MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7518 Carroll Ave., Takoma Park Meeting Date: 9/3/2025

Resource: Contributing Resource **Report Date:** 8/27/2025

Takoma Park Historic District

Public Notice: 8/20/2025

Applicant: Denise Hussong

Tax Credit: Yes

Review: HAWP Staff: Devon Murtha

Permit Number: 1123750

PROPOSAL: Door replacement

STAFF RECOMMENDATION

Staff recommends that the HPC <u>approve with one (1) condition</u> the HAWP application with final approval of details delegated to staff:

1. The applicant must remove the attached brickmold on the proposed door and reuse the existing exterior trim pieces.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District

STYLE: Bungalow DATE: 1920s



Fig. 1: Subject property is annotated with a yellow star.

The subject property is a c. 1920s one-and-a-half story bungalow located on the north side of Carroll Avenue. It is a Contributing Resource within the Takoma Park Historic District. The house has a side gabled roof, a large front gabled dormer, and a brick chimney. The front entrance is located on the west/left end of the façade and is accessed by concrete steps (*Figure 2*).



Figure 2: Facade of subject property from the right-of-way along Carroll Avenue (2025).

PROPOSAL

The applicant proposes to replace the non-original front door with a new front door. The proposed new front door is a Jeldwen 30 in. x 80 in. 9-Lite Unfinished Wood Entry Door with Primed Auralast Jamb and Brickmold.



Figure 3: Specifications for proposed door.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, 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 rightof-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.

A majority of structures in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

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.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

- (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; 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

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* in this case are as follows:

- 2. 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.
- 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.

STAFF DISCUSSION

Staff is supportive of the proposal to remove the existing door and install a new front door.

Staff finds that the proposal to remove the door will not remove or alter character-defining features of the subject property and/or surrounding streetscape, in accordance with *Standards #2* and *#9*. The existing wood door is not original; it features three diagonal lites and appears to date to the mid-to-late twentieth century (*Figure 4*). Additionally, the applicant stated that the front door is damaged from a previous emergency removal and that the frame has deteriorated.



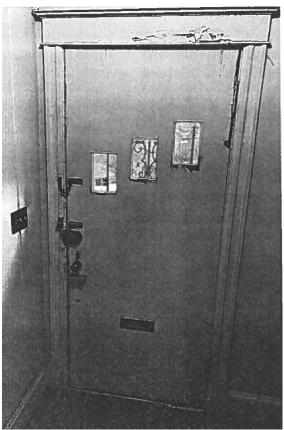


Figure 4: Existing door exterior (left) and interior (right), the door is covered by a storm door.

Staff finds that the proposed replacement door is generally appropriate. Per the *Guidelines* for Contributing Resources, all exterior alterations, including those to architectural features and details, should be consistent with the predominant architectural style and period of the resource, but do not need to exactly replicate existing features. Staff finds that the proposed wood door is generally compatible with the style of the early twentieth century bungalow. Doors from this period often featured a combination of paneling and lite inserts in various configurations (*Figure 5*). The door is similar to many of the other doors already installed on Carroll Avenue and does not impact the overall streetscape. The original size and shape of window and door openings will be maintained, per the *Guidelines*.



Figure 5: Vintage advertisements for bungalow and craftsmen doors (c. 1920s).

However, Staff finds that the existing brickmold on the proposed Jeldwen pre-hung door is not appropriate for the style of the house. Bungalows doors typically feature simple wood trim surrounds and the proposed trim is overly ornamental and out of character with the style. Staff has proposed a condition that the applicant remove the brickmold and re-install the existing exterior trim. The brickmold on pre-hung doors can usually be easily removed by the installer.

In the application, the applicant also mentioned the possibility to removing the storm door in the future, but did not provide any specifications for a new door. Staff notes that the replacement of the storm door was also not reviewed as part of this proposal. If the applicant chooses to replace the storm door in the future, they must return for a HAWP. Staff notes that installation of storm doors is routinely approved administratively by Staff.

STAFF RECOMMENDATION

Staff recommends that the HPC <u>approve with one (1) condition</u> the HAWP application with final approval of details delegated to staff: 1. The applicant must remove the attached brickmold on the proposed door and reuse the existing exterior trim pieces.

under the Criteria for Issuance in *Chapter 24A-8(b)*, (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore 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 the Secretary of the Interior's Standards# 2, 9 and 10;

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 HPC staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will <u>contact the staff person</u> assigned to this application at 301-495-1328 or <u>devon.murtha@montgomeryplanning.org</u> to schedule a follow-up site visit.

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APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

AP	PLI	CA	N	T:
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Name: Denise Hussong	E-mail: dehussong@gmail.com		
Address: 7518 Carroll Avenue	city: Takoma Park zip: 20912		
Daytime Phone: (301) 518-3031	Tax Account No.: 01080917		
AGENT/CONTACT (if applicable):			
Name:	E-mail:		
Address:	City: Zip:		
Daytime Phone:	Contractor Registration No.:		
LOCATION OF BUILDING/PREMISE: MIHP # of Historic			
Is the Property Located within an Historic District? XYN Is there an Historic Preservation/Land Trust/Environme	lo/Individual Site Name		
map of the easement, and documentation from the Eas			
Are other Planning and/or Hearing Examiner Approvals (Conditional Use, Variance, Record Plat, etc.?) If YES, in supplemental information. Building Number: Street:			
Town/City: Nearest Cros	s Street:		
Lot: P2 Block: 50 Subdivision:			
TYPE OF WORK PROPOSED: See the checklist on Pa for proposed work are submitted with this applica be accepted for review. Check all that apply:	tion. Incomplete Applications will not Shed/Garage/Accessory Structure		
	Solar Tree removal/planting		
Demolition Hardscape/Lands	cape 🔽 Window/Door		
Grading/Excavation Roof Thereby sortify that I have the authority to make the fe	Other:		
I hereby certify that I have the authority to make the for and accurate and that the construction will comply wit			
agencies and hereby acknowledge and accept this to be			

Signature of owner of authorized agent

Date

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

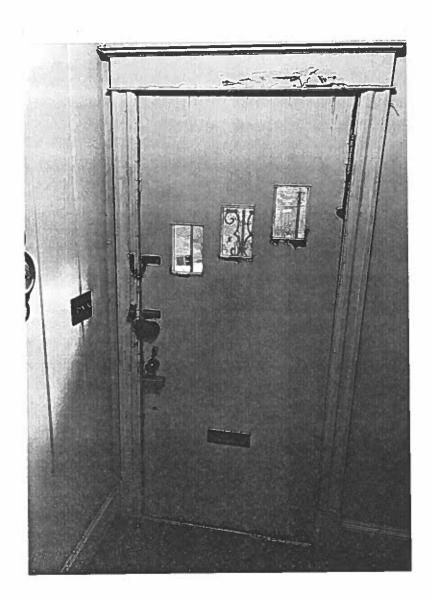
Owner's mailing address	Owner's Agent's mailing address		
Denise Hussong			
7518 Carroll Ave Takoma Park, MD 20912			
Takoma Fark, Nib 20312			
Adjacent and confronting Property Owners mailing addresses			
New Owner Unknown - Just Sold	Phyllis Goldfarb		
	Jim Fellows		
John Smirnow (previous owner) 7520 Carroll Avenue	7516 Carroll Avenue		
Takoma Park, MD 20912	Takoma Park, MD 20912		
William Wickert			
4 Jefferson Avenue	Sligo Creek Healthcare		
Takoma Park, MD 20912	7525 Carroll Avenue		
	Takoma Park, MD 20912		
4 4			
Katharina Kranan			
Katherine Kroner	Luis Murillo		
7519 Carroll Avenue	7517 Carroll Avenue		
Takoma Park MD 20912	takoma Park MD 20912		

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Private Home

 $Description\ of\ Work\ Proposed:\ Please\ give\ an\ overview\ of\ the\ work\ to\ be\ undertaken:$

Replace the front door

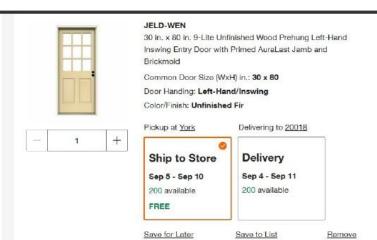


Work Item 1:	
Description of Current Condition: Shifted - Unable to latch Removed at one time due to a 911 medical issue (hole in lower corner) Frame deteriiorated Outside painted black and doesn't show on photos	Proposed Work: Replace Front Door Security Door replacement (if affordable)
Work Item 2:	
Description of Current Condition:	Proposed Work:
Work Item 3:	
Description of Current Condition:	Proposed Work:

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HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*		*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*			*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



\$1,238.00

Discover Exterior Doors

Make a statement with a high-quality exterior door from JELD-WEN. Find the right design, material, and hardware that complements your home style with ease.

Explore Interior Doors

Elevate the transitions between spaces in your home with on-trend interior door designs. Browse a comprehensive collection that will meet your needs and your budget.

Browse All Windows

JELD-WEN manufactures energy efficient and beautiful windows that are specifically engineered to deliver lasting performance without compromising on aesthetics.

Find Your Next Patio Doors

Merge indoor-outdoor spaces by choosing a sliding, swinging, or folding patio door from JELD-WENs inclusive patio door product collections.



About This Product

Wood doors invite a sense of warmth and artistry to any home. At JELD-WEN, we combine the beauty of wood with quality craftsmanship to bring you doors that are visually captivating and reliable to the core. Unfinished doors are best suited for putting your own personal touch on your new door. Clear coat, stain or paint, whatever you chose, your new Solid Wood Door from JELD-WEN will welcome you home for many years to come. Hemlock features a fine-textured, straight-grained appearance that is light and bright in color, varying from a creamy, nearly white, to a light, straw-red. Sometimes it even has a slight lavender cast. This wood often contains small mineral deposits, but is free of pitch and is not likely to splinter. While wood darkens over time with exposure to sunlight, hemlock often remains true to its original, freshly milled pastel color. It also accepts stain and paint very well. AuraLast Wood door frame systems are protected top to bottom and surface to core from wood rot, termites and water saturation. They are a superior choice to other frame systems that have a 5 in. of composite or PVC attached at the bottom and leave over 90% of the frame system unprotected.

Highlights

- · Consult your local building code official for applicable codes and regulations
- · Not all products are suitable for locations that experience severe weather
- As viewed from the exterior of the home with the door closed, a right hand inswing is when the knob is on the left and the door opens into the home
- Classic stile and rail construction with the added daylighting of 9 panes of glass, the 9 Lite solid wood door from JELD-WEN is sure to bring light and warmth to your home
- Primed and ready to paint, JELD-WEN door frames made with Aura Last, the worry-free wood are a superior choice compared to other manufactures frames that leave 90% of the frame unprotected from wood rot, termites and water saturation
- Prehung unit for easy installation
- Unfinished doors are suited for projects when you want to match your specific decor
- · Door must be finished on all 6 sides
- · Refer to finishing instructions under 'more info' tab
- · Predrilled double bore hole for lock installation (lock sold separately)
- Click here to check out our project guide on installing an entry door
- PROFESSIONAL DOOR INSTALLATION CALL 1-888-654-2692 to get started with a free in-home consultation or learn more about our trusted door installations service.
- Click here to find colored caulk to match your window, door, or siding job
- · Click here to learn more about buying exterior doors
- · Shop All Jeld Wen Exterior Doors Here
- Shop All Jeld Wen Exterior Wood Doors Here
- Return Policy
- California residents see Prop 65 WARNINGS

Product Information

Internet # 203386225 Model # O10765

Additional Resources

Shop All JELD-WEN

From the Manufacturer

- Specification
- Instructions / Assembly
- Warranty
- Use and Care Manual
- Full Product Manual
- Return Policy

Specifications

Dimensions

Door Height (in.)	81.75 in
Door Thickness (in.)	1.75 in
Door Width (in.)	31.438 in
Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	30 in
Rough Opening Height (in.)	82.5 in
Rough Opening Width (in.)	33.9375 in

Details

Bore Type	Double Bore
Color Family	Unfinished Wood
Color/Finish	Unfinished Fir
Door Configuration	Single Door
Door Glass Insulation	Tempered
Door Handing	Right-Hand/Inswing
Door Style	Farmhouse
Door Type	Exterior Prehung
Features	Brickmold, Glass Panel, Lockset Bore (Double Bore), Weatherstripping
Finish Type	Unfinished
Frame Material	Wood
Glass Caming Finish	No caming
Glass Layout	1/2 Lite
Glass Shape	Rectangle Lite

