

7323 Carroll Avenue 37/3-94HH  
Takoma Park Historic District

7323 Carroll Avenue  
Takoma Park

July 1995  
RDZ

Specifying to Hsieh  
Call David Cousins 8/15/15  
Oak in front

& others

2 trees on  
site + 3 to

city fund or

planted elsewhere

5 Ginkgo

(Red Oak  
(Zelkova,

or yellow  
wood

Some wood  
Chinese Elm

Stan Carter -  
regular  
inspection -

follow up if violation  
if he doesn't  
do the work

(I called H+me)  
8/28/95

---

David Collins

588-9131 office

270-0125 jobsite

617-1465 keeper

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Collins received the letter -  
8/21/95 speaking to his sec. ?

8333  
3 1/2" 2 1/2" " OAK  
Trees  
on his property in  
Call city to  
put slaw there

10/20/97

Oct 21<sup>st</sup> 9:00

David Collins

Alan Wright

217-2597

HAWP file needed

217-6278 Peter Hryzak

→ Bring the HAWP file

(Copy the - bring along - testimony)

(8665 GA. Ave.)  
up on 2<sup>nd</sup> fl.

Civil  
Citations

Courtsroom 2 or 3.

We found out about this at 4pm 10/20/97! Why so late?

Robin - Please call

David Collins

(301) 588-9131

(301) 617-1465 BEEPER

Ames



2 hearings for David

Collins -

He says the grading +  
short steps is addressed

at the HPC...

3713-94 HH (Sept 16, 1994)

August 9, 1995

1 Commission to make comments and review and comment and let  
2 the applicant know your decision on that.

3 The applicant had also come in asking to do the  
4 corner boards and all the wood trim on the house, delete  
5 that and go with vinyl. The house is a new house, vinyl  
6 sided. And Staff had indicated that all of that would have  
7 to be reviewed by the HPC. The applicant has gone ahead and  
8 installed wooden corner boards, but is still before the HPC  
9 with a request to forego the installation of the 4" wood  
10 trim around all of the windows, and he's asking to put in  
11 shutters at all of the windows instead of that.

12 I have some slides which I can show the HPC just  
13 to review basically the house and also similar parallels.  
14 This is the new house that has gone up on Carroll Avenue in  
15 the Historic District. There is extensive grading which --  
16 finished grading which will go on. The approved drawing  
17 shows grade up to approximately a foot below the porch level  
18 -- maybe a little bit less -- there's three steps up.

19 The applicant is aware of the need to grade. This  
20 is obviously the raw -- the house in the raw state. The  
21 front of the house has the -- all of the house has vinyl  
22 trim around the windows now, and the front has the shutters  
23 that was what was approved on the drawings. The side  
24 windows would be -- and the approved drawings have no  
25 shutters, but have the 4" wood trim, of course this is just

Aug 9, 1995

August 14, 1995

Mr. Walter S. Booth  
Chairman, Historic Preservation Commission  
M-NCP and PC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: 7323 Carroll Ave.  
Takoma Park, MD

Dear Mr. Booth

There was no confusion as a result of my discussions with your staff. They said one thing to me and another to you.

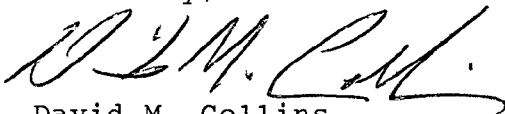
Furthermore, the staff presentation on August 9, 1995 was ridiculously skewed as to fact, detail and substance. I refused to continue my participation in the hearing.

Let me remind you that the staff works for you and that there is no easy access to you except through your staff. It is your job to root out any lemons that work for you. If I can be helpful, I will be available to you.

Ultimately The Historic Commission will be judged by their honesty and fair intent.

Thank you for your consideration in this matter.

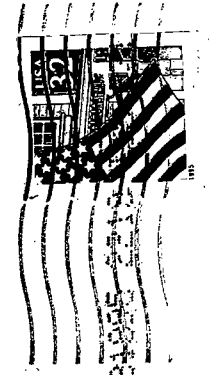
Sincerely,



David M. Collins  
9005 Alton Parkway  
Silver Spring, MD 20910

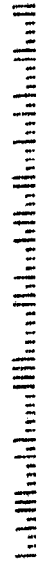
DMC/mc

DAVID M. COLLINS  
9005 Alton Parkway  
Silver Spring, MD 20910



SILVERSPRING

MR. WALTER S. BOOTH  
The Maryland National Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910



MEMORANDUM

TO: Walter Booth  
FROM: Gwen Marcus, Pat Parker, Robin Zick *PZ PPK RLM*  
SUBJECT: Letter from David Collins dated 8/14/95  
DATE: August 21, 1995

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We thought we should respond to the letter from Mr. Collins, so that you will have a complete picture of the course of the project.

Mr. Collins first came into the office while Gwen was on vacation, to ask for a change in the planting plan, and to ask permission for vinyl trim instead of wood trim. Robin and Pat Parker were in at the time, and handled the matter. Mr. Collins informed us that his basic approach was to agree to anything in his hearing before the HPC, in order to get his permit. He said he could always deal with specifics later (such as a change in the planting plan, or the change in the use of wood trim).

Pat and Robin said that he had to do the wood trim on the corner boards and around the windows as that was in the approved HAWP or he could return to the HPC and request a revision to the HAWP. With regard to the planting plan, Robin called the City of Takoma Park and established that, according to their replanting schedule, Mr. Collins would have to plant five (5) 2-1/2" trees to replace the loss of the 32" caliper oak. Mr. Collins agreed to do that, and also decided at that time that he did not wish to go back to the HPC for a revision on the wood trim. He also stated that he might not have room on the site for all five trees, but he agreed to plant the replacement trees which he didn't put on his property elsewhere within the City of Takoma Park, in accordance with City policy.

Gwen and Robin were meeting July 17th (first chance after her return) at the end of the day when Mr. Collins appeared in the door of the meeting room and proceeded to ask if we would approve of the installation of the vinyl trim around the windows. Mr. Collins indicated that he would have to cut the vinyl siding and use caulk as the sole means of keeping water out from around the window frame, and that such an installation would fail within a few years, and so, we would be creating problems for the new owner. Gwen informed him that such a revision would have to be approved by the HPC and not by staff. At no time did Gwen tell Mr. Collins that staff would recommend approval of his request. She did say that she didn't know what staff would recommend because we would need time to consider the request. She gave Mr. Collins the date (August 9) for next HPC meeting for which he could apply.

Robin did some research and found out that there were several ways in which the wood trim and vinyl siding could be applied on the same building, and that it is not an atypical detail. As no other reason was presented by Mr. Collins for the proposed change of materials, Robin developed the staff recommendation which was presented to the HPC on August 9, recommending no change to the previously approved HAWP. At that time, Mr. Collins indicated to the HPC his willingness to comply with the original HAWP and the HPC agreed to that.



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

August 11, 1995

Mr. David M. Collins  
9005 Alton Parkway  
Silver Spring, MD 20910

RE: HPC decision on proposed HAWP Revision

Dear Mr. Collins:

Thank you for appearing before the Historic Preservation Commission on Wednesday, August 9, 1995 with your request for a Revision to your approved Historic Area Work Permit for the project at 7323 Carroll Avenue in the Takoma Park Historic District (application/permit # 9407290079).

The Historic Preservation Commission approved your request to change the new tree planting requirements. The original HAWP required you to plant one oak tree at least 6" in caliper in front of the house. The approved revision will require you to plant five new trees which are each at least 2-1/2" in caliper, in accordance with the City of Takoma Park tree re-planting schedule. Please let our staff know where you propose to plant these trees, and what kind of tree you propose to plant. You may simply wish to put this information down on a site plan to show the proposed tree locations. If you wish to plant some of the trees off-site, please work with the City of Takoma Park Department of Public Works, and inform our staff of your decision.

The Historic Preservation Commission denied your request to forego the previously approved installation of the 4" wood trim around all of the windows. The wood trim was required as a condition in the approved HAWP because the HPC felt that this would help to better blend the new house into the historic district even though it has vinyl siding. At the hearing on Wednesday, you indicated to the Commission a willingness to install the wood trim in accordance with the approved HAWP. Therefore, the Historic Preservation Commission voted against the proposed change. We are sorry if there was any confusion as a result of your discussions with our staff.

If you wish to appeal this decision, you must contact the Board of Appeals within 30 days of the HPC hearing. Please call staff for further information.

Sincerely,

Walter S. Booth  
Chairman  
Historic Preservation Commission

cc: Tootles Shipley, Department of Environmental Protection  
Loretta Shapiro, Office of the County Attorney

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7323 Carroll Avenue

Meeting Date: 8/9/95

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-94HH REVISION

Tax Credit: No

Public Notice: 7/26/95

Report Date: 8/2/95

Applicant: David Collins

Staff: Robin D. Ziek

**PROPOSAL:** Delete wood trim at windows

**RECOMMEND:** PARTIAL  
APPROVAL

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BACKGROUND

The applicant appeared before the HPC on 9/16/94 with a proposal to construct a new 2-story frame structure on Carroll Avenue near Takoma Junction. The Carroll Avenue corridor was included in the Historic District as representative and typical of the development of Takoma Park in the 1920s and 1930s. The adjacent and confronting structures are contributing resources, and include bungalow (c 1920s) and Dutch Colonial Revival (c 1920s-30s) style dwellings.

The application for the new house was approved with the following conditions:

- 1) applicant shall obtain a tree removal permit from the City of Takoma Park for removal of 32" oak tree in front yard; and
- 2) The tree shall be replaced by a new oak tree of at least 6" caliper to be planted in front of the house.

In addition, the approved drawings stipulate the use of 1/1 wood or vinyl clad wood windows, the use of wood corner boards, **and the use of 4" wood surrounds for all windows**. The approved drawings indicate the application of shutters at all of the windows on the front elevation only, and the drawings also indicate finished grade at approximately 12" (or two steps) below the level of the front porch.

PROJECT DESCRIPTION

The applicant is in the middle of construction of this new house. He has approached staff for approval of some changes to the HAWP:

- 1) The applicant has requested approval of a change in the planting schedule to permit planting of one or more smaller trees rather than one 6" caliper tree. Staff consulted with the City of Takoma Park and found out that, according to the City's tree replacement formula, Mr. Collins could plant five 2-1/2" caliper trees either on this lot or at other locations in the City (working with the Department of Public Works) and this would satisfy their requirement. Mr. Collins has indicated to staff that he would prefer to plant the 5 smaller trees rather than plant one 6" caliper tree. The reasons he has given are the narrow site configuration, and the location of telephone and electrical wires.

Staff felt that this change could be decided at a staff level, and has agreed with Mr. Collins on the revised planting schedule. However, in light of the fact that Mr. Collins is now before the HPC for a REVISION, and that all of the landscape and final grading will be done at some time in the future, Staff feels that the HPC should review this issue.

2) The applicant had requested that he be permitted to install vinyl corner boards rather than wood. Staff indicated that this would have to be presented to the HPC, and Mr. Collins decided to install wood corner boards instead. They are currently in place.

3) The applicant has requested that he be permitted to forego the installation of the 4" wood trim around all of the windows. He has indicated that he would prefer to install shutters at all of the windows instead. Staff indicated that this would have to come before the HPC, and Mr. Collins has requested a REVISION on this item.

### STAFF DISCUSSION

#### **Tree Planting Revision:**

Staff recognizes that a historic district pays for the removal of mature trees in the time lag it takes for the replacement trees to grow up and contribute to the tree cover and general character of the district. Staff feels that replacement of the mature tree with several smaller trees that cumulatively replace the lost tree caliper would be in keeping with the longterm upkeep of the district. This is in line with the policy of the City of Takoma Park, and the five trees will eventually contribute to the "urban forest" in Takoma Park.

#### **Window Trim Revision:**

Staff recognizes that this issue was brought before the HPC already, and that a decision was made requiring the use of 4" trim around all of the windows. In revisiting the issue, Staff has reviewed the windows on the subject property, and also reviewed windows on both new construction in the immediate vicinity of the subject property, as well as the appearance of window trim on houses with applied siding (vinyl, aluminum, and asbestos) in the district.

The HPC stipulated the use of 4" wood trim at all of the windows at the new house at 7323 Carroll Avenue in an attempt to better blend the new house into the district. This is a construction detail which is typical for the older frame houses, and it is a detail which can be easily accomplished with the new house construction.

Artificial siding can be installed as the exterior finish material with wood corner boards and wood window trim typically with the use of a "j-channel" which provides a transition between the artificial siding and the wood trim. This detail is used typically on totally new construction as well as installations of artificial siding on top of an original siding material.

The artificial siding material may also be installed right up to the window opening with a similar j-channel detail. In this case, the window opening is not trimmed out and the window has a thin outline around it which makes the transition from the window opening to the horizontal siding. This detail is not typical of wood frame construction which the artificial siding approximates. Typically, wood framed houses use a wide trim piece (4"±) around the windows to provide the transition from the siding to the window opening.

Please note that, contrary to what is said in the Mr. Collins' letter, the HPC has not specified how the wood trim will be installed, and therefore has not specified that the vinyl siding will be cut to install the wood trim around all of the windows. Typically, a contractor planning such an installation would work to the required dimensions which would include



corner boards and wood trim. In fact, Mr. Collins has proceeded to install all of the vinyl siding and windows without wood trim. Hopefully, he has planned some workmanlike installation to achieve the requirements of the HAWP which merely describe the finished product, i.e., the 4" wood trim at every window.

The HPC may wish to revise the previous approval based on the fact that this is a new house which does not replicate an historic house. The HPC worked very hard to improve the original proposal to the point where they felt it could be built within the Historic District without reducing the overall feel of the District. The original proposal was not appropriate, and included, amongst other things, a two-car garage on the front of the house. The siting of the approved house is hard to visualize right now, when the house appears to loom above its site. However, Mr. Collins plans to match the grading of the adjacent houses down Carroll Avenue which sit on a rise above the street. Mr. Collins has also talked about the need to grade so as to save the existing mature tree on the site.

Possible approaches to the request to delete the window trim which the HPC may wish to consider include installation of the wood trim around the windows on the front facade only, or perhaps on the front and side with the driveway where the windows are more visible, or perhaps on the front and both sides but not at the rear, or the HPC may agree with Mr. Collins that a new house needn't replicate details from older homes with different siding materials.

Staff has not been provided any information which would lead Staff to conclude that a new situation has arisen since the HPC hearing on 9/16/94, although the applicant would like the HPC to reconsider this building detail. Perhaps Mr. Collins will present some new information at the meeting on August 9th.

#### STAFF RECOMMENDATION

Staff recommends that the Commission deny the proposed revision of the window trim detail in the already approved HAWP. Staff recommends that the Commission consider the revised tree planting proposal.

Staff recommends that the Commission find the proposed deletion of window trim inconsistent with the purposes of Chapter 24A-8(d):

In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

Staff recommends that the Commission find the proposed tree replacement 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 subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

July 24, 1995

Ms. Robin Ziek  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: 7323 Carroll Avenue  
Takoma Park, Maryland

Dear Ms. Ziek,

I would like to appear before The Historical Commission on August 9, 1995 to ask for a modification of one of the specifications in the historical permit for the above referenced property.

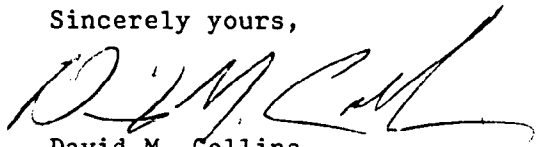
The permit specifies wood surrounds to be cut into the vinyl siding around the side and rear windows. I feel this is a poor construction technique that will degrade the integrity of the siding as a shield against wet weather and creates a maintenance item in an otherwise maintenance free material. The wood will require caulk and additional hardware such as "J" channel to protect against water intrusion.

As a building inspector it is not hard for me to visualize a day when the caulk cracks or the channel does not perform and water leaks into the house.

I therefore propose to substitute shutter on the side windows. Since shutters are already approved for the front of the building, the addition of shutters to the side will enhance the appearance of the house in a way that has been endorsed by the commission in the original permit. This modification will overcome the structural defect of cutting into the siding for wood surrounds.

Thank you for your consideration in this matter.

Sincerely yours,

  
David M. Collins  
9005 Alton Parkway  
Silver Spring, Maryland 20910

Revision

④

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name RONALD W. LENT, ET AL NL  
 Address 7325 Cornell Ave  
 City/zip Takoma Park, Md.
2. Name RICHARD D. LEONARD Jr ? B.E. Leonard ✓  
 Address 208 MANOR CIRCLE 891-2698  
 City/zip Takoma Pk. MD

5

3. Name DAVID M & A.S. COLLINS  
 Address 7321 Carroll Ave  
 City/Zip Takoma Park, MD
4. Name Karl + G. Kessler 36 5-1029 ✓  
 Address ~~7328, 7330, 7332~~ 8704 Eggert Drive  
 City/Zip Bethesda, MD 20817
5. Name John B + S. Fleming NL  
 Address 7334 Carroll Avenue  
 City/Zip Takoma Park MD
6. Name Carol L. Marks. NL  
 Address 7336 Carroll Ave.  
 City/Zip Takoma Park, MD
7. Name Douglas A + C-M. Criscitello  
 Address 7338 Carroll Avenue 270-1754 ✓  
 City/Zip Takoma Park, MD
8. Name Eric Liebman  
 Address 7500 Carroll Avenue  
 City/Zip Takoma Park, MD 20912

1757E

⑥

PHOTOGRAPHS FOR COMPARISON

7114 Sycamore Avenue - New House, with small wood surrounds on new vinyl siding  
[adjacent to 7116 (another applicant)]

7111 Sycamore Avenue - Vinyl (or aluminum) siding over original - note all window trim has  
been wrapped with artificial siding.

6501 Allegheny Avenue - New house, with vinyl siding

6505 Allegheny Avenue - Old house, with artificial siding over original - with wood window  
trim exposed.

311 Boyds - Asbestos siding, with wood window trim exposed.

309 Boyds - Cedar Shingles on house, with wood window trim.

\*\*310 Boyds - New house with wood trim.

307 Boyds - Old house resided, and the old trim was removed.

July 24, 1995

Ms. Robin Ziek  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: 7323 Carroll Avenue  
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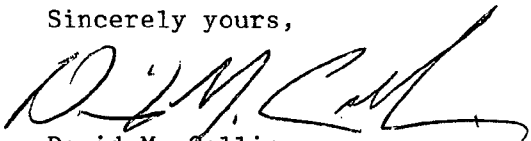
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Thank you for your consideration in this matter.

Sincerely yours,



David M. Collins  
9005 Alton Parkway  
Silver Spring, Maryland 20910

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

DATE: 9/19/94

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) Applicant shall obtain a tree removal permit from the City of Takoma Park for removal of 32" OAK tree in front yard.

2) The tree shall be replaced by a new oak tree of at least 6" caliper to be planted in front of the house.

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

Applicant: David M. and A. S. Collins

Address: 7323 Carroll Avenue Takoma Park

\*\*\*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.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 3023884  
 NAME OF PROPERTY OWNER DAVID M & A.S. Collins TELEPHONE NO. (301) 588-4891  
 (Contract/Purchaser) 9005 Alton Parkway (Include Area Code)  
 ADDRESS S: 1042 Spring chrv MD 20910  
 CONTRACTOR \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 (Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
 House Number 7323 Street CARROLL AVE  
 Town/City TAKOMA PARK Election District \_\_\_\_\_  
 Nearest Cross Street LEE AVENUE  
 Lot 36 Block 45 Subdivision CARROLL MANOR  
 Liber 5263 Folio 860 Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct  Extend/Add  Alter/Renovate  Repair  Wreck/Raze  Move  Install  Revocable  Revision  
 Circle One: A/C Slab Room Addition  
 Deck Fireplaces Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 9B)  
 1B. CONSTRUCTION COSTS ESTIMATE \$ 110,000  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO  
 1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

**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**

- 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner \_\_\_\_\_  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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 of owner or authorized agent (agent must have signature notarized on back) [Signature] Date 7/28/94

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9407290079 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7323 Carroll Avenue Meeting Date: 9/16/94  
Resource: Takoma Park Historic District Review: HAWP/New Const.  
Case Number: 37/3-94HH Tax Credit: No  
Public Notice: 8/31/94 Report Date: 9/7/94  
Applicant: David M. & A.S. Collins Staff: David Berg  
PROPOSAL: New Construction of RECOMMEND: Approve with  
Single-Family House conditions

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BACKGROUND

The applicant proposes to construct a 28'x40' 2 story single family frame dwelling having a total of 2128 square feet. The proposed structure would employ vinyl siding with 4" wood corner boards and ~~1/1 vinyl-over-wood double hung windows~~ with 4" wood surrounds. The structure would be set to the left of the property with an asphalt driveway on the right side of the house.

The property is located in the vicinity of Takoma Junction and is surrounded on all sides by **contributing resources** of the Takoma Park Historic District. The adjoining structures (east side of Carroll Avenue) are a combination of Bungalows, Dutch Colonials, and Tudor Revival all dating to the 1920s to 1930s. Southwest of the property (West side of Carroll Avenue) is a group of one and two story commercial buildings that are a mixture of Colonial Revival and Art Deco styles from the 1920s to 1940s.

The applicant has applied for a tree removal permit for one tree from the City of Takoma Park and has received a waiver of permit for another tree at the rear of the property. A six foot hedgerow is proposed along the south side of the property line for privacy.

STAFF DISCUSSION

Staff feels that the proposal is generally consistent in size, scale and massing with surrounding historic resources. The applicant has met with staff and has made several changes to the original plan in order to arrive at the current proposal. These changes included the use of ~~1/1 wood or vinyl clad wood windows~~ instead of 6/6 vinyl windows, enlarging the front porch to extend to the right side of the house, as well other minor changes including the use of tongue and groove flooring and turned wood posts on the porch. A fan light design over the windows was also deleted.

Staff remains concerned with the applicant's decision to use vinyl

siding. The Review Guidelines for new construction in the Takoma Park Historic District amendment to the Master Plan states:

"In Takoma Park, there are a number of elements which define the streetscape and building patterns. New construction should consider some of these elements, such as: . . . building and roofing materials . . . high degree of craftsmanship, as expressed in detailing and use of materials".

Although the adjacent property at 7321 Carroll Avenue is sided with aluminum, all other surrounding resources still retain their historic exteriors that include wood shingles, brick and stucco. The applicant's proposed house is set closer to these intact resources. Furthermore, the proposed hedgerow would visually separate the applicant's house from 7321 Carroll Avenue. Considering these factors, staff feels that wood clapboard, wood shingles, or a combination of these materials would be the most appropriate siding for the structure.

The proposed construction has setbacks consistent with the surrounding resources.

#### STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal generally consistent with the purposes of Chapter 24A, particularly 24A-8(d):

In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

and with Standard #9:

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.

subject to the following conditions:

- 1) The applicant shall consider an alternative to vinyl siding such as wood clapboard or shingles.
- 2) The application for tree removal shall be approved by the City of Takoma Park.

and provided the applicant arrange for a field inspection by

calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

## HISTORIC AREA WORK PERMITS CHECKLIST OF APPLICATION REQUIREMENTS

| REQUIREMENTS            | <i>Physical</i>     |                |              |             |                 |         |                         |             |                      |
|-------------------------|---------------------|----------------|--------------|-------------|-----------------|---------|-------------------------|-------------|----------------------|
|                         | WRITTEN DESCRIPTION | PROJECT INTENT | PROJECT PLAN | TREE SURVEY | DESIGN FEATURES | FACADES | MATERIAL SPECIFICATIONS | PHOTOGRAPHS | PROPERTY OWNER ADDR. |
| NEW CONSTRUCTION        | *                   | *              | *            | *           | *               | *       | *                       | *           | *                    |
| ADDITIONS               | *                   | *              | *            | *           | *               | *       | *                       | *           | *                    |
| PARTIAL/TOTAL DEMO.     | *                   | *              | *            |             |                 |         |                         | *           | *                    |
| DECKS/PORCHES           | *                   | *              | *            |             | *               | *       | *                       | *           | *                    |
| FENCES/WALLS            | *                   | *              | *            |             |                 |         | *                       | *           | *                    |
| DRIVES/PARKING AREAS    | *                   | *              | *            | *           |                 |         | *                       | *           | *                    |
| MAJOR LANDSCAP./GRADING | *                   | *              | *            | *           |                 |         | *                       | *           | *                    |
| TREE REMOVAL            | *                   | *              | *            | *           |                 |         | *                       | *           | *                    |
| SIDING/ROOFING CHANGES  | *                   | *              | *            |             |                 | *       | *                       | *           | *                    |
| WINDOW/DOOR CHANGES     | *                   | *              | *            |             | *               | *       | *                       | *           | *                    |
| MASONRY REPAIR/REPOINT  | *                   | *              | *            |             |                 | *       | *                       | *           | *                    |
| SIGNS                   | *                   | *              | *            |             |                 | *       | *                       | *           | *                    |

Please see attached instructions for further details regarding these application requirements.

**NOTE:** Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs.

## HISTORIC AREA WORK PERMITS

### INSTRUCTIONS FOR FILING AND APPLICATION REQUIREMENTS

All applications for work involving properties listed on the Montgomery County Master Plan for Historic Preservation require the approval of the Historic Preservation Commission, which is charged with reviewing all work projects in listed historic districts and on listed individual historic sites. Prior to filing an application for an Historic Area Work Permit (HAWP), applicants with major projects may contact the Historic Preservation Commission (HPC) for a preliminary consultation. The Commission is located at 51 Monroe Street, Suite 1001, Rockville, and can be reached at 217-3625.

Applications for HAWP's must be obtained from, and returned to, the Department of Environmental Protection (DEP), Division of Construction Codes Enforcement, 250 Hungerford Drive, Rockville (738-3110). The application requirements depend on the nature of the proposed project, and are listed in the attached checklist. HAWP applications and all required attachments will be reviewed by authorized staff prior to acceptance of the application. Applications must be complete before they will be accepted by DEP staff. Once accepted, the application will be forwarded within three business days to the Historic Preservation Commission office. The Historic Preservation Commission staff will review the application. If, in its judgment, additional information is necessary to reasonably document the proposed work in relationship to the historic district, existing historic resource(s) and/or environmental setting, staff will contact the applicant and request the information. The HPC will typically schedule a hearing on the application at the regular Commission meeting falling between 24 and 37 days after the date of the acceptance of the application. The applicant will be notified by mail of the meeting time and place, and will be expected to attend the meeting. The applicant may contact the HPC in order to confirm the time and place.

Some historic districts have Local Advisory Panels (LAP's), groups of volunteer citizens which assist the HPC in reviewing HAWPs. If the project is in a historic district the HPC will forward a copy of the application to the LAP. The LAP will review the application and forward its comments to the HPC for inclusion in the record. Further information on the Local Advisory Panel and the role it plays in the HAWP process is available from the HPC.

If the HPC approves the application, it is forwarded with approved plans and conditions of approval, if any, to DEP for issuance of an Historic Area Work Permit and Building Permit. A copy of the approved HAWP will also be forwarded to the applicant. A copy of the HPC and DEP-stamped approved plans and related information must be made readily available to DEP and HPC staff on the project site during construction for reference. If the application is denied, or if the applicant is not satisfied with the decision of the Commission, she/he may choose to submit a revised application, or may appeal the decision to the County Board of Appeals. The Board of Appeals will hear the original application and render its own decision.

The Historic Area Work Permit is neither a substitute for, nor a part of, the Building Permit. For most projects, both a Historic Area Work Permit and a Building Permit are required. These permits are entirely separate, with different application procedures and requirements. Applicants are encouraged to obtain the Historic Area Work Permit prior to filing for a Building Permit.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

traditional 2 story, footprint will cover 1064 sqft (21% of lot)  
frame, vinyl clad, double hung window w/ muntins (5/6)  
6 paneled front door; property line on right side to  
be lined with privacy fence/hedge row

- b. the relationship of this design to the existing resource(s):

NA

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

as per 24A-8(b)235; 24A-8(c)

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

NO EXISTING STRUCTURE

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

NEW SINGLE FAMILY DWELLING (2128 sq. ft) will be sited off Left center of Lot, with drive on right the length of the house.

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name RONALD W. LENT, ET AL NL  
 Address 7325 Carroll Ave  
 City/Zip TAKOMA PARK, Md.

2. Name RICHARD D. LEONARD Jr ? B.E. Leonard ✓  
 Address 208 MANOR CIRCLE 891-2698  
 City/Zip Takoma Pk. MD.



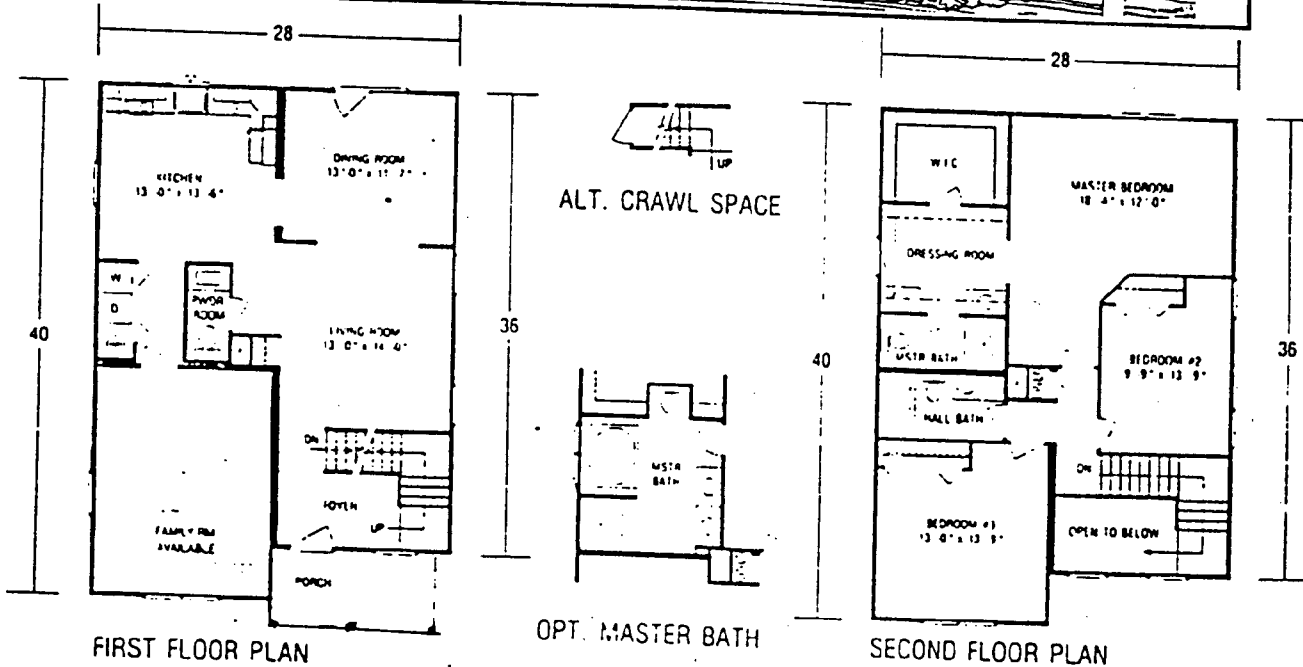
3. Name DAVID M & A.S. COLLINS  
 Address 7321 Carroll Ave  
 City/Zip Takoma Park, MD
4. Name Karl + G. Kessler 36 5-1029 ✓  
 Address ~~7328, 7330, 7332~~ 8704 Eggert Drive  
 City/Zip Bethesda, MD 20817
5. Name John B + S. Flaming NL  
 Address 7334 Carroll Avenue  
 City/Zip Takoma Park MD
6. Name Carol L. Marks NL  
 Address 7336 Carroll Ave.  
 City/Zip Takoma Park, MD
7. Name Douglas A + C-M. Criscitello  
 Address 7338 Carroll Avenue 270-1754 ✓  
 City/Zip Takoma Park, MD
8. Name Eric Liebman  
 Address 7500 Carroll Avenue  
 City/Zip Takoma Park, MD 20912

1757E

# DEERFIELD II

PLANS & RENDERING SHOWN ARE CONCEPTIONAL.  
REFER TO SPECIFICATIONS FOR STANDARD FEATURES AND OPTIONS

**TWO STORY**  
**403628**



APPROVED  
Montgomery County  
Historic Preservation Commission

LIVING = 1900 S.F.  
FAMILY RM OR GARAGE = 228 S.F.  
TOTAL = 2128 S.F.

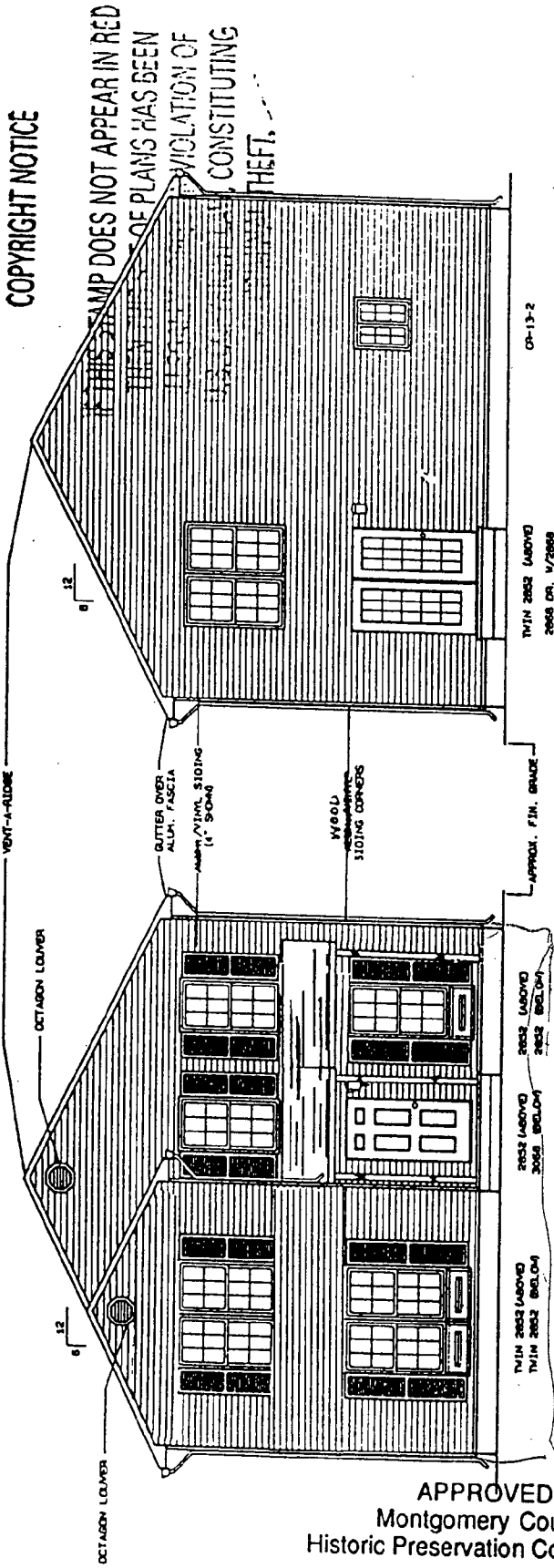
FLOOR PLANS AND ROOM SIZES ARE APPROXIMATE

Rev. 12-91

P.O. BOX 145  
POINT OF ROCKS, MD 21777  
(301) 694-9100

P.O. BOX 25  
BOONES MILL, VA 24065  
(703) 334-5000

**COPYRIGHT NOTICE**



**FRONT ELEVATION**

**REAR ELEVATION**

**NOTES:**

- 1 - SEE COVER SHEET FOR APPROPRIATE NOTES !!
- 2 - FRONT DOOR TO HAVE BRICK MOLDING.
- 3 - FIRST FLOOR 2052 WINDOW TO HAVE 3" SHUTTERS W/ SUBURST HEAD FEATURE OVER AND ACCENT PANEL UNDER.
- 4 - SECOND FLOOR 2052 WINDOWS TO HAVE 6" SHUTTERS.
- 5 - SECOND FLOOR 2052 WINDOW TO HAVE 6" SHUTTERS W/ SUBURST HEAD FEATURE OVER.
- 6 - FIRST FLOOR 2052 WINDOW TO HAVE 7 1/2" SHUTTERS W/ SUBURST HEAD FEATURE OVER AND ACCENT PANEL UNDER.

*All windows  
1/2 wood or vinyl clad wood,  
with 4" wood surrounds*

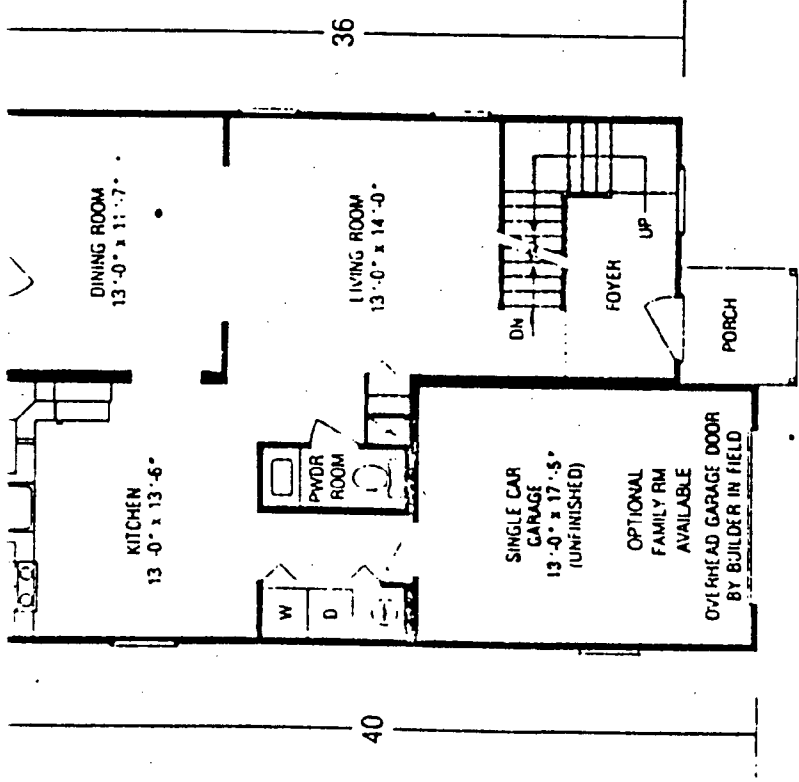
**NC  
CON.**

|           |             |   |                               |
|-----------|-------------|---|-------------------------------|
| MODEL     | DEERFIELD I | ELEVATIONS  | REVISED 10-9-91 BY TERTER CAD |
| COPYRIGHT | 1991        | SCALE 1/8" = 1' - 0"  |                               |
|           |             | North American Housing Corp.<br>CORPORATE HEADQUARTERS<br>P.O. BOX 145 POINT OF ROCKS, MD 21177<br>301-694-9100 |                               |

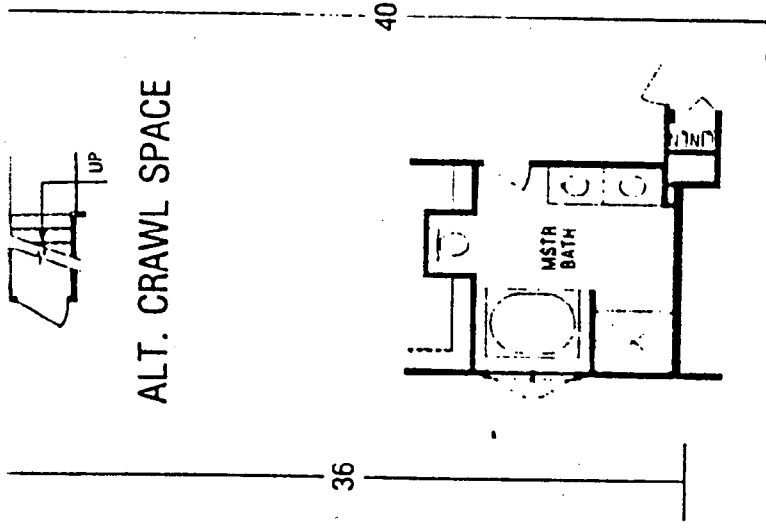
sheet

APPROVED  
Montgomery County  
Historic Preservation Commission

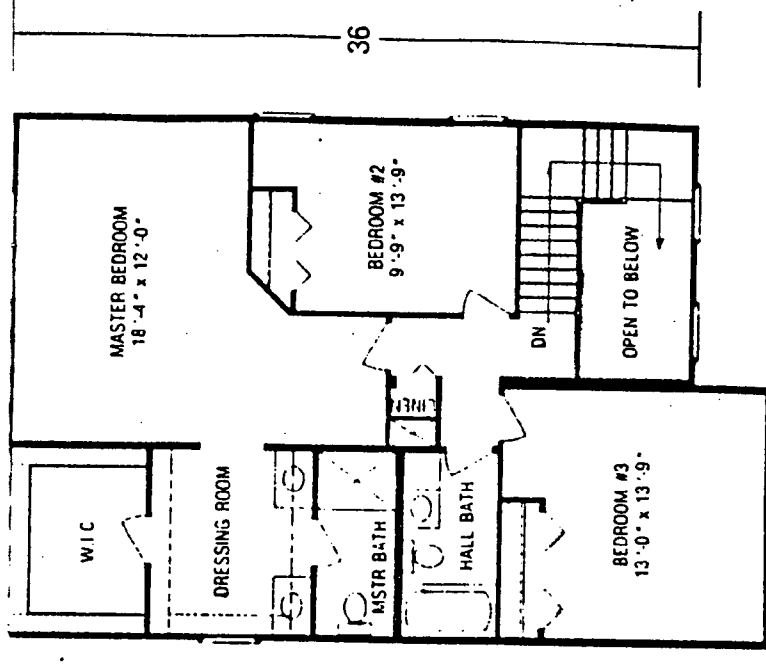




FIRST FLOOR PLAN



OPT. MASTER BATH



SECOND FLOOR PLAN

LIVING = 1900 S.F.  
 FAMILY RM OR GARAGE = 228 S.F.  
 TOTAL = 2128 S.F.

Rev. 12-91

APPROVED  
 Montgomery County  
 Historic Preservation Commission

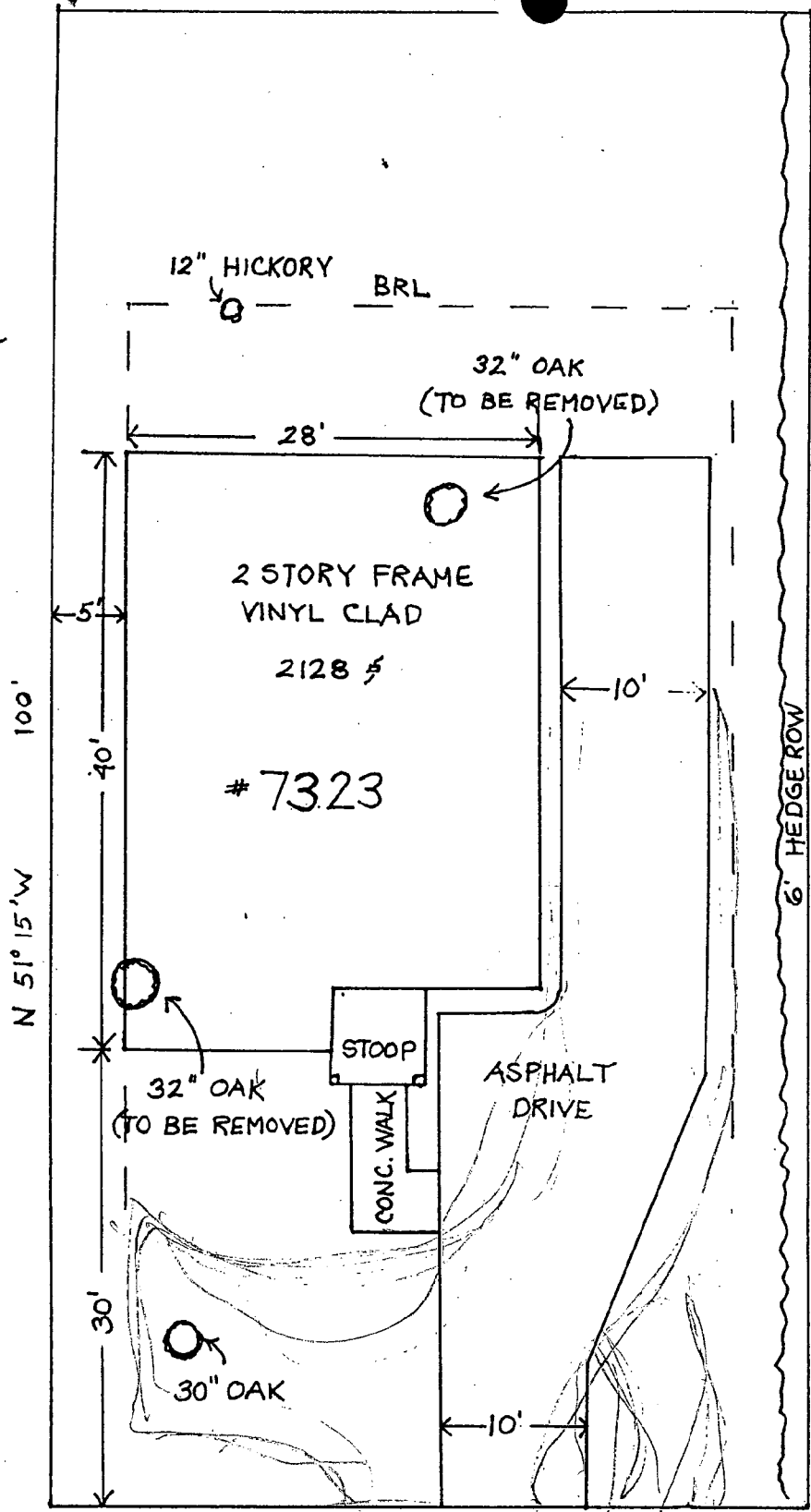
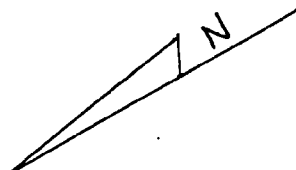
FLOOR PLANS AND ROOM SIZES ARE APPROXIMATE

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 POINT OF ROCKS, MD 21777  
 (301) 694-9100

P.O. BOX 25  
 BOONES MILL, VA 24065  
 (703) 334-5000

Plans and Specifications Subject To Change Without Notice. Copyright. All Rights Reserved.

S 38° 45' W



CARROLL AVENUE  
 APPROVED  
 Montgomery County  
 Historic Preservation Commission

SITE PLAN  
 LOT 36 BLOCK 45  
 CARROLL MANOR

SCALE 1" = 10'  
 JULY 25, 1994

**SECOND NOTICE**

**MEMORANDUM**

TO: Interested Property Owners

FROM: David Berg, Historic Preservation Planner  
Patricia Parker, Historic Preservation Planner  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Preservation Commission Review of HAWP  
Applications

DATE: August 29, 1994

---

The Historic Preservation Commission has received a Historic Area Work Permit (HAWP) application for a property in your neighborhood. The enclosed agenda lists the HAWP applications currently under review.

Please note the Commission's meeting date, time, and location on the agenda. You are welcome to attend this meeting and, if you wish, you may offer comments and information to the Commissioners. You may also submit written comments in advance of the meeting to the Commission at the letterhead address.

HAWP applications are on file at the office of the Commission's staff. To see them, or to ask questions about the meeting, the HAWP application process, or other historic preservation matters, please call either of us at 495-4570.



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 3023884

NAME OF PROPERTY OWNER DAVID M & A.S. COLLINS TELEPHONE NO. (301) 588-4891  
 (Contract/Purchaser) 9005 Altam Parkway (Include Area Code)  
 ADDRESS Silver Spring, MD 20910 CITY STATE ZIP  
 CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 \_\_\_\_\_ CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 \_\_\_\_\_ (Include Area Code)  
 \_\_\_\_\_ REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 7323 Street CARROLL AVE

Town/City TAKOMA PARK Election District \_\_\_\_\_

Nearest Cross Street LEE AVENUE

Lot 36 Block 45 Subdivision CARROLL MANOR

Liber 5263 Folio 860 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

|   |                                     |   |                                    |  |                                |  |
|---|-------------------------------------|---|------------------------------------|--|--------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend/Add | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Repair    | Circle One: A/C  | <input type="checkbox"/> Slab  | <input type="checkbox"/> Room Addition     |
| <input type="checkbox"/> Wreck/Raze           | <input type="checkbox"/> Move       | <input type="checkbox"/> Install        | <input type="checkbox"/> Revocable | <input type="checkbox"/> Porch                                       | <input type="checkbox"/> Deck  | <input type="checkbox"/> Fireplace         |
|   |                                     |   | <input type="checkbox"/> Revision  | <input type="checkbox"/> Shed  | <input type="checkbox"/> Solar | <input type="checkbox"/> Woodburning Stove |
|   |                                     |   |                                    | <input type="checkbox"/> Fence/Wall (complete Section 4) Other _____ |                                |  |

1B. CONSTRUCTION COSTS ESTIMATE \$ 4110,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

|   |               |
|---|---------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 ( ) Septic |
| 03 ( ) Other _____                          |               |

2B. TYPE OF WATER SUPPLY

|   |             |
|---|-------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 ( ) Well |
| 03 ( ) Other _____                          |             |

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

David M. Collins Signature of owner or authorized agent (agent must have signature notarized on back)

7/28/94 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 9/19/94

APPLICATION/PERMIT NO: 9407290079 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS





7325 CARROLL AVE  
SET BACK: PORCH 30'  
HOUSE 38'

7/94



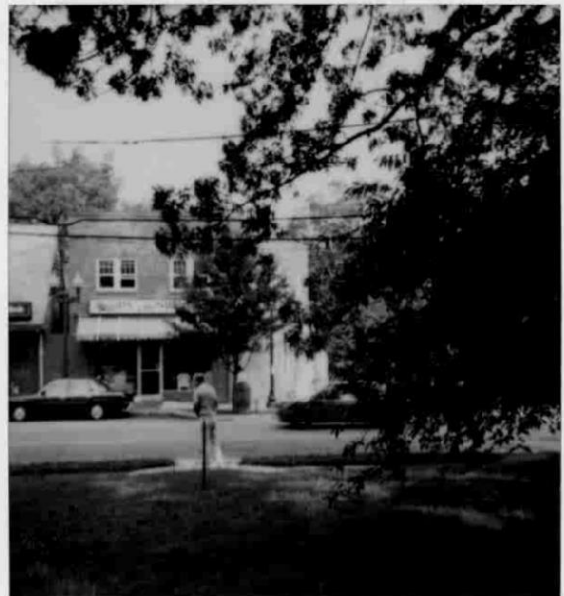
7321 CARROLL AVE  
SET BACK 27'

7/94



LOT AT 7323 CARROLL AVE

7/94



VIEW FROM 7323 ACROSS  
THE STREET

7/94