

7506 Carroll Ave. (Takoma Park Historic
District) - Preliminary Consultation

Re: II-A → Source for asbestos Shingle replacement?

Portage Center, 301.656.4003

Tim Seidl: 301.322.7100 → all right

84 Lumber Home Report
3 bundles
(Chuck)

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

301-495-4570

WEDNESDAY
August 13, 1997**

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.

**** The Historic Preservation Commission meeting scheduled for August 27, 1997 has been cancelled. The next scheduled meeting is September 10, 1997.**

- I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room.
- II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in the MRO Auditorium.

*Approve w/conditions
more on 6"*

P

A. Jill Lancelot, for deck and rear addition at 7100 Sycamore Avenue, Takoma Park (HPC Case No. 37/3-97AA) (Takoma Park Historic District). 20

Exp

R

B Gail K. Jensen, for fence construction at 7315 Willow Avenue, Takoma Park (HPC Case No. 37/3-97BB) (Takoma Park Historic District). *materials? Location*
front fence is 36" ±
Step/terrace at rear of home has logical connection to 6' ± fence. Neighbor's Driveway adjacent to left side.

Exp.

R

C Robert & Ellen Ginsberg, for roof replacement at 7129 Maple Avenue, Takoma Park (HPC Case No. 37/3-97CC) (Takoma Park Historic District).
Carriagehouse to rear. Co + Joe + photographs when he comes back home.

APP.

P

D. Jan Deardorff, for fence replacement at 7108 Holly Avenue, Takoma Park (HPC Case No. 37/3-97DD) (Takoma Park Historic District). 25

APP

P

E. Robert Engelman, for fence replacement at 500 New York Avenue, Takoma Park (HPC Case No. 37/3-97EE) (Takoma Park Historic District). *Retractive*

APP

P

F Jeff McCandless, for signage at 7030 Carroll Avenue, Takoma Park (HPC Case No. 37/3-97FF) (Takoma Park Historic District).

(OVER)

Exp P (G)

Christopher Kendall & Susan Schilpercoort, for rear addition at One Montgomery Avenue, Takoma Park (HPC Case No. 37/3-97GG) (Takoma Park Historic District).

Exp R (H)

Loretta Kelley & Antonio LaGreca, for window replacement at 6807 Westmoreland Avenue, Takoma Park (HPC Case No. 37/3-97HH) (Takoma Park Historic District).

1st fl. windows are vinyl replacement
2nd story w attic are still work.
no windows at rear!
Amherst house

R I (Hank Handker)

Tom Schneider (Miche Booz, Agent), for carriage house alterations at 17201 Norwood Road, Sandy Spring (HPC Case No. 28/13-97A) (Master Plan Site #28/13, Norwood).

P

J. Carter McCamy, Agent for M-NCPPC, for new construction at 8711 Snouffer School Road, Gaithersburg (HPC Case No. 20/4-97A) (Master Plan Site #20/4, Nathan Dickerson House/Green Farm).

Exp R (K)

Lorraine Pearsall, for railing replacement at 7708 Takoma Avenue, Takoma Park (HPC Case No. 37/3-97II) (Takoma Park Historic District).

III. PRELIMINARY CONSULTATION - 10:30 p.m. ^{guess: 9:30} (actually 9:30!)

R A. Sharon Simon & Larry Mishel (Alan Abrams, Agent), for addition at 7506 Carroll Avenue, Takoma Park (Takoma Park Historic District). *Hard to photograph close*

IV. HISTORIC PRESERVATION TAX CREDIT SUMMARY - 11:00 p.m.

V. MINUTES

A. July 9, 1997
July 23, 1997

Approved

Needs more verticality designwise
- more detail drawings.
- Susan says: no brackets at rear!
- Maybe only 2 windows on front - not 3
- Skylight shouldn't be visible at all from street.
- Placement recall OK; size OK. Probably not so good.

VI. OTHER BUSINESS

A. Commission Items
B. Staff Items

1. Happy Birthday Mart. Cty. - Who will go?
2. Kensington Hearing BOA - Sept 17 } Steven
3. Silver Sp. Train Station - Sept 23
= Susan Soterberg
Steven...

VII. ADJOURNMENT

Exp

For Hando: *Open: Review PB. changes to Alex's Chase Amendment that went to County Council.*

Sat Sept 17[±] Folesville
Day

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
(Alan Abrams, Agent)

Staff: Robin D. Ziek

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

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 8) 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.

ALAN ABRAMS AIBD

Residential Design

808 Aspen Street, NW
Washington, DC 20012
phone 202.726.5894
fax 202.291.6772

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.

THE ALTONA



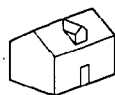
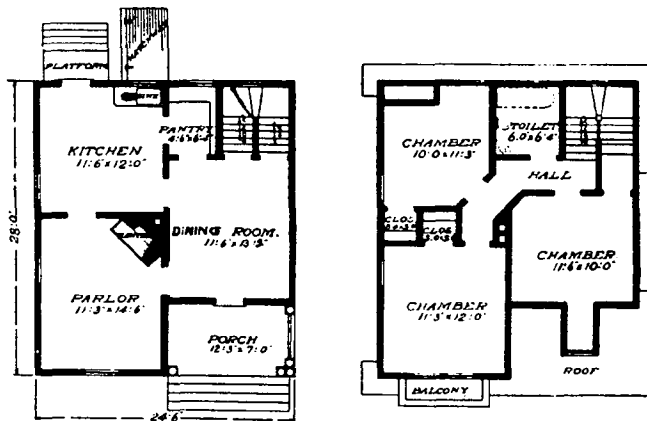
This suburban favorite is an attractive six-room cottage for the family of moderate means. It has a good-sized front porch with a cluster of three colonial columns on the outside corner and one column on each end next to the building.

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)

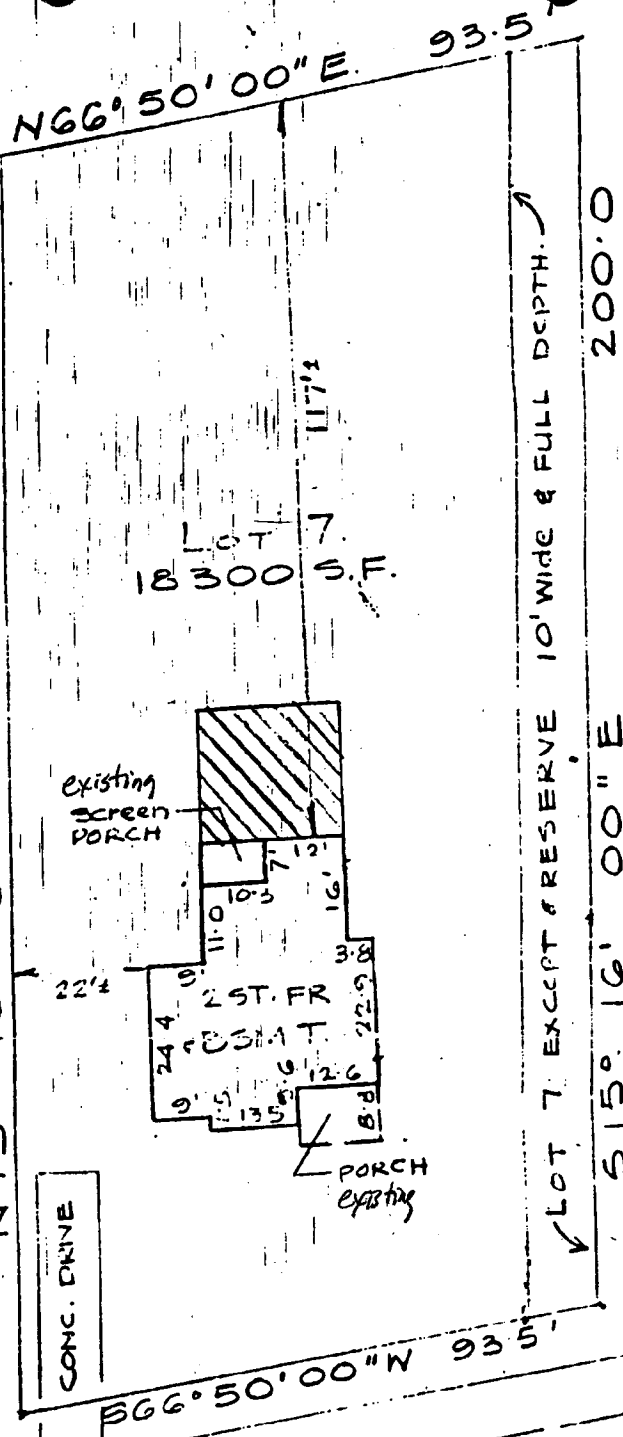
Price: \$697 to \$1,458

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



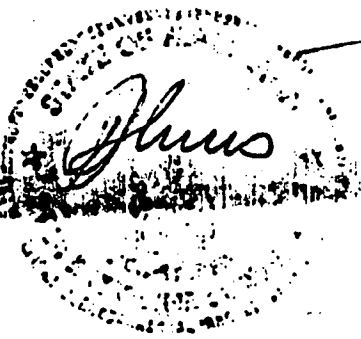
ENGINEERS
SURVEYORS
PLANNERS

VYFHUIS & ASSOCIATES



CARROLL AVENUE

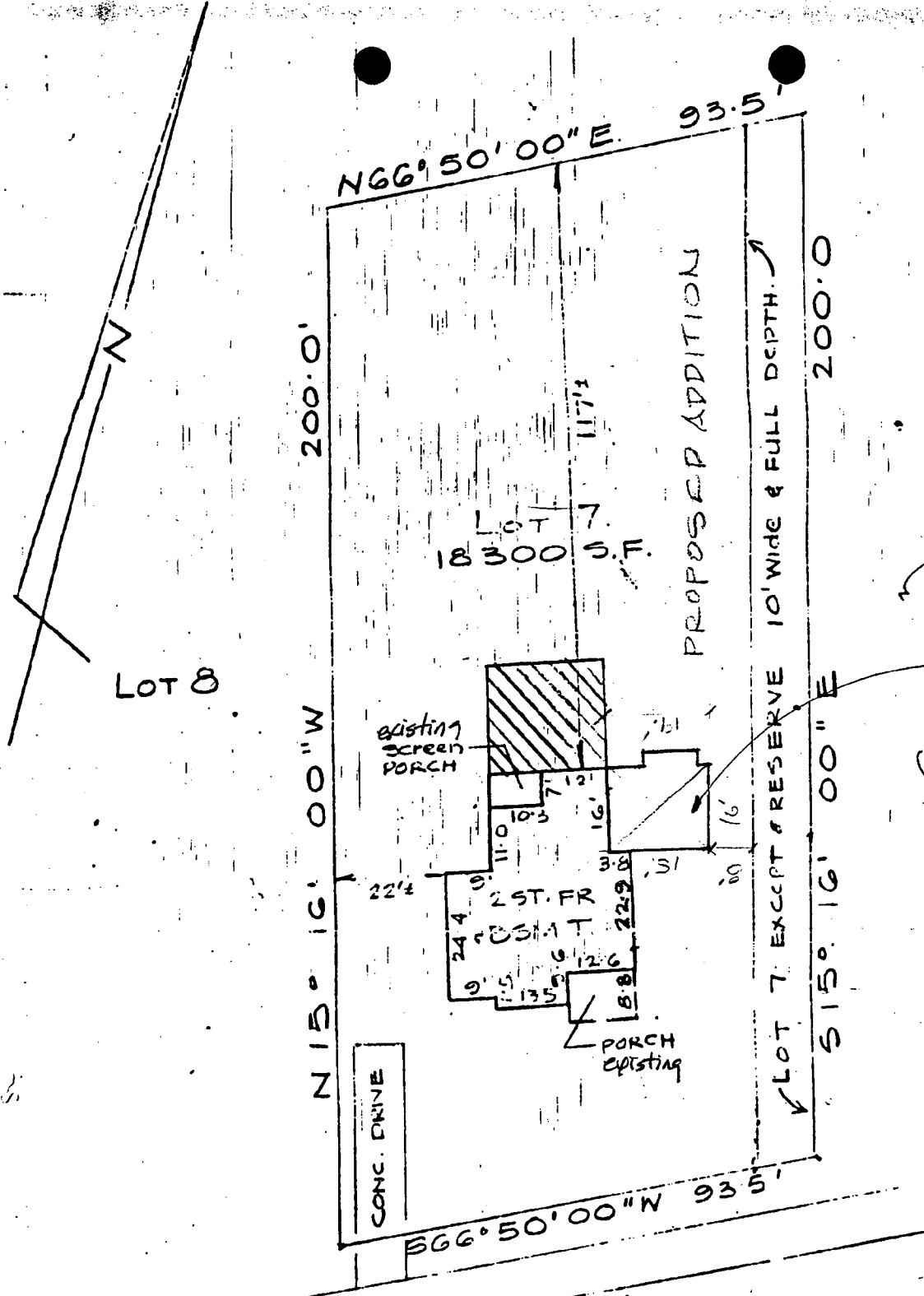
EXISTING SITE PLAN



ENGINEERS
SURVEYORS
PI ANNERS

VYFHUIS & ASSOCIATES

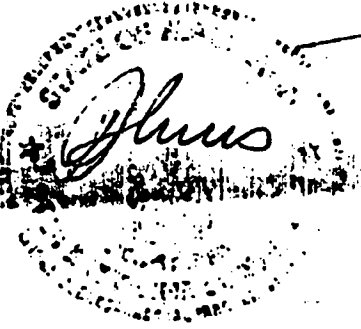
6



CARROLL AVENUE

BLOCK 50

PROPOSED
SITE PLAN





ROUGH ELEVATION

FRONT ELEVATION

7

EXISTING

PROPOSED

2

South Elevation



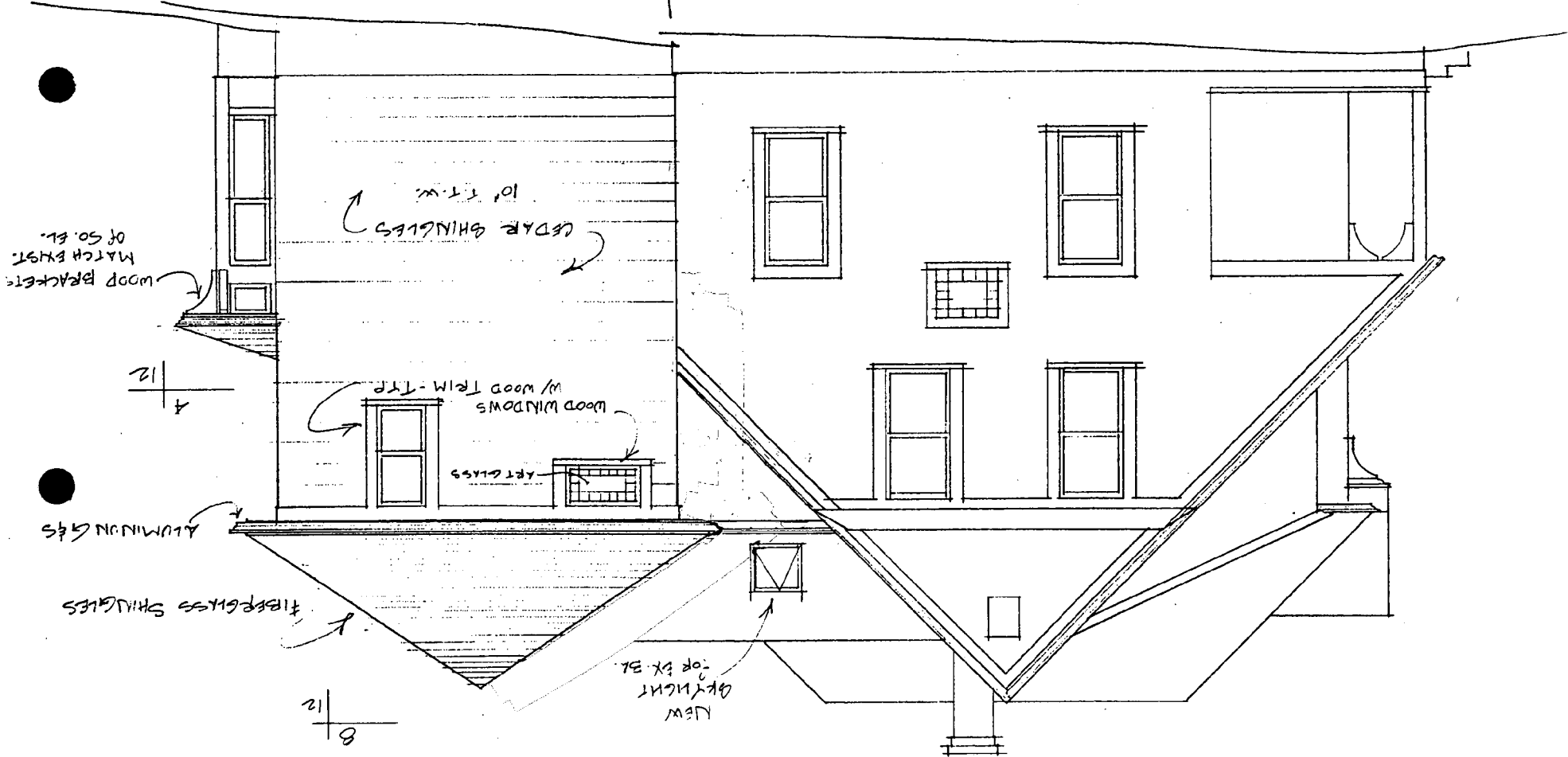
PROPOSED

6

SIDE ELEVATION

EAST ELEVATION

NEW ADDITION





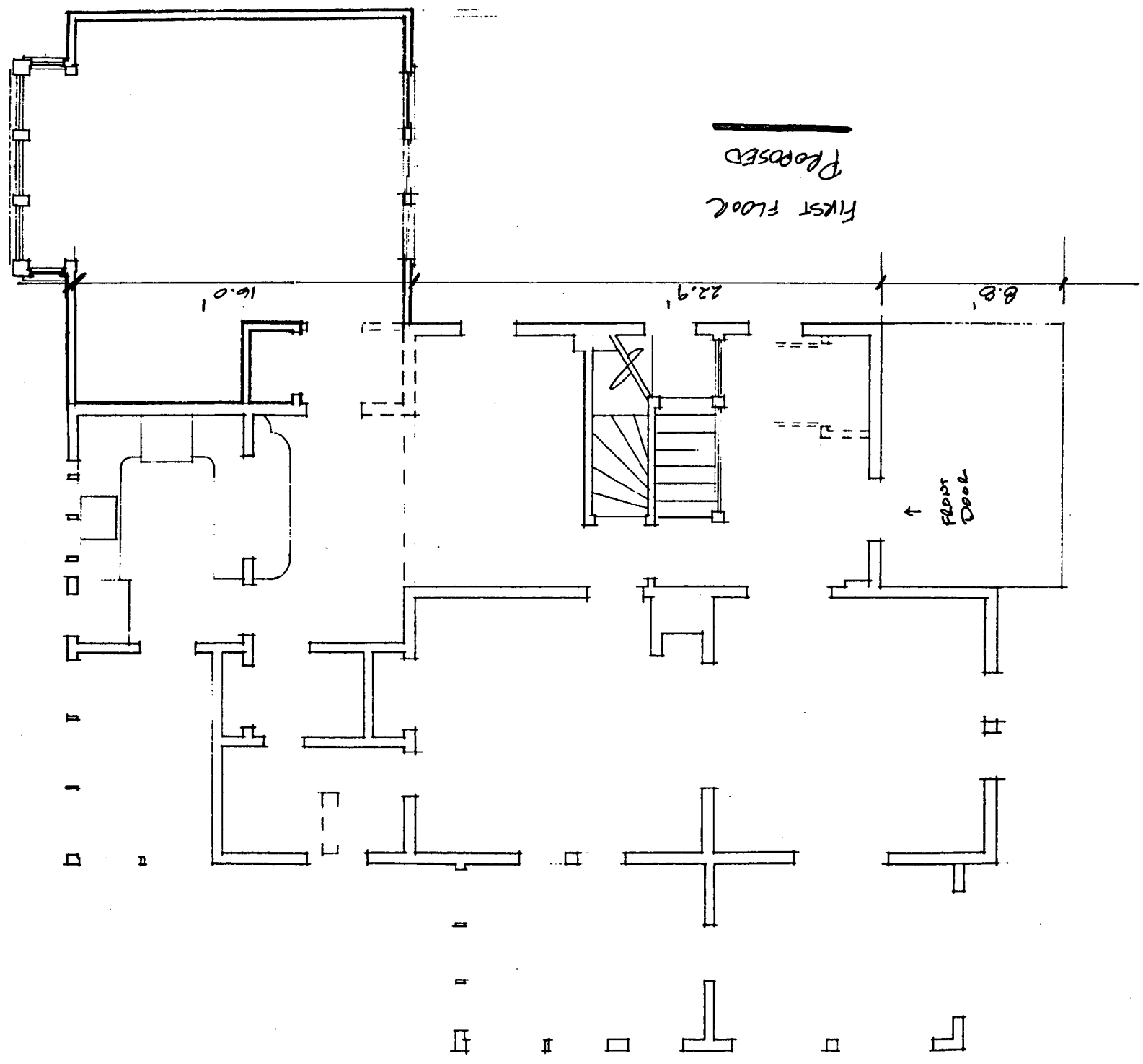
NORTH ELEVATION
REAR ELEVATION

10

PROPOSED

PROPOSED
FIRST FLOOR

ADDITION

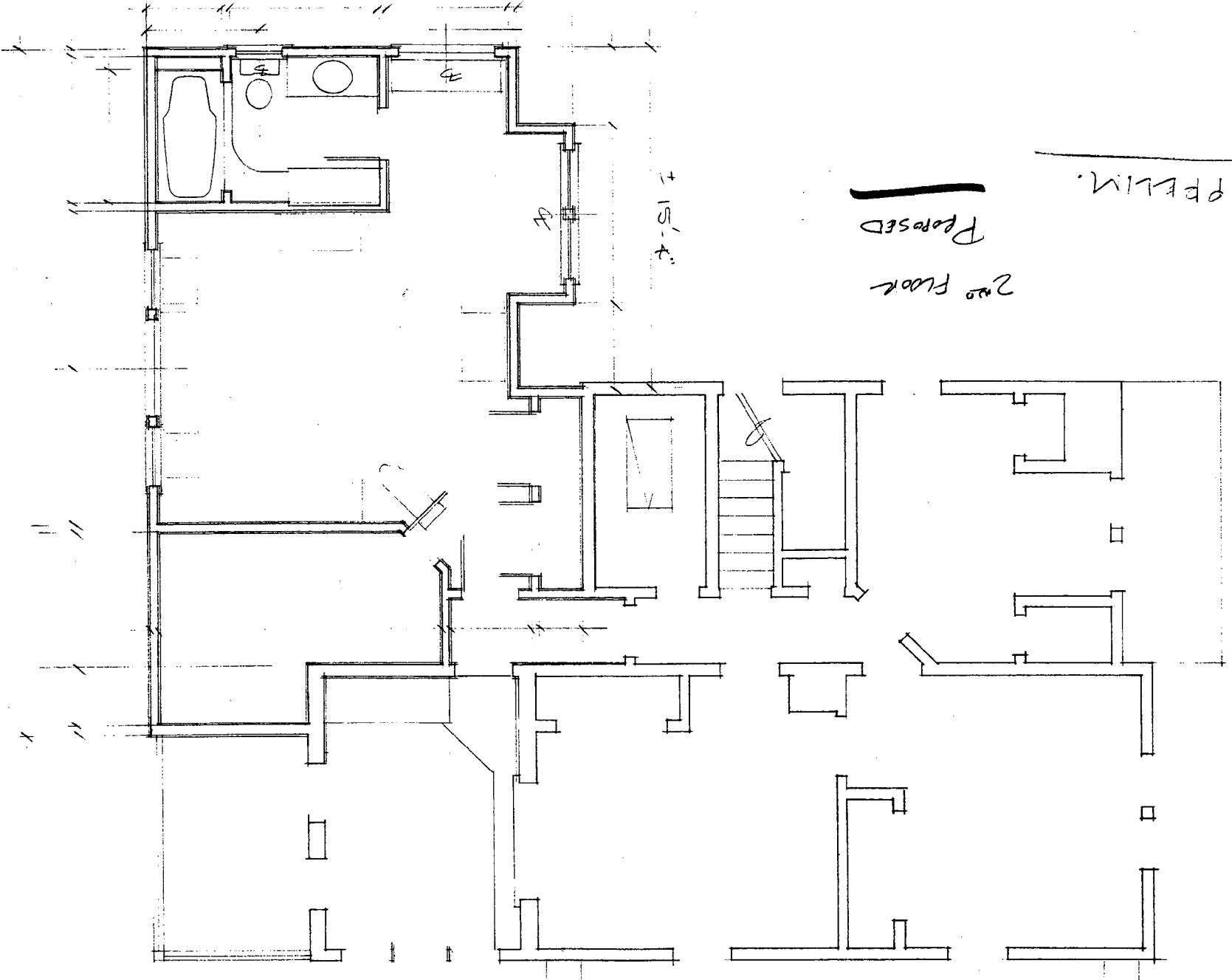


PEELIM.

Proposed

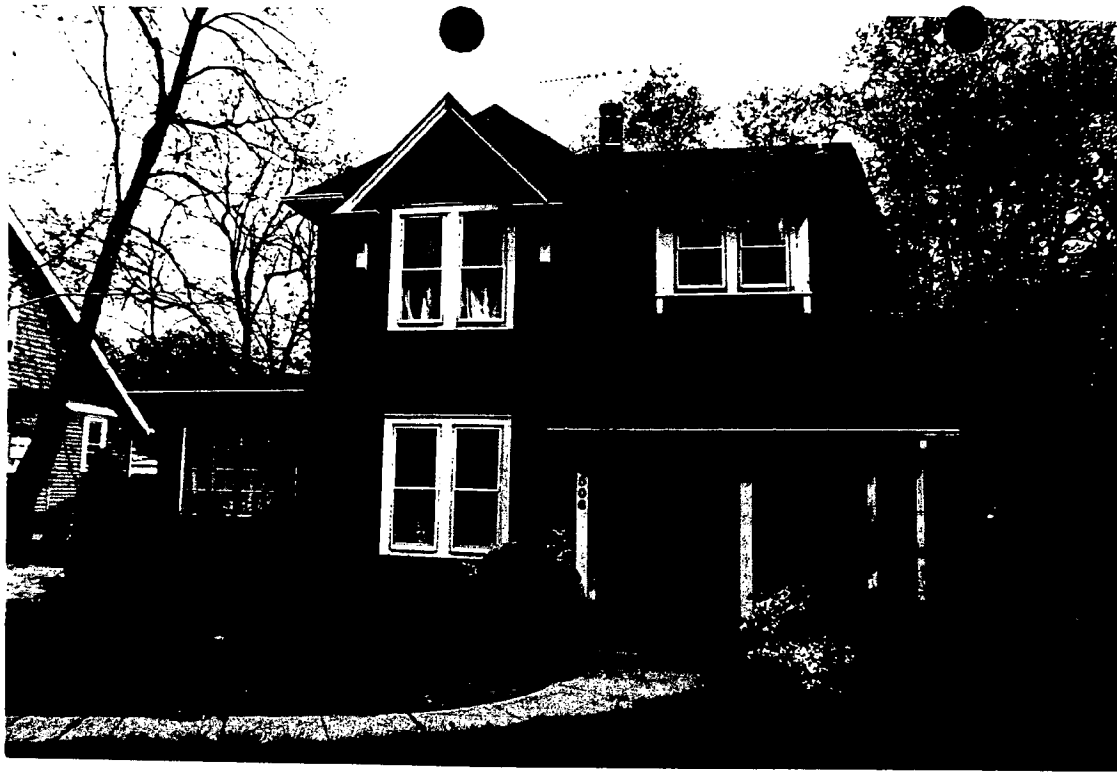
2nd Floor

+ 15'-4"



ADDITION





FRONT
ELEVATION

SIDE
ELEVATION



13



LOCATION OF PROPOSED NEW ADDITION, AT SIDE/REAR

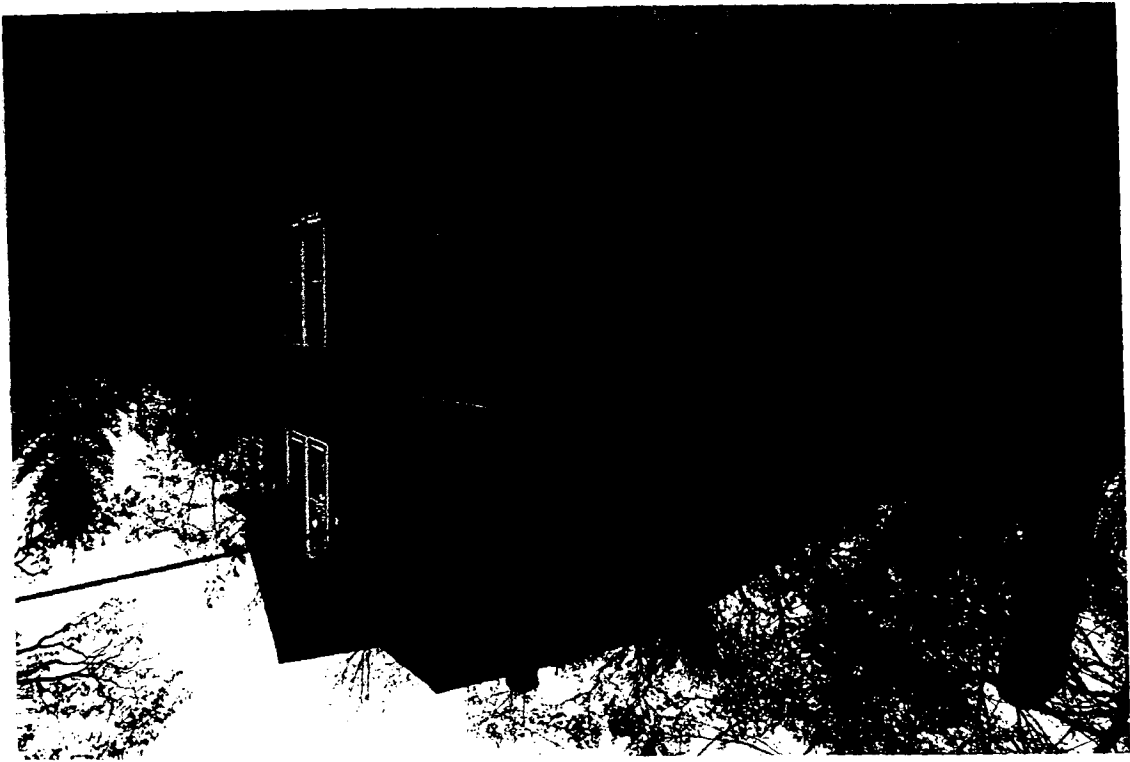
← REAR ELEVATION



15

OPPOSITE SIDE TO PROPOSED LOCATION OF ADDITION

SIDE ELEVATION



Adjacent and Opposite Owners

Pt. 8 Block 50
Mary Cucio
7504 Carroll Avenue, TP MD 20912

Pt. 6 Block 50
Paul J. Kaller
7508 Carroll Avenue, TP MD 20912

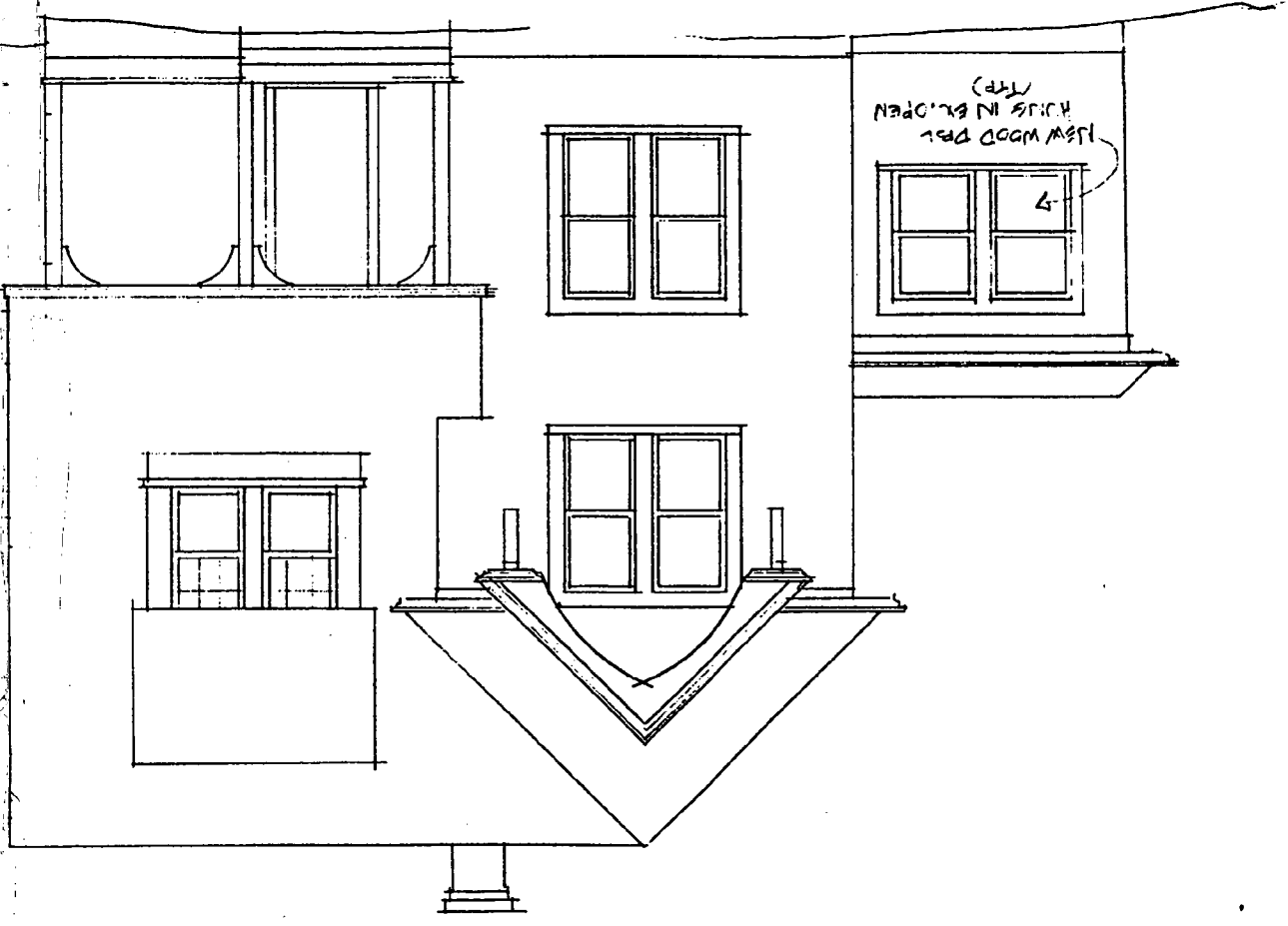
Lot 39 Block 37
Alan L. Tetervin
7505 Carroll Avenue, TP MD 20912

Lot 40 Block 37
Jonathan L Friedman
7503 Carroll Avenue, TP MD 20912

Before

FRONT ELEVATION

~~FRONT ELEVATION~~

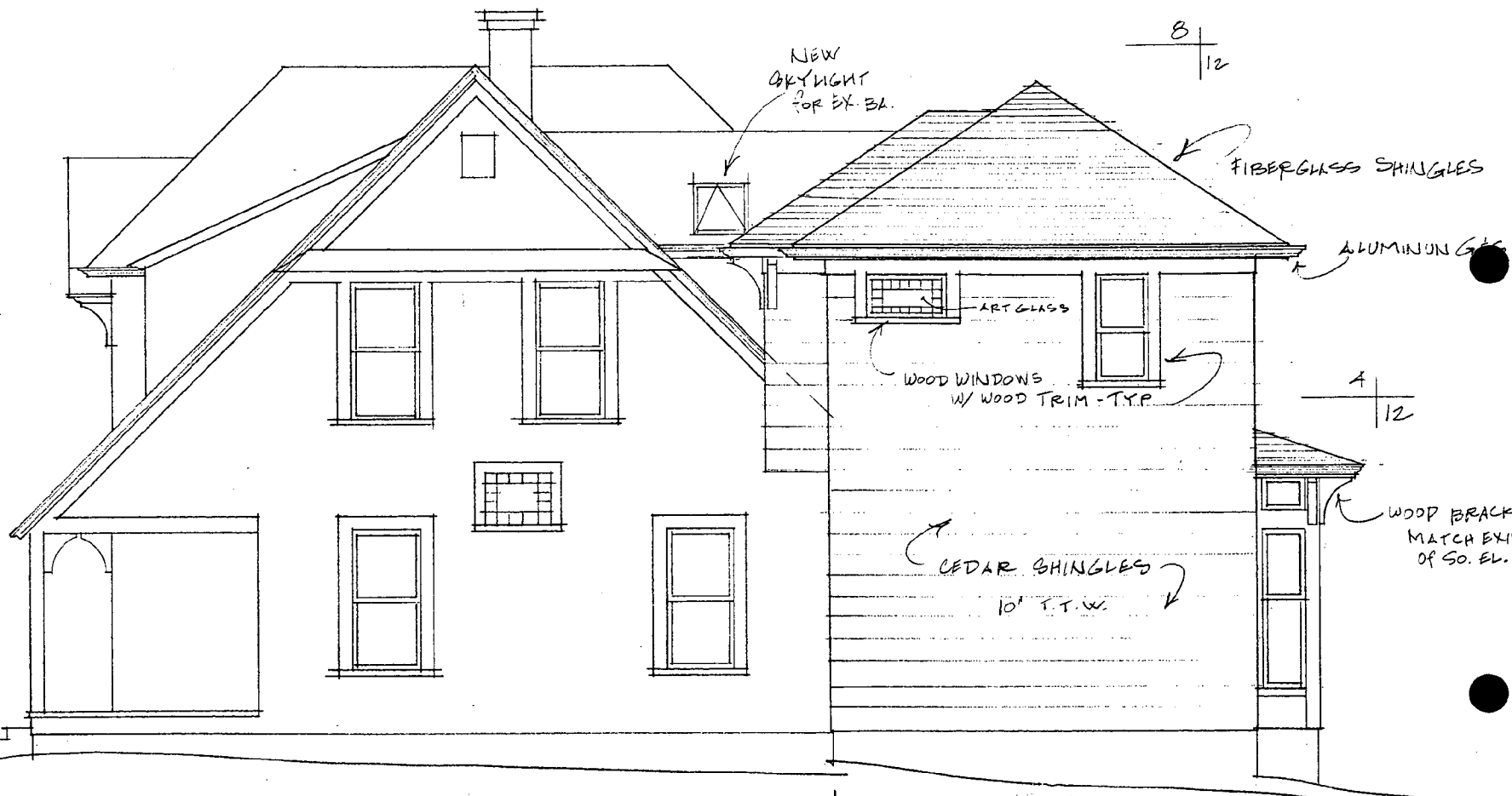


AFTER

Revised plan to
HPC meeting
8/13

South Elevation





EAST ELEVATION

NEW ADDITION
 SIDE ELEVATION

AFTER

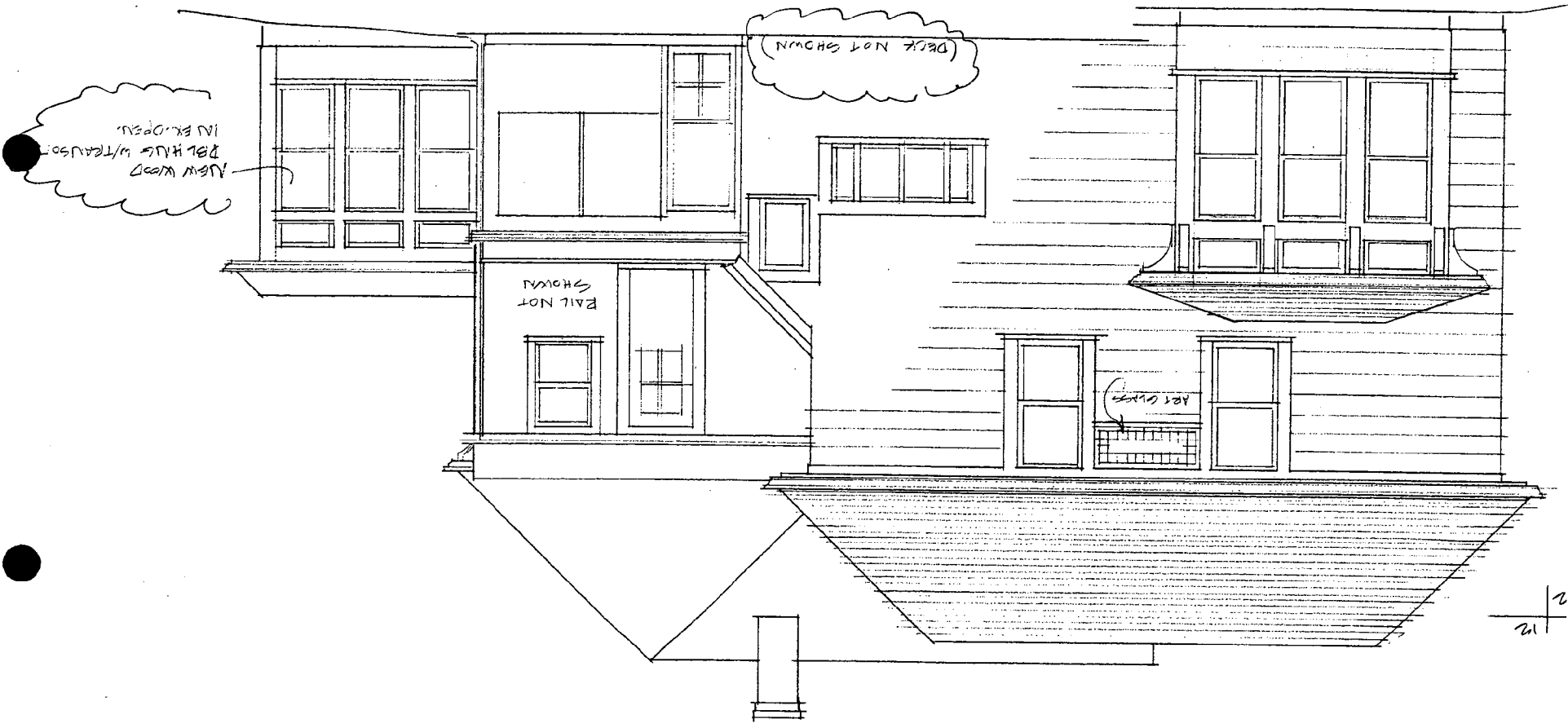
Revised prior to APC meeting 8/13

AFTER

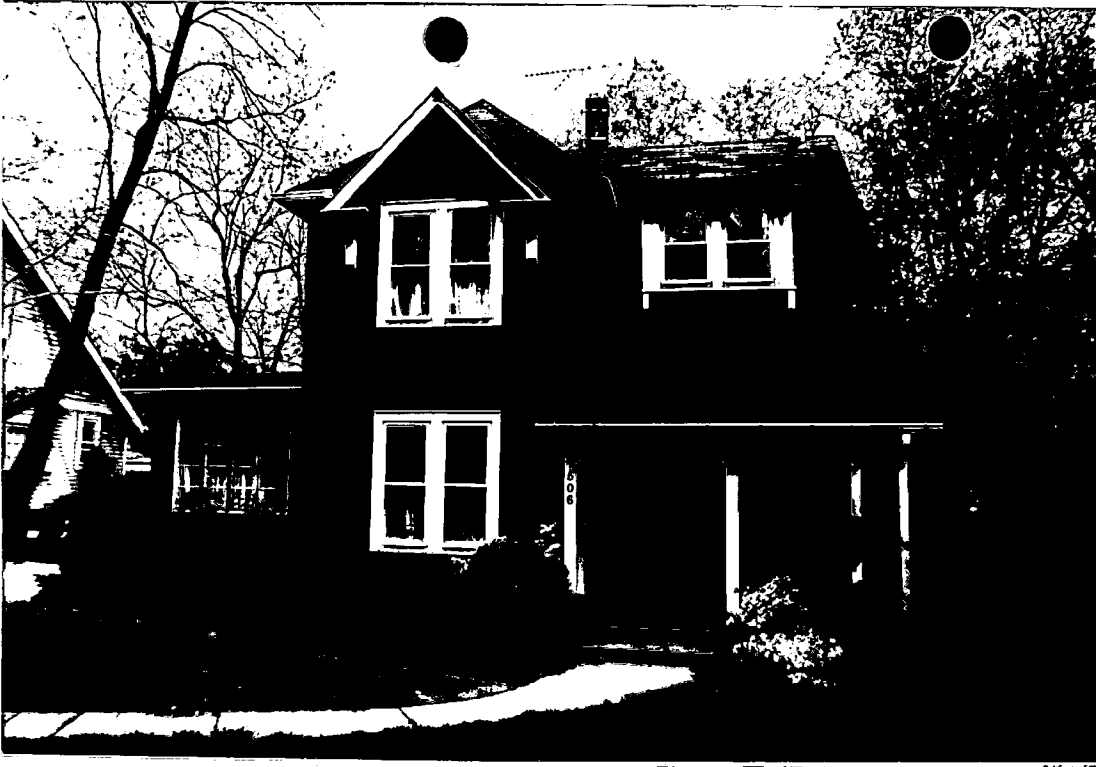
REAR ELEVATION

NORTH ELEVATION

Revised prior to
the meeting 8/10/13



12/12



FRONT
ELEVATION



SIDE
ELEVATION

On December 19, 1997, Dr. Yonus Zegeye completed an application for a Historic Area Work



↑
LOCATION OF PROPOSED NEW ADDITION, AT SIDE/REAR

↙ REAR ELEVATION



Subject HISTORIC PRESERVATION COMMISSION: RULES, GUIDELINES, AND PROCEDURES	Number
Originating Department HISTORIC PRESERVATION COMMISSION	Effective Date

**HISTORIC PRESERVATION COMMISSION
RULES, GUIDELINES, AND PROCEDURES**

HISTORIC PRESERVATION COMMISSION

Issued by: County Executive
Regulation No.

Authority Code Section: 24A-4(m)
Supersedes:

Council Review: Method (2) Under Code Section 2A-15
Register Vol. , No.

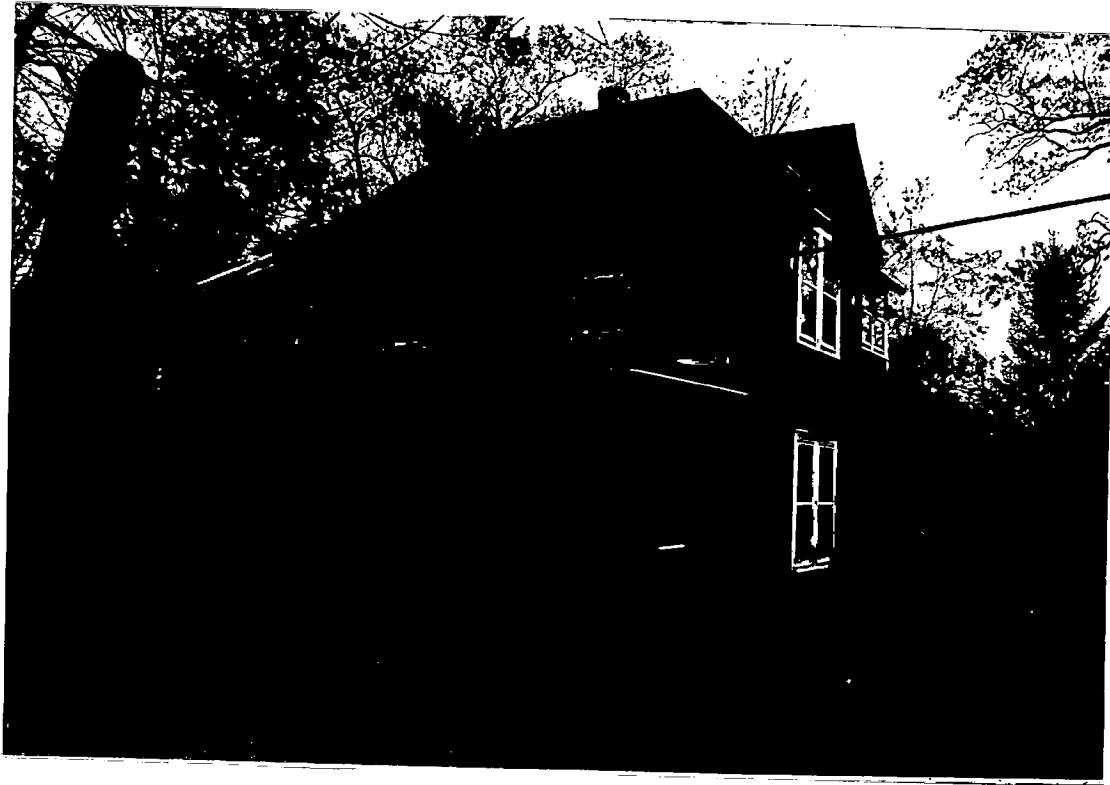
Comment Deadline: June 30, 1997
Effective Date:

SUMMARY: This regulation establishes rules, guidelines, and procedures that are necessary for the proper transaction of the business of the Historic Preservation Commission.

ADDRESS: Written comments on this regulation should be sent Gwen Wright, Historic Preservation Commission, 8787 Georgia Avenue, Silver Spring, Maryland, 20910 (301-495-4570). Additional information and copies of the regulation are available from the same office.

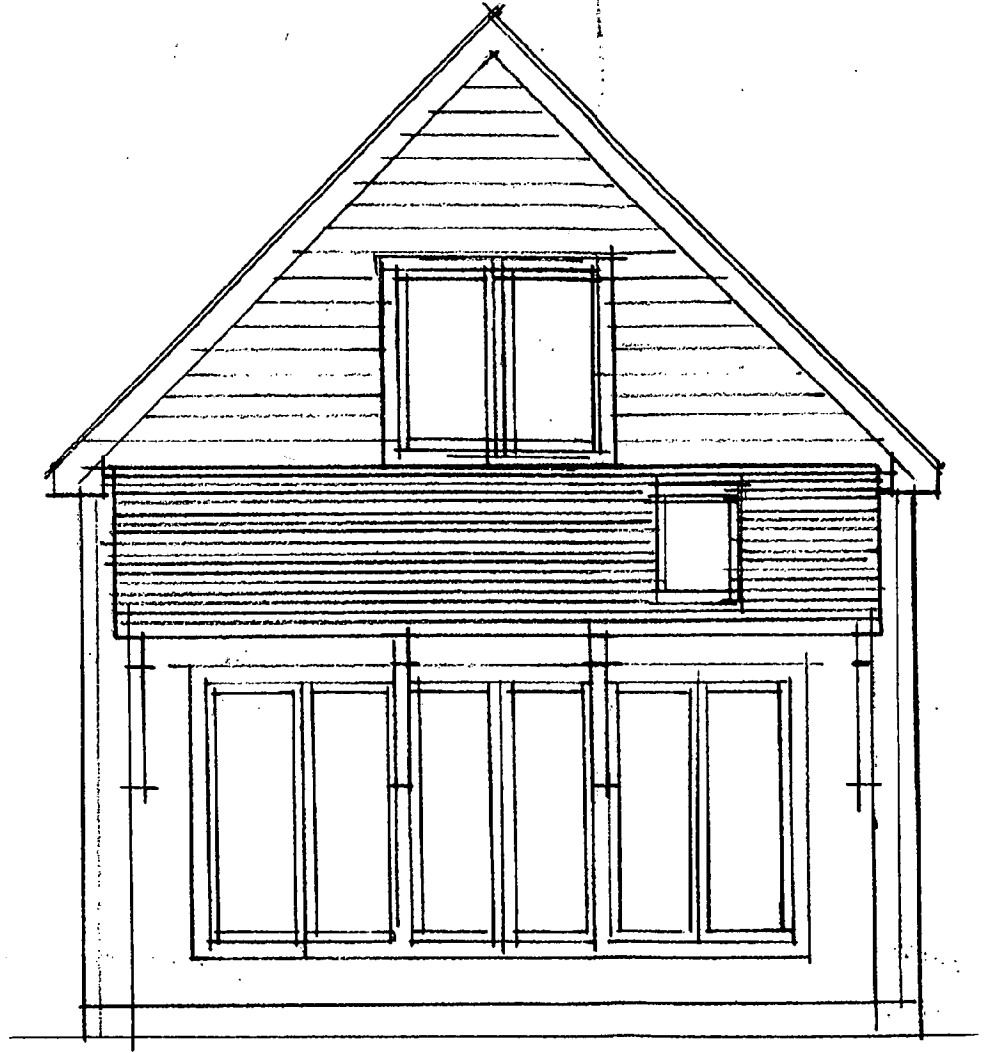
GENERAL PROCEDURES FOR MEETINGS

- (a) All meetings of the Commission shall be public. However, the Commission may, at its discretion, hold closed sessions subject to the State Government



SIDE ELEVATION

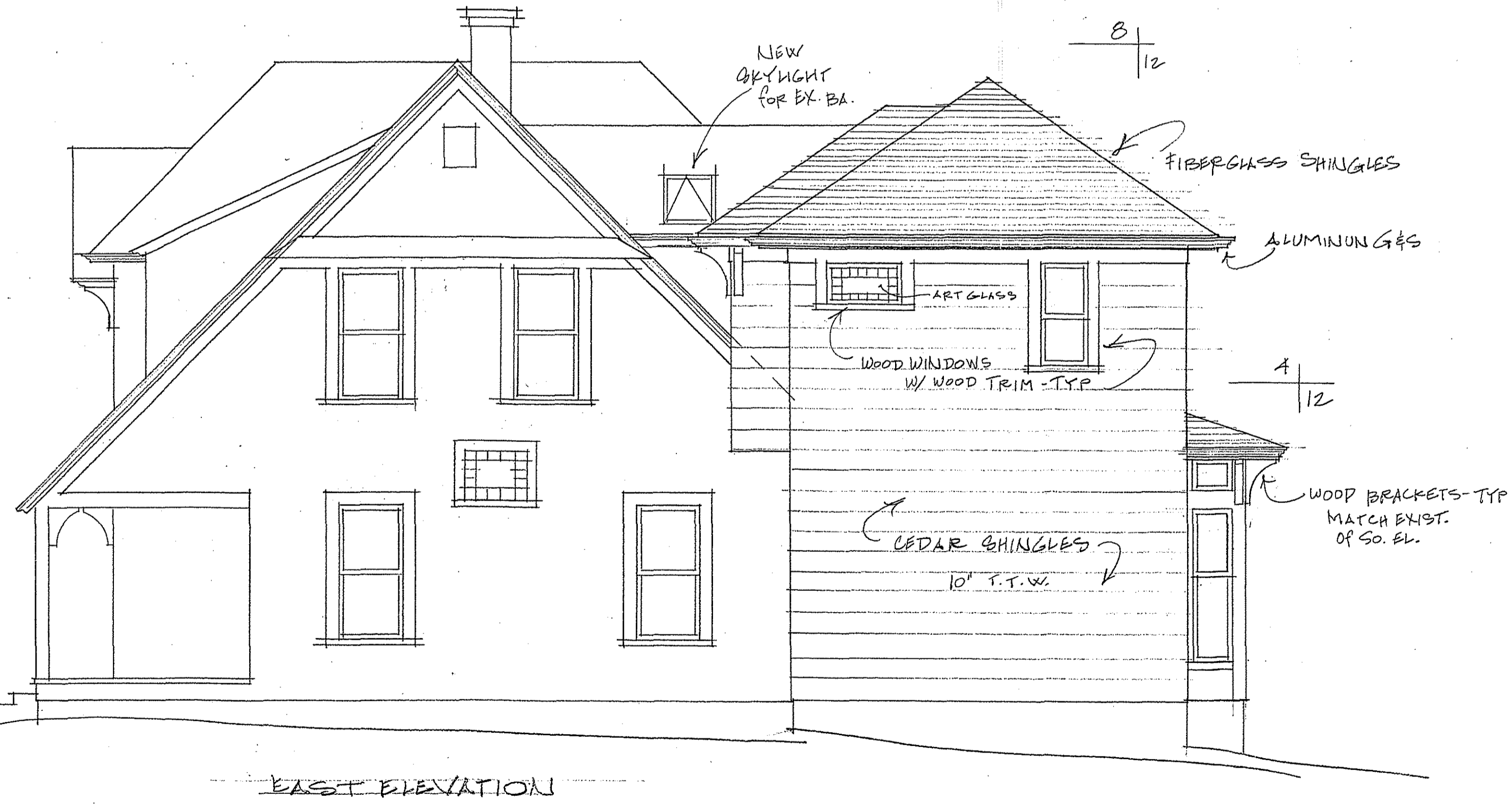
OPPOSITE SIDE TO PROPOSED LOCATION OF ADDITION



EXISTING SOUTH ELEVATION







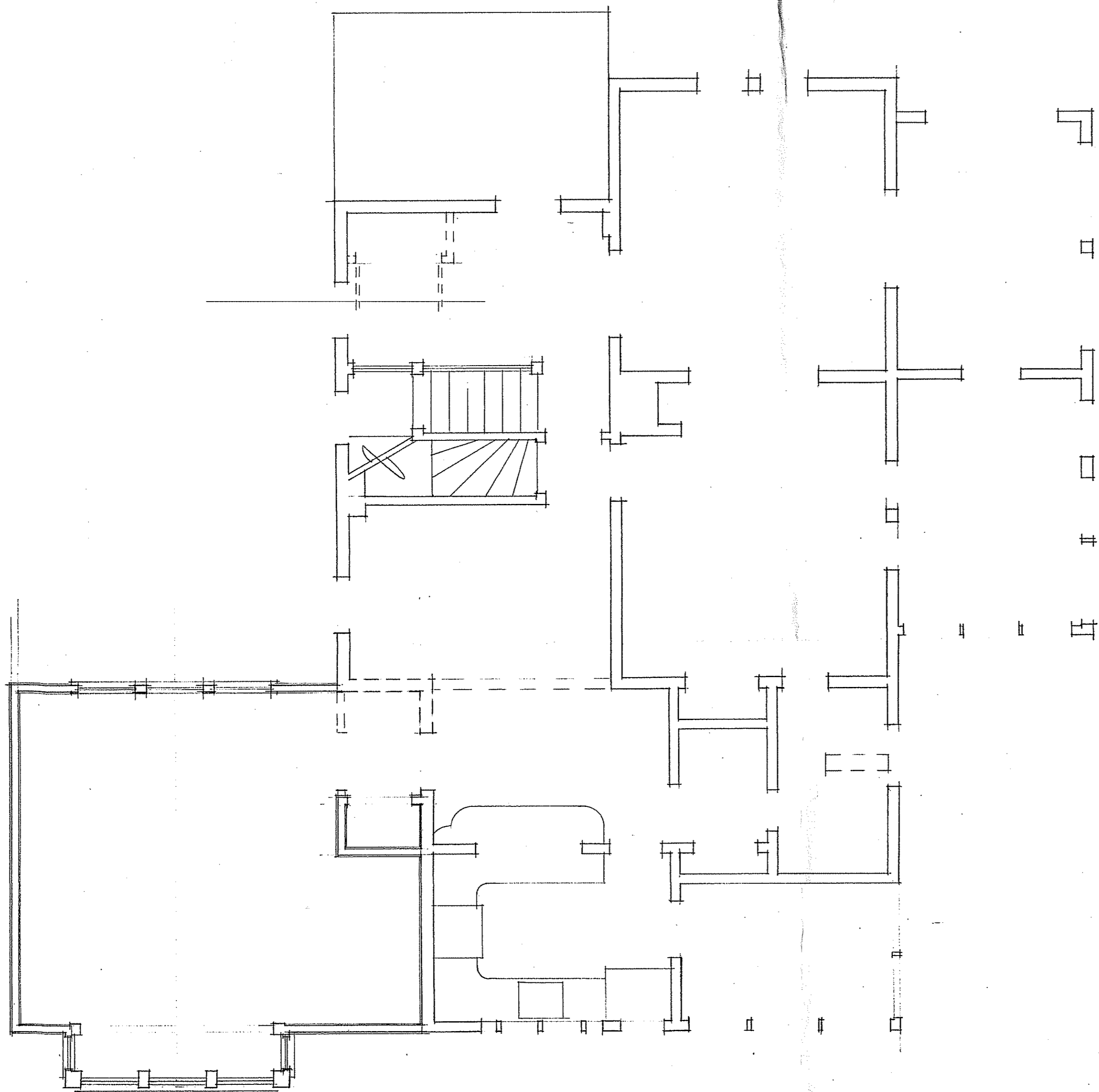
A-2
JULY 29, 1997

ALAN ABRAMS AIBD DESIGNER
808 ASPEN ST NW WDC 20012
202.726.5894

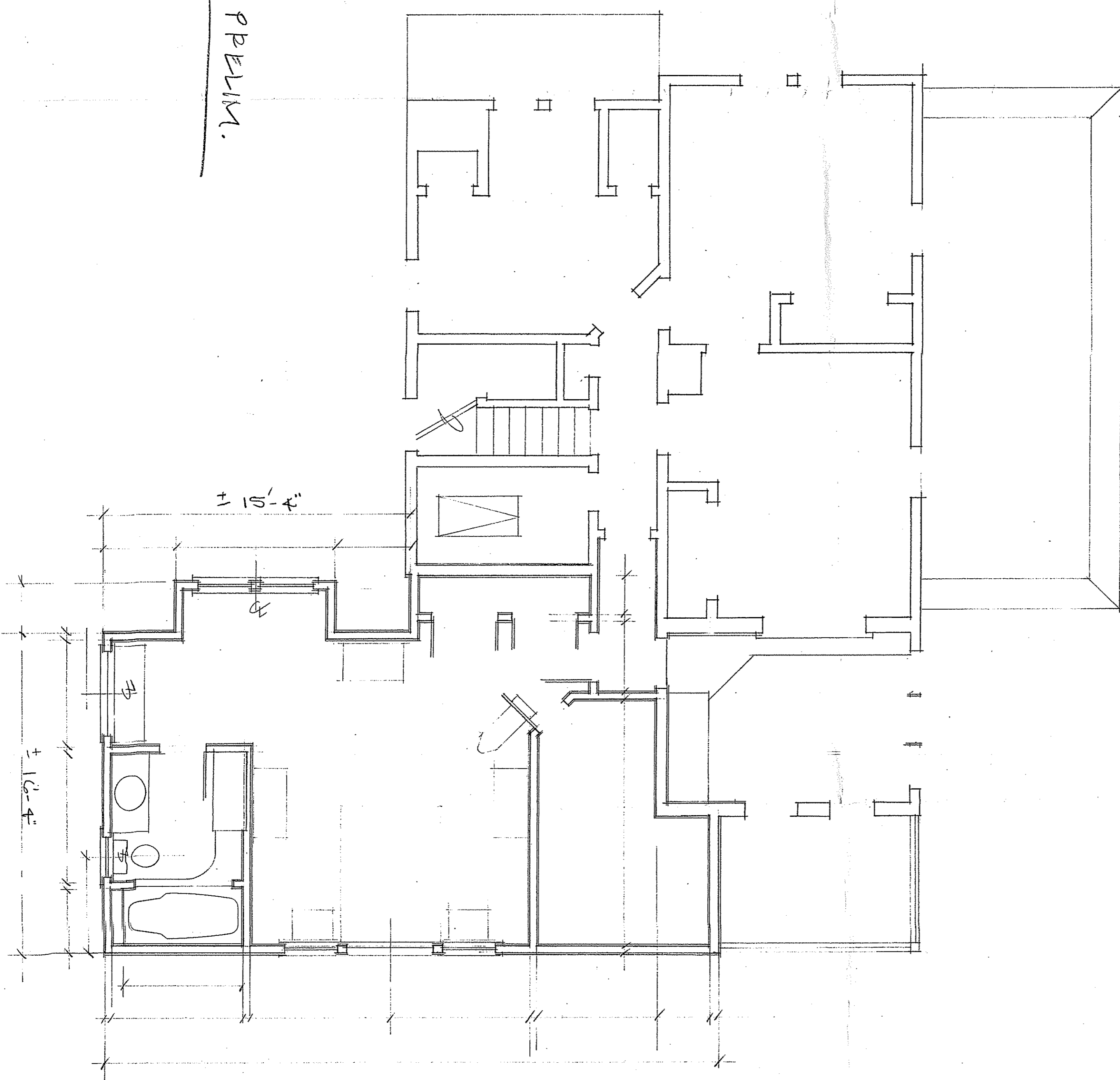
ELEVATIONS
SCALE 1/4" = 1'-0"

REVISIONS

SIMON MISHEL RESIDENCE
ADDITION & RENOVATIONS
1506 CARROLL AVE.
TAKOMA PARK MD 20912



PRELIM.



<p>SIMON-MISHEL RESIDENCE ADDITION & RENOVATION 7506 CARROW AVENUE TAKOMA PARK, MD 20912</p>	<p>REVISIONS</p>	<p>FLOOR PLANS SCALE: 1/4" = 1'-0"</p>	<p>ALAN ABRAMS AIBP 808 ASPEN ST. NW WDC 20012 202.726.5894</p>	<p>A-1 JULY 26, 1997</p>
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