

37/03-06M 7428 Carroll Ave  
Takoma Park Historic District, 37/03



## HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: 4/12/2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #414422, tree removal

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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 at the 4/11/2006 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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

Applicant: Joan Jacobs

Address: 7428 Carroll Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

DPS - #8

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**HISTORIC PRESERVATION COMMISSION**  
301/563-3400

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Joan Jacobs  
Daytime Phone No.: 301-270-0135

Tax Account No.: 01072201

Name of Property Owner: Joan Jacobs Daytime Phone No.: 301-270-0135

Address: 7428 Carroll Ave, Takoma Park, MD 20912  
Street Number City Street Zip Code

Contractor: NA Phone No.: \_\_\_\_\_

Contractor Registration No.: NA

Agent for Owner: NA Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE: (See Attachment #1)

House Number: 7428 Street: Carroll Ave.

Town/City: Takoma Park Nearest Cross Street: Lincoln Ave.

Lot: P16 Block: 50 Subdivision: 025

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
  - Other: Tree Removal

1B. Construction cost estimate: \$ NA

1C. If this is a revision of a previously approved active permit, see Permit # No

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS** NA

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** NA

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 of owner or authorized agent: Joan S. Jacobs Date: 3/13/06

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 4-12-06

Application/Permit No.: 414422 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:

7428 Carroll is a colonial four-square,  
located in Takoma Park Historic District.  
House is classified as "contributing  
resource."

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 remove tree in front of house.  
Tree is pushing structure, causing porch pillars and columns  
to tilt.

**2. SITE PLAN See Attachment #2**

Site and environmental setting, drawn to scale. You may use your plot. 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 NA**

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 wells, 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 NA**

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 See Attachment #3**

- 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 drieline 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.

Homeowner is working through Takoma Park City Process.  
Preliminary permit approval has been granted by Brett Linkletter,  
City Arborist  
(301-891-7612).

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS See Attachment #4**

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.

See  
Attachment #5

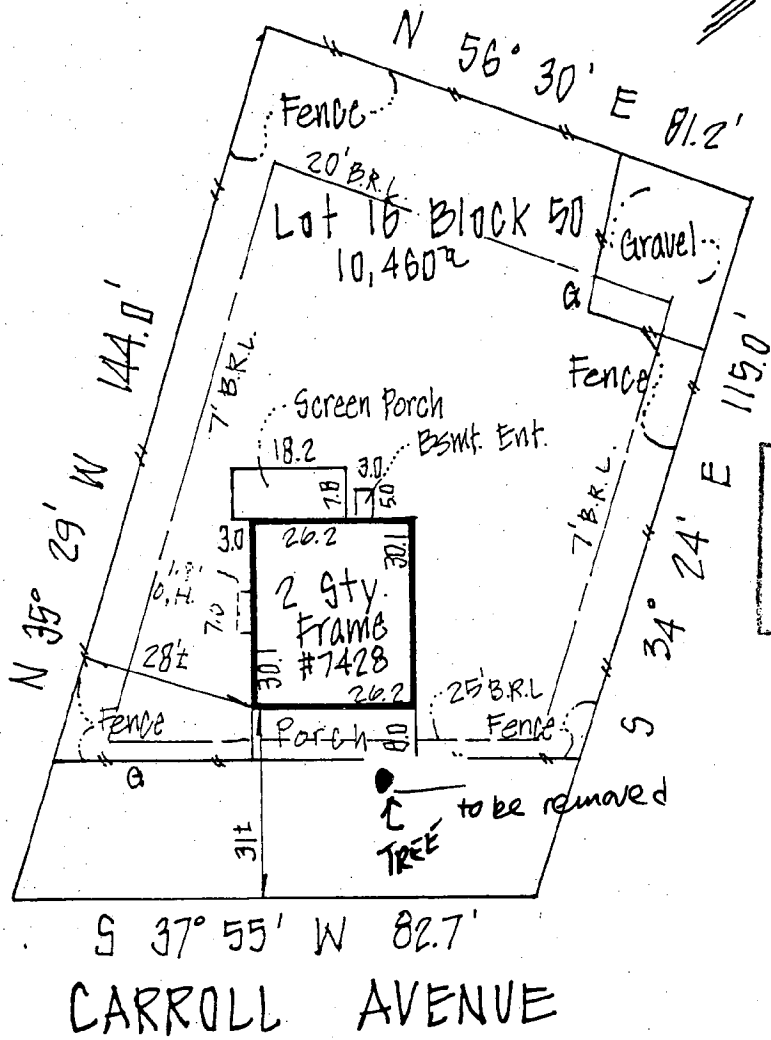
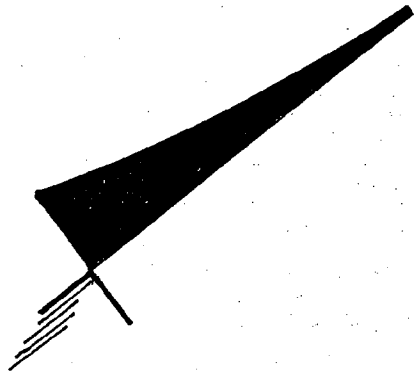


Note: Not in flood plain.  
Ref M.C. Dept. of Environmental  
Protection (Water Resources Sect.)

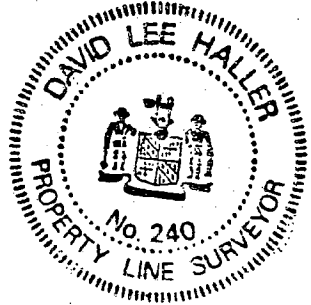
CASE No. 26734-91

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location.

HOUSE LOCATION  
Part of Lot 16 Block 50  
GILBERTS ADDITION TO TAKOMA PARK  
Montgomery County, Md.



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia O'Malley*  
4-12-91



**CERTIFICATE**  
I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT - TAPE SURVEY.  
*David L. Haller*  
DAVID L. HALLER  
MARYLAND P.L.S. No. 240

**REFERENCES**  
PLAT BK. A  
PLAT NO. 46  
LIBER 6368  
FOLIO 736

**Bull & Associates**  
LAND SURVEYORS/CONSULTANTS  
(301) 428-9111 P.O. Box 346 GERMANTOWN, MARYLAND 20874  
DATE OF SURVEYS  
WALL CHECK:  
HSE. LOC.: 12-12-91  
BOUNDARY:  
SCALE: 1" = 30'  
DRAWN BY: R.A.  
JOB NO.: 914751

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7428 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	04/11/06
<b>Applicant:</b>	Joan Jacobs	<b>Report Date:</b>	04/04/06
<b>Resource:</b>	Contributing Resource	<b>Public Notice:</b>	03/28/06
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-06M	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Tree removal		
<b>RECOMMENDATION:</b>	Approval		

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** Colonial Revival Four Square  
**DATE:** 1923

**PROPOSAL**

The applicant is proposing removal of a 30" dbh black locust tree from right in front of their house. The tree is pushing the house, causing the front porch columns and pillars to tilt. The tree removal has been reviewed and approved by the City of Takoma Park arborist and the applicant has agreed to contribute to the City's tree replacement fund rather than plant more trees on the lot, which already has many large and small trees including others in the front yard.

**STAFF 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
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.

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



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255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
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#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
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- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Tree Removal

1B. Construction cost estimate: \$ NA

1C. If this is a revision of a previously approved active permit, see Permit # No

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Joan S. Jacobs  
Signature of owner or authorized agent

3/13/06  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 414422 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



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City Arborist  
(301-891-7612).

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

See Attachment #4

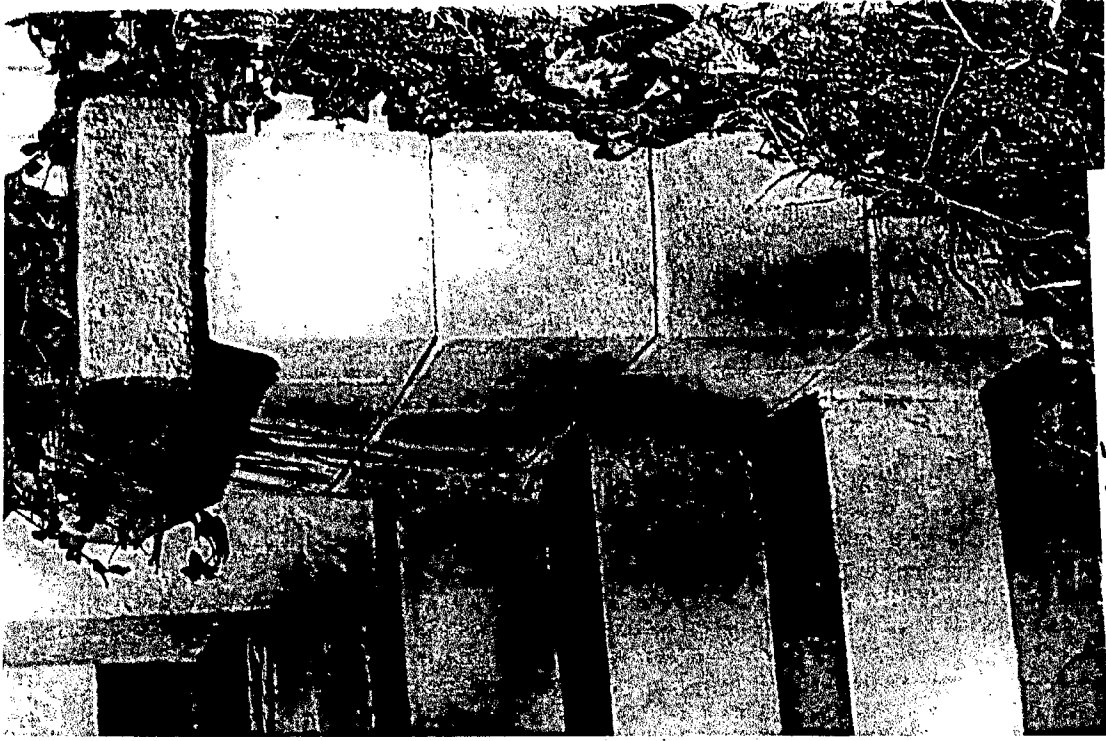
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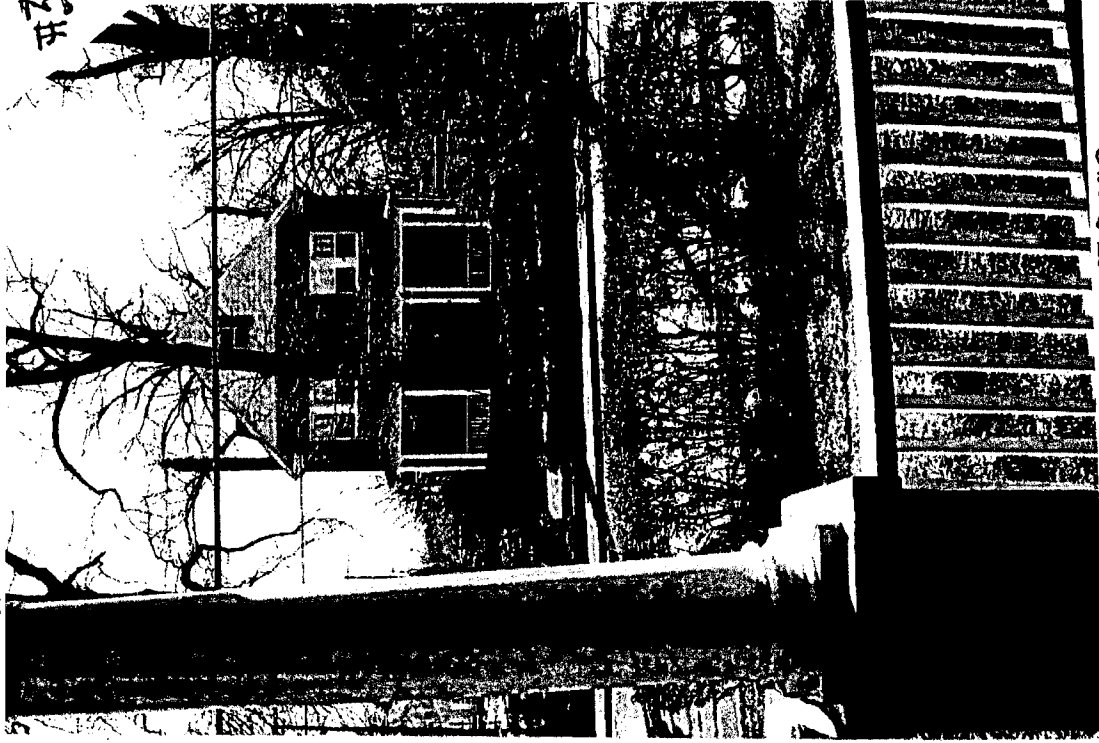
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
7428 Carroll Ave. Takoma Park, MD 20912	NA
Adjacent and confronting Property Owners mailing addresses	
7429 Carroll Ave. Takoma Park, MD 20912	Wyche 7426 Carroll Ave. Takoma Park, MD. 20912
Wilson/Leibman 7500 Carroll Ave. Takoma Park, MD 20912	Laird/Covert 211 Lincoln Ave. Takoma Park, MD. 20912





CLOSE-UP OF TREE  
INTERFERING WITH STRUCTURE



VIEW FROM FRONT DOOR  
FACING 7429 CARROLL



FACING 7428 CARROLL

7

#5

# City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS  
TELEPHONE: 301-891-7633  
FAX: 301-585-2405



31 OSWEGO AVENUE  
TAKOMA PARK, MD 20912

March 9, 2006

Joan Jacobs  
7428 Carroll Avenue  
Takoma Park, Maryland 20912

Dear Ms. Jacobs:

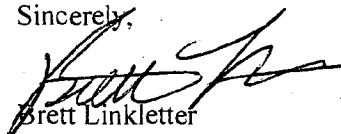
The City of Takoma Park has granted preliminary permit approval for you to remove the 30 inch dbh black locust tree from front right of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning March 6, 2006 and ending March 21, 2006 for public comment. **If no objections are filed by the community, you will be issued a permit to remove the tree(s) pending the City's receipt of your Historic Preservation Commission's approval and your signed agreement to adhere to the City's replacement requirements.** The replacement agreement is enclosed, the terms of which require you to replant one 1 1/2 inch caliper tree(s), or make a contribution of \$175.00 to the City's tree fund.

Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

Sincerely,

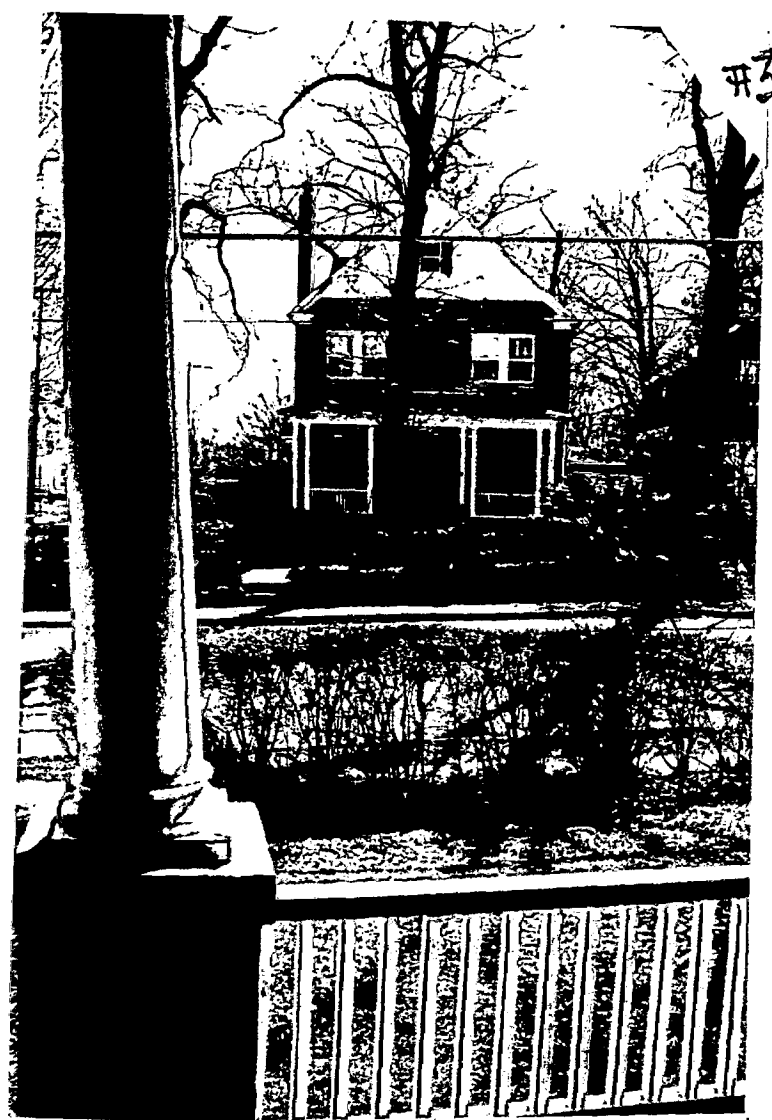
  
Brett Linkletter  
City Arborist  
301-891-7612

Enclosure

Note: permit was issued.



CLOSE-UP OF TREE INTERFERING WITH STRUCTURE



VIEW FROM FRONT DOOR FACING 7429 CARROLL



FACING 7428 CARROLL