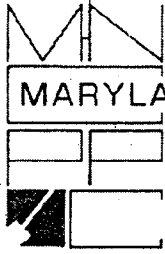


37/03-05PPP 7105 Carroll Ave
Takoma Park Historic District




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: November 10, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit #401784

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: Mark Rockman

Address: 7105 Carroll Avenue, Takoma Park

This HAWP approval is subject to 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
245 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: Mark Rockman
Daytime Phone No.: 301.270.5615

Tax Account No.: _____
Name of Property Owner: Mr Mark D. Rockman Daytime Phone No. 301 270 5615
Address: 7105 Carroll Ave. TAKOMA PARK Maryland 20912
Street Number City State Zip Code
Contractor: N/A (SELF) Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7105 Carroll Ave. Street _____
Town/City: TAKOMA PARK Nearest Cross Street: Columbia Ave.
Lot: 15 Block: 19 Subdivision: B.F. GILBERT
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Reuse	<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 type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 5,000.00

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: _____

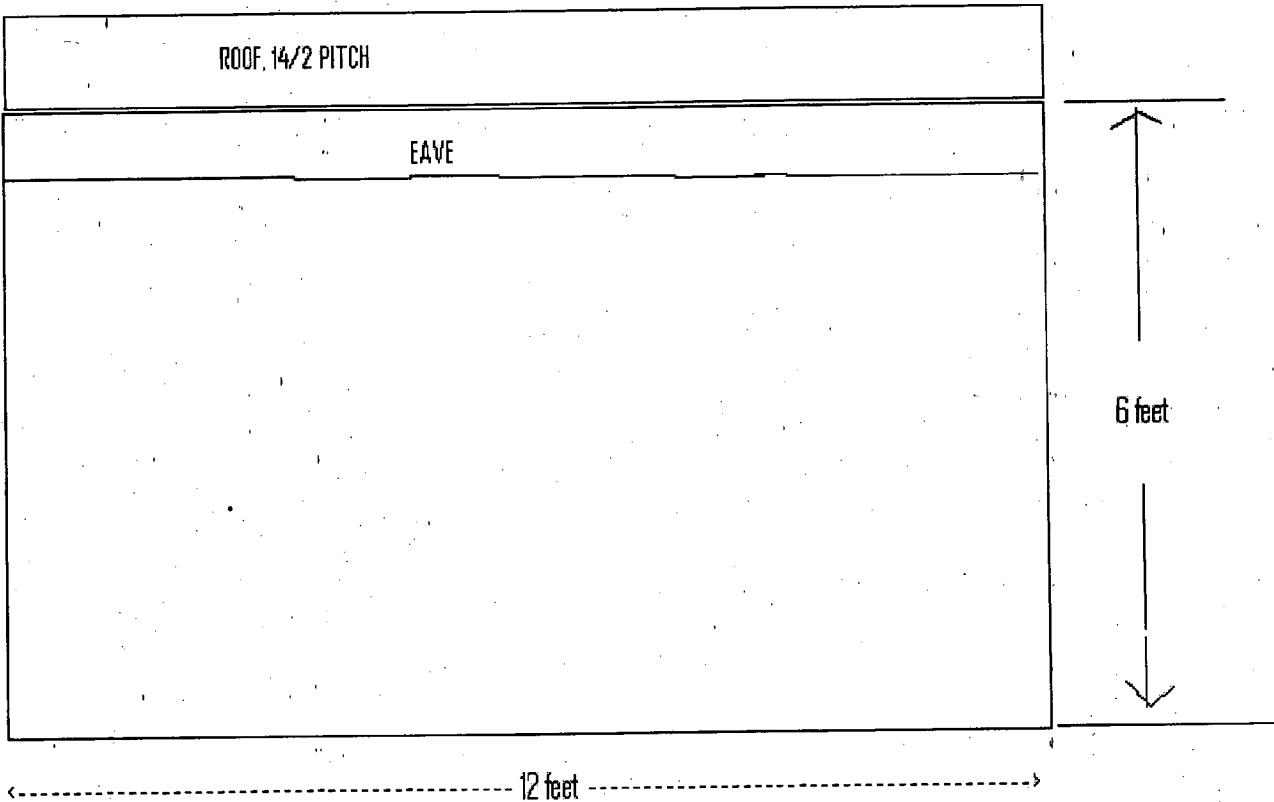
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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.

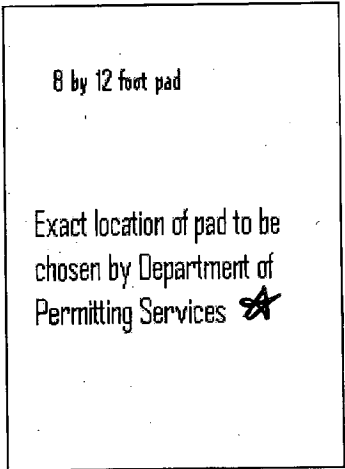
Mark D. Rockman 21 OCT 05
Signature of owner or authorized agent Date

Approved: _____
Disapproved: _____
Application/Permit No. 401784 Date Filed: _____ Date Issued: 11-17-05
Signature: Julia O'Malley



SIDE

Rockman Shed, 7105 Carroll Avenue, Takoma Park,
Maryland



PLAN

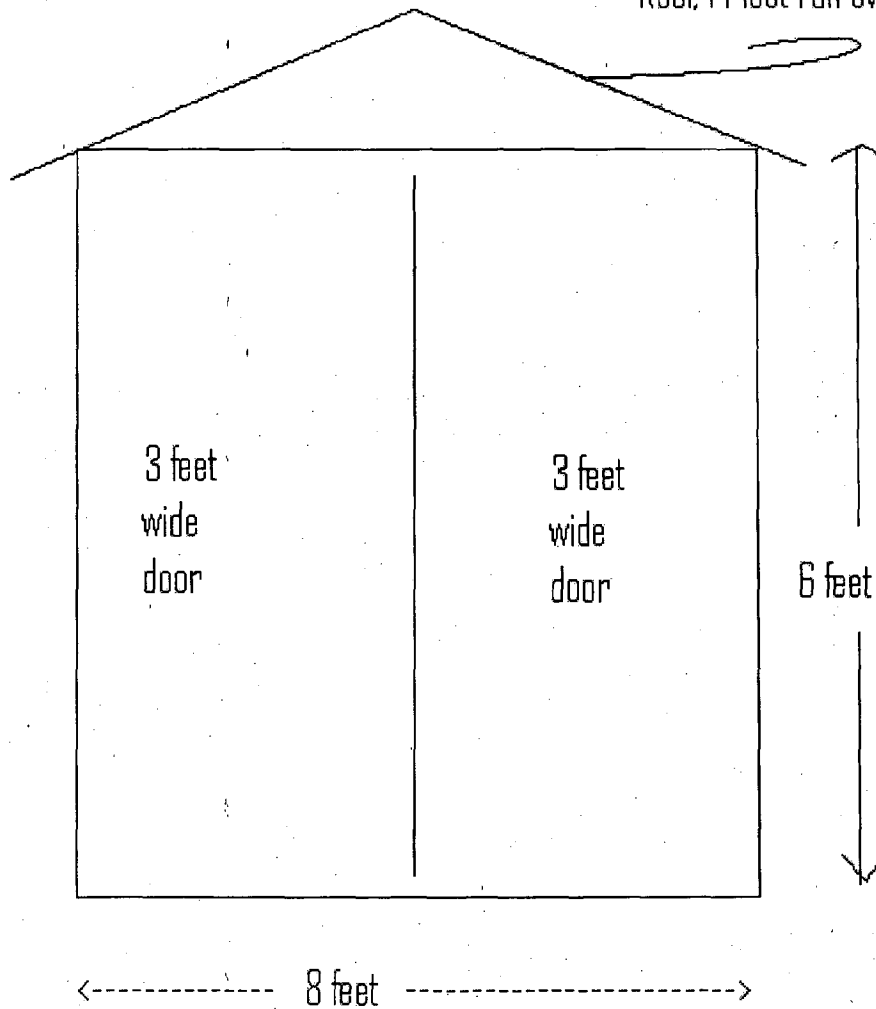
APPROVED
Montgomery County
Historic Preservation Commission
Julia C. Kelly

*AE ** Applicant to consult with city
of Takoma Park arborist on
final location and tree protection

11-24-05

23 NOVEMBER 2005

Roof, 14 foot run over 2 foot drop



Rockman Shed, 7105 Carroll Avenue, Takoma Park, Maryland -- Elevation Drawing

FRONT

Six by six posts on corners, four by fours stacked walls. **WOOD**

Concrete pad with footers.

Construction to match existing fence.

Asphalt shingle roof

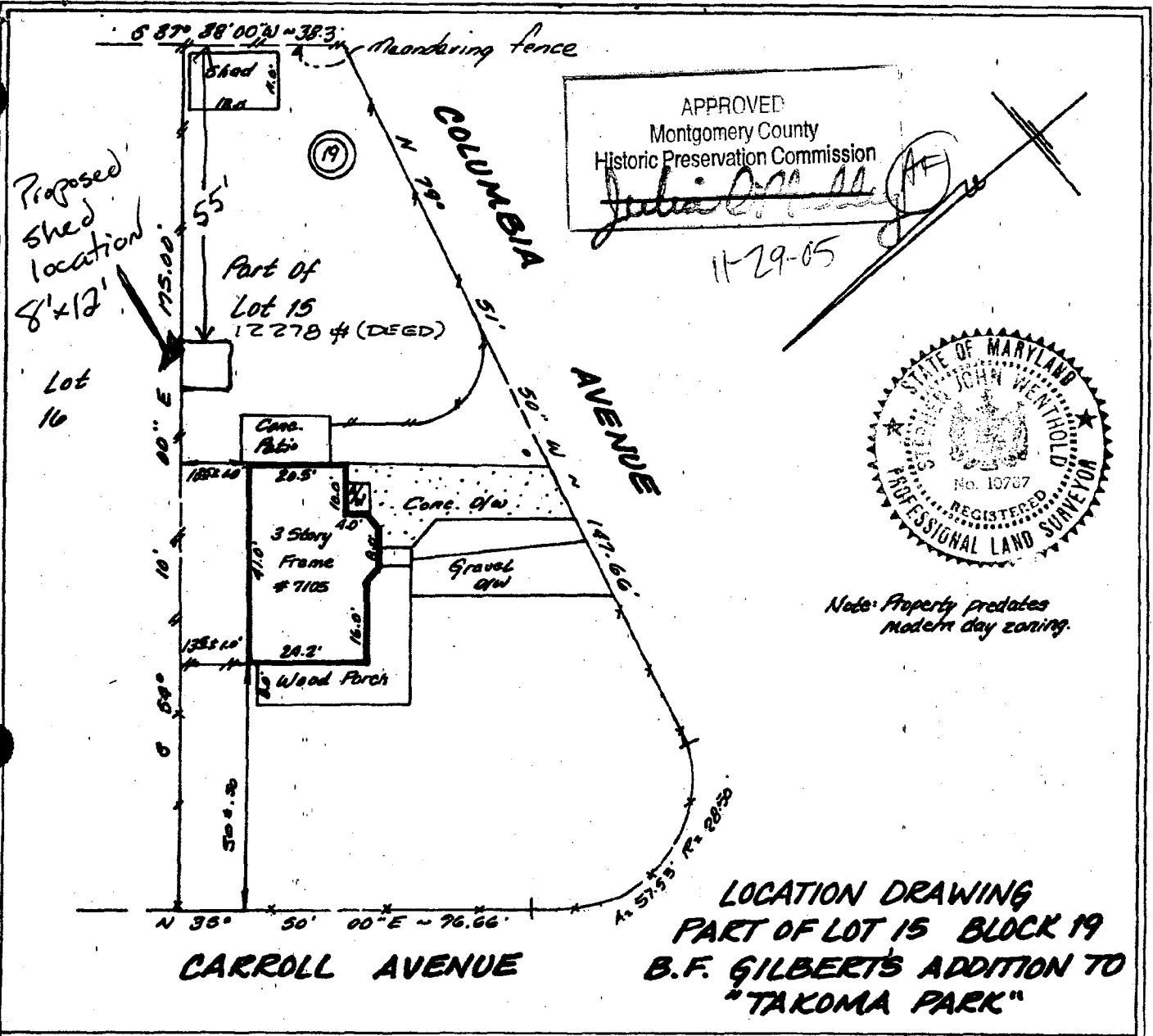
8 foot by 12 foot concrete pad

APPROVED
 Montgomery County
 Historic Preservation Commission

Julia O'Malley

11-29-05

582087



Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Stephen J. Wenthold
Stephen J. Wenthold, Maryland RLS Reg. No. 10767

NOTE: This 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 refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This 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 refinancing.

Date: 4-17-96
Scale: 1"=30'
Plat Book: A
Plat No.: 2
Work Order: 96-0858



Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 840-0025

Address: 7105 Carroll Avenue
District: 13
Jurisdiction: Montgomery County, Maryland

NO TITLE REPORT FURNISHED

December 5, 2005

Dear Mr. Rockman:

We received an email that you sent to the Park and Planning Community Relations office regarding the Historic Area Work Permit process. We regret that you had an unpleasant experience but we wanted to go over your specific application timeline.

October 21, 2005: You submitted a Historic Area Work Permit application to DPS.

October 27, 2005: Your application was forwarded from DPS to the HPC staff office.

November 9, 2005: HPC staff mailed the staff report to you that recommended expedited approval of your application.

November 16, 2005: HPC meeting - the first possible meeting after your application was submitted that your case could be reviewed. The HPC approved your application.

November 17, 2005: HPC staff mailed you the stamped approved application and a letter requesting plans for stamping.

November 29, 2005: You sent staff an email with the updated plans for stamping. Staff stamped them approved and asked if you wanted to pick them up or have them mailed to you. You requested that they be sent in the mail and they were mailed out later that day.

After you received the approved plans you could then proceed to DPS for your building permit, which is a separate permitting process from a HAWP. We work closely with DPS and most applicants don't have any difficulties navigating the process. Most HAWPs are reviewed and approved within 30 days. Your HAWP application approval took 39 days, not two months as you stated in your email.

We hope this responds to your concerns and sheds light on the administrative process.

Sincerely,

Anne Fothergill

Fothergill, Anne

From: Wright, Gwen
Sent: Monday, December 05, 2005 11:29 AM
To: Fothergill, Anne
Subject: FW: Just some thoughts

I think that this is your case. Let's discuss a response...

Gwen Wright
Acting Chief, Countywide Planning
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
(301) 563-3400
gwen.wright@mncppc-mc.org

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

From: Ehrlich, Roberta **On Behalf Of** MCP-CR
Sent: Monday, December 05, 2005 9:18 AM
To: Wright, Gwen
Subject: FW: Just some thoughts

Good morning, Gwen. I replied to this e-mail and told him that I was forwarding it to you for a reply. Thanks for helping him. Roberta

[Ehrlich, Roberta] -----Original Message-----
From: Mark Rockman [mailto:mrockman@acm.org]
Sent: Saturday, December 03, 2005 3:12 AM
To: MCP-CR
Subject: Just some thoughts

Having been once again subjected to the HAWP process, I have a suggestion.

The reason for HPC is clear: to say NO when people want to build stuff that doesn't fit the character of the neighborhood. The downside is that a group chartered to say NO tends to lumber along at its own pace, acting superior to all the flotsam and jetsam that appears before it. My tiny shed has been delayed by two months! A shed!

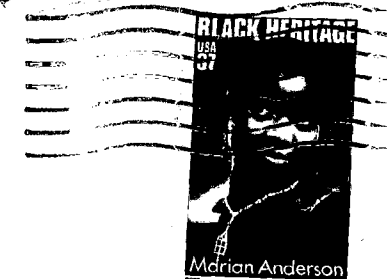
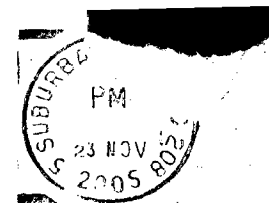
Suggestion: To compensate for the pain of the process, HPC should reward the applicant with ***ALL*** of the paperwork (filled out) to apply for a Building Permit. That is to say: Department of Permitting Services and Historic Preservation Commission must learn to interoperate. Going from pillar to post is ridiculous. I submitted my application for a HAWP to DPS per instruction. All they do is assign a number and forward the entire package to HPC. When one returns to DPS for a Building Permit, it is like starting over at the beginning, except you now have a HAWP in hand. They are loathe to admit they kept any information concerning your HAWP application. One wonders what this initial trip to Rockville is all about. Dropping the HAWP application at the Silver Spring office is verboten! Achtung!

Just some thoughts.

12/7/2005

Mark Rockman
County Resident

M ROCKMAN
7105 CARROLL AVENUE
TAKOMA PARK MD 20912



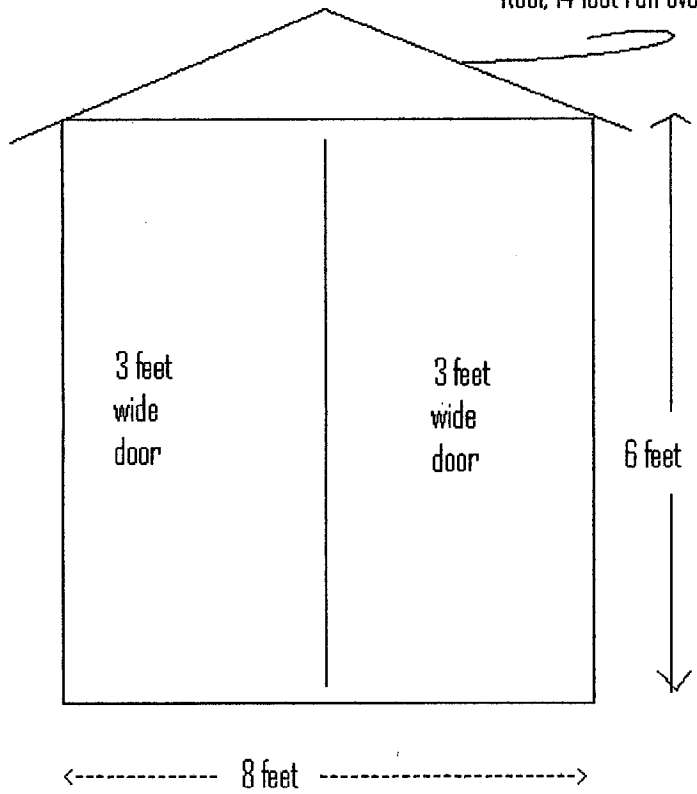
Historic Preservation Commission
Attention: Anne Fothergill
M-NCPPC
1109 SPRING STREET
SILVER SPRING MD 20910

20910+4002 0030



23 NOVEMBER 2005

Roof, 14 foot run over 2 foot drop



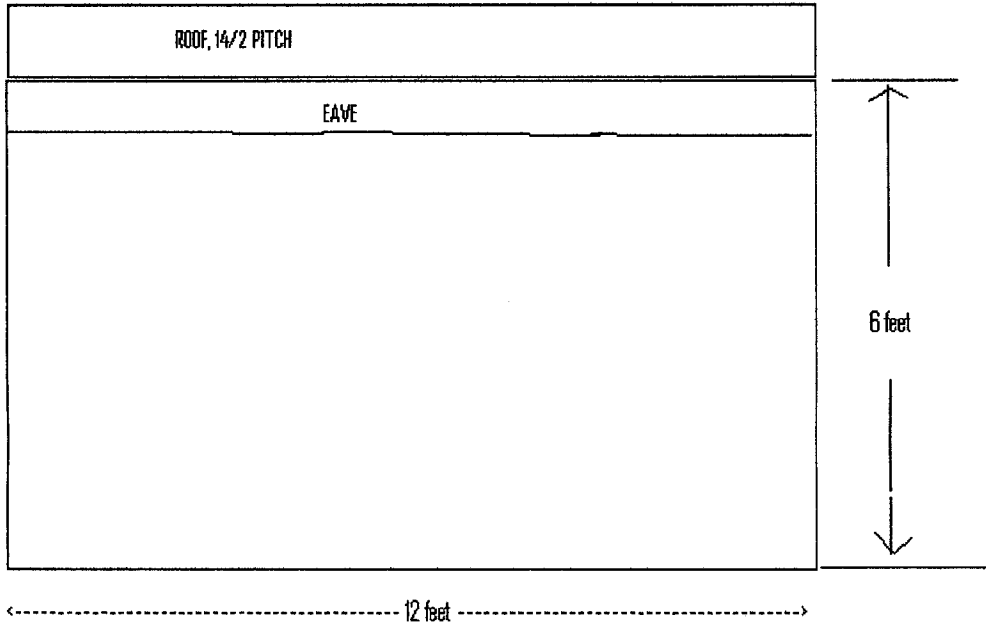
Rockman Shed, 7105 Carroll Avenue, Takoma Park, Maryland -- Elevation Drawing

FRONT

Six by six posts on corners, four by fours stacked walls.
Concrete pad with footers.
Construction to match existing fence.

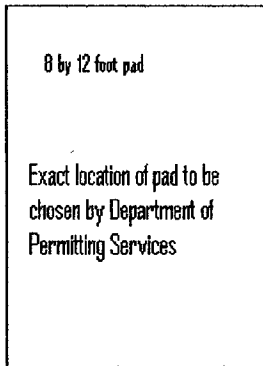
8 foot by 12 foot concrete pad

shed drawing 2 of 2.bmp (665x691x24b bmp)



SIDE

Rockman Shed, 7105 Carroll Avenue, Takoma Park,
Maryland



PLAN

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7105 Carroll Avenue, Takoma Park	Meeting Date:	11/16/2005
Applicant:	Mark Rockman	Report Date:	11/9/2005
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	11/2/2005
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-05PPP	Staff:	Anne Fothergill
PROPOSAL:	Shed installation	RECOMMENDATION:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival
DATE: c. 1917

PROPOSAL

The applicant proposes installation of a shed behind the house along the left side property line. The shed is 8' x 12' and 6' 6" tall. The shed is wood with an asphalt shingle roof. There is an existing non-historic 11' x 18' shed on the property that the applicant would like to demolish. The new shed will not be visible from the street as it is set back on the lot and behind a privacy fence. Staff notes that there may be a side lot line setback requirement and, if needed, the location of the shed can be moved a few feet in from the side lot line as part of this approval. Additionally, the City of Takoma Park arborist has been consulted and approved the proposed plan since the shed is located at least 10 feet from the tree. The applicant will create a tree protection plan as required by the City arborist.

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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 340/777-4370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Mark Rockman
 Daytime Phone No.: 301.270.5615

Tax Account No.: _____
 Name of Property Owner: Mr Mark D. Rockman Daytime Phone No.: 301 270 5615
 Address: 7105 Carroll Ave. TAKOMA PARK Maryland 20912
Street Number City State Zip Code
 Contractor: N/A (SELF) Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7105 Carroll Ave. Street _____
 Town/City: TAKOMA PARK Nearest Cross Street: Columbia Ave.
 Lot: 15 Block: 19 Subdivision: B.F. GILBERT
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Revision Install Wreck/Tear Repair Reversible

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: \$ 5,000.00

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:
 In 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.

Mark Rockman Signature of owner or authorized agent 21 OCT 05 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 401784 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:

The house is 1917 3^{1/2} story Victorian style
w/ wraparound porch.

There is a shed on the rear of the property 11' x 18' - to be torn down.
There is a solid wood fence around the rear of the property.
There are several trees and shrubbery on the property.
Please see pictures of property.

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

THE SHED WILL MATCH THE FENCE THAT WAS ERECTED IN 2001
w/ approval from Historic Preservation Commission.

The same dimensional pressure treated lumber will be
used to construct the new shed and it will
blend in uniformly. These materials are exceed what
would normally be used therefore giving longevity to the structure along with

the surrounding buildings.

2. SITE PLAN

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

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.
- 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

- 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 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.

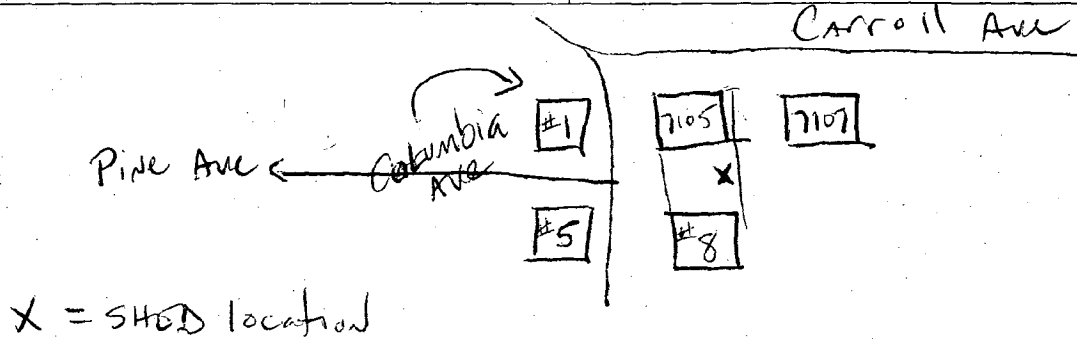
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

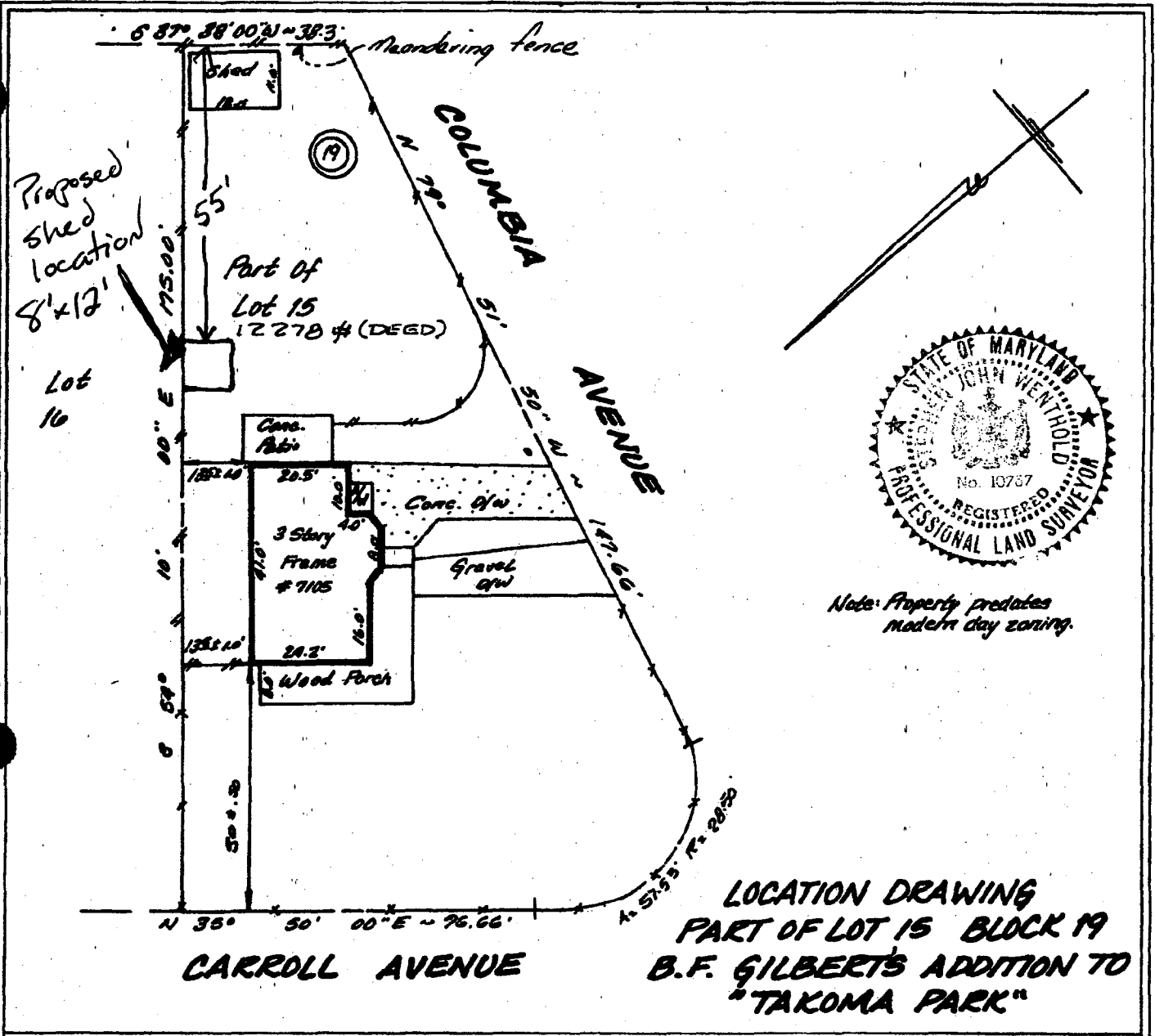
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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
Adjacent and confronting Property Owners mailing addresses	
7107 Carroll Ave TAKOMA Park, MD 20912	
# 5 Columbia Ave TAKOMA Park, MD 20912	Mrs Perle Branch
# 8 Columbia Ave TAKOMA Park, MD 20912	



682087



Note: Property predates modern day zoning.

**LOCATION DRAWING
PART OF LOT 15 BLOCK 19
B.F. GILBERT'S ADDITION TO
"TAKOMA PARK"**

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Stephen J. Wenthold
Stephen J. Wenthold, Maryland RLS Reg. No. 10767

NOTE: This 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 refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This 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 refinancing.

Date: 1-17-96
Scale: 1" = 30'
Plat Book: A
Plat No.: 2
Work Order: 96-0058

Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 840-0025

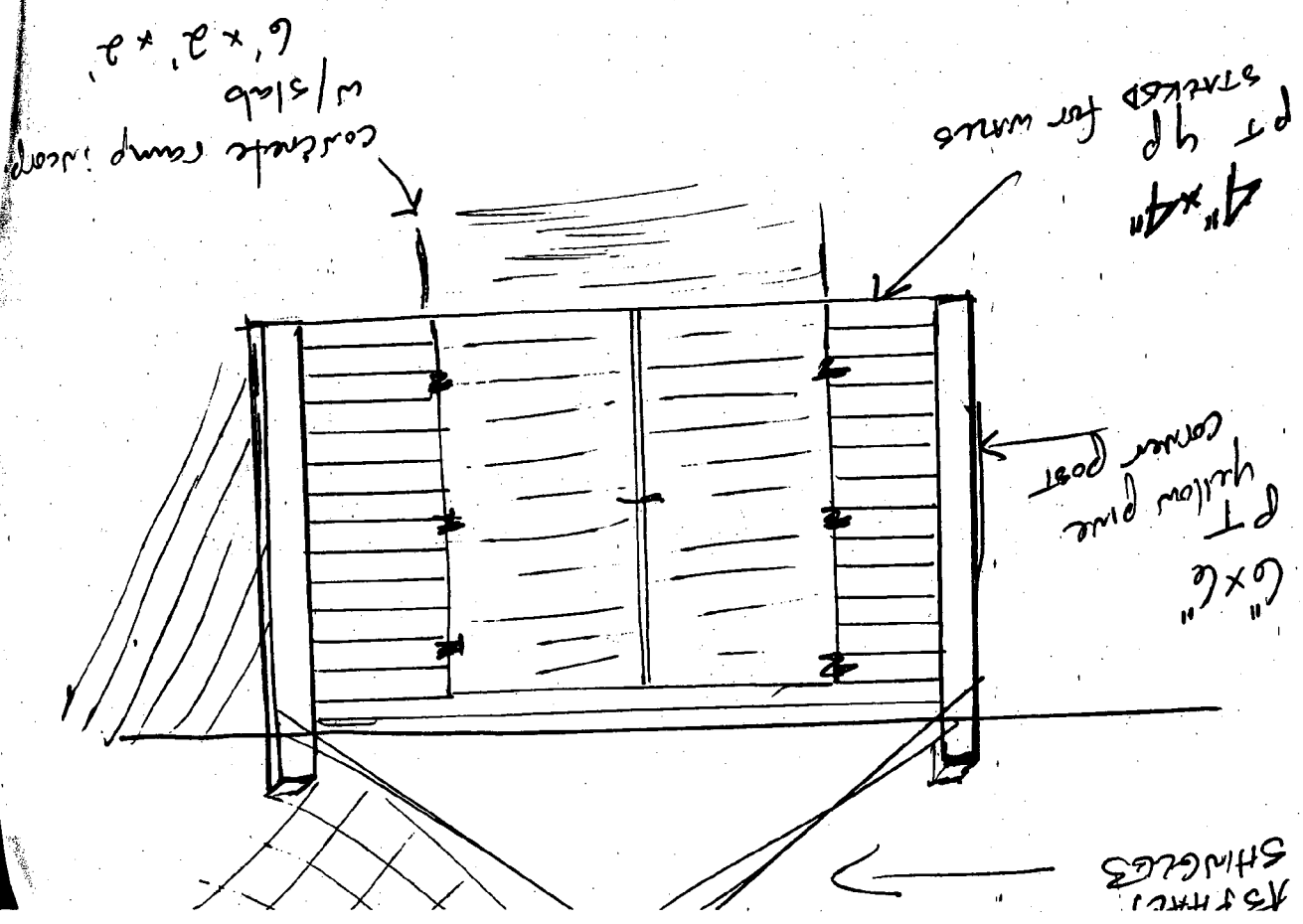
Address: 7105 Carroll Avenue
District: 13
Jurisdiction: Montgomery County, Maryland

NO TITLE REPORT FURNISHED

(7)

- Hardware composed of a heavy gauge metal not yet decided on
- Gables covered w/ 1/2 plywood
- Walls composed of 4" x 4" pt of 4p lumber (8-12' L) asphalt shingles
- Roof frame composed of 2" x 6" pt lumber w/ 2" x 4" bracing and struts, 1/2 plywood, #15 felt paper and asphalt shingles
- Doors approx. 6' x 2' composed of 2" x 4" pt of 4p
- Concrete footer & slab floor

MATERIALS







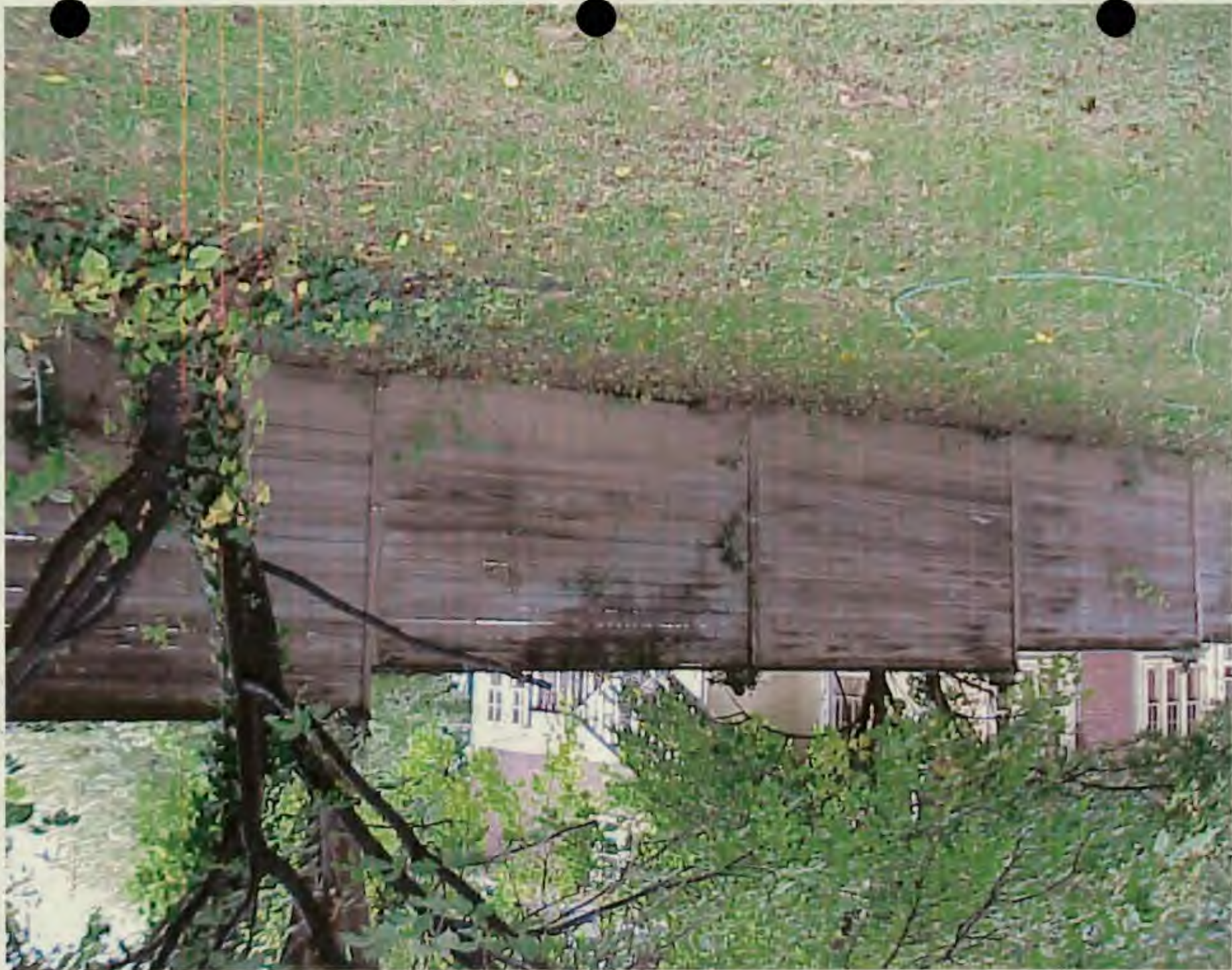












ASPHALT
SHINGLES

6" x 6"

PT
yellow pine
corner post

4" x 4"

PT
YP
STACKED for walls

concrete ramp incorp.
w/slab
6' x 2' x 2'

MATERIALS

- concrete footer & slab floor
- doors approx. 6' ÷ 2' composed of 2" x 4" pt yp
- roof, "A" frame, composed of 2" x 6" yp lumber w/ 2" x 4" bracing and struts, 1/2 plywood, #15 felt paper and asphalt shingles
- walls composed of 4" x 4" pt yp lumber (8-12' L)
- gables covered w/ 1/4 plywood
- Hardware composed of a heavy gauge metal not yet decided on

7105 Carroll





existing shed to be demolished



