

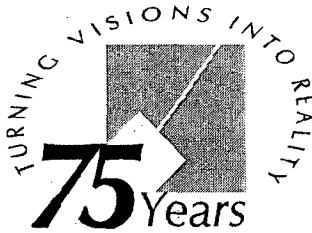
37/03-05PP 7520 Carroll Ave
Takoma Park Historic District












THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 391985

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: John Smirnow and Elizabeth Butler

Address: 7520 Carroll Avenue, Takoma Park, MD 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
215 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
202777-6370

DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Liz Butler
Daytime Phone No.: 301 891-2686

Tax Account No.: _____
Name of Property Owner: John Smirnow/Elizabeth Butler Daytime Phone No.: 301 891-2686
Address: 7520 Carroll Ave. Takoma Park MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7520 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Jefferson
Lot: 112 Block: 50 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 AC Stair Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 1,000.00
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
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

7/27/05
Date

Approved: _____ For Chairman, Historic Preservation Commission
Disapproved: _____
Application/Permit No.: 391985 Date Filed: _____ Date Issued: 8-18-05

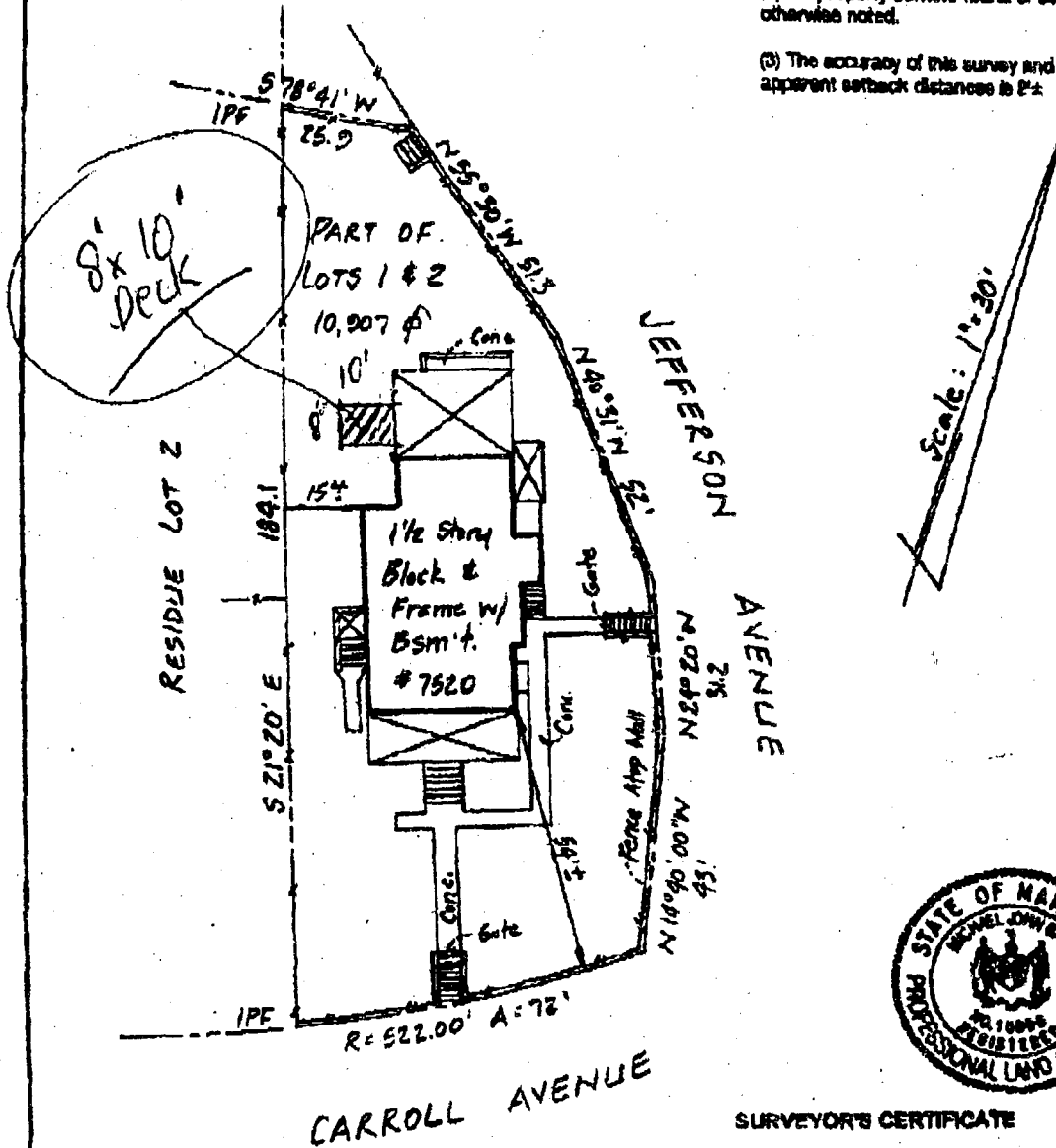
The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

NOTES:

(1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. **TAKOMA PARK**
 Date of Map: **NOT INCLUDED**
 Flood Zone:

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

(3) The accuracy of this survey and the apparent setback distances is \pm



LOCATION DRAWING
 PART OF LOTS 1 AND 2 BLOCK 50
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK

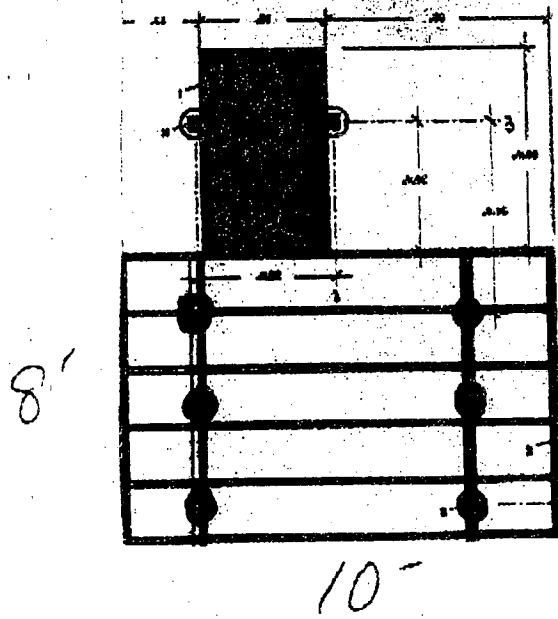
SURVEYOR'S CERTIFICATE

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, 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 guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

Michael R.

APPROVED MONTGOMERY COUNTY, MD.
 Montgomery County
 Historic Preservation Commission
Julia O'Malley (Signature)
 8-18-05

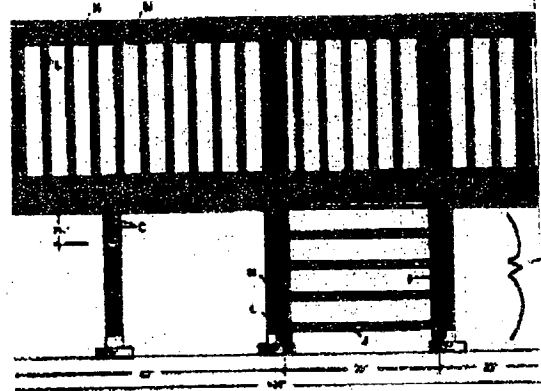
Plan



House
side

Elevation

House
side



APPROVED
 Montgomery County
 Historic Preservation Commission

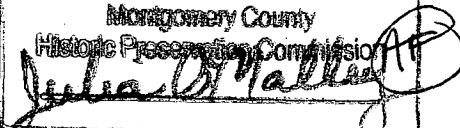
Julia D. Talley (AF)

8-18-05

Lumber List

Qty.	Size	Material	Part
4	2 x 8" x 10	Trtd. (TL) lumber	Ledger (A), Beam bds (C), Rim joist (E)
1	4 x 4" x 8'	Trtd. (TL) lumber	Deck posts (B)
10	2 x 8" x 10'	Trtd. (TL) lumber	End joists D), Joists (F)
25	2 x 6" x 10	TL	Decking (G), Rail cap (N)
7	4 x 4" x 8'	TL	Stair posts (H), Rail post (K)
2	2 x 12" x 8'	TL	Stringers (I)
5	2 x 6" x 6'	TL	Treads (J)
32	2 x 2" x 8'	TL	Balusters (L)
2	2 x 4" x 10	TL	Top rail (M)
2	2 x 4" x 10'	TL	Top rail (M)

Supplies: 8"-diameter footing forms (5); J-bolts (5); 4 x 4" metal post anchors (5); 4 x 4" metal post-beam caps (3); 2 x 8" joist hangers (16); 1 1/2 x 6" angle brackets (6); 1 1/2 x 10" angle brackets (10); 3" galvanized deck screws; 16d galvanized nails; 2 1/2" galvanized deck screws; 2 1/2" galvanized screws; 3/8 & 4" lag screws and washers (20); 3/8 x 5" lag screws and washers (22); 1/4 x 1 1/4" lag screws and washers (80); flashing (12 ft.); exterior silicone caulk (3 tubes); concrete as needed.

APPROVED
 Montgomery County
 Historic Preservation Commission

 8-18-05

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7520 Carroll Avenue, Takoma Park	Meeting Date:	08/17/05
Applicant:	John Smirnow and Elizabeth Butler	Report Date:	08/10/05
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	08/03/05
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-05PP RETROACTIVE	Staff:	Anne Fothergill
PROPOSAL:	Deck installation		
RECOMMENDATION:	Approval		

SIGNIFICANCE:

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

PROJECT DESCRIPTION:

SIGNIFICANCE: Contributing Resource, Takoma Park
 STYLE: Bungalow
 DATE: c. 1920s

PROPOSAL:

The applicants have partially installed an 8' x 10' wood deck at the rear left side of the house. They are applying for retroactive approval of their HAWP so they can complete the deck. See Circles 6-11 for plans and photos of existing conditions.

DISCUSSION

The applicants recently purchased this house and were told by a contractor that they did not need a HAWP if a deck had been located there previously so they started construction of the deck. There is evidence that a deck or porch was there at one point as there is an existing door, but the deck was not in place at the time they bought the house. When the applicants realized that they would need HPC approval for a HAWP, they stopped work immediately. While this is a retroactive application, it is clear that the intention was not to circumvent the Historic Area Work Permit process.

RECOMMENDATION:

- Approval
- Approval 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

 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

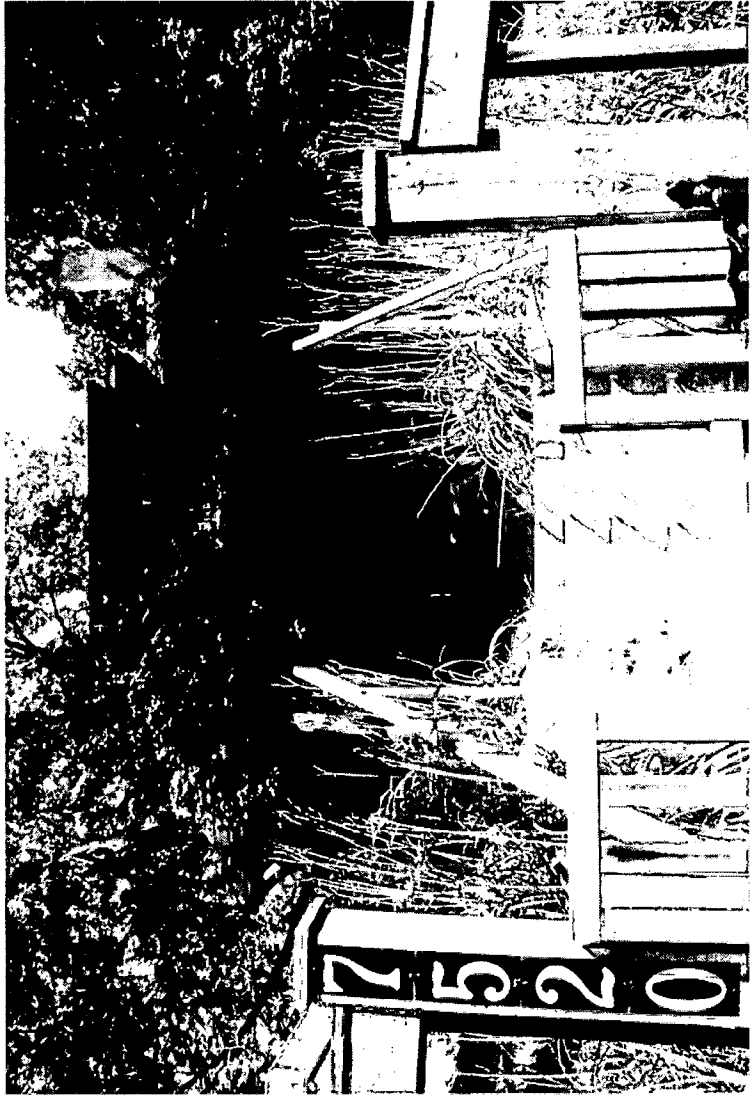
_____ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site 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

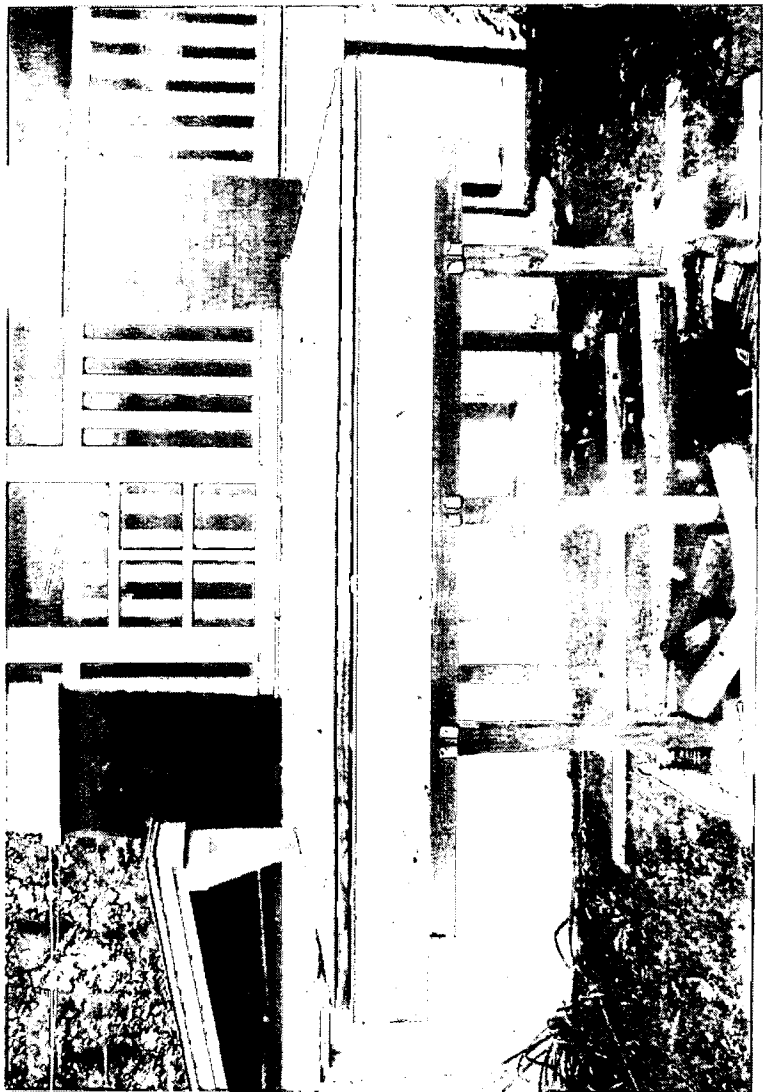
_____ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

_____ 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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address John Smirnow & Elizabeth Butler 7520 Carroll Avenue Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Billy & Maggie Coulter 4 Jefferson Avenue Takoma Park, MD 20912	Denny Hussong 7518 Carroll Avenue Takoma Park, MD 20912
Andy and Darcy Sawatzki 7519 Carroll Avenue Takoma Park, MD 20912	



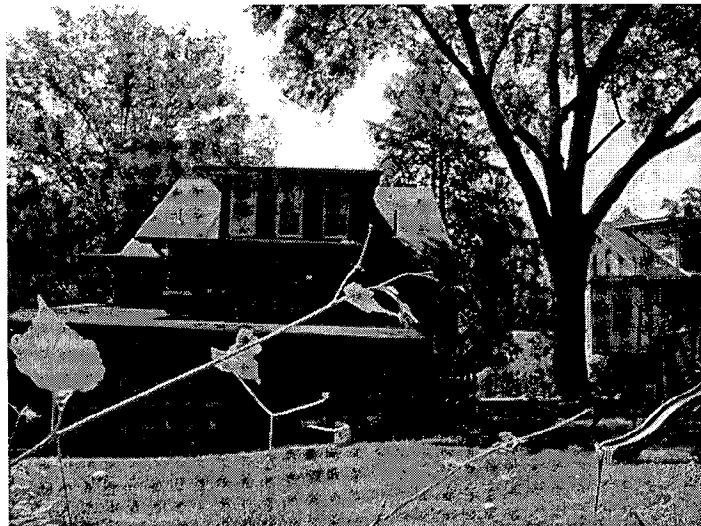
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7520 Carroll



rear



**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
(240) 777-6600

www.montgomerycountymd.gov/content/council/boa/board.asp

Case No. S-1522

PETITION OF MARY E. FINN

RESOLUTION TO REVOKE SPECIAL EXCEPTION

(Resolution Adopted March 23, 2005)

(Effective Date of Resolution: June 1, 2005)

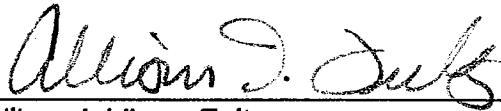
The Board of Appeals has received a memorandum, dated February 22, 2005, from Daniel McHugh, Housing Field Supervisor, Department of Housing and Community Affairs. Mr. McHugh recommends revocation of the captioned special exception, based upon abandonment. He attaches a statement confirming the abandonment from the current property owner. The Board of Appeals granted Case No. S-1522 to Mary E. Finn on July 11, 1988, to permit an accessory apartment. By Resolution effective January 23, 1998, the Board transferred the special exception to Meg Finn and David Michener. Records of the Maryland Department of Assessments and Taxation show John P. Smirnow and Elizabeth A. Butler as the current owners of the subject property.

The subject property is Lot 1, and part of 2, Block 50, B.F. Gilbert's Addition Subdivision, 7520 Carroll Avenue, Takoma Park, Maryland, in the R-60 Zone.

The Board of Appeals considered Mr. McHugh's memorandum at its Worksession on March 23, 2005. Based upon the memorandum, and statement from the property owner, the Board finds that the special exception is abandoned. Therefore, on a motion by Donna L. Barron, seconded by Wendell M. Holloway, with Louise L. Mayer, Angelo M. Caputo and Allison Ishihara Fultz, Chair in agreement:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland that the record in Case No. S-1522, Petition of Meg E. Finn, is re-opened to receive Daniel McHugh's February 22, 2005 memorandum, with attachments; and

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland that Case No. S-1522, Petition of Meg E. Finn, is **revoked** as abandoned.



Allison Ishihara Fultz
Chair, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 1st day of June, 2005.



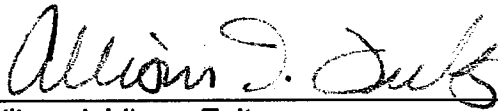
Katherine Freeman
Executive Secretary to the Board

NOTE:

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date the Opinion is mailed and entered in the Opinion Book (See Section 59-A-4.63 of the County Code). Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County, in accordance with the Maryland Rules of Procedure.

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland that Case No. S-1522, Petition of Meg E. Finn, is **revoked** as abandoned.



Allison Ishihara Fultz
Chair, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 1st day of June, 2005.



Katherine Freeman
Executive Secretary to the Board

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