

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7518 Carroll Ave., Takoma Park	Meeting Date:	9/3/2025
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/27/2025
Applicant:	Denise Hussong	Public Notice:	8/20/2025
Review:	HAWP	Tax Credit:	Yes
		Staff:	Devon Murtha
Permit Number: 1123750			
PROPOSAL: Door replacement			

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** 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.



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

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 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.

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.

Montgomery County Code; Chapter 24A-8

- (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*.

Bungalow Designs in Fir Doors!

These splendid Bungalow designs find great favor with many builders and are widely used with modern houses of every type. Every piece of material in these doors has been carefully picked for grain and color. Their modern design and superior construction insure best service over a long period of time.

NOTE:
All doors come to you in the natural wood, smoothly sanded and ready for paint, enamel, stain or varnish.

Finest Doors Made

Carefully made from best materials. Beautiful, three-ply laminated panels with solid stiles and rails. Glazed with fine quality Clear Plate Glass, or finest Beveled Plate Glass, held in place with wood glass stops. Waterproof glass. Average shipping weight of doors on this page, 85 pounds.

Montenapo

SIZES		18"-24" (18"-24")	Clear Glass	Beveled Glass
Width	Height	Price	Price	Price
2'-0"	6'-0"	\$4.50	\$5.50	\$6.50
2'-6"	6'-0"	5.00	6.00	7.00
3'-0"	6'-0"	5.50	6.50	7.50
3'-6"	6'-0"	6.00	7.00	8.00
4'-0"	6'-0"	6.50	7.50	8.50

Aberdeen

SIZES		18"-24" (18"-24")	Clear Glass	Beveled Glass
Width	Height	Price	Price	Price
2'-0"	6'-0"	\$4.50	\$5.50	\$6.50
2'-6"	6'-0"	5.00	6.00	7.00
3'-0"	6'-0"	5.50	6.50	7.50
3'-6"	6'-0"	6.00	7.00	8.00
4'-0"	6'-0"	6.50	7.50	8.50

Westwood

SIZES		18"-24" (18"-24")	Clear Glass	Beveled Glass
Width	Height	Price	Price	Price
2'-0"	6'-0"	\$4.50	\$5.50	\$6.50
2'-6"	6'-0"	5.00	6.00	7.00
3'-0"	6'-0"	5.50	6.50	7.50
3'-6"	6'-0"	6.00	7.00	8.00
4'-0"	6'-0"	6.50	7.50	8.50

Columbia

SIZES		18"-24" (18"-24")	Clear Glass	Beveled Glass
Width	Height	Price	Price	Price
2'-0"	6'-0"	\$4.50	\$5.50	\$6.50
2'-6"	6'-0"	5.00	6.00	7.00
3'-0"	6'-0"	5.50	6.50	7.50
3'-6"	6'-0"	6.00	7.00	8.00
4'-0"	6'-0"	6.50	7.50	8.50

Bookcase Colonnade

Interior Window

Exterior Window

Stairway

Cottage Door

Medicine Cabinet

Beautiful Graining, Expert Matching, Distinguish These Bennett Articles of Trim

Exterior-Mohawk

Exterior-Saranac

Exterior-Chautauque

Exterior-Canaan

HARRIS BROTHERS COMPANY, 35th and Iron Streets, CHICAGO

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 **approve with one (1) condition** 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 contact the staff person assigned to this application at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.

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APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1123750
DATE ASSIGNED _____

APPLICANT:

Name: Denise Hussong
Address: 7518 Carroll Avenue
Daytime Phone: (301) 518-3031

E-mail: dehussong@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01080917

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? X Yes/District Name Gilbert
____ 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: P2 Block: 50 Subdivision: 025 Parcel: 0000

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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

Denise E. Hussong
Signature of owner or authorized agent

06/23/25

Date

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

Owner's mailing address

Denise Hussong
7518 Carroll Ave
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

New Owner Unknown - Just Sold

John Smirnow (previous owner)
7520 Carroll Avenue
Takoma Park, MD 20912

Phyllis Goldfarb
Jim Fellows
7516 Carroll Avenue
Takoma Park, MD 20912

William Wickert
4 Jefferson Avenue
Takoma Park, MD 20912

Sligo Creek Healthcare
7525 Carroll Avenue
Takoma Park, MD 20912

Katherine Kroner
7519 Carroll Avenue
Takoma Park MD 20912

Luis Murillo
7517 Carroll Avenue
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 deteriorated

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:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. 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/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



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JELD-WEN
30 in. x 80 in. 9-Lite Unfinished Wood Prehung Left-Hand Inswing Entry Door with Primed AuraLast Jamb and Brickmold
Common Door Size (WxH) in.: **30 x 80**
Door Handing: **Left-Hand/Inswing**
Color/Finish: **Unfinished Fir**

\$1,238.00

Pickup at York

Ship to Store

Sep 5 - Sep 10

200 available

FREE

Save for Later

Delivering to 20018

Delivery

Sep 4 - Sep 11

200 available

Save to List

Remove

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-WEN's inclusive patio door product collections.



We bring beauty and security to the spaces that touch our lives.

Our Purpose is our reason for being. At JELD-WEN, we do much more than manufacture windows and doors. Our products and services afford us the opportunity to enter peoples' workplaces, homes and daily lives. With this privilege comes great responsibility to ensure that the products we deliver are reliable and enrich the places and lives that they touch.

Feedback

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



7518

7518