



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: April 18, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1063982 - Sign 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 April 17, 2024, HPC 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: Charbel Abrache
Address: 7050 Carroll Ave., 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. Once work is complete the applicant will contact Chris Berger at 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# 1063982
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Charbel Abrache
Address: 7050 Carroll Avenue, Unit 101
6469546850
Daytime Phone: _____

E-mail: Charbel.abrache@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (if applicable):

REVIEWED
By Chris Berger at 9:58 am, Apr 18, 2024

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

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Historic Preservation Commission

MIHP # of Historic Property _____
Historic District? Yes/District Name Takoma Park
 No/Individual Site Name _____
and Trust/Environmental Easement on the Property? If YES, include a
notation from the Easement Holder supporting this application.

Examiner Approvals /Reviews Required as part of this Application?
(Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as
supplemental information.

Building Number: 7050 Street: Carroll Avenue
Takoma Park Tulipe Avenue
Town/City: _____ Nearest Cross Street: _____
Part of 20,21, 24 6
Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Sign</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent
03/23/2024
Date

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

Owner's mailing address
 7050 Carroll Avenue, Unit 101. Takoma
 Park, Maryland. 20912

Owner's Agent's mailing address

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Adjacent and confronting Property Owners mailing addresses

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Games
 102. Takoma

Victory Towers, Senior Community
 7051 Carroll Avenue. Takoma Park, Maryland
 20912

7051 Carroll Ave, Takoma Park, MD 20912

7044 Carroll avenue, Takoma Park MD 20912

505 Tulip Avenue, Takoma Park MD 20912

501 Tulip Avenue, Takoma Park MD 20912

502 Tulip Avenue, Takoma Park MD 20912

500 Tulip Avenue, Takoma Park MD 20912

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property is a two story building. Across the street there is a park. There is a small tree by the sidewalk.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Replacement of the existing sign. The current sign conditions are not optimal. The proposed work will replace the same design with new materials.

The work will not impact any major structures of the building or the surrounding areas.

The materials that we will use are:

Wood

Waterproof paint

Nails

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By Chris Berger at 9:58 am, Apr 18, 2024

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Work Item 1: Sign

Description of Current Condition:
The current sign has some holes, and some of the wood is exposed to the weather.

Proposed Work:
Replace the sign with new materials and adequate it to sustain outdoor conditions

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Work Item 2: _____

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Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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SCOPE OF WORK / DESCRIPTION

The current sign is deteriorated, the proposed work will replace only the sign. The white pipes used to hang the sign will be kept as well the light that is installed. This work is meant to replace the sign materials to sustain outdoor conditions.

The colors showed in the sketch, will be used for the sign. A combination of black and white.

The proposed work will be a sign made out of 1/2 inch sande plywood, it has 3 parts: the front and the sides, they will be screw to each other with a piano hinge secured with construction screws.

The sign will be installed on the already existing pipes and it will be secured with stainless steel wire rope.

MATERIALS

1/2 inch 4 x 8 sande plywood
2m (78.7in) stainless steel wire rope
304 stainless steel wire rope, OD is 1/16"
Black Paint
White Paint
Clear/mate outdoor wood sealer

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A handwritten signature in black ink, appearing to read "Robert H. Potter".

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By Chris Berger at 9:58 am, Apr 18, 2024

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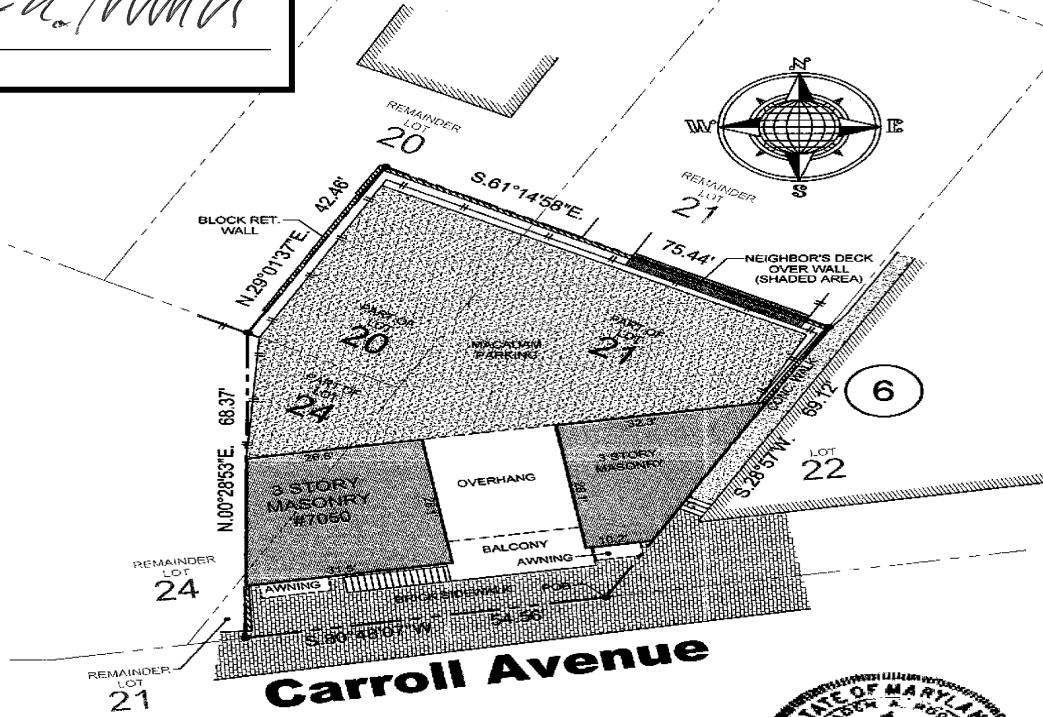
Historic Preservation Commission

**EXHIBIT A
PLAN SHOWING PREMISES**

Landtech Associates, Inc.

10260 Old Columbia Road Rivers Center - Suite "J"
Columbia, Md. 21046
Phone: 410-290-8099 Fax: 410-290-8299
NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS

Recommended to
duration of property,
vements, and
ts, if any.



- NOTES:
- 1) This plat is of benefit to the 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 re-financing.
 - 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
 - 3) This plat does not provide for the accurate identification of property lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
 - 4) No title report furnished.
 - 5) Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
 - 6) Property subject to any / all rights-of-way, easements, and / or covenants of record and / or imposed by law.

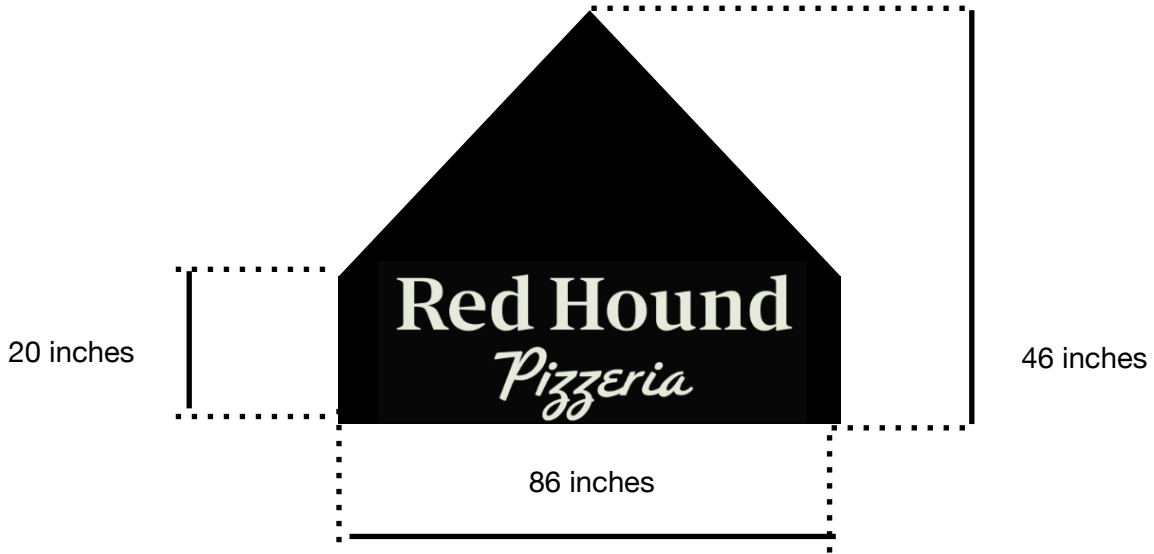
Certification: This is to certify that the improvements indicated hereon are located as shown.

GRADEN A. ROGERS- Propt. L.S. MD. Lic. No 119

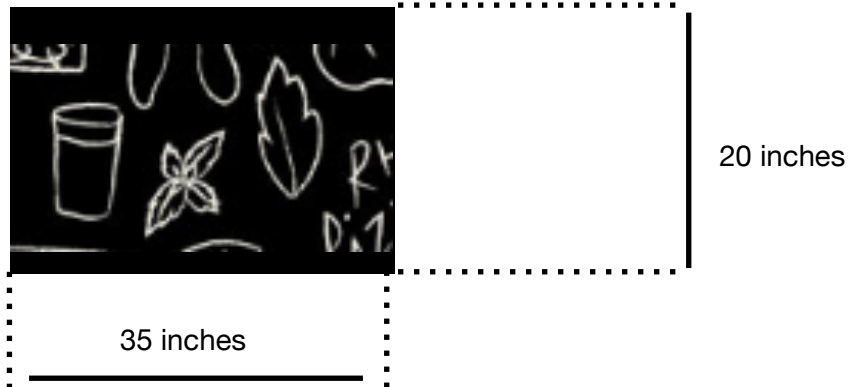
LIBER: 25181	FOLIO: 623	7050 Carroll Avenue	
LOT: Part of 20,21,24	BLOCK: 6	SECTION:	PLAT:
PLAT ENTITLED: Lipscomb & Ernest Addition to Takoma Park			
RECORDED IN: Montgomery County, Maryland		SCALE: 1"=20'	CASE NO: 81961.034
PLAT BOOK: 2	PAGE:	PLAT NO: 142	DATE: 11/28/16
		JOB NO: LT2162152	

**EXHIBIT B
RULES AND REGULATIONS**

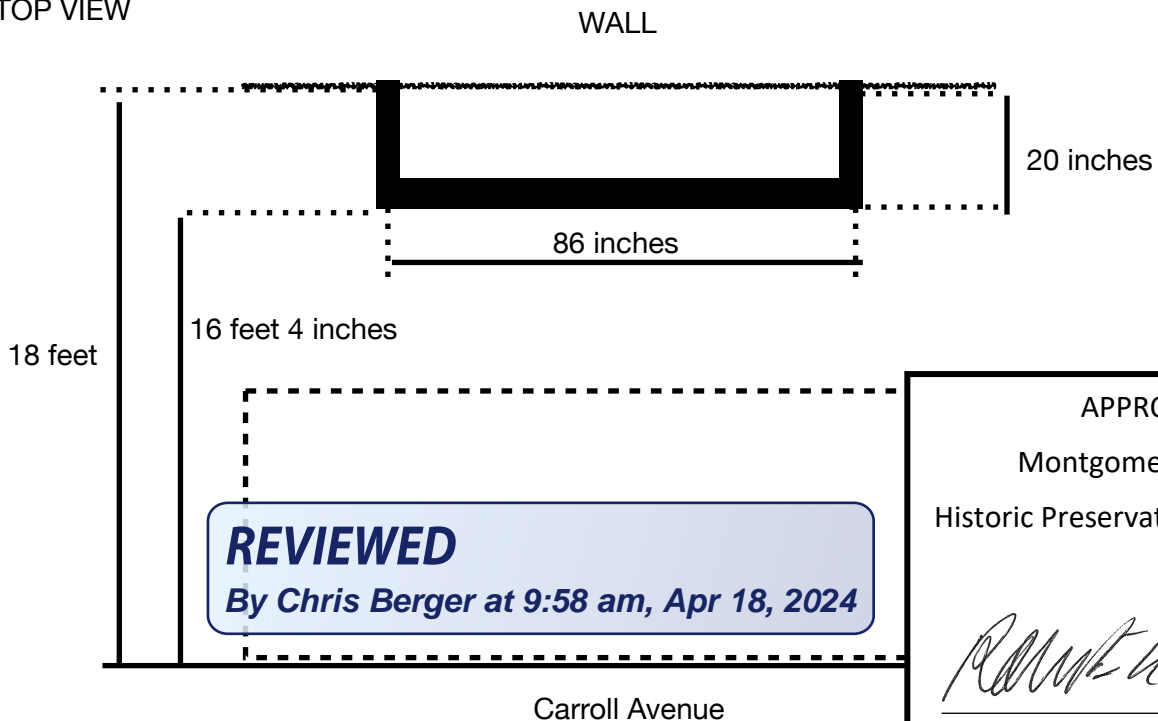
FRONT



SIGN SIDE VIEW



TOP VIEW



STREET SIDE VIEW

35 Inches



20 inches

SIDE WALL

99 Inches

Side walk

REVIEWED

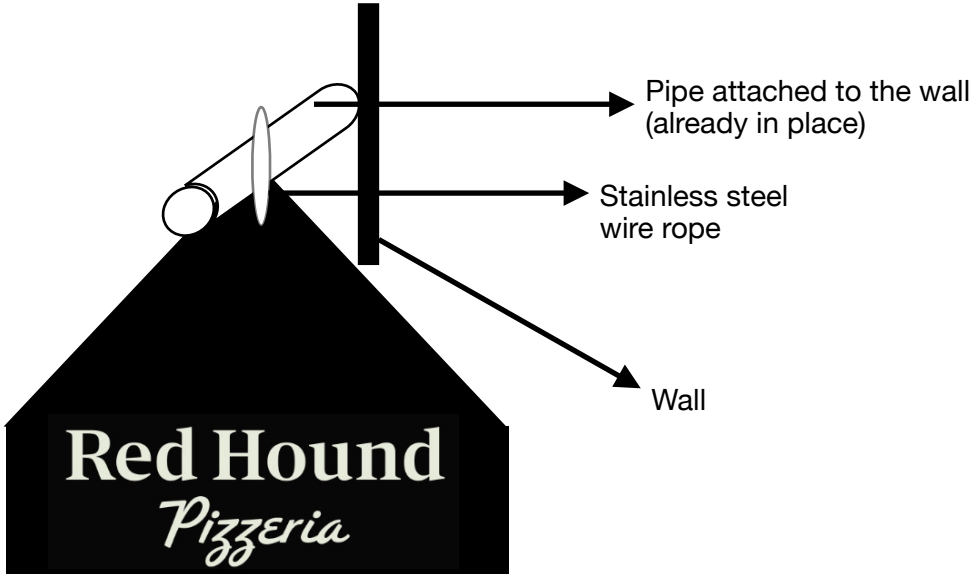
By Chris Berger at 9:58 am, Apr 18, 2024

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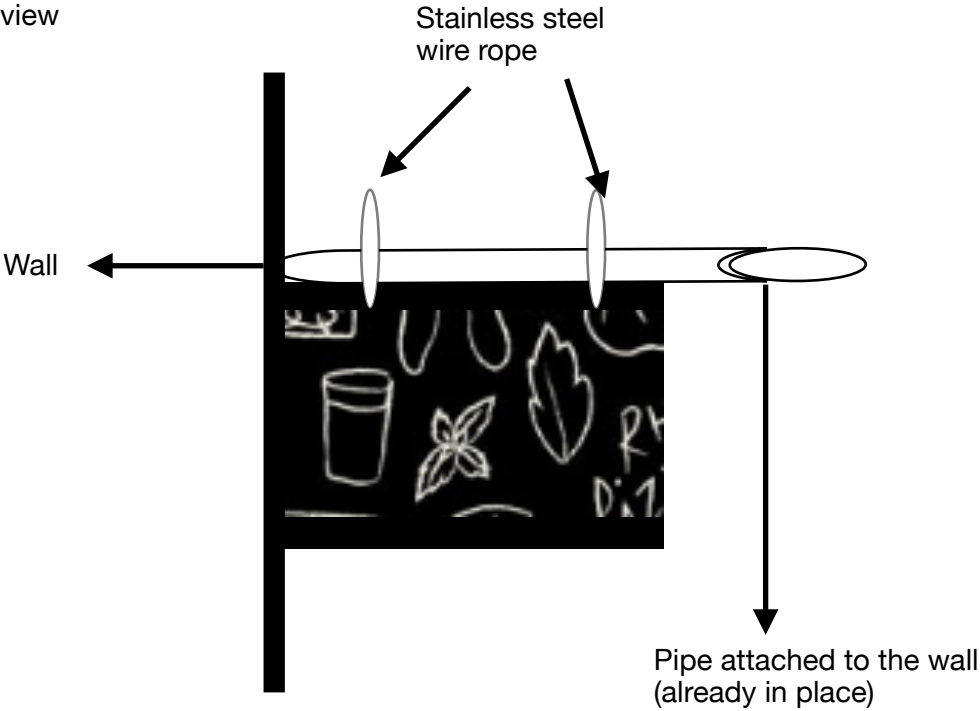
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Front view



Lateral view



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Robert G. [Signature]