

7425 Carroll Avenue, Takoma Park

[HPC Case # 37/03-09 BB]

Takoma Park Historic District





## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

David Rotenstein  
Chairperson

Date: September 11, 2009

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #517436, rear addition to a Non-Contributing Resource

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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** at the September 9, 2009 meeting.

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: Charles and Karine Towe

Address: 7425 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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING AND INSPECTION  
366 ROCKVILLE PIKE, SUITE 1000, ROCKVILLE, MD 20850  
(301) 771-1100

DPS - #8

EMC  
7/28/09

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

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: DANA HADEN  
Daytime Phone No.: 301-237-8537 (CELL)

Tax Account No.: 01066415  
Name of Property Owner: CHARLES TOWE / KARINE TOWE Daytime Phone No.: 202-547-7053  
Address: 7425 CARROLL AVE., TAKOMA PARK, MD 20912  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: DANA HADEN Daytime Phone No.: 301-237-8537

**LOCATION OF BUILDING/PREMISE**  
House Number: 7425 Street: CARROLL  
Town/City: TAKOMA PARK Nearest Cross Street: LINCOLN  
Lot: P2 Block: 37 Subdivision: Z5 BFC6  
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: \$ \$175,000  
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.

Dana Haden 7/22/09  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 9/17/09  
Application/Permit No.: 517436 Date Filed: 7/23/09 Date Issued: \_\_\_\_\_  
7/28-09

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**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:

The ~~ext.~~ structure is described as a ~~Tudor~~  
~~REV~~ Tudor Rev circa 1920-30, Non contributing  
house in the historic district in Takoma  
Park. The ~~ext.~~ basement level is a rental unit  
w/ a stucco finish. The main house is frunk  
w/ cedar shake siding in the ~~ext.~~ gables.  
There is a later sided addition on the rear.

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

The proposed addition would align w/ the  
ext. rear addition and would add a larger  
kitchen/dining area on the main level & a  
master bedroom upstairs. This addition would  
be built on piers! The owners have worked w/ the  
Takoma Park arboret to remove one tree at the rear of  
the house.

**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 dripline 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.

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

<b>Address:</b>	7425 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	9/9/2009
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	9/2/2009
<b>Applicant:</b>	Charles and Karine Towe (Dana Haden, Architect)	<b>Public Notice:</b>	8/26/2009
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-09BB	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Rear addition to a Non-Contributing Resource		

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District  
 STYLE: Tudor Revival  
 DATE: 1936

**PROPOSAL**

The applicants are proposing to construct a two-story rear addition and deck in the rear yard of the subject property. The proposed addition connects to an existing rear addition on the left side of the rear elevation and will require altering the roof form of the existing house on the right side to accommodate the proposed second story expansion.

Material treatments for the proposed addition include: asphalt shingle roofing, fiber cement siding, Azek brackets and trim boards, and aluminum clad wooden casement windows and doors. Materials for the proposed deck include: composite deck posts, railings and decking. New fiber cement shingles will be installed on the front roof gable.

**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 4A)*, 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***

The *Takoma Park Guidelines* state Non-Contributing Resources are “either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district’s primary periods of historical importance. These types of resources should receive the most lenient level of design review.”

The *Guidelines* also state: “Most alterations and additions to Non-Contributing Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.”

***Montgomery County Code; Chapter 24A***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***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.

- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF DISCUSSION**

Staff supports the proposed construction of a two-story addition and rear deck at the property. The proposed work is consistent with the *Guidelines* and *Standards* for alterations to a Non-Contributing Resource property within the Takoma Park Historic District. The *Guidelines* state:

“Most alterations and additions to Non-Contributing Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.”

The proposed work would not impair the character of the historic district as a whole. The location of the addition and deck in the rear yard of the property, coupled with the deep setback of the house from the public right-of-way are mitigating factors in diminishing any impact new construction would have on the streetscape of the historic district. Staff is recommending approval of this application.

The proposed work is also in keeping with guidance for the design of new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

### **STAFF RECOMMENDATION**

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

- (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

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 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





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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: DANA HADEN
Daytime Phone No.: 301-237-8537 (CELL)

Tax Account No.: 01066415
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Address: 7425 CARROLL AVE., TAKOMA PARK, MD 20912
Contractor: Phone No.:
Contractor Registration No.:
Agent for Owner: DANA HADEN Daytime Phone No.: 301-237-8537

LOCATION OF BUILDING/PREMISE

House Number: 7425 Street: CARROLL
Town/City: TAKOMA PARK Nearest Cross Street: LINCOLN
Lot: P2 Block: 37 Subdivision: 25 BFG
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [checked] Extend [ ] Alter/Renovate [checked] A/C [ ] Slab [ ] Room Addition [checked] Porch [checked] Deck [ ] Shed [ ]
Move [ ] Install [ ] Wreck/Raze [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family [ ]
Revision [ ] Repair [ ] Revocable [ ] Fence/Wall (complete Section 4) [ ] Other:
1B. Construction cost estimate: \$ 175,000
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 [checked] WSSC 02 [ ] Septic 03 [ ] Other:
2B. Type of water supply: 01 [checked] WSSC 02 [ ] Well 03 [ ] Other:

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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.

Dana Haden
Signature of owner or authorized agent

7/22/09
Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 517436 Date Filed: 7/23/09 Date Issued:

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**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

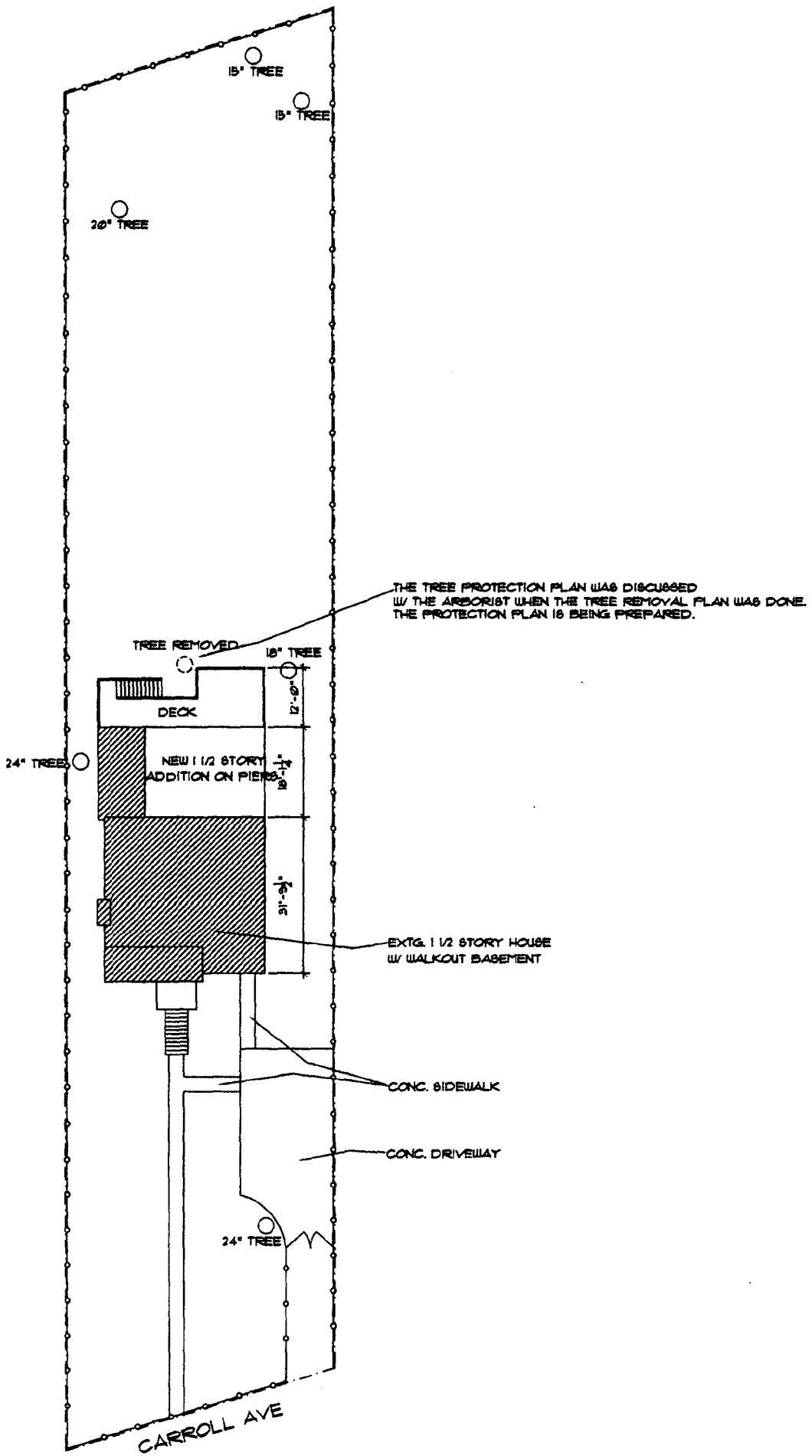
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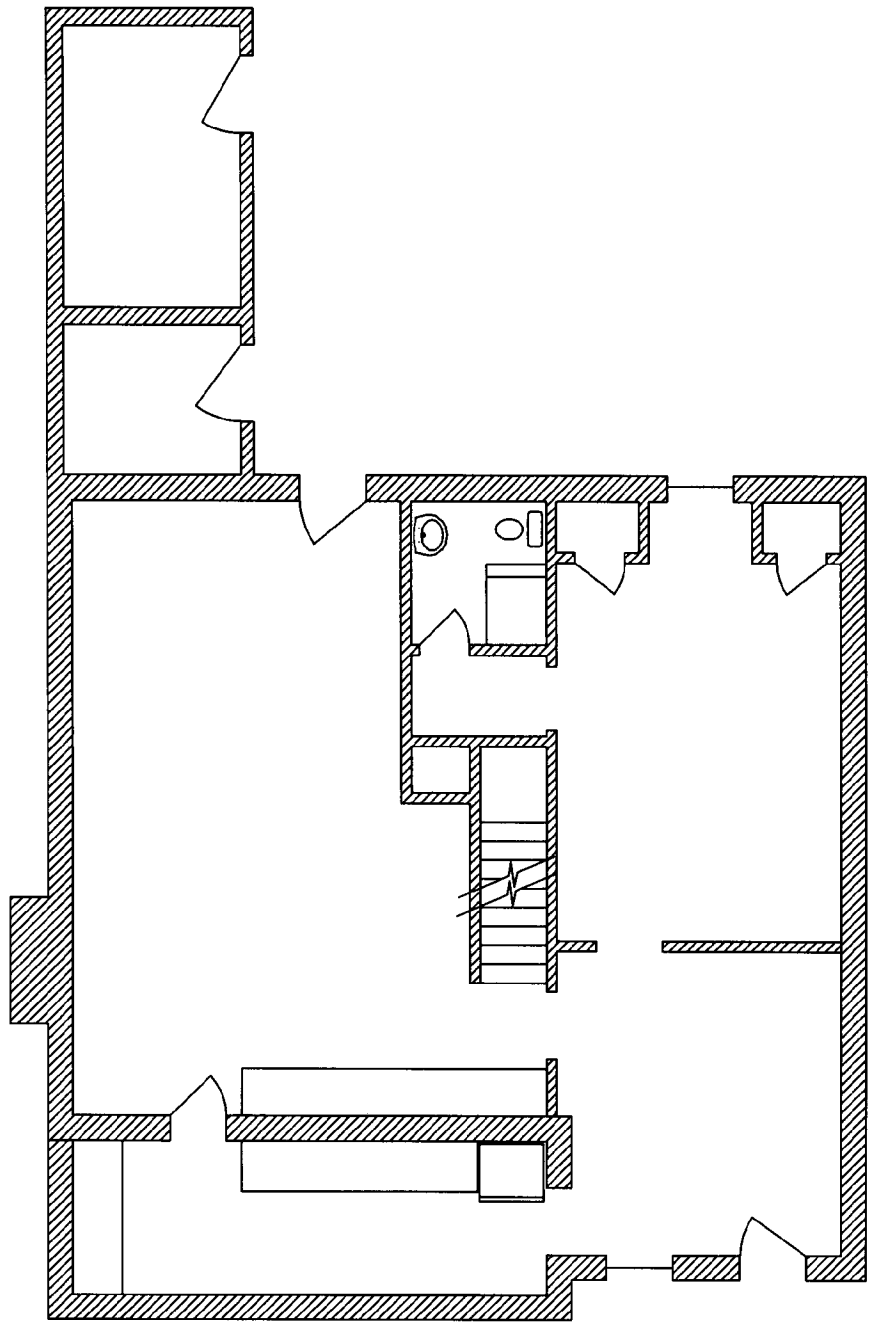
6

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

<b>Owner's mailing address</b> CHARLES P KARINE TOWE 7425 CARROLL AVE. TAKOMA PARK, MD 20912	<b>Owner's Agent's mailing address</b> DANA HADEN 805 SLIGO CREEK PARKWAY TAKOMA PARK, MD 20912
<b>Adjacent and confronting Property Owners mailing addresses</b>	
MICHELE ADATO 7423 CARROLL AVE TAKOMA PARK, MD 20912	SHIRLEY ROBERTS 7427 CARROLL AVE TAKOMA PARK, MD. 20912
JOHN HUME 7422 CARROLL AVE. TAKOMA PARK, MD 20912	HERMAN SCOTT 7424 CARROLL AVE. TAKOMA PARK, MD 20912
LAMONTE WYCHE 7426 CARROLL AVE. TAKOMA PARK, MD. 20912	SHARON ROGERS 311 LINCOLN AVE. TAKOMA PARK, MD. 20912
KATHERINE GIBNEY 315 LINCOLN AVE. TAKOMA PARK, MD 20912	MARK KLOICK 317 LINCOLN AVE TAKOMA PARK, MD 20912



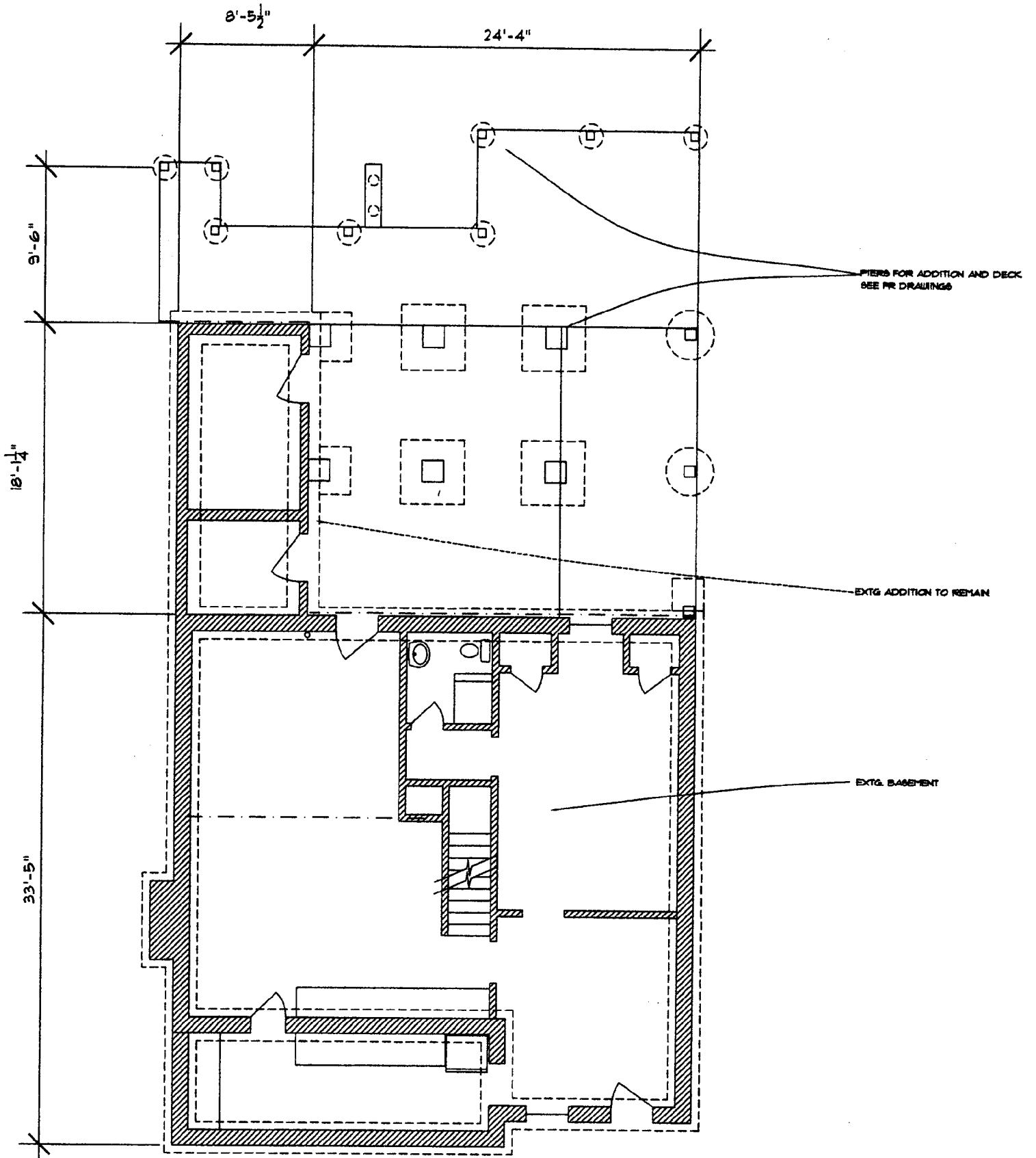
8



1 EXTG. LOWER LEVEL [BASEMENT]

EX-1

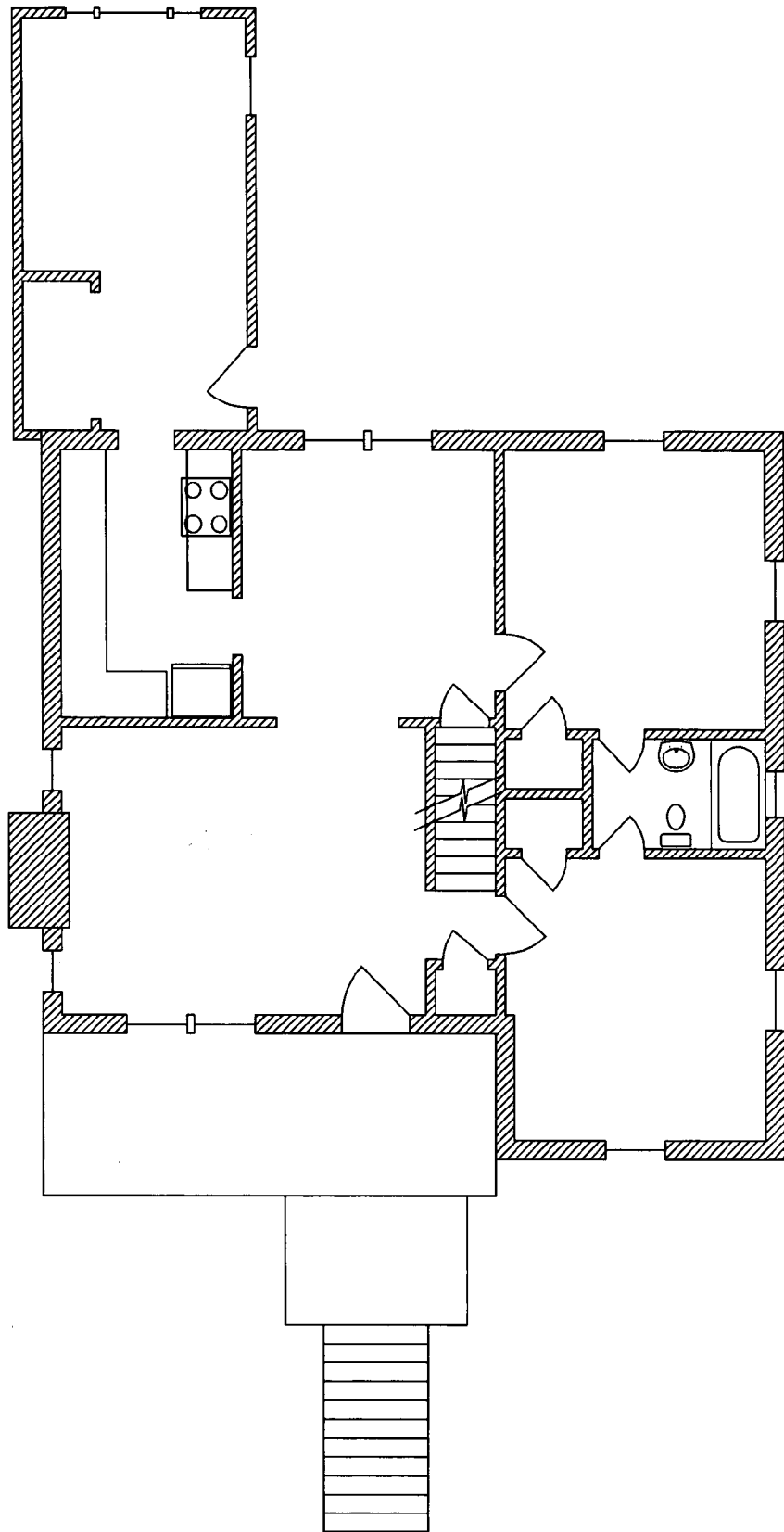
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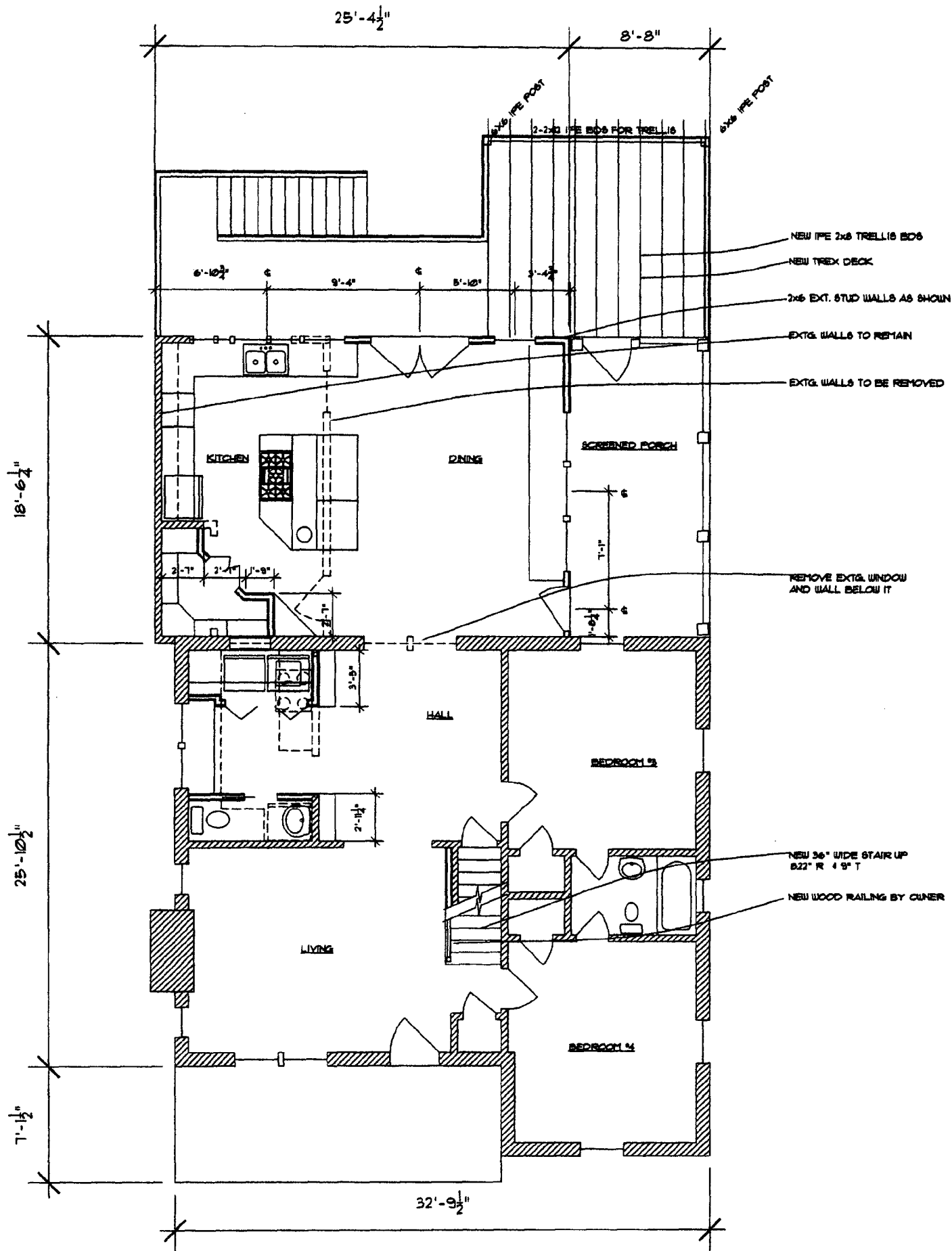
1 NEW BASEMENT PLAN  
A-1

NO SCALE

10

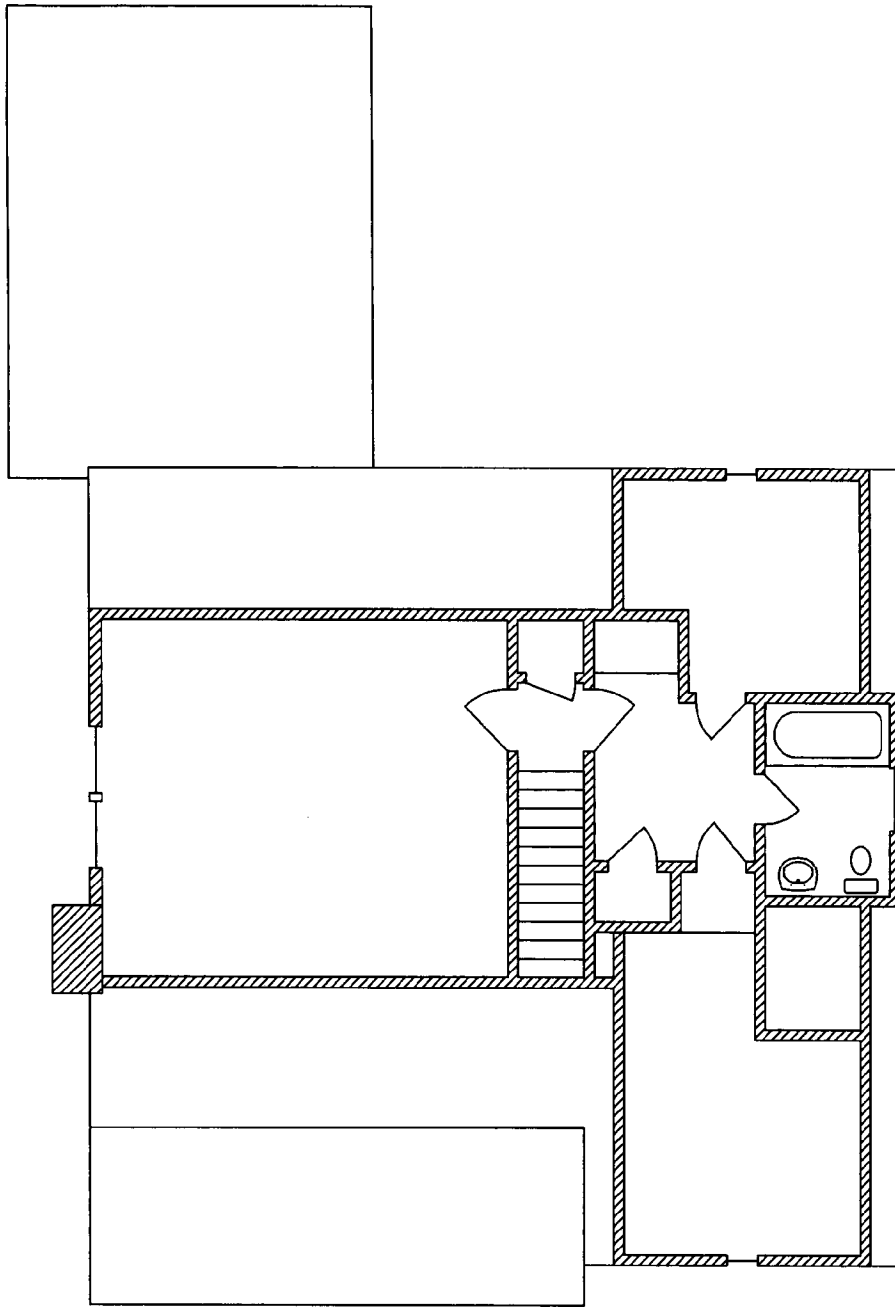


2 EXTG. FIRST FLOOR PLAN  
EX-1



2 NEW FIRST FLOOR PLAN  
A-1 NO SCALE



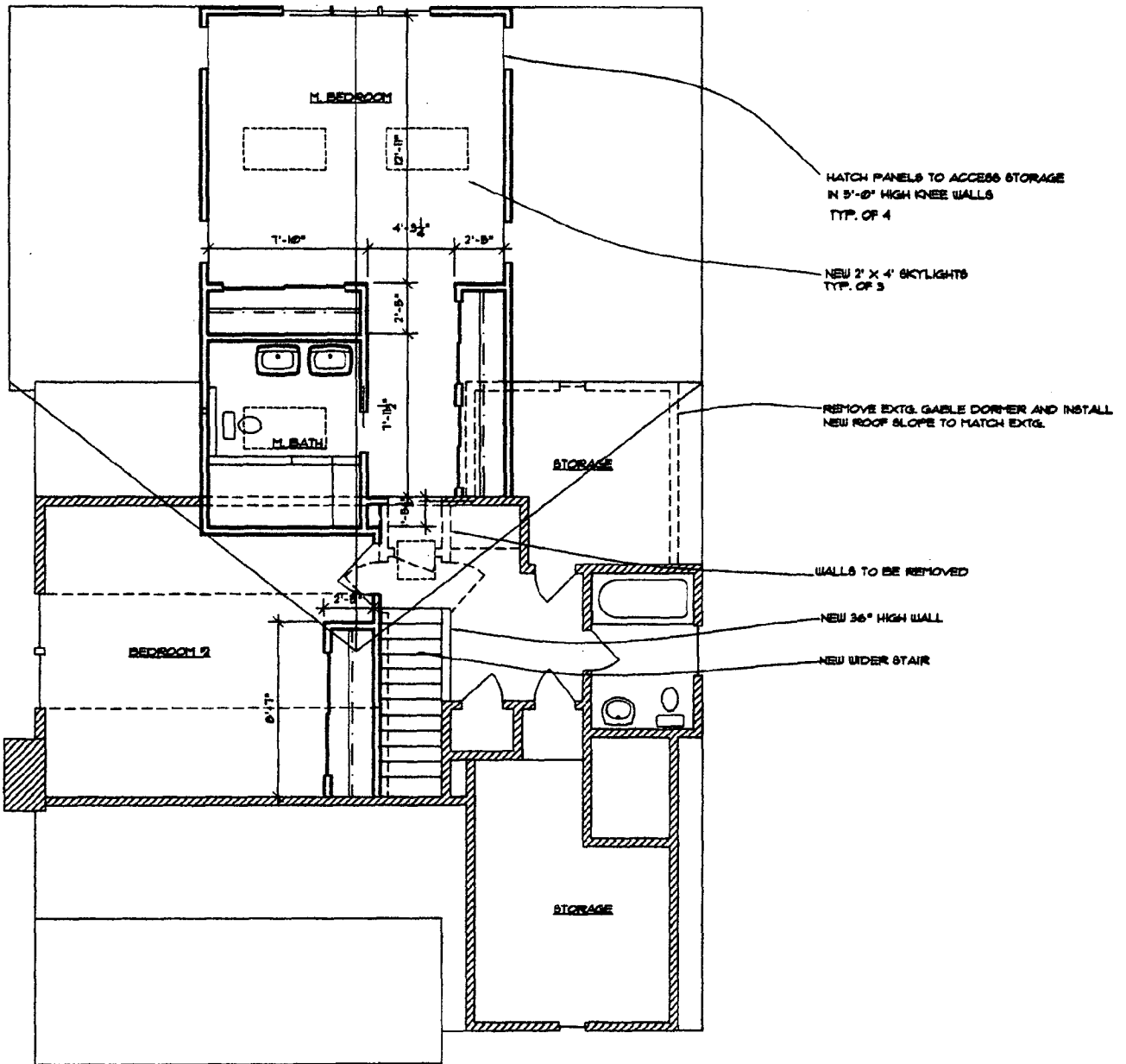


EXISTING

SECOND FLOOR PLAN

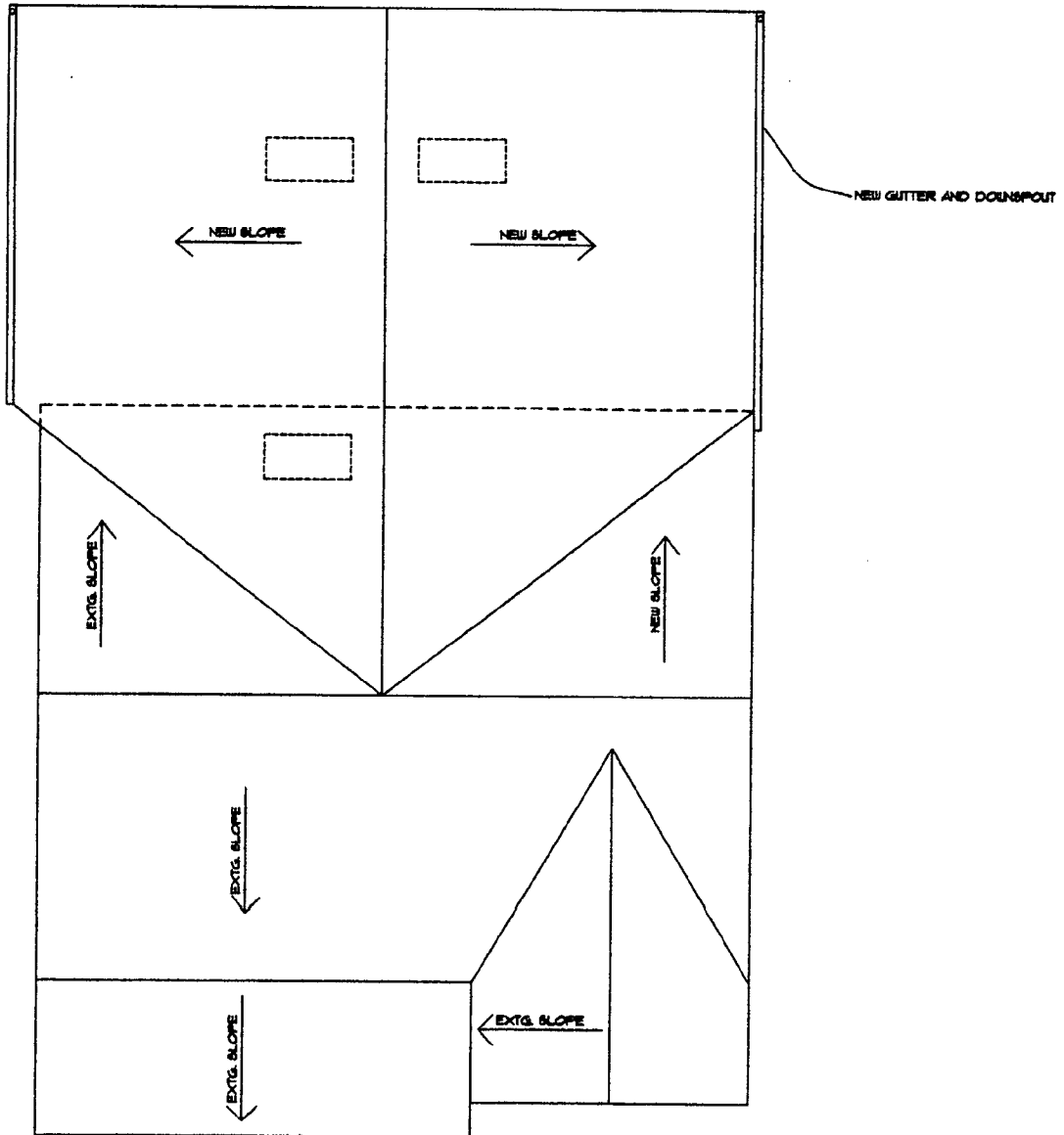
3  
EX-1

13



1 NEW SECOND FLOOR PLAN  
A-2 NO SCALE

14



2 NEW ROOF PLAN  
A-2

NO SCALE

15



NEW HARDPLANK SHINGLE SIDING ON EXTER. GABLE

1  
4- NEW FRONT TO REMAIN

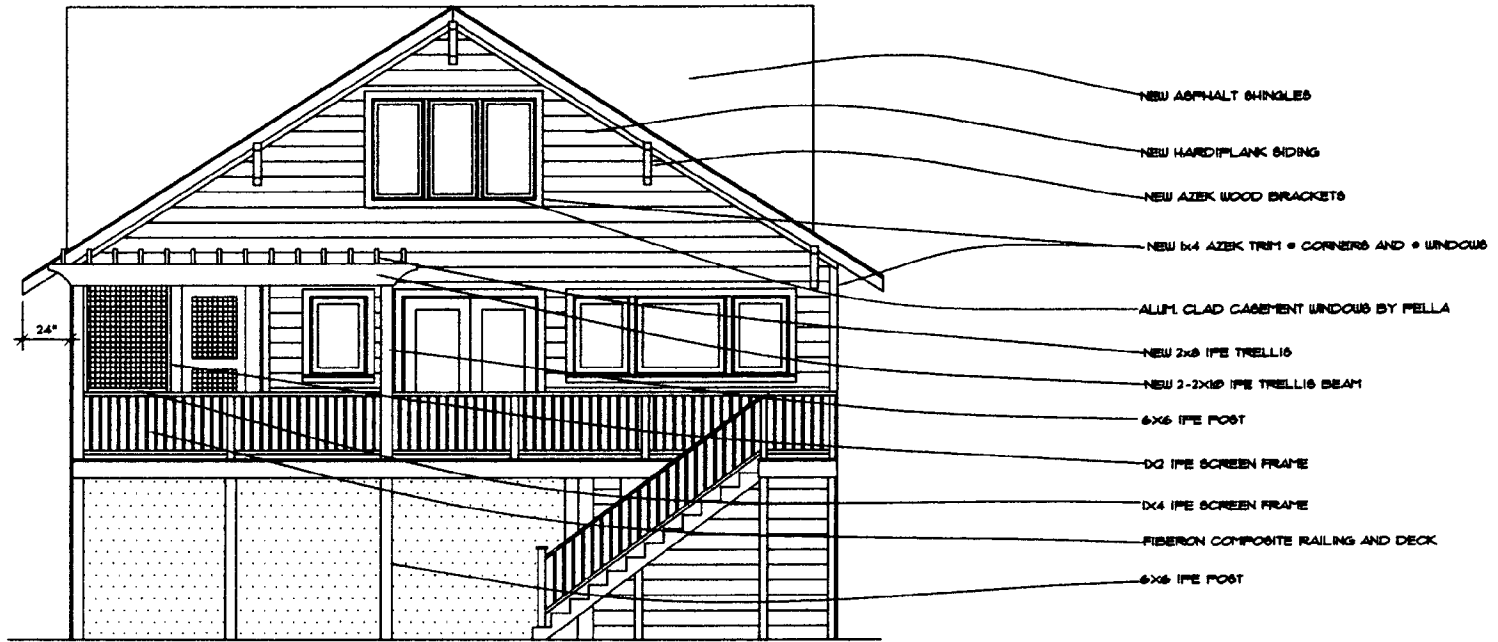
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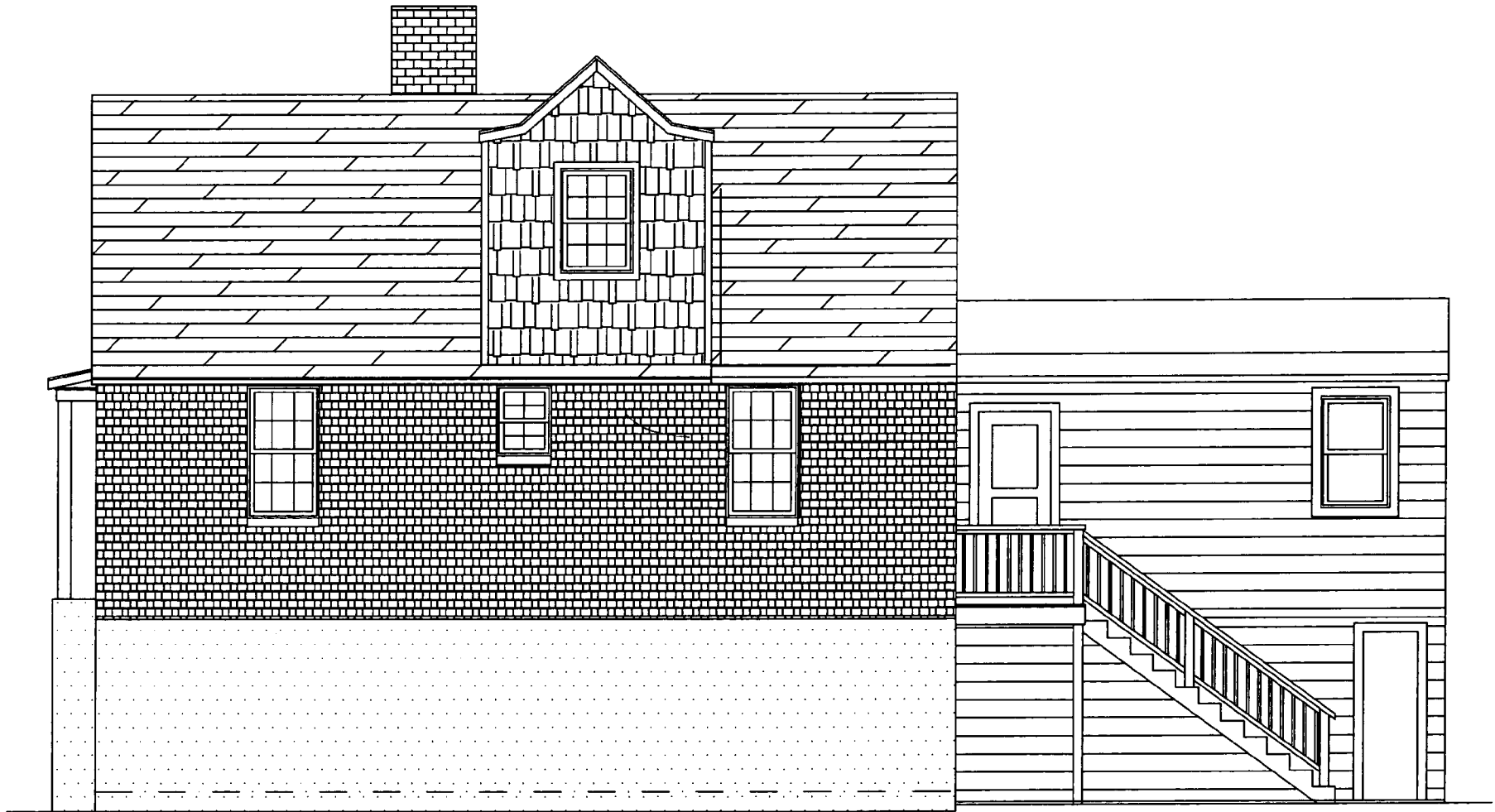
EXISTING  
REAR ELEVATION

3  
EX-3

17



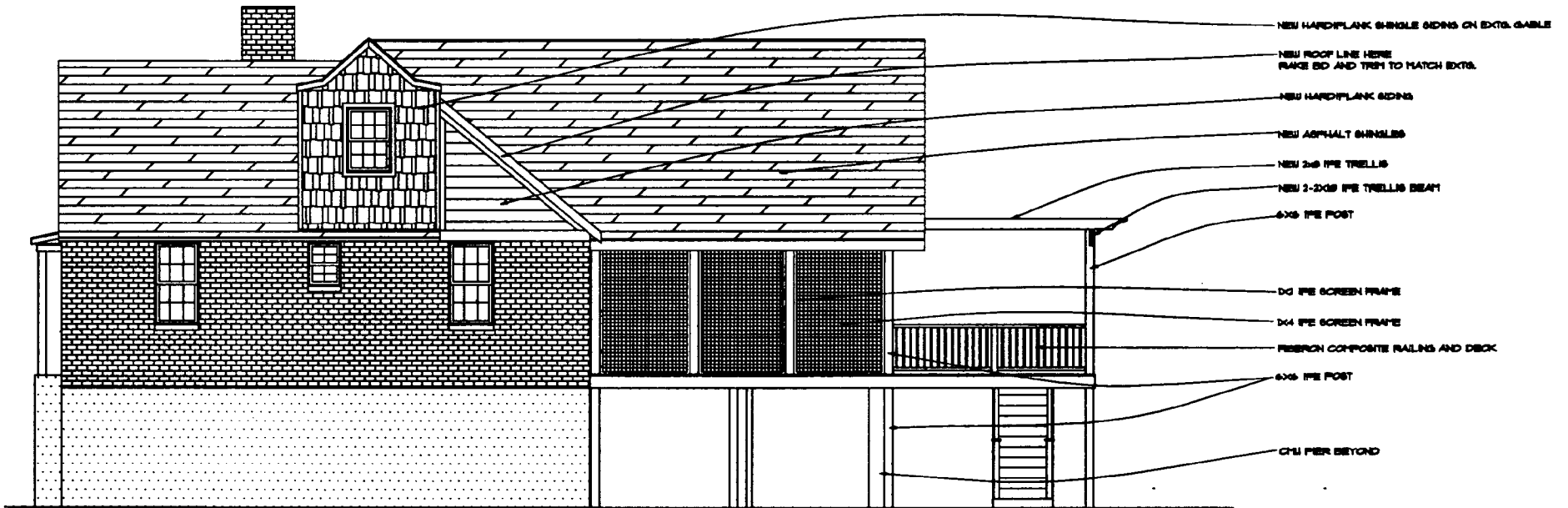
1 NEW REAR ELEVATION  
4-5



EXISTING  
RIGHT SIDE ELEVATION

4  
EX-4

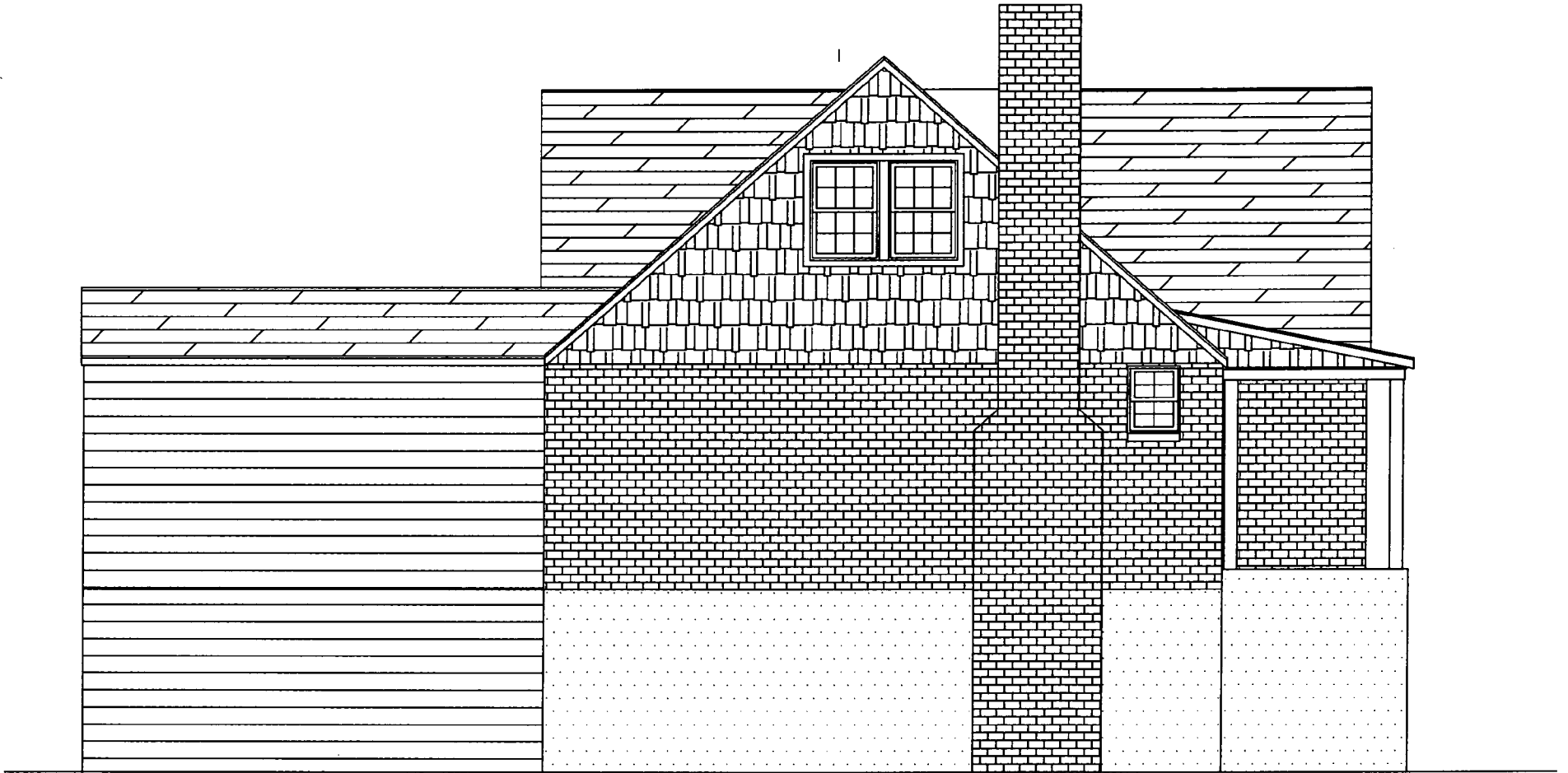
19



2 NEW RIGHT SIDE ELEVATION  
A-4

20

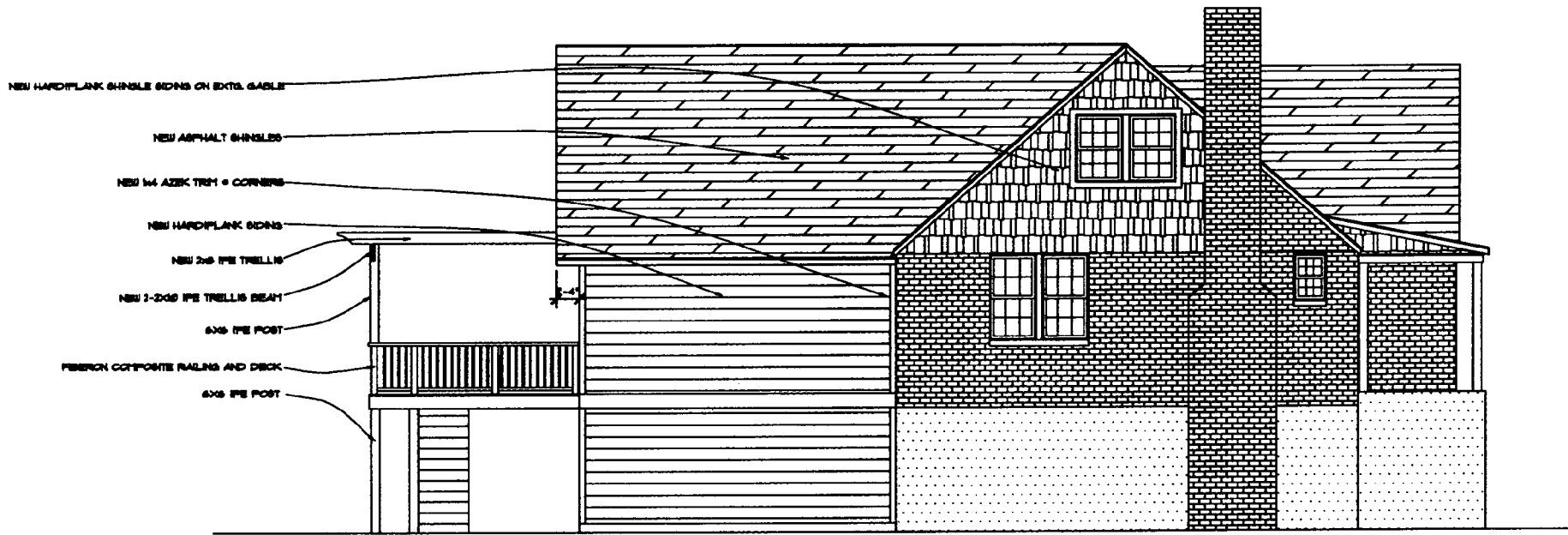




EXISTING  
LEFT SIDE ELEVATION

2  
EX-2

21



2 NEW LEFT SIDE ELEVATION  
 A-B

22

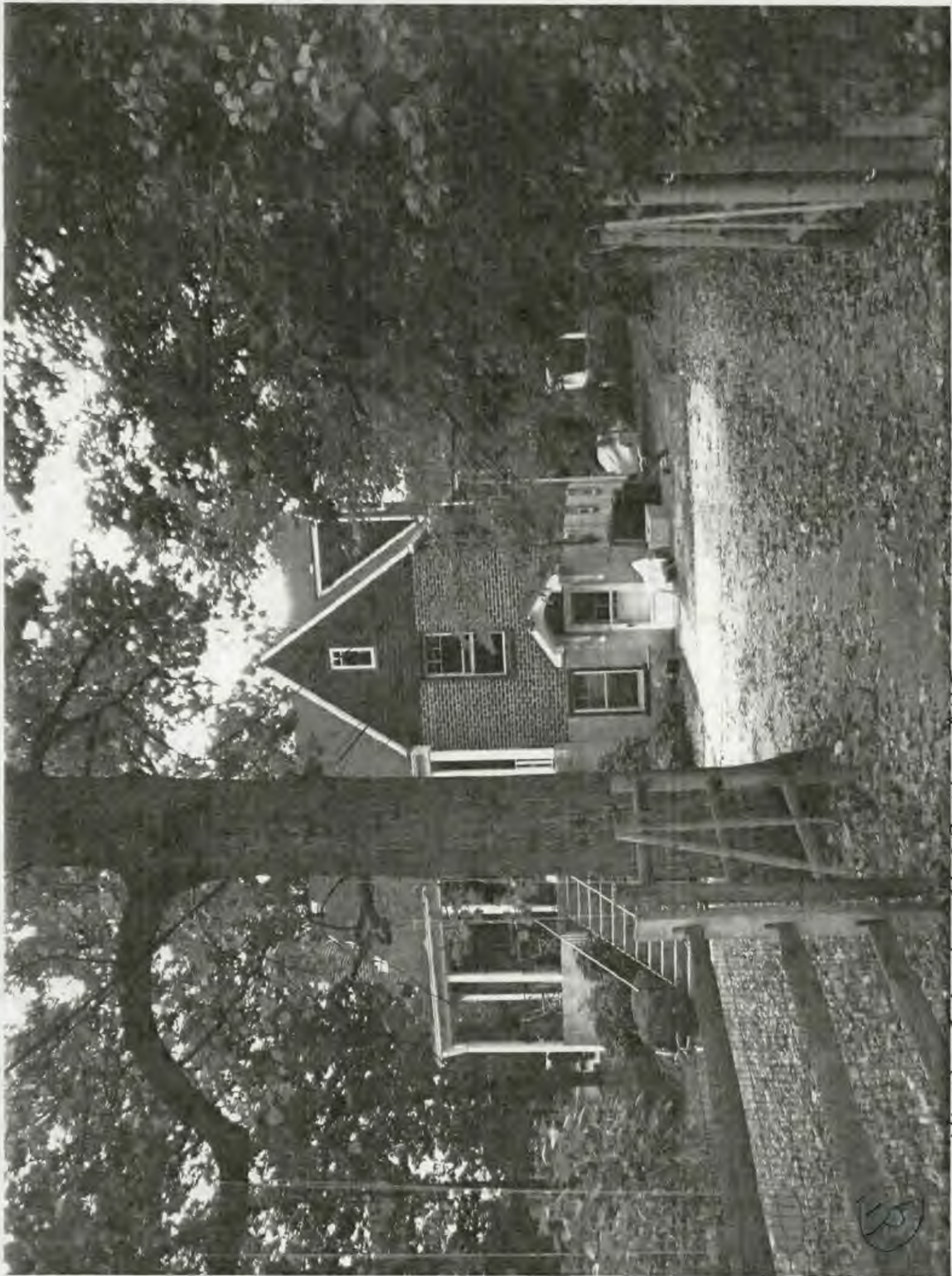
7425 Carroll Avenue, Takoma Park  
Takoma Park Historic District

CARROLL  
AVENUE



16







Front Elevation.



Rear/side corner looking towards Carroll.

20

Rear elevation

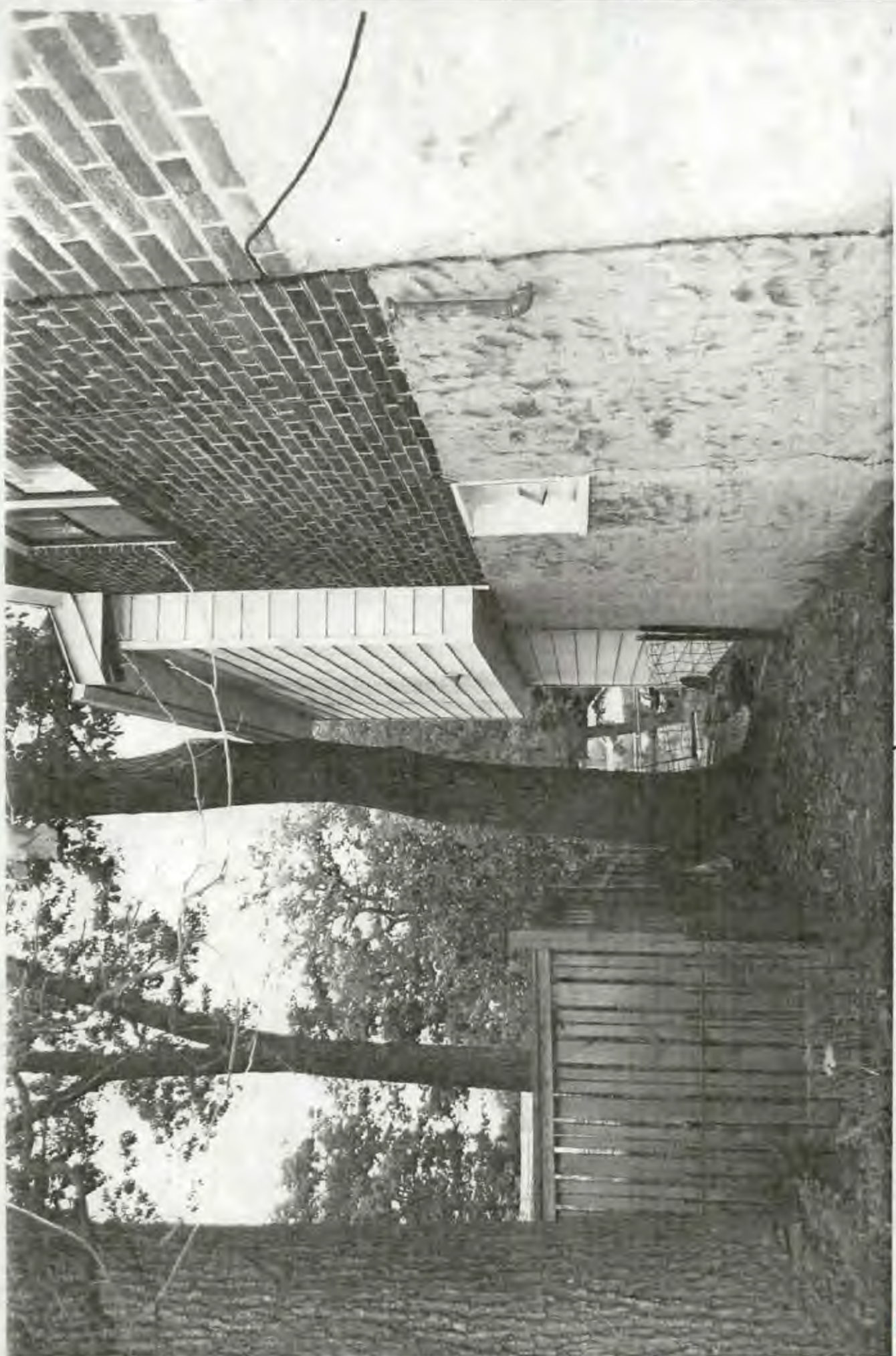




69

Rear Elevation





left side elevation (PARTIAL)

230



VIEW FROM CARROLL AVE



VIEW FROM CARROLL AVE



Front Elevation.



Rear/side corner looking towards Carroll.

Rear elevation.





Rear Elevation



left side elevation (PARTIAL)

