

7320 Carroll Avenue, Takoma Park

HPC Case 37/03-11EE

Takoma Park H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: July 15, 2011

MEMORANDUM

TO: Jennifer Hughes, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #571857, signage 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 July 13, 2011 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: Renee Yates

Address: 7320 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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

571857

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Stacey Brown
 Daytime Phone No.: (301) 273-3462
 Tax Account No.: 13982726 - David Maplesden
 Name of Property Owner: Renée H. Yates Daytime Phone No.: (301) 270-7026 Ext. 8716
 Address: 808 Dahlia St. NW Washington D.C. 20012
Street Number City State Zip Code
 Contractor: Sign*A*Rama Silver Spring Phone No.: (301) 273-3462
 Contractor Registration No.: _____
 Agent for Owner: Kim Reyes / Jo Reyes Daytime Phone No.: (301) 254-5282

LOCATION OF BUILDING/PREMISE

House Number: 7320 Street: Carroll Avenue
 Town/City: Takoma Park Nearest Cross Street: _____
 Lot: 5 Block: _____ Subdivision: 0025
 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 checked="" 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 type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>Signage</u>				

1B. Construction cost estimate: \$ 1276

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.

[Signature] _____ Date: 6-21-2011
Signature of owner or authorized agent

Approved: X _____ For the person, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 7/15/11
 Application/Permit No.: 571857 Date Filed: 6/20/2011 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:

No changes to existing structure of 17320
Carroll Avenue with the exception of minimal
anchor points. Signage will fit within existing
architectural features. Current photos of building
attached.

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

Add signage to the facade of 7320
Carroll Avenue. See drawings.

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 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 front of photographs.

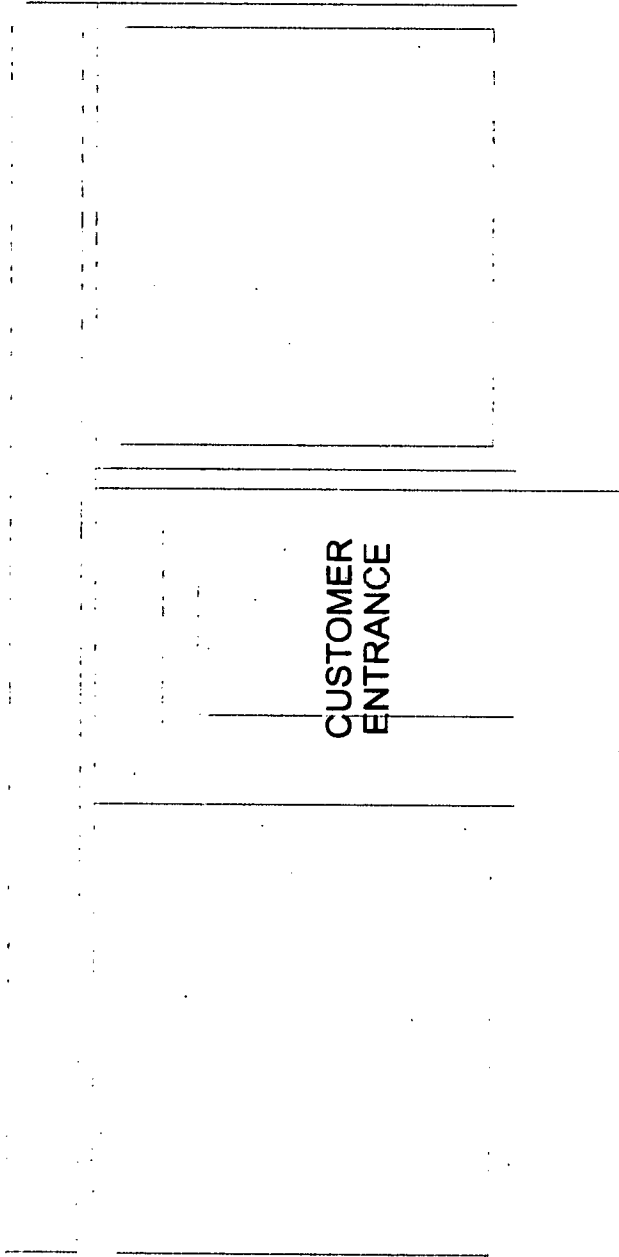
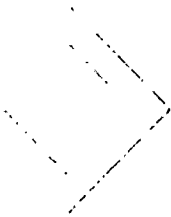
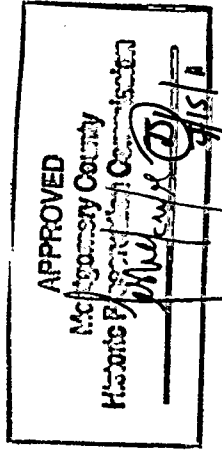
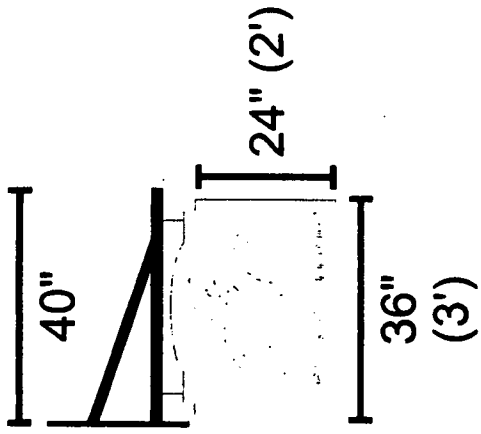
6. TREE SURVEY

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.



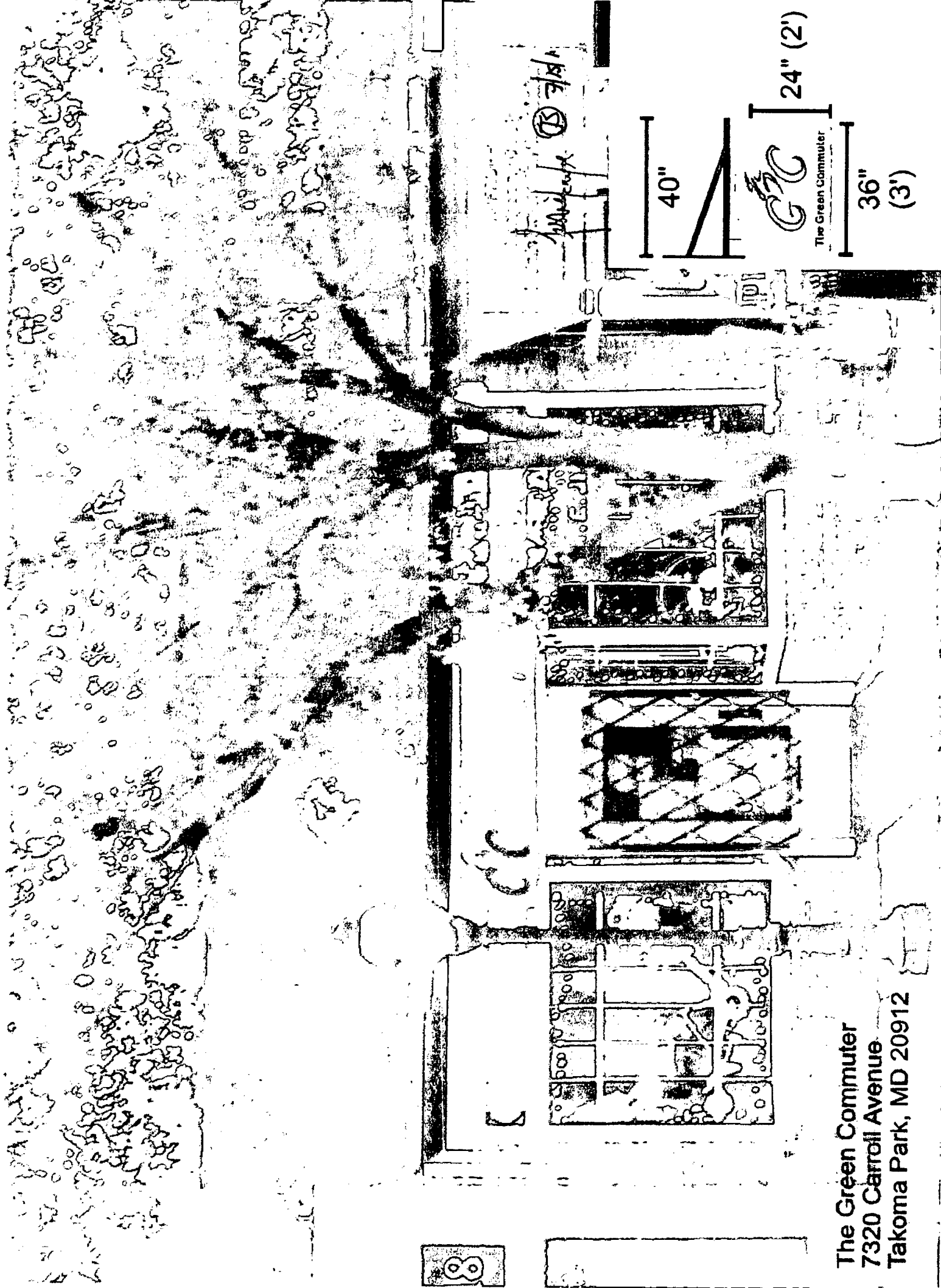
84"
(7')

239" (19' 11")

Scale 3/8" = 1'

The Green Commuter
7320 Carroll Avenue
Takoma Park, MD 20912

Total Area is 24" x 36", Extreme Dimensions are 24" x 36".
Sign Face is 3" Thick Wood Grained High Density Urethane Bonded to PVC.
HDU is painted with Acrylic Polyurethane Paint, Sherwin Williams.
Background: Hep Green SW6705.
Text: izmir Purple SW6825.
Wall Mount Sign Bracket is Fabricated of Aluminum.
and Powder Coated Semi-Gloss Black. Bracket is Bolted Into Brick.



The Green Commuter
7320 Carroll Avenue
Takoma Park, MD 20912

40"

24" (2')



The Green Commuter

36" (3')



EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7320 Carroll Avenue, Avenue, Takoma Park	Meeting Date:	7/13/2011
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/6/2011
Applicant:	Renee Yates	Public Notice:	6/29/2011
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-11EE	Staff:	Josh Silver
PROPOSAL:	Signage installation		

STAFF RECOMMENDATION:

Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Art Deco
DATE: c1920-40s

PROPOSAL:

The applicant is proposing to install a wall mounted aluminum bracket with accompanying 3" thick, composite material sign to the front brick façade of the building. The total sign area measures 2' high x 3' long and contains applied lettering.

The City of Takoma Park Façade Advisory Board has reviewed this proposal.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

- (a) 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.
- (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.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

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

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or **joshua.silver@mncppc-mc.org** to schedule a follow-up site visit.



DPS - 68

HISTORIC PRESERVATION COMMISSION
301/563-3400

571887

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Stacey Brown

Daytime Phone No.: (301) 273-3462

Tax Account No.: 13982726 - David Maplesden

Name of Property Owner: Renée H. Yates Daytime Phone No.: (301) 270-7026 Ext. 8716

Address: 808 Dahlia St. NW Washington, D.C. 20012
Street Number City State Zip Code

Contractor: Sign*A*Rama Silver Spring Phone No.: (301) 273-3462

Contractor Registration No.: _____

Agent for Owner: Kim Reyes / Jo Reyes Daytime Phone No.: (301) 254-5282

LOCATION OF BUILDING/PREMISE

House Number: 7320 Street: Carroll Avenue

Town/City: Takoma Park Nearest Cross Street: _____

Lot: 5 Block: _____ Subdivision: 0025

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: Signage

1B. Construction cost estimate: \$ 1276

1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

[Signature]
Signature of owner or authorized agent

6-21-2011
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 571887 Date Filed: 6/20/2011 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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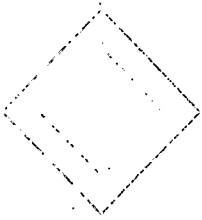
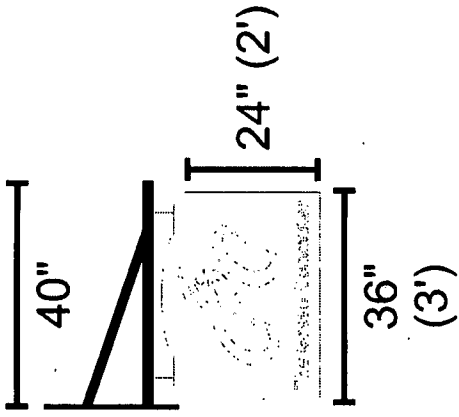
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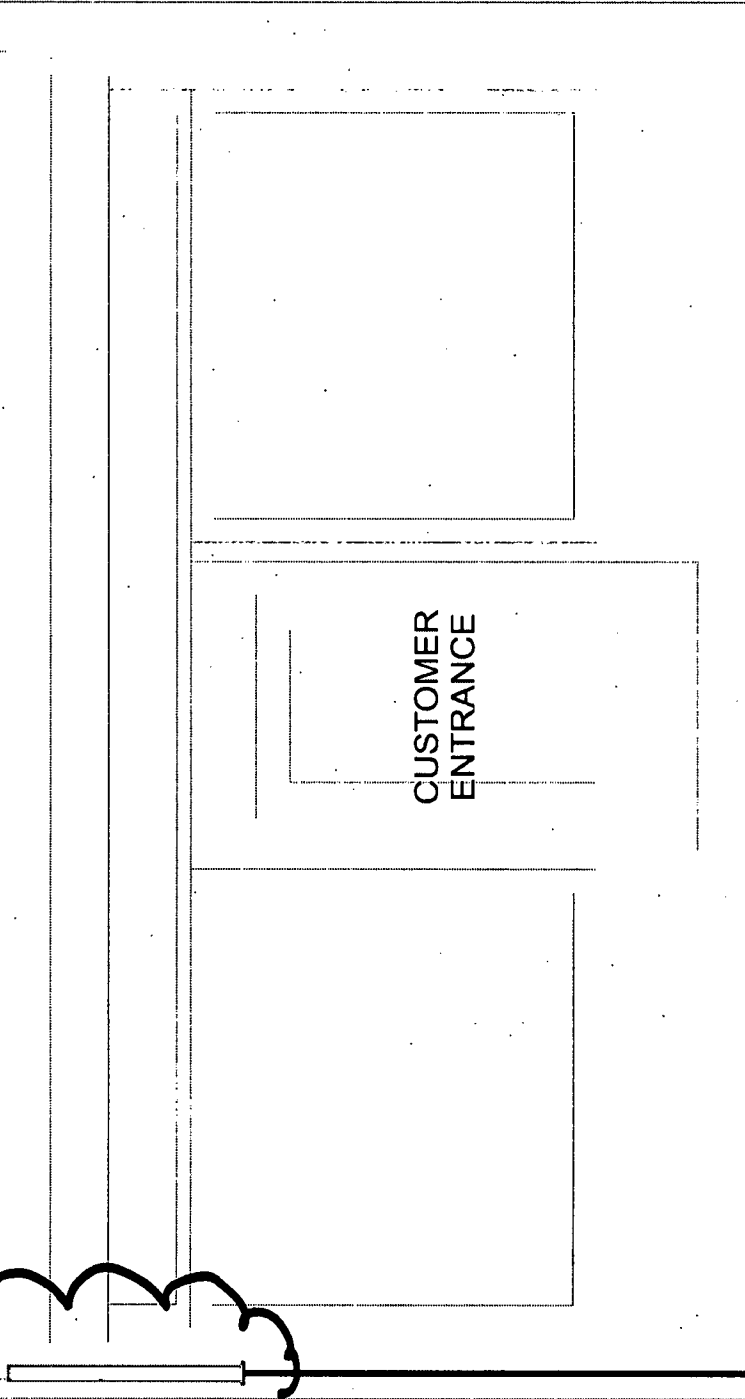
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address 808 Dahlia Street NW Washington, DC 20012 owner: Renee H. Yates Agent: David Maplesden Phone: (301) 270-7026</p>	<p>Owner's Agent's mailing address Kim Reyes / Jo Reyes 209 Franklin Avenue Silver Spring, Md. 20901 (301) 254-5282</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>7316 Carroll Avenue Takoma Park, MD 20912 Owner: Bruce Behnami mailing Address: 7316 Carroll Ave. Takoma Park, Md. 20912 (301) 270-5280</p>	<p>7318 Carroll Avenue Takoma Park, MD 20912 Owner: Bruce Behnami mailing Address: 7316 Carroll Ave. Takoma Park, md. 20912 (301) 270-5280</p>
<p>7322 Carroll Avenue Takoma Park, Md 20912 owner: Gisela Kester mailing Address: 8704 Eggert Drive Bethesda, Md. 20037 (301) 760-8886</p>	
<p>Susan Robb (owner) 203 Manor Circle Takoma Park, Md. 20912 (Residential Address) (301) 270-0297</p>	



**PROPOSED
SIGN
LOCATION**



84" (7')

239" (19' 11")

Scale 3/8" = 1'

Total Area is 24" x 36", Extreme Dimensions are 24" x 36".
 Sign Face is 3" Thick Wood Grained High Density Urethane Bonded to PVC.
 HDU is painted with Acrylic Polyurethane Paint, Sherwin Williams.
 Background: Hep Green SW6705.
 Text: izmir Purple SW6825.
 Wall Mount Sign Bracket is Fabricated of Aluminum.
 and Powder Coated Semi-Gloss Black. Bracket is Bolted Into Brick.

The Green Commuter
 7320 Carroll Avenue
 Takoma Park, MD 20912

PROPOSED
STATION
LOCATION

40"

24" (2')

The Green Commuter

36" (3')

The Green Commuter
7320 Carroll Avenue
Takoma Park, MD 20912

8

City of Takoma Park, Maryland

Housing & Community Development

Telephone: (301) 891-7119
Fax: (301) 270-4508

7500 Maple Avenue
Takoma Park, MD 20912

June 29, 2011

Ms. Leslie Miles, Chair
Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 7320 Carroll Avenue - signage

Dear Ms. Miles:

The Takoma Park Facade Advisory Board met on Tuesday, June 28, 2011, to review the design proposal as presented by Ms. Stacey Brown, a representative of Mr. and Mrs Reyes, to install a perpendicular sign at the business of The Green Commuter, located at 7320 Carroll Avenue. The proposal is to be considered by the Historic Preservation Commission on July 13, 2011.

The Board found the proposal to be in general compliance with the design guidelines developed for the area and endorsed the proposal as presented with the following conditions:

1. Locate the sign to the left side of the building (adjacent 7318 Carroll Avenue), in the brick beside the bay window, below the metal coping;
2. Urge consideration of fascia painting on the sign band with the knowledge that such a design would require review by the Facade Advisory Board.

If you have any questions regarding the Board's action, please call 301-891-7219.

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district.

Sincerely,



Carman Lam
Associate Planner