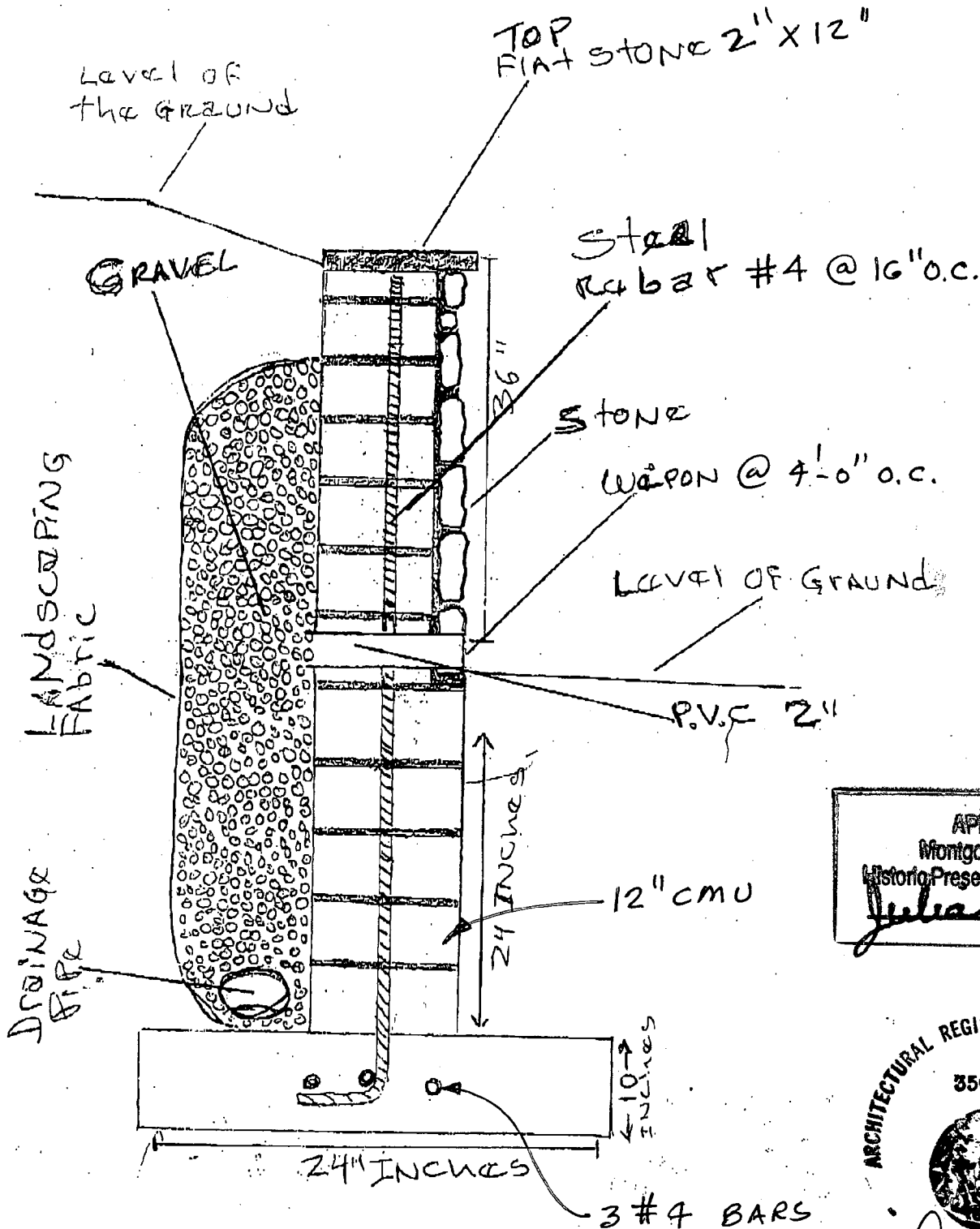




|                               |      |             |      |
|-------------------------------|------|-------------|------|
| 37/03-05HH                    | 7507 | Carroll Ave | 7510 |
| Takoma Park Historic District |      |             |      |

posted on  
TP message  
Bd (11st-~~son~~)  
9-12-05

# side view of wall construction.



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Julia O'Malley*  
 9-6-05

ARCHITECTURAL REGISTRATION BOARD  
 3503-R  
  
 STATE OF MARYLAND  
*[Signature]*  
 8-30-05

Strike  
 7510 Carroll Ave.  
 Takoma Park, MD 20912



HPC

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

HISTORIC AREA WORK  
PERMIT

IssueDate: 7/28/2005

Permit No: 388343  
Expires:  
X Ref:  
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT: NORMAN F & G K STRIKE  
7510 CARROLL AVE  
TAKOMA PARK MD 209120000

HAS PERMISSION TO: REMOVE AND REPLACE

PERMIT CONDITIONS: REPLACE TWO RETAINING WALLS WITH STONE WALL WITH FLAGSTONE CAP. STEPS  
WILL BE FLAGSTONE FACED WITH SAME STONE.

PREMISE ADDRESS 7510 CARROLL AVE  
TAKOMA PARK MD 20912-

LOT P6 BLOCK 50 PARCEL ZONE R-60  
LIBER ELECTION DISTRICT PLATE GRID  
FOLIO SUBDIVISION TAKOMA PARK  
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

HISTORIC MASTER: Y  
HISTORIC ATLAS: Y

HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services



Mr. and Mrs. STRIKE,  
The HPC requested that  
you offer the rusticated  
blocks to other Takoma  
Park homeowners who  
may need them as they  
are hard to find!  
If you need me +

Date: July 21, 2005

help you post it on a  
local list-serve or  
contact a salvaged  
goods business, let  
me know.

Thanks,  
Anne Fothergill  
301-563-3400

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *AF*  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval

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

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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 at <http://permits.emontgomery.org> of your anticipated work schedule.

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




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 21, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 388343

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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**.

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

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

Applicant: Norman and Gwen Strike

Address: 7510 Carroll Avenue, Takoma Park, 20912

This HAWP approval is 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 at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO DEPARTMENT OF PERMITTING SERVICES 835 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850 840-777-6170

DPS - 68

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Gwen Strike Daytime Phone No.: 703-838-7760 x357

Tax Account No.: 01066563 Name of Property Owner: Norman + Gwen Strike Daytime Phone No.: 703-838-7760 Address: 7510 Carroll Ave, Takoma Park MD 20912 Contractor: Perez Landscaping + Stonework LLC Phone No.: 301-942-3524 Contractor Registration No.: M.D. tax # 800109971 Agent for Owner: Jose Perez Daytime Phone No.: Same ↑

LOCATION OF BUILDING/PREMISE House Number: 7510 Street: Carroll Ave. Town/City: Takoma Park Nearest Cross Street: Lincoln Ave. Lot: P6 Block: 50 Subdivision: 25 - B.F. Gilbert Addition Liber: 6000 Folio: 850 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: [X] Construct [ ] Extend [ ] Alter/Renovate [ ] Add [ ] Slab [ ] Room Addition [ ] Porch [ ] Deck [ ] Stairs [ ] Move [ ] Install [X] Wood/Deck [ ] Siding [ ] Fireplace [ ] Woodburning Stove [X] Single Family [ ] Revision [X] Repair [ ] Rerocable [X] Fence/Wall (complete Section 4) [ ] Other: 1B. Construction cost estimate: \$ 20,000. 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 2 feet 10 inches 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: [X] On party line/property line [ ] Entirely on land of owner [ ] On public right of way/road right

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 of owner or authorized agent: Gwen K. Strike Date: 6/22/05

Approved: [Signature] For Chairman, Historic Preservation Commission Disapproved: [Signature] Date Issued: 7-21-05 Application/Permit No.: 388343 Date Filed: 6-22-05 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:

Existing structures are 2 retaining walls across front of property with wide steps between. Walls run alongside driveway + that of 7508. Also small side steps from driveway to front walk. Walls hold up the hill-house. Is up higher than street. 1 wall has block that matches foundation of house. 1 wall is plain block (replaced 15 yrs ago when neighbor hit it accidentally). 1st wall obviously built when the house was - 1924.

Other walls on the block are plain concrete; none match ours.

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

Project is to replace both walls + steps, due to deteriorating condition. Blocks not available - propose stone wall with flagstone cap. All will be same as original size and shape. Steps will be flagstone, faced with same stone. House is stucco. Using Pennsylvania + Vermeer flagstone.

**2. SITE PLAN**

Show end environmental setting, shown to scale. You may use your plot. Your description 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, bath dispensers, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations on board or larger than 11" x 17". Plans on 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 listed 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, content. All materials and features 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 canopy 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.

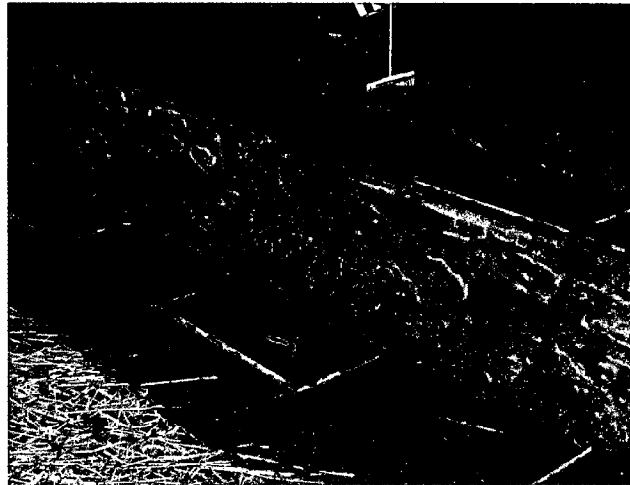
**7. ADDRESSES OF ADJACENT AND CONCERNING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and adjoining property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the street in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street (highway from the project) in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)719-1355.

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.



7510 Carroll proposed retaining wall



LOT 12 LOT 11 LOT 10 LOT 9  
42.5'

NOTE: 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

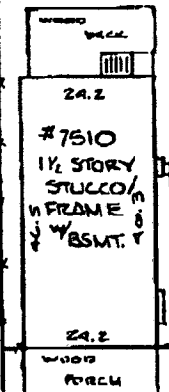
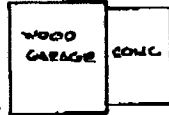
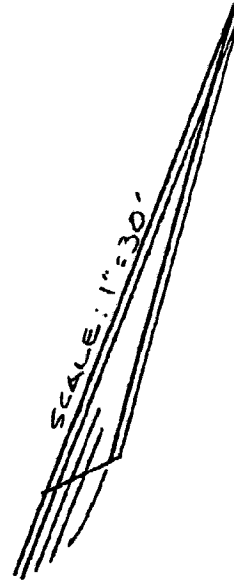
RESIDUE LOT 6

PART OF LOT 6

LOT 5

200.0'

200.0'

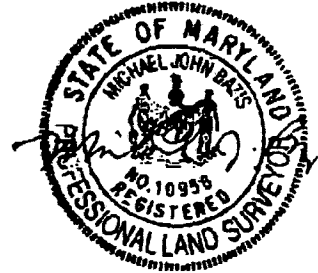


Wall is 34" tall in front - the sides taper to the ground.

retaining walls to be replaced

steps to be replaced

CARROLL AVENUE (45' R/W)



SURVEYOR'S CERTIFICATE

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless otherwise shown,

IMPROVEMENT LOCATION SURVEY  
PART OF LOT 6 BLOCK 50  
PART OF  
TAKOMA PARK

Sheet 1 of 2

| <b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b><br>[Owner, Owner's Agent, Adjacent and Confronting Property Owners] |                                                        |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| Owner's mailing address<br><br>Gwen Strike<br>7510 Carroll Ave<br>Takoma Park, MD<br>20912                                   | Owner's Agent's mailing address                        |
| Adjacent and confronting Property Owners mailing addresses                                                                   |                                                        |
| Brian Stavish<br>7508 Carroll Ave.<br>Takoma Park, MD 20912                                                                  | Rajat Sen<br>7512 Carroll Ave.<br>Takoma Park MD 20912 |
| owner:<br>7509 Carroll Ave.<br>Takoma Park MD 20912                                                                          | Kelsey Jones<br>35 Fremont Ave<br>Takoma Park MD 20912 |
|                                                                                                                              |                                                        |

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 7510 Carroll Avenue, Takoma Park **Meeting Date:** 07/13/05  
**Applicant:** Norman and Gwen Strike **Report Date:** 07/06/05  
**Resource:** Contributing Resource **Public Notice:** 06/29/05  
Takoma Park Historic District  
**Review:** HAWP **Tax Credit:** None  
**Case Number:** 37/03-05HH **Staff:** Anne Fothergill  
**PROPOSAL:** Retaining wall and step replacement  
**RECOMMENDATION:** Approval

---

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** Cottage  
**DATE:** c. 1920s

**PROPOSAL**

The applicants are proposing to:

- Replace the existing concrete block and rusticated cement block retaining walls with 34" Pennsylvania mortared stone walls with flagstone cap
- Replace existing cement steps with stone and flagstone cap

See Circles 6-10 for plans and photos of existing conditions.

**STAFF DISCUSSION**

The *Takoma Park Guidelines* state “the Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County’s historic and architectural heritage.” The *Guidelines* state that while Contributing Resources “may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.”

Additionally, the *Guidelines* state the following about reviewing HAWPs on Contributing Resources:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the

predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

The replacement of the deteriorating front concrete steps with stone is approvable as the materials are compatible with the resource and the historic district. The replacement of the front retaining wall is a little more complicated. The portion of the wall that is rusticated block dates from when the house was originally built in 1924. However, the other part of the wall is 15 years old so overall the wall as a whole has been substantially altered. One possible option would be that the applicant replace all of the wall with new rusticated blocks, but staff found in working recently with another Takoma Park homeowner that replacement rusticated blocks are difficult to acquire. If this were one of the district's original stone walls, replacement with a different material would generally not be approvable. But this is not one of those historic stone walls, it has been altered, and it is in need of repair/replacement. The change in material would not adversely affect the resource, the streetscape, or the district. Therefore, the proposed changes are approvable within the Guidelines.

**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 general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. 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) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

**Fothergill, Anne**

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**Subject:** FW: Historic Preservation Commission

-----Original Message-----

**From:** Gwen Strike [mailto:gstrike@narfe.org]

**Sent:** Tuesday, July 05, 2005 2:07 PM

**To:** Fothergill, Anne

**Subject:** RE: Historic Preservation Commission

We plan to use Pennsylvania Stone; it is several different colors: grays, browns, and a few pinkish tones. They are irregular shapes like stones, not rectangles. It is a natural stone, not a manmade product. It will be mortared and the contractor recesses the mortar a little so it looks more like a stone wall; it does not have a smooth finish with the mortar flush to the stone. The cap of the wall will be a 1" thick flat gray flagstone. The steps will be 2" thick flat gray flagstone with a facing made of the same stones as the retaining walls. The sidewalks will be flat flagstone that has the same colors as the wall stones. All walls, steps and walks will be the same size as is currently in place.

I hope this is sufficient for your meeting. Thank you for your help.  
Gwen



