

7221 Carroll Avenue, Takoma Park
[HP Case # 3763-11 000]
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION

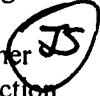
Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: September 28, 2011

MEMORANDUM

TO: Hadi Mansouri, Acting Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #579537, installation of sheds and fencing

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 September 27, 2011 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: Jano Kahyan

Address: 7221 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

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: autorepairs@comcast.net Contact Person: Jano Kahyan
Tax Account No.:
Name of Property Owner: Jano Kahyan Daytime Phone No.: 301-270-1772
Address: 7221 Takoma Park Carroll Avenue 20912
Contractor: Lawrence Huffer Phone No.: 301-356-8561
Contractor Registration No.: 92410
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE:

House Number: 7221 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Philadelphia Avenue
Lot: Block: Subdivision:
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: open shed
1B. Construction cost estimate: \$ 1220
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other: N/A
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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.

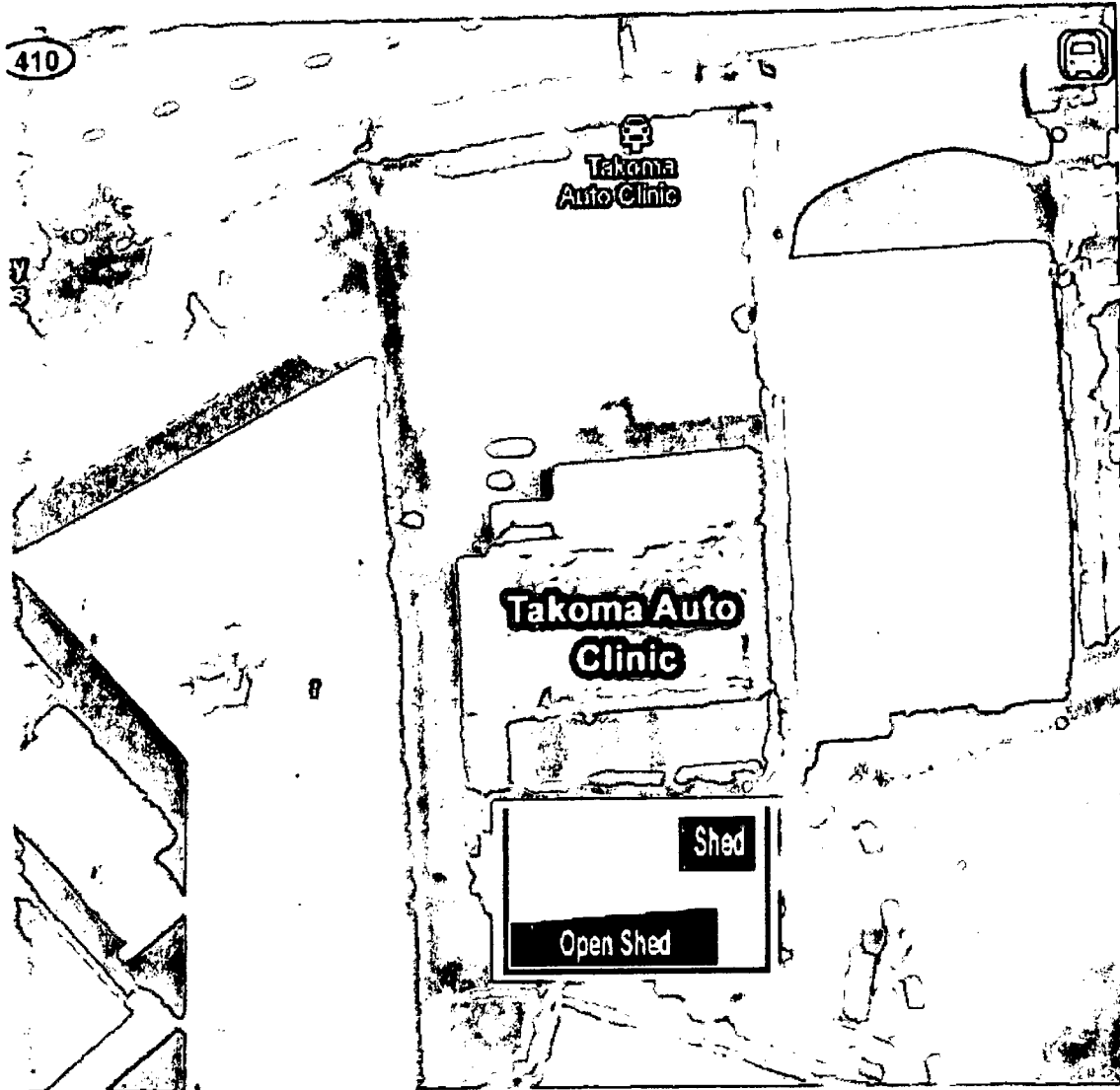
Signature of owner of authorized agent: Jano Kahyan Date: 8/24/2011

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: [Signature] Date: 9/30/11
Application/Permit No.: Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

Site Plan

Aerial View



Shade portion to indicate North

Applicant: Jano Kahyan

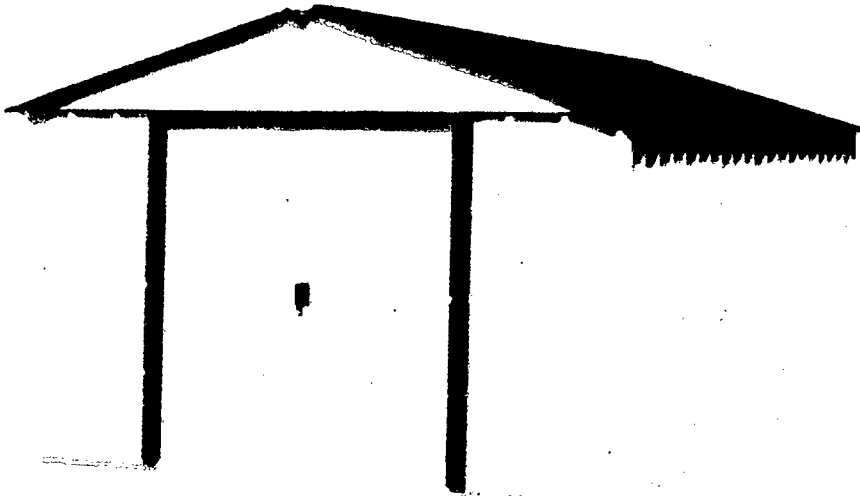
APPROVED
[Signature]
11/30/11

Shed Description & Specifications



Arrow 10ft X 12ft Highpoint Shed

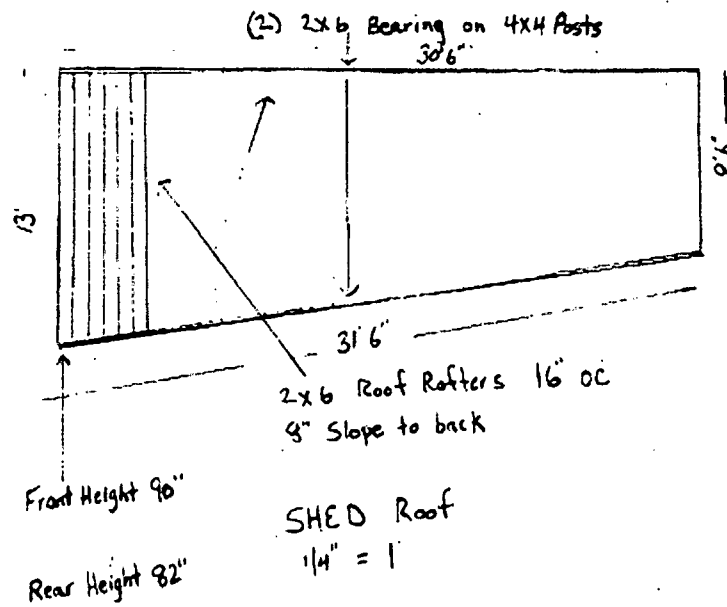
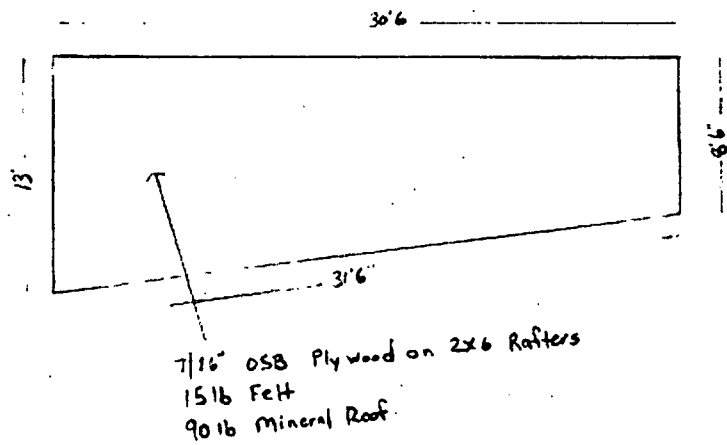
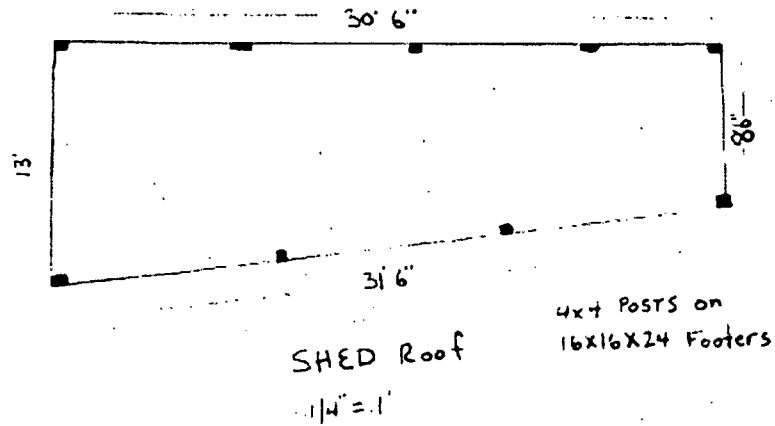
Item #: 274592 | Model #: LW1012FB



| | | | |
|-----------------------------|------------------|----------------------------------|------------------|
| Material | Galvanized Steel | Foundation Length (Feet) | 11.94 |
| Installation Included | No | Package Width (Inches) | 34 |
| Paintable | Yes | Package Length (Inches) | 6.5 |
| Siding Color | Eggshell | Package Height (Inches) | 79.75 |
| Color/Finish Family | Steel-Painted | Package Weight (Lbs.) | 278 |
| Trim Color | Coffee | Size Range | Over 10ft x 10ft |
| Number of Windows Included | 0 | Storage Capacity Range (Sq. Ft.) | Over 100 |
| Number of Shelves Included | 0 | Exterior Length (Feet) | 12.15 |
| Gauge | .010 | Storage Capacity Range (Cu. Ft.) | 500 to 1000 |
| Warranty | 12 Year Limited | Exterior Peak Height (Feet) | 6.78 |
| Interior Width (Feet) | 9.85 | Door Opening Width (Inches) | 55.5 |
| Exterior Width (Feet) | 10.27 | Door Opening Height (Inches) | 60 |
| Interior Length (Feet) | 11.71 | Floor Frame Included | Yes |
| Interior Peak Height (Feet) | 6.68 | Storage Capacity (Sq. Ft.) | 115 |
| Foundation Width (Feet) | 10.08 | Storage Capacity (Cu. Ft.) | 686 |

Applicant: Jano Kahyan

Open Shed Dimensions and Drawings



Applicant: Jano Kahyan

APPROVED

 9/30/11

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|-------------|
| Address: | 7221 Carroll Avenue, Takoma Park | Meeting Date: | 9/27/2011 |
| Resource: | Non-Contributing Resource Takoma Park Historic District | Report Date: | 9/20/2011 |
| Applicant: | Jano Kahyan | Public Notice: | 9/13/2011 |
| Review: | HAWP [RETROACTIVE] | Tax Credit: | No |
| Case Number: | 37/03-11QQ | Staff: | Josh Silver |
| PROPOSAL: | Installation of sheds and fencing | | |

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Modern
DATE: 1930-50s

PROPOSAL:

The applicant is proposing to install a 120 s.f., galvanized steel shed and an approximately 300 s.f., wood framed open style storage shed in the rear yard of the subject property. The wood framed shed will be partially enclosed on one side using standard T1-11 plywood siding and sheathed with rolled mineral roofing.

The rear yard of the property will be enclosed using a 6' high, vertical board privacy fence with operable double-gates of the same material. The proposed sheds will be located within the enclosed fence area.

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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Name of Property Owner: Jano Kahyan Daytime Phone No.: 301-270-1772
Address: 7221 Takoma Park Carroll Avenue 20912
Street Number City Street Zip Code
Contractor: Lawrence Huffer Phone No.: 301-356-8561
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Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7221 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Philadelphia Avenue
Lot: Block: Subdivision:
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE: 2 Structures

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

1B. Construction cost estimate: \$ 1220

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

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3A. Height feet inches
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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 of owner or authorized agent

8/24/2011 Date

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

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

- 1 standard shed from Lowe's for storage.

- 1 shed without side, custom built for shade and a small amount of storage.

- No historical features or significance

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

- These sheds are invisible to the street, and have no effect on the historical resource.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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 MARLING LABELS.

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

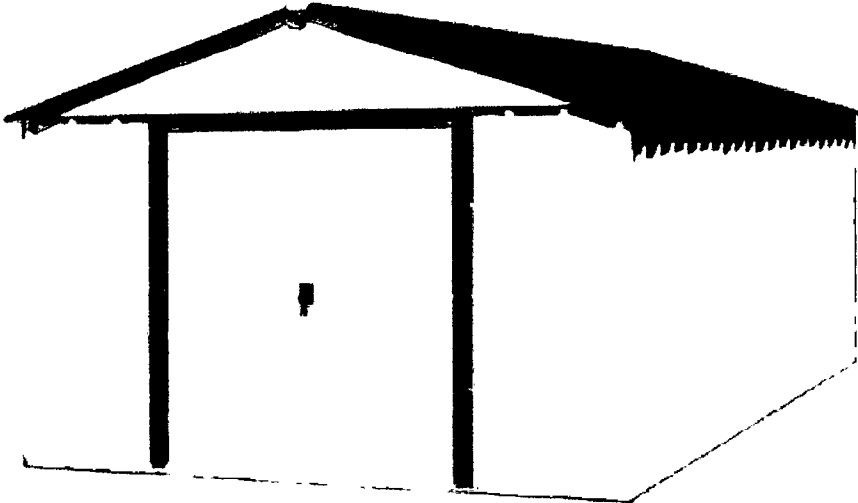
| | |
|---|---|
| Owner's mailing address Jano Kahyan 7221 Carroll Avenue Takoma Park, MD 20912 | Owner's Agent's mailing address |
| Adjacent and confronting Property Owners mailing addresses | |
| Healey Surgeons 7211 Carroll Avenue Takoma Park, MD 20912 | Takoma Co-op 201 Ethan Allen Avenue Takoma Park, MD 20912 |
| Roland Unisex Barber 7214 Carroll Avenue Takoma Park, MD 20912 | RS Automotive 7224 Carroll Avenue Takoma Park, MD 20912 |
| Kinetic Artistry 7216 Carroll Avenue Takoma Park, MD 20912 | |

Shed Description & Specifications



Arrow 10ft X 12ft Highpoint Shed

Item #: 274592 | Model #: LW1012FB



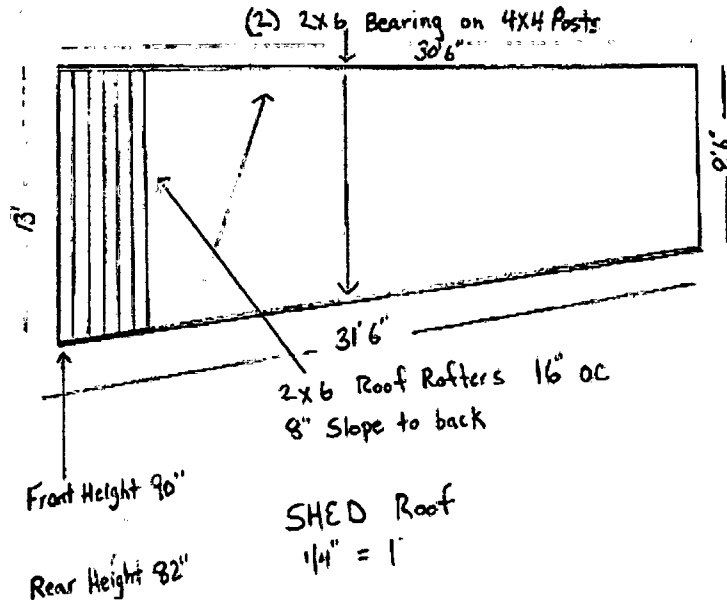
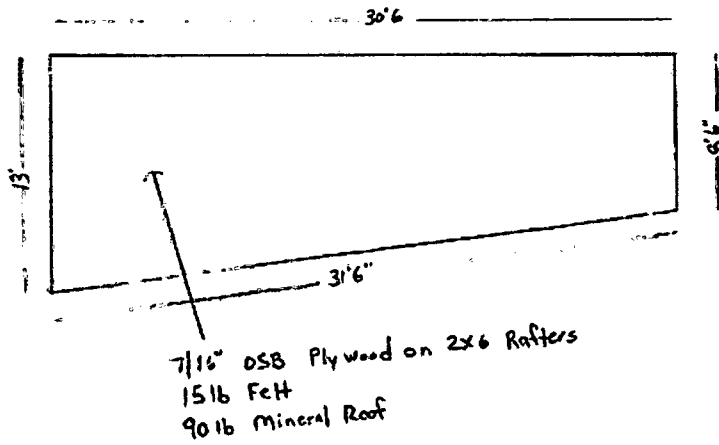
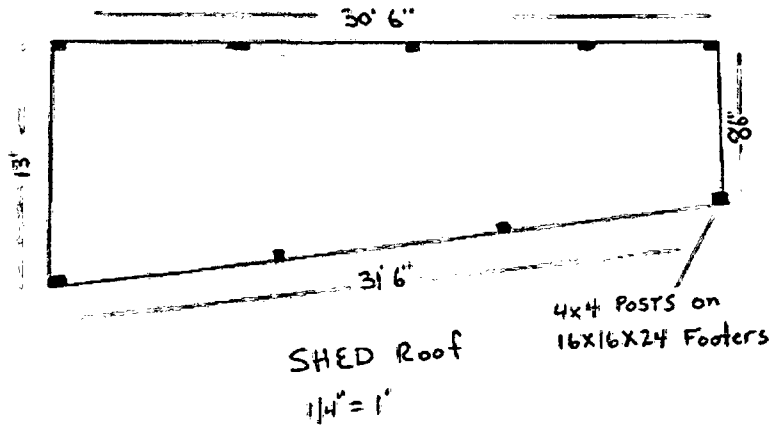
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|-----------------------------|------------------|----------------------------------|------------------|
| Material | Galvanized Steel | Foundation Length (Feet) | 11.94 |
| Installation Included | No | Package Width (Inches) | 34 |
| Paintable | Yes | Package Length (Inches) | 6.5 |
| Siding Color | Eggshell | Package Height (Inches) | 79.75 |
| Color/Finish Family | Steel-Painted | Package Weight (Lbs.) | 278 |
| Trim Color | Coffee | Size Range | Over 10ft x 10ft |
| Number of Windows Included | 0 | Storage Capacity Range (Sq. Ft.) | Over 100 |
| Number of Shelves Included | 0 | Exterior Length (Feet) | 12.15 |
| Gauge | .010 | Storage Capacity Range (Cu. Ft.) | 500 to 1000 |
| Warranty | 12 Year Limited | Exterior Peak Height (Feet) | 6.78 |
| Interior Width (Feet) | 9.85 | Door Opening Width (Inches) | 55.5 |
| Exterior Width (Feet) | 10.27 | Door Opening Height (Inches) | 60 |
| Interior Length (Feet) | 11.71 | Floor Frame Included | Yes |
| Interior Peak Height (Feet) | 6.68 | Storage Capacity (Sq. Ft.) | 115 |
| Foundation Width (Feet) | 10.08 | Storage Capacity (Cu. Ft.) | 686 |

Applicant: Jano Kahyan

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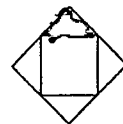
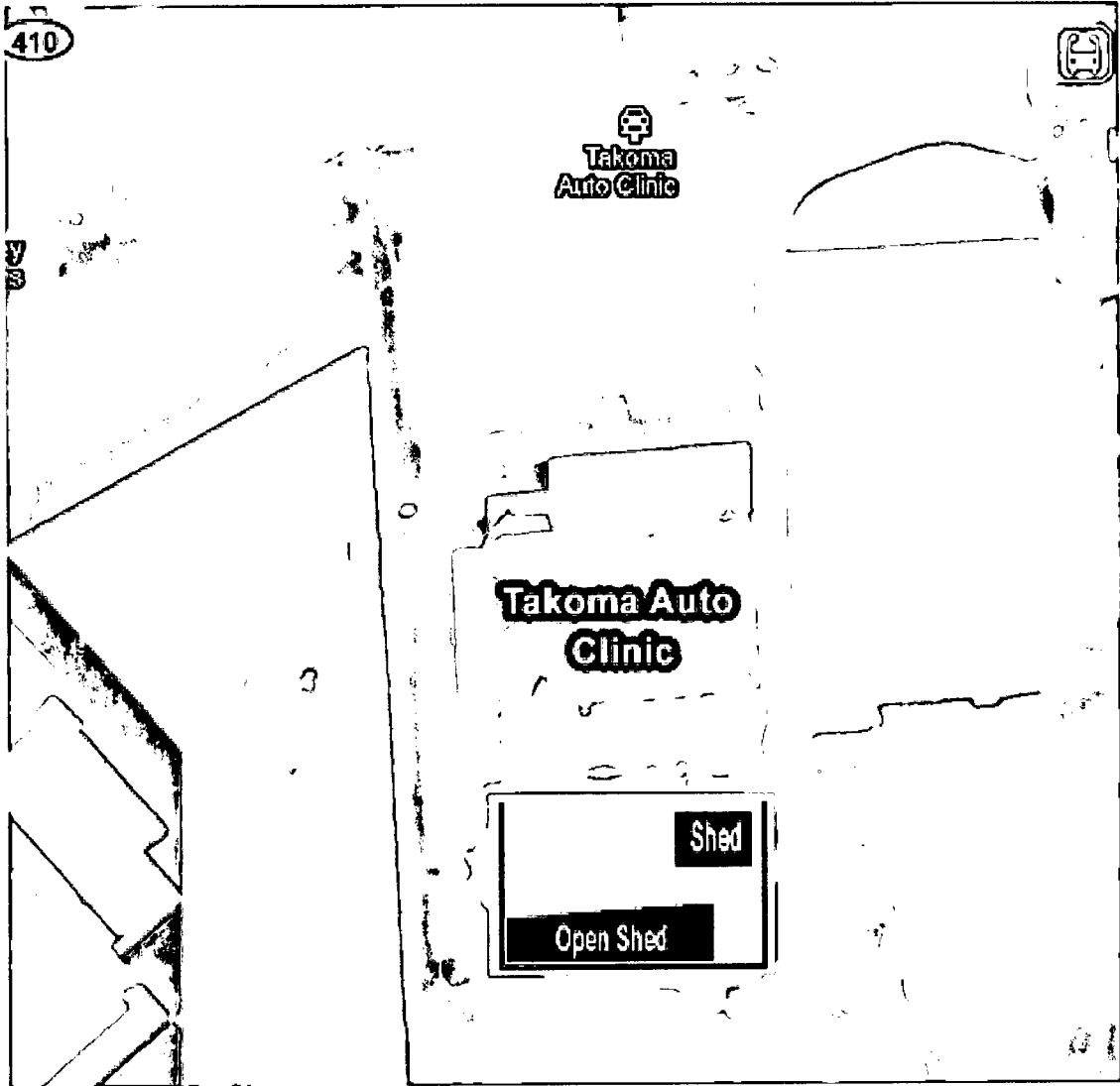
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Open Shed Dimensions and Drawings



Site Plan

Aerial View



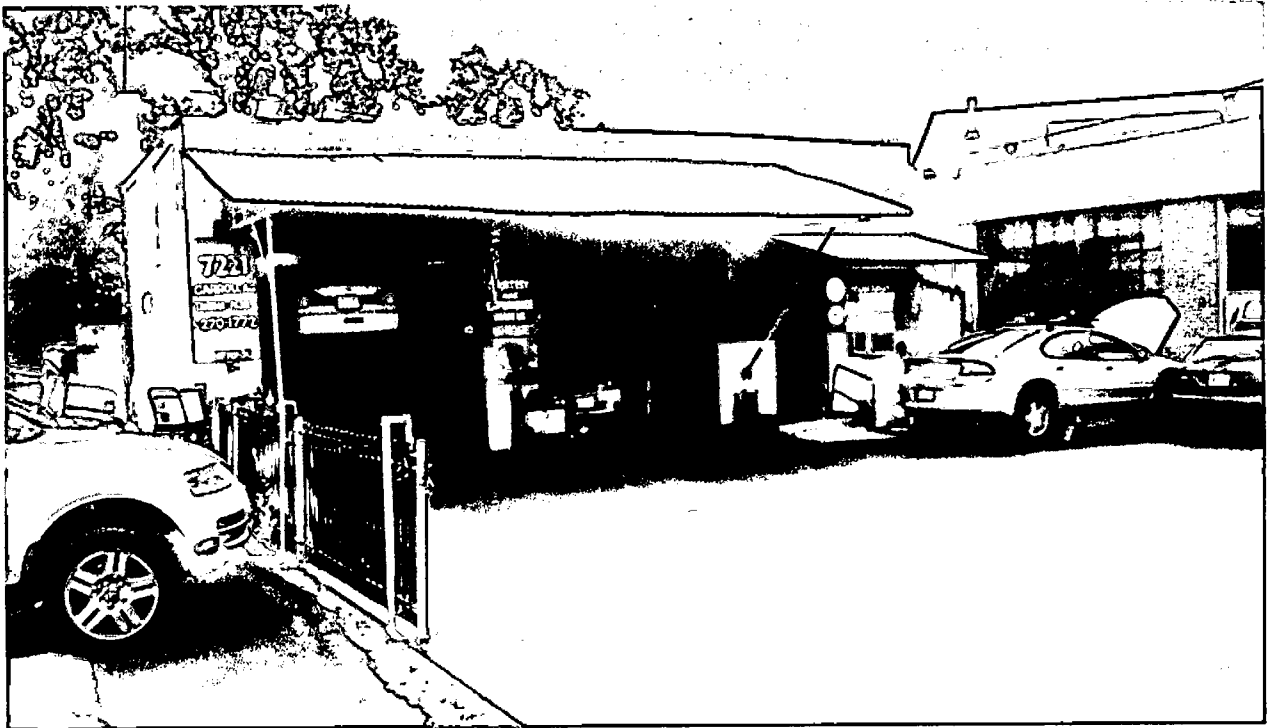
Shade portion to indicate North

Applicant: Jano Kahyan

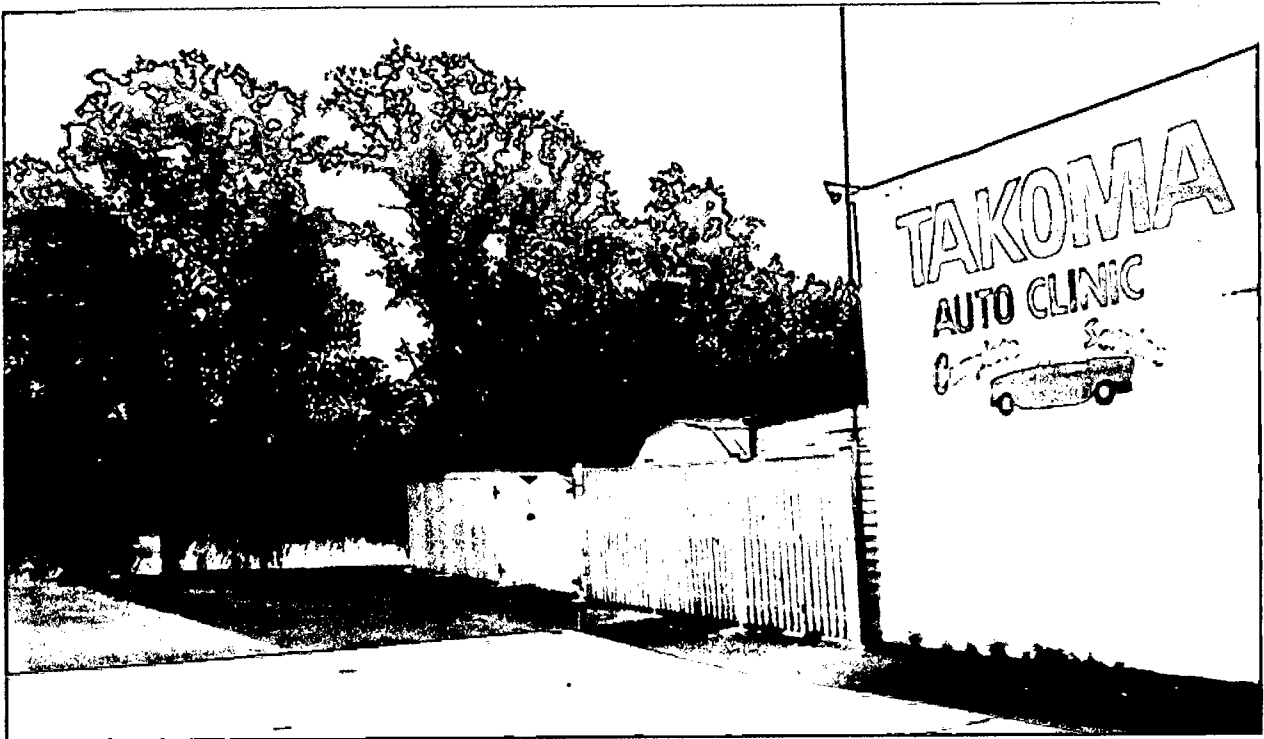
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Existing Property Condition Photographs (duplicate as needed)

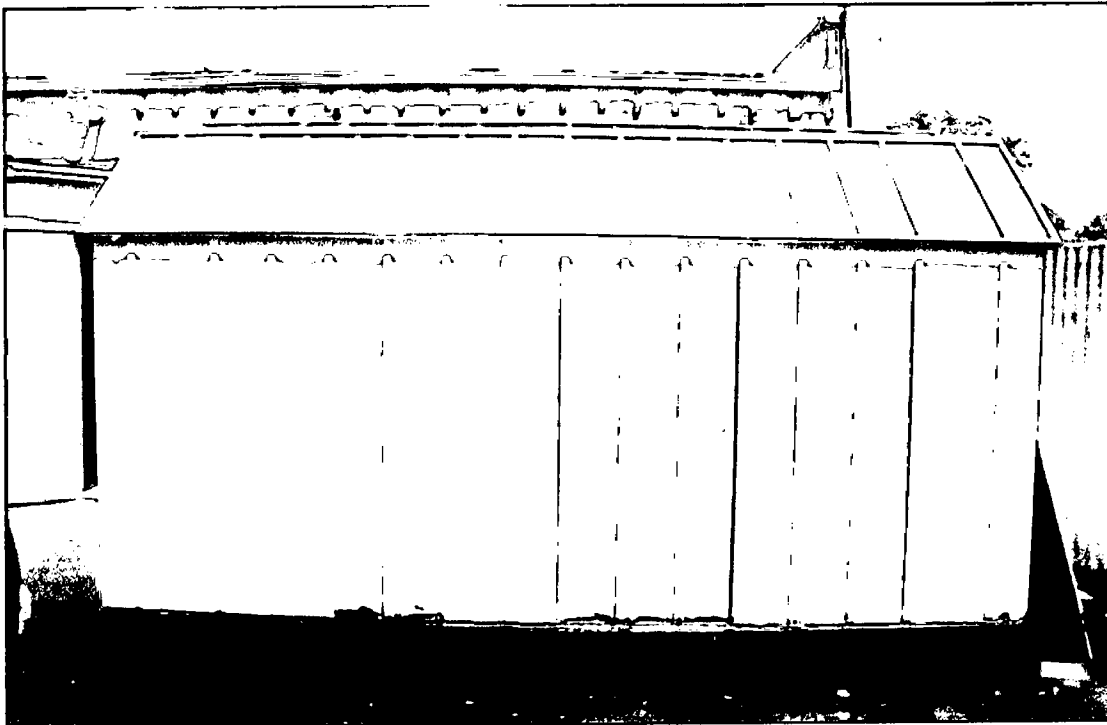
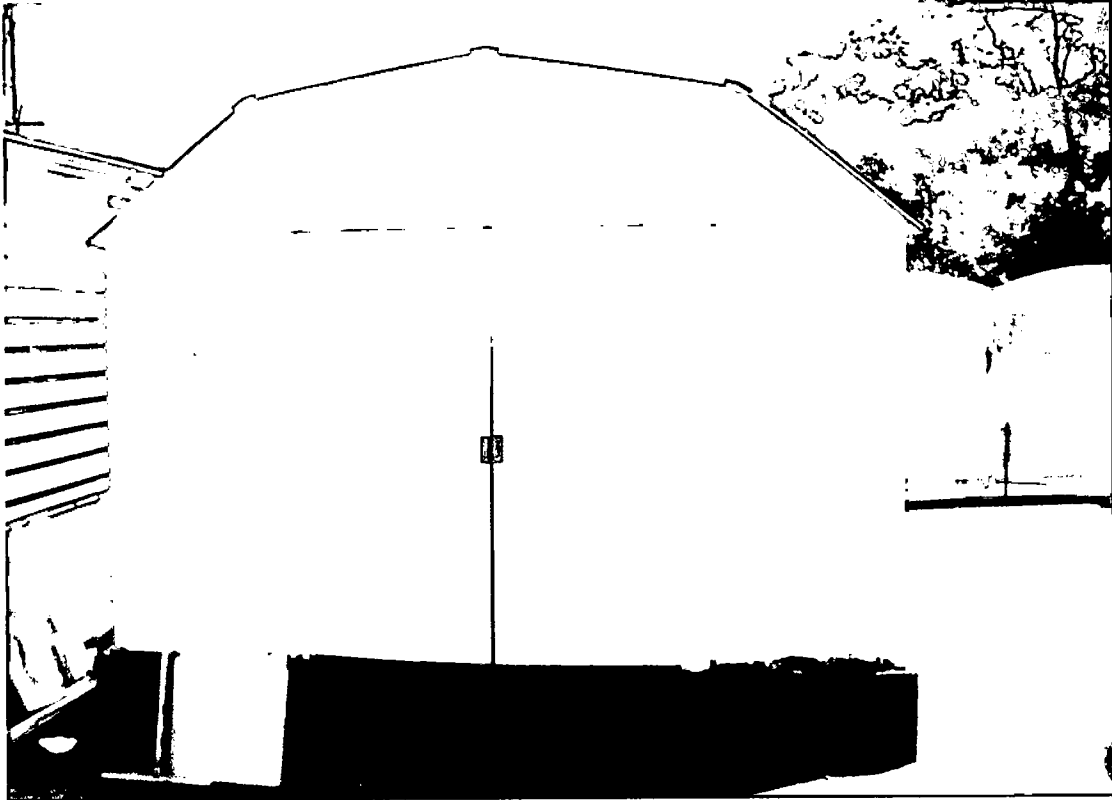


Detail: Front of Takoma Auto Clinic



Detail: Side of Takoma Auto Clinic

Photographs of Shed

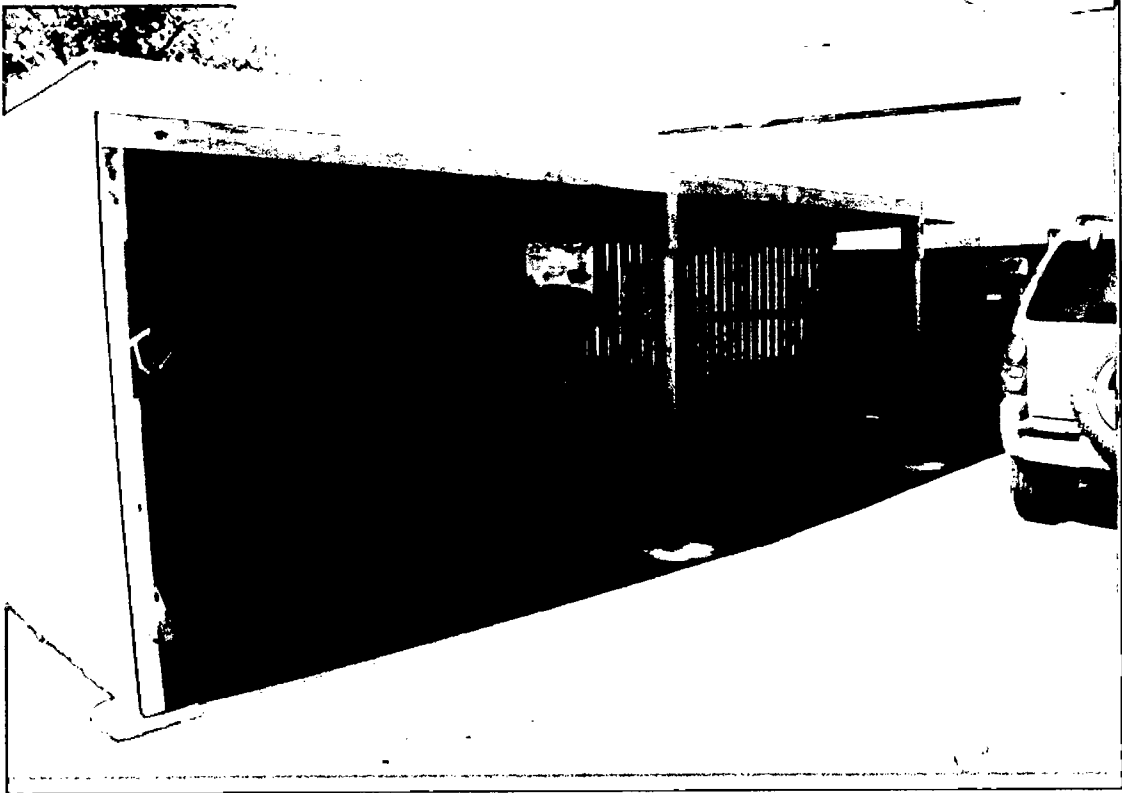


Applicant: Jano Kahyan

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Photographs of Open Shed



Applicant: Jano Kahyan

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