

37/03-04J 7133 Carroll Ave
Takoma Park Historic District

Paul Treseder
Architect AIA

6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580 • Fax- 301-320-1581
Paul.Treseder@verizon.net



front door
replaced

retroactive MAWP

Stamped 7-1-04
plans in
copy room




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 11, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 332989

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. The front porch columns will be wood.
2. The front porch floor will be tongue-and-groove wood flooring.
3. The replacement windows will be wood windows with true-divided lights on the original main massing of the house; the rear addition section may have wood windows with simulated divided lights.
4. The front elevation will have two separate windows on the first floor.

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

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

Applicant: Montgomery County

Address: 7133 Carroll Avenue, Takoma Park, MD 20912

This HAWP approval is 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 at <http://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: PAUL TRESEDER

Daytime Phone No.: 301-320-1580

Tax Account No.: 01081080

Name of Property Owner: MONTGOMERY COUNTY Daytime Phone No.: _____

Address: 101 MONROE ST. ROCKVILLE, MD 20850
Street Number City State Zip Code

Contractor: unknown at this time Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: DARYL BRAITHWAITE Daytime Phone No.: 301-891-2615

LOCATION OF BUILDING/PREMISE

House Number: 7133 Street: CARROLL AVE

Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE

Lot: PT 29 Block: 19 Subdivision: B.F. GILBERT'S ADDITION

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|---------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |

1B. Construction cost estimate: \$ 250,000

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.

Daryl Braithwaite
Signature of owner or authorized agent

2/17/04
Date

MASTER SITE

Approved: with 4 conditions For Chairperson, Historic Preservation Commission AE

Disapproved: _____ Signature: Susan C. Wilson Date: 3-11-04

Application/Permit No.: 332989 Date Filed: _____ Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

EXISTING HOUSE IS 1 1/2 STORY BUNGALOW WITH STUCCO & CEMENT SHINGLE SIDING. FRONT PORCH AND REAR OF HOUSE HAVE BEEN ADDED/ALTERED. THIS HOUSE, ALTHOUGH UNREMARKABLE, IS PART OF AN ECLECTIC STREETScape TYPICAL OF TAKOMA PARK.

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

THIS PROJECT IS THE RESTORATION OF THE EXISTING HOUSE. THE FRONT PORCH IS TO BE REBUILT TO CONFORM CLOSELY TO THE ORIGINAL. STEEL SASH WINDOWS ARE TO BE REPLACED WITH WOOD SASH AS SHOWN. EXISTING SIDE SCREEN PORCH IS TO BE REPLACED WITH ENCLOSED ROOM OF SAME PROPORTIONS FINISHES TO MATCH EXIST'G. HOUSE WILL BE PAINTED & REPAIRED.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 drieline 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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7133 Carroll Avenue, Takoma Park **Meeting Date:** 03/10/04
Applicant: Montgomery County **Report Date:** 03/03/04
Resource: Contributing Resource **Public Notice:** 02/25/04
Takoma Park Historic District
Review: HAWP **Tax Credit:** Partial
Case Number: 37/03-04J **Staff:** Anne Fothergill

PROPOSAL: Front porch restoration, rear porch enclosure, non-original window replacement

RECOMMEND: Approval with conditions

STAFF RECOMMENDATION

Staff is recommending approval of the HAWP application with the conditions that:

1. The front porch columns will be wood.
2. The front porch floor will be tongue-and-groove wood flooring.
3. The replacement windows will be wood windows with true-divided lights.
4. The front elevation will have two separate windows.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1915-1925

PROPOSAL

This application is part of a larger project that has been planned for a number of years involving the Takoma Park Fire Station, which is located two doors down from this house. The house that is in between this house and the fire station will be demolished for the fire station expansion, and that will need to come forward as a separate HAWP application. The plan is for the current tenants of that house to move into this house, which will be extensively repaired and rehabilitated as part of the County's project.

The applicant is proposing the following:

- Front porch restoration: install wood railing, brick piers, and three Craftsman-style

- columns of synthetic cast-fiber material
- Window replacement: remove non-original steel windows on all 4 elevations and install double-hung wood windows with simulated divided lights
- Porch enclosure: enclose existing rear right side screened porch to create an enclosed room; exterior will have 1 x 4 beaded tongue and groove siding and MDO plywood (see Circle 13).
- *Not shown in the plans:* replace the existing front porch decking with concrete

There will be no change to the building's footprint.

STAFF DISCUSSION

According to the *Takoma Park Guidelines*, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as “they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.”

The *Guidelines* also state that “all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required....[and] alterations to features that are not at all visible from the public-right-of-way should be allowed as a matter of course.”

This house sits very visibly on Carroll Avenue, Takoma Park's prominent thoroughfare, and is important to the streetscape and the overall character of the district. The house has been altered substantially and is in great disrepair and in need of rehabilitation. The fire station project has provided the City of Takoma Park and Montgomery County an opportunity to rejuvenate this house.

Because it is an opportunity to make improvements to this house and the District, it is important to use appropriate materials. The restoration of the front porch is commendable but the materials selected need to be compatible and appropriate. Staff is concerned about the synthetic columns and is recommending a condition of approval that the new columns be wood. Additionally, this house would have had a tongue-and-groove porch floor, not concrete, and staff is recommending as another condition of approval that material for the new porch flooring.

Replacing the non-original steel windows with wood simulated divided light windows is a step in the right direction but the house would have originally had true divided lights and generally the HPC requires true divided lights on the original main massing of a house. Staff is recommending this modification to the window selection as a condition of approval. Additionally, on the front elevation houses similar to this one do not tend to have the proposed three-part window configuration with the 2 operable sash windows flanking the fixed picture window. Staff is recommending one final condition of approval that the front elevation have two separate 6-over-1 windows.

The applicant's proposal improves the integrity of this resource and generally (with a few noted exceptions) the design and materials are appropriate for the house and the District. Originally the fire station expansion plan had called for demolition of this house so staff is very pleased to see the house retained and improved. The proposal is compatible with the District's *Guidelines* and will have an overall positive impact on the house, streetscape, and historic district. Staff recommends approval with 4 conditions.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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

with the conditions that:

1. The front porch columns will be wood.
2. The front porch floor will be tongue-and-groove wood flooring.
3. The replacement windows will be wood windows with true-divided lights.
4. The front elevation will have two separate windows.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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Lot: PT 29 Block: 19 Subdivision: B.F. GILBERT'S ADDITION

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 250,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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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.

Daryl Braithwaite
Signature of owner or authorized agent

2/17/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 332989 Date Filed: _____ Date Issued: _____

MASTER SITE

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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

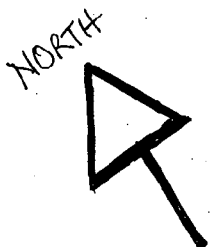
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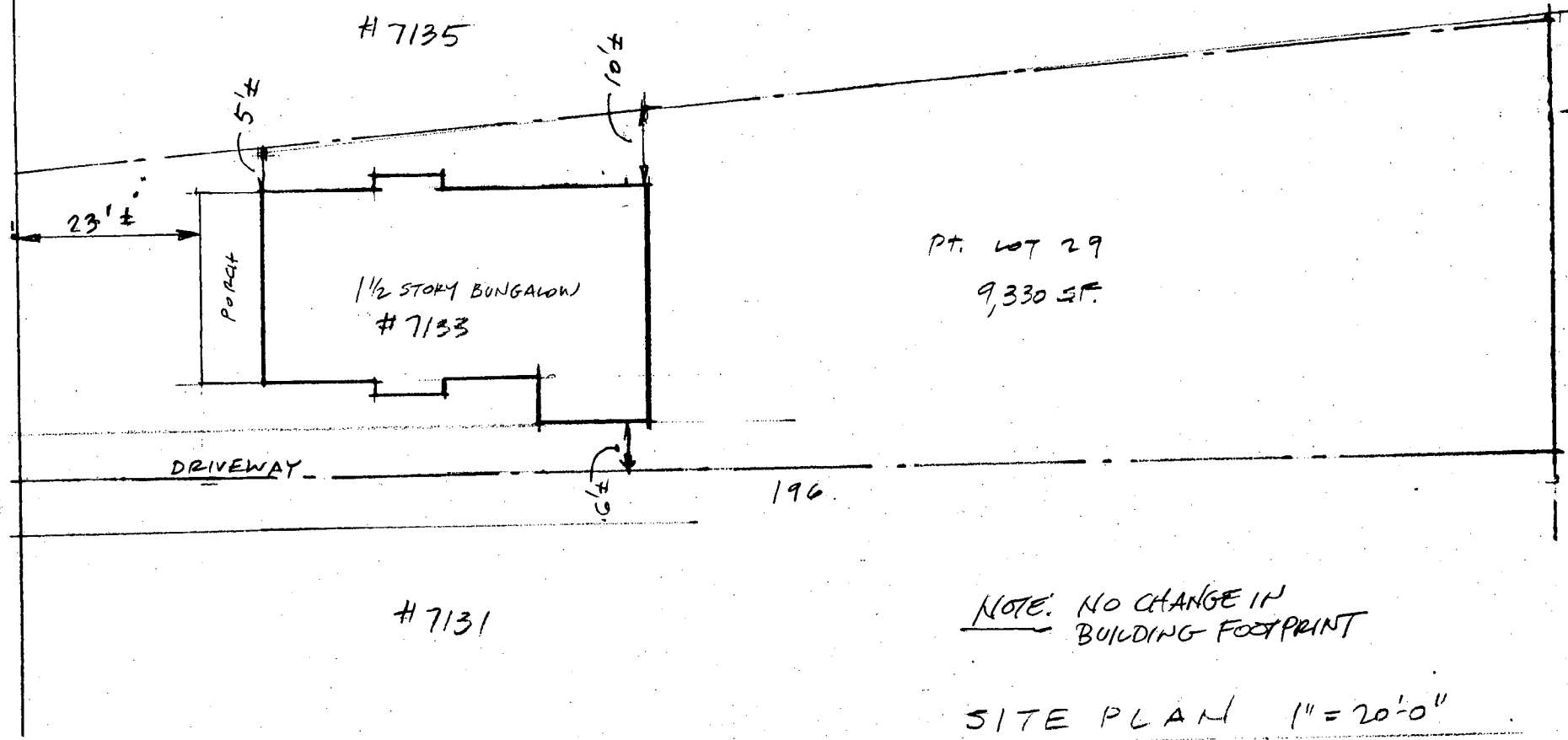
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p>	<p>Owner's Agent's mailing address DARYL BRAITHWAITE CITY OF TAKOMA PARK, PUBLIC WORKS 31 OSWEGO AVENUE SILVER SPRING, MD 20910</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>RAFAEL & FIO. HEVIA 7135 CARROLL AVE TAKOMA PARK, MD 20912</p>	<p>NADEREH & JAMES LEE 7138 CARROLL AVE TAKOMA PARK, MD 20912</p>
<p>ROY F. PAT MAL NEE 7131 CARROLL AVE TAKOMA PARK, MD 20912</p>	<p>BENTIMAN ROSENTHAL E NANCY MARTIN 7136 CARROLL AVE TAKOMA PARK MD 20912</p>
<p>JOAN MEIER 42 COLUMBIA AVENUE TAKOMA PARK, MD 20912</p>	<p>GREGORY GORMAN & ELIZ. HULSE-GORMAN 7134 CARROLL AVE TAKOMA PARK, MD 20912</p>



WALKWAY 40'±



#7135

23'±

PORCH

1/2 STORY BUNGALOW
#7133

DRIVEWAY

196

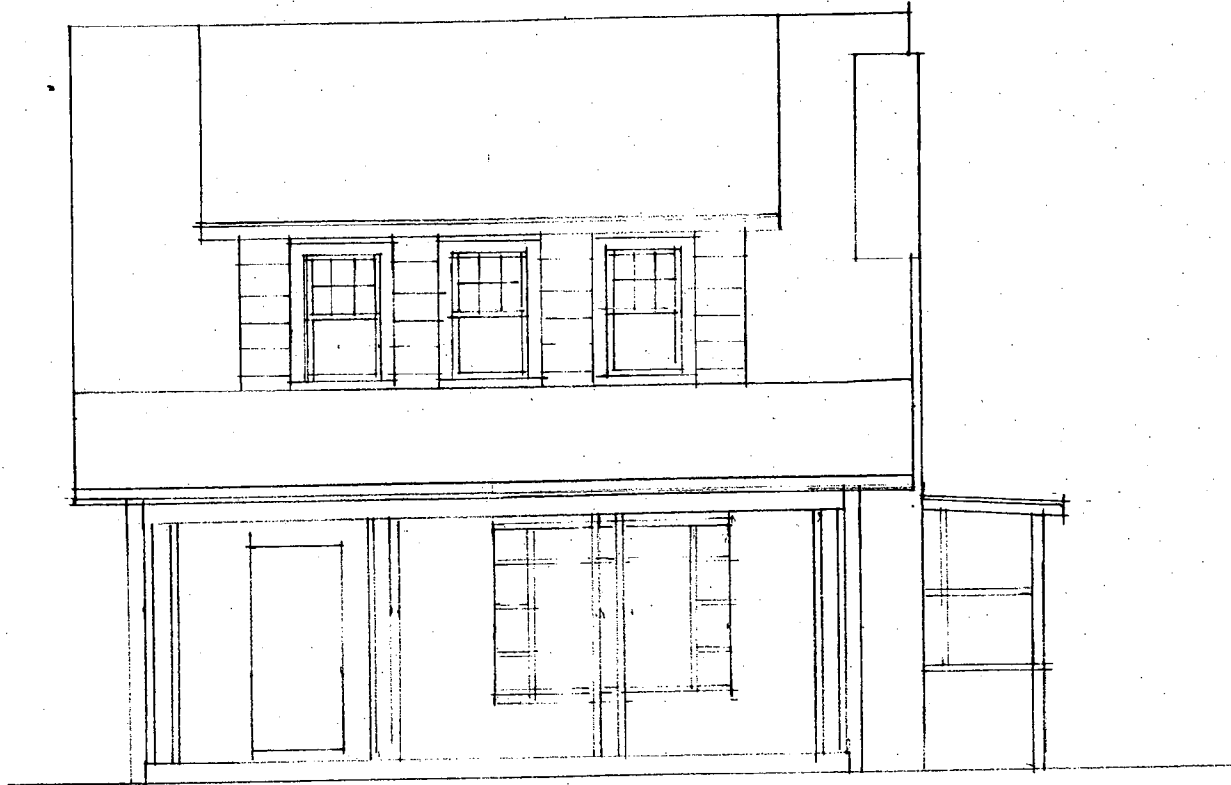
PT. LOT 29
9,330 SF.

#7131

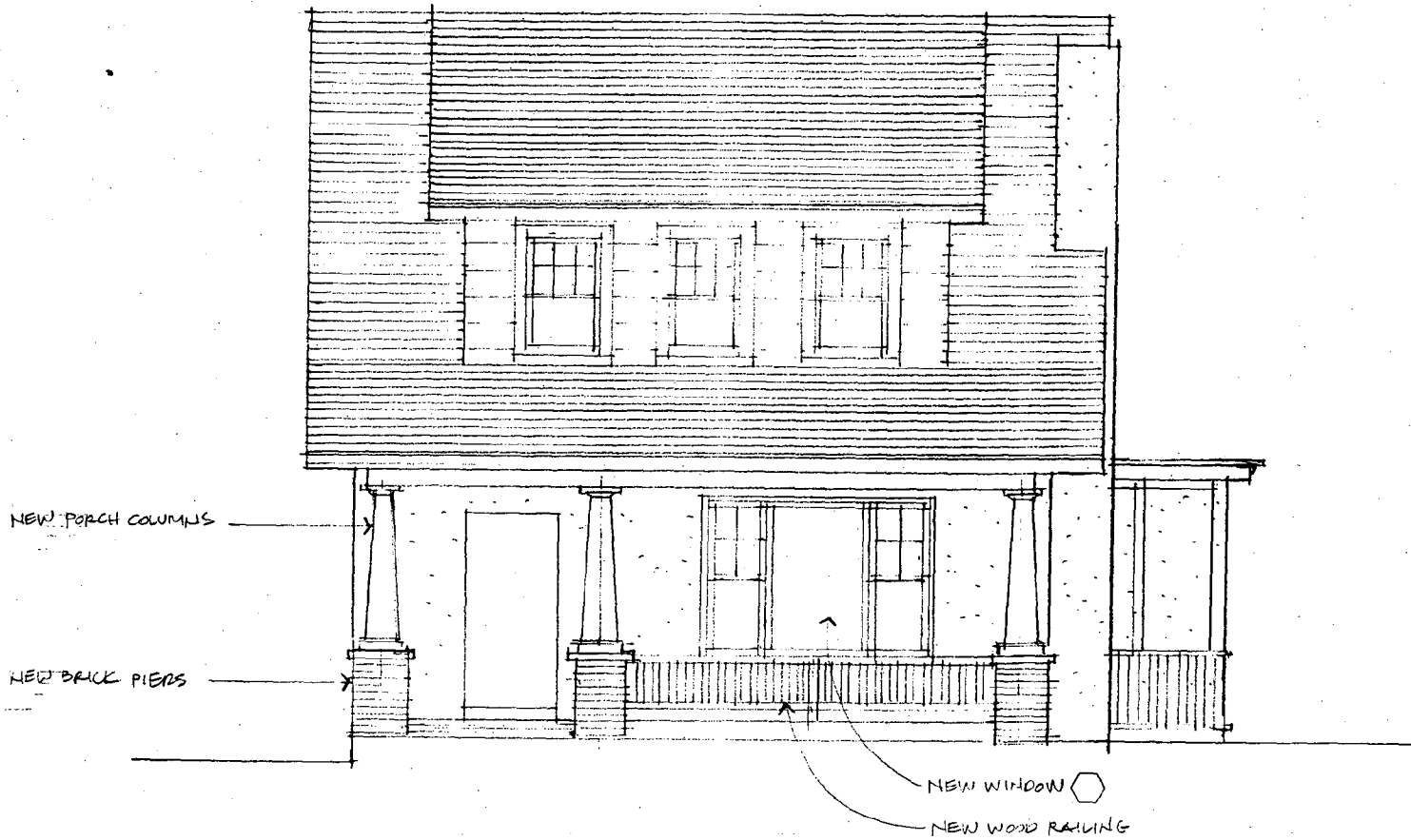
NOTE: NO CHANGE IN
BUILDING FOOTPRINT

SITE PLAN 1" = 20'-0"

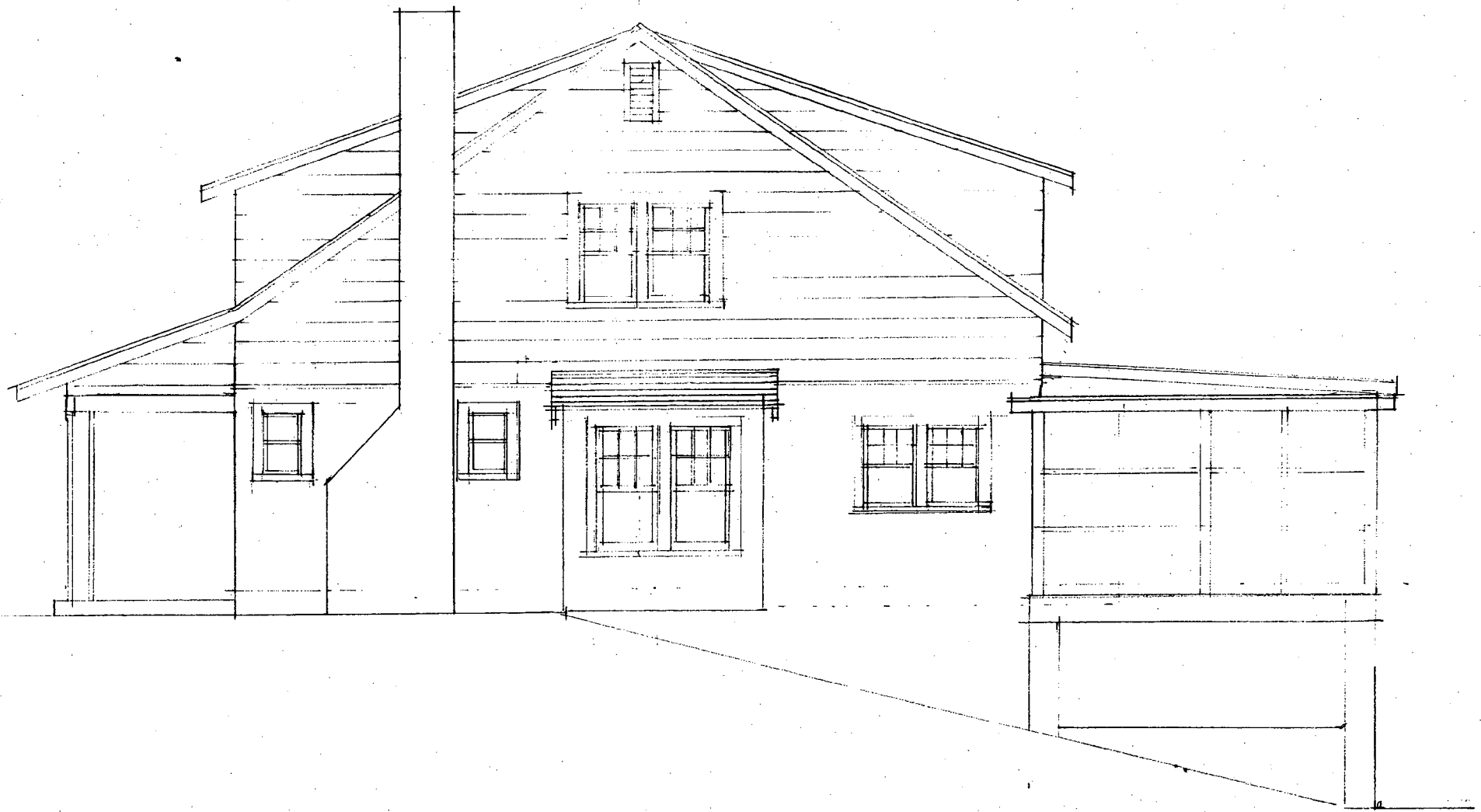
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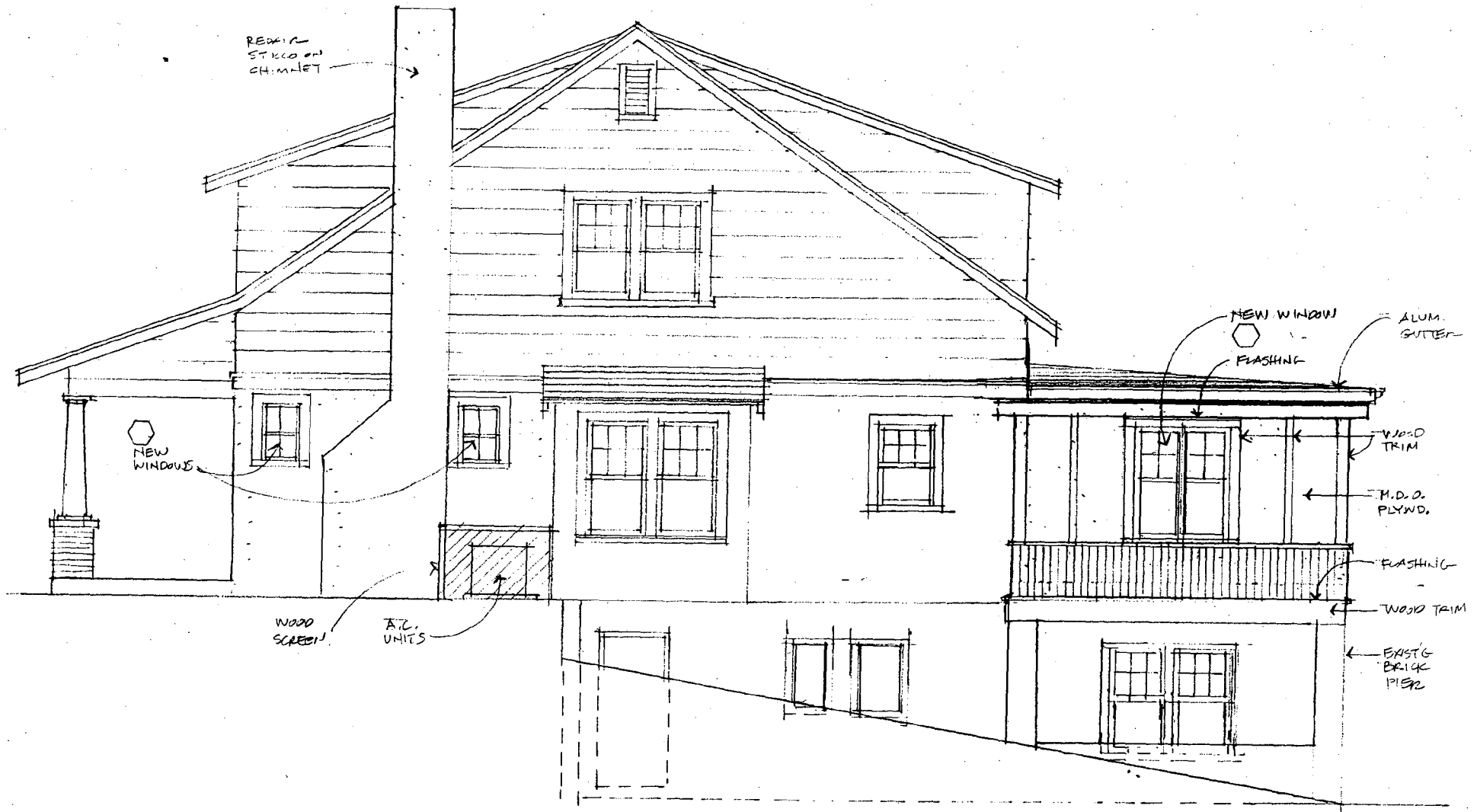
EXISTING FRONT ELEVATION



FRONT ELEVATION



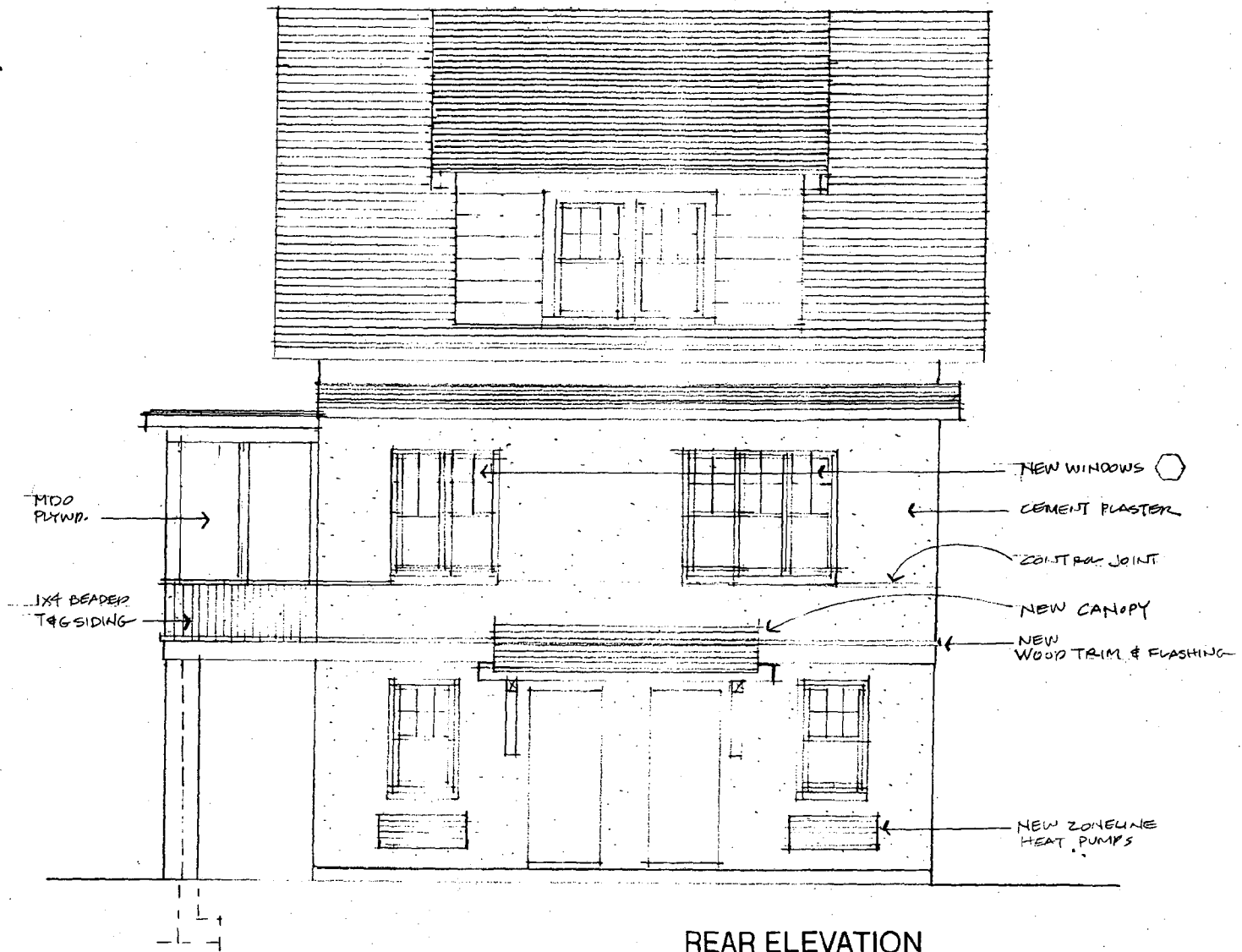
EXISTING RIGHT SIDE ELEVATION



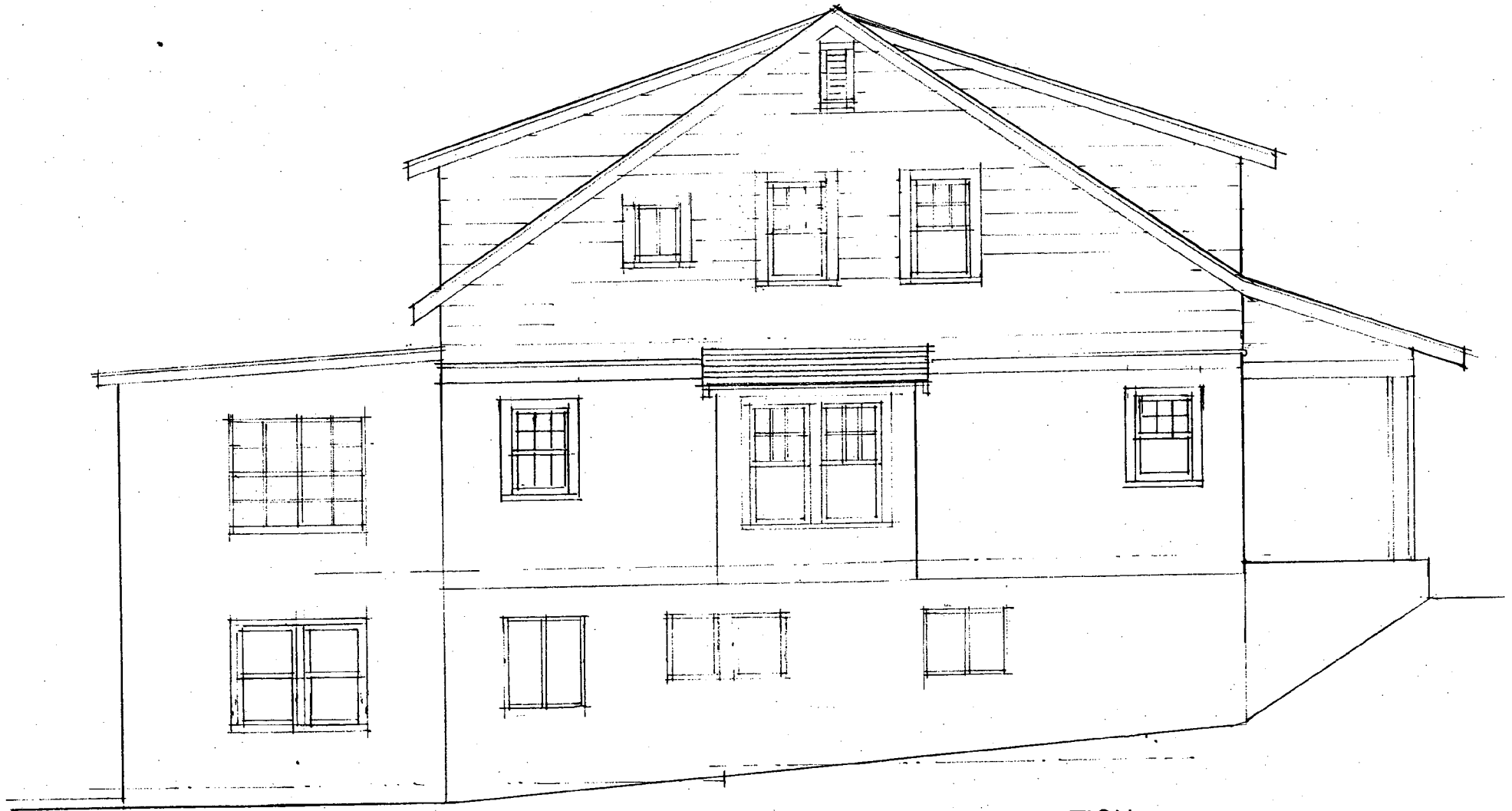
RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION

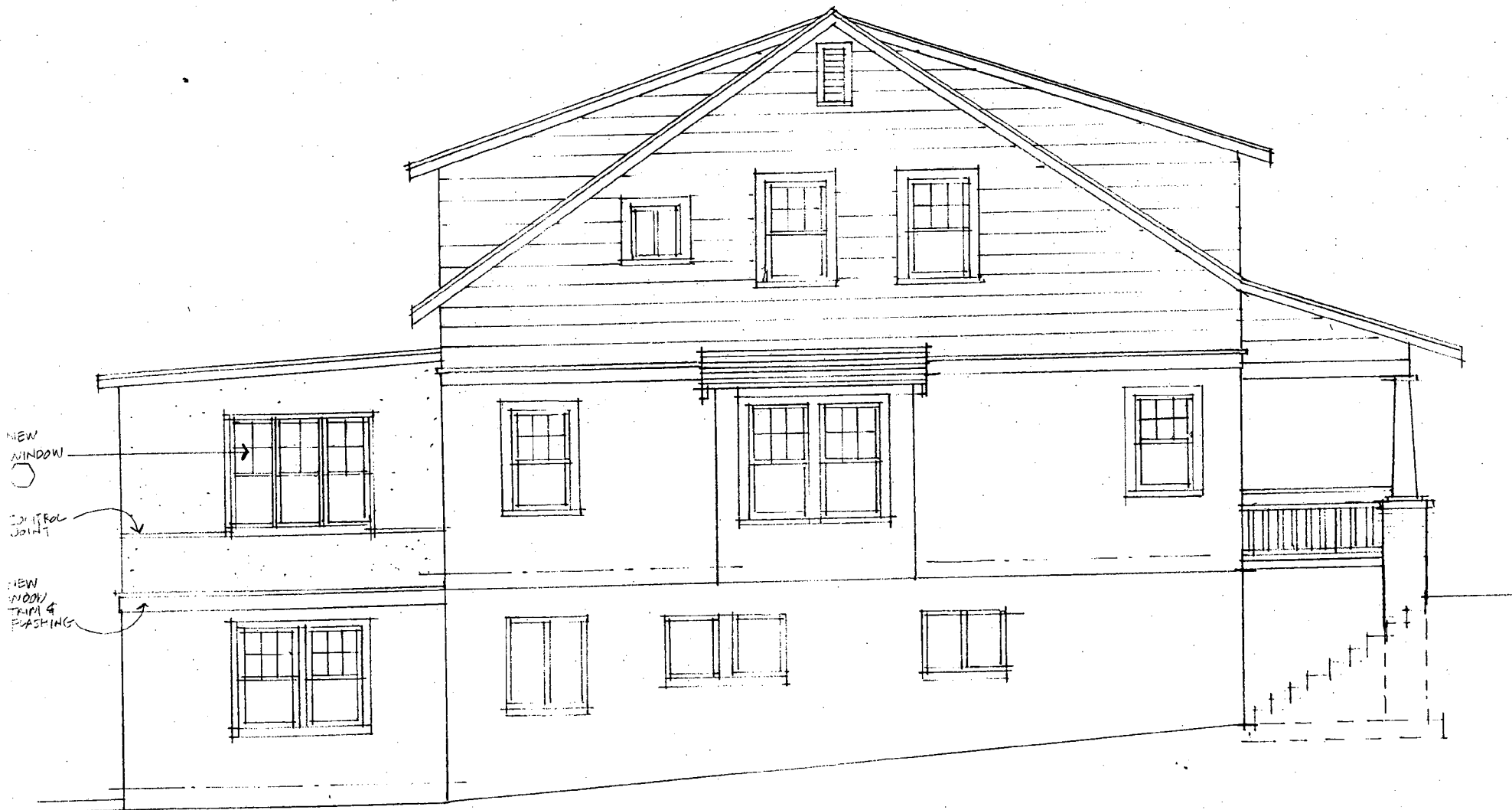


REAR ELEVATION



EXISTING LEFT SIDE ELEVATION

14



LEFT SIDE ELEVATION

front



rear of house



close-up of front window to be replaced



right side and porch





DSCN0029.JPG 2003/12/11 10:29:54

FRONT & RIGHT SIDE

FRONT & LEFT SIDE





DSCN0038.JPG 2003/12/11 10:32:46

REAR



DSCN0041.JPG 2003/12/11 10:38:43

LEFT SIDE