

700 S CARROLL AVENUE, TAKOMA PARK  
[HRC CASE # 37/3-1300]

TAKOMA PARK H.D.

# City of Takoma Park

**Housing & Community  
Development**

Telephone: (301) 891-7119  
Fax: (301) 270-4568



September 11, 2013

Mr. William Kirwan  
Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: 7005 Carroll Avenue, Takoma Park, MD 20912

Dear Mr. Kirwan,

The Takoma Park Facade Advisory Board met on September 10, 2013, to review the design proposal as presented by Howard Miller on behalf of Solar Nails Spa, at 7005 Carroll Avenue, Takoma Park. The proposal is to be considered by the Historic Preservation Commission.

The Board found the proposal to be in general compliance with the design guidelines developed for the area. The Board approved the sign proposal with the following specifications:

- Solid acrylic letters
- No illumination
- Background of sign should be a dark color, similar to the window framing, letters should be a metallic silver or ivory

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district. If you have any questions regarding the Board's action, please call me at 301-891-7205.

Sincerely,

Rosalind Grigsby  
Community Development Coordinator

cc. Mr. Howard Miller

September 27, 2013

Montgomery County Department of Parks and Planning

Historic Preservation Section

8787 Georgia Avenue

Silver Spring, Maryland 20910-3760

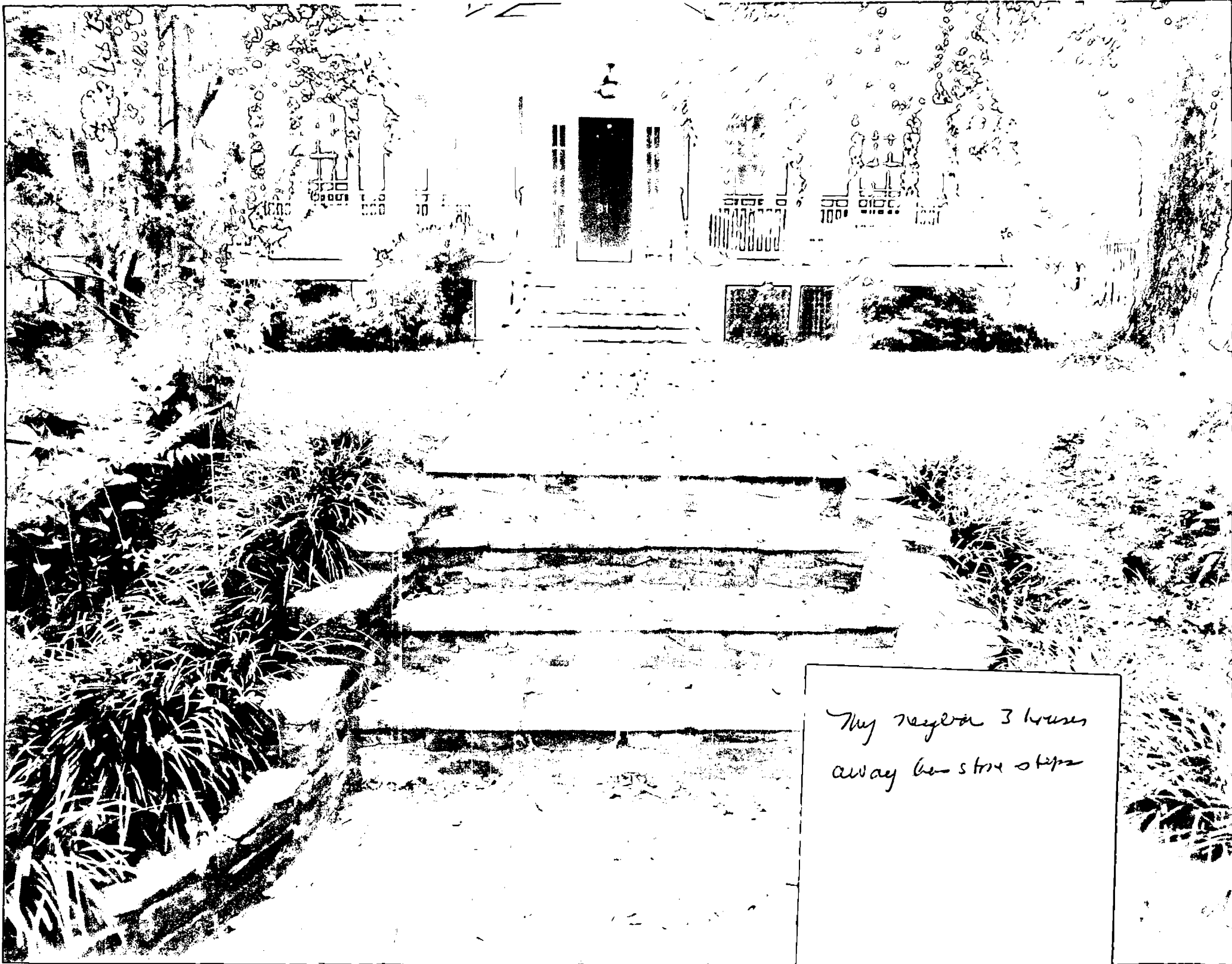
Gentlemen:

I am the owner of 15 Oxford Street in Chevy Chase Village. The house is ninety-six years old, and the front brick steps are in need of repair. Many of my neighbors including the Reaves at 17 Oxford Street (directly next door) have redone their steps and front walkways in stone (please see photos). I would like to do the same as the bricks are crumbling and a danger. I think the stone would be both attractive and a lot safer. The walkway itself is a stoney cement with brick steps. I do not know what the original was, but the back terrace is the original stone. I hope to do this work next Spring. Thank you,

Nancy Huidekoper, 15 Oxford Street, Chevy Chase, MD 20815

*Nancy Huidekoper*  
(301-656-7059)

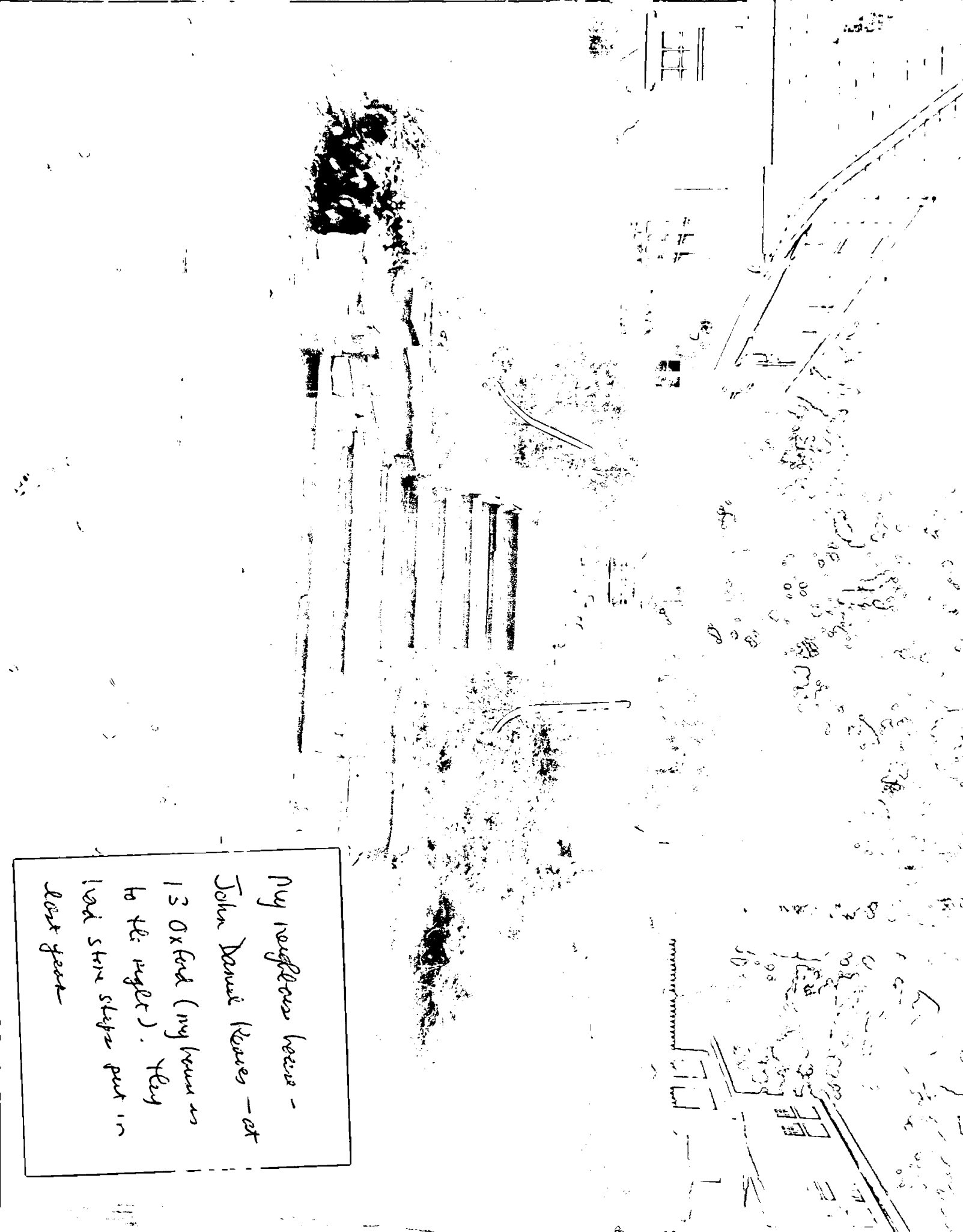
*\* Please let me know if I need do any thing  
further to OK this stone work to be  
done next Spring. Thank you.*



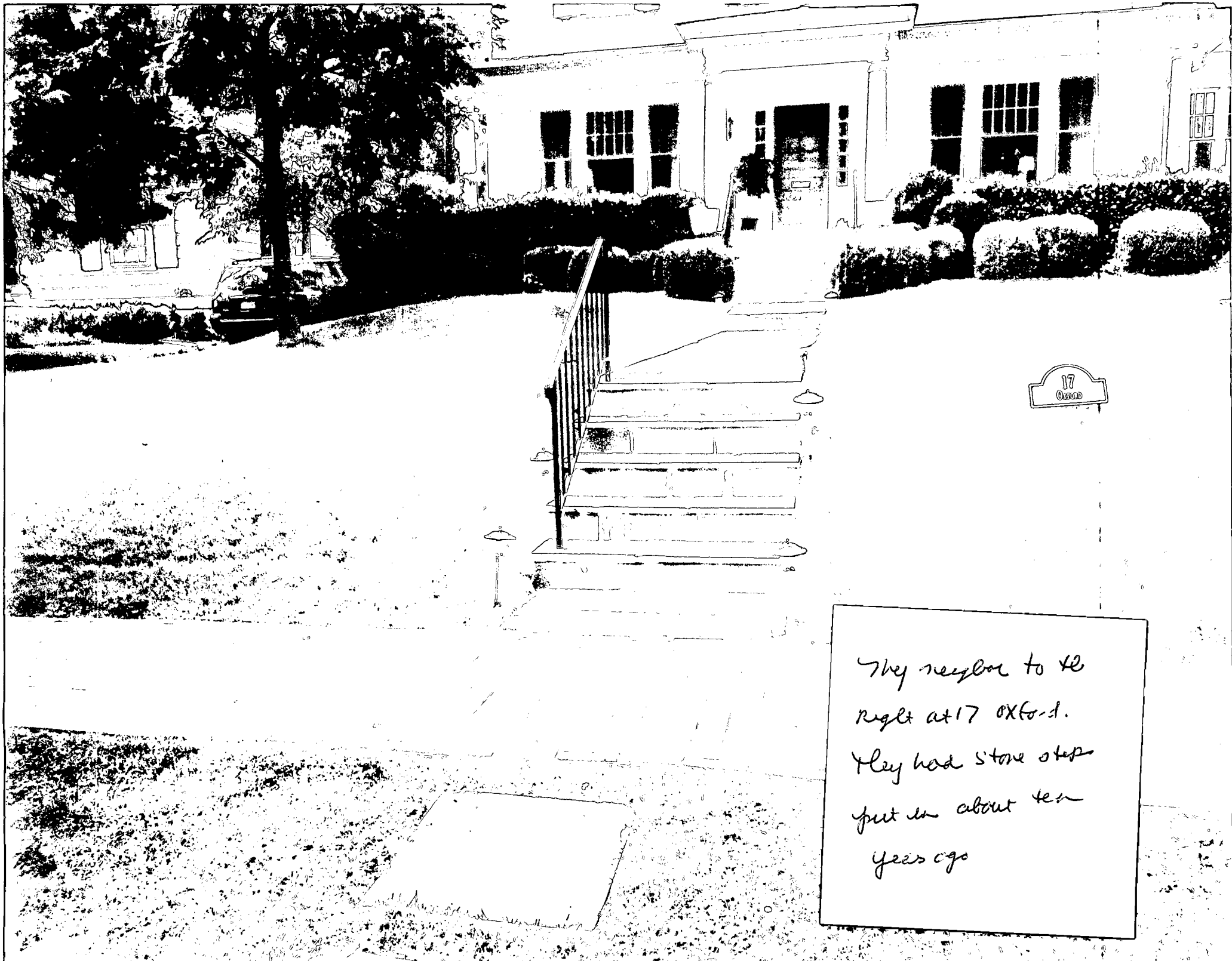
My neighbor 3 houses  
away has stone steps

They've been five  
years away put  
in stone steps





My neighbors house -  
John Deane leaves - at  
13 Oxford (my house is  
to the right). They  
had skin steps put in  
last year



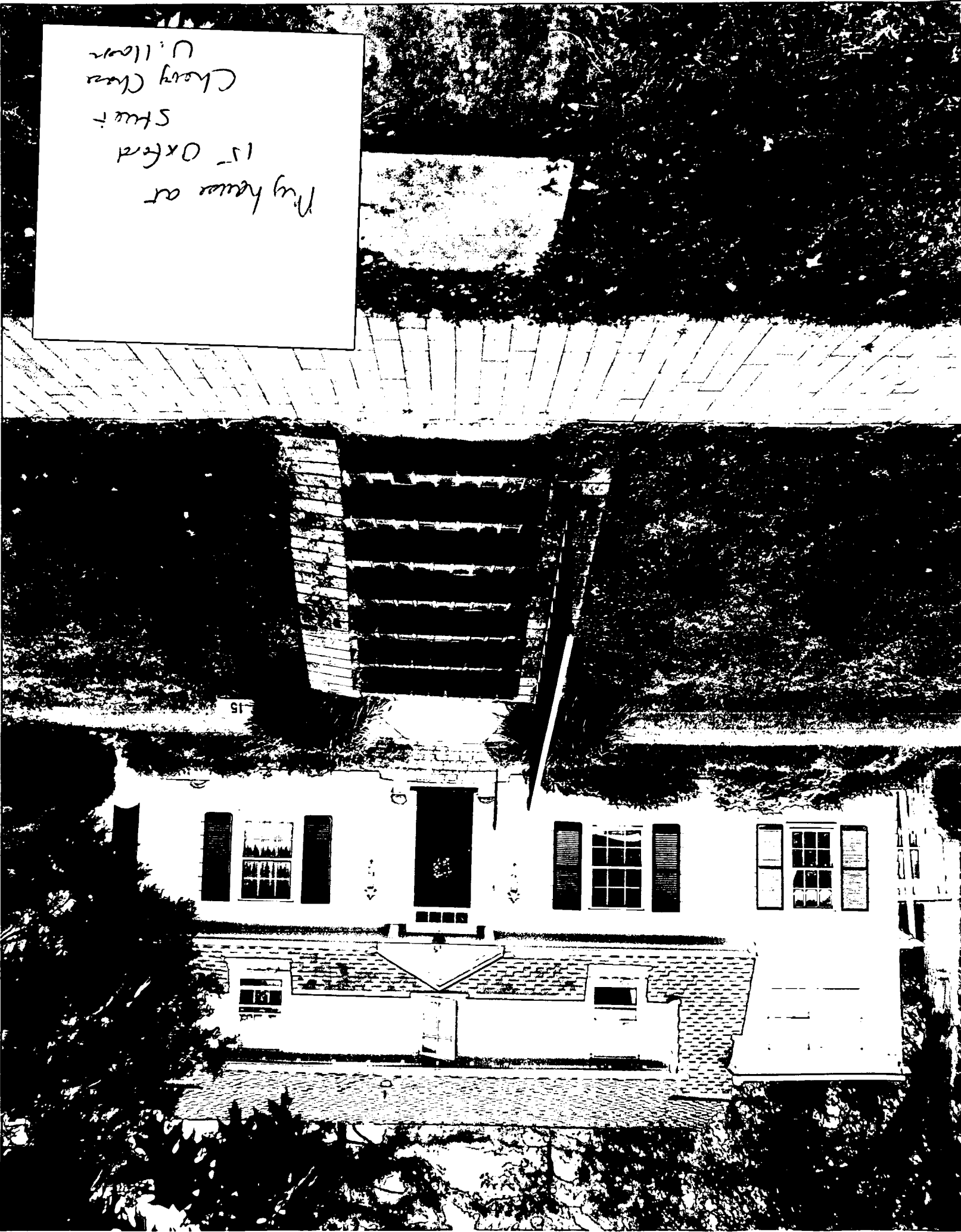
17  
OXFORD

They appear to be  
right at 17 Oxford.  
They had stone steps  
put in about ten  
years ago

U. 1100  
Cherry Cross  
Street

15 Oxford

My house at





**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7005 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	12/04/2013
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	11/27/2013
<b>Applicant:</b>	Tom Papadopollos	<b>Public Notice:</b>	11/20/2013
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-1300	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Signage installation		

**STAFF RECOMMENDATION:**

- Approve  
 Approve with conditions

*The applicant must comply with the conditions set forth by the Takoma Park Façade Advisory Board per the attached letter on Page 6. The applicant will submit a revised set of plans to HPC staff for final review and approval prior to applying for a sign permit at DPS.*

**ARCHITECTURAL DESCRIPTION**

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

**PROPOSAL:**

*Note: The proposal was reviewed and approved with conditions by the Takoma Park Façade Advisory Board at their September 10, 2013 meeting. The conditions of approval can be found on page 6 of the staff report packet.*

The applicant is proposing to apply solid acrylic letters on a 2' high, existing sign board on the front façade of the building.

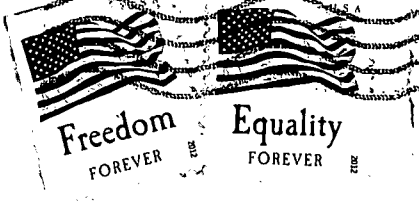
**APPLICABLE GUIDELINES:****Montgomery County Code; Chapter 24A-8**

- (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

~~Handwritten~~  
15 Oxford Street  
Cherry Chase, MD 20415

CAPITAL DISTRICT 200/208

30 SEP 2013 PM 4 L



Montgomery Co Dept of Park + Planning  
Historic Preservation Section  
8787 Georgan Avenue  
Silver Spring, MD 20910-3760

20910376099



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](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email:
Contact Person:
Daytime Phone No.:
Tax Account No.:
Name of Property Owner:
Address:
Contractor:
Contractor Registration No.:
Agent for Owner:

House Number:
Street:
Town/City:
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
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
Other:

1B. Construction cost estimate: \$

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

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 foot 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 of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

**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
TESSIO <del>BARRETT</del> , LLC 1420-B 21 <sup>st</sup> ST NW WASHINGTON DC 20036	<u>SAME</u> Attention Tom PAPADOPOULOS
Adjacent and confronting Property Owners mailing addresses	



**Main Street Façade Improvement Grant  
Property Owner Approval Form**


Name of business owner: Kieu T. Dang

Name of business: Solar Nails

Business address: 7005 Carroll Ave. Washington DC 20012

I, Thomas Papadopoulos, TESSIO LLC (Property Owner),  
being the owner of the above-described property, have reviewed the façade improvements  
proposed by the business owner above, and hereby grant permission for the following work:

FACADE SIGNAGE AS PER  
ATTACHED CITY OF TAKOMA  
PARK LETTER

Signature:   
Print Name: Thomas Papadopoulos  
Date: 10/30/13  
Company: ~~FAÇADE~~ TESSIO, LLC  
Address: 1420-B 21<sup>st</sup> ST. NW  
WASHINGTON DC  
20036

# City of Takoma Park

Housing & Community  
Development

Telephone: (301) 891-7119  
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7500 Maple Avenue  
Takoma Park, MD 20912

September 11, 2013

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Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: 7005 Carroll Avenue, Takoma Park, MDd 20912

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The Board found the proposal to be in general compliance with the design guidelines developed for the area. The Board approved the sign proposal with the following specifications:

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- No illumination
- Background of sign should be a dark color, similar to the window framing, letters should be a metallic silver or ivory

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district. If you have any questions regarding the Board's action, please call me at 301-891-7205.

Sincerely,

Rosalind Grigsby  
Community Development Coordinator

cc. Mr. Howard Miller

**TESSIO, LLC**  
**6001 MONTROSE ROAD**  
**SUITE 700**  
**ROCKVILLE, MARYLAND 20852**  
(301) 984-8900  
FAX (301) 881-1539

October 23, 2013

**VIA EMAIL AND FIRST CLASS MAIL**

Kathy Dang  
C/o SOLAR NAIL SALON  
7005 Carroll Avenue  
Takoma Park, Maryland 20912-4429

RE: 7005 CARROLL AVENUE

Dear Kathy:

Tom Papadopoulos has forwarded me the forms you sent him regarding the proposed façade renovation and application for City funds associated with that work. Please be advised as follows:

1. You may proceed to complete, execute as authorized agent of Landlord, and file such paperwork with the City for the intended purpose.
2. Attached find a current survey of the property which you will need to attached to the filing. (No site plan is available and the form indicates a survey is an acceptable substitute.)
3. Please submit to Tom the plans you intend to submit to the City for Landlord's prior approval. Also, advise at that time the amount of funds you are seeking from the City and the anticipated cost of the work you are planning to perform.

Thank you.

Sincerely,

TESSIO, LLC

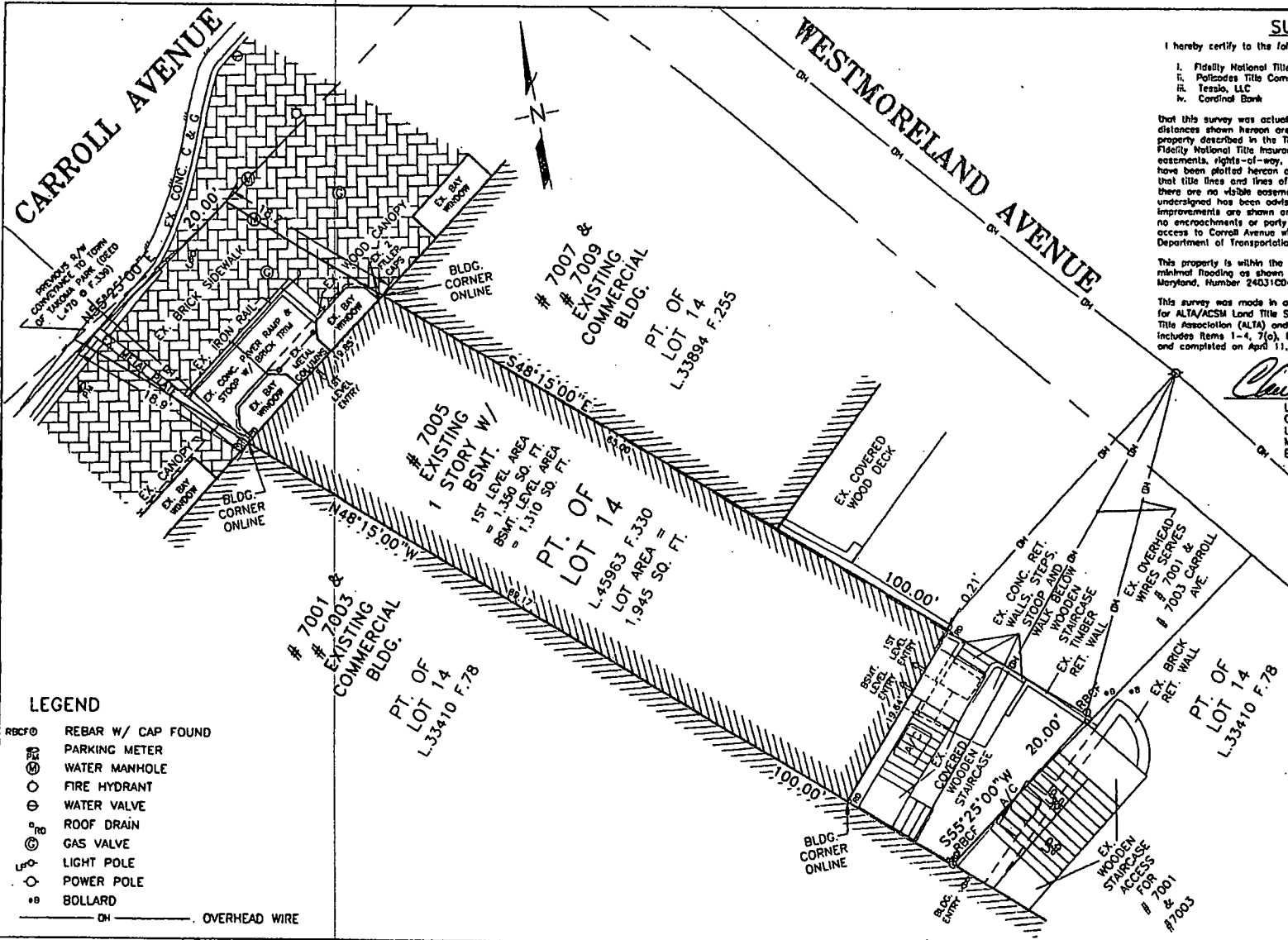
By: Robert K. Rubin  
Robert K. Rubin, Managing Member

RKR/kas  
Enclosure

Cc: Tom Papadopoulos – via email

7





**SURVEYOR'S CERTIFICATE**

I hereby certify to the following parties, their successors and/or assigns:

- i. Fidelity National Title Insurance Company
- ii. Pollockes Title Company
- iii. Tesso, LLC
- iv. Cardinal Bank

that this survey was actually made upon the ground and that all information, courses and distances shown hereon are correct; that the property described hereon is the same property described in the Title Insurance Policy No. 27308-8798838 as provided by Fidelity National Title Insurance Company, effective date November 28, 2012; that all easements, rights-of-way, covenants and restrictions referenced in said title commitment have been plotted hereon or otherwise noted as to their effect on the subject property; that title lines and lines of actual possession are the same; that, except as shown there are no visible easements or rights-of-way on said property of which the undersigned has been advised; that the size, location and type of buildings and improvements are shown and are within the boundary lines of the property; that there are no encroachments or party walls affecting this property; and that the property has direct access to Carroll Avenue which is publicly maintained street by the State of Maryland Department of Transportation.

This property is within the Sligo Creek Watershed. It lies in Flood Zone X, area of minimal flooding as shown on FEMA Flood Insurance Rate Map of Montgomery County, Maryland, Number 24031C04600 dated September 28, 2006.

This survey was made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by The American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS), and includes Rems 1-4, 7(c), 8, 13 & 14 of Table A thereof. The field work was updated and completed on April 11, 2013.

*Charles T. Grimalley*  
 LANDMARK ENGINEERING, INC.  
 Charles T. Grimalley, Registered Professional  
 Land Surveyor  
 Maryland Registration No. 21392  
 Expiration: February 4, 2014



**LEGEND**

- RBCFD REBAR W/ CAP FOUND
- ⊕ PARKING METER
- ⊕ WATER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ ROOF DRAIN
- ⊕ GAS VALVE
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ BOLLARD
- OH — OVERHEAD WIRE

DRAWN BY: DCV	REFERENCE
DATE: MAY 16, 2013	DEED: L. 45963 F. 330
SCALE: 1" = 10'	P.B. A PLAT NO. 49
JOB NO.: 1313	

ALTA/ACSM LAND TITLE SURVEY  
 PART OF LOT 14  
 B.F. GILBERT AND THOMAS E. WOOD'S SUBDIVISION OF PART OF LOT 5 OF GRAMMER PARK  
 LIBER 45963 FOLIO 330  
 7005 CARROLL AVENUE  
 13TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



**LANDMARK ENGINEERING, INC.**  
 6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-6001  
 ROCKVILLE, MARYLAND 20852 FAX: (301) 230-6884  
 CONSULTING ENGINEERS PLANNERS SURVEYORS

8



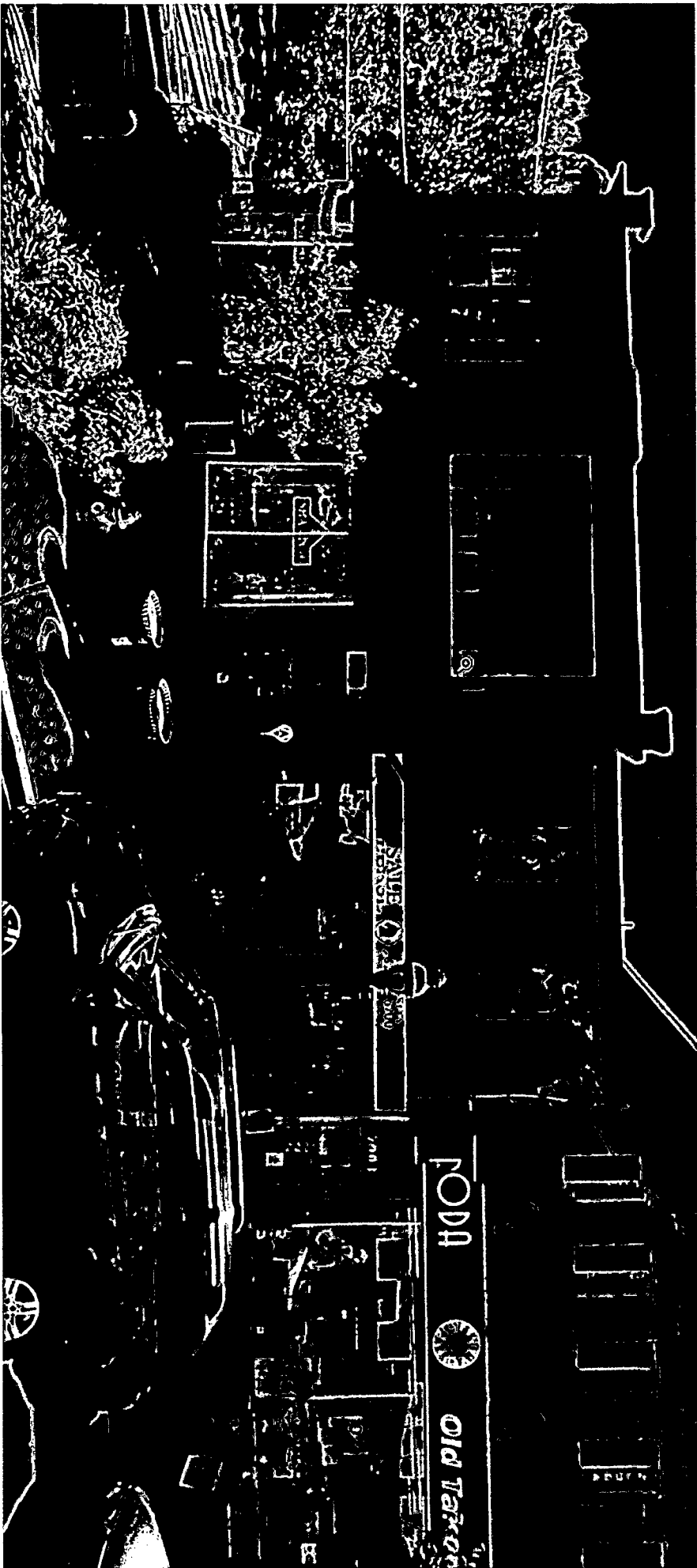
**SIGN SCALE  
0.25"-1'-0"**

**BANNERS SIGNS ETC  
7252 ARLINGTON BLVD  
FALLS CHURCH, VA 22042**

**CUSTOMER NAME  
SOLAR NAILS SPA  
7005 CARROLL AVE.  
TAKOMA PARK MD 20912**

**PROJECT  
SOLID ACRYLIC BLACK LETTERS  
1/2 RETURN IN BLACK  
MOUNT DIRECT ON THE STORE FRONT  
NONE ILLUMINATE**

21



7005  
CARROLL AVE.



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

William Kirwan  
Chairperson

Date: December 11, 2013

### 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 #653511, signage installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the December 4, 2013 meeting.

*The applicant must comply with the conditions set forth by the Takoma Park Façade Advisory Board per the dated September 11, 2013. The applicant will submit a revised set of plans to HPC staff for final review and approval prior to applying for a sign permit at DPS.*

Applicant: Tom Papadopollos  
Address: 7005 Carroll Avenue, Takoma Park





HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
 01069032 Daytime Phone No.: \_\_\_\_\_  
 Tax Account No.: Tom PAPAPOPOLOS  
 Name of Property Owner: ~~\_\_\_\_\_~~ TESSIO, LLC Daytime Phone No.: 202 466 2200  
 Address: 1420-B 21st ST NW Washington DC 20036  
Street Number City Street Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PERMITS**  
 House Number: 7085 CARROLL AVE Street: CARROLL AVE  
 Town/City: TAKOMA PARK Nearest Cross Street: CARROLL ST  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

Solid acrylic  
 letters 18'0" x 8'0"  
 (144 sqft)  
 non-illuminated  
 sign sign.

**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: \$ 980.00

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

"SOLAR NAILS SPA"

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

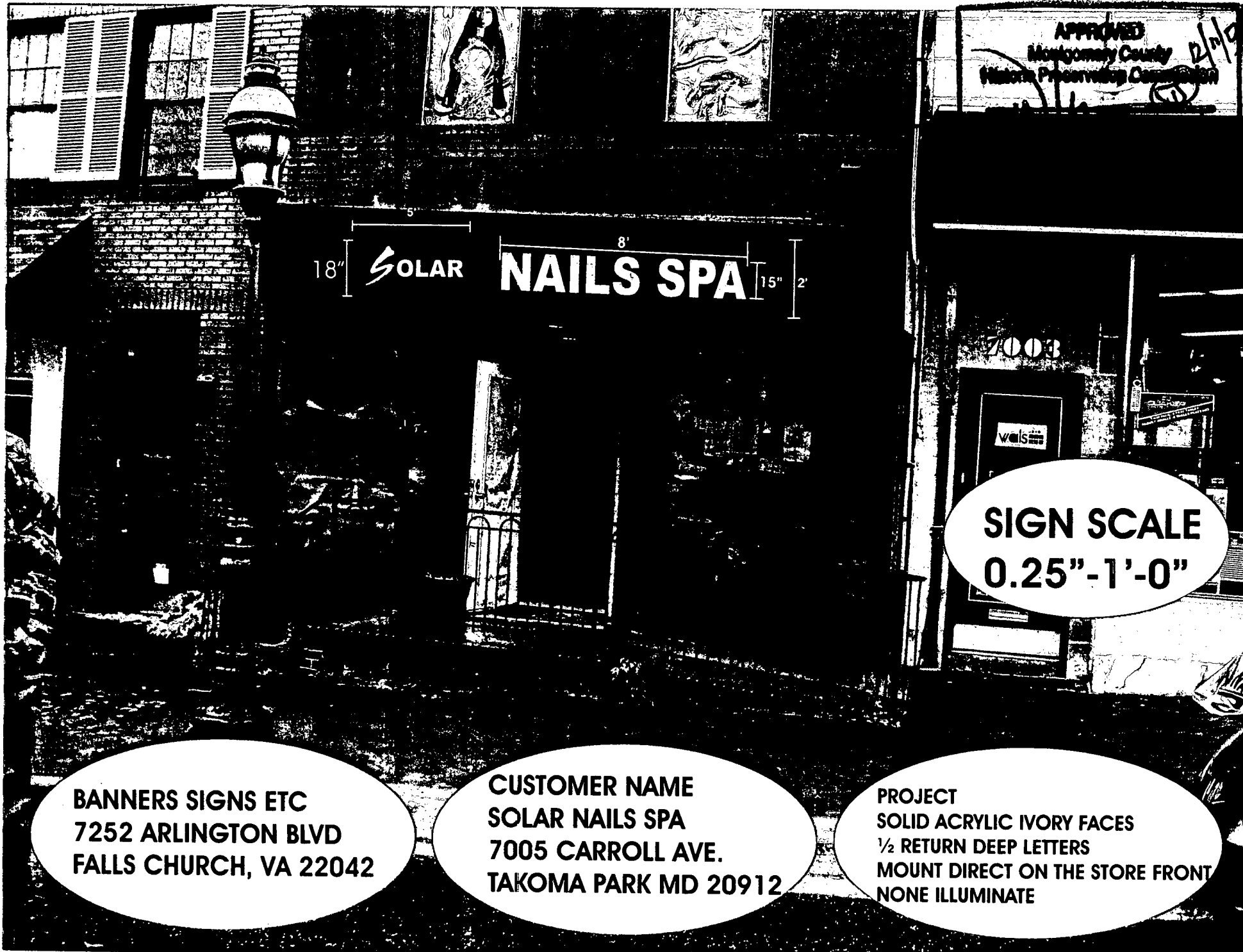
**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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: 10-31-13  
Signature of Owner/authorized agent

Approved: *[Signature]* \_\_\_\_\_ for Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 12/31/13  
 Application/Permit No.: 653511 Date Filed: 10-30-13 Date Issued: \_\_\_\_\_



APPROVED  
Montgomery County  
Historical Preservation Commission  
2/1/9

18" SOLAR NAILS SPA 15" 2'  
8'

SIGN SCALE  
0.25"-1'-0"

BANNERS SIGNS ETC  
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Community Development Coordinator

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