

7428 Carroll Avenue, Takoma Park  
[HPC Case # 37/03-12K]  
Takoma Park H.D.



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: May 10, 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 #595759, fencing removal and replacment

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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 25, 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: Laurence Caudle

Address: 7428 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: lcaudle@hotmail.com Contact Person: LAURENCE CAUDLE  
 Tax Account No.: 01072201 Daytime Phone No.: (202) 280-9932  
 Name of Property Owner: LAURENCE CAUDLE Daytime Phone No.: (202) 280-9932  
 Address: 7428 CARROLL AVE TAKOMA PARK, MD 20912  
Street Number City State Zip Code  
 Contractor: HOMEOWNER Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: NA Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7428 Street: CARROLL AVENUE  
 Town/City: TAKOMA PARK Nearest Cross Street: LINCOLN AVENUE  
 Lot: P16 Block: 50 Subdivision: 25  
 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:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Single Family  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 5,000.00

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 4 feet 0 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.

Laurence Caudle  
Signature of owner or authorized agent

4/3/2012  
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 5/10/12  
 Application/Permit No.: 395159 Date Filed: 4/3/2012 Date Issued: \_\_\_\_\_

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

<b>Address:</b>	7428 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	4/25/2012
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	4/18/2012
<b>Applicant:</b>	Laurence Caudle	<b>Public Notice:</b>	4/11/2012
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-12K	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Fencing removal and replacement		

**STAFF RECOMMENDATION:**

- Approve
- Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Four Square-Colonial Revival  
**DATE:** 1915-25

**PROPOSAL:**

The applicant is proposing to remove and replace an existing 6' high, wooden stockade fence at the rear property line with a 4' high, wooden board-on-board fence in the same location. The proposed work also includes the installation of the same fence style and height along the west (left) side yard property line and removal and replacement of an existing fence section between the front porch and west side yard. A 4' high, wooden gate will be installed within the southern (front) fence section that faces the public right-of-way and returns to the front porch.

**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 under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

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](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.

**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:

THE PROPERTY IS A SINGLE FAMILY RESIDENCE BUILT  
IN 1923, LOCATED IN THE TAKOMA PARK HISTORIC DISTRICT  
IN MONTGOMERY COUNTY, MD. THE STRUCTURE IS A FOUR  
SQUARE COLONIAL. THE PRINCIPAL EXTERIOR MATERIALS CONSISTS  
OF A FIRST FLOOR STUCCO BASE WITH A SECOND STORY WITH  
PAINTED WOOD SHINGLES. THE HOUSE SITS ON A CORNER LOT.

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

TO REPLACE AN EXISTING 6' HIGH STOCKADE FENCE AT THE  
REAR, & INSTALL NEW FENCE ALONG WEST SIDE OF YARD AS  
WELL AS SOUTHERN PORTION OF YARD TO CORNER OF HOUSE.

**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).

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

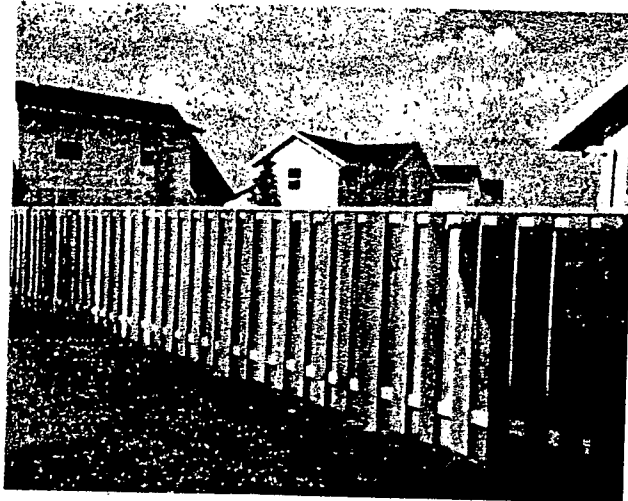
Owner's mailing address 7428 CARROLL AVENUE TAKOMA PARK, MD 20912	Owner's Agent's mailing address NA
Adjacent and confronting Property Owners mailing addresses	
G. & JM LAMONTE 7426 CARROLL AVENUE TAKOMA PARK, MD 20912	MARJORIE ROUSE 7429 CARROLL AVE. TAKOMA PARK, MD 20912
ERIC LIEBMAN & CATHERINE M. WILSON 7500 CARROLL AVE TAKOMA PARK, MD 20912	RANEE J. COVERT & TAMARA L. LAIRD 211 LINCOLN AVENUE TAKOMA PARK, MD 20912
THEODORE LANDPHAIR 7501 CARROLL AVENUE TAKOMA PARK, MD 20912	(Empty)

**Wilson/Caudle Residence  
7428 Carroll Avenue  
Takoma Park, MD 20912**

## **NEW FENCE**

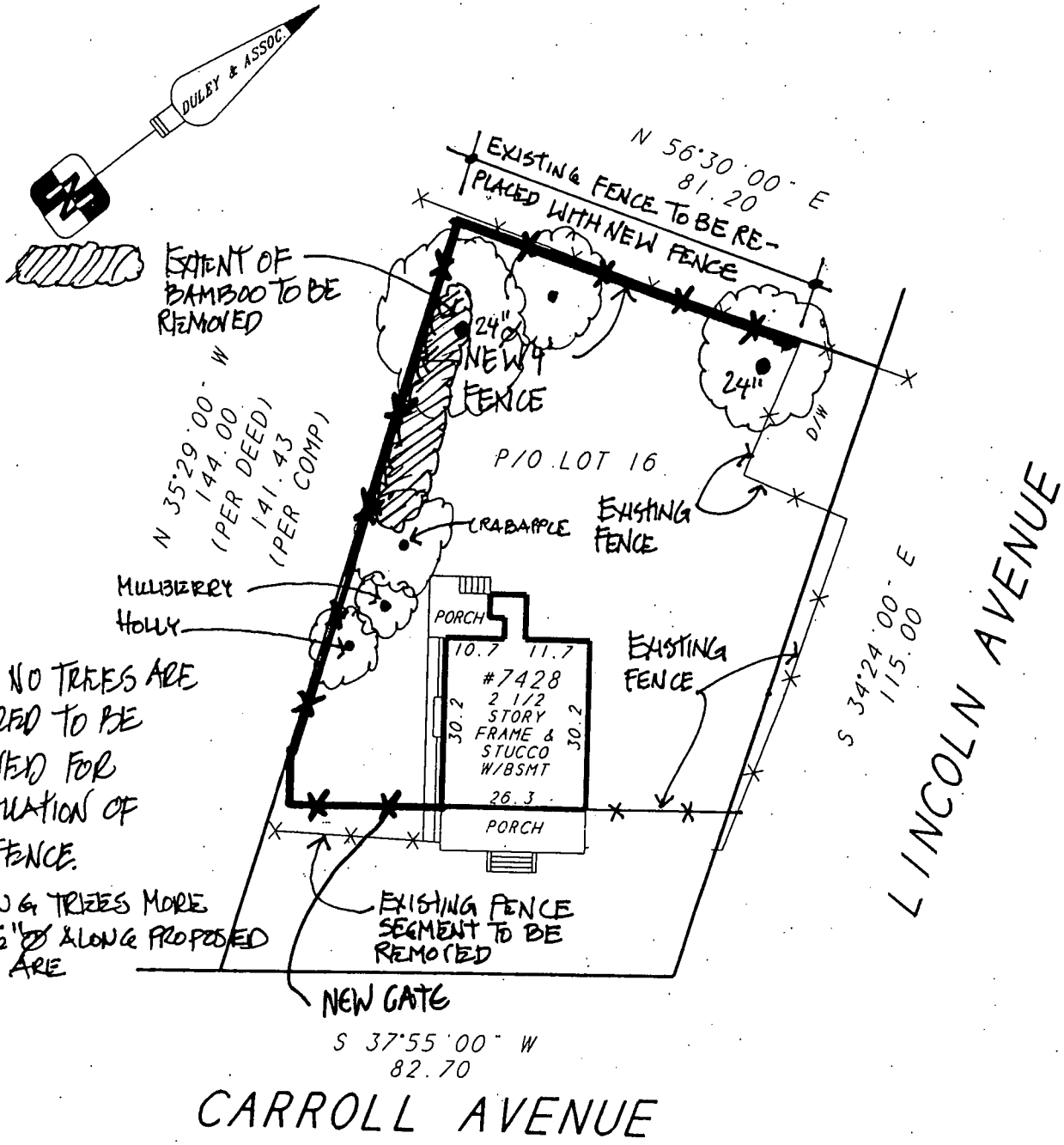
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2. Written Description
3. Site Plan
4. Plans/Elevations (see "Site Plan")
5. Material Specifications: natural finish 4'-0" high pressure treated preserved lumber, with water repellent additive:



6. Photographs
7. Tree Survey (see "Site Plan")
8. Property Owner Addresses





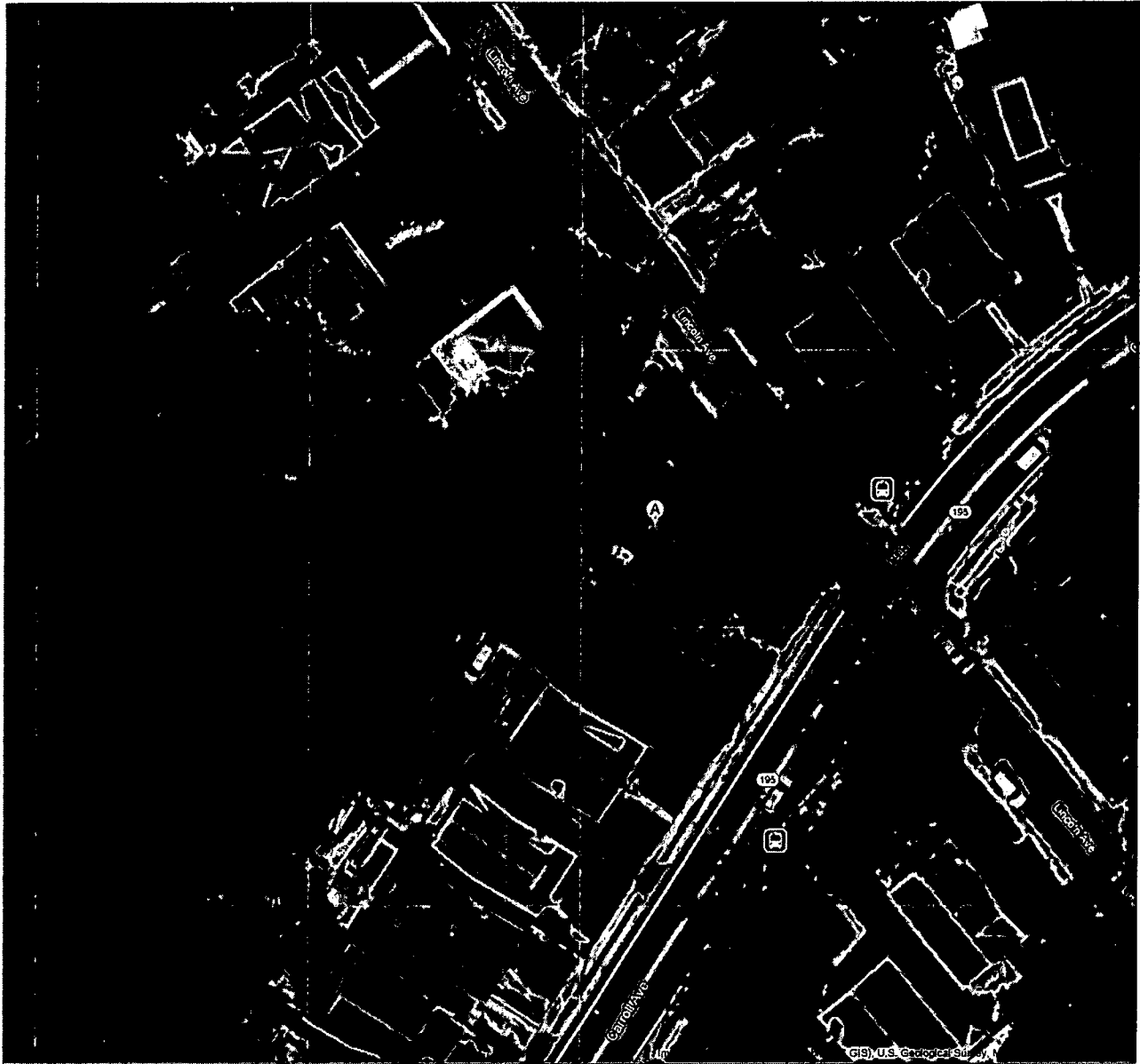
- NOTE: NO TREES ARE REQUIRED TO BE REMOVED FOR INSTALLATION OF NEW FENCE.
- EXISTING TREES MORE THAN 6" DBH ALONG PROPOSED FENCE ARE NOTED.

**Note: No changes to building footprint are proposed. Information is based on plat prepared by Duley & Associates, Upper Marlboro, MD, dated 5/11/2006.**

**Plat**  
 Wilson/Caudle Residence: 7428 Carroll Avenue, Takoma Park, MD 20912

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



7491 Carroll



7428 Carroll Ave, Takoma Park, MD

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38°56'53.67" N 77°00'12.06" W elev 249 ft

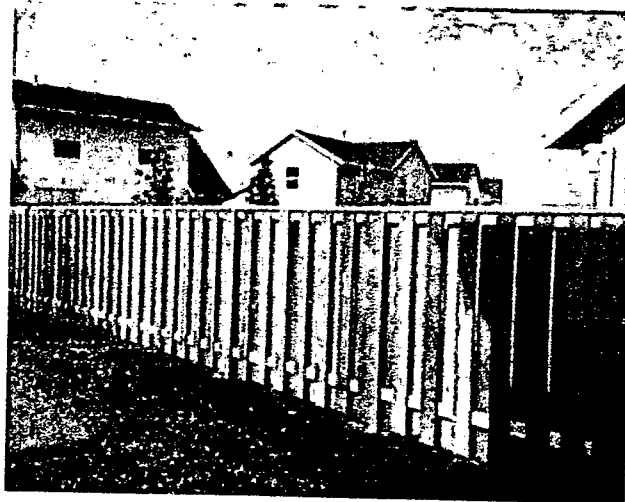
59

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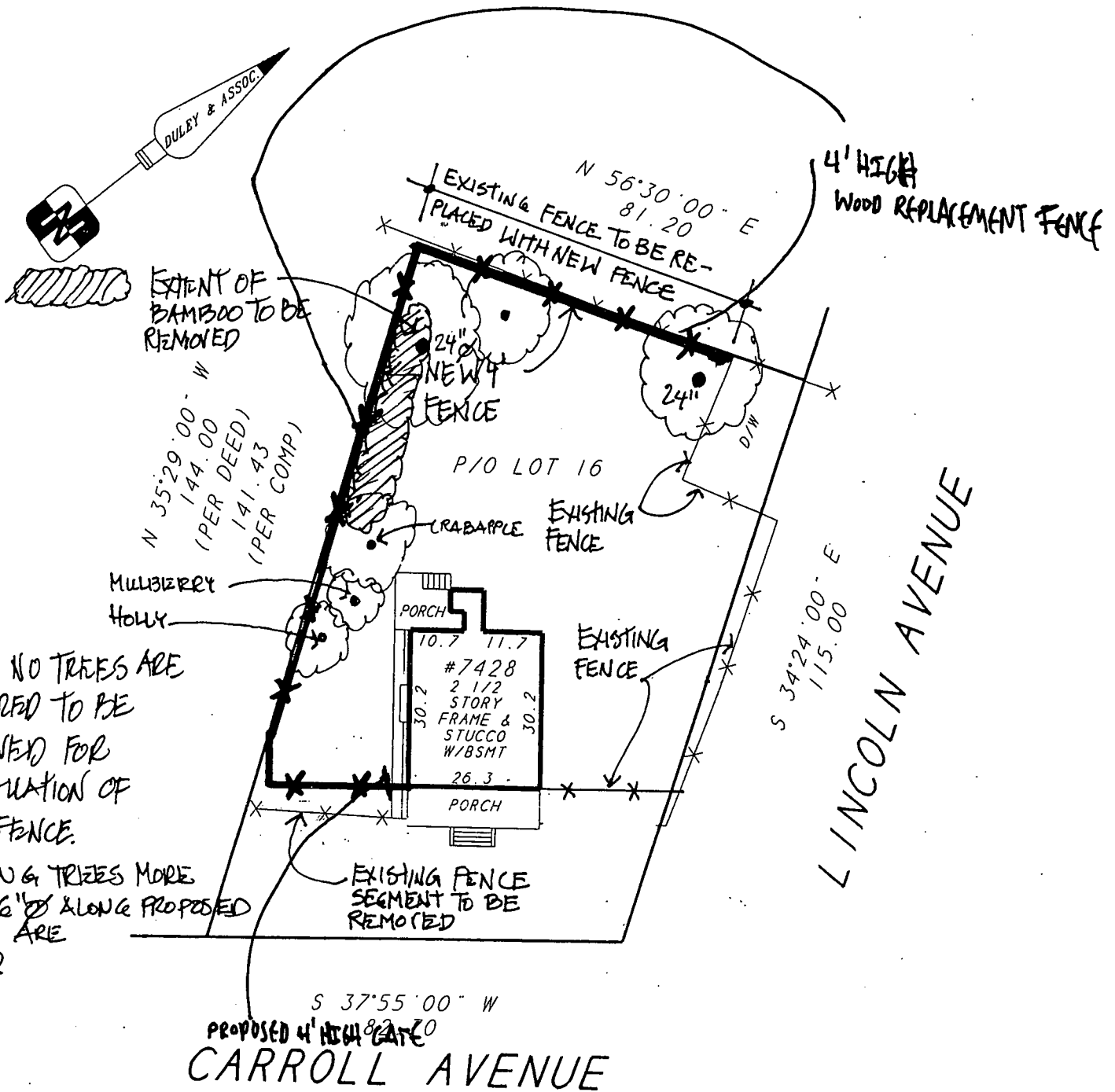
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**Plat**

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Laurence Caudle 4/3/2012  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 398159 Date Filed: 4/3/2012 Date Issued: \_\_\_\_\_

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