

37/18-03A 8114 Carroll Avenue
MP Site #37/18 (Davis-Warner hse)



HPC

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 4/25/2002

Permit No: 272413
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

DOUGLAS A ET AL HARBIT
8114 CARROLL AVE
TAKOMA PARK MD 209127348

HAS PERMISSION TO:

ALTER

PERMIT CONDITIONS:

PREMISE ADDRESS

8114 CARROLL AVE
TAKOMA PARK MD 20912-

LOT
LIBER
FOLIO
PERMIT FEE: \$0.00

BLOCK D
ELECTION DISTRICT
SUBDIVISION
TAX ACCOUNT NO.:

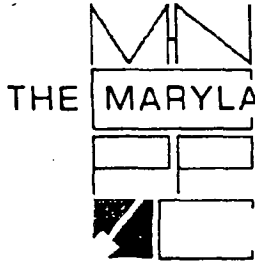
PARCEL
13
KILMAROCK
PLATE

ZONE R-60
GRID

HISTORIC MASTER: Y
HISTORIC ATLAS: N

HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services



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

Date: Jan. 9, 2003

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS# unknown. HPC# 37/18-03A

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: Douglas Harbit and Robert Patenaude

Address: 8114 Carroll Avenue Takoma Park, MD ^{Master Plan Site} 37/18

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 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: DOUG HARBIT
Daytime Phone No.: 301 408 7792

Tax Account No.: 161303015975

Name of Property Owner: DOUG HARBIT + ROBI PATENODE Daytime Phone No.: 301 408 7792
Address: 8114 CARROLL AVE TAKOMA PARK MD 70912
Street Number City State Zip Code

Contractor: SELF Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8114 CARROLL AVE Street: _____
Town/City: TAKOMA PARK Nearest Cross Street: CHESTER
Lot: _____ Block: _____ Subdivision: KILMAROCK
Liber: 15278 Folio: 704 Parcel: B

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: SIGN

1B. Construction cost estimate: \$ 700

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
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.

[Signature]
Signature of owner or authorized agent

Dec 3, 2002
Date

Approved: X For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: Jan. 9, 2003
Application/Permit No.: _____ 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:

Stick Style house built between 1850 and 1875, listed on the National Register of Historic Places.

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

Install a 1 foot by 2 foot sign panel in the existing frame for the house number located at the front drive of the property – per special exception (S-2511) granted by the Board of Zoning Appeals in October.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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

- a. 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.
- b. 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.

DOUGLAS A. HARBIT
ROBERT F. PATENAUDE

December 3, 2002

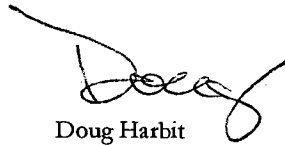
Steven Spurlock, Chair
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Chairman Spurlock:

Attached is a historic area work permit application to install a sign at the entrance of our property. This sign was permitted in the special exception ruling by the Board of Zoning Appeals (Case S-2511) for our property.

If you need any additional information, please do not hesitate to contact us.

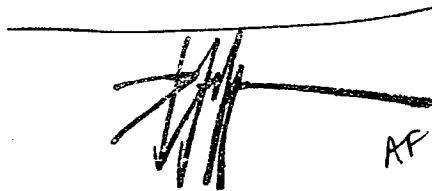
Sincerely,



Doug Harbit

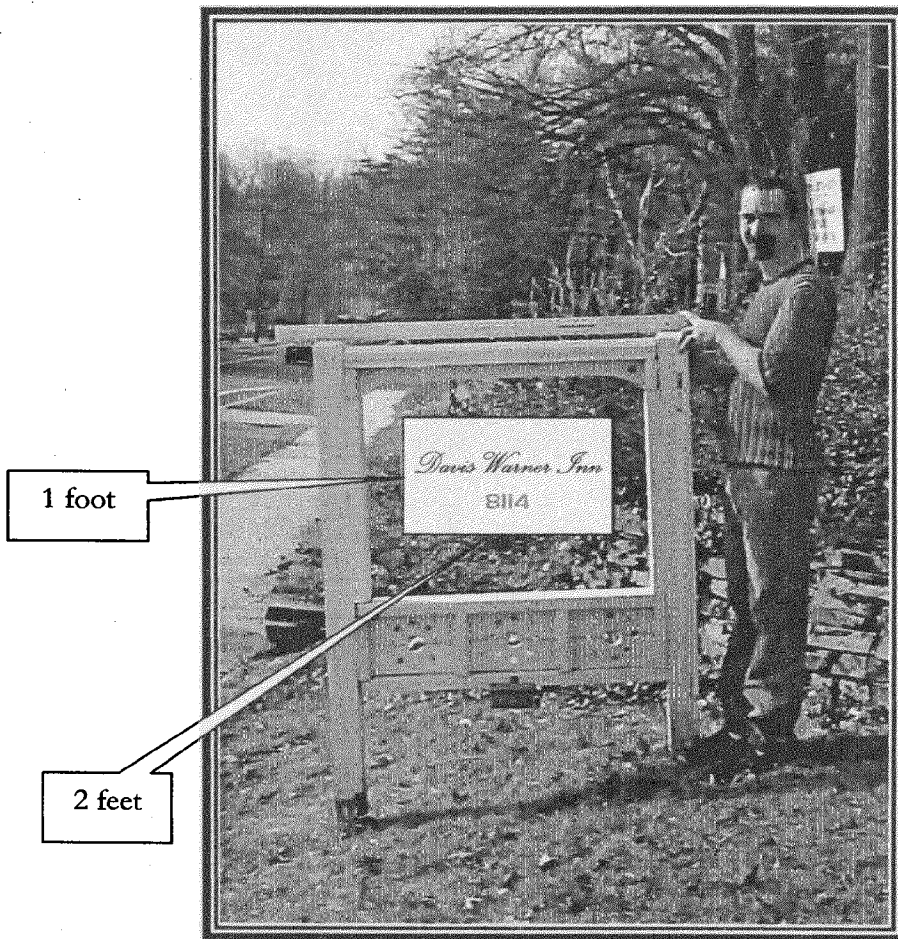
Attachments

APPROVED
Montgomery County
Historic Preservation Commission



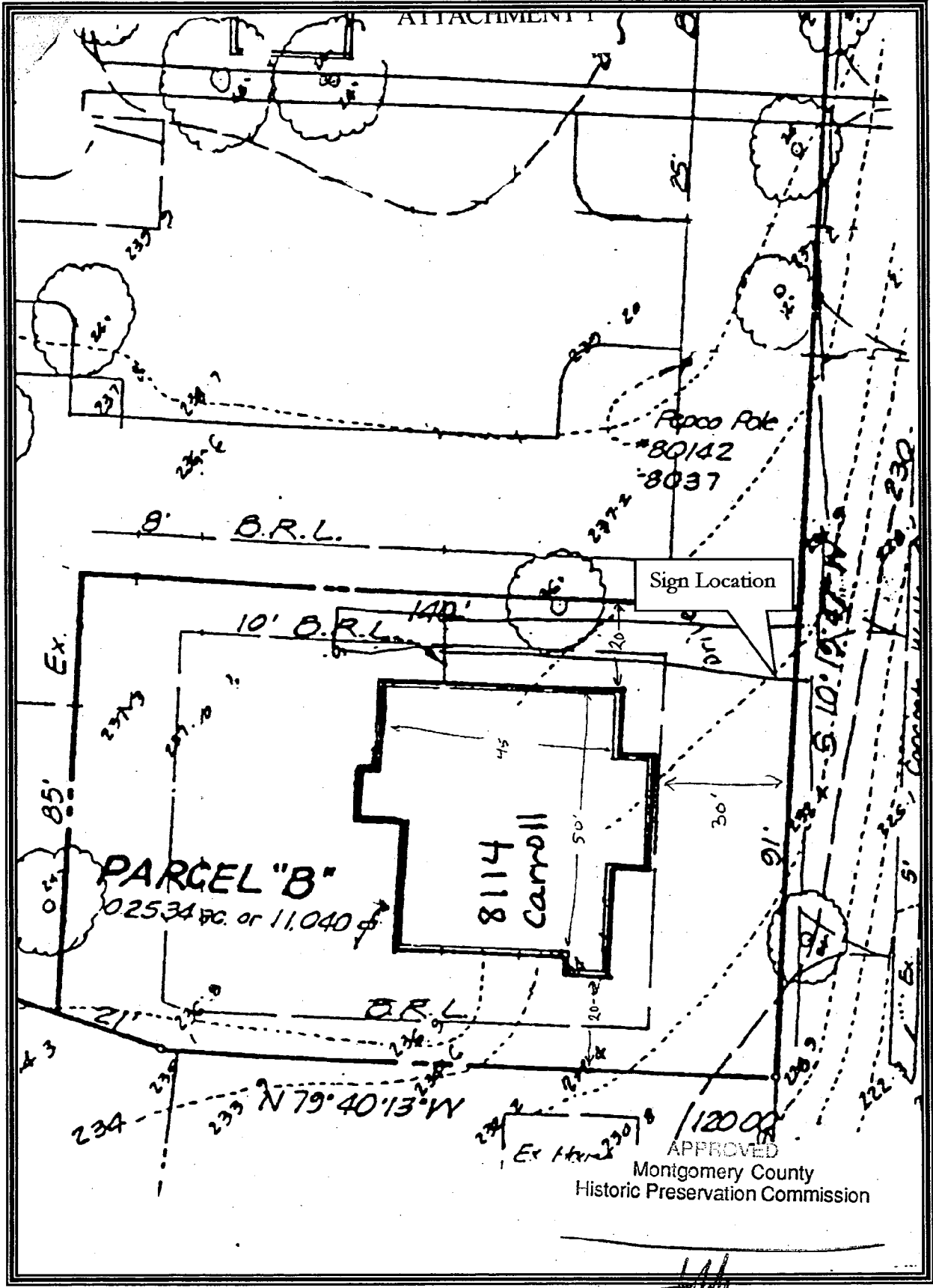
AF1-9-03

PROPOSED SIGN
Davis Warner Inn
8114 Carroll Avenue
Takoma Park, MD



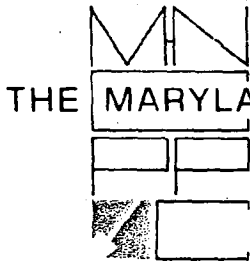
APPROVED
Montgomery County
Historic Preservation Commission

AF 1-9-03



APPROVED
 Montgomery County
 Historic Preservation Commission

[Handwritten Signature]
 AF 14-03



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

Date: Jan. 9, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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

DPS# unknown

HPC# 37/18-03A

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 or online @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	8114 Carroll Avenue	Meeting Date:	01/08/03
Applicant:	Douglas Harbit & Robert Patenaude	Report Date:	01/01/03
Resource:	Master Plan Site 37/18	Public Notice:	12/25/02
Review:	HAWP	Tax Credit:	None
Case Number:	37/18-03A	Staff:	Anne Fothergill
PROPOSAL:	Sign Installation	RECOMMEND:	Approval

DATE OF CONSTRUCTION: c. 1855

SIGNIFICANCE:

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

PROPOSAL:

The owners at 8114 Carroll Avenue in Takoma Park (Master Plan Site 37/18) propose to install a sign in front of the building for their bed and breakfast business. The business use is permitted as a special exception and the sign is also permitted within this special exception ruling (Case S-2511). The sign would be made of wood and would be 1' tall x 2' wide and would be placed in an already-existing sign post fronting Carroll Avenue.

The proposal is compatible in character and nature with the historic site.

RECOMMENDATION:

- Approve
- Approve with conditions

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
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.
 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 4. Removal of accessory building that are not original to the site or otherwise historically significant.
 5. 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.
 6. Signs that are in conformance with all other County sign regulations.

7. 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.
8. 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.
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. 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.
11. 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.
12. 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: DOUG HARBIT
Daytime Phone No.: 301 408 7292

Tax Account No.: 161303015975

Name of Property Owner: DOUG HARBIT + ROBT PATENHOFF Daytime Phone No.: 301 408 7292

Address: 8114 CARROLL AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: SELF Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8114 CARROLL AVE Street: _____

Town/City: TAKOMA PARK Nearest Cross Street: CHESTER

Lot: _____ Block: _____ Subdivision: KILMAROCK

Liber: 15278 Folio: 704 Parcel: B

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: SIGN

1B. Construction cost estimate: \$ 700

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

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.

Doug Harbit
Signature of owner or authorized agent

Dec 3, 2002
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

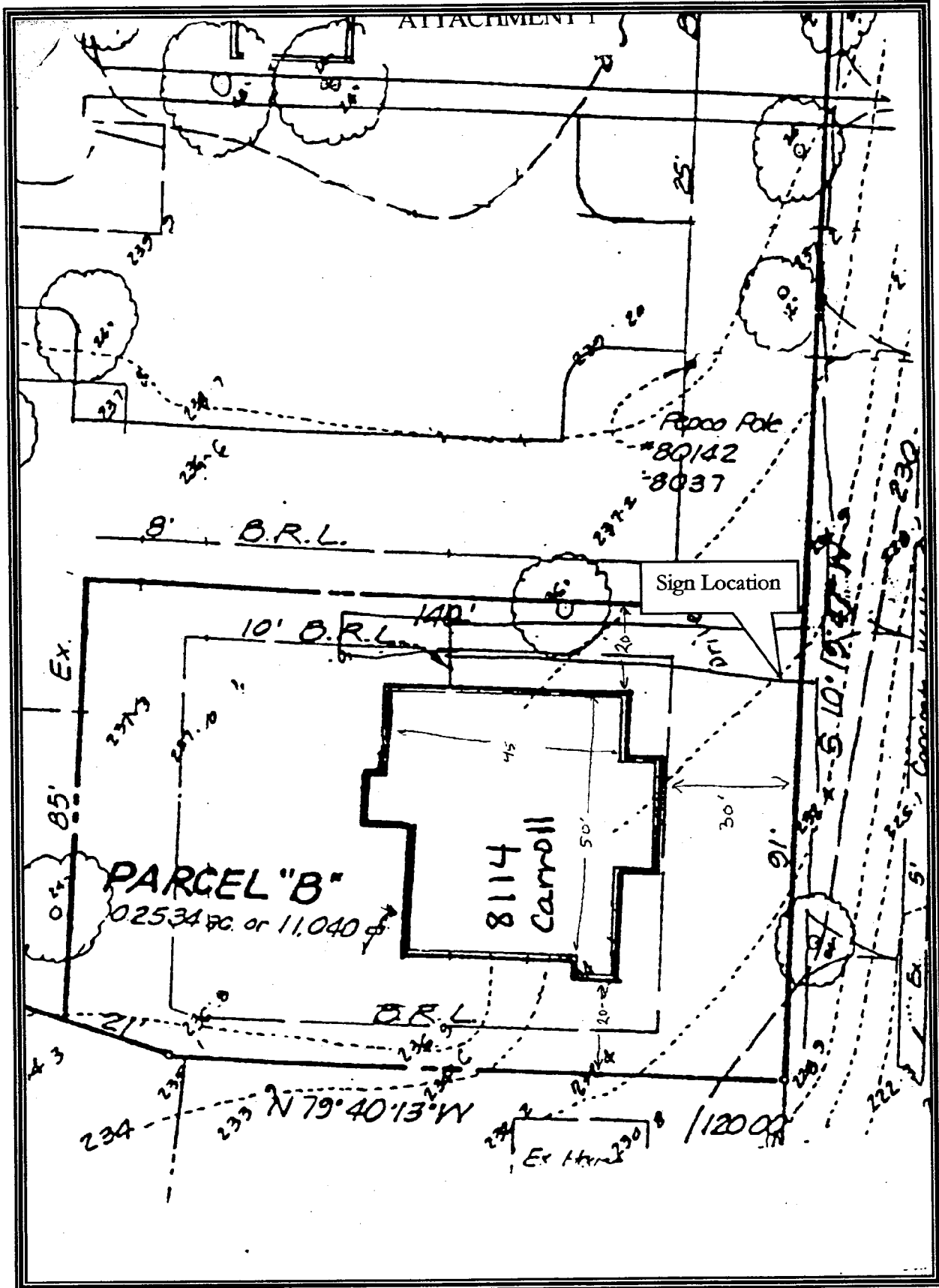
Doug Harbit and Robert Patenaude
8114 Carroll Avenue
Takoma Park, MD

List of adjacent property owners

Address	Owner[s]	Address [if difference than property address] and telephone number	Lot	Block
8105 Carroll Avenue Takoma Park, MD 20912	Sixto A. and S. Lazo	Same 301/434-7665	30	12
8103 Carroll Avenue Takoma Park, MD 20912	Joan Fina	Same Phone 301/434-5477	31	12
8116 Carroll Avenue Takoma Park, MD 20912	Corporation of Presiding Bishops: Church of Jesus Christ of Latter Day Saints	50 East North Temple Salt Lake City, UT 84105 Phone 801/240-2564	A	
8100 Chester Street Takoma Park, MD 20912	Susan Casu	Same 301/439-5701	1	D
8101 Chester Street Takoma Park, MD 20912	Rogelio E. and L.E. Weiss	Same However, there is no listing for this party in the telephone directory. Rather, a Lourdes Alvarenda is listed at this address 301/422-4913	3	D



Bill
Carroll



DOUGLAS A. HARBIT
ROBERT F. PATENAUDE

December 3, 2002

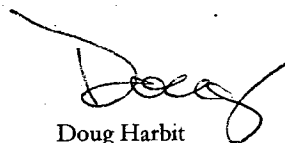
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Attached is a historic area work permit application to install a sign at the entrance of our property. This sign was permitted in the special exception ruling by the Board of Zoning Appeals (Case S-2511) for our property.

If you need any additional information, please do not hesitate to contact us.

Sincerely,



Doug Harbit

Attachments

The Davis Warner Inn • 8114 CARROLL AVENUE • TAKOMA PARK, MD • 20912-7348

RESIDENCE: 301.408.2292 • FACSIMILE: 301.408.4840

INN: 301.408.3989 • TOLL FREE: 888.683.3989

WWW.DAVISWARNERINN.COM

PROPOSED SIGN
Davis Warner Inn
8114 Carroll Avenue
Takoma Park, MD

