

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

<b>Address:</b>	7512 Carroll Ave., Takoma Park	<b>Meeting Date:</b>	1/22/2025
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	1/15/2025
<b>Applicant:</b>	Chris Perrault & Amanda Perkins Brian McCarthy, Architect	<b>Public Notice:</b>	1/8/2025
<b>Review:</b>	Historic Area Work Permit	<b>Tax Credit:</b>	n/a
<b>Permit Number:</b>	1098628	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Construction of Rear Screen Porch and Roof Alterations		

**RECOMMENDATION**

Staff recommends the HPC **approve with one (1) condition** the HAWP application with final approval delegated to staff:

1. A tree impact assessment from the City of Takoma Park is required before Staff can issue the final approval documents.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource to the Takoma Park Historic District  
**STYLE:** Eclectic/Ranch  
**DATE:** 1955



*Figure 1: The subject property is in the northwest corner of the Takoma Park Historic District.*

## **PROPOSAL**

The applicant proposes to construct a screened-in porch and extend the existing roofline. A small patio will be constructed adjacent to the new screened-in porch.

## **APPLICABLE GUIDELINES**

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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)*, and the *Adopted Policy for the Appropriateness of Substitute materials for Porch and Deck Flooring (Policy No. 24-01)*.

### ***Takoma Park Historic District Guidelines***

There are two broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period 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/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

### ***Montgomery County Code, Chapter 24A-8***

The following guidance which pertains to this project are as follows:

- (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 ensure 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;

- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;  
or

- (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***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
9. 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.
10. New additions and adjacent or related new construction shall 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**

The subject property is a one-story, brick, side gable ranch houses that is categorized as a ‘Non-Contributing’ resource to the Takoma Park Historic District. In 2005, the HPC approved a HAWP to construct a rear addition, enclose the existing rear deck, construct a front portico, install a new bay on the front of the house, replace the windows and door, and install fiber cement siding.<sup>1</sup> The applicant proposes to expand and enclose the existing rear deck to create a screened-in porch. A small concrete patio with a hot tub is proposed to the west of the screened-in porch. None of the proposed work will be visible from the public right-of-way and should be approved as a matter of course per the *Design Guidelines*.

A Tree Impact Assessment was not included with the application materials.

#### **Screened-In Porch**

In 2006, the applicants made several alterations to the existing house including adding a rear gable family room and a deck at the back of the house. The applicant proposes to demolish the rear deck and install a screened-in porch, measuring 19’ 1 ½” × 20’ 3” (nineteen feet, one and one-half inches deep by twenty feet, three inches wide). The screened in porch will extend the existing rear gable roofline and its fiberglass shingles, which will include four aluminum-framed skylights, and have an open gable end, with

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<sup>1</sup> The file for the 2005 HAWP approval is available here:

[https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640008/Box070/37-03-05MM\\_Takoma%20Park%20Historic%20District\\_7512%20Carroll%20Avenue\\_10-03-2005.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box070/37-03-05MM_Takoma%20Park%20Historic%20District_7512%20Carroll%20Avenue_10-03-2005.pdf).

two clad casement windows. The porch will be framed with 6" × 6" (six inch by six inch) posts. All posts will be wrapped in Boral with trim to match. Cable railing, matching the railing currently on the rear deck will be installed surrounding the new porch. All new decking will be Ipe.

A small stair with a landing is on the west side of the proposed screened-in porch.

Staff finds that the new porch will not change the scale or massing of the resource that at all impacts the streetscape and, per the *Design Guidelines*, should be approved as a matter of course. Regardless, Staff finds the size, scale, and massing of the proposed porch will not overwhelm the character of the resource. Staff finds the porch design is compatible with the design revisions approved by the HPC in the 2005 HAWP, discussed above. Finally, Staff finds the proposed materials including Ipe decking, fiberglass shingles, aluminum-framed skylights, clad wood windows, and cable railing are all compatible with the character of the resource and surrounding district. Because a Tree Impact Assessment was not included with the submitted application materials, Staff recommends the HPC add a condition for approval that requires the applicant to submit a city-approved Tree Impact Assessment before issuance of the final approval documents. With the recommended condition, Staff recommends the HPC approve the rear screened-in porch under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard #2* and *9*.

### **Patio and Hot Tub**

To the west of the proposed screened-in porch, the applicant proposes to construct a concrete patio, 15' × 15' 11" (fifteen feet deep by fifteen feet, eleven inches wide) that includes a hot tub. No specifications for the hot tub were included in the submitted application materials.

Staff finds the proposed patio will not have a significant impact on the character of the site or surrounding district. Additionally, the patio and hot tub will not be at all visible from the public right-of-way and under the *Design Guidelines* should be approved as a matter of course. Staff finds concrete is an appropriate material for the character of the district and could be removed at a future date, returning the site to its current appearance. This satisfies the requirements of *Standard #10*. With the recommended condition, Staff recommends the HPC approve the patio under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standards #2, 9, and 10*.

Staff does not find reviewing the specifications for the hot tub is necessary as part of this HAWP as it is a moveable feature that Staff considers to be a temporary feature.

### **STAFF RECOMMENDATION**

Staff recommends the HPC **approve with one (1) condition** the HAWP application with final approval delegated to staff:

1) A tree impact assessment from the City of Takoma Park is required before Staff can issue the final approval documents;  
under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), and the *Takoma Park Historic District Guidelines*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9 and 10*;

and with the general condition that the applicant shall present an electronic set 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Signature of owner or authorized agent

Date

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

# 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

26 December 2024

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 #1098628 for  
7512 Carroll Avenue, Takoma Park Historic District  
**Written Description of Project**

### **Addendum a.**

The property is a 1-story brick ranch (with a finished basement) on a generous 16,000 square foot lot located at 7512 Carroll Avenue near the cross street of Jefferson Avenue. The house, built in 1955, is designated as a non-contributing resource in the Takoma Park Historic District. The main form is a relatively simple rectangle with a modest offset at the right/eastern end where the ground drops off to expose a two-car garage at the basement level. The house is topped by a simple roof with gables at the short ends and a long ridgeline parallel to Carroll Avenue. Internally the house is organized around central living/common areas with a primary bedroom suite on the far right (over the garage) and children's bedrooms on the far left.

The house was expanded/remodeled in 2006 to add a family room and modest screen porch on the rear as well as a covered stoop at the front door. The new, centrally located family room modified the footprint to a T-shape. The family room addition has a cathedral ceiling under a gabled roof whose ridge runs perpendicular to the main roof. The gabled back end of the family room features deep hipped eaves flanking a faceted rear bay projection. The current screen porch occupies the inside corner on the right/east side of the family room. The porch has a low-slope shed roof with a couple of skylights. The porch and family room open to an angled wood deck with cabled railings and wide, monumental steps down to the deep back yard.

The main facades feature unpainted brick and panels of painted cement fiberboard siding. The windows were largely replaced in 2006 with aluminum clad wood casement windows. The wood-frame family room addition is clad with Hardie-panel in the gaps between windows with cement fiber siding below. The crawlspaces under the family room and porch are enclosed by horizontally oriented panels of wood lattice. The deep rear eaves of the addition gable are supported by three large wood brackets in a nod to the Craftsman-style influence of the nearby homes. The roofing is laminated fiberglass composition shingles.



**Addendum b.**

The project is driven by a desire for more protected outdoor living space centrally situated to better take advantage of the large back yard. The goal will be met by adding a larger screen porch directly behind the 2006 family room. The new porch will extend the current roofline and repeat the character of the northern gable, including the deep eaves, wood brackets, and high transom windows. The project will also feature a small side deck leading to a concrete patio and hot tub. Existing cable railings will be replaced in kind. Exposed porch elements will be painted Boral trim and post cladding and the roof will be laminated fiberglass composition shingles. Flooring/decking will be ipe planks.

We feel the proposed expansions are consistent with and sympathetic to the resource, and the historic district at large. None of the improvements will be visible from the public right-of-way.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

# PERKINS-PERRAULT PORCH

7512 Carroll Ave, Takoma Park, Maryland 20912 Project #2412

## PROJECT DESCRIPTION

THE PROPOSED SCOPE INVOLVES A NEW SCREEN PORCH ADDITION ON THE REAR OF A ONE-STORY RAMBLER, AND INCLUDES A COUPLE OF SMALL DECK LANDINGS AND STAIRS TO GRADE. THE PORCH WILL ESSENTIALLY EXTEND THE VOLUME AND ROOFLINE OF THE EXISTING FAMILY ROOM ADDITION.

## BENNETT FRANK MCCARTHY

architects, inc.

1400 Spring Street, Suite 320  
Silver Spring, Maryland 20910-2755  
www.bfmarch.com  
(301) xxx-xxxx

### OWNER

Chris Perrault & Amanda Perkins  
7512 Carroll Ave  
Takoma Park, Maryland 20912  
(301) xxx-xxxx

## SPECIFICATIONS

### BUILDING HEIGHT (ABOVE AVE. FRONT GRADE: XXX'XX")

	EXISTING	ADDITION
RIDGE	20'-7 3/4"	20'-7 3/4"
MEAN	16'-10 1/2"	16'-10 1/2"
EAVE	13'-1"	13'-1"

### ZONING SITE PLAN LEGEND

FIRST FLOOR ADDITION	
SECOND FLOOR ADDITION	
PROPERTY LINE	
SETBACKS	

## ZONING SITE PLAN

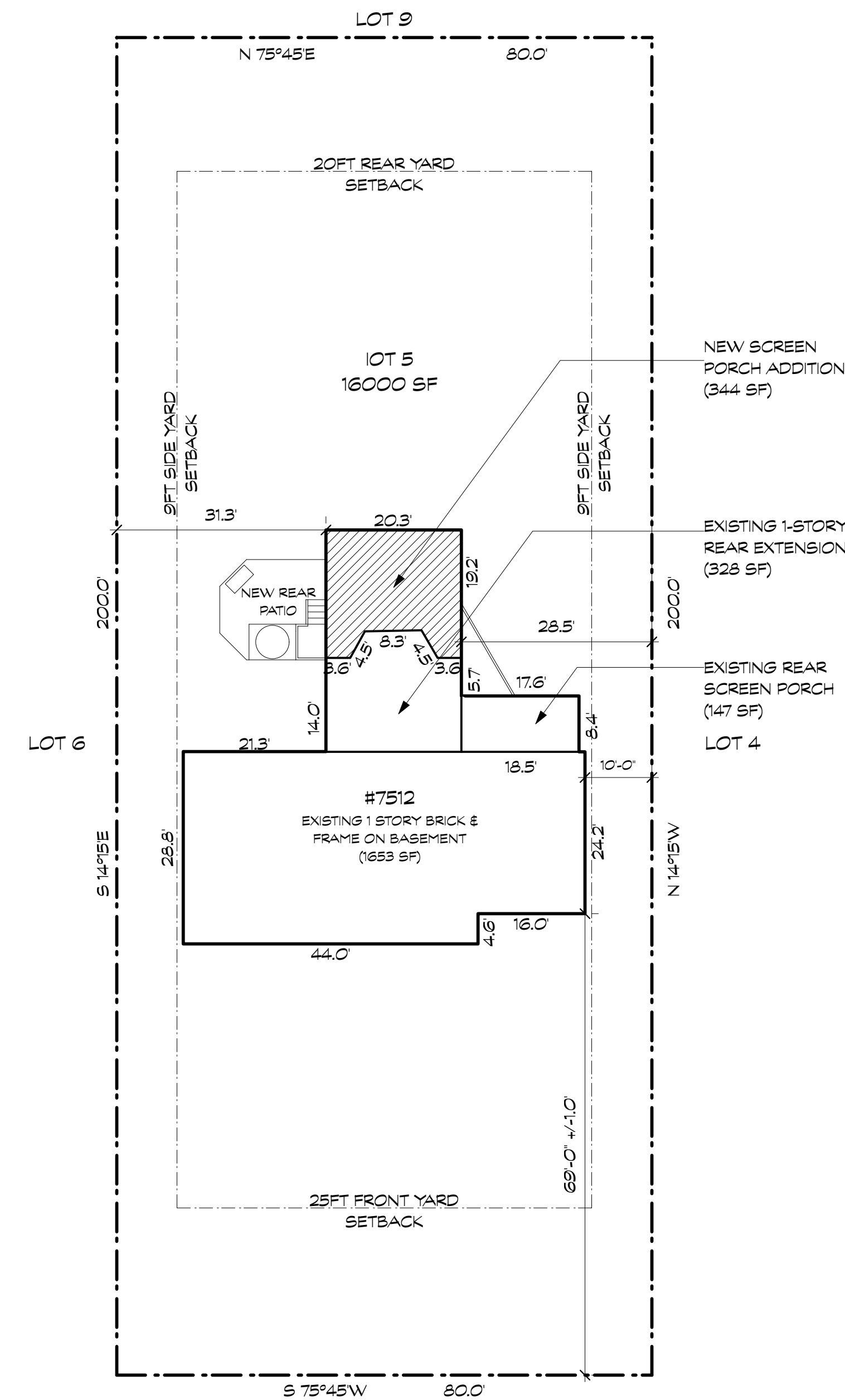
Scale: 1/16" = 1'-0"

SITE PLAN BASED ON BOUNDARY SURVEY BY MERIDIAN SURVEYS INC. DATED 04/20/2004 AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT 5, BLOCK 50  
PLAT BOOK A  
PLAT NO. 50  
MONTGOMERY COUNTY, MD  
SUBDIVISION: B.F. GILBERTS  
ADDITION TO TAKOMA PARK  
ZONE: R-60

### SITE PLAN SUMMARY- LOT COVERAGE

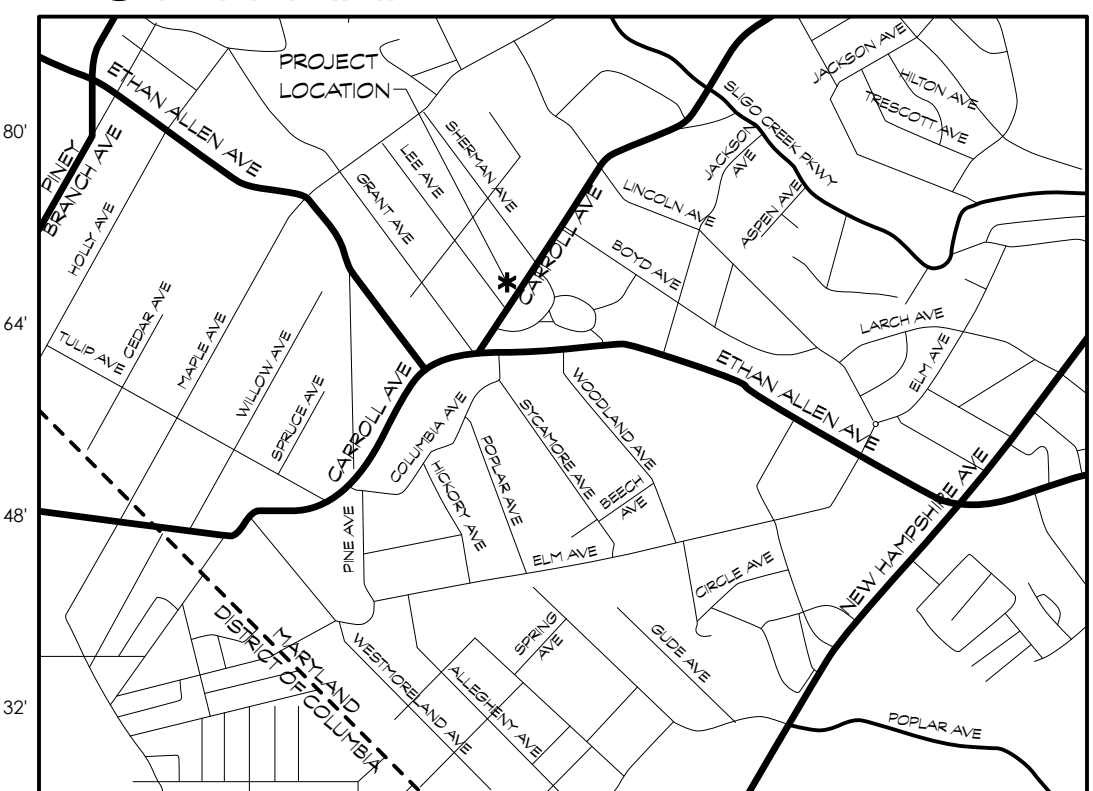
TOTAL LOT AREA	18000 SF	100.0%
EXISTING LOT COVERAGE	2128.0 SF	11.8%
---FOOTPRINT OF EXISTING HOUSE	1653.0 SF	
---EXISTING REAR EXTENSION	328.0 SF	
---EXISTING REAR SCREEN PORCH	147.0 SF	
---EXISTING OUTBUILDINGS	0.0 SF	
PROPOSED INCREASE	344.0 SF	1.9%
---SCREEN PORCH ADDITION	344.0 SF	
---	0.0 SF	
---EXIST. OUTBUILDINGS TO BE REMOVED	0.0 SF	
PROPOSED LOT COVERAGE	2472.0 SF	13.7%



## DRAWING LIST

REV.	SHEET	TITLE
	0000	COVER SHEET
	S100	SPECIFICATIONS
	D100	DEMOLITION PLAN
	D200	DEMOLITION ELEVATIONS
	A100	FOUNDATION PLAN
	A101	PROPOSED FIRST FLOOR PLAN
	A102	PROPOSED ROOF PLAN
	A200	PROPOSED ELEVATIONS
	A300	BUILDING SECTIONS
	A301	WALL SECTIONS
	S100	FOUNDATION PLAN
	S101	FIRST FLOOR FRAMING PLAN
	S102	ROOF FRAMING PLAN
	E100	ELECTRICAL PLAN

## VICINITY MAP



DATE	ISSUE
12/27/2024	PROGRESS

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## ABBREVIATIONS

±	AND	D	DRYER	EQ	EQUAL	LVL	LAMINATED VENEER	OSB	ORIENTED STRAND BOARD	SPRK	SPRINKLER
Ⓢ	AT	DH	DOUBLE HUNG	ETR	EXISTING TO REMAIN	EX	EXISTING	MARB	MARBLE	STL	STEEL
AFF	ABOVE FINISHED FLOOR	DIA	DIAMETER	EX	EXISTING	MARB	MARBLE	PLAM	PLASTIC LAMINATE	TBD	TO BE DETERMINED
APT	APARTMENT	DIM	DIMENSION	FF	FINISH FLOOR	FF	FINISH FLOOR	PLYWD	PLYWOOD	TEMP	TEMPER
BLDG	BUILDING	DN	DOWN	FN	FINISH	MAX	MAXIMUM	PT	PRESSURE TREATED	T&G	TONGUE AND GROOVE
BSMT	BASEMENT	DR	DOOR	FLR	FLOOR	MDO	MEDIUM DENSITY OVERLAY	R	RISER	TOS	TOP OF SLAB
CJ	CONTROL JOINT	DS	DOWNSPOUT	GA	GAUGE	R	REFRIGERATOR	REF	REFRIGERATOR	TYP	TYPICAL
CAB	CABINET	DTL	DETAIL	GA	GAUGE	RO	ROUGH OPENING	RO	ROUGH OPENING	UNO	UNLESS NOTED OTHERWISE
CN	CENTER LINE	DW	DISHWASHER	GWB	GYPSUM WALL BOARD	RGD	REQUIRED	RO	ROUGH OPENING	VIF	VERIFY IN FIELD
CL	CEILING	DWS	DRAWING	HB	HOBE BS	RM	ROOM	RO	ROUGH OPENING	W	WASHER
CLR	CLEAR	EFS	EXTERIOR INSULATION FINISHING SYSTEM	HC	HOLLOW CORE	SC	SOLID CORE	SC	SOLID CORE	W	WITH
CMU	CONCRETE MASONRY UNIT	HDWR	HARDWARE	HT	HEIGHT	SHT	SHEET	SHT	SHEET	WC	TOILET / WATER CLOSET
COND	CONDITION	JB	JUNCTION BOX	HT	HEIGHT	SHWR	SHOWER	SHWR	SHOWER	WD	WOOD
CONC	CONCRETE	LB	LOAD BEARING WALL	HT	HEIGHT	W/O	WITHOUT	W/O	WITHOUT	W/W	WELDED WIRE MESH
CONT	CONTINUOUS	EXP	EXPANSION	HT	HEIGHT	W/W	WELDED WIRE MESH	W/W	WELDED WIRE MESH		

## SYMBOLS

	CENTERLINE		DRAWING CALL-OUT: DRAWING NUMBER SHEET REFERENCE		ELEVATION MARKER: XXX-XX X/X" BENCHMARK SPOT LOCATION
	DOOR TAG: DOOR REFERENCE (SEE DOOR SCHEDULE)		ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE		SECTION CUT CALL-OUT: DRAWING REFERENCE SECTION CUT LOCATION
	WINDOW TAG: WINDOW REFERENCE (SEE WINDOW SCHEDULE)		ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE		WALL TAG: WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)
	WALL TAG: WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)		DRAWING CALL-OUT: DRAWING NUMBER SHEET REFERENCE		SECTION CUT CALL-OUT: DRAWING REFERENCE SECTION CUT LOCATION

## PROJECT DATA

JURISDICTION:	MONTGOMERY COUNTY, MD
BUILDING CODE:	2018 IRC & MONTGOMERY COUNTY AMENDMENTS
BUILDING USE GROUP:	SINGLE-FAMILY, DETACHED
CONSTRUCTION TYPE:	5B - COMBUSTIBLE, UNPROTECTED
FIRE SUPPRESSION SYSTEM:	NA

## CERTIFICATION

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: \_\_\_\_\_  
EXPIRATION DATE: \_\_\_\_\_

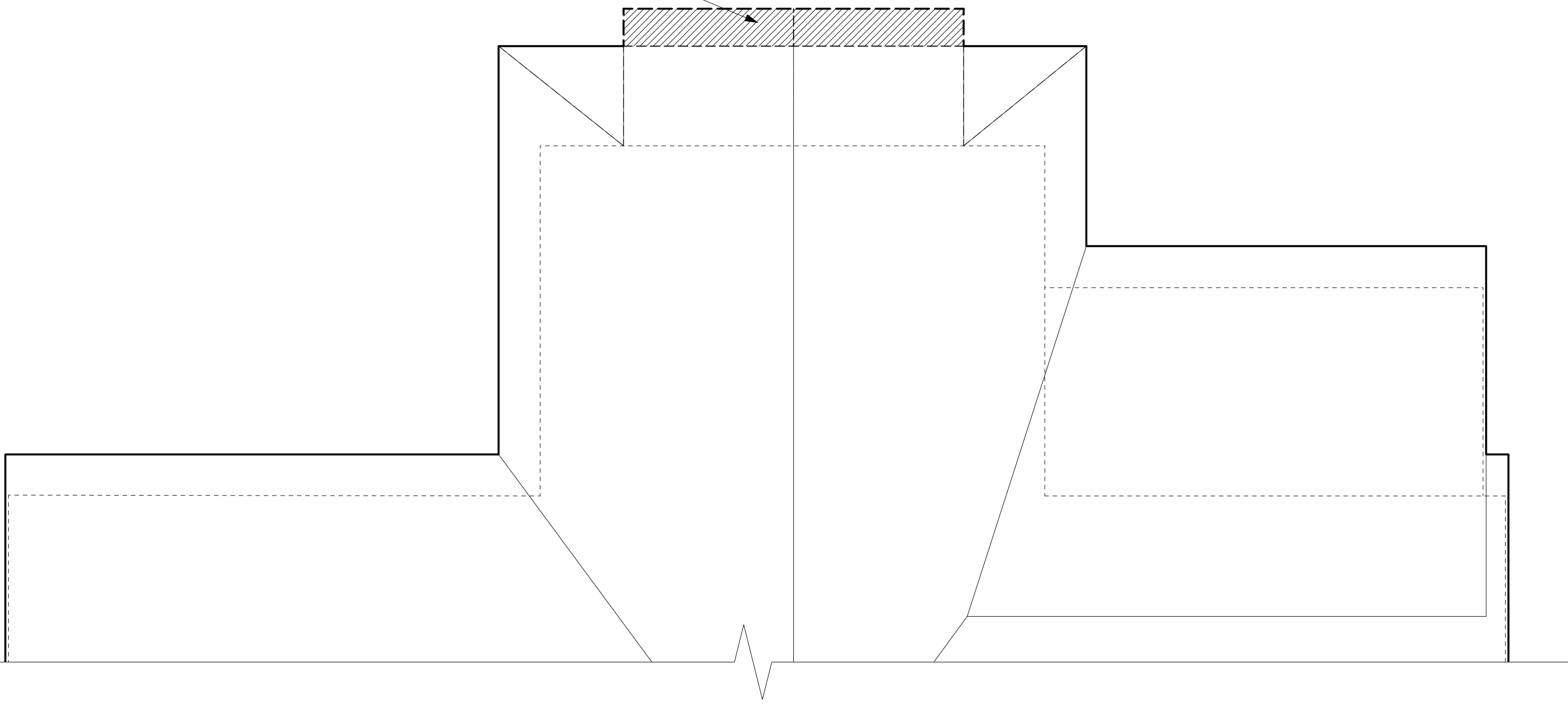
DATE	ISSUE - REMARKS
mm/dd/2023	Issue Name

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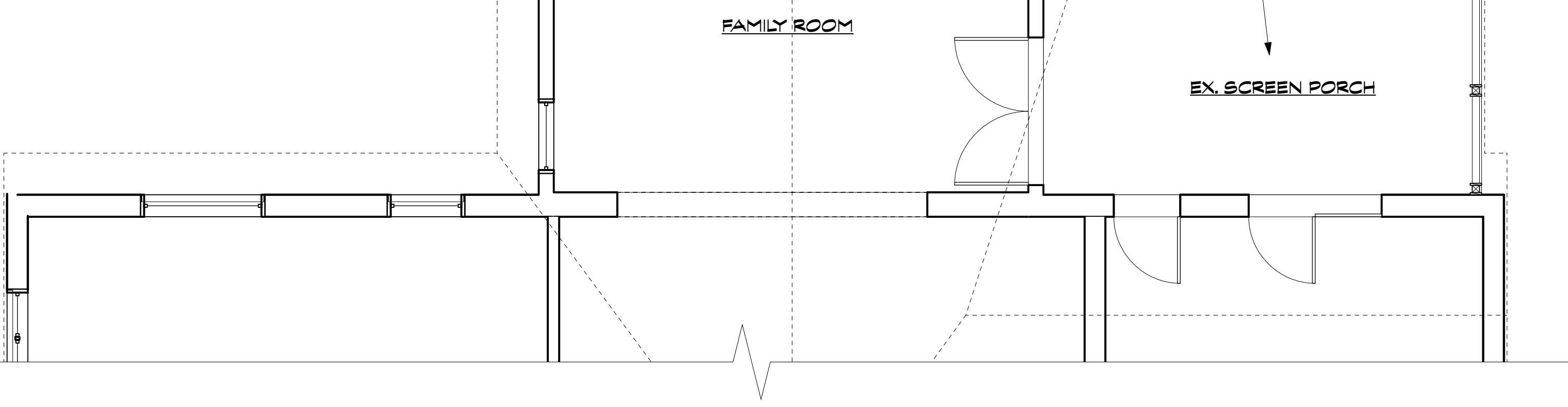
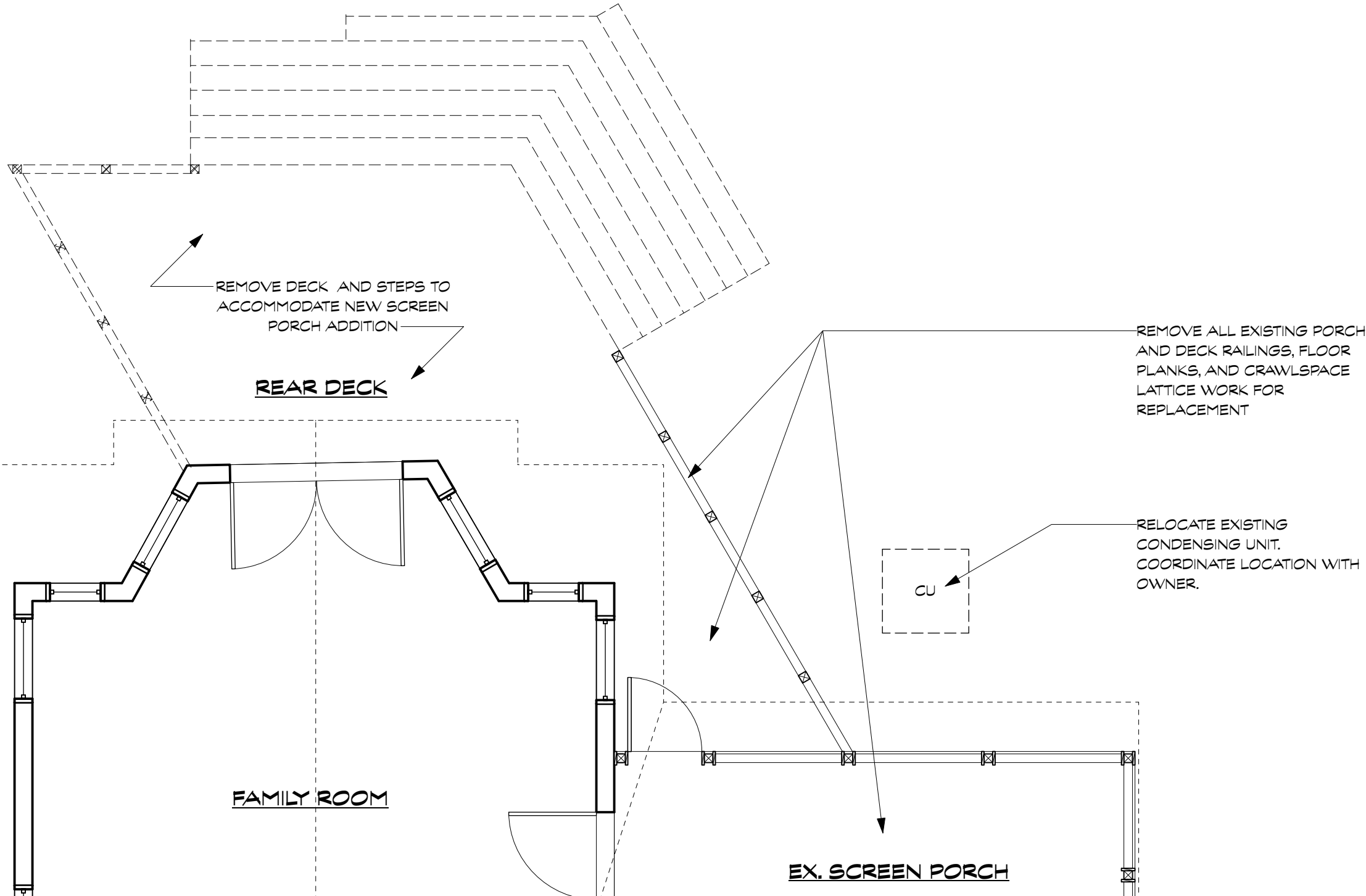
LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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REMOVE EXISTING ROOF OVERHANG AS SHOWN



**2** ROOF DEMOLITION PLAN  
 Scale: 1/4" = 1'-0"

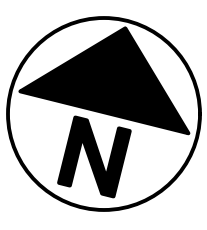


**1** FIRST FLOOR DEMOLITION PLAN  
 Scale: 1/4" = 1'-0"

**WALL LEGEND**

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
  - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
  - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)



**PERKINS-PERRAULT PORCH**  
 7512 Carroll Ave, Takoma Park, Maryland 20912  
 Project #2412

DEMOLITION PLANS

**D100**

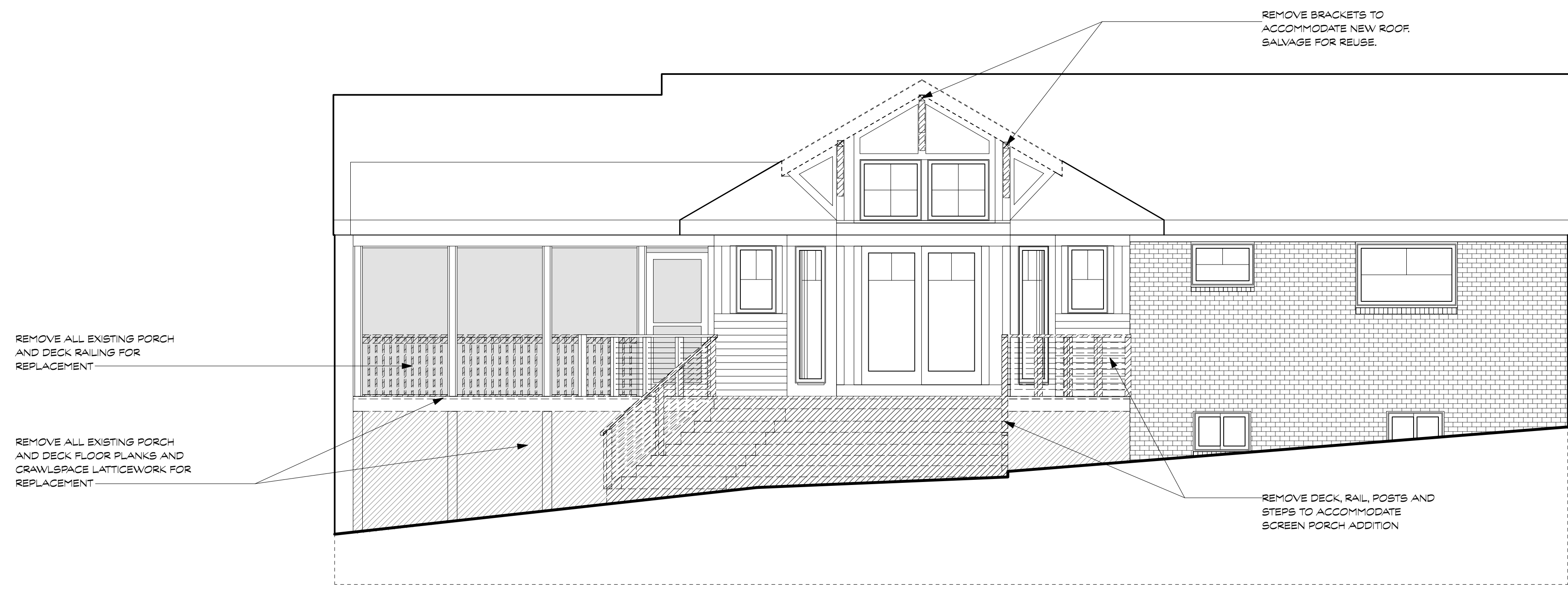
27 DECEMBER 2024

DATE	ISSUE - REMARKS
mm/dd/yyyy	Issue Name

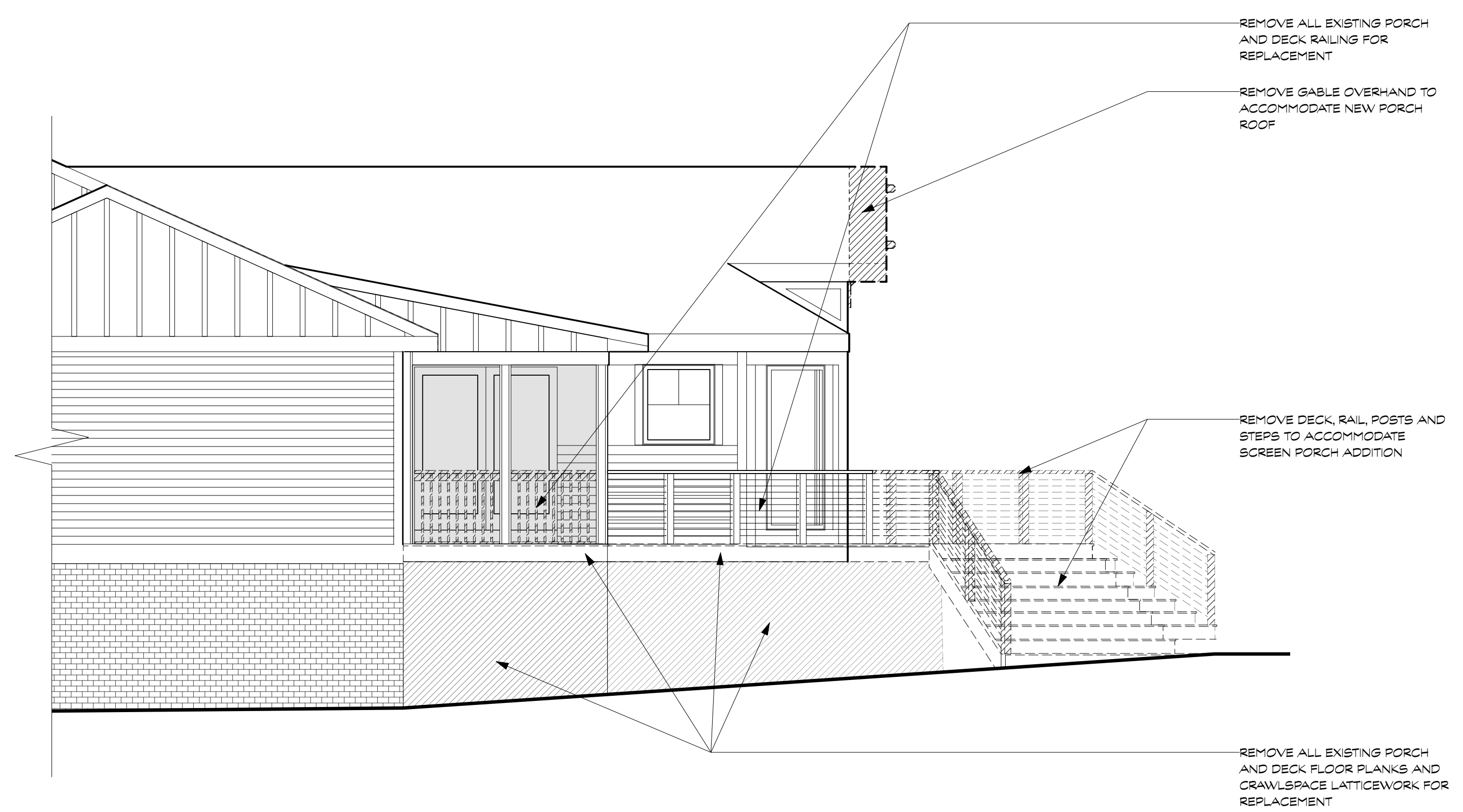
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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1 REAR DEMOLITION ELEVATION  
Scale: 1/4" = 1'-0"



2 SIDE DEMOLITION ELEVATION  
Scale: 1/4" = 1'-0"

**PERKINS-PERRAULT PORCH**  
7512 Carroll Ave, Takoma Park, Maryland 20912  
Project #2412

DEMOLITION ELEVATIONS

**D200**

27 DECEMBER 2024



DATE	ISSUE - REMARKS
mm/dd/yyyy	Issue Name

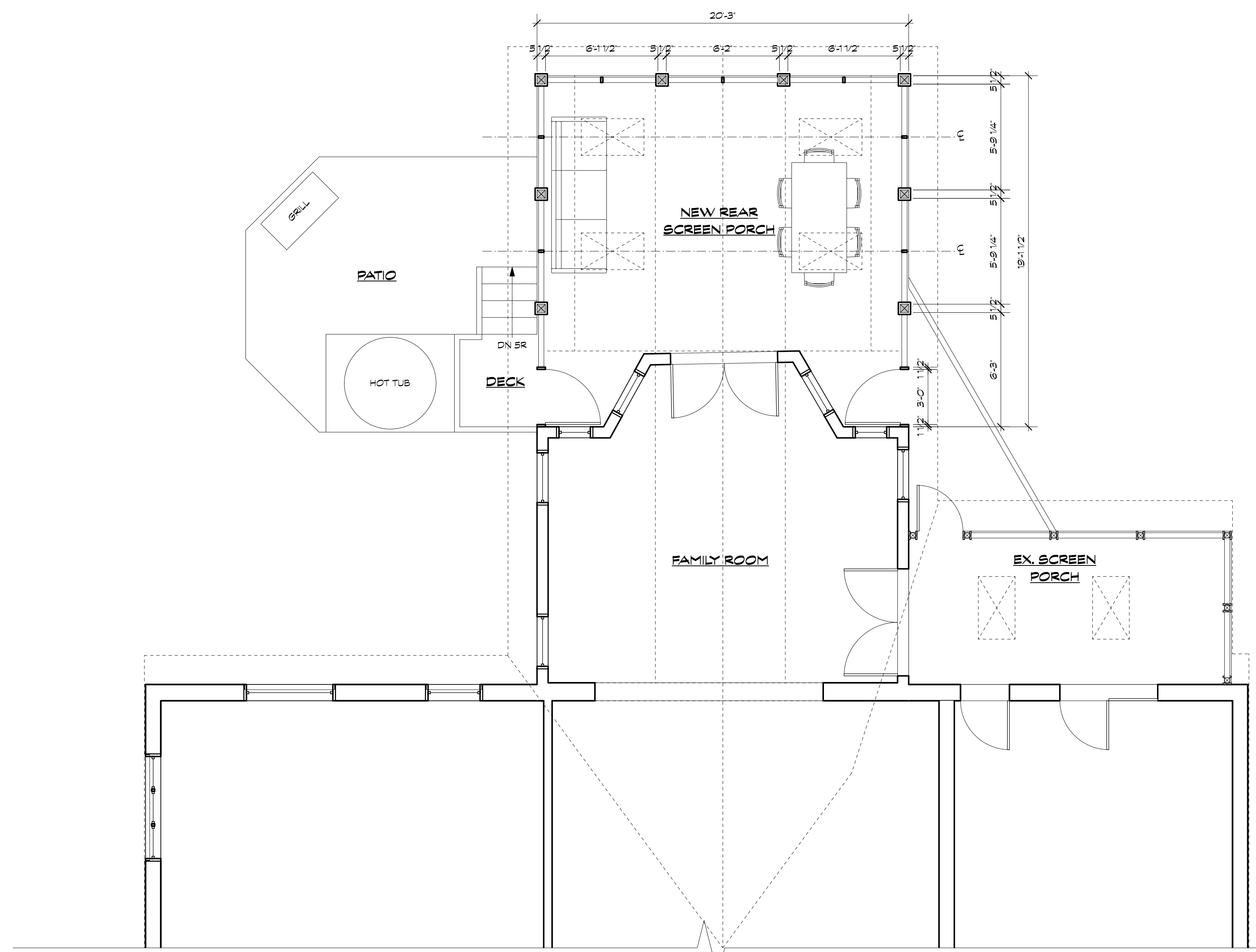
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LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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MARK	MODEL NO.	TYPE	UNIT SIZE (W x H)	ROUGH OPENING (W x H)	OPER	ESSESS	GLAZING	REMARKS	MARK
A	3030 (228)	CASEMENT PICTURE	2'-1 1/2" X 2'-1 1/2"	3'-0" X 3'-0"	N	N	LOWE		A
B	VELUX FS-208	SKYLIGHT	1'-11 1/4" X 3'-0 1/2"	1'-0 1/2" X 3'-3 3/4"	N	N	LOWE		B
C									C
D									D
E									E

NOTES:  
 1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.  
 2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.  
 3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHUBS & SHOWER ENCLOSURES.  
 4. PROVIDE ONE EMERGENCY EGRESS WINDOW CONFORMING W/ CODE IN EACH SLEEPING AREA & BEDROOM.  
 THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET. THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.  
 THE MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES. THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE THE FINISH FLOOR.  
 5. SEE ELEVATIONS FOR MUNTIN / GRILLE PATTERNS, AND UNIT OPERATION.



1 FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

- GENERAL NOTES:  
 1. DO NOT SCALE THE DRAWINGS  
 2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O.)  
 3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O.)

**PERKINS-PERRAULT PORCH**  
 7512 Carroll Ave, Takoma Park, Maryland 20912  
 Project #2412

FIRST FLOOR PLAN

**A101**

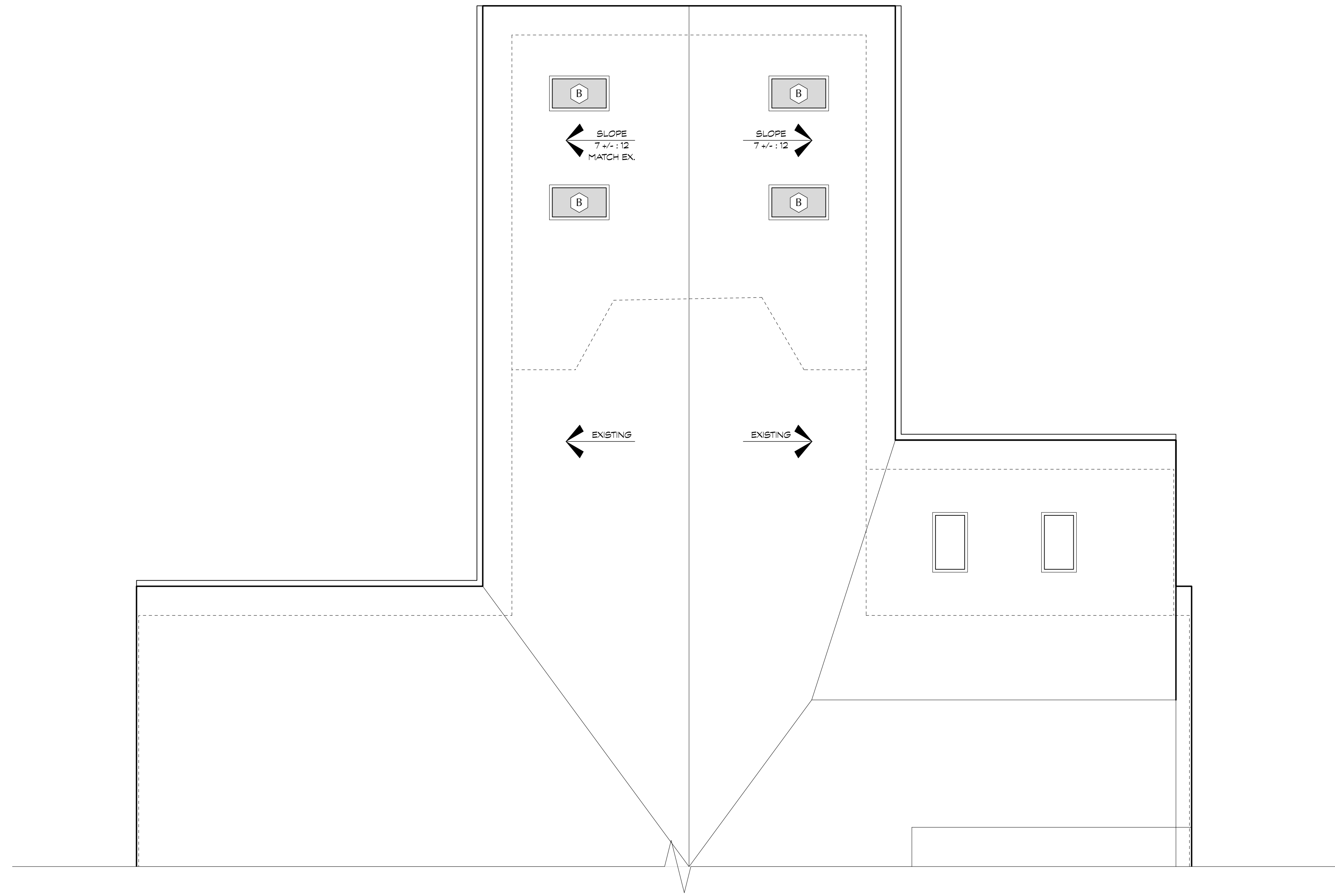
27 DECEMBER 2024

DATE	ISSUE - REMARKS
mm/dd/yyyy	Issue Name

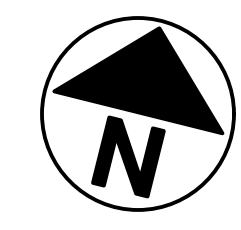
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

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1 ROOF PLAN  
Scale: 1/4" = 1'-0"



**WALL LEGEND**

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
  - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
  - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

**PERKINS-PERRAULT PORCH**  
7512 Carroll Ave, Takoma Park, Maryland 20912  
Project #2412

ROOF PLAN

**A102**

27 DECEMBER 2024

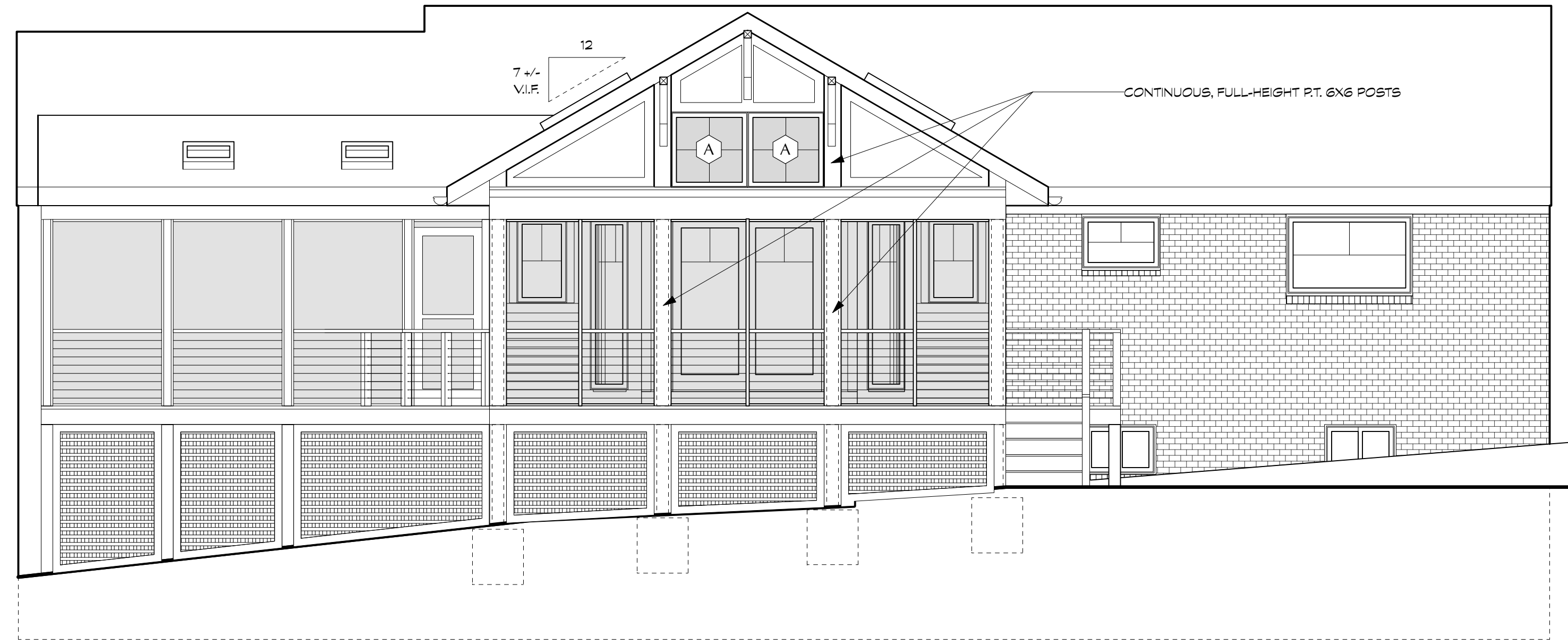


DATE	ISSUE - REMARKS
mm/dd/yyyy	Issue Name

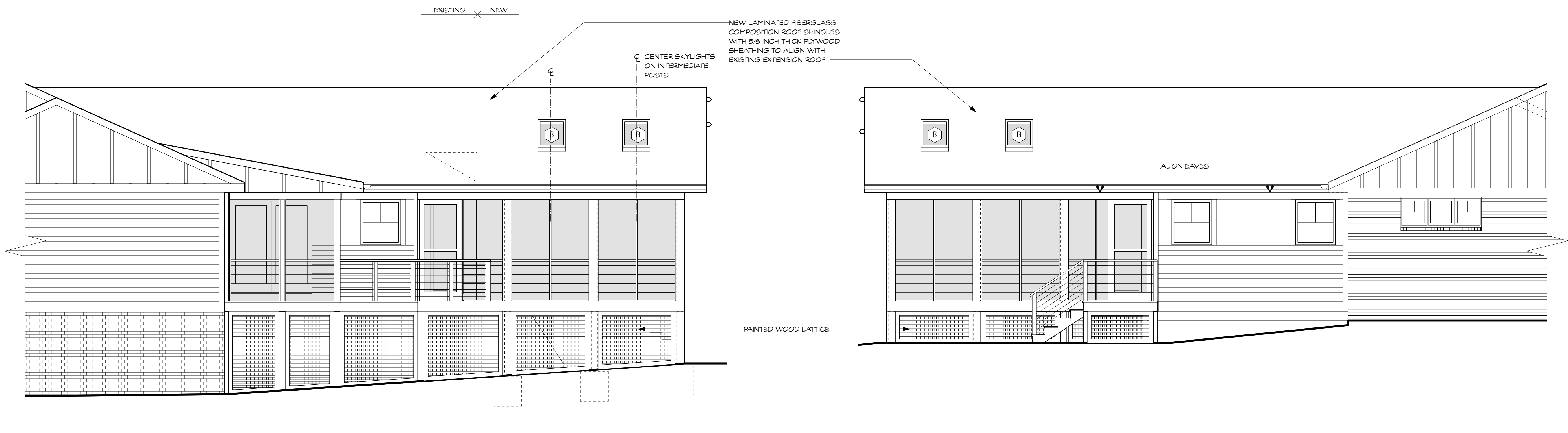
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1 REAR (NORTH) ELEVATION  
Scale: 1/4" = 1'-0"



2 SIDE (EAST) ELEVATION  
Scale: 1/4" = 1'-0"

3 SIDE (WEST) ELEVATION  
Scale: 1/4" = 1'-0"

**PERKINS-PERRAULT PORCH**  
7512 Carroll Ave, Takoma Park, Maryland 20912  
Project #2412

27 DECEMBER 2024

ELEVATIONS

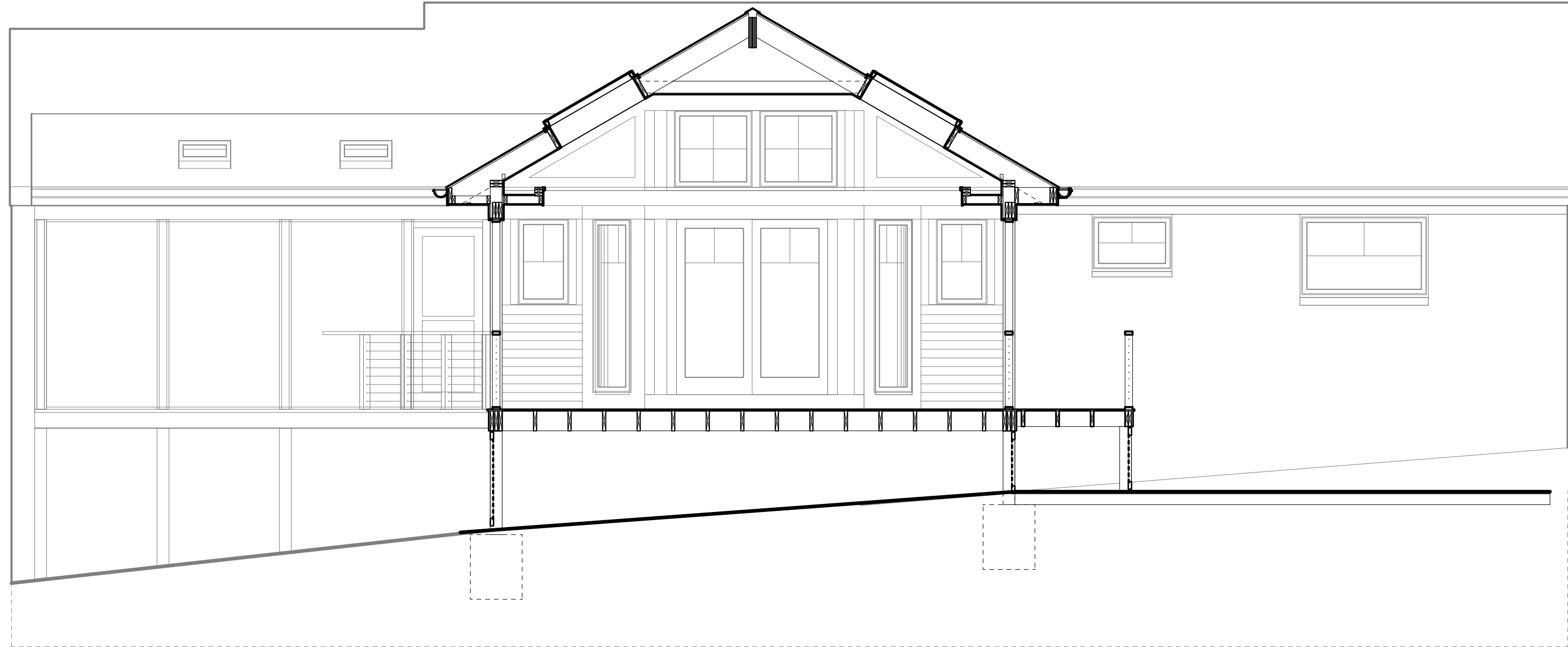
**A200**

DATE	ISSUE - REMARKS
mm/dd/yyyy	Issue Name

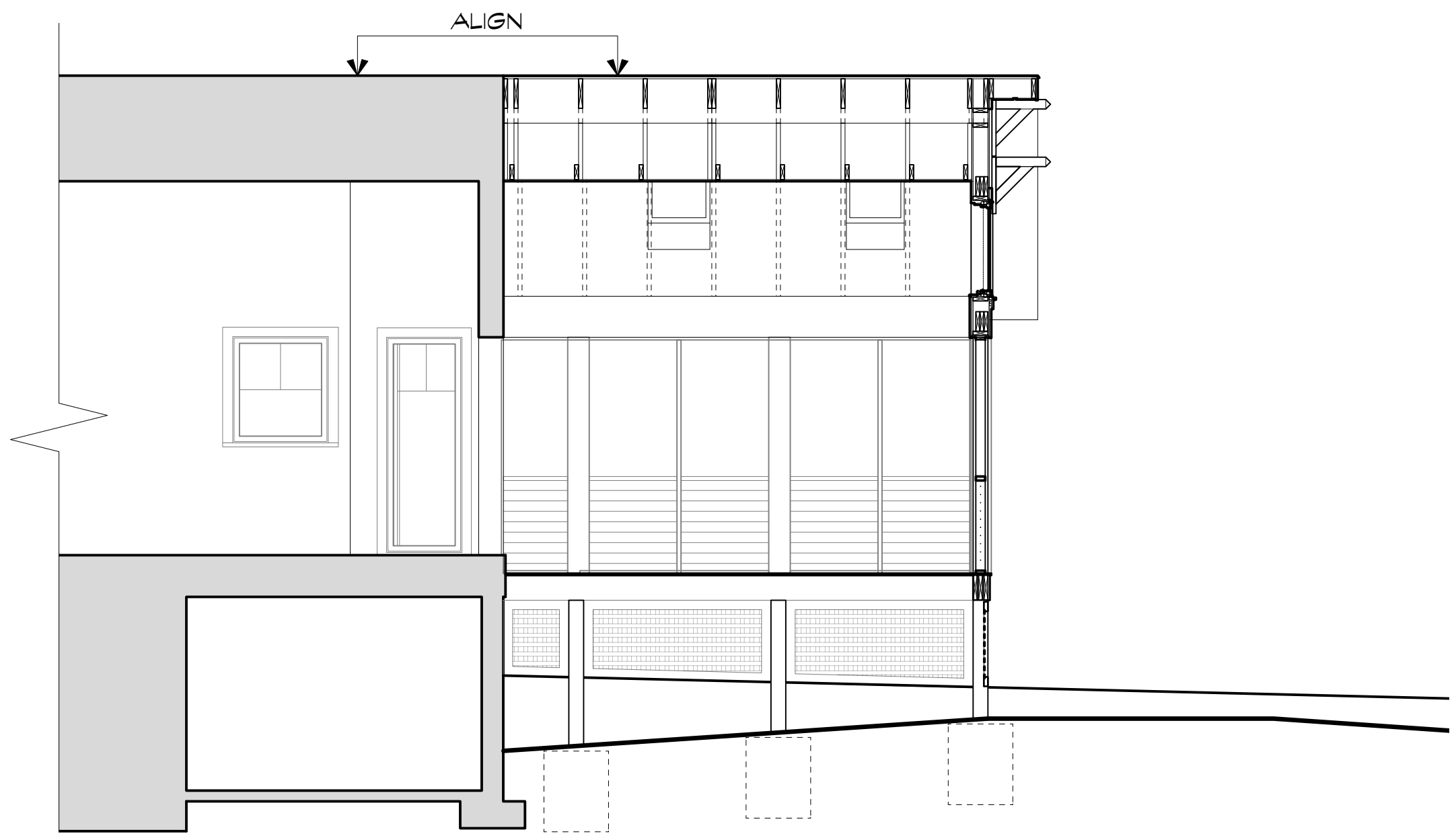
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① BUILDING SECTION  
Scale: 1/4" = 1'-0"



② BUILDING SECTION  
Scale: 1/4" = 1'-0"

**PERKINS-PERRAULT PORCH**  
7512 Carroll Ave, Takoma Park, Maryland 20912  
Project #2412

27 DECEMBER 2024

BUILDING SECTIONS

**A300**

DATE	ISSUE - REMARKS
mm/dd/yyyy	Issue Name

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LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

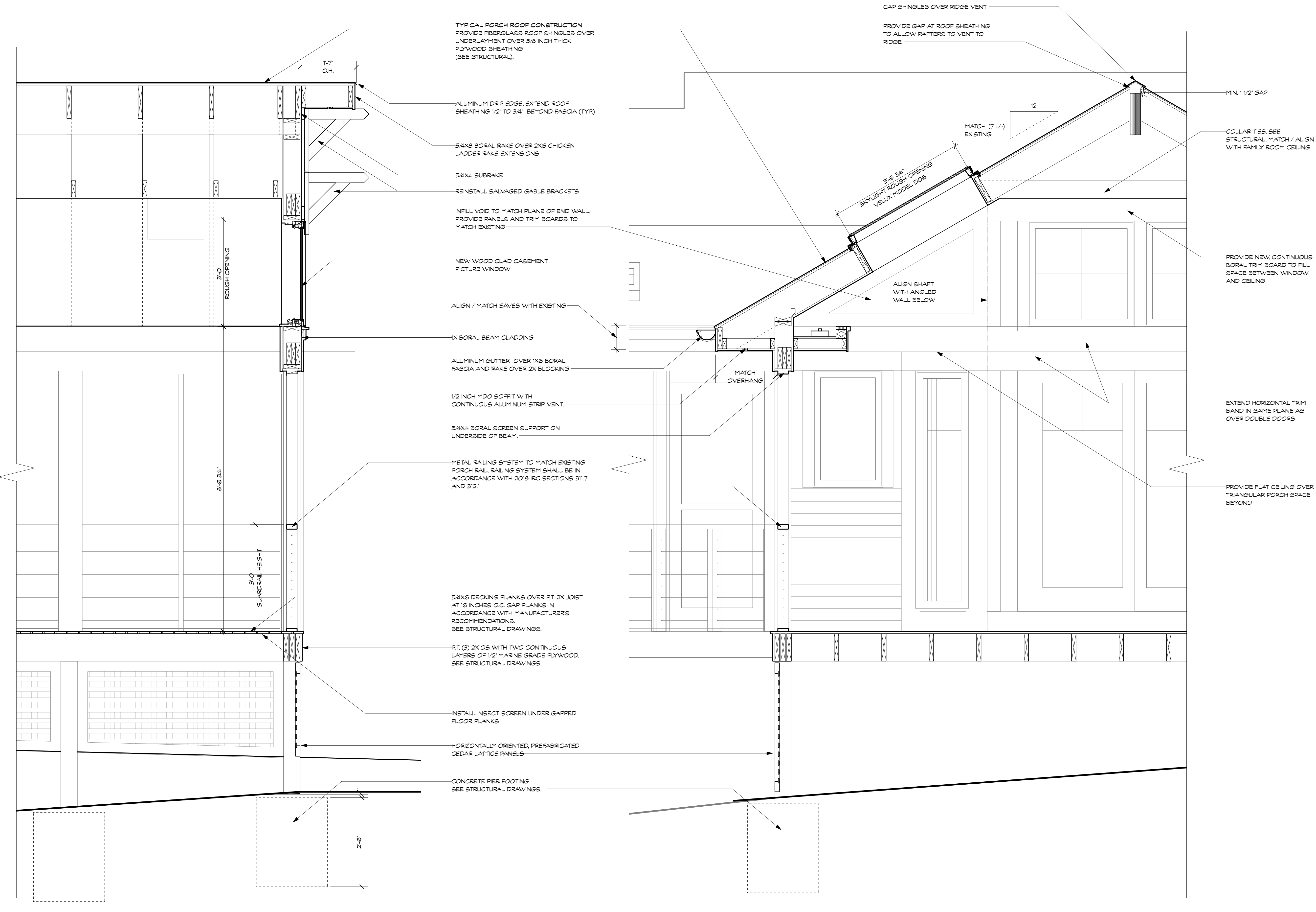
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**PERKINS-PERRAULT PORCH**  
7512 Carroll Ave, Takoma Park, Maryland 20912  
Project #2412

27 DECEMBER 2024

WALL SECTIONS

**A301**



1 PORCH SECTION  
Scale: 3/4" = 1'-0"

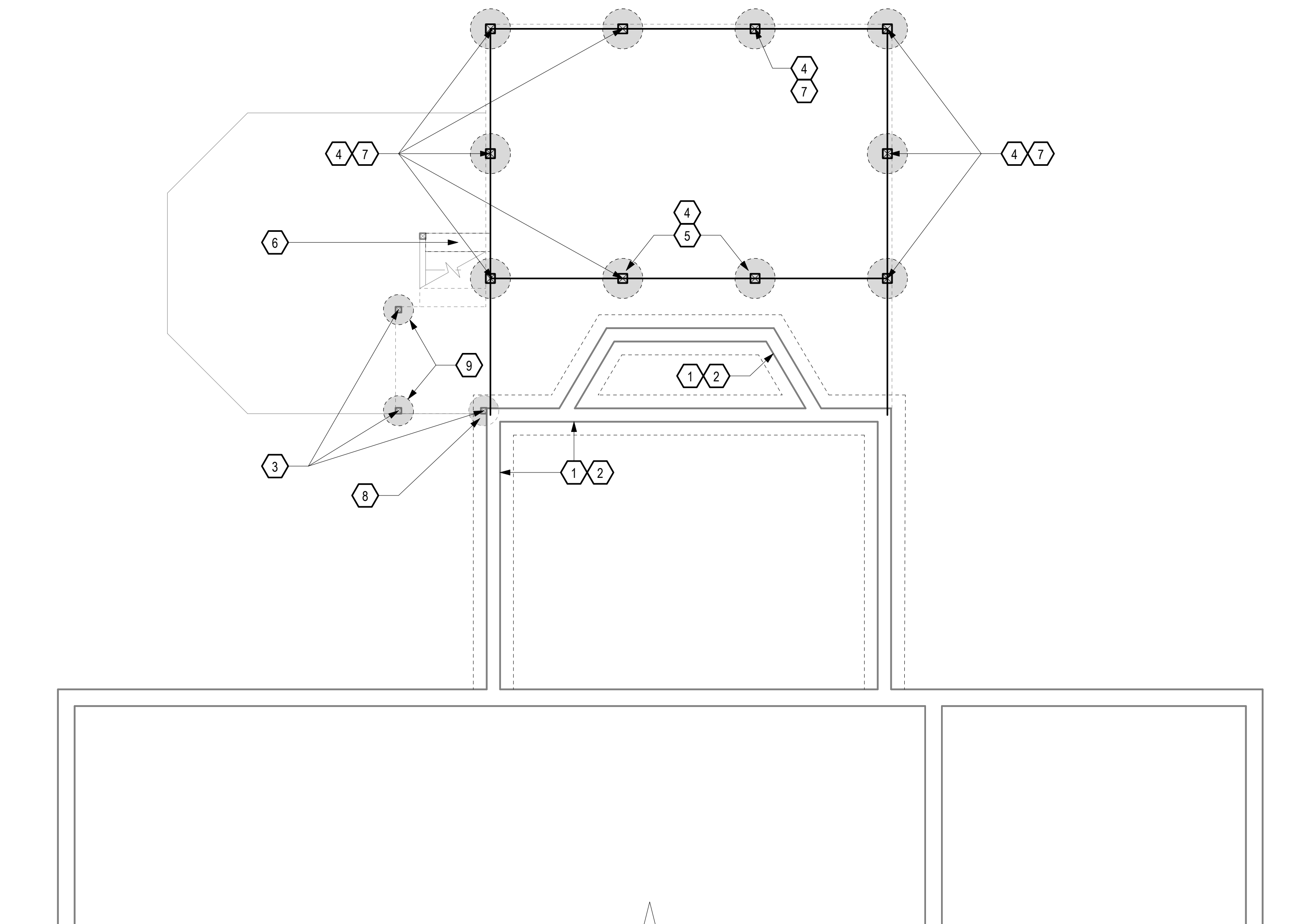
2 PORCH SECTION  
Scale: 3/4" = 1'-0"

DATE	ISSUE - REMARKS
mm/dd/2023	Issue Name

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LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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**1 FOUNDATION PLAN**  
 Scale: 1/4" = 1'-0"

- 1 EXISTING FOOTING
- 2 EXISTING FOUNDATION WALL
- 3 P.T. 4x4 POST W/ SIMPSON ABU44Z POST BASE WITH 5/8"Øx6" EMBED. ANCHOR BOLT IN DEWALT AC100+ GOLD EPOXY
- 4 P.T. 6x6 POST W/ SIMPSON ABU66Z POST BASE WITH 5/8"Øx6" EMBED. ANCHOR BOLT IN DEWALT AC100+ GOLD EPOXY
- 5 20"Ø CONCRETE PIER ALIGN BOTTOM WITH BOTTOM OF EXISTING FOOTING
- 6 12x12 GRADE BEAM WITH 2 #4S OVER 6" TAMPED GRAVEL
- 7 20"Ø CONCRETE PIER
- 8 18" Ø CONCRETE PIER, BEAR ON EXISTING FOOTING
- 9 18"Ø CONCRETE PIER

**PERKINS-PERRAULT PORCH**  
 7512 Carroll Ave, Takoma Park, Maryland 20912  
 Project #2412

FOUNDATION PLAN

**S100**

Issue Name

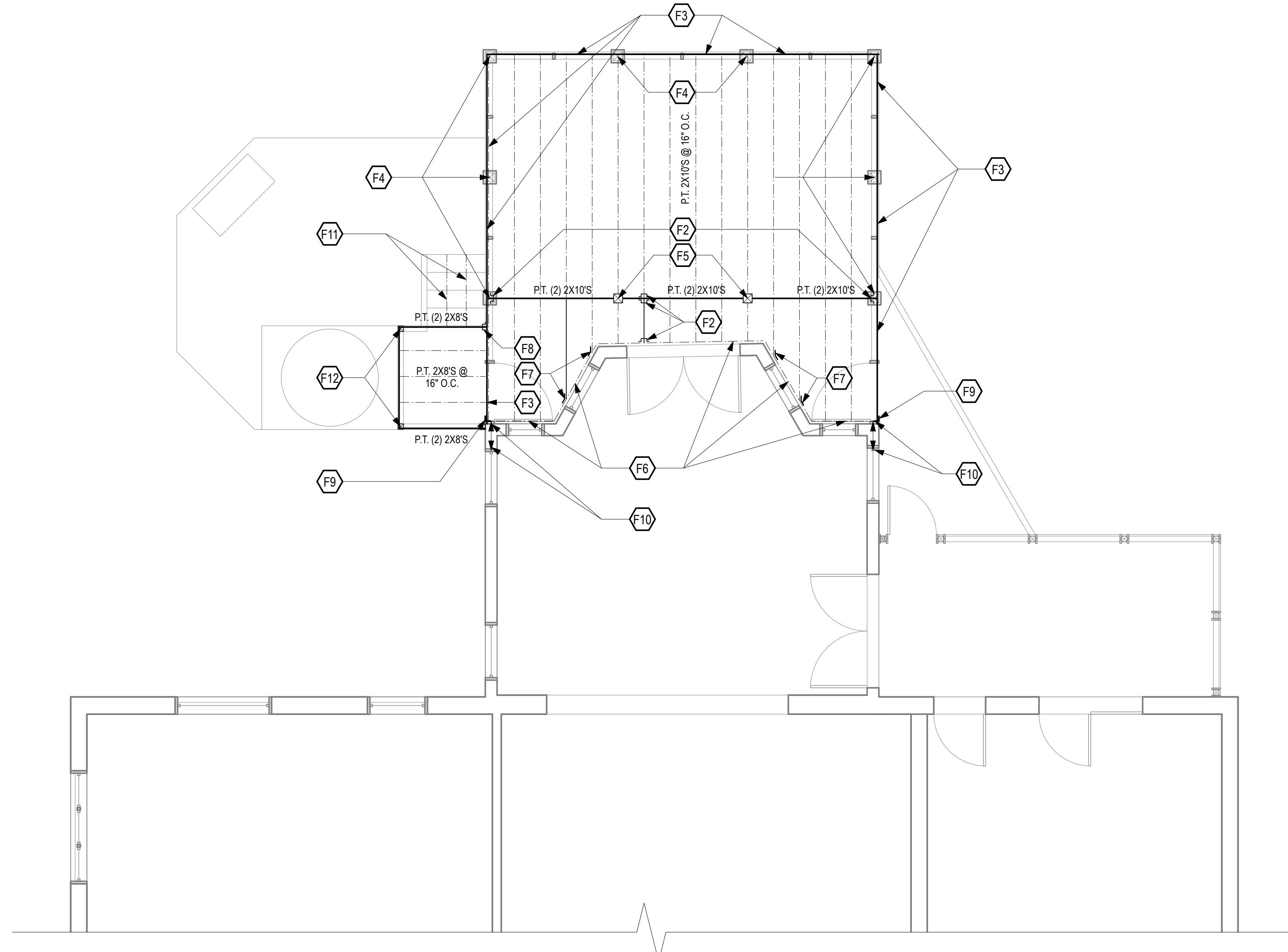
27 DECEMBER 2024

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mm/dd/2023	Issue Name

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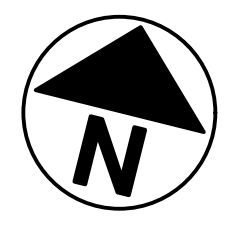
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**1 FIRST FLOOR FRAMING PLAN**  
 Scale: 1/4" = 1'-0"

- F1** SIMPSON U210
- F2** SIMPSON U210-2, TYP. U.N.O.
- F3** P.T. (3) 2X10S WITH TWO CONTINUOUS LAYERS OF 1/2" MARINE GRADE PLYWOOD
- F4** P.T. 6X6 WITH SIMPSON AC6 POST CAP & P.T. 6X6 POST UP WITH SIMPSON H6 HURRICANE TIE TO 2X10 BEAM BELOW
- F5** P.T. 6X6 POST WITH (2) 1/2"Ø A307 THRU-BOLTS AT 2X10 BEAMS
- F6** P.T. 2X10 LEDGER WITH (2) 1/2"Ø A307 BOLTS @ 16" O.C. STAGGERED TOP AND BOTTOM
- F7** SIMPSON LS90
- F8** SIMPSON U26-2
- F9** SIMPSON HUC610-SDS
- F10** SIMPSON DTT2Z DECK TIE
- F11** P.T. 2X12 STRINGER
- F12** P.T. 4X4 POST W/ SIMPSON LCE4 POST CAP



**PERKINS-PERRAULT PORCH**  
 7512 Carroll Ave, Takoma Park, Maryland 20912  
 Project #2412

FIRST FLOOR  
 FRAMING PLAN  
**S101**

Issue Name

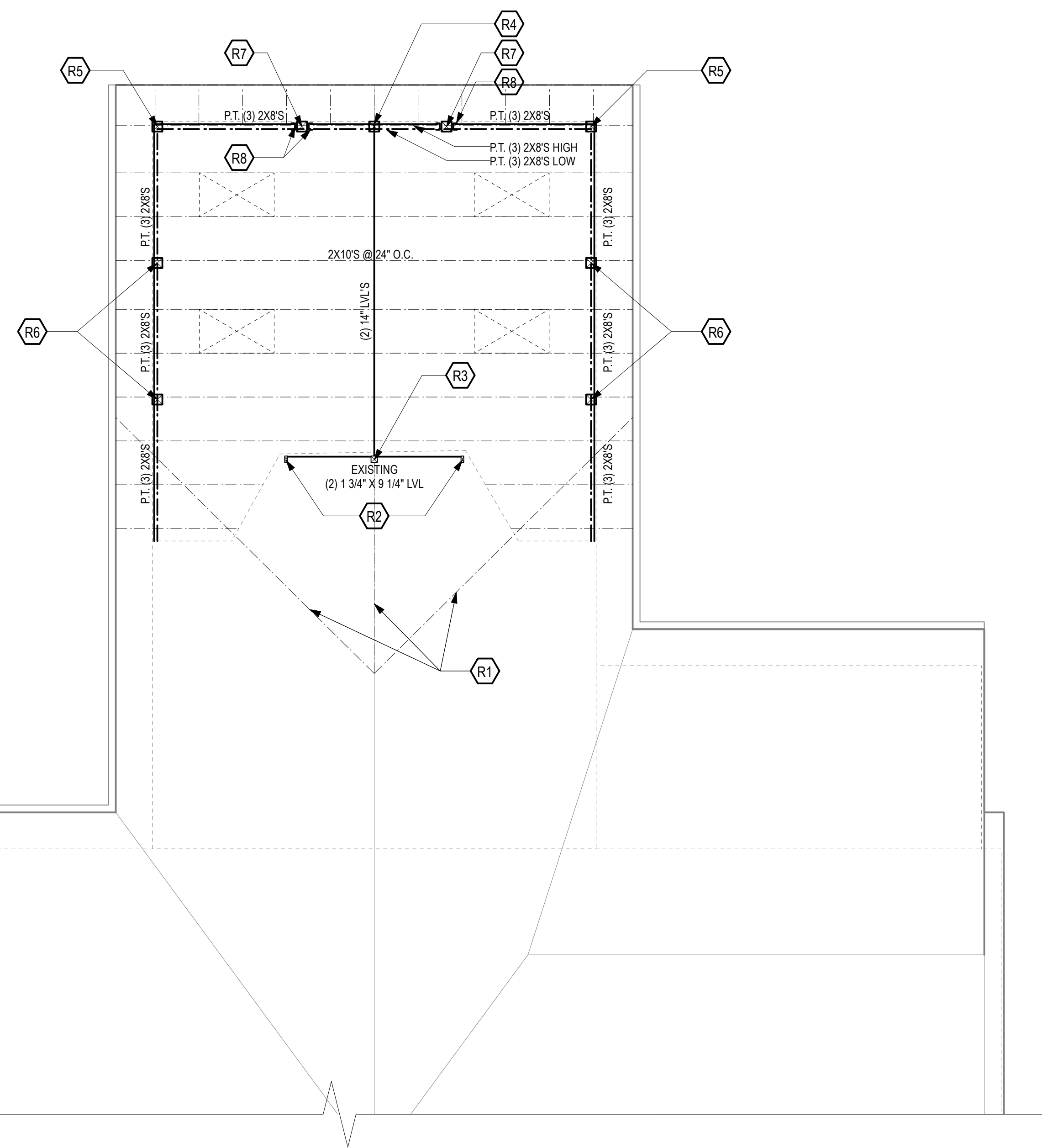
27 DECEMBER 2024

DATE	ISSUE - REMARKS
mm/dd/yyyy	Issue Name

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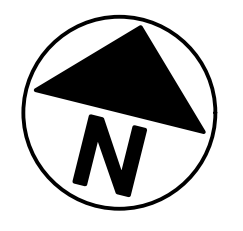
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**1 ROOF FRAMING PLAN**  
 Scale: 1/4" = 1'-0"

- R1** EXISTING ROOF BEAMS
- R2** EXISTING DBL 2x6 STUD
- R3** EXISTING 3 1/2 X 3 1/2 PSL POST WITH SIMPSON AC4 POST CAP
- R4** P.T. 6x6 POST WITH SIMPSON LCE6 POST CAP TOP AND SIMPSON AC4 POST CAP BOTTOM (INVERTED)
- R5** P.T. 6x6 POST WITH SIMPSON LCE4 POST CAP
- R6** P.T. 6x6 POST WITH SIMPSON AC6 POST CAP
- R7** P.T. 6x6 CONTINUOUS FULL-HEIGHT
- R8** SIMPSON HH6



**PERKINS-PERRAULT PORCH**  
 7512 Carroll Ave, Takoma Park, Maryland 20912  
 Project #2412

Issue Name

27 DECEMBER 2024

ROOF FRAMING PLAN

**S102**

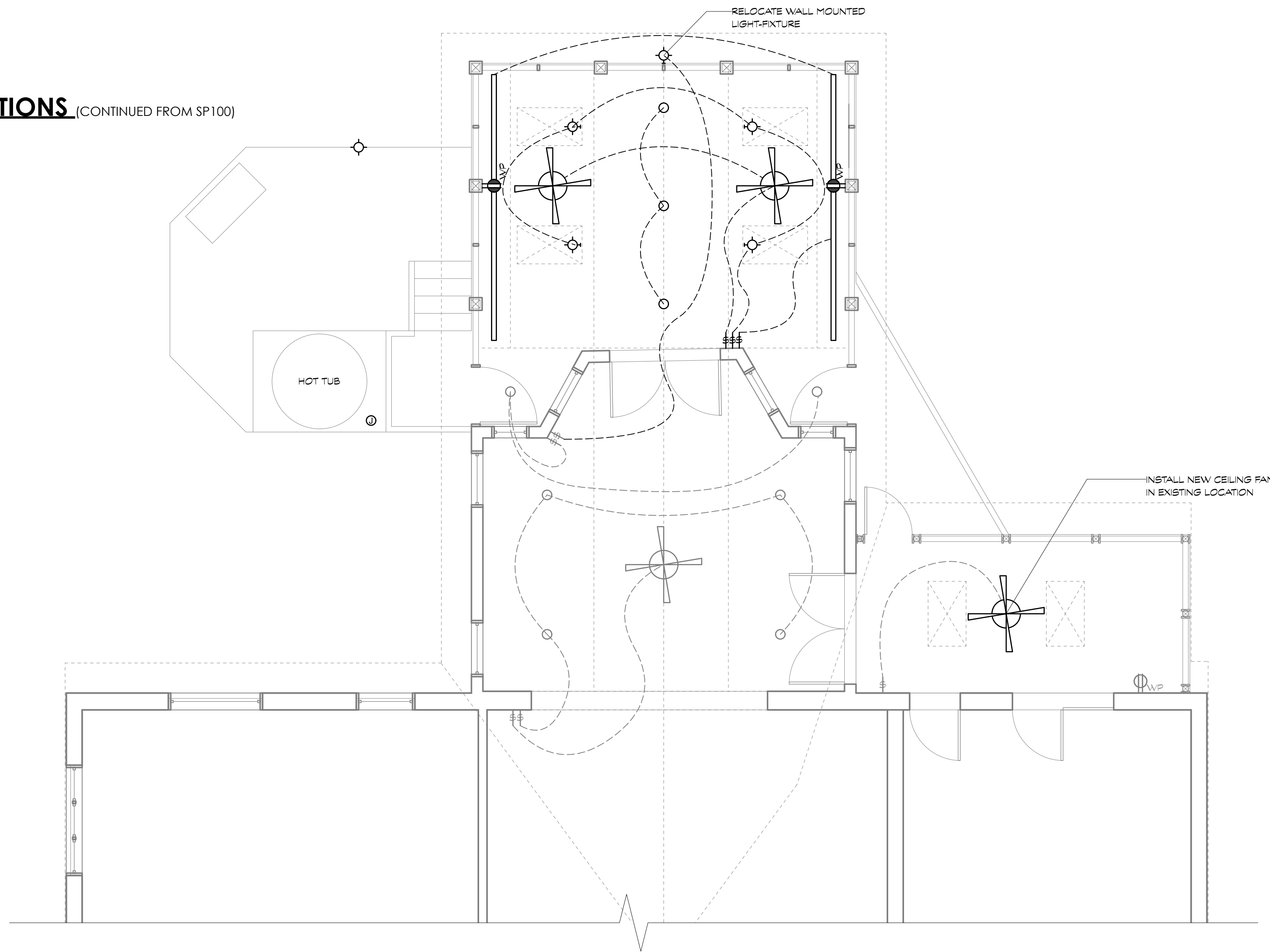
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**SPECIFICATIONS** (CONTINUED FROM SP100)



1 FIRST FLOOR ELECTRICAL PLAN  
Scale: 1/4" = 1'-0"

**LIGHTING SYMBOLS**

⬠	SURFACE MOUNTED CEILING LIGHT FIXTURE
○	FULLY RECESSED LED LIGHT
⬠ <sub>UC</sub>	UNDER CABINET MOUNTED FIXTURE
⊗	SUSPENDED PENDANT FIXTURE
⊙	FULLY RECESSED INCANDESCENT WALL WASH LIGHT - MOUNT 2'-0" FROM WALL U.N.O.
⊙	PENDANT FIXTURE
⬠	VANITY LIGHT
⬠	WALL-MOUNTED LIGHT FIXTURE
△	SCONCE FIXTURE
⊗	CEILING FAN/LIGHT
⬠	LED LIGHT FIXTURE
⊕	SWITCH
⊕ <sub>3</sub>	THREE WAY SWITCH
⊕ <sub>T</sub>	TIMER SWITCH
⊕ <sub>D</sub>	DIMMER SWITCH
⊕ <sub>3D</sub>	DIMMER THREE WAY SWITCH
JS	JAMB SWITCH
⬠	SECURITY FLOODLIGHT ON MOTION DETECTOR

GENERAL: PROVIDE I.C. HOUSING AS NECESSARY IN INSULATED CAVITIES

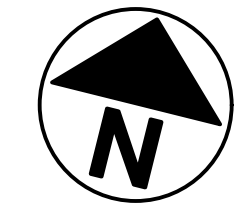
**ELECTRICAL SYMBOLS**

⊕	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 15' A.F.F. COORDINATE W/ PANEL & EQUIP.
⊕ <sub>WP</sub>	GFI DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP EXTERNALLY MOUNTED IN WATERPROOF HOUSING
⊕ <sub>45</sub>	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 45' A.F.F. COORDINATE W/ PANEL & EQUIP.
⊕	GFI OUTLET - 20 AMP @ 15' A.F.F.
⊕ <sub>45</sub>	GFI OUTLET - 20 AMP @ 45' A.F.F.
⊕	HALF-SWITCH OUTLET - 20 AMP @ 15' A.F.F.
⊕	QUAD RECEPTACLE 15/20 AMP @ 15' A.F.F. (U.N.O.)
⊕	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
⊕	JUNCTION BOX - SIZE AS REQUIRED
⊕	ELECTRIC DRYER RECEPTACLE
⊕	DATA-TELEPHONE JACK - MOUNT @ 15' A.F.F. (U.N.O.)
TV	CABLE TV OUTLET
⊕ <sub>EX</sub>	EXISTING SMOKE DETECTOR - REPLACE/RELOCATE AS NECESSARY TO MEET CODE
⊕	SMOKE DETECTOR - HARDWIRED INTERCONNECT PER CODE
⊕	EXHAUST FAN-CEILING MOUNTED
⊕	EXHAUST FAN-WALL MOUNTED

**PERKINS-PERRAULT PORCH**  
7512 Carroll Ave, Takoma Park, Maryland 20912  
Project #2412

27 DECEMBER 2024

FIRST FLOOR ELECTRICAL PLAN  
**E100**



**Existing Property Condition Photographs (duplicate as needed)**



Detail: 7512 CARROLL AVE. FRONT APPROACH



Detail: 7512 CARROLL AVE. FRONT



Existing Property Condition Photographs (duplicate as needed)



Detail: 7512 CARROLL AVE. SIDE (WEST)

---



Detail: 7512 CARROLL AVE. NORTH-WEST CORNER

---

**Existing Property Condition Photographs (duplicate as needed)**



Detail: 7512 CARROLL AVE. REAR (NORTH)

---



Detail: 7512 CARROLL AVE. SIDE (EAST)

---

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 7510 CARROLL AVE.



Detail: CONTEXT: 7514 CARROLL AVE.

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 7511 CARROLL AVE.



Detail: CONTEXT: 7513 CARROLL AVE.

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 7515 CARROLL AVE.

# City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119  
Fax 301-270-4568  
www.takomaparkmd.gov



7500 Maple Avenue  
Takoma Park, MD 20912

## MUNICIPALITY LETTER

January 06, 2025

**To:** Chris Perrault & Amanda Perkins  
7512 Carroll Avenue  
agperki@yahoo.com

443-904-4555

**To:** Department of Permitting Services  
2425 Reedie Drive, 7<sup>th</sup> floor  
Wheaton, Maryland 20902

**From:** Planning and Development Services Division

### **THIS IS NOT A PERMIT – For Informational Purposes Only**

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

**Representative Name:** Susan Darcey

susan@bfmarch.com

301-793-9229

**Location of Project:** 7512 Carroll Avenue

**Proposed Scope of Work:** New rear yard screen porch, with small landing deck and steps to grade.

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

# City Of Takoma Park

## The City of Takoma Park permits for the following issues:

### Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 and 5/8" in trunk diameter or greater), located on the project property or on an adjacent property, may require a Tree Impact Assessment and possibly a Tree Protection Plan Permit. Make sure to submit a request for a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree is in the vicinity of proposed construction activities. See the Tree Permits section of the City website for the specific conditions in which a Tree Impact Assessment is required. Depending on the Urban Forest Manager's conclusion following the Tree Impact Assessment, you may need to prepare a full Tree Protection Plan and apply for a Tree Protection Plan Permit as well. Separately, the removal of any urban forest tree will require a Tree Removal Permit application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits>. The City's Urban Forest Manager can be reached at 301-891-7612 or [urbanforestmanager@takomaparkmd.gov](mailto:urbanforestmanager@takomaparkmd.gov).

### Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for a Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information on visit: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required. The City Engineer can be reached at 301-891-7620.

### City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see: <https://takomaparkmd.gov/services/permits/> or contact the Department of Public Works at 301-891-7633.

**Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.**

eSigned via SeamlessDocs.com  
*Susan Emery Darcey*  
Key: 38bf2056622713c0b979ea7ee94776a

Susan Emery Darcey

01-01-2025

eSigned via SeamlessDocs.com  
*Takoma Park Planning Division*  
Key: 19fe64f123e96a3ff4576219059d5fba

01-06-2025