

37/03-05000 7121 Carroll Ave

Takoma Park Historic District











SOUTH
FACADE

WINDOWS
TO BE
REPLACED



CATHING TO
BE FITTED

SOUTH FACADE
SHOWING NEW DOOR AND
STAIRWELL ALREADY
IN PLACE







7121 CARROLL AVE
VIEW FROM
STREET

TYPE OF
DRILLING PROPOSED


SIDE
OF
STAIR
WELL



Date: November 10, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit #401390

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approved.

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: Andrew Steele & Katja Toporski

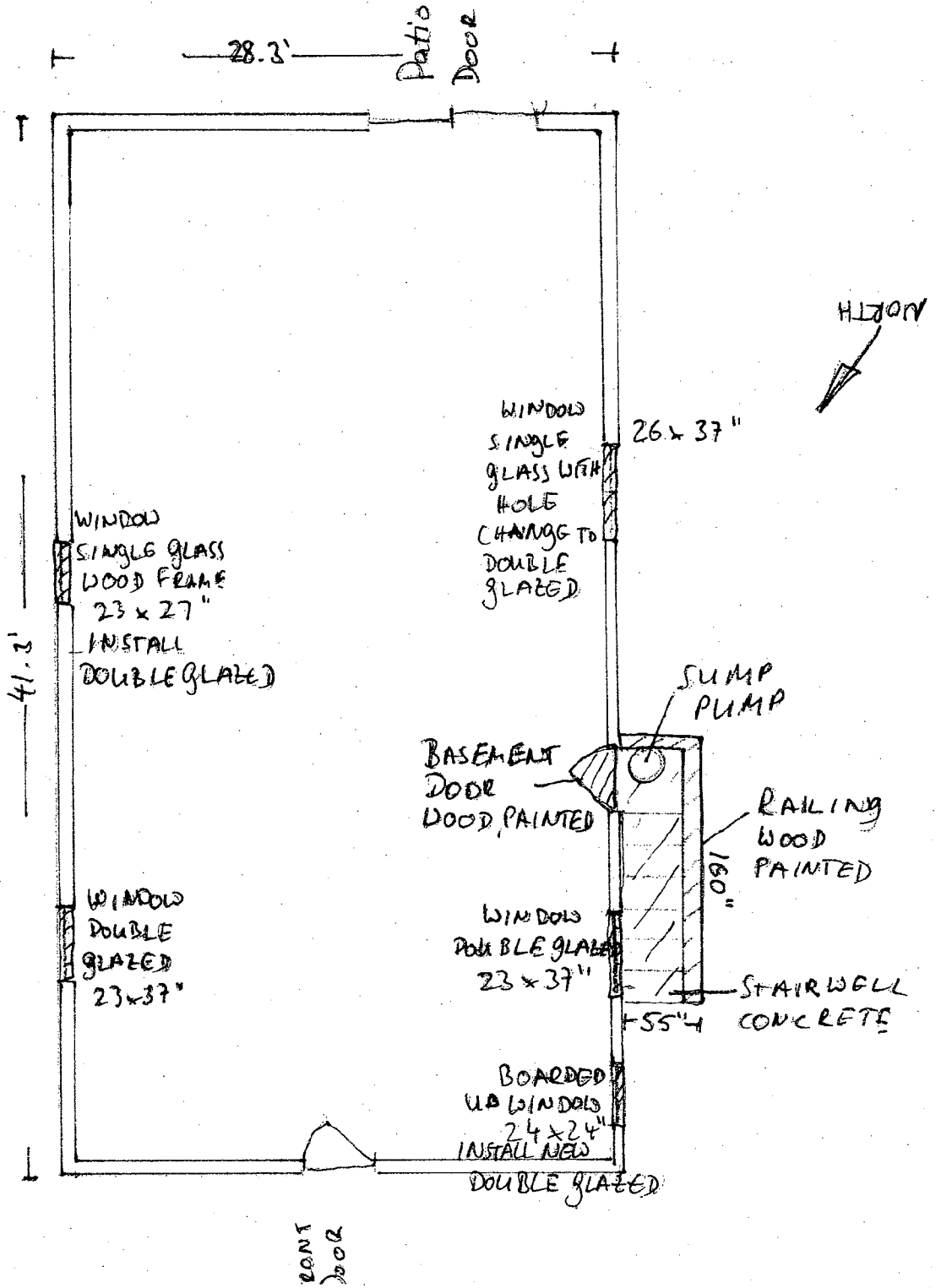
Address: 7121 Carroll Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.

□ AREA OF PROPOSED CHANGES

APPROVED
Montgomery County
Historic Preservation Commission

3-1-06





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

RECEIVED

OCT 17 2005

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT

Contact Person: Katja Toporski
Daytime Phone No.: 301 768 4622

Tax Account No.: 01073887
Name of Property Owner: ANDREW STEELE/KATJA T. Daytime Phone No.: 301 768 4622
Address: 7121 CARROW AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code
Contractor: BRIANS CONSTRUCTION Phone No.: 301 767 7928
Contractor Registration No.: DC LICENCE PERM. NO. 4555
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: AS ABOVE Street: _____
Town/City: _____ Nearest Cross Street: PHILADELPHIA AVE
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Haze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: BASEMENT DOOR + STAIRWELL + RAILING + WINDOWS
1B. Construction cost estimate: \$ 1920.- + 4500.- (STAIRWELL)
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

7A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
7B. 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]
Signature of owner or authorized agent

9/14/05
Date

Approved: _____
Disapproved: _____
Application/Permit No.: 401390 Date Filed: _____ Date Issued: 11-17-05

Julia O'Malley
Chairperson, Historic Preservation Commission

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7121 Carroll Avenue, Takoma Park	Meeting Date:	11/16/2005
Applicant:	Andrew Steele and Katja Toporski	Report Date:	11/9/2005
Resource:	Outstanding Resource Takoma Park Historic District	Public Notice:	11/2/2005
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-05000	Staff:	Anne Fothergill
PROPOSAL:	Stairwell, door, and window alterations (basement-level)	RECOMMENDATION:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Bungalow/Cottage
DATE: 1922

PROPOSAL

The applicants are proposing a few basement-level alterations and are also requesting retroactive approval of two additional alterations, also at the basement level.

The alterations are:

1. Replace non-original basement door with a 9-light wood door (already done; photo in Circle 12)
2. Install new areaway stairs to solve drainage issues (already done; photo in Circles 11 + 12)
3. Install wood inset picket railing on areaway stairs to match front railing (proposed; photo in Circle 12)
4. Install five new wood windows within existing basement-level window openings (proposed)

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the

district.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the relevant factors to be considered in reviewing HAWPs for Outstanding Resources:

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.

Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
- In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

2: The historic character of a property will be retained and preserved. The removal of distinctive features, spaces, and spatial relationships that characterize a property will be avoided.

STAFF DISCUSSION

The applicants were not aware that they needed a Historic Area Work Permit for the new basement stairs and door and when they realized it they immediately contacted HPC staff. The house was taking in water and needed the redesigned areaway stairs to resolve the issue. While it is not ideal to review changes retroactively, in this case the alterations that have already been completed are appropriate and allowable. The proposed alterations—the new inset picket railing and foundation-level wood windows—are compatible with this resource and are also allowable. Staff recommends approval of both the retroactive and proposed changes.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

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

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 the *Secretary of the Interior's Standards for Rehabilitation*,

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.

**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:

PROPERTY SITUATED IN TAKOMA PARK HISTORIC DISTRICT, ON MAIN STREET BUNGALOW ARCHITECTURE. MAJOR STRUCTURAL REPAIRS IN BASEMENT REQUIRED IN ORDER TO KEEP ENTIRE STRUCTURE (PERFORMED LAST WINTER). ALL BASEMENT WINDOWS ARE OLD, ONE HAS HOLE CUT IN GLASS FOR DRYER EXHAUST; ONE IS BOARDED UP, ALL ARE OF DIFFERENT TYPE. STAIRWELL HAD TO BE REDONE FOR WATER PROOFING ISSUES. DOOR WAS PLAIN, OLD (NOT ORIGINAL) PLYWOOD, PAINTED GREY, SOME WOOD DECAY.

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

REMOVE OLD STAIRWELL, INSTALL NEW, INCLUDING SUMP PUMP (DIRECTION OF STEPS HAD TO BE CHANGED TO CREATE MORE SPACE AT ENTRANCE LEVEL). NEEDS RAILING (NONE PRESENT PREVIOUSLY - PROPOSED SIMILAR TO ONE OF FRONT PORCH). NEW DOOR REQUIRED (WITH GLASS FACETTES IN UPPER HALF). ALL WINDOWS TO BE REPLACED WITH DOUBLE GLAZING (INSULATION A BIG ISSUE IN WINTER!)

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 sphere 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.

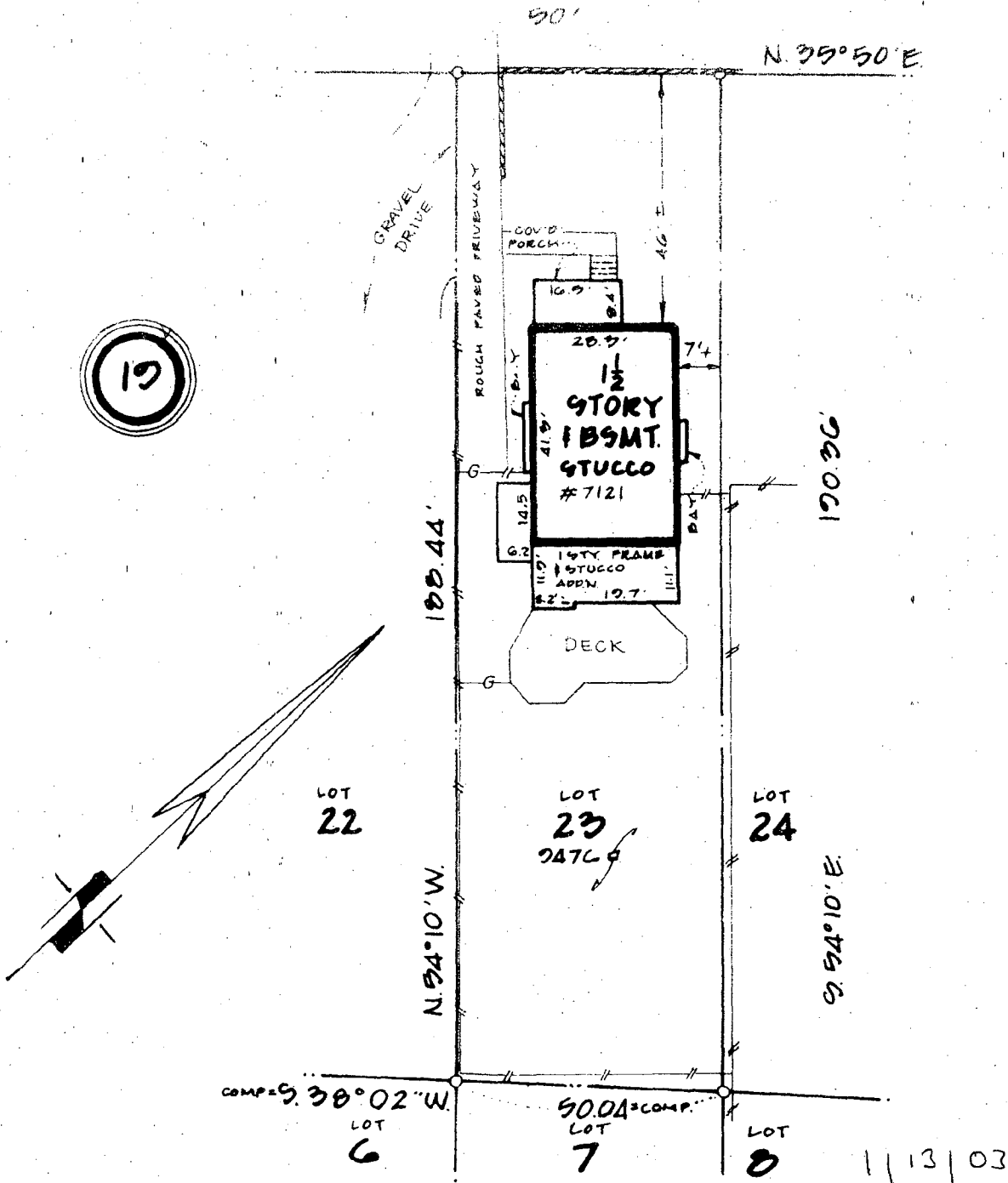
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address ANDREW STEEL 7121 CARROLL AVE TAKOMA PARK MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>PATRICIA BROWN 7124 AND 7117 CARROLL AVE TAKOMA PARK MD 20912</p>	
<p>HEIDI & JAY DANIELSKI 7123 CARROLL AVE TAKOMA PARK MD 20912</p>	
<p>EMILY HANFORD 30 COLUMBIA AVE TAKOMA PARK MD 20912 AT REAR</p>	

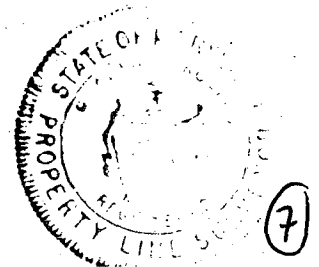
LANDTECH ASSOCIATES, INC.
 1307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740

CARROLL AVENUE

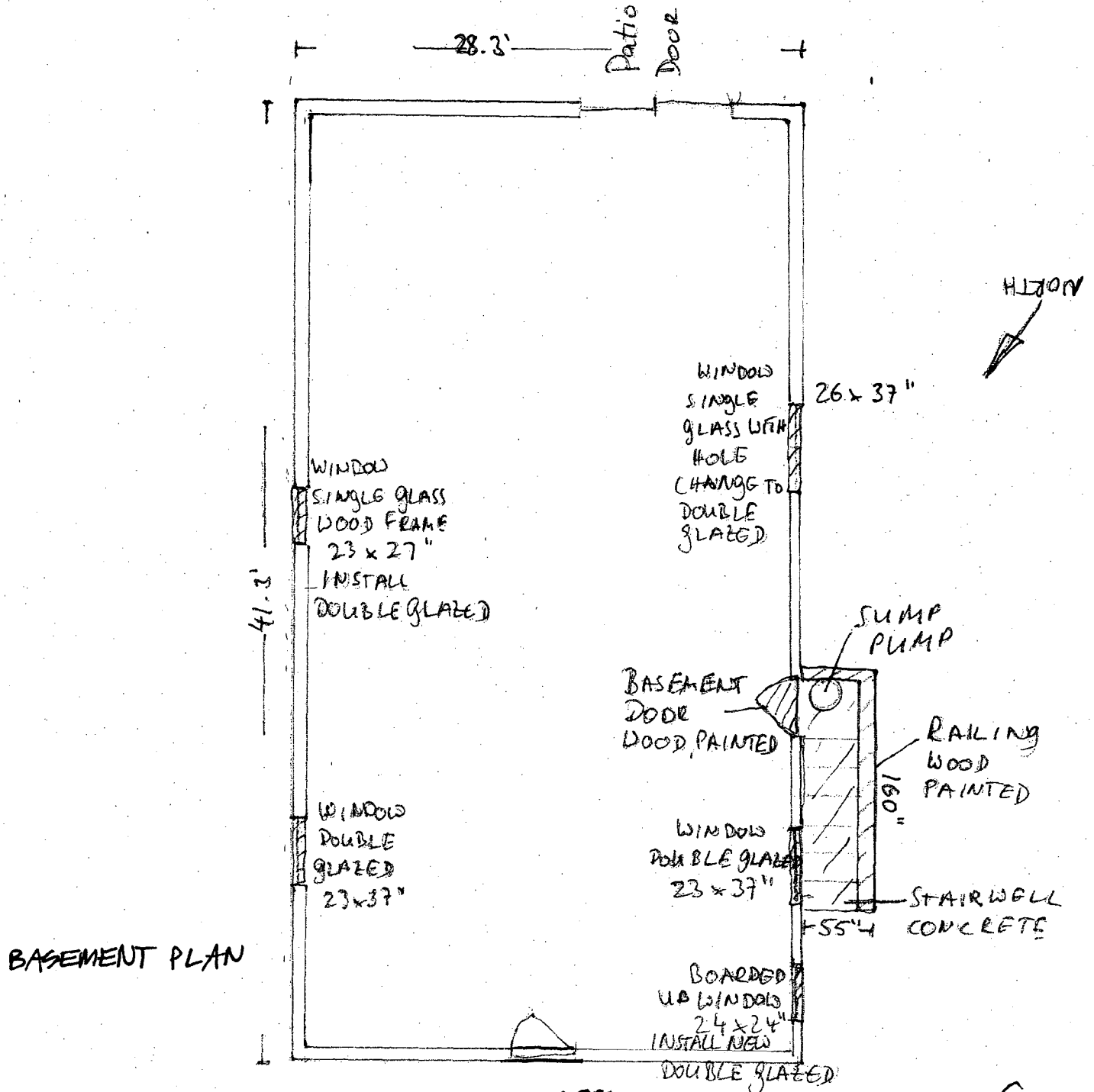


NOTES:

1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The plat does not provide for the accurate identification of property boundary lines, but such identification may be obtained by a survey.



□ AREAS OF PROPOSED CHANGES



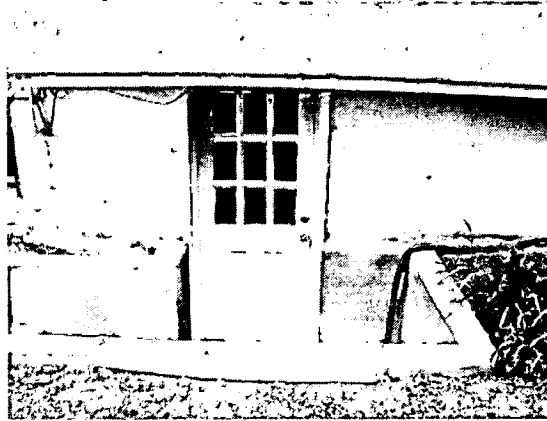
~~roof~~ error-
AF

8

Old basement door and stairs



Replacement door and areaway stairs



proposed wood inset picket railing for areaway stairs

