

37/3-98D 7506 Carroll Avenue  
(Takoma Park Historic District)

R

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

November 2, 1998

Mr. Alan Abrams  
808 Aspen Street, NW  
Washington, D.C. 20012

RE: 7506 Carroll Avenue, Takoma Park Historic District

Dear Mr. Abrams:

At the October 28, 1998 meeting, the HPC considered a revision to an approved HAWP at the above address. The existing HAWP provides approval for the installation of cedar shingles with a 10" lap on the new addition currently under construction. The cedar shingle siding was proposed as a compatible material to the existing asbestos siding on the historic house.

You noted that the original siding material is wood lapped siding, with an approximately 5" lap, and therefore you are proposing to install a substitute material made of concrete which looks like wood lapped siding on the new addition. The proposed lap would approximate that on the original structure.

The HPC approved the use of this substitute material on the new addition, noting that the original proposal would have been more of a match to non-original siding, whereas the proposed cement lapped siding will be compatible with the original siding should an owner of the property decide to remove the non-original asbestos shingle siding at some point in the future.

**This serves as the approval for the revision to your HAWP.** Thank you for consulting with the HPC. If you have any questions, please do not hesitate to call me at (301) 563-3400.

Sincerely,

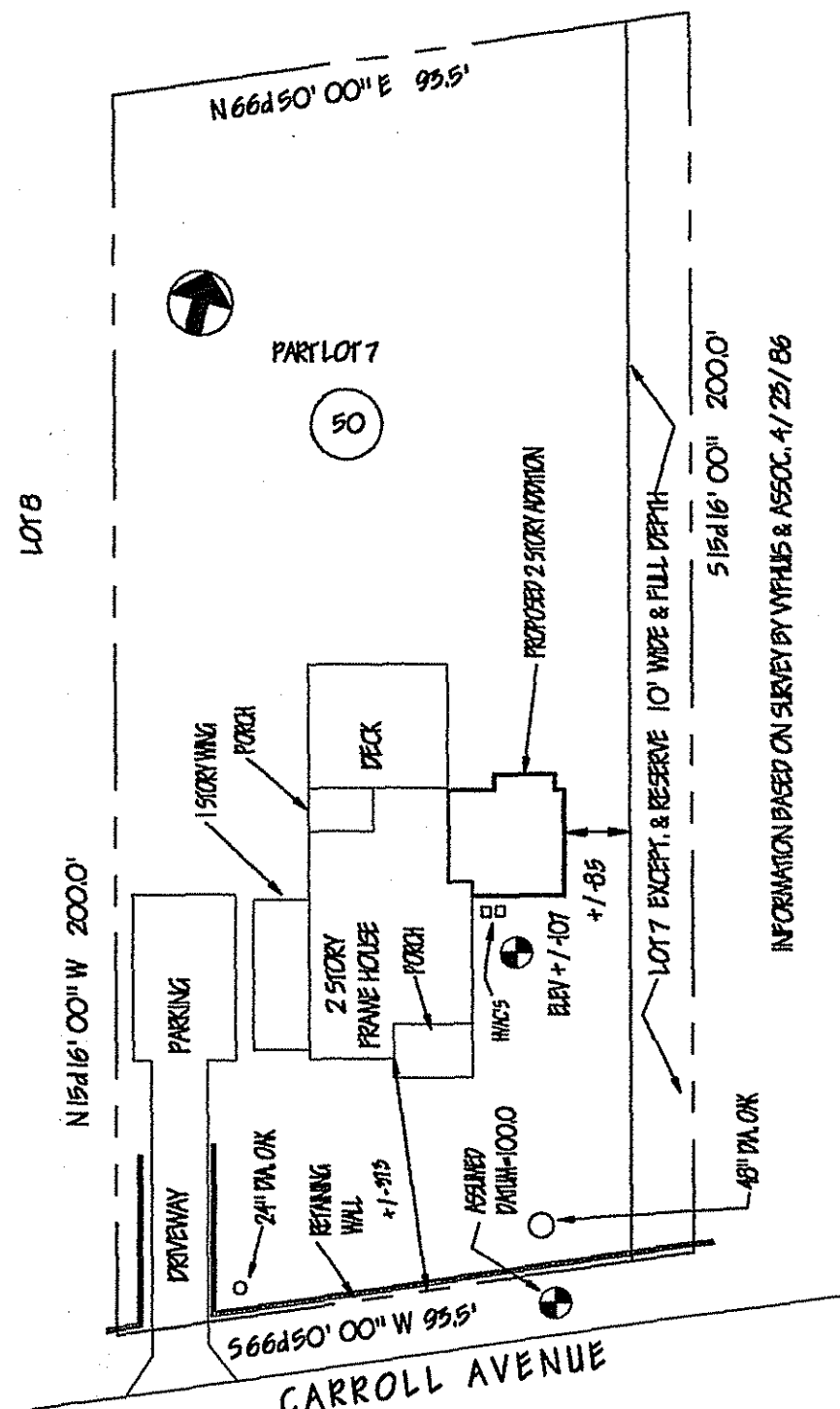
Robin D. Ziek  
Historic Preservation Planner

ELECTRICAL FIXTURE SCHEDULE				
MARK	DESCRIPTION	MANUF.	CATALOG #	REMARKS
A	CHANDELIER			TO BE SELECTED
B	CEILING LIGHT			TO BE SELECTED
C	SCONCE LIGHTS			TO BE SELECTED
D	CEILING LIGHT			TO BE SELECTED
E	EXTERIOR WALL MOUNT			TO BE SELECTED
F	WALL MT/OVER VANITY			TO BE SELECTED
G	CLOSET CEILING	PROGRESS	P3623-30	7W FLUOR
H	HEAT/VENT/LIGHT	NuTONE	QT 8093WH	VTR
I	NOT USED			
J	RECESSED INSUL SHOWER	PROGRESS	P8-TGW/6664-30	40W A19
K	HALL CEILING MOUNT			TO BE SELECTED
L	LANDING WALL MOUNT			TO BE SELECTED
M	EXHAUST FAN	NuTONE	QT100	VTR
N	NOT USED			
P	FLUOR. STRIP	PROGRESS	P7007-30	F20 T-12
P1	PADDLE FAN/LIGHT			REUSE EX. DIN. RM. FAN-LIGHT
P2	PADDLE FAN/LIGHT	CASABLANCA	37032/WEATH. CU/ANTIQUE OAK/MICA/5BL "GALLERY ED."	
SD	SMOKE DETECTOR			INTERCONNECTED/HD WIRED

PLUMBING FIXTURE SCHEDULE				
MARK	DESCRIPTION	MANUF.	CATALOG #	REMARKS
	LAV. FAUCET	AM. STD. "AMARILIS"	3801.002 POL. CHR.	452 METAL CROSS HANDLES
	BATH/SHOWER FAUCET	AM. STD. "JASMINE "AMARILIS"	3630.002 POL. CHR.	453 METAL CROSS HANDLES
	NOTE: WASTE & O/F TO BE TRIP LEVER GRID DRAIN TYPE, POLISHED CHROME			
	LAV. SINK	KOHLER	K2210 19.25" X 16.25"	CAXTON WHITE UNDERMOUNT
	BATH TUB	LIPPERT	NB72	SOLID WHITE
	WC	KOHLER	K3452 ROUND BOWL	MEMOIRS CLASSIC WHITE
	SEAT	KOHLER	K4882-A LUSTRA	ANTI-MICROBIAL WHITE
	ALL EXPOSED STOPS AND SUPPLY TUBES TO BE POLISHED CHROME			

DOOR SCHEDULE			
MARK	NOM SIZE	DESCRIPTION	REMARKS
A	(PR) 3' 0" X 6' 8"	(DOUBLE) FLUSH HC LUAN VEN.	BULLET CATCHES
B	(PR) 3' 4" X 6' 8"	(POCKET) (DOUBLE) 5-PANEL	STANLEY H. D. HDWR
C	2' 8" X 6' 8"	5-PANEL	SALVAGE OWNER'S
D	2' 0" X 6' 8"	FLUSH HC LUAN VENEER	BULLET CATCHES
E	2' 0" X 6' 8"	(POCKET) HC LUAN VENEER	STANLEY H. D. HDWR
F	2' 6" X 6' 8"	(DOUBLE) FLUSH HC LUAN VEN.	BULLET CATCHES
G	2' 6" X 6' 8"	CASED OPENING	
H	DELETED		

WINDOW SCHEDULE				
MARK	NOM SIZE	DESCRIPTION	CAT #	COMMENTS
GEN. NOTE: INCLUDE FULL SCREENS FOR ALL OPERATING UNITS/ BR. BRASS SASH LOCKS/ NO BRICKMOLD-EXT CASING TO BE FIELD APPLIED/5" EXTENDED SILLHORNS				
1	2' 8" X 5' 2"	PRIMED WD DH TILT LO-E/GAS	WS 11-28X28	
2	NOT USED			
3	2' 8" X 5' 2"	PRIMED WD DH TILT LO-E/GAS	WS 11-28X28 TEMP.	
4	1' 8" X 5' 2"	PRIMED WD DH TILT LO-E/GAS	WS 11-18X28 TEMP.	
5	(3) 2' 0" X 4' 2"	PRIMED WD DH TILT LO-E/GAS	WS 31-20X22	
6	(2) 2' 0" X 4' 2"	PRIMED WD DH TILT LO-E/GAS	WS 21-20X22	
7	2' 8" X 5' 2"	PRIMED WD DH TILT LO-E/GAS	WS 11-28X28	
8	2' 0" X 4' 2"	PRIMED WD DH TILT LO-E/GAS	WS 11-20X20	OBSCURE GLASS
9	2' 8" X 5' 2"	PRIMED WD DH TILT LO-E/GAS	WS 11-28X28	

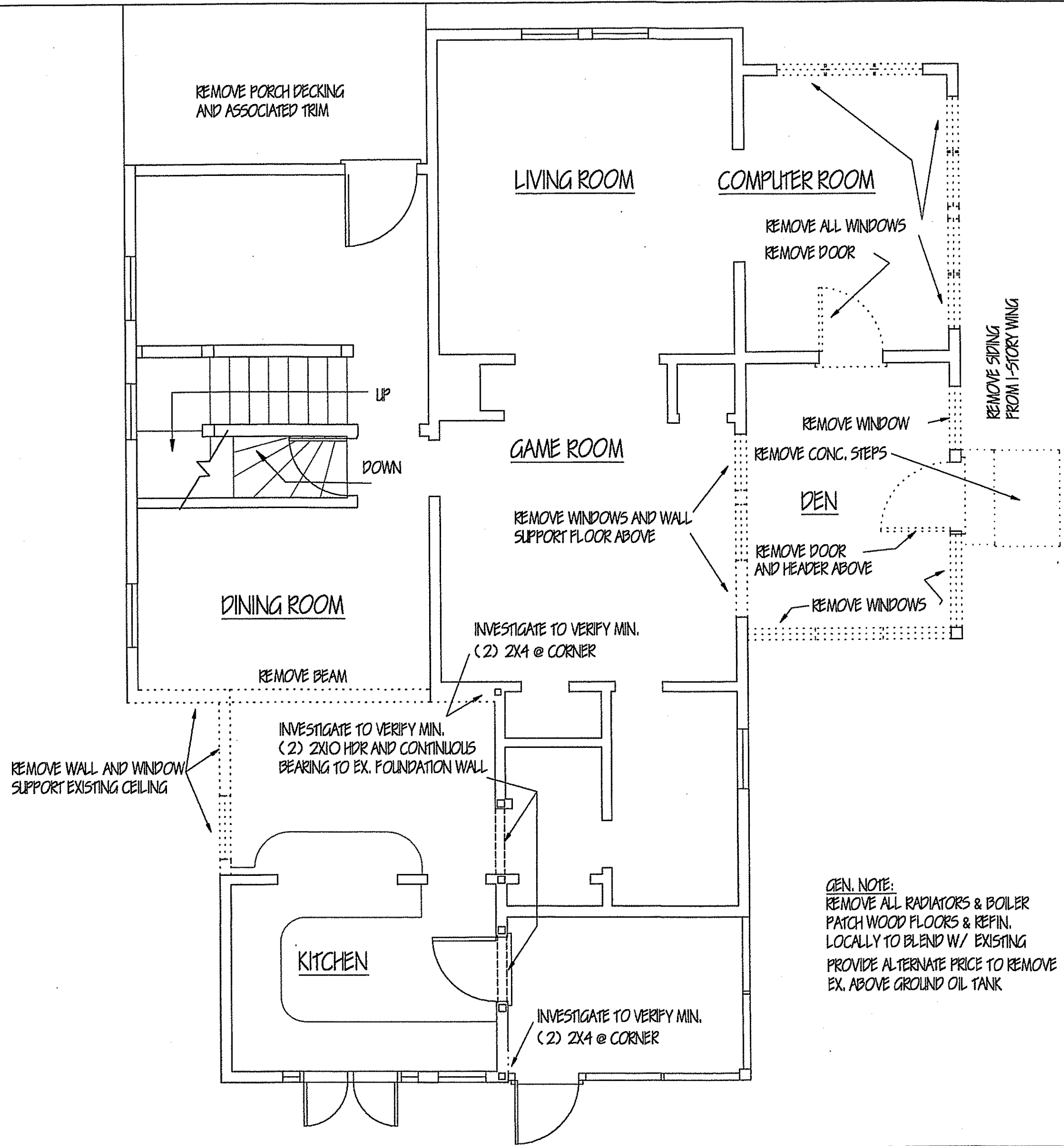


- INDEX OF DRAWINGS**
- COVER
  - 1 FIRST FLOOR DEMOLITION
  - 2 SECOND FLOOR DEMOLITION
  - 3 FIRST FLOOR PLAN
  - 4 SECOND FLOOR PLAN
  - 5 FOUNDATION PLAN
  - 6 FIRST FLOOR FRAMING PLAN
  - 7 SECOND FLOOR FRAMING PLAN
  - 8 ROOF FRAMING PLAN
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APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 7/23/08

# addition to and renovation of the Simon/ Mishel Residence

REVISIONS	SCALE: N.D. SCALE	SITE PLAN SCHEDULES INDEX
ALAN ABRAMS, AIBD DESIGNER 808 ASPEN STREET, NW WASHINGTON, DC 20002 202-726-5894 Fax 202-291-6772		
ADDITION AND RENOVATION SIMON/ MISHEL RESIDENCE 7506 CARROLL AVENUE TAKOMA PARK, MD 20912		
DATE 7-21-98		
SHEET # COVER SHEET		



REVISIONS

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

1ST FL  
DEMO PLAN

ALAN ABRAMS, AIBD DESIGNER

808 ASPEN STREET, NW WASHINGTON, DC 20012  
202.726.9894 fax. 202.291.6772

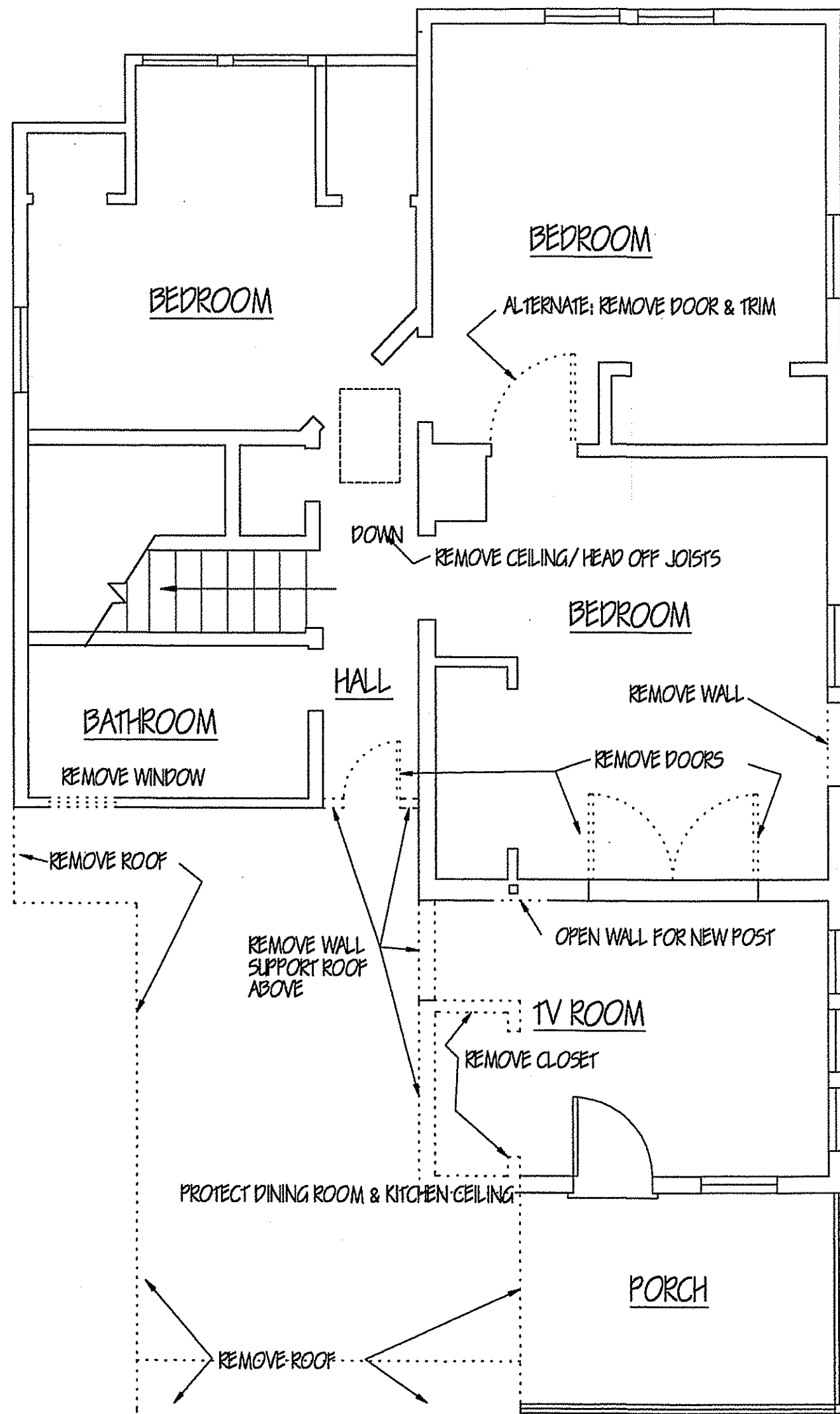
ADDITION AND RENOVATION  
SIMON / MISHEL RESIDENCE

7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912

DATE 7-21-98

SHEET #

—



REVISIONS

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

2ND FL  
DEMO PLAN

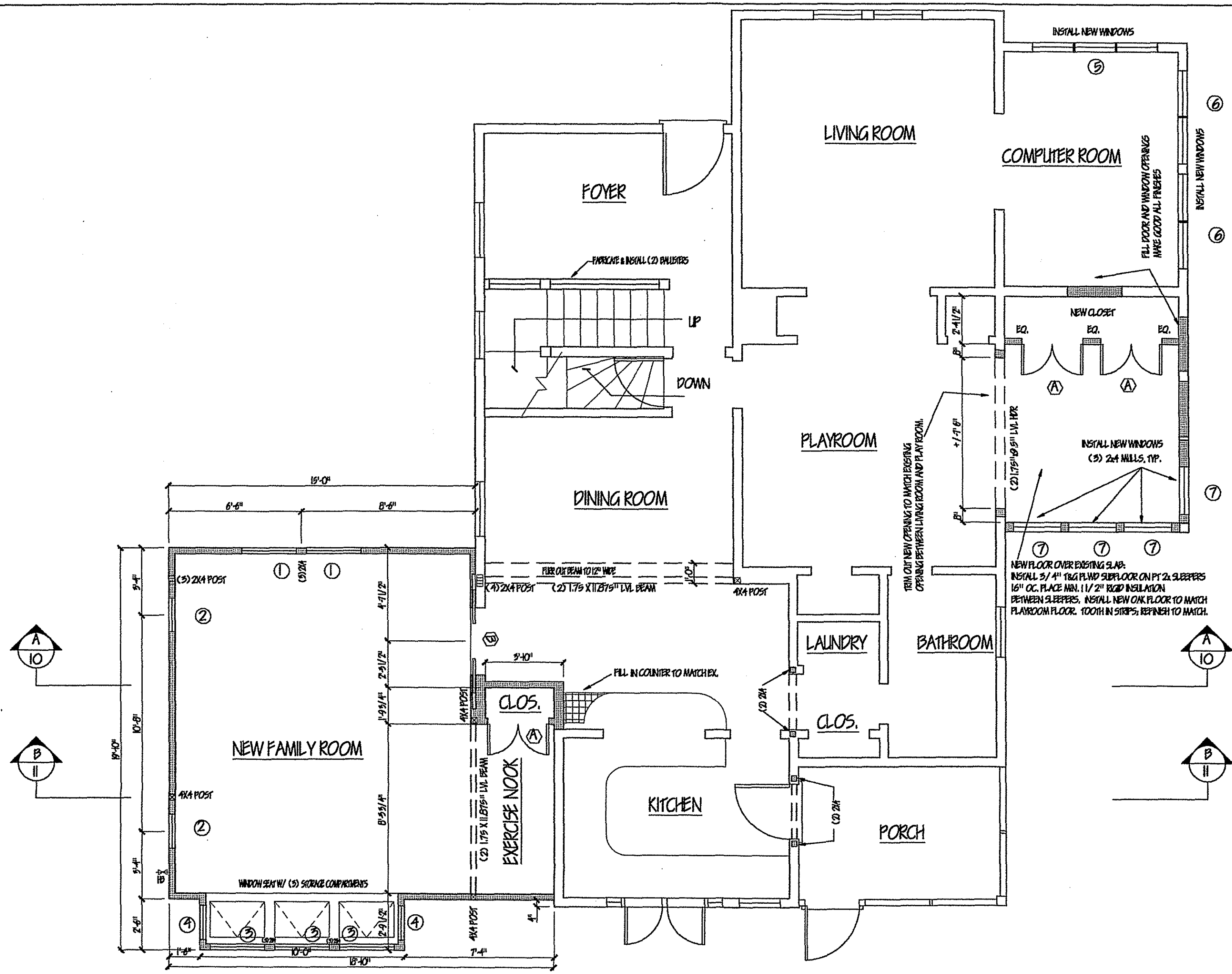
ALAN ABRAMS, AIBD DESIGNER  
808 ASPEN STREET, NW WASHINGTON, DC 20012  
202.726.5594 fax 202.291.6772

ADDITION AND RENOVATION  
SIMON/ MISHEL RESIDENCE  
7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912

DATE 7-21-98

SHEET #

2



REVISIONS

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

1ST FL. PLAN

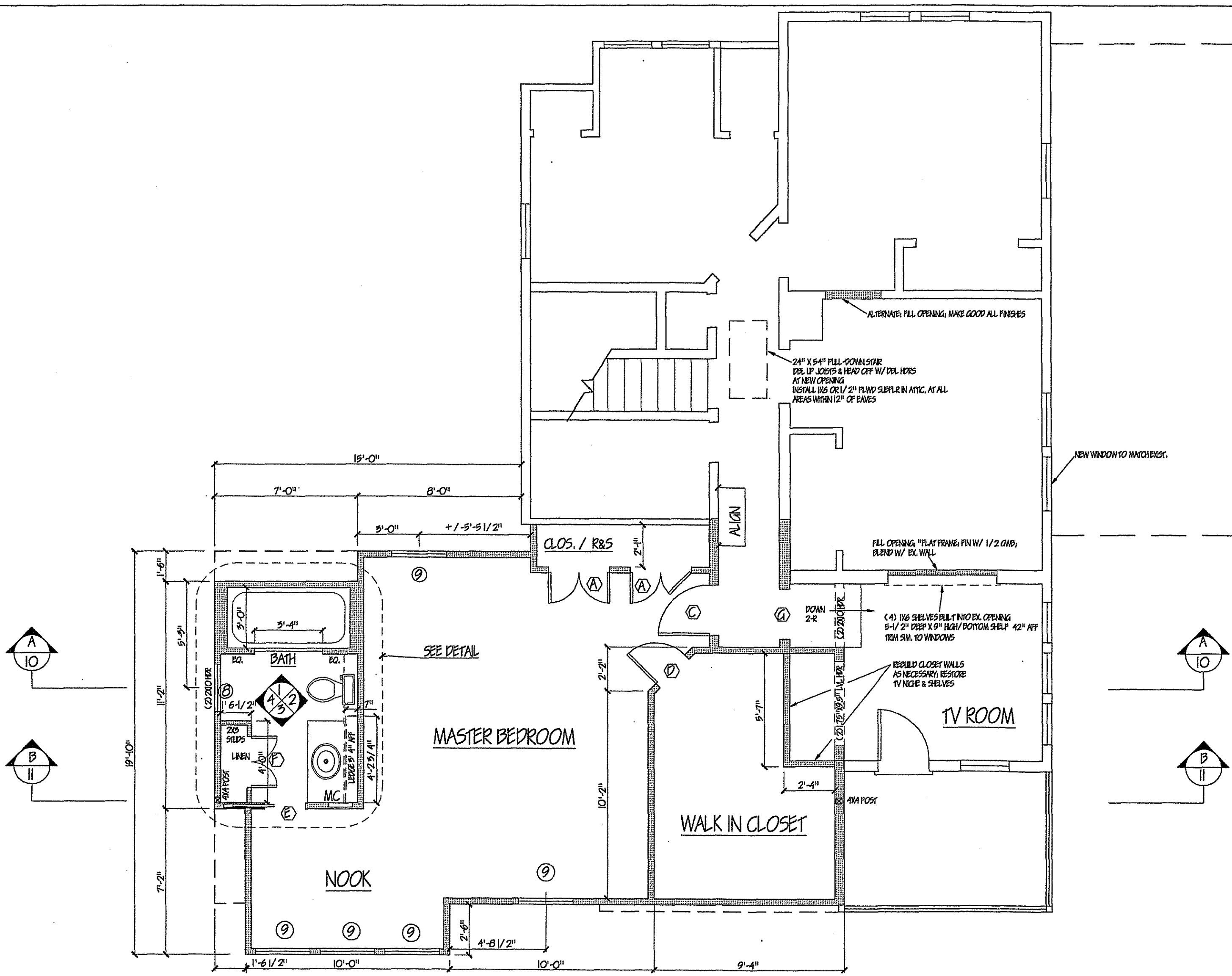
ALAN ABRAMS, AIBD DESIGNER

808 ASPEN STREET, NW WASHINGTON, DC 20012  
202.726.5894 fax 202.291.6772

ADDITION AND RENOVATION  
SIMON / MISHEL RESIDENCE  
1506 CARROLL AVENUE  
TAKOMA PARK, MD 20912

DATE 7-21-98

SHEET #  
**3**



REVISIONS

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

2ND FL. PLAN

ALAN ABRAMS, AIBD DESIGNER

808 ASPEN STREET, NW WASHINGTON, DC 20012  
202.726.5894 fax 202.291.6772

ADDITION AND RENOVATION  
SIMON/ MISHEL RESIDENCE

7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912

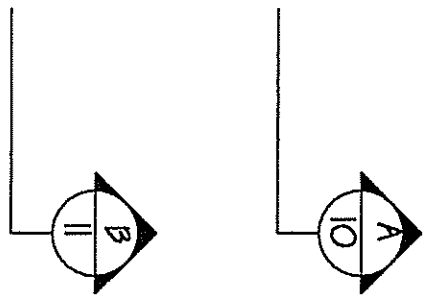
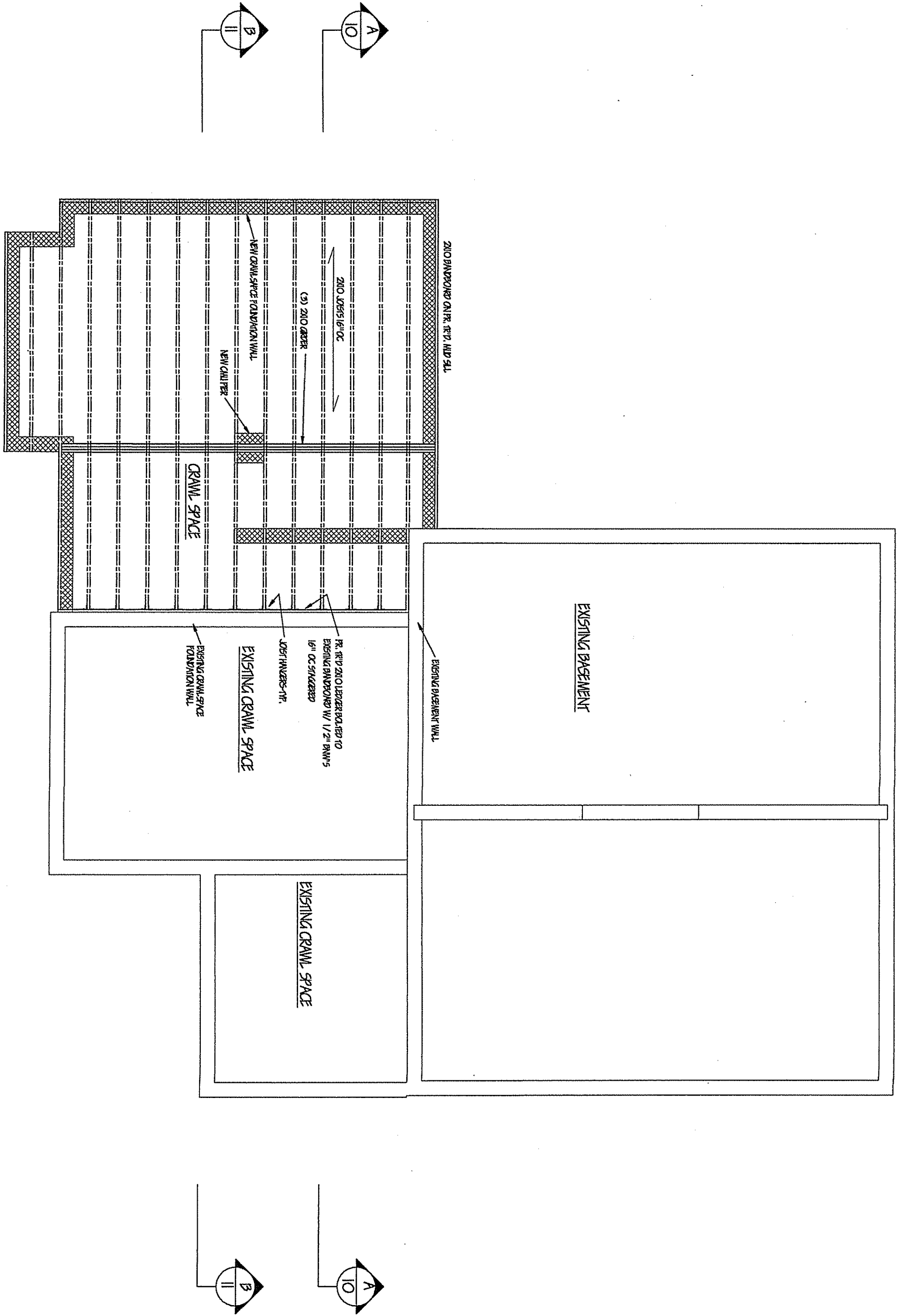
DATE 7.21.98

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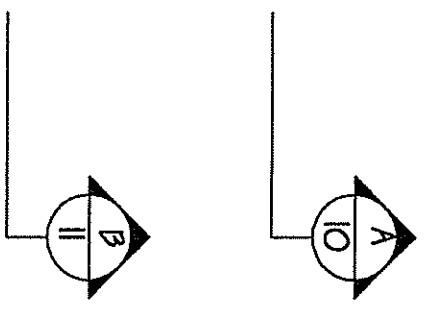
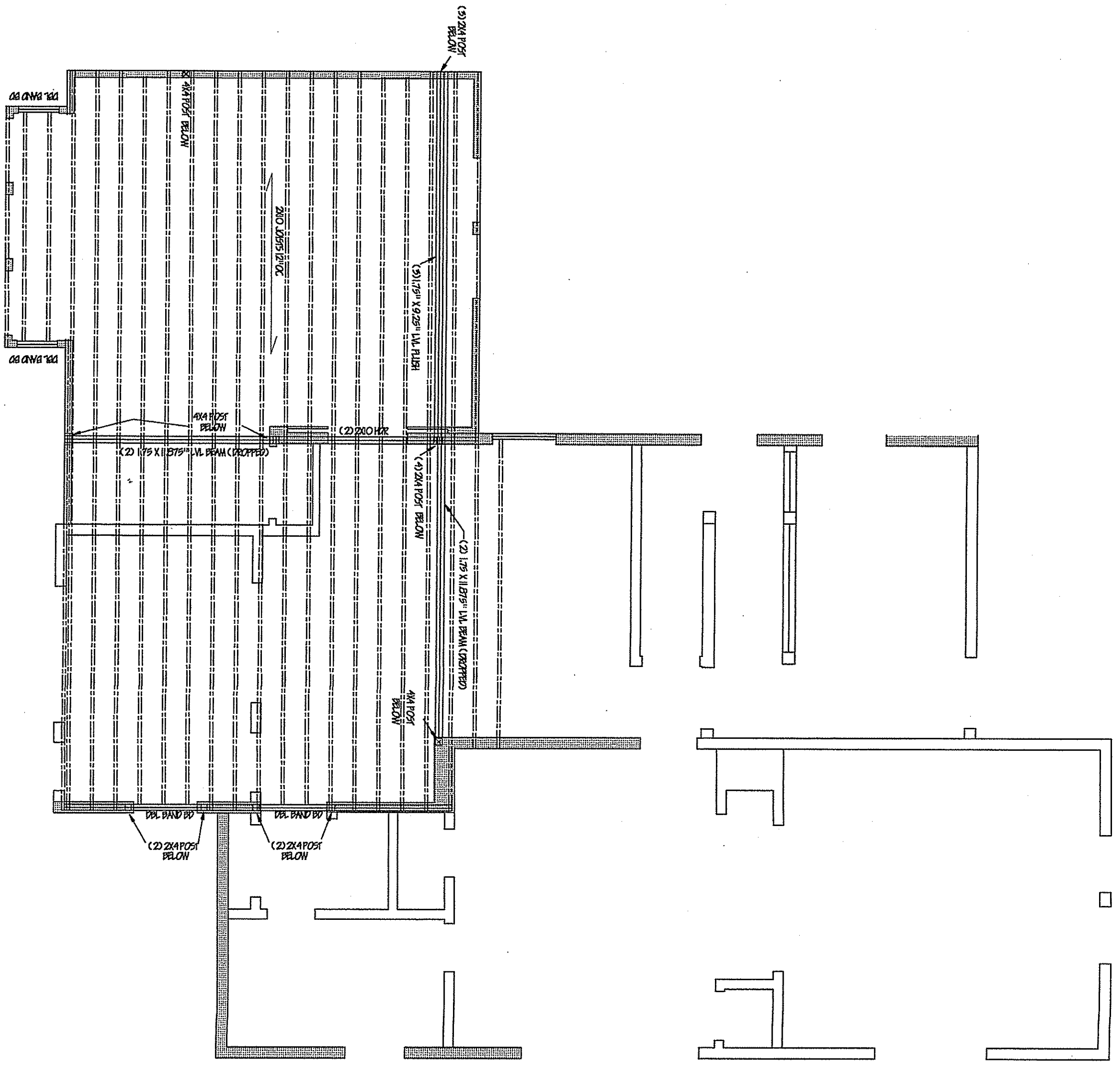
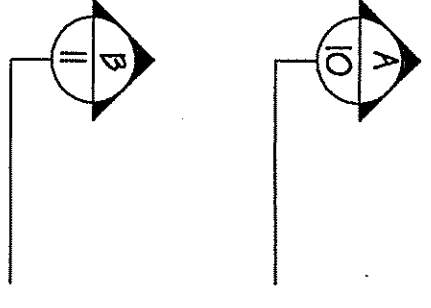
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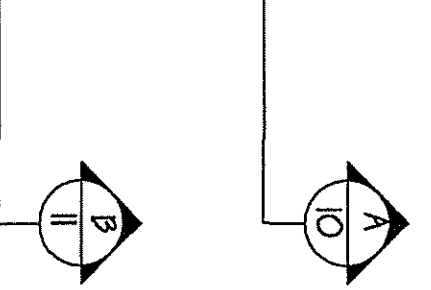
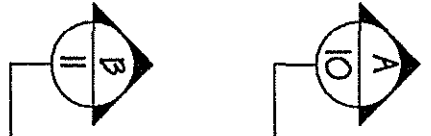
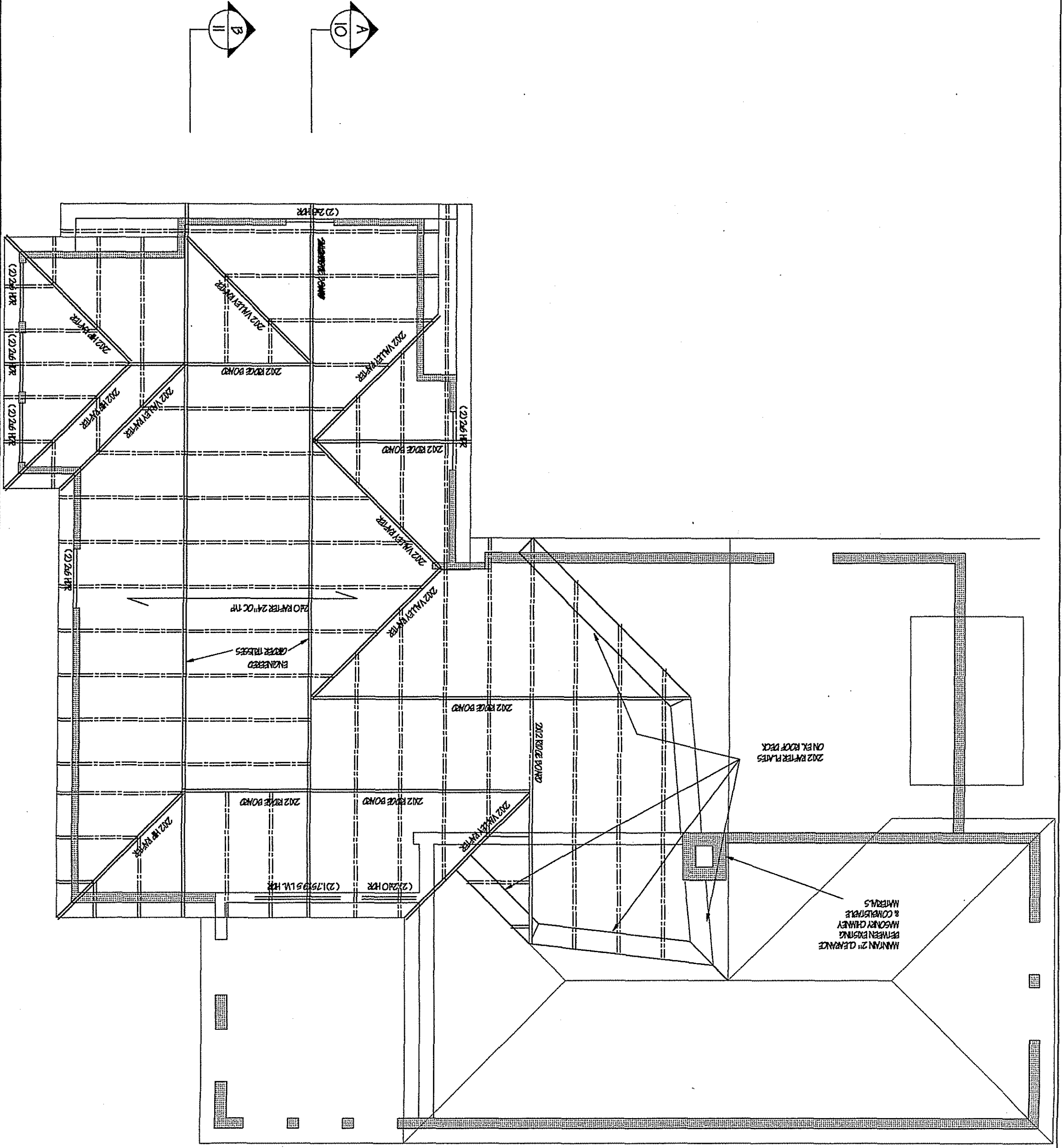




<p style="font-size: 2em; margin: 0;">6</p> <p style="font-size: 0.8em; margin: 0;">SHEET #</p>	DATE: 7.21.98	<b>ADDITION AND RENOVATION SIMON/ MISHEL RESIDENCE</b> 7506 CARROLL AVENUE TAKOMA PARK, MD 20912	<b>ALAN ABRAMS, AIBD DESIGNER</b> 808 ASPEN STREET, NW WASHINGTON, DC 20012 202.726.5894 fax 202.291.6772	SCALE: 1/4"=1'-0"	REVISIONS
	<b>1ST FLOOR FRAMING PLAN</b>				



7 SHEET #	DATE 7.21.98 88	ADDITION AND RENOVATION SIMON/ MISHEL RESIDENCE 7506 CARROLL AVENUE TAKOMA PARK, MD 20912		ALAN ABRAMS, AIBD DESIGNER 808 ASPEN STREET, NW WASHINGTON, DC 20012 202.726.5894 fax 202.291.6772		SCALE: 1/4"=1'-0"	REVISIONS
		2ND FLOOR FRAMING PLAN					



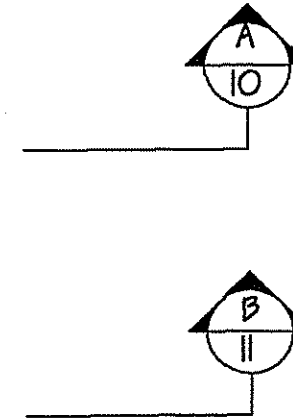
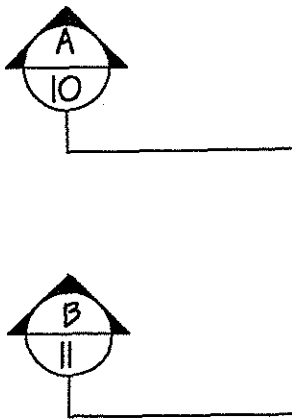
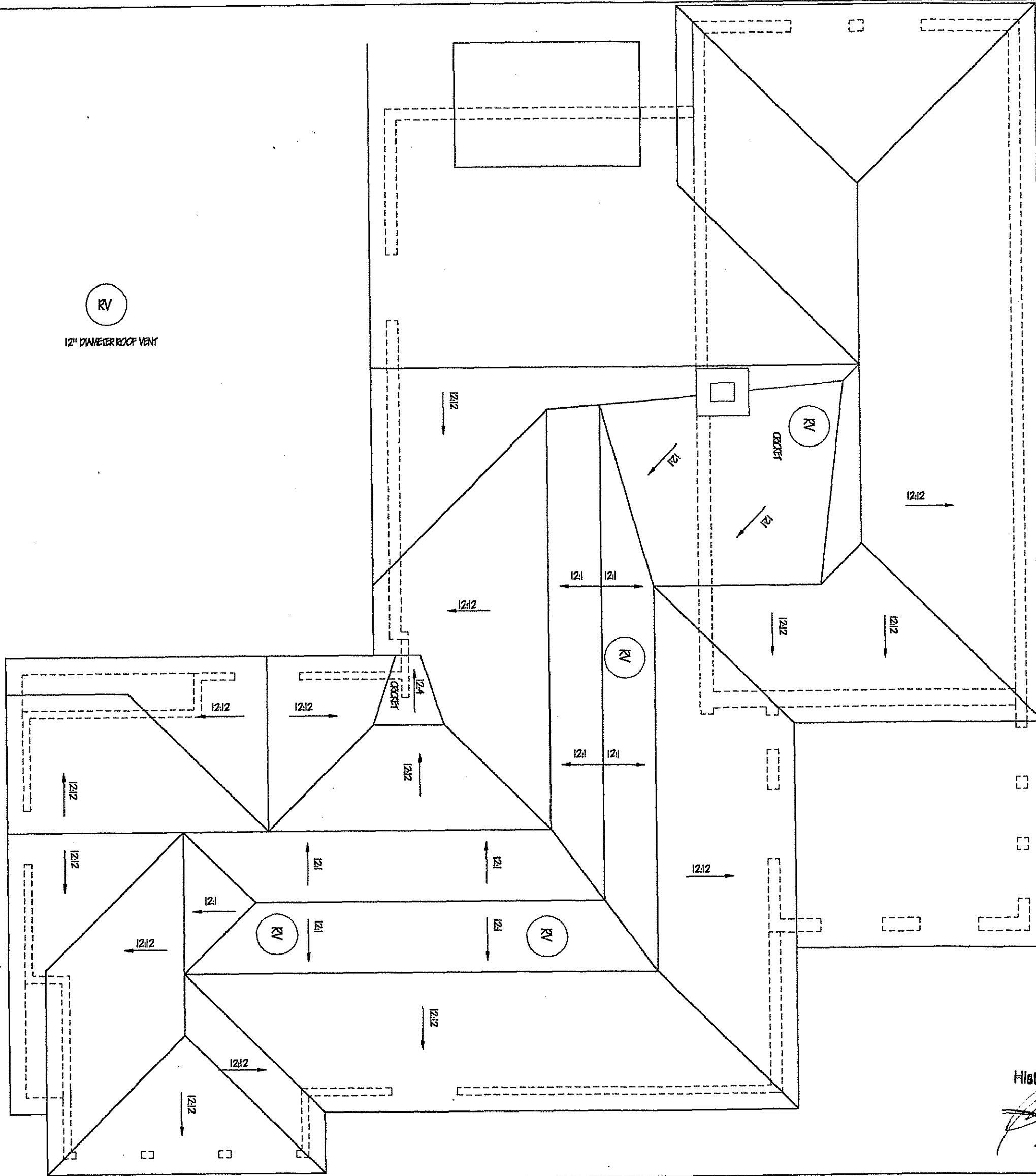
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SHEET #

DATE 7-21-98  
 ADDITION AND RENOVATION  
 SIMON / MISHEL RESIDENCE  
 7506 CARROLL AVENUE  
 TAKOMA PARK, MD 20912

ALAN ABRAMS, AIBD DESIGNER  
 808 ASPEN STREET, NW WASHINGTON, DC 20012  
 202.726.5894 fax 202.291.6772

SCALE: 1/4"=1'-0"  
 REVISIONS  
 ROOF  
 FRAMING PLAN

NOTE: ALL 12:1 SLOPE ROOFS TO BE MODIFIED WITH A MEMBRANE. THE HORIZONTAL EDGES OF THE JUNCTURE OF THE 12:1 AND 12:12 ROOFS ARE TO BE CAPPED WITH A CONTINUOUS ROW OF PEBBLEGLASS SHINGLE TABS TO RESEMBLE THE RIDGE CAP COURSE OF THE EXISTING ROOFS.



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 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 7/23/98

REVISIONS

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

ROOF  
 PLAN

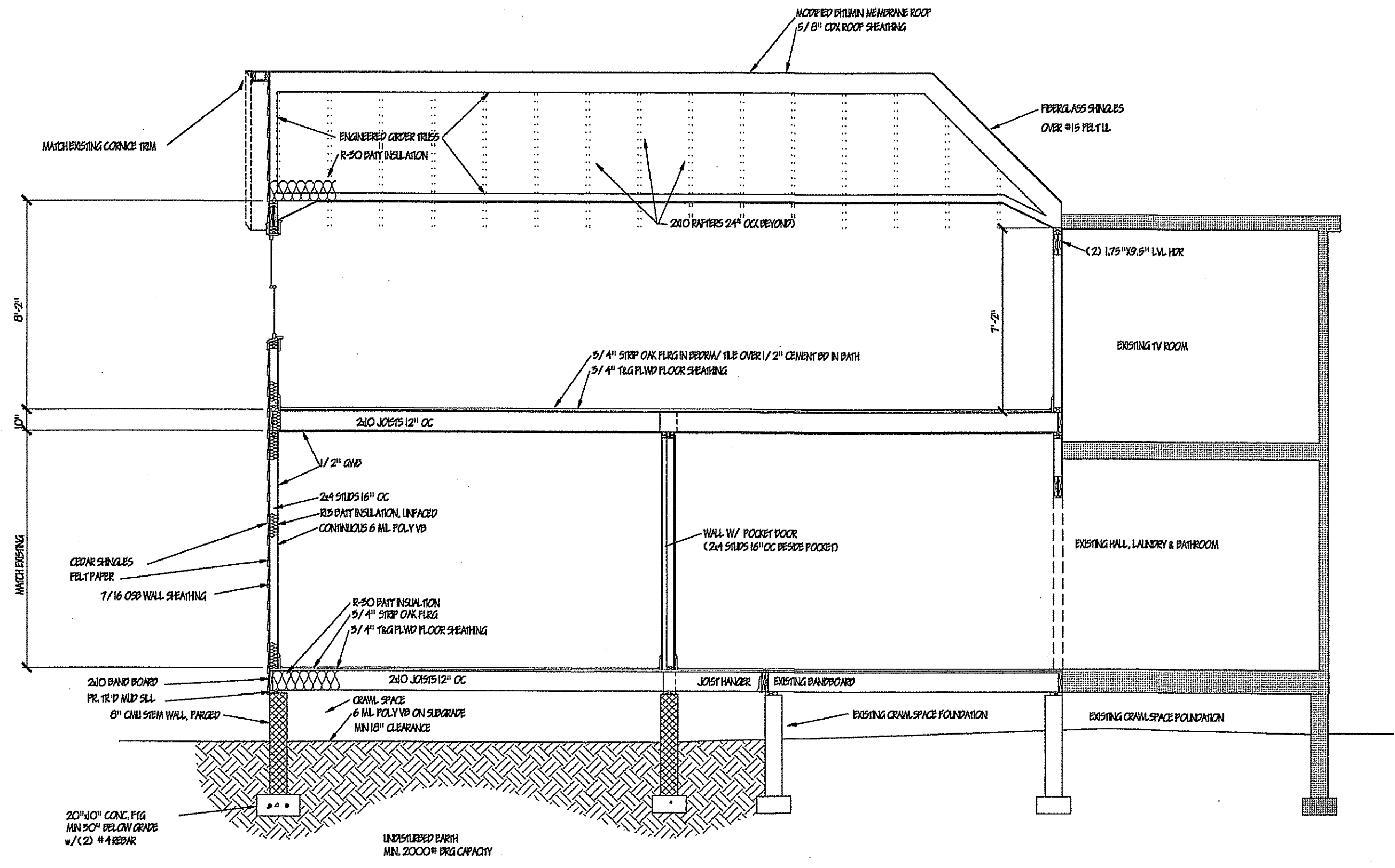
ALAN ABRAMS, AIBD DESIGNER  
 808 ASPEN STREET, NW WASHINGTON, DC 20012  
 202.726.5894 fax 202.291.6772

ADDITION AND RENOVATION  
 SIMON/ MISHEL RESIDENCE  
 7506 CARROLL AVENUE  
 TAKOMA PARK, MD 20912

DATE 7-21-98

SHEET #

9



REVISIONS

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

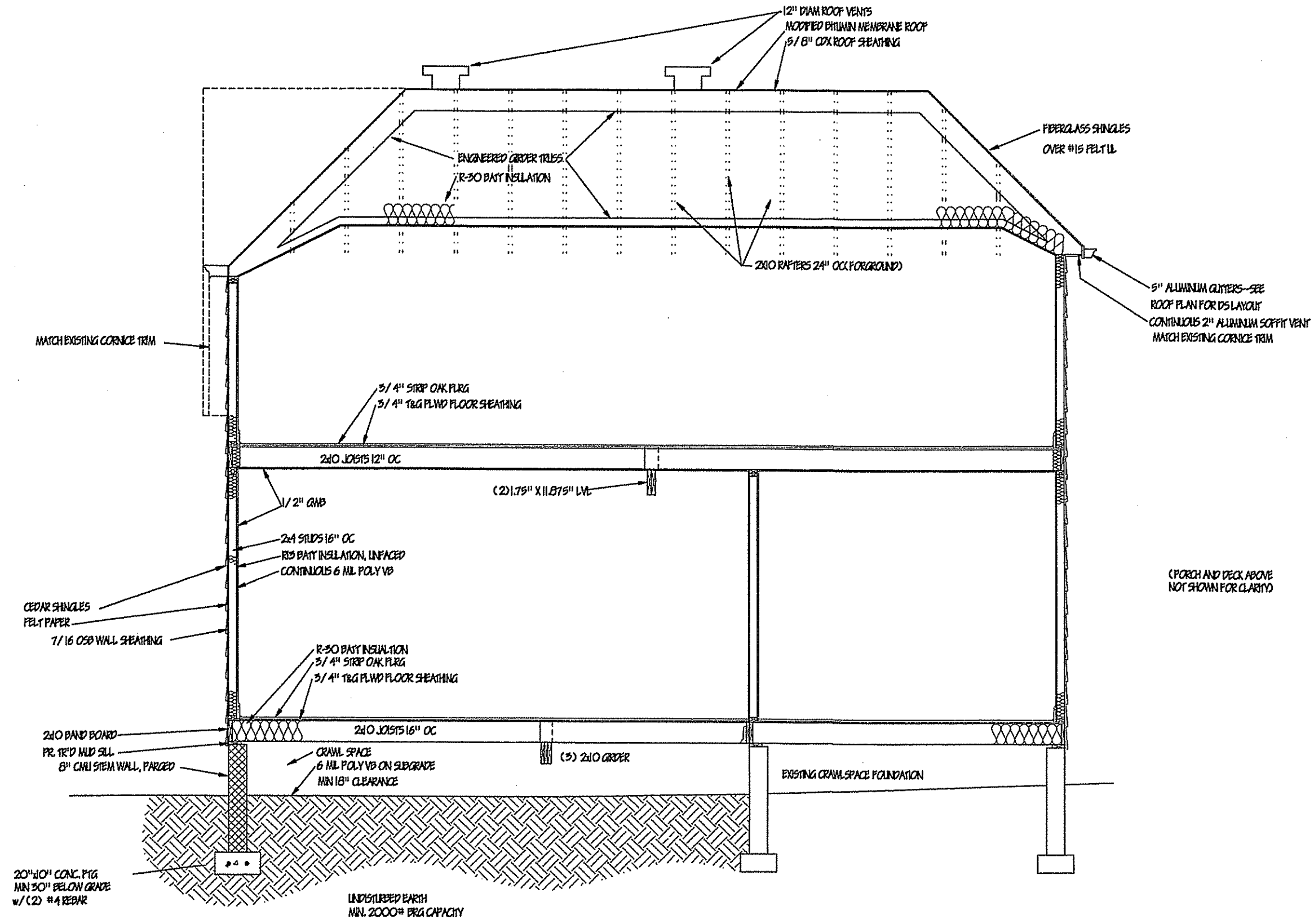
SECTION  
A-A

ALAN ABRAMS, AIBD DESIGNER  
808 ASPEN STREET, NW WASHINGTON, DC 20012  
202.726.5894 fax 202.291.6772

ADDITION AND RENOVATION  
SIMON / MISHEL RESIDENCE  
7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912

DATE 7.21.78

SHEET #  
10



REVISIONS

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

SECTION  
B-B

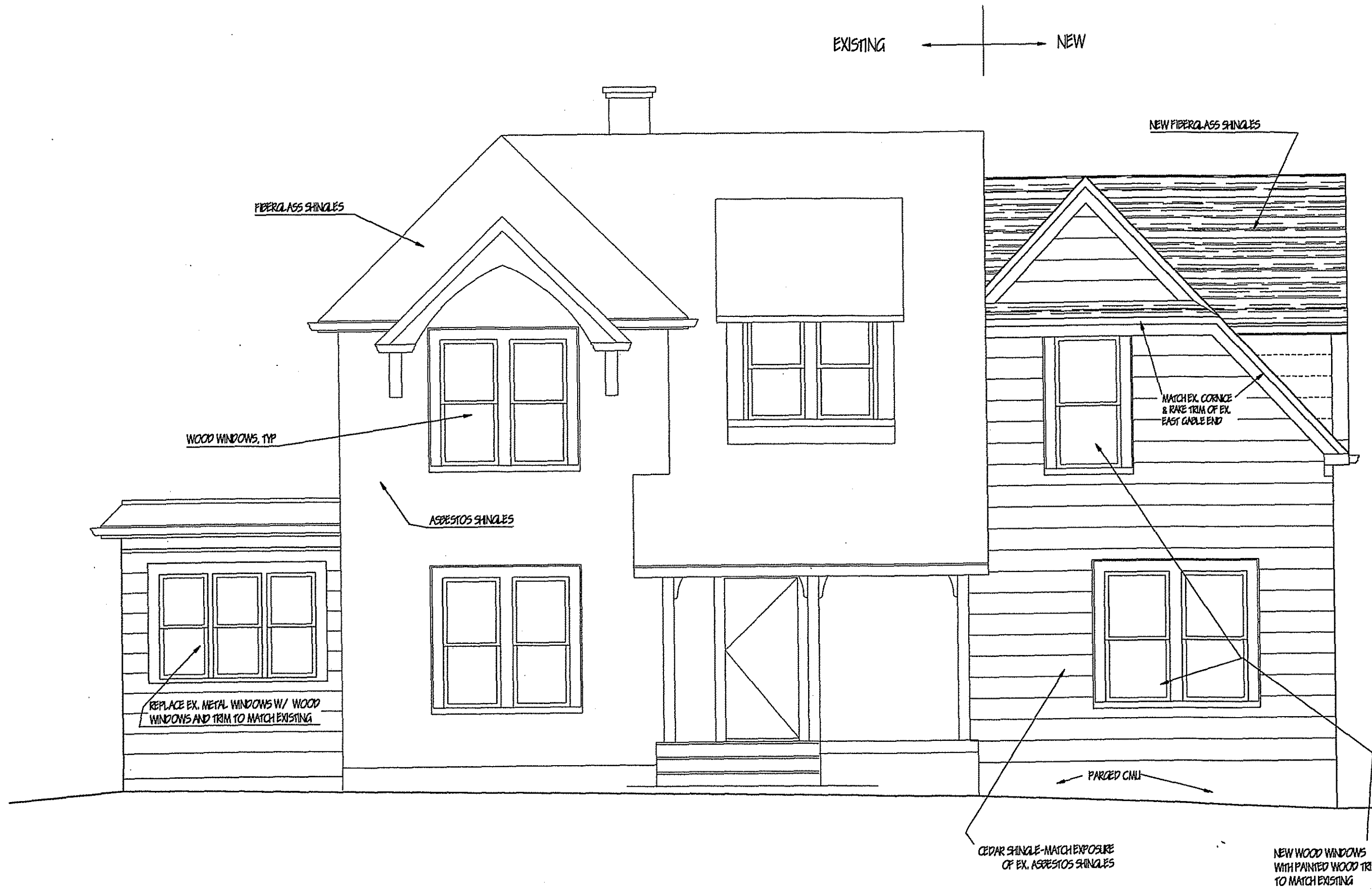
ALAN ABRAMS, AIBD DESIGNER  
BOB ASPEN STREET, NW WASHINGTON, DC 20012  
202.726.5894 fax 202.291.6772

ADDITION AND RENOVATION  
SIMON / MISHEL RESIDENCE  
7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912

DATE 7.21.98

SHEET #

—



REVISIONS

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

SOUTH ELEVATION

ALAN ABRAMS, AIBD DESIGNER  
 808 ASPEN STREET, NW WASHINGTON, DC 20012  
 202.726.5894 fax 202.291.6772

ADDITION AND RENOVATION  
 SIMON/ MISHEL RESIDENCE  
 7506 CARROLL AVENUE  
 TAKOMA PARK, MD 20912

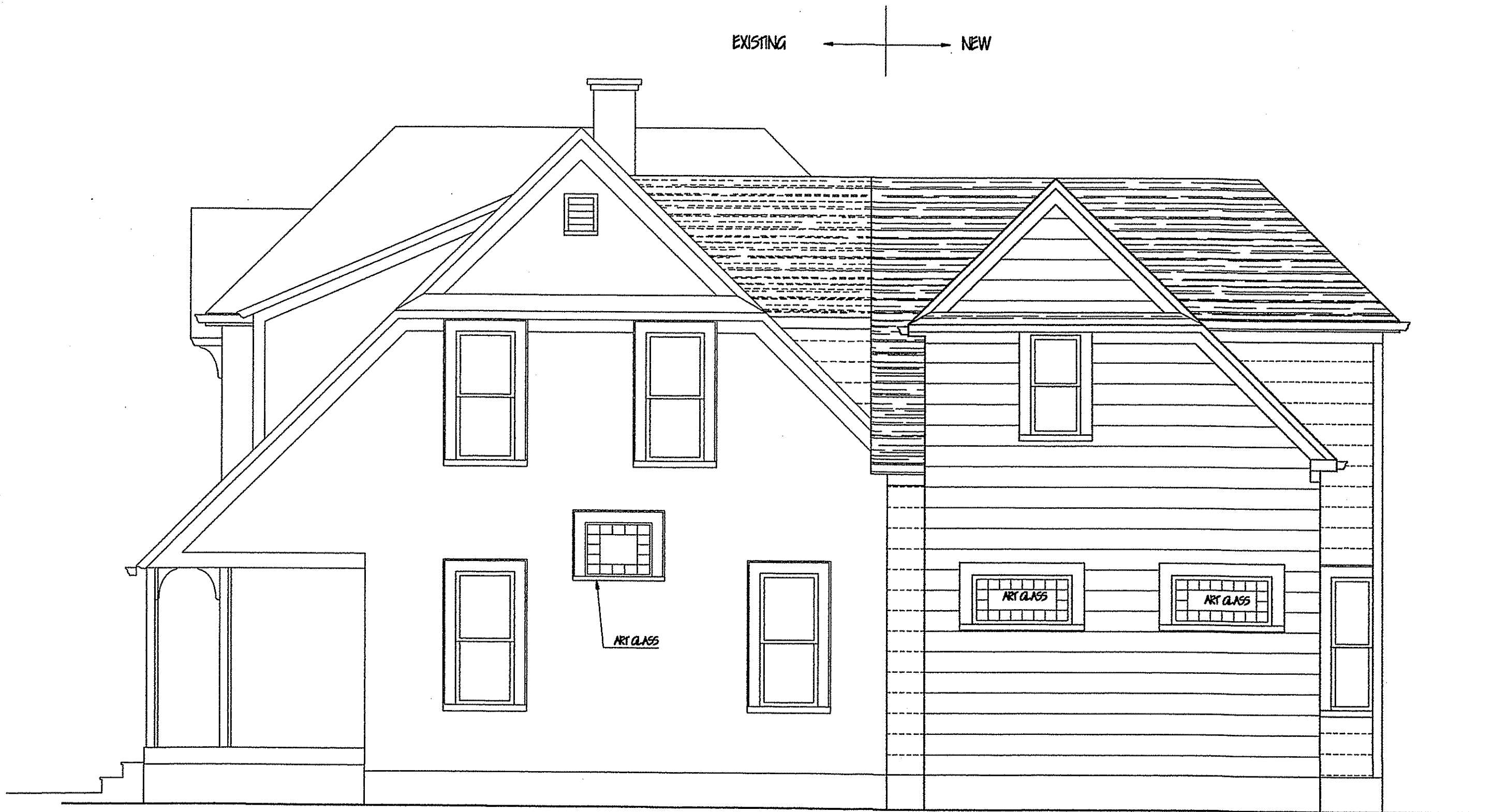
DATE 7.21.98

SHEET #

12

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 Montgomery County  
 Historic Preservation Commission

*[Signature]* 7/23/98



EXISTING ← → NEW

SEE SOUTH ELEVATION FOR NOTES

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Montgomery County  
Historic Preservation Commission

*Alan Abrams* 7/23/98

REVISIONS

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

EAST  
ELEVATION

ALAN ABRAMS, AIA/D DESIGNER  
808 ASPEN STREET, NW WASHINGTON, DC 20012  
202.726.5894 Fax 202.291.6772

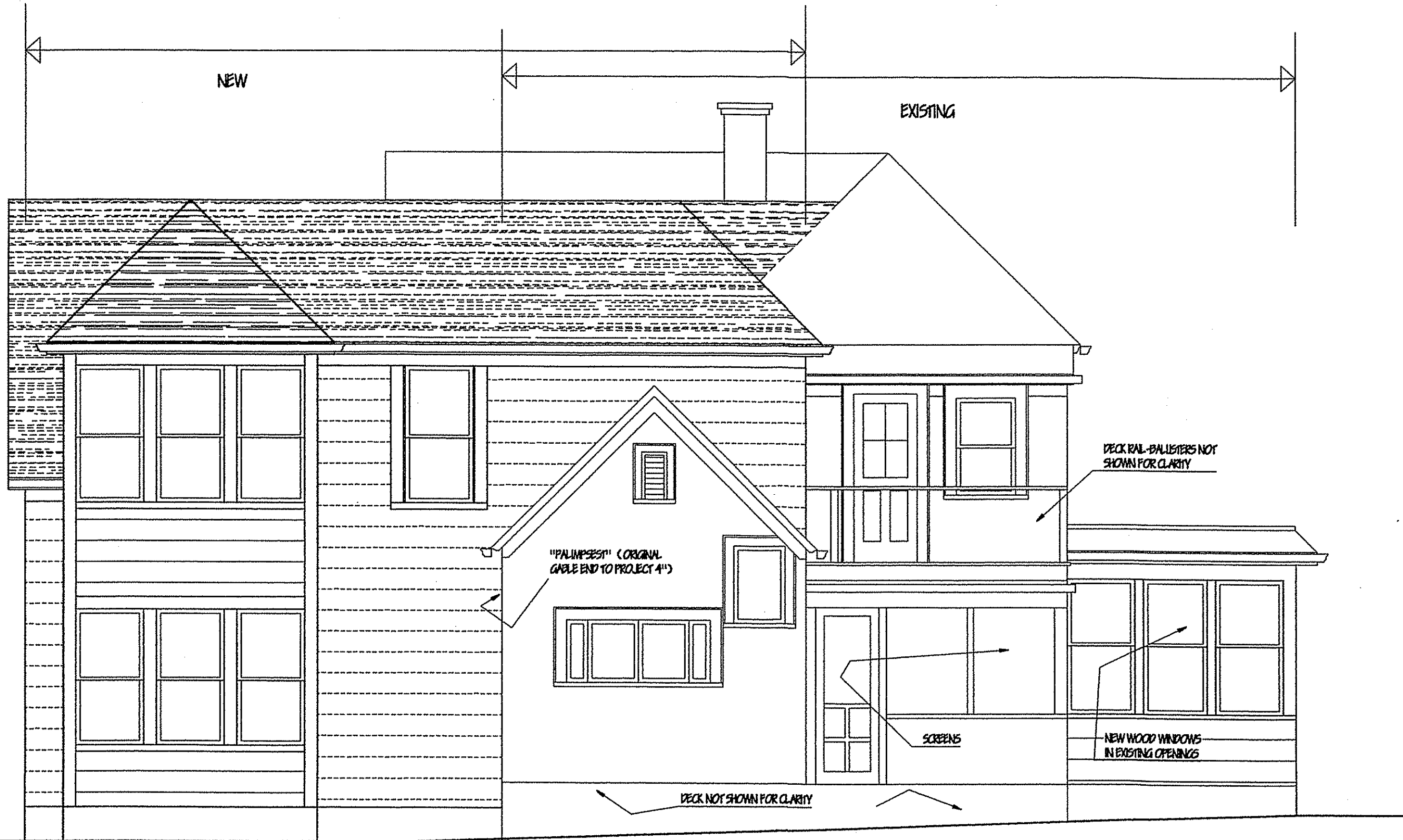
ADDITION AND RENOVATION  
SIMON/ MISHEL RESIDENCE  
7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912

DATE 7-21-98

SHEET #

13





SEE SOUTH ELEVATION FOR ADDITIONAL NOTES

APPROVED  
Montgomery County  
Historic Preservation Commission

*Alan Abrams* 7/23/98

REVISIONS

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

NORTH  
ELEVATION

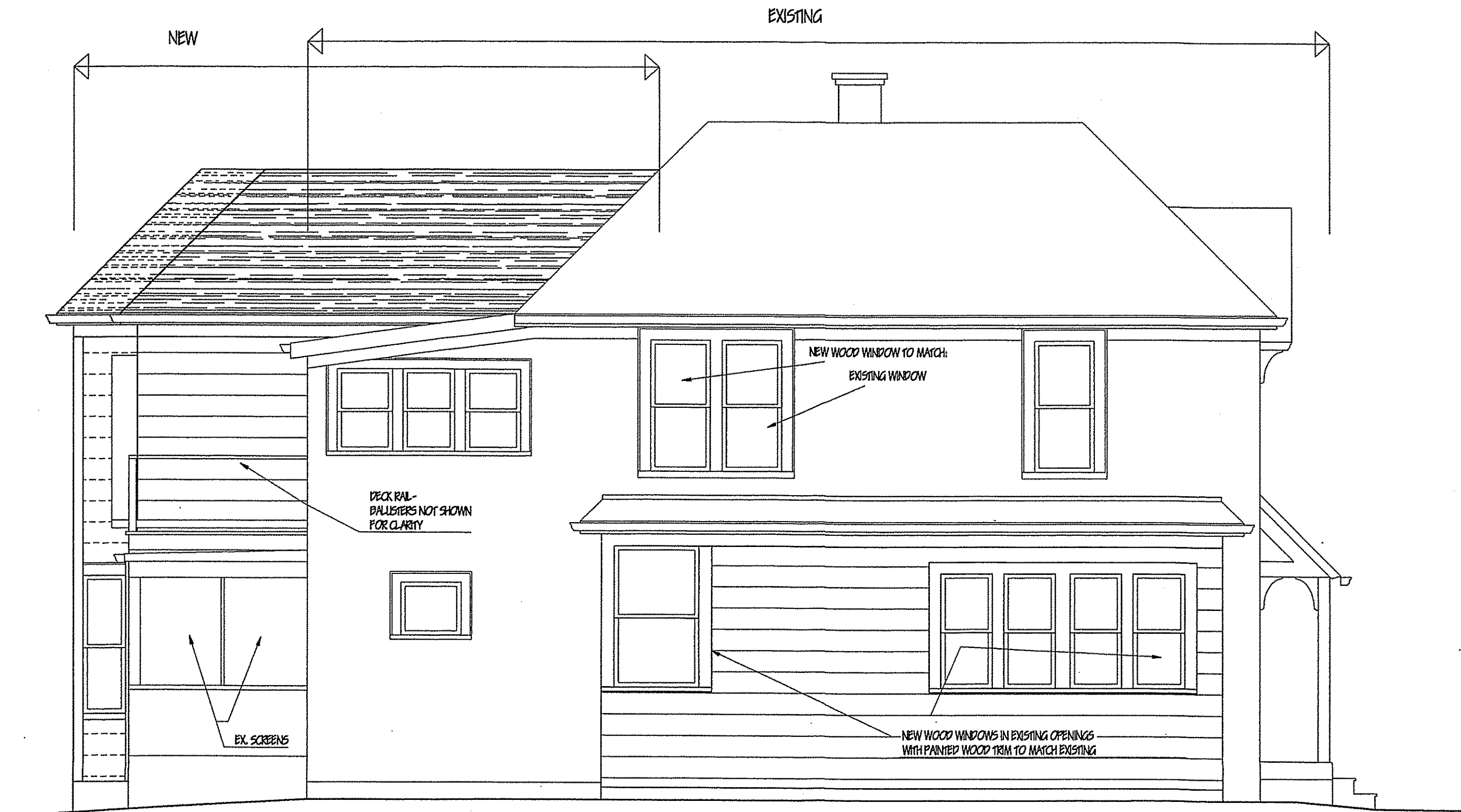
ALAN ABRAMS, AIBD DESIGNER  
808 ASPEN STREET, NW WASHINGTON, DC 20012  
202.726.5694 fax 202.291.6772

ADDITION AND RENOVATION  
SIMON/ MISHEL RESIDENCE  
7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912

DATE

SHEET #

14



SEE SOUTH ELEVATION FOR ADDITIONAL NOTES

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 Montgomery County  
 Historic Preservation Commission  
*Alan Abrams* 7/23/98

REVISIONS

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

WEST  
 ELEVATION

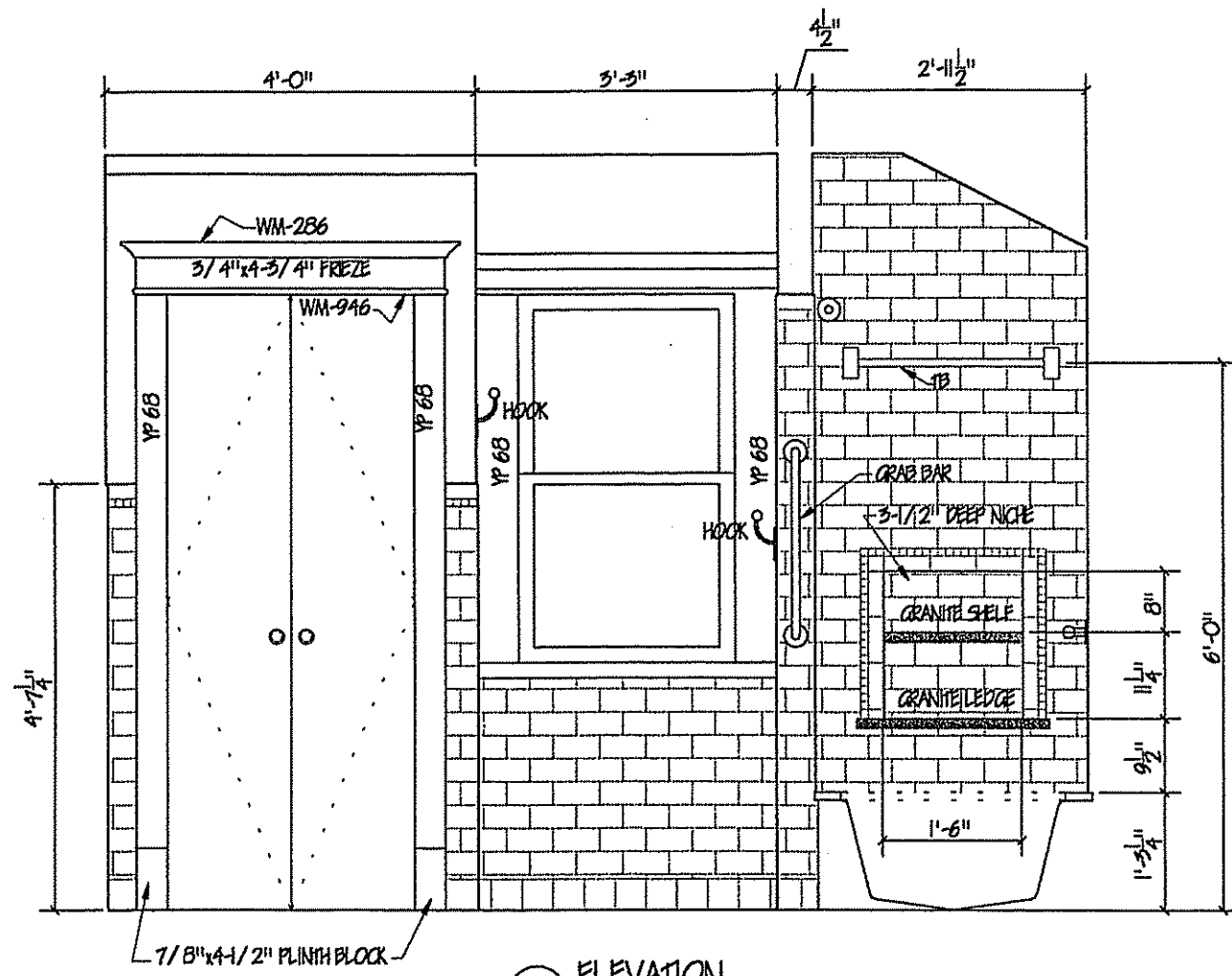
ALAN ABRAMS, AIBD DESIGNER  
 808 ASPEN STREET, NW WASHINGTON, DC 20012  
 202.726.5894 fax 202.291.6772

ADDITION AND RENOVATION  
 SIMON / MISHEL RESIDENCE  
 7506 CARROLL AVENUE  
 TAKOMA PARK, MD 20912

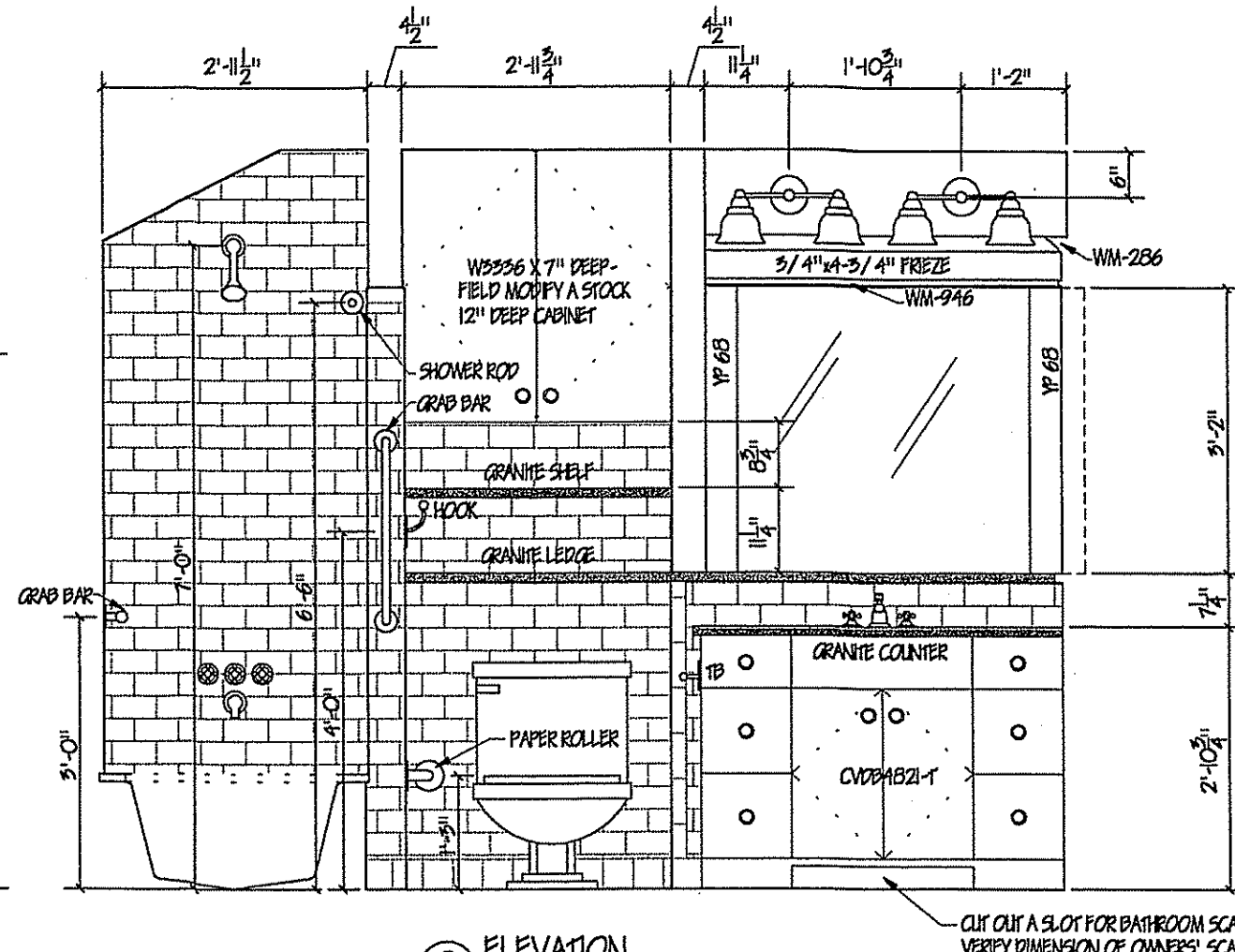
DATE 7-21-98

SHEET #

15

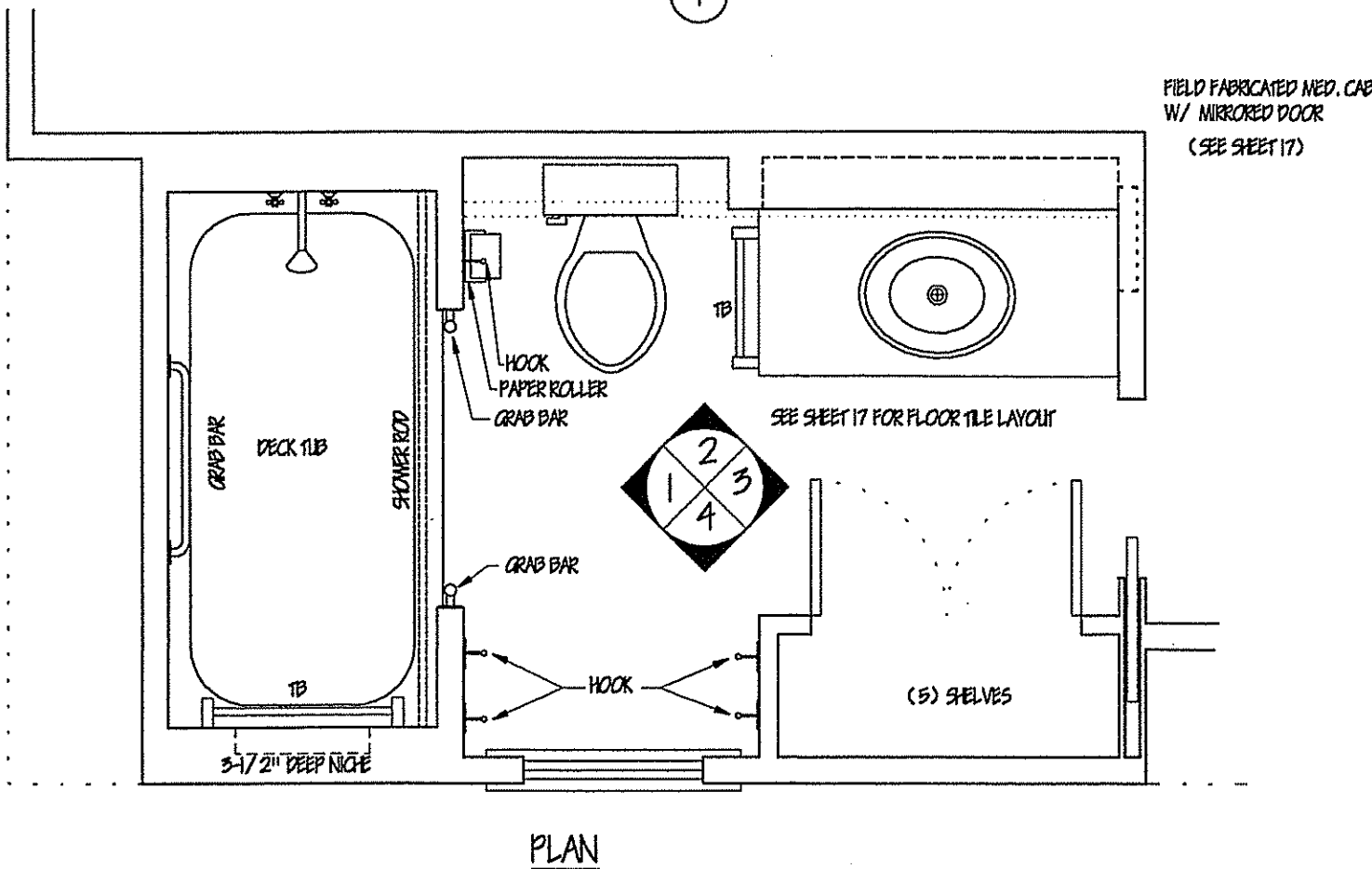


④ ELEVATION

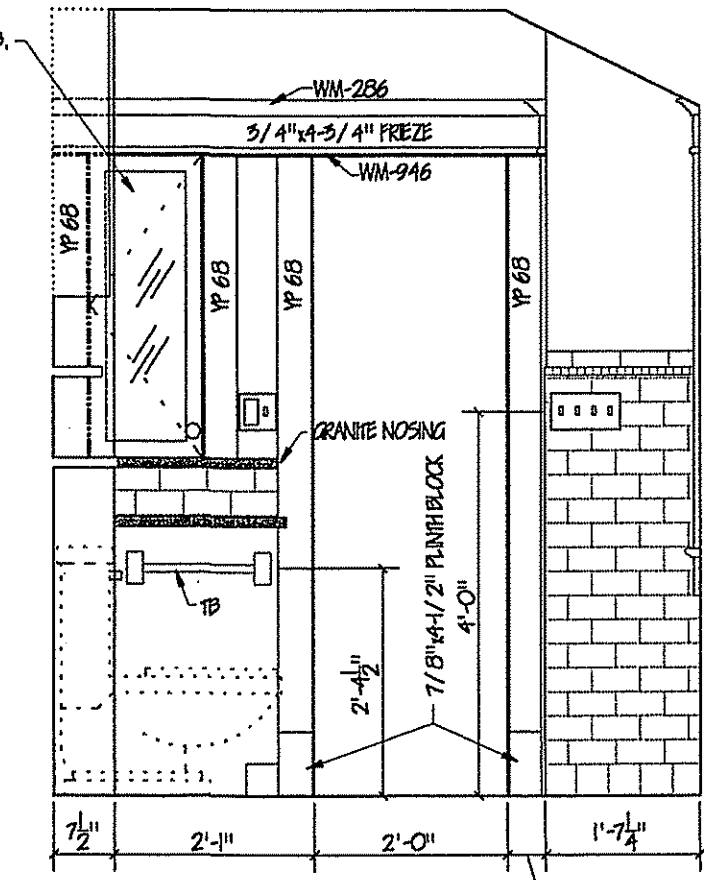


② ELEVATION

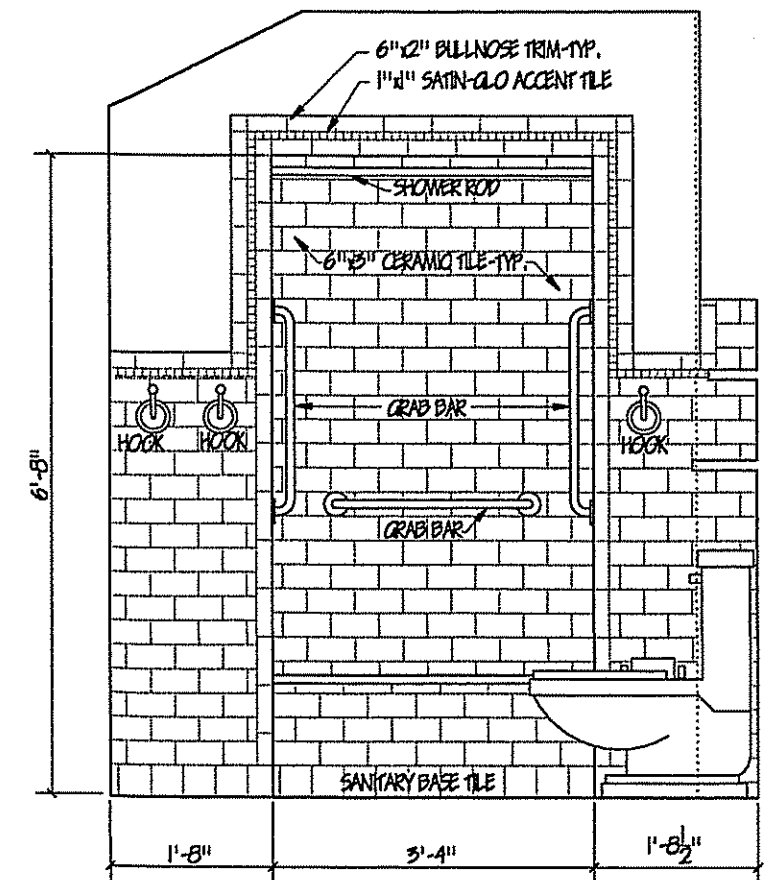
CUT OUT A SLOT FOR BATHROOM SCALE  
VERIFY DIMENSION OF OWNERS' SCALE



PLAN



③ ELEVATION



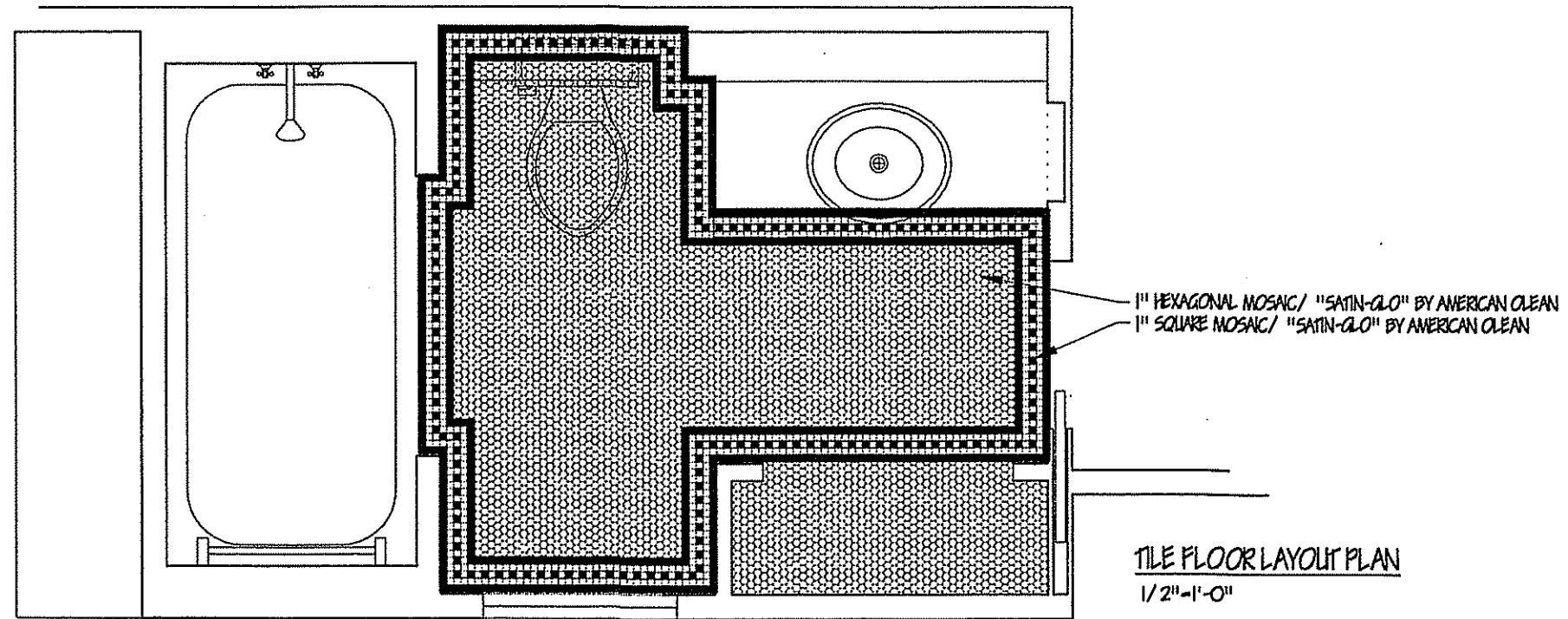
① ELEVATION

REVISIONS  
SCALE: 1/2"=1'-0"  
BATHROOM DETAILS  
ALAN ABRAMS, AIBD DESIGNER  
808 ASPEN STREET, NW WASHINGTON, DC 20012  
202.726.5894 Fax 202.291.6772

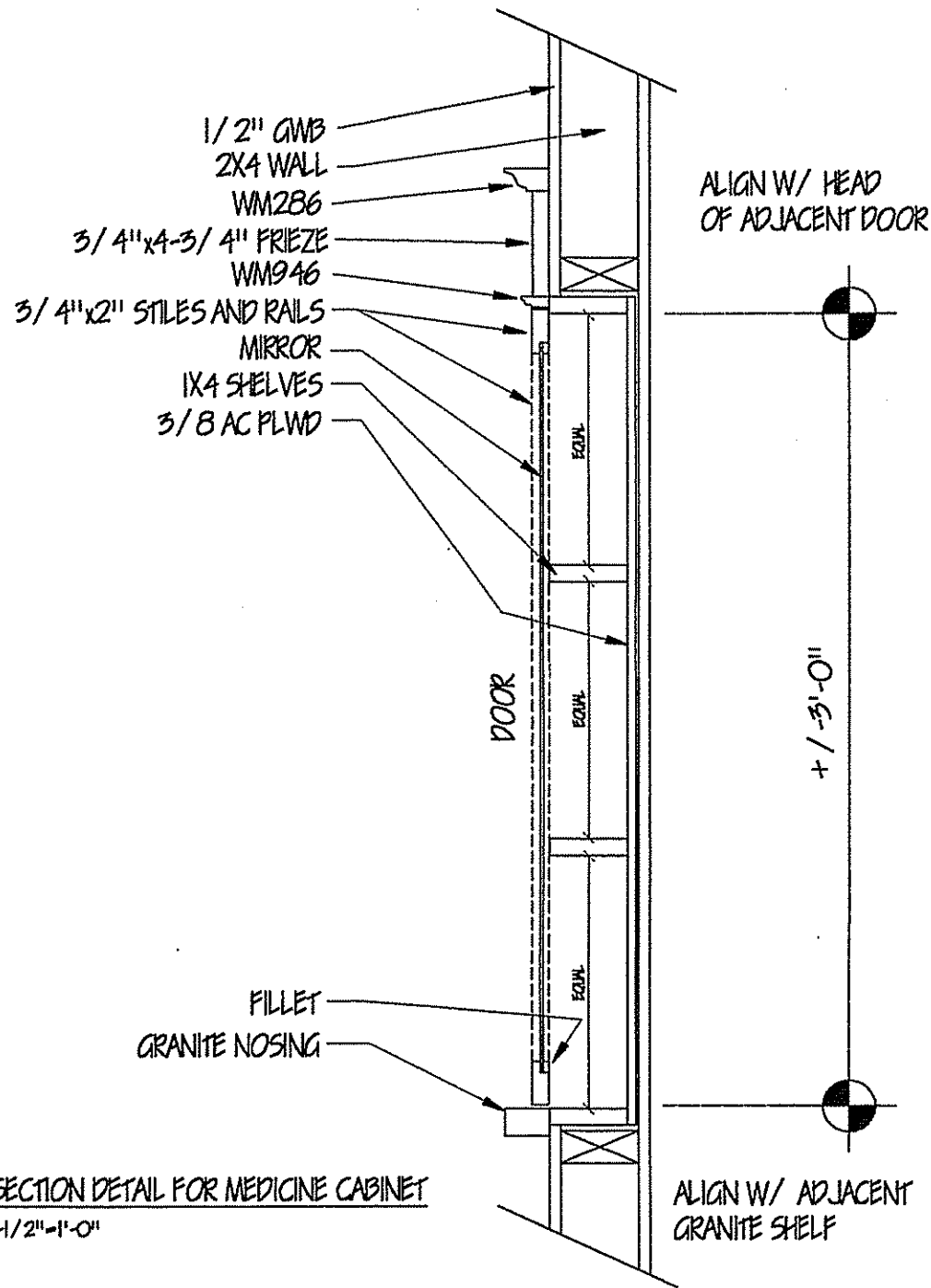
ADDITION AND RENOVATION  
SIMON/ MISHEL RESIDENCE  
7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912

DATE 7.21.98

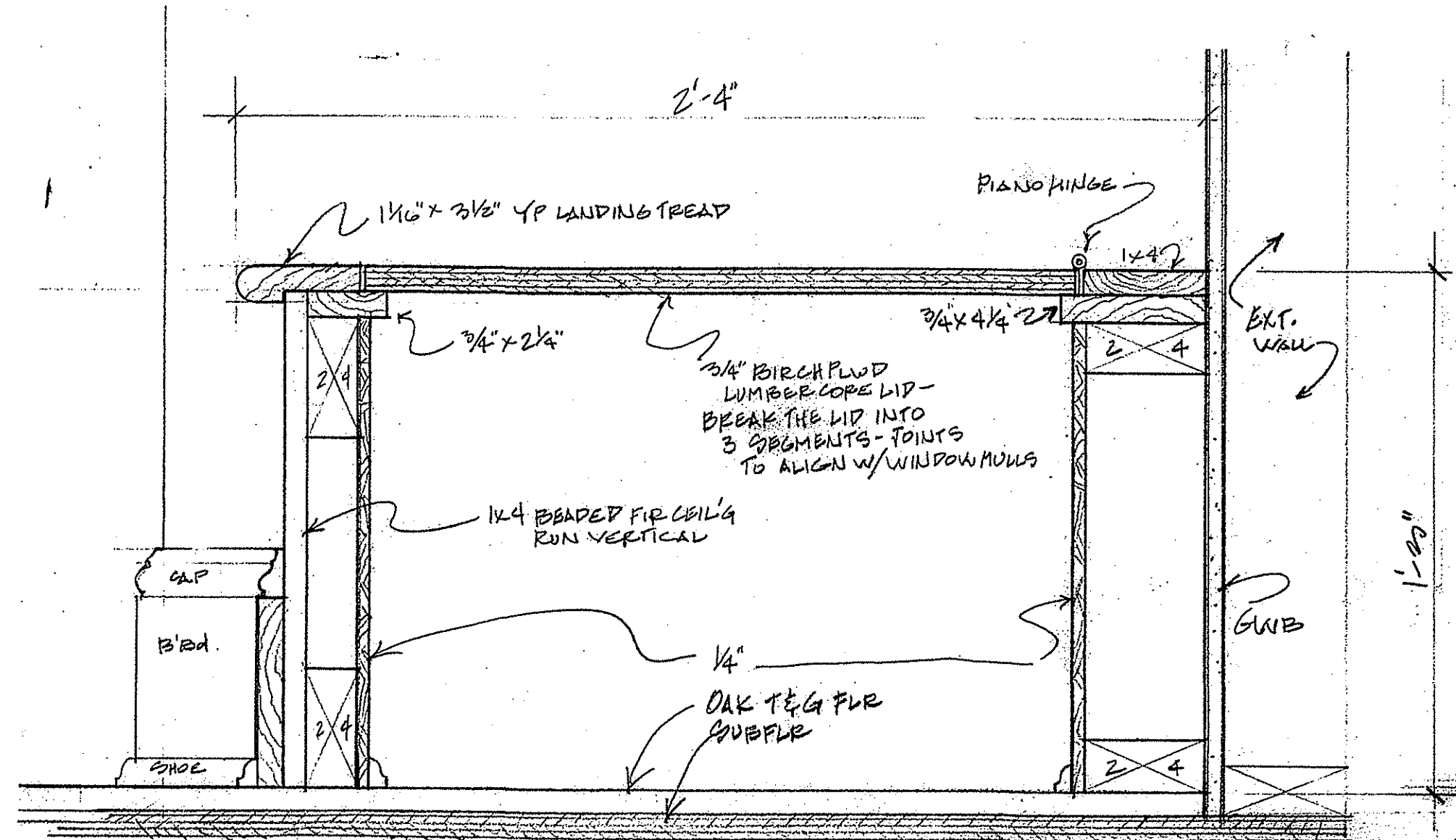
SHEET #  
16



TILE FLOOR LAYOUT PLAN  
1/2"=1'-0"



SECTION DETAIL FOR MEDICINE CABINET  
1/2"=1'-0"



SECTION DETAIL FOR WINDOW SEAT  
3/4"=1'-0"

REVISIONS

SCALE: AS NOTED

MISC.  
DETAILS

ALAN ABRAMS, AIBD DESIGNER  
808 ASPEN STREET, NW WASHINGTON, DC 20012  
202.726.5894 Fax 202.291.6712

ADDITION AND RENOVATION  
SIMON/ MISHEL RESIDENCE  
7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912

DATE 7-21-98

SHEET #

17



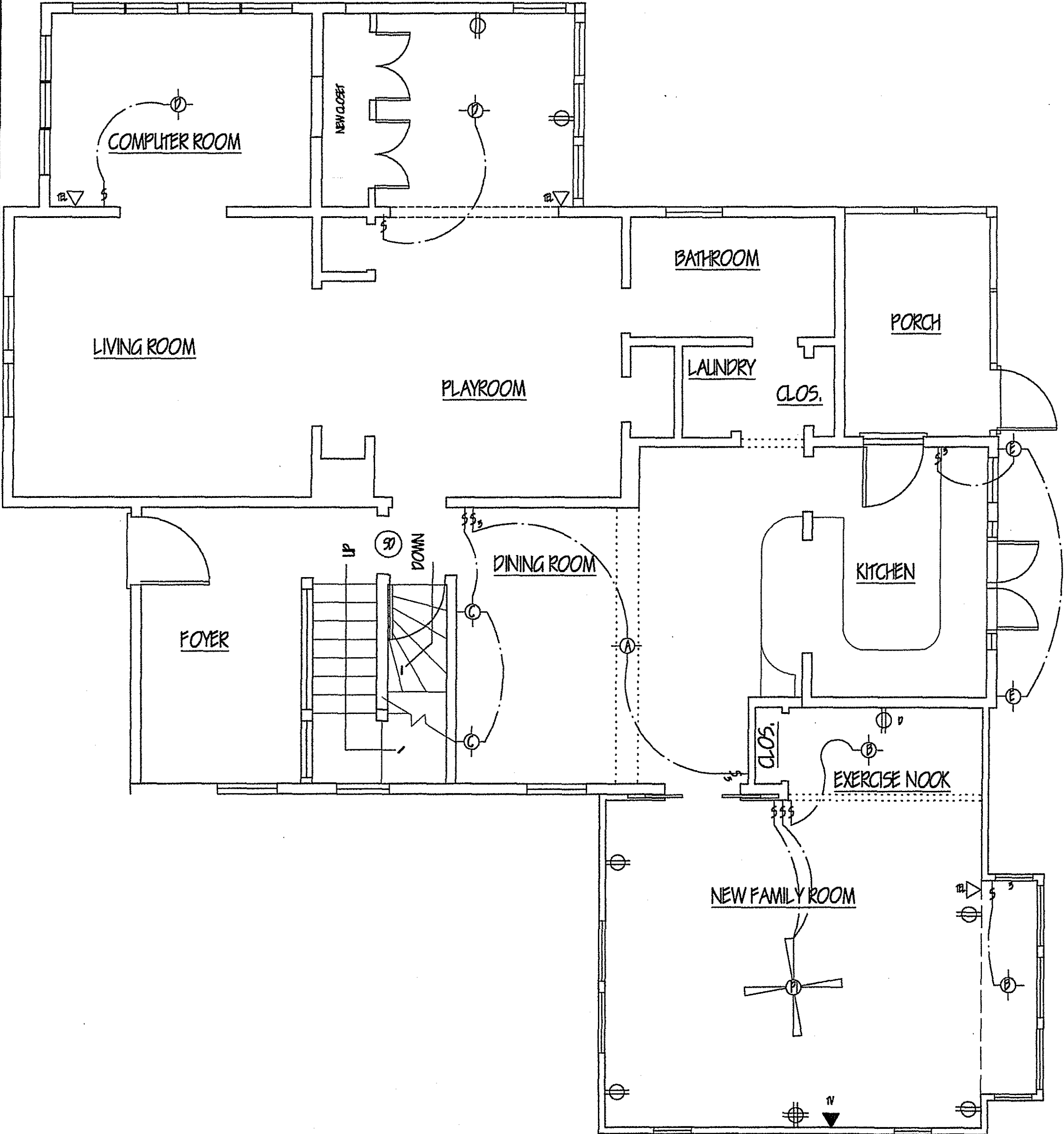
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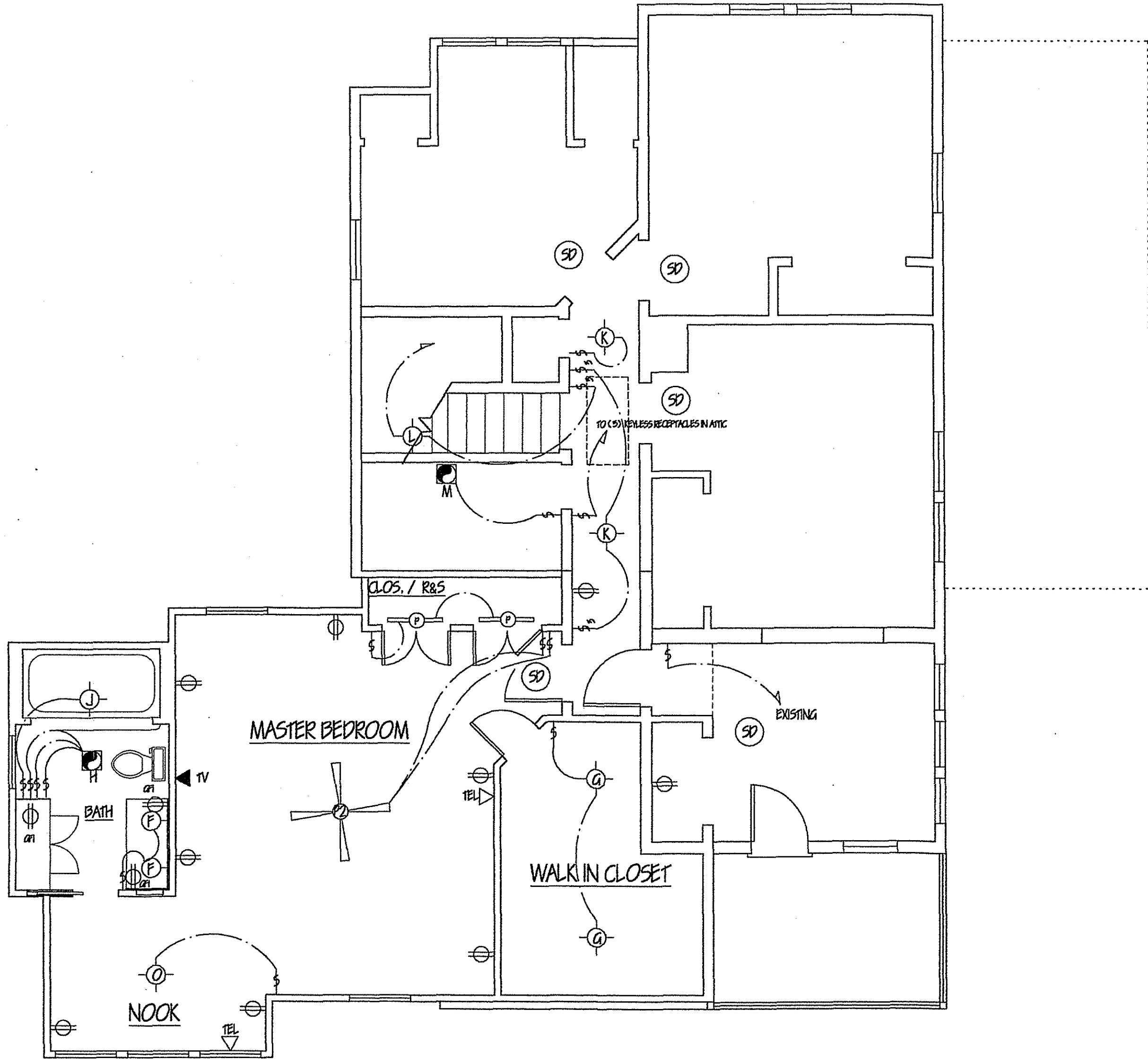
7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912  
SIMON / MISHEL RESIDENCE  
ADDITION AND RENOVATION

ALAN ABRAMS, AIBD DESIGNER  
808 ASPEN STREET, NW WASHINGTON, DC 20012  
202.726.5894 fax 202.291.6772

1ST FLR.  
ELEC. PLAN

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





REVISIONS

SCALE: 1/4"=1'-0"  
 2ND FLR.  
 ELEC. PLAN

ALAN ABRAMS, AIBD DESIGNER  
 808 ASPEN STREET, NW WASHINGTON, DC 20002  
 202.726.5894 Fax 202.291.6772

ADDITION AND RENOVATION  
 SIMON / MISHEL RESIDENCE  
 7506 CARROLL AVENUE  
 TAKOMA PARK, MD 20912

DATE 7-21-98

SHEET #  
**E-2**

ROBINZIEK  
RE: SIMON M. WITTEL RESIDENCE  
7506 CARROLL AVE



04/99  
Veranda



**ALAN ABRAMS A.I.B.D.**

808 Aspen Street, NW Washington, DC 20012 202.726.5894 fax202.291.6772 email awabrams@erols.com

October 28, 1998

Robin Ziek  
Staff Architect  
Montgomery County Department of Park and Planning  
Historic Preservation Section  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: Simon/Mishel Residence/ 7506 Carroll Ave./ Takoma Park

Dear Robin:

This is in regard to the proposed use of cement board siding for the addition to the Simon/Mishel residence. As we discussed at our meeting of October 19, cement board is a durable and paintable cladding. Use of this material would represent a substantial savings to the owners.

Attached please find progress photos of the project, and a sample of the material.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan Abrams', with a long horizontal flourish extending to the right.

Alan Abrams













RETURN TO: 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: ALAN ABRAMS  
Daytime Phone No.: 703-734-9164

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: LARRY MISHEL & SHARON SIMON Daytime Phone No.: 301 270 1786  
Address: 7506 CARROLL AVE TAKOMA PK MD 20912  
Street Number City State Zip Code  
Contractor: NOT DETERMINED YET Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: ALAN ABRAMS Daytime Phone No.: 703-734-9164

**LOCATION OF BUILDING/PREMISE**

House Number: 7506 CARROLL AVE Street \_\_\_\_\_  
Town/City: TAKOMA PK Nearest Cross Street: LINCOLN AVE  
Lot: PT. 7 Block: 50 Subdivision: TAK PK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  GAC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: WINDOWS

1B. Construction cost estimate: \$ 120,000.00

1C. If this is a revision of a previously approved active permit, see Permit # (PRELIM.)

**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.

Alan Abrams 1-14-98 (Go HPC)  
Signature of owner or authorized agent Date

Approved: X w/ conditions For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 1/28/98  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

HAMP APPLICATION: ADJACENT & CONFRONTING PROPERTY OWNERS

Fence will be on the property line with our neighbors  
at 7504 Carroll Ave 2012  
Barry Rudy + Mary Curcio

Neighbor to rear:

Howard and Diana Kohn

16 Jefferson Ave 20912



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 28, 1998

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *GW*  
Gwen Wright, 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.

\* 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 3 copies of your permit set to this office for stamping by the HPC, prior to applying for the building permit in Rockville.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7506 Carroll Avenue

Meeting Date: 1/28/98

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-98D

Tax Credit: No

Public Notice: 1/14/98

Report Date: 1/21/98

Applicant: Sharon Simon & Larry Mishel  
(Alan Abrams, Agent)

Staff: Robin D. Ziek

PROPOSAL: Construct side addition

RECOMMENDATIONS: APPROVAL

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in the Takoma Park Historic District

STYLE: Cottage, with Shingle Style elements

DATE: c1920s

*w/conditions*  
① The <sup>front</sup> ridge line of the flat roof portion would be continuous with the gable ridge line ~~is~~ <sup>(see circle 27)</sup>

The applicant came before the HPC on 8/13/97, for a Preliminary Consultation on a proposal to build a side addition towards the rear of the house. The HPC made numerous suggestions to the applicant. The general impression was that the size and location were suitable, but that there should be additional work on the massing and architectural details. In response to these suggestions, the applicant has made revisions to the project.

The existing house is a 2-story frame structure sided with asbestos shingles. It may be a catalogue house, being somewhat similar to the Sears model, "Altone". The house has several notable features including a Gothic arch in the hooded gable on the front elevation, a steep raking roof coming over the front porch, the juxtaposition of vertical and horizontal elements on the front elevation, and the dropped eave on the side elevation with the flared wall projection.

There have been some alterations to the house in the past, including a left side addition providing a narrow sun porch, and a rear addition for a new kitchen. The property sits 7' above the elevation of Carroll Avenue, and the house is sited approximately 38' back from the sidewalk. The lot is a good size, including the basic lot of 50' x 200', with an open space "reserve" measuring 10' x 200' along the right side of the property.

PROPOSAL

The applicant proposes to **construct a two-story addition** at the rear right corner of the house, measuring approximately 15' x 20'. The additional space would provide a Family Room on the first floor and a Master Bedroom Suite on the second floor. The new materials would match

①

the existing materials, except that cedar shingles are proposed instead of asbestos shingles. The proposed new windows would be wood, and 1/1 light.

In conjunction with the new addition, the applicant would also like to **replace the existing metal windows** in the sun porch with wood windows, 1/1 light.

### **STAFF DISCUSSION**

The applicant has responded to the comments of the HPC by **reducing the massing** of the proposed addition. The proposal preserves all of the unique features of the original structure through suitable siting and massing. The roofline has been lowered from that first proposed. The strong centralized features of the previous proposal have been replaced with an **asymmetrical organization** which defers to the original structure. The features on the front elevation of the addition are, in a sense, directed or lean towards the original structure.

The addition appears much larger on the rear elevation than the front elevation. In part, this is because the footprint at the rear is approximately 4' larger as it fills in a notch in the original plan of the house at the rear. Further, the addition provides a 2nd story over the existing 1-story kitchen addition, and is therefore larger at the second floor level, without adding to the footprint on the ground floor. (See circle 6, 15).

The Takoma Park Guidelines for Contributing Resources directs the HPC to “emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing.” And, “...the design review emphasis will be restricted to changes that are at all visible from the public right-of-way...” (p. 15). Staff feels that the siting of the new addition at a great distance from the street means that most of the emphasis for HPC review would be on the front elevation and the overall massing. The side and rear elevations will be minimally or not at all visible to the general public.

The proposed new **materials** (cedar shingles, and wood windows and wood trim) are high quality choices which are compatible with the building and the historic district. The proposed siting is respectful of the original structure, and will not disrupt the building pattern and rhythm along Carroll Avenue.

Staff feels that the proposed **replacement of the metal windows** in the sun porch is consistent with the architectural character of the house, and would not be detrimental to the character and quality of the historic district.

### **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 with the Takoma Park Guidelines, which state that:

“major additions should, where feasible, be placed to the rear ... so they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited. (p. 16).

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.



RETURN TO: 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

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Street Number City Street Zip Code  
Contractor: NOT DETERMINED YET Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: ALAN ABRAMS Daytime Phone No.: 703-734-9164

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Lot: PT. 7 Block: 50 Subdivision: TAK PK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  GAC  Slab  Room Addition  Porch  Deck  Shed  
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 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: WINDOWS  
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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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.

Alan Abrams 1-14-98  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

4

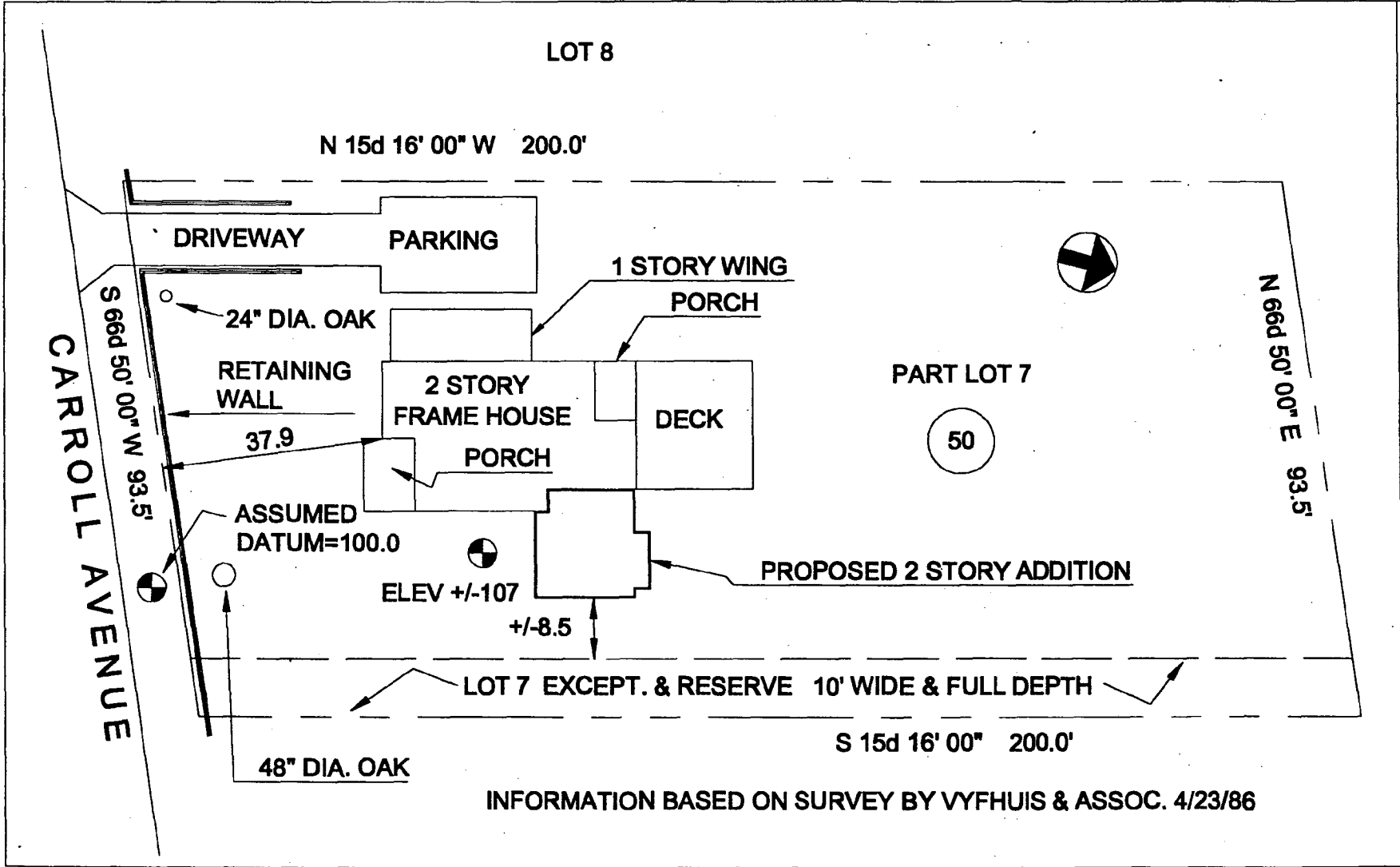
HAWK APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Fence will be on the property line with our neighbors  
at 7504 Carroll Ave 20112  
Barry Rudy + Mary Curcio

Neighbor to rear:  
Howard and Diana Kohn  
16 Jefferson Ave 20912

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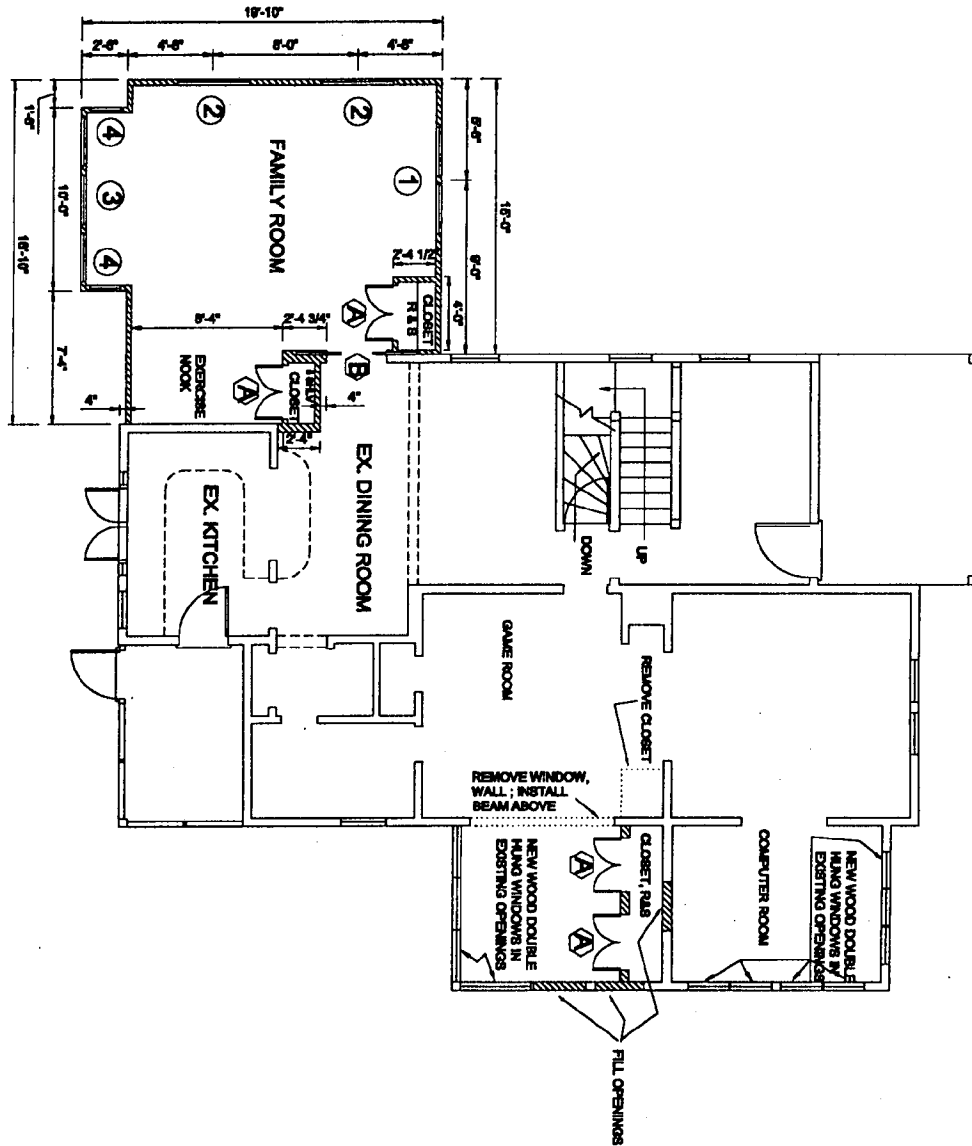
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 JAN. 3, 1986

ALAN ABRAMS A.I.B.D. DESIGNER  
 808 ASPEN STREET, NW  
 WASHINGTON, DC 20012  
 202-555-5884

SITE PLAN  
 SCALE: 1"=20'

ADDITION AND RENOVATION  
 SIMON-MISHELL RESIDENCE  
 7508 CARROLL AVENUE  
 TAKOMA PARK, DC 20912

6



ADDITION AND RENOVATION  
SIMON-MISHELL RESIDENCE  
7508 CARROLL AVENUE  
TAKOMA PARK, MD 20912

FIRST FLOOR PLAN

REVISIONS:

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

ALAN ABRAMS A.I.B.D. DESIGNER  
808 ASPEN STREET, NW  
WASHINGTON, DC 20012  
202.726.5894

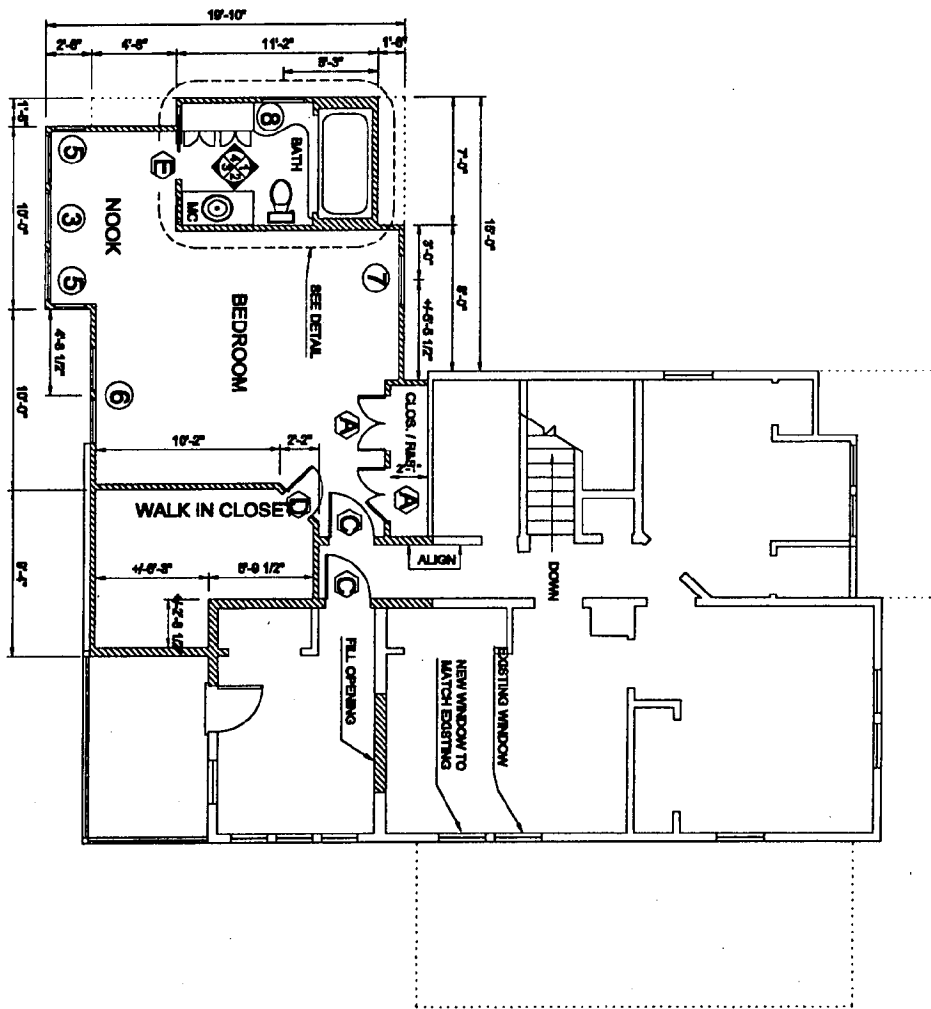
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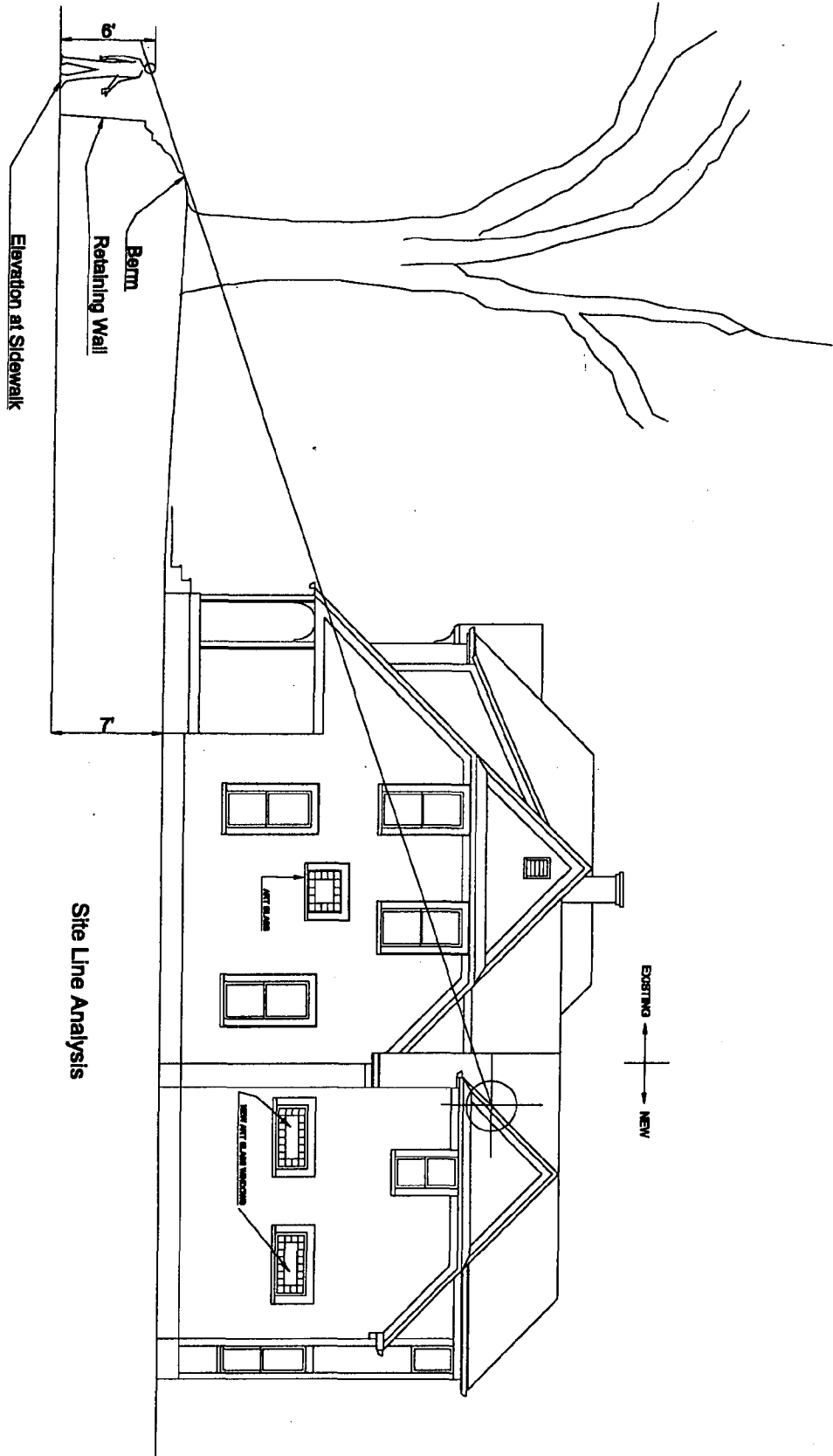




<b>ADDITION AND RENOVATION SIMON-MISHELL RESIDENCE 7506 CARROLL AVENUE TAKOMA PARK, MD 20912</b>	<b>SECOND FLOOR PLAN</b>	<b>ALAN ABRAMS A.I.B.D. DESIGNER 808 ASPEN STREET, NW WASHINGTON, DC 20012 202.726.5894</b>	<b>SHEET</b>
	<b>REVISIONS:</b>		<b>7</b>
	<b>SCALE: 1/8" = 1'-0"</b>		<b>JAN. 5, 90</b>

(8)

9



**ADDITION AND RENOVATION  
SIMON-MISHELL RESIDENCE  
7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912**

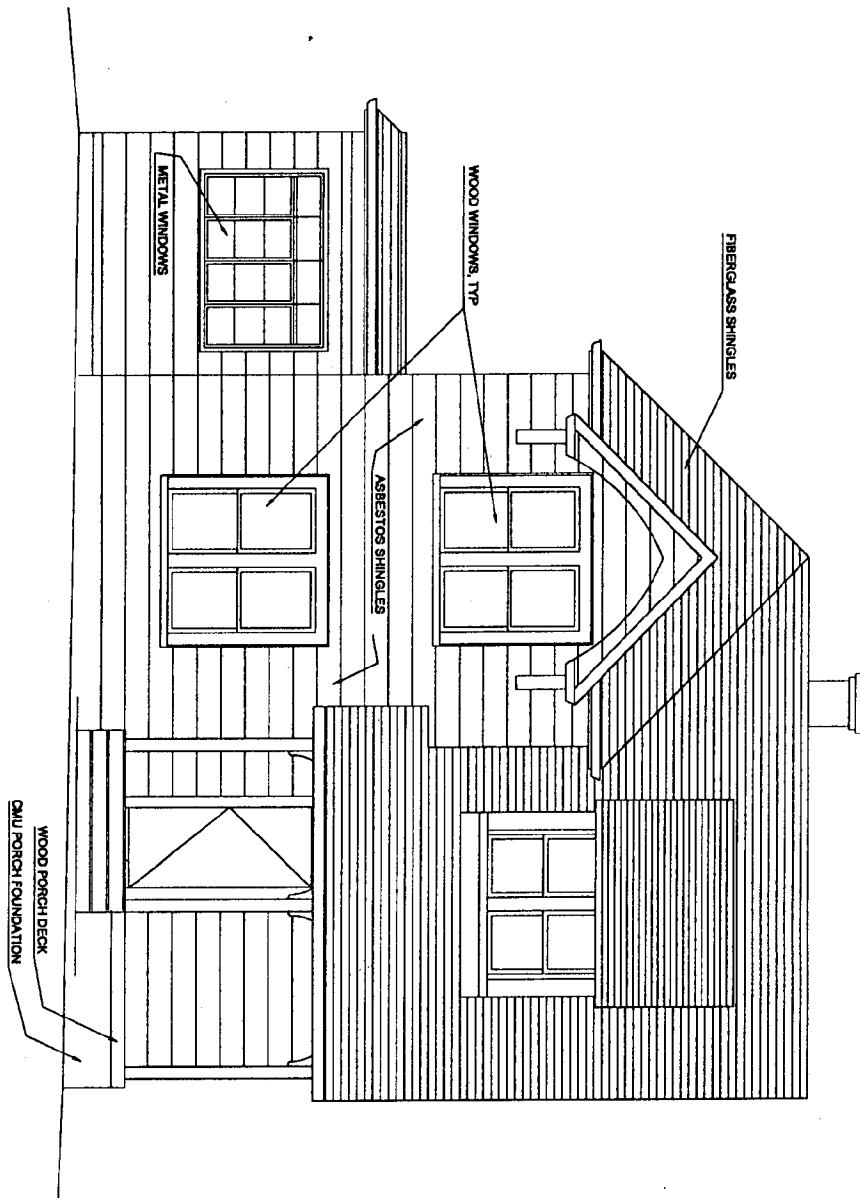
*SITE LINE ANALYSIS*  
**REVISIONS:**  
  
**SCALE: 1/8" = 1'-0"**

**ALAN ABRAMS A.I.B.D. DESIGNER  
808 ASPEN STREET, NW  
WASHINGTON, DC 20012  
202.726.5894**

**SHEET**  
**8**  
**JAN. 11, '98**

01

Existing South Elevation  
3/16"=1'-0"



ADDITION AND RENOVATION  
SIMON-MISHELL RESIDENCE  
7508 CARROLL AVENUE  
TAKOMA PARK, MD 20912

REVISIONS:

SCALE: 3/16" = 1'-0"

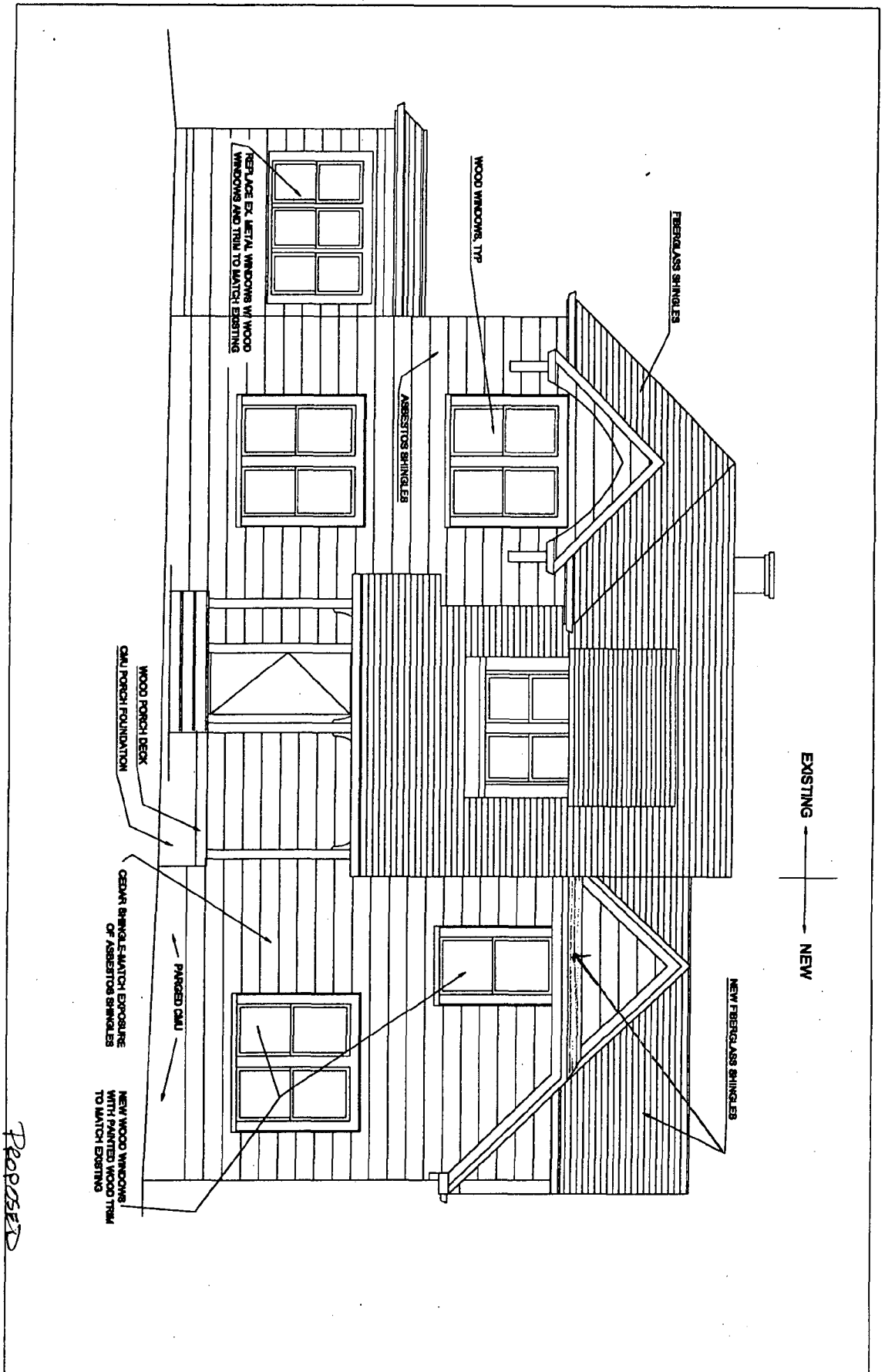
ALAN ABRAMS A.I.B.D. DESIGNER  
808 ASPEN STREET, NW  
WASHINGTON, DC 20012  
726.5894

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EXIST.

1-14-98

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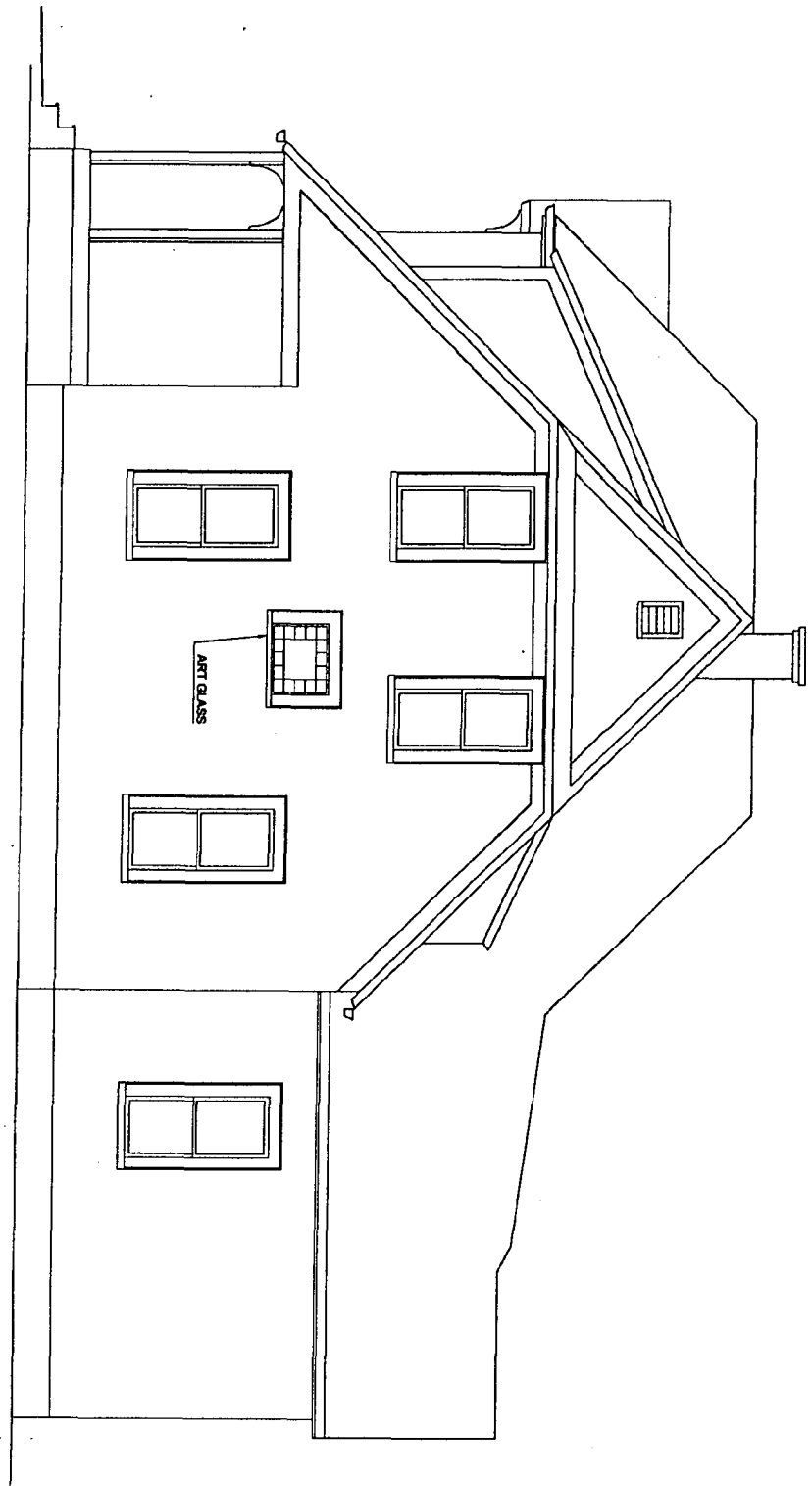


PROPOSED

ADDITION AND RENOVATION SIMON-MISHELL RESIDENCE 7506 CARROLL AVENUE TAKOMA PARK, MD 20912	SOUTH ELEVATION	ALAN ABRAMS A.I.B.D. DESIGNER 808 ASPEN STREET, NW WASHINGTON, DC 20012 2.726.5894	SHEET
	REVISIONS:		2
	SCALE: 3/16" = 1'-0"		JAN. 3, 98

(e1)

Existing East Elevation  
3/16"=1'-0"



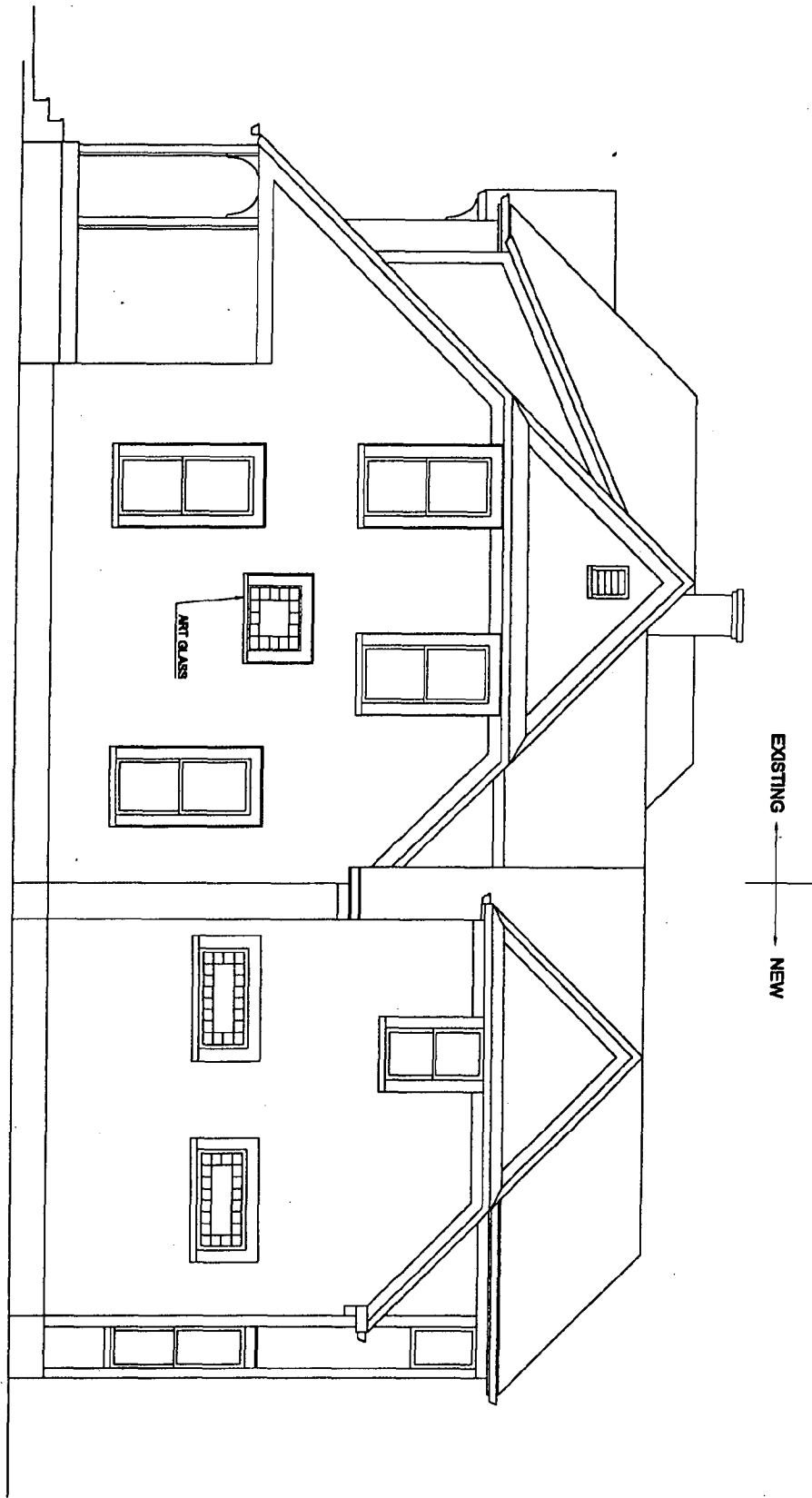
ADDITION AND RENOVATION  
SIMON-MISHELL RESIDENCE  
7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912

REVISIONS:  
  
SCALE: 3/16" = 1'-0"

ALAN ABRAMS A.I.B.D. DESIGNER  
808 ASPEN STREET, NW  
WASHINGTON, DC 20012  
726.5894

SHEET  
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1-14-98

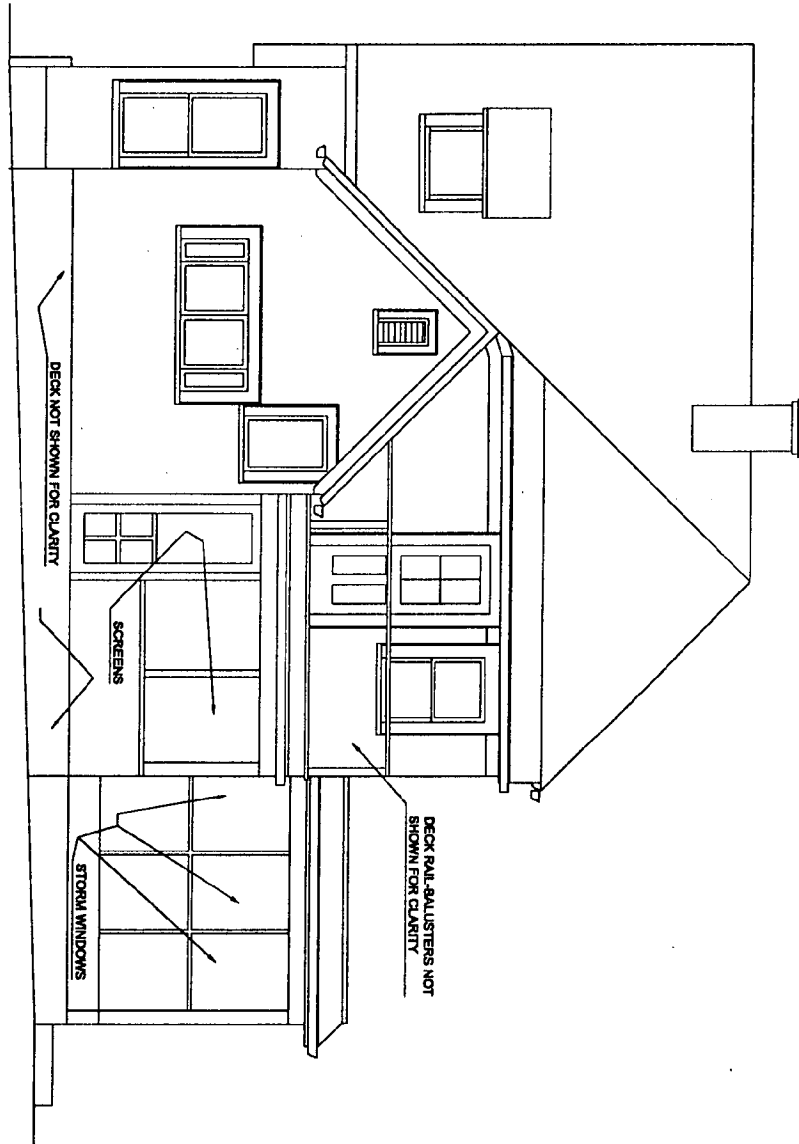
31



ADDITION AND RENOVATION SIMON-MISHELL RESIDENCE 7508 CARROLL AVENUE TAKOMA PARK, MD 20912	EAST ELEVATION	ALAN ABRAMS A.I.B.D. DESIGNER 808 ASPEN STREET, NW WASHINGTON, DC 20012 2.728.5894	SHEET
	REVISIONS:		3
	SCALE: 3/16"=1'-0"		JAN. 3, 98

11

Existing North Elevation  
3/16"=1'-0"



ADDITION AND RENOVATION  
SIMDN-MISHELL RESIDENCE  
7506 CARROLL AVENUE  
TAKOMA PARK, MD 20912

REVISIONS:

SCALE: 3/16"=1'-0"

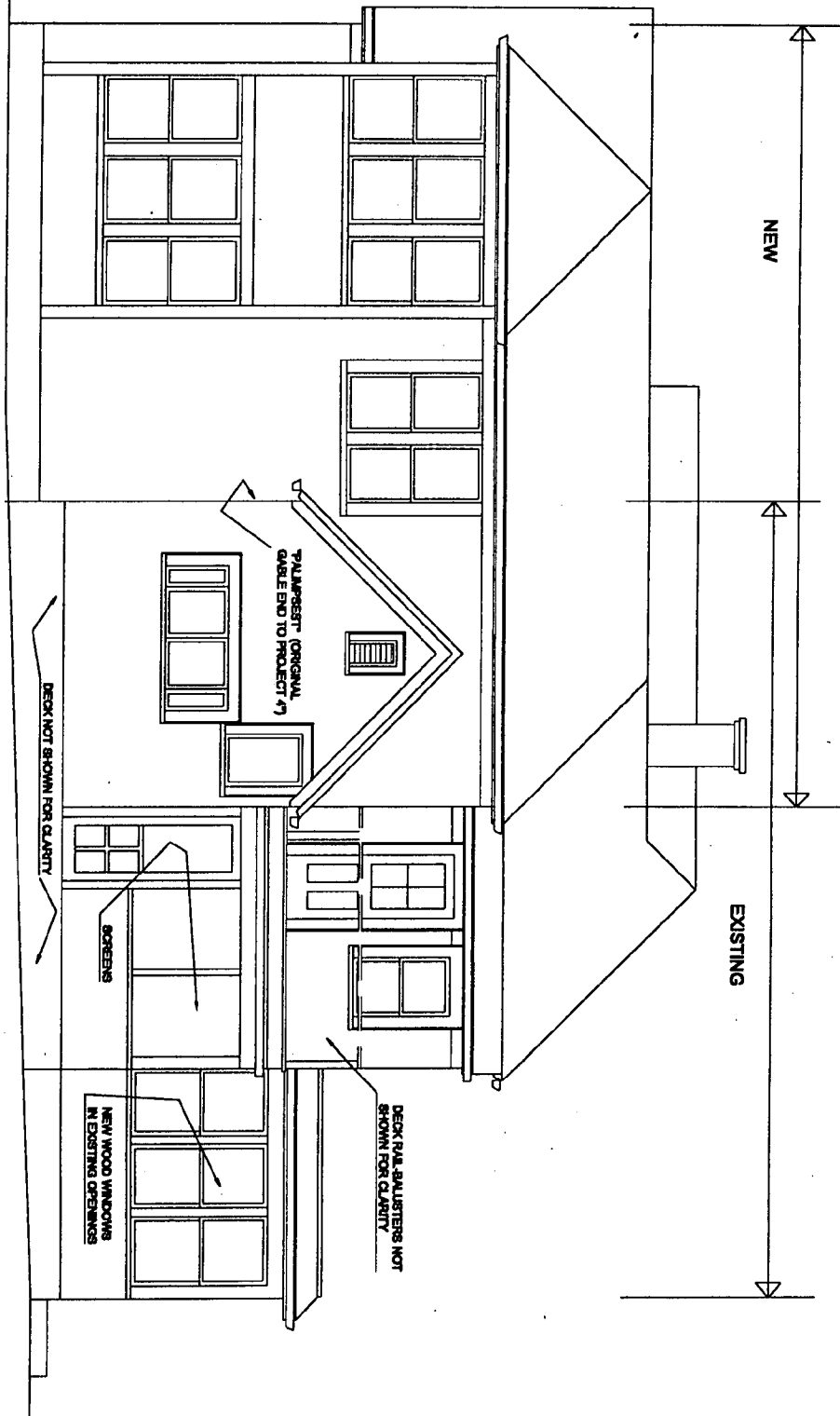
ALAN ABRAMS A.I.B.D. DESIGNER  
808 ASPEN STREET, NW  
WASHINGTON, DC 20012  
726.5894

SHEET

3  
EXIST.

1-14-98

51



**ADDITION AND RENOVATION  
SIMON-MISHELL RESIDENCE  
7508 CARROLL AVENUE  
TAKOMA PARK, MD 20912**

**NORTH ELEVATION**  
REVISIONS:  
  
SCALE: 3/16" = 1'-0"

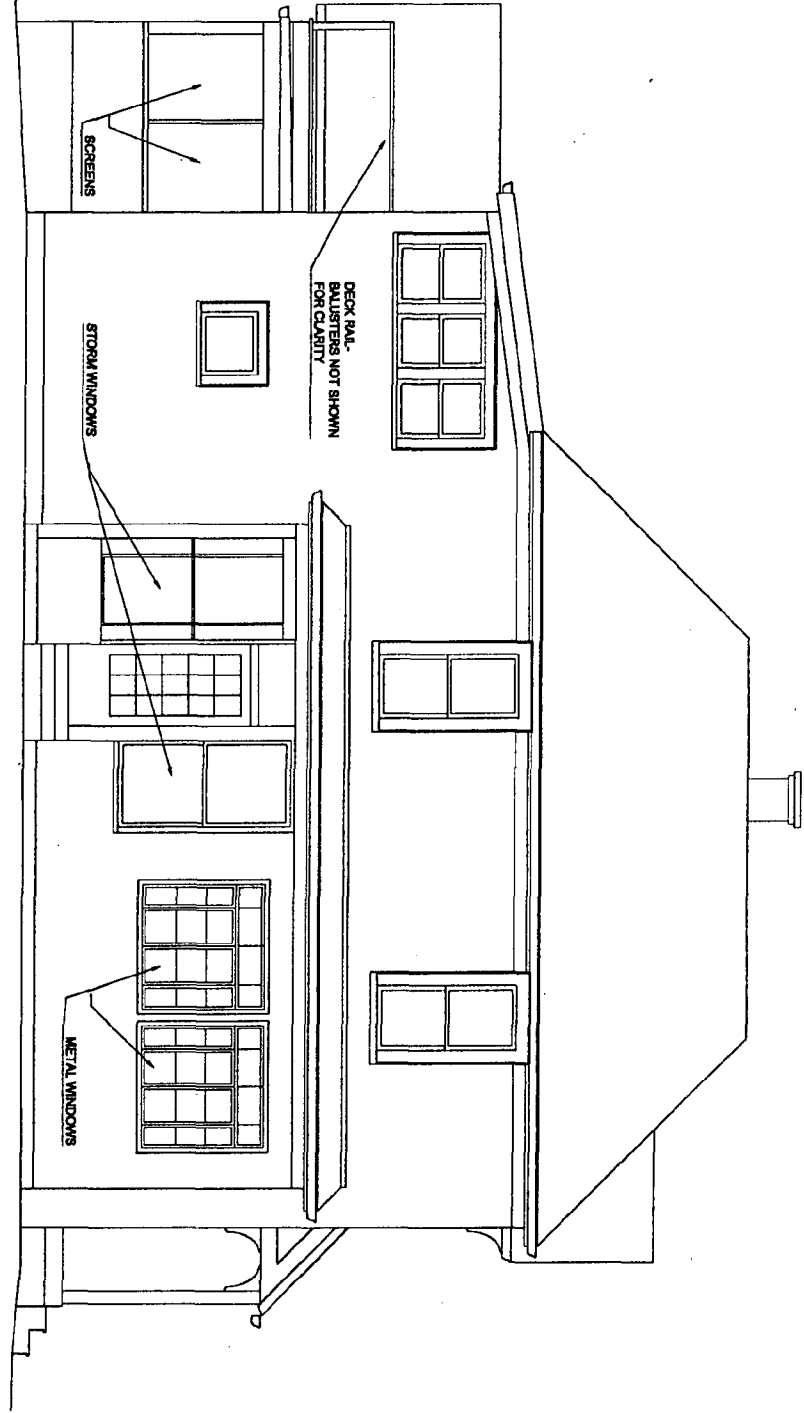
**ALAN ABRAMS A.I.B.D. DESIGNER  
808 ASPEN STREET, NW  
WASHINGTON, DC 20012  
728.5894**

**SHEET**  
**4**  
JAN 3, 98



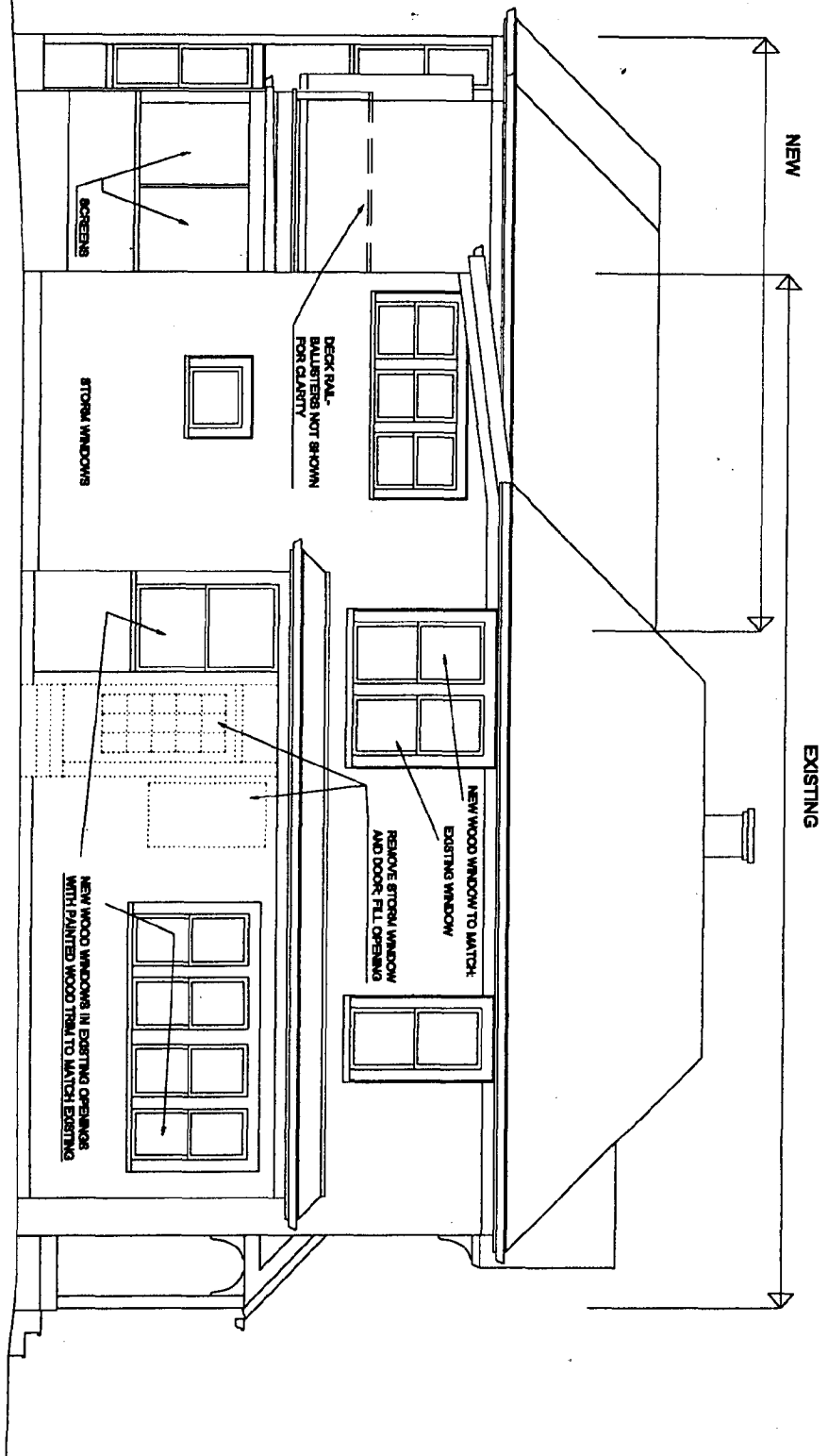
91

Existing West Elevation  
3/16"=1'-0"



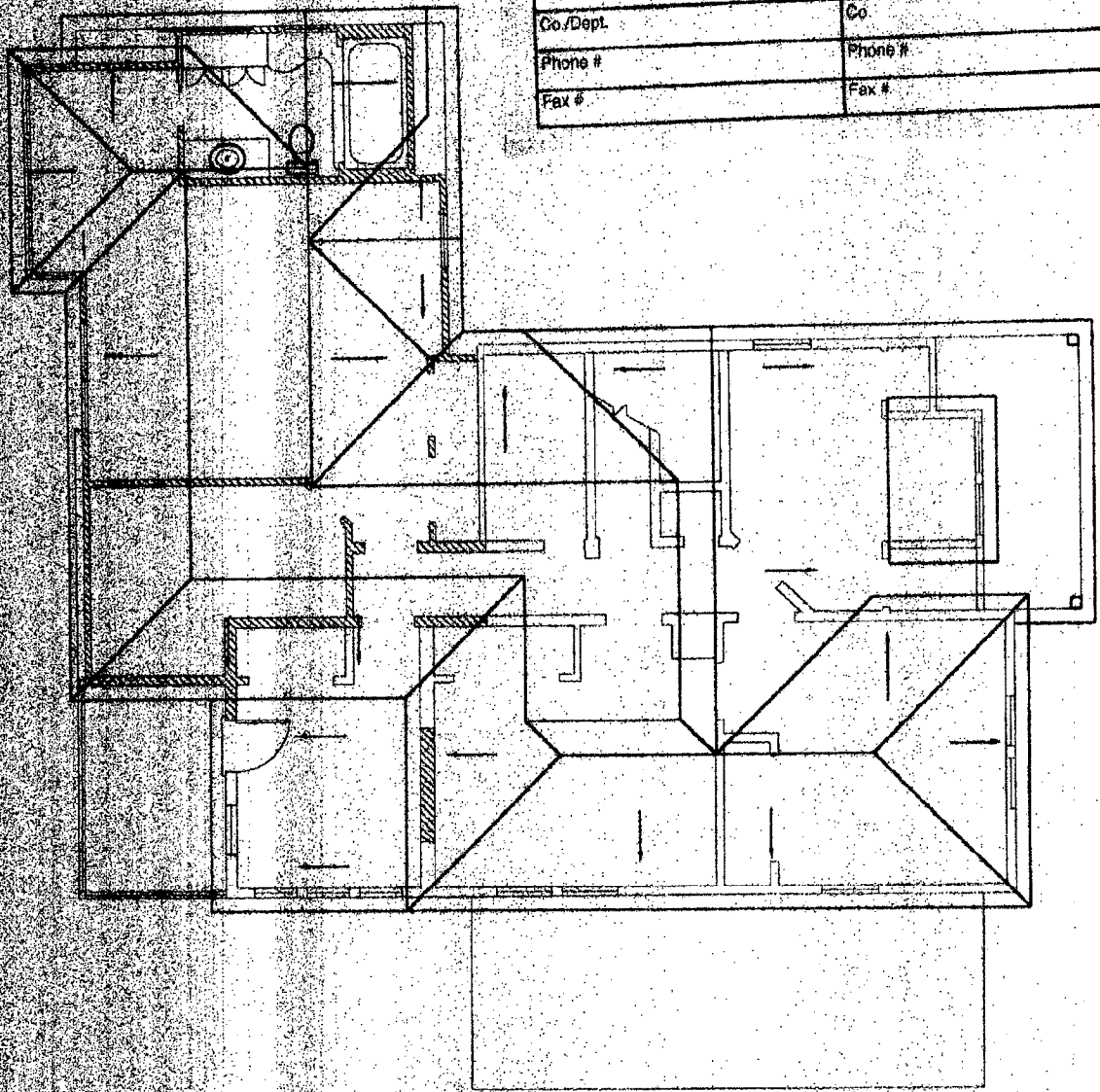
ADDITION AND RENOVATION SIMON-MISHELL RESIDENCE 7506 CARROLL AVENUE TAKOMA PARK, MD 20912	REVISIONS:	ALAN ABRAMS A.I.B.D. DESIGNER 808 ASPEN STREET, NW WASHINGTON, DC 20012 726.5894	SHEET
	SCALE: 3/16"=1'-0"		4 EXIST. 1-14-98

71



ADDITION AND RENOVATION SIMON-MISHELL RESIDENCE 7506 CARROLL AVENUE TAKOMA PARK, MD 20912	WEST ELEVATION REVISIONS:	ALAN ABRAMS A.I.B.D. DESIGNER 808 ASPEN STREET, NW WASHINGTON, DC 20012 202.728.5894	SHEET 5
	SCALE: 3/16" = 1'-0"		JAN. 3, 98

Post-It® Fax Note	7671	Date	1.22	# of pages	1
To	ROBIN ZIEK	From	ALAN ABRAMS		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			



ADDITION AND RENOVATION SIMON WISSELL RESIDENCE 7500 CARROLL AVENUE TAKOMA PARK, MD 20912	ROOF SCHEMATIC	ALAN ABRAMS A.I.B.D. DESIGNER 808 ASPEN STREET, NW WASHINGTON, DC 20012 202.726.5894	SHEET
	REVISIONS:		1.22.98
	SCALE: 1/8" = 1'-0"		

Roof PLAN

18



◀ FRONT  
ELEVATION

SIDE  
ELEVATION

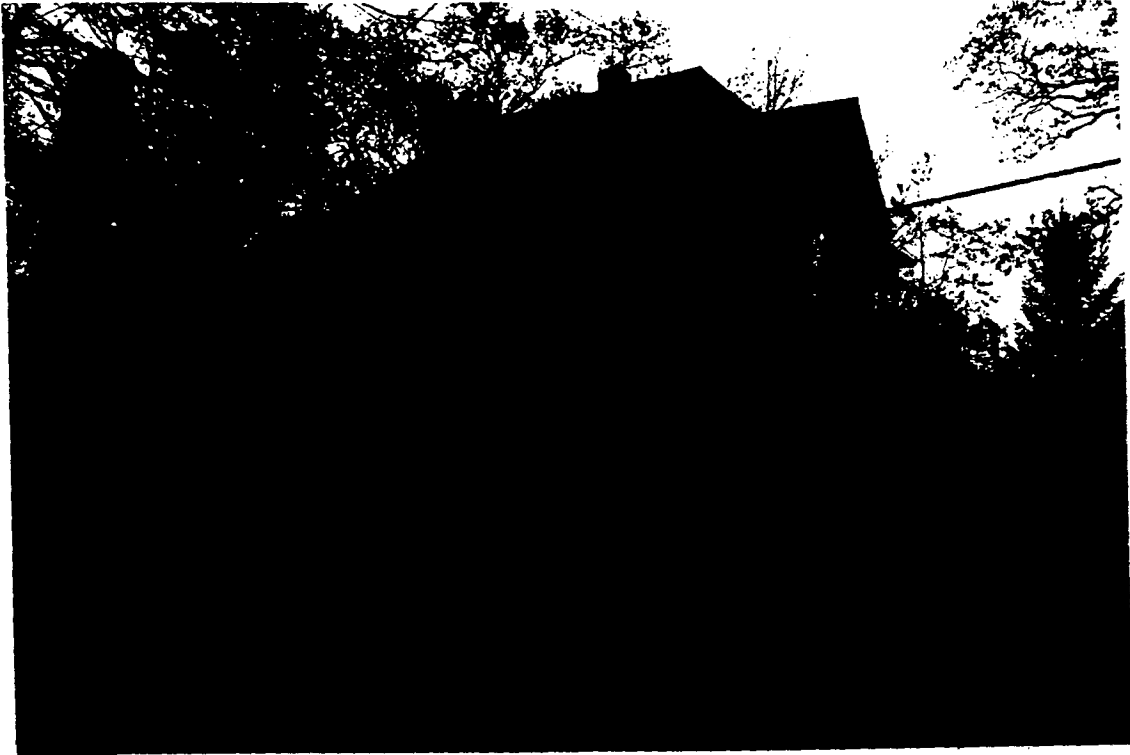




↑  
LOCATION OF PROPOSED NEW ADDITION, AT SIDE/REAR

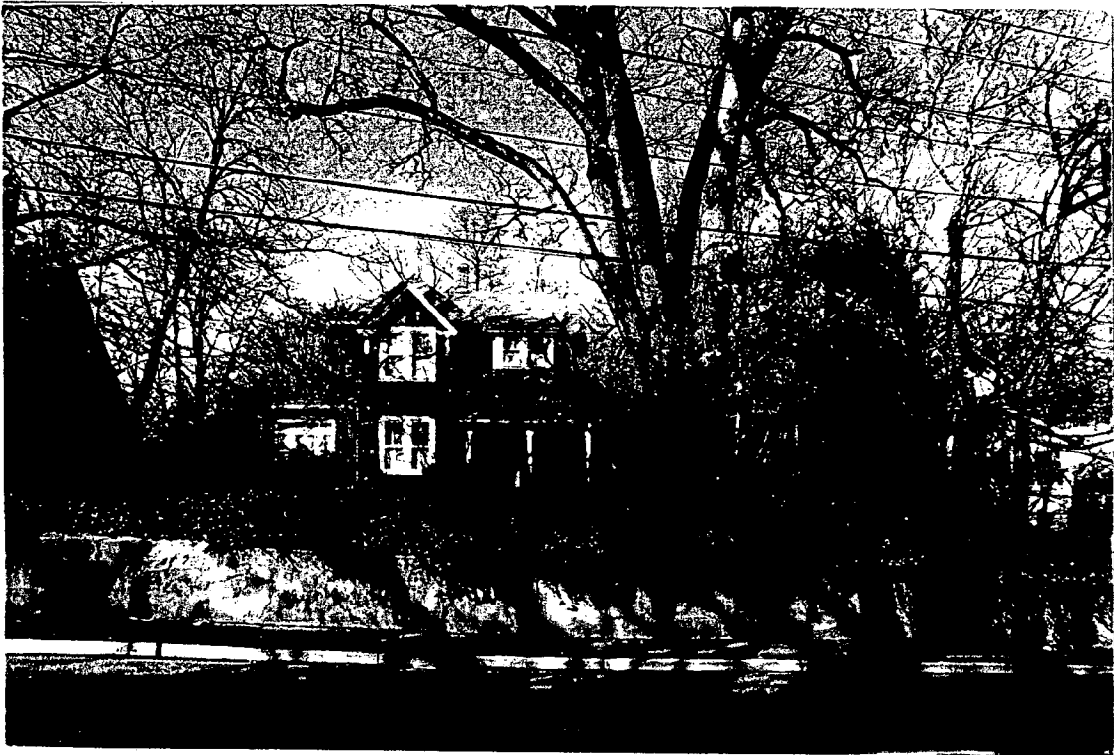
↙ REAR ELEVATION





SIDE ELEVATION

OPPOSITE SIDE TO PROPOSED LOCATION OF ADDITION



22



23



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7506 Carroll Avenue Meeting Date: 8/13/97  
Resource: Takoma Park Historic District Review: PRELIMINARY CONSULTATION  
Case Number: N/A Tax Credit: No  
Public Notice: 7/30/97 Report Date: 8/6/97  
Applicant: Sharon Simon, Larry Mishel Staff: Robin D. Ziek  
(Alan Abrams, Agent)  
PROPOSAL: Construct new addition RECOMMENDATIONS: PROCEED  
TO HAWP

---

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in Takoma Park Historic District  
STYLE: Cottage, with Shingle Style elements  
DATE: c1920s

The existing house is a 2-story [asbestos] shingle-sided house, which may be a catalogue house. It is somewhat similar to the Sears model - Altone - but is more complex. The house has several notable features, including the gothic arch in the hooded gable over the front second-story windows, the steep raking line of the front porch which runs past the front edge of the house, the juxtaposition of the vertical and horizontal elements on the front elevation, and the dropped eave on the side elevation with the flared wall projection.

The house has an original rear two-story ell, but there have been two other additions in the past: 1) there is a narrow sun porch on the left side of the house which has metal windows; and (2) there is a new kitchen addition at the rear. The house sits back from, and above, Carroll Avenue, with a good-sized back yard which is thoughtfully landscaped.

PROJECT PROPOSAL

The applicant proposes to add a new block extending to the side at the rear right corner of the house, between the original portion of the house, and the new kitchen addition. The proposed addition would measure approximately 19' x 16' and would be two stories. The materials would match the existing materials, except that cedar shingles are proposed instead of asbestos shingles. The proposed new windows would be wood, and 1/1 light.

In conjunction with the new addition, the applicant would also like to replace the existing metal windows in the sun porch addition with wood windows, also 1/1 light with transoms.

Comments: Work on Roof line + architectural details.

Location OK

Size OK

- Need a Roof Plan +  
All elevations

①  
24

## STAFF COMMENTS

The applicant's agent has consulted with HPC staff informally prior to coming to the HPC for this Preliminary Consultation. Initially, the applicant had proposed building an addition at the side of the house which would have extended right up to the front plane of the house. Staff expressed concern about the loss of details on the side elevation should such a proposal go forward. The present proposal represents a redesign of the project with these comments in mind, with the goal of preserving the unique features of the original structure.

The siting of the proposed rear addition at 31.7' back from the front edge of the front porch, and towards the rear corner of the original house, will accommodate the retention of all of the outstanding features of the house, including the dropped eave along the side elevation. The proposed new materials (cedar shingles, and wood windows and wood trim) are high quality materials which are compatible within this resource and with the historic district. Due to a combination of the topography of the lot, with a steep change in grade from the level of Carroll Avenue, and the siting of the new addition towards the rear corner of the existing house, the new addition will be hardly visible from the public right-of-way, although the elevation drawings (see Circle *B*) would indicate otherwise. In addition, the proposed siting of the new construction towards the rear of the existing building would not disrupt the building pattern and rhythm along Carroll Avenue.

The proposed replacement of the metal windows in the sun porch is consistent with the architectural character of the house, and would not be detrimental to the character and quality of the historic district.

The applicants's agent has indicated that there may be some changes in the elevations based on floor plan changes. The proposed changes, which would come to the HPC for HAWP review, would not affect the proposed siting, massing, or materials. For that reason, staff has suggested that the Preliminary Consultation would be beneficial to the applicant in terms of HPC guidance on these issues, as well as the project design and detailing.

## STAFF RECOMMENDATION

The Takoma Park Guidelines emphasize placement of additions to the rear of the existing structures so they will be less visible from the public right-of-way, and that additions should be sympathetic to existing architectural character, including massing, height, setbacks and materials. The proposed addition meets these criteria, and also is respectful of the existing environmental setting and landscape.

Staff recommends that the applicant proceed to apply for the HAWP.

*P* (25)

# ALAN ABRAMS AIBD

## Residential Design

808 Aspen Street, NW  
Washington, DC 20012  
phone 202.726.5894  
fax 202.291.8772

### Addendum to Historic Area Work Permit

Simon-Mishel Residence  
Addition and Renovations  
7506 Carroll Avenue  
Takoma Park, MD 20912  
July 29, 1997

#### Written Description of Project

##### 1. Description of Setting

The existing house is a Category 2 (contributing) resource in the Takoma Park Historic District. The Master Plan for Historic Preservation describes the house as "cottage style;" it resembles the Sears "Altoona" in the articulation of elements. It is a one-and-one-half story frame dwelling, clad with asbestos shingles. The house has previously been altered by the addition and finishing of porches on the west side and north (rear) elevations. The house is sited on a large city lot on Carroll Avenue; the east side yard is +/-23' feet wide from the lot line to the side of the existing house.

##### 2. Project Description

The proposal is to add a two story addition, approximately 19' wide and 16' deep (plus projecting bays) to the east side of the rear portion of the existing house. The addition will contain a family room on the main level, and a bedroom and bathroom above. It is sited to occupy the otherwise less used portion of the lot, and (by offsetting the addition to the rear) to preserve the existing story-and-a-half shingle style gable on the east elevation. The addition will maintain a minimum 8' sideyard setback, and will conform to all prevailing zoning regulations. The roof is to be hipped to reduce massing, and to respect the hipped roofs of the existing house. The cladding is to be cedar shingles, coursed at 10" to maintain the order of the existing cladding. Fenestration is to be wood windows with painted wood trim, in a program to match existing windows. Radiused brackets, matching existing brackets at the front porch and front gable, will be used to articulate the projecting bays. Also included in the project is the replacement of existing metal windows on the west side porch addition with wood double hung windows with painted wood trim to match the existing program.

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# THE ALTONA



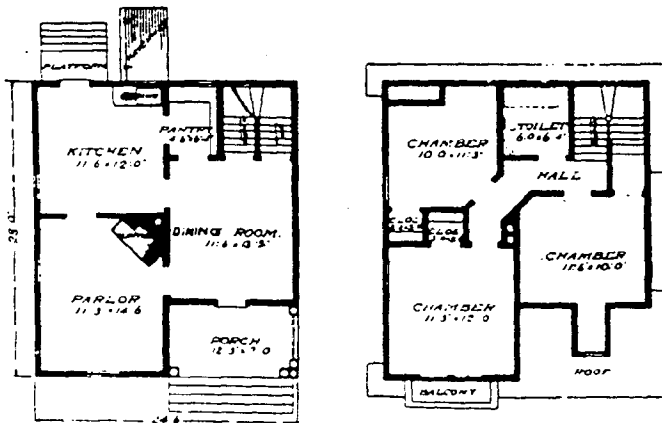
This suburban favorite is an attractive six-room cottage for the family of moderate means. It has a good-sized front porch with a cluster of three colonial columns on the outside corner and one column on each end next to the building.

**Details and features:** Six rooms and one bath. Front porch supported by columns; hipped dormer with balcony; front door glazed with leaded art glass. Corner fireplace in parlor; sliding door between dining room and parlor.

**Years and catalog numbers:** 1911 (121); 1912 (121); 1913 (121); 1916 (121); 1917 (C121); 1918 (121)

**Price:** \$697 to \$1,458

**Locations:** Chicago, Ill.; Davenport, Iowa; Easthampton, Mass.; Waterbury, Neb.; Denville and Somerville, N.J.; Gatesville, N.C.; Almont, N.D.; Oxford, Ohio



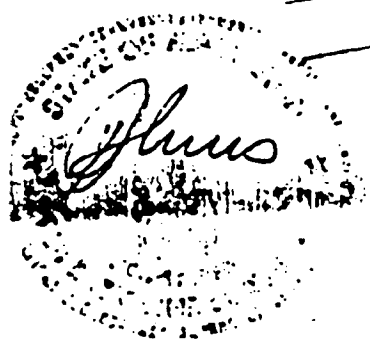
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4



ENGINEERS  
SURVEYORS  
PLANNERS

VYFHUIS & ASSOCIATES



CARROLL AVENUE

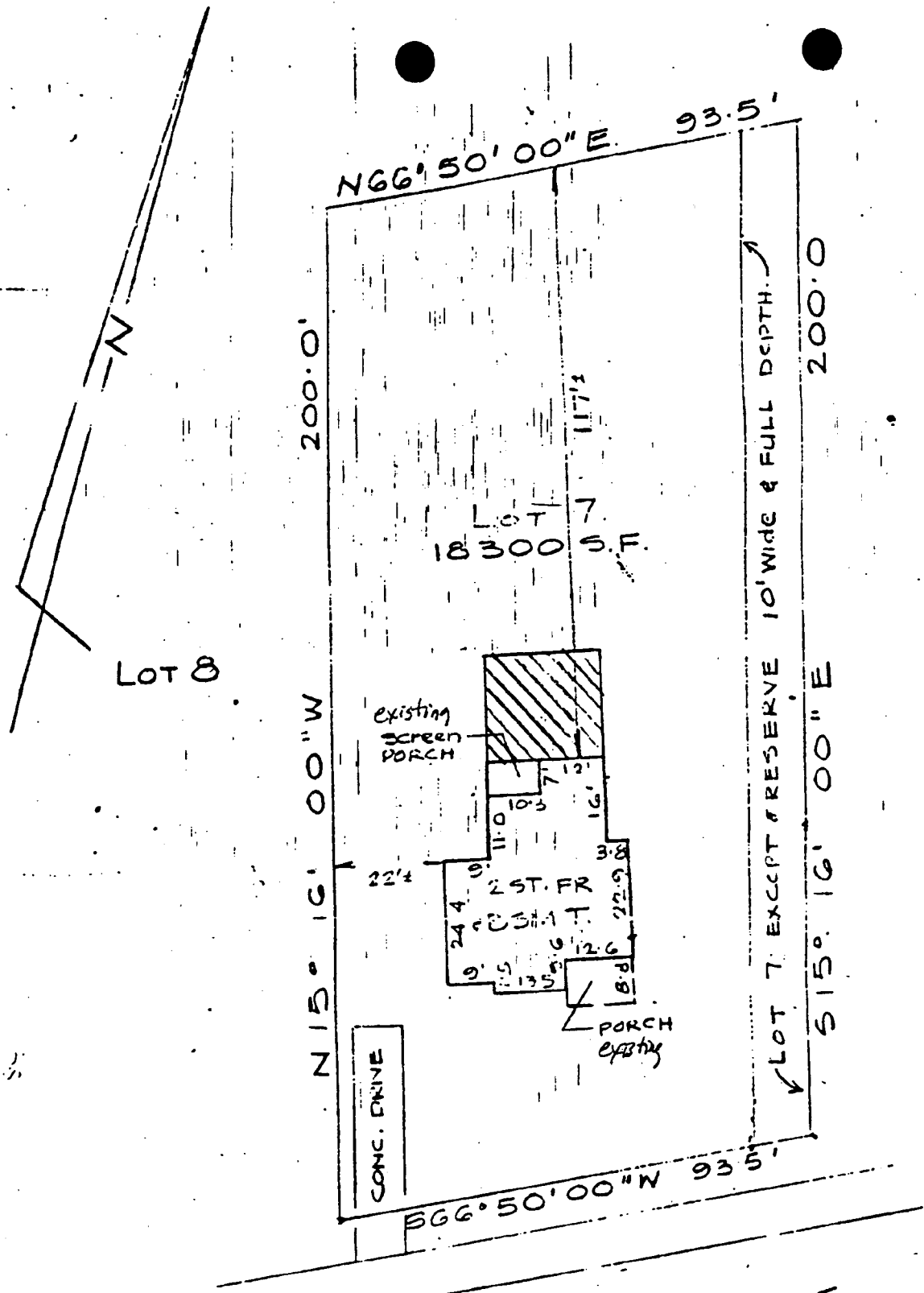
EXISTING SITE PLAN

HOUSE LOCATION PLAT LOT

Part 7

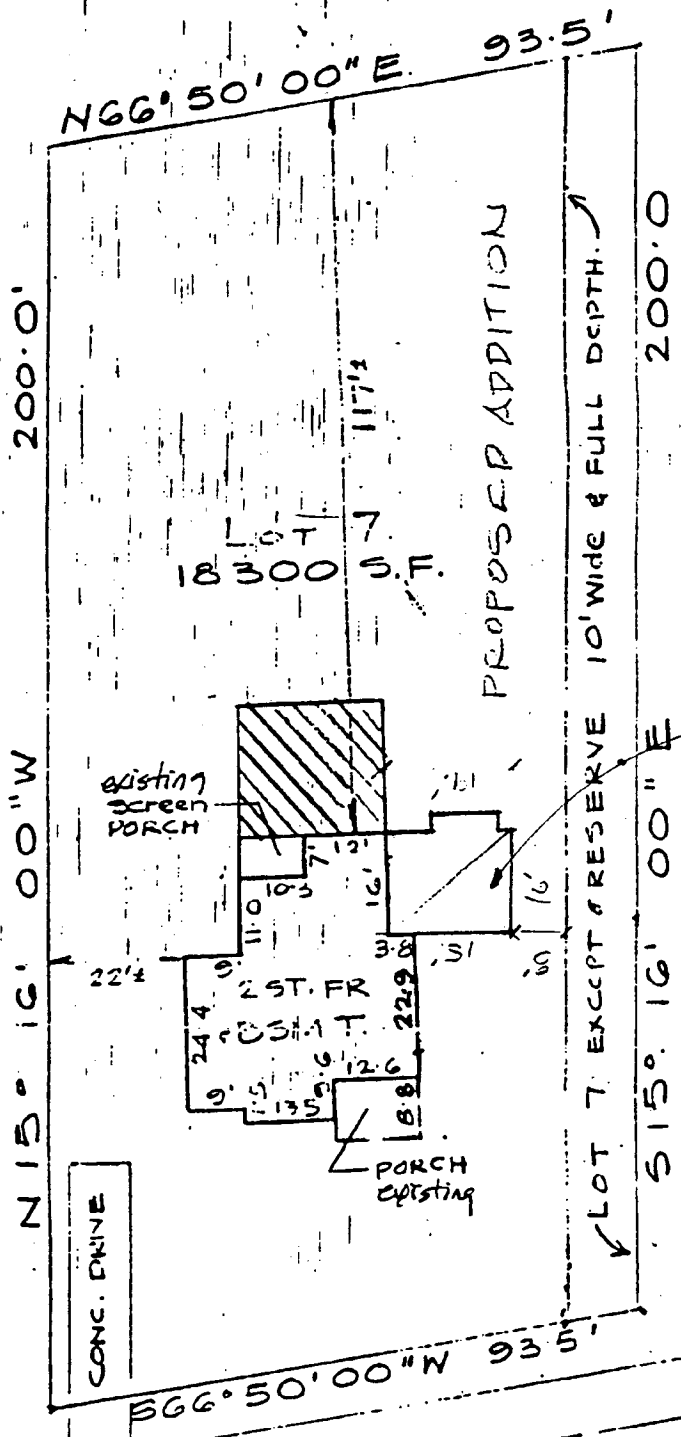
CERTIFICATION: I hereby  
[Signature]

28





LOT 8



LOT 7  
18300 S.F.

PROPOSED ADDITION

PROPOSED ADDITION

CONC. DRIVE

existing screen PORCH

PORCH existing

CARROLL AVENUE

BLK 50

PROPOSED  
SITE PLAN

ENGINEERS  
SURVEYORS  
PIANNERS

WYFHUIS & ASSOCIATES

29  
6



South Elevation

FRONT ELEVATION

**EXISTING**

20

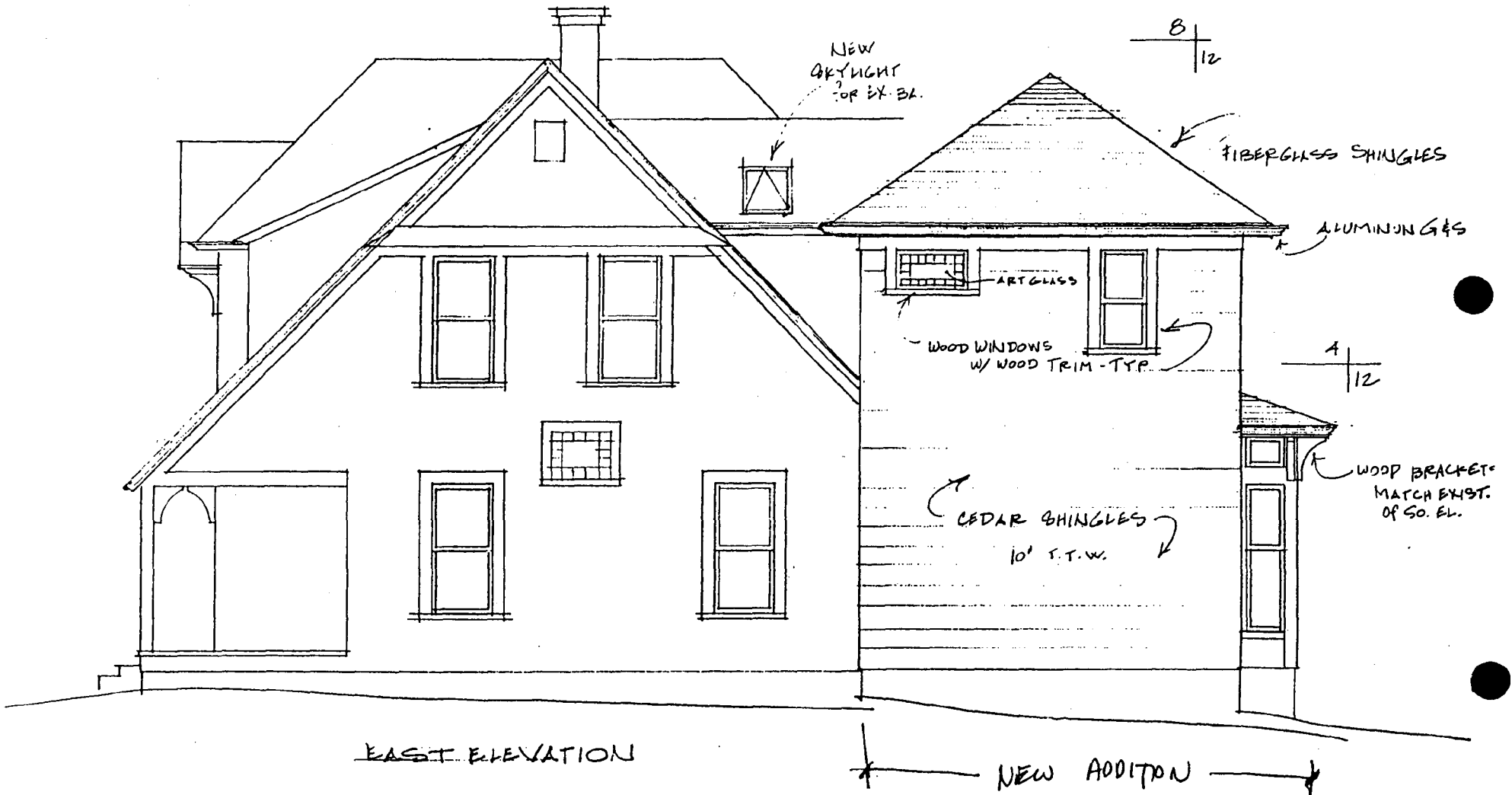
PROPOSED

31  
~~2~~

SOUTH ELEVATION





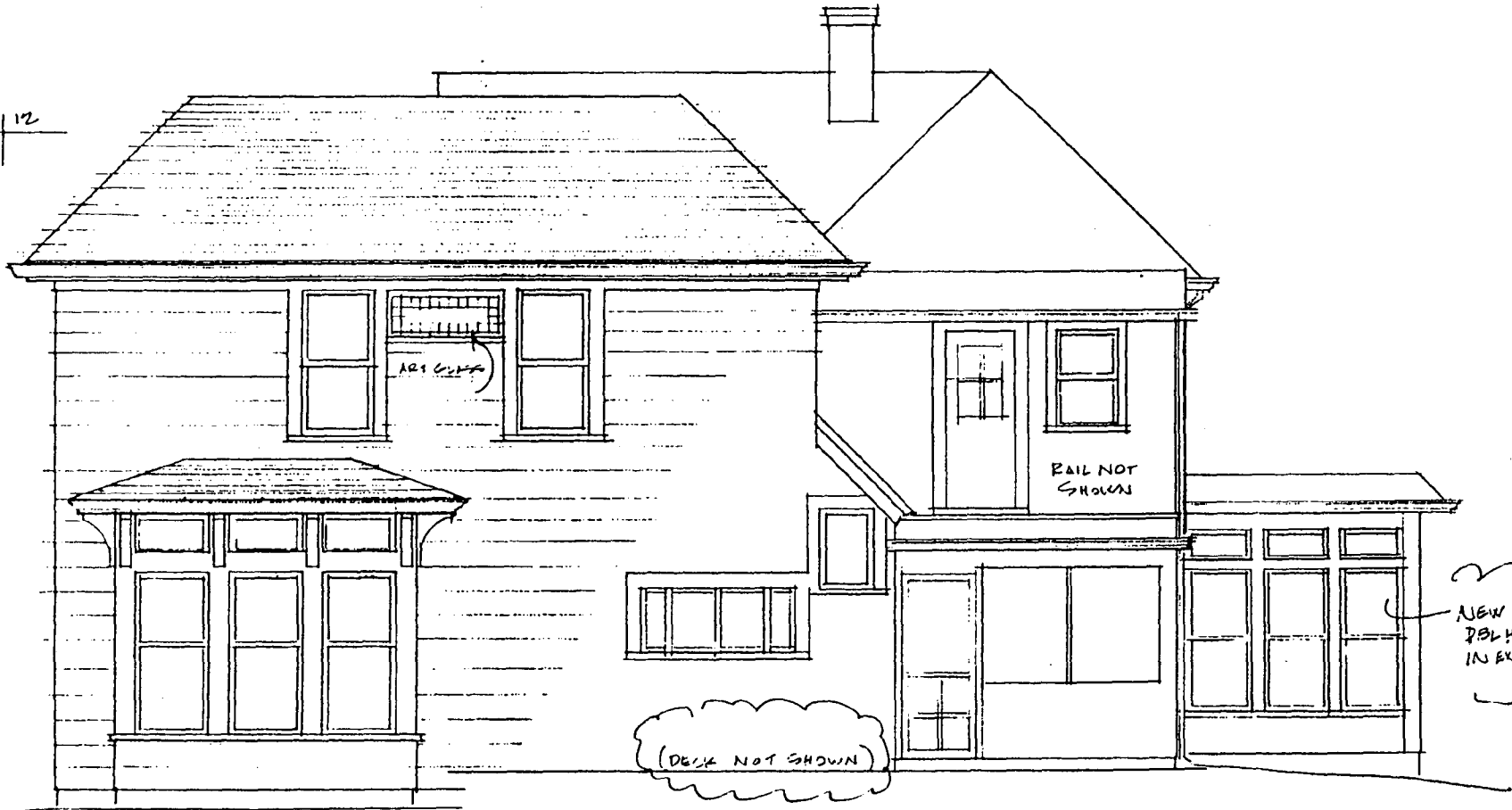


SIDE ELEVATION

4  
32

PROPOSED

12 | 12



NORTH ELEVATION  
 REAR ELEVATION

10  
 33

PROPOSED



9. Please support the use of perpetual preservation easements on open space for property which develops with the cluster option. Easements which are donated to qualified easement holding organizations such as the Greater Sandy Spring Green Space, Inc. automatically establish public/private partnerships which benefit the whole community.

