

37/3-98B 7109 Carroll Avenue
(Takoma Park Historic District)

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ORI

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Section
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Mathew Lyons FAX NUMBER: 202.226.0772

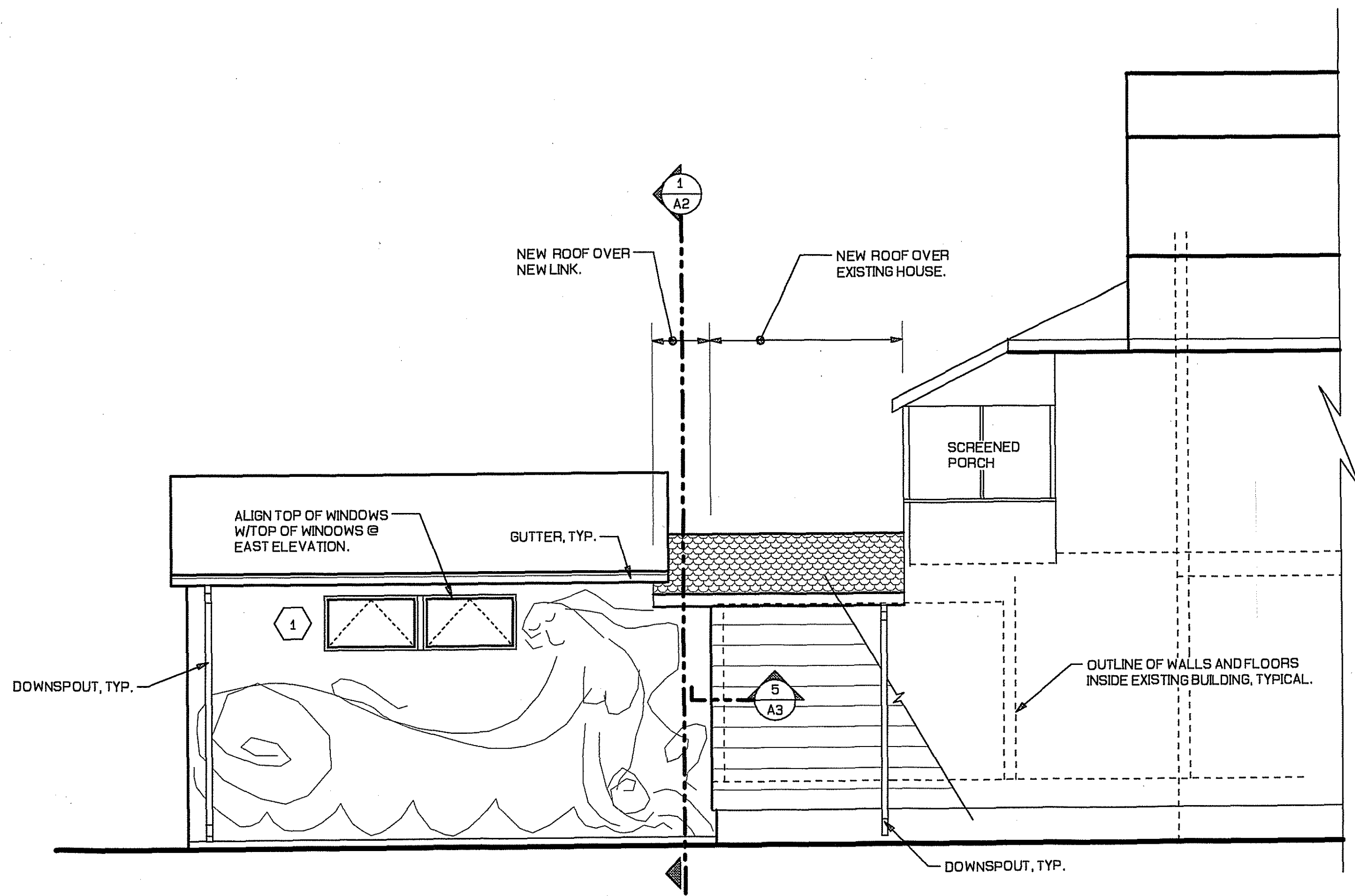
FROM: Robin Zrek

DATE: Nov. 18, 1998

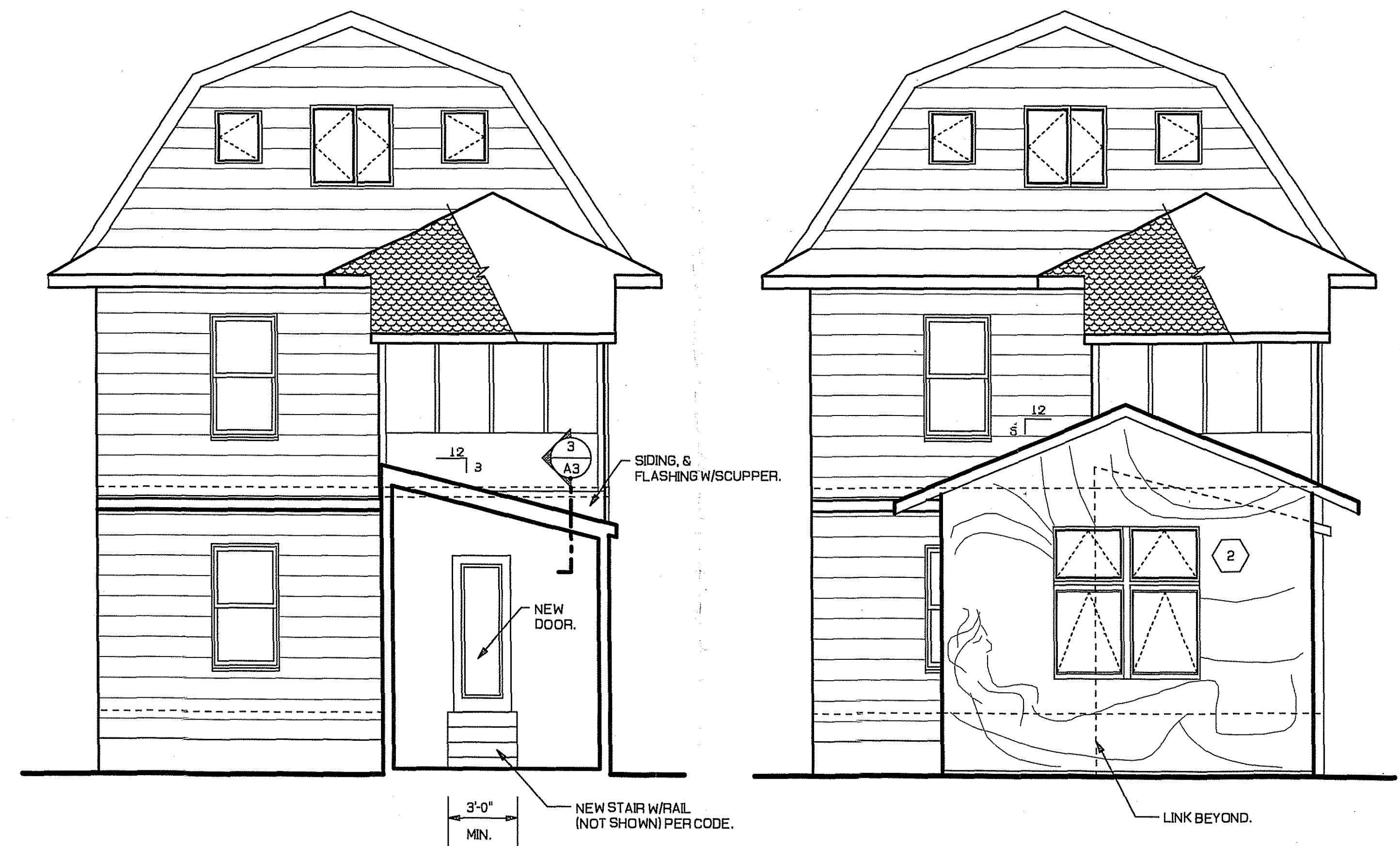
NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 17

NOTE: Please call with any further questions -

Robin

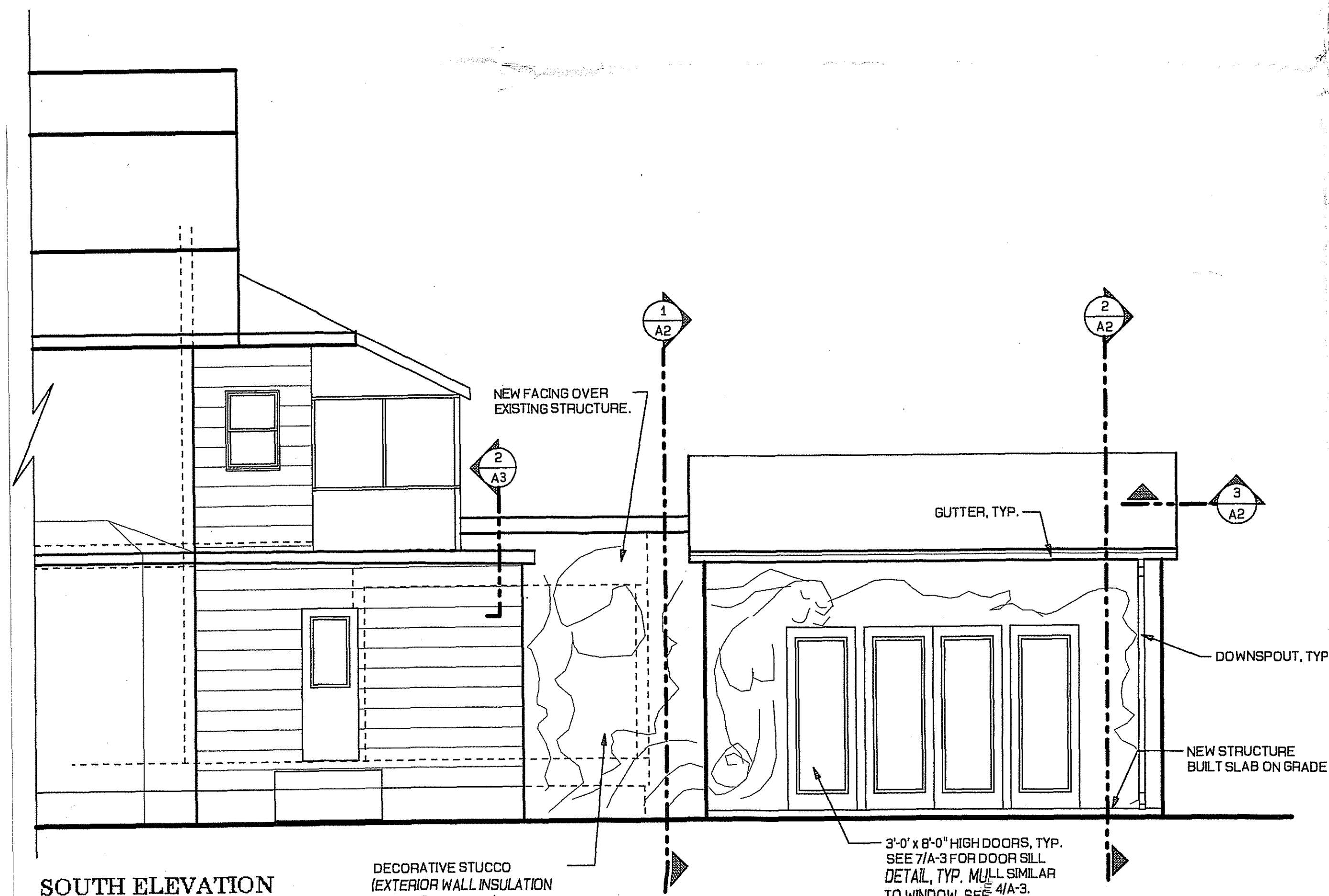


NORTH ELEVATION



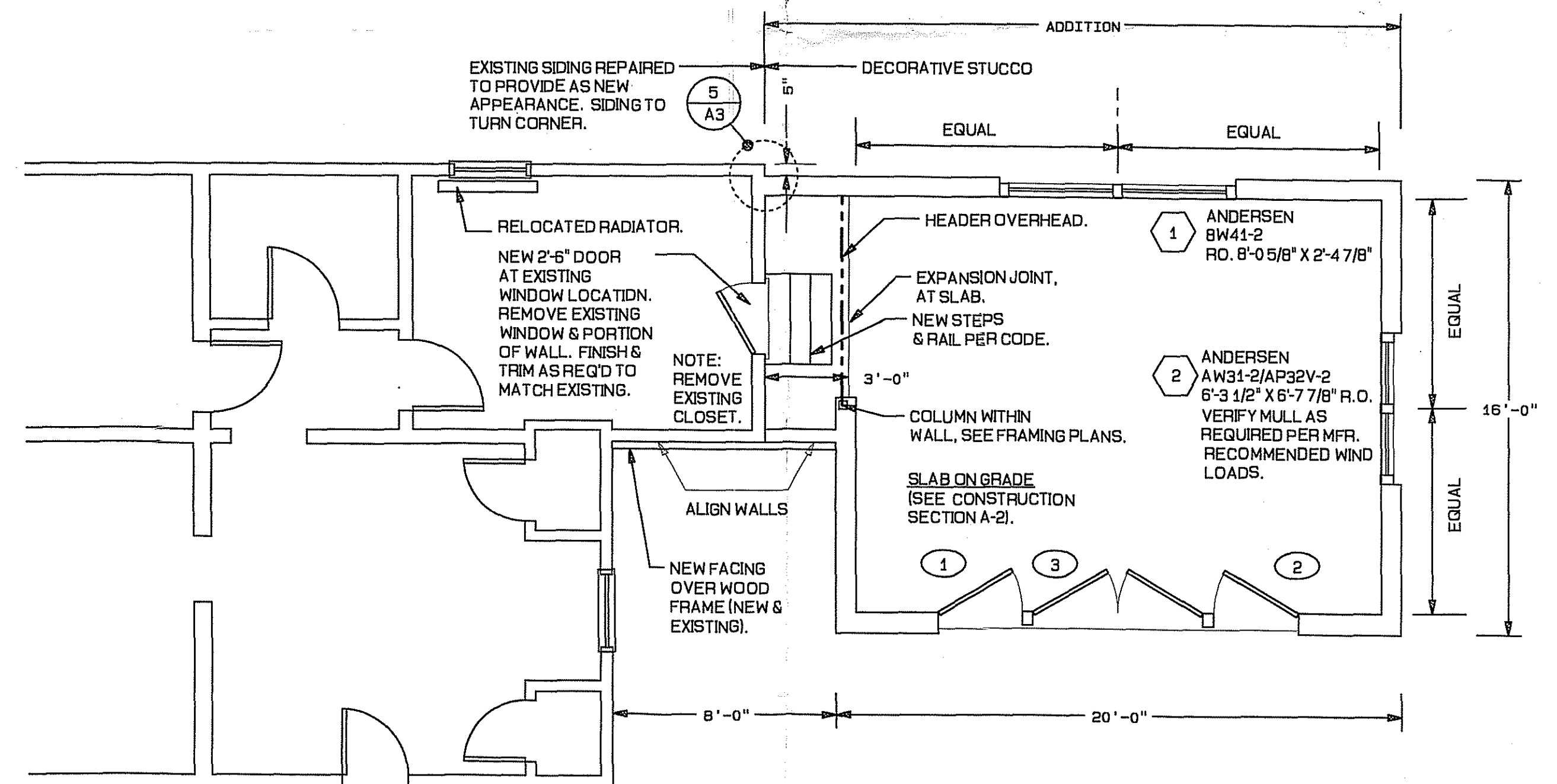
SECTION THRU LINK

EAST ELEVATION



SOUTH ELEVATION

DECORATIVE STUCCO (EXTERIOR WALL INSULATION AND FINISH SYSTEM). SEE SPECIFICATIONS.



FIRST FLOOR PLAN

IMPORTANT NOTE:
SEE FOUNDATION PLAN A-4 FOR EXACT DIMENSIONAL LAYOUT. DIMENSIONS SHOWN HERE ARE FINISHED DIMENSIONS ONLY. SEE CONSTRUCTION SECTION A-2 FOR ADDITIONAL INFORMATION.

EXTERIOR DOORS

- 1 FWH3180AL 3'-0" X 8'-0" R.O. ANDERSEN FRENCHWOOD PATIO DOOR
- 2 FWH3180AR 3'-0" X 8'-0" R.O. ANDERSEN FRENCHWOOD PATIO DOOR
- 3 FWH5080PALR 6'-0" X 8'-0" R.O. ANDERSEN FRENCHWOOD PATIO DOOR

CLAD COLOR WHITE W/SCREEN, STANDARD HARDWARE, DEADBOLTS (KEYED INSIDE AND OUTSIDE), GLASS TO BE DOUBLE INSULATED. PROVIDE WEATHERSTRIPPING, ADJUST THRESHOLD TO TIGHT FIT. INSTALL PER MFR'S RECOMMENDATIONS. CONFIRM DIMENSIONS OF DOORS AND WINDOWS.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: JANUARY 14, 1998

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: ^{DDZ} Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

~~Approved~~ _____ Denied

Approved with Conditions: _____

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

Applicant: ALICE & L^{MS} SIMS

Address: 7109 CARROLL AVE, TAKOMA PARK, MD 20912

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



DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: CHAS FOOK
Daytime Phone No.: 301.270.0990

Tax Account No.: _____
Name of Property Owner: ALICE & WILLIAM SIMS Daytime Phone No.: 301.891.3616
Address: 7109 CARROLL AVE, TAKOMA PARK, MD, 20912
Street Number City Street Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: STUDIO PARTNERSHIP ARCH. Daytime Phone No.: 301.270.0990

LOCATION OF BUILDING/PREMISE

House Number: 7109 Street: CARROLL AVE.
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVENUE
Lot: 17/PART OF 16 Block: 19 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____
1C. If this is a revisor 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.

William H. Sims III Signature of owner or authorized agent Dec. 4, 1997 Date

Approved: X For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: January 14, 1998
Application/Permit No.: 9712040063 Date Filed: 12/04/97 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3713-88B

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: JANUARY 14, 1998

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, ^{POZ} Coordinator
Historic Preservation Section

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 Permitting Services (DPS) 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 DPS before work can begin.

X 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 301-217-6370.

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 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 301-217-6240 of your anticipated work schedule.

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

Please bring a permit set to our office for stamping. You will need one copy for our office files, and we'll stamp one of the DPS set. Thanks.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7109 Carroll Avenue

Meeting Date: 1/14/98

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-98B

Tax Credit: No

Public Notice: 12/31/97

Report Date: 1/07/98

Applicant: Alice and William Sims

Staff: Robin D. Ziek

PROPOSAL: Rear Addition

RECOMMENDATIONS: APPROVAL

PROJECT DESCRIPTION

RESOURCE: Takoma Park Historic District, Outstanding Resource

STYLE: Dutch Colonial Revival

DATE: 1915-1925

This 2-1/2 story Dutch Colonial Revival Style house has a full-width front porch with simple doric columns, a bay window at the second story, and wide eaves. There have been several earlier additions at the rear to this frame structure, but the original portion of the house stands out clearly as it fronts the street. The house is currently sided with a combination of stucco and asbestos shingle.

PROPOSAL

The applicant proposes to construct a large open studio at the rear of the house, measuring 22.5' x 16.0'. The connection to the existing structure would be provided via an existing rear addition. This would be enlarged by approximately 2.5', and the roof would be structurally modified to provide an adequate slope (see Circle 9). This connector would be re-sided to match the new studio siding in the proposed decorative stucco. The applicant is an artist who works with decorative stucco as a primary medium.

The new studio block would have a shallow-pitched gable roof facing the back yard. It would utilize Anderson (vinyl-clad wood) awning windows in a recessed opening. Therefore, there is no trim proposed. The south facade, facing the driveway, would include 4 full-light doors (also Anderson, vinyl-clad wood). The two center doors would be operable, and the two side doors would be fixed.

STAFF DISCUSSION

The proposed addition is appropriately sited to preserve the integrity of the original structure. The modification to the existing non-original addition at the rear will also help to solve a problem with the flat roof and leakage. The proposal places the new studio in the rear yard away from view from the public right-of-way.

The proposed use of decorative stucco which reflects the skills and craftsmanship of the applicant is in keeping with the overall character of the Takoma Park Historic District, with its diversity of structures and population. As noted in the Takoma Park Guidelines, (p. 13), "In reviewing HAWP applications it is important for the Historic Preservation Commission to recognize the eclecticism, creativity, and diversity of design in Takoma park - features which contribute greatly to the town's unique architectural character and sense of community."

The proposal has no impact on the existing streetscape or building pattern of the district, and would not be disruptive to the overall character of Takoma Park's "Main Street."

STAFF RECOMMENDATION

Staff recommends that the Commission find this 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 Secretary of the Interior's Standards for Rehabilitation #2:

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 subject to the general condition that the applicant 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CHAS POOK

Daytime Phone No.: 301.270.0990

Tax Account No.: _____

Name of Property Owner: ALICE & WILLIAM SIMS Daytime Phone No.: 301.891.3616

Address: 7109 CARROLL AVE. TAKOMA PARK, MD. 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: STUDIO PARTNERSHIP ARCH. Daytime Phone No.: 301.270.0990

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Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVENUE

Lot: 17/PART OF 16 Block: 19 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK

Liber: _____ Folio: _____ Parcel: _____

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1A. CHECK ALL APPLICABLE:

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 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____

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3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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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.

William H. Sims III
Signature of owner or authorized agent

Dec. 4, 1997
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

(3)

STUDIO PARTNERSHIP ARCHITECTS

November 24, 1997

OVERVIEW OF PROPOSAL FOR A ONE STORY STUDIO REAR ADDITION for Alice and Bill Sims, at 7109 Carroll Ave., Takoma Park, Md. 20912.

The present house is a circa 1915-25 Dutch colonial, category 1 structure that was converted from rooming house/apartments to a single family residence by the present owners. As part of the renovation, the owners restored the side portion of the original wrap-around porch that was enclosed when the house had apartments. The exterior finishes are asbestos shingles with a stucco base, and a roof finished with asphalt shingles.

Carroll Avenue is comprised of many large houses on relatively deep narrow lots. Many of these houses have served as multi-family units and have had numerous additions, outbuildings, and large parking areas constructed in their recent past.

The house at 7109 has also had numerous additions to the rear of the original structure--including a kitchen, TV room/den, and second floor screened porch, all with various sloped roofs that cause leaking interfaces.

The owners wish to construct a large open studio space maximizing natural light. The proposed studio will have double doors to move large sculpture in and out, and a north wall for displaying works in progress. The addition will be set in 6" at the north wall where view of the addition from the street would be obstructed because of the proximity of the house to the North. On the south side where the addition is easily seen from the street the studio structure is set back 5.7" from the side face of the house and is further separated from the house by the link.

The roof of the proposed link addition will repair and unify the existing problematic roofs. The exterior wall finish of the addition will be decorative stucco, and the roof will be asphalt shingles to match the house. Windows will be awning.

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Jennifer Gillispie
7107 Carroll Ave.
Takoma Park, MD 20912
(Lives next door)

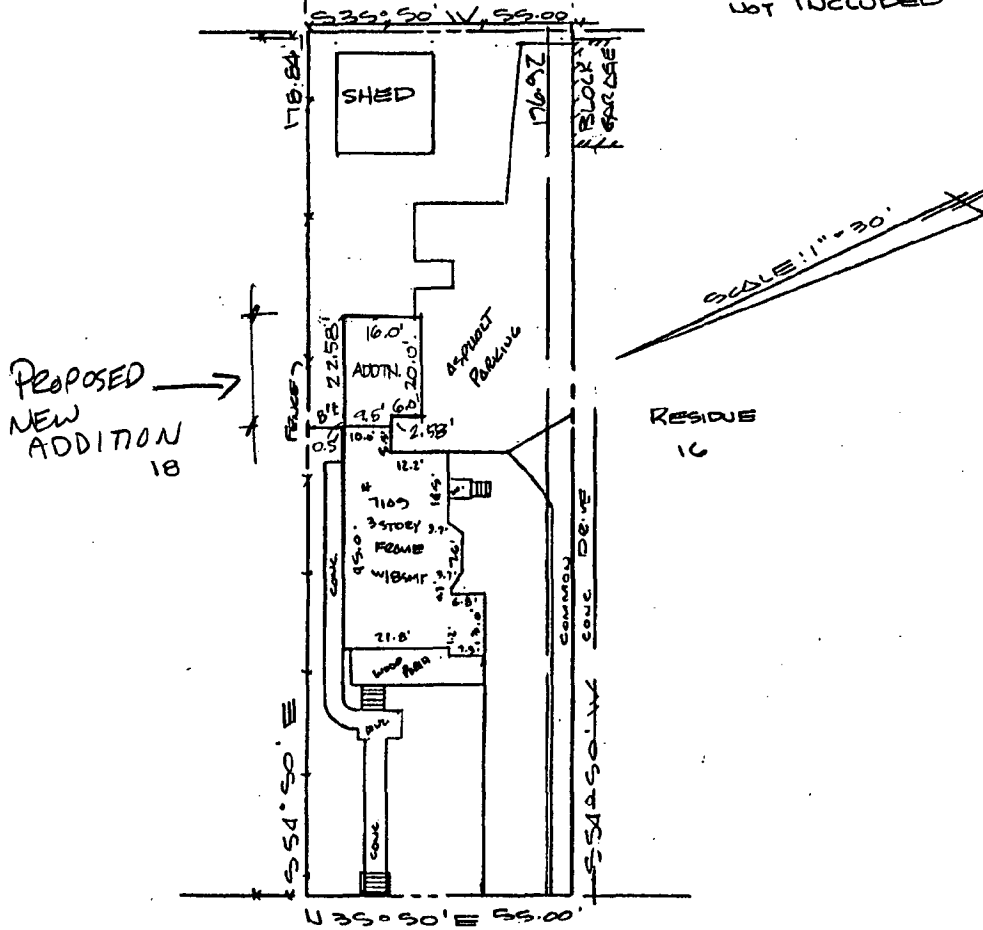
Pablo and Paula Collins
9524 E. Bexhill Dr.
Kensington, MD
301-946-4919
(Owns rental house next door)

Jessica Weissman
101 Park St.
Takoma Park, MD 20912
301-270-1313
(Owns house across the street)

James A. Shrybman
Rochelle B. Testa
8 Columbia Ave.
Takoma Park, MD 20912
(Owns house behind)

NOTE: The shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No.

CITY OF TAKOMA PARK
NOT INCLUDED



CARROLL AVENUE
40' R/W



IMPROVEMENT LOCATION SURVEY SURVEYOR'S CERTIFICATE

LOT 17 & PART OF LOT 16
BLOCK 19
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
BEING PART OF THE CARROLL FARM
MONTGOMERY COUNTY, MD.

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless otherwise shown, corners have not been set with this survey. This survey is not to be used to determine property lines.

Michael J. Bazle
Michael J. Bazle PLS#263

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 89.2217.11	DATE 8-28-89
FIELD J.S.	DRAFT KAUD
RECEIVED 12-8-92	P.B. Δ P# 2
SCALE: 1" = 30'	

R.C. KELLY & ASSOCIATES, INC.
LAND SURVEYORS
10111 COLESVILLE ROAD
SUITE 123
SILVER SPRING, MD 20901
593-8005

(6)

FAX

Date: September 25, 1997

Re: SI001

To: Delvin Daniels

301.217.6280

301.217.3639 Fax

From: Chas G. Poor, AIA

Message:

We were asked to look at the zoning requirements for a property in Takoma Park—#7109 Carroll Avenue between Old Town and Takoma Junction (Block 19, Lot 17 & 5' of Lot 16).

Many of the properties along Carroll Ave are developed as R-60, yet zoned R-20. Building coverage allowed at R-20 is 18% and R-60 is 40%. We need an interpretation, and reading on the zoning ordinance based on the current development. R-20 restrictions would prohibit any addition at the rear of the existing house. The present house and shed are close to 18%.

It is our understanding that the less dense R-60 zoning applies. Would you please advise? We would appreciate your prompt attention to this matter.

Sincerely,

Chas G. Poor

STUDIO PARTNERSHIP ARCHITECTS

25 PINE AVENUE, TAKOMA PARK, MARYLAND 301.270.0990 301.270.0092 FAX

REQUEST FOR COUNTY ZONING INTERPRETATION

7

ST001
9/29/97

DELVN DATES-

7² SETBACKS

20⁰ ROAD

ADJUT CONVEYOR REQ MT

1954 WHEN LOT WAS RECORDED-

~~EXIST~~ SITE PLAN - -

NO PROBLEM -

CRITERIA

APPLY TO

IT WHEN

RECORDED

COUNTY RESPONSE RE: ZONING

(8)



EXISTING
TO REMAIN

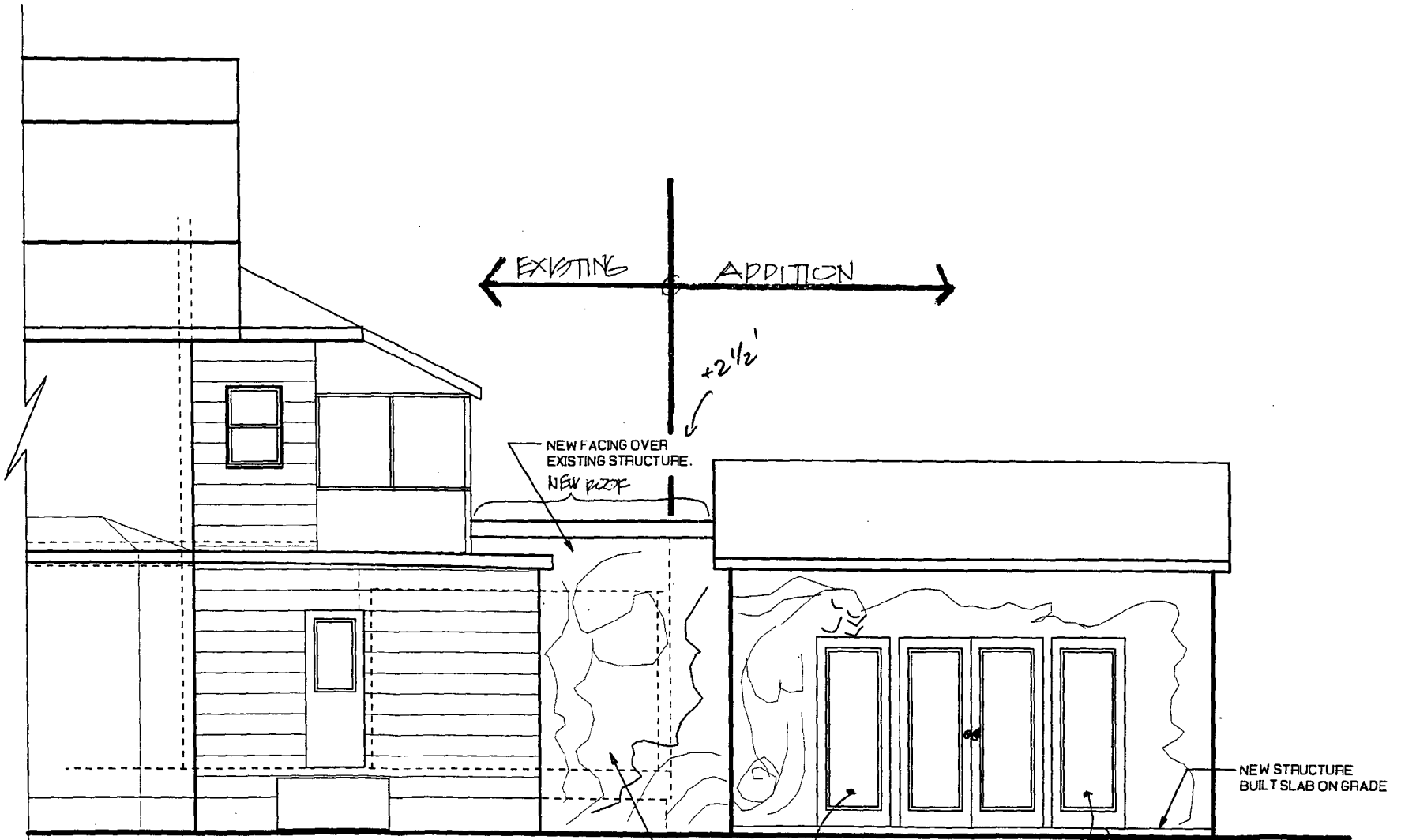
12
5

LINK BEYOND.

ADDITION

EAST ELEVATION

9



01

SOUTH ELEVATION

← EXISTING ADDITION →

+2 1/2'

NEW FACING OVER
EXISTING STRUCTURE.
NEW ROOF

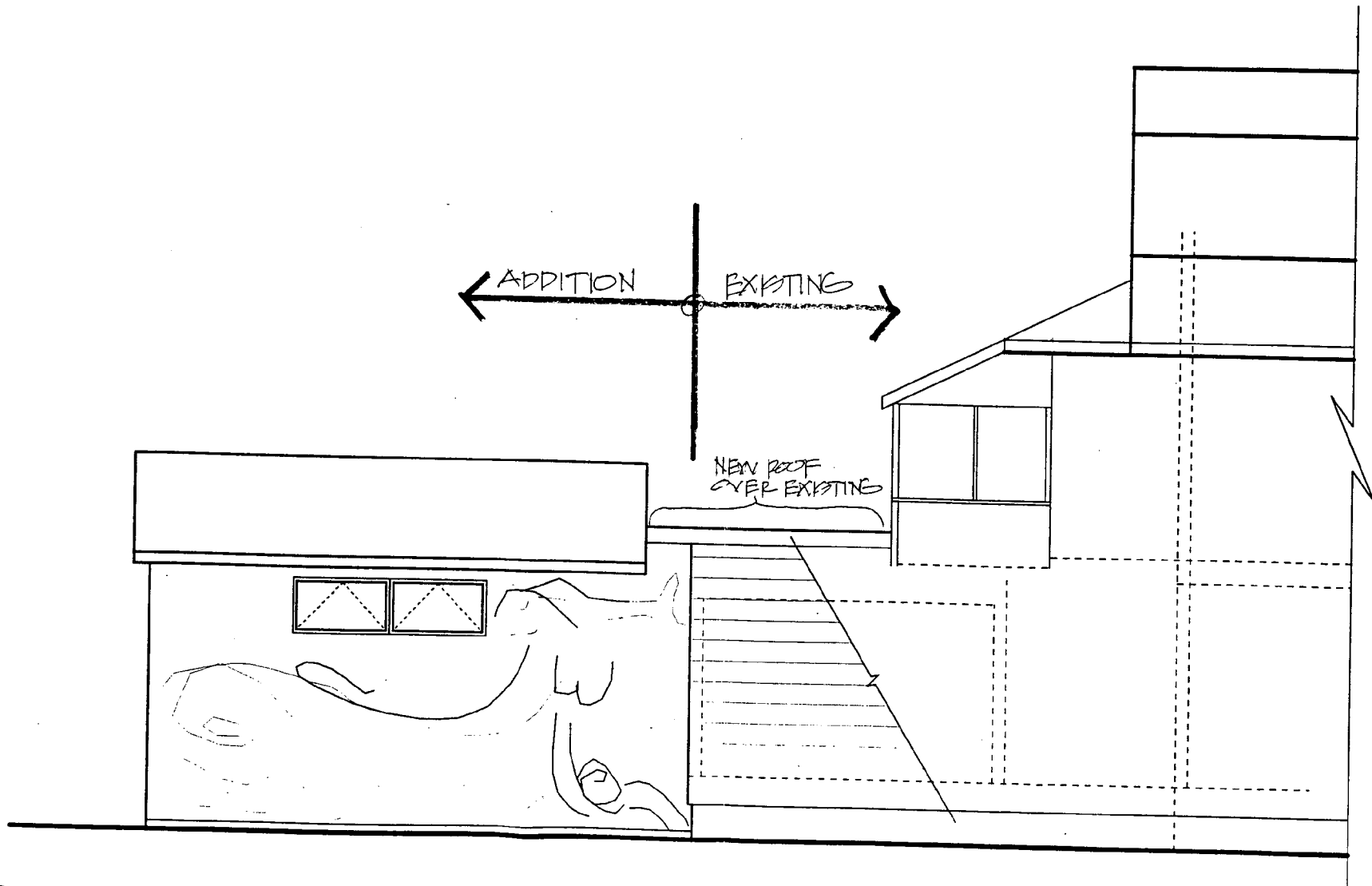
NEW STRUCTURE
BUILT SLAB ON GRADE

Fixed Panel

DECORATIVE STUCCO PANELS
(EXTERIOR WALL INSULATION
AND FINISH SYSTEM.)

3'-0" x 8'-0" HIGH DOORS, TYP.

Fixed
Panel



(11)

NORTH ELEVATION



7109 CAPPILLAVE

301.270.0990
2577
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0092 Fax

(12)



ADJACENT PROPERTIES
STREET ONE

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0092 Fax

13

STUDIO PARTNERSHIP ARCHITECTS

November 24, 1997

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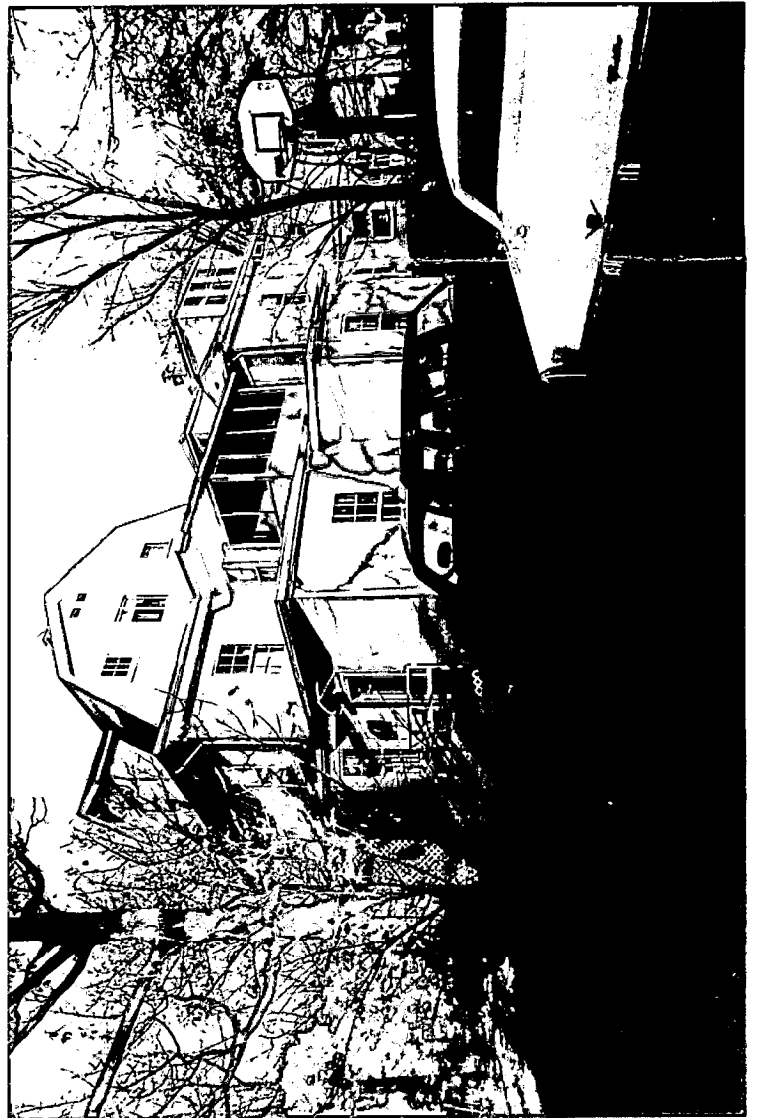
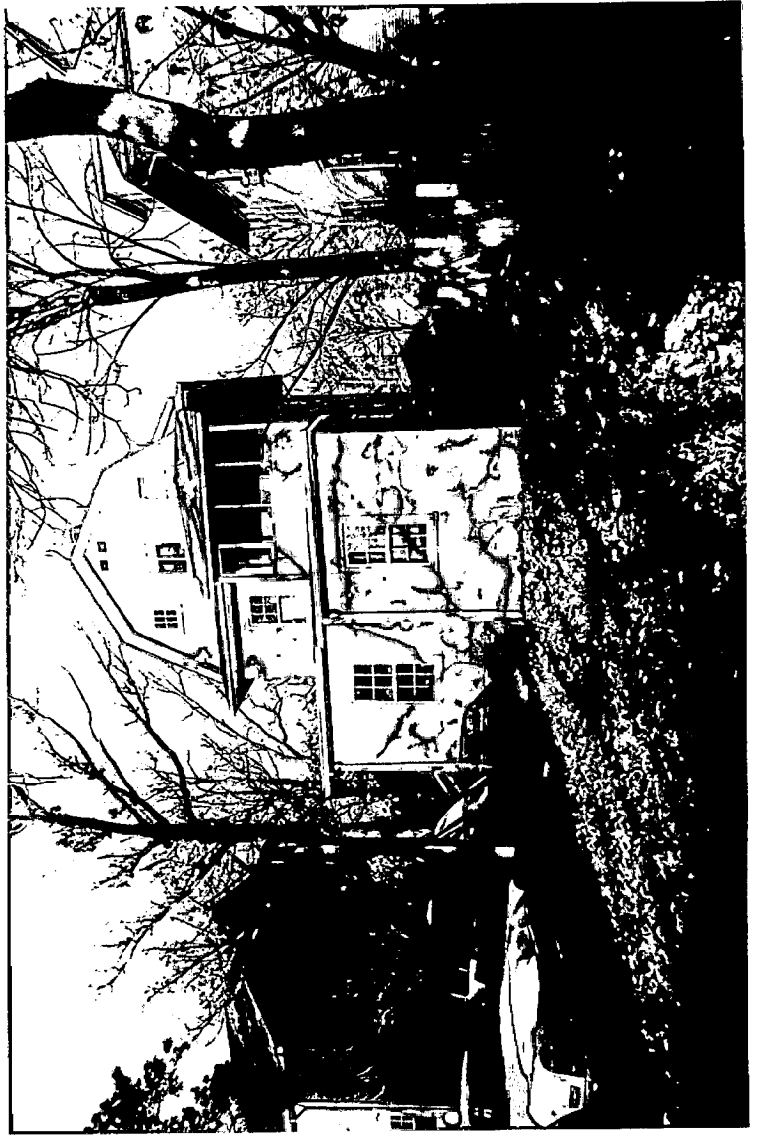
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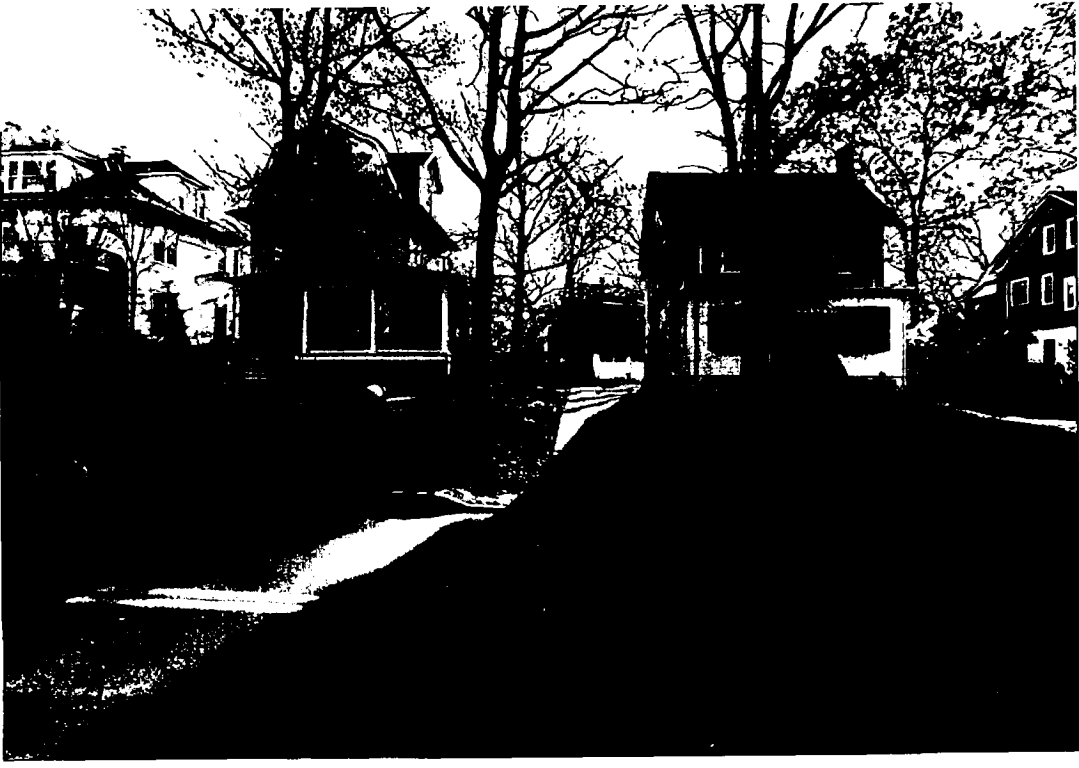
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7109 CARROLL AVE.

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0092 Fax

NOV 26 1997



ADJACENT PROPERTIES
STREETSCAPE

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0092 Fax

NOV 26 1997