

7123 Carroll Avenue, Takoma Park

HPC Case # SF103-110

Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Acting-Chairperson

Date: April 21, 2011

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #562428, carport 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 April 13, 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: Jay Danielski

Address: 7123 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
455 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE, MD 20850
247-777-7777

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: MARLON MELGAR
Daytime Phone No.: 301-343-4092

Tax Account No.: 13-01071480

Name of Property Owner: Jay Danielski Daytime Phone No.: 301.891.4928
Address: 7123 Carroll Ave. Takoma Park 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: MARLON MELGAR Daytime Phone No.: 301-343-4092

LOCATION OF BUILDING/PREMISE

House Number: 7123 Street: Carroll Ave.
Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave.
Lot: 24 Block: 19 Subdivision: BFG
Liber: 17679 Folio: 354 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: **CHECK ALL APPLICABLE:**
 Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: CAR PORT

1B. Construction cost estimate: \$ 9,000

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

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] _____ Date: 2/20/11
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4/21/11

Application/Permit No.: 562428 Date Filed: _____ Date Issued: _____

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7123 Carroll Avenue, Takoma Park	Meeting Date:	4/13/2011
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/6/2011
Applicant:	Jay Danielski	Public Notice:	3/30/2011
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-110	Staff:	Josh Silver
PROPOSAL:	Carport installation		

STAFF RECOMMENDATION:

Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: 1915-25

PROPOSAL:

Note: In 2009 the HPC approved the demolition of a non-historic accessory structure and construction of a 1 story, 21' x 21', 2 bay garage at the rear of the property. The approved garage was never constructed.

The applicant is proposing to construct a 21' x 21', 2 bay carport in the rear yard of the property. The proposed carport footprint will be in the same location as the HPC approved 2 car garage location. Material specifications for the carport include an asphalt shingle roof, pressure treated wooden posts wrapped in PVC and fiber cement siding in the gable ends. An existing asphalt driveway will remain the primary parking surface under the proposed carport structure.

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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FL. GOLF ROCKVILLE MD 20850

DPS - #8

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Liber: 17679 Folio: 354 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>CAR PORT</u> | | | |

1B. Construction cost estimate: \$ 9,000

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

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[Signature]
Signature of owner or authorized agent

2/20/11
Date

Approved: _____ For Chairperson, Historic Preservation Commission

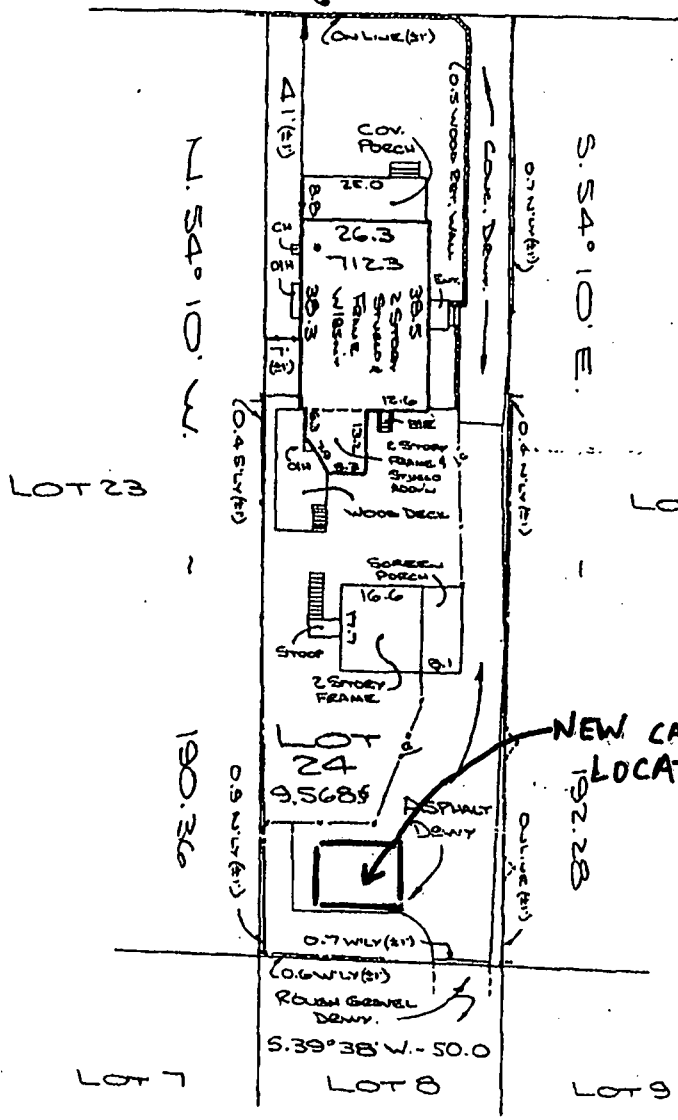
Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 562428 Date Filed: _____ Date Issued: _____

CARROLL AVENUE

N. 35° 50' E. - 50'
3.8 Cont. Sewer

Jay Danielski
4 1/2' High Wood Fence



MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED *McClain* DATE 1.15.2007

ZONING CLASS R-20 PAGE 209ME1

BOARD OF APPEALS CASE

4.5' FORMS
Asn 1/1/07

Capitol Surveys, Inc.
10762 Rhode Island Avenue
Beltville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
This property lies within Zone C. (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
LOT 24 BLOCK 19
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

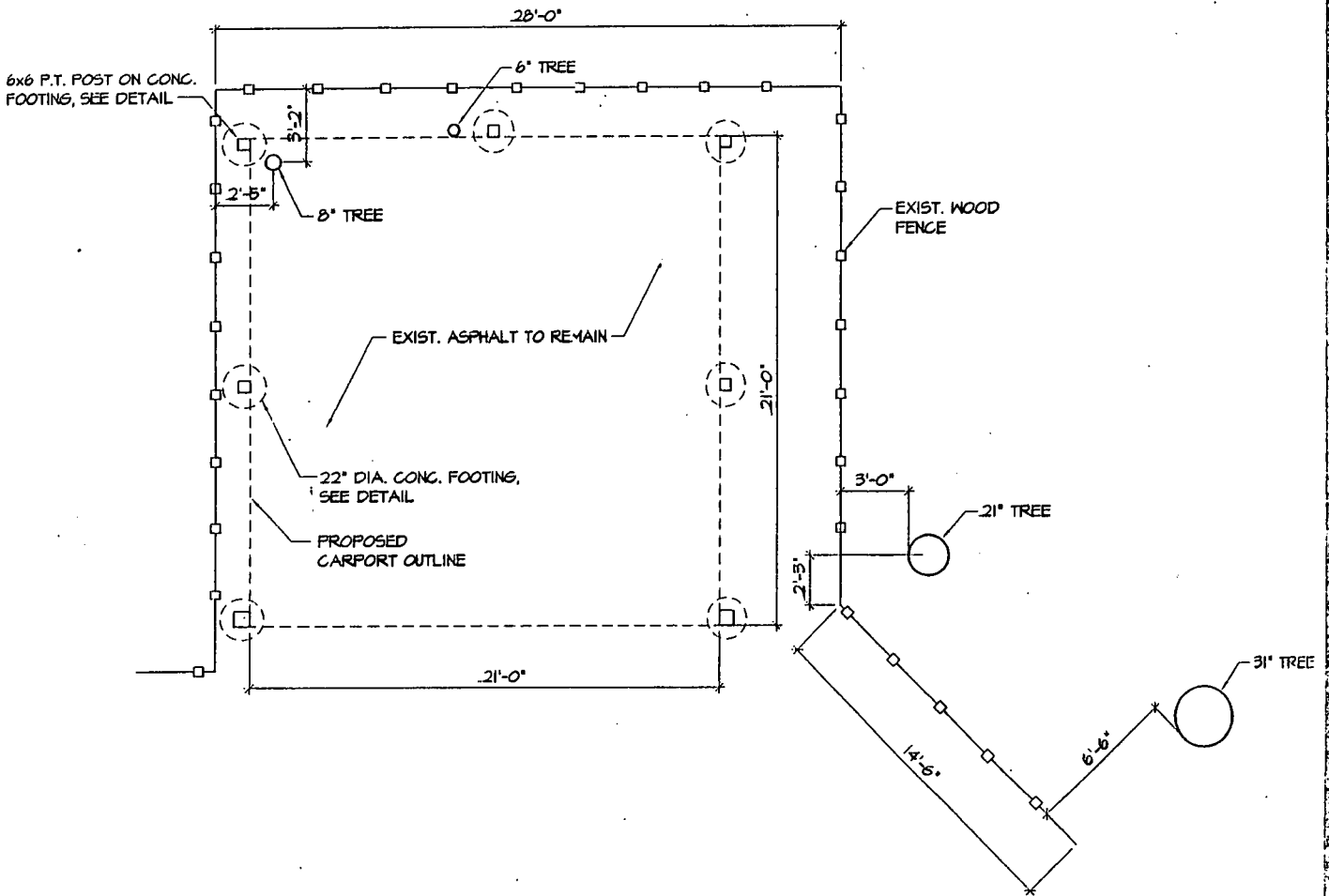
I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and possibly observed.

Edward L. Lopez, Jr.
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

267339

Recorded in Plat Book A Plm 2 Scale 1" = 30'
CASE: 2079-99 FILE: 63276
DATE: OCTOBER 5, 1999





- NOTE:
1. SEVEN (7) FOOTINGS TO BE PLACED THROUGH EXISTING ASPHALT PAVING.
 2. ROOTS OVER 1" DIA. SHALL BE CUT BY HAND.
 3. FOOTINGS SHALL BE DUG BY HAND.
 4. ANY CONSTRUCTION EQUIPMENT USED SHALL BE KEPT ON THE ASPHALT.



ALTERNATIVE
 ARCHITECTURAL DESIGN
 301-343-4092

DANIELSKI'S CARPORT
 7123 CARROLL AVENUE
 TAKOMA PARK, MD 20912
 MONTGOMERY COUNTY, MARYLAND

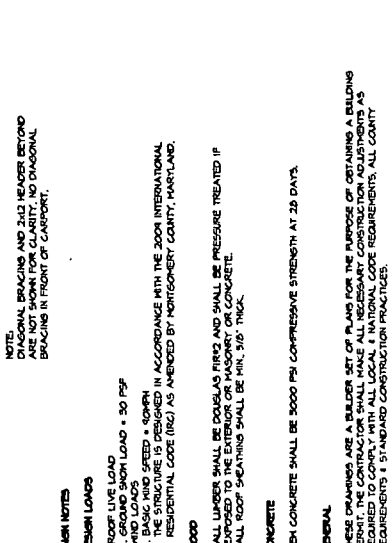
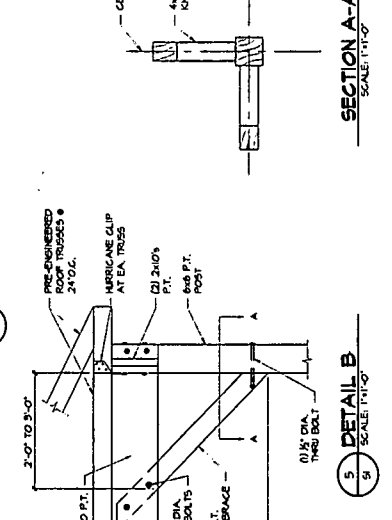
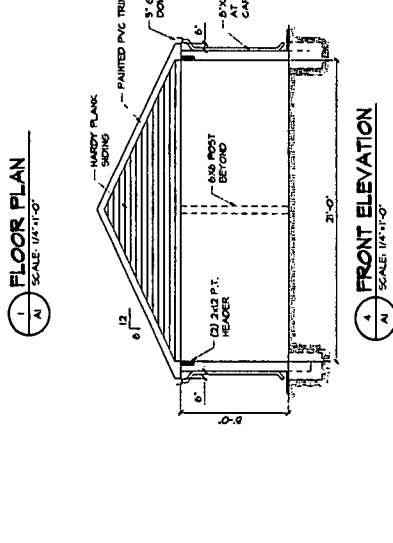
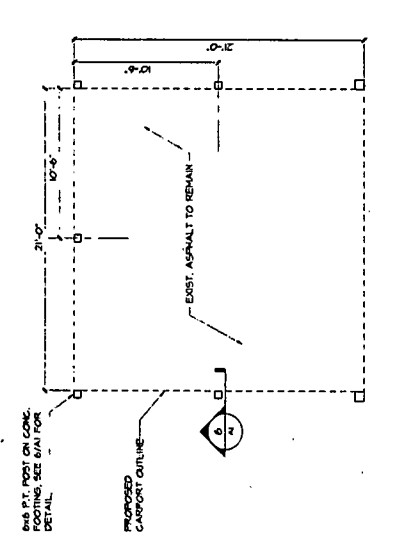
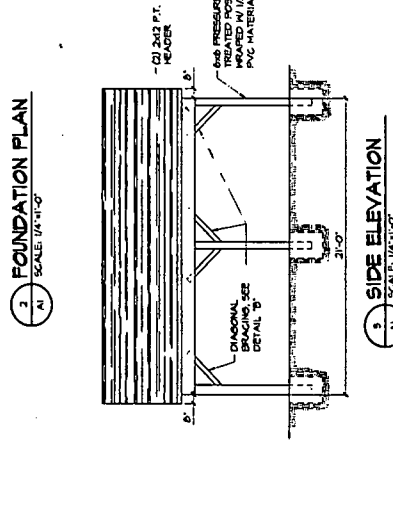
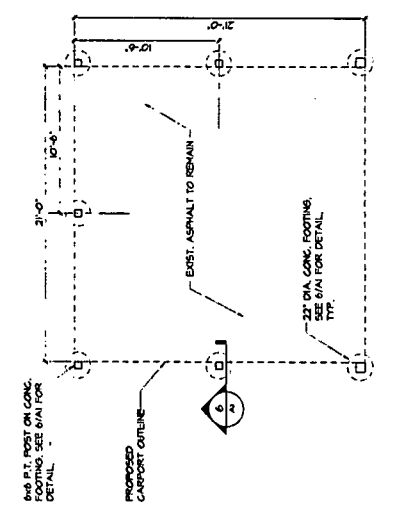
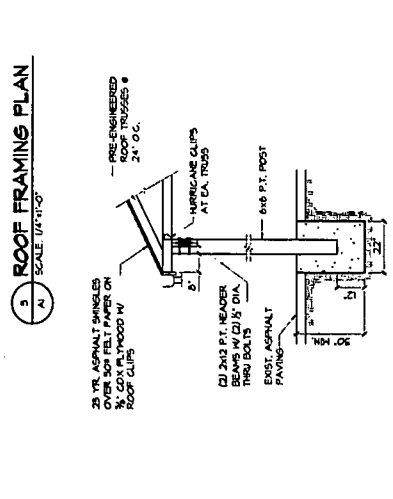
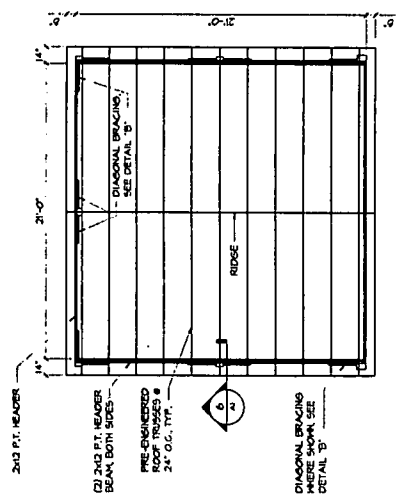
SK2

SCALE: 1/8" = 1'-0"

SHT. 2 OF 2

5

SECTION	FLOOR PLAN #	SCALE	DATE
1			
2			
3			
4			
5			
6			



DESIGN NOTES

I. DESIGN LOADS

- A. ROOF LIVE LOAD = 30 PSF
- B. GROUND SNOW LOAD = 30 PSF
- C. WIND LOADS = 60 PSF
- D. SEISMIC LOADS = 0.25g
- E. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY MONTGOMERY COUNTY, MARYLAND.

II. WOOD

- A. ALL WOOD SHALL BE DOUGLAS FIR/2 AND SHALL BE PRESARE TREATED IF EXPOSED TO THE EXTERIOR OR MASONRY OR CONCRETE.
- B. ALL ROOF SHEATHING SHALL BE 1/2\"/>

III. CONCRETE

- A. NEW CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

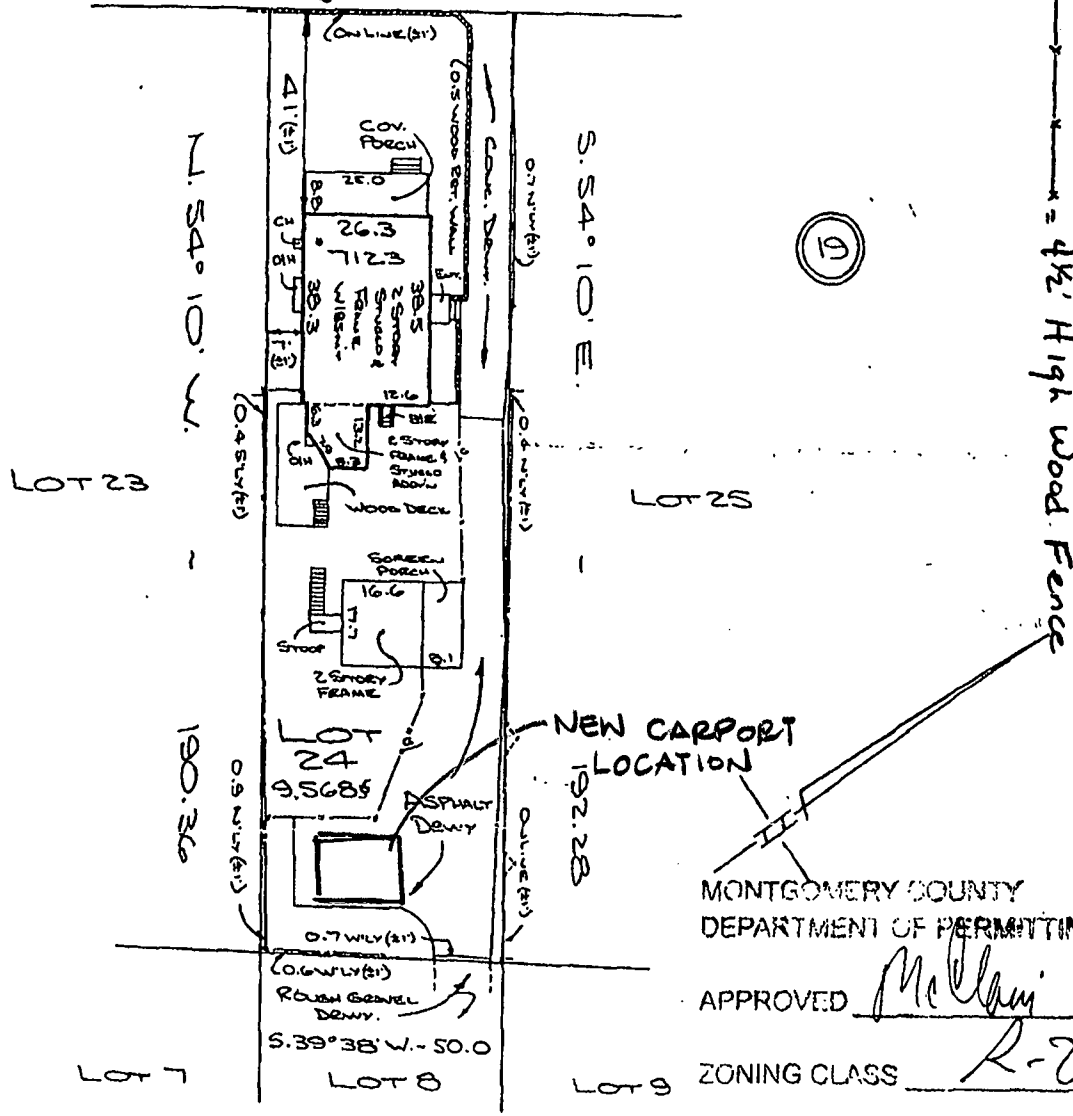
IV. GENERAL

- A. THESE DRAWINGS ARE A BUILDER SET OF PLANS FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION ADJUSTMENTS AS REQUIRED TO COMPLY WITH ALL LOCAL, NATIONAL CODE REQUIREMENTS, ALL COUNTY REQUIREMENTS, & STANDARD CONSTRUCTION PRACTICES.



CARROLL AVENUE

N. 35° 50' E. - 50'
3.8 Conc. Sidewalk



Jay Danielski

4 1/2' High Wood Fence

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED *McChen* DATE 1.15.2002

ZONING CLASS R-20 PAGE 209M51

BOARD OF APPEALS CASE

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ASU IHC

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