

37/3-00HH (Retro) 7111 Holly Ave^W
(Takoma Park Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7-26-00

file

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *(MN)*

SUBJECT: Historic Area Work Permit
HPC # 37/3-00AH MONT.CO.# 223395

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: KEVIN GUARD

Address: 7111 HOLLY AVE. TAKOMA PARK, MD.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



RE TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 2
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

RETROACTIVE

Contact Person: LOUISE GUARD

Daytime Phone No.: 301-589-8605

Tax Account No.: _____

Name of Property Owner: KEVIN GUARD Daytime Phone No.: 301-589-8605

Address: 7111 HOLLY AV. TAKOMA PARK MARYLAND 20912
Street Number City Street Zip Code

Contractor: NONE N/A Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7111 Street: HOLLY AV.

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AV.

Lot: 12 + 15 Block: 7 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Haze
- 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: \$ 100.00

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 _____ feet _____ inches 21 3/8 INCH DOWN TO 7 3/8 INCH

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.

Kevin Guard
Signature of owner or authorized agent

JUNE - 30 - 00
Date

Approved:

For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 7-26-00

Application/Permit No.: 223395 Date Filed: 7/7/00 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:

THIRTY FEET OF TERMITE AND CARPENTER ANT
INFESTED SIX BY EIGHT LANDSCAPE TIMBERS
HOLDING MY LAWN FROM WASHING OUT.
NO HISTORIC FEATURES

PLUS A THREE FOOT HIGH WHITE PICKET
FENCE ON TOP

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

THIRTY FEET OF 8X8X16 CINDER BLOCK.
PARGED ON FACE WITH STUCCO MATERIAL.
TOPPED WITH 1 1/2 X 4 X 8 RED PAVER BRICK
NO HISTORIC FEATURES PLUS SAME
THREE FOOT HIGH WHITE PICKET FENCE ON TOP.

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 MAILING LABELS.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7-26-00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section **(MN)**

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits
HPC # 37/3-00HH MONT. CO. # 223895

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

APPROVED - ~~BAAD~~ 7-1

II-L

HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | |
|---|--------------------------------|
| Address: 7111 Holly Avenue, Takoma Park | Meeting Date: 07/26/00 |
| Resource: Contributing Resource Takoma Park Historic District | Report Date: 07/19/00 |
| Review: HAWP | Public Notice: 07/12/00 |
| Case Number: 37/03-00HH(RETROACTIVE) | Tax Credit: Partial |
| Applicant: Kevin Guard | Staff: Michele Naru |
| PROPOSAL: Retaining Wall Alterations | RECOMMEND: Approval |

PROJECT DESCRIPTION:

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.
STYLE: Craftsman
DATE: c1910s

This two-story dwelling is located in the Takoma Park Historic District. A three-bay front porch with brick columns and a simple, wood balustrade ornaments the principal façade. The house is clad with wood siding. The pyramidal roof is sheathed in asphalt shingles and detailed with a brick chimney with a corbelled cap. A 3' high picket fence was built along the perimeter of the front yard. The front property line contained a low wood timber retaining wall on top of which stood the picket fence.

PROPOSAL:

This retroactive
~~The~~ proposal is to dismantle the existing picket fence and remove the landscape timbers and install 30' of 8"x8"x16" cinderblock parged with stucco and topped with a row of 1-1/4"x4"x8" red brick pavers. The picket fence will be re-installed on top of the new cinder block and brick retaining wall.

The owner completed the dismantlement of the picket fence and the installation of the cinder block before the stop work order was issued.

①

STAFF DISCUSSION

Staff notes that this proposal for an alteration to a non-historic fence and retaining wall to this contributing resource should "receive a more lenient level of design review than outstanding resources"

The proposed modifications to the fence and retaining wall are sympathetic with the resource's architectural design and respects the existing environmental setting. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #10:

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 prior to commencement of work and not more than two weeks following completion of work.



RETURN DEPARTMENT OF PERMITTING SERVICES 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850 240/777-6370

DPS - #8

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Lot: 12 + 15 Block: 7 Subdivision:

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Kevin Guard Signature of owner or authorized agent

JUNE - 30 - 00 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

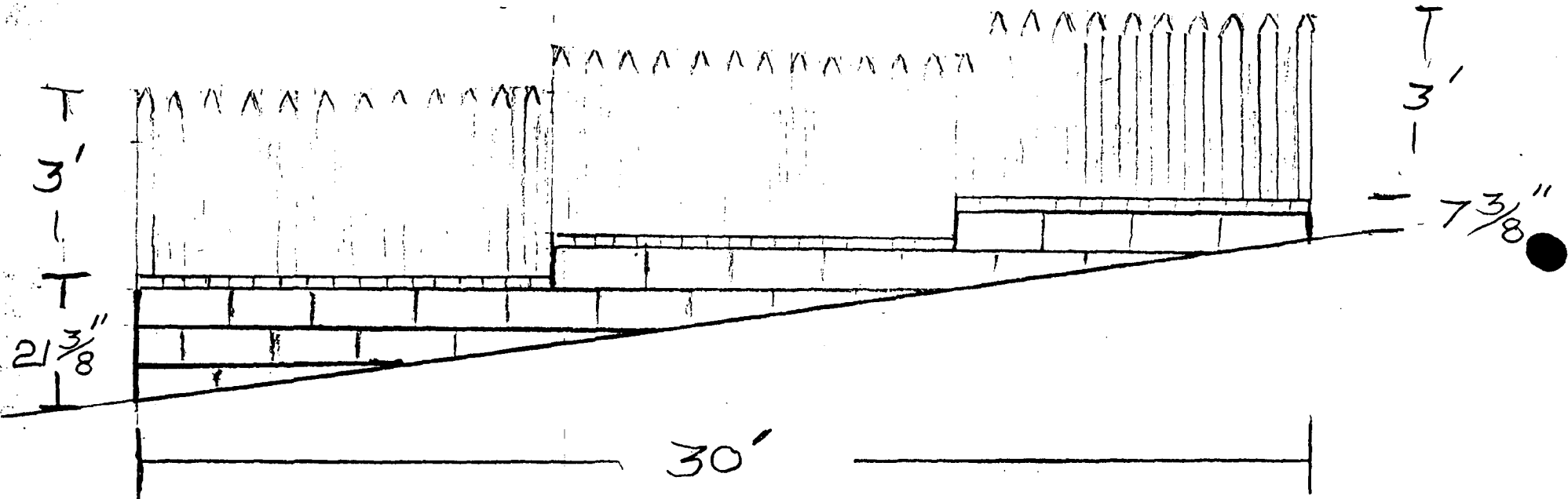
| | | | | |
|-------------------------|---|---|--|--|
| <p>BRADLEY 7113</p> | <p>OWNER KEVIN GUARD 7111 HOLLY AV.</p> | <p>MORENO PARSONS 7109</p> | | |
| <p>MYER 7110</p> | <p>PIERDORF 7108</p> | <p>KIRBY 7106</p> | | |

MATERIALS 8x8x16 CINDER BLOCK + MOTAR

1/4x4x8 RED PAVER BRICK

1x3 FUR STRIPS

2x4 + 4x4



(6)

6-30-00

7



NEW WALL

AND PICKET
FENCE SUPPORTS



OLD WALL

AND
PICKET FENCE

8

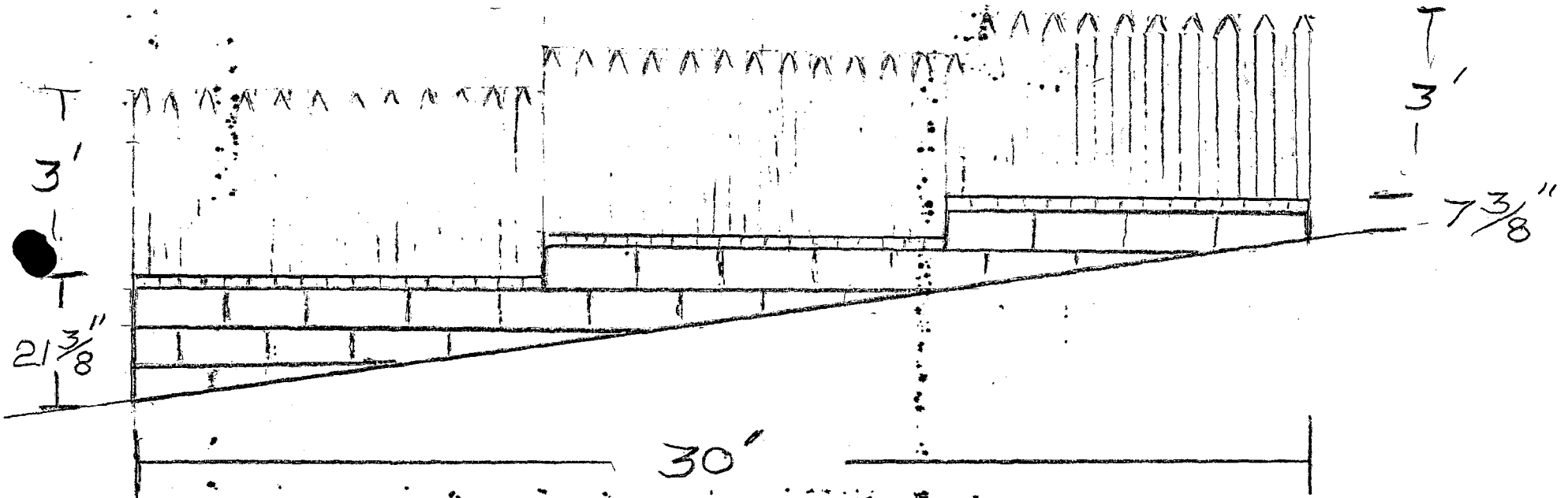


FRONT OF
HOUSE
INCOMPLETE
WALL AND
PICKET FENCE
HAD SUPPORTS

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

| | | | | |
|------------------------|------------------------------|---|--|--|
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MATERIALS 8x8x16 CINDER BLOCK + MOTAR
1/4x4x8 RED PAVER BRICK
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6-30-00



NEW WALL
AND PICKET
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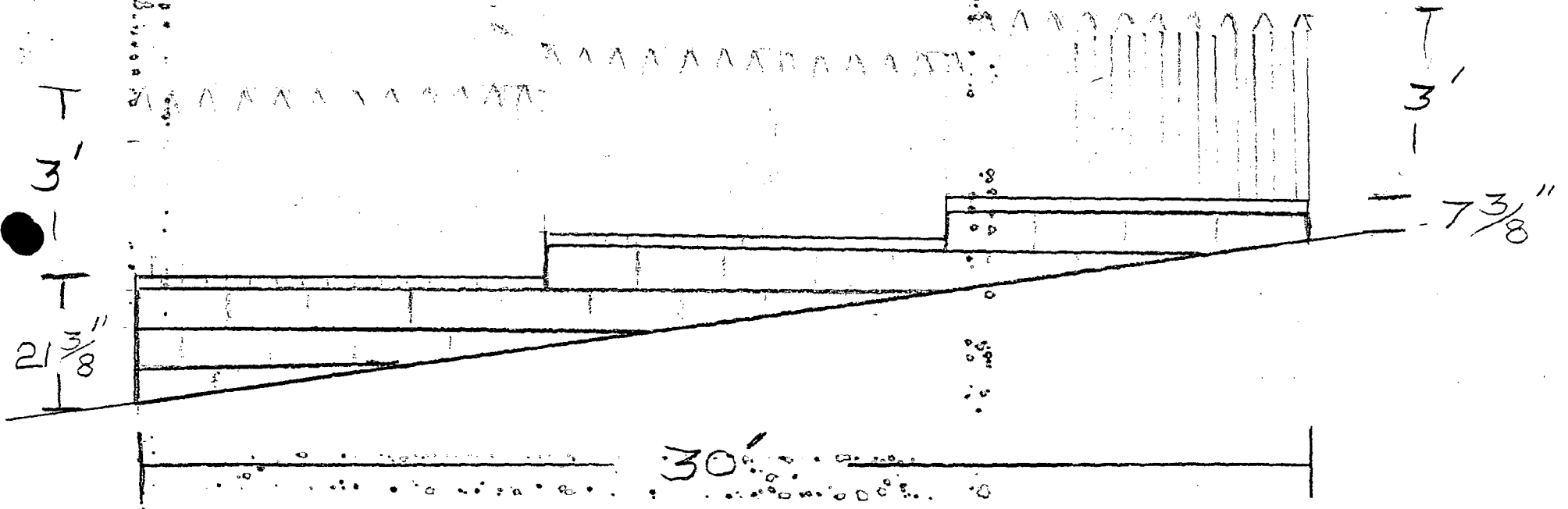
← OLD WALL
AND
PICKET FENCE

MATERIALS 8x8x16 CINDER BLOCKS + MORTAR

1/4x4x8 RED PAVER BRICK

1x3 FUR STRIPS

2x4 + 4x4





FRONT OF
HOUSE
INCOMPLETE
WALL AND
PICKET FENCE
AND SUPPORTS