

7051 Carroll Avenue, Takoma Park

[HPC Case # 37/03-11FF]

Takoma Park H.O.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: July 14, 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 #572129; alterations to building

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: Takoma Tower LP

Address: 7051 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.





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: BRAM McLAUGHY / SUSAN DARCEY
Daytime Phone No.: 301.585.2222

Tax Account No.: 01072074
Name of Property Owner: TAKOMA TOWER LP Daytime Phone No.: 301.493-6000
Address: 5430 GROSVENOR LANE, SUITE 210, BETHESDA, MD 20814
Street Number City State Zip Code
Contractor: COAKLEY HILLIAMS CONSTRUCTION Phone No.: 301.963.5000
Contractor Registration No.: _____
Agent for Owner: SUSAN DARCEY Daytime Phone No.: 301.585.2222

LOCATION OF BUILDING/PREMISE

House Number: 7051 Street: CARROLL AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: WESTMORELAND AVE.
Lot: 34.5 (16 ft) Block: 8 Subdivision: GILBERT & WOOD
(2) (F)
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: \$ 150,000.00
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.

Susan Darcey Signature of owner or authorized agent 6/22/2011 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7/14/11
Application/Permit No.: 572129 Date Filed: 6/23/2011 Date Issued: _____

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7051 Carroll Avenue, Takoma Park	Meeting Date:	7/13/2011
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	7/6/2011
Applicant:	Takoma Tower LP (Susan Darcey, Architect)	Public Notice:	6/29/2011
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-11FF	Staff:	Josh Silver
PROPOSAL:	Alterations to building		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource Within The Takoma Park Historic District
STYLE: Modern
DATE: c1950-70s

PROPOSAL:

The applicant is proposing to remove a commercial grade exterior wall fan located on the east elevation then patch the opening and tooth in new brick to match the existing brick on the building. The proposed work also includes the installation of two small-scale steel exhaust wall caps on the east and south elevations.

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. 94, § 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Daytime Phone No.: 301.585.2222

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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.

Susan Darcey 6/22/2011
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 572129 Date Filed: 6/23/2011 Date Issued: _____

Memorandum

22 June 2011

To: Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

From: Susan Darcey, Brian McCarthy

Re: Historic Area Work Permit for the non-Contributing Resource at 7051 Carroll Avenue, Takoma Park Historic District
Addenda to HAWP: **Written Description of Project**

Addendum a.

The subject property is an existing 187 unit, twelve-story apartment building erected in 1971, with tenant parking in front and garden/patio spaces at the rear.

Addendum b.

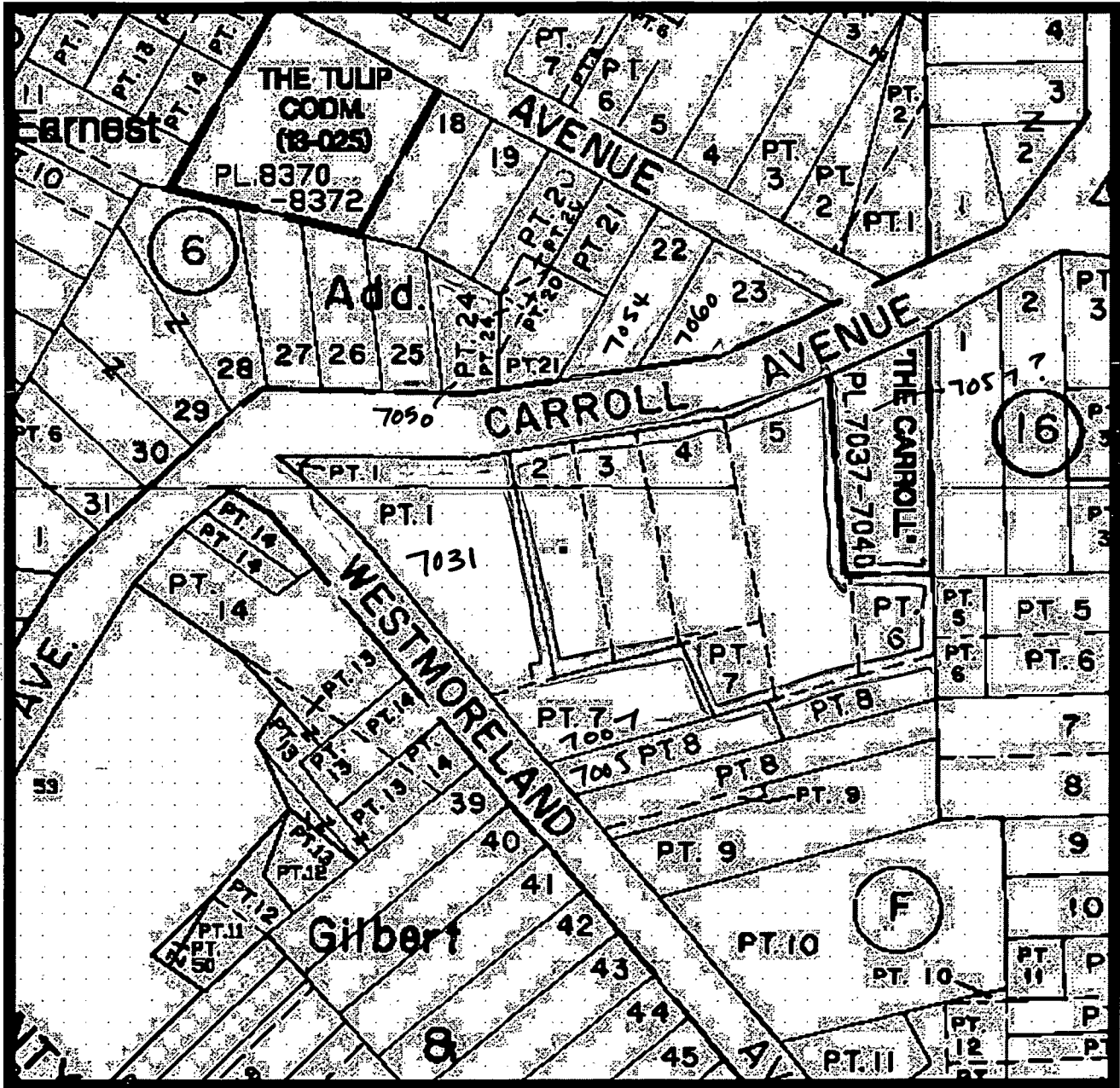
The proposed project scope consists of reconfiguring an existing ground floor commercial kitchen into a residential grade warming kitchen with associated support areas. Almost all of the work is interior work occurring on the ground floor in the kitchen area. There is no change to or expansion of the building footprint at grade or at any other floor. The scope of work includes the removal of an existing commercial grade wall fan, which exhausts to the exterior adjacent to condensing units on the east side of the building (see photos and East Elevation drawing.) The wall at the removed fan will be patched and brick will be toothed in to match the adjacent brick façade. Two new small-scale steel fan wall caps will be added as shown on the elevations (A-2 and A-3.) The existing exterior walls are brick with pre-cast bands.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 13 Account Number - 01072074



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

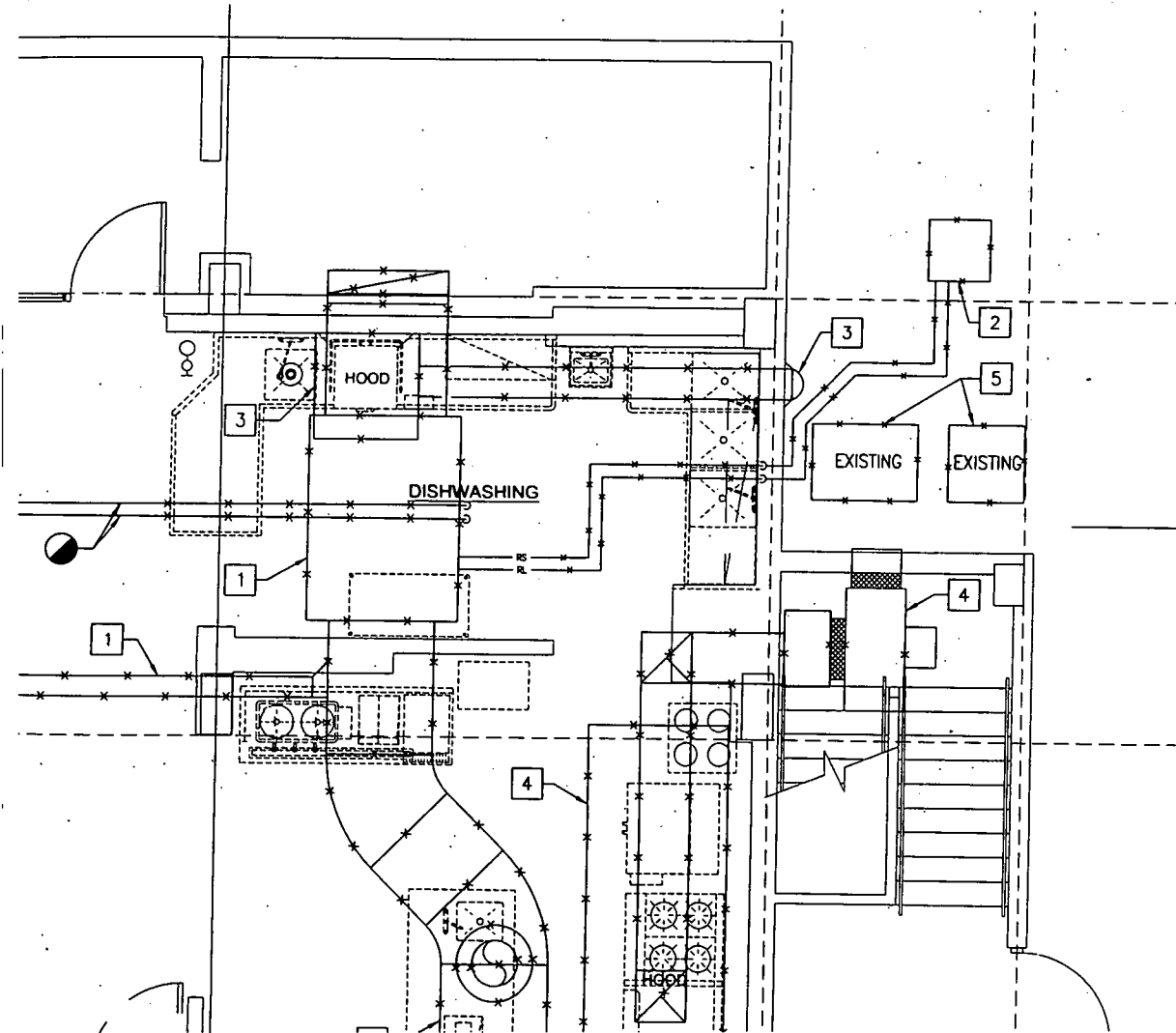
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

DEMOLITION GENERAL NOTES

- A. ALL WORK SHOWN ON DEMOLITION PLAN IS EXISTING TO REMAIN UNLESS OTHERWISE INDICATED.

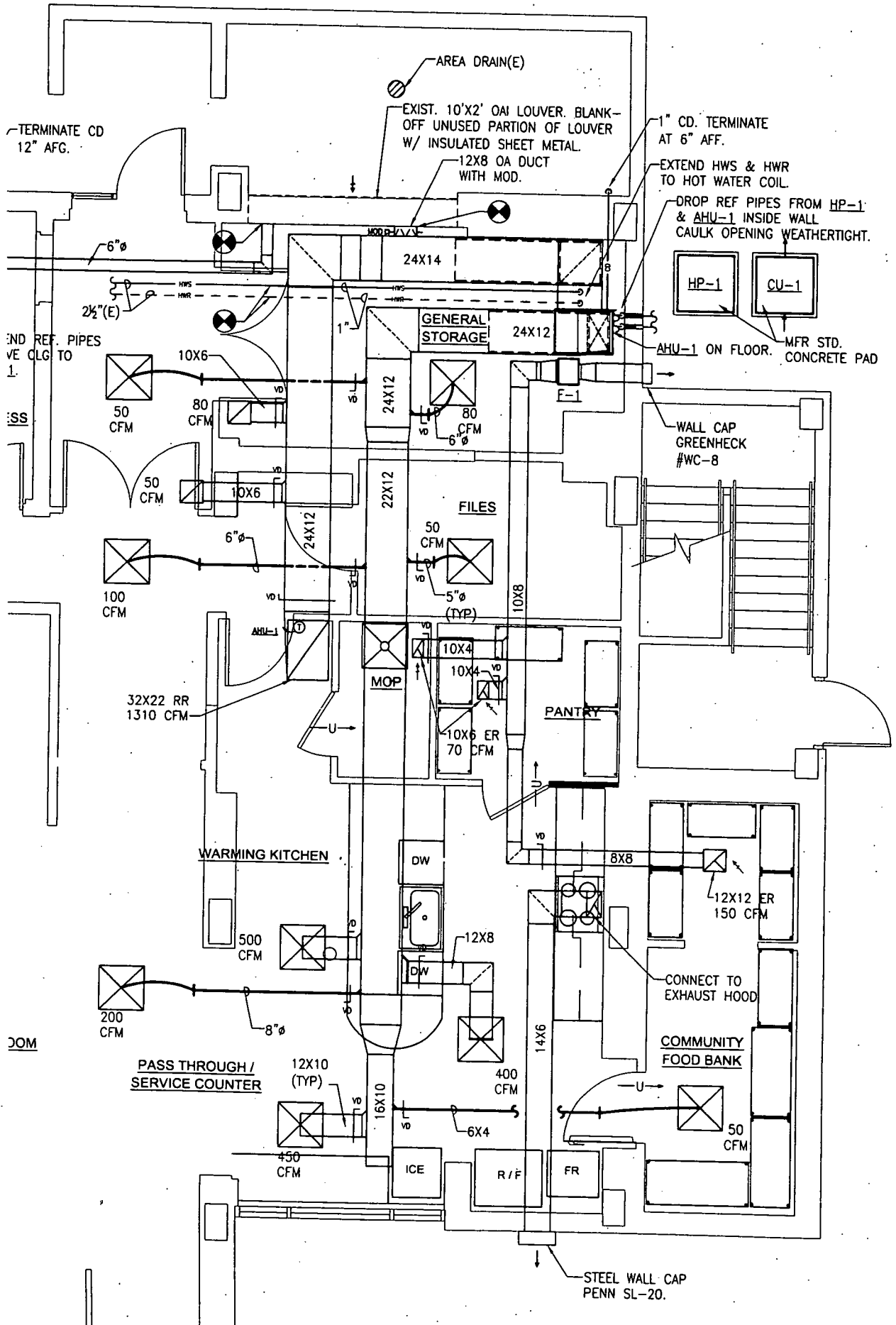
DEMOLITION REFERENCE NOTES

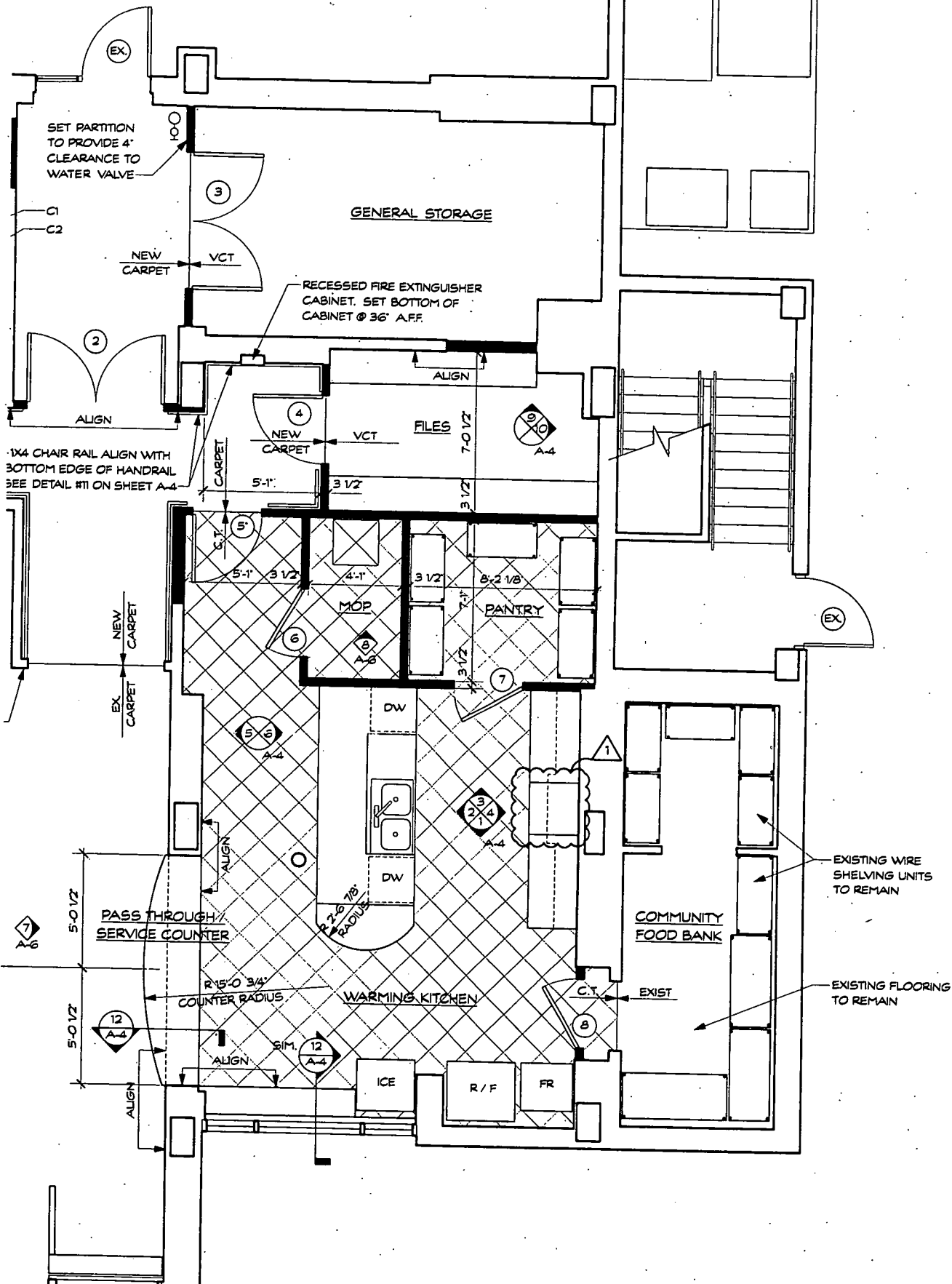
- 1 REMOVE EXISTING HVAC UNIT AND ALL ASSOCIATED DUCTWORK, PIPING, CONTROLS, ETC. REMOVE HWS & HWR PIPING TO POINT INDICATED AND TEMPORARILY CAP.
- 2 REMOVE EXISTING OUTDOOR CONDENSING UNIT AND ALL ASSOCIATED DUCTWORK, PIPING, CONTROLS, ETC.
- 3 REMOVE EXISTING WALL FAN AND ALL ASSOCIATED DUCTWORK, CONTROLS, HOOD, ETC. PATCH OPENNING TO REMAIN, MATCH ADJACENT.
- 4 REMOVE EXISTING KITCHEN EXHAUST FAN AND ALL ASSOCIATED DUCTWORK, CONTROL, HOOD, ETC. REMOVE HOOD SUPPRESSION SYSTEM. PERMANENTLY CAP RANGE HOOD DUCT WATER AND AIR TIGHT (INTERIOR AND EXTERIOR).
- 5 REMOVE ALL EXISTING EVAPORATOR SERVING EXISTING WALK-IN FREEZER/REFR, REFRIGERANT PIPING, OUTDOOR CONDENSING UNITS, POWER CONNECTION, ETC.



9

(L)





1 PARTIAL FLOOR PLAN
 Scale: 1/4" = 1'-0"

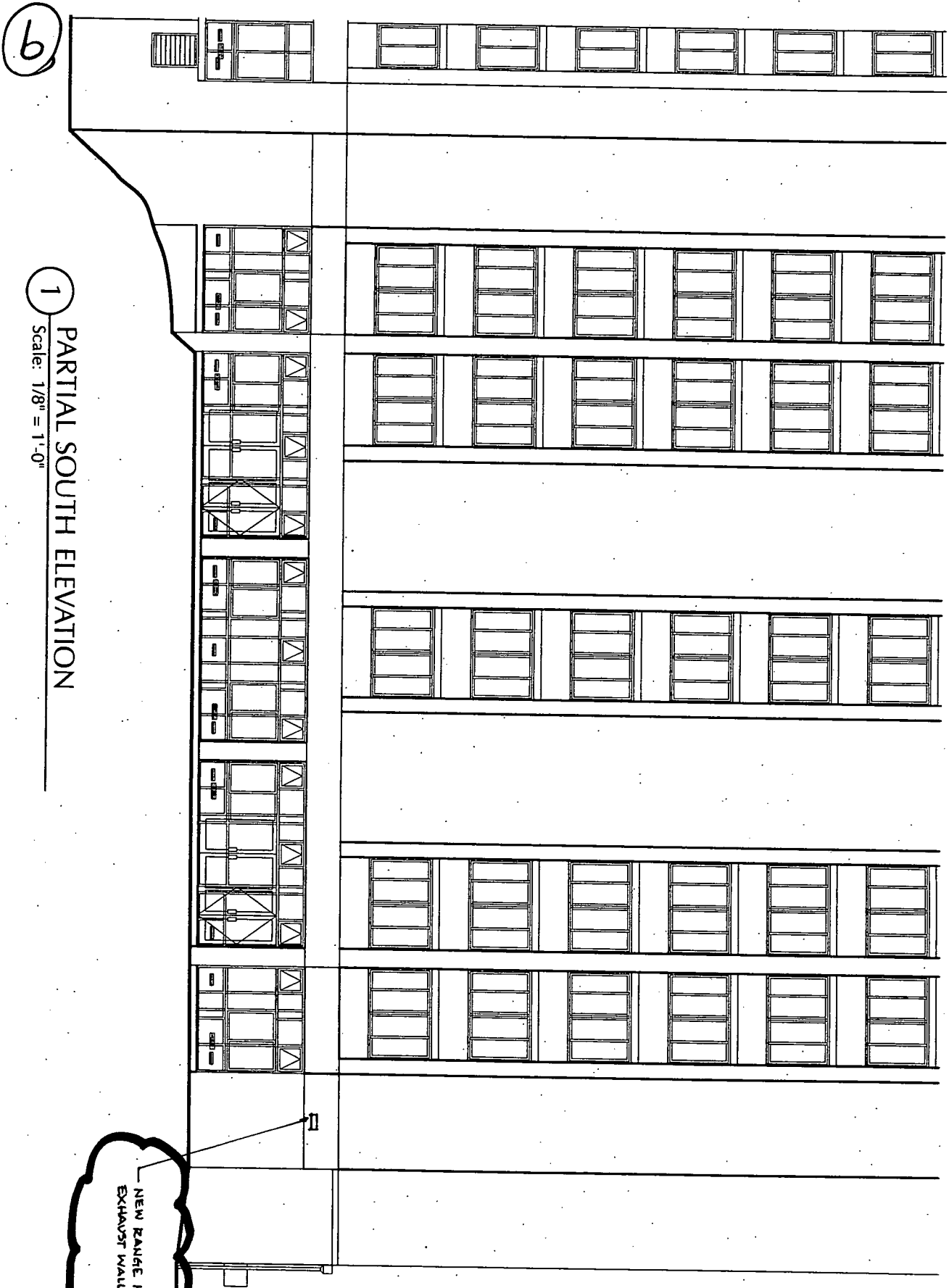
A-1

FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 DATE: 6.2.11

VICTORY TOWER
 7051 Carroll Ave, Takoma
 Park, Maryland 20912
 Project #1016

BENNETT FRANK McCARTHY
 architects, inc.
 1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
 (301) 585-2222 www.bfmarch.com fax (301) 585-8917

8



6

1

PARTIAL SOUTH ELEVATION
Scale: 1/8" = 1'-0"

NEW RANGE HOOD
EXHAUST WALL CAP

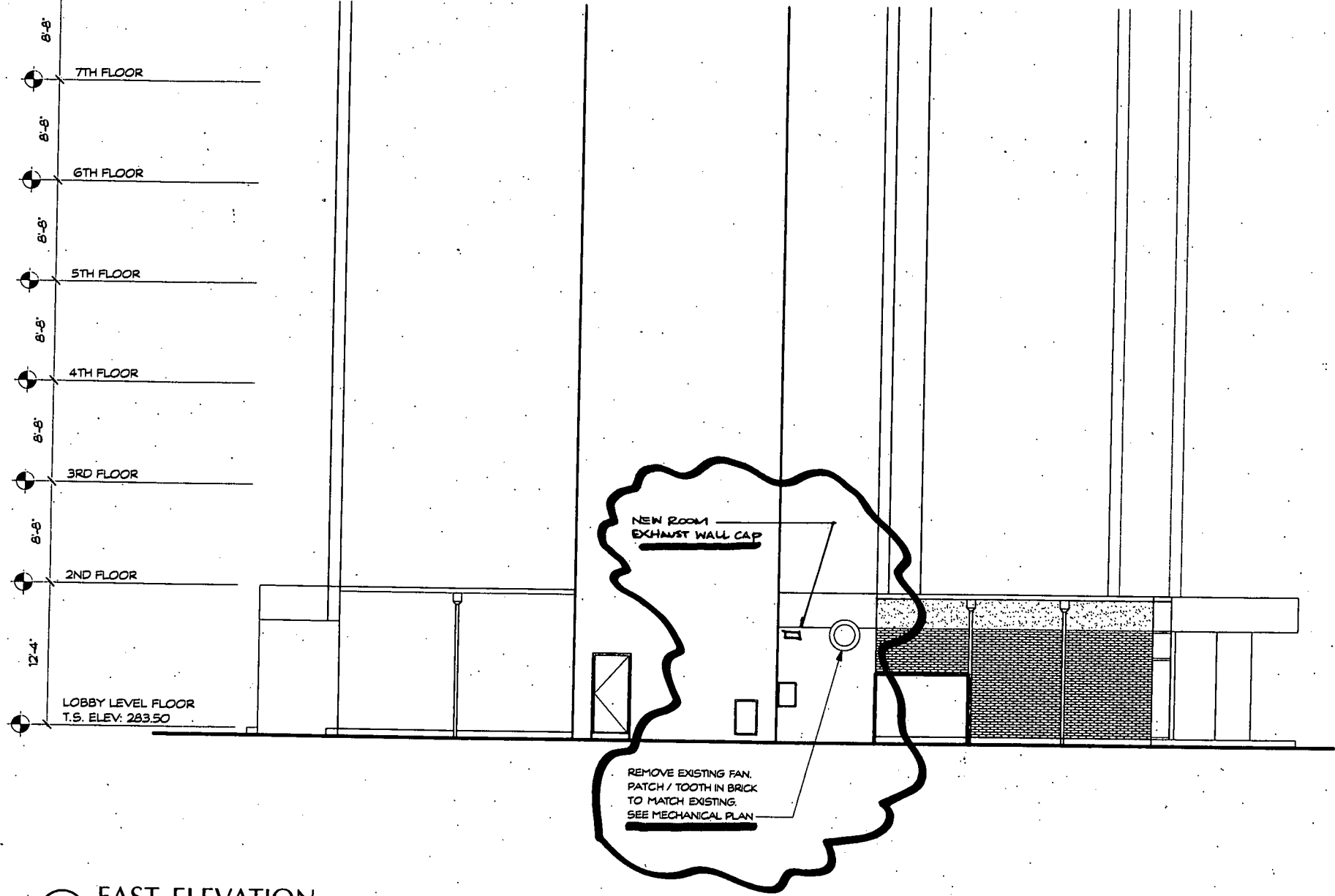
A-2

ELEVATION

SCALE: 1/8" = 1'-0"
DATE: 6.2.11

VICTORY TOWER
7051 Carroll Ave, Takoma
Park, Maryland 20912
Project #1016

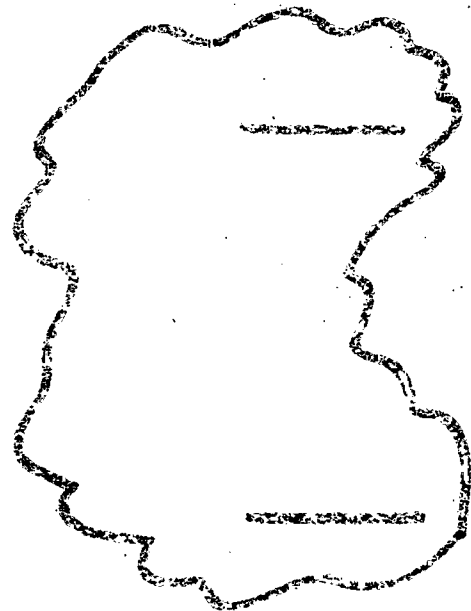
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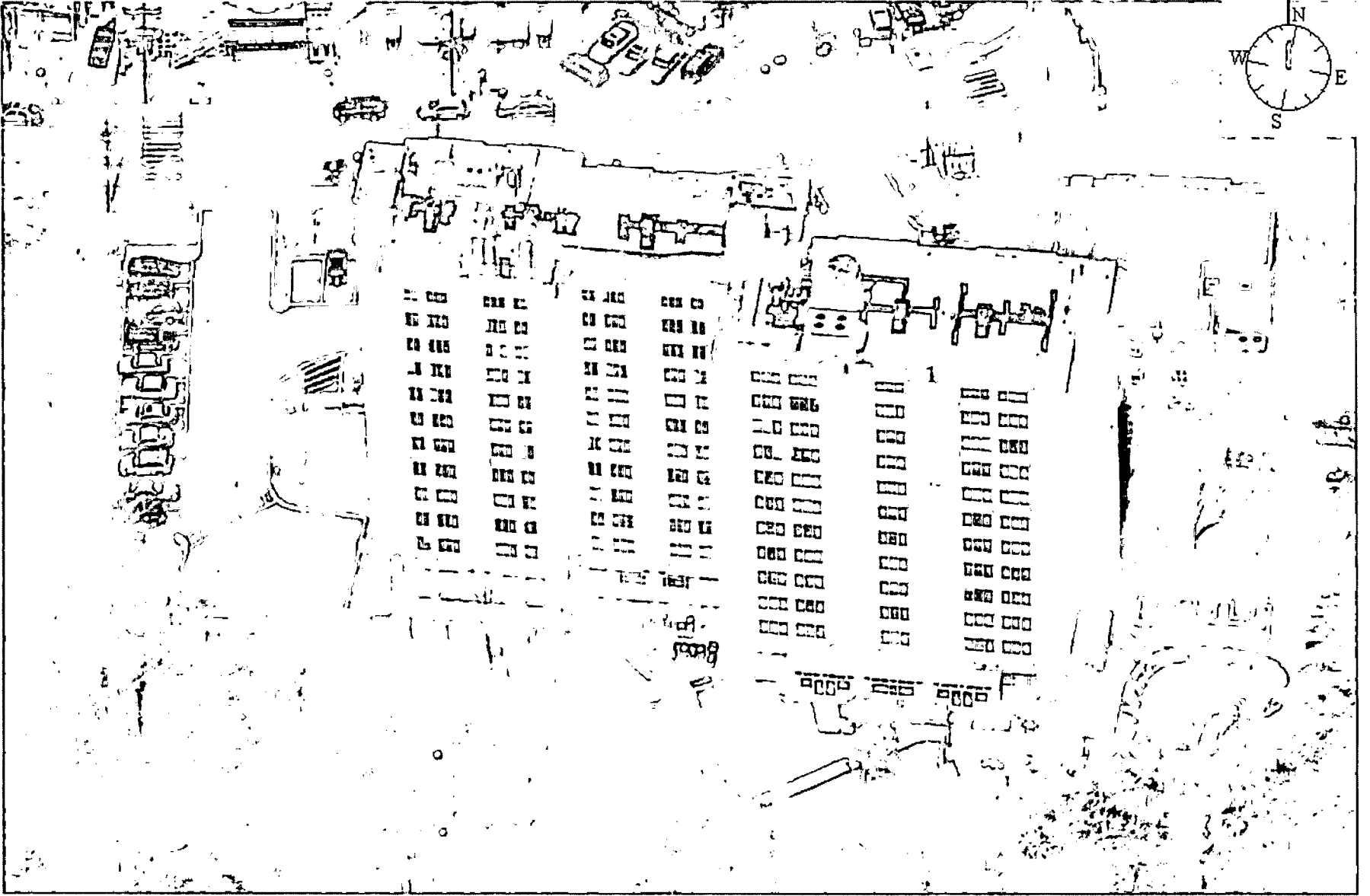


2
A-3
EAST ELEVATION
 Scale: 1/8" = 1'-0"

ELEVATION
VICTORY TOWER
 7051 Carroll Ave, Takoma
 Park, Maryland 20912
 Project #1016
BENNETT FRANK MCCARTHY
a r c h i t e c t s, i n c.
 1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
 (301) 585-2222 www.bfmarch.com fax (301) 585-8917

A-3
 SCALE: 1/8" = 1'-0"
 DATE: 6.2.11

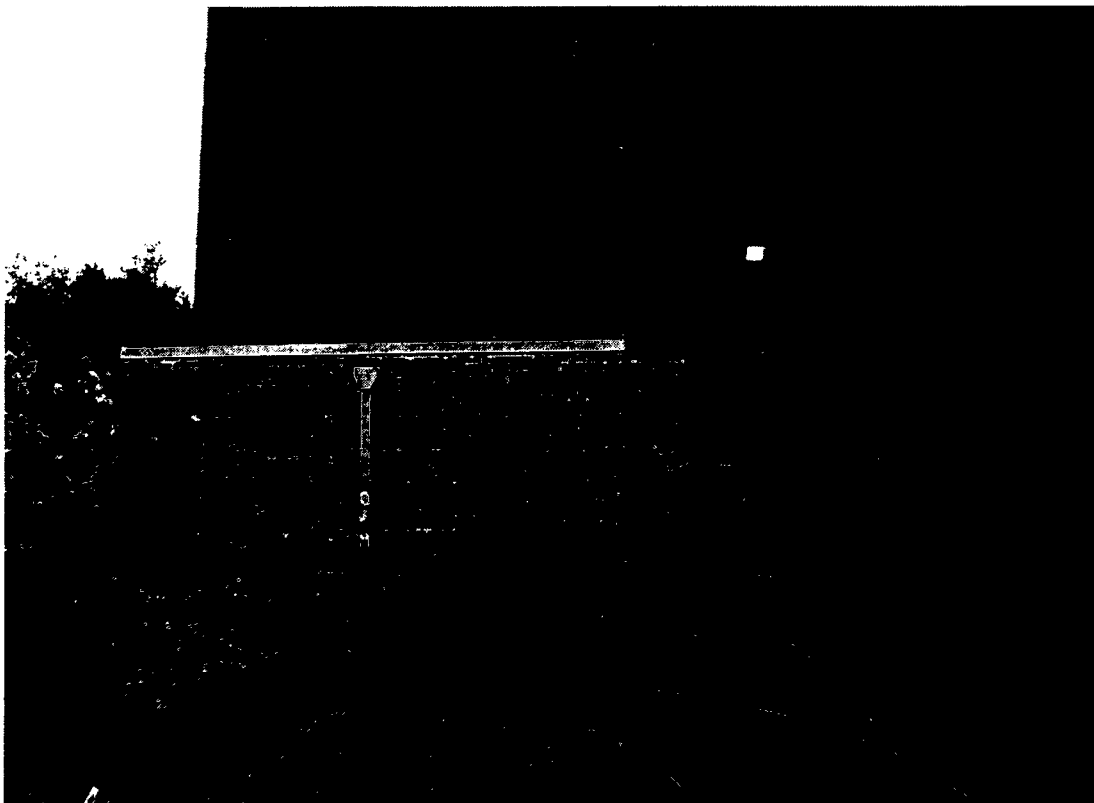




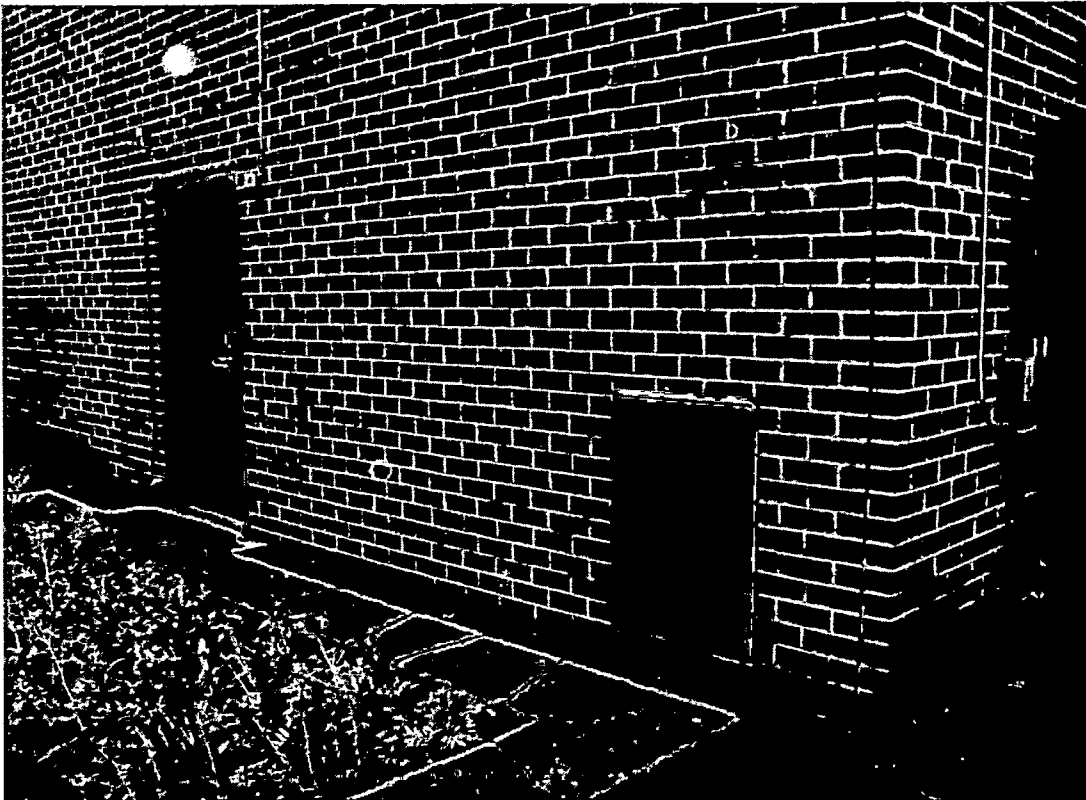
(11)



7051 Carroll Ave. View of Southeast corner (partial elevation.)



7051 Carroll Ave. East Elevation. Mechanical equipment on grade at right.



7051 Carroll Ave. East Elevation – partial view of exhaust fan on right.



7051 Carroll Ave. East Elevation view of exhaust fan to be removed.