

1 Columbia Avenue, Takoma Park
[HPC Case # 37/03-120]

Takoma Park M.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: May 21, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #595224, 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 May 9, 2012 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: Maraline Trager

Address: 1 Columbia 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.





Tori@stillpointmindandbody.com
DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APT 595224

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Tori Paide
Daytime Phone No.: 202-352-5289

Tax Account No.: _____
Name of Property Owner: Maraline Trager Daytime Phone No.: 301-229-2010
Address: 7113 Millwood Rd, Bethesda, MD 20817
Street Number City State Zip Code
Contractor: Signs by Tomorrow-silver spring Phone No.: 301-589-3305
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 1 Columbia Avenue Street: _____
Town/City: Takoma Park Nearest Cross Street: Pine ave + CARROLL AVE
Lot: P3 Block: 16 Subdivision: 0025 account #: 01079075
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 Stab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: Sign

1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: n/a
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.

Tori Paide

4/2/2012

Signature of owner or authorized agent

Date

Approved: _____
Disapproved: _____ Signature: _____ Date: 5/21/12

Application/Permit No.: 595224 Date Filed: 4/3/12 Date Issued: _____

For Chairperson, Historic Preservation Commission

**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:

Federal style house on the border of residential and downtown commercial area. No structural alterations.

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

One sided yard sign made of high density urethane (HDU); smooth and routed to look like wood. Colors will match with current signage with The Still Point logo. Signage will be supported by cedar post, 48" from ground.

2. SITE PLAN

Site and environmental setting; drawn to scale. You may use your plot. 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.

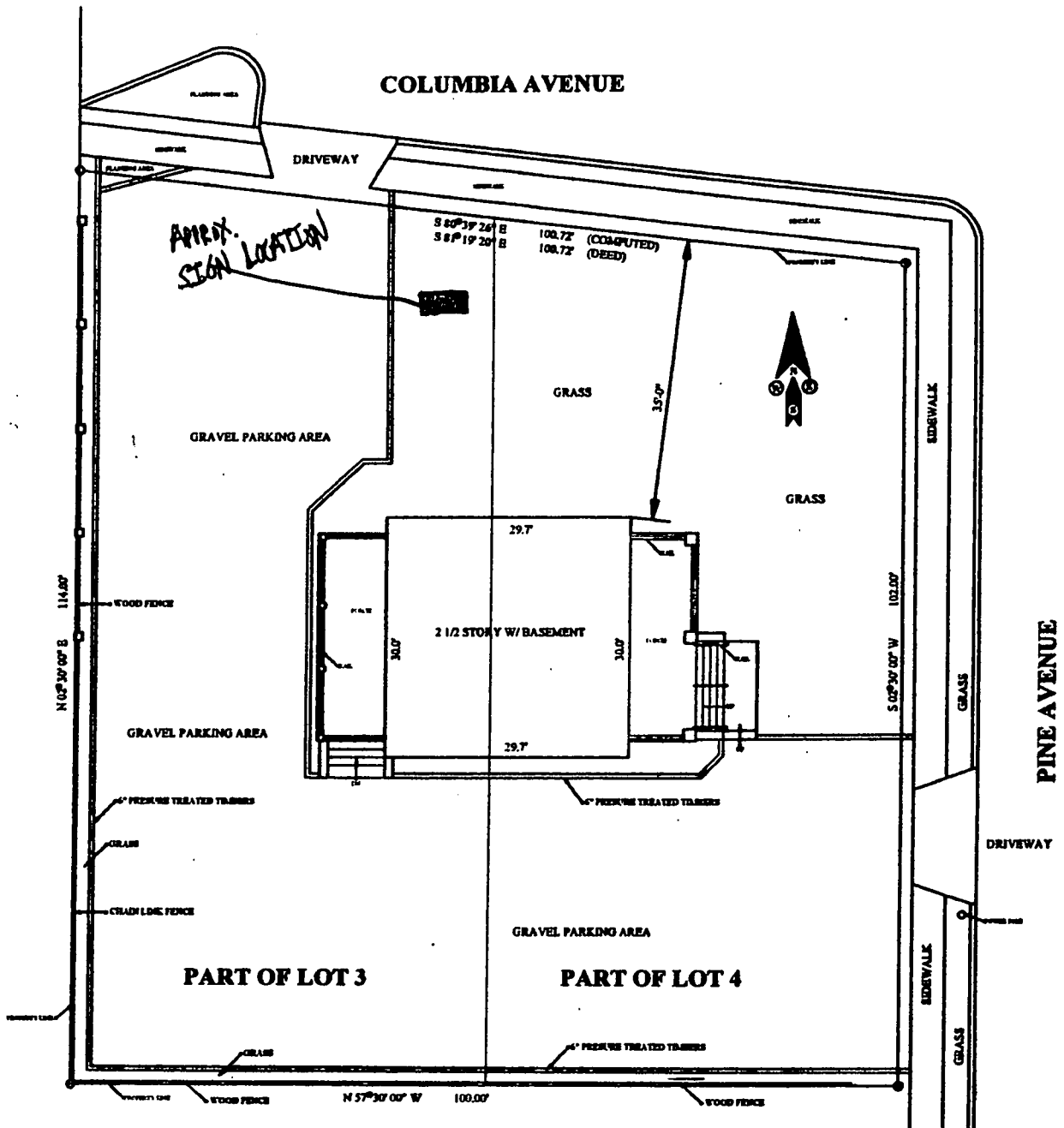
6. TREE SURVEY

If you are proposing construction adjacent to or within the 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.



EXISTING SITE PLAN

SCALE: 1"=20'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 5/2/12

Ms. Maraline Trager
 1 Columbia Ave.
 Takoma Park, MD 20912

ADDRESS: 1 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

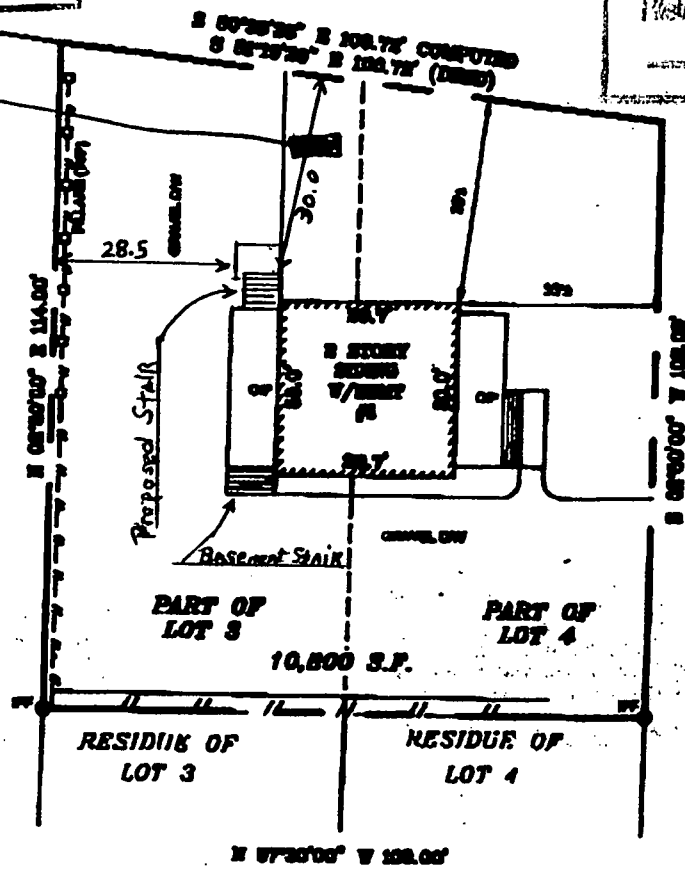
COLUMBIA AVENUE

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 11.19.07

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 12/1/07

APPX. SIGN. LOCATION

LOT 2



- NOTES:**
- THIS IMPROVEMENT LOCATION DRAWING:
 - 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;
 - IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND
 - 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.
 - THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
 - THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
 - SUBJECT TO ALL EASEMENTS ON RECORD.

SCALE: 1" = 20'
FIELD NO. 1007-0011

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS AND OBLIGATIONS AS SHOWN.



FITZROY J. BERTRAND
SURVEYOR

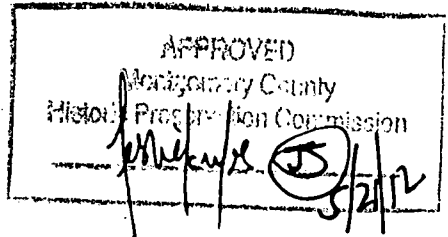
12/1/07
DATE

LOCATION DRAWING
PART OF LOTS 3 & 4 BLOCK 18
BOOK 16987 PAGE 531
B P GILBERT'S ADDITION TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20'
DATE: 12/1/07

REAL ESTATE SURVEYORS & DEVELOPERS, LLC

Residential, Commercial, Industrial and Land
WWW.REALESTATESURVEYORS.NET
CALVERTON TOWERS
11708 BELTSVILLE DRIVE, SUITE 100
BELTSVILLE, MARYLAND 20858
TEL: (301)773-6616 FAX: (301)773-6615

New TSP yard Sign



one sided, faces corner of Columbia and Carroll

- material - HDU - High Density Urethane, 1.5" thick
- smooth + routed (no texture, but resembles wood)
 - cedar posts match sign in "TSP Brown"; attached to back - 48" from ground
- colors - background is "TSP Brown" (see logo)
- all letters are in gold leaf
 - logo swoosh is "TSP Blue" (see logo)
 - cedar posts match sign in "TSP Brown"; attached to back



- Location of new yard signage:
Faces corner of Columbia Ave
+ Carroll Ave.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
5/24/12

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1 Columbia Avenue, Takoma Park	Meeting Date:	5/9/2012
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/2/2012
Applicant:	Maraline Trager	Public Notice:	4/25/2012
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-120	Staff:	Josh Silver
PROPOSAL:	Sign installation		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1910-1920s

PROPOSAL:

The proposed sign installation was approved by the Takoma Park Façade Advisory Board at their March 13, 2012 meeting.

The applicant is proposing to install an approximately 48" long -by- 11" high, freestanding yard sign at the subject property. The proposed sign will be fabricated from 1/6" thick, high density urethane, which will be illuminated by a single gooseneck light fixture and attached to two, 48" high, cedar posts. The proposed sign will face Columbia and Carroll Avenues. The sign material and graphic is consistent with an existing sign on the side elevation of the house that was reviewed and approved by the HPC in 2008.

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 under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

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

DPS - #8

APT 595224

HISTORIC PRESERVATION COMMISSION 301/563-3400 APPLICATION FOR HISTORIC AREA WORK PERMIT

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Daytime Phone No.: 202-352-5289

Tax Account No.: _____
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House Number: 1 Columbia Avenue Street: _____
Town/City: Takoma Park Nearest Cross Street: Pine ave + Carroll ave
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Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Sign

1B. Construction cost estimate: \$ _____

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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: n/a
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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.

Tori Paide
Signature of owner or authorized agent

4/2/2012
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 595224 Date Filed: 4/3/12 Date Issued: _____

Toni Parks
908-229-2389

301-289-9010
90817

301-289-3302

Marline Tract
513 Willow Rd, Bethesda, MD
Signs by Tomorrow-Silver Spring

Pine Ave + Carroll Ave
account #: 01279072

1 Columbia Avenue
Takoma Park
10

1 sign

1/2

1/2

1/2/2012

Toni Parks

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smooth and routed to look like wood. Colors will
match with current signage with The Still Point logo.
Signage will be supported by cedar post, 48" from ground.

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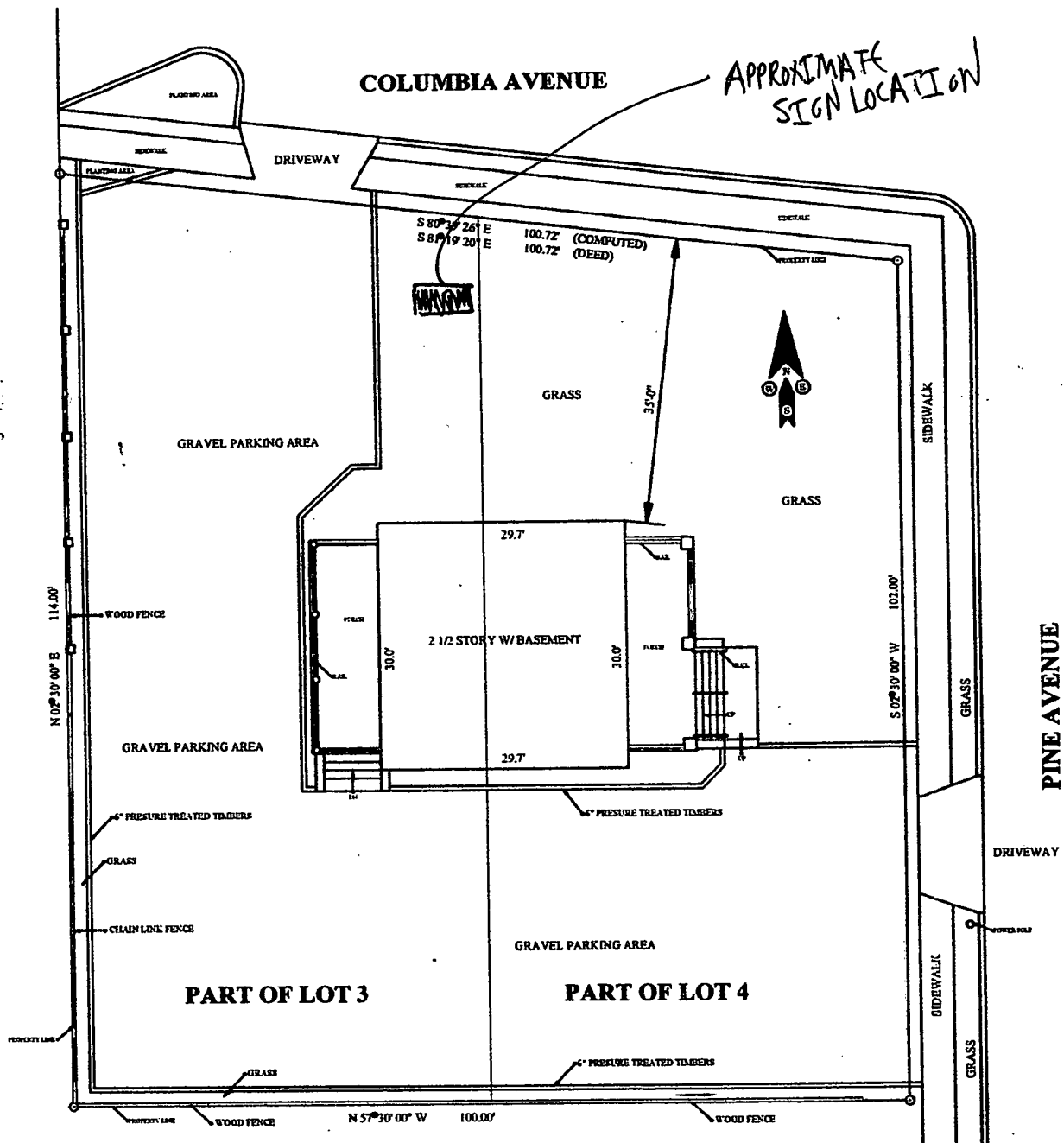
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Federal state laws
and downtown commercial area
investigation of residential
investments in structural
alterations.

One side of the wall - made of high density urethane (HDU).
insulation and covered to look like wood. Color will
match with current siding with the still paint job.
Siding will be supported by cedar post legs from ground.

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
Mrs. Maraline Trager 7113 Millwood Rd. Bethesda, MD 20817	
Adjacent and confronting Property Owners mailing addresses	
Mark Rockman 7105 Carroll Ave.	Gilberts Guff, LLC (7011 Carroll) 5320 Eiamsville Rd. Eiamsville MD 21754
Thomas A + PO Branch 5 Columbia Ave.	Anne Sergeant 5 Pine Ave.



EXISTING SITE PLAN

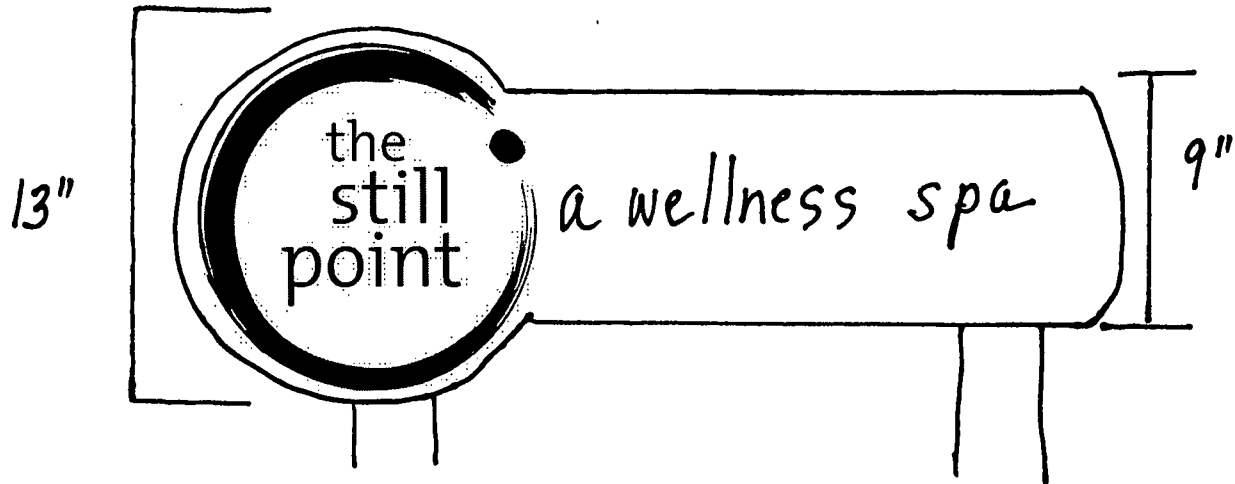
SCALE: 1"=20'-0"

Ms. Maraline Trager

1 Columbia Ave.
Takoma Park, MD 20912

6

New TSP yard Sign

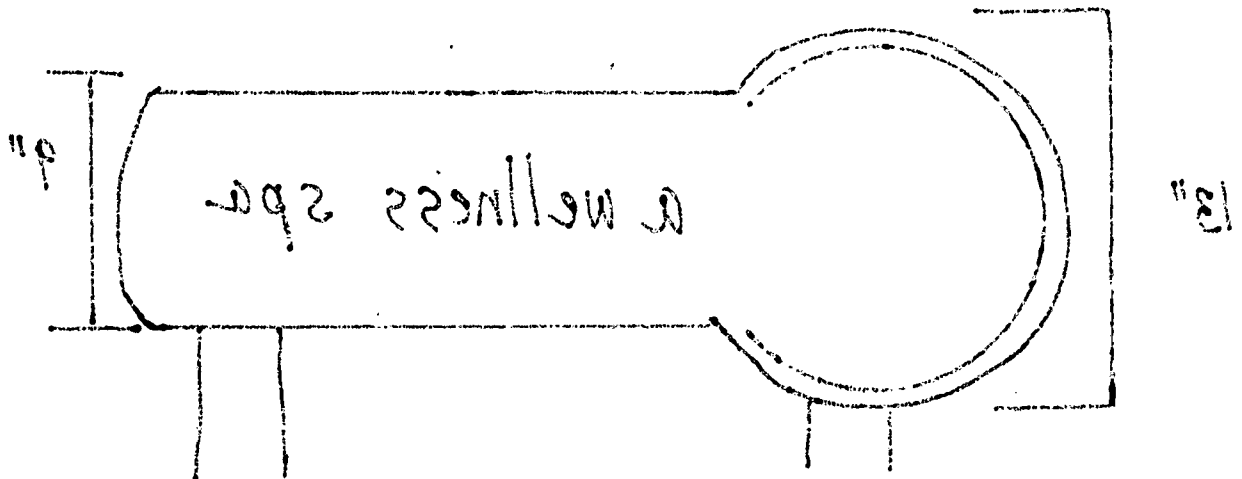


one sided, faces corner of Columbia and Carroll

material - HDU - High Density Urethane, 1.5" thick
- smooth + routed - (no texture, but resembles
- cedar posts match sign in ^{wood} "TSP Brown",
attached to back - 48" from ground

colors - background is "TSP Brown" (see logo)
- all letters are in gold leaf
- logo swoosh is "TSP Blue" (see logo)
- cedar posts match sign in "TSP Brown",
attached to back

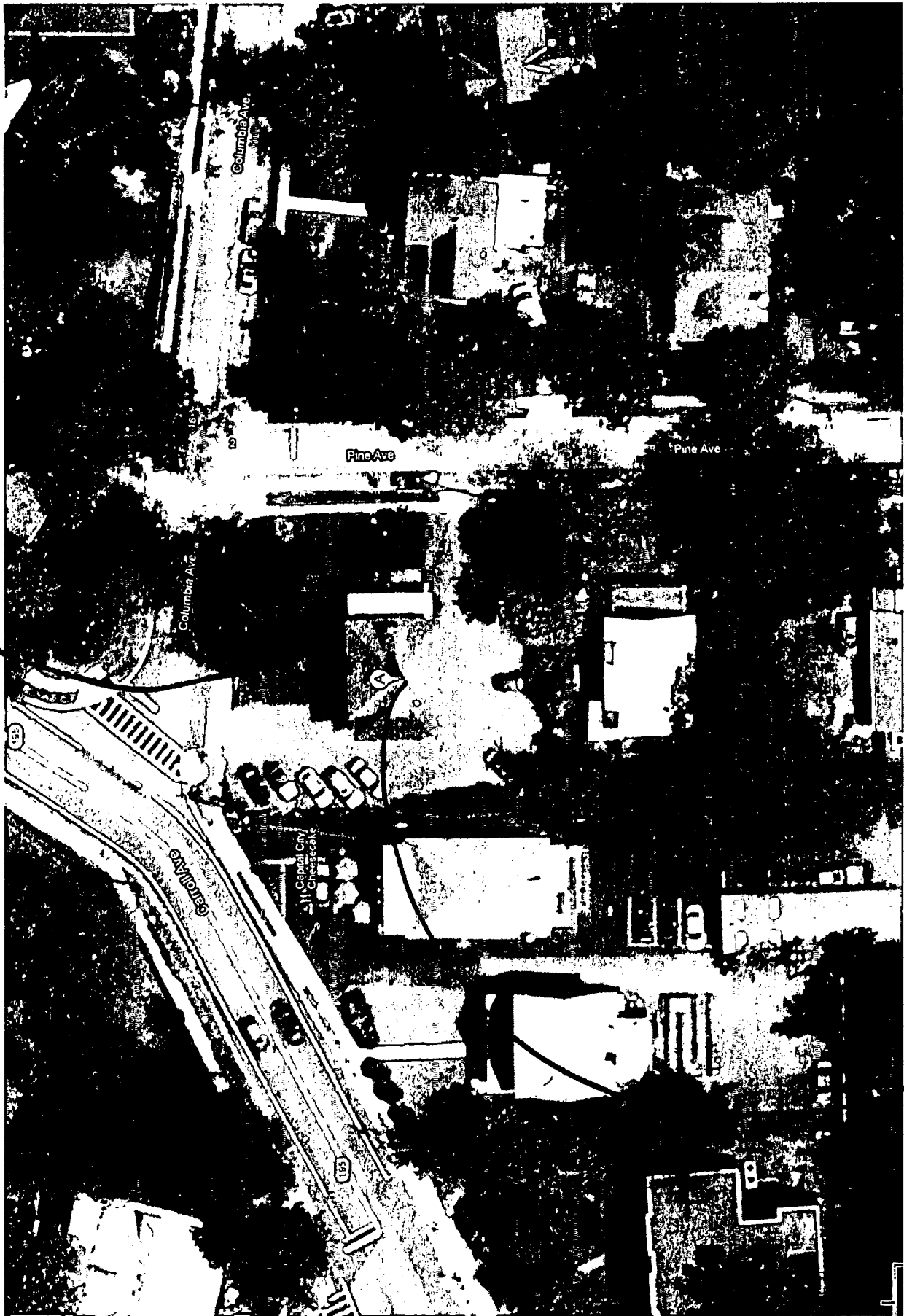
New Tap Yard Sign



one sided, faces corner of Columbia
and Carroll

- attached to back - 48" from ground
- cedar posts water sign in "TSP Brown" (wood)
- 2x4's - routed - no texture, but use staples
- material - HDU - High Density Urethane, 1/2" thick
- all letters are in gold leaf
- background is "TSP Brown" (see logo)
- top 2x4's is "TSP Blue" (see logo)
- cedar posts water sign in "TSP Brown"
- attached to back

APPROXIMATE SIGN LOCATION



1 COLUMBIA AVENUE



↓
- Location of new yard signage:
Faces corner of Columbia Ave
+ Carroll Ave