

37/3-93KK 7501 Carroll Avenue
Takona Park Historic District

DOUGLAS K. HARRIS**Architect**

November 17, 1993

Ms. Nancy Witherell
Maryland National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Highsmith / Landphair Residence
7501 Carroll Avenue
Zoning Variance Hearing

Dear Nancy:

This is to inform you and the Historic Preservation Commission that the request for variance for the front yard setback from Lincoln Avenue for the Highsmith / Landphair Residence was approved this morning.

If you have any questions please do not hesitate to call. Thank you for your time and help.

Sincerely,



Douglas K. Harris

cc: Carol Highsmith, Ted Landphair

Post-It™ brand fax transmittal memo 7671

of pages 2

To	Nancy Witherell	From	Doc Harris
Co.	MNCPCC	Co.	
Dept.	Hist. Res.	Phone #	703-749-4545
Fax #	301-495-1307	Fax #	or 301-527-0503

DOUGLAS K. HARRIS
Architect

November 14, 1993

Ms. Nancy Witherell
Maryland National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Highsmith / Landphair Residence
7501 Carroll Avenue

Dear Nancy:

Enclosed please find a revision to the site plan for the above referenced project. The proposed addition necessitates the removal of a tree at the rear of the existing house. The Owners had secured approval from Takoma Park for the removal of the tree before I became involved in the project and I have inadvertently left the removal of the tree off the preliminary and formal HAWP submittals. The revised site plan adds the tree removal.

Please amend the submittal to include this revision. I hope this can be done without any delay in the approval process. If this presents any problems or you have any questions please call me at 703-749-4545.

Thank you for your help.

Sincerely,



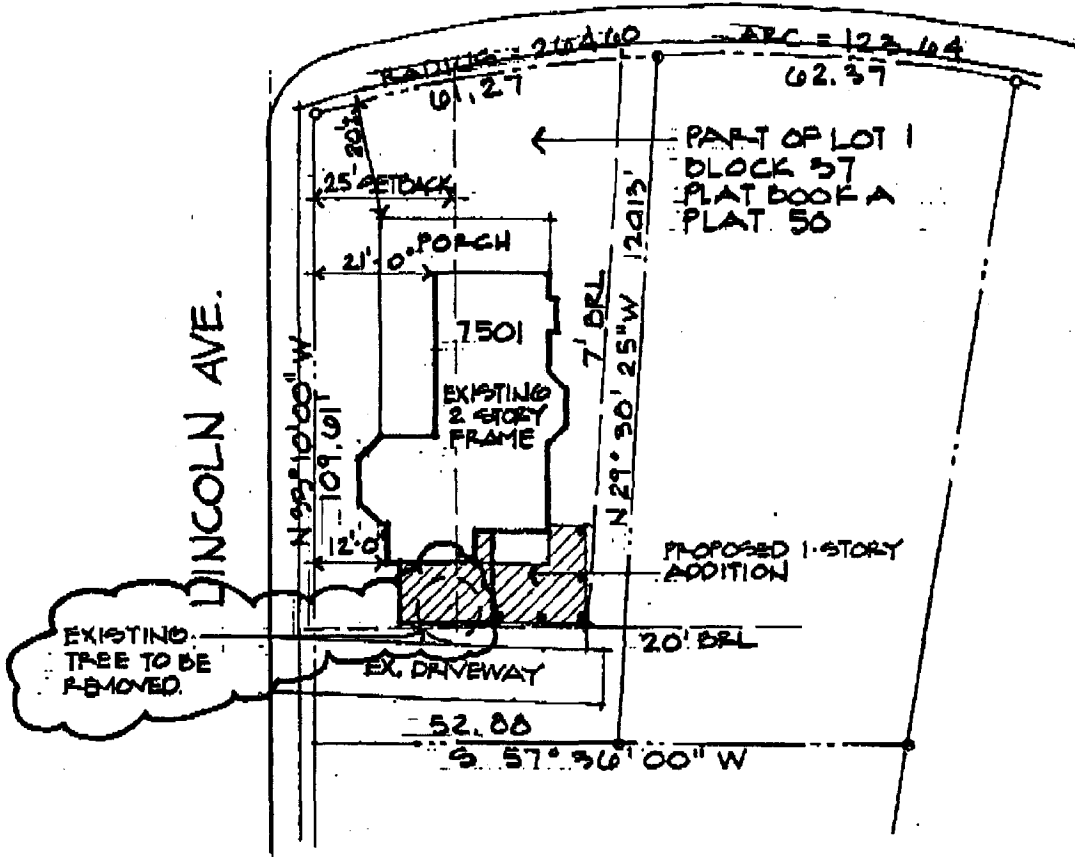
Douglas K. Harris

cc: Carol Highsmith, Ted Landphair

APPROVED
Montgomery County
Historic Preservation Commission

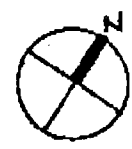
CARROLL AVE

LINCOLN AVE.



1 SITE PLAN

1" = 30'-0"



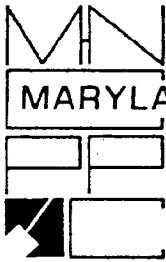
APPROVED
 Montgomery County
 Historic Preservation Commission

APPROVED
 Montgomery County
 Historic Preservation Commission

SEPTEMBER 29, 1993
 OCTOBER 21, 1993
 ISSUED FOR ZONING VARIANCE
 ISSUED FOR HAMP

DKH

HSMITH / LANDPHAIR



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: 11.23.93

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

+ Approved _____ Denied

_____ Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Hugh Smith / Langphair

Address: 1501 Carroll Ave / Takoma Park



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2829843

NAME OF PROPERTY OWNER Theodore W. Landphare TELEPHONE NO. (301) 270-1010 74
 (Contract/Purchaser) + Carol M. Highsmith (Include Area Code)

ADDRESS 7501 Carroll Ave Takoma Park Md 20912 STATE MD ZIP 20912
CITY

CONTRACTOR TED TELEPHONE NO. _____

PLANS PREPARED BY Douglas K. Harris, Architect TELEPHONE NO. (301) 587-6503
 (Include Area Code)

CONTRACTOR REGISTRATION NUMBER _____

REGISTRATION NUMBER 9297

LOCATION OF BUILDING/PREMISE

House Number 7501 Street Carroll Ave

Town/City Takoma Park Md Election District _____

Nearest Cross Street Lincoln Ave

Lot P41 Block 37 Subdivision BFC Takoma Park

Liber 8135 Folio 0838 Parcel _____

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

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
				Other	Woodburning Stove	

1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Takoma Park Historic District

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

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

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> 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.

Theodore W. Landphare _____ Date 10/20/93
 Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 11.17.93

APPLICATION/PERMIT NO: 9310250010 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7501 Carroll Avenue Meeting Date: 11/17/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93KK Tax Credit: No
Public Notice: 11/3/93 Report Date: 11/10/93
Applicant: T. Landphair/C. Highsmith Staff: Nancy Witherell
PROPOSAL: Rear and side addition RECOMMEND: Approve

The applicants appeared before the Commission at its October 13, 1993 meeting for a preliminary consultation for a rear addition and side open porch addition to an outstanding resource in the Takoma Park Historic District. At that meeting, the Commissioners were in agreement that the proposal was consistent with the Takoma Park guidelines and the ordinance criteria. The applicants agreed with the recommendation of staff that a standing seam metal roof be used on the new addition.

The HAWP application reflects this recommendation and is otherwise as presented at the earlier meeting. The staff commends the applicants and their architect for a well-designed addition to this unique and very visible house.

STAFF RECOMMENDATION

The staff finds the proposal consistent with the Takoma Park guidelines for outstanding resources in the historic district, and with the purposes of Chapter 24A, particularly 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 Standard #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.



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2829843

NAME OF PROPERTY OWNER Theodore W. Landphair TELEPHONE NO. (301) 270-6074
 (Contract/Purchaser) & Carol M. Highsmith (Include Area Code)

ADDRESS 7501 Carroll Ave Takoma Park Md 20912
 CITY STATE ZIP

CONTRACTOR TBD TELEPHONE NO. _____

PLANS PREPARED BY Douglas K Harris, Architect TELEPHONE NO. (301) 587-6503
 (Include Area Code)

REGISTRATION NUMBER 9297

LOCATION OF BUILDING/PREMISE

House Number 7501 Street Carroll Ave

Town/City Takoma Park Md Election District _____

Nearest Cross Street Lincoln Ave

Lot P41 Block 37 Subdivision BFC Taboma Park

Liber 8135 Folio 0838 Parcel _____

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

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Other	Solar
						Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ \$20,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Takoma Park Historical District

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

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

2B. TYPE OF WATER SUPPLY

01	<input checked="" type="checkbox"/>	WSSC	02	<input type="checkbox"/>	Well
03	<input type="checkbox"/>	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.

Theodore W. Landphair 10/20/93 (2)

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:

Two story Queen Anne-style house located at the corner of Carroll and Lincoln Avenues in the Takoma Park Historic District. The house, an outstanding resource, was substantially renovated in the late 1980's. During the renovation vinyl siding & window trim was installed, replacing asbestos siding

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

One story study added to the rear of the house and a screened porch that extends around the side elevation on the interior side of the lot.

The proposed addition incorporates a shed roof and similar details, & masonry & materials to add on to the existing house in a sympathetic manner. Relationship of the addition to the existing house has little impact on the resource and the neighborhood.

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:

Cladding & Roofing Materials match existing
Window style, massing and details, including the porch
column details are derived from the existing house

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

Rear addition

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

The proposed addition meets the requirements of the
Takoma Park Guidelines, the Secretary of the Interiors
Standards and the Ordinance.

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).

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 Joyce Chido
 Address 7429 Carroll Ave
 City/Zip Takoma Park Md 20912
2. Name Theodore W. Landphair + Carol Highsmith
 Address 7501 Carroll Ave
 City/Zip Takoma Park Md 20912

(5)

3. Name Eric Liebmann & Cathy Wilson
Address 7500 Carroll Ave
City/Zip Takoma Park Md 20912

4. Name Ernest Sines
Address 1101 Parris Ridge Road
City/Zip Spencerville Md 20868

5. Name _____
Address _____
City/Zip _____

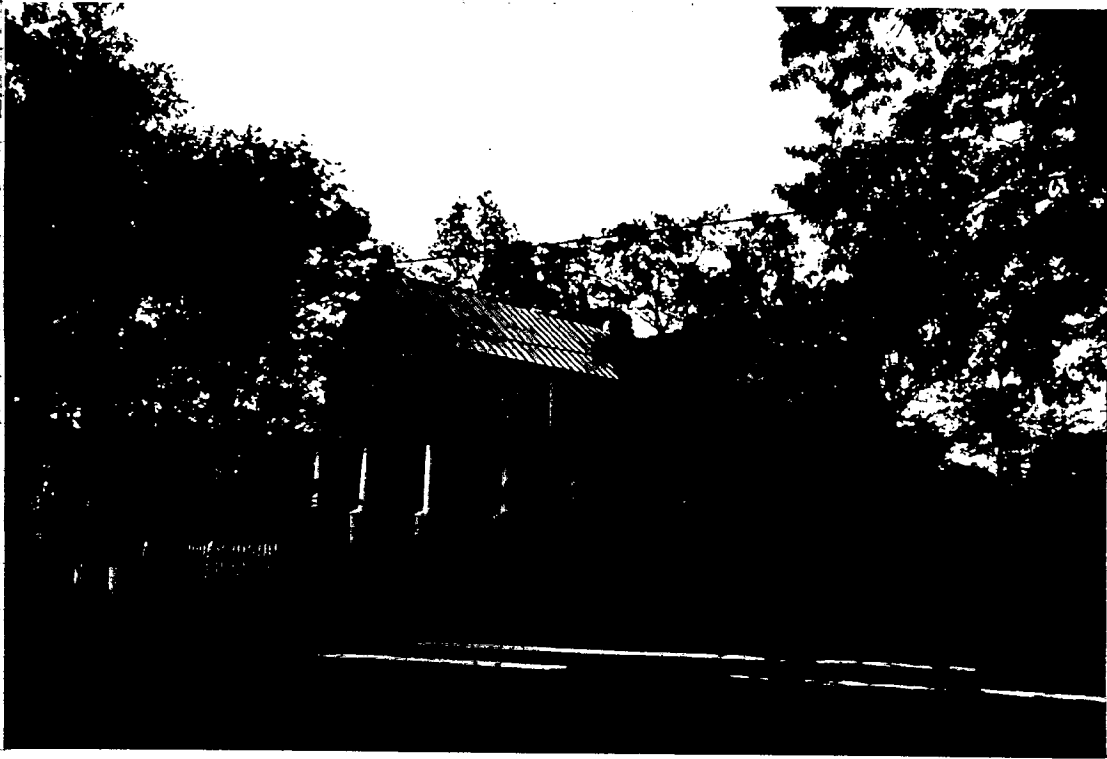
6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

6



7501 Carroll Ave - Front & Side View



7501 Carroll Ave - Side View

7501 Carroll Ave.

7



7501 Carroll Ave - Front side View



7501 Carroll Ave - Left Side Elevation

7501 Carroll Ave.

(8)



7501 Carroll Ave. Side Elevation @ Rear



7501 Carroll Ave. Rear / Side View

7501 Carroll Ave.

9



7501 Carroll Ave - Rear View @ Porch



7501 Carroll Ave - Rear / Side View

7501 Carroll Ave.

10



7501 Carroll Ave. - Rear View

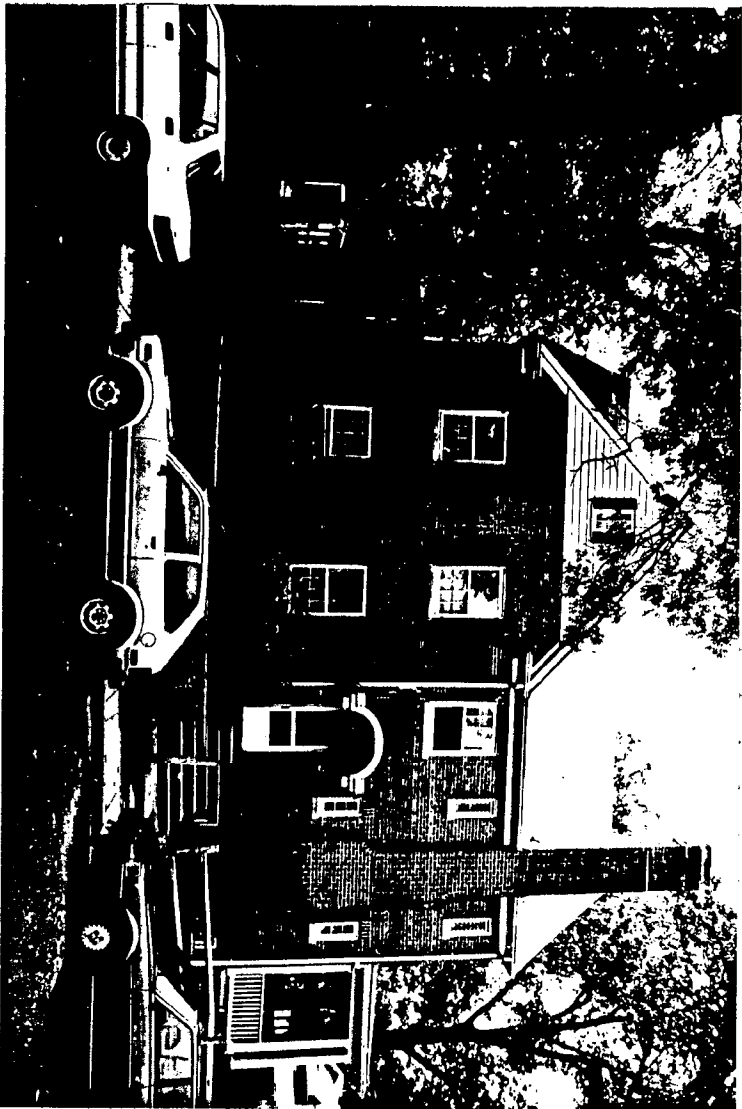


Rear Neighbor - Empty Lot

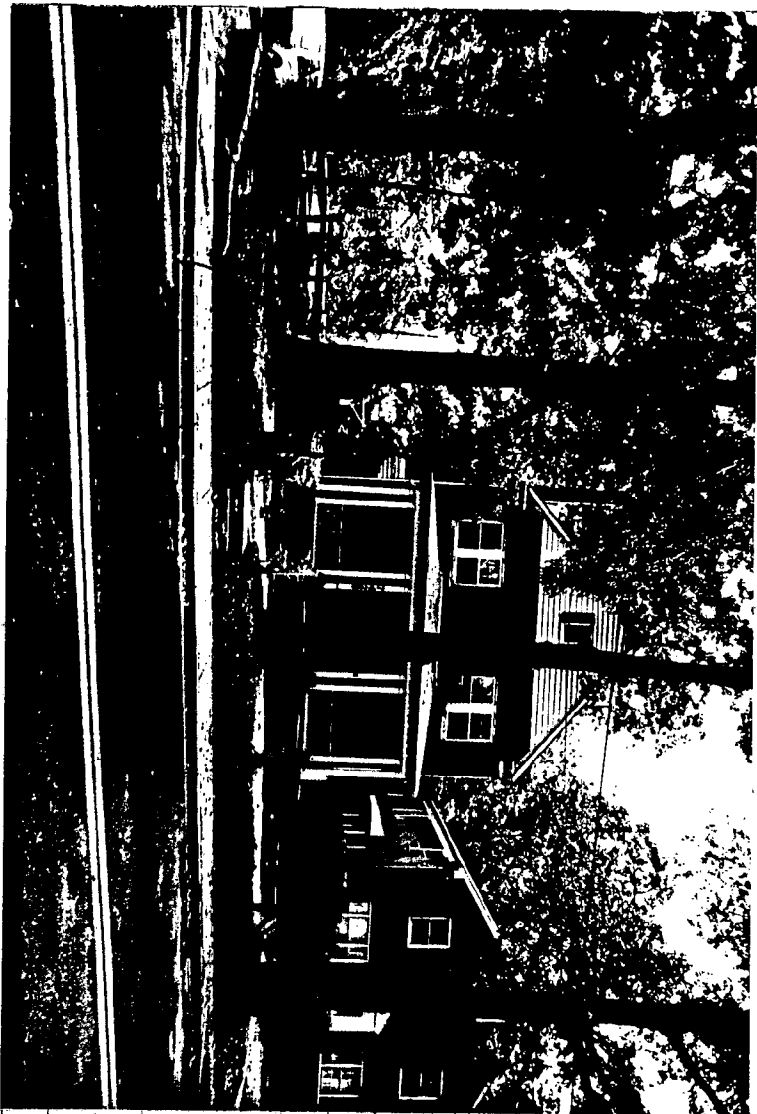
7501 Carroll Ave.

11

Right Neighbor . Side



Right Neighbor . Front



(12)

7501 Carroll Ave.



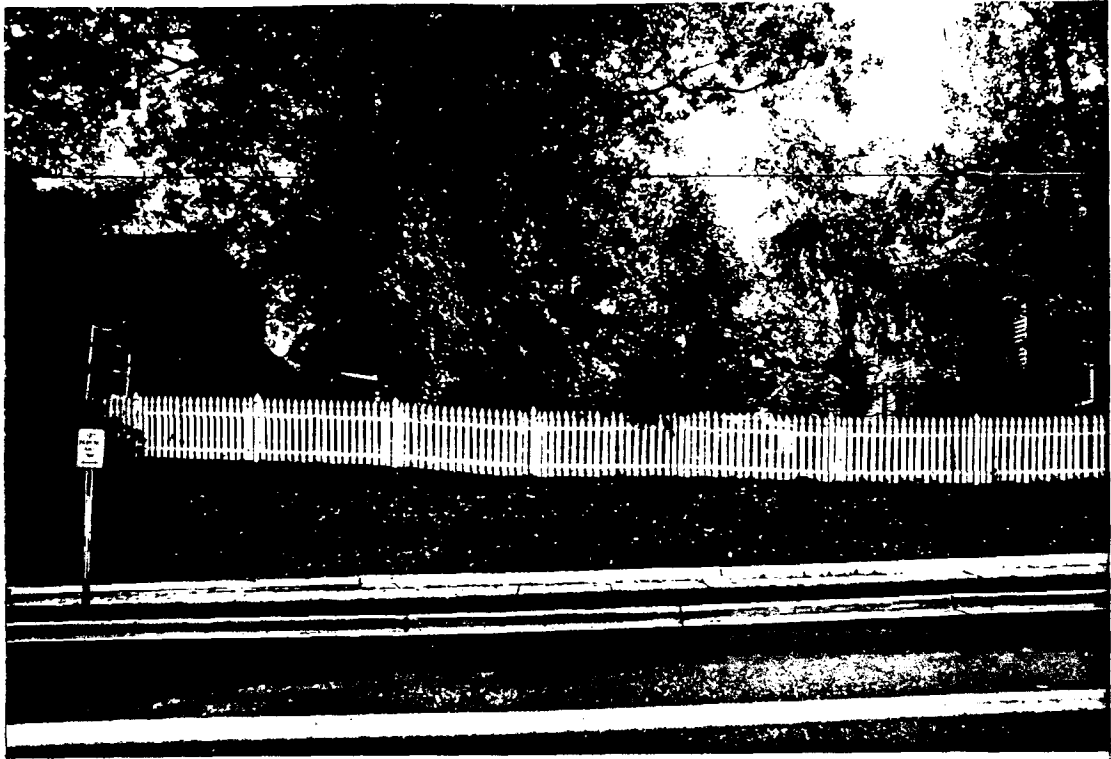
Neighbor Across Carroll Ave.



Neighbor Across Carroll Ave.

7501 Carroll Ave

13



Left Neighbor - Empty Lot

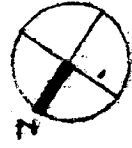


Neighbor Diagonally Across Intersection
of Carroll & Lincoln Avenues.

7501 Carroll Ave.

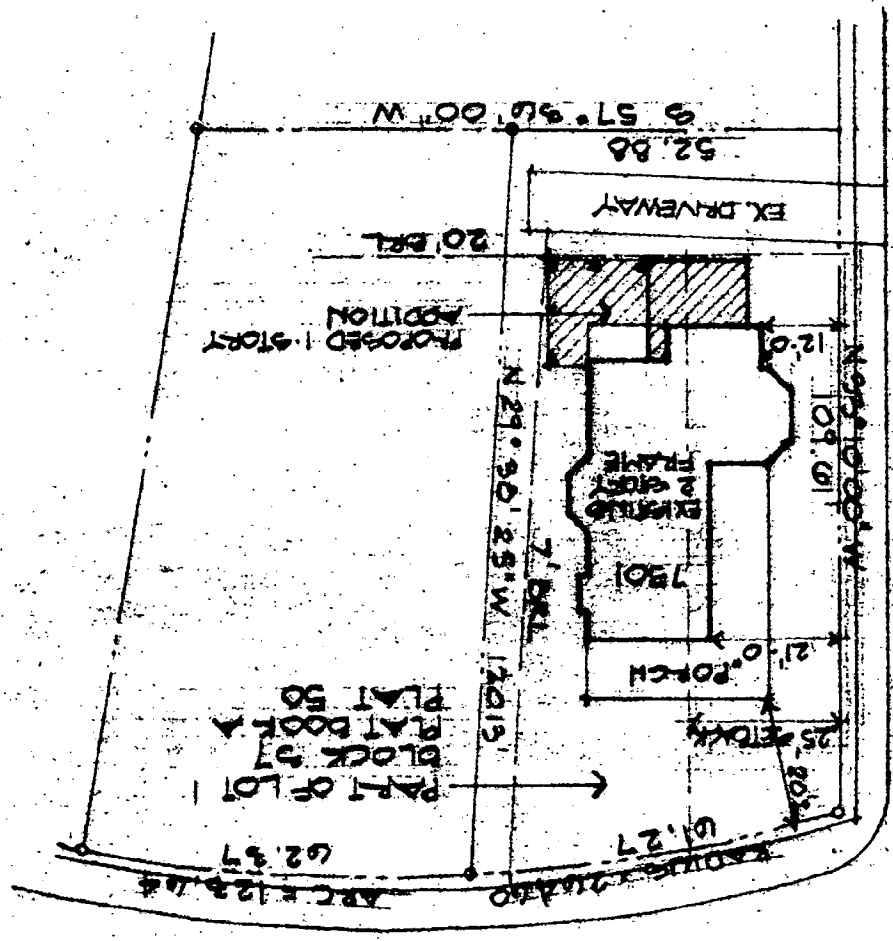
1A

15



SITE PLAN

1" = 30'-0"



LINCOLN AVE.

CARROLL AVE

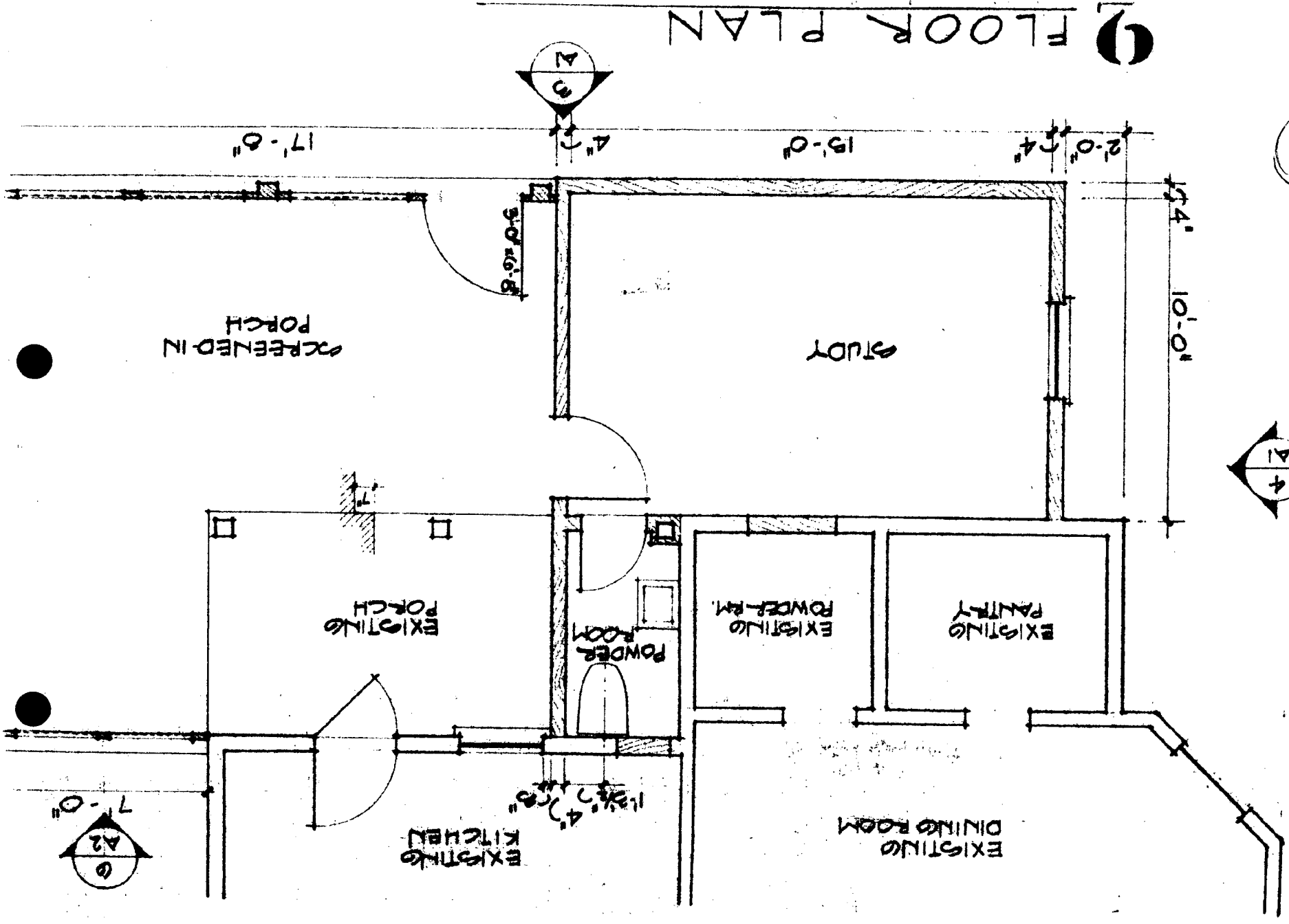
H/1 LANDMARKS

D.K.B.

APPLICANT'S NAME: [illegible]
ADDRESS: [illegible]
DATE: OCTOBER 21, 1979
REASON FOR VARIANCE: [illegible]
REASON FOR VARIANCE: [illegible]

9 FLOOR PLAN

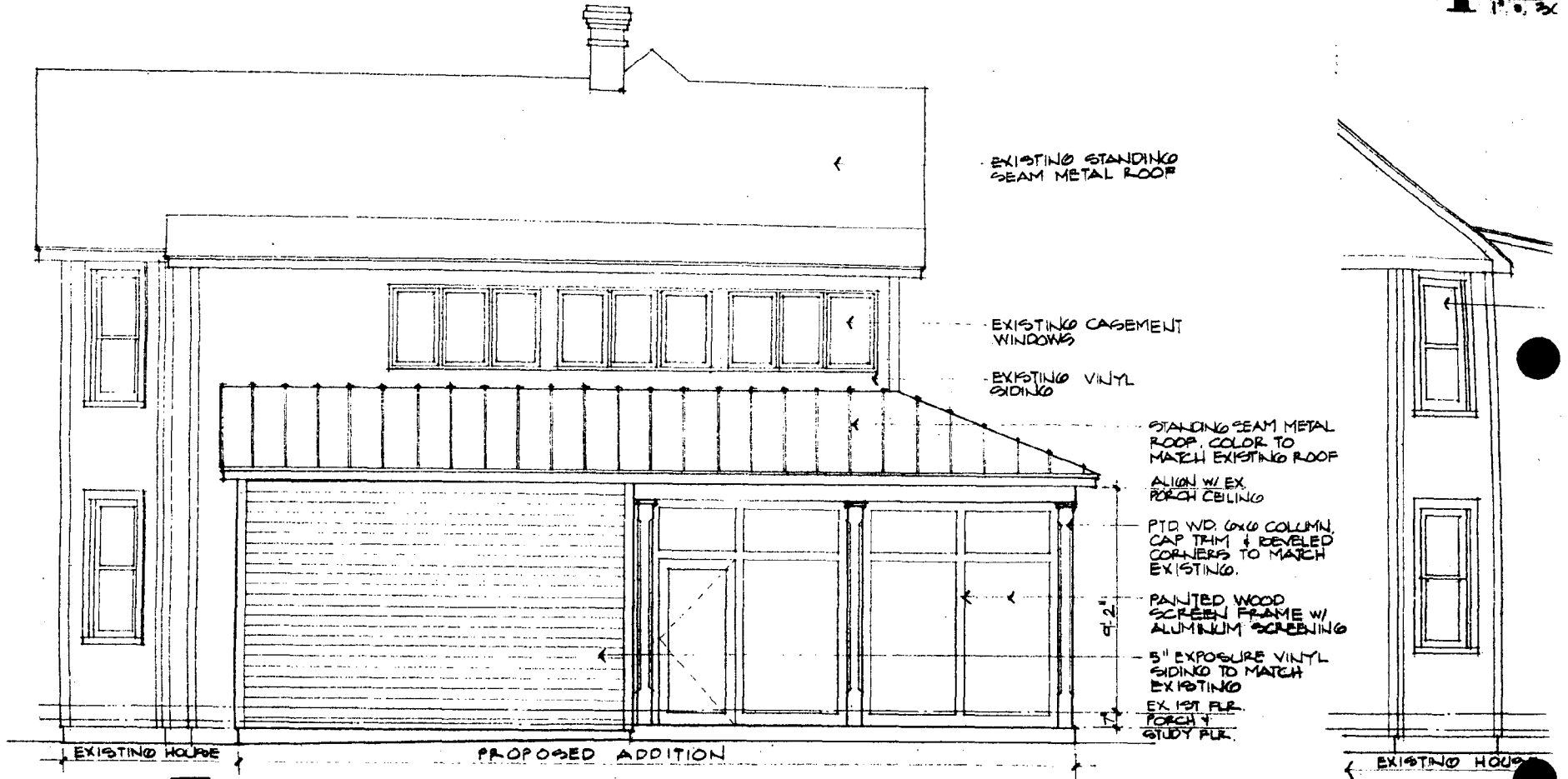
611



2 FLOOR PLAN

1/4" = 1'-0"

1 S.I.T.
11.0.3



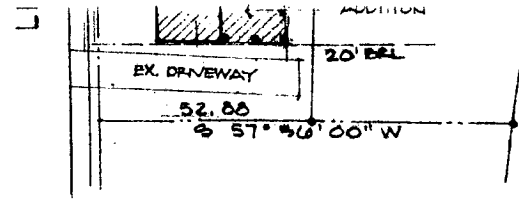
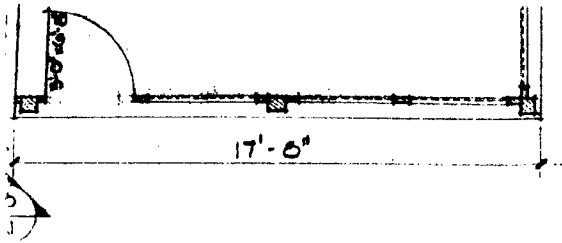
3 REAR ELEVATION

1/4" = 1'-0"

4 SIDE ELEVATION

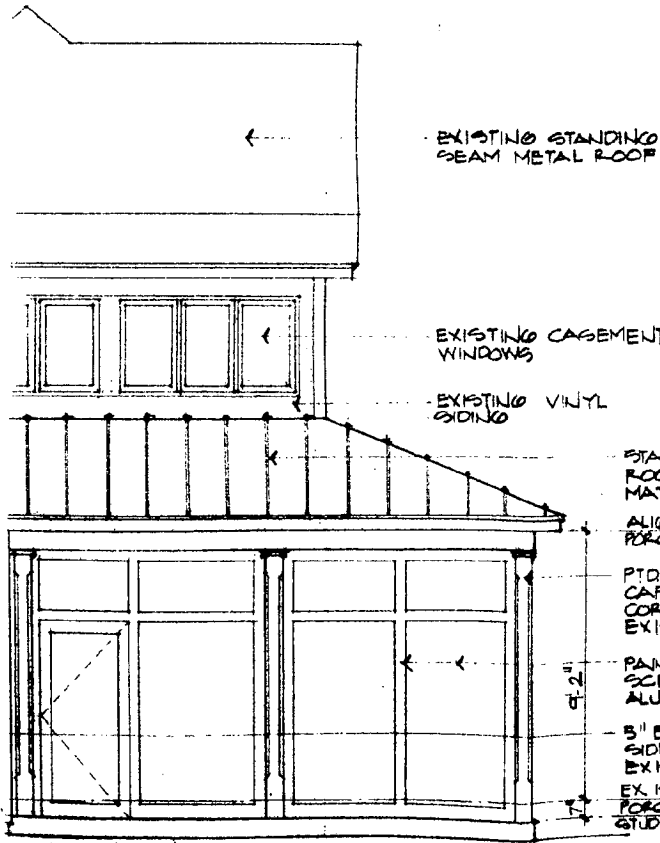
1/4" = 1'-0"

(11)



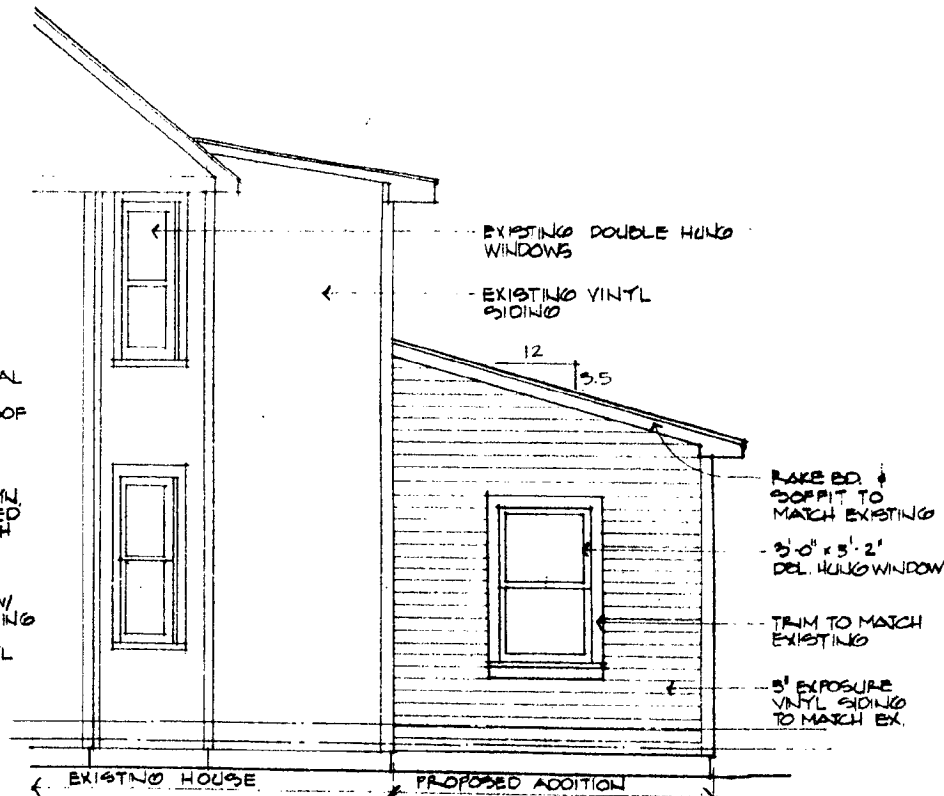
1 SITE PLAN

1" = 30'-0"



ADDITION

(20)



4 SIDE ELEVATION

1/4" = 1'-0"

D ARC
TAKOMA PARK, MD

HIGHSMITH / LANDPHARE
RESIDENCE ADDITION

7501 CARROLL AVENUE, TAKOMA PARK, MD 20912

SITE PLAN, FLOOR PLAN
& ELEVATIONS

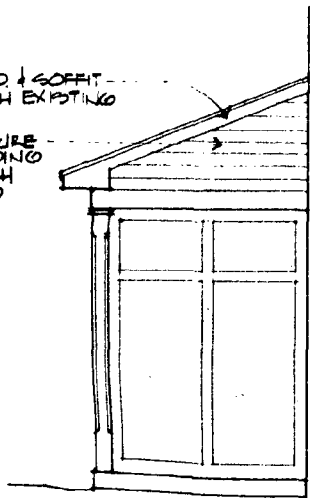
SEPTEMBER, 1988

SCALE: AS NOTED

AI

RAKE BD. & SOFFIT
TO MATCH EXISTING

5' EXPOSURE
VINYL SIDING
TO MATCH
EXISTING



PROPOSED ADDITION | EX. HOUSE

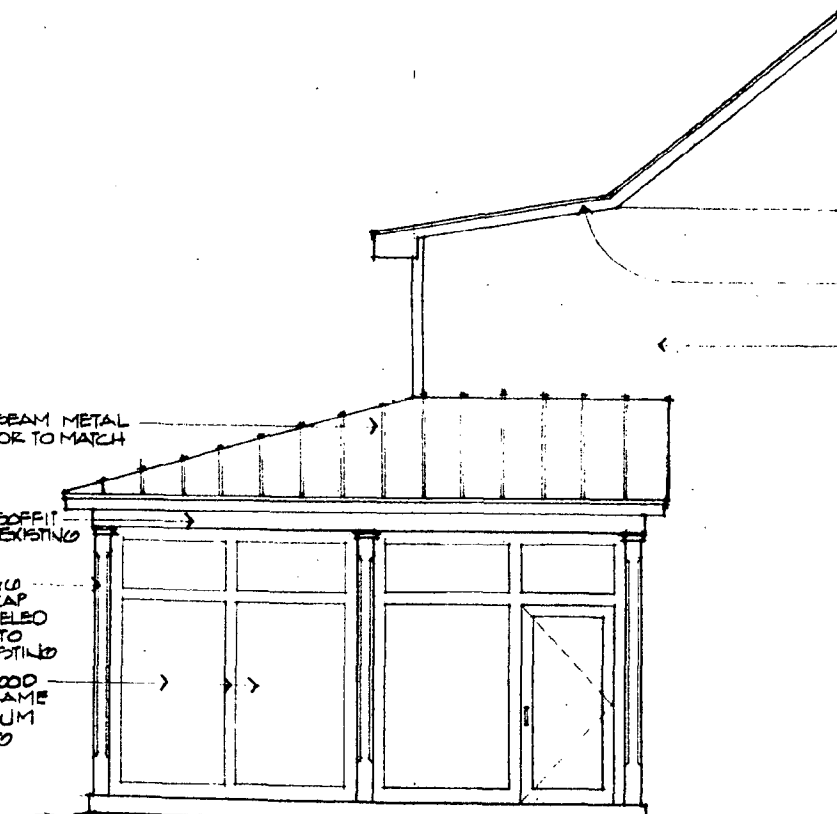
6 FRONT ELEVATION
1/4" = 1'-0"

STANDING SEAM METAL
ROOF, COLOR TO MATCH
EX. ROOF

FASCIA & SOFFIT
TO MATCH EXISTING

PTD. WD. 6X6
COLUMN, CAP
TRIM & BEVELED
CORNERS TO
MATCH EXISTING

PAINTED WOOD
SCREEN FRAME
W/ ALUMINUM
SCREENING



EXISTING RAKE BD.
& SOFFIT

EXISTING VINYL
SIDING

PROPOSED ADDITION

EXISTING HOUSE

5 SIDE ELEVATION
1/4" = 1'-0"



7501 Carroll Ave. - Front & Side View



7501 Carroll Ave. - Side View

7501 Carroll Ave.



7501 Carroll Ave - Front side View



7501 Carroll Ave - Left Side Elevation

7501 Carroll Ave.



7501 Carroll Ave. Side Elevation @ Rear



7501 Carroll Ave. Rear / Side View

7501 Carroll Ave.

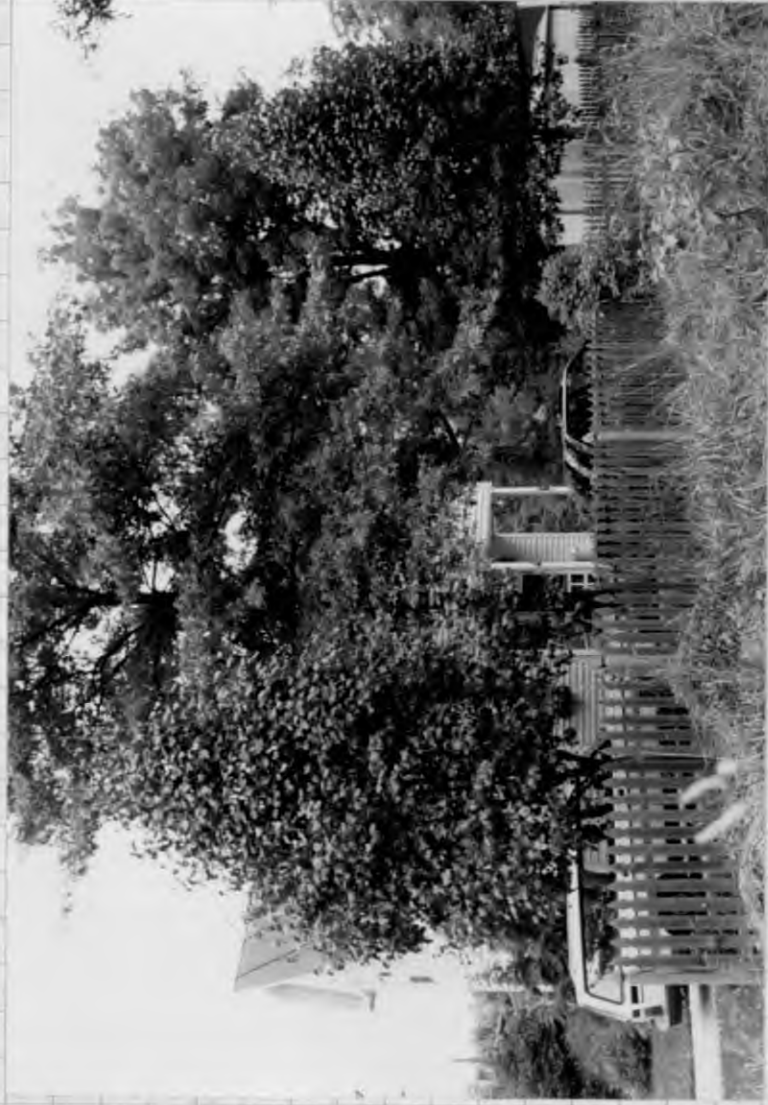


7501 Carroll Ave - Rear View @ Porch



7501 Carroll Ave - Rear / Side View

7501 Carroll Ave.



7501 Carroll Ave. - Rear View



Rear Neighbor - Empty Lot

7501 Carroll Ave.

7501 Carroll Ave.



Right Neighbor . Front



Right Neighbor . Side



Neighbor Across Carroll Ave.



Neighbor Across Carroll Ave.

7501 Carroll Ave



Left Neighbor - Empty Lot



Neighbor Diagonally Across Intersection
of Carroll & Lincoln Avenues.

7501 Carroll Ave.