

7136 Carroll Avenue, Takoma Park

[HPC Case No. BF/03-1088]

Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: May 13, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JRS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #534875; retaining wall installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the May 12, 2010 meeting.

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: Nancy Martin and Benjamin Rosenthal

Address: 7136 Carroll Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

534875

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: NANCY MARTIN / BENJAMIN ROSENTHAL

Daytime Phone No.: 301 437 1092 / 301 455 3574

Tax Account No.: _____

Name of Property Owner: NANCY MARTIN + BENJAMIN ROSENTHAL Daytime Phone No.: 301 437 1092

Address: 7136 CARROLL AVE TAKOMA PARK 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

House Number: 7136 ~~CARROLL AVE~~ Street: CARROLL AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Sotar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

FRONT YARD/ ADJACENT TO DRIVEWAY AND SIDEWALK

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

[Signature]
Signature of owner or authorized agent

3/25/2010
Date

Date Received in DPS

Mail Log # 201-780

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] FOR CHAIRPERSON THOMAS JESTER Date: 5/13/10

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Assigned To: D.R.

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

EXISTING "STRUCTURE" IS AN INADEQUATE CONCRETE LIP AT SIDEWALK'S EDGE. THE BERM IS PRONE TO EROSION AND IS DIFFICULT TO WEED OR MOW, AND THE SOIL ERODES DURING RAIN STORMS (WASHES INTO THE SIDEWALK AND THEN TO THE STREET SEWER.)

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

WE WISH TO CONSTRUCT A LOW RETAINING WALL (2 feet high) THAT WILL IMPROVE THE APPEARANCE AND DETER THE EROSION OF THE FRONT YARD OF OUR 1915 COLONIAL FOUR-SQUARE, A CATEGORY I CONTRIBUTING RESOURCE ON THE MAIN STREET OF THE TAKOMA HISTORIC DISTRICT. WALL WILL BE CONCRETE, ADORNED WITH MOSAIC TILE COMPLEMENTING RECENT MOSAIC INSTALLED ALONG THE SIDEWALK OPPOSITE

2. **SITE PLAN**

(PUBLIC STREETSCAPE PROJECT)

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7136 Carroll Avenue, Takoma Park	Meeting Date:	5/12/2010
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	5/5/2010
Applicant:	Nancy Martin and Benjamin Rosenthal	Public Notice:	4/28/2010
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-10BB	Staff:	Josh Silver
PROPOSAL:	Retaining wall installation		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Four Square
DATE: c1915-25

PROPOSAL:

The applicants are proposing to install a concrete retaining wall in the front yard of the subject property. The proposed wall is 18" high at its tallest point and tapers into the existing topography of the yard along the driveway side of the property.

APPLICABLE GUIDELINES:**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



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- CHECK ALL APPLICABLE:
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ Date: 3/25/2010
Signature of owner or authorized agent

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

Date Received in DPS
Mail Log # <u>26170</u>
UPA
Assigned To: <u>D.R.</u>

SEE REVERSE SIDE FOR INSTRUCTIONS

3

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FOUR SQUARE, A CATEGORY I CONTRIBUTING RESOURCE
EROSION OF THE FRONT YARD OF OUR 1915 COUNTRY
THAT WILL IMPROVE THE APPEARANCE AND DETAIL THE
WE WISH TO CONSTRUCT A LOW RETAINING WALL (2 feet high)

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IS DIFFICULT TO WALK OR MOW AND THE SOIL CREDS
DURING RAIN STORMS (WASHES INTO THE SIDEWALK
AND THEN TO THE STREET SEWER)

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

Owner's mailing address

7136 CARROLL AVE
TAKOMA PARK, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

BETH HISLET & ROB GORMAN
7134 CARROLL AVE
TAKOMA PARK, MD 20912
(ADJACENT)

JAY + NADEEN LEE
7138 CARROLL AVE
(ADJACENT)

ESTELLA HEVIA
7133 CARROLL AVE
(CONFRONTING)

MARKIN / RESIDENTIAL
HAWP REQUEST
APRIL 2010

Fax sent by : 12826598399

NREC

04-30-10 09:32a

Pg: 2/2

7136 CARROLL AVE.
TAKOMA PARK, MD 20912

TO HOUSE

FRONT
YARD

WALL TAPERS
IN HEIGHT

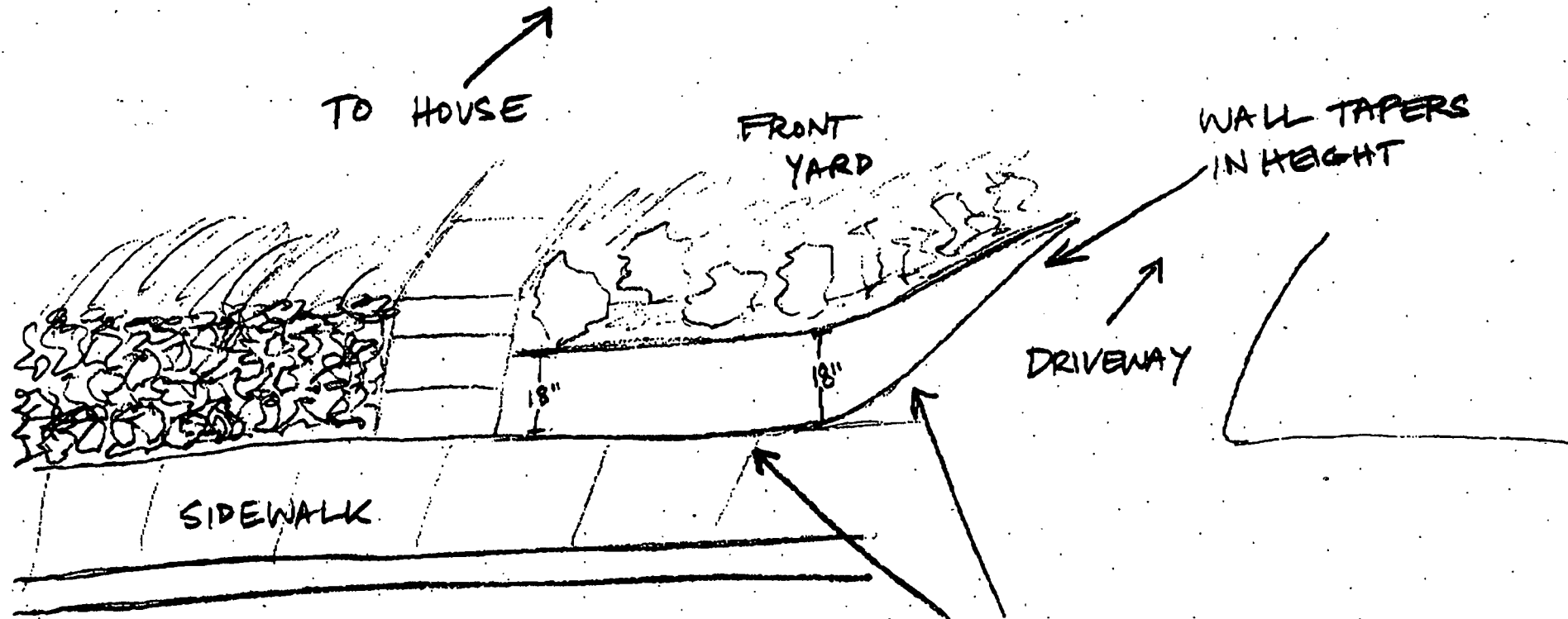
DRIVEWAY

SIDEWALK

STREET

PROPOSED NEW LOW
RETAINING WALL
(CONCRETE TO BE
DECORATED WITH
MOSAIC TILE)

9





RENDERING NOT TO SCALE

7



Existing Property Condition Photographs (duplicate as needed)



Detail: EROSION PRONE, UNKEMPT FRONT WHICH LACKS RETAINING WALL



Detail: SHOW NEIGHBORING PROPERTY WITH ITS CONCRETE RETAINING WALL (7138)
NEIGHBORS TO OTHER SIDE HAVE RAILROAD TIE PLANTERS

Applicant: MARTIN + ROSENTHAL

