

37/3-97VV 7125 Carroll Avenue  
(Takoma Park Historic District)

P



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 11-12-97

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Applicant: Adam & Debra Boelner

Address: 7125 Carroll Avenue Takoma Park

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 11-12-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division *gmk*  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

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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 Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/495-4570**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Adam Bodner  
Daytime Phone No.: 202 307 1867

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Adam and Debra Bodner Daytime Phone No.: 202 307 1867  
Address: 7125 Carroll Avenue Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: Long Fence Phone No.: 301 428 9040  
Contractor Registration No.: 9615-02  
Agent for Owner: Phil Blanchard Daytime Phone No.: 301 428 9040

**LOCATION OF BUILDING/PREMISE**

House Number: 7125 Street: Carroll Avenue  
Town/City: Takoma Park Nearest Cross Street: Philadelphia Avenue  
Lot: 25 Block: 19 Subdivision: B.F. Gilbert's Addition to Takoma Park  
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: \$ 3500.00  
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 5 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.

Adam Bodner 10/20/97  
Signature of owner or authorized agent Date

Approved:  Disapproved: \_\_\_\_\_  
Signature: [Signature] Date: 11-12-97  
Application/Permit No.: 9710220023 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

The current boundaries are old, uneven, and deteriorating. Vegetation and time have crumbled old retaining walls at rear of property. New garage (1990) adjoins 5' drop off to neighbor's property. No historical features are evident along planned fence location. 2 dead trees are planned for removal. Rear neighbor's metal chain link fence is tilting dangerously, and retaining wall is weak. New wood fence with concrete base for posts will improve structure of property line at rear.

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

Installation of wood fence along property line at rear half of property only. Fence will be 1/2 wygate style, not privacy style. Fence will improve property value of 7145 Carroll Ave., and enhance all adjacent properties as well by defining the boundaries and stabilizing old footings at rear of lot. View from Carroll Avenue towards rear of houses also will improve, and add to overall enhancement of Carroll Avenue Corridor.

✓ **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.

Location Survey  
 Lot - 25 Block - 19 B.F. Gilbert's Addition to  
 TAKOMA PARK  
 Wheaton (13th) District  
 Montgomery County, Maryland

Note: This lot is not in a  
 floodplain area.

Surveyor's Certificate

I hereby certify that the plan shown hereon is correct to the best of knowledge and belief and that the location of the visible improvements on the described property have been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

Date: February 22, 1996

Scale: 1" = 30'

Plat Book - A Plat - 2

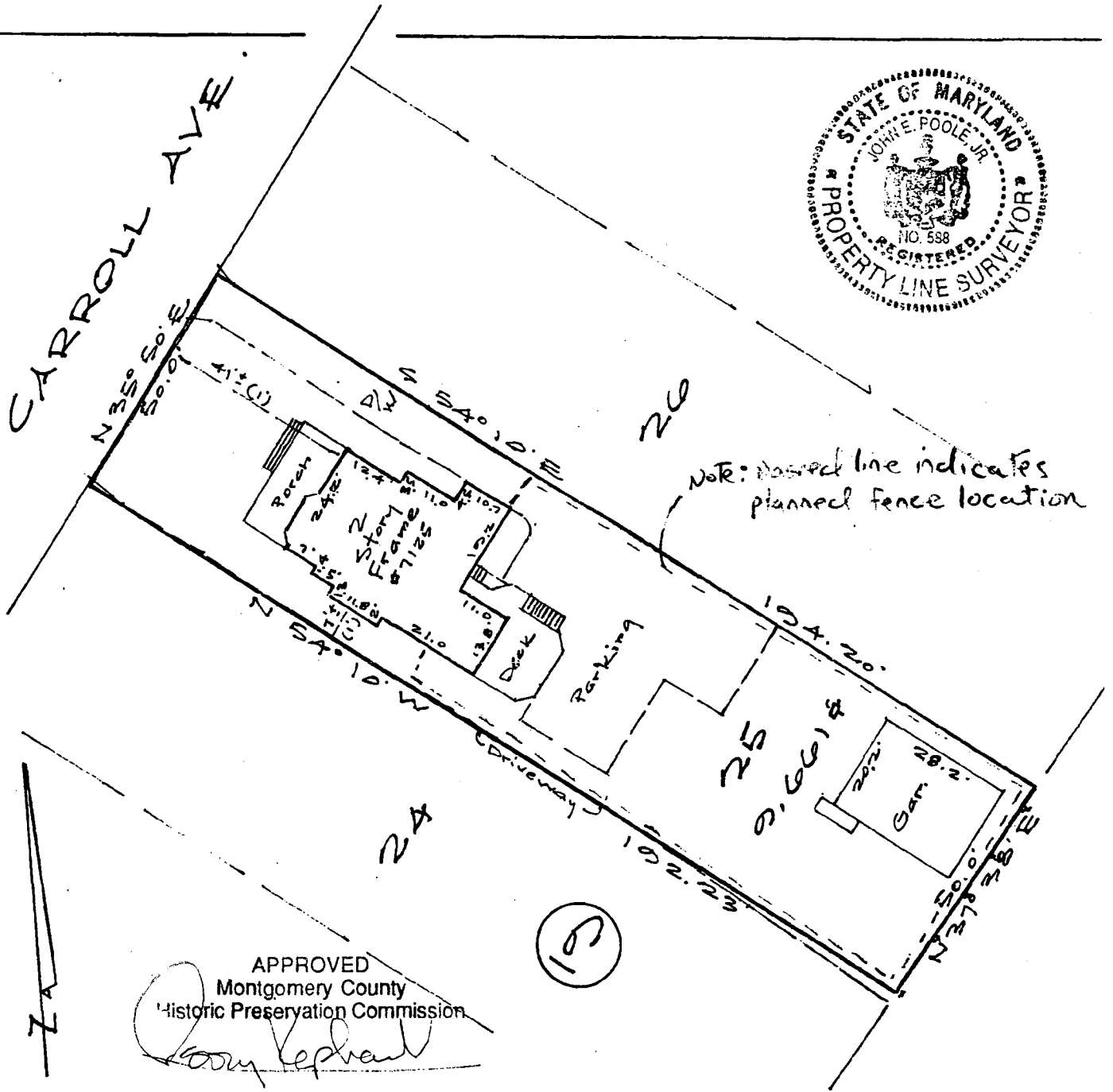
House #7125 Carroll Avenue, Takoma Park, Maryland 20912.

Subject to Rights of Way and Easements of record.

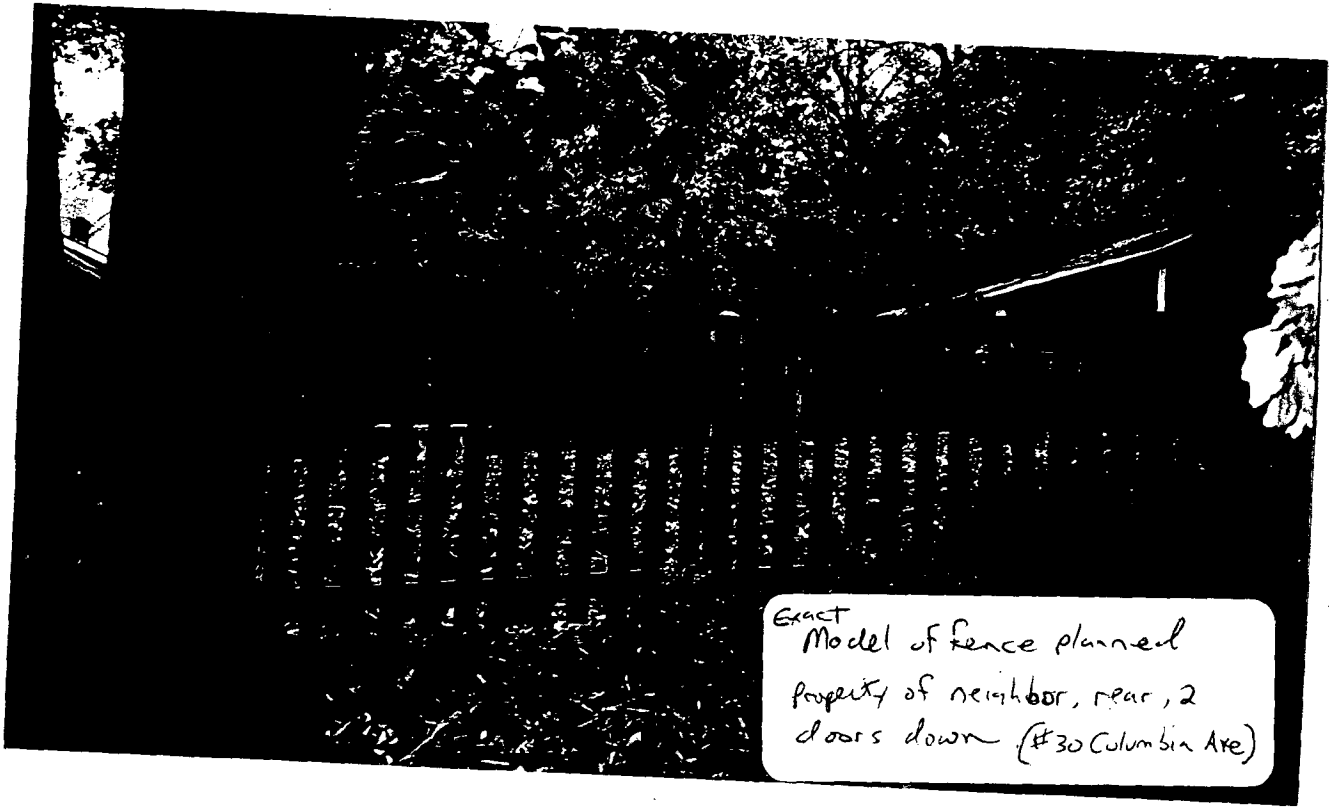
Prepared by: R.K. Maddox Surveys, 115 Park Ave., Rockville, Md. 20850.

Note: See Page Two (2) for additional information.

*John E. Poole, Jr.*  
 John E. Poole, Jr., Surveyor  
 Property Line Surveyor #588



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Loony Lepreant*



Exact  
Model of fence planned  
Property of neighbor, near, 2  
doors down (#30 Columbia Ave)

APPROVED  
Montgomery County  
Historic Preservation Commission

*Wynn Cephan* 11/2/97

Adam and Debra Bodner  
7125 Carroll Avenue  
Takoma Park, MD 20912

Application for  
Historic Area Work Permit

Adjacent/Adjoining Property Owners:

7127 Carroll Ave:  
Dennis J. and S. McCarthy  
10206 Green Acres Drive  
Silver Spring, MD 20901

7123 Carroll Ave:  
Russell W. & K. Pittman  
7105 Holly Avenue  
Silver Spring, MD 20912

Guy Rene  
7128 Carroll Avenue  
Takoma Park, MD 20912

Thomas Anastasio  
32 Columbia Avenue  
Takoma Park, MD 20912

Emile Rotner  
34 Columbia Avenue  
Takoma Park, MD 20912



**Expedited  
Historic Preservation Commission Staff Report**

**Address:** 7125 Carroll Avenue, Takoma Park      **Meeting Date:** 11/12/97  
**Resource:** Takoma Park Historic District      **Public Notice:** 10/29/97  
**Case Number:** 37/3-97VV      **Report Date:** 11/05/97  
**Review:** HAWP      **Tax Credit:** None  
**Applicant:** Adam and Debra Bodner      **Staff:** Perry Kephart

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**DATE OF CONSTRUCTION:** Circa 1920

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**ARCHITECTURAL DESCRIPTION:** Four Square frame residence with front porch, front bay window and rear addition and deck. There is a ca. 1990 garage at rear of property.

**PROPOSAL:** Install 5' high half Wyndgate fence (see Circle 13) around rear of property, including garage and deck.

**RECOMMENDATION:**

- Approval
- Approval with conditions:

- 1.
- 2.
- 3.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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

①

- x   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.

## **Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
  5. Removal of accessory building that are not original to the site or otherwise historically significant.
  6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

DPS - #8

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301/495-4570**

**APPLICATION FOR  
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Contact Person: Adam Bodner  
Daytime Phone No.: 202 307 1867

Tax Account No.: \_\_\_\_\_  
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Street Number City State Zip Code  
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**LOCATION OF BUILDING/PREMISE**

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Lot: 25 Block: 19 Subdivision: B.F. Gilbert's Addition to Takoma Park  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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1B. Construction cost estimate: \$ 3500.00  
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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.

Adam Bodner  
Signature of owner or authorized agent

10/20/97  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 9710220073 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

5

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6

Location Survey

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TAKOMA PARK

Wheaton (13th) District  
Montgomery County, Maryland

Note: This lot is not in a  
floodplain area.

Surveyor's Certificate

I hereby certify that the plan shown hereon is correct to the best of my  
knowledge and belief and that the location of the visible improvements on the  
described property have been carefully established by a transit-tape survey  
and that unless otherwise shown there are no encroachments.

Date: February 22, 1996

Scale: 1" = 30'

Plat Book - A Plat - 2

House #7125 Carroll Avenue, Takoma Park, Maryland 20912.

Subject to Rights of Way and Easements of record.

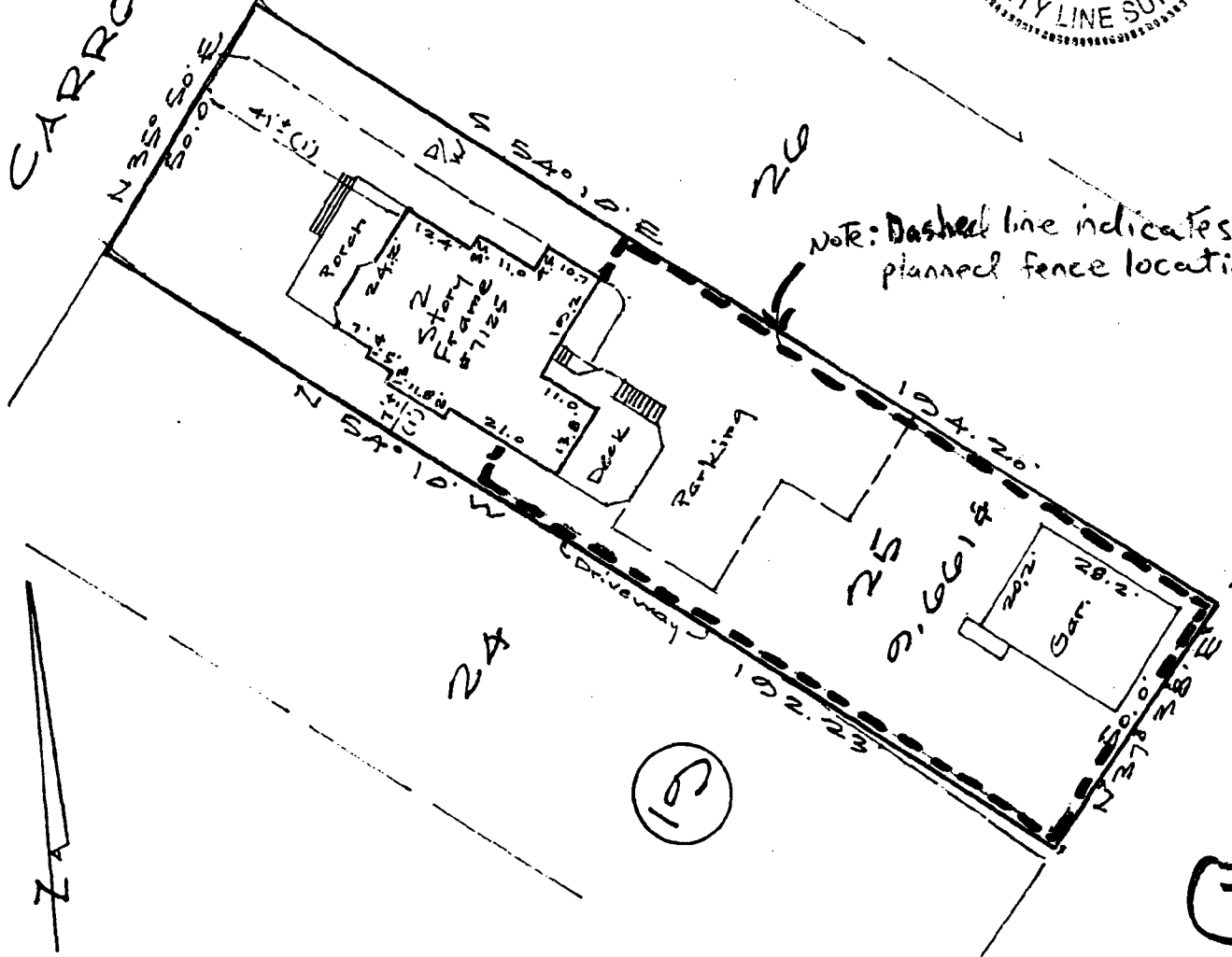
Prepared by: R.K. Maddox Surveys, 115 Park Ave., Rockville, Md. 20850.

Note: See Page Two (2) for additional information.

*John E. Poole, Jr.*  
John E. Poole, Jr., Surveyor  
Property Line Surveyor #588



CARROLL AVE.  
N 35° 50' E  
20.0'



Note: Dashed line indicates  
planned fence location

2A

18

7

Adam and Debra Bodner  
7125 Carroll Avenue  
Takoma Park, MD 20912

Application for  
Historic Area Work Permit

Adjacent/Adjoining Property Owners:

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Dennis J. and S. McCarthy

10206 Green Acres Drive

Silver Spring, MD 20901

7123 Carroll Ave:

Russell W. + K. Pittman

7105 Holly Avenue

Silver Spring, MD 20912

Guy Rene

7128 Carroll Avenue

Takoma Park, MD 20912

Thomas Anastasio

32 Columbia Avenue

Takoma Park, MD 20912

Emile Rötner

34 Columbia Avenue

Takoma Park, MD 20912

8



Fence would run along this  
driveway. note property line  
marker in neighbor's asphalt



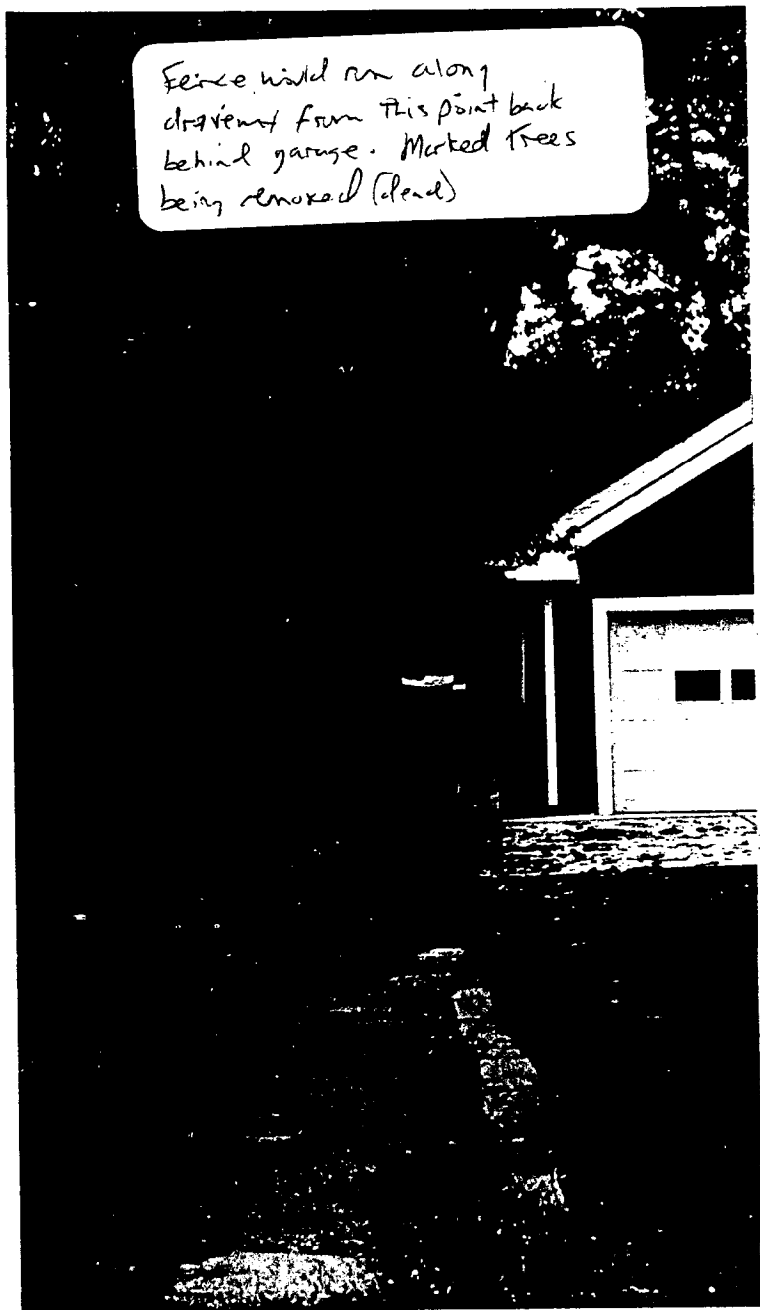
Rear lot; looking southward  
behind garage

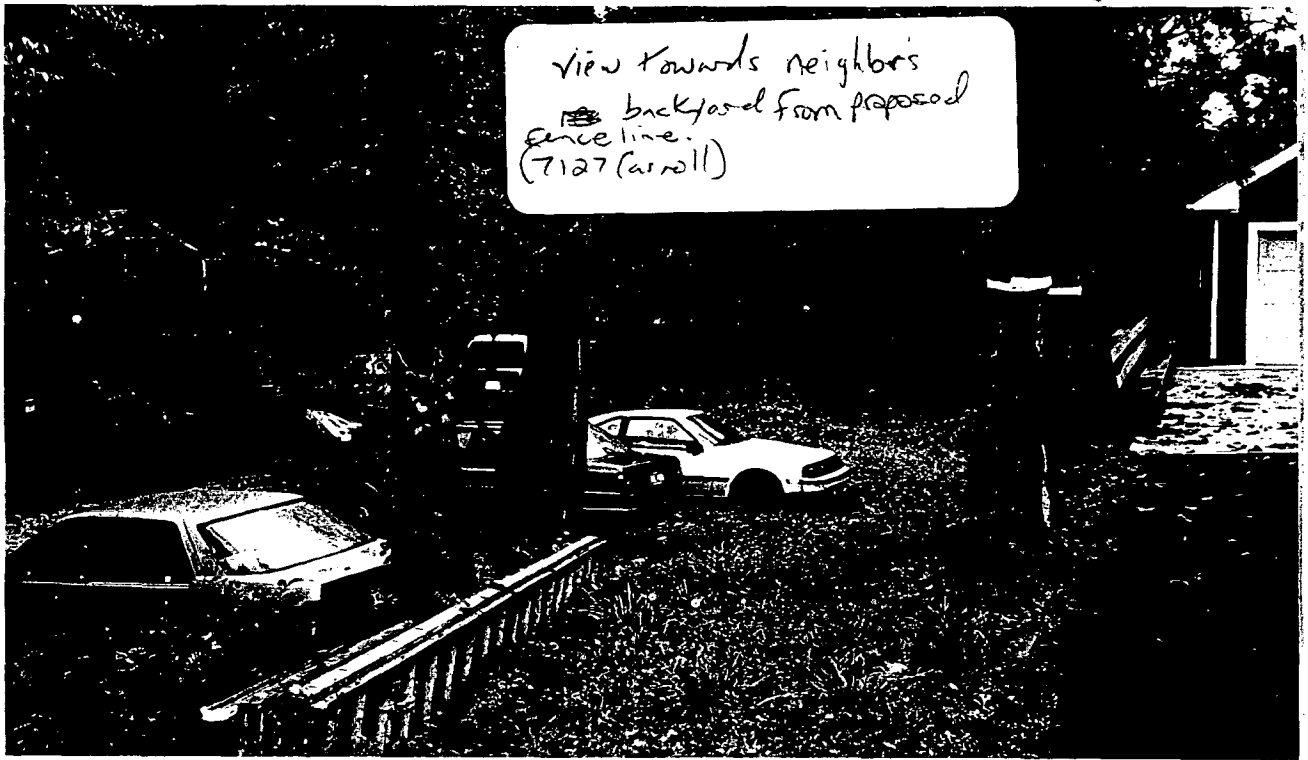


View from new lot Towards  
Carroll Ave.  
Fence will run along center  
of this photo.

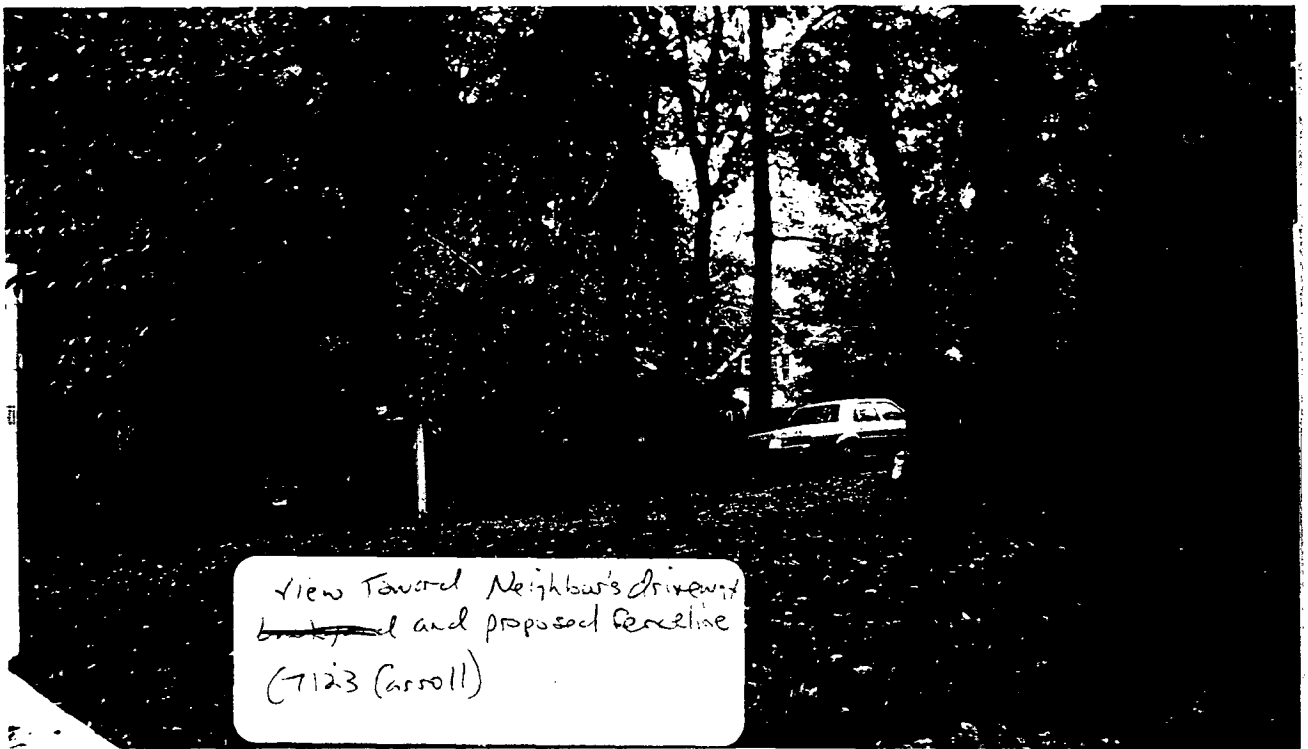


Fence will run along  
driveway from this point back  
behind garage. Marked trees  
being removed (blend)





View Towards neighbor's  
backyard from proposed  
fence line.  
(7127 Carroll)



View Toward Neighbor's driveway  
and proposed fence line  
(7123 Carroll)

View from rear of lot up to  
Carroll Ave.

Fence would run, just to left  
of trees, up to back of house on rt.

