

7422 Carroll Avenue, Takoma Park
[HPC Case # 3703-09 QR]
Takoma Park Historic District

STAFF ITEM

STAFF MEMBER: JOSH SILVER

SUBJECT: Revision to approved HAWP (Case 37/03-09SS), for rear addition and alterations at 7422 Carroll Avenue, Takoma Park, a Contributing Resource within the **Takoma Park Historic District**

DATE: May 12, 2010

BACKGROUND: On December 2, 2009 the HPC reviewed and approved construction of a rear addition and alterations at the subject property.

REVISED PROPOSAL: Lower a section of the rear wall on the new rear sleeping porch and install a wooden railing system. See attached description.

STAFF RECOMMENDATION: Staff is recommending that the HPC approve the revised proposal.

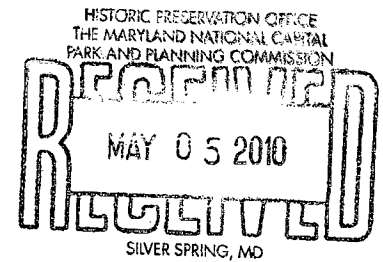
HPC DECISION:

APPROVE

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755



Memorandum

5 May 2010

To: Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

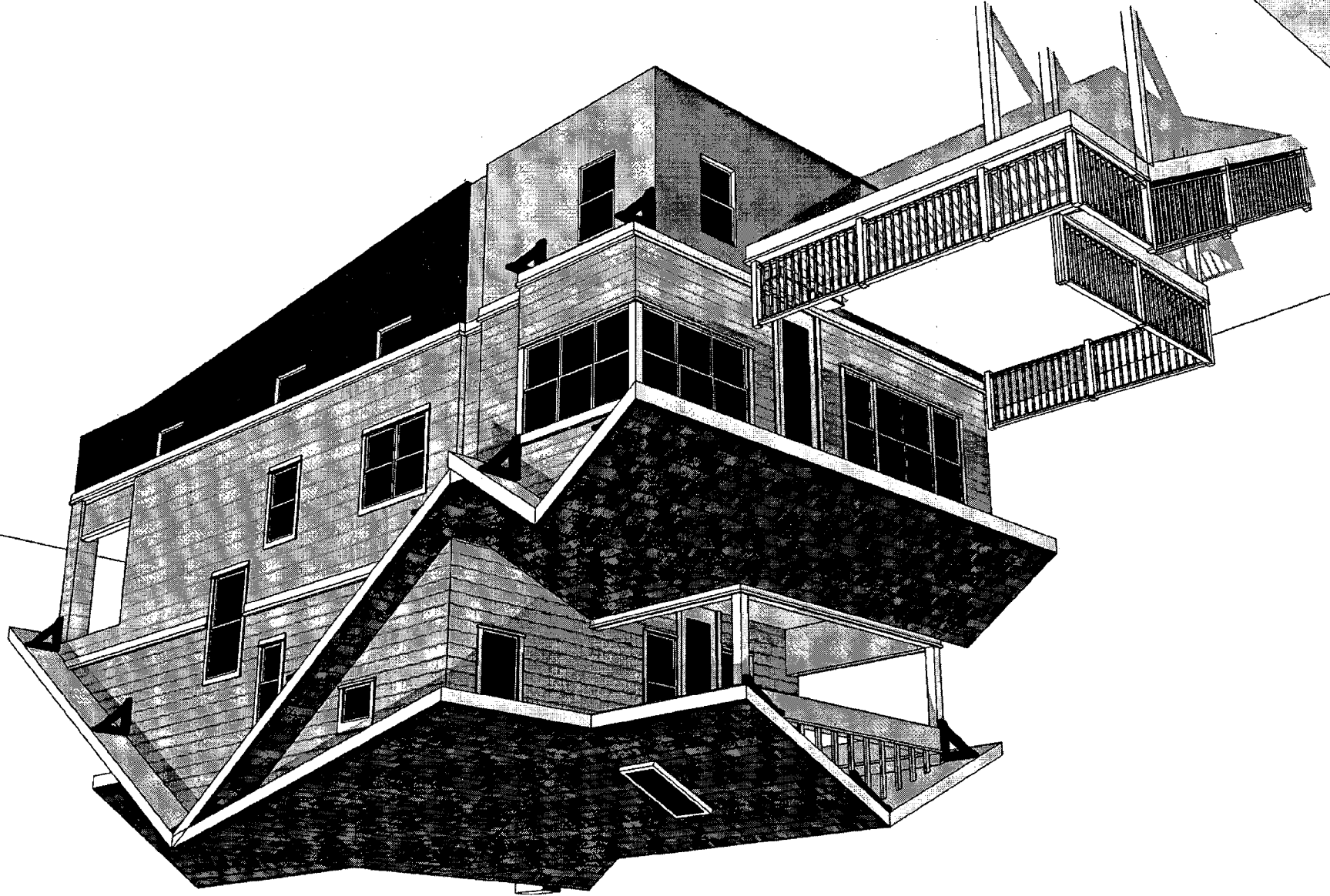
From: Brian McCarthy

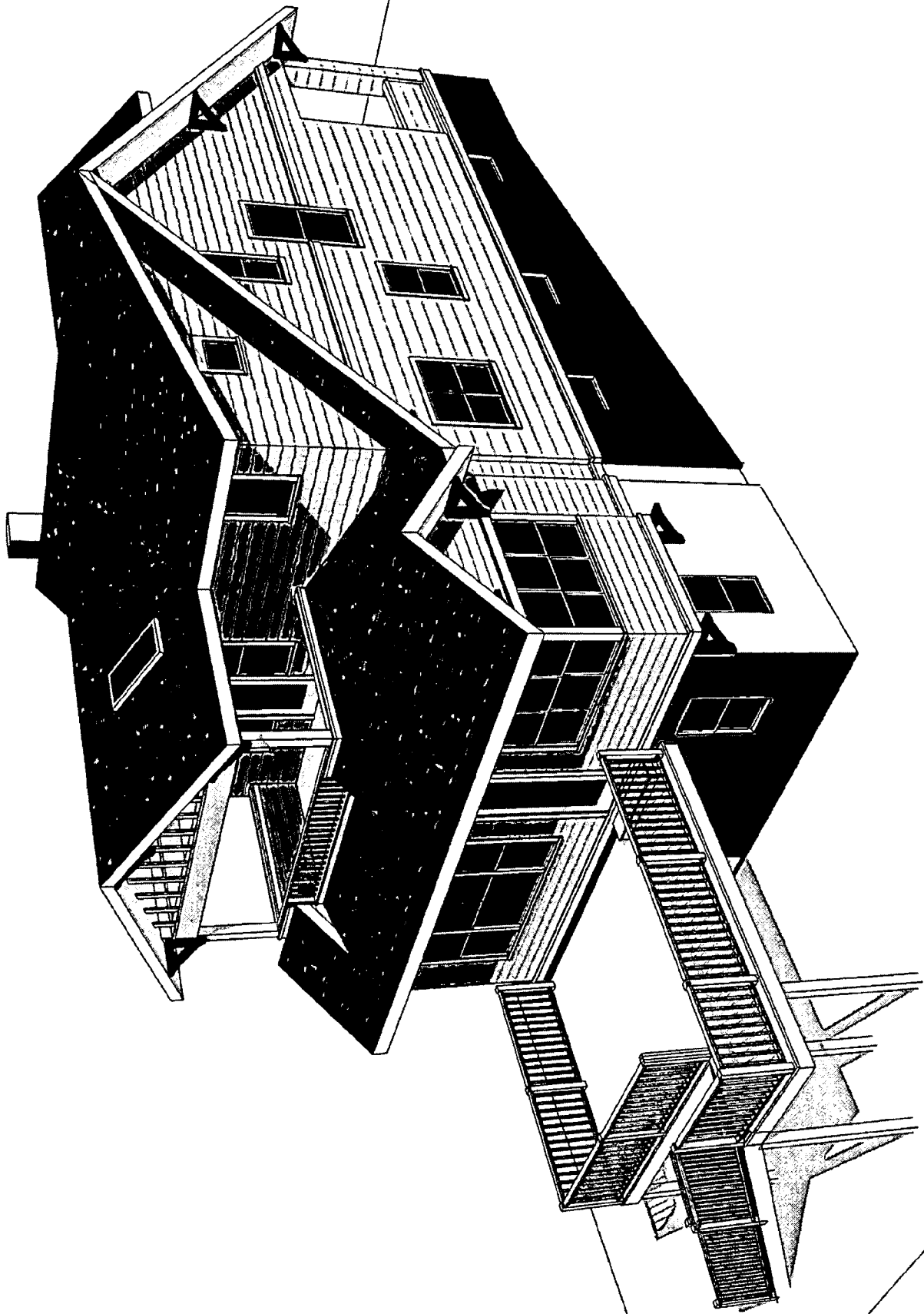
Re: Historic Area Work Permit for the Contributing Resource at 7422 Carroll
Avenue, Takoma Park Historic District
Revision to HAWP: **Written Description of Proposed Revision**

We seek to lower a section of the rear wall of the new sleeping porch to introduce more daylight into the porch and master bedroom beyond, while opening the view to Opal Daniels Park behind the property. A nine foot wide section of the porch kneewall would be lowered approximately 18 to 24 inches. The rear roof adjacent to this work would be flattened to 3 in 12 over the projecting portion of the sunroom below. The steeper, overhanging eave would remain unaltered.

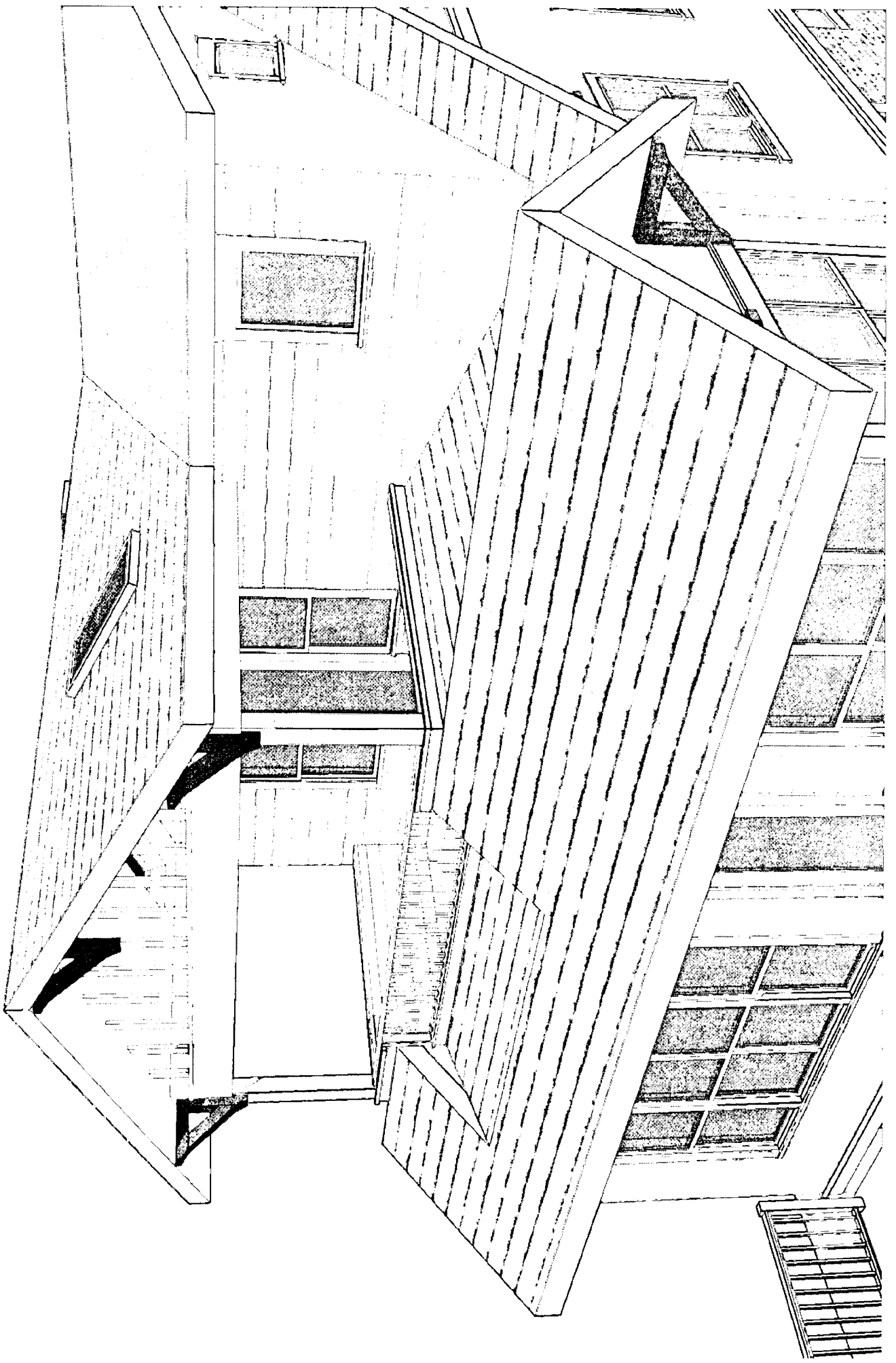
Our proposal is described graphically in the attached "before and after" computer perspectives.

ORIGINAL PROPOSAL





REVISED PROPOSAL



REVISED PROPOSAL

Brian McCarthy
brian@bfmarch.com

(301) 585-2222
fax (301) 585-8917
www.bfmarch.com

BENNETT FRANK McCARTHY
a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

Laura Lambert,
Windy Ridge Farm
Goldendoodles.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: December 3, 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 #525318, rear addition and alterations

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 December 2, 2009 meeting.

1. *The proposed 1/1, double-hung, vinyl clad exterior wooden windows and door are not approved. The window and door treatments must be all wood (interior/exterior).*
2. *The two existing vinyl clad exterior wooden windows located on the rear elevation will be reused at the foundation level.*

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: John B. and R.L.S. Hume

Address: 7422 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 to schedule a follow-up site visit.





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

PH 525318

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Susan Darcey
Daytime Phone No.: 301-585-2222

Tax Account No.: 13-01015738
Name of Property Owner: John B. & E.L.S. Hume Daytime Phone No.: _____
Address: 1422 Carroll Ave. Takoma Park MD 20912
Street Number City Street Zip Code
Contractor: Unknown Phone No.: 301-270-5635
Contractor Registration No.: _____
Agent for Owner: Susan Darcey Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISE

House Number: 1422 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: _____
Lot: 5 Block: 9 Subdivision: B.F. Gilbert's
Liber: _____ Folio: _____ Parcel: N622

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: _____
1B. Construction cost estimate: \$ 150,000
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.

Susan S. Darcey November 10, 2009
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 12/24/09
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

5

BENNETT FRANK McCARTHY



1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

Memorandum

10 November 2009

To: Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

From: Susan Darcey

Re: Historic Area Work Permit for the Contributing Resource at 7422 Carroll Avenue,
Takoma Park Historic District
Addenda to HAWP: **Written Description of Project**

Addendum a.

The house is a 2-story wood frame bungalow in the Takoma Park historic district, sited on a sloped lot on a residential street with mature trees. The house was built in 1923 and is registered as a Contributing Resource. The gable roof features a front gable dormer and a rear shed dormer. At the rear is a first floor wood deck with stairs to grade. The house has asbestos lap siding, except at the upper gable walls which are sided with asphalt shingles and feature a deep eave overhang supported by wood brackets.

Addendum b.

We are proposing a one-story addition with a walkout basement below and a porch above at the rear, at the approximate location of the existing deck. Also proposed in the rear is a wood deck with stairs to grade adjacent to the first floor addition. The walls of the addition (including the porch above) are inset at both the south and north elevations to distinguish the addition from the historic massing. The gable roof of the addition starts at the south wall, where a bay projects beyond the basement wall, and continues north to the upper porch, which provides a partial roof to the addition.

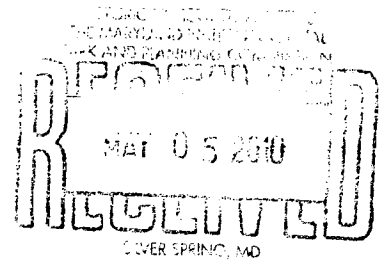
The existing rear shed dormer will be reconfigured to accommodate a gable dormer and a reduced shed dormer at the existing second floor. The gable will be extended as a roof over the porch.

We are proposing to remove the asphalt shingle gable siding and replace it with cement fiberboard shingle siding. The existing asbestos lap siding is to remain except at the rear second story shed dormer walls, where it will be replaced with cement fiberboard shingle siding. The addition will be sided with cement fiberboard lap siding. The wood brackets at the eave overhangs are to remain. The new gable eaves, and bay overhang, will feature matching wood support brackets.

BENNETT FRANK McCARTHY



1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755



Memorandum

5 May 2010

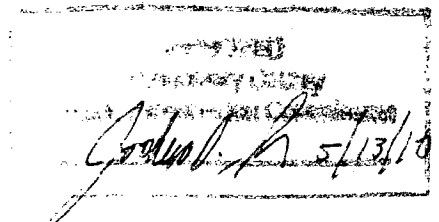
To: Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

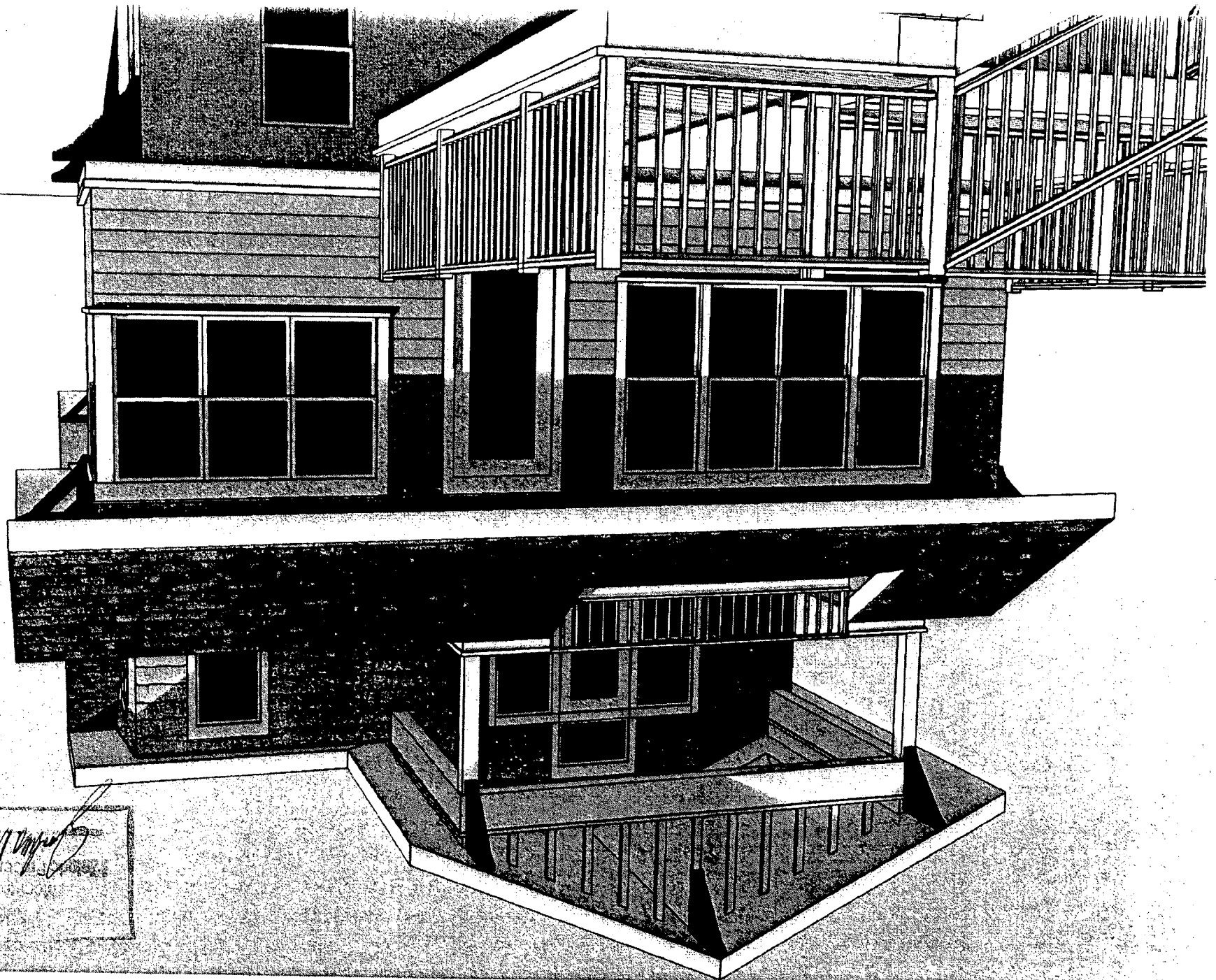
From: Brian McCarthy

Re: Historic Area Work Permit for the Contributing Resource at 7422 Carroll
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Revision to HAWP: **Written Description of Proposed Revision**

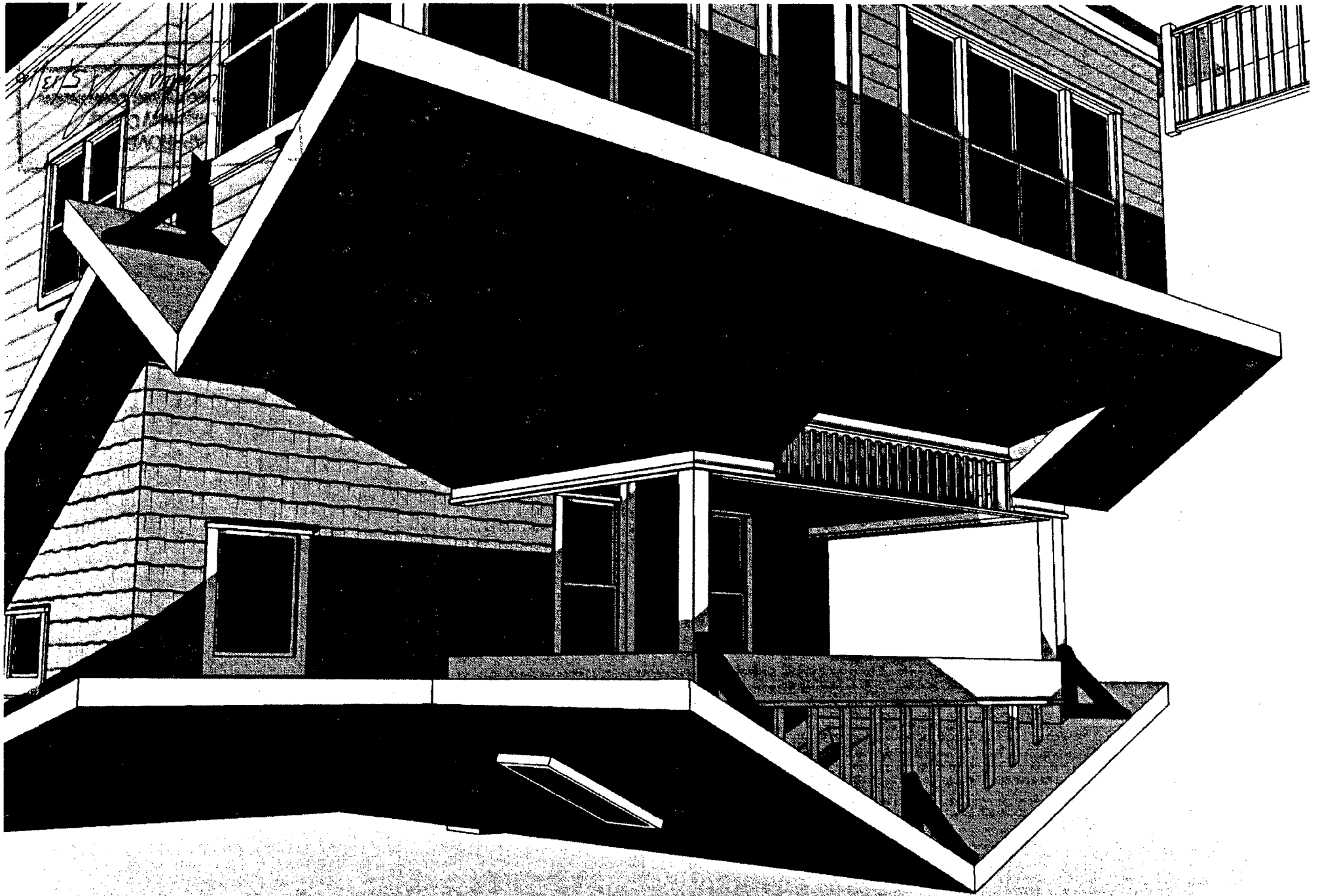
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Our proposal is described graphically in the attached "before and after" computer perspectives.





OFFICE OF ARCHITECTURE
1111 14th Street, N.W.
Washington, D.C. 20004
Tel: 202-462-1000
Fax: 202-462-1001



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7422 Carroll Avenue, Takoma Park	Meeting Date:	12/2/2009
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/25/2009
Applicant:	John B. and R.L.S. Hume (Susan Darcey, Architect)	Public Notice:	11/18/2009
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-09SS	Staff:	Josh Silver
PROPOSAL:	Rear addition and alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application with **one condition**:

1. The proposed 1/1, double-hung, vinyl clad exterior wooden windows and door are not approved. The window and door treatments must be all wood (interior/exterior).

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: 1920s

PROPOSAL

The applicants are proposing to construct an addition and perform other alterations at the rear of the subject property. The proposed design program consists of reconfiguring an existing non-historic shed roof dormer to accommodate a new gable dormer and reduced shed dormer at the existing second floor. The proposed gable dormer will extend as a roof over the proposed second story open-style porch. The left (southern) side of the addition will extend (1'2") beyond the wall plane of the historic massing to accommodate a proposed kitchen extension. A new full walkout basement with parged CMU walls will provide at grade ingress/egress at the rear of the house. The proposed addition will be lower than and inset on both sides of the historic massing to express a subtle differentiation. An existing wooden deck will be removed to accommodate the proposed expansion and a new wooden deck will be constructed at the rear of the proposed addition.

The proposal also includes the removal of non-original asphalt shingles from the northern and southern roof gable ends and the installation of fiber cement shingles in the same location.

Material treatments for the proposed addition and alterations include fiber cement shingles on the rear second story shed roof dormer walls, fiber cement siding on the addition, asphalt shingle roofing, 1/1, double-hung, vinyl clad wooden windows and doors on the addition, and a metal double-door system at the basement level. Wooden brackets to match the historic massing are proposed for the new gable eaves

and bay overhang.

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

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

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 rear addition, alterations and new deck construction at the subject property. The proposed work is consistent with *Chapter 24A-8(b) (1) & (2)* and *Standards #9 & 10*.

The proposed addition and alterations are confined to the rear of the house. The house's location on a narrow lot and within close proximity to adjacent properties mitigates the visual impact new construction will have on the streetscape of the historic district. The proposed addition is inset and slightly lower than the historic massing and uses materials (i.e., fiber cement shingles and siding, wooden brackets, asphalt shingle roofing) that are compatible with the style of the primary structure.

The removal of non-original asphalt shingles from the northern and southern gables and installation of fiber cement shingles is an appropriate siding treatment for this resource. The applicant has performed limited exploratory demolition and documented no original siding materials. (See attached photograph circle 23)

A parged CMU block foundation is an appropriate treatment for this resource and assists in further differentiating the historic massing brick foundation and new construction.

Staff does not support the proposed installation of a vinyl clad exterior wooden door and 1/1, double-hung, vinyl clad exterior wooden windows in the addition. The historic massing contains original 1/1, double-hung, wooden windows; the only exception is three vinyl clad exterior wooden windows on the

south elevation. Staff recommends the installation of an all wood door and 1/1, double-hung, wooden windows (interior/exterior) in lieu of the proposed clad door and windows to maintain uniformity with the historic massing window treatments.

The applicant has been in contact with the City of Takoma Park, Arborist to initiate the process for establishing an appropriate tree protection plan at the property prior to commencing construction. No trees will be removed as part of this project.

To achieve consistency with guidance for new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, a proposed addition should meet the following guidelines:

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of 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.

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);

- (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 to schedule a follow-up site visit.



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

525318

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Susan Dorcey
Daytime Phone No.: 301-585-2222

Tax Account No.: 13-01015738
Name of Property Owner: John B. & E.L.S. Home Daytime Phone No.: _____
Address: 7422 Carroll Ave. Takoma Park MD 20912
Street Number City State Zip Code
Contractor: unknown Phone No.: 301-270-5635
Contractor Registration No.: _____
Agent for Owner: Susan Dorcey Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISE

House Number: 7422 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: _____
Lot: 5 Block: 9 Subdivision: B.F. Gilbert's
Liber: _____ Folio: _____ Parcel: N622

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: \$ 150,000
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.

Susan E. Dorcey November 10, 2009
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 525318 Date Filed: 11/10/09 Date Issued: _____

5

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

Memorandum

10 November 2009

To: Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

From: Susan Darcey

Re: Historic Area Work Permit for the Contributing Resource at 7422 Carroll Avenue,
Takoma Park Historic District
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Addendum a.

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Addendum b.

We are proposing a one-story addition with a walkout basement below and a porch above at the rear, at the approximate location of the existing deck. Also proposed in the rear is a wood deck with stairs to grade adjacent to the first floor addition. The walls of the addition (including the porch above) are inset at both the south and north elevations to distinguish the addition from the historic massing. The gable roof of the addition starts at the south wall, where a bay projects beyond the basement wall, and continues north to the upper porch, which provides a partial roof to the addition.

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Addendum c.

Tree Survey. Todd Bolton, the Takoma Park Arborist, has visited the property and discussed tree protection measures with the Architect. See Site Plan for location of significant trees on adjacent properties.

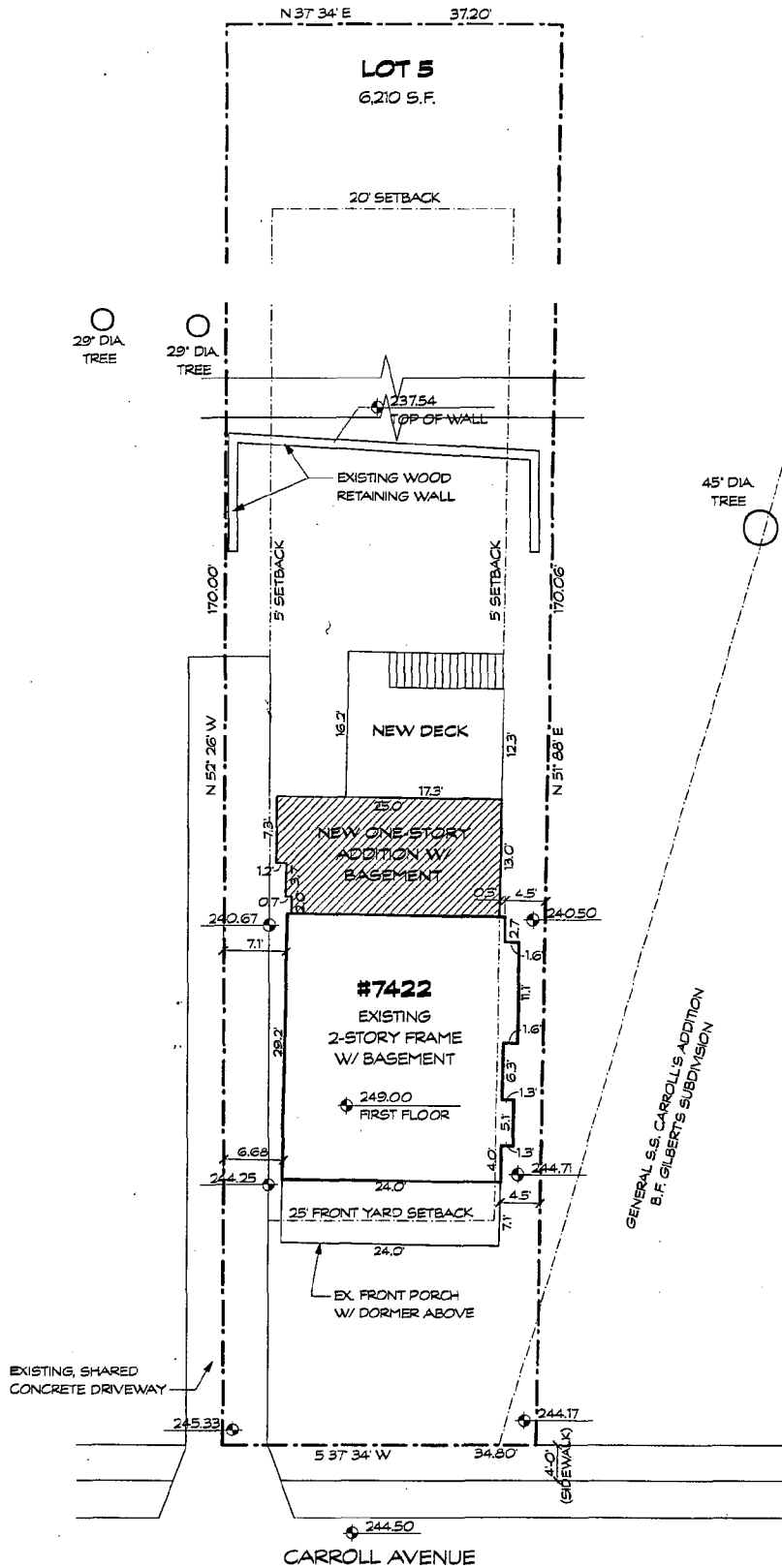
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
John B + R.L.S. Hume 7422 Carroll Avenue Takoma Park, MD 20912	Susan Dorsey Bennett Frank M. Carthy Architects 1400 Spring Street - Suite 320 Silver Spring, MD 20910
Adjacent and confronting Property Owners mailing addresses	
Herman & E.B. Scott 7424 Carroll Avenue Takoma Park, MD 20912	Michelle Adato 7423 Carroll Avenue Takoma Park, MD 20912
Margaret Mauck 7420 Carroll Avenue Takoma Park, MD 20912	Charles Anthony Towle & Karen Donna Davis-Towle 7425 Carroll Avenue Takoma Park, MD 20912
	Shirley J Rev TR Roberts 7427 Carroll Avenue Takoma Park, MD 20912

SCALE: 1" = 20'-0"

7422 CARROLL AVENUE
 LOT #5, BLOCK 9
 OF GEN S.S. CARROLL'S ADDITION,
 AND PLOT 7, BLOCK 50 OF
 B.F. GILBERT'S SUBDIVISION, PLO PLAT
 BOOK 2683.9, PLAT NO. _____

BOUNDARY AND HOUSE
 LOCATION INFORMATION BASED
 ON TOPOGRAPHIC & BOUNDARY
 SURVEY PREPARED BY LIGHT,
 ELLIOTT & ASSOCIATES, INC.,
 DATED 11-6-92



HUME ADDITION

7422 Carroll Avenue, Takoma Park, Maryland 20912

BENNETT FRANK MCCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
 (301) 585-2222 www.bfmarch.com fax (301) 585-8917

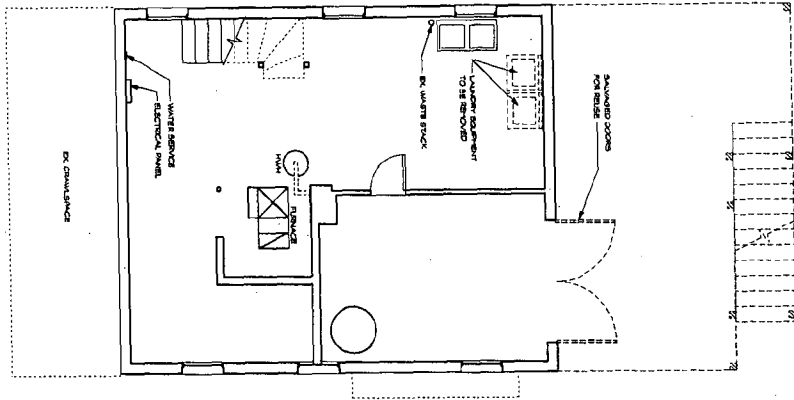
SITE PLAN

#0914
 1" = 20'-0"
 11.10.09

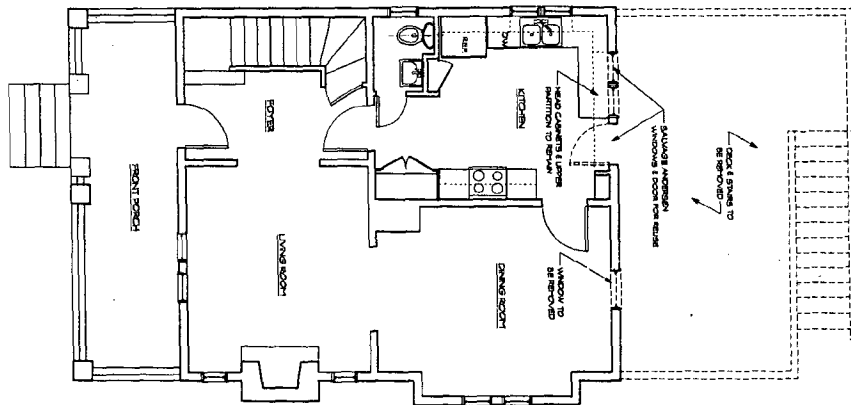
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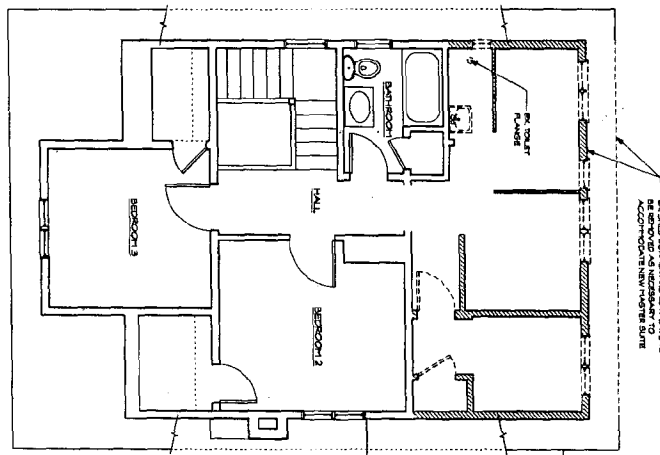
1 EX. BASEMENT PLAN
Scale: 1/8" = 1'-0"



2 EX. FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



3 EX. SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



EX. FLOOR PLANS

Scale: 1/8" = 1'-0"
Date: 11.10.09

HUME ADDITION

7422 Carroll Avenue, Takoma Park, Maryland 20912

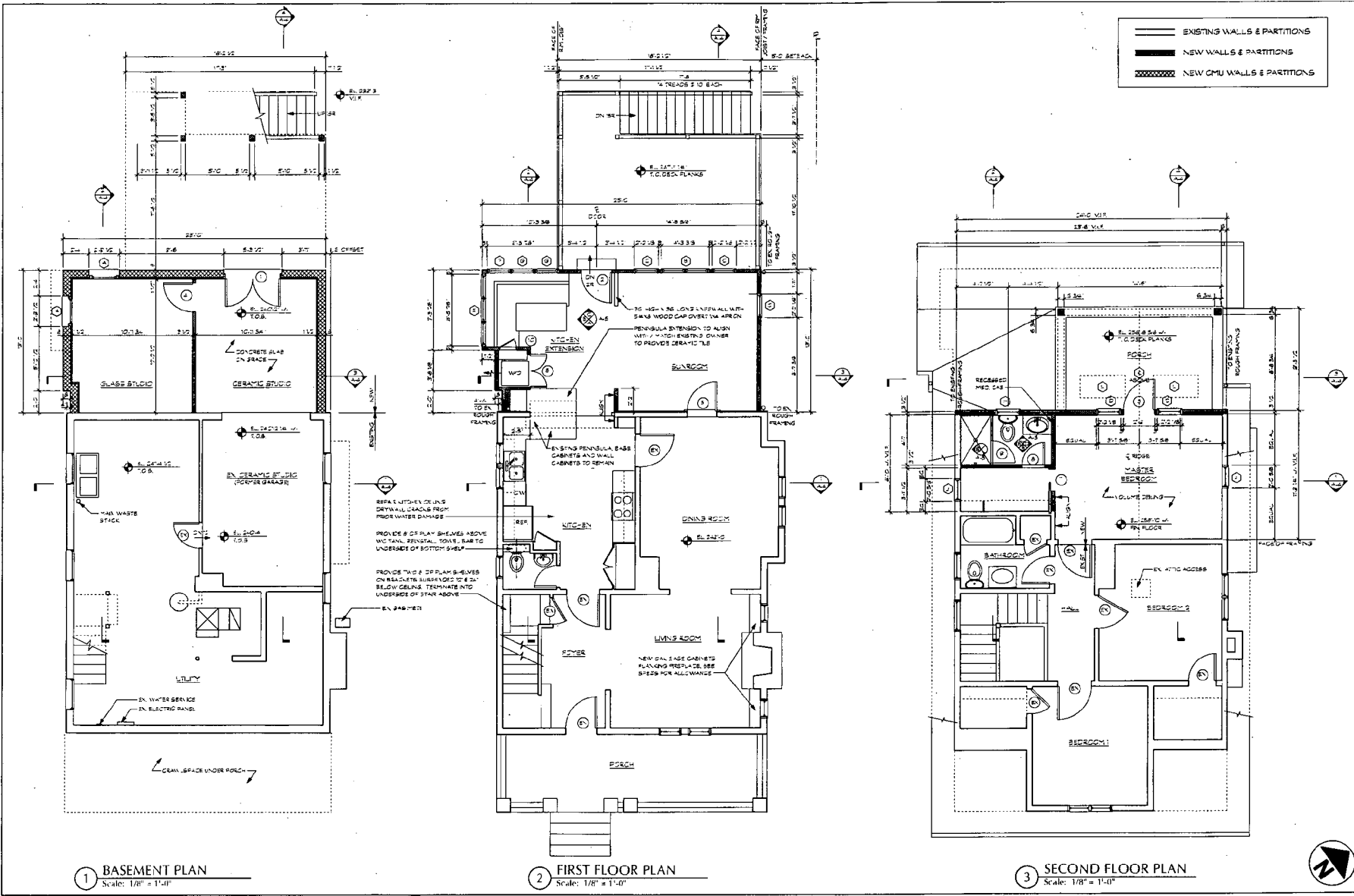
BENNETT FRANK McCARTHY
architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

EC-1

#0014

11



BENNETT FRANK MCCARTHY
ARCHITECTS
1400 Spring Street, Suite 300, Silver Spring, Maryland 20910-2755
(301) 565-5222
www.bfmac.com
fax: (301) 566-8917

HUME ADDITION
7422 Carroll Avenue, Takoma Park, Maryland 20912
#0914

Scale: 1/8" = 1'-0"
Date: 11.23.09

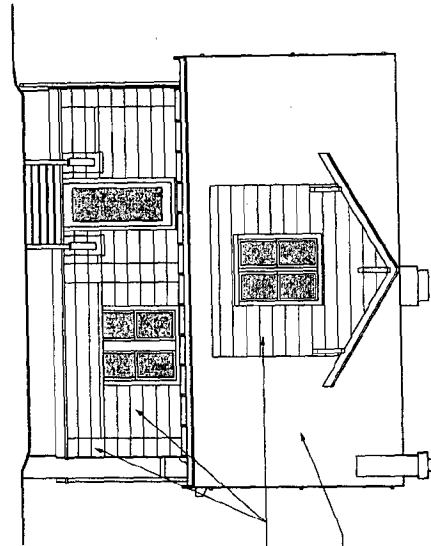
FLOOR PLANS

A-1

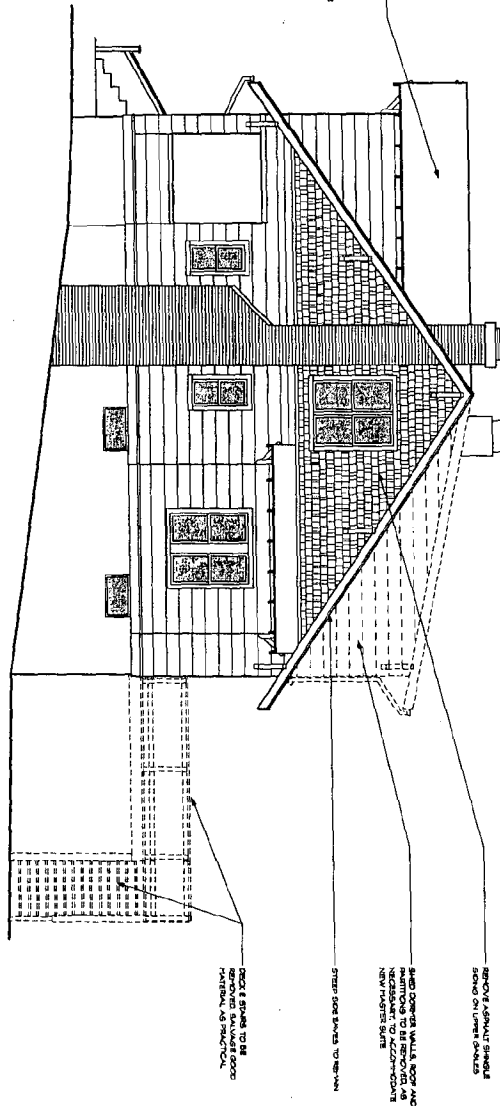


112

1 EXISTING FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 EXISTING NORTH ELEVATION
Scale: 1/8" = 1'-0"



EX. ELEVATIONS

Scale: 1/8" = 1'-0"
Date: 11.10.09

EC-2

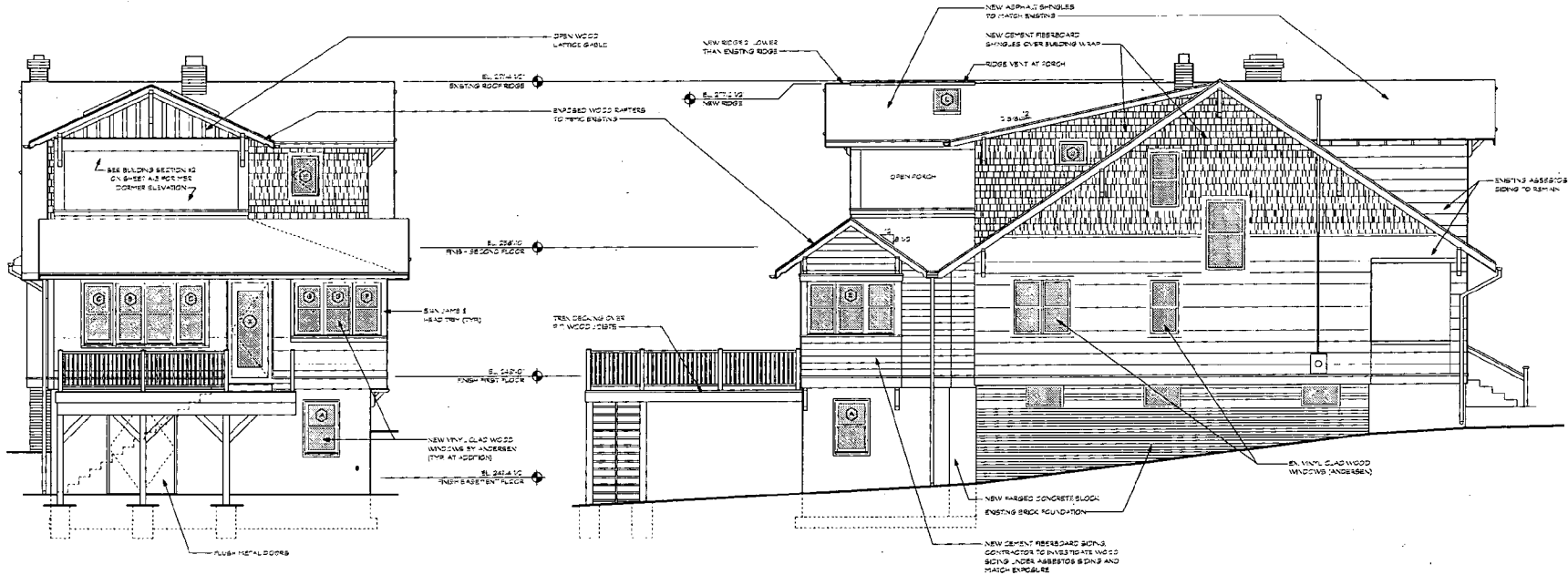
HUME ADDITION

7422 Carroll Avenue, Takoma Park, Maryland 20912

#0014

BENNETT FRANK McCARTHY
architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2155
(301) 585-2222 www.bfmarch.com fax (301) 585-8917



3 REAR ELEVATION
Scale: 1/8" = 1'-0"

4 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

BENNETT FRANK MCCARTHY
 1400 Spring Street, Suite 300, Silver Spring, Maryland 20910-2755
 (301) 582-2222
 www.bfmarch.com
 Fax: (301) 582-9917

HUME ADDITION
 7422 Carroll Avenue, Takoma Park, Maryland 20912
 #0914

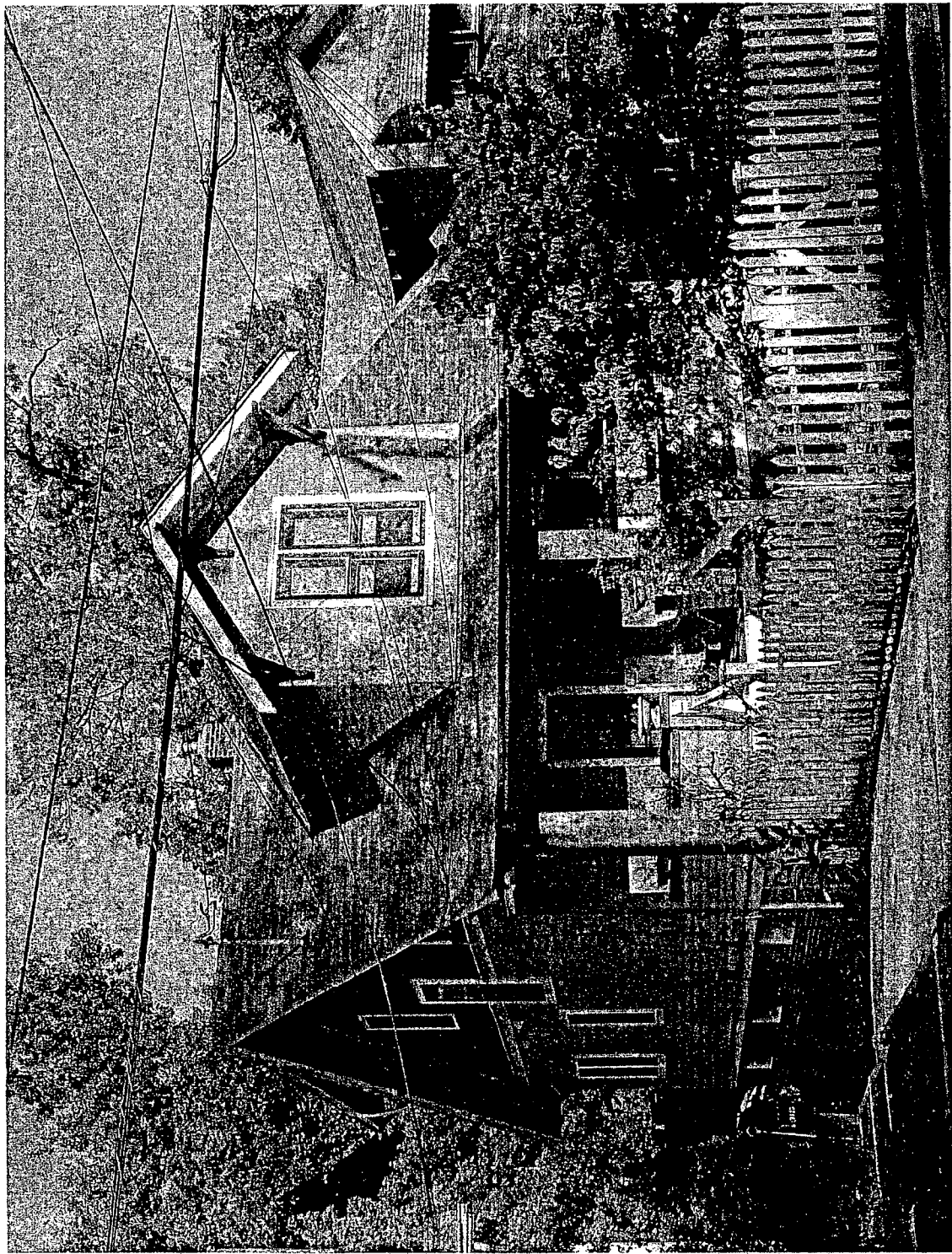
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 Date: 11.23.09

ELEVATIONS
A-3

15

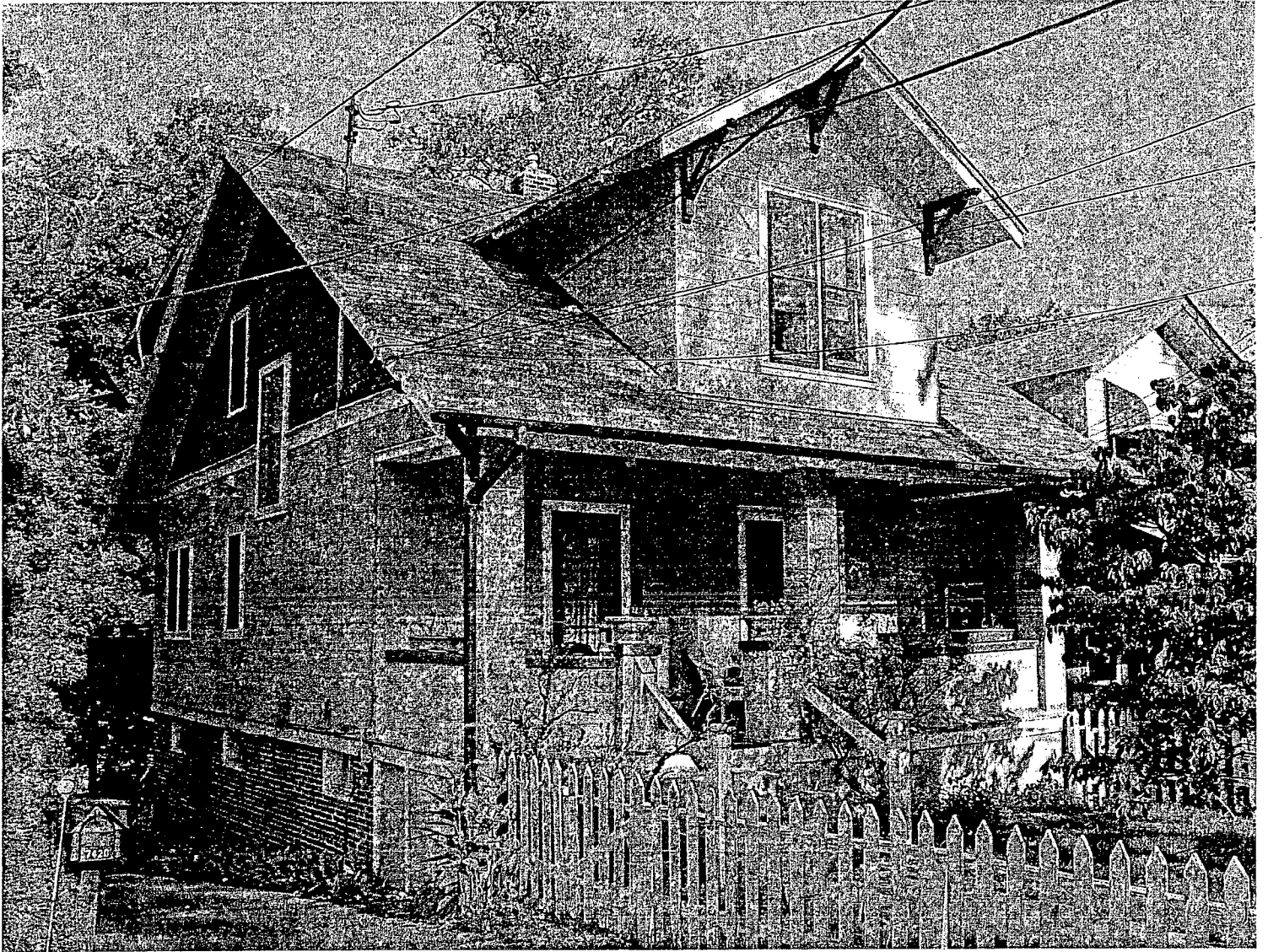
7422 Carroll Avenue, Takoma Park
Takoma Park Historic District





FRONT ELEVATION
7422 CARROLL AVENUE

47

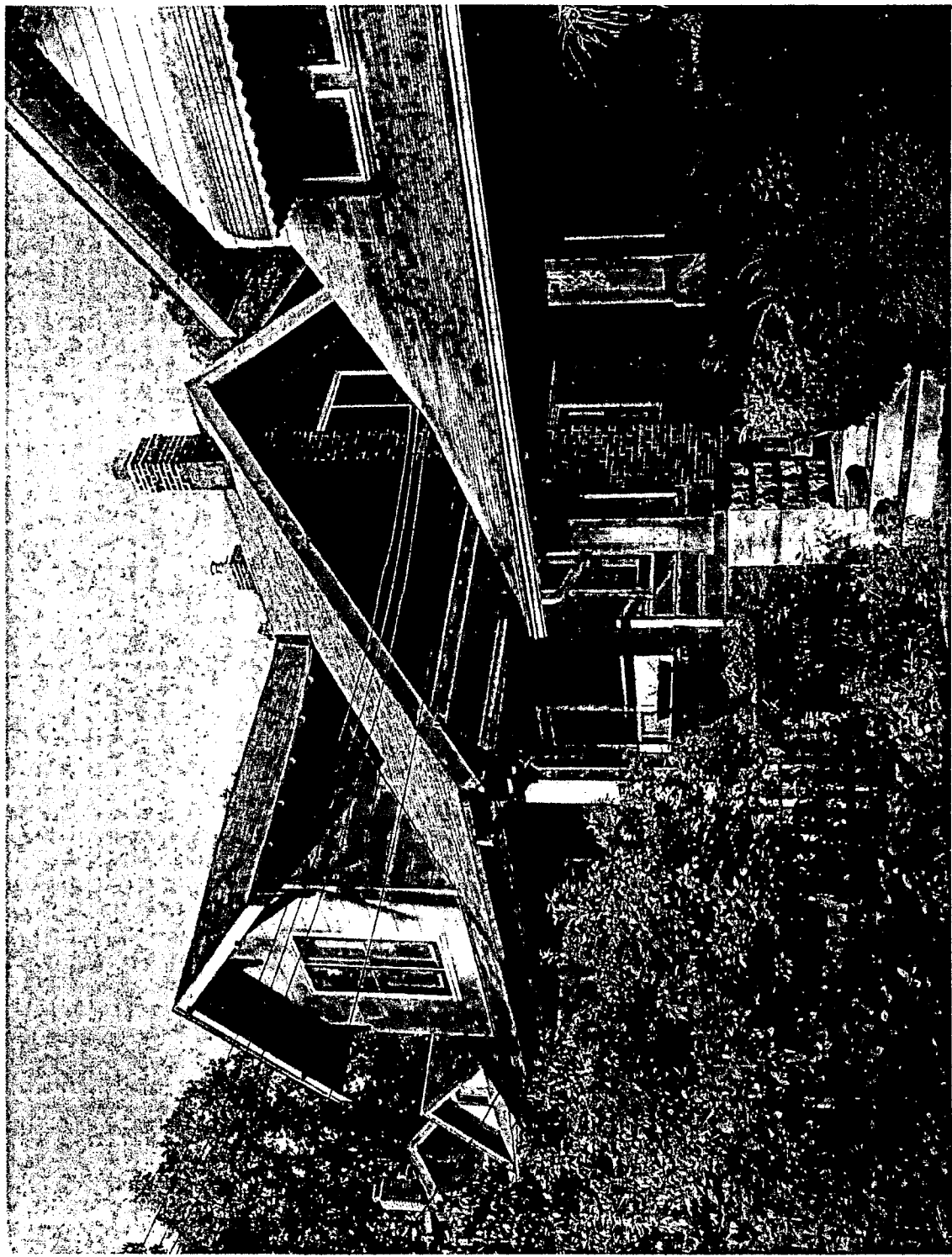


LEFT SIDE ELEVATION
7422 CARROLL AVENUE

⑧



REAR ELEVATION, LEFT SIDE ELEVATION
7422 CARROLL AVENUE



RIGHT SIDE ELEVATION
7422 CARROLL AVENUE

20



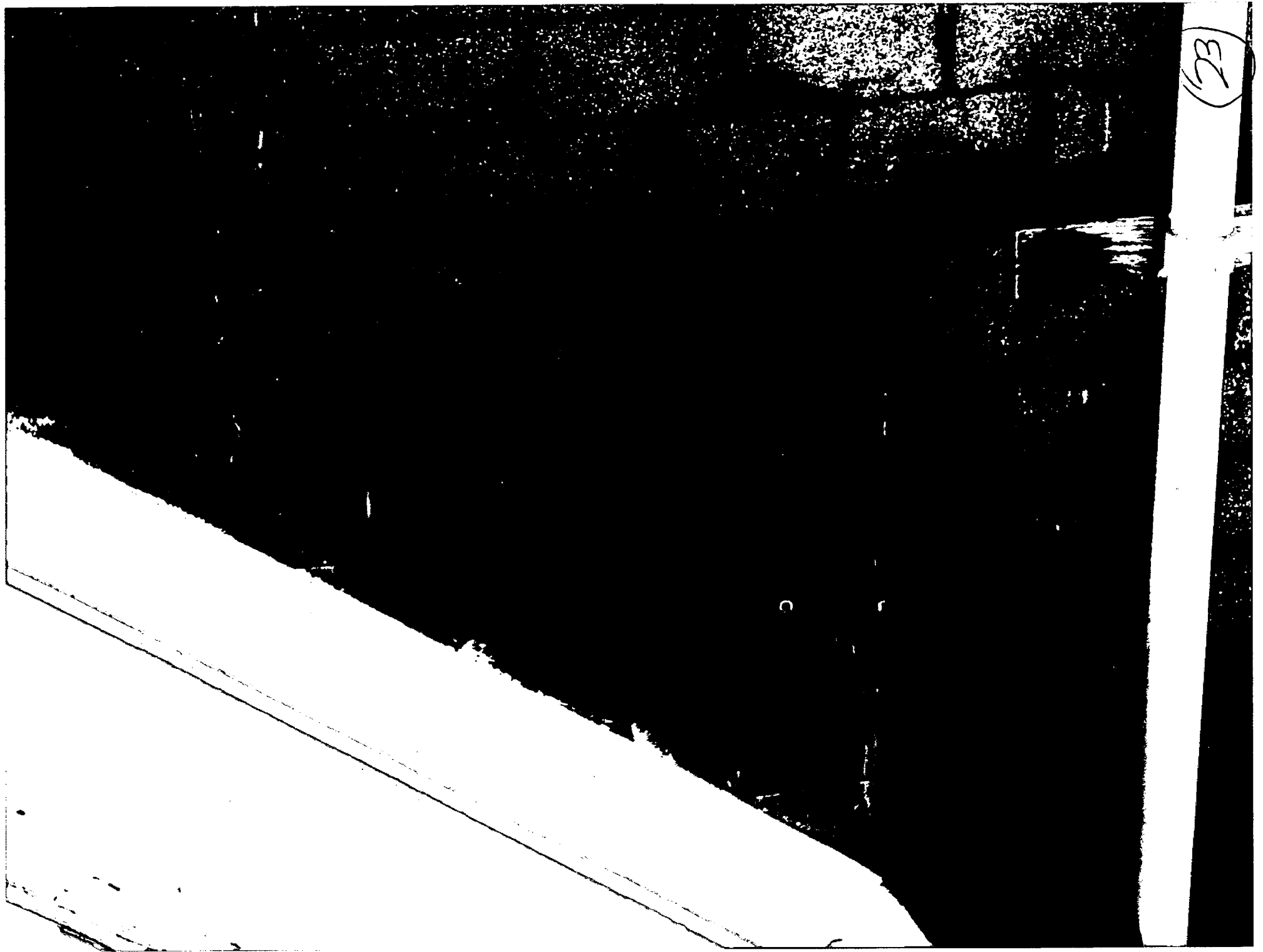
REAR ELEVATION
7422 CARROLL AVENUE

21

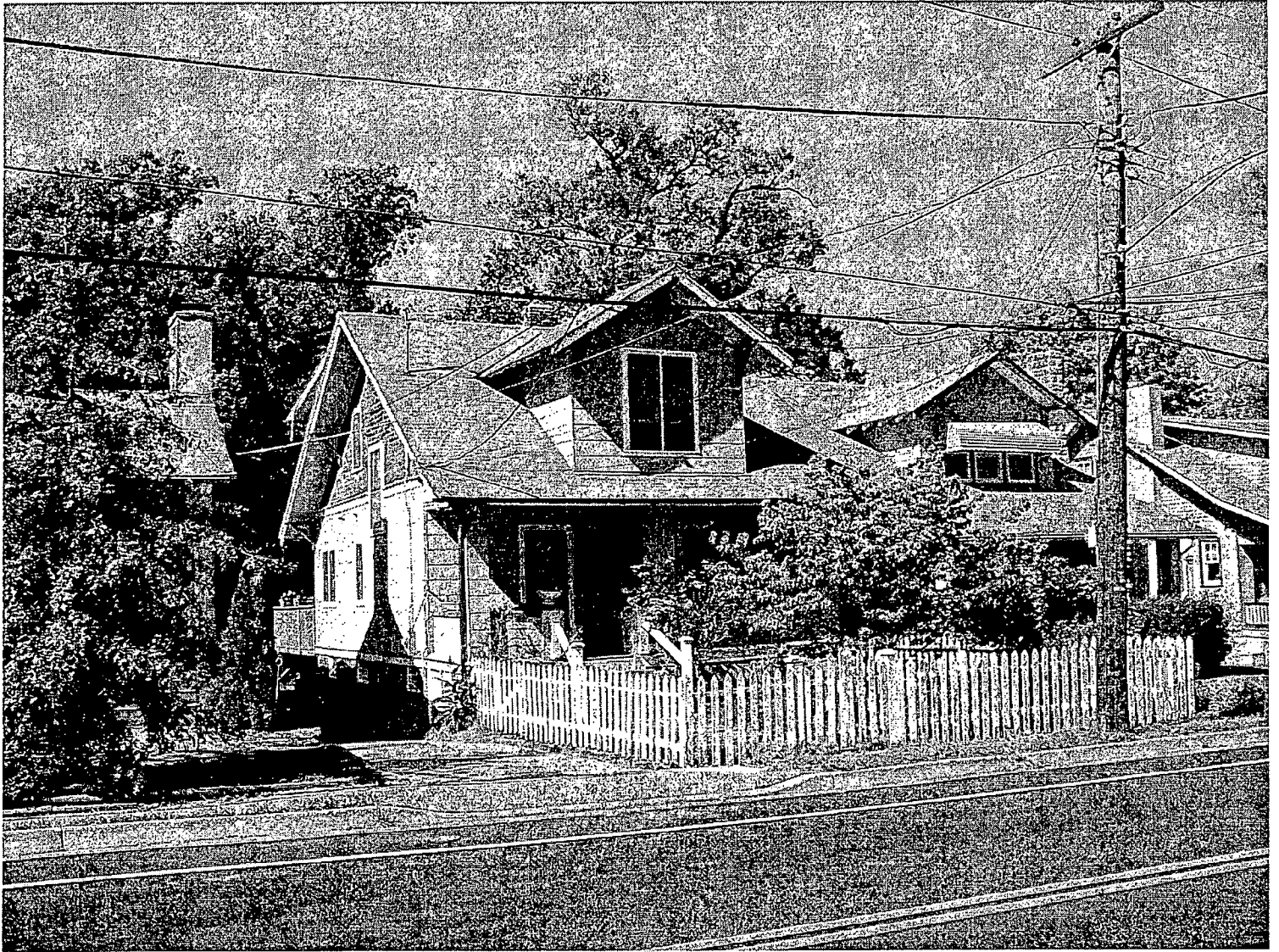


EAVE & SIDING DETAIL: EXISTING ASBESTOS NY SIDING
 EXISTING ASPHALT SHINGLE SIDING

LEFT SIDE ELEVATION
7422 CARROLL AVENUE



23



VIEW FROM PUBLIC RIGHT OF WAY
7420 (PARTIAL), 7422, 7424, 7426 (PARTIAL) CARROLL AVENUE

24

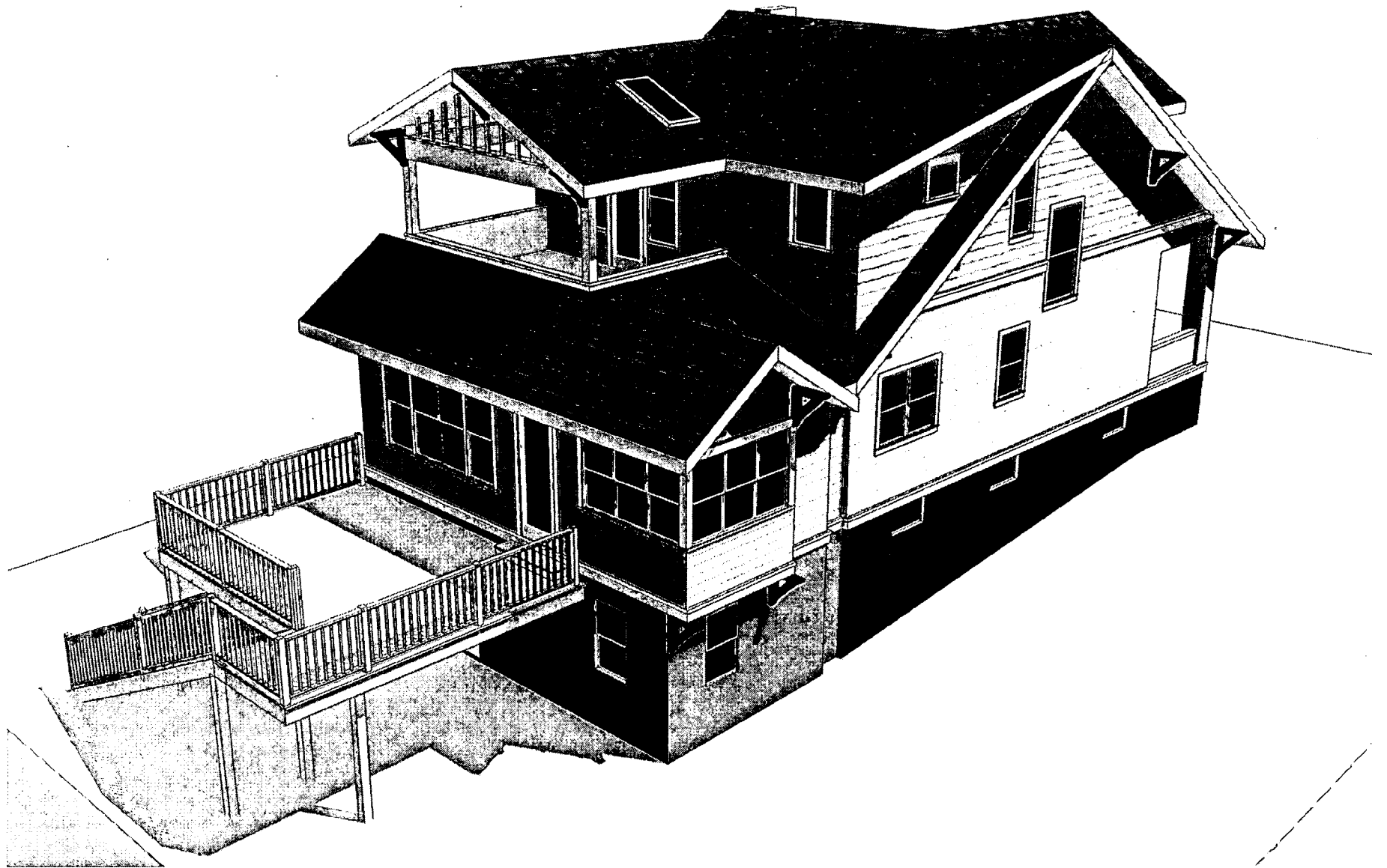


VIEW FROM PUBLIC RIGHT OF WAY
7420, 7422 & 7424 CARROLL AVENUE

25



FRONT ELEVATION - ADJOINING PROPERTY TO 7422 CARROLL AVENUE
7420 CARROLL AVENUE



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architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

HUME ADDITION

7422 Carroll Avenue, Takoma Park, MD 20912

VIEW 1

Aerial view from west

November 24, 2009

27



BENNETT FRANK McCARTHY
architects, inc.

1400 Spring Street Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-6917

HUME ADDITION

7422 Carroll Avenue, Takoma Park, MD 20912

VIEW 2

Ground level view from west

November 24, 2009

82

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7422 Carroll Avenue

Meeting Date: 6/12/96

Resource: Takoma Park Historic District

HAWP: Alteration

Case Number: 37/3-96U

Tax Credit: No

Public Notice: 5/29/96

Report Date: 6/5/96

Applicant: John B. And Rebecca L. Hume

Staff: Patricia Parker

PROPOSAL: Remove rear porch and one rear window;
Construct rear addition; new rear exterior stair;
screen enclosure for first floor porch; Replace
roof shingles; install new door

RECOMMEND: Approval w/
condition

BACKGROUND

This application is to obtain the Commission's approval to construct a two story rear addition to a ca. 1920's wood frame bungalow, a contributing resource, in the Takoma Park Historic District. Other bungalows similar to this house appear within the same block of Carroll Avenue. The property is adjacent to other contributing resources and confronted by non-contributing resources.

The proposed addition, approximately 14' wide x 12'6" deep would provide a new sun room on the first floor and a new master bedroom with bath on the upper level. On the first floor an existing window would be removed. In its place a new single leaf french door would provide access to a new rear wood deck 16' deep. An exterior stair would be constructed beyond the proposed sun room for access to grade.

DISCUSSION

Staff feels that this proposal could be approved because all new work, with the exception of the replacement of roof shingles on the front elevation, would be confined to the rear of the property. The replacement of the roof shingles would be a replacement in-kind and therefore this work would not require an approved HAWP before proceeding.

Staff is pleased that the ridge line of the new roof at the rear is not higher than that of the existing roof. Most of the materials proposed for use in the new addition are similar to those employed in the existing structure. The siding, however, would not be asbestos but cedar shingle. Above the screened in openings, the applicant proposes to use MDO board. Staff would recommend that all wood surfaces be painted to match the existing.

However, the applicant has proposed to use vinyl-clad wood windows within the new openings in the rear addition. The new windows would be set in wood framing and trimmed with 5/4 wood trim. One of these windows on would appear on each side elevation. The proposal also includes removal of an existing window, enlarging this opening and within the opening a new french door would be installed. However, due to the proximity of the adjacent houses, these

windows and the door should not be apparent from the public street. Staff therefore would recommend that the Commission approve their use in this case.

The new screen porch replaces an existing screened-in porch. An oversized opening containing a fixed bay window with single lite appears at the rear on the upper level of the proposed addition. This window would face outward to the rear yard. Staff does not find this alteration problematic because it is consistent with the Takoma Park Guidelines.

The Guidelines encourage a more lenient design review and emphasize that contributing resources are important to the overall streetscape and the compatibility of the proposed alteration to existing streetscape patterns. This proposal is also consistent with the Takoma Park Guidelines because it is compatible with the predominant architectural style of the resource. The proposed alterations would be at the rear of the house, at and below the existing roof line and consistent in the use of matching materials except for the proposed use of vinyl-clad windows.

The section of the Takoma Park Guidelines most relevant to this discussion are:

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front are discouraged but not automatically prohibited; and

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historical single story can be expanded) and should be appropriate to the surrounding street scape in terms of scale and massing.

The applicant has retained the form of the bungalow by locating the addition to the rear of the property and the addition therefore satisfies the remaining guidelines contained within the designation amendment. Staff applauds the applicant's use of window openings which are in most instances consistent with those of the existing structure.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #2 and #9:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

with the Takoma Park Guidelines; and

with the following condition:

1. All new wood surfaces employed at the exterior should be painted to match the existing. The new wood deck and stair should be stained and treated with preservatives to retard adverse weathering.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Fax # 270-9483

CONTACT PERSON BRIAN MCCARTHY
DAYTIME TELEPHONE NO. (301) 270 9480

TAX ACCOUNT # 075738 MONT. CO.

NAME OF PROPERTY OWNER JOHN B. & REBECCA L. HINE DAYTIME TELEPHONE NO. (202) 393.1270

ADDRESS 7422 CARROLL AVENUE TAKOMA PARK MD. 20912

CONTRACTOR TO BE DECIDED. TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER BRIAN MCCARTHY DAYTIME TELEPHONE NO. (301) 270 9480

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7422 STREET CARROLL AVENUE

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET _____

LOT 5 BLOCK 3 SUBDIVISION S.S. CARROLL'S ADDITION TO TAKOMA PARK.

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 70,000

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 (X) WSSC 02 () SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 (X) 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

5/22/96
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

4