

7338 Carroll Avenue, Takoma Park  
[HPC Case # 37/03-12 F]  
Takoma Park Historic District



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: March 15, 2012

### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #591747, fencing 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 March 14, 2012 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: Fabio and Annalisa Leonessa

Address: 7338 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](mailto: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: annalisalednessa@yahoo.com Contact Person: Annalisa Lednessa  
 SSN: 578215445 Daytime Phone No.: 301-8911723  
 Tax Account No.: Property tax acc: 01067033  
 Name of Property Owner: FABIO, ANNALISA LEDNESSA Daytime Phone No.: 301-8911723  
 Address: 7338 CARROLL AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
 Contractor: Long Fence Phone No.: 301-252-9111 (Joe)  
 Contractor Registration No.: 800 486-4283  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: 301-252-9111

**LOCATION OF BUILDING/PREMISE**

House Number: 7338 Street: CARROLL AVE.  
 Town/City: TAKOMA PARK Nearest Cross Street: LEE AVE.  
 Lot: 2 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
sections  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

<input 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 checked="" type="checkbox"/> Fence/Wall (complete Section 4)			<input type="checkbox"/> Other: _____		

1B. Construction cost estimate: \$ 5,706

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**

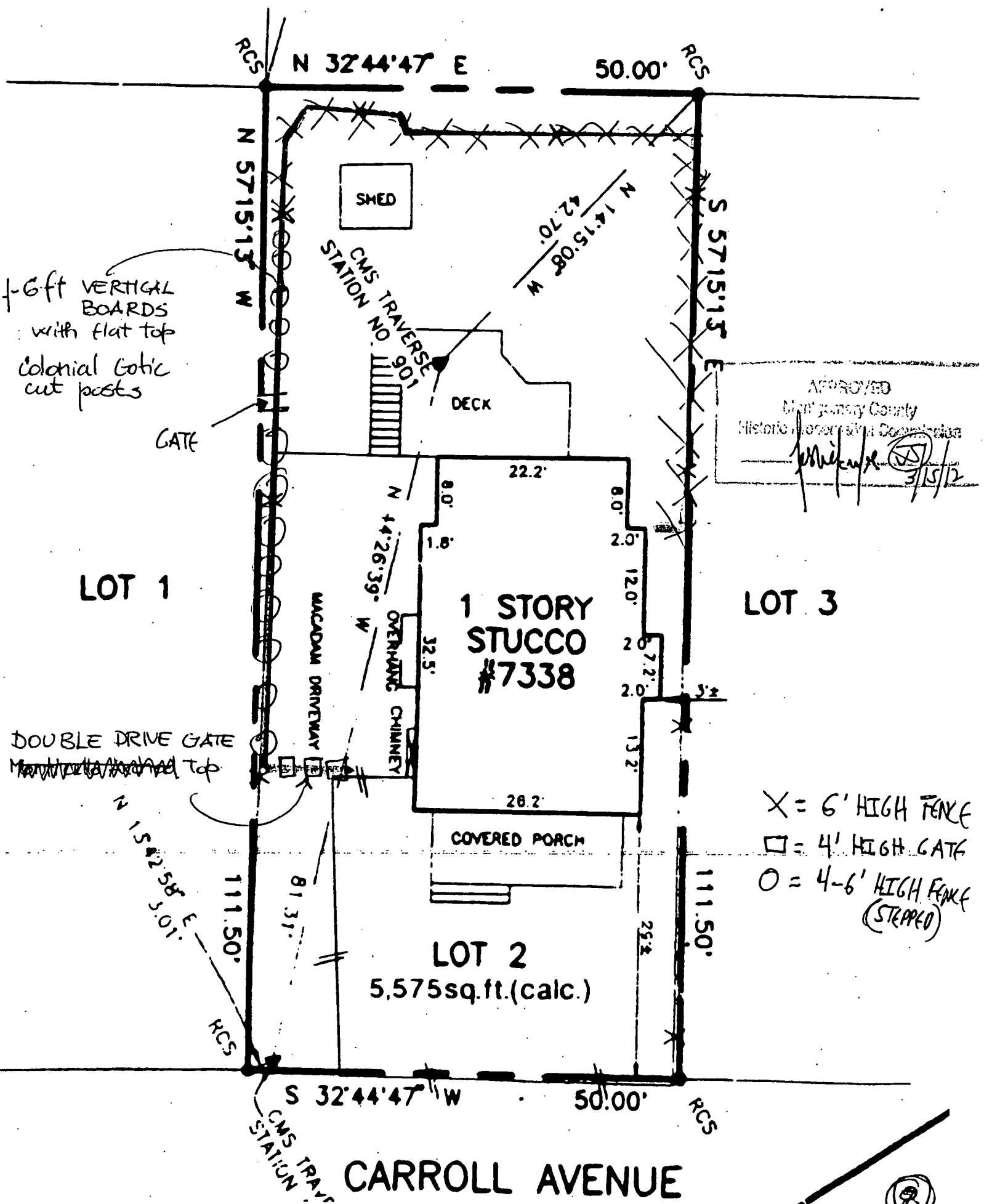
3A. Height 6 feet \_\_\_\_\_ inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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.

Annalisa Lednessa Signature of owner or authorized agent Feb 21 / 2012 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 3/15/12  
 Application/Permit No.: 591747 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

LOT 21



6-ft VERTICAL BOARDS with flat top Colonial Gothic cut posts

GATE

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 [Signature]  
 3/15/12

LOT 1

LOT 3

1 STORY STUCCO #7338

DOUBLE DRIVE GATE

X = 6' HIGH FENCE  
 □ = 4' HIGH GATE  
 O = 4-6' HIGH FENCE (STRIPPED)

LOT 2 5,575sq.ft.(calc.)

CARROLL AVENUE

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7338 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	3/14/2012
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	3/7/2012
<b>Applicant:</b>	Fabio and Annalisa Leonessa	<b>Public Notice:</b>	2/27/2012
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-12G	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Fencing installation		

**STAFF RECOMMENDATION:**

Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** 1920s

**PROPOSAL:**

The applicants are proposing to remove and replace an existing 4' high chain link fence with a 6' high, vertical board wooden fence in the same location. The proposal includes the installation of a 4' high, wooden, double- driveway gate and one additional gate between the adjacent property on the left (west) side of the subject property. The proposed fence on the left (west) side yard will be 4' high where it connects to the proposed 4' high, double-driveway gate, then step up in height to a maximum of 6' where it terminates in the rear yard.

**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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: annalisalednessa@yahoo.com Contact Person: Annalisa Lednessa  
 SSN: 578215445 Daytime Phone No.: 301-8911723  
 Tax Account No.: Property tax acc: 01067033  
 Name of Property Owner: FABIO, ANNALISA LEDNESSA Daytime Phone No.: 301-8911723  
 Address: 7338 CARROLL AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
 Contractor: Long Fence Phone No.: 301-252-9111 (Joe)  
 Contractor Registration No.: 800 486-4283  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: 301-252-9111

**LOCATION OF BUILDING/PREMISE**

House Number: 7338 Street: CARROLL AVE.  
 Town/City: TAKOMA PARK Nearest Cross Street: LEE AVE.  
 Lot: 2 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
section 5  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- |                                    |                                  |   |   |                                    |  |  |                               |                               |
|------------------------------------|----------------------------------|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input 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 checked="" type="checkbox"/> Fence/Wall (complete Section 4) |                                    |  | <input type="checkbox"/> Other: _____  |                               |                               |
- 1B. Construction cost estimate: \$ 5,706
- 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 6 feet 1 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.

Annalisa Lednessa  
Signature of owner or authorized agent

Feb 21 / 2012  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 591747 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

## Silver, Joshua

---

**From:** Annalisa Leonessa <annalisaleonessa@yahoo.com>  
**Sent:** Monday, March 05, 2012 9:04 PM  
**To:** Silver, Joshua  
**Subject:** Re: 7338 Carroll Avenue, Takoma Park

Hi Mr. Silver,

Thank you for your message. We not only agree with your recommendation, but we actually think that it is a better way to solve the connection with the front and the left side of the yard.

We will like to proceed with a 4' high double gate (flat top) on the front, and a left side fence that starts at the same height and steps up as it moves from the front yard toward the rear property line where it would reach the maximum of 6' high.

Also, talking with our left side neighbors, the Danner-MacDonald, we realized that we all would like a gate between our properties. This would allow our families to get together through the back yards and to avoid dangerous Carroll Ave. It would be towards the rear of the properties and it would have the same look as the fence, the same height and top line of the adjacent fence panels.

Do I need to submit a new application or any additional document, or is this email communication enough for the proposed modifications?

Thank you for your suggestion and advice.

Annalisa Leonessa

---

**From:** "Silver, Joshua" <Joshua.Silver@montgomeryplanning.org>  
**To:** "annalisaleonessa@yahoo.com" <annalisaleonessa@yahoo.com>  
**Sent:** Monday, March 5, 2012 2:00 PM  
**Subject:** 7338 Carroll Avenue, Takoma Park

Hi Ms. Leonessa,

Thank you for submitting a Historic Area Work Permit application for removal and replacement of the existing chain-link fence with a new 6' high, vertical board wooden fence and associated double-gate at your property. I support the proposed fence and gate installation with one minor revision. Consistent with Takoma Park Historic District Guidelines all changes visible from the public right-of-way should respect existing environmental settings, landscaping and patterns of open space. For consistency with this guideline I recommend that the height of the double-gate be reduced from 6' -to- 4' high to maintain the existing pattern of open space into the rear yard when viewed from the public right-of-way. My recommendation is for the gate only. I support all other sections of fencing at 6' high.

As a result of this recommendation I recognize the possibility of an awkward connection between a 4' high gate and the proposed 6' high left side yard fence on the shared property line. An alternative for consideration, which I would support is to step the fence up as it moves from the front yard toward the rear property line. Basically



the section of the left side yard fence where it would meet the gate would be 4' high, then start getting higher as it moves toward the rear yard where it would reach the maximum of 6' high as proposed.

Please reply to this e-mail confirming your acceptance or rejection of this recommendation and how you would like to propose handling the left side yard fence. My recommendation to the Historic Preservation Commission will reflect my recommendations above. The acceptance of these recommendation could result in a more expeditious review of your application at the scheduled March 14<sup>th</sup> HPC meeting.

Please let me know if you have any questions.



Thanks,  
Josh

**Joshua Silver** Senior Planner | Historic Preservation Section

Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC

Office: 1400 Spring Street, Suite 500 | Silver Spring | Mail: 8787 Georgia Avenue | Silver Spring MD 20910

301-563-3400 phone | 301-563-3412 fax | [joshua.silver@montgomeryplanning.org](mailto:joshua.silver@montgomeryplanning.org) | [www.montgomeryplanning.org/historic/](http://www.montgomeryplanning.org/historic/)

Join us on  [Facebook](#) | Follow us on  [Twitter](#)

*Annalisa Leonessa*  
*Fabio Leonessa*  
7338 Carroll Ave.  
Takoma Park MD 20912  
301.891.1723

February 21, 2012

To Historic Preservation Commission,

Our residence, located on 7338 Carroll Ave. in Takoma Park, is a small Single-Family Bungalow built in 1928.

The front yard has a 4ft white Straight Colonial Gothic picket fence.  
We have a chain link fence around the SW side yard and back yard.

We would like to replace the chain link fence with a wood privacy fence.  
The fence we are considering is a 6 ft Vertical Board Flat Top, manufactured and installed by Long Fence. Our SW side neighbors have exactly the same fence.  
We chose Colonial Gothic Cut Posts to better blend it with the front yard fence.

Thank you for your consideration

Annalisa Leonessa

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

**Owner's mailing address**

Fabio, Annalisa Leonessa  
 7338 Carroll Ave  
 Takoma Park, MD 20912

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Jay, Kerry Dahner-McDonald  
 7336 Carroll Ave  
 Takoma Park, MD 20912

Jennifer Wofford + Daniel Seligman  
 7327 Carroll Ave  
 Takoma Park MD 20912

Yudhijit, Jennifer Bhattacharjee  
 7340 Carroll Ave  
 Takoma Park, MD 20912

Kristin + Colin Treado  
 7329 Carroll Ave  
 Takoma Park MD 20912

Nancy J. Ricks  
 5 Lee Ave.  
 Takoma Park MD, 20912

Kevin + Megan Gallagher  
 7331 Carroll Ave  
 Takoma Park MD 20912

LOT 21

1.08' 57.74' RCS

N 32°44'47" E

50.00' RCS

N 57°15'13" W

S 57°15'13" E

SHED

CMS TRAVERSE STATION NO 901

DECK

N 14°15'08" W 42.70' 80.51'

4-6ft VERTICAL BOARDS with flat top Colonial Gothic cut posts

GATE

LOT 1

LOT 3

1 STORY STUCCO #7338

MACADAM DRIVEWAY

OVERHANG CHIMNEY

COVERED PORCH

DOUBLE DRIVE GATE

111.50' 81.31' 10.51' S 42°58' E

X = 6' HIGH FENCE  
□ = 4' HIGH GATE  
O = 4-6' HIGH FENCE (STEPPED)

LOT 2  
5,575sq.ft.(calc.)

RCS

S 32°44'47" W

50.00' RCS

CMS TRAVERSE STATION

CARROLL AVENUE



(800) 486-4283

MHIC # 9615, 9615-01, 9615-02  
DC # 2116

# LONG FENCE

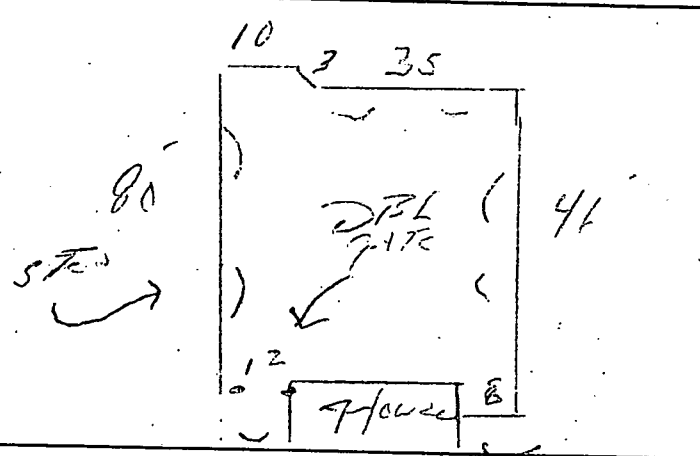
Job No. \_\_\_\_\_  
Order No. \_\_\_\_\_  
Customer No. \_\_\_\_\_  
Date 1/25/2012



Long Fence Company, Inc.  
1910 Betson Court • Odenton, Maryland 21113  
Ph: (301) 261-3444 • Ph: (410) 793-0600 • Fax: (301) 261-0643  
www.longfence.com



BUYER'S NAME: Annalisa Leonesse  
STREET: 9338 Carroll Ave  
CITY: Takoma Park MD ST: MD ZIP: 20912  
COUNTY: Prince Georges MAP Page/Grid  
HM PH: 301 891-1723 WK PH. MR.  
CELL: 240-821-8744 MS.  
E-MAIL: ANNALISA.LEONESSE@ymail.com LEAD # \_\_\_\_\_



Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install:

Approximately 182 of 6 high Vertical  Flat Top  Monticello Arched Top  Mt. Vernon Dip Top  
 Lattice Top  other 30mm style fencing.  toe nail  face nail  Bd. Spacing  
The  vertical boards  pickets of the fence sections are to be:  flat,  dog eared  colonial gothic  gothic  
 other \_\_\_\_\_ Framing to Face  in  out Fence to be stepped  yes  no  
Posts are 4 X 4 X 9. The posts are to be capped with CG caps. There are 3 2 X 4 horizontal runners per section.  
The gate posts are 6 X 6 X 9. The gate posts are capped with CG caps.  
All wood to be pressure treated pine, unless otherwise specified.

There is/are to be \_\_\_\_\_ single gate(s) \_\_\_\_\_ wide X \_\_\_\_\_ high. The gate is to have a:  Flat Top  Monticello Arched Top

Mt. Vernon  
There is/are to be 1 double drive gate(s) 12 wide X 6 high. The gate is to have a:  Flat Top  Monticello Arched Top  Mt. Vernon. All gates are to include hardware.

Gates to be constructed with 2 X 4 cedar horizontal supports. All posts are to be set 30" - 36" in the ground and secured to concrete

Permits:  County  City Permit(s) will be obtained by  Seller  Buyer

Buyer to supply Seller with copy of house plat. (For permit use only)  
Seller  will  will not take down and haul old fence of approximately 128 feet.

Property pins exposed?  yes  no Buyer to stake?  yes  no Order Survey?  yes  no.

Buyer responsible for property lines if no survey pins are in place.  
Buyer  has  has not provided Seller with a copy of applicable H.O.A. regulations related to fences and decks.

Additional options: WESTERN RED CEDAR  
(STEPPED)

All payment have been applied

Estimated Monthly Investment	
_____	Per Month
With Approved Credit	

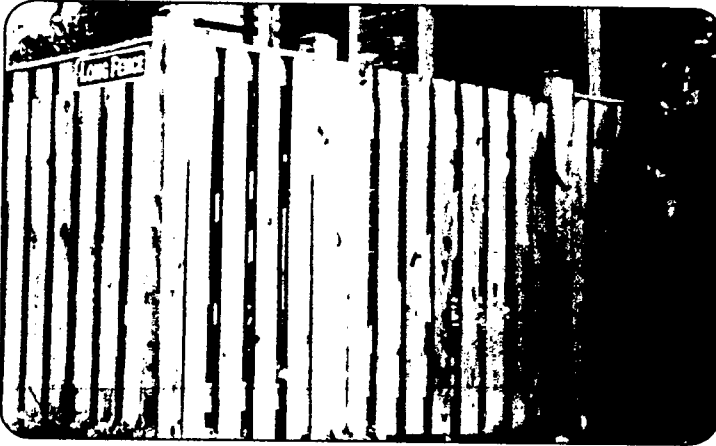
Additional Information or Remarks: Annalisa is responsible for property line as for fence line and gate location. Also Historic Permit.

Total Contract Price	<u>5706</u>
Deposit With Order	<u>1902</u>
Due on Day Materials are Delivered	<u>1902</u>
Due on Day of Substantial Completion	<u>1902</u>
And/or Balance Financed	

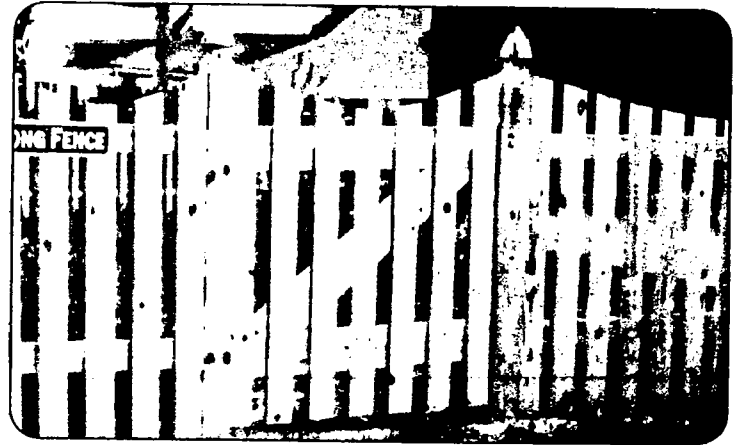
**PLEASE PAY OUR FOREMAN**

Work to begin approximately 2-3 wks Work to be completed approximately 2-3 wks

SPACED GATES



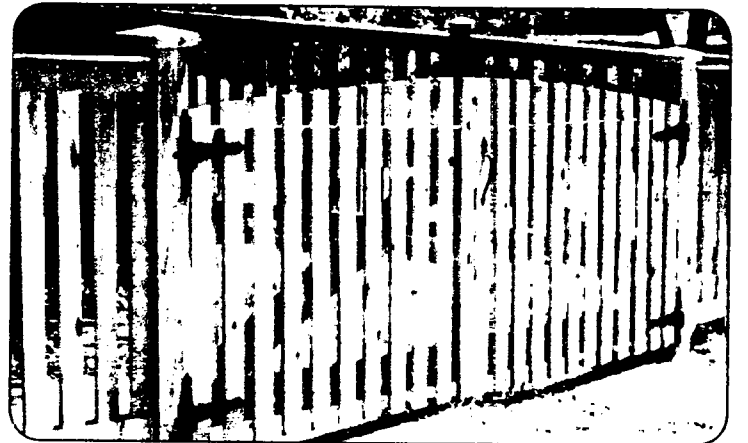
Flat Top



Dipped



Arched

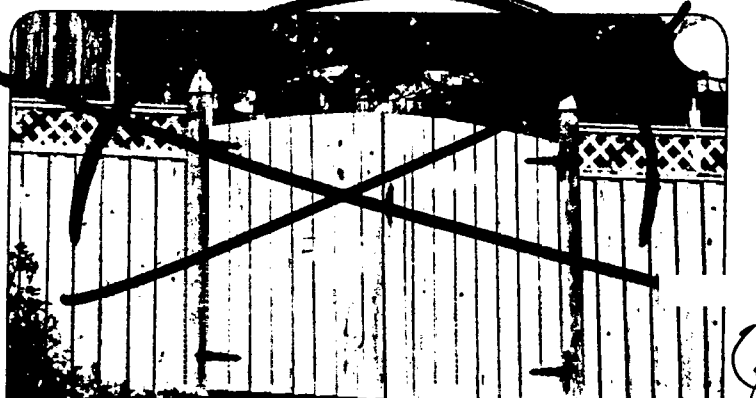


Double

VERTICAL BOARD GATES



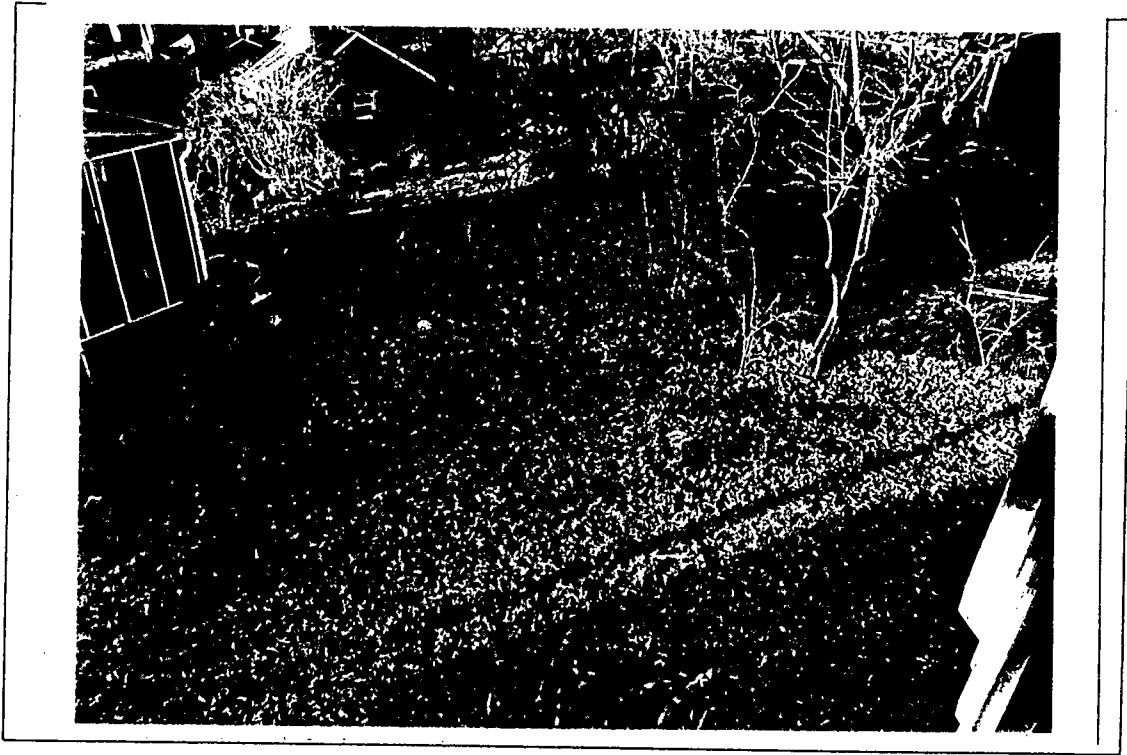
Dipped



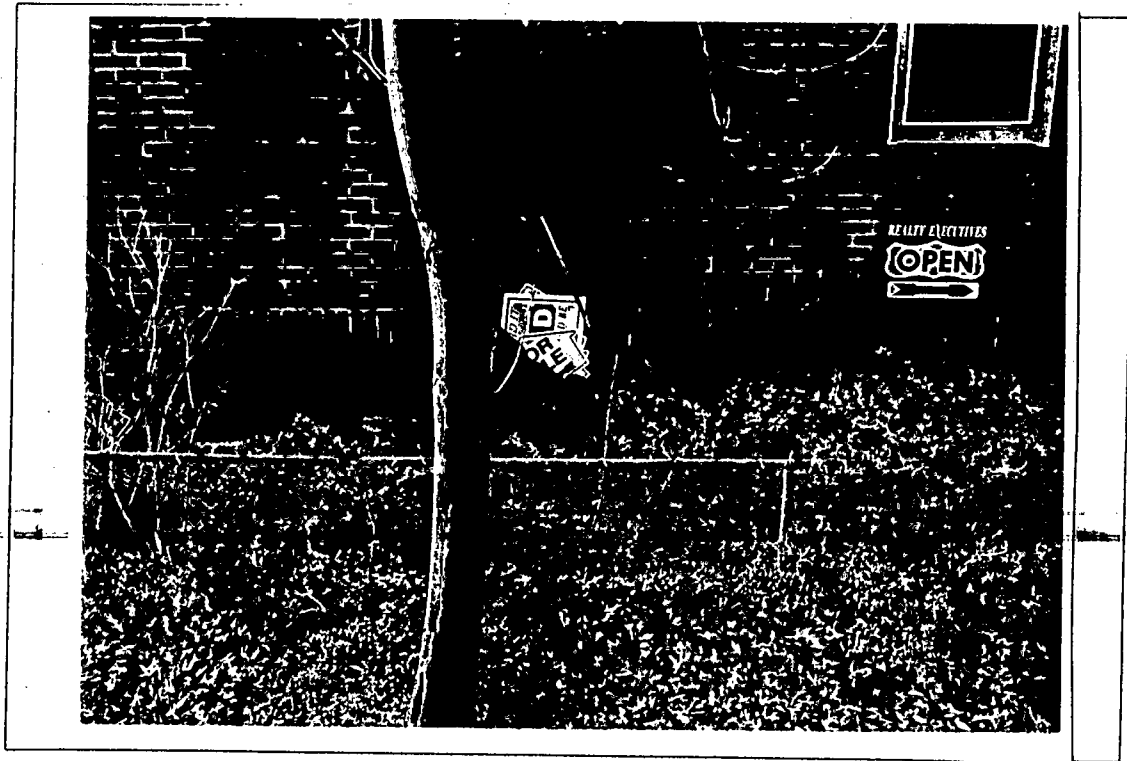


7358 CARROLL AVE.

Existing Property Condition Photographs (duplicate as needed)



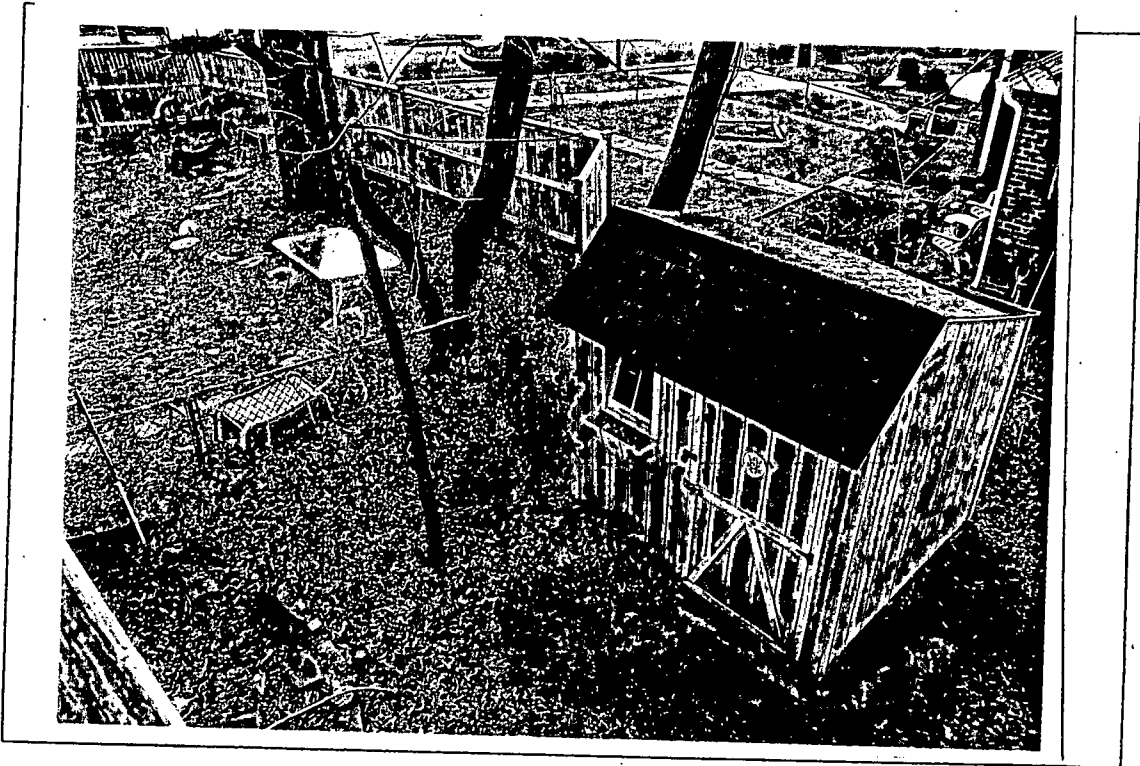
Detail: NE side



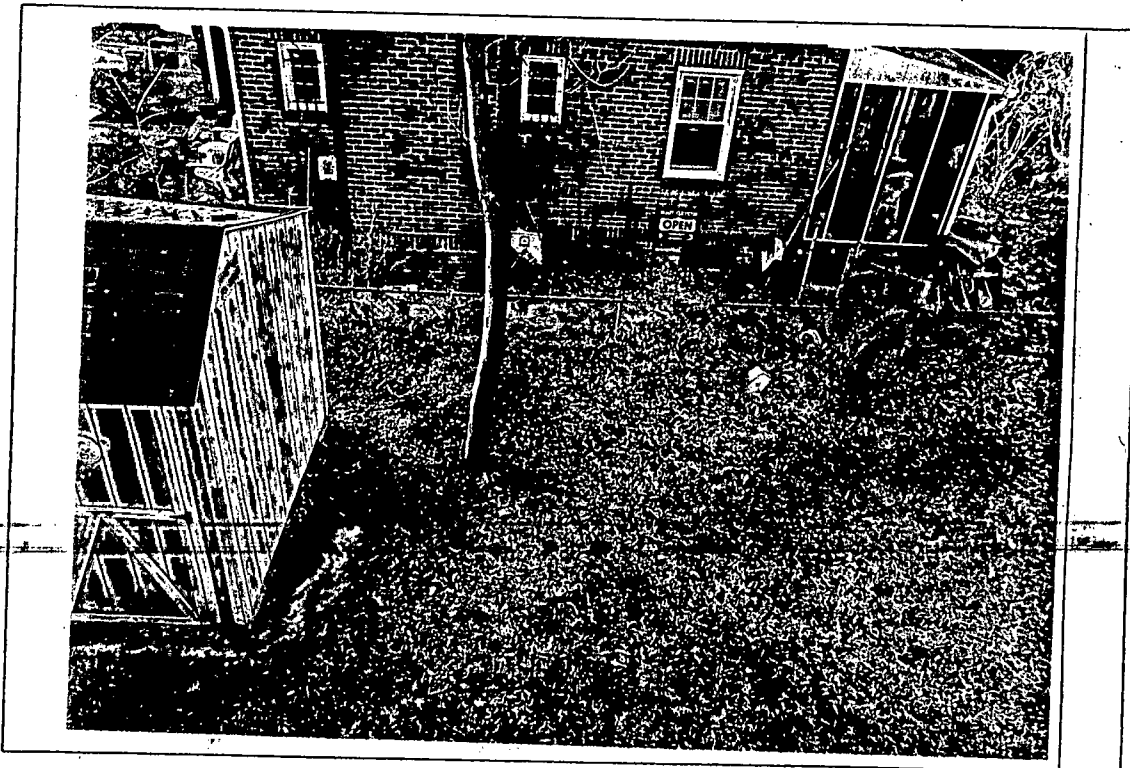
Detail: NW side, chain link fence detail



Existing Property Condition Photographs (duplicate as needed)



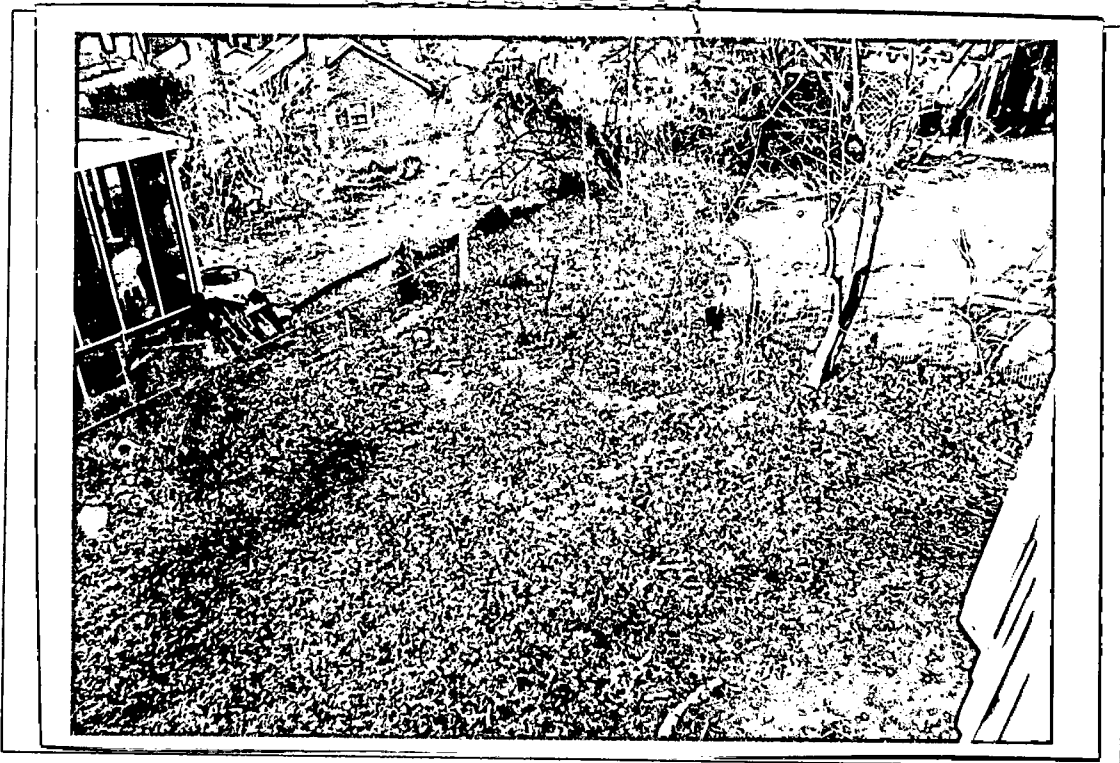
Detail: SW side



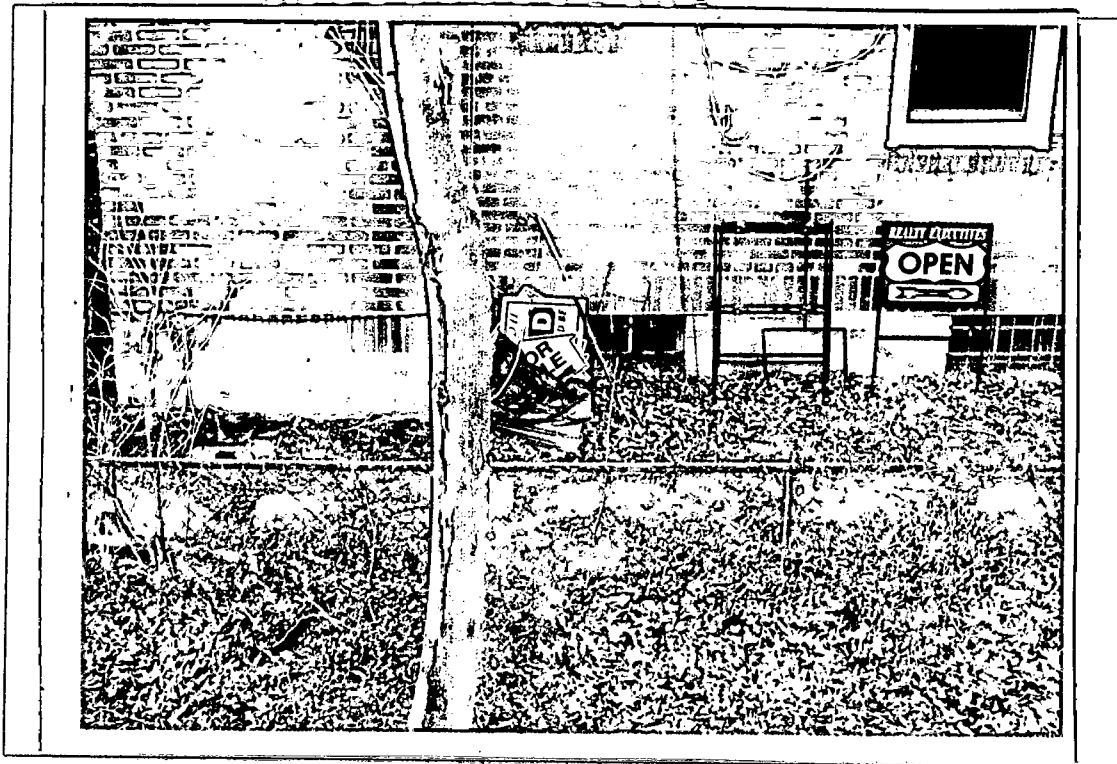
Detail: NW side



Existing Property Condition Photographs (duplicate as needed)

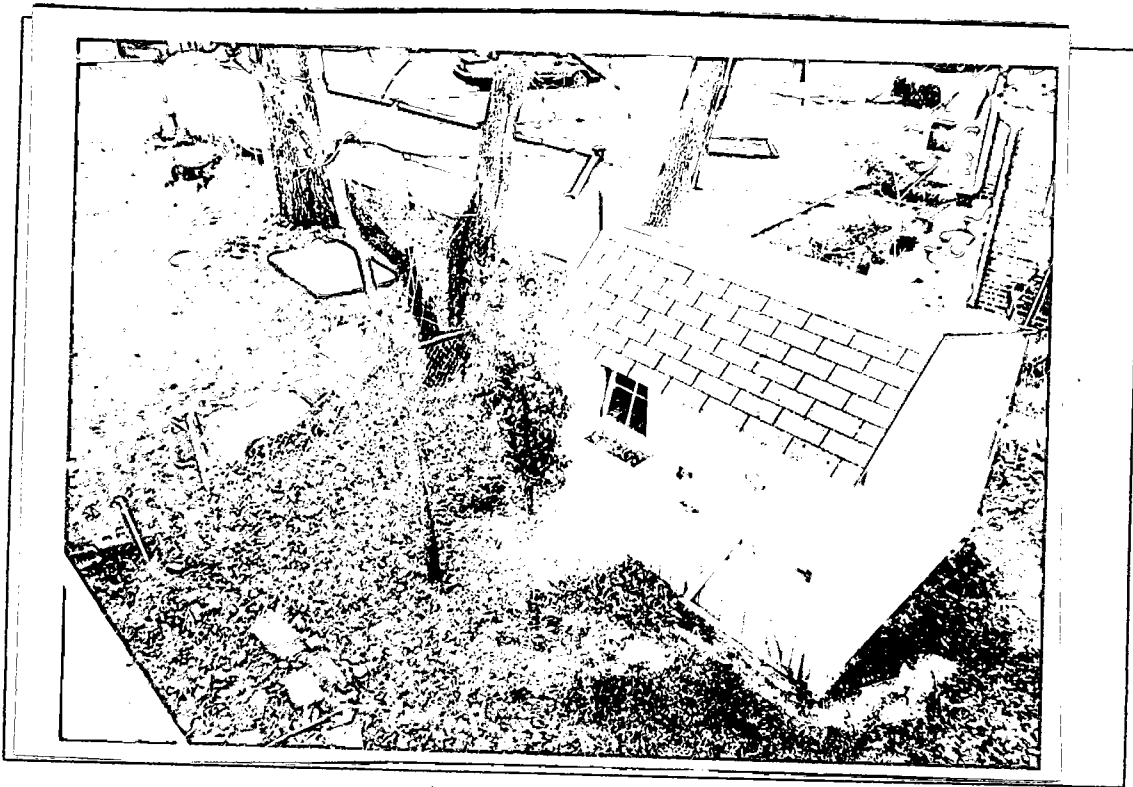


Detail: NE side



Detail: NW side, chain link fence detail

Existing Property Condition Photographs (duplicate as needed)

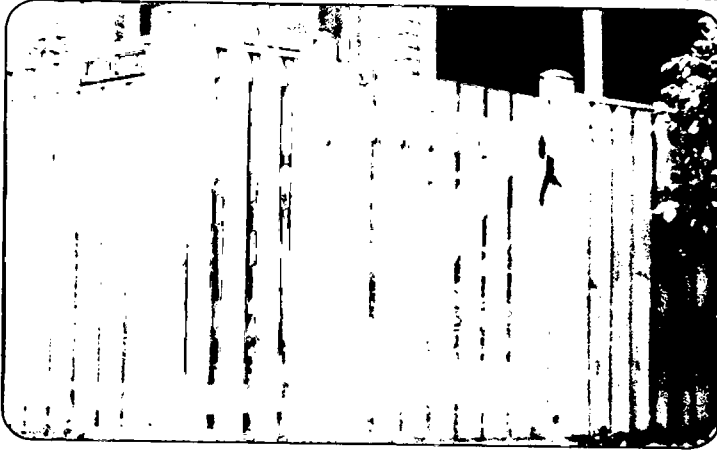


Detail: SW side

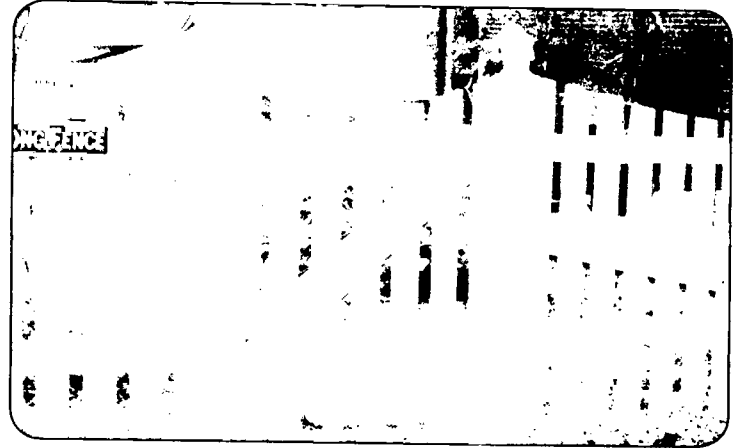


Detail: NW side

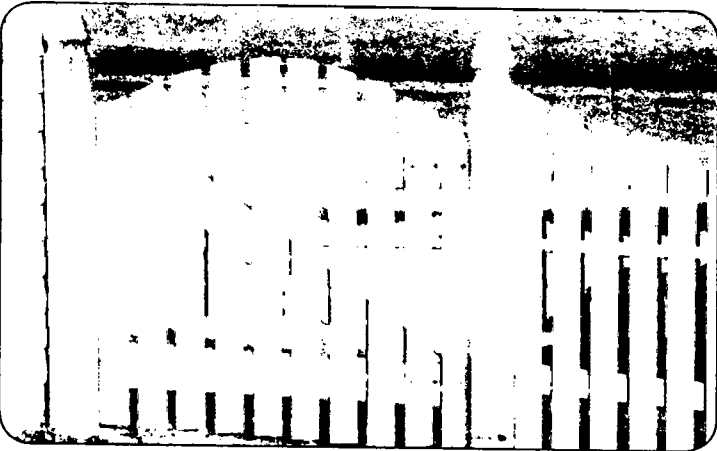
SPACED GATES



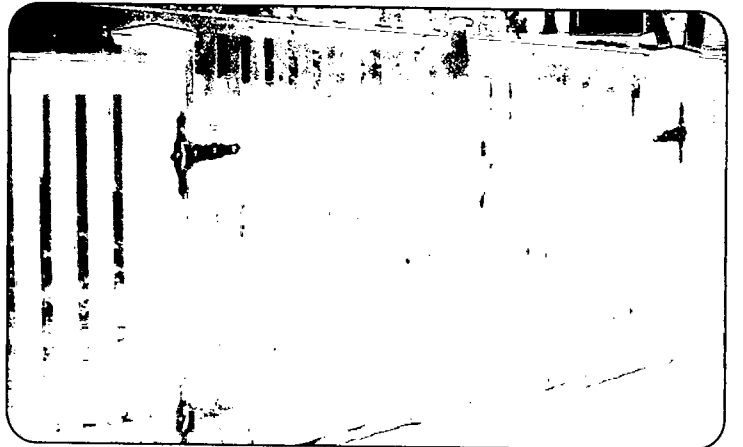
Flat Top



Dipped

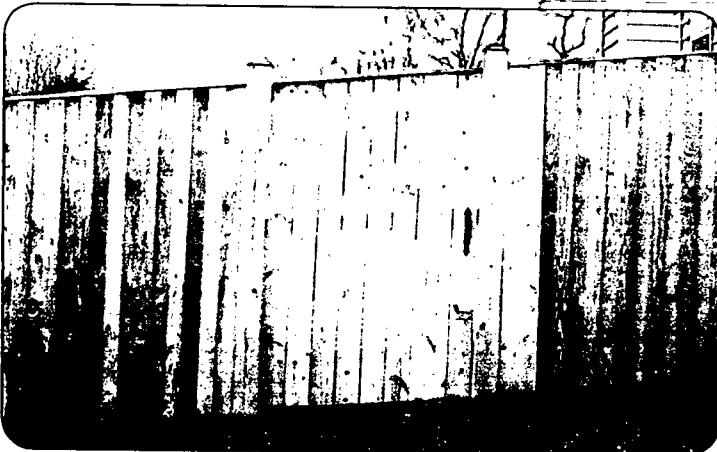


Arched

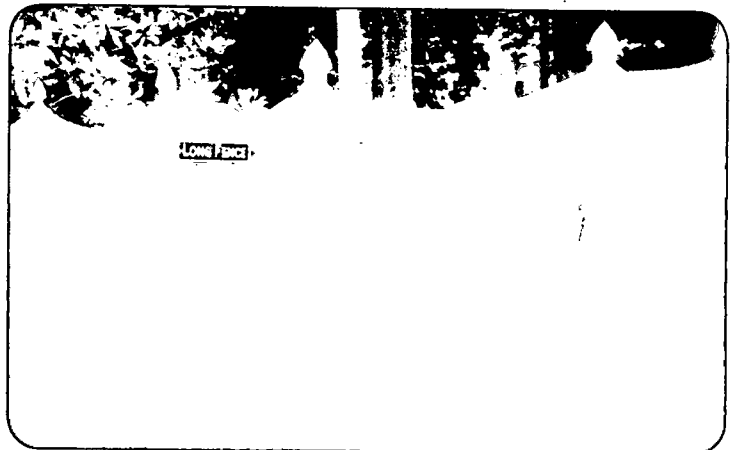


Double

VERTICAL BOARD GATES



Flat Top



Dipped

