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

JC



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan County Executive Julia O'Malley Chairperson

Date: 4/12/2006

<u>MEMORANDUM</u>

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

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was <u>Approved</u> 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.



~	
HISTORIC PRESERVA	FLOOR, ROCKVILLE, MD 20850 DPS - #8
301/563-	
APPLICATIO	UN FOR
HISTORIC AREA V	VORK PERMIT
	1
	Contact Person: JOAN JACOBS
0107770/	Daytime Phone No.: 301-270-0135
Tax Account No.: 01072201	- 201-270 0135
Name of Property Owner: JOAN JACOBS	Onytime Phone No.: 301-270-0135
Address: 7428 Carroll Ave, Takowne	Park, MD 20912
Convector: NA	Phone No.:
Contractor Registration No.: NA	
Agent for Owner:	Daytime Phone No.:
LOCATION OF BUILDING FREMISE (See Attachmen	6#1)
House Number: 7428 Street	Carroll Ave,
Town City: Takoma Park Newrest Cross Street:	Lincoln Ave.
Lat: PIG Block: 50 Subdivision: 025	
Liber: Folio: Parcel:	
PARY ONE: TYPE OF PERMIT ACTION AND USE	
TA. CHECK ALL APPLICABLE: CHECK ALL A	PPLICARIE
Construct C Extend C Alter/Renovate C AC C	
) Fireplace 🖸 Woodburning Store 🚺 Single Family
	il (complete Section 4) Nother: Tree Removal
18. Construction cost estimate: \$ NA	
1C. It this is a revision of a previously approved active permit, see Permit # No)
	NS NJA
ZA. Type of sewage disposal: 01 (1) WSSC 02 (1) Septic	03. O Other:
2B. Type of water supply; 01: 🗇 WSSC 02 🗇 Well	03 🗋 Other:
PART THREE: COMPLETE ONLY FOR FENCE ALTAINING WALL NA	
3A. Height inches 3B. Indicate whether the ferice or retaining wall is to be constructed on one of the following the ferice of the following wall is to be constructed on one of the f	louise lossing in the
On party line/property line D On party line/property line D On party line/property line	On public right of way/easement
I hereby centify that I have the exthering to make the foregoing application, that the ap approved by all agencies listed and I hereby acknowledge(and accept this to be a co	plication is correct, and that the construction will comply with plans addition for the issuance of this permit,
2 1	1 1.
Joan S. Jacole	3/13/06
Signature of owner, or effhorized agent	0.0%
	nsen, filiporte Prefertation Compression
La Frence	frades, filipitic prediatestion Confidencesion
Application/Permit No.: 414422	
Edit 5/21/99 SEE REVERSE SIDE FOR	INSTRUCTIONS

4

,

.

•

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:

Colon resour 10

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

 $\boldsymbol{\varphi}$ UNINS

2. SITEPLAN See Attachment #2

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

- . the scale, north arrow, and date;
- b. dimensions of ell existing and proposed structures; and
- c. site teatures such as welkways, driveways, fances, 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 oreferred.

- a. 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.
- b: Elevations (lacades), 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 lacade effected 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.

See Attachment#3 5. PHOTOGRAPHS

- a: Clearly tabeled photographic prints of each lacade of existing resource, including details of the effected portions. All tabels should be placed on the front of photographic.
- 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.

oma tome 6. TREE SURVEY has been granted by There surver preliminary permit approval was been granted by the survey of the survey must file an accurate tree survey identifying the size, lacation, and spacies of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS SEE

For <u>ALL</u> projects; provide an accurate list of adjacent and confronting property owners (not tenanis), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the oarcel in question, as well as the owner(s) of lot(s) or parcel(s) which lia directly across the streethighway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355);

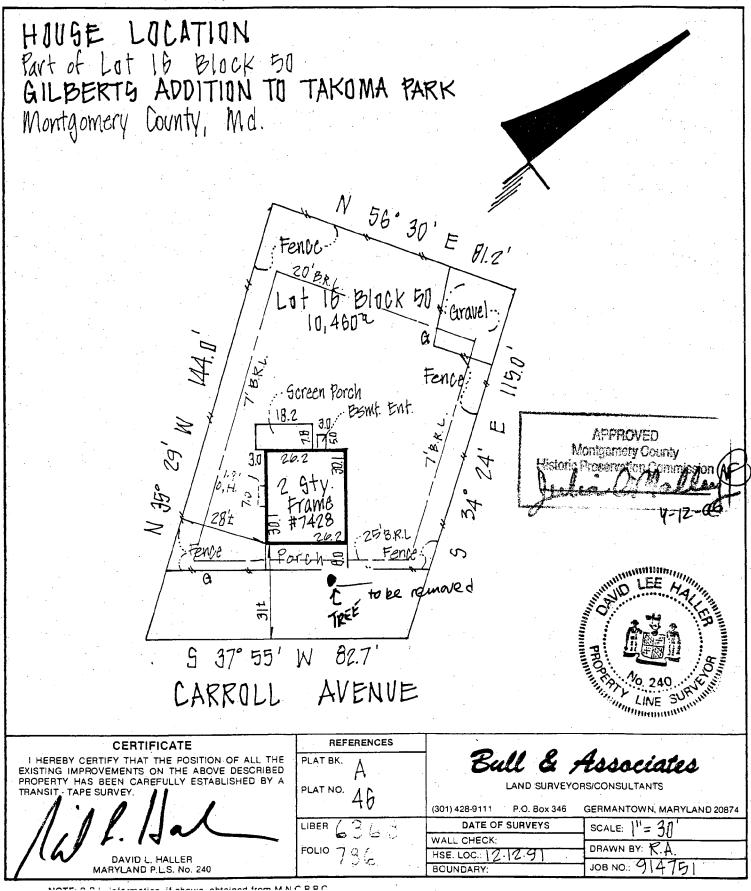
PLEASE PRINT IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



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

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

CASE NO. 26734 - 9



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

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

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.

Name of Property Dwiner: Joan Jacobs Dayline Phone No.: <u>301-270-0135</u> Address: <u>7428 Carroll AVe, Takowa Park, MD 2.0912</u> Street Mumber Contractor Registration No.: <u>NA</u>		1
<image/>	255 ROCKVILLE PIKE. 2nd FLOOR, ROCKVILLE. MD 20850	6-1 DPS - #8
<page-header></page-header>		
<section-header><section-header></section-header></section-header>		
Lowerschuld No. 01072201 Ter Accessed No. 301-270-0135 Ter Accessed No. 301-270-201 Ter		
Deplete Prode Ho: 301-270-0135 Tec Accesses Mr: 301-270-0135 Accesses 7428 Carroll Ave, to, to, to, to, to, to, to, to, to, to	HISTORIC AREA WORK PERMIT	Г
Deplete Prode Ho: 301-270-0135 Tec Accesses Mr: 301-270-0135 Accesses 7428 Carroll Ave, to, to, to, to, to, to, to, to, to, to	Contact Person: Joan Jacobs	
Ter Account No: <u>01072201</u> Terror Data Jacobs <u>Jacobs</u> Deprine Priore No: <u>301-270-0135</u> Account No: <u>1200 Norma</u> <u>Jacobs</u> <u>Jacobs 2000 Parts</u> <u>Norma</u> <u>2007</u> <u>2000 Norma</u> <u>Priore</u> <u>Norma</u> <u>2007</u> <u>2000 Norma</u> <u>Priore</u> <u>Prior</u>		
Ascene: 7428 CATFOL AVE, TAKOMA PACK, MD 20912 SIN NAME SIN NAME SIN NAME SIN NAME SIN NAME Contractor Registration No:A Agent for Owner:A Agent for Owner:	Tex Account No.: 01072201	
Store Market City Store Ze Colo Cartineter Registration No:: A Phone No::		
Contractor Registration No:		/ <u>/2</u>
Agent for Bound: NA Device Phone No: IDEATION OF BUILDINGPREMINE (See Affactive(Aff #S)) House Number: T428 Townorday Tawnorday Intervention: T428 Townorday Tawnorday Intervention: T428 Townorday Takena Intervention: Takena Intervention: Takena Intervention: Takena Intervention: Takena Intervention: Townorday Intervention: Townorday Intervention: Townorday Intervention: Townorday Intervention: Townorday Intervention: Townorday: Intervention:	Contractor: Phone No.:	
Image: An information of Buildings Press See Afflica chives of the press How as Number: T42s Street Carroll Ave, term withing: T42s Street Carroll Ave, term withing: T42s Street Carroll Ave, term withing: Table of the press O25 Let: Plic. Point: O25 Let: Plic. Point: O25 Let: Point: Point: O25 Let: Point: Point: O25 Let: Point: Press: O25 Let: Point: Press: O25 Let: Point: Press: O25 Part York: Press: Press: Press: L: It that is a verificion of a previously approved to the permit see Permit # No Part York: O10: Wid55: 02: O20: 24: Type of values/or of factors of previously approved to the constructed on one of the following locations: One permit induces 24: Type of values/or of factors of previously on thod of ovvar: One public right of were/reservation for the construct	Contractor Registration No:: NA	
House Huniter:	Agent for Owner: Dayline Phone No.:	ايو. مورد محمد المربعة المراجع المراجع المرب عة المراجعة. مورد محمد المراجع المراج
Transmitting Takena Park Neerest Closs Steet Elin AVe. tet		
Let:	House normality	
Lber: Porce:	<u> </u>	
1A CHECK ALL APPLICABLE Construction Extend Atter/fieroverts A.C. Stab Poorn Addition Porch Deck State Move Instat WireX/Race Stab Forom Addition Porch Deck State Move Instat WireX/Race State Good Addition Porch Deck State Revision Revision Repair MA Forece/WalterDidAddition Porch Deck State Revision Repair MA The centry walter couplet State State <td></td> <td></td>		
1A CHECK ALL APPLICABLE Construction Extend Atter/fieroverts A.C. Stab Poorn Addition Porch Deck State Move Instat WireX/Race Stab Forom Addition Porch Deck State Move Instat WireX/Race State Good Addition Porch Deck State Revision Revision Repair MA Forece/WalterDidAddition Porch Deck State Revision Repair MA The centry walter couplet State State <td>PART ONE: TYPE OF PERMIT ACTION AND USE</td> <td></td>	PART ONE: TYPE OF PERMIT ACTION AND USE	
Image: Install Weetx/Raze Image:		
Revision Repetir. Binerocable. PrenceAWai (complete Section 4) Yother: Tree Reprieval Souther Section 4 Yother: Tree Reprivation Souther Section 4 Yother: Tree Reprivation Yother: Tree Reprison Yother: Tree Reprivat	Construict C Extend C Alter/Renovate C A/C C Slab C Room Addition C Porch C De	ck 🖸 Shed
18. Construction cost estimate: *		
1C. If this is a revision of a previously approved active permit #	and the second	Memoval
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS A ZA. type of sewage disposal: 01 □ WSSC 02 □ Septic 03 □ Other: ZB. type of sewage disposal: 01 □ WSSC 02 □ Well 03 □ Other: ZB. type of wester supply: 01 □ WSSC 02 □ Well 03 □ Other: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL DA 3A. Heightiter: inches 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: inches 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: inches 10 On pertyline/property line □ Entirely on land of owner □ On public right of wey/easement // hereby centry their fhave the subhority to make the foregoing application, that the explication is correct, and that the construction will comply with plans approved by all agencies listed and i hereby echnowledge/Bend accept this to be a condition for the issuance of this permit.		
2A. type of sewsge disposal: 01 II WSSC 02 II Septic 03 II Other: 2B. type of varier supply: 01 II WSSC 02 II Well 03 II Other: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL NA 3A. Heightfree		
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL WA 3A. Heightinches inches 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:		
3A. Heightinches MXX 3B. Indicate whether the ferice or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the ferice or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the ferice or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the ferice or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the sufficiency on land of owner On public right of wey/easement 7 Interstry that I have the sufficiency on land of owner On public right of wey/easement 7 Interstry that I have the sufficiency on land of owner On public right of wey/easement 7 Interstry that I have the sufficiency on land of owner On public right of wey/easement 7 Interstry that I have the sufficiency on land of owner On public right of wey/easement 7 Interstry that I have the sufficiency on land of owner 31/3/06 7 July July July July July 7 Interstry of owner or alhorized egent July July 7 July Interstry on All have the sufficiency on All have the sufficie	2B. Type of water supply: 01 WSSC 02 Well 03 Other:	
3B. Indicate whether the ferice or retaining wall is to be constructed on one of the following locations: Indicate whether the ferice or retaining wall is to be constructed on one of the following locations: In pertyline/property line In the sufficient of the sufficient of the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby echnowledge and accept this to be a condition for the issuance of this permit. In the sufficient of owner or definitive of agent In the sufficient of owner or definitive agent In the sufficient of owner or definitive agent Approved: In the sufficient of owner or definitive agent Approved: For Chairporson, Historic Preservation Commission Disapproved: Signature: Date Filed:	PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	
On party line/property line Entirely on land of owner On public right of wey/easement	3A. Heightinches	
I hereby certify that I have the authority to make the loregoing application, that the epplication is correct, and that the construction will comply with plans approved by all agencies listed and I hereby ecknowledge and accept this to be a condition for the issuance of this permit. I hereby certify that I have the authority to make the loregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby ecknowledge and accept this to be a condition for the issuance of this permit. I addition for the issuence of owner or dehended egent. I addition for the issuence of owner or dehended egent. I addition for the issuence of owner or dehended egent. I addition for th		
approved by all agencies listed and I hereby ecknowledge and accept this to be a condition for the issuance of this permit. JULW 3/13/06 Joint 3/13/06 Joint Bele Approved:	On party line/property line D Entirely on land of owner On public right of way/easement	
Approved:	I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comp approved by all apprecise listed and L bereby actomy/orlegiand accord this to be a condition for the issuance of this norm?	ply with plans
Approved: For Chairperson, Historic Preservation Commission Disapproved: Date: Date: Application/Permit No.: QIEC DELEDOE CODE FOOD INCEDUCTIONEC		,
Approved: For Chairperson, Historic Preservation Commission Disapproved: Date: Date: Application/Permit No.: QIEC DELEDOE CODE FOOD INCEDUCTIONEC	- Joan S. facol 3/13/0	<u>6 </u>
Disapproved:		
Application/Permit No.: 414422 Date Filed: Date Issued:	Approved:For Chairperson, Historic Preservation Commission	
Edit 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS	Application/Permit No.; Date Filed: Date Issued:	
(3)		
(3)	Edit 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS	· · ·
	Edit 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS	\sim

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;

Ce TESOUL

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

emo TOM UNHS

2. SITE PLAN RP

Site end 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 féatures such as walkways, driveways, tences, ponds, streams, tresh 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 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 factures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facede affected by the proposed work is required.

. MATERIALS SPECIFICATIONS NA

General description of materials and manufactured terms proposed for incorporation in the work of the project. This information may be included on your design drawings.

#3 See Attachment PHOTOGRAPHS 5.

- a. Clearly tabled photographic prints of each lacade 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 mont of photographis.

Citer 1 Koma Park FO MO Truch 5. TREE SURVEY has been granted by Il vou are proposing construction adjacent to or within the oricline of any thee 6 or larger in diameter (at approximately 4 foot etorse the ground), you must file an accutate the survey identifying the size, location, and species of each tree of at least that dimension. 7612

ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS Dee 1 Ttach men 7.

For <u>ALL</u> projects; provide an accurate list of adjacent and contronting 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 parcells) which lia 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.

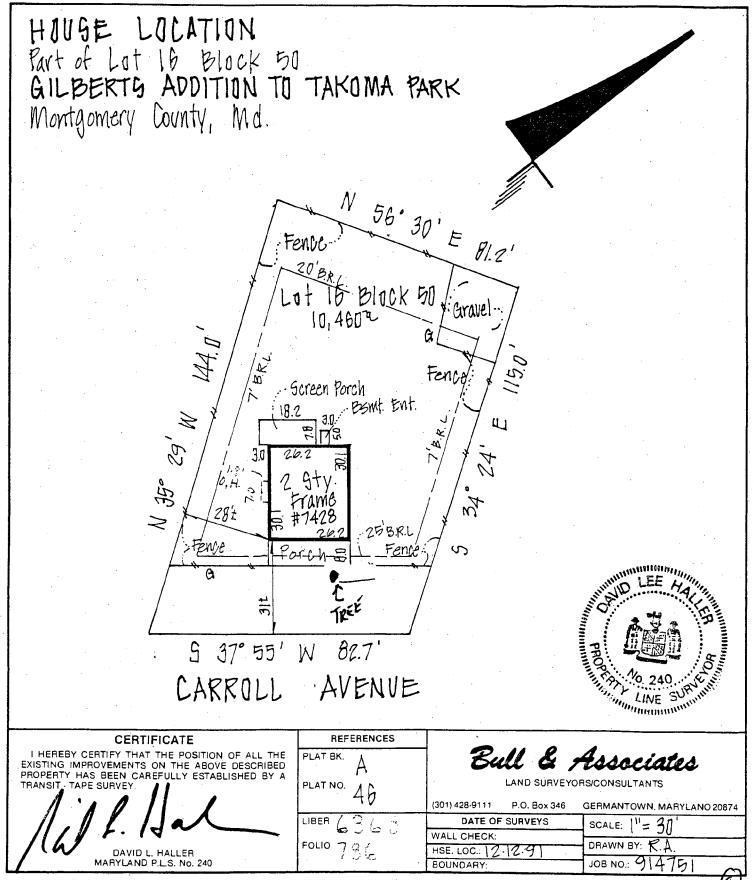
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] **Owner's** mailing address **Owner's Agent's mailing address** 7428 Carroll Ave. NA Takoma Park, MD 20912 Adjacent and confronting Property Owners mailing addresses Wyche 7429 Carroll Ave. 7426 Carroll Ave. Takoma Park, MD Takoma Park, MD. 20912 20912 Wilson/Leibman Laird/Covert 211 Lincoln Ave. 7500 Carroll Ave. Takoma Park, MD. Takoma Park, MD 20912 20912



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

#2

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



CASE NO. 26734 -9



City of Takoma Park, Maryland



31 OSWEGO AVENUE TAKOMA PARK, MD 20912

March 9, 2006

Joan Jacobs 7428 Carroll Avenue Takoma Park, Maryland 20912

DEPARTMENT OF PUBLIC WORKS

TELEPHONE: 301-891-7633

FAX: 301-585-2405

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 ½ 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.

Sincere rett Linkletter

City Arborist 301-891-7612

Enclosure

Note: permit was issued.

