

37/3-prelim 7501 Carroll Avenue
Takoma Park Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7501 Carroll Avenue Meeting Date: 10/13/93
Resource: Takoma Park Historic District Preliminary Consultation
Case Number: n/a Tax Credit: No
Public Notice: 9/29/93 Report Date: 10/6/93
Applicant: C. Highsmith/T. Landfair Staff: Nancy Witherell
PROPOSAL: Construct rear addition RECOMMEND: Proceed

The applicants propose constructing an addition at the rear and side of a Queen Anne-style house designated an outstanding resource in the Takoma Park Historic District. The addition would consist of a one-story study at the rear and a screened porch that would extend around the side elevation on the interior side of the lot. The projection to the rear would be 10 feet and the projection to the interior side would be 7 feet. A small portion of the existing one-story porch at the rear would be enclosed for a new powder room.

The applicants propose using vinyl siding for the new work, to match that on the house, and red asphalt shingles for the roof of the addition. The house's roof is standing seam metal, painted red. Since different historic window sash configurations exist on various elevations of the house, the applicants propose using 1/1 wood double-hung sash windows. A sideyard setback variance would be required if the addition were approved by the HPC.

STAFF DISCUSSION

In the staff's judgment, the scale and placement of the new construction is sensitively designed. The one-story study addition is small in scale and the slope of the shed roof falls naturally from the rear elevation. The screened porch projects to the side (beyond the width of the house) but is, by its nature, less obtrusive than it would be as a solid mass. It wraps to the point where it would incorporate the existing open one-story porch but would not affect the nearby window openings.

As the house is entirely clad with vinyl, the staff concurs with the applicants' proposal to use the same material on the addition. The staff would suggest, however, that the new roof be standing seam to match the existing roof, particularly since it

is a prominent feature of the house on its corner lot and the new roof will be visible, as well.

The staff also concurs with the proposal to use 1/1 double-hung wood sash windows, which match some of the original windows and also are generally preferred for new additions in houses of this time period.

The staff would recommend that the Commission find the proposal generally consistent with the ordinance, Secretary's Standards, and Takoma Park guidelines, and request the applicants to proceed with their plans.

D O U G L A S K. H A R R I S
Architect

September 26, 1993

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

Re: Highsmith / Landfair Residence
7501 Carroll Avenue

Dear Nancy:

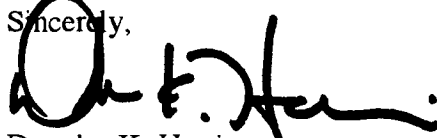
Enclosed please find documentation for the Commission's Preliminary Consultation for a proposed addition on the above referenced project. Photographs of the existing house and preliminary plans including site plan floor plan and elevations are included. The applicant and homeowners are Carol Highsmith and Ted Landfair. The house is two story vernacular farm house that was extensively renovated in the late 1980s. The renovation included the addition of vinyl siding including soffits and window casing. The proposed addition is a one story study and screened in porch at the rear and side of the existing house. A powder room is being added on the existing porch.

We would like to get the Commission's preliminary approval for the project as designed. Specific issues of concern include the following:

- Lincoln Avenue Side Yard Setback - the existing house does not conform to current side yard zoning requirements. The addition has been set back 2'-0" from the back corner of the house but a zoning variance will be needed and will be applied for.
- Siding Material - The existing house is clad with vinyl siding and the owner has no plans to remove it. The cladding material for the proposed addition is vinyl siding but we are open to the Commission's recommendations.
- Roofing Material - The existing house has a red standing seam metal roof. The proposed addition is to have an asphalt shingle roof with the color to match that of the existing roof.
- Windows - Most of the original wood windows are in place with aluminum storm windows added. Most of these are a combination of 2/2 and 1/1. Windows at the rear of the house, from what appears to be an earlier renovation, are a combination of 6/6 and 6/1. Windows at the second floor room at the rear are aluminum clad casements. The addition is currently designed with 1/1 double hung windows.

We also welcome any other comments or concerns the Commission may have. Thank you for your time and consideration.

Sincerely,

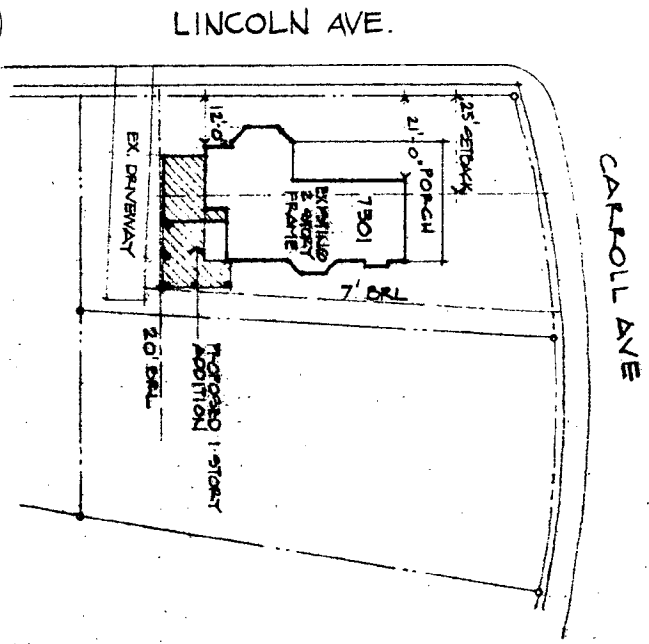
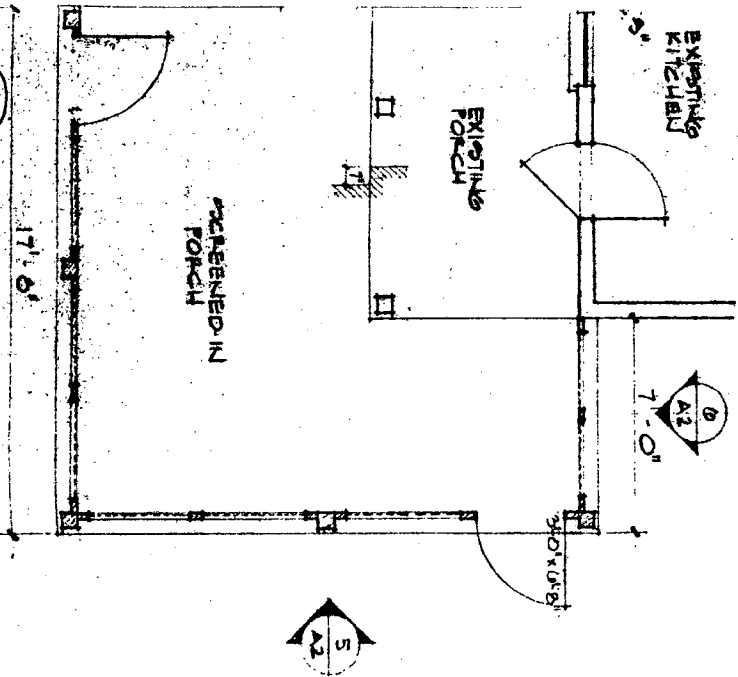


Douglas K. Harris

cc: Carol Highsmith, Ted Landfair

7904 Flower Avenue
Takoma Park, MD 20912
301-587-6503

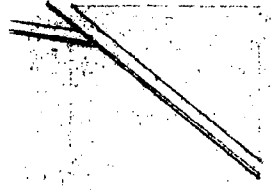
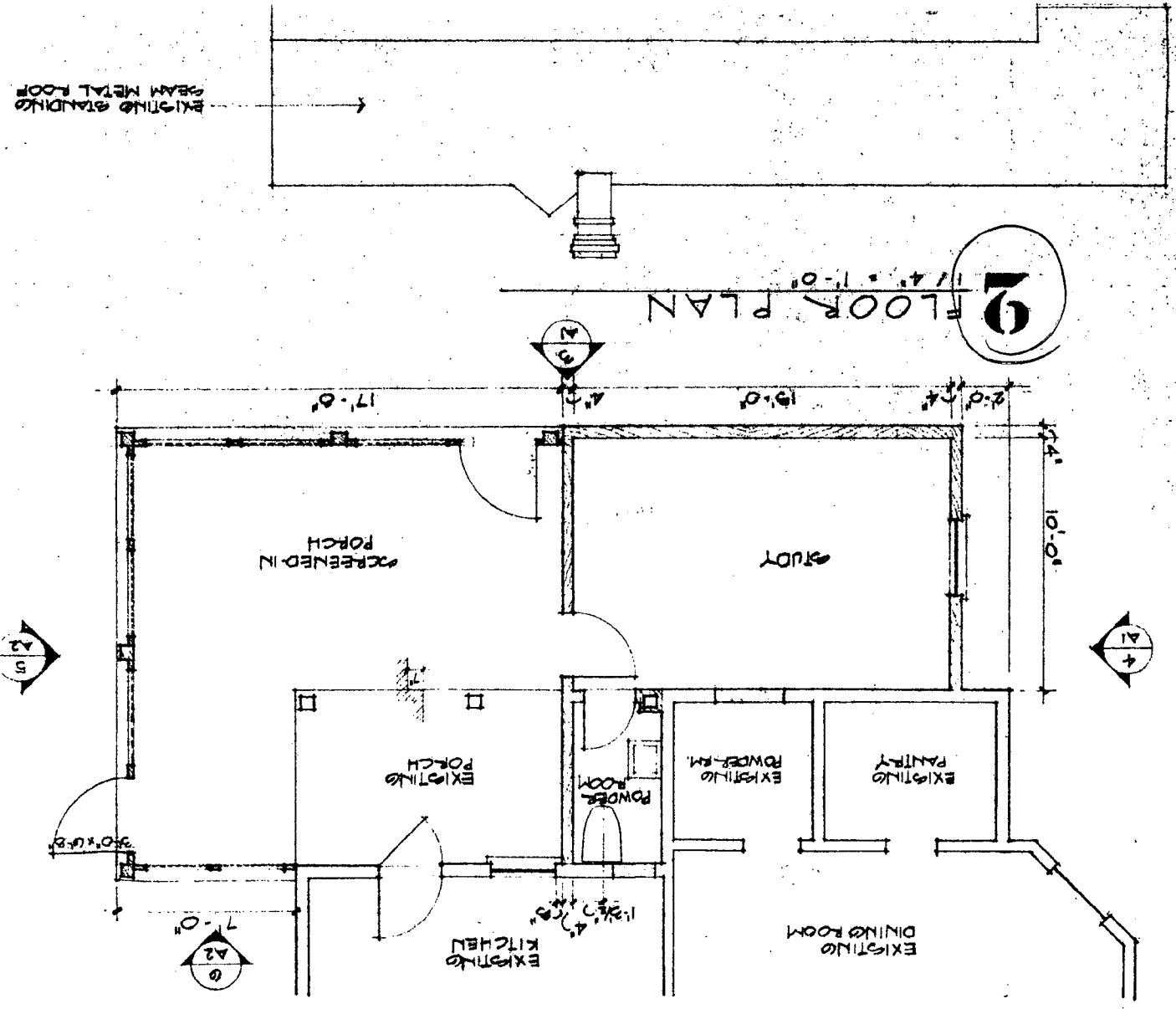
(1)



1 SITE PLAN

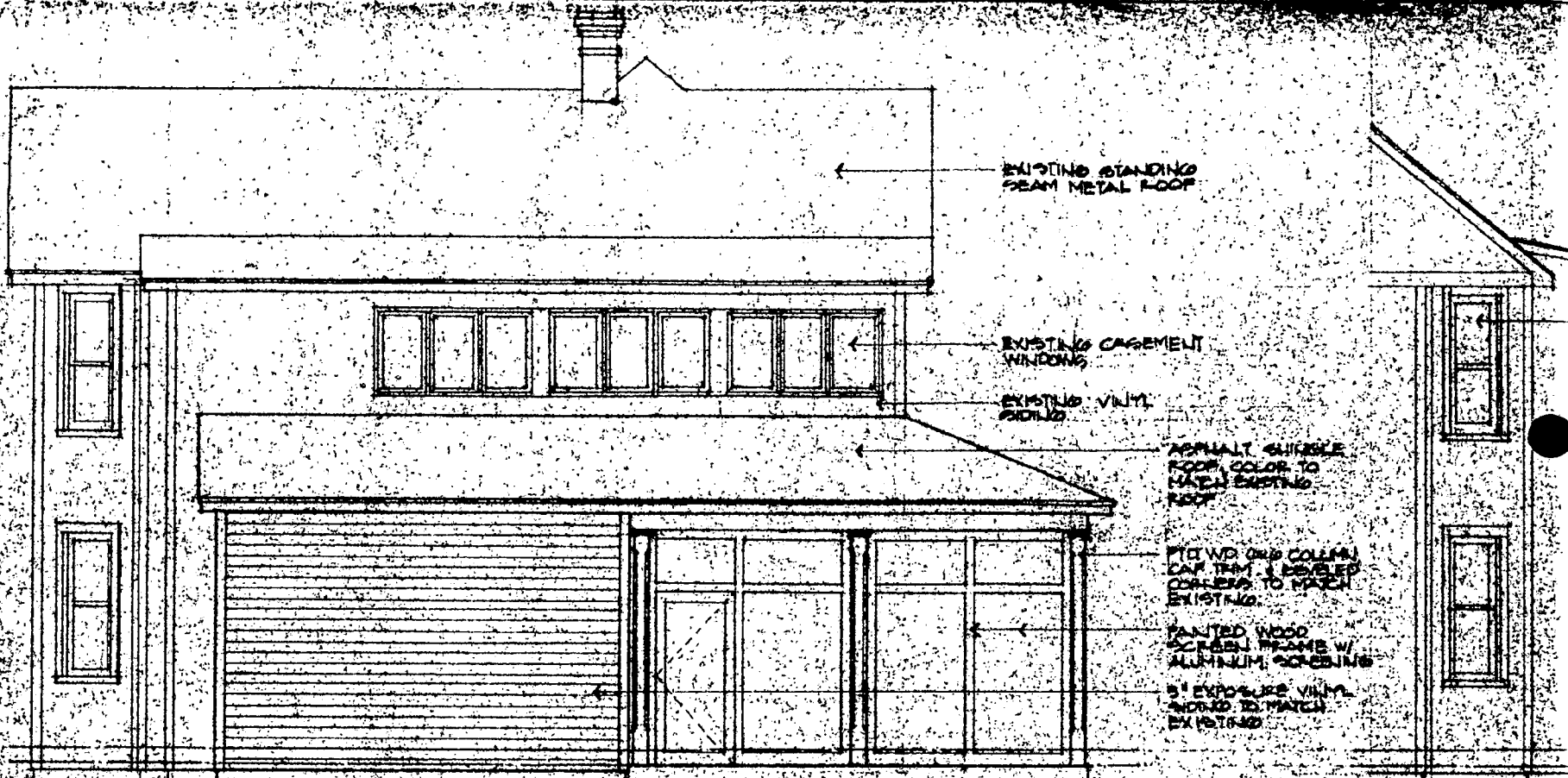
3

2 FLOOR PLAN



LINCOLN AVE.





EXISTING STANDING SEAM METAL ROOF

EXISTING CASSEMENT WINDOWS

EXISTING VINYL SIDING

ASPHALT SHINGLE ROOF, COLOR TO MATCH EXISTING ROOF

REINFORCE COLUMN CAP TRIM, 1 DOVELED CORNERS TO MATCH EXISTING

PAINTED WOOD SCREENS FRAMES W/ ALUMINUM CORNERS

5' EXPOSURE VINYL SIDING TO MATCH EXISTING

EXISTING HOUSE

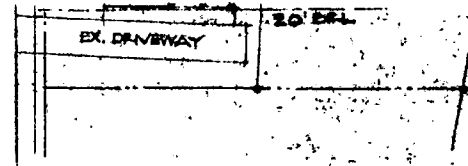
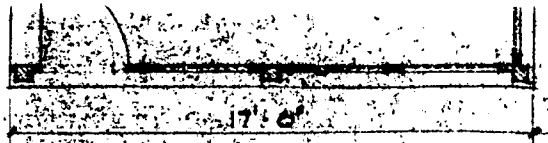
PROPOSED ADDITION

EXISTING HOUSE

3 REAR ELEVATION
114' x 110'

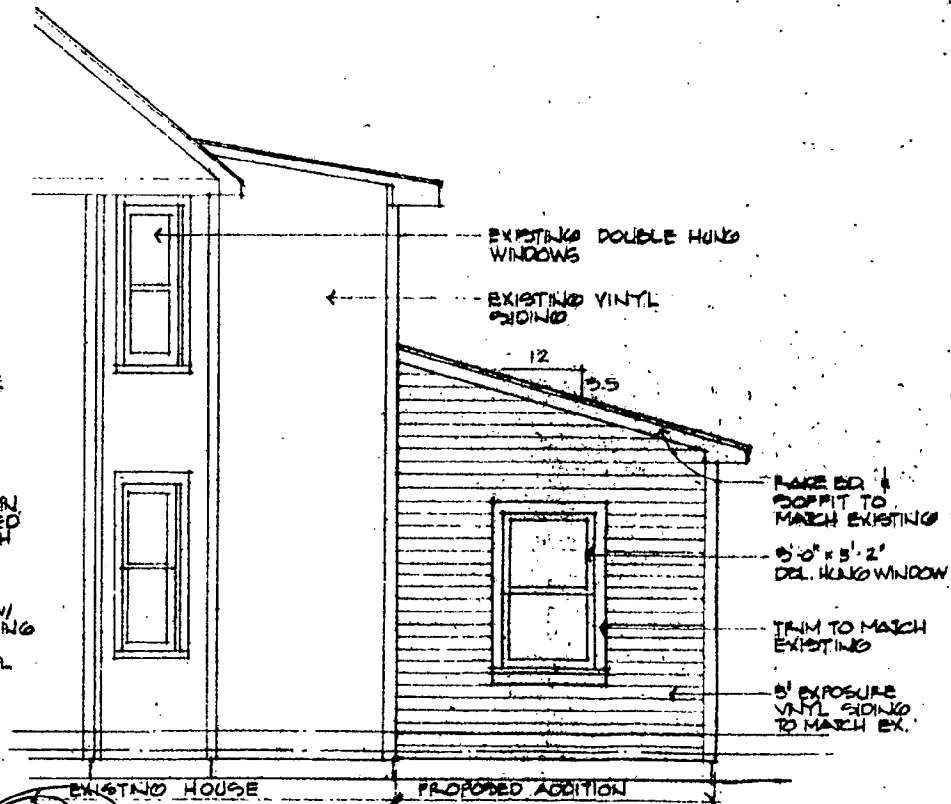
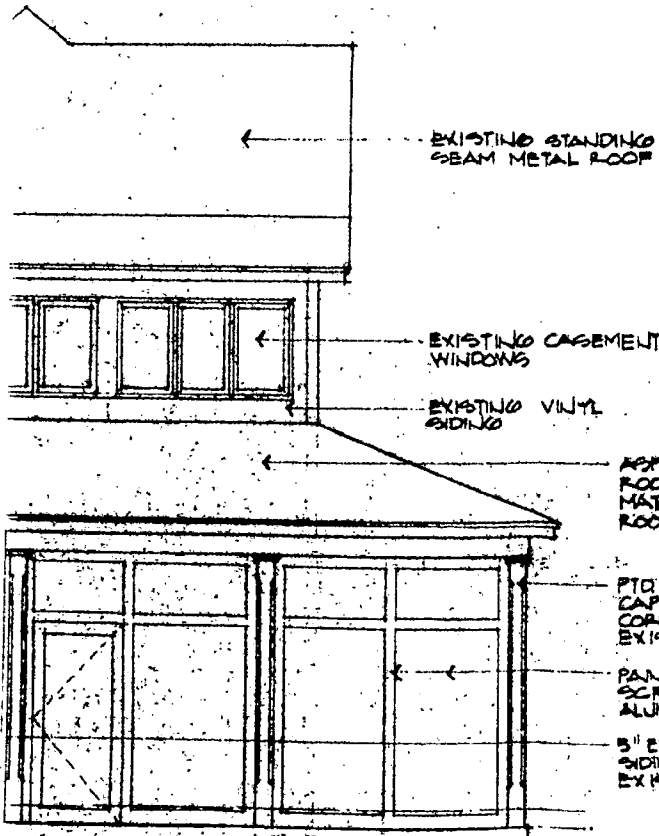
4 SIDE ELEVATION
117' x 9'

7



1 SITE PLAN

1" = 30'-0"



4 SIDE ELEVATION

1/4" = 1'-0"

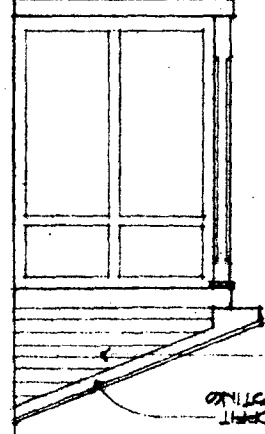
ADDITION

(5)

6

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

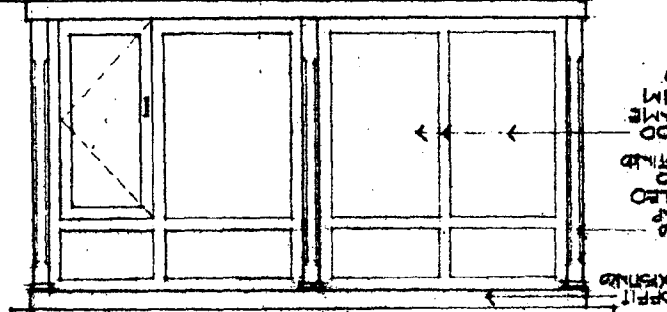
PROPOSED ADDITION EX. HOUSE



3" EXPOSED
TO MATCH
EXISTING
ROOF
RAKE ED. & SLOPE
TO MATCH EXISTING

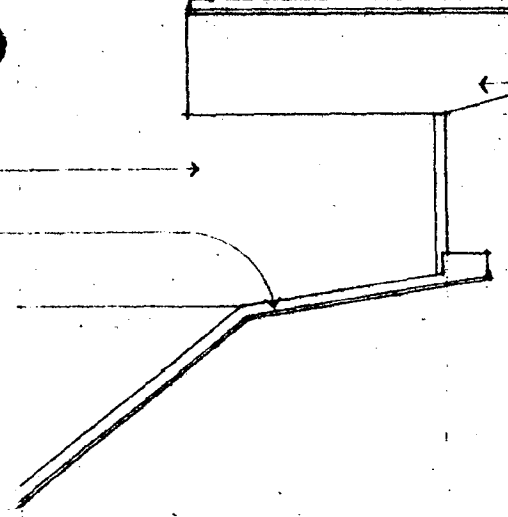
1/4" = 1'-0"
SIDE ELEVATION

PROPOSED ADDITION EX. HOUSE



PTD W/D. GRIS
COLUMN, CAP
TRANSOM & REVEALS
CORNER TO
MATCH EXISTING
PAINTED WOOD
SCREENED TRIM
W/ ALUMINUM
SCREENING
RACIA & PORCH
TO MATCH EXISTING
ASPHALT SHINGLE
ROOF, COLOR TO MATCH
EX. ROOF

EXIST.
2'-0"
EXIST.
2'-0"



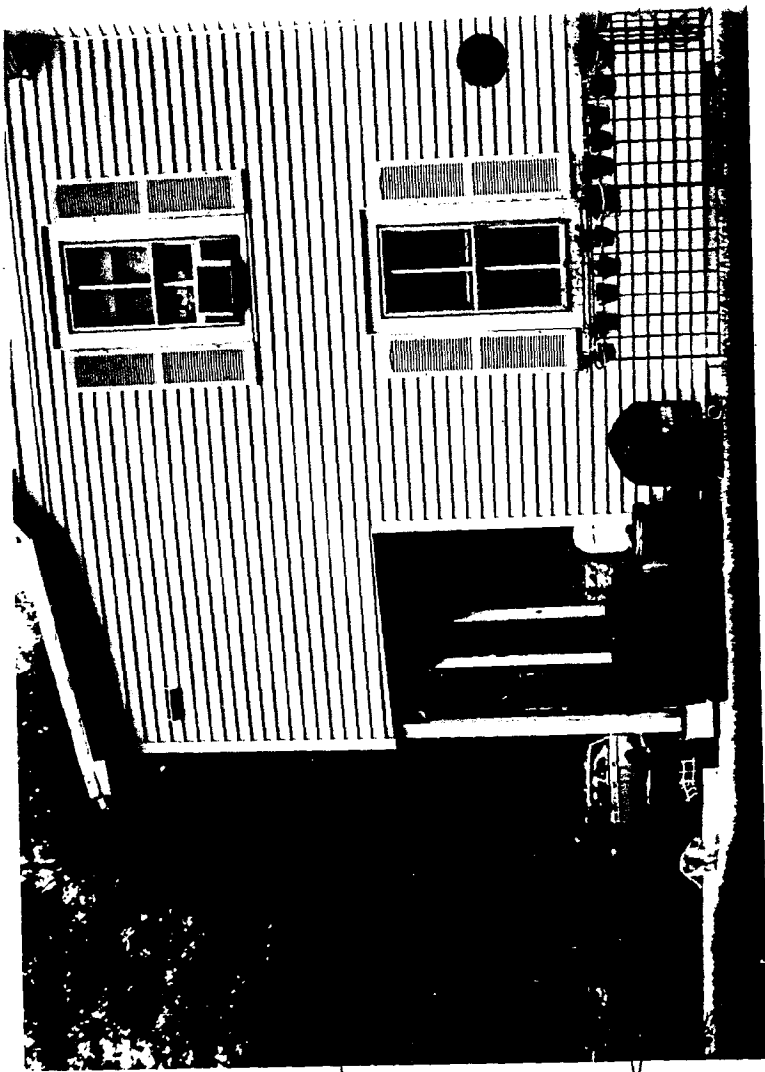
5

View of side of main

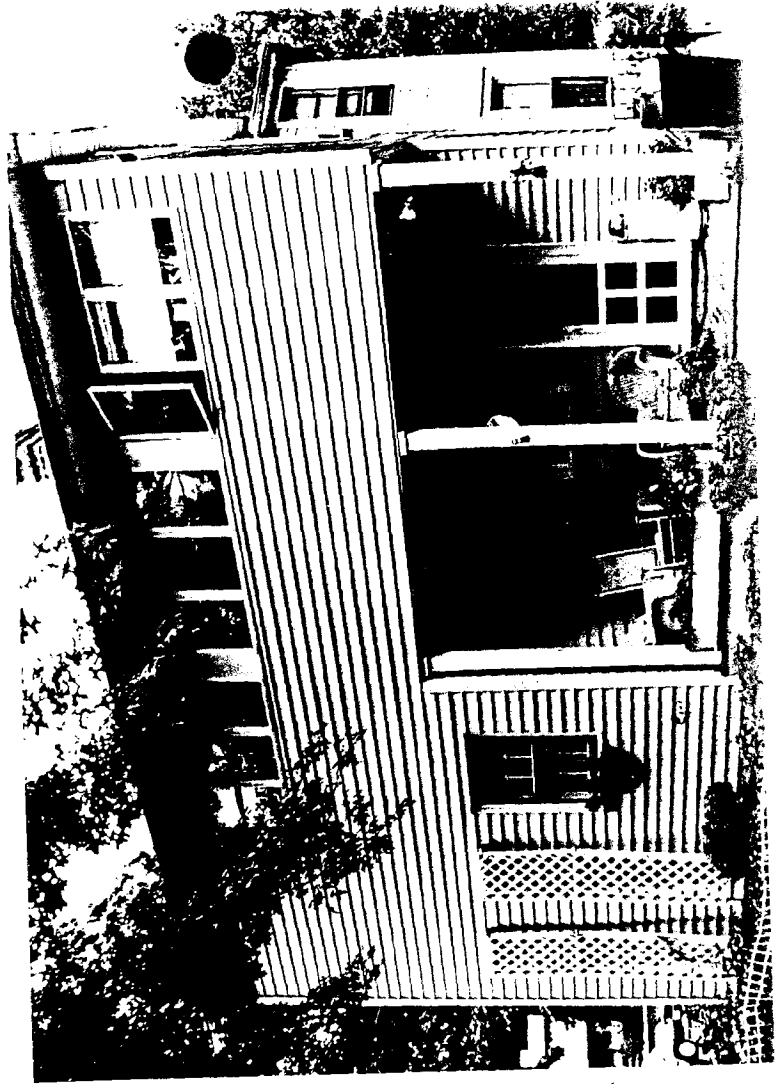


View of side + rear of main

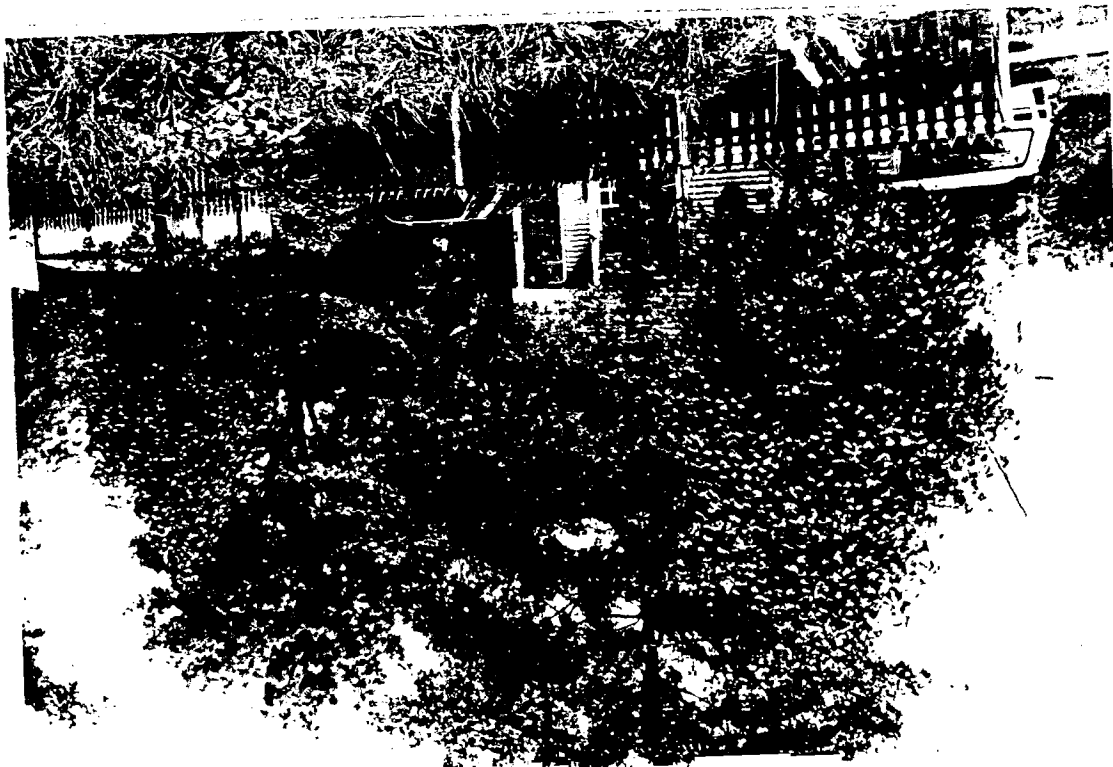




area of new school park



1931



1931
1931



← front porch

interior side elevation



interior side elevation

9

DOUGLAS K. HARRIS

Architect

September 26, 1993

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

Re: Highsmith / Landfair Residence
7501 Carroll Avenue

Dear Nancy:

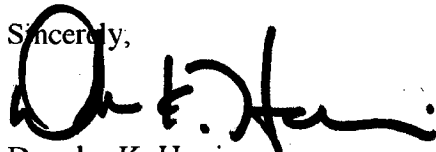
Enclosed please find documentation for the Commission's Preliminary Consultation for a proposed addition on the above referenced project. Photographs of the existing house and preliminary plans including site plan floor plan and elevations are included. The applicant and homeowners are Carol Highsmith and Ted Landfair. The house is two story vernacular farm house that was extensively renovated in the late 1980s. The renovation included the addition of vinyl siding including soffits and window casing. The proposed addition is a one story study and screened in porch at the rear and side of the existing house. A powder room is being added on the existing porch.

We would like to get the Commission's preliminary approval for the project as designed. Specific issues of concern include the following:

- Lincoln Avenue Side Yard Setback - the existing house does not conform to current side yard zoning requirements. The addition has been set back 2'-0" from the back corner of the house but a zoning variance will be needed and will be applied for.
- Siding Material - The existing house is clad with vinyl siding and the owner has no plans to remove it. The cladding material for the proposed addition is vinyl siding but we are open to the Commission's recommendations.
- Roofing Material - The existing house has a red standing seam metal roof. The proposed addition is to have an asphalt shingle roof with the color to match that of the existing roof.
- Windows - Most of the original wood windows are in place with aluminum storm windows added. Most of these are a combination of 2/2 and 1/1. Windows at the rear of the house, from what appears to be an earlier renovation, are a combination of 6/6 and 6/1. Windows at the second floor room at the rear are aluminum clad casements. The addition is currently designed with 1/1 double hung windows.

We also welcome any other comments or concerns the Commission may have. Thank you for your time and consideration.

Sincerely,



Douglas K. Harris

cc: Carol Highsmith, Ted Landfair

7904 Flower Avenue
Takoma Park, MD 20912
301-587-6503

fax Transmittal Memo

7672

No. of Pages

8

Today's Date

9.22.93

Time

9:20

To Navy Witherell

From

Daq Harris

Company MNCPPC

Company

Location

Location

Dept. Charge

Fax # 301-495-1507

Telephone #

Fax #

Telephone # 202-749-4546

Comments: Please call to discuss.

Original Disposition:

Destroy

Return

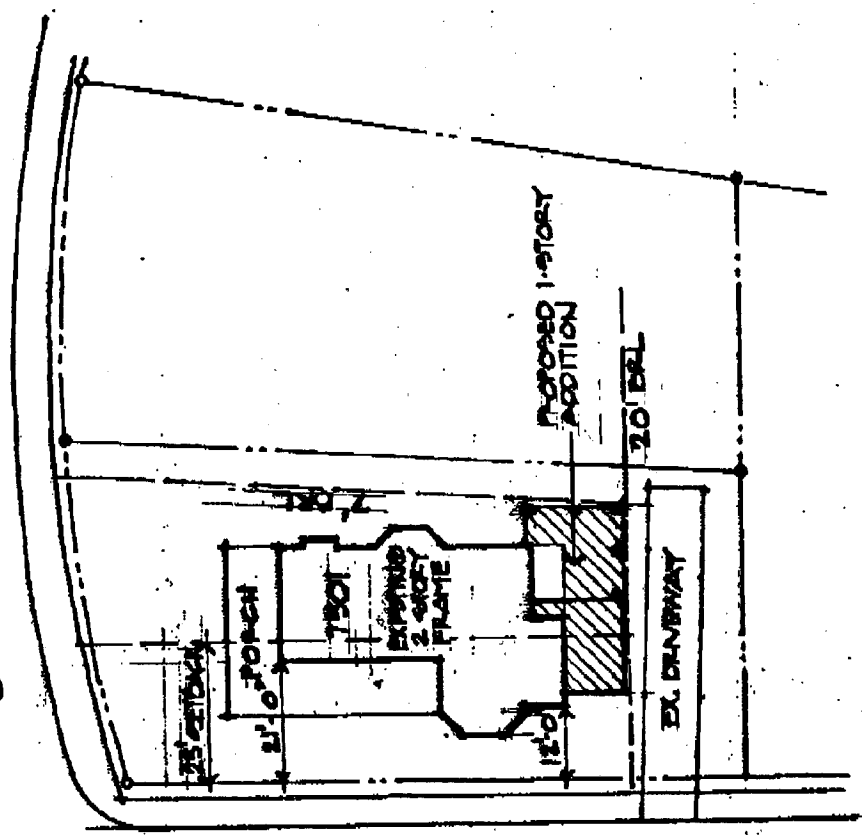
Can for pickup

I'll be in & out between now & 3:00. If I'm not in please leave a good time for me to catch you. Thanks. Daq

Q1, 1901 = 1 @ Zoukain, 18

7501

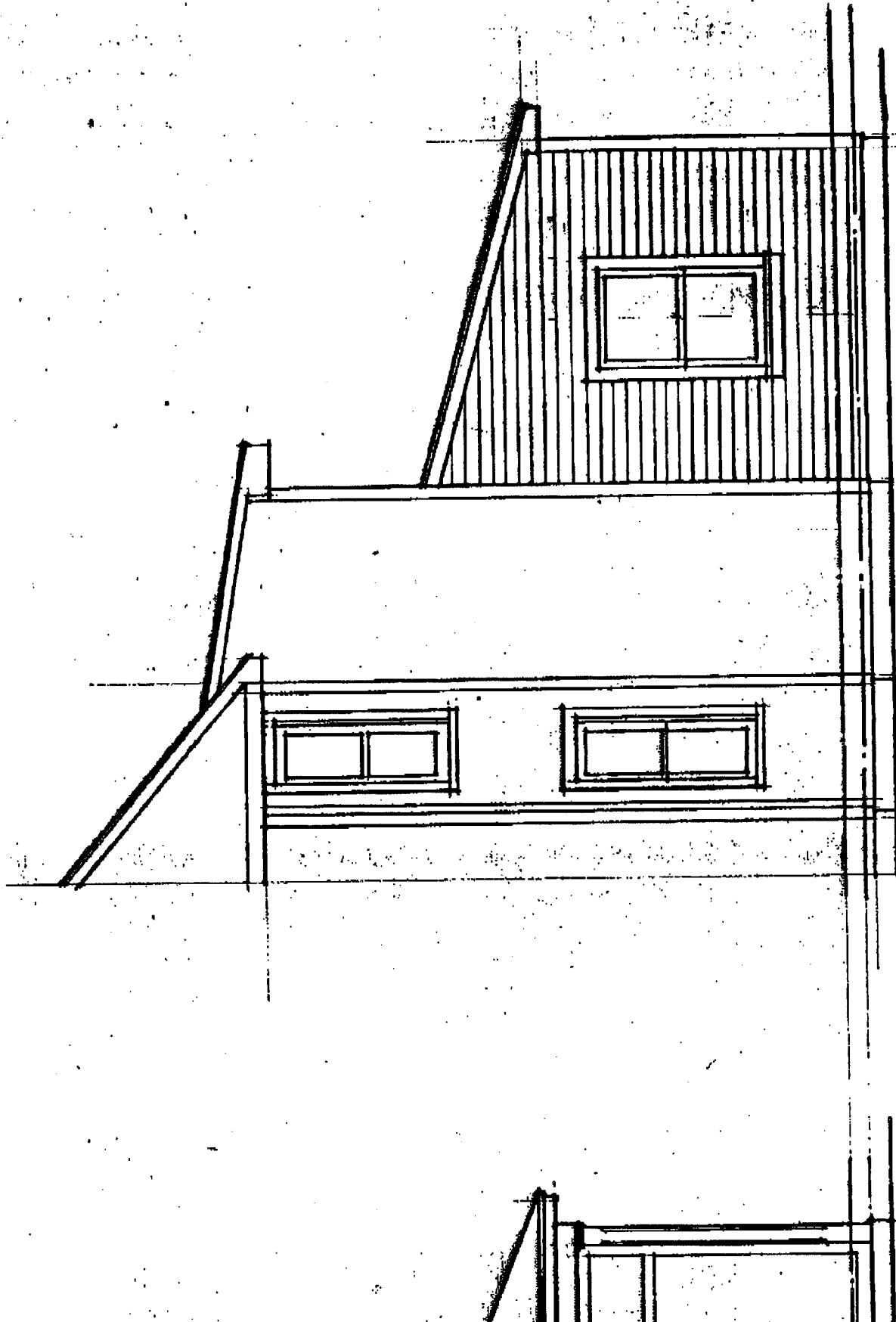
CARROLL AVE



SITE PLAN

1" = 20'-0"

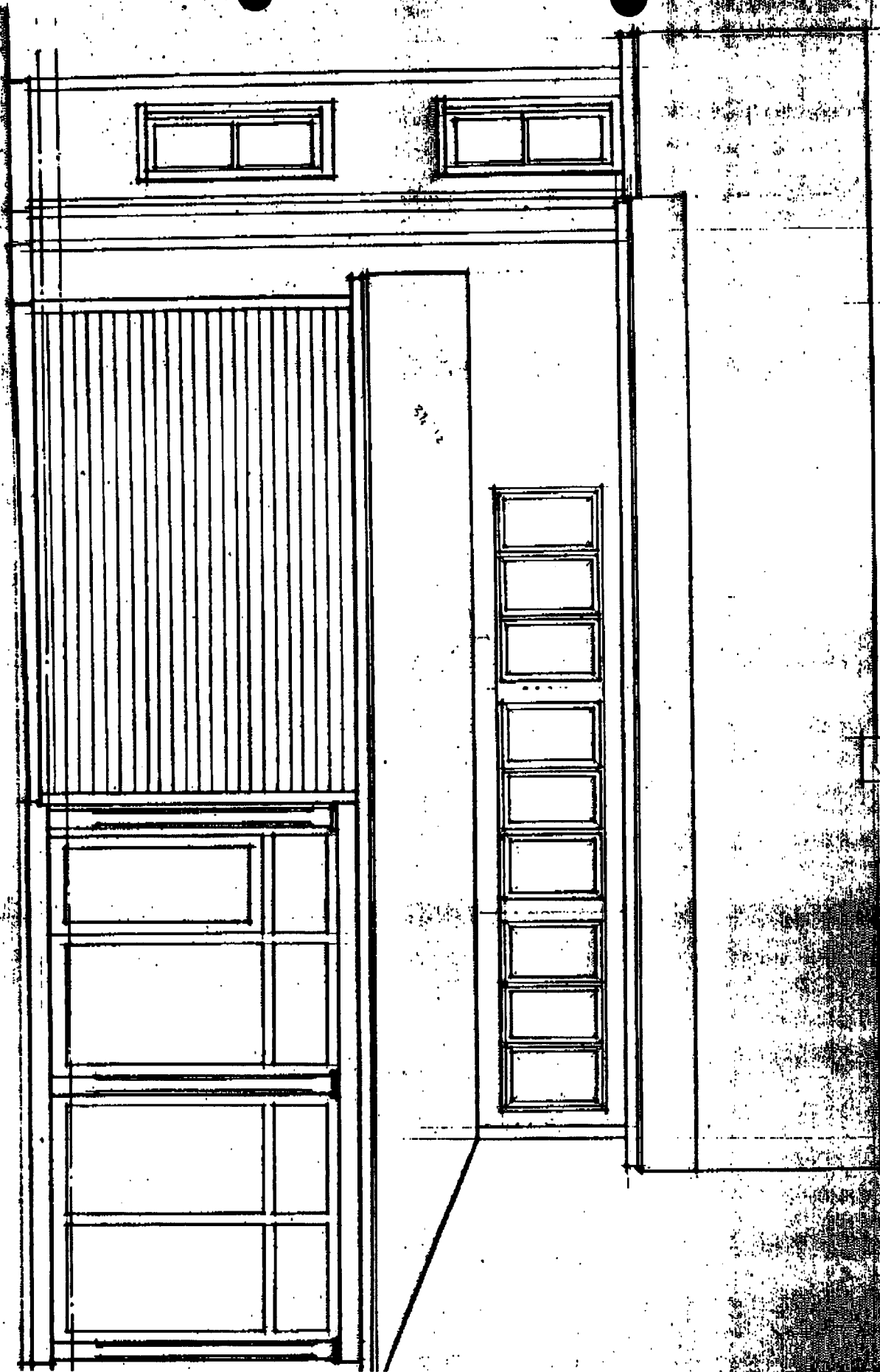
LINCOLN AVE



SIDE ELEVATION

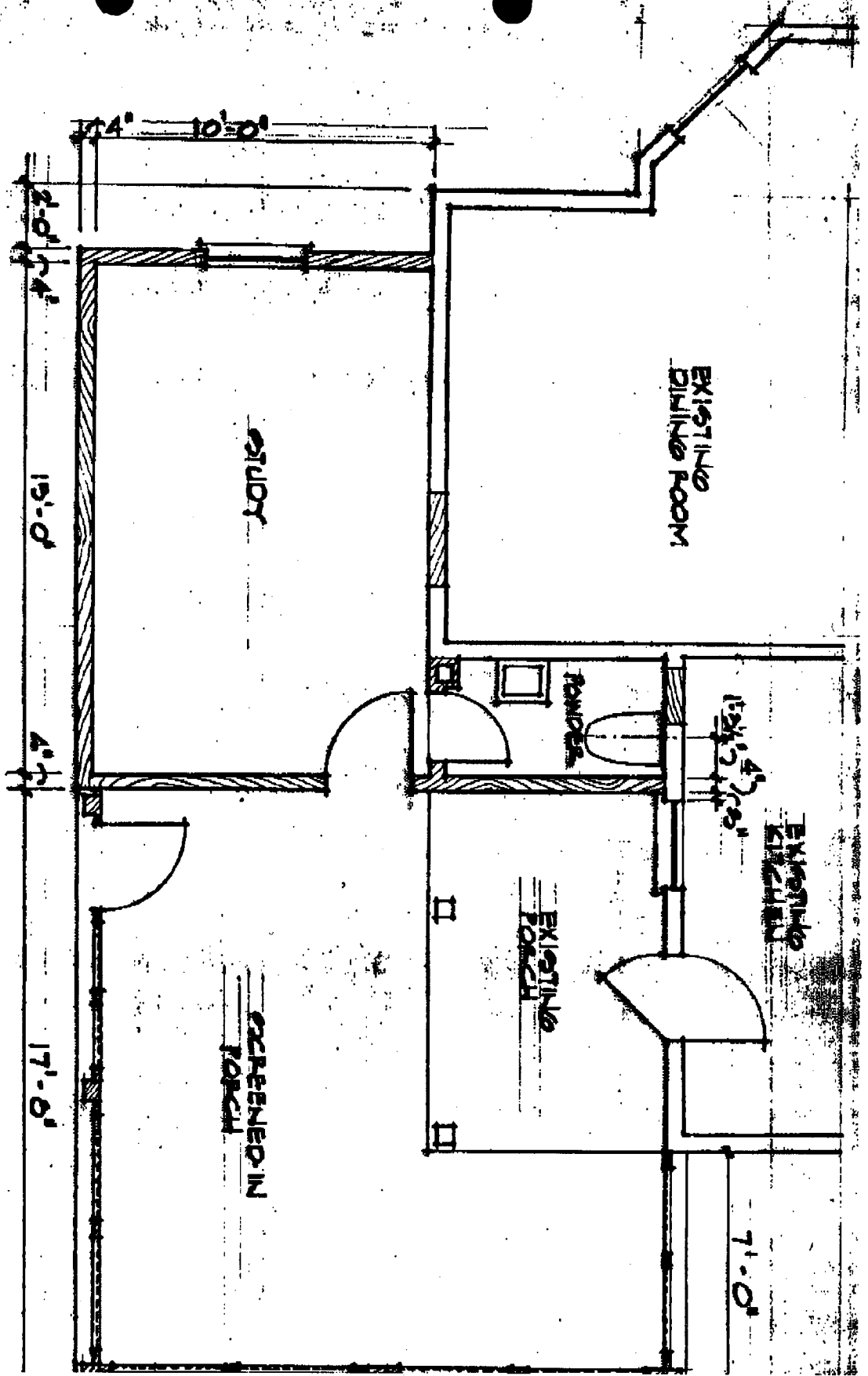
17'4" x 11'-0"

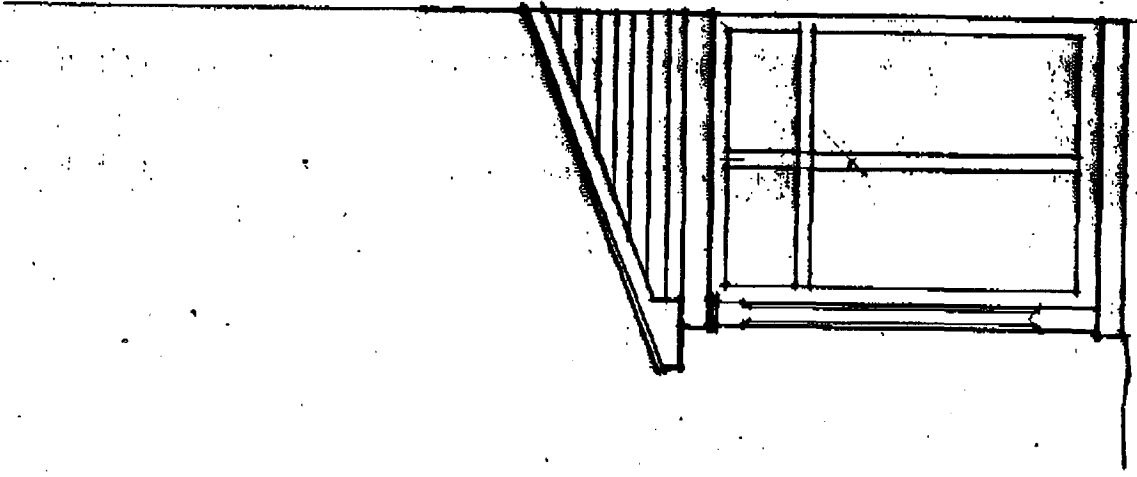
REAR ELEVATION



FLOOR PLAN

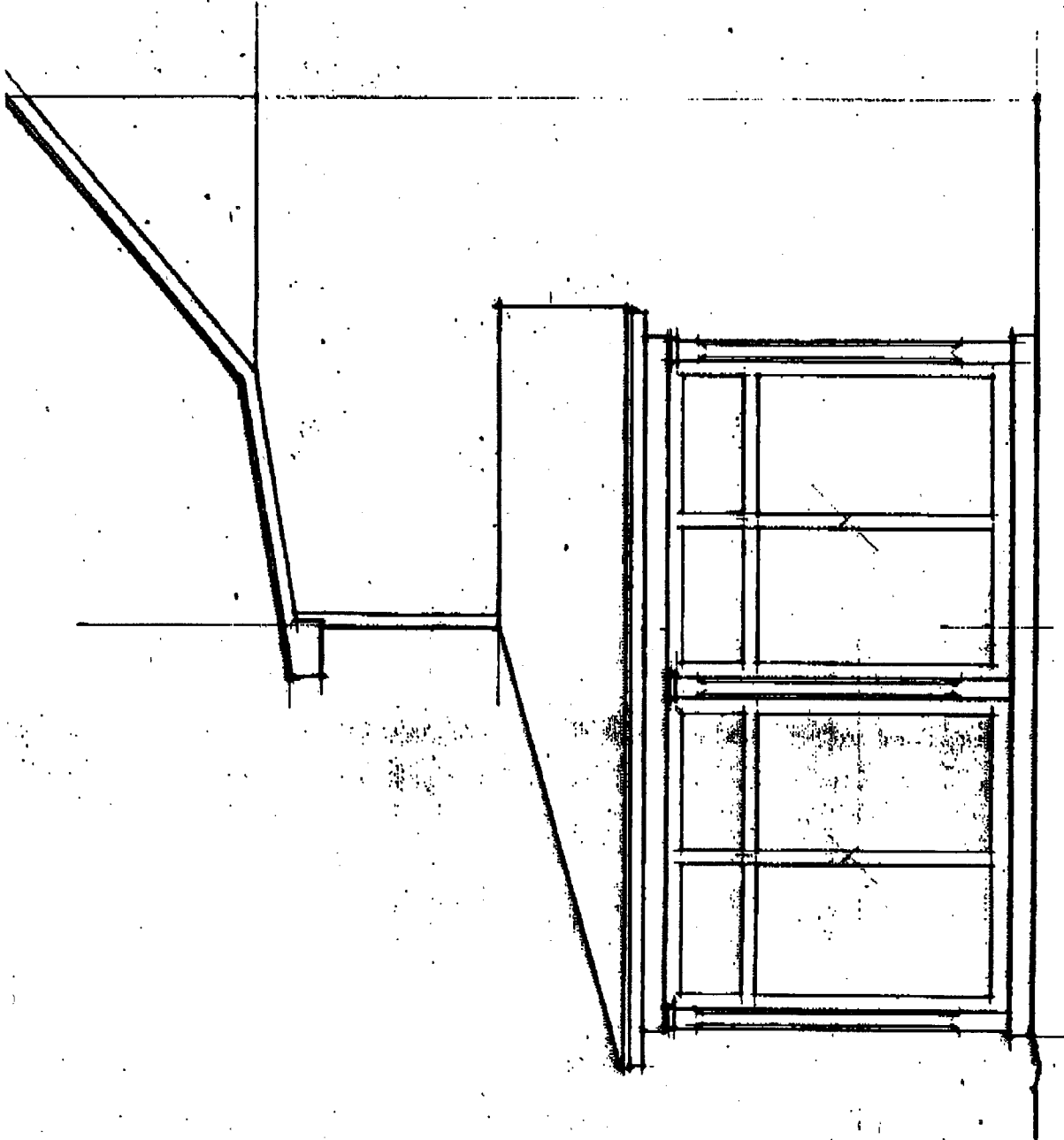
17'-4" x 11'-0"





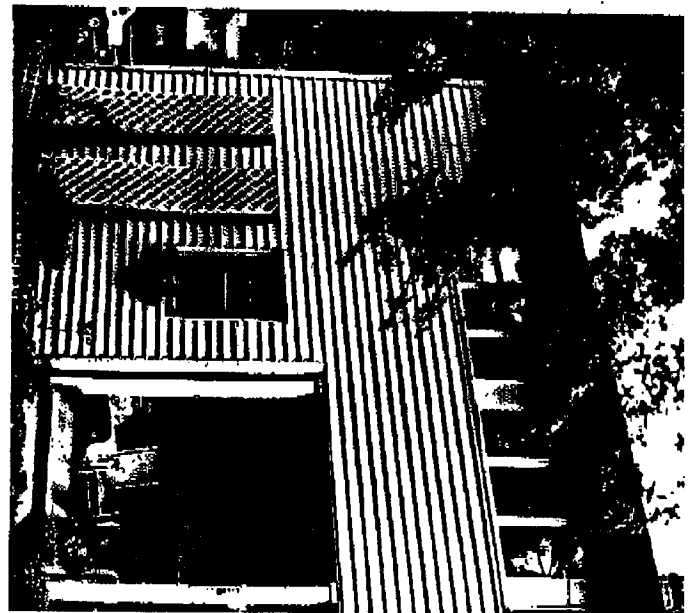
FRONT ELEVATION

1/4" = 1'-0"

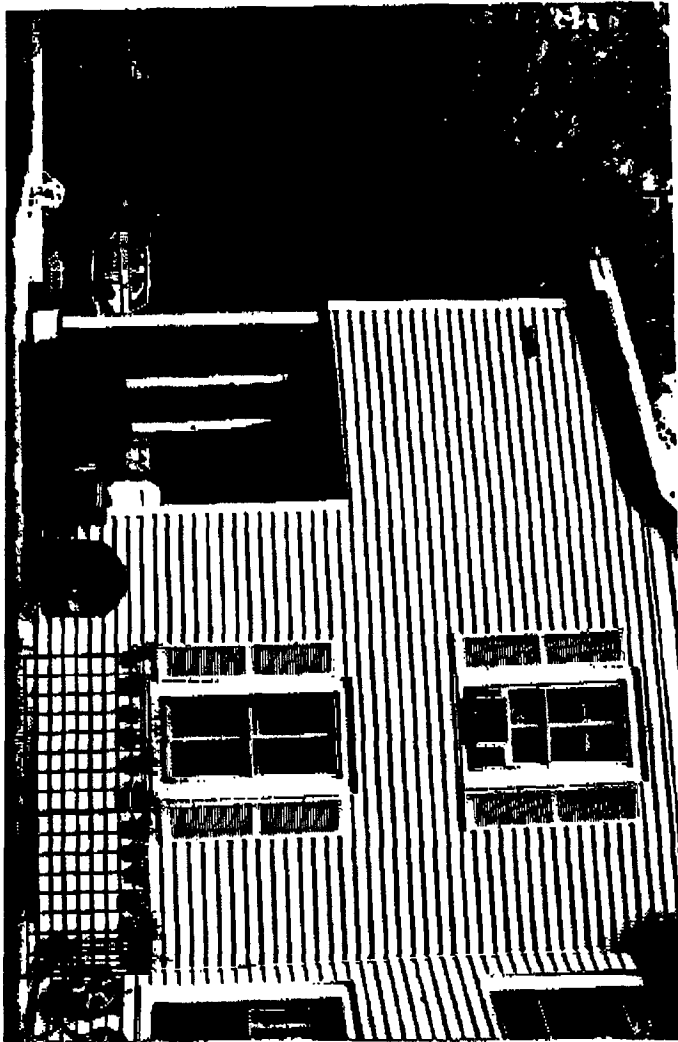


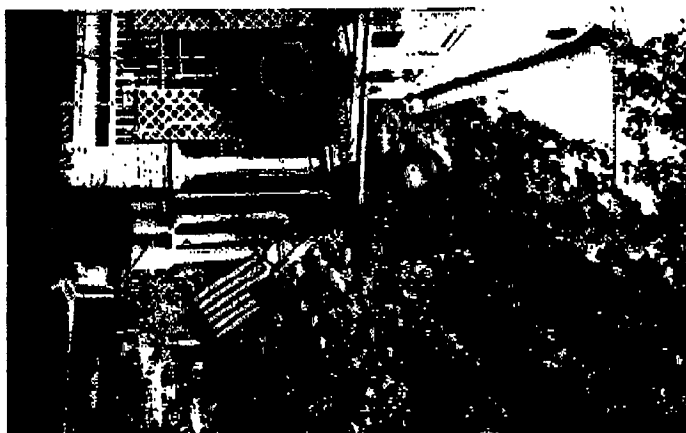
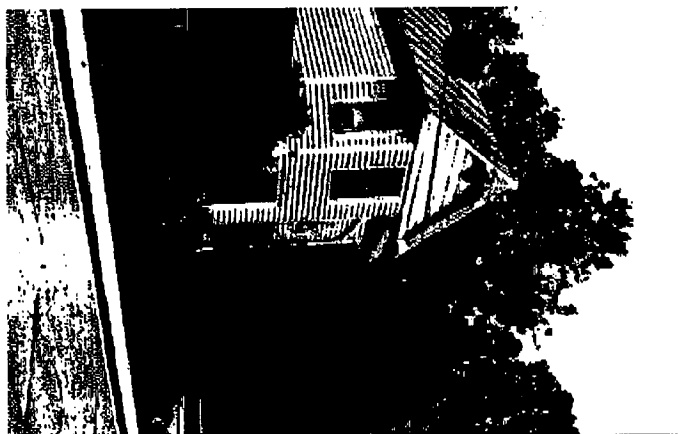
SIDE ELEVATION

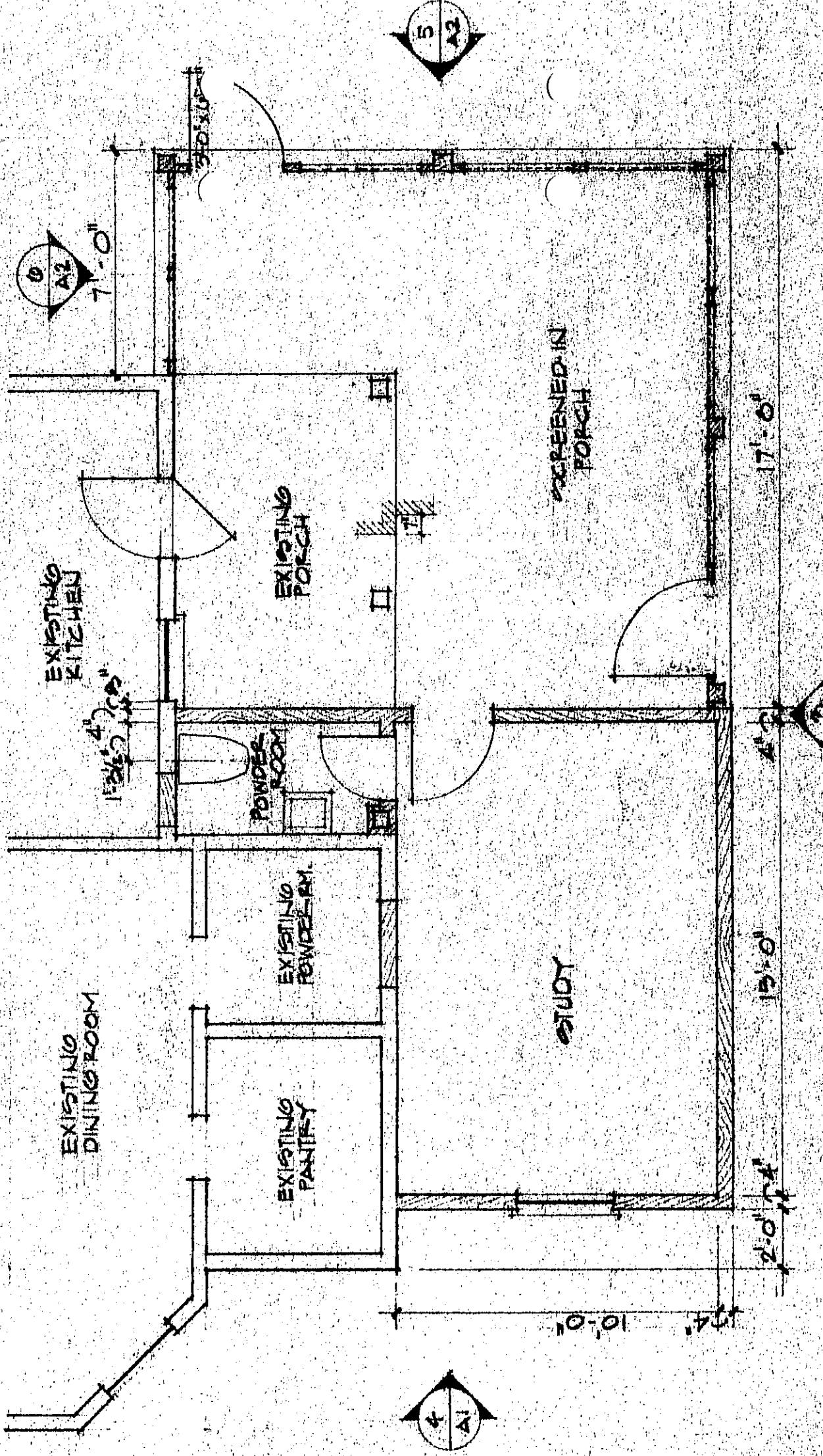
1/4" = 1'-0"



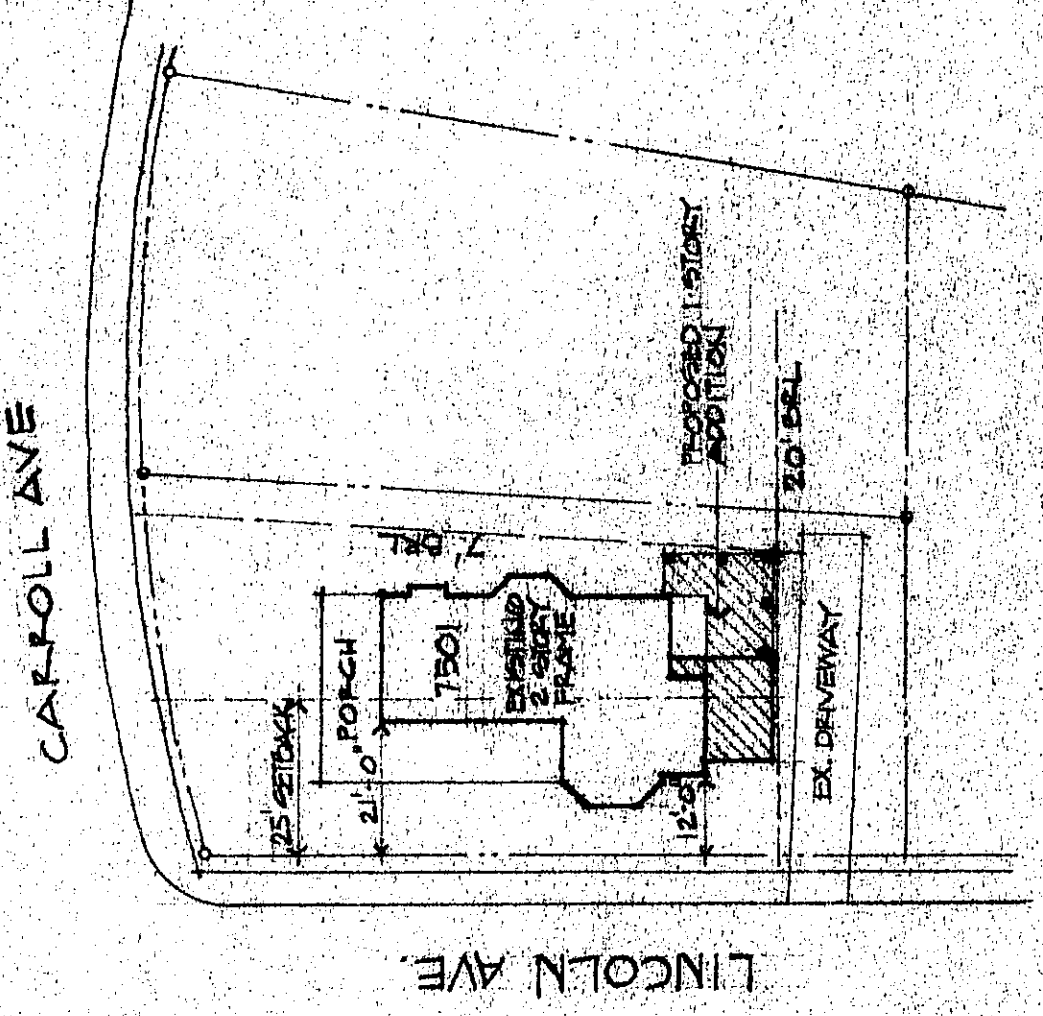




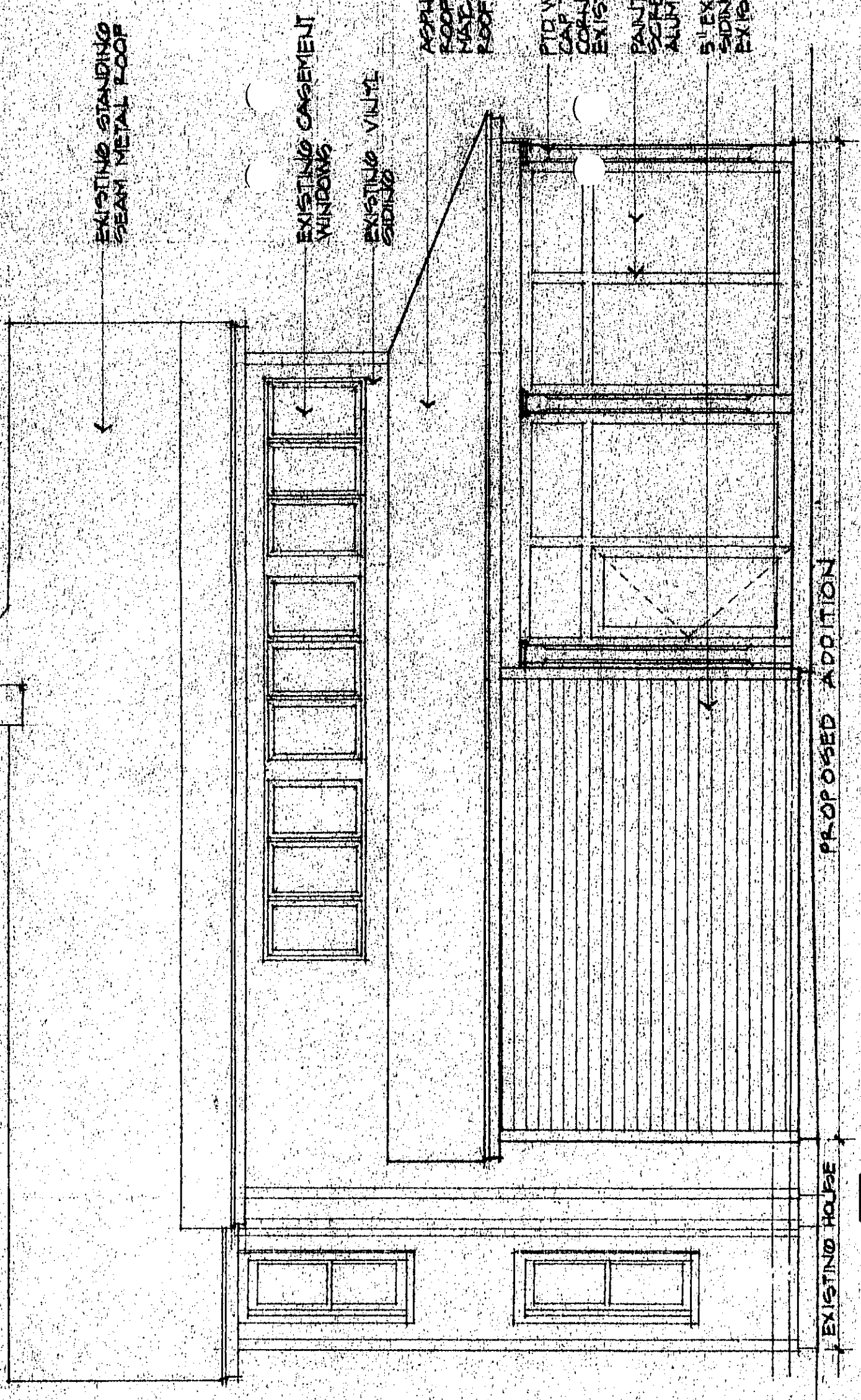




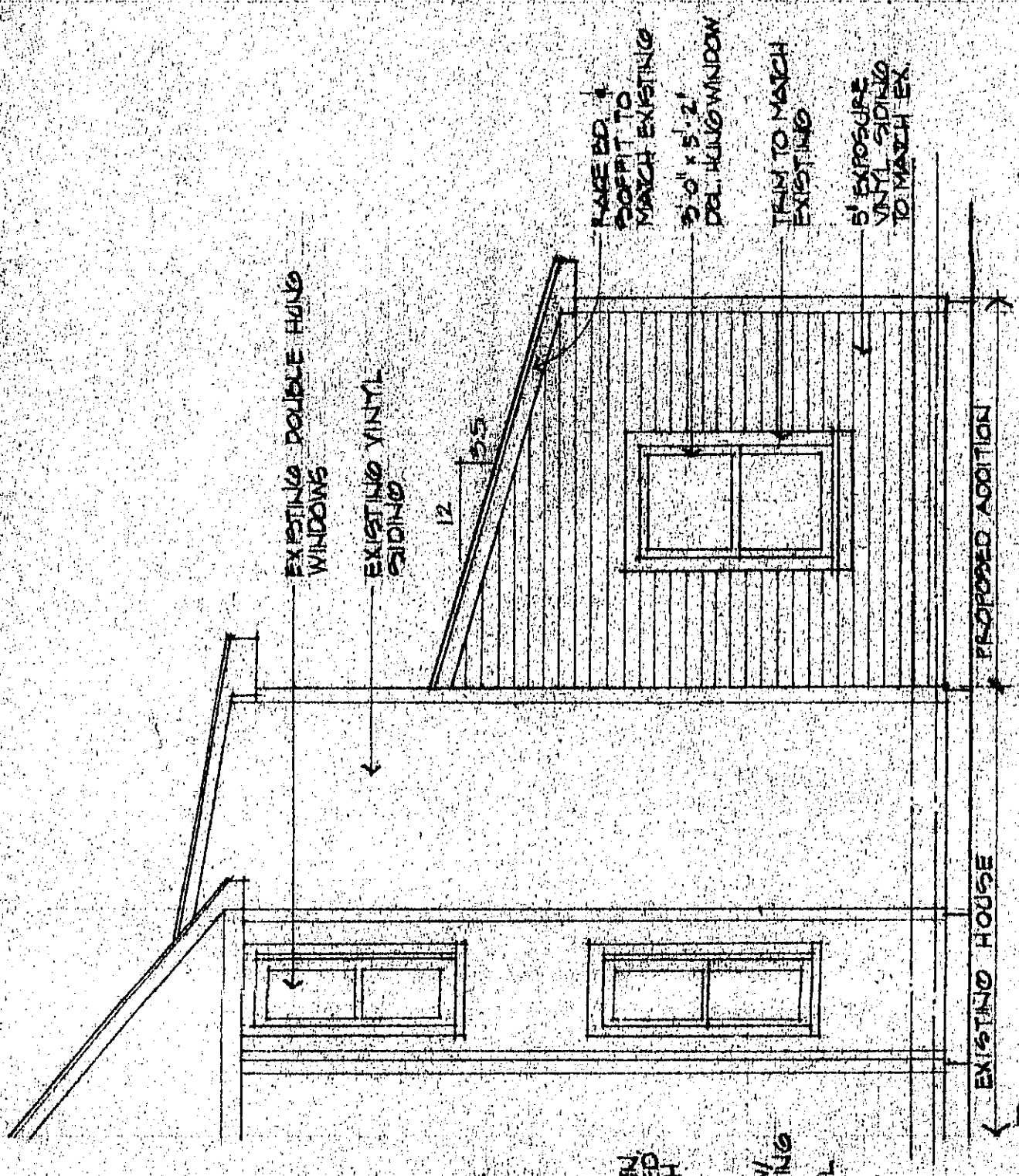
2 FLOOR PLAN
1/4" = 1'-0"



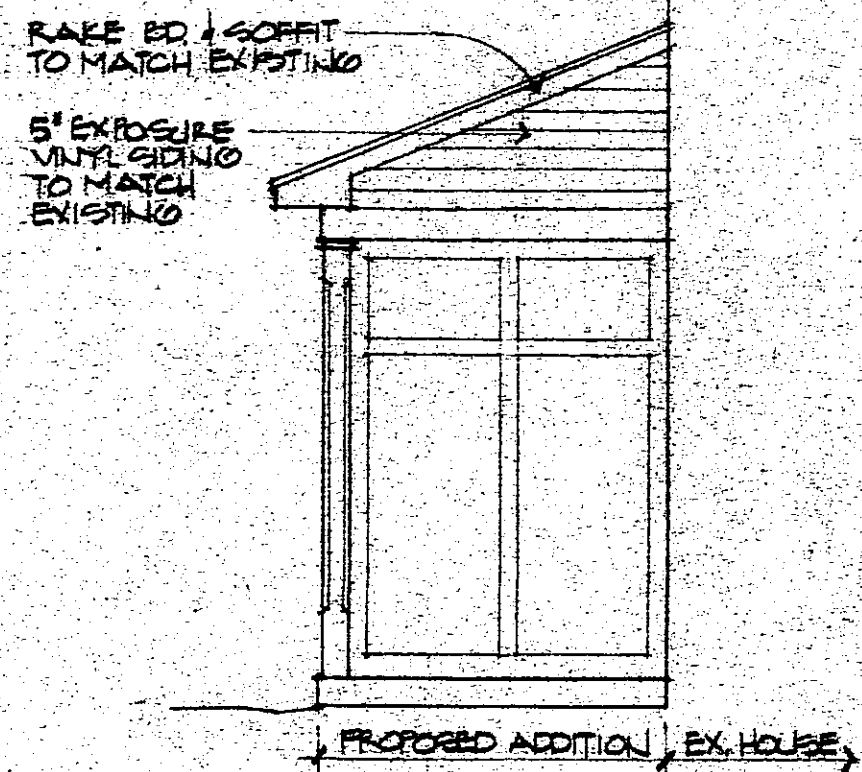
1 SITE PLAN
1/4" = 1'-0"



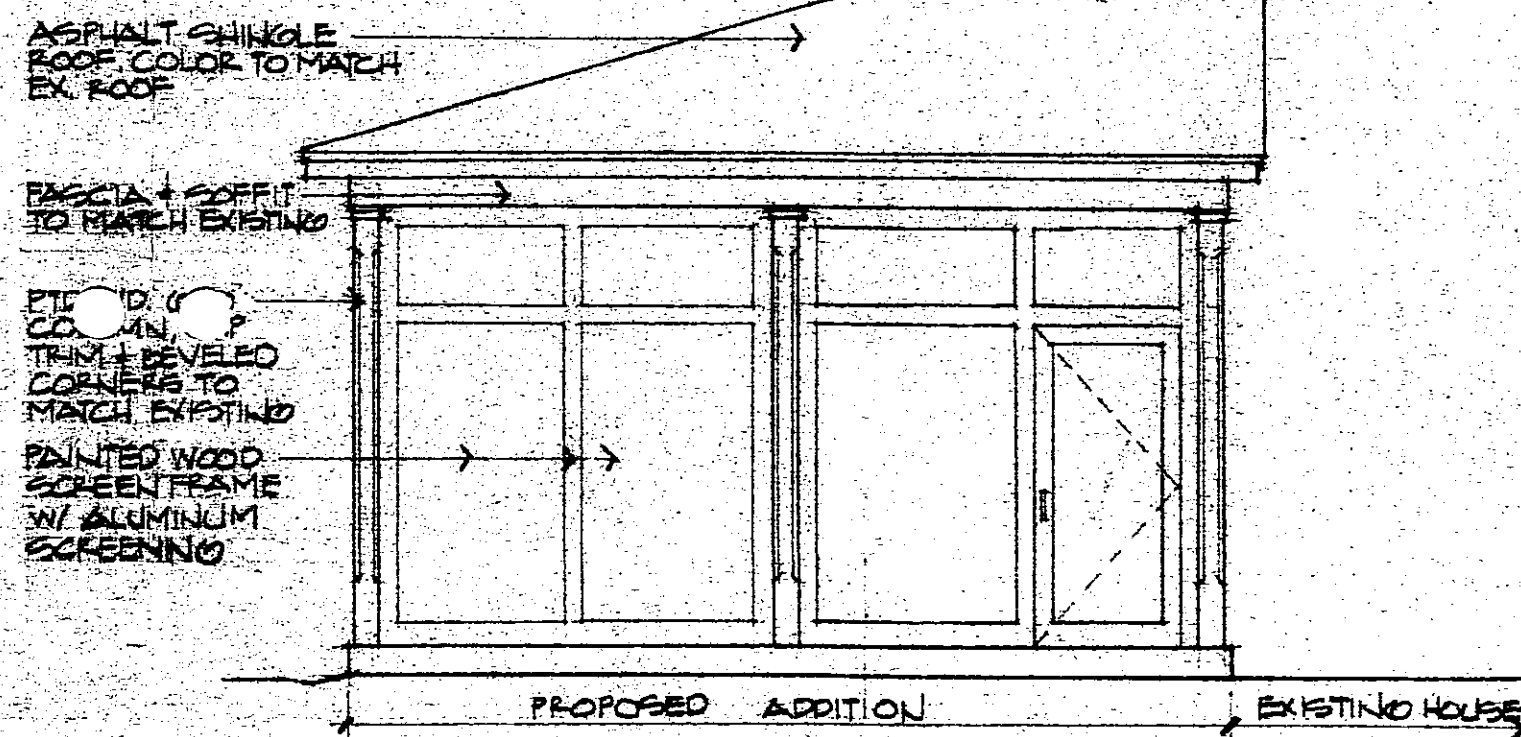
3 REAR ELEVATION
1/4" = 1'-0"



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



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



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

