

37/03-04CCC 7111 Holly Ave  
Takoma Park Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: October 14, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 358074

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITION:**

1. The applicant will submit fully detailed plans showing wall height, location, and drainage plan for stamping by staff before applying for a building permit application at DPS.

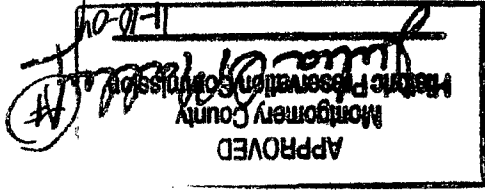
The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

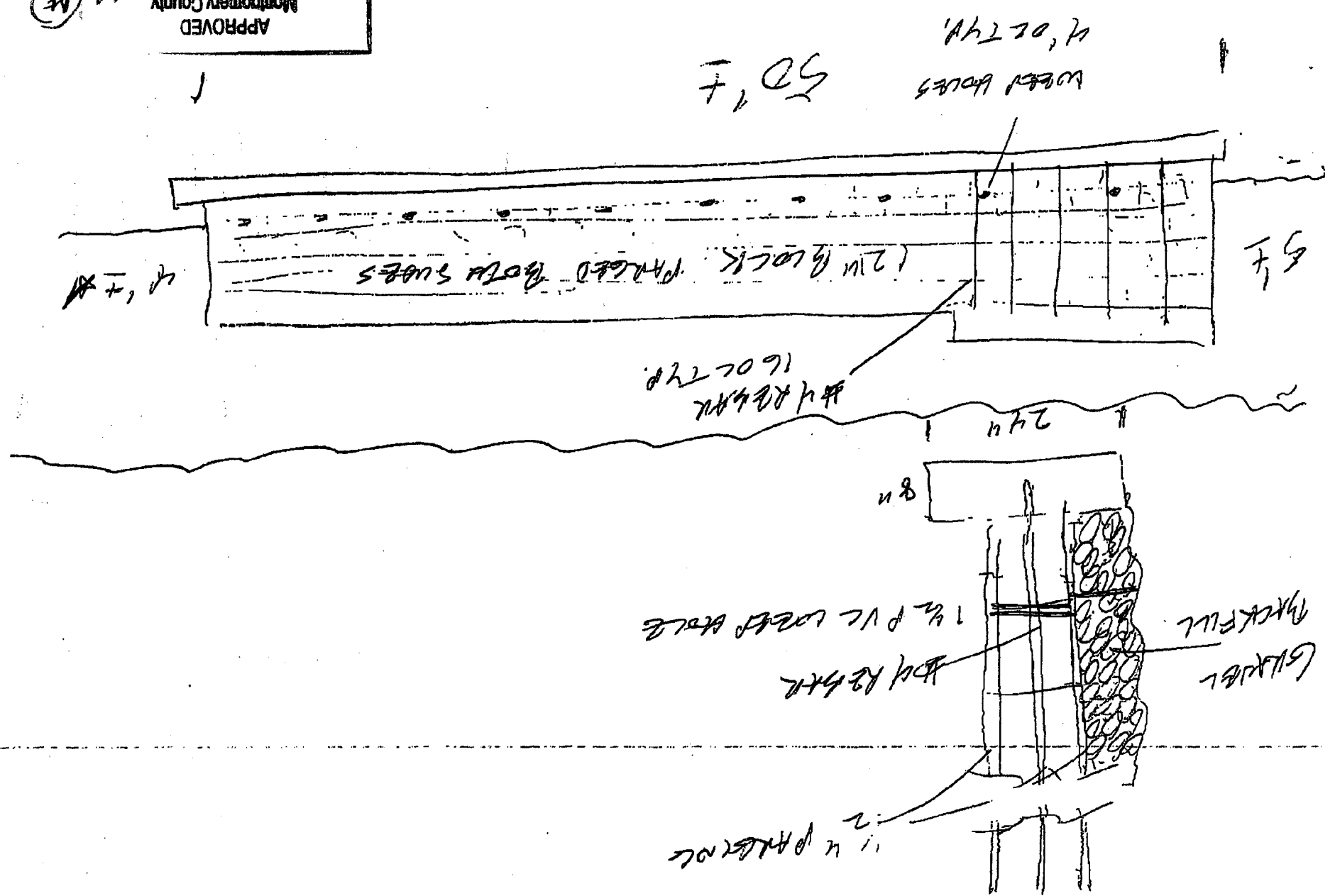
Applicant: Kevin Guard

Address: 7111 Holly 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



\* This wall will not exceed 6'





**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: LOUISE GUARD  
 Daytime Phone No.: 301-589-8605

Account No.: \_\_\_\_\_  
 Name of Property Owner: KEVIN GUARD Daytime Phone No.: 301-589-8605  
 Address: 7111 HOLLY AV. TAKOMA PARK MD. 20912  
Street Number City Street Zip Code  
 Contractor: T. R. SMITH COMPANY Phone No.: 301-977-3474  
 Contractor Registration No.: 15222  
 Agent for Owner: RANDY SMITH Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7111 Street: HOLLY AV.  
 Town/City: TAKOMA PARK Nearest Cross Street: TULIP AV.  
 Lot: 12 + 15 Block: 7 Subdivision: \_\_\_\_\_  
 Tract: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

IA. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  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: \$ 10,368.00

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 5 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.

Kevin Guard Signature of owner or authorized agent 9-9-07 Date

Approved: [Signature] with conditions Julia O'Malley Vice-Chairperson, Historic Preservation Commission Date: 10-14-07  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 352074 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

A FIVE FT. HIGH BY FIFTY FT. LONG RETAINING WALL  
MADE OF STONE, CONCRETE, ROCK, HAS FELL  
OVER ONTO THE PROPERTY AT 103 TULIP AV.  
ALLOWING MY BACK YARD TO WASH AWAY

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

REMOVE A LARGE TREE STUMP THAT HAS HELPED  
PUSHED MY WALL OVER FROM NEIGHBORS YARD  
THEN REPLACE WITH APPROX. 300 8X8X16  
CINDER BLOCK (PARGED) WITH PROPER DRAINAGE

**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.

**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.

**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.

**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.

**TREE SURVEY**

If you are proposing construction adjacent to or within the drip-line 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.

**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.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 7111 Holly Avenue, Takoma Park      **Meeting Date:** 09/13/04  
**Applicant:** Kevin Guard      **Report Date:** 09/06/04  
**Resource:** Contributing Resource      **Public Notice:** 08/29/04  
Takoma Park Historic District  
**Review:** HAWP      **Tax Credit:** None  
**Case Number:** 37/03-04CCC      **Staff:** Anne Fothergill  
**PROPOSAL:** Stump removal, retaining wall replacement  
**RECOMMENDATION:** Approval with one condition

---

**STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application with the condition that:

1. The applicant will submit fully detailed plans showing wall height, location, and drainage plan for stamping by staff before applying for a building permit application at DPS.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c. 1910s

**PROPOSAL**

The applicant is proposing to remove a tree stump which has caused the retaining wall along their rear property line to collapse. They plan to replace the collapsed rock and concrete retaining wall with a 5' tall parged cinder block wall approximately 50' long along their rear property line. The new wall will have better drainage than the previous wall.

**STAFF DISCUSSION**

According to the *Takoma Park Guidelines*, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as "they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features"....and that..."all changes and

additions should respect existing environmental settings, landscaping, and patterns of open space.”

This replacement retaining wall is located at the back property line of this house and straddles the neighbor’s property line. The wall starts on a hill and the land slopes down across the back of this lot. Because of this slope, it is unclear if the wall will be five feet all the way across or if it will slope or step down with the land. Additionally, there are concerns about proper drainage since this wall is so close to the house behind it. Because of these uncertainties, staff is recommending as a condition of approval that a more detailed plan be submitted after further site analysis and wall design has been done and that this plan include drainage information and the final wall design in terms of the topography. These plans will be reviewed at a staff level before stamping for final approval.

The proposed replacement wall will not have an adverse impact on the house or the historic district, and staff finds it meets the *Guidelines* and is approvable. Staff is recommending approval with one condition.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission ***approve with one condition listed at the beginning of this report*** the HAWP application as being consistent with Chapter 24A-8 (b) 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

and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

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

Owner's mailing address

KEVIN GUARD  
 7111 HOLLY AV.  
 TAKOMA PARK MD.  
 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

GREGG BORDYNOWSKI

7113 HOLLY AV.  
 TAKOMA PARK MD.  
 20912

DICK RICE

OWNER

DICK RICE  
 103 TULIP AV.  
 TAKOMA PARK MD.  
 20912

ROBERT ~~MARINO~~ MORENO  
 7109 HOLLY AV.  
 TAKOMA PARK MD.  
 20912

20912



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

A FIVE FT. HIGH BY FIFTY FT. LONG RETAINING WALL  
MADE OF STONE, CONCRETE, ROCK, HAS FELL  
OVER ONTO THE PROPERTY AT 103 TULIP AV.  
ALLOWING MY BACK YARD TO WASH AWAY

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

REMOVE A LARGE TREE STUMP THAT HAS HELPED  
PUSHED MY WALL OVER FROM NEIGHBORS YARD  
THEN REPLACE WITH APPROX. 300 8X8X16  
CIUDER BLOCK (PARGED) WITH PROPER DRAINAGE

**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 end of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

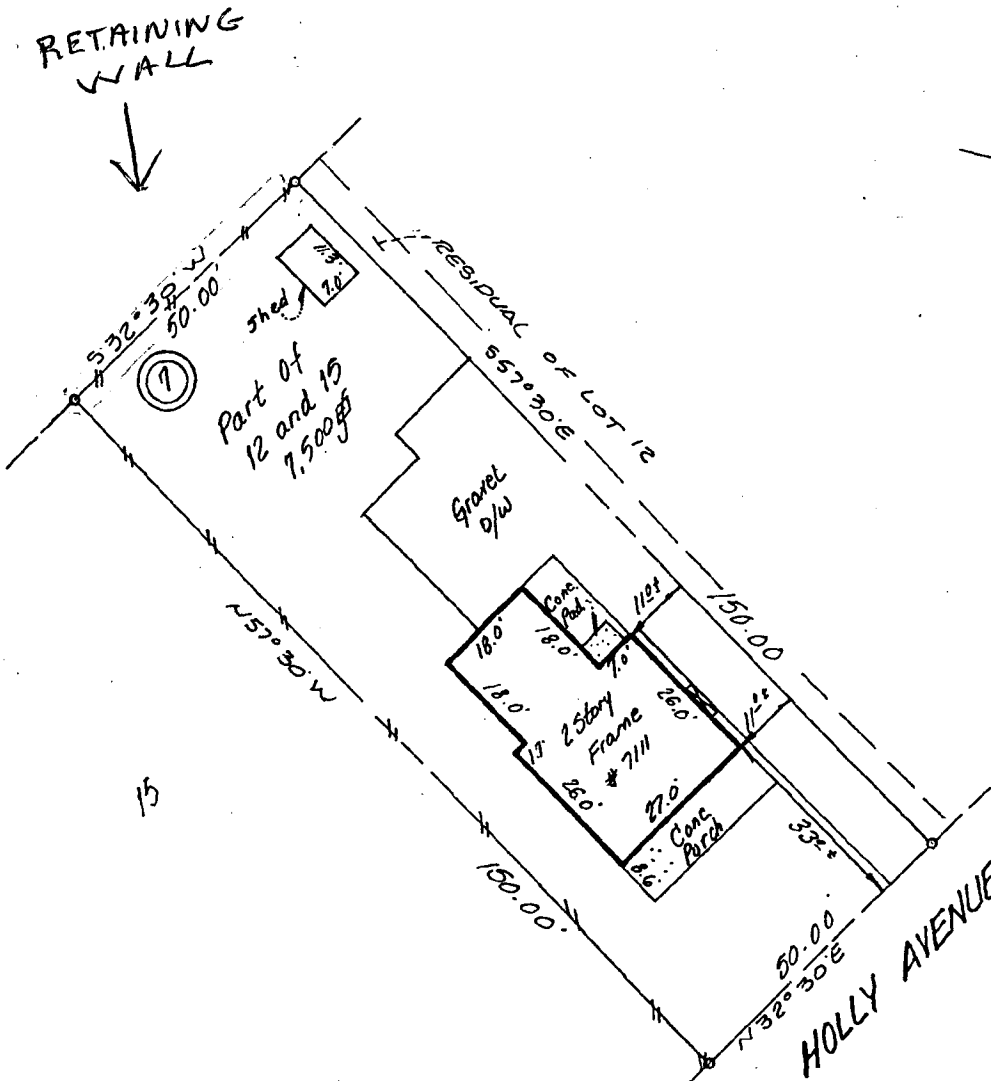
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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.



Note: Property predates modern day zoning.

PART OF LOT 12 AND 15 BLOCK 7  
B.F. GILBERTS ADDITION TO TAKOMA PARK



**Surveyor's Certification**

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

4-26-94  
Date

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

NO TITLE REPORT FURNISHED

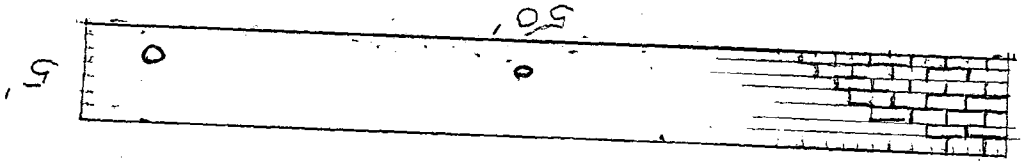
Scale: 1" = 30'  
Plat Book: A  
Plat No.: 3  
Work Order: 94-1760

Property Address: 7111 Holly Avenue  
Election District #: 13  
Jurisdiction: Montgomery County, Maryland



Meridian Surveys, Inc.  
2401 Research Boulevard  
Suite 270  
Rockville MD. 20850  
(301) 840-0025

SCALE 1" = 10'



APPROX. 333 8x8x16" CINDER BLOCK  
RETAINING WALL (FARGED) + PROPER DRAINAGE

Building Location Plat

Lot 26 Block 7  
B.F. Gilberts' Addition  
TAKOMA PARK  
Montgomery County, Maryland  
Scale: 1"=30'

Surveyor's Certificate

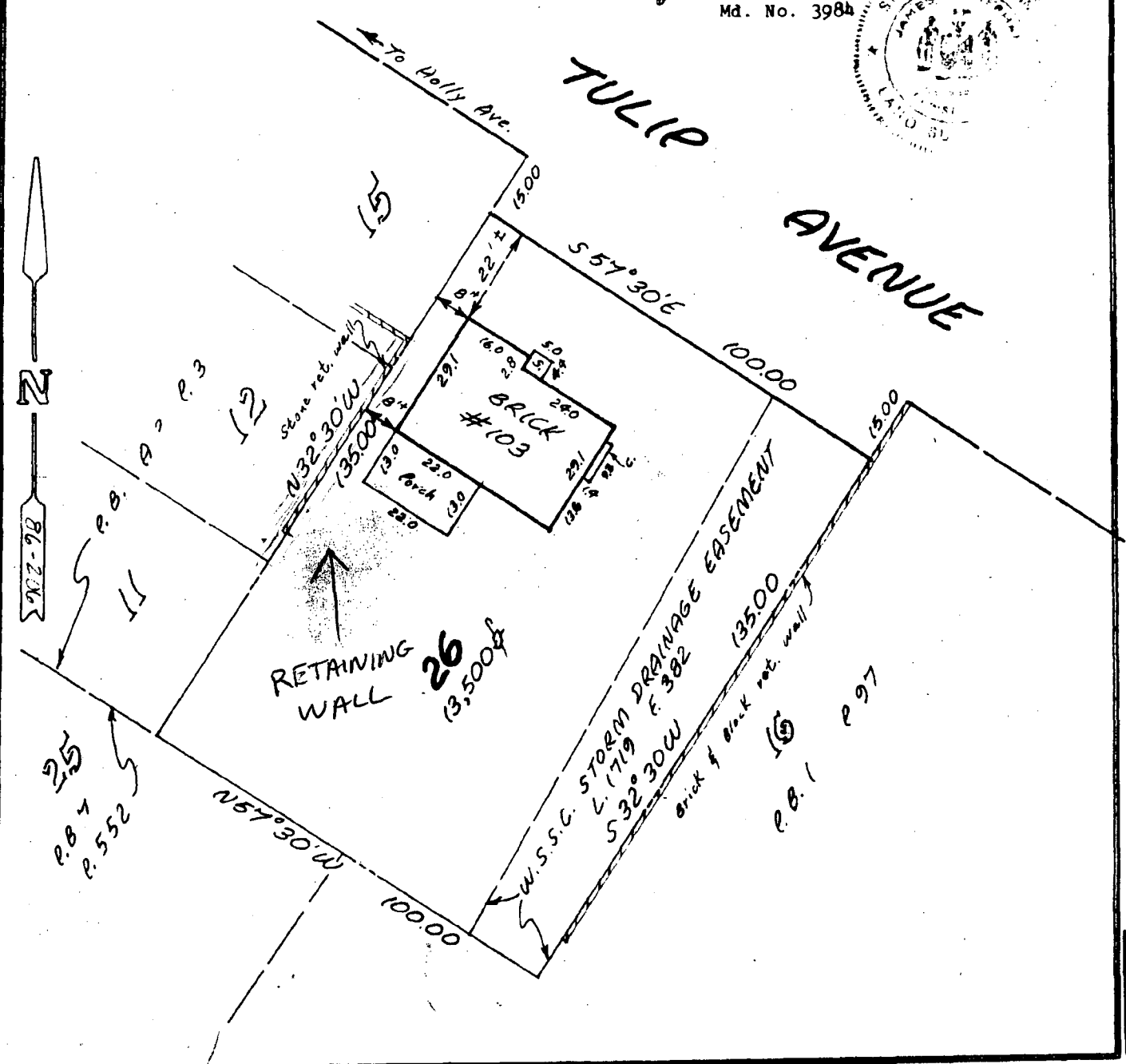
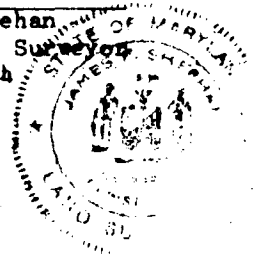
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: Jan. 22, 1986

Frey, Sheehan, Stoker & Assoc., Inc.  
Land Planning Consultants  
Phone 588-3110

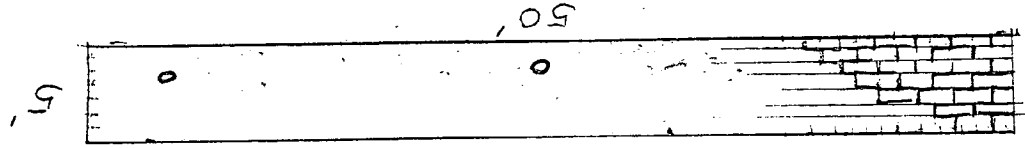
Plat Book 60  
Plat No. 5003

By: *James F. Sheehan*  
James F. Sheehan  
Professional Land Surveyor  
Md. No. 3984



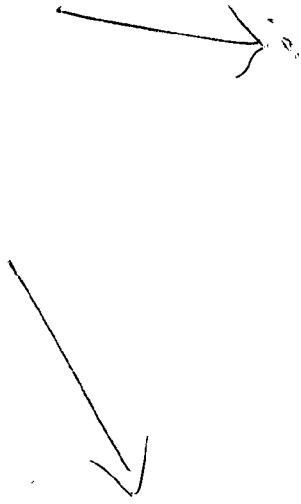
FILE NO. 96-206

SCALE 1" = 10'



APPROX. 333 8x8x16" CINDER BLOCK + MORTAR  
RETAINING WALL (PAVED) + PROPER DRAINAGE

CLOSE UP OF  
RETAINING WALL



BACK OF  
103 TULIP AV.



RETAINING  
WALL THAT  
FELL OVER



←  
TO HOLLY

TULIP AV.



←  
103  
TULIP AV.

↑  
RETAINING  
WALL