

#37/03-01S 7335 Carroll Avenue
(Takoma Park Historic District)

M











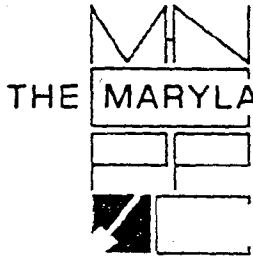












THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 6/15/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit DPS#248998 HPC#37/03-015

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

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: MIKE AND JUDY LUTHER

Address: 7335 CARROLL AVE, TAKOMA PARK

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: KENT ABRAHAM
Daytime Phone No.: 301 996-6981

Tax Account No.:
Name of Property Owner: MIKE + JUDY LUTHER Daytime Phone No.: 202 842-6455
Address: 7335 CARROLL AVE TAKOMA PARK, MD 20912
Street Number City Street Zip Code
Contractor: Phone No.:
Contractor Registration No.:
Agent for Owner: KENT ABRAHAM, ARCHITECT Daytime Phone No.: 301 996-6981

LOCATION OF BUILDING/PREMISE

House Number: 7335 Street: CARROLL AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: MANOR CIRCLE
Lot: 42 Block: 45 Subdivision: CARROLL MANOR ADDITION
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[checked] Construct [] Extend [] Alter/Renovate [] A/C [] Slab [] Room Addition [checked] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [] Single Family
[] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [] Other:
1B. Construction cost estimate: \$ 20,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [] WSSC 02 [] Well 03 [] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[] On party line/property line [] Entirely on land of owner [] On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 21 MAY 2001

Approved: [Signature] Signature: [Signature] Date: 6/15/01
Disapproved: Signature: Date:
Application/Permit No.: 248998 Date Filed: Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

REPLACE ORIGINAL PORCH, REMOVED DURING 1988 RENOVATION,
WITH NEW SIMILAR PORCH. BECAUSE ORIGINAL DOOR TO PORCH
IS NOW A WINDOW OVER BATHUB, EXTEND WALKWAY TO
ADJACENT ROOM, AND THERE BE - OPEN LARGER OPENING
TO ALLOW NEW FRENCH DOORS TO PORCH. ADD NEW
STAIR TO GARDEN, TO REPLACE STAIR REMOVED IN 1988.

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

NEW WORK IS INTENDED TO REPLACE ORIGINAL PATIO
REMOVED IN 1983, THOUGH IF NOT REPLICATION OF THE
ORIGINAL. DECK MILLINGS & TRIM WILL BE PAINTED
WOOD, IN STYLE SYMPATHETIC TO ORIGINAL HOUSE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

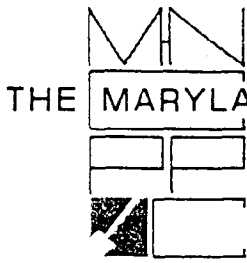
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



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

Date: 0/15/01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

DPS# 248998 HPC# 37/03-015

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Prior to your permit submission, you must present Historic Preservation staff with 3 permit sets of drawings for review and stamping. In addition, please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7335 Carroll Avenue, Takoma Park	Meeting Date:	06/13/01
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	06/06/01
Review:	HAWP	Public Notice:	05/30/01
Case Number:	31/03-01S	Tax Credit:	None
Applicant:	Mike and Judy Luther	Staff:	Michele Naru
PROPOSAL:	Rear deck and door installation	RECOMMEND:	Approve

PROJECT DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource in Takoma Park Historic District.
STYLE: Tudor
DATE: 1920-1930

PROPOSAL:

The applicant is proposing to install new rear deck. The deck will measure approx. 22'-3" in length and the depth will range from 2'7-1/2" to 7'9". The deck is to be constructed of painted wood. A rear window opening will be increased to accommodate a painted, wood French door.

STAFF RECOMMENDATION:

Approval
 Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

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; or

_____ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

_____ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

_____ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

_____ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



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Lot: 42 Block: 45 Subdivision: CARROLL MANOR ADDITION
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PART ONE: TYPE OF PERMIT ACTION AND USE

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Construct [X] Extend [] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [X] Deck [] Shed []
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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: [Signature] Date: 21 MAY 2001

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 248998 Date Filed: Date Issued:

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REMOVED IN 1988, THOUGH IS NOT REPLICATION OF THE
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WOOD, IN STYLE SYMPATHETIC TO ORIGINAL HOUSE

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ADJACENT PROPERTIES

Bob and Sharon Stewart
7333 Carroll Avenue
Takoma Park, MD 20912

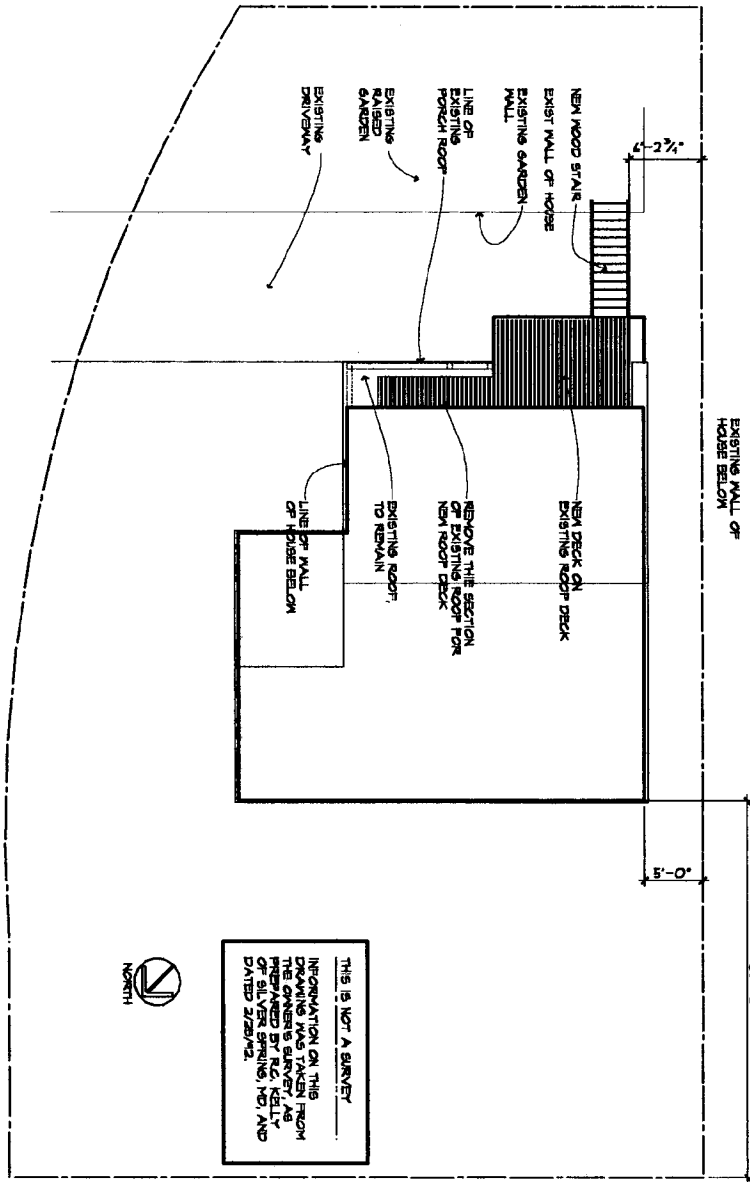
Tom and Katie Kaufman
214 Manor Circle
Takoma Park, MD
20912

ENFRONTING PROPERTY

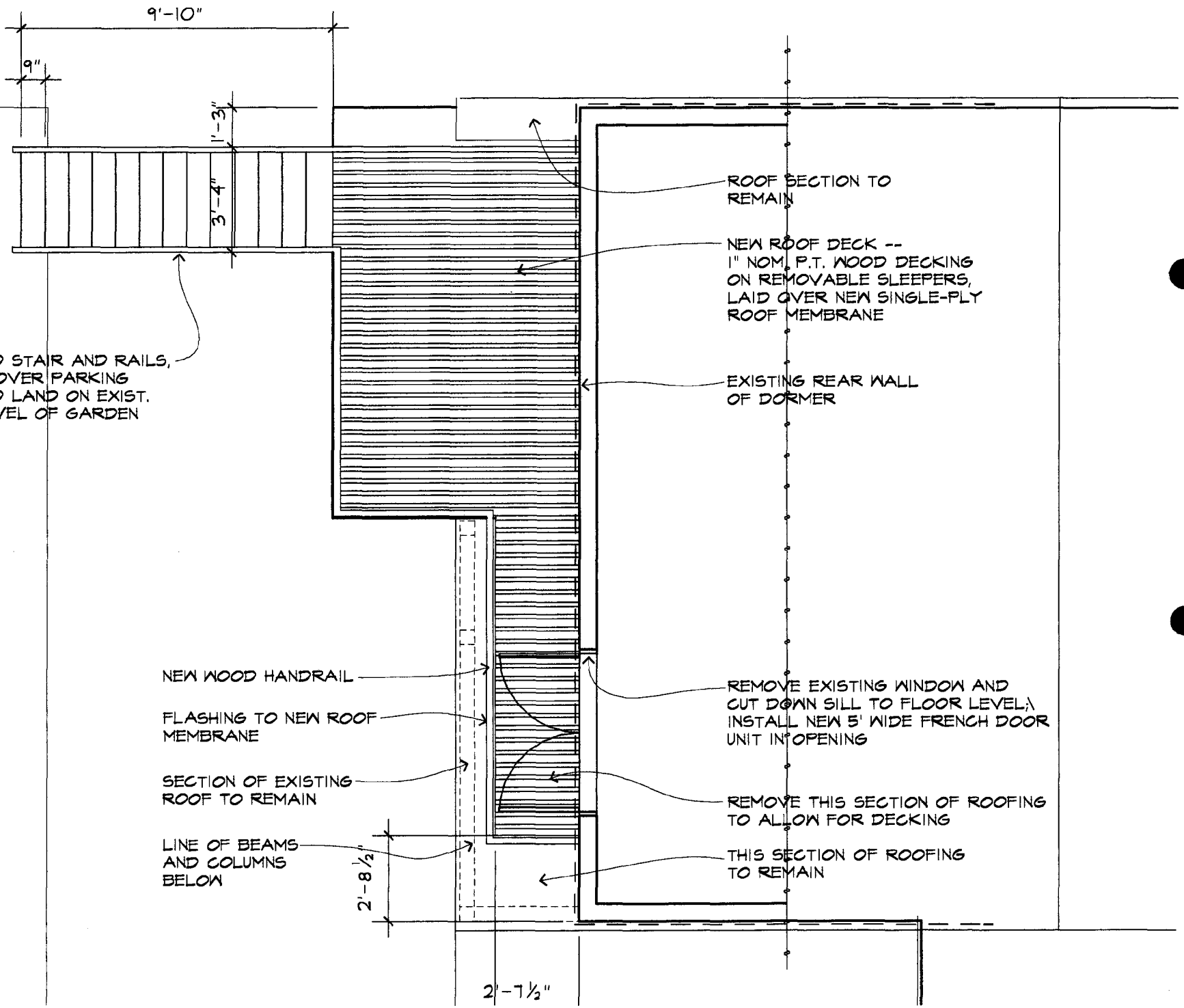
Kathleen and John Moore
7401 Carroll Avenue
Takoma Park, MD 20912

9

MANOR CIRCLE



CARROLL AVENUE



9'-10"

9"

1'-3"

3'-4"

ROOF SECTION TO REMAIN

NEW ROOF DECK --
1" NOM. P.T. WOOD DECKING
ON REMOVABLE SLEEPERS,
LAID OVER NEW SINGLE-PLY
ROOF MEMBRANE

EXISTING REAR WALL
OF DORMER

NEW WOOD STAIR AND RAILS,
TO SPAN OVER PARKING
AREA AND LAND ON EXIST.
UPPER LEVEL OF GARDEN

NEW WOOD HANDRAIL

FLASHING TO NEW ROOF
MEMBRANE

SECTION OF EXISTING
ROOF TO REMAIN

LINE OF BEAMS
AND COLUMNS
BELOW

REMOVE EXISTING WINDOW AND
CUT DOWN SILL TO FLOOR LEVEL;
INSTALL NEW 5' WIDE FRENCH DOOR
UNIT IN OPENING

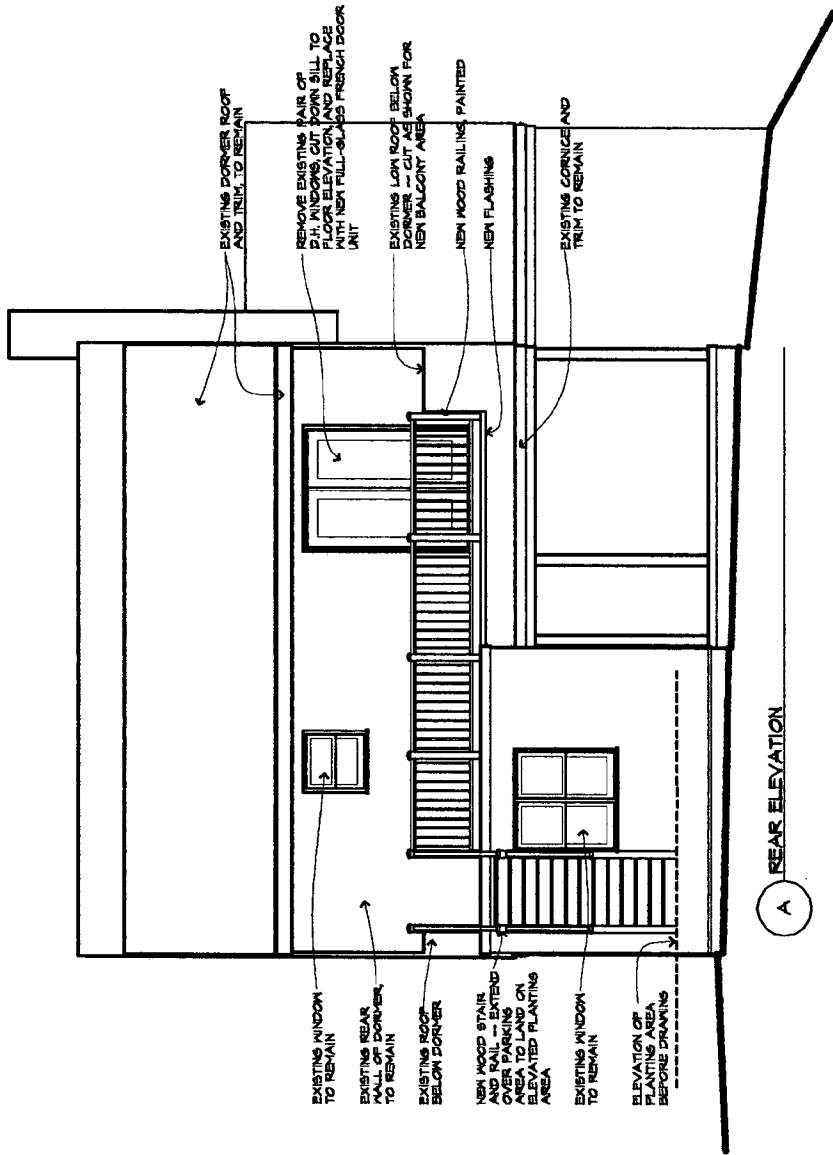
REMOVE THIS SECTION OF ROOFING
TO ALLOW FOR DECKING

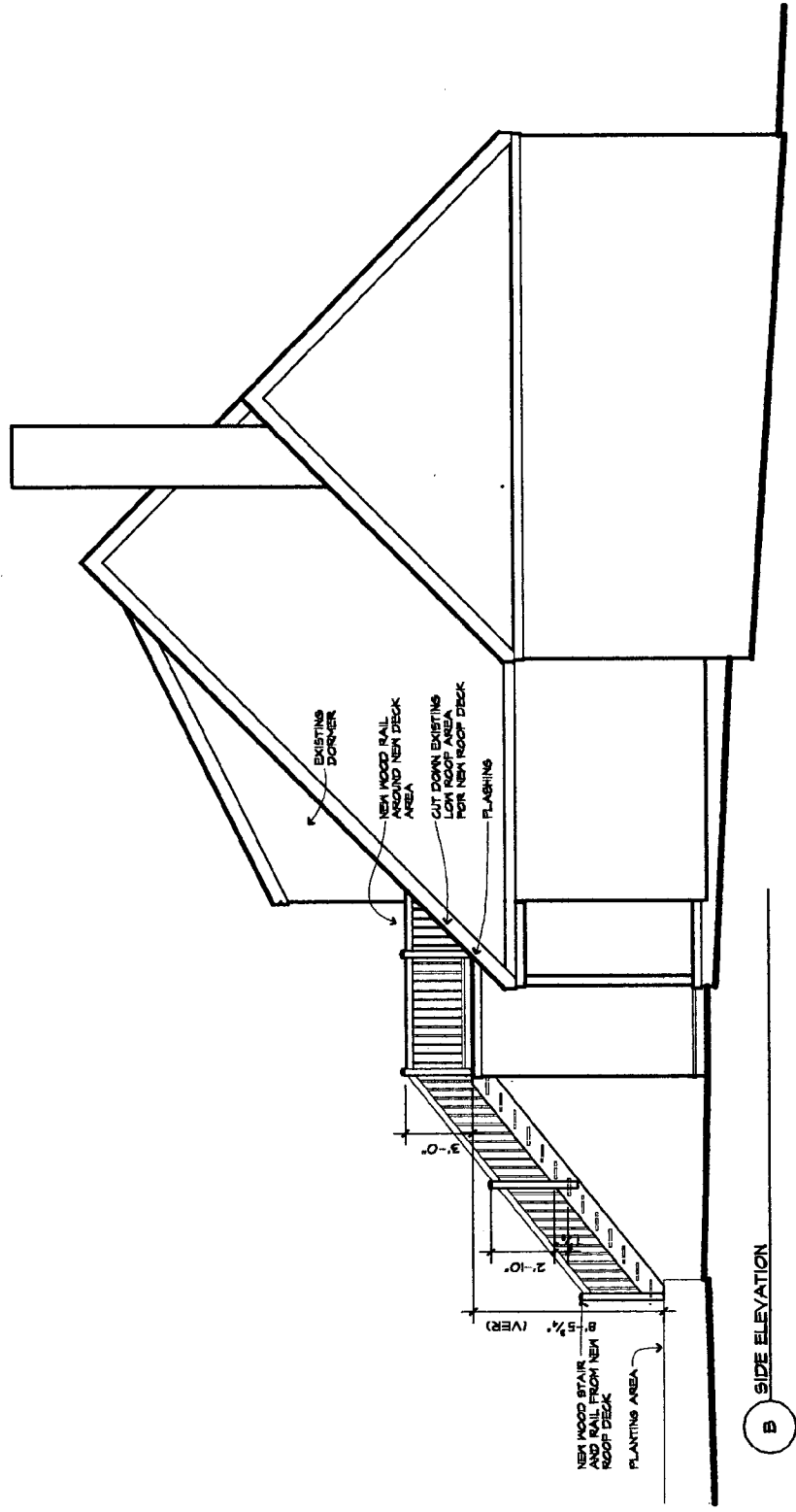
THIS SECTION OF ROOFING
TO REMAIN

2'-8 1/2"

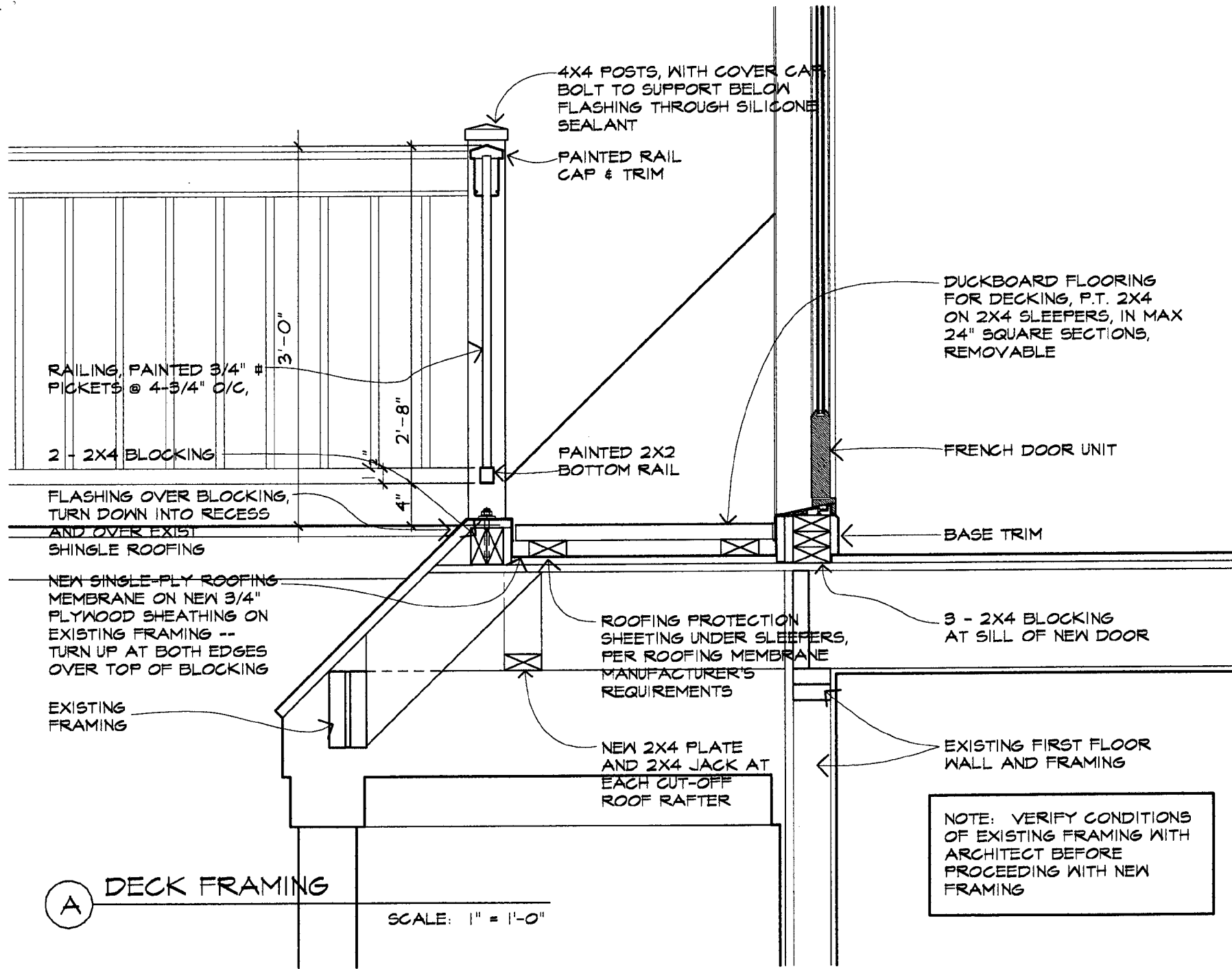
2'-7 1/2"

7

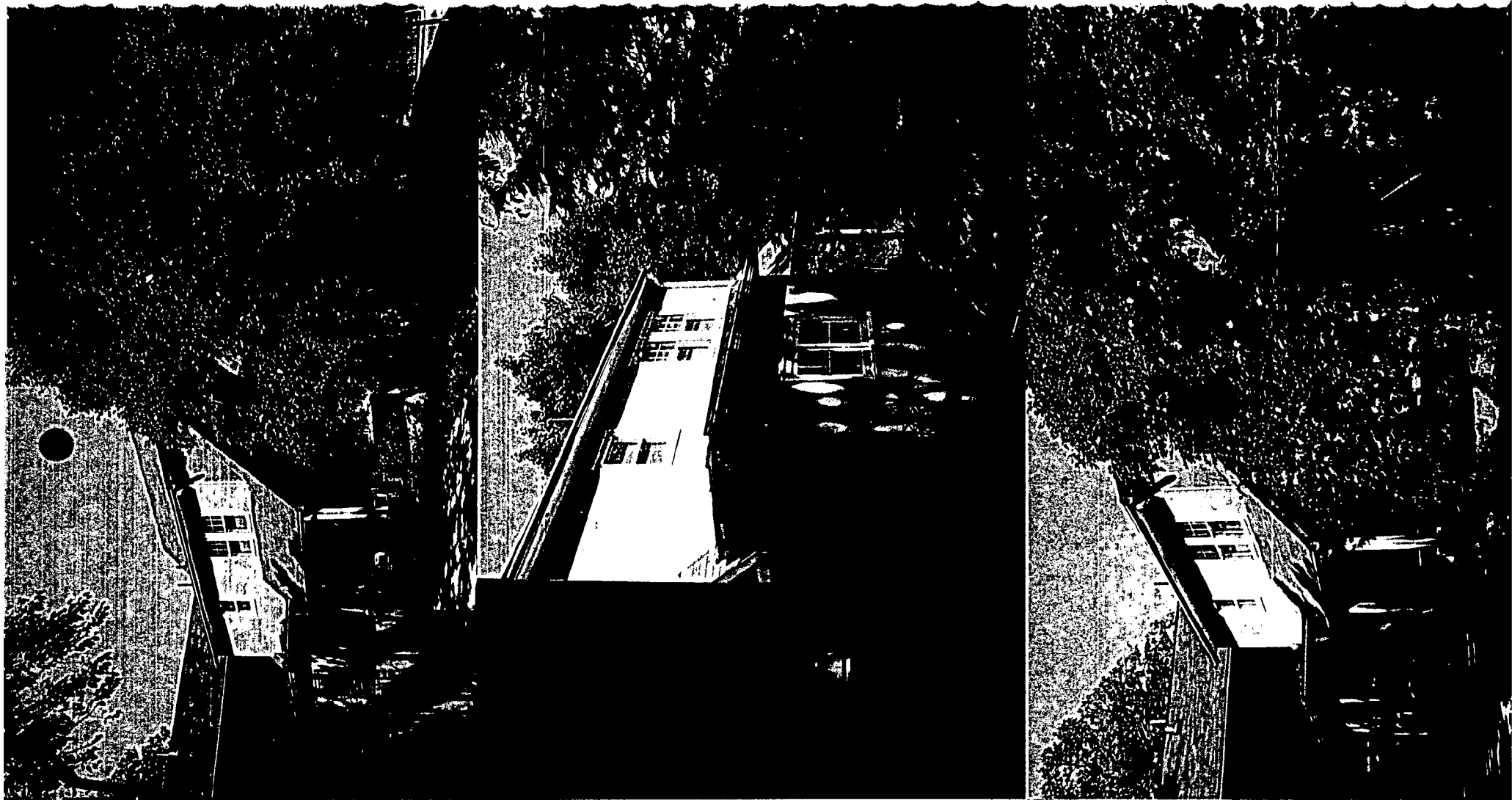




B SIDE ELEVATION







(12)



(13)

EXISTING WALL OF HOUSE BELOW

32'-0"

5'-0"

6'-2 3/4"

NEW WOOD STAIR
EXIST WALL OF HOUSE
EXISTING GARDEN WALL
LINE OF EXISTING PORCH ROOF

NEW DECK ON EXISTING ROOF DECK
REMOVE THIS SECTION OF EXISTING ROOF FOR NEW ROOF DECK
EXISTING ROOF, TO REMAIN

LINE OF WALL OF HOUSE BELOW

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

THIS IS NOT A SURVEY
INFORMATION ON THIS DRAWING WAS TAKEN FROM THE OWNER'S SURVEY, AS PREPARED BY R.C. KELLY OF SILVER SPRING, MD, AND DATED 2/25/92.

MONTGOMERY COUNTY
DEPARTMENT OF PLANNING SERVICES

APPROVED *[Signature]* DATE 3-7-2001

ZONING CLASS R-60 PAGE 209 WGT

BOARD OF APPEALS CASE *[Signature]*

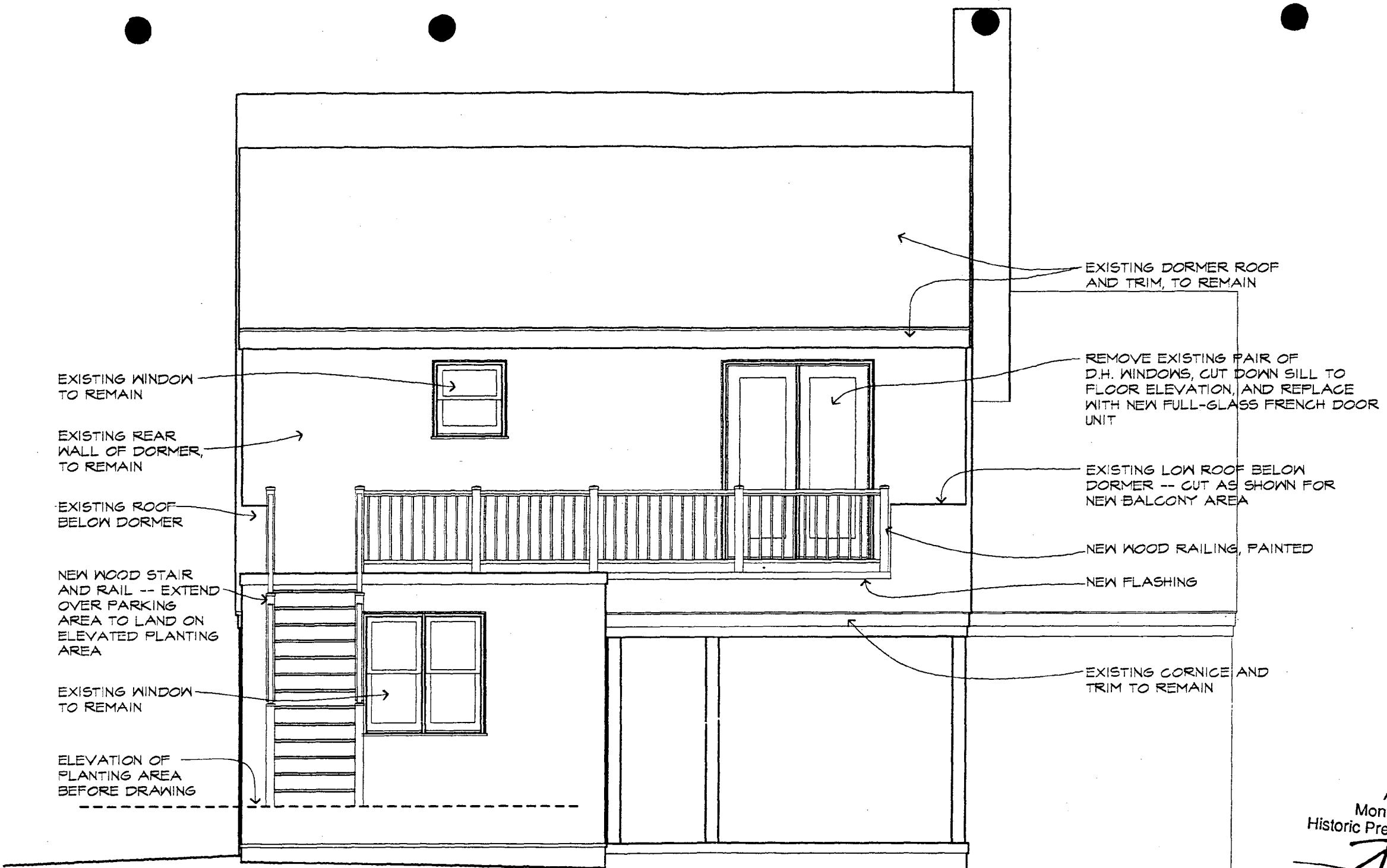
KENT RICHARD ABRAHAM, Architect
P.O. BOX 11246
TAKOMA PARK, MD 20912
(301) 290-8776 FAX (301) 290-8008
KENT@KABRAMA.COM HTTP://WWW.KABRAMA.COM

ARCHITECTURAL REGISTRATION BOARD
6101-R
[Signature]
STATE OF MARYLAND

Luther Residence
7335 Carroll Avenue
Takoma Park, Maryland 20912

SITE PLAN
Date: 15 NOV 2000
Scale: 1/4" = 1'-0"

A0.1
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A REAR ELEVATION

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 11/15/01

**KENT RICHARD
 ABRAHAM, Architect**
 P.O. BOX 11546
 TAKOMA PARK, MD 20912
 (301) 890-6776 FAX (301) 890-8008
 KENT@SABRAGAP.COM HTTP://WWW.SABRAGAP.COM

ARCHITECTURAL REGISTRATION BOARD
 6101-R
[Signature]
 STATE OF MARYLAND

Luther Residence
 7335 Carroll Avenue
 Takoma Park, Maryland 20912

REAR ELEVATION

 Date: 15 NOV 2000
 Scale: 1/4" = 1'-0"

A2.1
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