

37/03-06A 7136 Carroll Ave
Takoma Park Historic District, 37/03



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 1/13/2006

MEMORANDUM

TO: Robert Hubbard, Director
FROM: Tania Tully, Senior Planner
Historic Preservation Section
SUBJECT: Historic Area Work Permit #405981, rear door replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the 1/11/2006 meeting.

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

Applicant: Nancy Martin & Benjamin Rosenthal

Address: 7136 Carroll Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

RECEIVED

NOV 29 2005

APPLICATION FOR HISTORIC AREA WORK PERMIT OF CASE WORK MGMT

Contact Person: Nancy Martin
Daytime Phone No.: 202-475-9731

Tax Account No.: 01077577
Name of Property Owner: Benjamin Rosenthal + Nancy Martin (above)
Address: 7136 Carroll Ave. Takoma Park, MD 20912
Contractor: Quality Windows + Doors, Inc. Phone No.: 301-595-9555
Contractor Registration No.: MD 50355
Agent for Owner: Mike Hudson Daytime Phone No.: 443-789-1003

LOCATION OF BUILDING/PREMISE

House Number: 7136 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Philadelphia Avenue
Lot: 12 Block: 2 Subdivision: Hillcrest
Parcel: Plat Book 2 Folio: 140

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install (replace) Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 4000.00
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.

Nancy Martin
Signature of owner or authorized agent

11/26/05
Date

Approved: Julia O'Malley For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 1/11/06
Application/Permit No.: 405980 Date Filed: _____ Date Issued: _____

(4)

**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:

Existing structure is a Contributing Resource in the Historic District. It is a single family ~~house~~ stucco four-square colonial with rear enclosed sleeping porch. Existing siding on sleeping porch is galvanized steel sheets nailed on and painted. Existing sliding door to rear deck is worn aluminum and far from energy efficient or functional. Existing casement windows on second floor of addition are aluminum clad.

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

Proposed project is to replace the existing aluminum sliding door with a higher quality weathershield brand aluminum clad wood sliding door. The replacement door would be the same size as the existing door and would greatly improve the look and energy efficiency of the house. This door would not be visible from the street.

2. SITE PLAN

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

a. the scale, north arrow, and date:

Plat attached.

b. dimensions of all existing and proposed structures; and

c. 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.

Door to be replaced in the exact same location as existing door.

a. 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.

No new construction is proposed.

b. 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.

French style
Weathershield brand sliding patio door - aluminum-clad exterior with oak interior and low E/argon glass panels.

5. PHOTOGRAPHS

a. 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.

Photos attached.

b. 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 arbor 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

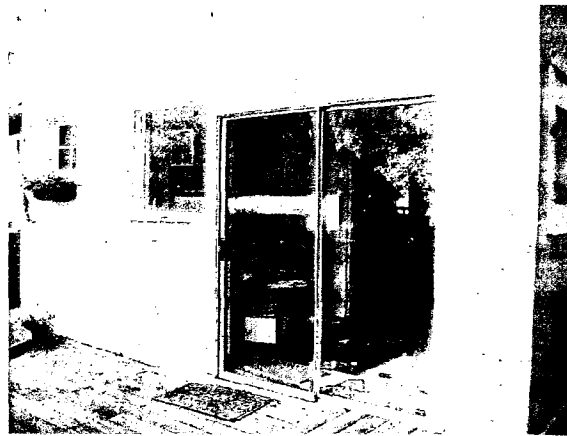
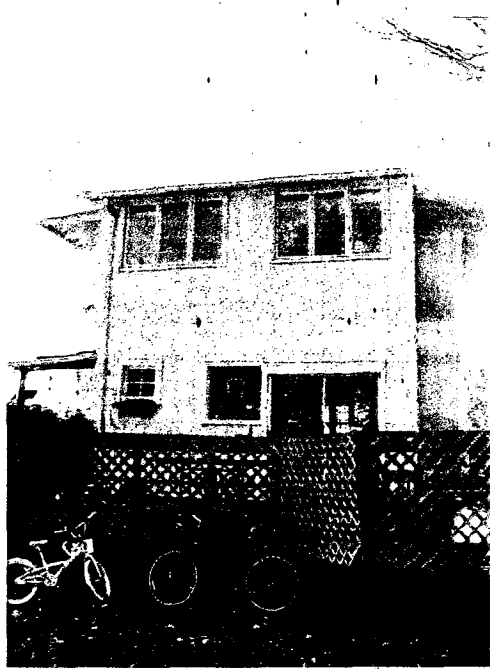
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

(5)



View of 7136 Carroll Ave. from the front sidewalk



Views of rear addition showing existing aluminum sliding door and aluminum casement windows above

Proposed project is to replace the existing aluminum sliding door with a higher quality Weathershield brand wooden sliding door to be aluminum clad on the exterior and wood on the inside, with low E argon gas-filled glass. The replacement door would be the same size as the existing door and would greatly improve the look and energy efficiency of the house.

CONSUMER INFORMATION NOTES:

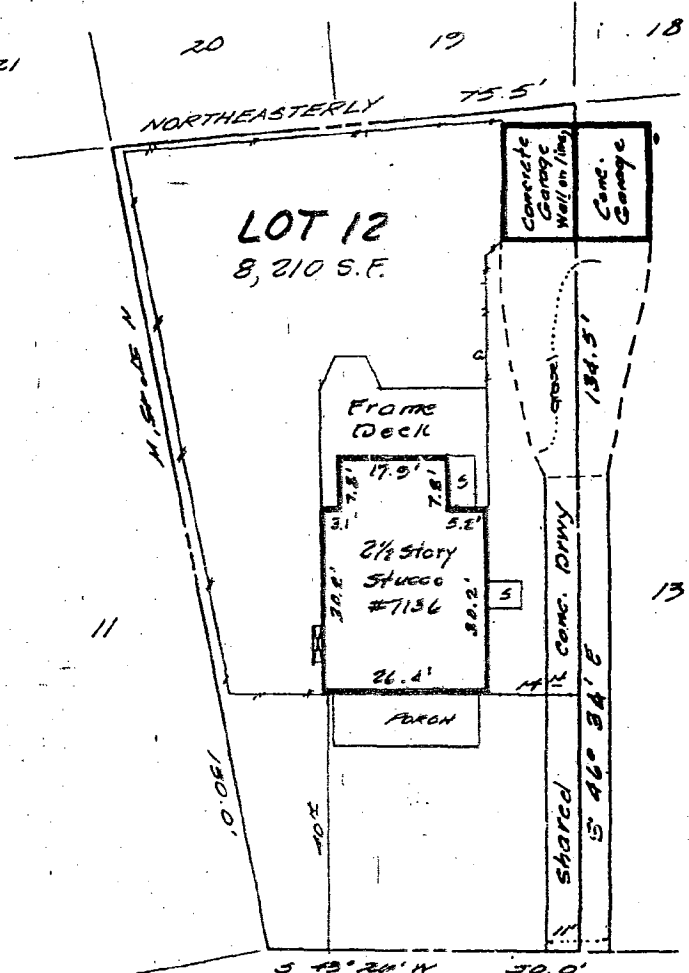
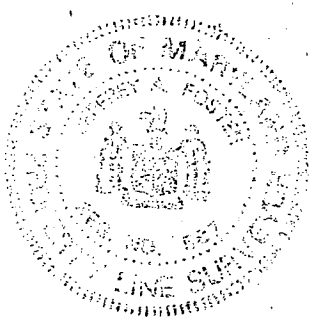
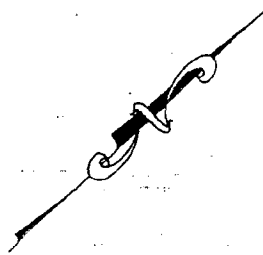
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.

Flood Zone "C" per H.U.D. Flood Panel No. 0200C.

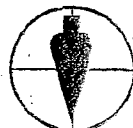
Ben M Rosenthal
 BENJAMIN M. ROSENTHAL 7-1-99

Nancy S. Martin
 NANCY S. MARTIN 7-1-99



LOCATION DRAWING
 LOT 12, BLOCK 2
 HILL CREST
 HOLT TRACT, TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

CARROLL AVENUE

SURVEYOR'S CERTIFICATE		REFERENCES	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK. 2 PLAT NO. 140	
<i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		LIBER FOLIO	DATE OF LOCATIONS SCALE: 1" = 30' WALL CHECK: DRAWN BY: V.G.S. HSE. LOC.: 8-14-99 JOB NO.: 99-2366

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

Owner's mailing address	Owner's Agent's mailing address
Ben Rosenthal + Nancy Martin 7136 Carroll Ave Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
James + Naderah Lee 7138 Carroll Ave Takoma Park, MD 20912	Greg + Beth Gorman 7134 Carroll Ave Takoma Park, MD 20912
Katya + Andrews Partan 25 Holt Place Takoma Park, MD 20912	Montgomery County 7133 Carroll Ave Takoma Park, MD 20912

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7136 Carroll Avenue, Takoma Park	Meeting Date:	1/11/2006
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	1/4/2006
Applicant:	Nancy Martin & Benjamin Rosenthal	Public Notice:	12/28/2005
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06A	Staff:	Tania Tully

PROPOSAL: rear door replacement

RECOMMENDATION: Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the **Takoma Park Historic District**
STYLE: Craftsman Foursquare
DATE: 1915-25

PROPOSAL:

The applicants propose to replace the existing non-historic aluminum rear sliding glass door with a new aluminum clad wood sliding glass 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.

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

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done with out a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
 4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
 5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 6. Signs that are in conformance with all other County sign regulations.
 7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
 8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
 9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
 10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
 11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
 12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
 13. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
 14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/777-5170

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

RECEIVED

NOV 28 2005

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nancy Martin
 Daytime Phone No.: 202-475-9731

Tax Account No: 01077577
 Name of Property Owner: Benjamin Rosenthal + Nancy Martin (above)
 Address: 7136 Carroll Ave. Takoma Park, MD 20912
 Contractor: Duality Windows + Doors, Inc. Phone No.: 301-595-9555
 Contractor Registration No.: MD 50355
 Agent for Owner: Mike Hudson Daytime Phone No.: 443-789-1003

LOCATION OF BUILDING/PREMISE

House Number: 7136 Street: Carroll Avenue
 Town/City: Takoma Park Nearest Cross Street: Philadelphia Avenue
 Lot: 12 Block: 2 Subdivision: Hillcrest
 Liber: Plat Book 2 Folio: 140 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate
 Move Install (replace) Wheel/Ramp
 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: \$ 4000.00

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:
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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.

Nancy Martin
 Signature of owner or authorized agent

11/26/05
 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 405981 Date Filed: _____ Date Issued: _____

Edit 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

4

**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:

Existing structure is a Contributing Resource in the Historic District. It is a single family house. Stucco four-square colonial with rear enclosed sleeping porch. Existing siding on sleeping porch is galvanized steel sheets nailed on and painted. Existing sliding door to rear deck is worn aluminum and far from energy efficient or functional. Existing casement windows on second floor of addition are aluminum clad.

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Proposed project is to replace the existing aluminum sliding door with a higher quality weathershield brand aluminum and wood sliding door. The replacement door would be the same size as the existing door and would greatly improve the look and energy efficiency of the house. This door would not be visible from the street.

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; Plat attached.
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

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Door to be replaced in the exact same location as existing door.

No new construction is proposed.

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French style weathershield brand sliding patio door - aluminum-clad exterior with oak interior and low E/argon glass panels.

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- 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. Photos attached.
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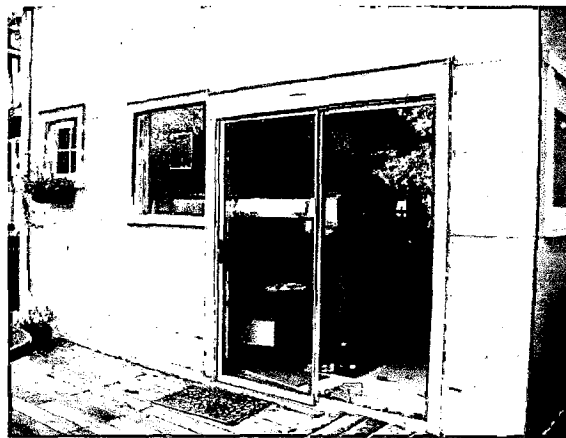
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5



View of 7136 Carroll Ave. from the front sidewalk



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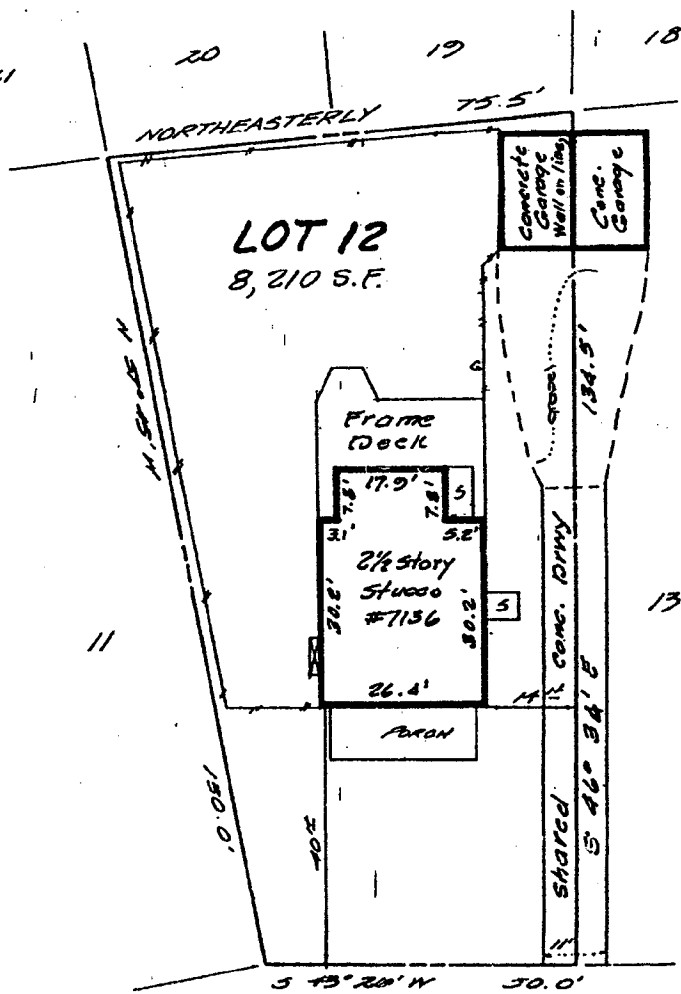
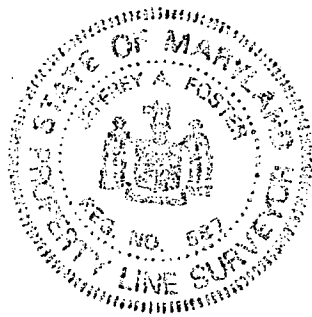
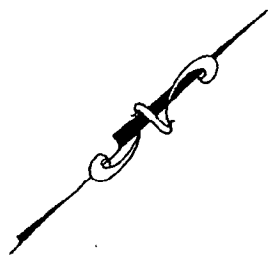
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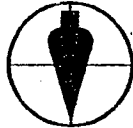
Ben M Rosenthal
 BENJAMIN M. ROSENTHAL 7-1-99

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LOCATION DRAWING
 LOT 12, BLOCK 2
 HILL CREST
 HOLT TRACT, TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

CARROLL AVENUE

SURVEYOR'S CERTIFICATE		REFERENCES	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1288
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LIBER <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587	DATE OF LOCATIONS		SCALE: 1" = 30'
	WALL CHECK:		DRAWN BY: V.G.S.
	FOLIO		HSE. LOC.: 6-14-99

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

Owner's mailing address	Owner's Agent's mailing address
Ben Rosenthal + Nancy Martin 7136 Carroll Ave. Takoma Park, MD 20912	
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James + Nadereh Lee 7138 Carroll Ave. Takoma Park, MD 20912	Greg + Beth Gorman 7134 Carroll Ave. Takoma Park, MD 20912
Katya + Andrew Partan 25 Holt Place Takoma Park, MD 20912	Montgomery County 7133 Carroll Ave. Takoma Park, MD 20912