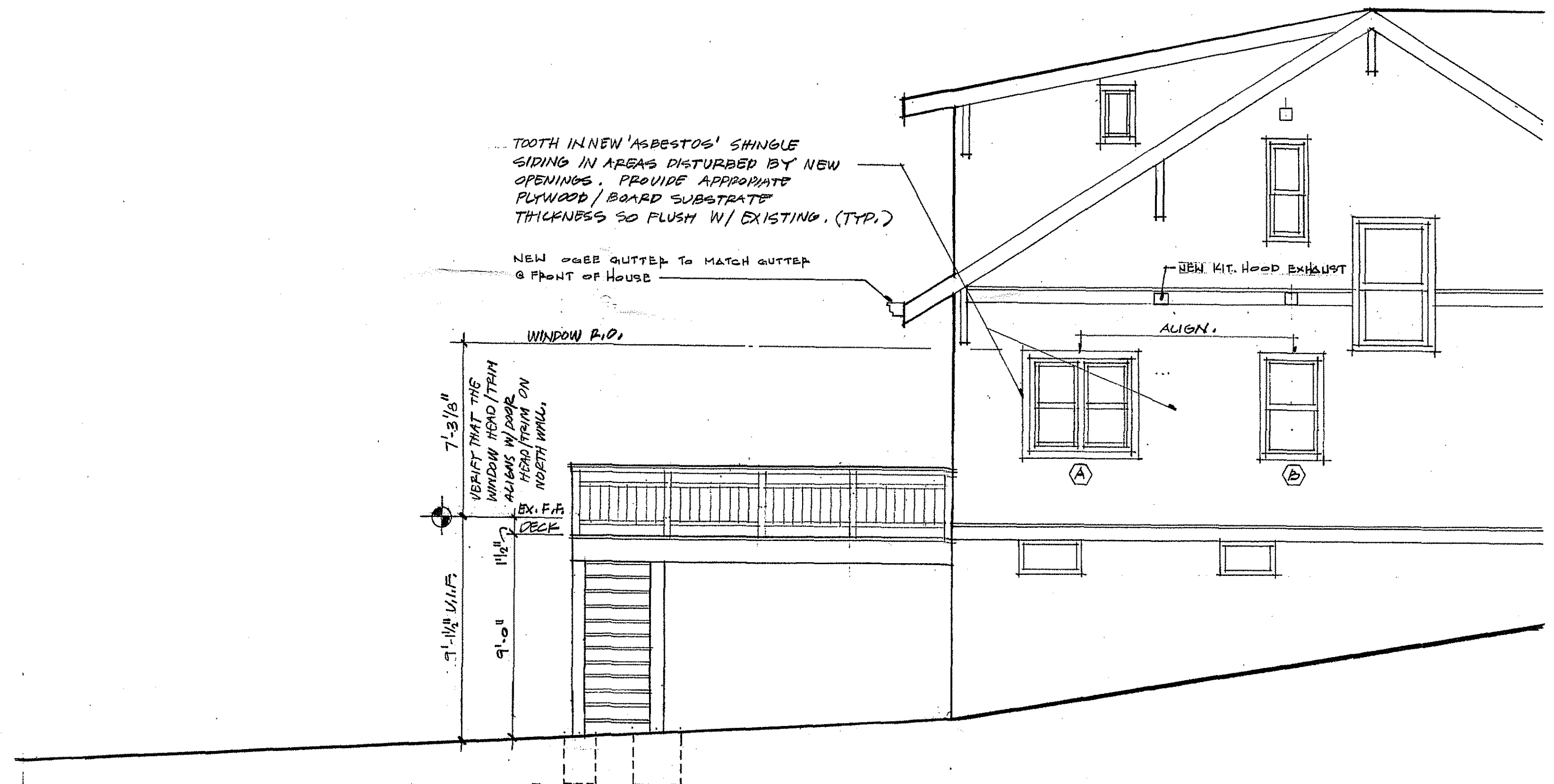
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND
 [Symbol] EXISTING PARTITION
 [Symbol] NEW PARTITION

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 Historic Preservation Commission
H. M. Wright
 2/25/96
 PHASE I - DECK



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



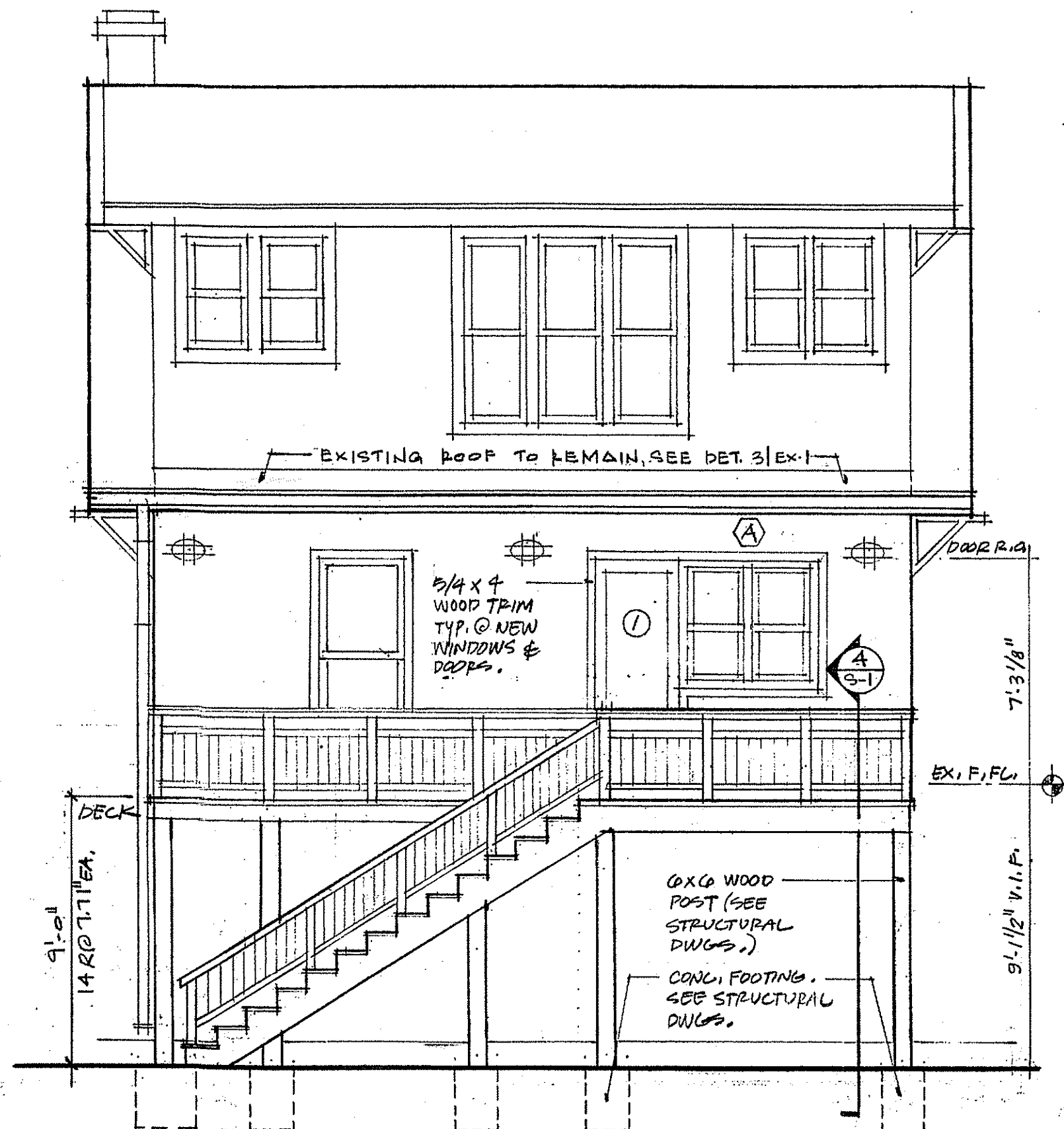
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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Historic Preservation Commission

R. M. Wright
7/25/96
PWRSE I - DECK



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



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

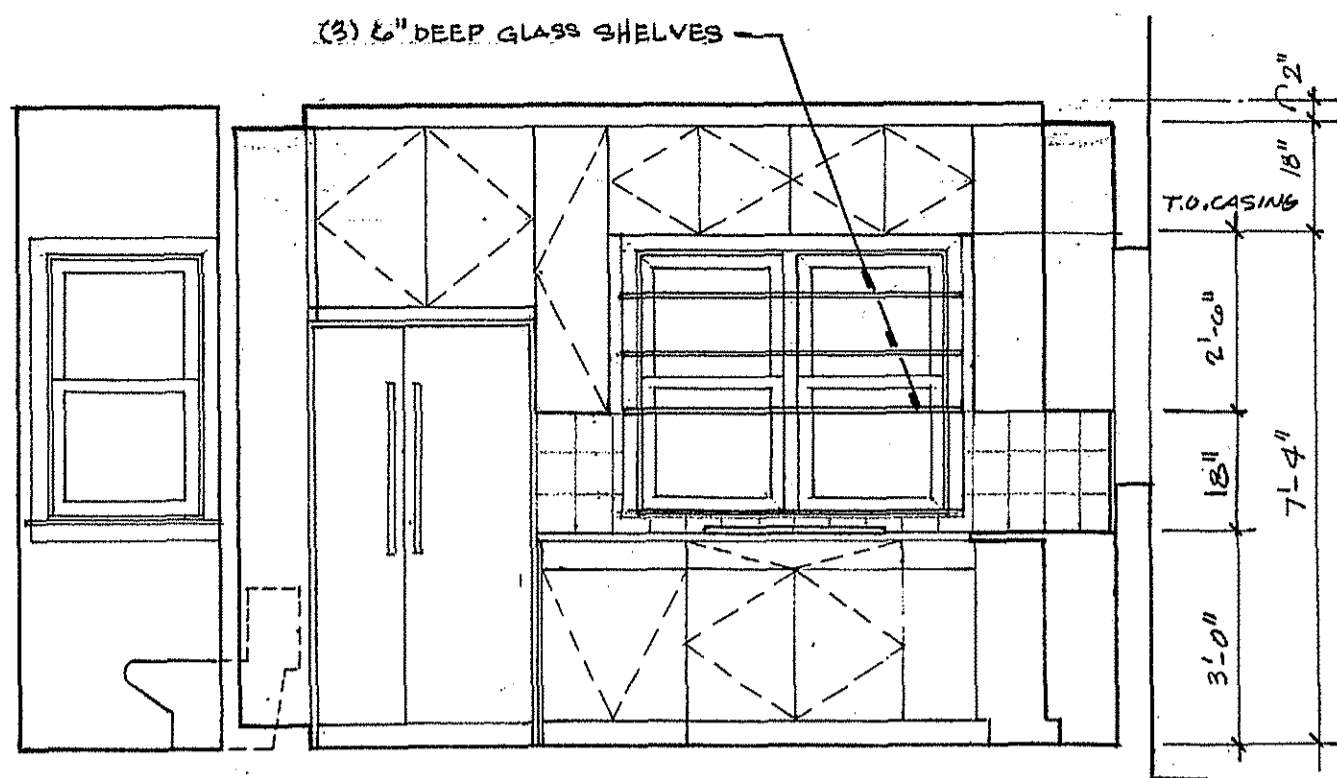
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H. M. Wright
7/25/96
PHASE I - DECK

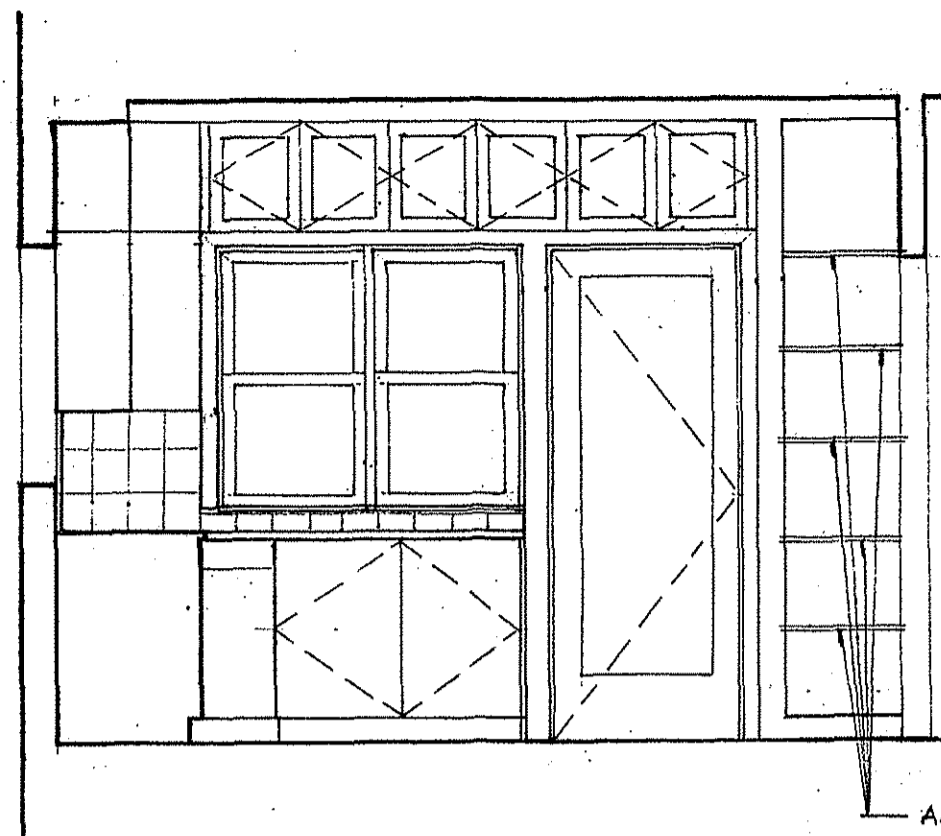
Bennett Frank McCarthy Architects, Inc.
7003 Carroll Avenue
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Hume Renovation
7422 Carroll Avenue, Takoma Park, Maryland 20912
Project #9406

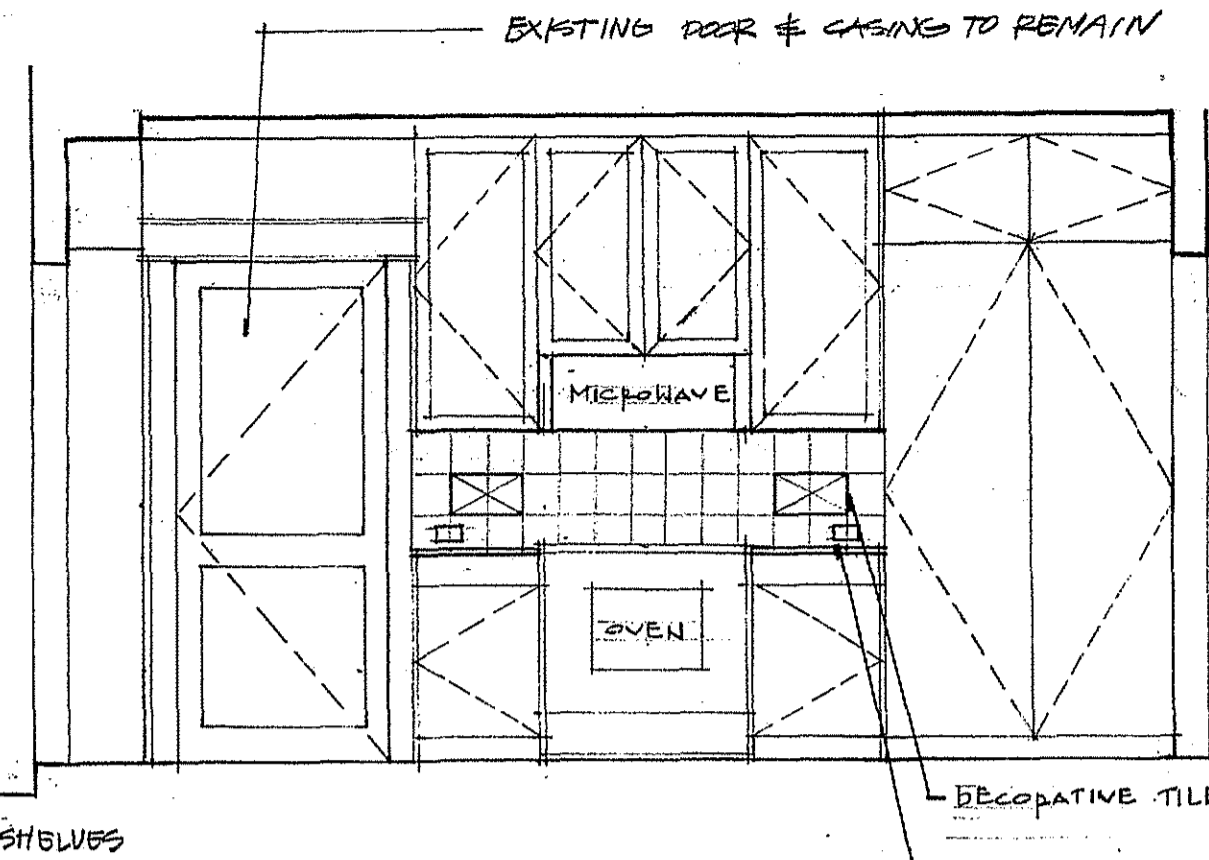
Drawing Title: North and West Elevations
Scale: 1/4" = 1'-0"
Date: 17 JULY 96
Revisions:



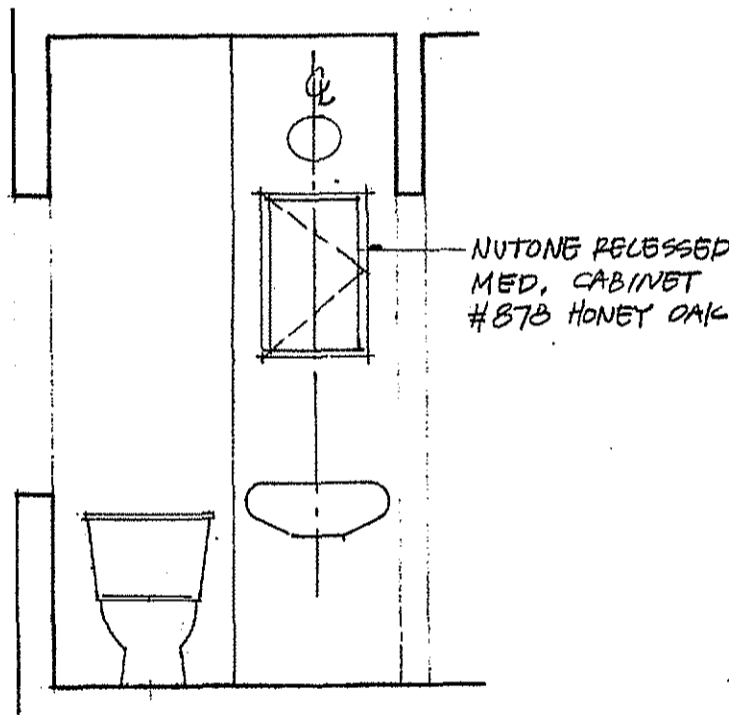
1 SOUTH - KITCHEN
SCALE: 3/8" = 1'-0"



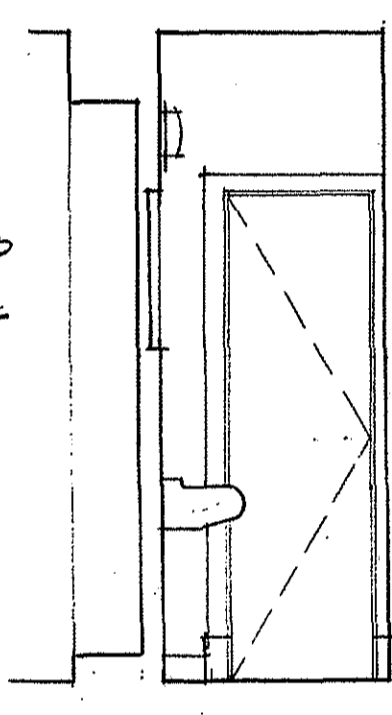
2 WEST - KITCHEN



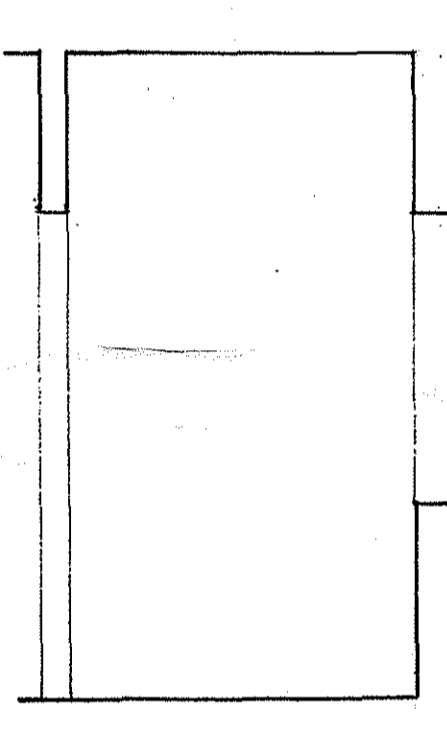
3 NORTH - KITCHEN



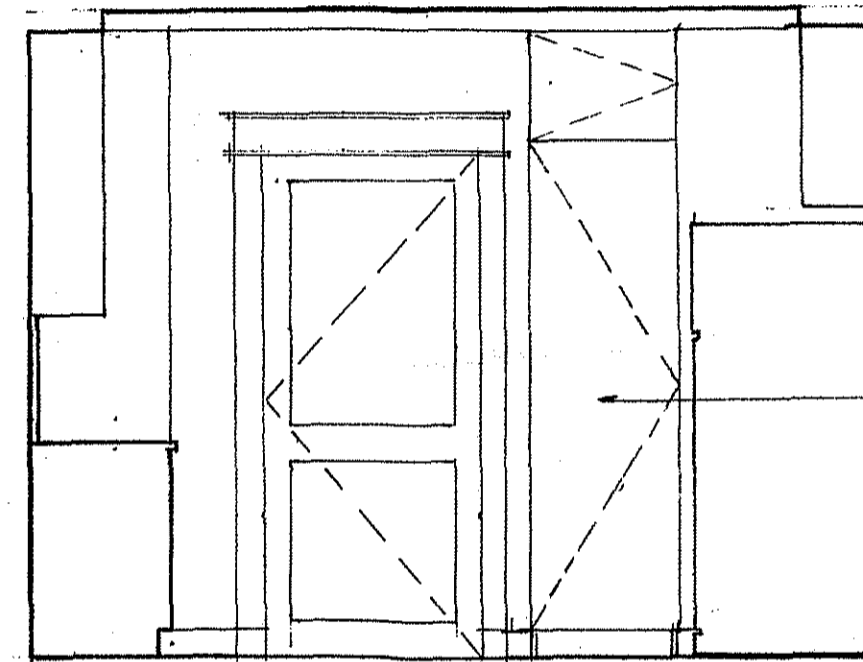
4 WEST - POWDER RM
SCALE: 3/8" = 1'-0"



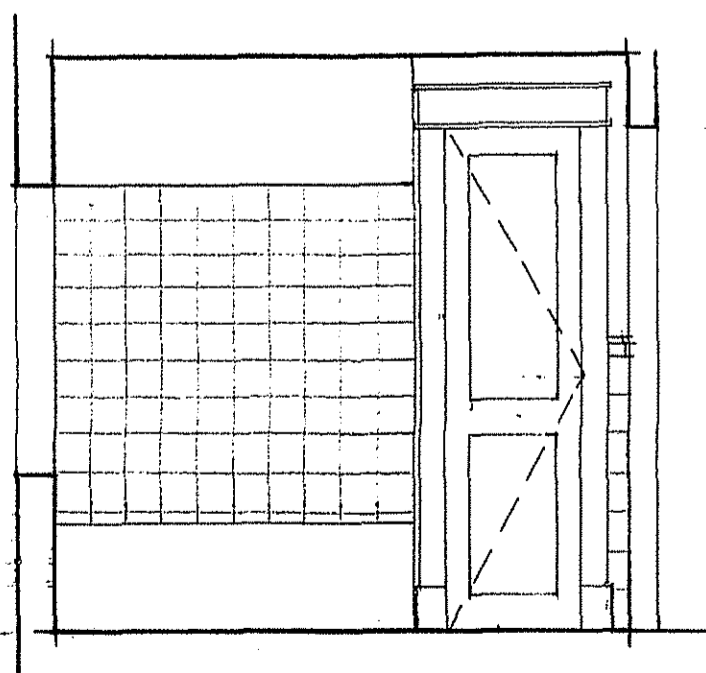
5 NORTH - POWDER RM



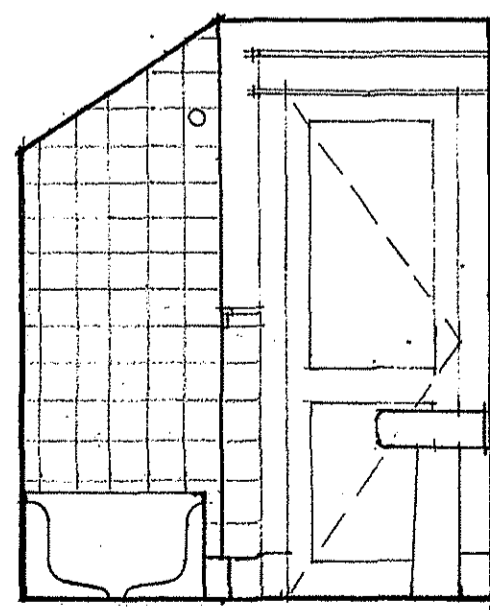
6 EAST - POWDER RM



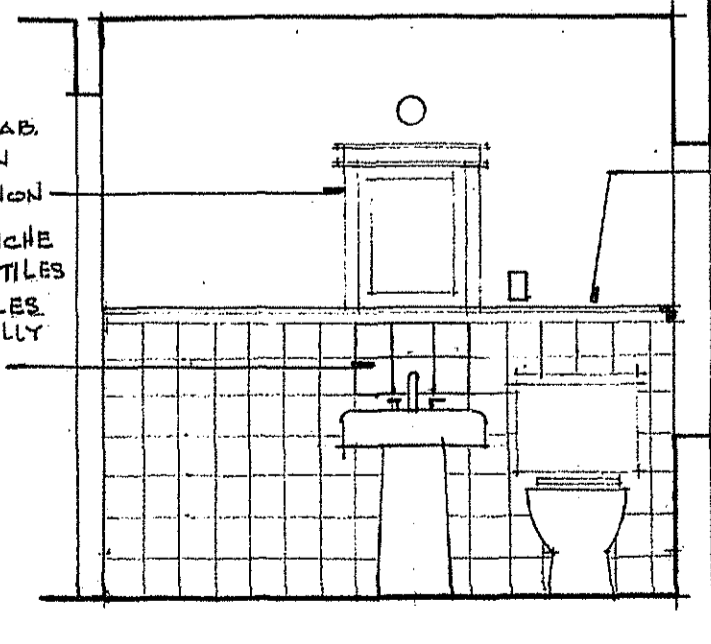
7 EAST - KITCHEN



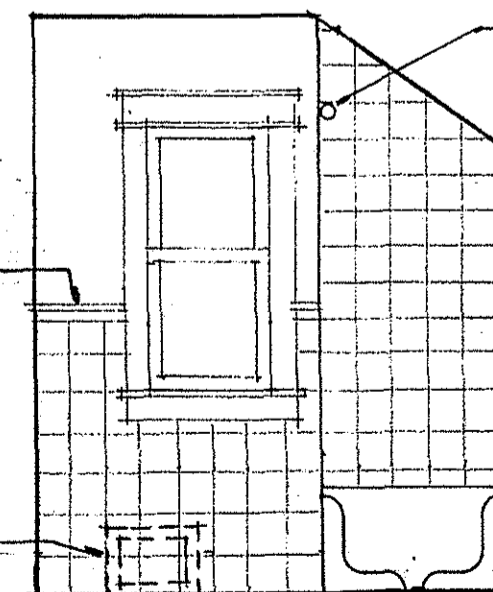
8 WEST - 2ND FL BATH
SCALE: 3/8" = 1'-0"



9 NORTH - 2ND FL BATH



10 EAST - 2ND FL BATH



11 SOUTH - 2ND FL BATH

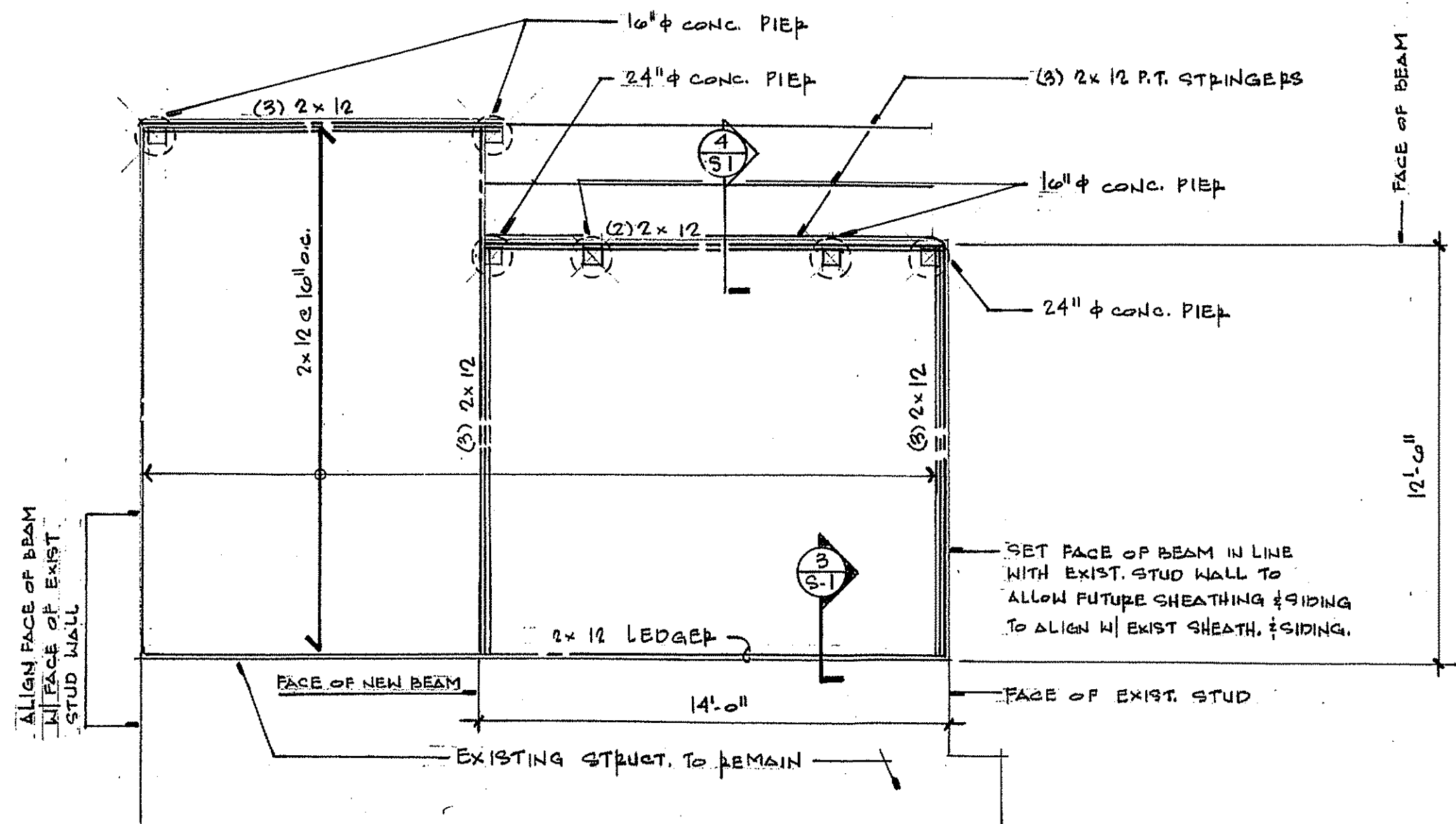
APPROVED
Montgomery County
Historic Preservation Commission
K. M. Wright
7/25/96
PWRSE I - DEC 14

Bennett Frank McCarthy Architects, Inc.
7003 Carroll Avenue
Takoma Park, Maryland 20912
(301) 270-9480

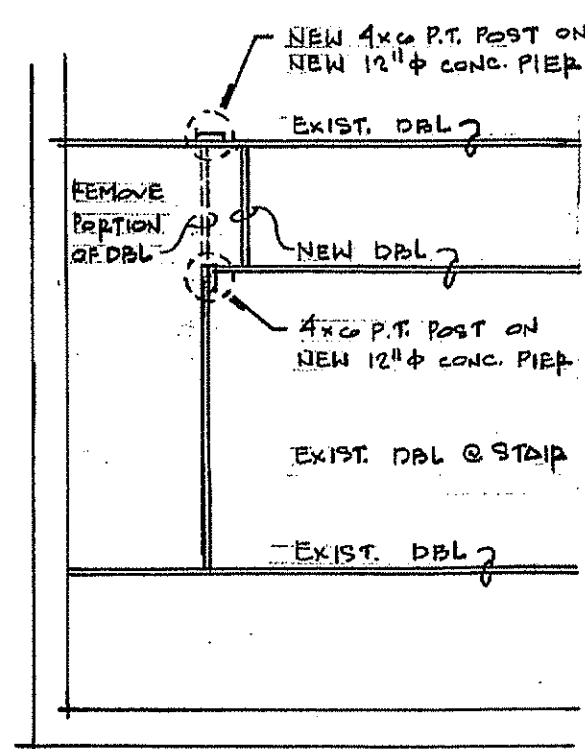
Hume Renovation
7422 Carroll Avenue, Takoma Park, Maryland 20912
Project #9406

Drawing Title: Interior Elevations
Scale: 3/8" = 1'-0"
Date: 17 JULY 96
Revisions:

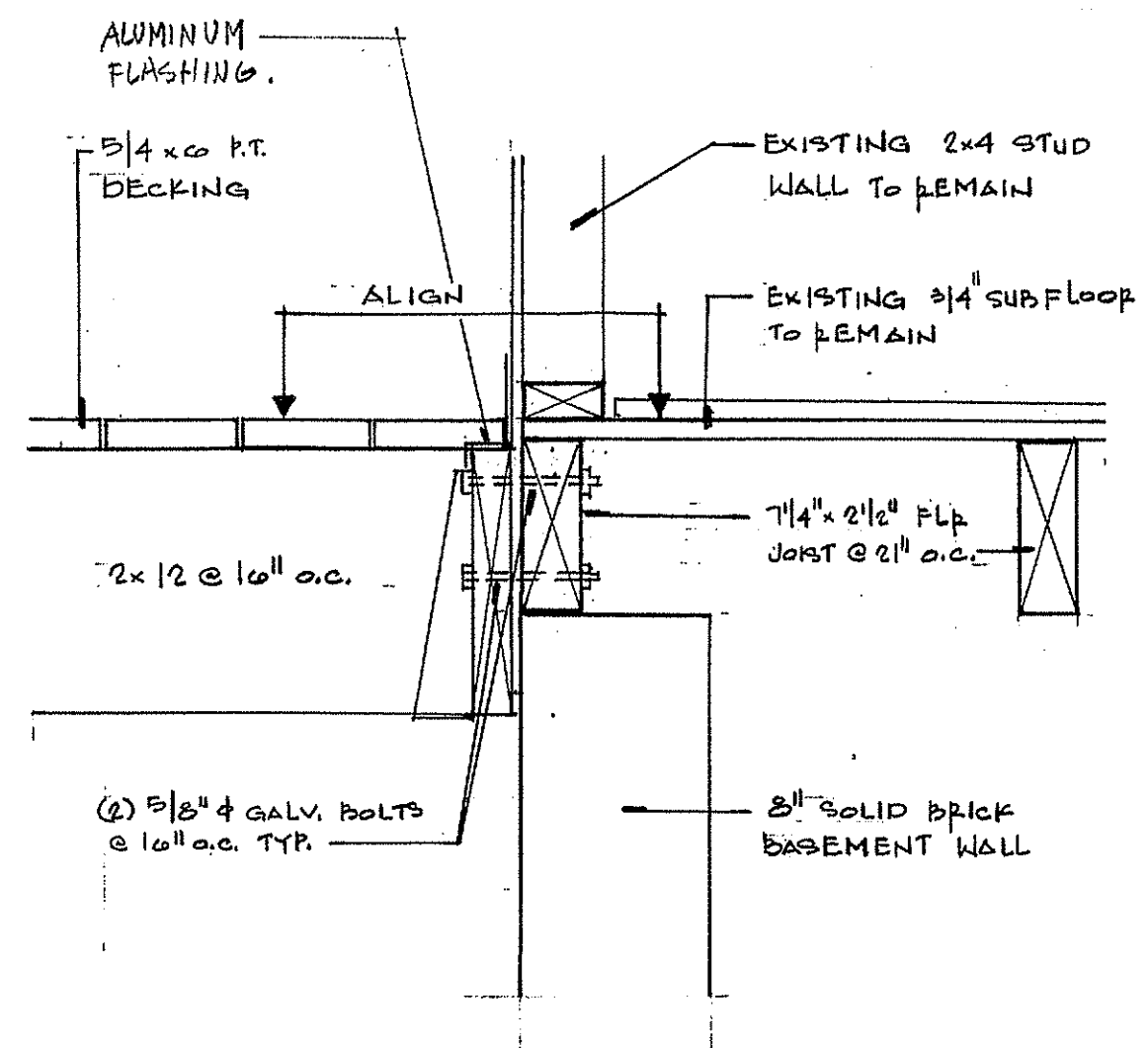
A-4



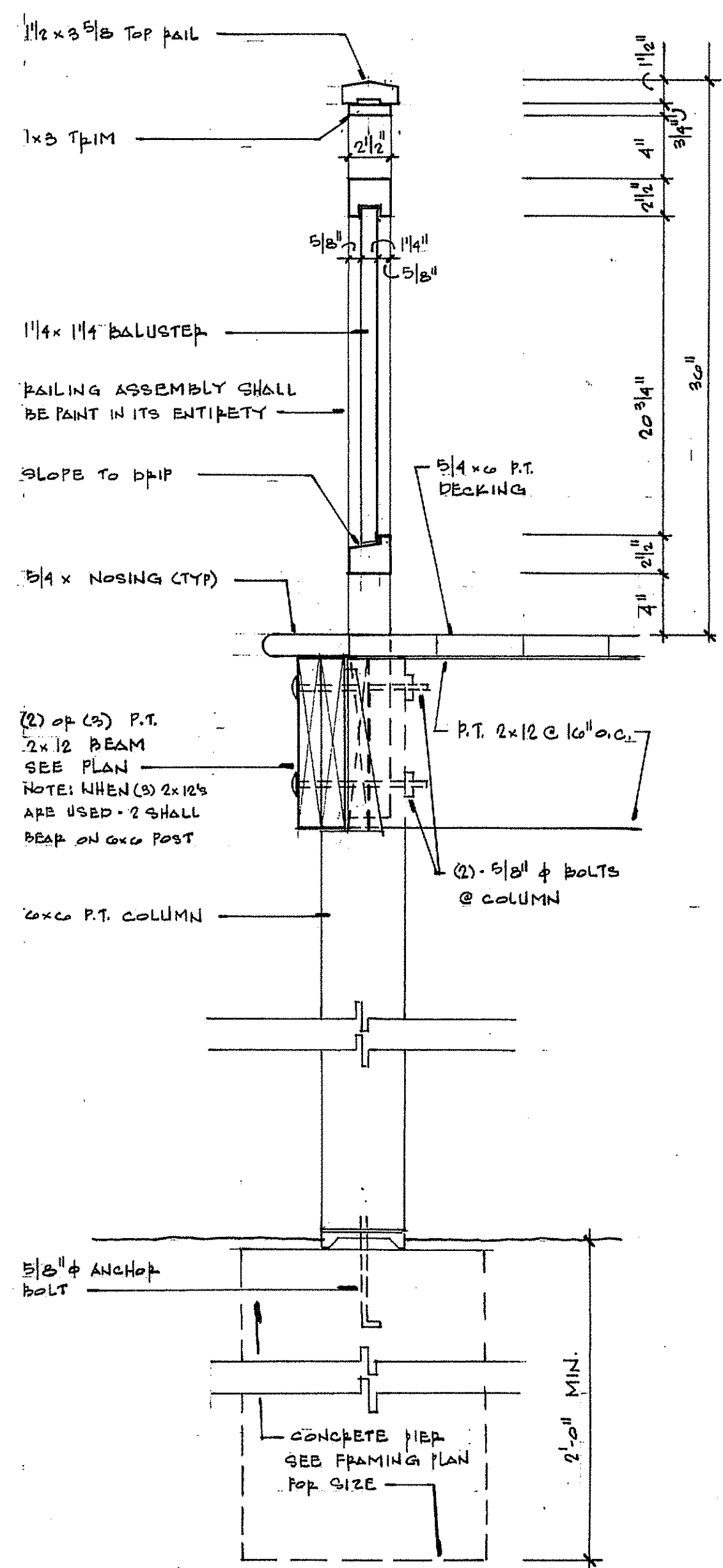
1 DECK FRAMING PLAN
1/4" = 1'-0"



2 PARTIAL 1ST FL. FRAMING @ STAIR
1/4" = 1'-0"



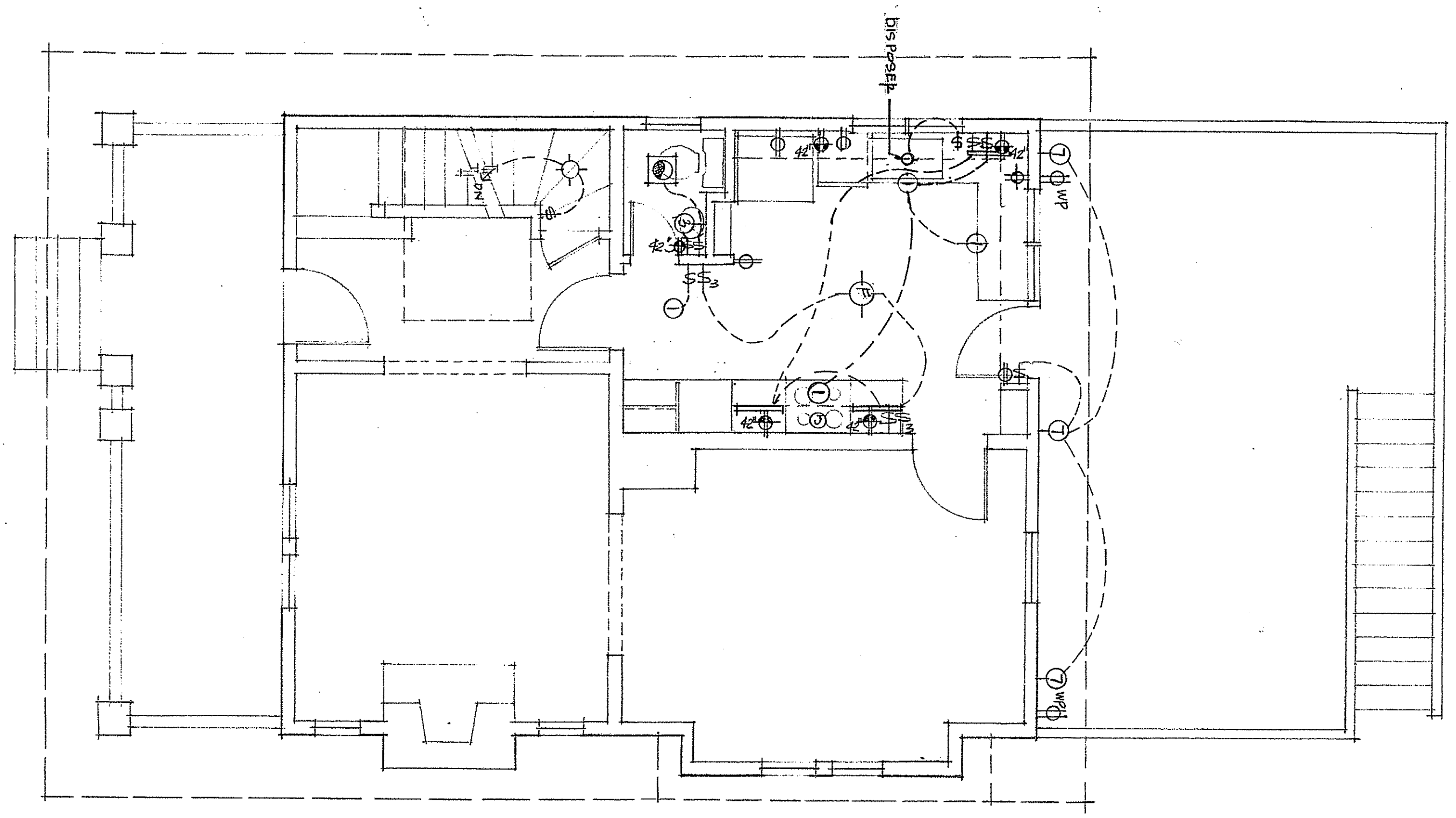
3 LEDGER DETAIL
1/2" = 1'-0"



4 DECK RAIL DETAIL
1/2" = 1'-0"

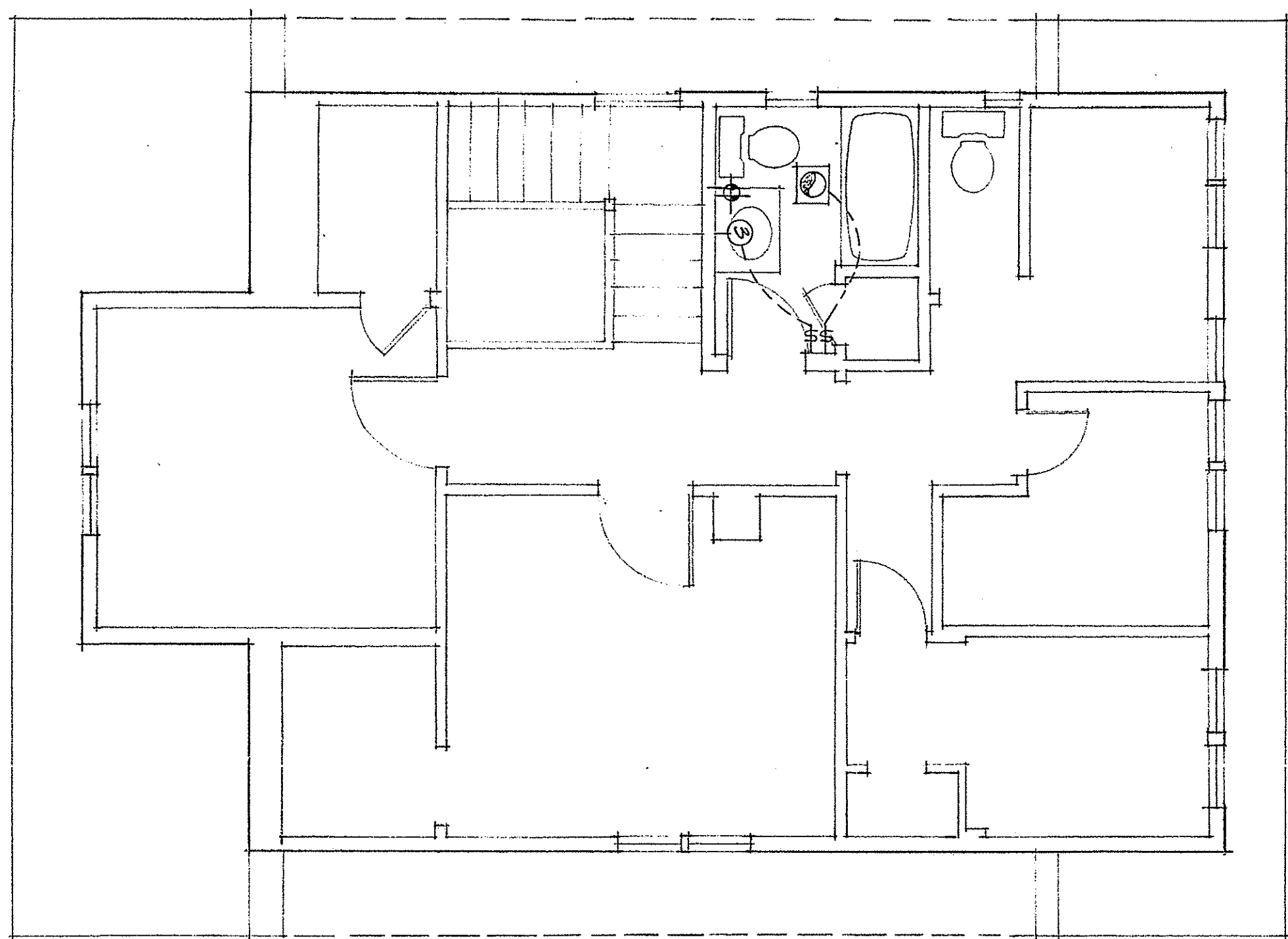
APPROVED
Montgomery County
Historic Preservation Commission
R. M. Wright
7/25/96
PHASE I - DECK

FIRST FLOOR ELECTRICAL PLAN,
 SCALE = 1/4" = 1'-0"



APPROVED
 Montgomery County
 Historic Preservation Commission
 M. M. M...
 7/23/96
 RNRSE I - DECK

SECOND FLOOR ELECTRICAL PLAN,
 SCALE = 1/4" = 1'-0"

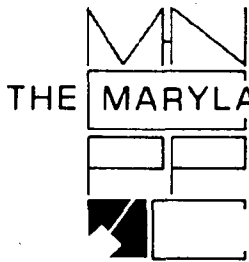


E-1

Drawing Title: Electrical Plans
 Scale: 1/4" = 1'-0"
 Date: 17 JUL 96
 Revisions:

Hume Renovation
 7422 Carroll Avenue, Takoma Park, Maryland 20912
 Project #9406

Bennett Frank McCarthy Architects, Inc.
 7003 Carroll Avenue
 Takoma Park, Maryland 20912 (301) 270-9480



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

DATE: June 12, 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: _____

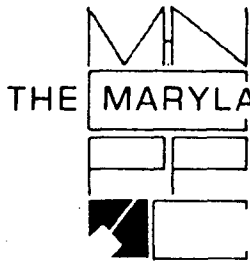
- 1. All new wood surfaces employed at the interior should be painted to match the existing. The new wood deck and stairs should be stained and treated with preservatives to retard adverse weathering.

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

Applicant: John B. & Rebecca L. Hume

Address: 7422 Carroll Avenue; Takoma Pk. 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.



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

DATE: June 12, 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

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!



VIEW OF REAR
OF RESIDENCE.



VIEW OF NORTHWEST
CORNER OF RESIDENCE.



VIEW OF NORTHEAST
CORNER OF RESIDENCE.



FRONT VIEW FROM
PUBLIC RIGHT-OF-WAY.



VIEW OF SOUTHWEST CORNER OF
RESIDENCE FROM RIGHT-OF-WAY.



VIEW OF SOUTHEAST CORNER OF
RESIDENCE FROM RIGHT-OF-WAY.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7422 Carroll Avenue

Meeting Date: 6/12/96

Resource: Takoma Park Historic District

HAWP: Alteration

Case Number: 37/3-96U

Tax Credit: No

Public Notice: 5/29/96

Report Date: 6/5/96

Applicant: John B. And Rebecca L. Hume

Staff: Patricia Parker

PROPOSAL: Remove rear porch and one rear window;
Construct rear addition; new rear exterior stair;
screen enclosure for first floor porch; Replace
roof shingles; install new door

RECOMMEND: Approval w/
condition

BACKGROUND

This application is to obtain the Commission's approval to construct a two story rear addition to a ca. 1920's wood frame bungalow, a contributing resource, in the Takoma Park Historic District. Other bungalows similar to this house appear within the same block of Carroll Avenue. The property is adjacent to other contributing resources and confronted by non-contributing resources.

The proposed addition, approximately 14' wide x 12'6" deep would provide a new sun room on the first floor and a new master bedroom with bath on the upper level. On the first floor an existing window would be removed. In its place a new single leaf french door would provide access to a new rear wood deck 16' deep. An exterior stair would be constructed beyond the proposed sun room for access to grade.

DISCUSSION

Staff feels that this proposal could be approved because all new work, with the exception of the replacement of roof shingles on the front elevation, would be confined to the rear of the property. The replacement of the roof shingles would be a replacement in-kind and therefore this work would not require an approved HAWP before proceeding.

Staff is pleased that the ridge line of the new roof at the rear is not higher than that of the existing roof. Most of the materials proposed for use in the new addition are similar to those employed in the existing structure. The siding, however, would not be asbestos but cedar shingle. Above the screened in openings, the applicant proposes to use MDO board. Staff would recommend that all wood surfaces be painted to match the existing.

However, the applicant has proposed to use vinyl-clad wood windows within the new openings in the rear addition. The new windows would be set in wood framing and trimmed with 5/4 wood trim. One of these windows would appear on each side elevation. The proposal also includes removal of an existing window, enlarging this opening and within the opening a new french door would be installed. However, due to the proximity of the adjacent houses, these

windows and the door should not be apparent from the public street. Staff therefore would recommend that the Commission approve their use in this case.

The new screen porch replaces an existing screened-in porch. An oversized opening containing a fixed bay window with single lite appears at the rear on the upper level of the proposed addition. This window would face outward to the rear yard. Staff does not find this alteration problematic because it is consistent with the Takoma Park Guidelines.

The Guidelines encourage a more lenient design review and emphasize that contributing resources are important to the overall streetscape and the compatibility of the proposed alteration to existing streetscape patterns. This proposal is also consistent with the Takoma Park Guidelines because it is compatible with the predominant architectural style of the resource. The proposed alterations would be at the rear of the house, at and below the existing roof line and consistent in the use of matching materials except for the proposed use of vinyl-clad windows.

The section of the Takoma Park Guidelines most relevant to this discussion are:

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front are discouraged but not automatically prohibited; and

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historical single story can be expanded) and should be appropriate to the surrounding street scape in terms of scale and massing.

The applicant has retained the form of the bungalow by locating the addition to the rear of the property and the addition therefore satisfies the remaining guidelines contained within the designation amendment. Staff applauds the applicant's use of window openings which are in most instances consistent with those of the existing structure.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of 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's Standards for Rehabilitation #2 and #9:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

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; and

with the Takoma Park Guidelines; and

with the following condition:

1. All new wood surfaces employed at the exterior should be painted to match the existing. The new wood deck and stair should be stained and treated with preservatives to retard adverse weathering.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Fax # 270-9483

TAX ACCOUNT # 1075738 MONT. CO.
 CONTACT PERSON BRIAN MCCARTHY
 NAME OF PROPERTY OWNER JOHN B. & REBECCA L. HONE
 DAYTIME TELEPHONE NO. (301) 270 9480
 ADDRESS 7422 CARROLL AVENUE TAKOMA PARK MD. 20912
 CITY STATE ZIP CODE
 CONTRACTOR TO BE DECIDED. TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER BRIAN MCCARTHY DAYTIME TELEPHONE NO. (301) 270 9480

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 7422 STREET CARROLL AVENUE
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET _____
 LOT 5 BLOCK 9 SUBDIVISION S.S. CARROLL'S ADDITION TO TAKOMA PARK.
 LIBER _____ FOLIO _____ 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/Well (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 70,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

[Signature] Signature of owner or authorized agent 5/22/96 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

**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:

Two story wood frame bungalow, typified by large dormers and deep eaves supported by wood brackets. Home fronts Carroll Ave and backs up to Opal Daniels Park.

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

Additions to the rear to improve the home's access/view of the landscaped backyard & public park beyond. Work includes general upkeep (new roof, paint, etc.) and will be of minimal impact from the public right of way.

2. 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.

3. PLANS AND ELEVATIONS

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

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

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 drip-line of any tree 6" or larger in diameter (at

MARGARET DOUCETTE
7420 CARROLL AVENUE
TAKOMA PARK, MD. 20912

HERMAN SCOTT
7424 CARROLL AVENUE
TAKOMA PARK, MD. 20912

CITY OF TAKOMA PARK &
KNESTINE C. HERSHEY
7425 CARROLL AVENUE
TAKOMA PARK, MD. 20912

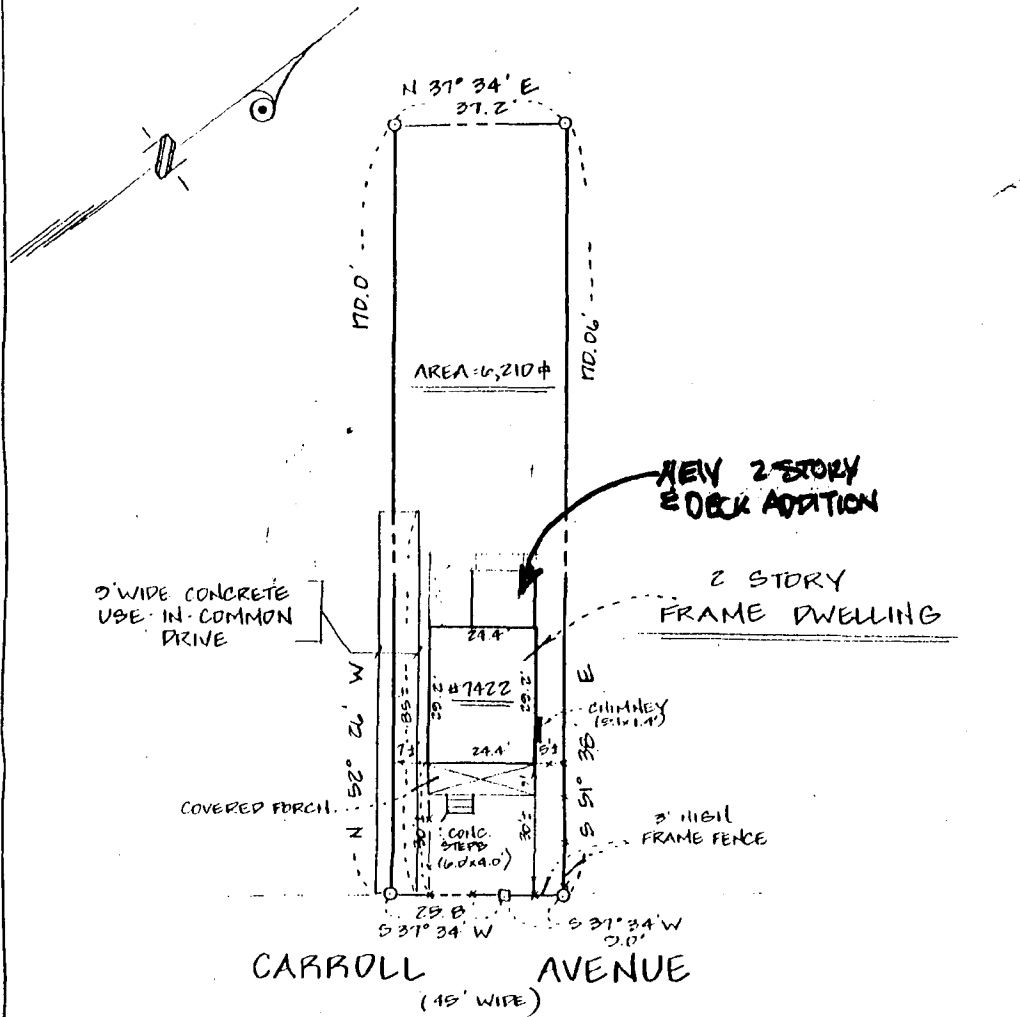
ROBERT WILLIAMS
7423 CARROLL AVENUE
TAKOMA PARK, MD. 20912

SMIRLEY J. ROBERTS (REVR.)
7427 CARROLL AVENUE
TAKOMA PARK, MD. 20912

KIDDE CONSULTANTS, INC.

SURVEYORS ● LAND PLANNERS ● ENGINEERS

13992 BALTIMORE AVENUE, SUITE 300
 LAUREL, MARYLAND 20707
 (BALT.) (301) 792-8086 (WASH.) (301) 953-1821



NOTES:
 1) PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A FLOOD ZONE IN ACCORDANCE TO FEMA CIRCULARITY #444 NO. 240049 200 B.
 2) ALSO KNOWN AND DESIGNATED AS PART OF LOT NO. 5, BLOCK 7, "S.S. CARROLL'S ADDITION TO TAKOMA PARK" AND PART OF LOT 17, BLOCK 80 OF "P.F. GILBERT'S ADDITION TO TAKOMA PARK" WHICH IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY CO., MD. IN P.R.A. PLAT NO. 50.

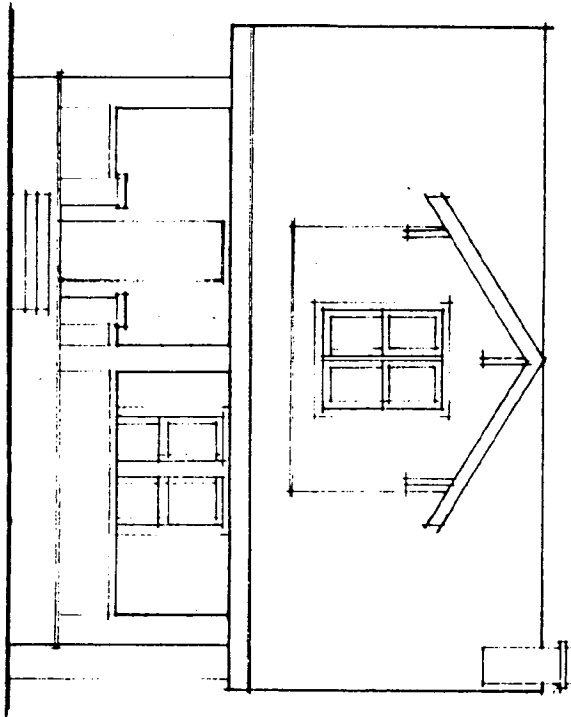
LOCATION SURVEY
 #7422 CARROLL AVENUE
 MONTGOMERY COUNTY, MD.

I hereby certify that I have surveyed the property shown hereon for the

7

2

1
FRONT ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



Hume Residence

7422 Carroll Avenue
Takoma Park, MD. 20912

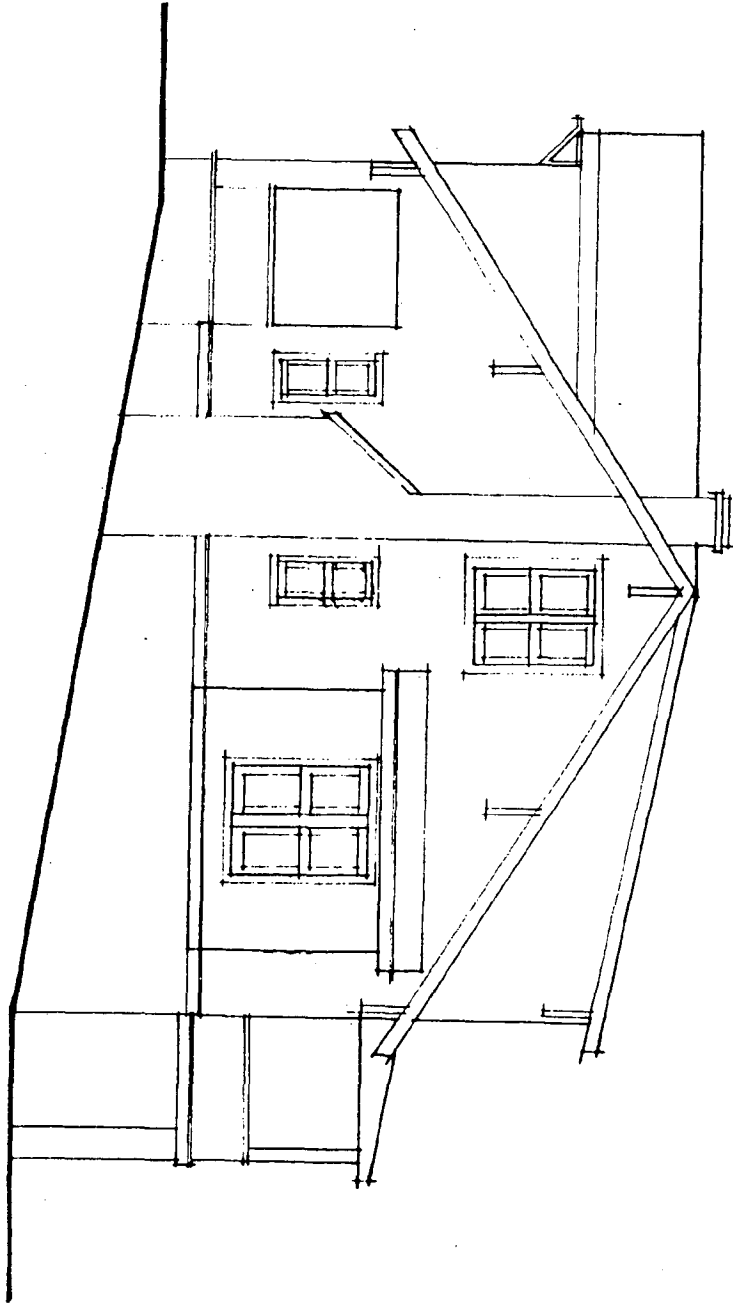
Bennett Frank McCarthy Architects, Inc.

7003 Carroll Avenue
Takoma Park, Maryland 20912

(301) 270-9480

9

2
WEST ELEVATION - EXISTING.
SCALE: 1/8" = 1'-0"

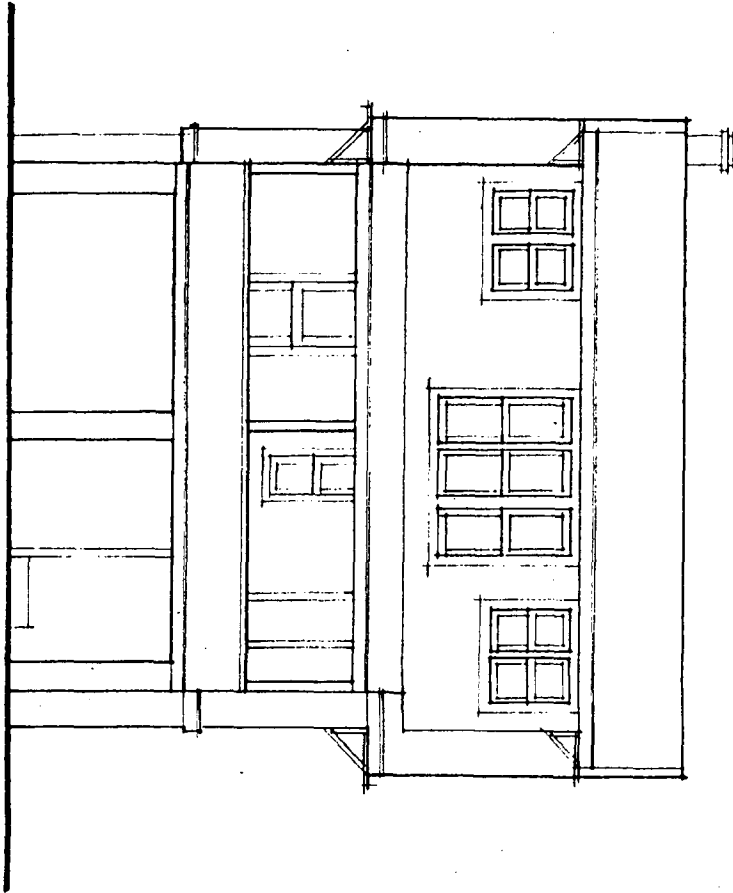


Hume Residence ●
7422 Carroll Avenue
Takoma Park, MD. 20912

Bennett Frank McCarthy Architects, Inc. ●
7003 Carroll Avenue
Takoma Park, Maryland 20912

(301) 270-9480

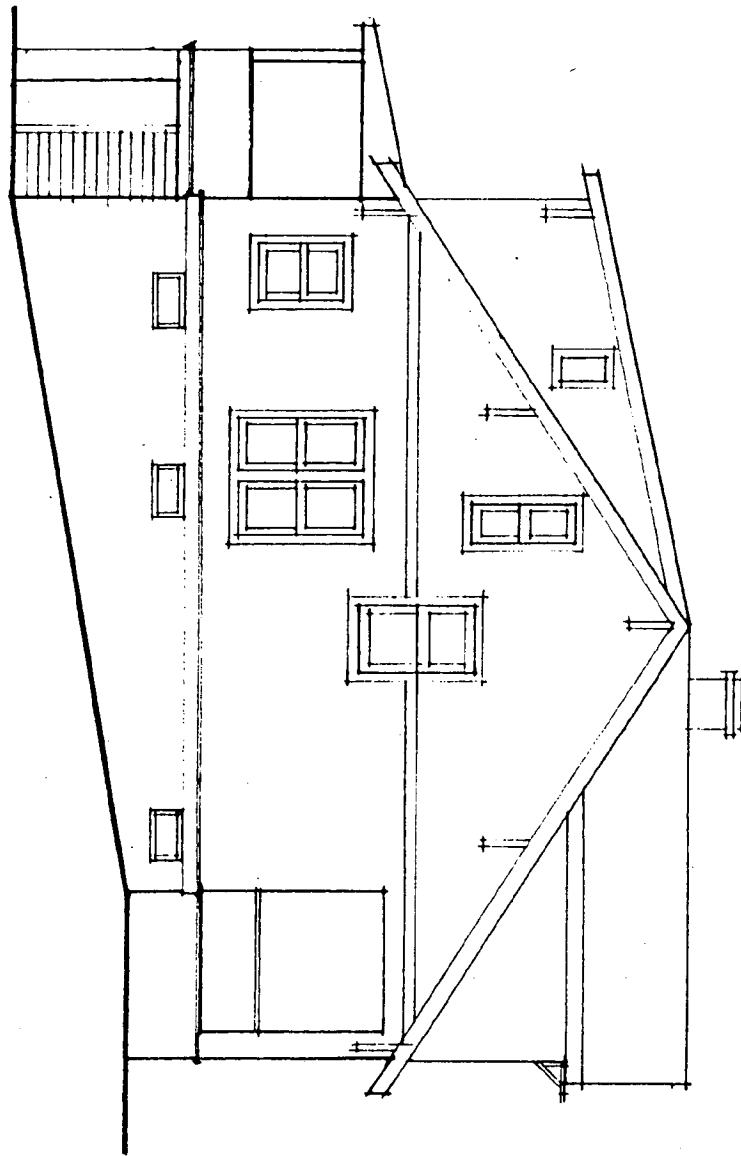
3 REAR ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"





4

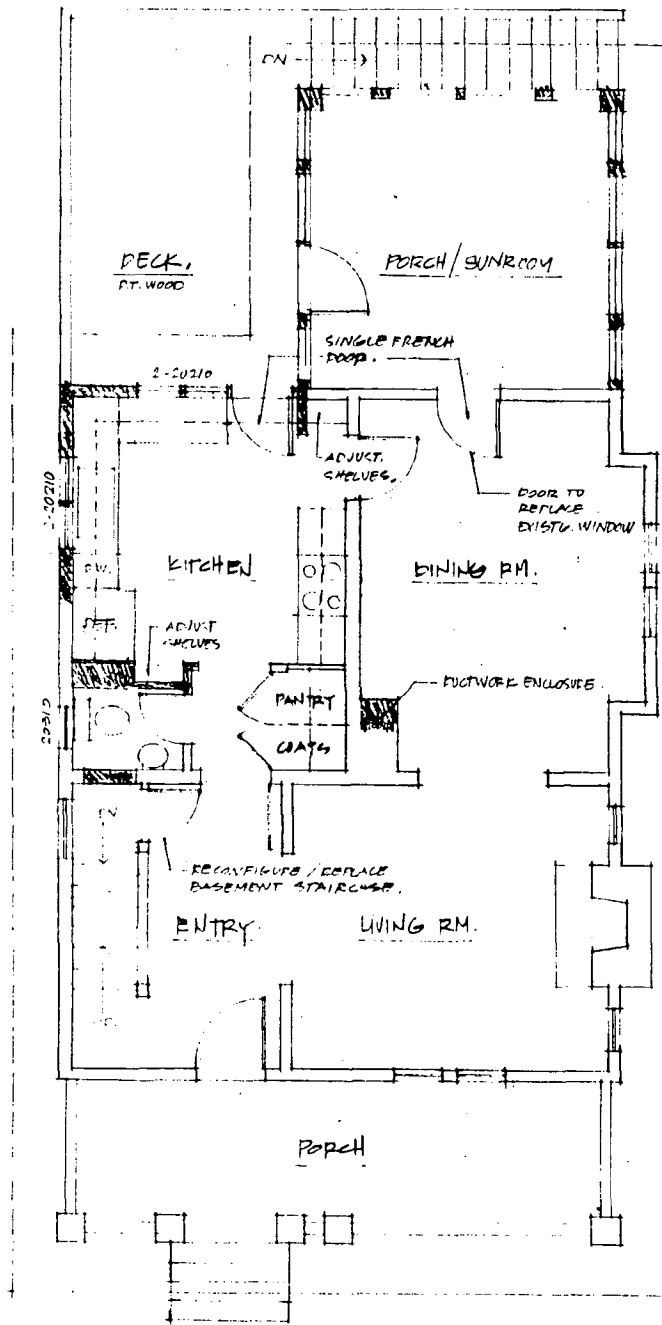
EAST ELEVATION - EXISTING.
SCALE: 1/8" = 1'-0"



Hume Residence
7422 Carroll Avenue
Takoma Park, MD. 20912



Bennett Frank McCarthy Architects, Inc.
7003 Carroll Avenue
Takoma Park, Maryland 20912

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FIRST FLOOR PLAN

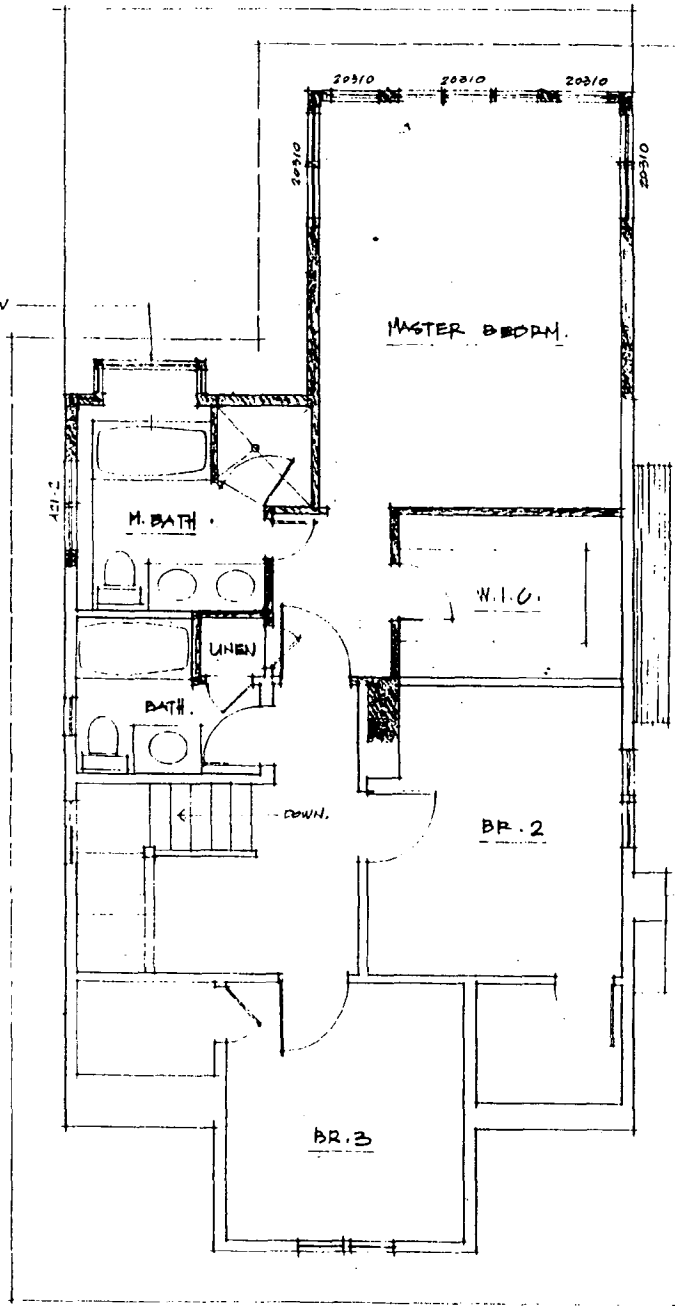
SCALE: 1/8" = 1'-0"

 NEW CONSTRUCTION.
 EXISTING.

Hume Residence
 7422 Carroll Avenue
 Takoma Park, MD. 20912

Bennett Frank McCarthy Architects, Inc. 
 7003 Carroll Avenue
 Takoma Park, Maryland 20912
 (301) 270-9480

FIXED INSULATED
GLASS BAY WINDOW



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



NEW CONSTRUCTION
EXISTING.

Hume Residence

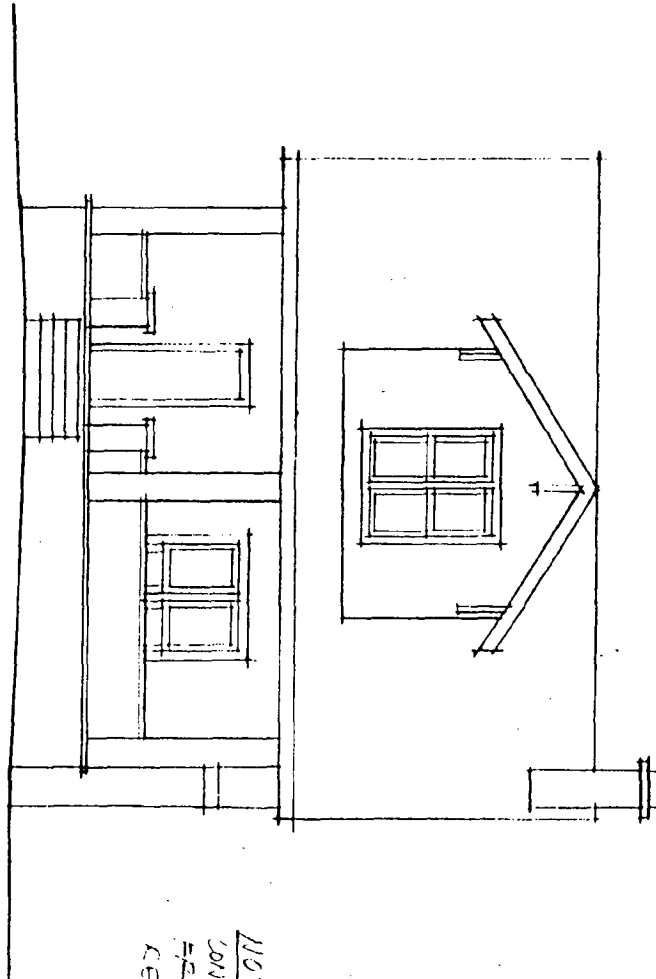
7422 Carroll Avenue
Takoma Park, MD. 20912

Bennett Frank McCarthy Architects, Inc. (13)

7003 Carroll Avenue
Takoma Park, Maryland 20912

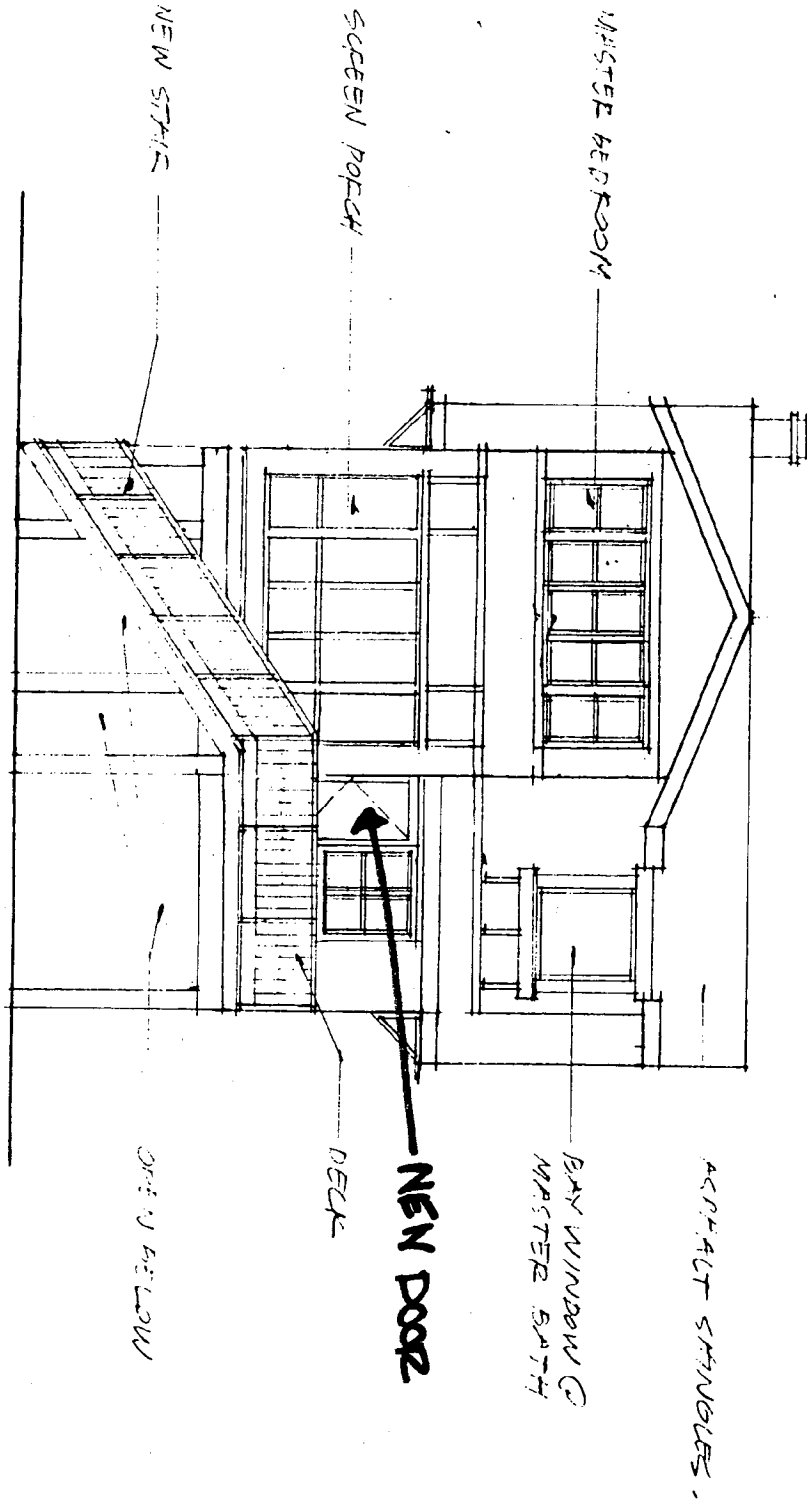
(301) 270-9480

FRONT ELEVATION.
SCALE: 1/8" = 1'-0"

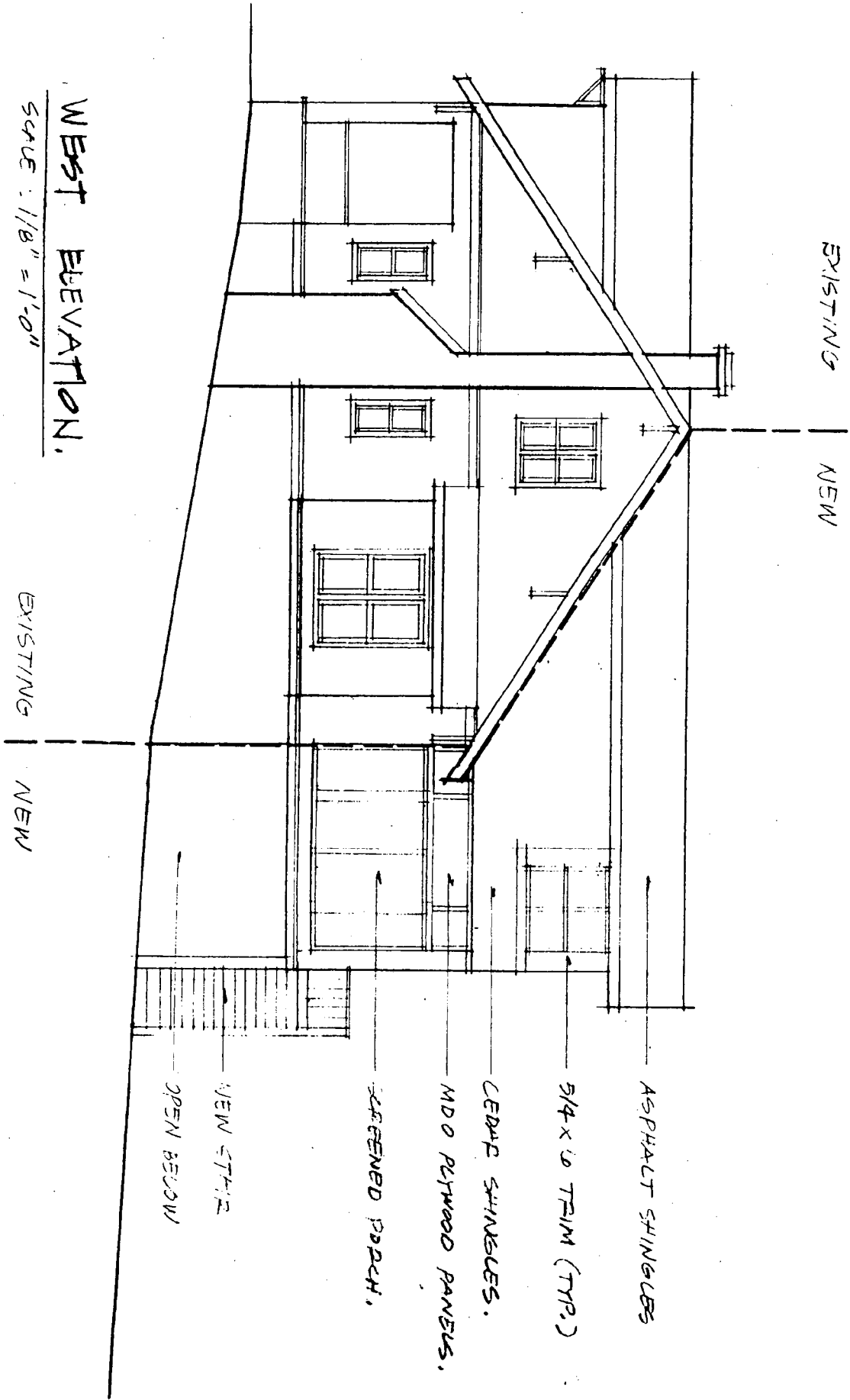


NOTE: NO WORK
CONTINGUATED ON
FRONT EXCEPT FOR
REPLACED ROOF SHINGLES.

REAR ELEVATION.
SCALE: 1/8" = 1'-0"



WEST ELEVATION.
SCALE: 1/8" = 1'-0"



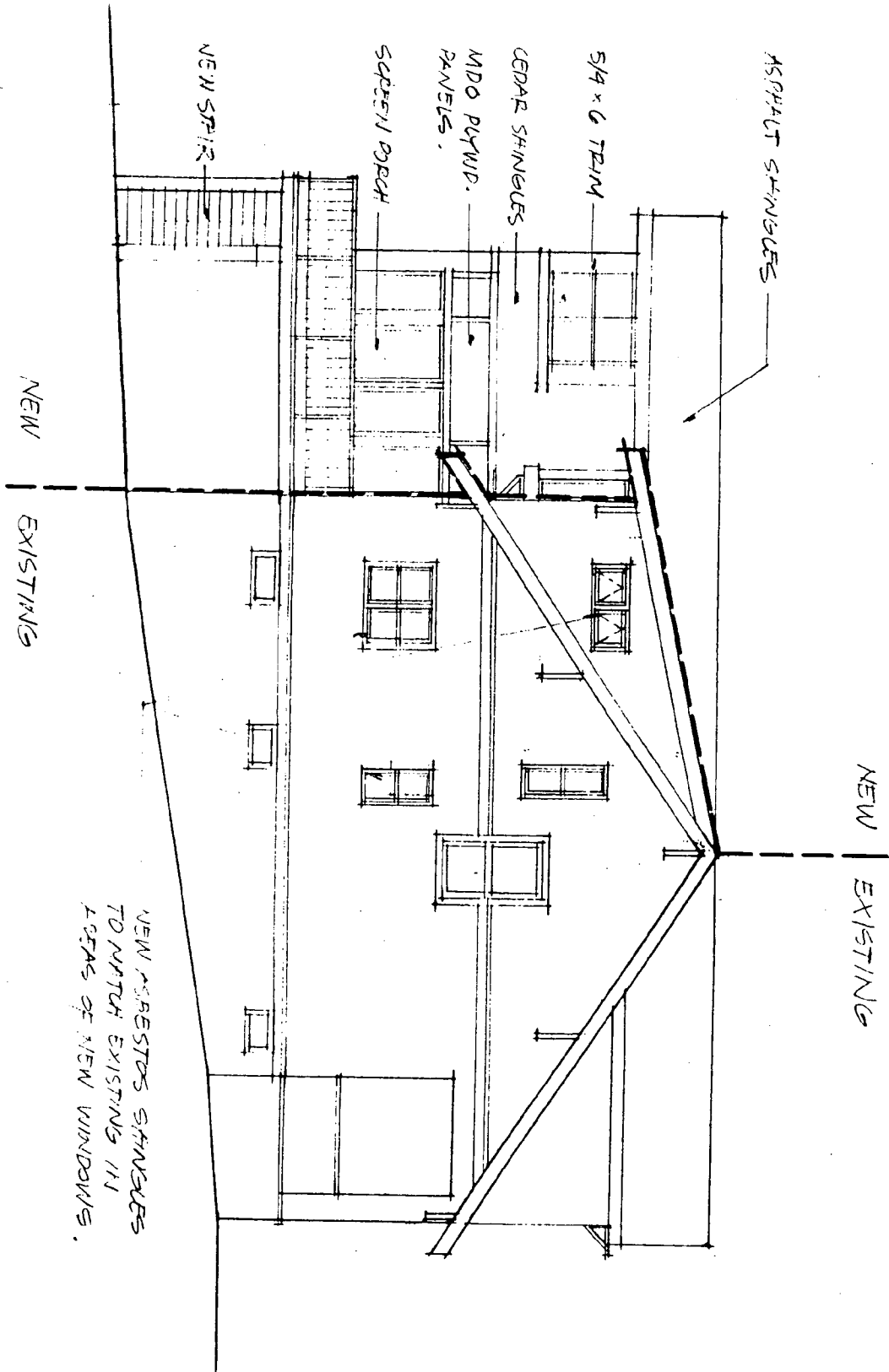
EXISTING | NEW

EXISTING | NEW

- ASPHALT SHINGLES
- 5/4 x 10 TRIM (TRP.)
- CEDAR SHINGLES.
- MDO PLYWOOD PANELS.
- SCREENED PORCH.
- NEW STAIR
- OPEN BELOW

⑦

EAST ELEVATION,
SCALE: 1/8" = 1'-0"

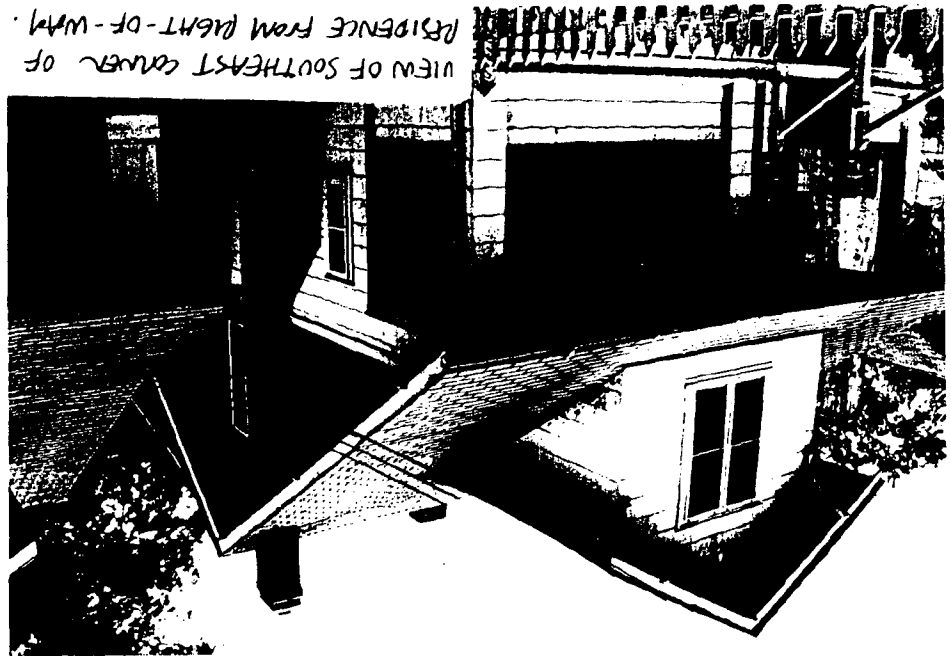


Hume Residence
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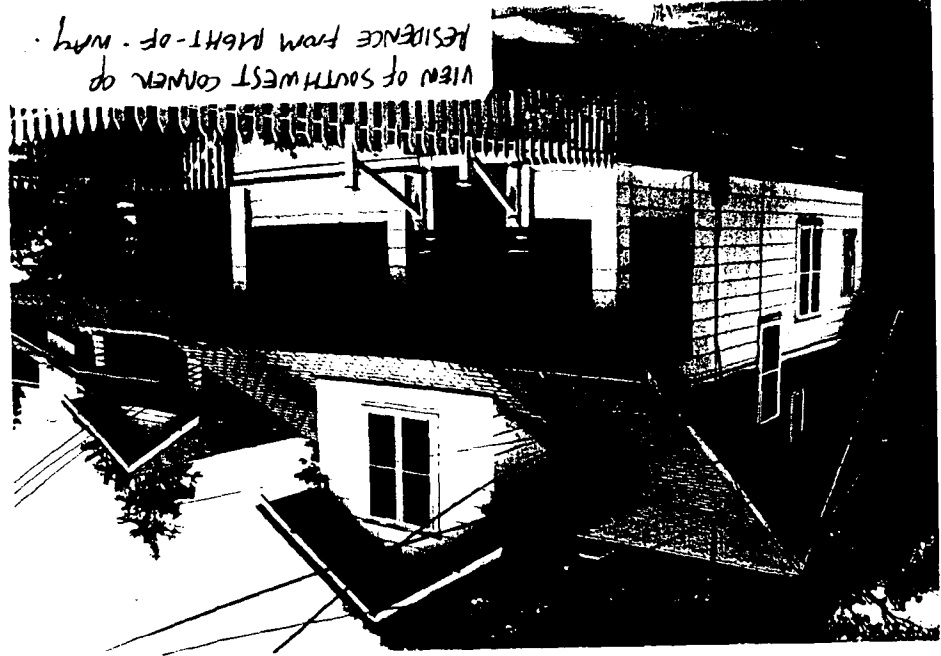
VIEW OF SOUTHEAST CORNER OF RESIDENCE FROM RIGHT-OF-WAY.



FRONT VIEW FROM PUBLIC RIGHT-OF-WAY.



VIEW OF SOUTH WEST CORNER OF RESIDENCE FROM RIGHT-OF-WAY.





VIEW OF REAR
OF RESIDENCE.



VIEW OF NORTHWEST
CORNER OF RESIDENCE.



VIEW OF NORTHEAST
CORNER OF RESIDENCE.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7422 Carroll Avenue

Meeting Date: 6/12/96

Resource: Takoma Park Historic District

HAWP: Alteration

Case Number: 37/3-96U

Tax Credit: No

Public Notice: 5/29/96

Report Date: 6/5/96

Applicant: John B. And Rebecca L. Hume

Staff: Patricia Parker

PROPOSAL: Remove rear porch and one rear window;
Construct rear addition; new rear exterior stair;
screen enclosure for first floor porch; Replace
roof shingles; install new door

RECOMMEND: Approval w/
condition

BACKGROUND

This application is to obtain the Commission's approval to construct a two story rear addition to a ca. 1920's wood frame bungalow, a contributing resource, in the Takoma Park Historic District. Other bungalows similar to this house appear within the same block of Carroll Avenue. The property is adjacent to other contributing resources and confronted by non-contributing resources.

The proposed addition, approximately 14' wide x 12'6" deep would provide a new sun room on the first floor and a new master bedroom with bath on the upper level. On the first floor an existing window would be removed. In its place a new single leaf french door would provide access to a new rear wood deck 16' deep. An exterior stair would be constructed beyond the proposed sun room for access to grade.

DISCUSSION

Staff feels that this proposal could be approved because all new work, with the exception of the replacement of roof shingles on the front elevation, would be confined to the rear of the property. The replacement of the roof shingles would be a replacement in-kind and therefore this work would not require an approved HAWP before proceeding.

Staff is pleased that the ridge line of the new roof at the rear is not higher than that of the existing roof. Most of the materials proposed for use in the new addition are similar to those employed in the existing structure. The siding, however, would not be asbestos but cedar shingle. Above the screened in openings, the applicant proposes to use MDO board. Staff would recommend that all wood surfaces be painted to match the existing.

However, the applicant has proposed to use vinyl-clad wood windows within the new openings in the rear addition. The new windows would be set in wood framing and trimmed with 5/4 wood trim. One of these windows would appear on each side elevation. The proposal also includes removal of an existing window, enlarging this opening and within the opening a new french door would be installed. However, due to the proximity of the adjacent houses, these

windows and the door should not be apparent from the public street. Staff therefore would recommend that the Commission approve their use in this case.

The new screen porch replaces an existing screened-in porch. An oversized opening containing a fixed bay window with single lite appears at the rear on the upper level of the proposed addition. This window would face outward to the rear yard. Staff does not find this alteration problematic because it is consistent with the Takoma Park Guidelines.

The Guidelines encourage a more lenient design review and emphasize that contributing resources are important to the overall streetscape and the compatibility of the proposed alteration to existing streetscape patterns. This proposal is also consistent with the Takoma Park Guidelines because it is compatible with the predominant architectural style of the resource. The proposed alterations would be at the rear of the house, at and below the existing roof line and consistent in the use of matching materials except for the proposed use of vinyl-clad windows.

The section of the Takoma Park Guidelines most relevant to this discussion are:

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front are discouraged but not automatically prohibited; and

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historical single story can be expanded) and should be appropriate to the surrounding street scape in terms of scale and massing.

The applicant has retained the form of the bungalow by locating the addition to the rear of the property and the addition therefore satisfies the remaining guidelines contained within the designation amendment. Staff applauds the applicant's use of window openings which are in most instances consistent with those of the existing structure.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of 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's Standards for Rehabilitation #2 and #9:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

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; and

with the Takoma Park Guidelines; and

with the following condition:

1. All new wood surfaces employed at the exterior should be painted to match the existing. The new wood deck and stair should be stained and treated with preservatives to retard adverse weathering.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Fax # 270-9483

TAX ACCOUNT # 1075738 MONT. CO.

CONTACT PERSON BRIAN McARTHUR

DAYTIME TELEPHONE NO. (301) 270 9480

NAME OF PROPERTY OWNER JOHN B. & REBECCA L. HUNE DAYTIME TELEPHONE NO. (202) 393.1270

ADDRESS 7422 CARROLL AVENUE TAKOMA PARK MD. 20912

CITY STATE ZIP CODE

CONTRACTOR TO BE DECIDED. TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER BRIAN McARTHUR DAYTIME TELEPHONE NO. (301) 270 9480

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7422 STREET CARROLL AVENUE

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET _____

LOT 5 BLOCK 9 SUBDIVISION S.S. CARROLL'S ADDITION TO TAKOMA PARK.

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition

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 \$ 70,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 WSSC 02 () SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:

On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

[Signature] Signature of owner or authorized agent Date 5/22/06

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____



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:

Two story wood frame bungalow, typified by large dormers and deep eaves supported by wood brackets. Home fronts Carroll Ave and backs up to Opal Daniels Park.

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

Addition to the rear to improve the home's access/view of the landscaped backyard & public park beyond. Work includes general upkeep (new roof, paint, etc.) and will be of minimal impact from the public right of way.

2. 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.

3. PLANS AND ELEVATIONS

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

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

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

MAP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

MARGARET DOUCETTE
7420 CARROLL AVENUE
TAKOMA PARK, MD. 20912

HERMAN SCOTT
7424 CARROLL AVENUE
TAKOMA PARK, MD. 20912

CITY OF TAKOMA PARK &
KNESTINE C. HERSHEY
7425 CARROLL AVENUE
TAKOMA PARK, MD. 20912

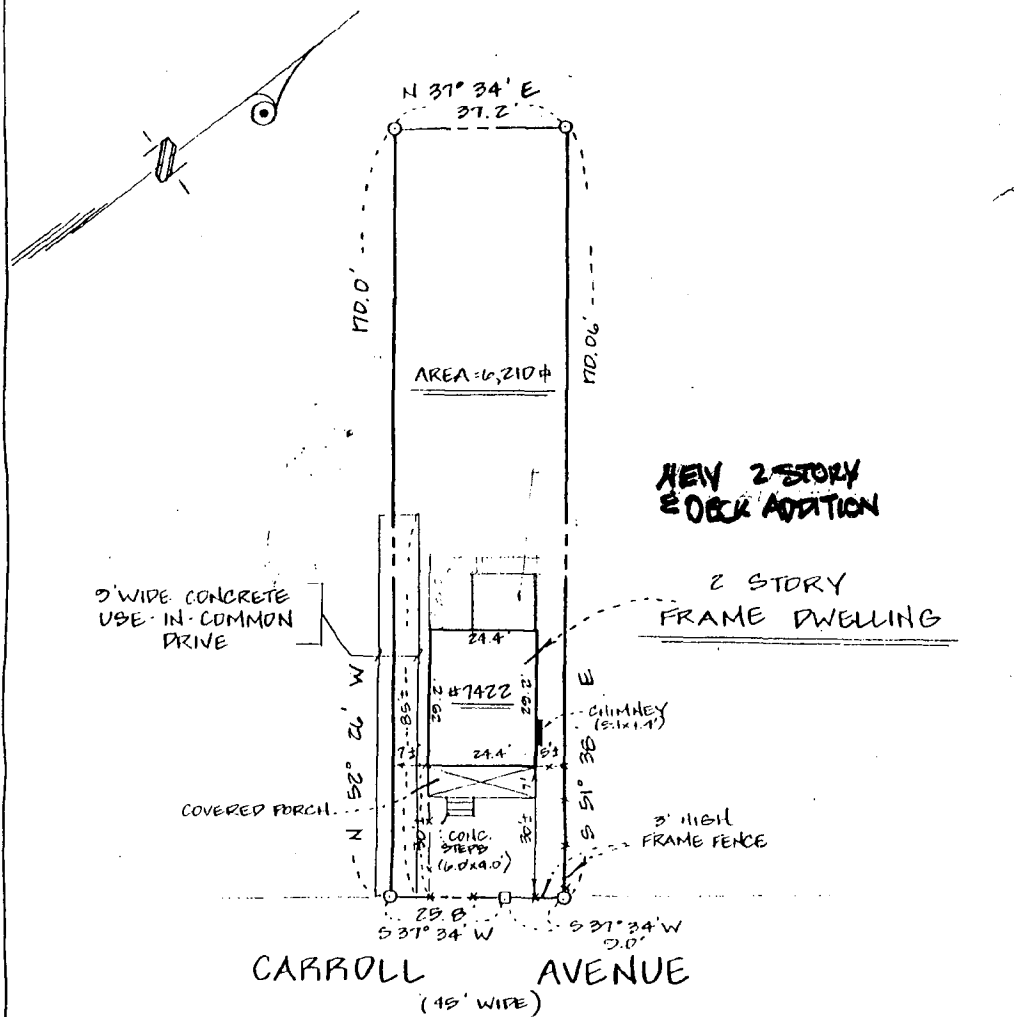
ROBERT WILLIAMS
7423 CARROLL AVENUE
TAKOMA PARK, MD. 20912

SHIRLEY J. ROBERTS (REUTR.)
7427 CARROLL AVENUE.
TAKOMA PARK, MD. 20912

KIDDE CONSULTANTS, INC.

SURVEYORS ● LAND PLANNERS ● ENGINEERS

13992 BALTIMORE AVENUE, SUITE 300
 LAUREL, MARYLAND 20707
 (BALT.) (301) 792-8086 (WASH.) (301) 953-1821



NOTES:

- 1) PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A FLOOD ZONE IN ACCORDANCE TO FEMA COMMUNITY PANEL NO. 240049 200 B.
- 2) ALSO KNOWN AND DESIGNATED AS PART OF LOT NO 9, BLOCK 9, "S.S. CARROLL'S ADDITION TO TAKOMA PARK" AND PART OF LOT 17, BLOCK 90 OF "B.F. GILBERT'S ADDITION TO TAKOMA PARK" WHICH IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY CO., MD. IN P.B.A. PLAT NO. 50.

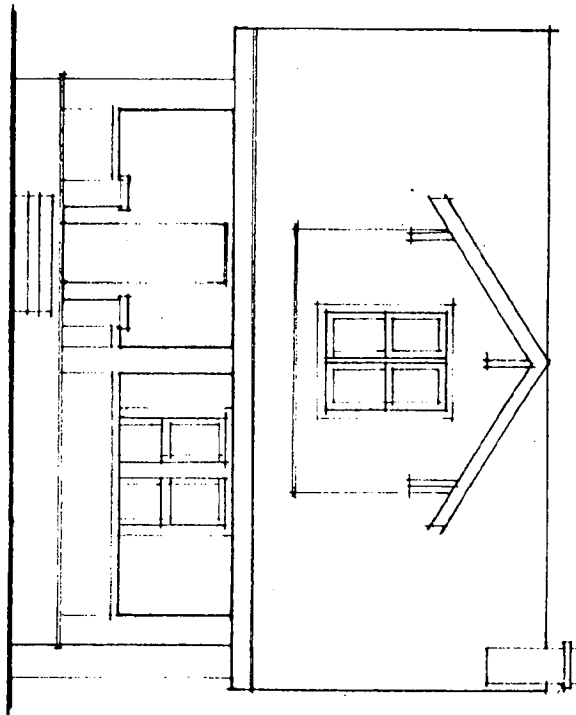
LOCATION SURVEY

**#7422 CARROLL AVENUE
 MONTGOMERY COUNTY, MD.**

I hereby certify that I have surveyed the property shown hereon for the

10

1
FRONT ELEVATION - EXISTING
SCALE: 1/8" = 1' - 0"



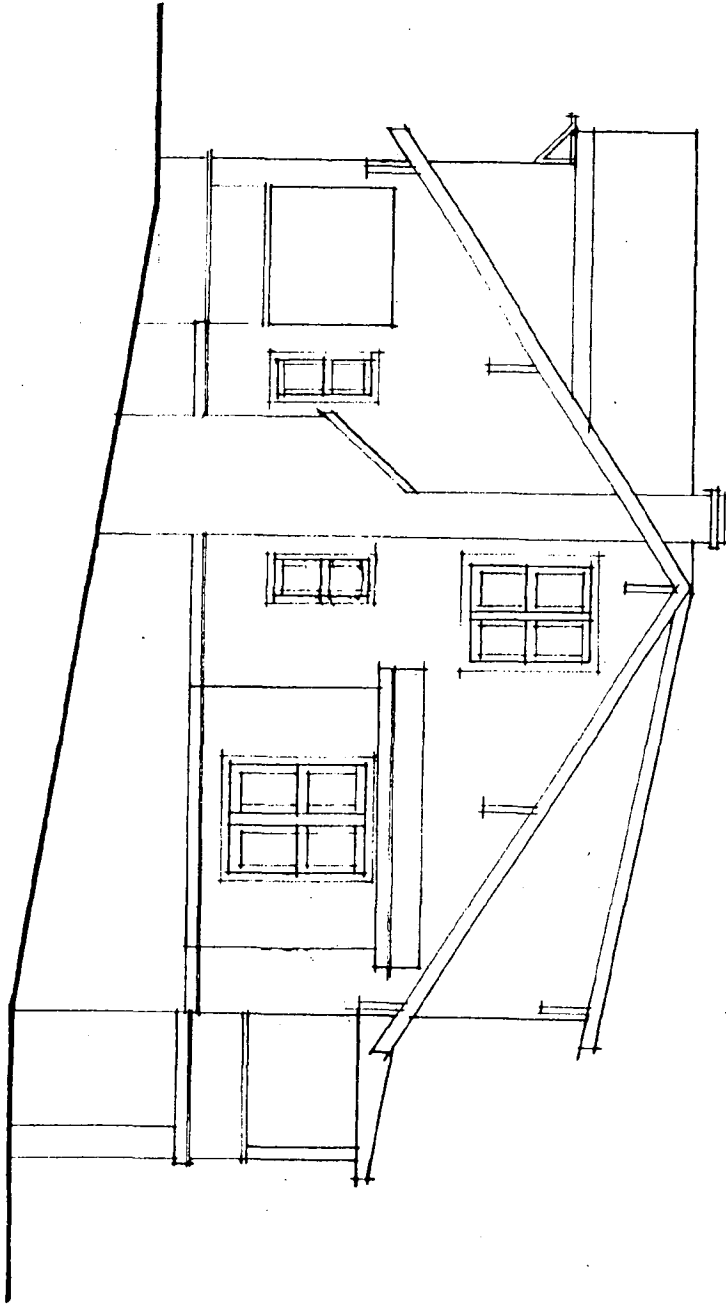
Hume Residence
7422 Carroll Avenue
Takoma Park, MD. 20912

Bennett Frank McCarthy Architects, Inc.
7003 Carroll Avenue
Takoma Park, Maryland 20912

(301) 270-9480

6

2
WEST ELEVATION - EXISTING.
SCALE: 1/8" = 1'-0"



Hume Residence

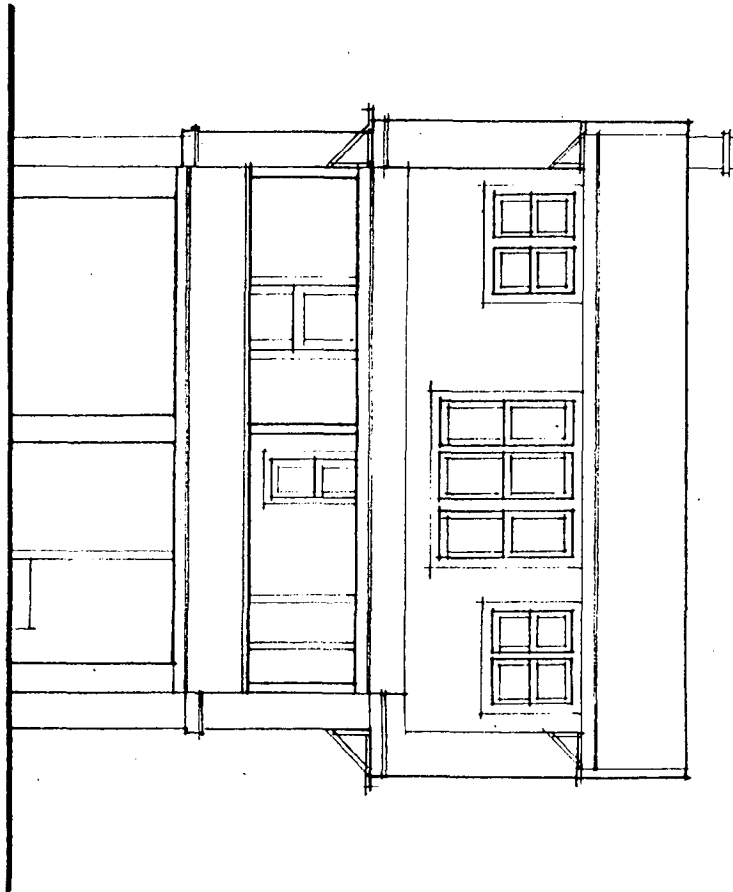
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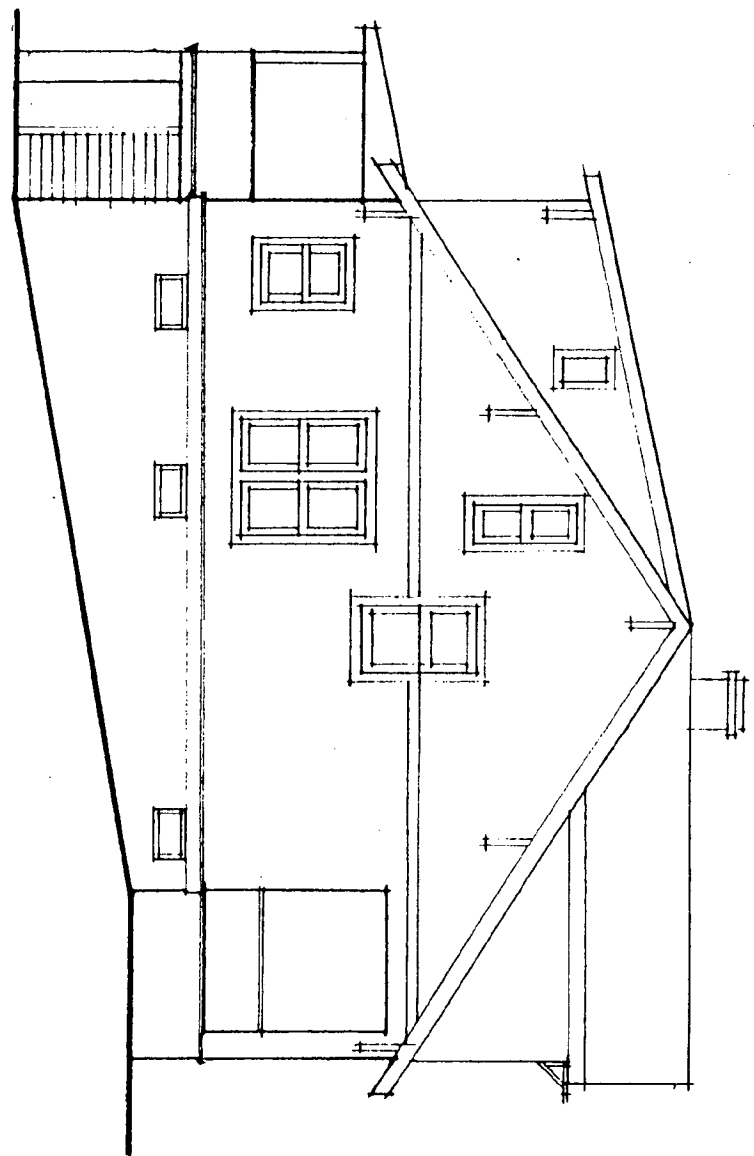
3 REAR ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"





4

EAST ELEVATION - EXISTING,
SCALE: 1/8" = 1'-0"



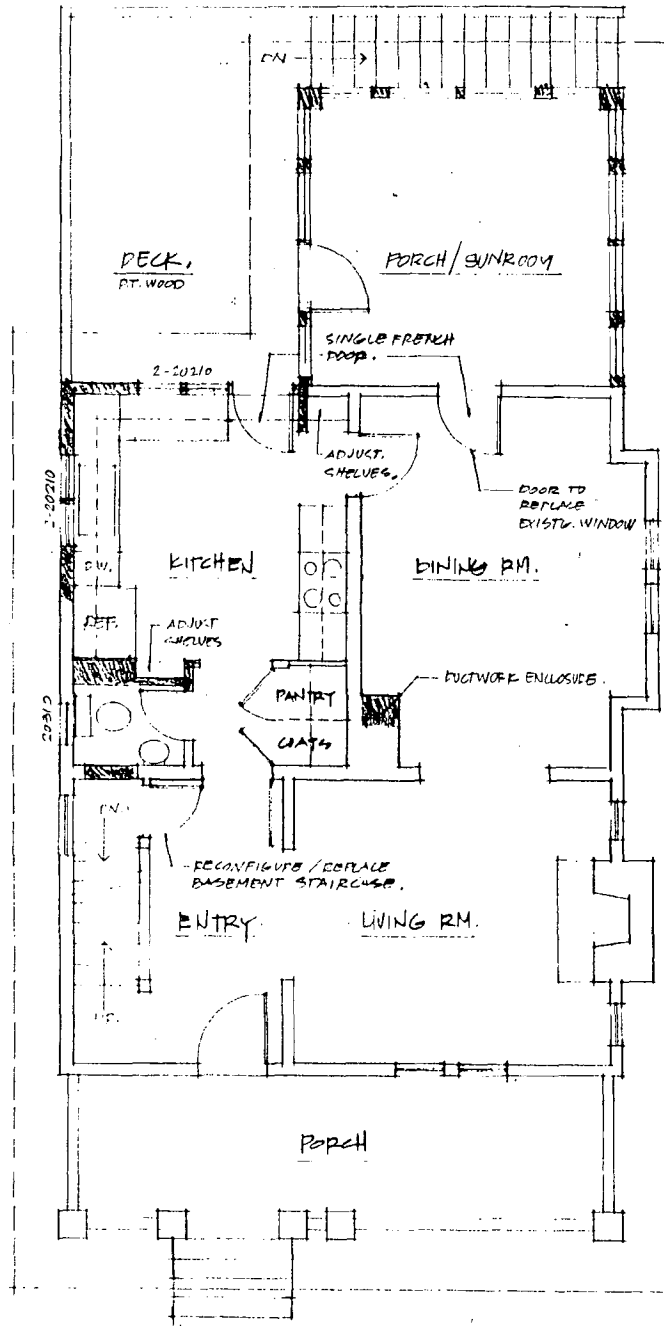
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
7003 Carroll Avenue
Takoma Park, Maryland 20912

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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

 NEW CONSTRUCTION.
 EXISTING.

Hume Residence

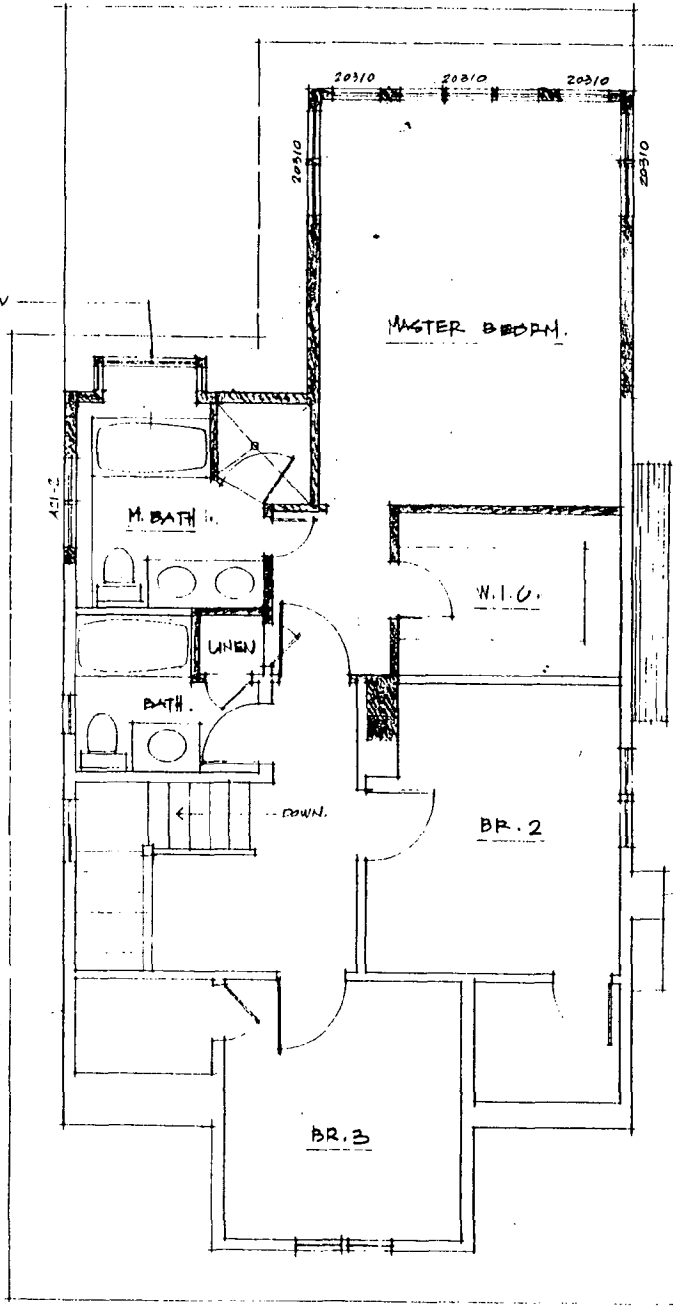
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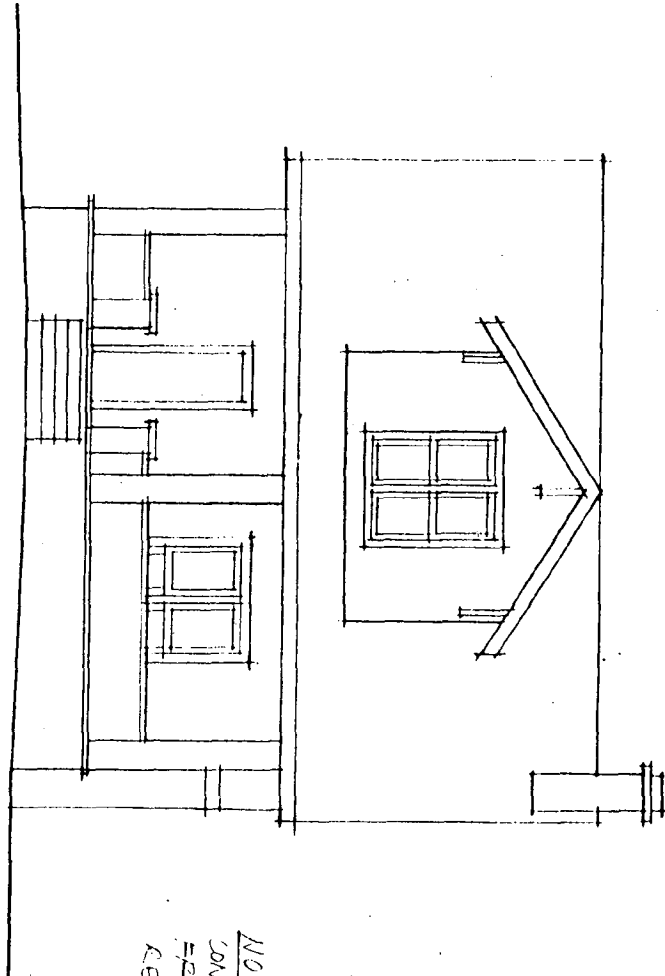
FIXED INSULATED
GLASS BAY WINDOW



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

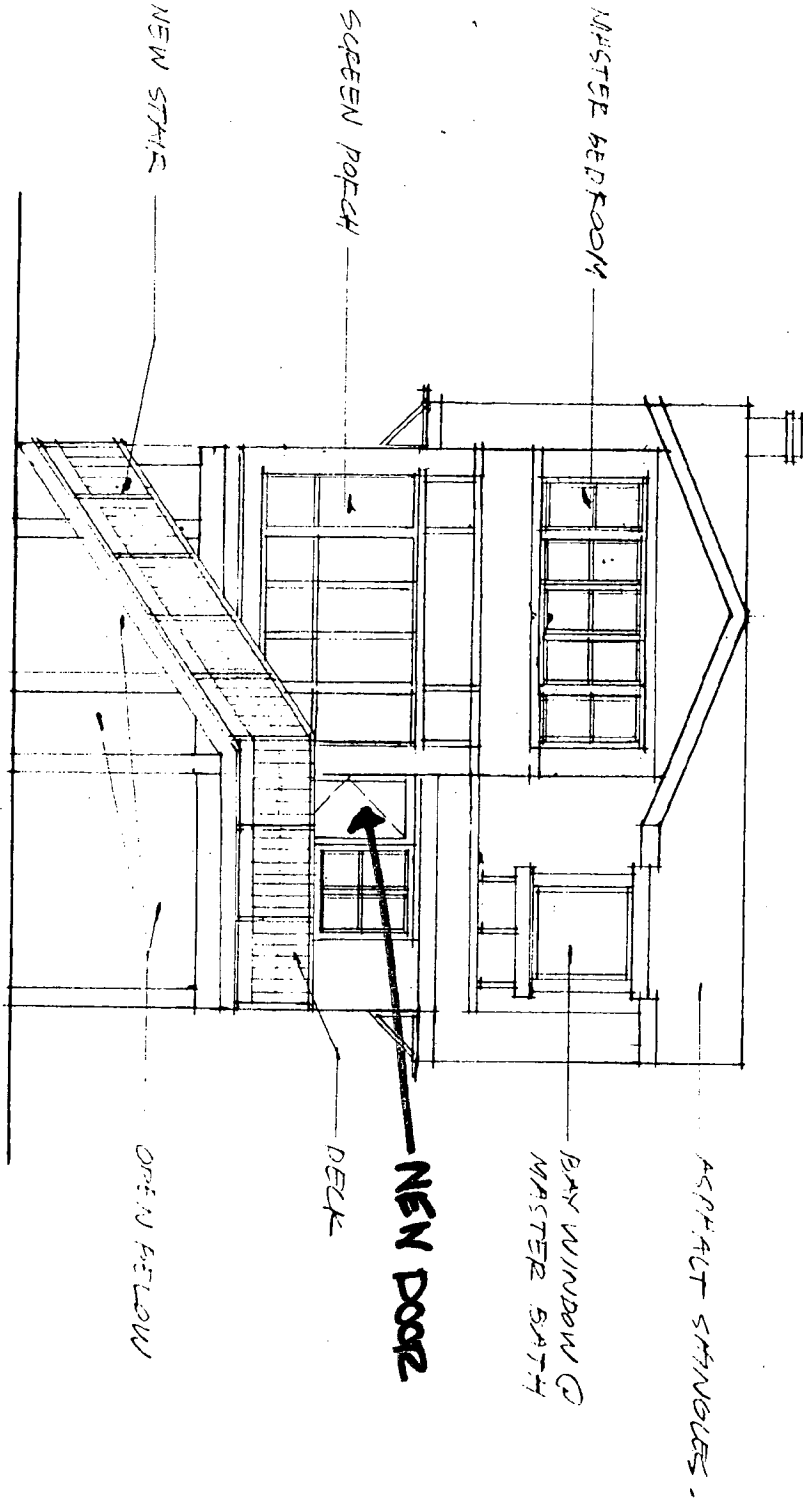
 NEW CONSTRUCTION
EXISTING.

FRONT ELEVATION,
SCALE: 1/8" = 1'-0"



NOTE: NO WORK
CONTINGATED ON
FRONT EXCEPT FOR
REPLACED ROOF SHINGLES.

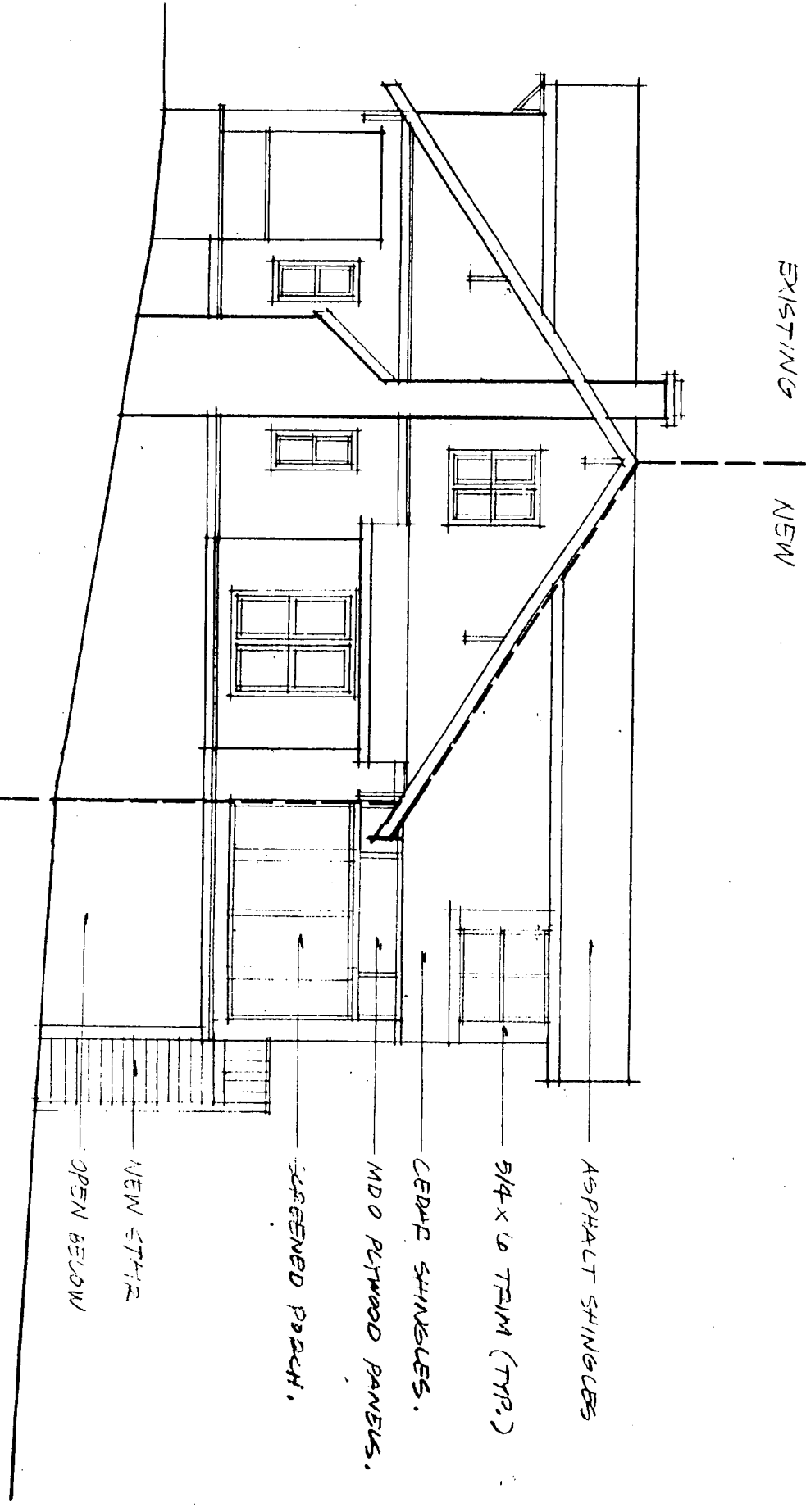
REAR ELEVATION.
SCALE: 1/8" = 1'-0"



WEST ELEVATION.
SCALE: 1/8" = 1'-0"

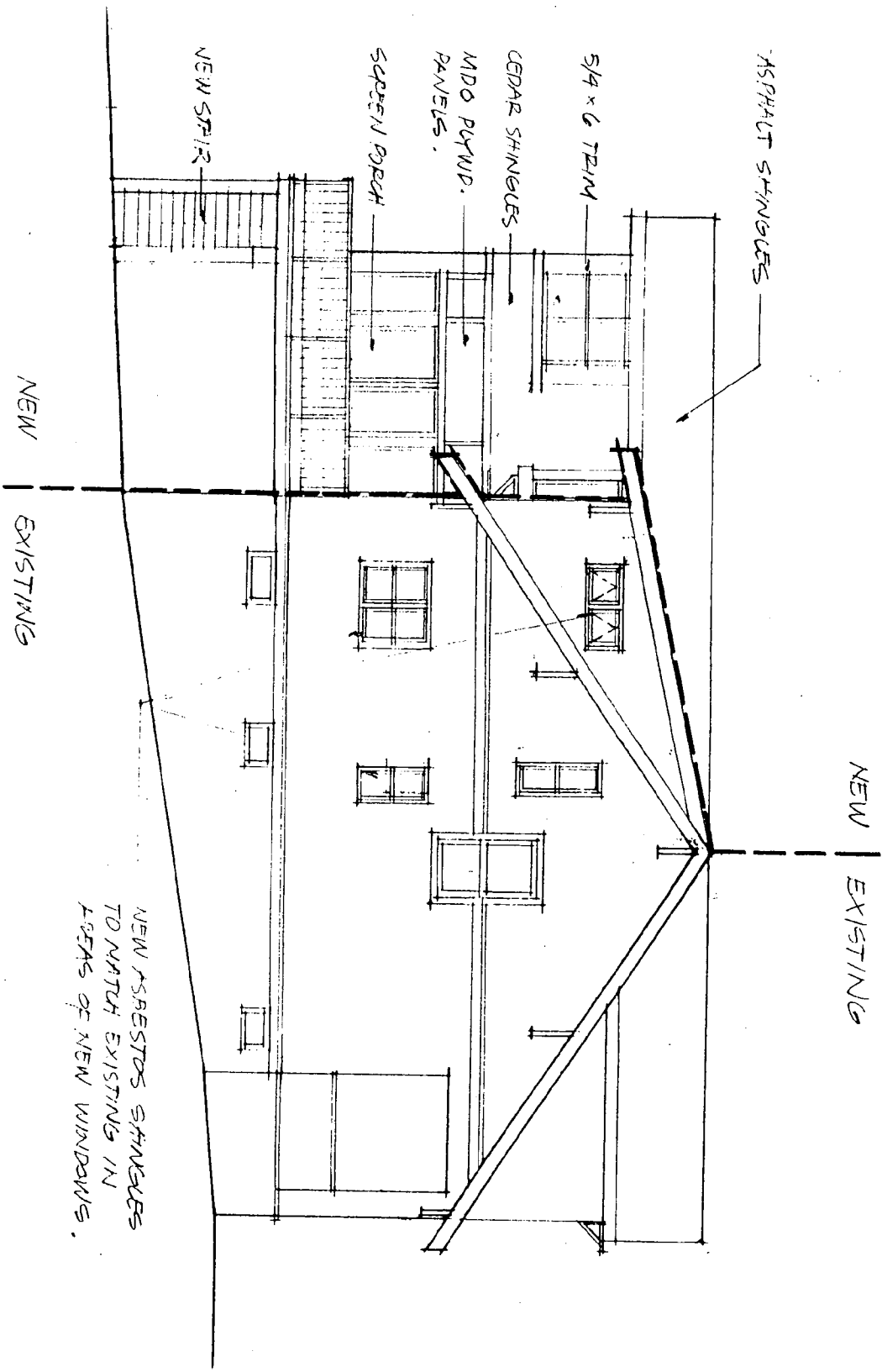
EXISTING NEW

EXISTING NEW



- ASPHALT SHINGLES
- 5/4 x 10 TRIM (TRP.)
- CEDAR SHINGLES.
- MDO PLYWOOD PANELS.
- SCREENED PORCH.
- NEW STAIR
- OPEN BELOW

5



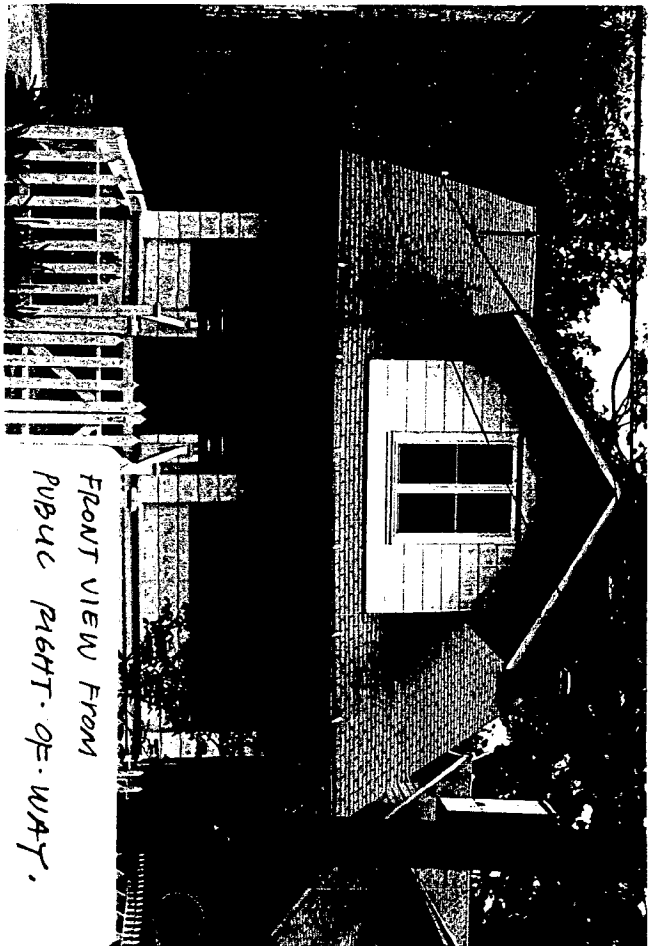
EAST ELEVATION,
 SCALE: 1/8" = 1'-0"

Hume Residence
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 Takoma Park, MD. 20912

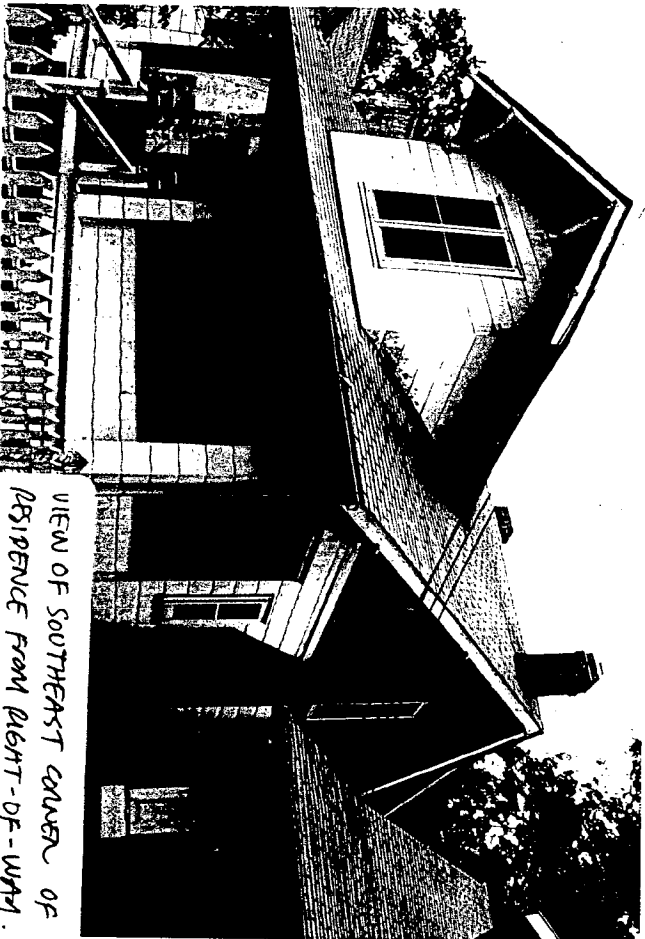
Bennett Frank McCarthy Architects, Inc.
 7003 Carroll Avenue
 Takoma Park, Maryland 20912
 (301) 270-9480



VIEW OF SOUTHWEST CORNER OF
RESIDENCE FROM RIGHT-OF-WAY.



FRONT VIEW FROM
RIGHT-OF-WAY.



VIEW OF SOUTHEAST CORNER OF
RESIDENCE FROM RIGHT-OF-WAY.



VIEW OF REAR
OF RESIDENCE.



VIEW OF NORTHWEST
CORNER OF RESIDENCE.



VIEW OF NORTHEAST
CORNER OF RESIDENCE.