

7428 Carroll Avenue, Takoma Park
371003-07 FF
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: October 11, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #465839, fence installation

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 October 10, 2007 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 ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Laurence Caudle

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

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: LAURENCE CAUDLE

Daytime Phone No.: _____

Tax Account No.: 01072201

Name of Property Owner: LAURENCE CAUDLE Daytime Phone No.: 202-667-9776

Address: 7428 CARROLL AVE TRKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: LONG FENCE Phone No.: (301) 662-1600

Contractor Registration No.: _____

Agent for Owner: NA Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7428 Street: CARROLL AVENUE

Town/City: TRKOMA PARK Nearest Cross Street: LINCOLN AVENUE

Lot: P16 Block: 50 Subdivision: 25

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
 - Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 5,300.00

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 4 feet 0 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.

Laurence Caudle Signature of owner or authorized agent Date: 7/25/2007

Approved: X For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 10/11/07
Application/Permit No.: 465839 Date Filed: 9/12/07 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:

THE PROPERTY IS A SINGLE FAMILY RESIDENCE BUILT IN 1923, AND IS IN THE TAKOMA PARK HISTORIC DISTRICT IN MONTGOMERY COUNTY, MD. THE STRUCTURE IS A FOUR SQUARE COLONIAL. THE PRINCIPLE EXTERIOR MATERIALS CONSISTS OF A FIRST FLOOR STUCCO BASE WITH A SECOND STORY W/ PAINTED WOOD SHINGLES. THE HOUSE SITS ON A CORNER LOT.

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

TO REPLACE AN EXISTING 6' HIGH STOCKADE FENCE WITH A NEW 6' HIGH VERTICAL BOARD FENCE. TOP OF FENCE TO HAVE A FLAT WOOD CAP (INSTEAD OF POINTED STOCKADE TYPE) AND SHORTER FRONT END SEGMENT WILL BE HELD OFF CORNER OF HOUSE INSTEAD OF PORCH (REFER TO PLANS).

2. SITE PLAN

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

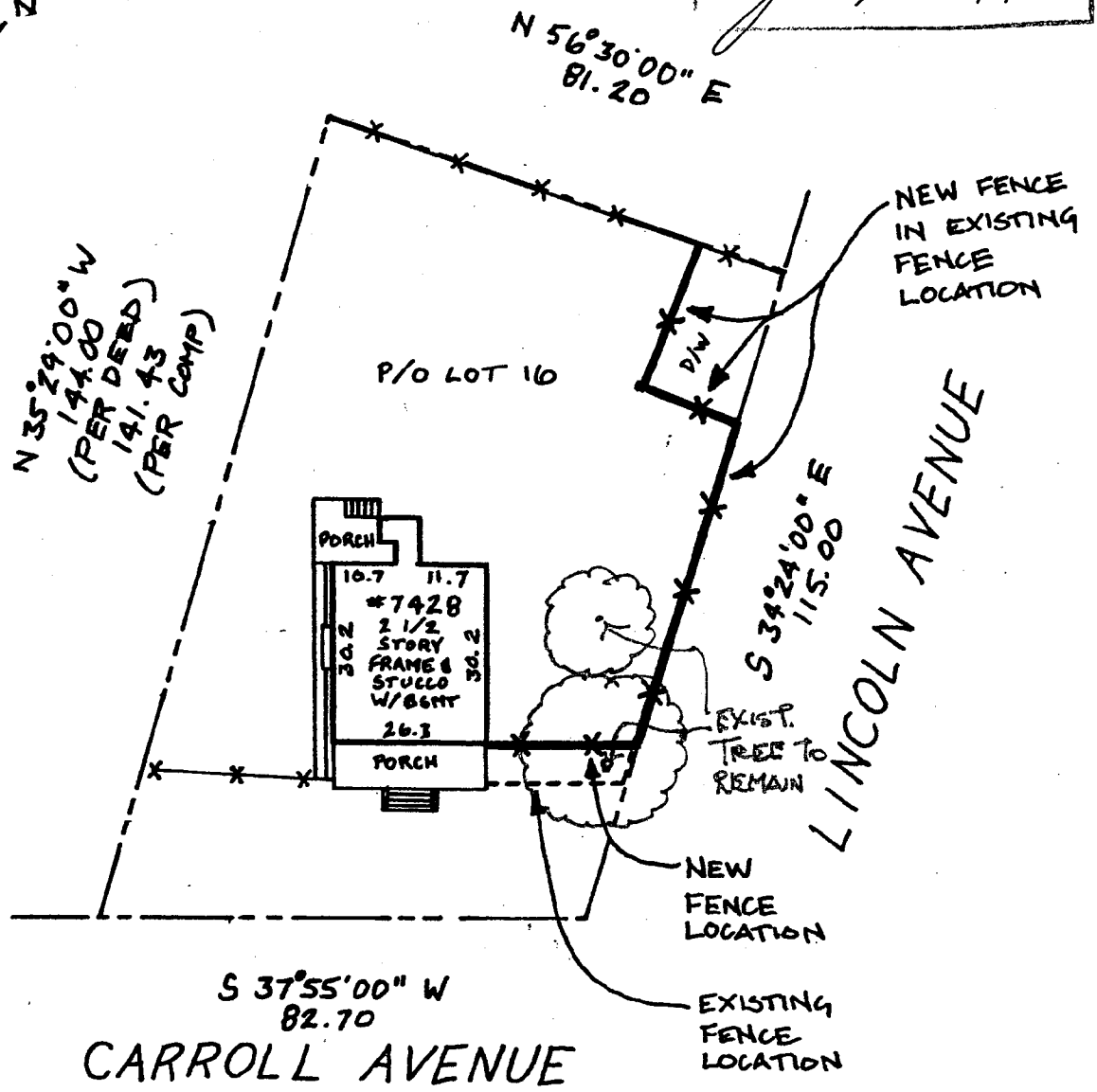
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
 Montgomery County
 Historic Preservation Commission
John A. ... 10/11/07



NOTE: INFORMATION IS BASED ON PLAT PREPARED BY DULEY & ASSOCIATES, UPPER MARLBORO, MD, DATED 5/11/2006.

PLAT
 WILSON/CAUDLE RESIDENCE
 7428 CARROLL AVENUE
 TAKOMA PARK, MD 20912

SCALE
 1" = 30'

Wilson/ Caudle Residence
7428 Carroll Avenue
Takoma Park, MD 20912

NEW FENCE

Table of Contents:

1. APPLICATION FOR HISTORIC AREA WORK PERMIT
2. Written Description (see "Historic Area Work Permit" application)
3. Site Plan
4. Plans/ Elevations (see "Site Plan")
5. Material Specifications: natural finish 6'-0" high LONG FENCE pressure treated preserved lumber, with water repellent additive:



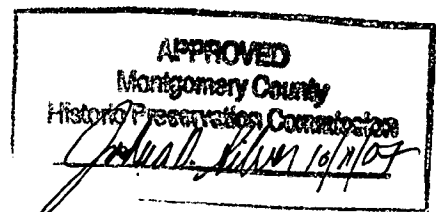
Stockade
EXISTING



Vertical Board
PROPOSED

6. Photographs
7. Tree Survey (see "Site Plan")
8. Property Owner addresses

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7428 Carroll Avenue, Takoma Park	Meeting Date:	10/10/2007
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/03/2007
Applicant:	Laurence Caudle	Public Notice:	9/26/2007
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/003-07FF	Staff:	Josh Silver

PROPOSAL: Fence installation

STAFF RECOMMENDATION:

Approval

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Four Square/Colonial Revival
DATE: c1915-25

PROPOSAL:

The applicant is proposing to replace an existing 6' high wooden, stockade fence with a new 6' high, wooden vertical board fence. The new fence will be placed in the same location as the existing fence. The section of fence facing Carroll Avenue will be installed approximately 7' back from the existing stockade fence location.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

The *Guidelines* that pertain to this project are as follows:

- 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:
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

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 a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation:

9. New additions, exterior alterations, or related new construction will not destroy

historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) & (2);

and with the *Secretary of Interior Standards for Rehabilitation*;

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



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House Number: 7428 Street: CARROLL AVENUE

Town/City: TRXOMK PARK Nearest Cross Street: LINCOLN AVENUE

Lot: P16 Block: 50 Subdivision: Z5

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | | <input type="checkbox"/> Other: _____ | | |

1B. Construction cost estimate: \$ 5,300.00

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: 46 feet 0 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.

Laurence Caudle Signature of owner or authorized agent 7/25/2007 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 465839 9/12/07 WCE Date Filed: _____ Date Issued: _____

Edit 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

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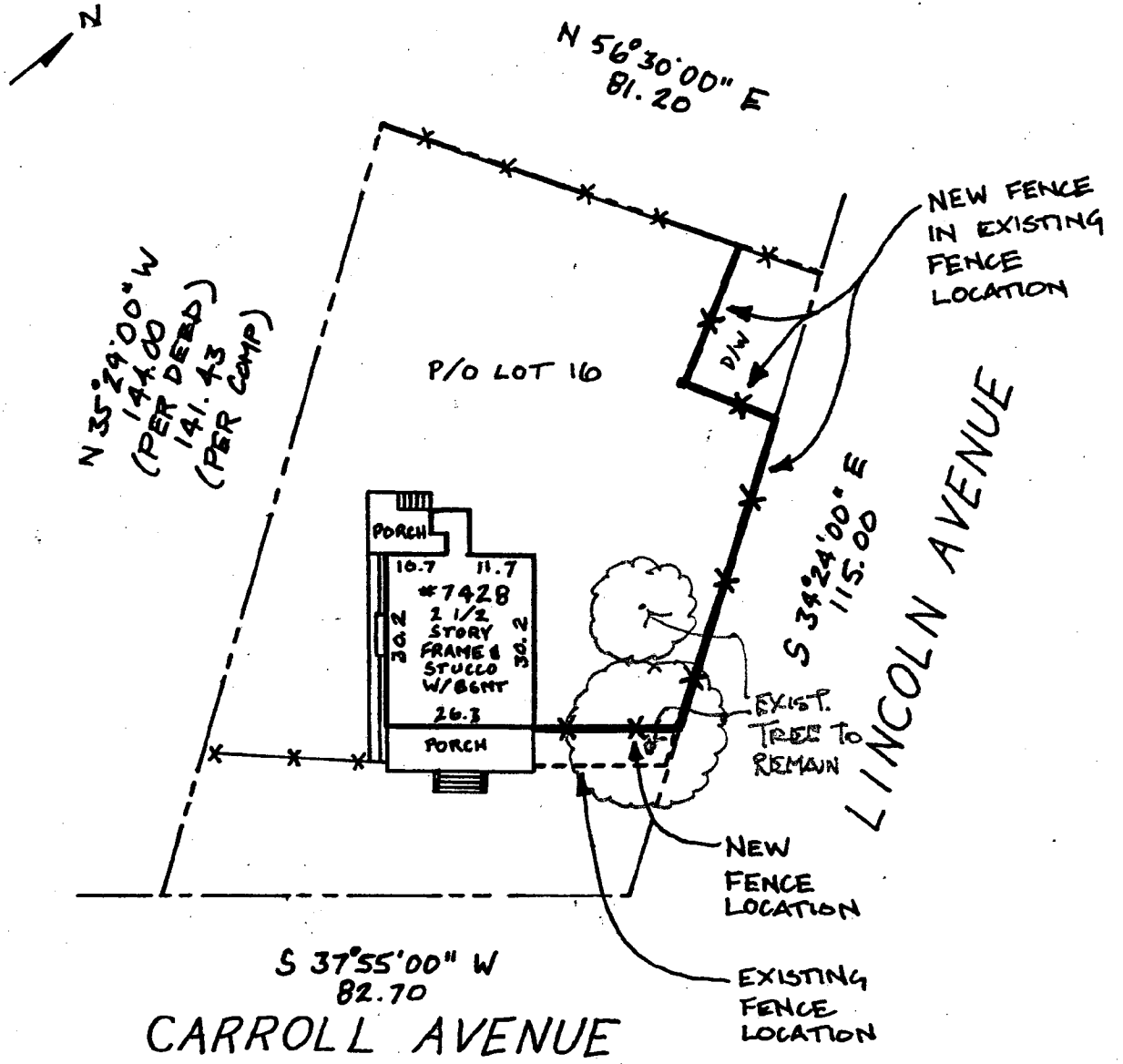
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>7428 CARROLL AVENUE TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>NA</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>G & JM LAMONTE 7426 CARROLL AVENUE TAKOMA PARK, MD 20912</p>	<p>MARJORIE ROUSE & WILLIAM B. CHILDS 7429 CARROLL AVE TAKOMA PARK, MD 20912</p>
<p>ERIC J LIEBMAN & CATHERINE M. WILSON 7500 CARROLL AVENUE TAKOMA PARK, MD 20912</p>	<p>RANEL J. COVERST & TAMARA L. LAIRD 211 LINCOLN AVENUE TAKOMA PARK, MD 20912</p>
<p>THEODORE LANDHAIR 7501 CARROLL AVENUE TAKOMA PARK, MD 20912</p>	



NOTE: INFORMATION IS BASED ON PLAT PREPARED BY
 DULEY & ASSOCIATES, UPPER MARLBORO, MD, DATED 5/11/2006.

SCALE
 1" = 30'

PLAT
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PROPOSED

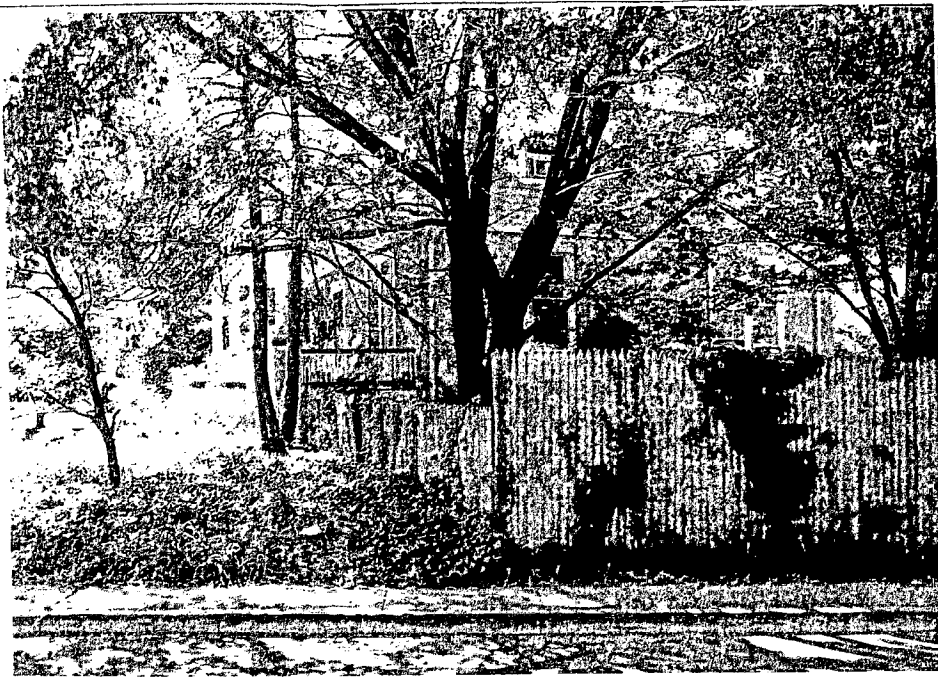
6. Photographs
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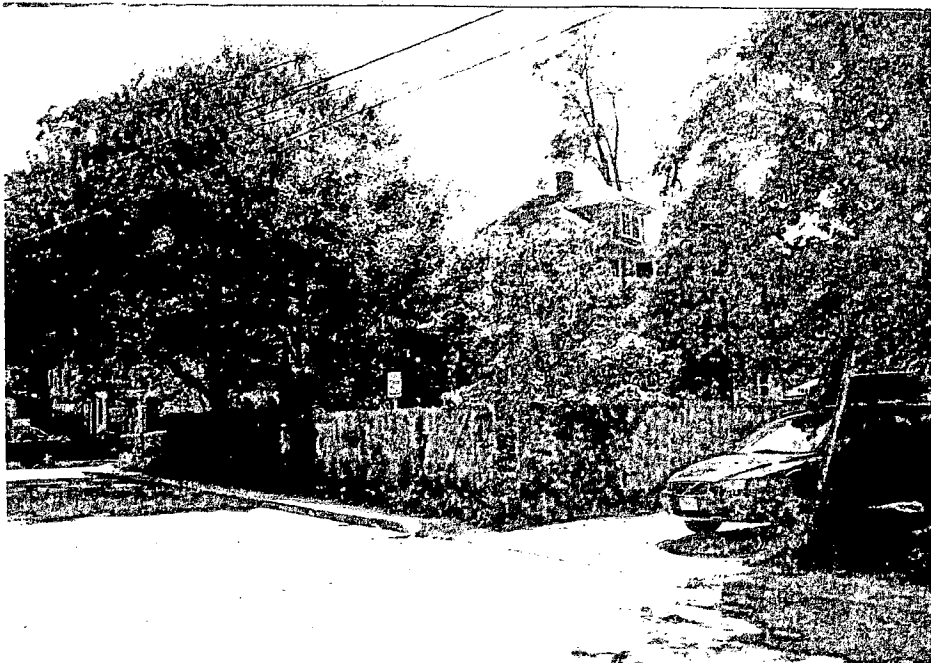
SOUTH FRONT CORNER OF HOUSE



SOUTHEAST FRONT CORNER OF HOUSE



NORTHEAST SIDE OF HOUSE SHOWING EXISTING FENCE



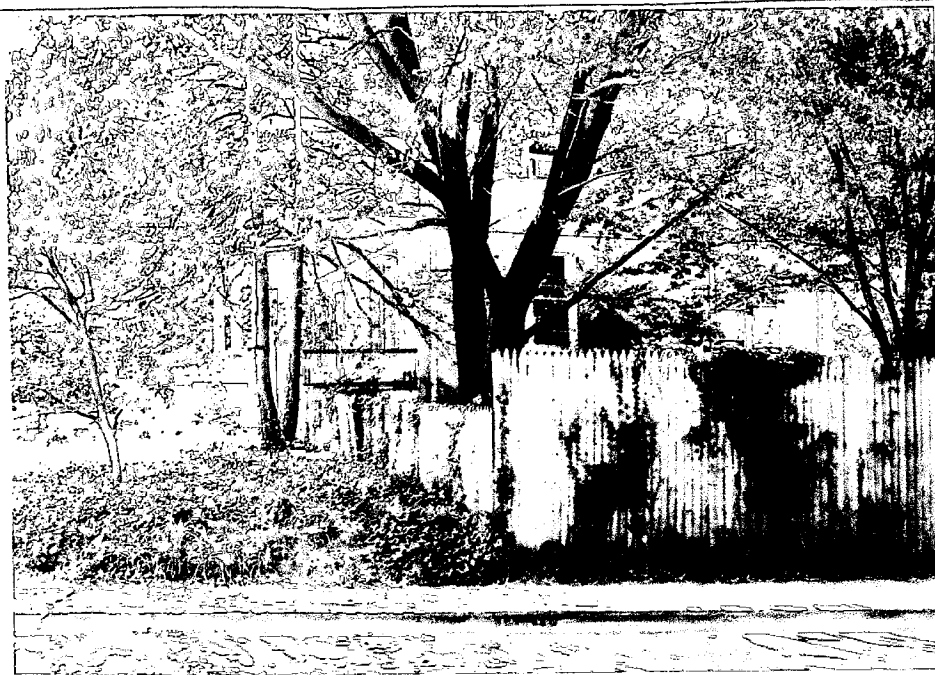
NORTH CORNER OF HOUSE AND YARD SHOWING EXISTING FENCE



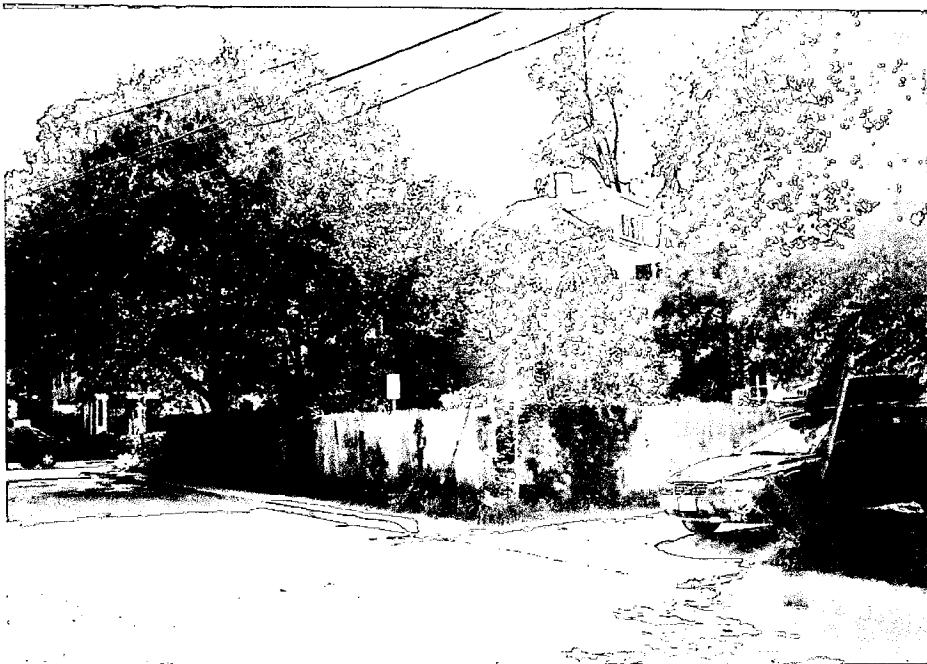
SOUTH FRONT CORNER OF HOUSE



SOUTHEAST FRONT CORNER OF HOUSE



NORTHEAST SIDE OF HOUSE SHOWING EXISTING FENCE



NORTH CORNER OF HOUSE AND YARD SHOWING EXISTING FENCE