

37/03-07E 7127 CARROLL AVE

Takoma Park Historic District



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: Denis J. McCarthy
Daytime Phone No.: 301 343 0746

Tax Account No.: _____
Name of Property Owner: Denis J. McCarthy Daytime Phone No.: 301 343 0746
Address: 901 DAVIS AV Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Denis J. McCarthy Phone No.: 301-343 0746
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7127 Carroll AV Street: _____
Town/City: Takoma Park Nearest Cross Street: Philadelphia AV
Lot: 26 Block: 19 Subdivision: B.F. Gilbert's Add. to Takoma Park
Liber: _____ Folio: _____ Parcel: Plot Book A Plot 2

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: GARAGE

1B. Construction cost estimate: \$ \$10,000.-

1C. If this is a revision of a previously approved active permit, see Permit # NO

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.

Denis J. McCarthy 1-23-07
Signature of owner or authorized agent Date

Approved: with one condition For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 3-5-07
Application/Permit No.: 443589 Date Filed: _____ Date Issued: _____



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Julia O'Malley
Chairperson

Date: March 5, 2007

MEMORANDUM

TO: Reggie Jetter, Acting Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner *AF*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #443589, garage construction

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 February 28, 2007 meeting. The condition of approval is:

1. Any tree protection requirements required by the City of Takoma Park arborist will be in place prior to construction.

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: Denis McCarthy

Address: 7127 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.





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Julia O'Malley
Chairperson

Date: March 5, 2007

MEMORANDUM

TO: Reggie Jetter, Acting Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner *AF*
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Applicant: Denis McCarthy

Address: 7127 Carroll Ave, Takoma Park

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 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 240 777-5370

DPS - #8

**HISTORIC PRESERVATION COMMISSION
 301/563-3400**

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: Denis J. McCarthy
 Daytime Phone No.: 301 343 0746

Tax Account No.: _____
 Name of Property Owner: Denis J. McCarthy Daytime Phone No.: 301 343 0746
 Address: 901 DAVIS AV Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: Denis J. McCally Phone No.: 301-343 0746
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7127 Carroll AV Street: _____
 Town/City: Takoma Park Nearest Cross Street: Philadelphia AV
 Lot: 26 Block: 19 Subdivision: B.F. Gilbert's Add. to Takoma Park
 Liber: _____ Folio: _____ Parcel: Plat Book A Plat 2

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: GARAGE
 1B. Construction cost estimate: \$ \$10,000.-
 1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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Denis J. McCally 1-23-07
Signature of owner or authorized agent Date

Approved: with one condition For Chairman, Historic Preservation Commission
 Disapproved: _____ Signature: Julia D. Malley Date: 3-5-07
 Application/Permit No.: 443589 Date Filed: _____ Date Issued: _____

these documents is outlined below.

Takoma Park Historic District

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* state that the following factors are to be considered in reviewing Contributing Resources:

- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- 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 of 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:

- # 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The proposed new garage is appropriate and compatible with the house and the district in terms of its materials, location, design, and massing. The garage is set far back on the lot and only slightly visible from the street. It will be located in the rear corner of the lot next to an existing large two-car garage that sits higher on the neighbor's lot. The Commission recently approved a very similar garage in the same historic district.

Staff is recommending approval of this application with a condition of approval to ensure that the City's tree protection requirements are place prior to construction, if necessary.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the condition listed on page one** the HAWP application 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
355 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
410/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Devis J. McAnthy
Daytime Phone No.: 301-343-0746

Tax Account No.: _____
Name of Property Owner: Devis J. McAnthy Daytime Phone No.: 301-343-0746
Address: 901 DAVIS AV Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Devis J. McAnthy Phone No.: 301-343-0746
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7127 Crandall AV Street: _____
Town/City: Takoma Park Nearest Cross Street: Philadelphia AV
Lot: 26 Block: 19 Subdivision: B.F. Gilbert's Add. to Takoma Park
Liber: _____ Folio: _____ Parcel: Plat Book A Plat 2

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Devis J. McAnthy 1-23-07
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 443589 Date Filed: _____ Date Issued: _____



5

7127

7127

new
Garage
↘

47870 TOPOGRAPHIC ENGINEERS

Surveyors & Topographers

PLAT OF SURVEY
7127 Carroll Avenue
Lot 26 - Block 19
B. F. Gilberts Add. to
Takoma Park
Montgomery Co., Maryland
Plat Book A Plat 2
March 26, 1984; Scale: 1"=20'
Survey # 47670 R&M

Carroll Avenue

N35-30-00E 50.00

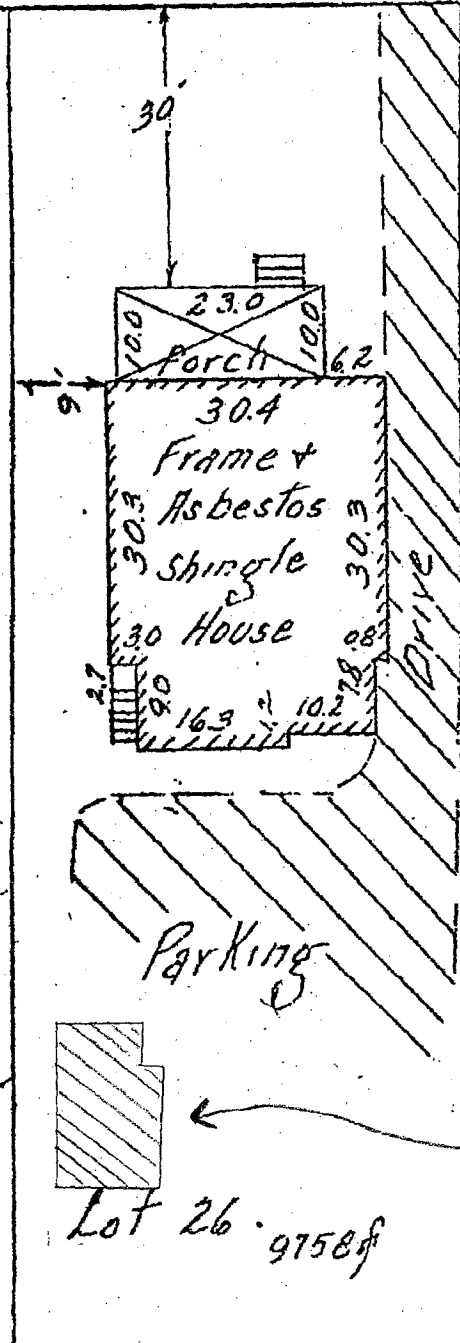
622' to
Columbia
Avenue

N54-30-00W 194.20

S54-30-00E 196.12

#25

#27



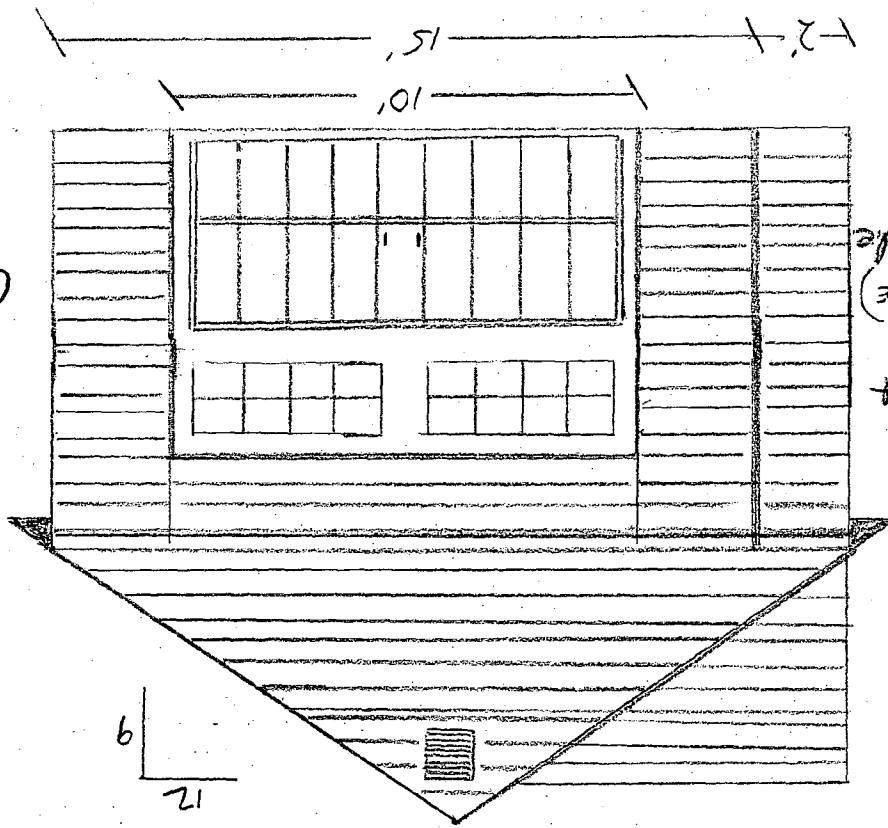
S37-38-00W 50.04

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY, LOCATED IMPROVEMENTS THEREON, AND HAVE FOUND IT TO BE AS SHOWN ON THIS PLAT AND THAT THERE ARE NO ENCRoACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON SAID PLAT
MD. REG. NO. 1850 VA. REG. NO. 441 FRANK B. LANE, REGISTERED SURVEYOR

Frank B. Lane

6

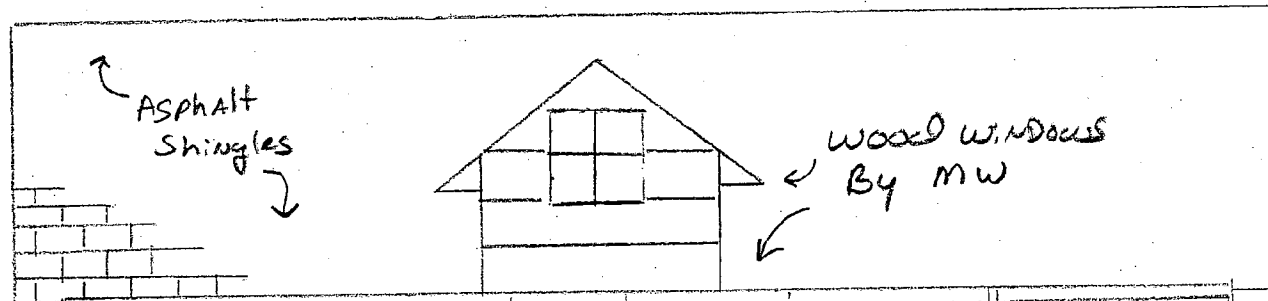
Front Elevation



wood garage door
 (carriage house look)
 by clopay

Fiber Cement
 LAM Siding
 (6" exposure)
 by James Hardie

9
 12



12
9

9'

Fiber-cement Siding (6" Exposure)

20'

5'

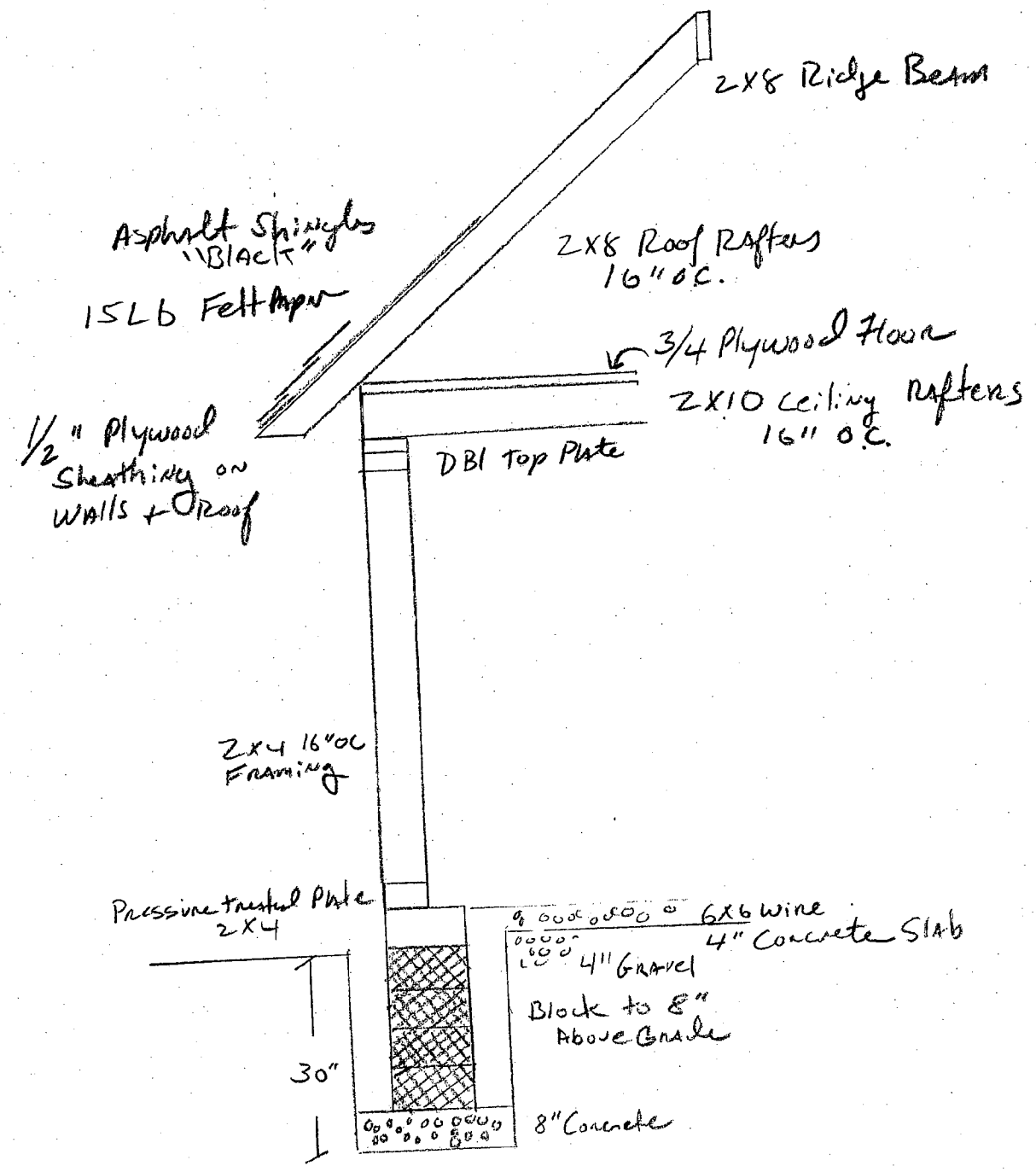
Wood Shutters By Southern

Wood Door
3'0" - 6'8"

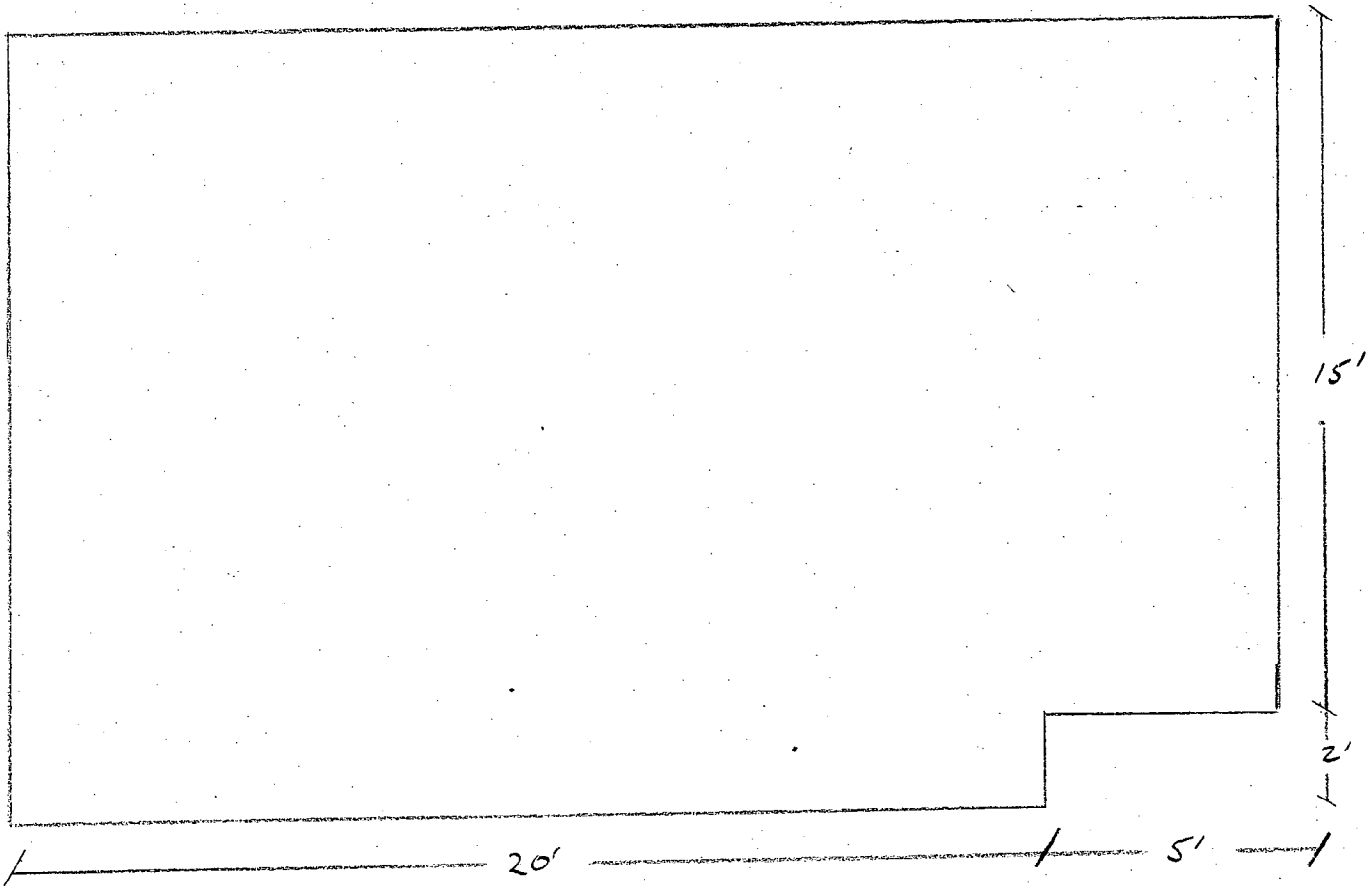
Side Elevation

(8)

PROJECT: [illegible]
DATE: [illegible]



10



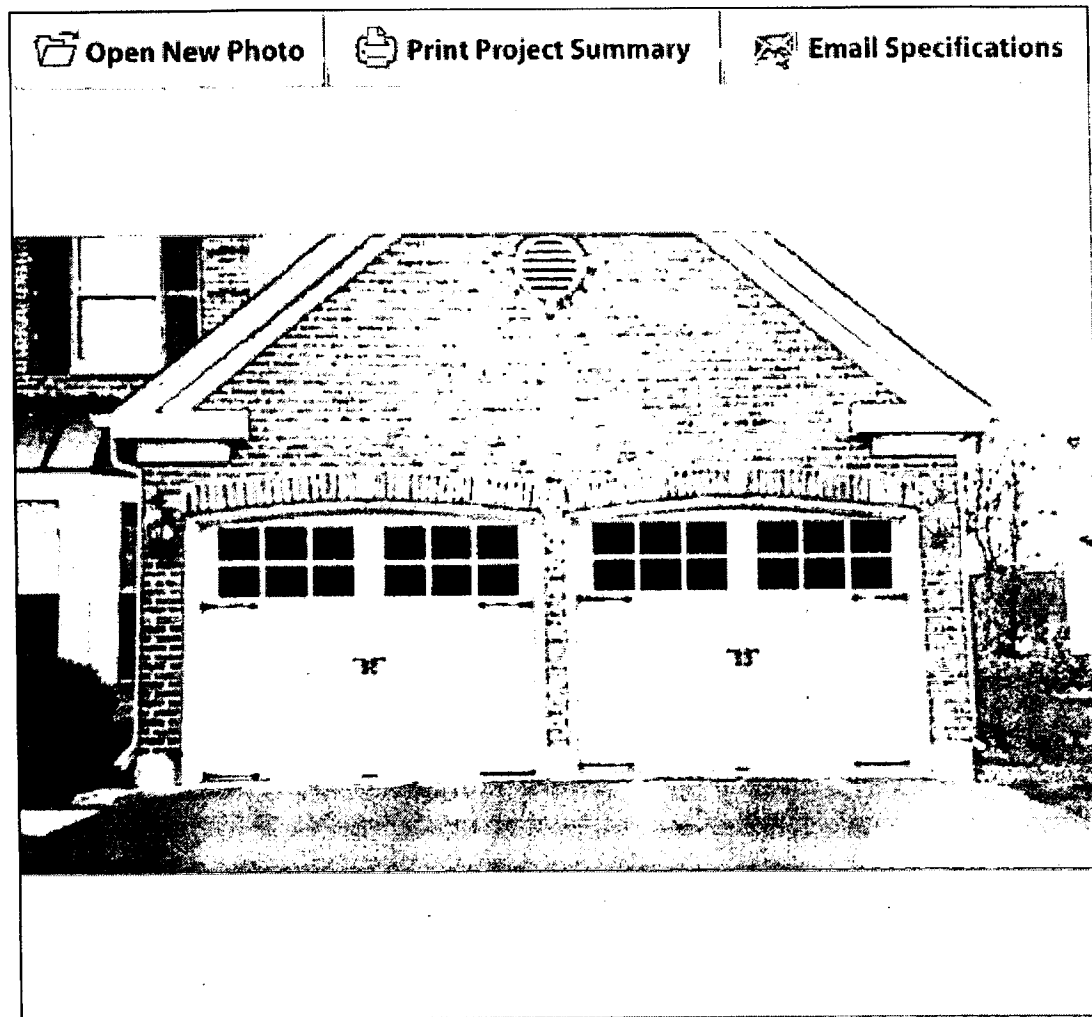
FLOOR PLAN



America's Favorite Garage Doors®

Home About Contact Us Press Room

Home Owner Contractor Archi



Choose a Door:

Left

SELECT

PORTFOL

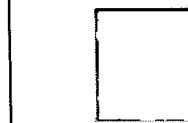
8 feet x 7 feet

SELECT

Clopay Reserve C Semi-Custom We

SELECT

Design



SELECT



SELECT

Square 3



Natu



For More Product Information:

[Garage Door Basics](#) | [Guide Me Quiz](#) | [FAQ](#) | [Placement of Hardware](#) | [Painting Instructions](#)

Panel Arrangements:

[Reserve Collection](#) | [Coachman Collection](#) | [Gallery Collection](#) | [Classic Raised Panel Steel Doors](#)

Placement of Hardware

Gallery™ Collection, Coachman® Collection, and Reserve™ Collection doors over 9' in width come standard with two each of decorative spade vertical lift handles (for use on second section) and horizontal step plates (for use on both section). The additional handles assist in providing the illusion of an outward opening carriage house style door. Pl

11



MW Wood Double Hung Windows

A CLASSIC LOOK THAT'S ALWAYS IN STYLE

For new homes and additions, traditional or contemporary, there's no better choice than double hung windows from MW.

Handcrafted from preservative-treated wood, these classically styled windows provide the latest in style, efficiency, and performance.



- Overview
- Features
- Options / Tech Drawings
- Performance Data
- Warranty Info
- Test Data

At MW, we make four distinctly different types of tilt-sash wood double hung windows. Each is available with a variety of energy-saving glass options to meet the performance requirements of your region. All feature a 4 9/16" wood frame and smoothly-operating tilt sashes for years of dependability.

STANDARD WOOD DOUBLE HUNG

- Select Preservative Treated Wood Frame
- Wood Sill
- Wood Brick Mould
- Gold Tone Sash Lock(s); White Available
- Beige Balances; White Available

WOOD PLUS DOUBLE HUNG

- Select Preservative Treated Wood Frame
- Synthetic Weather-Resistant Sill
- Wood Brick Mould
- Gold Tone Sash Lock(s); White Available
- Beige Balances; White Available

WOOD PREFERRED DOUBLE HUNG

- Select Preservative Treated Wood Frame
- Synthetic Weather-Resistant Sill
- Synthetic Weather-Resistant Brick Mould
- White Sash Lock(s) Standard
- White Balances Standard

ULTRATILT DOUBLE HUNG



[PRODUCTS](#)

[BROCHURE](#)

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The leading manufacturer of superior-grade shutters and ventilators since 1964

EXTERIOR SHUTTERS

True Louver



EXTERIOR SHUTTERS

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- [-- Heavy Duty True Louver](#)
- [-- Raised Panel](#)
- [-- Heavy Duty Raised Panel](#)
- [-- Colonial](#)
- [-- Savannah Plantation](#)
- [-- Bahama Style](#)
- [-- Board & Batten](#)

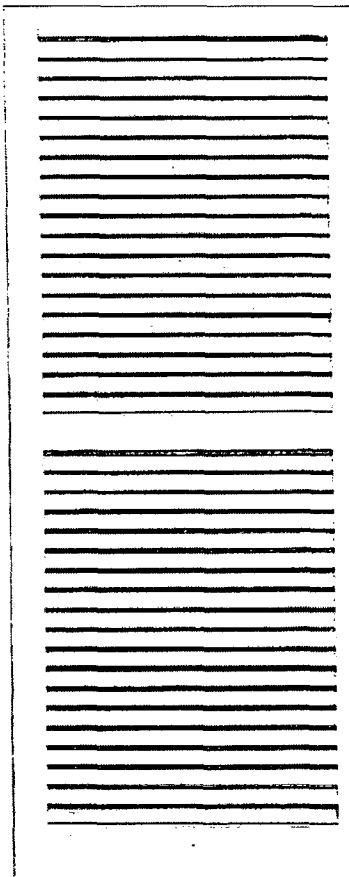
INTERIOR SHUTTERS

HORIZONTAL WOOD BLINDS

EXTERIOR VENTILATORS

CUSTOM OPTIONS

SHUTTER HARDWARE



TRUE LOUVER

High-quality materials, fine craftsman establish the 1-1/8" True Louver shutter addition in new construction or renovation. True Louvers feature hand construction assembly, corrosion-resistant fasteners, Western Red Cedar, a naturally decay-resistant wood which readily accepts stain or is easily properly primed. This solid wood shutter and durable design allows for several options and may be completed with top-hinge and tie-back hardware.

True Louver shutters are available in various lengths and widths. Additionally, our manufacturing operation accommodates individualized needs with radius work placement.

SPECIFICATIONS

Side Sides	1-1/2" wide	1-1/8" thick
Top Rail	2-3/8" wide	1-1/8" thick
Center Rail	2-3/8" wide	1-1/8" thick
Bottom Rail	3-7/16" wide	1-1/8" thick
Louvers	1-3/8" wide	1/4" thick

All shutters are oversized in length for functionality.

[PRODUCTS](#)

[BROCHURE](#)

[LINKS](#)

[CONTACT US](#)

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HOME ABOUT US SERVICES REFERENCES

RESIDENTIAL ROOFING

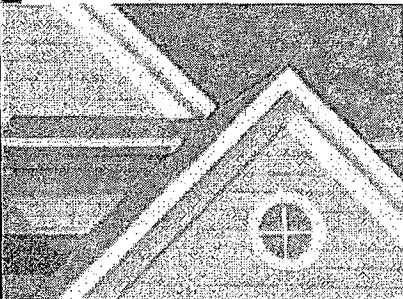
COMMERCIAL ROOFING

MULTIFAMILY

JAMES HARDIE SIDING

PAINTING

WINDOWS



James Hardie Siding

Many Homeowners are starting to notice that the wood siding on their homes is no longer what it once was. They are noticing that their paint doesn't seem to last as long after repair, splitting, cracking, peeling paint that has the actual wood stuck to it. They notice the most common, moisture damage in the areas closest to the ground. You're in Luck! There is an answer to all of your siding problems. More importantly, James Hardie Siding will actually add long-term Value to your biggest investment...your home.

James Hardie Siding is made of Fiber-Cement which unlike wood, does not expand or contract, allows the product to hold paint 3-5 times longer than traditional wood based product. It might never need to be repainted as long as you live in your home!

James Hardie Siding comes with a 50 year limited warranty that gives you the look of wood, yet it does NOT rot, crack, warp, peel or delaminate. James Hardie Siding is non-combustible and resistant to termites and moisture damage.

James Hardie Siding comes in several varieties from traditional lap siding to vertical shingleside products.

