

# 37/03-07AD TAKOMA PARK HISTORIC DISTRICT  
7506 Carroll Avenue



HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: September 12, 2007

**MEMORANDUM**

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #463330, rear window replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the September 11, 2007 meeting.

- 1. The window and trim will be fabricated of painted wood.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Eric Hauser & Anne Zollner

Address: 7506 Carroll Avenue, 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

OPG: #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

RECEIVED  
AUG 23 2007  
SILVER SPRING, MD

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ANNA ZOLLNER

Daytime Phone No.: 202-693-4890

Tax Account No.: 01069008

Name of Property Owner: Hauger, Eric & Anne Zollner Daytime Phone No.: \_\_\_\_\_

Address: 1506 Carroll Ave Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: BYRON BUCK Daytime Phone No.: 202-544-3316

### LOCATION OF BUILDING/PREMISE

House Number: 1506 Street: CARROLL AVE

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

Lot: P7 Block: 50 Subdivision: 2.5

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: WINDOW

1B. Construction cost estimate: \$ \_\_\_\_\_

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS N/A

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 N/A

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

Aug 14 2007  
Date

Approved:  For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 9/12/07

Application/Permit No.: 463330 Date Filed: 8/17/07 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:

see Attachment

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

see Attachment

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- a. the scale, north arrow, and date;
- 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.

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4. **MATERIALS SPECIFICATIONS** (enclosure)

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- 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.
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## **APPLICATION FOR HISTORIC AREA WORK PERMIT**

Answers to question 1: Written description of project

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b: General description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district.

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This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

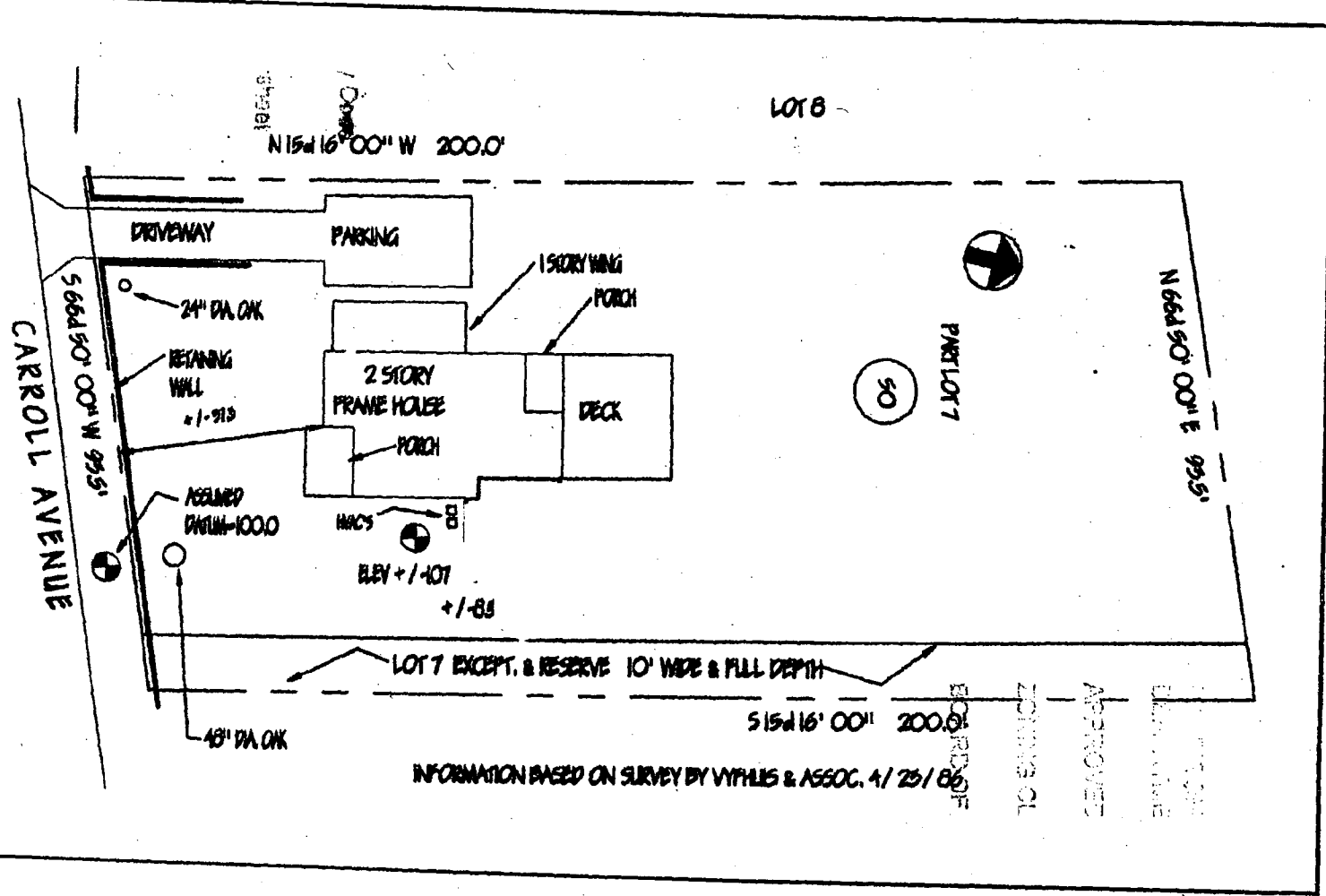


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APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*John V. ... 9/21/07*

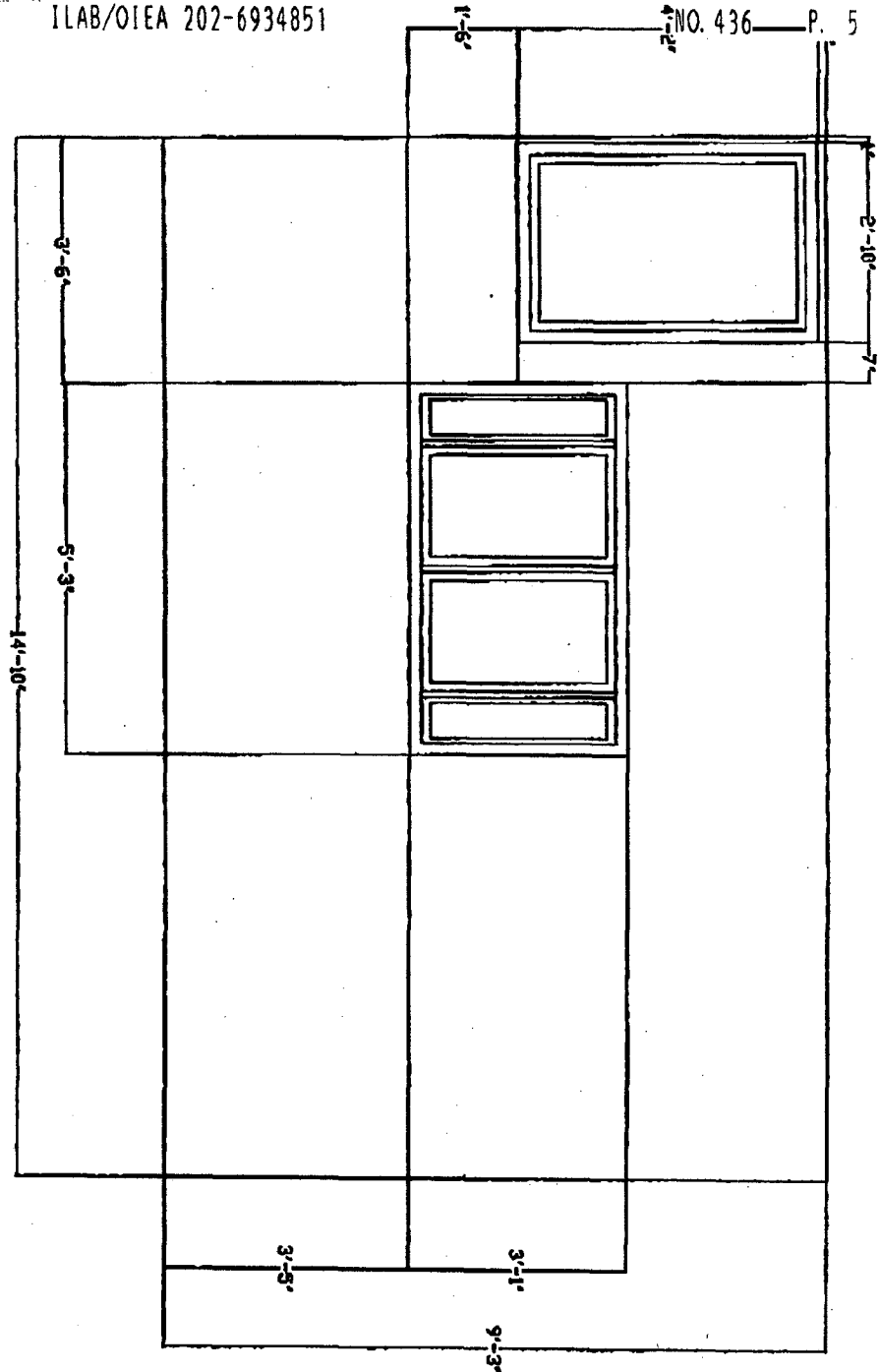
DATE: 08/01/2007

SITE PLAN  
 SCALE: 1" = 30'



INFORMATION BASED ON SURVEY BY WPHLES & ASSOC. 4/25/06

ELEVATION 3: EXISTING BACKWALL WINDOWS-INSIDE VIEW



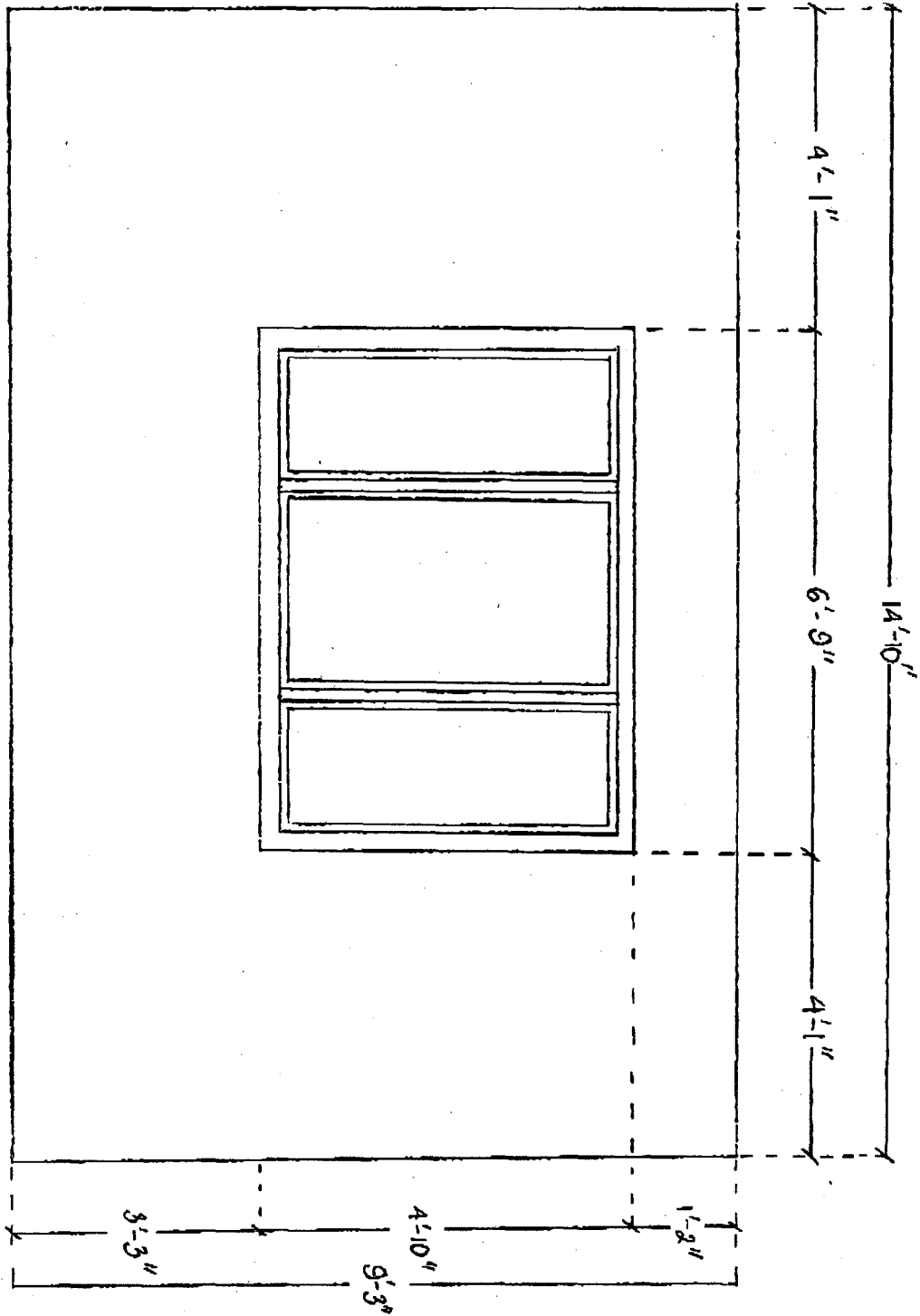
7506 CARROLL AVE, TAKOMA PARK, MD 20912

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APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Carolyn R. H.* 7/21/07



ELEVATION 4: PROPOSED BACKWALL WINDOWS-INSIDE VIEW

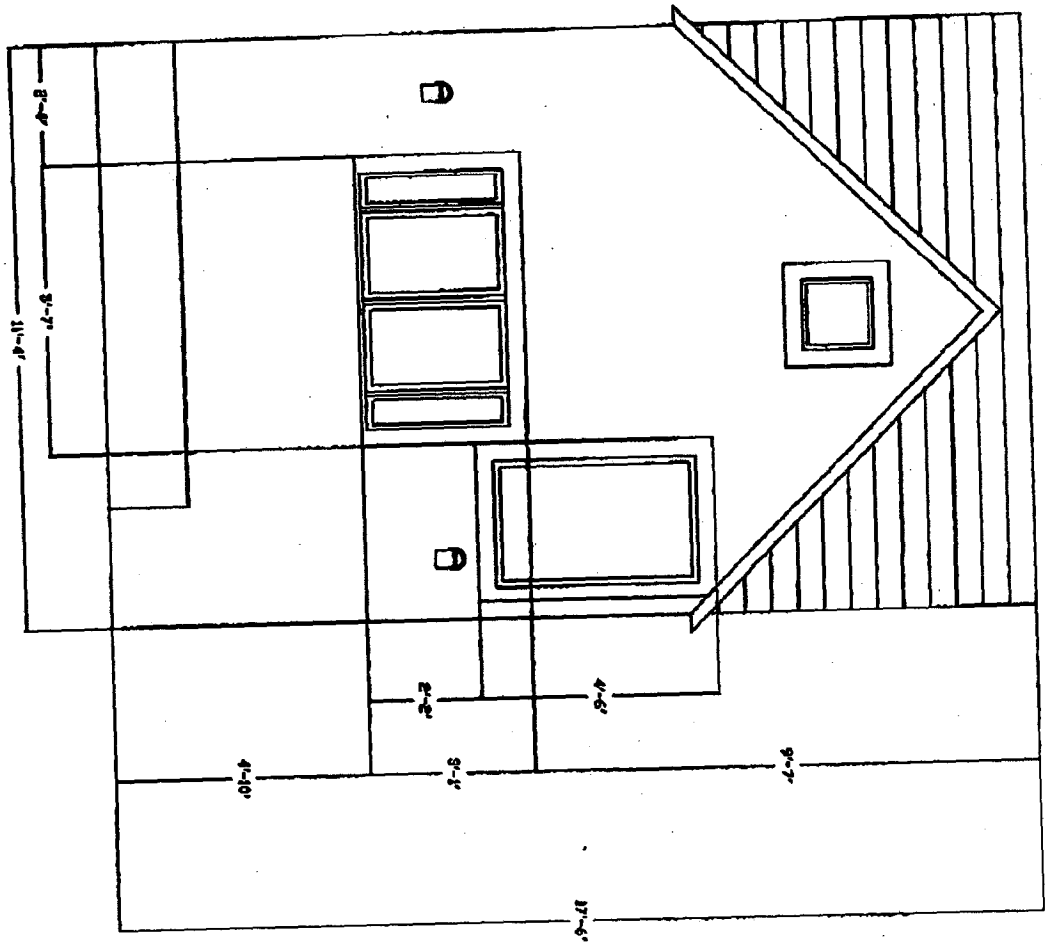


7506 CARROLL AVE, TAKOMA PARK, MD 20912

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APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 9/17/07

ELEVATION: EXISTING BACKWALL WINDOWS-OUTSIDE VIEW

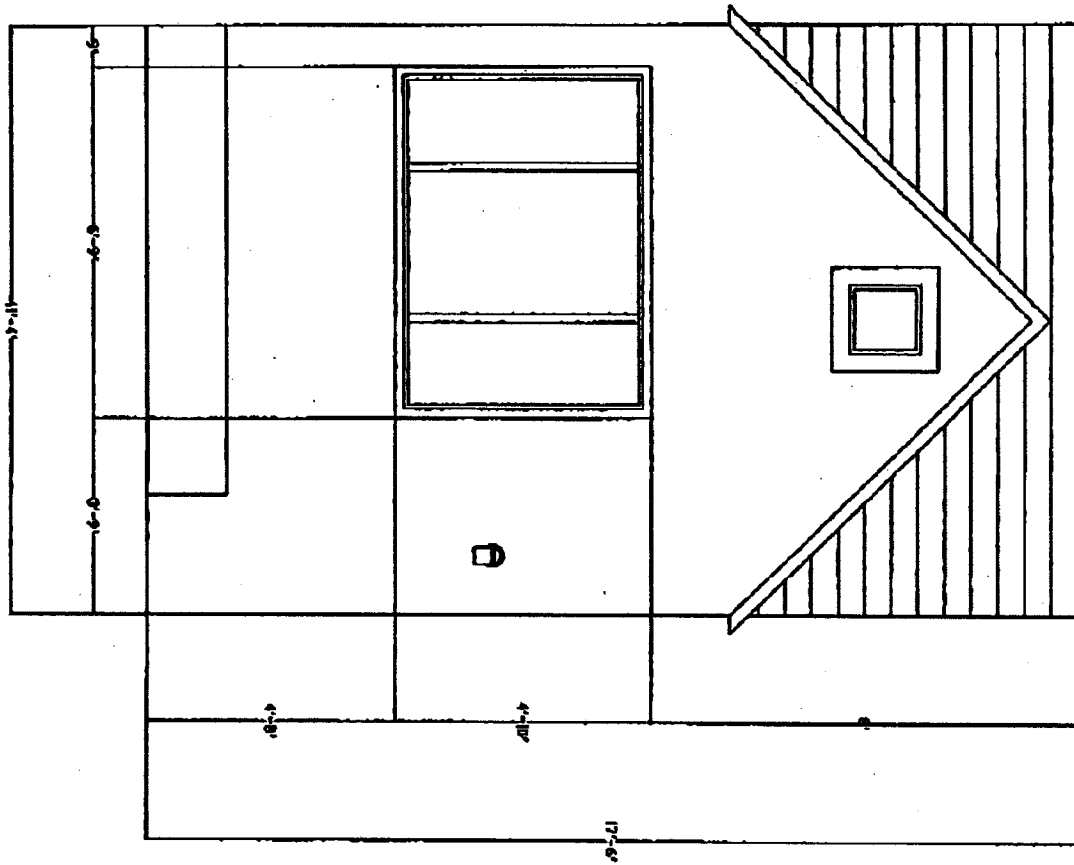


7506 CARROLL AVE, TAKOMA PARK, MD 20912

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APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 9/21/07

ELEVATION 2 : PROPOSED BACKWALL WINDOWS-OUTSIDE VIEW



7506 CARROLL AVE, TAKOMA PARK, MD 20912

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APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*John J. Kirk 9/21/07*

# WINDOW SPECIFICATIONS

Jobsite: 7506 Carroll Ave, Takoma Park, MD 20912  
Owner: Anne Zollner and Eric Hauser

Proposal for Customer BV Builders

Project: Zollner, Ann and Eric

Quote No.: GH062807EH

Outside View



Item No. \_\_\_\_\_ Qty.  
Item# 59 Qty: 1  
Location:  
R.O: 6' 5-3/4" X 4' 6-7/8"  
Jamb Depth: 6-9/16"  
Wall Cond: 4-3/16"

Summary Description

3-Wide Unequal Casement

A: 2153 Left Hinge Casement, Frame:21 X 53: Architect Series, Wood, Model 2, Primed Wood, 5/8" InsulShld IG Glazing, Champagne Screen, Champagne Hardware  
B: 3553 Fixed Casement, Frame:35 X 53: Architect Series, Wood, Model 1, Primed Wood, 5/8" InsulShld IG Glazing  
C: 2153 Right Hinge Casement, Frame:21 X 53: Architect Series, Wood, Model 2, Primed Wood, 5/8" InsulShld IG Glazing, Champagne Screen, Champagne Hardware

Notes Added Items: DISTRIBUTOR ASSEMBLED COMPOSITE  
Qty 1

5/4 x 4 Ext Trim per foot applied - Qty 23  
2" > JE - 3-1/2" PER FOOT LOOSE - Qty 23  
Subsill per foot applied (cont & db) - Qty 7

Notes:

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 9/21/07

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7506 Carroll Ave, Takoma Park	<b>Meeting Date:</b>	9/11/2007
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	9/4/2007
<b>Applicant:</b>	Eric Hauser & Anne Zollner (Agent: Byron Buck)	<b>Public Notice:</b>	8/28/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37-03-07AA	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Rear window replacement		

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC **approve** this HAWP application with the following condition:

1. The window and trim will be fabricated of painted wood.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource Within The Takoma Park Historic District  
**STYLE:** Cottage  
**DATE:** c1920s

**PROPOSAL:**

The applicants are proposing to remove two non-original windows from the rear elevation of the house, and install one 4'10" x 6'9" 3- wide unequal operable wooden casement window. Matching wood siding will be used to replace the section of wall where the single hung window will be removed. All proposed work will **not** be visible from the public right-of-way.

**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***

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

The *Guidelines* that pertain to this project are as follows:

- 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;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course;
- some non-original building materials may be acceptable on a case-by-case basis.

***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 of to the achievement of the purposes of this chapter.

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

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.

**STAFF RECOMMENDATION:**

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

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, 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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

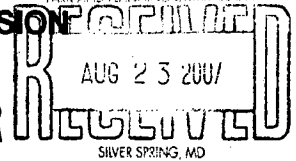


RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

REGISTRATION: **DPS-#8**  
MONTGOMERY NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

# HISTORIC PRESERVATION COMMISSION

301/563-3400



# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ANNA ZOLLNER

Daytime Phone No.: 202-693-4890

Tax Account No.: 01069008

Name of Property Owner: Hauser, Eric & Anne Zollner Daytime Phone No.: \_\_\_\_\_

Address: 1506 Carroll Ave Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

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Agent for Owner: BYRON BUCK Daytime Phone No.: 202-544-3316

### LOCATION OF BUILDING/PREMISE

House Number: 1506 Street: CARROLL AVE

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

Lot: P7 Block: 50 Subdivision: 25

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

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- Other: WINDOW

1B. Construction cost estimate: \$ \_\_\_\_\_

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N/A

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

N/A

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

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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]  
Signature of owner or authorized agent

Aug 14 2007  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 46333C Date Filed: 8/17/07 Date Issued: \_\_\_\_\_

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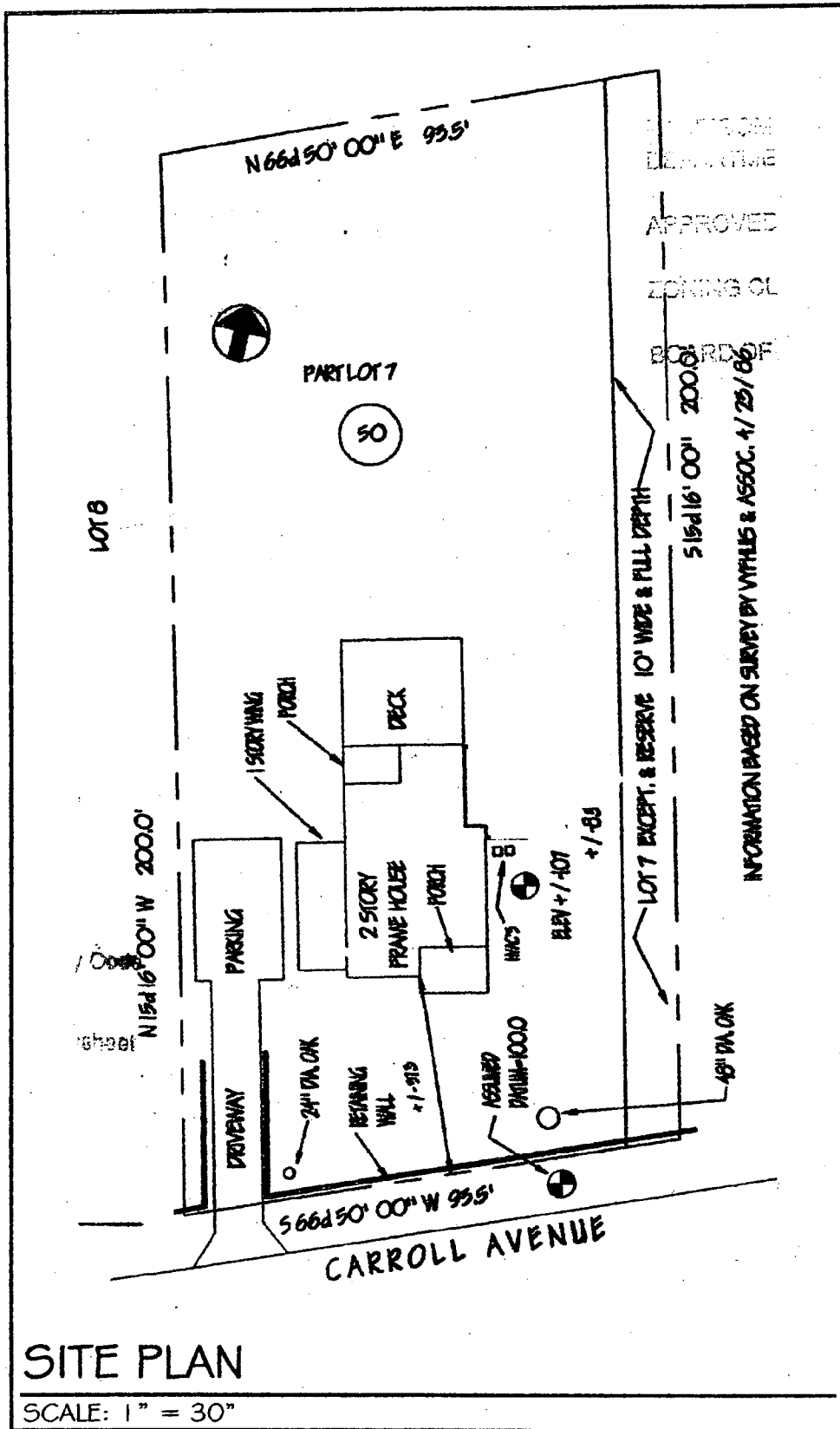
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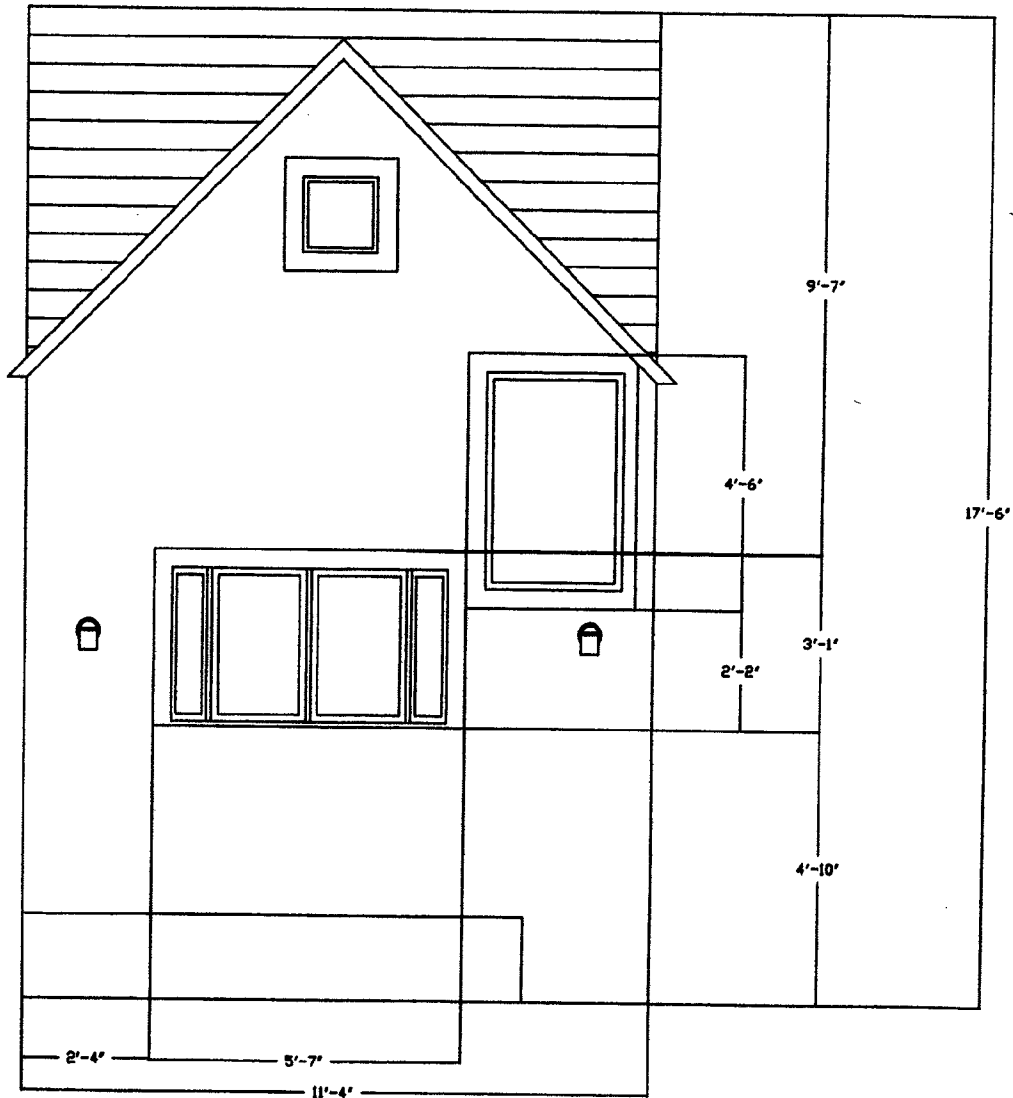
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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING  
(Owner, Owner's Agent, Adjacent and Confronting Property Owners)**

<p><b>Owner's Mailing Address</b></p> <p>Hauser, Eric &amp; Anne Zollner 7506 Carroll Ave Takoma Park, MD 20912 - 5716</p>	<p><b>Owner's Agent's Mailing Address</b></p> <p>National Capital Kitchen and Bath 1100 E Street, NE Washington, DC 20002</p>
<p align="center"><b>Adjacent and Confronting Property Owners' Mailing Addresses</b></p>	
<p>TETERVIN, ALAN L 7505 Carroll Ave Takoma Park, MD 20912</p>	<p>HICKS, RANDY B&amp;C S 7507 Carroll Ave Takoma Park, MD 20912 - 5715</p>
<p>LESHNER, JOHANNA COHEN &amp; MICHEAL COHEN LESHNER 7503 Carroll Ave Takoma Park, MD 20912 - 5715</p>	<p>LIEBMANN, ERIC J &amp; CATHERINE M WILSON 7500 Carroll Ave Takoma Park, MD 20912</p>
<p>MCCLAIN, ROLLIN C &amp; H P 14 Jefferson Ave Takoma Park, MD 20912</p>	<p>KOHN, HOWARD J&amp; D R 16 Jefferson Ave Takoma Park, MD 20912</p>
<p>MACKLER, STEVEN &amp; M D 206 Lincoln Ave Takoma Park, MD 20912</p>	<p>SZEREMET, RICHARD G 208 Lincoln Ave Takoma Park, MD 20912-5739</p>
<p>DOWNEY-SARGENT, KATHRYN T 210 Lincoln Ave Takoma Park, MD 20912-5737</p>	<p>LANDPHAIR, THEODORE W &amp; C M 7501 Carroll Ave Takoma Park, MD 20912</p>
<p>STRIKE, NORMAN F &amp; G K 7510 Carroll Ave Takoma Park, MD 20912</p>	<p>STAVISH, BRAIN C &amp; K D 7508 Carroll Ave Takoma Park, MD 20912-5716</p>
<p>CURCIO, MARY &amp; BARRY RUDY 7510 Carroll Ave Takoma Park, MD 20912</p>	<p>HIGGINS, PATRICK S M 8083 Georgia Ave, #5 Silver Spring, MD 20910-4940</p>



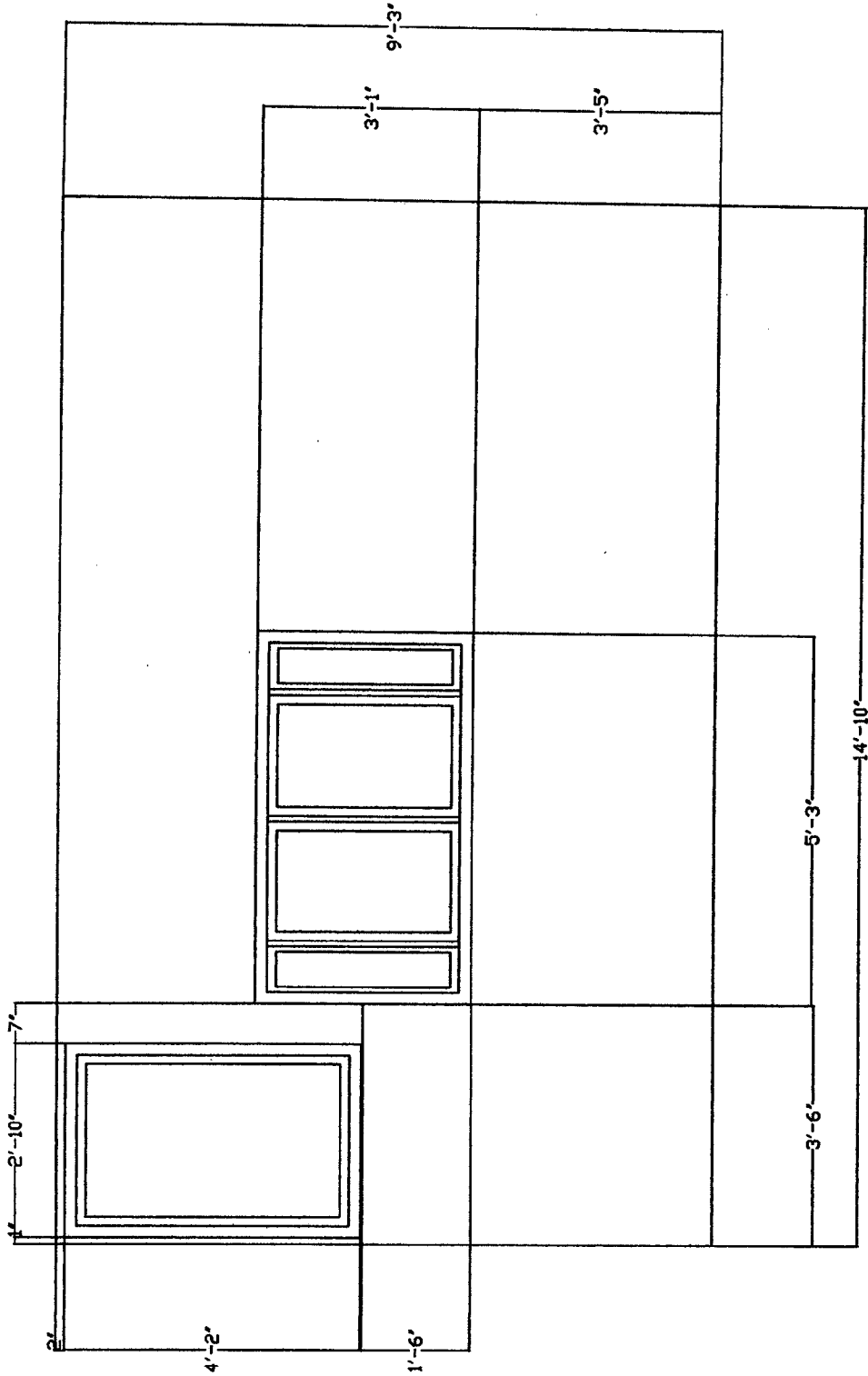


ELEVATION 1: EXISTING BACKWALL WINDOWS-OUTSIDE VIEW

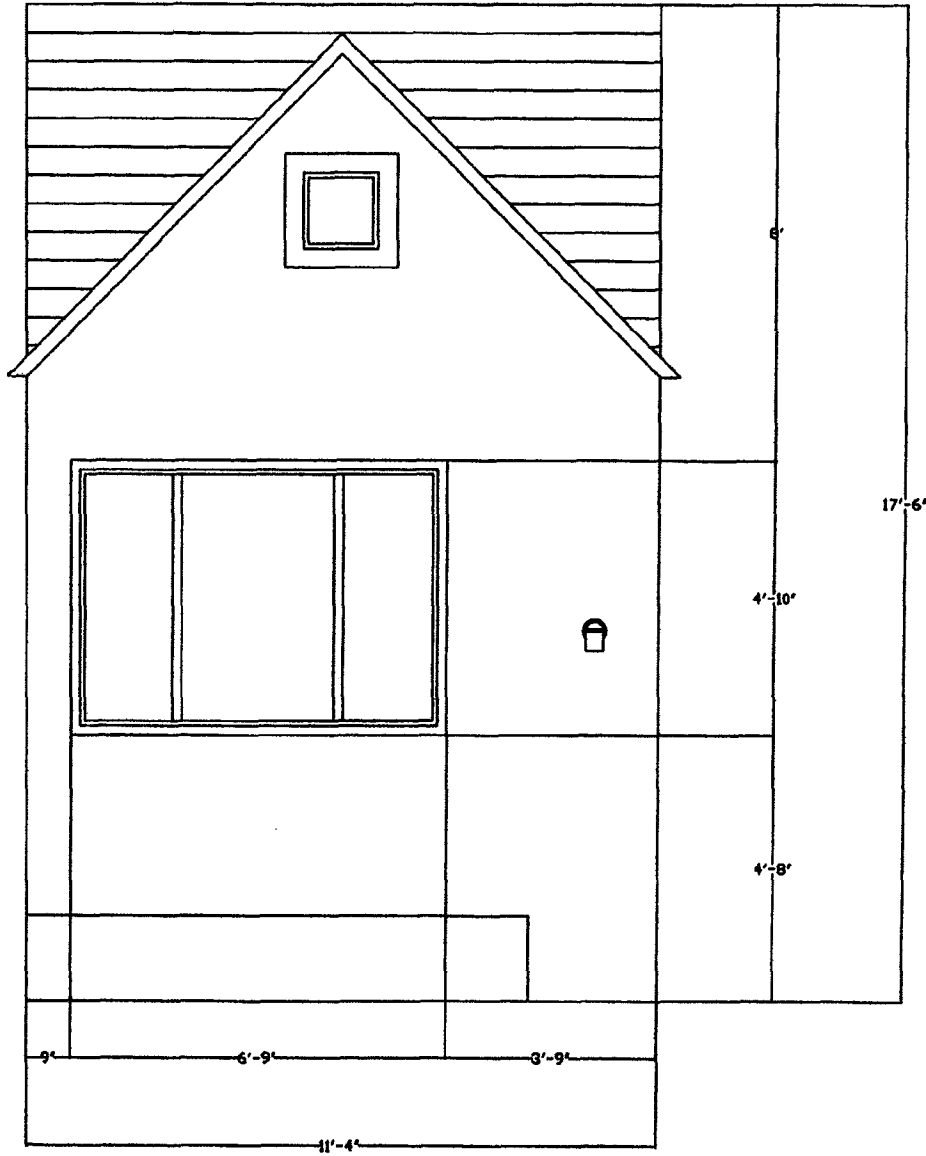
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8

7506 CARROLL AVE, TAKOMAPARK, MD 20912



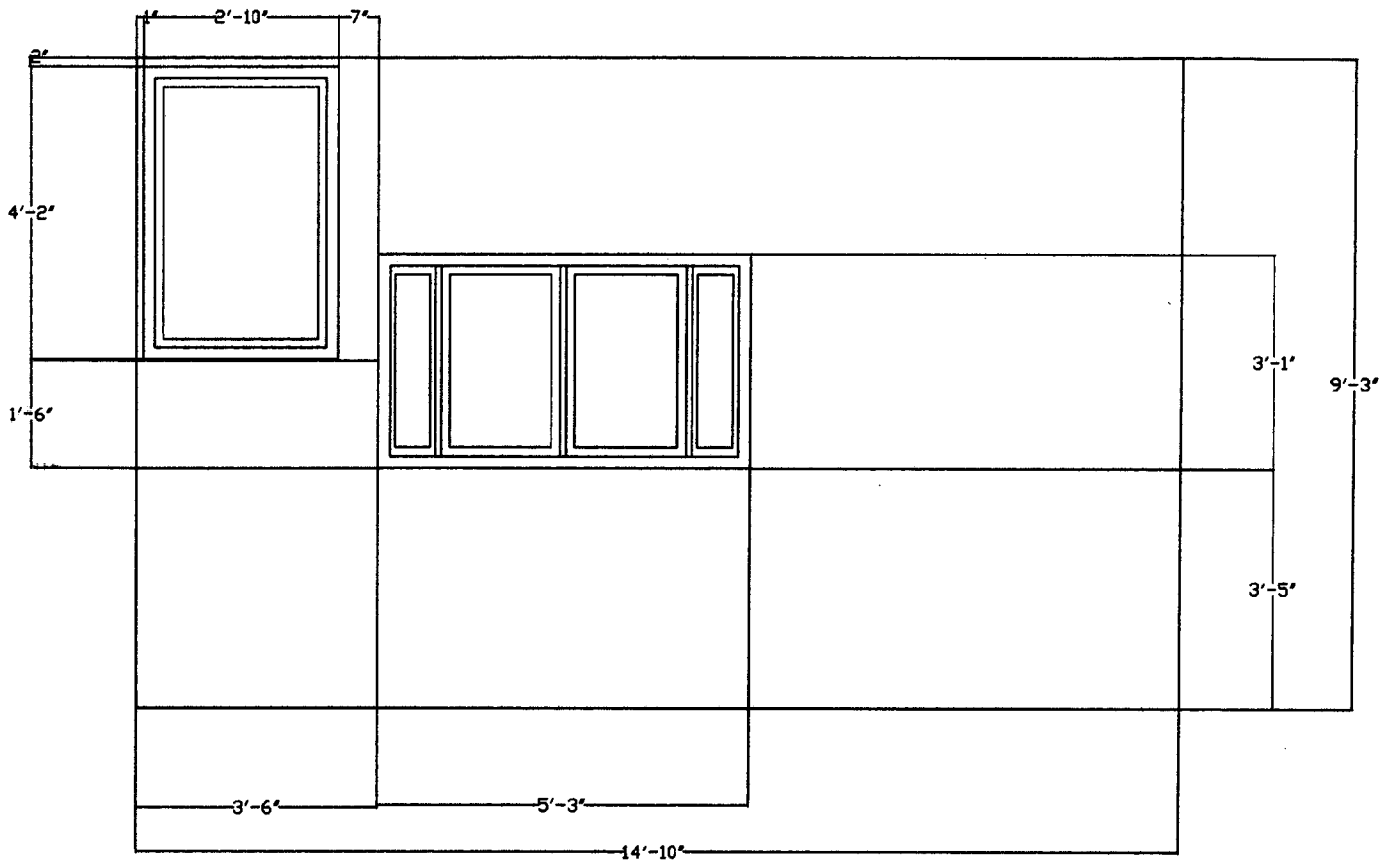
ELEVATION 3 : EXISTING BACKWALL WINDOWS-INSIDE VIEW



7506 CARROLL AVE, TAKOMA PARK, MD 20912

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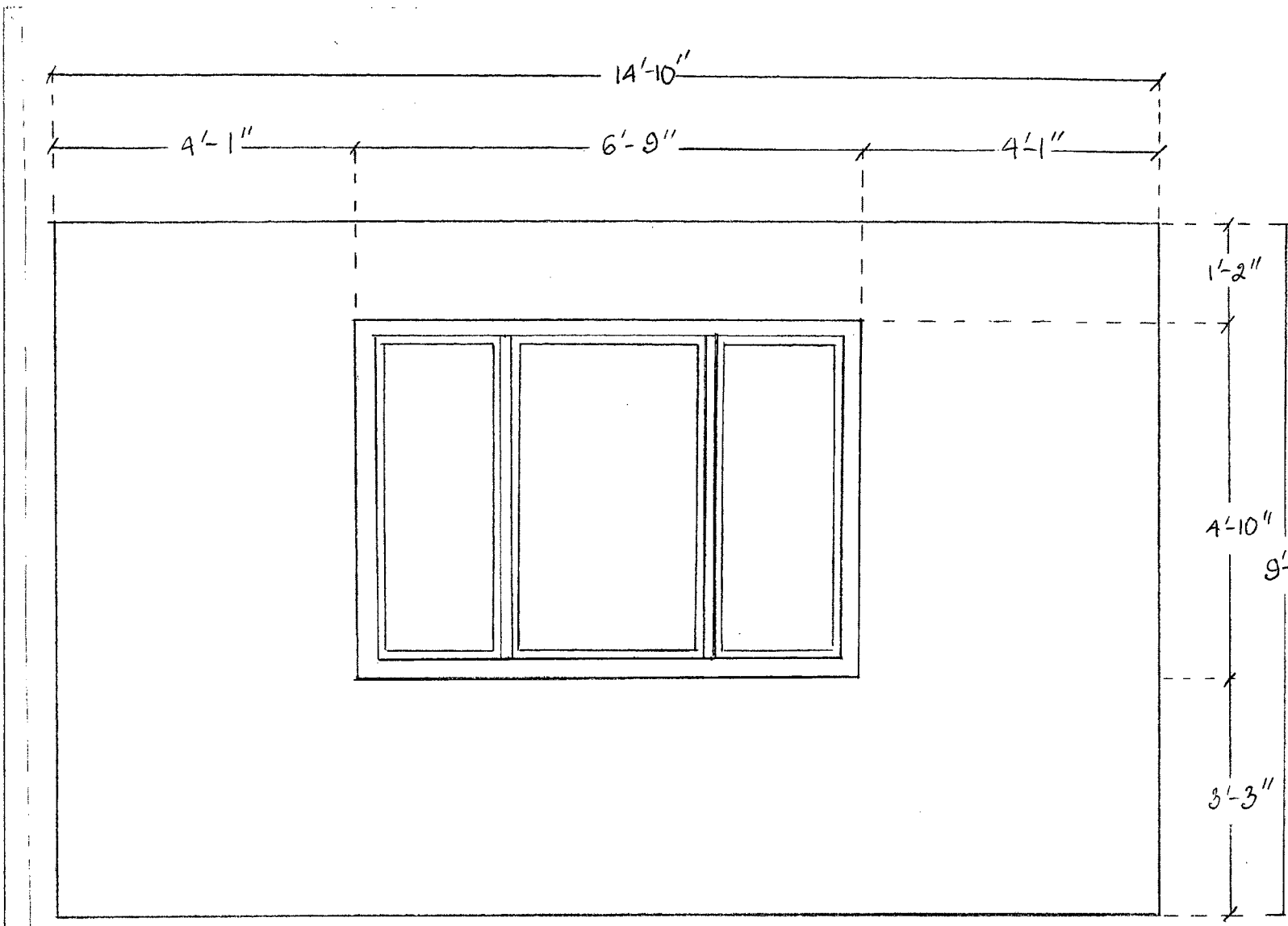
ELEVATION 2 : PROPOSED BACKWALL WINDOWS-OUTSIDE VIEW  
 (SIDING : SAME AS ORIGINAL )



ELEVATION 3 : EXISTING BACKWALL WINDOWS-INSIDE VIEW

7506 CARROLL AVE, TAKOMA PARK, MD 20912





14'-10"

4'-1"

6'-9"

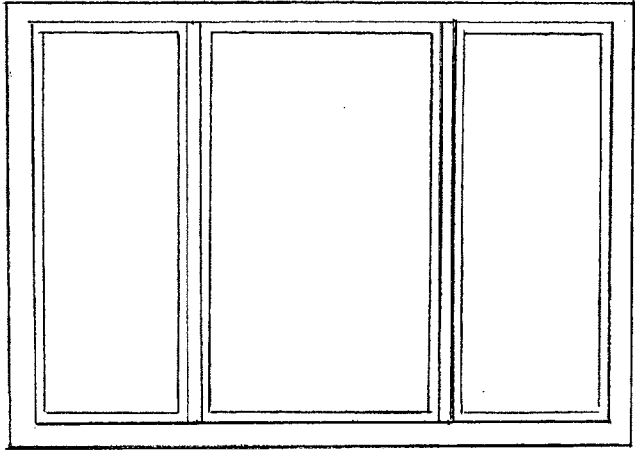
4'-1"

1'-2"

4'-10"

9'-3"

3'-3"



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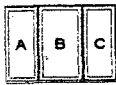
ELEVATION 4: PROPOSED BACKWALL WINDOWS-INSIDE VIEW

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# WINDOW SPECIFICATIONS

Address: 7506 Carroll Ave, Takoma Park, MD 20912  
Owner: Anne Zoller and Eric Hauser

<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>
	Item# 20 Location: Kitchen PREFIN R.O: 6' 5-3/4" X 4' 5-3/4" Jamb Depth: 4-9/16" WallCond: 3-11/16"	Qty: 1

## Summary Description

### 3-Wide Unequal Casement

**A: 2153 Left Hinge Casement, Frame: 21 X 53:** ProLine, Clad, Model 2, Poplar White (PR0047), 5/8" InsulShld IG Glazing, Champagne Screen, Champagne Hardware, Fins (per design), PreFinished White

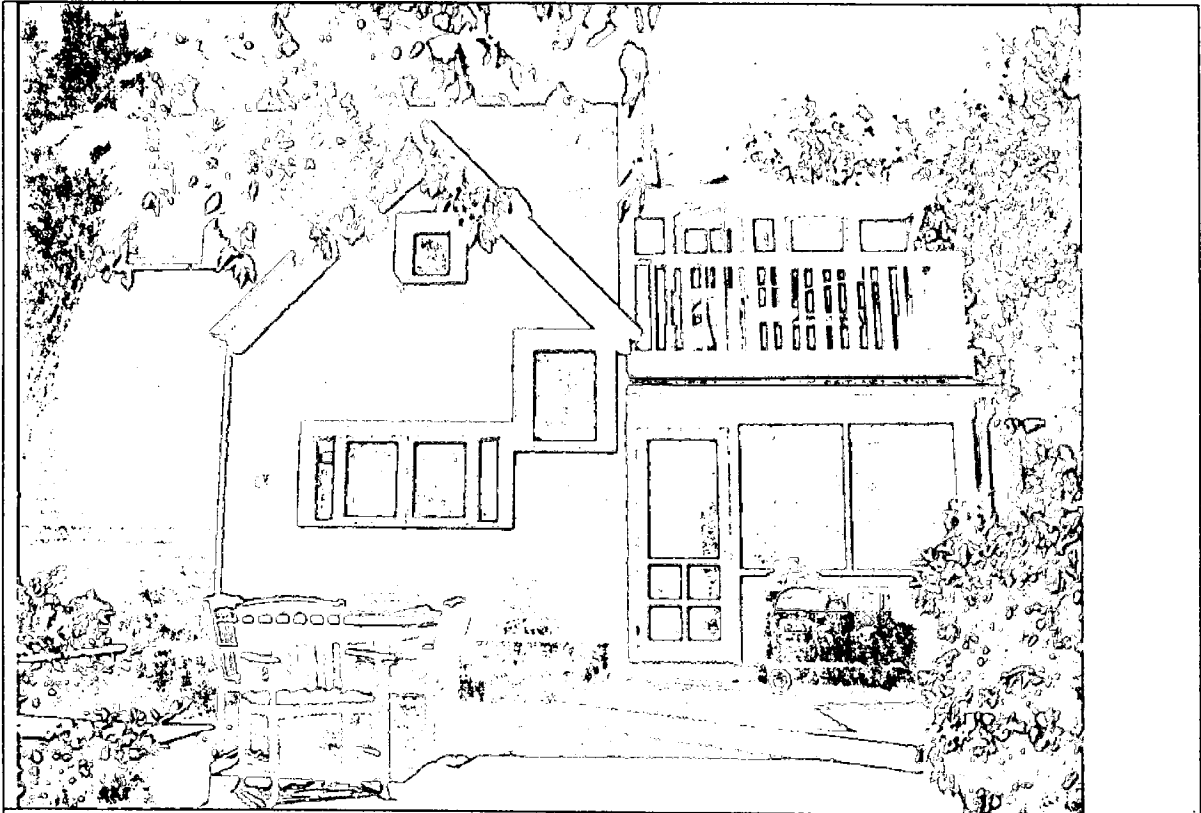
**B: 3553 Fixed Casement, Frame: 35 X 53:** ProLine, Clad, Model 2, Poplar White (PR0047), 5/8" InsulShld IG Glazing, Fins (per design), PreFinished White

**C: 2153 Right Hinge Casement, Frame: 21 X 53:** ProLine, Clad, Model 2, Poplar White (PR0047), 5/8" InsulShld IG Glazing, Champagne Screen, Champagne Hardware, Fins (per design), PreFinished White

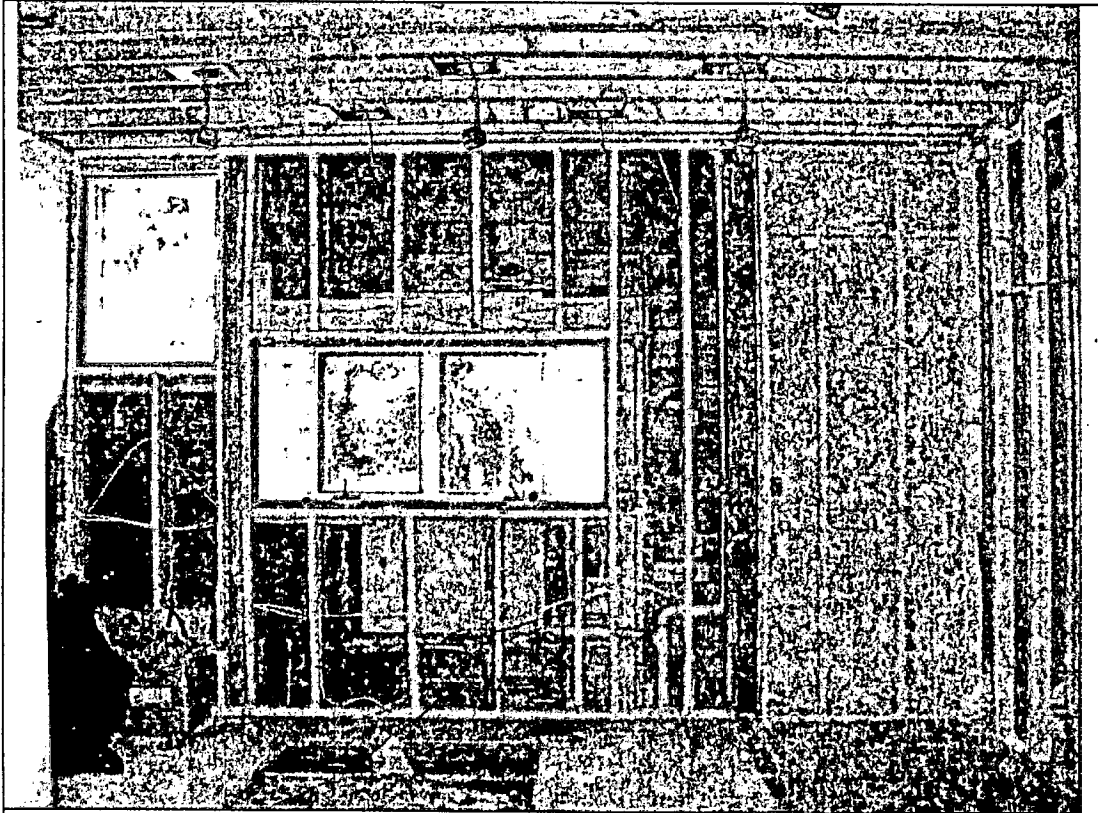
**Value Added Items:** 2" > JE = 3-1/2" PER FOOT LOOSE - Qty 22



Back wall – Out side view



Back wall - Out side view



Back wall – Inside view



Back wall – Out side view

Back wall - Out side view





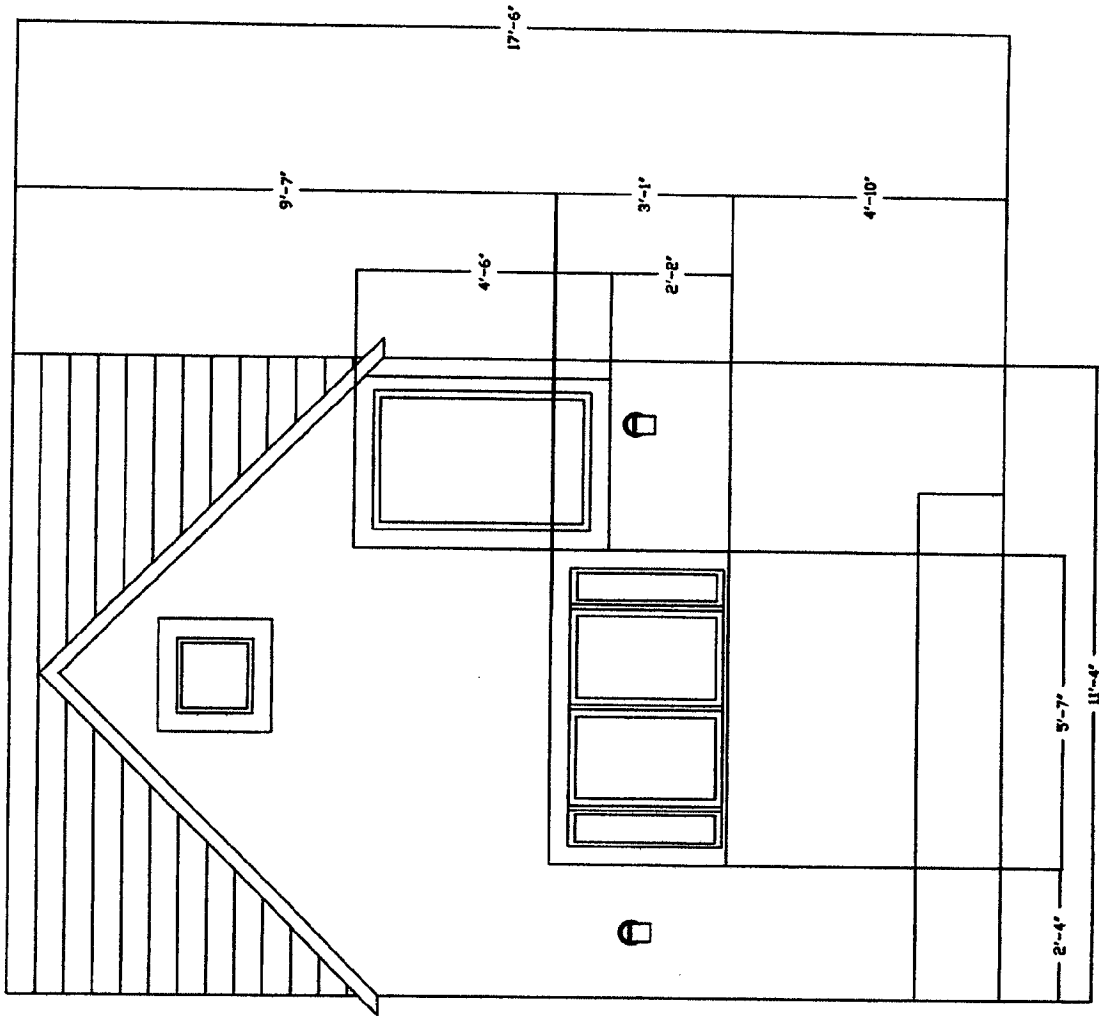
Back wall – Inside view

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING  
(Owner, Owner's Agent, Adjacent and Confronting Property Owners)**

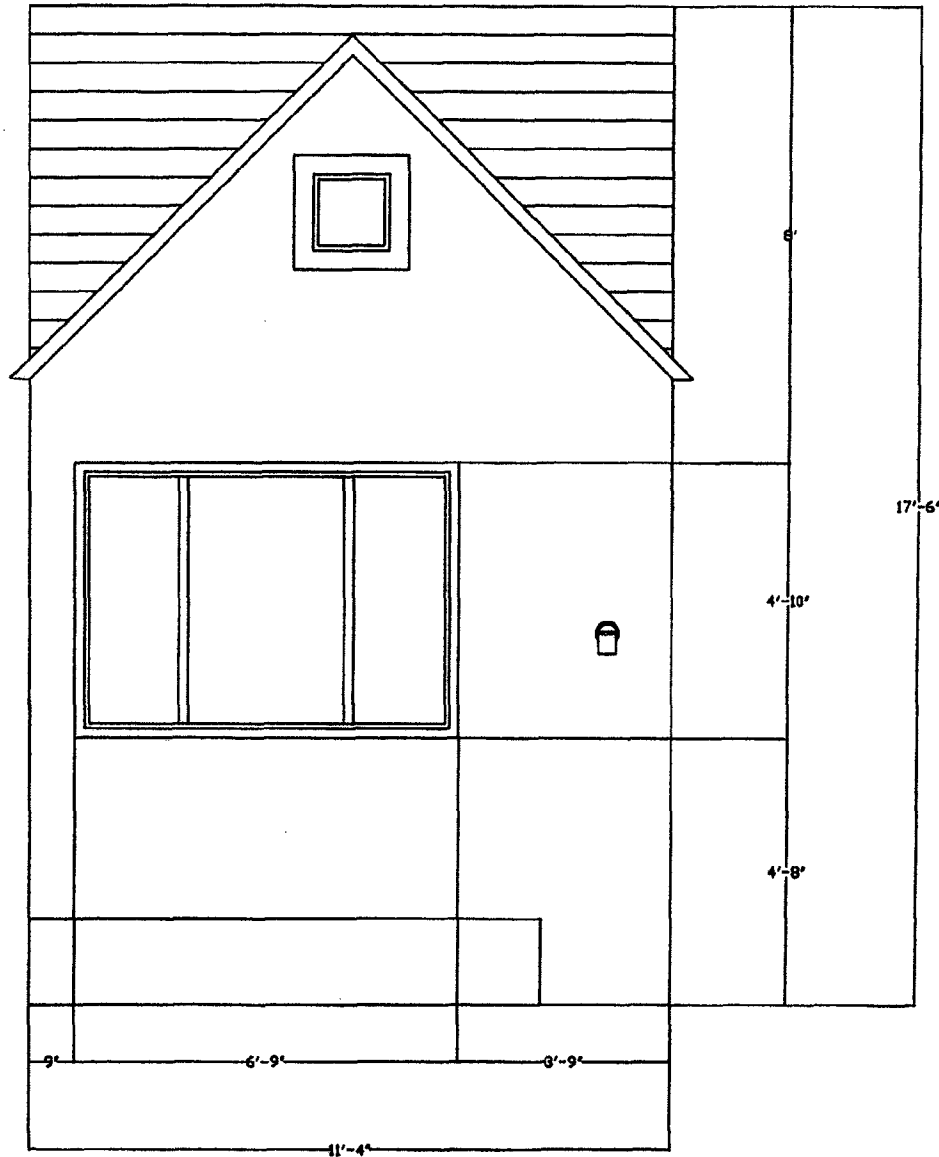
<p><b>Owner's Mailing Address</b></p> <p>Hauser, Eric &amp; Anne Zollner 7506 Carroll Ave Takoma Park, MD 20912 - 5716</p>	<p><b>Owner's Agent's Mailing Address</b></p> <p>National Capital Kitchen and Bath 1100 E Street, NE Washington, DC 20002</p>
<p align="center"><b>Adjacent and Confronting Property Owners' Mailing Addresses</b></p>	
<p>TETERVIN, ALAN L 7505 Carroll Ave Takoma Park, MD 20912</p>	<p>HICKS, RANDY B&amp;C S 7507 Carroll Ave Takoma Park, MD 20912 - 5715</p>
<p>LESHNER, JOHANNA COHEN &amp; MICHEAL COHEN LESHNER 7503 Carroll Ave Takoma Park, MD 20912 - 5715</p>	<p>LIEBMANN, ERIC J &amp; CATHERINE M WILSON 7500 Carroll Ave Takoma Park, MD 20912</p>
<p>MCCLAIN, ROLLIN C &amp; H P 14 Jefferson Ave Takoma Park, MD 20912</p>	<p>KOHN, HOWARD J&amp; D R 16 Jefferson Ave Takoma Park, MD 20912</p>
<p>MACKLER, STEVEN &amp; M D 206 Lincoln Ave Takoma Park, MD 20912</p>	<p>SZEREMET, RICHARD G 208 Lincoln Ave Takoma Park, MD 20912-5739</p>
<p>DOWNEY-SARGENT, KATHRYN T 210 Lincoln Ave Takoma Park, MD 20912-5737</p>	<p>LANDPHAIR, THEODORE W &amp; C M 7501 Carroll Ave Takoma Park, MD 20912</p>
<p>STRIKE, NORMAN F &amp; G K 7510 Carroll Ave Takoma Park, MD 20912</p>	<p>STAVISH, BRAIN C &amp; K D 7508 Carroll Ave Takoma Park, MD 20912-5716</p>
<p>CURCIO, MARY &amp; BARRY RUDY 7510 Carroll Ave Takoma Park, MD 20912</p>	<p>HIGGINS, PATRICK S M 8083 Georgia Ave, #5 Silver Spring, MD 20910-4940</p>



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ELEVATION I: EXISTING BACKWALL WINDOWS-OUTSIDE VIEW

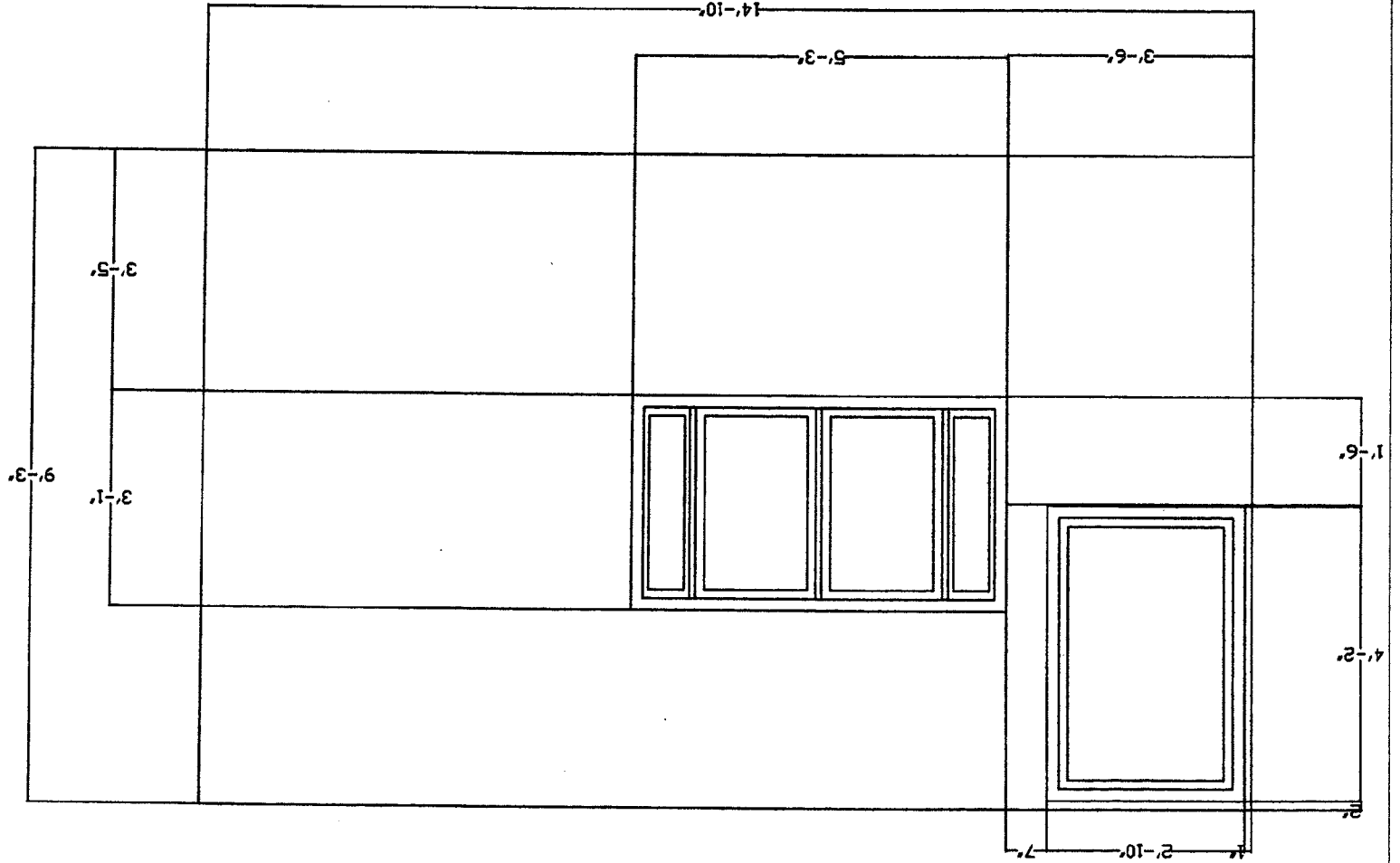


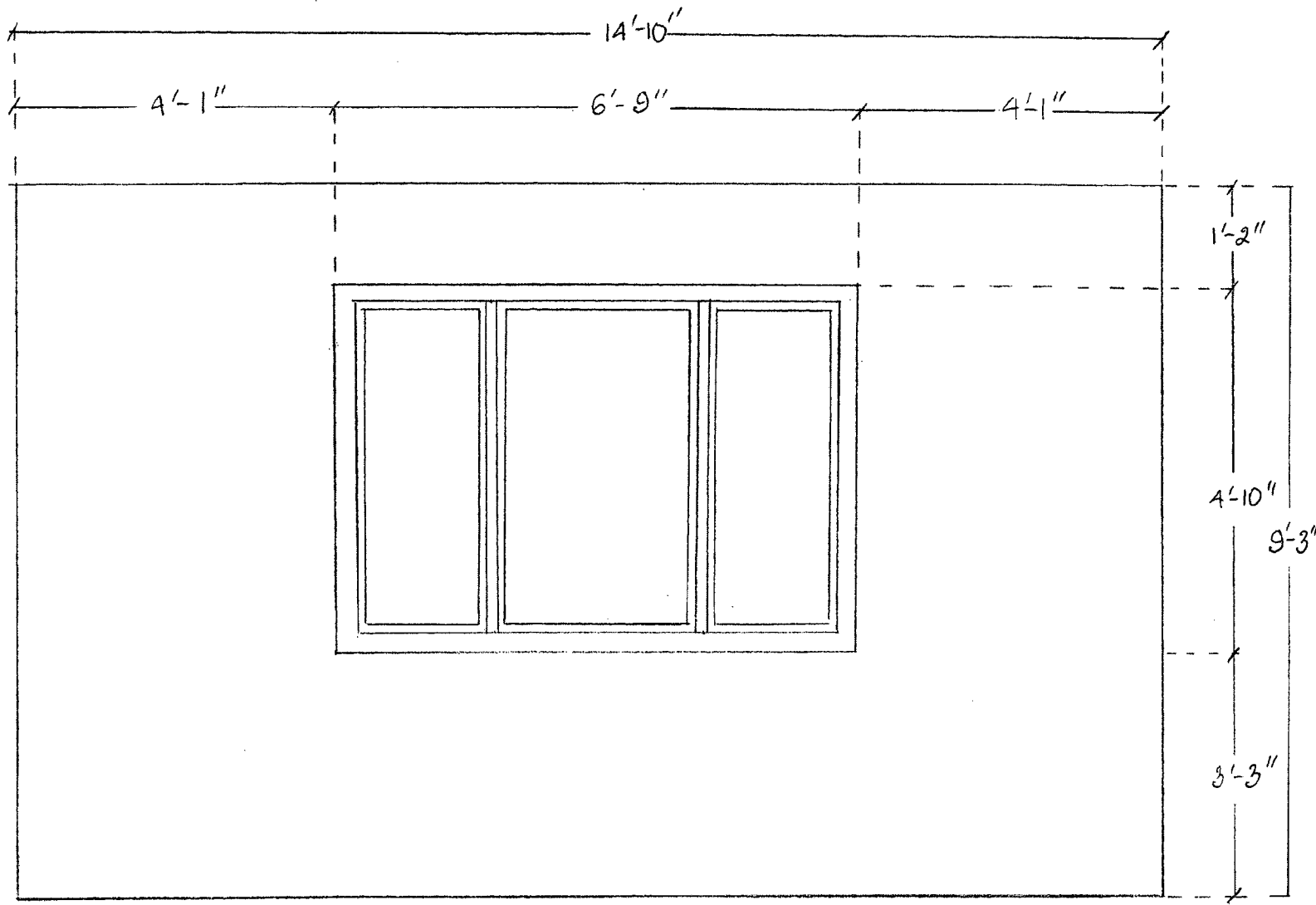
ELEVATION 2 : PROPOSED BACKWALL WINDOWS-OUTSIDE VIEW  
 (SIDING : SAME AS ORIGINAL)

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ELEVATION 3 : EXISTING BACKWALL WINDOWS-INSIDE VIEW





ELEVATION 4: PROPOSED BACKWALL WINDOWS-INSIDE VIEW

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