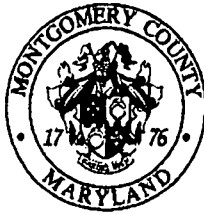


7401 CARROLL AVENUE, TAKOMA PARK  
[HRC CASE # 37/03-13HH]

TAKOMA PARK H.D.



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

William Kirwan  
Chairperson

Date: September 26, 2013

### 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 #649142, shed installation

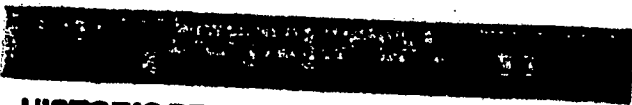
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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the September 26, 2013 meeting.

Applicant: Kathleen Moore

Address: 7401 Carroll Avenue, Takoma Park





HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Ktrmoore@gmail.com Contact Person: Kathleen Moore  
 Tax Account No.: 13-01071070 Daytime Phone No.: 240-305-7042  
 Name of Property Owner: Kathleen Moore Daytime Phone No.: 240-305-7042  
 Address: 7401 Carroll Ave Takoma Park MD 20912  
Street Number City State Zip Code  
 Contractor: N/A Phone No.: \_\_\_\_\_  
 Contractor Registration No.: N/A  
 Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING OR PERMIT**

House Number: 7401 Carroll Avenue Street  
 Town/City: Takoma Park Nearest Cross Street: Manor Circle  
 Lot: P1 Block: 45 Subdivision: 6025 Carroll Manor  
 Liber: JN 52 Folio: 0000 Parcel: 0000

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

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Revolute
- Move  Install  Wreck/Rem
- Revision  Repair  Reversible

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 1,400

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE ALTERATIONS**

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 \_\_\_\_\_ foot \_\_\_\_\_ 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.

Kathleen Moore  
Signature of owner or authorized agent

April 15, 2013  
Date

Approved: \_\_\_\_\_  
 Disapproved: \_\_\_\_\_  
 Application/Permit No.: 649142 Date Issued: 9/26/13

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**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:

Primary Structure is a one story craftsman style house constructed circa 1920 located in the Takoma Park Historic district. The house is considered a contributing resource. The house will NOT be affected by the requested construction of the shed located on an pre-existing shed location with cement pad. The new work will be compatible with previous size scale; proportion of demolished shed (37'3"-12'W)

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

See attached image of shed proposal. We would like to place it just where the old shed was, allowing reasonable use - we need to store our lawn, garden equipment.

**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, contact. 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.

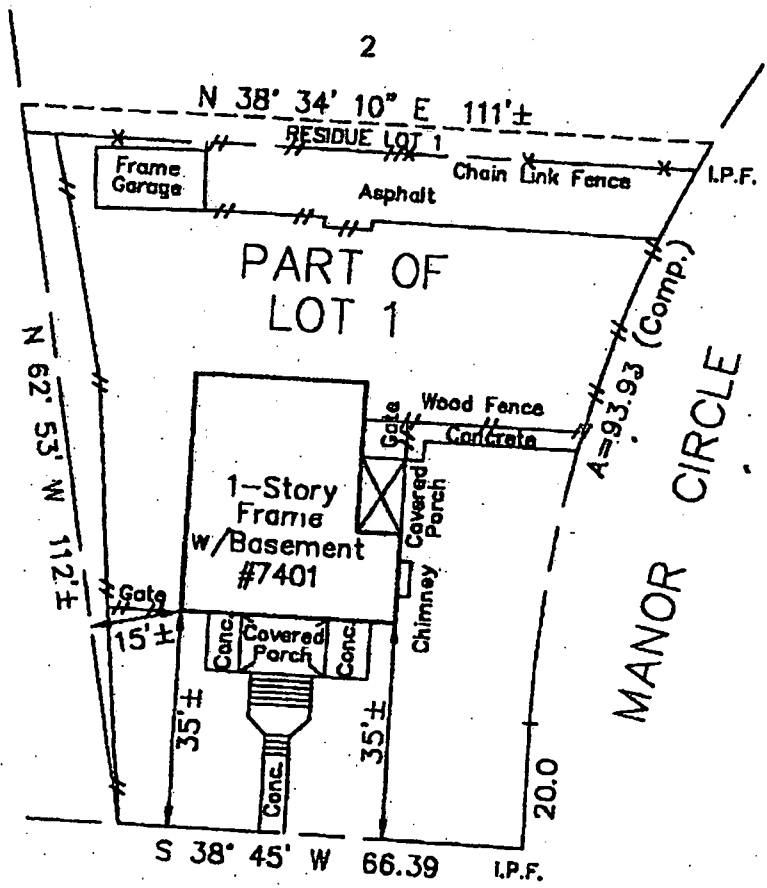
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

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

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- NOTES:
- (1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200  
Date of Map: 8-5-91  
Flood Zone: 'C'
  - (2) No property corners found or set unless otherwise noted.
  - (3) The accuracy of this survey and the apparent setback distances is 2±



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*



LOCATION DRAWING  
PART OF LOT 1 BLOCK 45  
CARROLL MANOR  
ADDITION TO TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This plat is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or otherwise take title to the same.



# ASSEMBLY MANUAL

16773

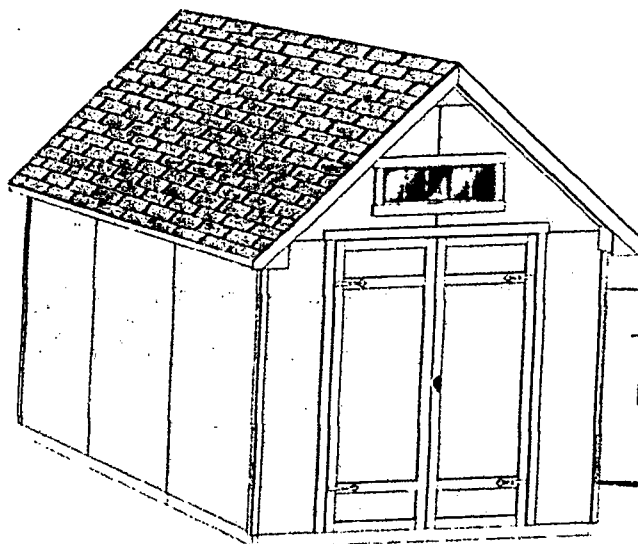
06/08/2012

A Backyard Products Company

**EVERTON GABLE 8' x 12' (244 x 366 cm)**

ACTUAL FLOOR SIZE IS 96 x 140-5/8" (243,8 x 357,2 cm)

**KEEP THIS MANUAL FOR FUTURE REFERENCE**



APPROVED  
Montgomery County  
Historic Preservation Commission

*W. H. [Signature]*  
9/25/13

**⚠ IMPORTANT! ⚠**

**READ INSTRUCTIONS THOROUGHLY PRIOR TO BEGINNING ASSEMBLY.**

## BEFORE YOU BEGIN

### • BUILDING RESTRICTIONS AND APPROVALS

Be sure to check with local building department and homeowners association for specific restrictions and/ or requirements before building

### • ENGINEERED DRAWINGS

Contact our Customer Service Team if engineered drawings are needed to pull local permits.

### • SURFACE PREPARATION

To ensure proper assembly you must build your shed on a level surface. Recommended methods and materials to level your shed are listed on page 7.

### • CHECK ALL PARTS

Inventory all parts listed on pages 4 - 6. Contact our Customer Service Team if any parts are missing or damaged.

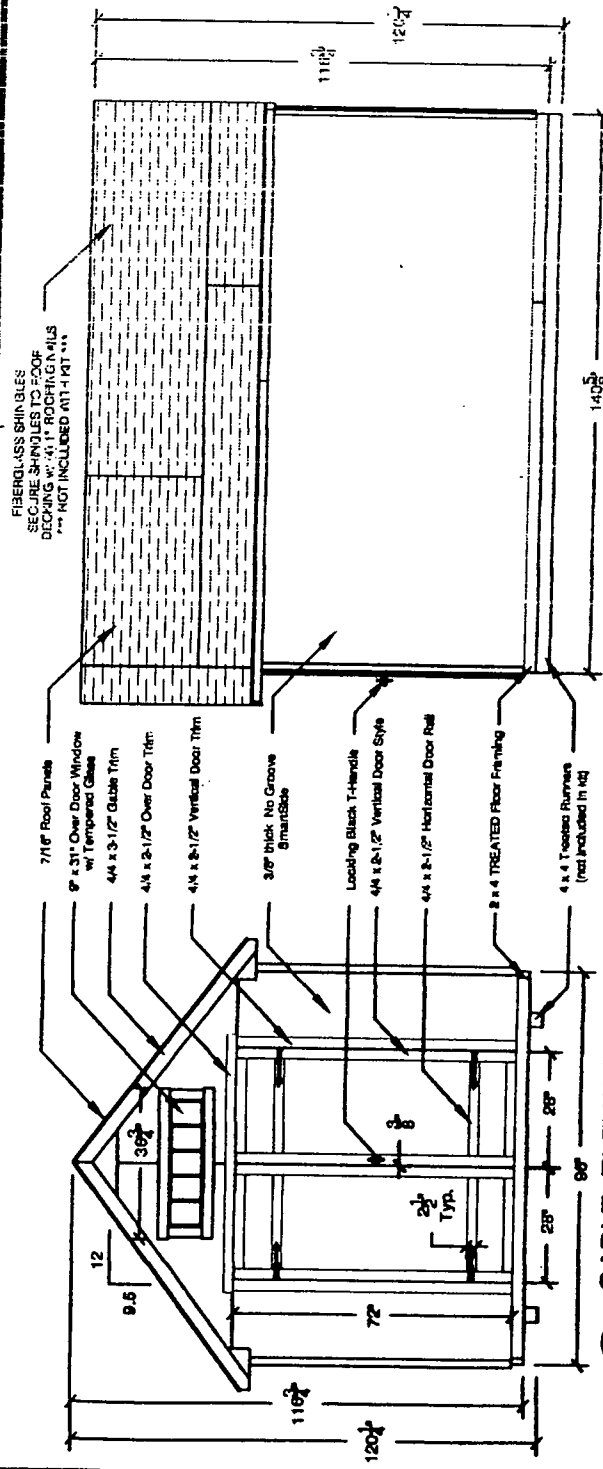
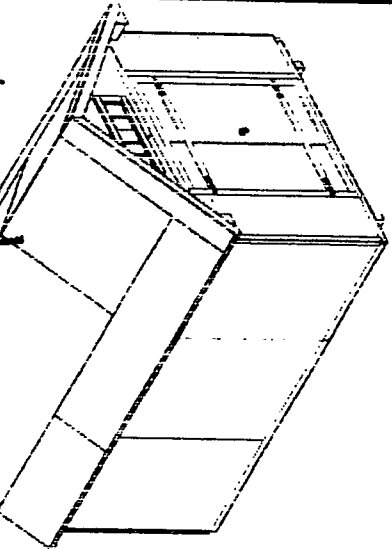
### • ADDITIONAL MATERIALS

You will need additional materials to complete your shed. See page 3 for required and optional materials and quantities.

**- CUSTOMER SERVICE -**

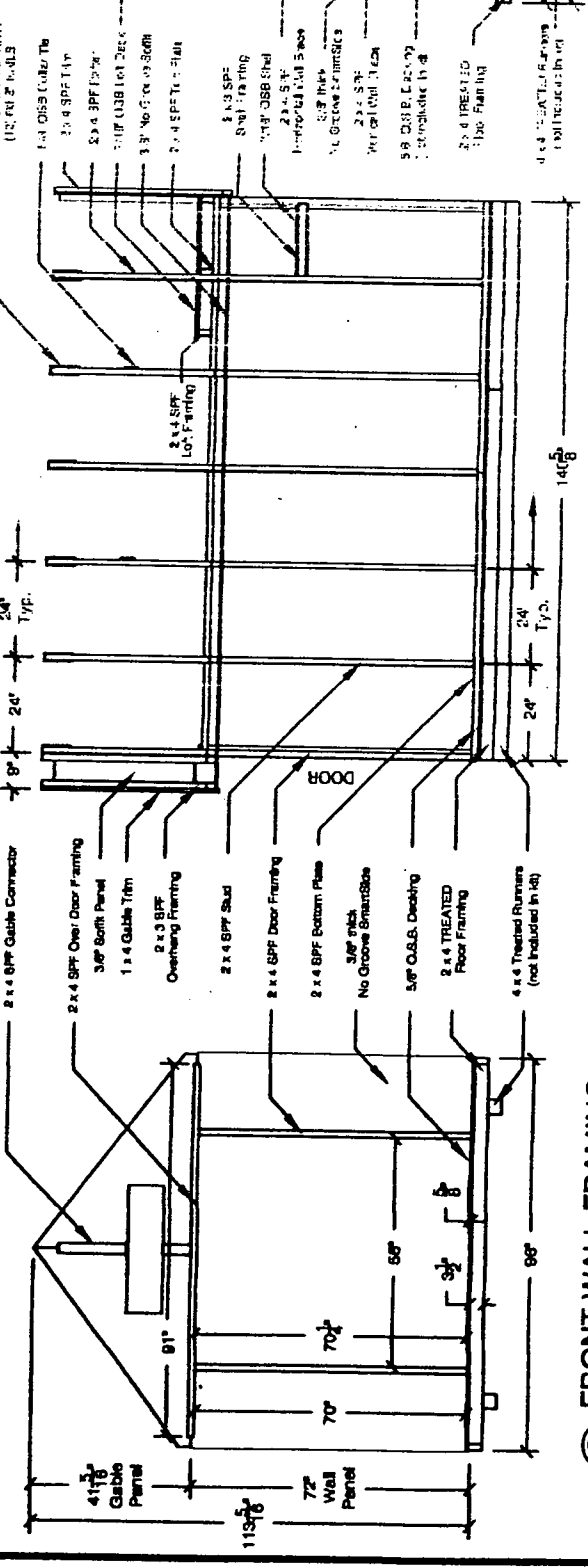
Call: 1-800-844-9273 email: [customerservice@backyardproductsllc.com](mailto:customerservice@backyardproductsllc.com)

APPROVED  
Montgomery County  
Historic Preservation Commission  
Date: 6/16/13



**A GABLE ELEVATION**  
SCALE: 1/8" = 1'-0"

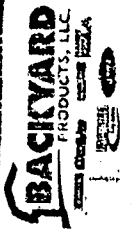
**B EAVE ELEVATION**  
SCALE: 1/8" = 1'-0"



**C FRONT WALL FRAMING**  
SCALE: 1/8" = 1'-0"

**D SIDE WALL FRAMING**  
SCALE: 1/8" = 1'-0"

**E BACK WALL FRAMING**  
SCALE: 1/8" = 1'-0"



Everton 8 x 12 Gable  
ELEVATIONS / FRAMING


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

<b>Address:</b>	7401 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	9/25/2013
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	9/18/2013
<b>Applicant:</b>	Kathleen Moore	<b>Public Notice:</b>	9/11/2013
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-13HH	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Shed installation		

**STAFF RECOMMENDATION:**

- Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

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

**PROPOSAL:**

The applicant is proposing to install a 1 story, 8' x 12' storage shed in the rear yard of the subject property. The HPC previously approved the demolition of a shed in the location where the proposed new shed is to be located. The proposed materials include fiberglass shingle roofing and composite siding and trim.

**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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Ktrmoore@gmail.com Contact Person: Kathleen Moore  
 Daytime Phone No.: 240-305-7042  
 Tax Account No.: 13-01071070  
 Name of Property Owner: Kathleen Moore Daytime Phone No.: 240-305-7042  
 Address: 7401 Carroll Ave Takoma Park MD 20912  
Street Number City State Zip Code  
 Contractor: N/A Phone No.: \_\_\_\_\_  
 Contractor Registration No.: N/A  
 Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7401 ~~Carroll Avenue~~ Street: Carroll Avenue  
 Town/City: Takoma Park Nearest Cross Street: Manor Circle  
 Lot: P1 Block: 45 Subdivision: 0025 Carroll Manor  
 Liber: JN 52 Folio: 0000 Parcel: 0000

**PART ONE: TYPE OF REPAIR/ALTERATION/ADDITION**

1A. 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 checked="" 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"/> Reworkable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Other: _____				

1B. Construction cost estimate: \$ 1,400

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE ADDITIONS**

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

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3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
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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.

Kathleen Moore  
Signature of owner or authorized agent

Apr. 15, 2013  
Date

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

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

Application/Permit No.: 1049142 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:

Primary Structure is a one story craftsman style house constructed circa 1920 located in the Takoma Park Historic district. The house is considered a contributing resource. The house WILL NOT be affected by the requested construction of the shed located on an pre-existing shed location with cement pad. The new work will be compatible with previous size scale & proportion of demolished shed (37'3"-12'W).

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See attached image of shed proposed. We would like to place it just where the old shed was, allowing reasonable use - we need to store our lawn & garden equipment.

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

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

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

<p><b>Owner's mailing address</b>                  Kathleen Dunne Moore                  7401 Carroll Ave                  Takoma Park, MD                  20912</p>	<p><b>Owner's Agent's mailing address</b>                  NA</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Mark Markel                  7346 Carroll Ave                  Takoma Park MD                  20912</p>	<p>Fancy Moses                  7400 Carroll Ave                  Takoma Park MD                  20912</p>
<p>Michael &amp; Judy Luther                  7335 Carroll Ave                  Takoma Park MD                  20912</p>	<p>Stanley Russell                  7402 Carroll Ave                  Takoma Park MD                  20912</p>
<p>Stephen Burns                  7403 Carroll Ave                  Takoma Park MD                  20912</p>	<p>Shirly Roberts Trust                  7427 Carroll Ave                  Takoma Park MD                  20912</p>

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NOTES:

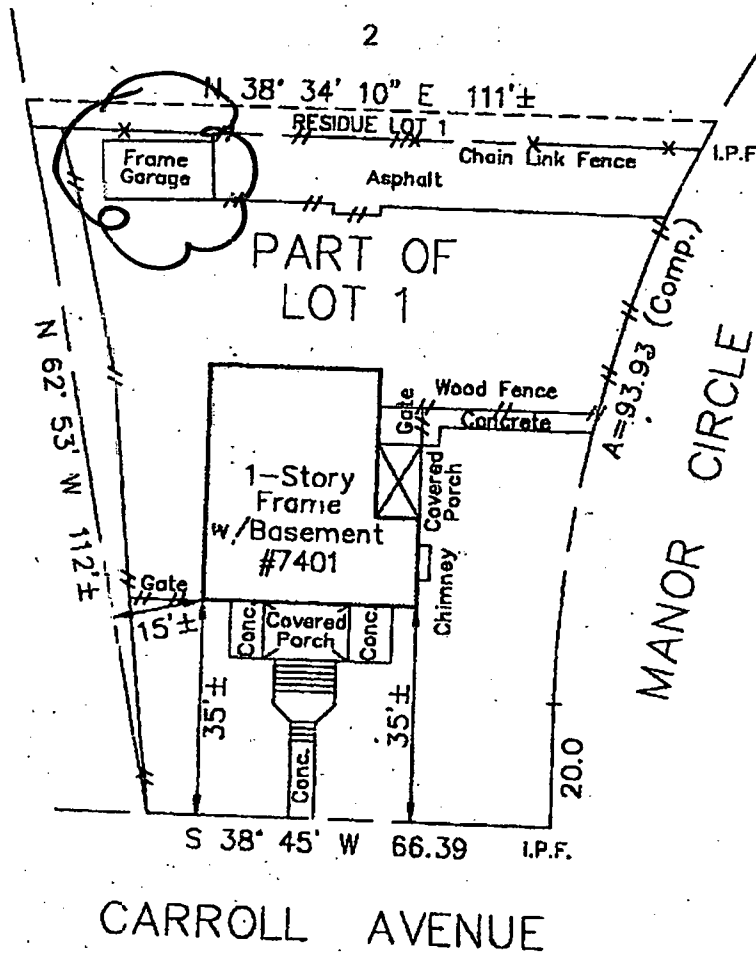
(1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200

Date of Map: 8-5-91

Flood Zone: 'C'

(2) No property corners found or set unless otherwise noted.

(3) The accuracy of this survey and the apparent setback distances is 2'±



LOCATION DRAWING

PART OF LOT 1 BLOCK 45  
 CARROLL MANOR  
 ADDITION TO TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This plat is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or otherwise take title thereto.

6



# ASSEMBLY MANUAL

16773

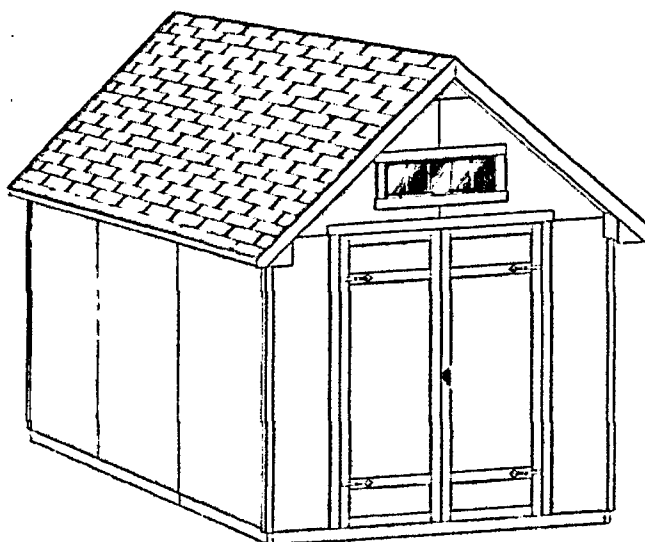
06/08/2012

A Backyard Products Company

## **EVERTON GABLE 8' x 12' (244 x 366 cm)**

ACTUAL FLOOR SIZE IS 96 x 140-5/8" (243,8 x 357,2 cm)

**KEEP THIS MANUAL FOR FUTURE REFERENCE**



**⚠ IMPORTANT! ⚠**

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- **SURFACE PREPARATION**

To ensure proper assembly you must build your shed on a level surface. Recommended methods and materials to level your shed are listed on page 7.

- **CHECK ALL PARTS**

Inventory all parts listed on pages 4 - 6. Contact our Customer Service Team if any parts are missing or damaged.

- **ADDITIONAL MATERIALS**

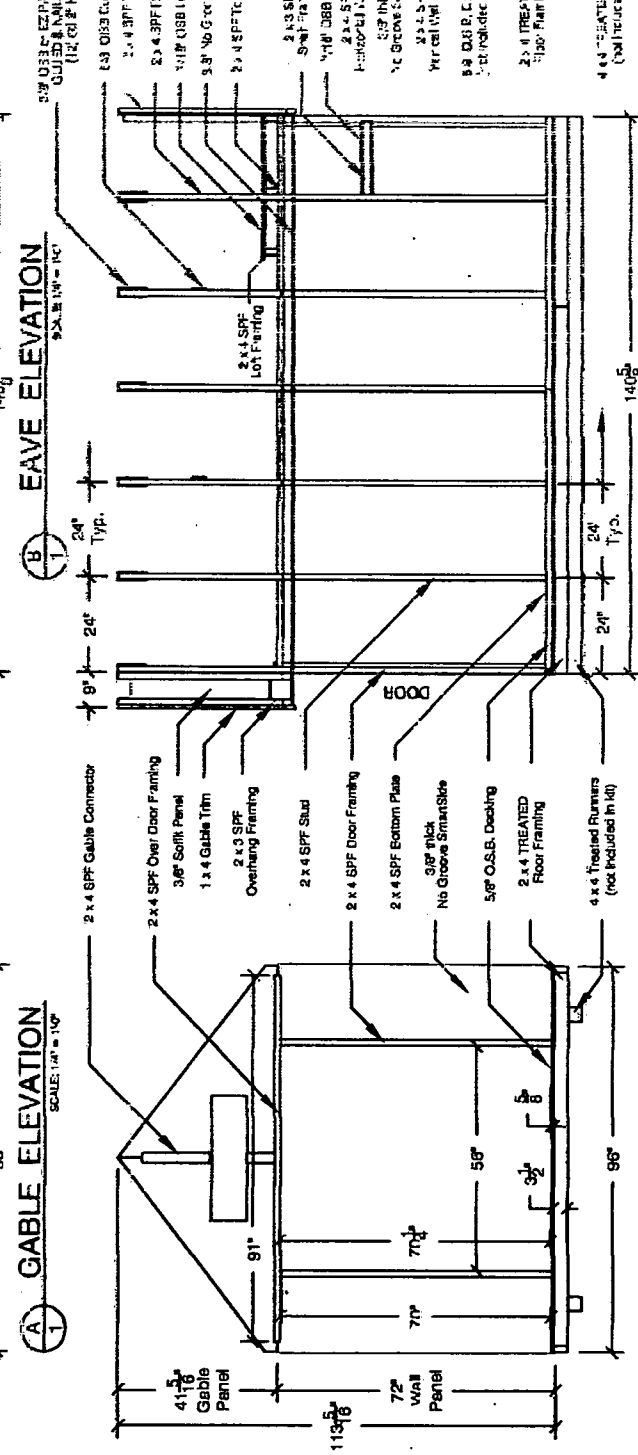
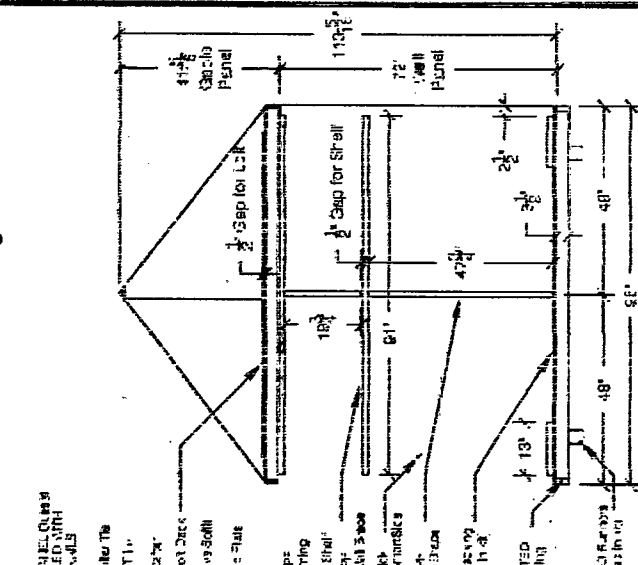
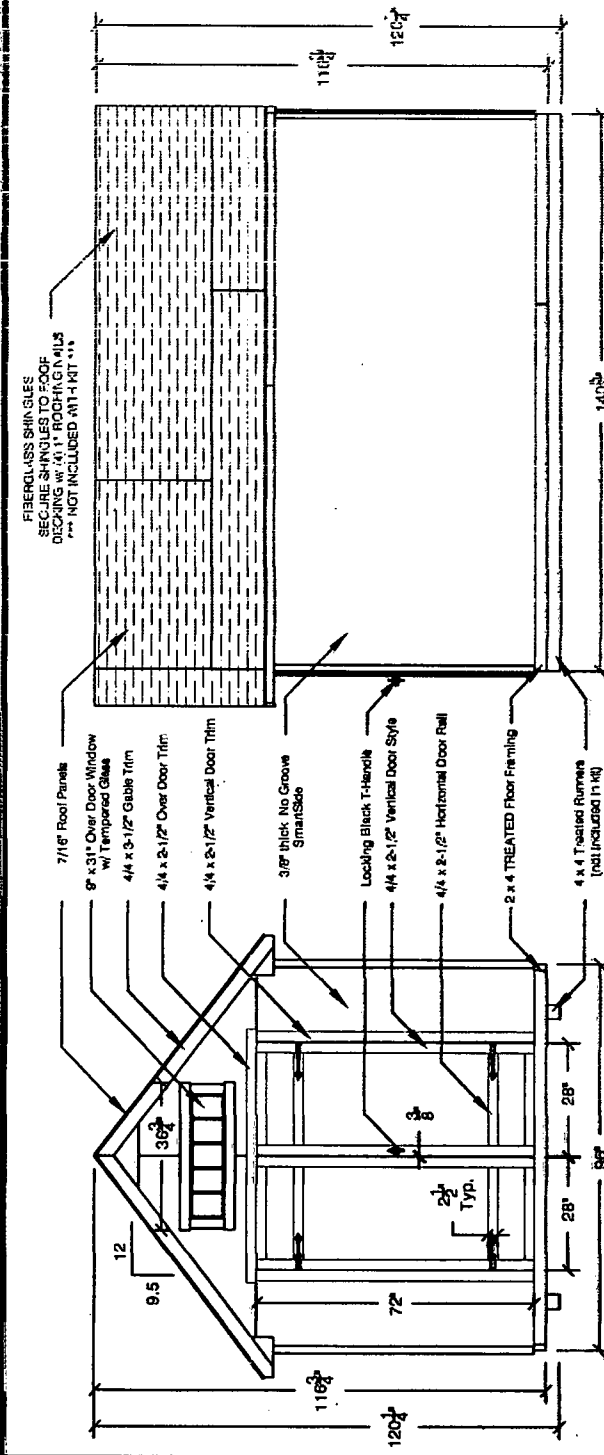
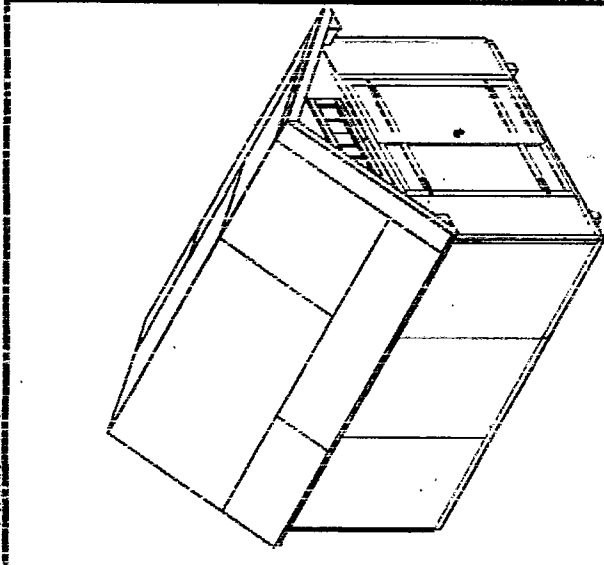
You will need additional materials to complete your shed. See page 3 for required and optional materials and quantities.



**- CUSTOMER SERVICE -**



**Call: 1-800-844-9273 email: [customerservice@backyardproductsllc.com](mailto:customerservice@backyardproductsllc.com)**



<b>(A) GABLE ELEVATION</b>		<b>(B) EAVE ELEVATION</b>		<b>(C) SIDE WALL FRAMING</b>		<b>(D) BACK WALL FRAMING</b>	
SCALE: 1/4" = 1'-0"		SCALE: 1/4" = 1'-0"		SCALE: 1/4" = 1'-0"		SCALE: 1/4" = 1'-0"	
Everton 8 x-12 Gable ELEVATIONS / FRAMING		Everton 8 x-12 Gable ELEVATIONS / FRAMING		Everton 8 x-12 Gable ELEVATIONS / FRAMING		Everton 8 x-12 Gable ELEVATIONS / FRAMING	
REVISIONS		REVISIONS		REVISIONS		REVISIONS	
DATE: 03/21/21		DATE: 03/21/21		DATE: 03/21/21		DATE: 03/21/21	
DRAWN BY: [Signature]		DRAWN BY: [Signature]		DRAWN BY: [Signature]		DRAWN BY: [Signature]	
CHECKED BY: [Signature]		CHECKED BY: [Signature]		CHECKED BY: [Signature]		CHECKED BY: [Signature]	
PROJECT: [Project Name]		PROJECT: [Project Name]		PROJECT: [Project Name]		PROJECT: [Project Name]	
SHEET NO: 1 OF 1		SHEET NO: 1 OF 1		SHEET NO: 1 OF 1		SHEET NO: 1 OF 1	

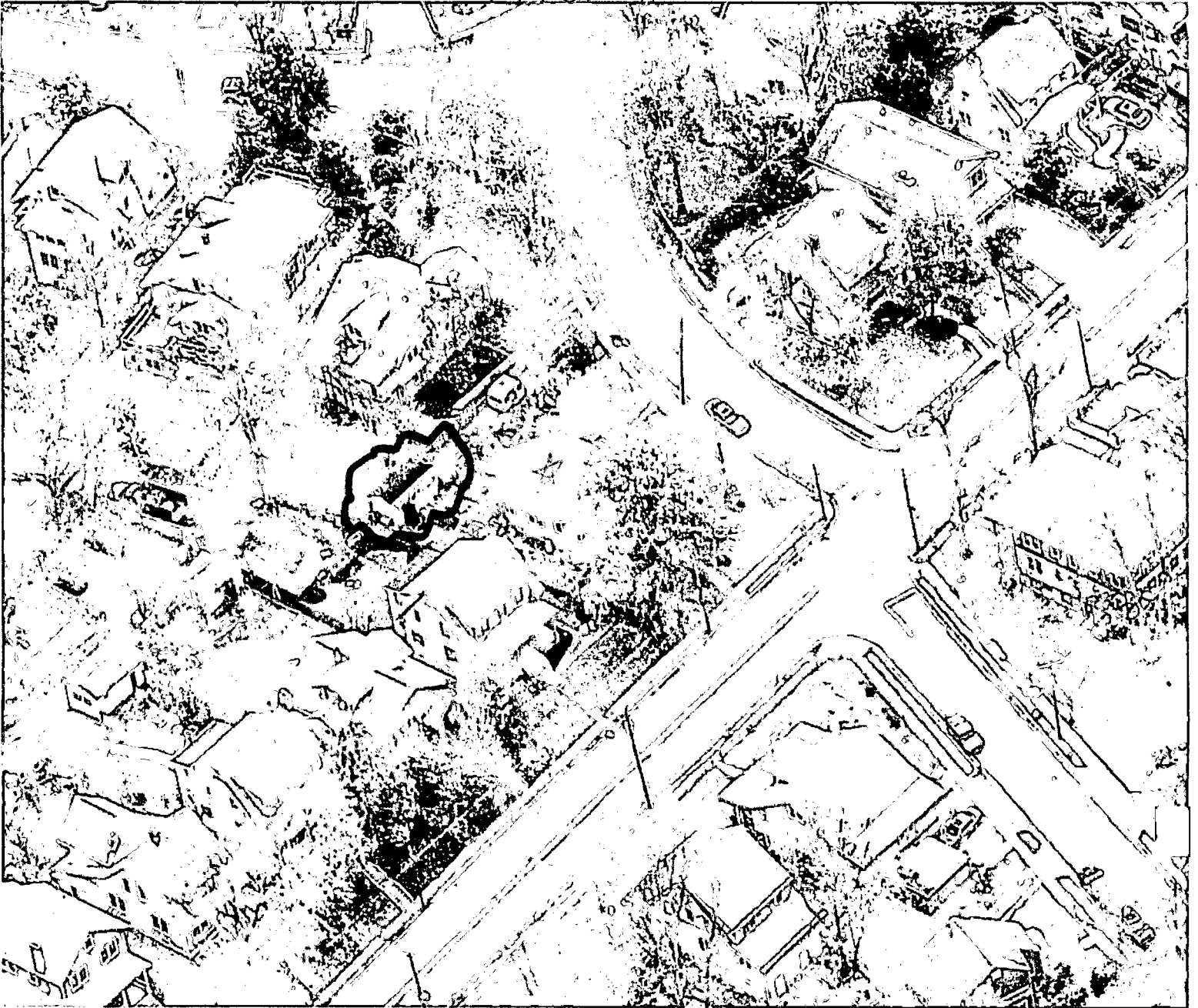
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1500 S. 15th St. #100  
Tulsa, OK 74106  
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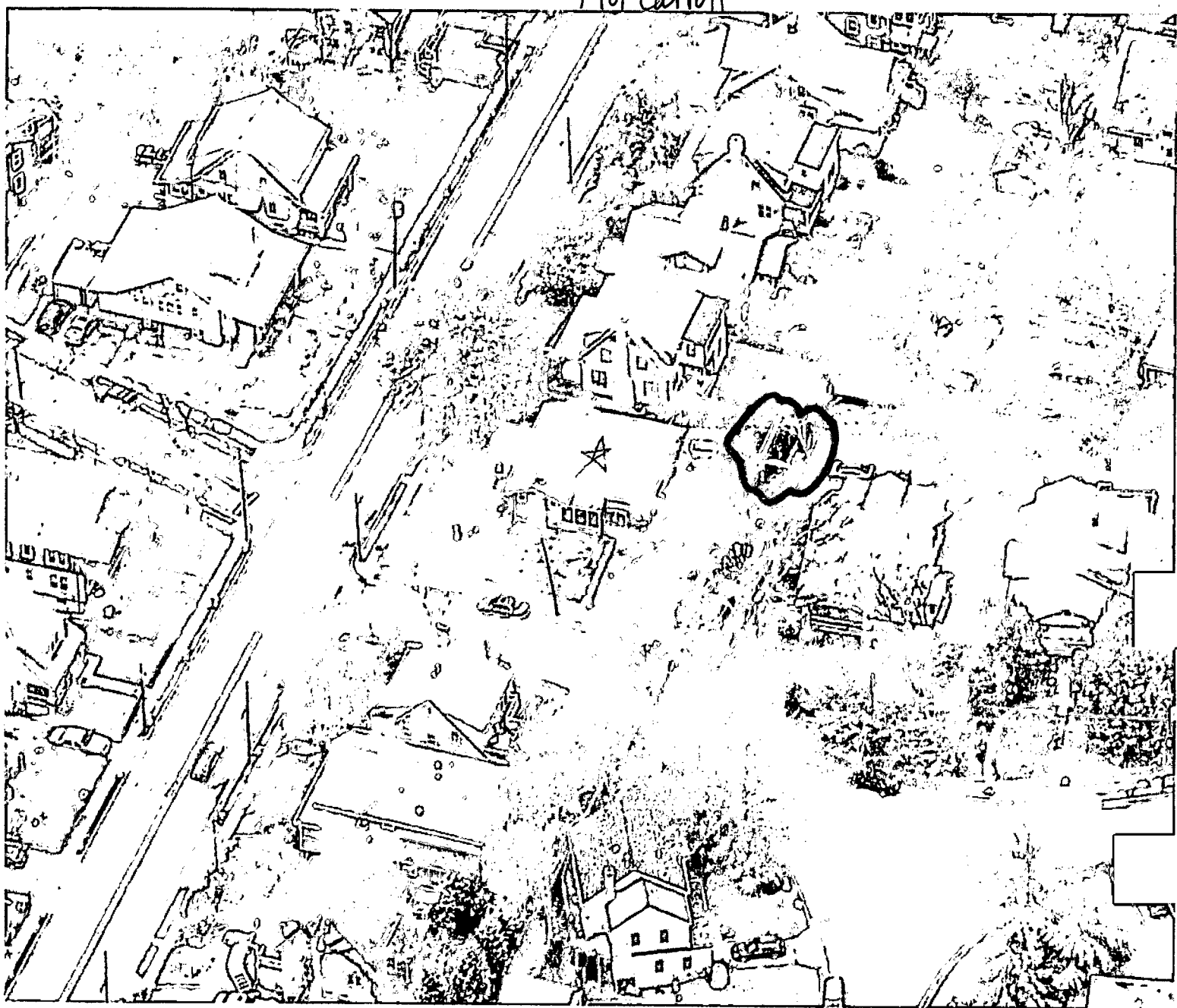
Site with old shed

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6w12 h1c 11w 1h2

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