



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: November 30, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 974176: Fence installation and in-kind front porch posts replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff.

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: Ariel Shaw and Brian Karrer
Address: 7117 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 work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Michael Ky on _____. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name: Ariel Shaw and Brian Karrer

E-mail: ariel.shaw@gmail.com

Address: 7117 Carroll Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 812-345-1055

Tax Account No.: 01066164

AGENT/CONTACT (if applicable):

Name:

E-mail:

Address:

City: Zip:

Daytime Phone:

Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

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

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

REVIEWED

By Michael Kyne at 2:40 pm, Nov 30, 2021

Are other permits required for this application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.



Building Number: 7117 Street: Carroll

Town/City: Takoma Park Nearest Cross Street:

Lot: 21 & 22 Block: 19 Subdivision:

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.

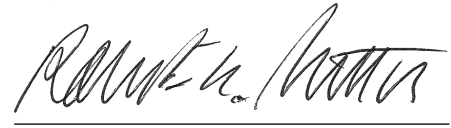
I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this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

Signature of owner or authorized agent: [Signatures] Date: 11/11/21

REVIEWED

By Michael Kyne at 2:40 pm, Nov 30, 2021

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Montgomery County
Historic Preservation Commission



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

Owner's mailing address

Owner's Agent

Ariel Shaw and Brian Karrer
7117 Carroll Ave.
Takoma Park, MD 20912

Adjacent and confronting Property Owners mailing addresses

Andrew Steele and Katja Toporski
7121 Carroll Ave
Takoma Park, 20912

Kunti and Jorge Salazar
7115 CARROLL AVE
TAKOMA PARK MD 20912

Simon and Jennifer Park
26 Columbia Ave
Takoma Park, 20912

The Gaspins
28 Columbia Ave
Takoma Park, 20912

Kamau Amen
7120 Carroll Ave
Takoma Park, 20912

PITTMAN RESIDENTIAL PROPERTIES
LLC
7105 HOLLY AVENUE
TAKOMA PARK MD 20912-4619

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

The house is a large Victorian, possibly built in the 1880s. It is a wood-frame structure currently faced with painted formstone instead of the original wood siding, though there are fishscale wood shingles on the top third of the house. It has a wide front porch and an enclosed side porch. There is a wide circular driveway in front of the house and a semi-circular garden bed planted with trees separates the driveway from the sidewalk. There is a large flat back yard with several mature trees. The only tree on the property of any significance is a white oak to the southwest of the house; all other trees are easily less than 50 years old.

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

This application is for two separate projects:

1. The front porch is not original to the house; it was rebuilt presumably in the early 2000s by the previous owner. The four current posts supporting the roof of the porch have rotted at the bases--our handyman was attempting to fix a small section of visible rot and found that the entire base of the post(s) had become a spongy consistency. It is urgent that we replace these asap for structural integrity. TW Perry and other suppliers do not have matching posts available so we will need to order similar wooden porch posts elsewhere. The only ten foot tall posts we have been able to locate that match a similar historical profile and material are available on Vintage Woodworks' website. A screenshot of their appearance is included on page 5.
2. The deer have been a problem for my vegetable garden, something more concerning to me as we entered the pandemic last year and had unreliable supply chains early on. I have used temporary fencing to deter them but it is falling down and isn't aesthetically pleasing. I would like to install a 6' fence around the garden to keep the deer out--they can and will jump anything shorter if they can see through it. I would like to install a fence that is wood framed but with metal fencing so that the garden is still visible and the shadow from the fence doesn't interfere with the sunlight for the garden. I would also like to replace the 4' chain link fence along the back property line and behind the back corner of the house with a 6' wooden privacy fence to discourage deer coming into the yard as they usually enter the yard through the back, coming up from the neighborhood near Spring Park instead of crossing Carroll. Images of the proposed styles of fencing are included on page 6.

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Work Item 1: front porch posts

Description of Current Condition:

Four front porch support posts are rotting at the base and need to be replaced.

Proposed Work:

Installing new posts that are similar in appearance to the current posts. Matching the exact appearance is not possible at this time.

Work Item 2: garden fencing

Description of Current Condition:

Temporary deer fencing around the vegetable garden is not sturdy or attractive and needs to be replaced.

Proposed Work:

Installing a permanent 6' deer fence around the garden with wood frame and metal fencing so the garden is visible through the fence.

Work Item 3: deer fencing

Description of Current Condition:

Current 4' fencing along the back and southeast corner of the property does not deter deer from entering the yard.

Proposed Work:

Change current 4' fencing to 6' privacy fence that deer will not jump over.

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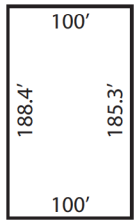


Robert H. Patton



Key

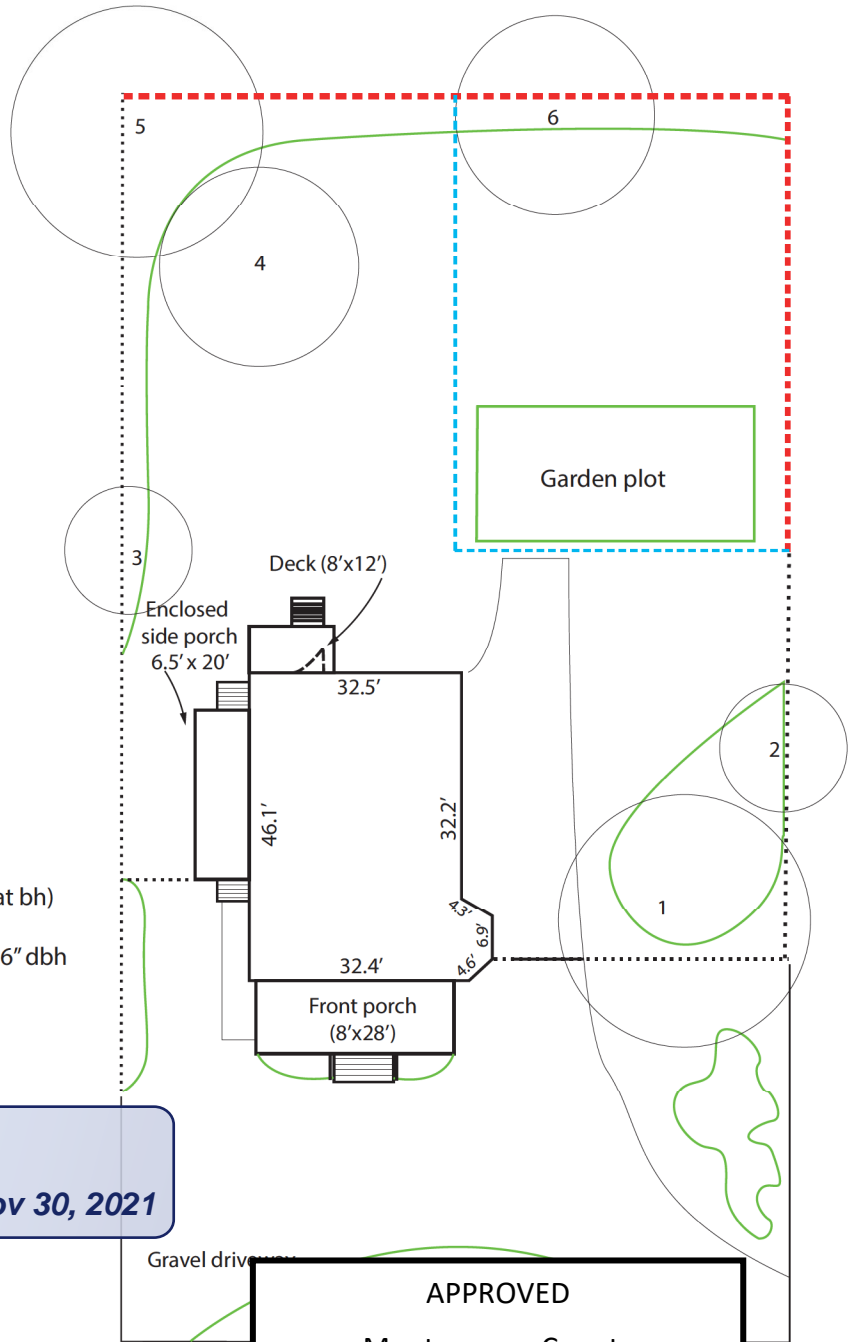
- - - Fence length to be replaced with 6' privacy fencing
- - - New fence length to be installed with 6' wood framed metal fencing
- - - - - Existing fence
- Landscape boundaries
- Existing tree of > 6" dbh (Dripline is approximate) (Numbers approximate trunk location)
- Existing structure



Dimensions of property based on survey

Tree Survey

1. White oak (*Quercus alba*): 39.8" dbh (forked trunk at bh)
2. Willow oak (*Quercus phellos?*): 10.2" dbh
3. Elm (3 trees) (*Ulmus pumila?*): 6.4" dbh, 6.4" dbh, 8.6" dbh
5. Elm (*Ulmus pumila?*): 16.2" dbh
5. Black walnut (*Juglans nigra*): 23.9" dbh
6. Red oak (*Quercus rubra*): 21.0" dbh



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Ronald A. [Signature]



Traditional Wood Porch Posts

(caf)

Turned from clear, kiln-dried Western softwoods such as Pine. Finger-jointed and edge-glued, with hollow centers for better stability.

UN-primed or Primed

Our Traditional Wood Porch Posts are available either UN-primed (but fully sanded) or factory-primed with latex primer. UN-primed Porch Posts, upon arrival, should be primed with *oil-based* primer and two top coats of quality *oil-based* exterior paint, including both ends. However, factory-primed Posts must be painted with two coats of quality exterior *latex* paint prior to installation. Do not use *oil-based* paint over latex primer. It is important to paint both ends.

Options

- [Half Porch Posts](#) split lengthwise for use at walls. Must be primed on the cut edge prior to painting.
- [Base Mounting Blocks and Plates](#) help protect Posts from water damage.

Order Below ↓

REVIEWED
By Michael Kyne at 2:42 pm, Nov 30, 2021

[Installation Instructions.](#)

[CA Resident WARNING](#)

Overall Length	Square Base	Turning	Square Top
96"	32"	40"	24"
96"	36"	40"	20"
96"	38"	40"	18"
96"	42"	40"	14"
108"	44"	40"	24"
120"	56"	40"	24"

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Proposed style of garden fencing



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Proposed style of privacy fencing

Existing Property Condition Photographs (duplicate as needed)



Detail: Front facade



Detail: Front of house from st

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Existing Property Condition Photographs (duplicate as needed)



Detail: Rear Facade



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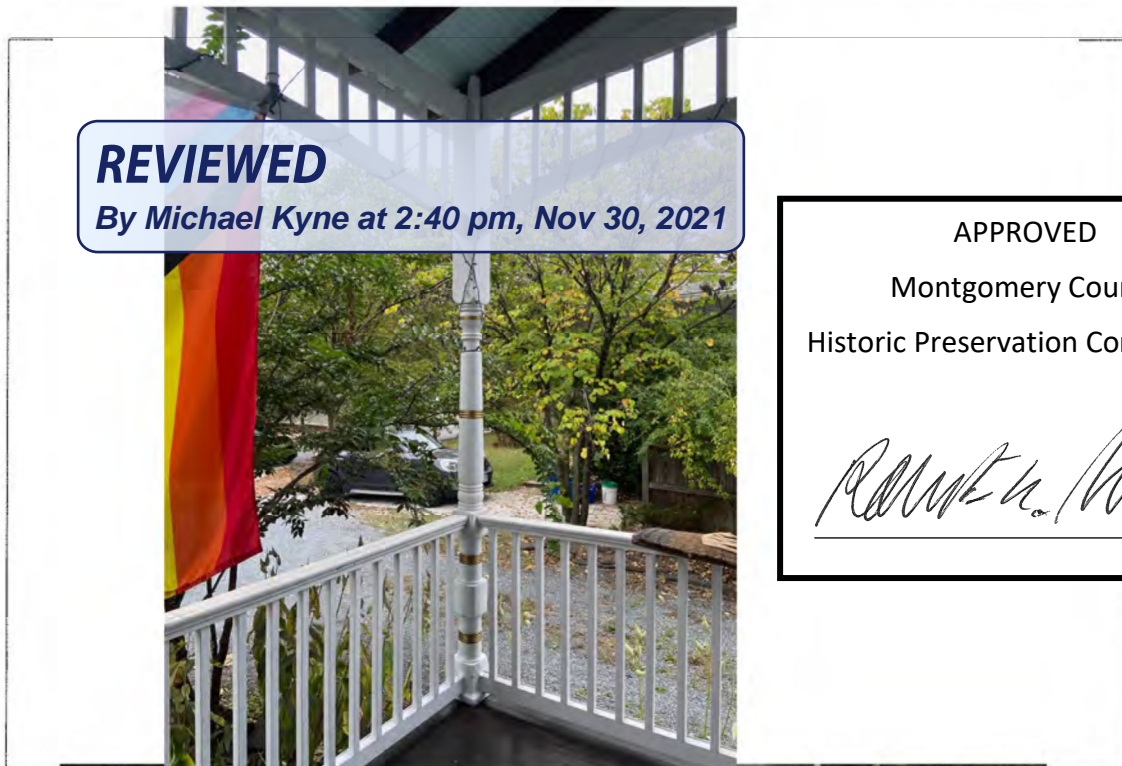
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Robert H. [Signature]

Detail: North (side) facade

Existing Property Condition Photographs (duplicate as needed)



Detail: Front porch (existing)



Detail: Front porch post

Existing Property Condition Photographs (duplicate as needed)



Detail: "soggy bottom rot" on porch post



Detail: view of garden (proposed fence area) from street

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing temporary garden deer fencing



Detail: Existing SE corner of lot

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Applicant: Shaw and Karrer 7117 Carroll

Existing Property Condition Photographs (duplicate as needed)



Detail: Back fenceline



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Detail: Existing privacy fence on north fenceline for comparison

Existing Property Condition Photographs (duplicate as needed)



Detail: South rear-adjacent neighbor from public right of way 26 Columbia



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Detail: North rear-adjacent neighbor from public right of way 28 Columbia

Existing Property Condition Photographs (duplicate as needed)



Detail: South adjacent neighbor from public right of way 7115 Carroll



Detail: North adjacent neighbor from public right of way 7121 Carroll

**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/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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