

7606 Carroll Avenue Takoma Park
[HPC Case # 3763-12L]
Takoma Park H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: December 27, 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 #595177, 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 25, 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: William Kirchiro

Address: 7006 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.





DPS - #8

ALP 595177

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Stacey Brown
Daytime Phone No.: (301) 273-3462

* Tax Account No.: 52-1663889
* Name of Property Owner: WILLIAM J. KIRCHIRO Daytime Phone No.: (301)-270-1234
* Address: 7000 CARROLL AVE, LOBBY, TAKOMA PARK, MD 20912
Street Number City Street Zip Code
Contractor: Sign * A * Rama Silver Spring Phone No.: (301) 273-3462
Contractor Registration No.: _____
Agent for Owner: Mark Cho Daytime Phone No.: 301-270-1884

LOCATION OF BUILDING/PREMISE

House Number: 7006 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: Signage
1B. Construction cost estimate: \$ 1,151
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: _____

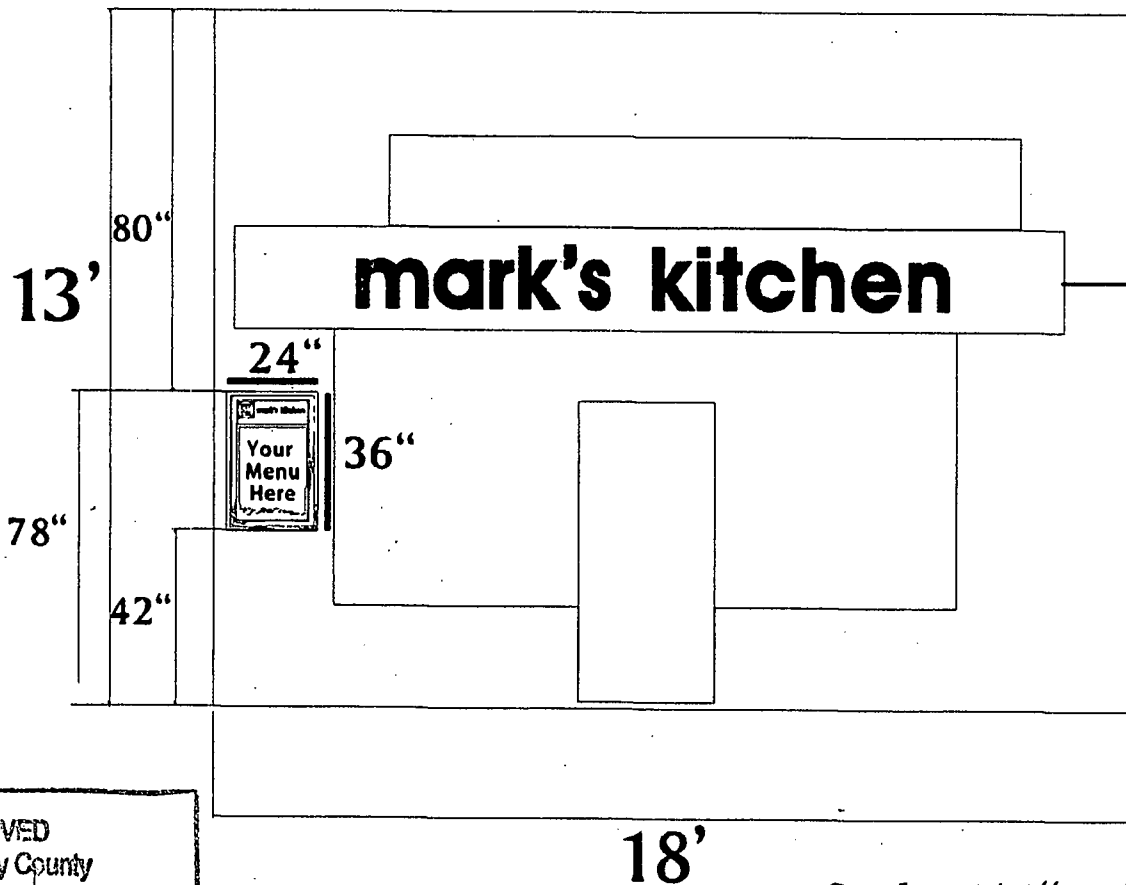
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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: 4-3-12
Signature of owner or authorized agent

Approved: [Signature] Chairperson, Historic Preservation Commission
Disapproved: _____
Application/Permit No.: 595177 Date Filed: 4/3/12 Date Issued: 12/27/12
EMC



Existing Awning
2'Hx17'W

~~Menu Board~~ Menu Board

Outdoor Enclosed Corkboard
Menu Board w/ Header

~~Menu Board~~

SIZE: 24" W x 36" H
Color Frame: Silver

Includes:
Custom Logo

Scale: 1/4" = 1'

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
2/27/12



mark's kitchen

7006 Carroll Avenue
Takoma Park MD 20912

Sign A Rama Silver Spring

9439 Georgia Ave.
Silver Spring, MD 20910
PH: (301) 273-3462

This is an unpublished drawing created by Sign A Rama Silver Spring. It is submitted for your exclusive use, in connection with a project being planned. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. This drawing is the property of Sign A Rama Silver Spring.



Silver Spring

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7006 Carroll Avenue, Takoma Park	Meeting Date:	4/25/2012
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/18/2012
Applicant:	William Kirchiro (Stacey Brown, Agent)	Public Notice:	4/11/2012
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-12L	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 with two conditions by the Takoma Park Façade Advisory Board at their March 13, 2012 meeting:

1. *The frame of the menu board will be similar in color to the building's window frames*
2. *The conduit to illuminate the sign shall not be exposed.*

The applicant is proposing to install a 24" x 36" menu board sign on the front façade of the building. The proposed box sign will be internally illuminated and consist of a metal frame exterior boarder. Staff confirmed with the applicant's agent the sign will comply with the Façade Advisory Board's conditions of approval identified above.

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) and (2) 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.

ALP 595177



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Stacey Brown
Daytime Phone No.: (301) 273-3462

* Tax Account No.: 52-166389
* Name of Property Owner: WILLIAM J. KIRCHIRO Daytime Phone No.: (301) 270-1234
* Address: 7000 CARROLL AVE, LOBBY, TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: Sign * A * Rama Silver Spring Phone No.: (301) 273-3462
Contractor Registration No.: _____
Agent for Owner: Mark Cho Daytime Phone No.: 301-270-1884

LOCATION OF BUILDING/PREMISE

House Number: 7006 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____
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"/> AC | <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: \$ 1,151
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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/basement

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.

Mark Cho Signature of owner or authorized agent 4-3-12 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 595177 Date Filed: 4/3/12 Date Issued: _____
EMC

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

3

4

PLEASE PRINT (IN BLUE OR BLACK INK) ON TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

For ALL projects, provide an accurate list of adjacent and adjoining 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, Rochdale, (301/279-1355).

7. ADDRESSES OF ADJACENT AND ADJOINING PROPERTY OWNERS

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.

6. TREE SURVEY

- a. Clearly labeled photographic prints of each facade of existing resources, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly labeled photographic prints of the resources as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

5. PHOTOGRAPHS

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.

4. MATERIALS SPECIFICATIONS

- 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 colors 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.

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 permitted.

3. PLANS AND ELEVATIONS

- 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.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

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

No changes to the existing structure of 7006 Carroll Avenue with the exception of minimal anchor points. Signage will fit within existing architectural features. Current photos of building attached.

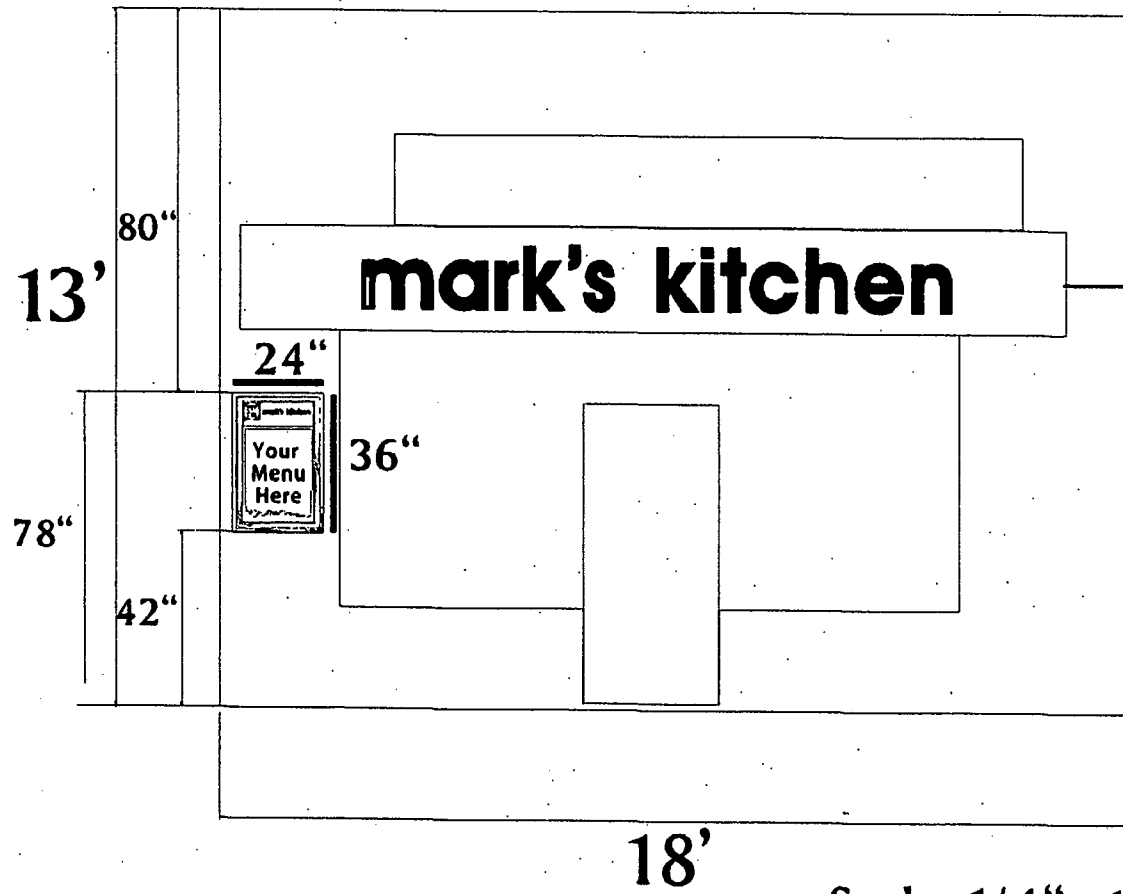
1. WRITTEN DESCRIPTION OF PROJECT

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

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

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

<p>*Owner's mailing address 7000 CARROLL AVE, LOBBY TAKOMA PARK, MD 20912</p>	<p>*Owner's Agent's mailing address SAME</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>7006 Carroll Ave - Office 7000 Carroll Ave, Lobby Takoma Park MD 20912</p>	<p>7006 Carroll Ave - Middle Eastern Cuisine 7000 Carroll Ave, Lobby Takoma Park MD 20912</p>
<p>7002 Carroll Ave 7000 Carroll Ave, Lobby Takoma Park MD 20912</p>	



Existing Awning
2'Hx17'W

Illuminated Menu Board
Outdoor Enclosed Corkboard
Menu Board w/ Header

ILLUMINATED
SIZE: 24" W x 36" H
Color Frame: Silver

Includes:
Custom Logo

Scale: 1/4" = 1'

92



mark's kitchen
7006 Carroll Avenue
Takoma Park MD 20912

Sign A Rama Silver Spring
9439 Georgia Ave.
Silver Spring, MD 20910
PH: (301) 273-3462

This is an unpublished drawing created by Sign A Rama Silver Spring. It is submitted for your exclusive use, in connection with a project being planned. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. This drawing is the property of Sign A Rama Silver Spring.



Silver Spring



Customer:	
Company:	
Address:	
City:	State/ZIP:
Phone:	

Menu Board

Job No.:	Date:
	3/27/2012
Order Date:	Salesperson:
Sign Dimensions:	Estimate:
666.211in x 499.658in	\$0.00
Comments:	

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



7006 CARROLL AVENUE

Silver, Joshua

From: Erkin Ozberk <ErkinO@takomagov.org>
Sent: Friday, April 06, 2012 1:18 PM
To: Fothergill, Anne
Cc: Silver, Joshua; Sara Daines
Subject: Re: Facade Advisory Board

Hi Anne,

The Mark's Kitchen proposal for a wall-mounted menu board was discussed at the March 13 Façade Advisory Board meeting. The board approved the proposal with the following conditions:

- 1) That the frame of the menu board is similar in the color to the window frame.
- 2) That the conduit to illuminate the sign shall not be exposed.

Please let me know if you have any questions. Also, Carman Lam has left the City so please consider me your point of contact moving forward.

All the best,

Erkin

--

Erkin Ozberk
Planner
Housing and Community Development
City of Takoma Park
7500 Maple Avenue
Takoma Park, MD 20912

tel: (301) 891-7213
fax: (301) 270-4568

ErkinO@takomagov.org

www.takomaparkmd.gov

www.thenewave.com

the New Ave - Where Takoma meets the world!

>>> "Fothergill, Anne" <Anne.Fothergill@montgomeryplanning.org>

4/6/2012 11:10 AM >>>

Has Mark's Kitchen gone to the Façade Advisory Board yet for their proposed signage? If not, we will tell them to contact your office and please let us know who would be the appropriate staff person to contact.

thanks,
Anne

Anne Fothergill
Planner Coordinator
M-NCPPC
Montgomery County Planning Department
Functional Planning and Policy Division
Historic Preservation Section
1400 Spring Street, Suite 500W
Silver Spring, MD 20910
(301) 563-3400 phone
(301) 563-3412 fax
anne.fothergill@montgomeryplanning.org<<mailto:anne.fothergill@montgomeryplanning.org>>
www.montgomeryplanning.org/historic<<http://www.montgomeryplanning.org/historic>>