



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

October 9, 2026

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1168808 – Fenestration alterations, fence installation, deck construction, and mechanical equipment installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with three (3) conditions** at the October 7, 2026 HPC meeting:

1. The applicant must submit final window and door schedules with dimensions, and corresponding order forms.
2. New trim on side door openings must be wood and match the dimensions and profiles of the existing windows.
3. The pressure-treated fencing on the lower-level east side porch must be painted after a curing period of 6 months.

The HPC staff has reviewed and stamped the attached submission materials.

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: 7042-7044 Carroll Avenue LLC (Bestudio, LLC, Agent)
Address: 7044 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 work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The subject property is located at 7044 Carroll Avenue in Takoma Park, Montgomery County, Maryland, and is identified as Lot 24, Block 6 of the Lipscomb & Earnest, Trustees' Addition to Takoma Park. The lot encompasses approximately 4,765 square feet and fronts on Carroll Avenue, which has a 50-foot right-of-way.

The structure on the property is a mixed-use, building consisting of two distinct volumes. The volume to the east contains dwelling units, with a frame porch at the front entry and a hip roof with dormers. The volume to the west, which is the subject of this application, most recently housed a clothing store and contains a large storefront window on both the first and second floor with a flat roof. The first floor of the structure extends beyond the second floor depth, with a lower flat roof towards the rear yard.

The property features landscape plantings along the brick front walkway and is set back appropriately from Carroll Avenue. A concrete driveway provides vehicular access.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Renovation of (6) dwelling units in a mixed-use building in the historic Takoma Park Historic District of Montgomery County, MD. The scope of work includes reconfiguration of the dwelling units, construction of a rear yard deck off the first floor, submetering the existing water line serving both the existing apartments and commercial space, installing individual hot water heaters in each unit, installing individual heat pumps in each unit, and modifying the plumbing and electrical fixtures/distribution as required by the unit layout changes.

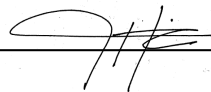
REVIEWED

By Laura DiPasquale at 10:44 am, Oct 09, 2026

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: Fenestration

Description of Current Condition:

Wood Frame Windows

Proposed Work:

Replacement of fenestration with aluminum-clad wood throughout.

Replacement of Unit 3 window with sliding glass door on rear facade to provide access to new sunken patio.

Replacement of Unit 2 window with sliding glass door on rear facade to provide access to new deck.

Replacement of Unit 5 window with sliding glass door to improve connection to existing deck.

Work Item 2: Deck construction

Description of Current Condition:

No deck

Proposed Work:

Construction of a wood frame rear yard deck at first floor level to provide outdoor space for Unit 2.

Work Item 3: HVAC EQUIPMENT

Description of Current Condition:

Single boiler serving entire building and no A/C with some tenants utilizing window units during hot months.

Proposed Work:

Installation of new heat pump heating and cooling systems in each unit, requiring (6) outdoor units hung on the rear facade.

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By Laura DiPasquale at 10:44 am, Oct 09, 2026

APPROVED

Montgomery County

Historic Preservation Commission



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PROJECT DESCRIPTION	RENOVATION OF (6) DWELLING UNITS IN A MIXED-USE BUILDING IN THE HISTORIC TAKOMA PARK HISTORIC DISTRICT OF MONTGOMERY COUNTY, MD. THE SCOPE OF WORK INCLUDES RECONFIGURATION OF THE DWELLING UNITS, CONSTRUCTION OF AN AREAWAY TO CREATE OUTDOOR PATIO SPACE FOR THE BASEMENT UNIT, CONSTRUCTION OF A REAR YARD DECK OFF THE FIRST FLOOR, SUBMETERING THE EXISTING WATER LINE SERVING BOTH THE EXISTING APARTMENTS AND COMMERCIAL SPACE, INSTALLING INDIVIDUAL HOT WATER HEATERS IN EACH UNIT, INSTALLING INDIVIDUAL HEAT PUMPS IN EACH UNIT, AND MODIFYING THE PLUMBING AND ELECTRICAL FIXTURES/DISTRIBUTION AS REQUIRED BY THE UNIT LAYOUT CHANGES.					
JURISDICTIONAL INFORMATION	BUILDING ADDRESS	7044 CARROLL AVE, TAKOMA PARK, MD 20912				
	PARCEL, LOT, BLOCK	N/A , P24 , 6				
	ZONE	NR-0.75 H-50				
	JURISDICTION	MONTGOMERY COUNTY, MD				
	HISTORIC DISTRICT	TAKOMA PARK				
	APPLICABLE CODE	ACCESSIBILITY	COMAR 09.12.53, ADAAG & FHAG	COMMERCIAL FUEL GAS	ICC INTERNATIONAL FUEL GAS CODE/2018	
	COMMERCIAL BUILDING	ICC INTERNATIONAL BUILDING CODE/2018 ICC INTERNATIONAL EXISTING BUILDING CODE/2018 MBRC MARYLAND BUILDING REHABILITATION CODE		COMMERCIAL MECHANICAL	ICC INTERNATIONAL MECHANICAL CODE/2018	
	GREEN BUILDING	IgCC 2012 GREEN BUILDING CODE				
	ENERGY CONSERVATION	ICC ENERGY CONSERVATION CODE/2018		COMMERCIAL ELECTRICAL	NFPA 70 NATIONAL ELECTRICAL CODE/2017	
FIRE & LIFE SAFETY	NFPA 1 & 101/2015		FIRE ALARM	NFPA 72/2013 & COMAR NFPA 72/2013		
			PLUMBING & GAS	WSSC PLUMBING & FUEL GAS CODE		
COMMERCIAL SPRINKLER	NFPA 13R/2013, NFPA 13/2013 COMAR NFPA 13R/2013, COMAR NFPA 13/2013					

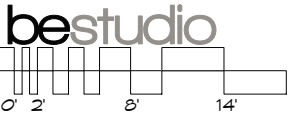
7042 CARROLL AVE SALON

OWNER: 7042-7044 CARROLL AVE, LLC
DATE: 09/15/26

COVER

A01

GRAPHIC SCALE FOR REFERENCE ONLY DO
NOT SCALE OFF DRAWINGS



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VIEW FROM CARROLL AVE PUBLIC WAY



VIEW FROM CARROLL AVE PUBLIC WAY



CARROLL AVE LEAD WALK & STAIRS



SIDE YARD



SIDE YARD ENTRY STAIR



VIEW FROM REAR YARD

7042 CARROLL AVE SALON

OWNER: 7042-7044 CARROLL AVE, LLC
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EXISTING PHOTOS

A02

GRAPHIC SCALE FOR REFERENCE ONLY DO
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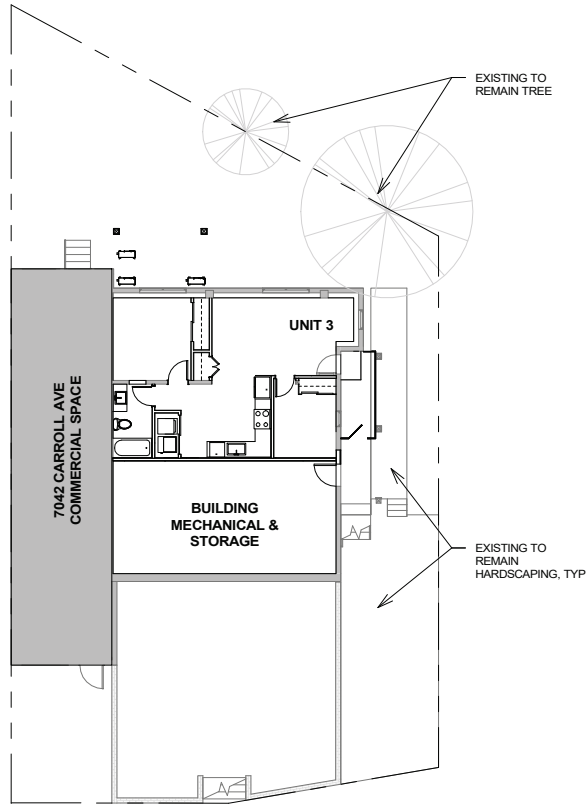


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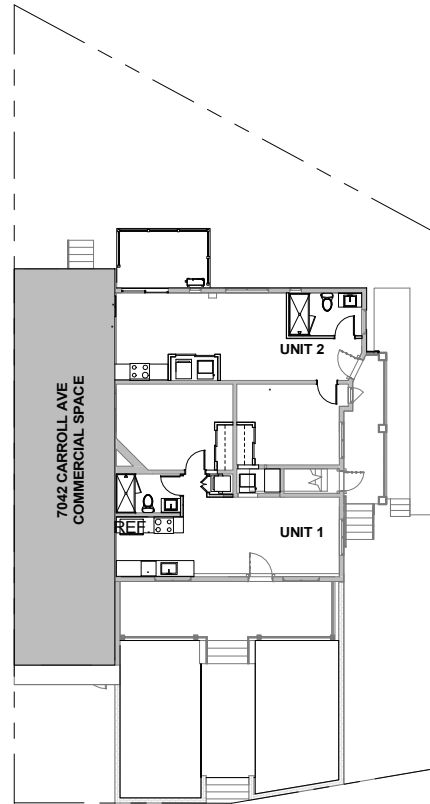
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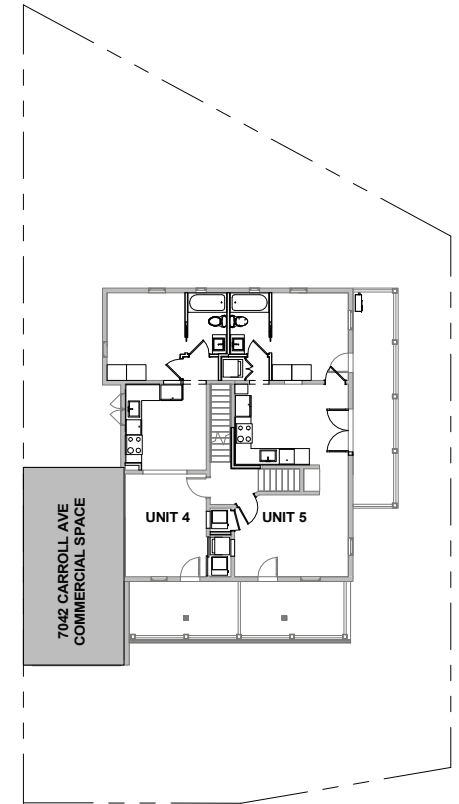
[Signature]



① FLOOR PLAN - BASEMENT
1/16" = 1'-0"



② FLOOR PLAN - LEVEL 01
1/16" = 1'-0"



③ FLOOR PLAN - LEVEL 02
1/16" = 1'-0"

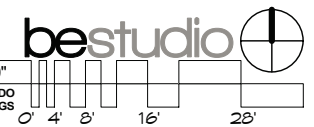
7042 CARROLL AVE SALON

OWNER: 7042-7044 CARROLL AVE, LLC
DATE: 09/15/26

OVERALL FLOOR PLANS

A03

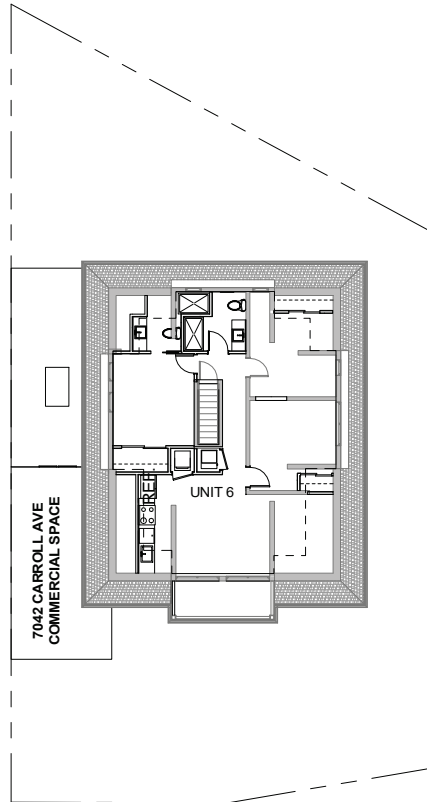
1/16" = 1'-0"
GRAPHIC SCALE FOR REFERENCE ONLY DO
NOT SCALE OFF DRAWINGS



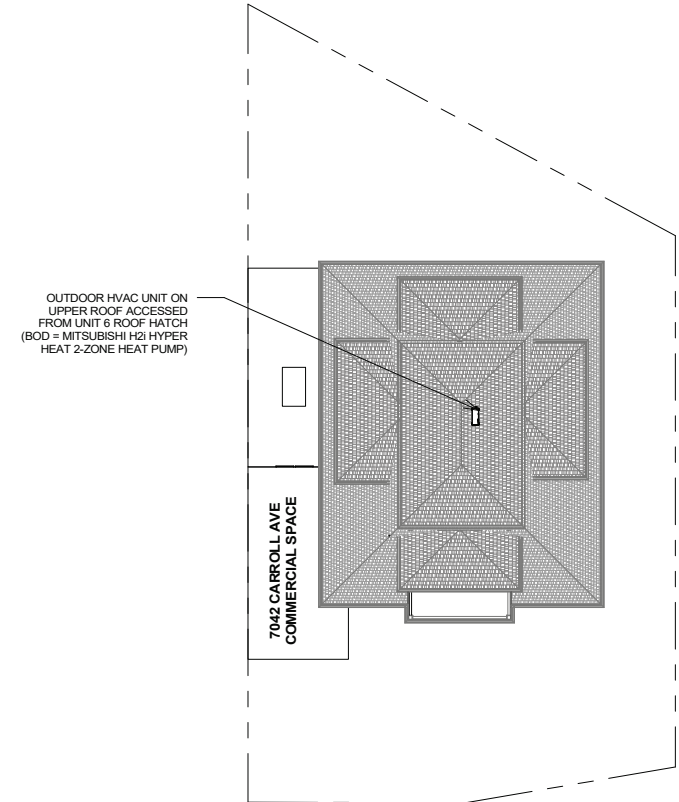
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Historic Preservation Commission



① FLOOR PLAN - LEVEL 03
1/16" = 1'-0"



② ROOF PLAN
1/16" = 1'-0"

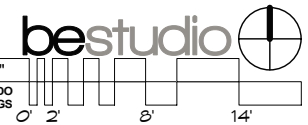
7042 CARROLL AVE SALON

OVERALL FLOOR PLANS

OWNER: 7042-7044 CARROLL AVE, LLC
DATE: 09/15/26

A04

1/16" = 1'-0"
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bestudio

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[Signature]

OUTDOOR HVAC UNIT ON
UPPER ROOF ACCESSED FROM
UNIT 6 ROOF HATCH (BOD =
MITSUBISHI H2i HYPER HEAT 2-
ZONE HEAT PUMP)

PELLA LIFESTYLE ALUMINUM
CLAD WOOD REPLACEMENT
WINDOW.TYP

EXISTING TO REMAIN ENTRY
DOOR

① CARROLL AVE ELEVATION - PROPOSED
1/8" = 1'-0"

② CARROLL AVE ELEVATION -EXISTING
1/8" = 1'-0"

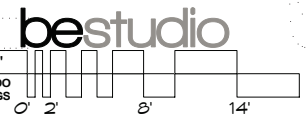
7042 CARROLL AVE SALON

OWNER: 7042-7044 CARROLL AVE, LLC
DATE: 09/15/26

ELEVATIONS

A10

1/8" = 1'-0"
GRAPHIC SCALE FOR REFERENCE ONLY DO
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Historic Preservation Commission

[Signature]

OUTDOOR HVAC UNIT ON
UPPER ROOF. ACCESSED FROM
UNIT 6 ROOF HATCH (BOD =
MITSUBISHI H2I HYPER HEAT 2-
ZONE HEAT PUMP)

PELLA LIFESTYLE
ALUMINUM CLAD
WOOD REPLACEMENT
WINDOW.TYP

PELLA RESERVE
ALUMINUM CLAD WOOD
FRENCH DOOR - MAINTAIN
EXISTING WINDOW HEAD
HEIGHT AND OPENING
WIDTH. MATCH EXISTING
ADJACENT EXTERIOR TRIM

OUTDOOR HVAC
EQUIPMENT ON LEVEL
02 DECK (BOD =
MITSUBISHI H2I HYPER
HEAT 2-ZONE HEAT
PUMP)

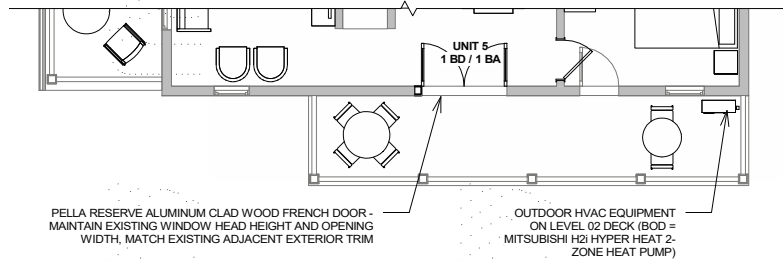
PT WOOD DECK WITH
METAL RAILING

EXISTING TO REMAIN ENTRY DOOR

RELOCATE MECH ROOM DOOR

PT WOOD APPEARANCE BOARD FENCE

① SIDE YARD ENTRY - PROPOSED
1/8" = 1'-0"



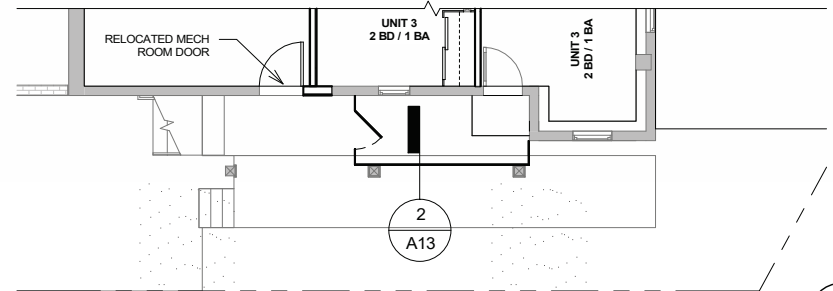
④ PARTIAL FLOOR PLAN - LEVEL 02 PROPOSED
1/8" = 1'-0"

WINDOWS TO BE REPLACED
WITH DOOR

DEMO EXTERIOR WALL AS
REQUIRED FOR NEW
FENESTRATION

5' - 6"

② SIDE YARD ENTRY - EXISTING
1/8" = 1'-0"



③ PARTIAL FLOOR PLAN - CELLAR PROPOSED
1/8" = 1'-0"

7042 CARROLL AVE SALON

OWNER: 7042-7044 CARROLL AVE, LLC
DATE: 09/15/26

ELEVATIONS AND PARTIAL PLANS

A11

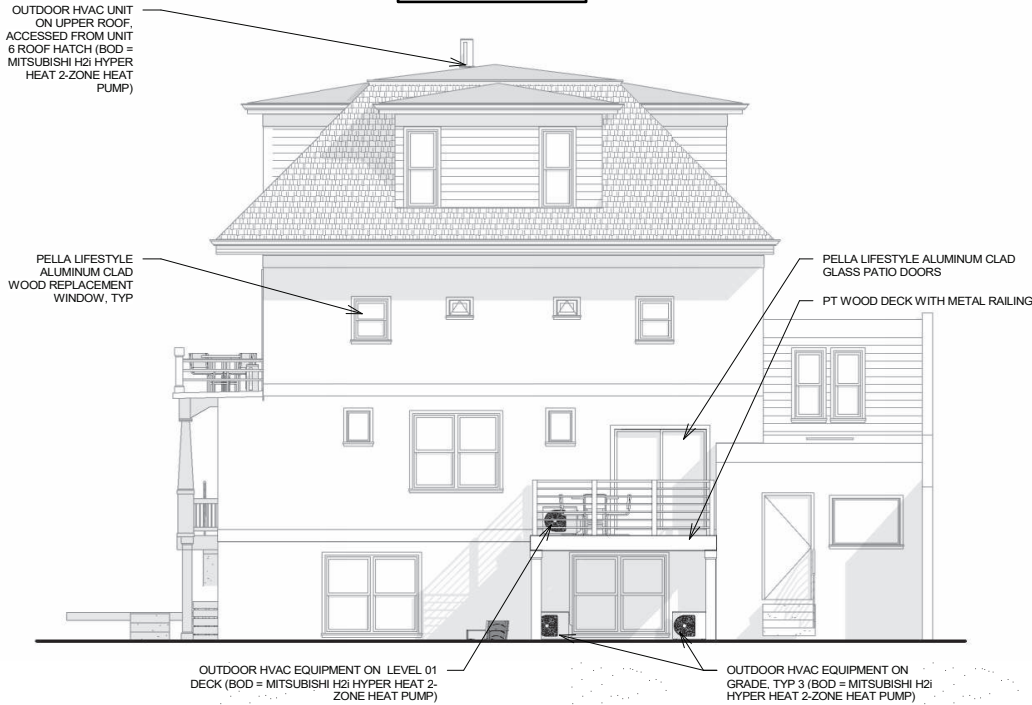
bestudio
1/8" = 1'-0"
GRAPHIC SCALE FOR REFERENCE ONLY DO
NOT SCALE OFF DRAWINGS
0' 2' 8' 14'

REVIEWED

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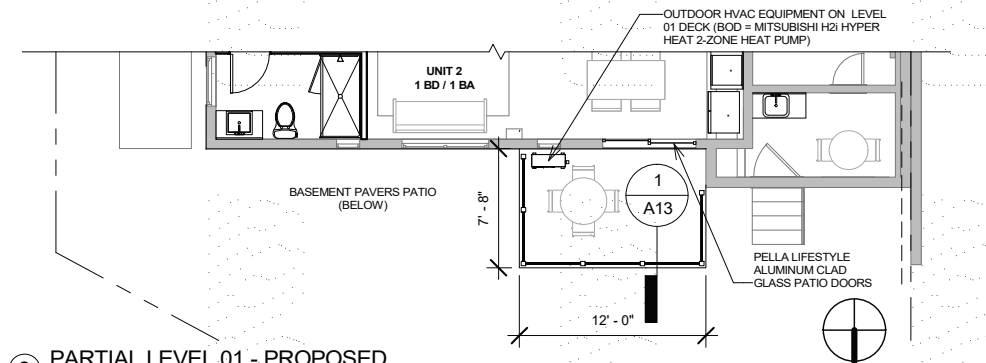
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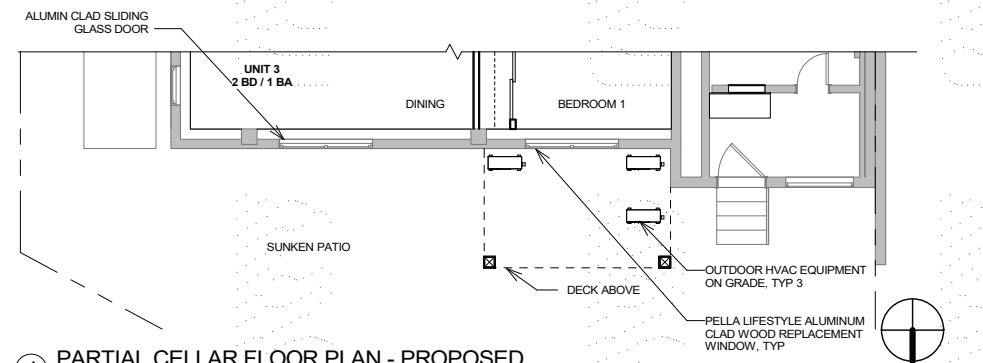


① REAR YARD ELEVATION - PROPOSED
1/8" = 1'-0"

② REAR YARD ELEVATION - EXISTING
1/8" = 1'-0"



③ PARTIAL LEVEL 01 - PROPOSED
1/8" = 1'-0"



④ PARTIAL CELLAR FLOOR PLAN - PROPOSED
1/8" = 1'-0"

7042 CARROLL AVE SALON

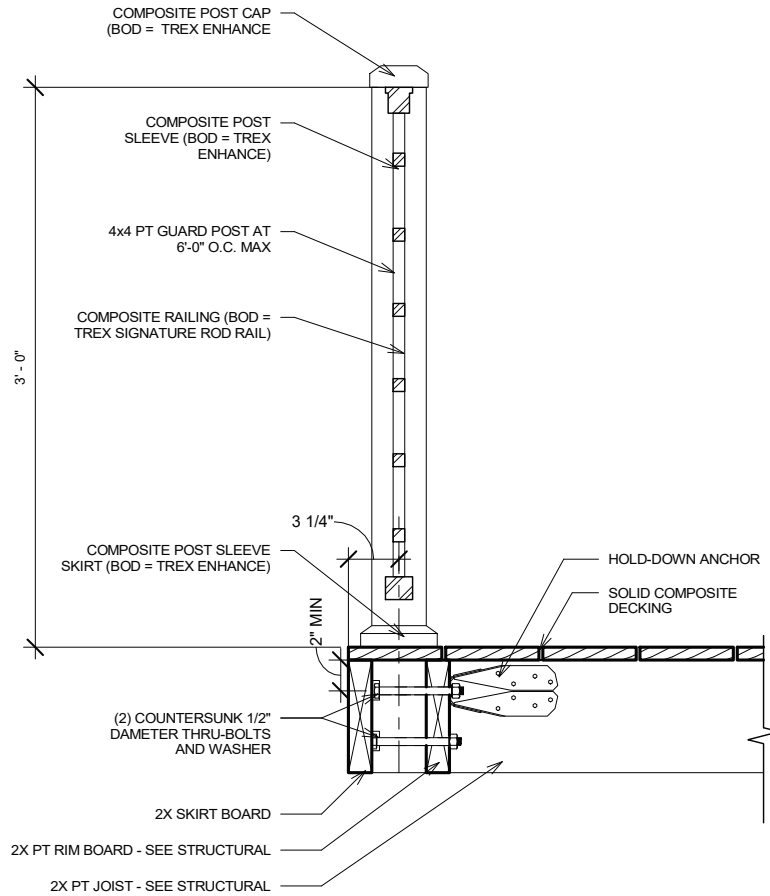
REAR ELEVATIONS AND PARTIAL PLANS

OWNER: 7042-7044 CARROLL AVE, LLC
DATE: 09/15/26

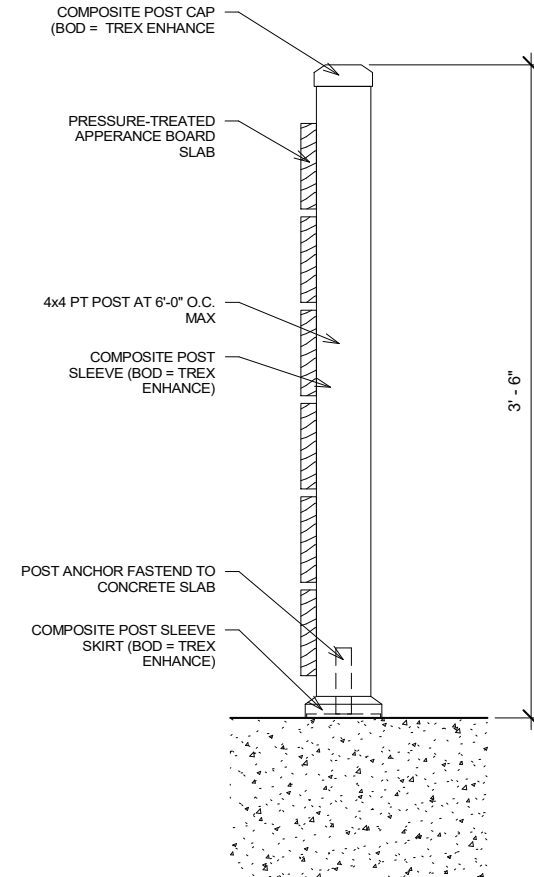
A12

bestudio
1/8" = 1'-0"
GRAPHIC SCALE FOR REFERENCE ONLY DO NOT SCALE OFF DRAWINGS
0' 2' 8' 14'

[Signature]



① SECTION DETAIL - COMPOSITE RAILING AT RIM BOARD w/ 2X SKIRT
1 1/2" = 1'-0"



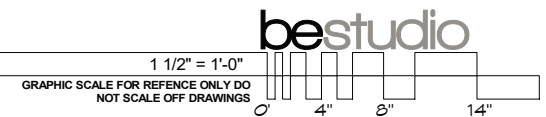
② SECTION DETAIL - PRIVACY FENCE
1 1/2" = 1'-0"

7042 CARROLL AVE SALON

OWNER: 7042-7044 CARROLL AVE, LLC
DATE: 09/15/26

DETAILS

A13

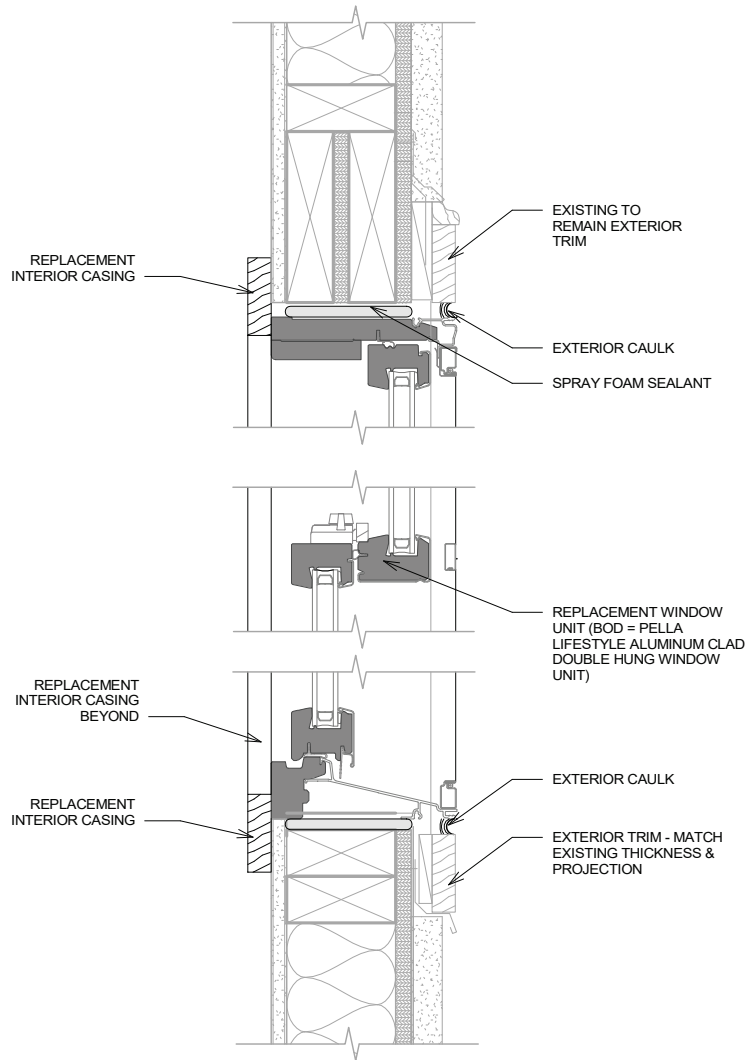


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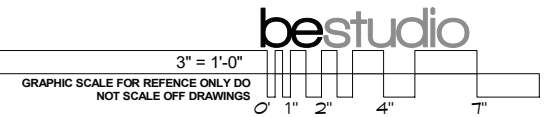
① TYP SECTION DETAIL - DOUBLE-HUNG WINDOW
3" = 1'-0"

7042 CARROLL AVE SALON

OWNER: 7042-7044 CARROLL AVE, LLC
DATE: 09/21/2026

WINDOW DETAILS

A14

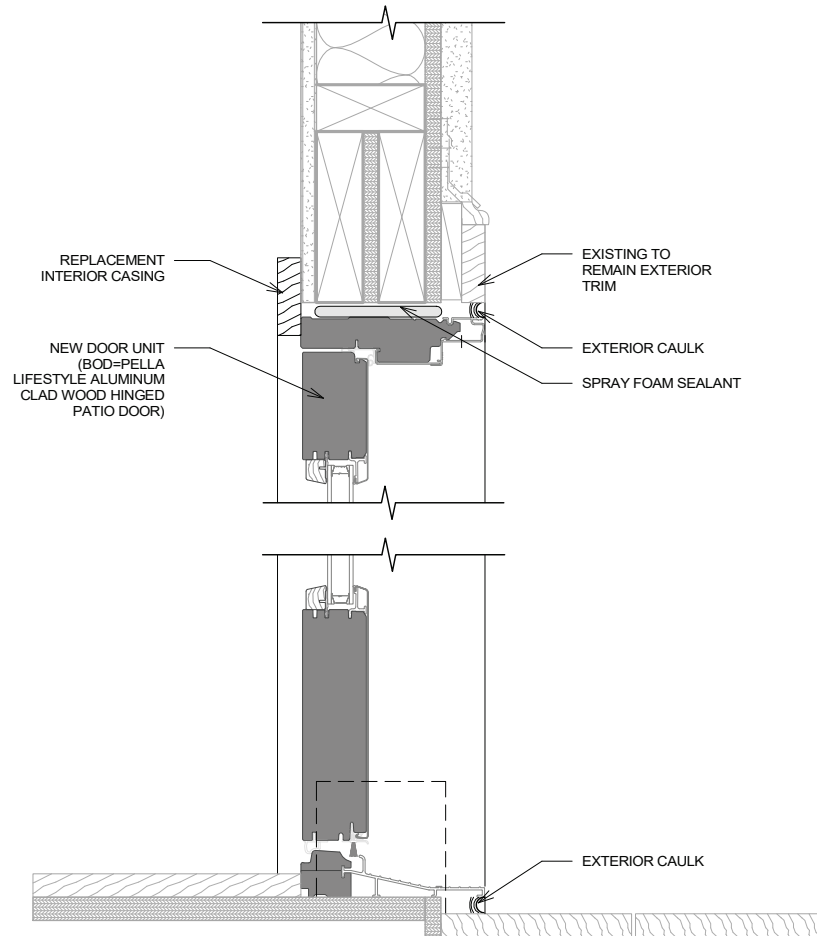


REVIEWED

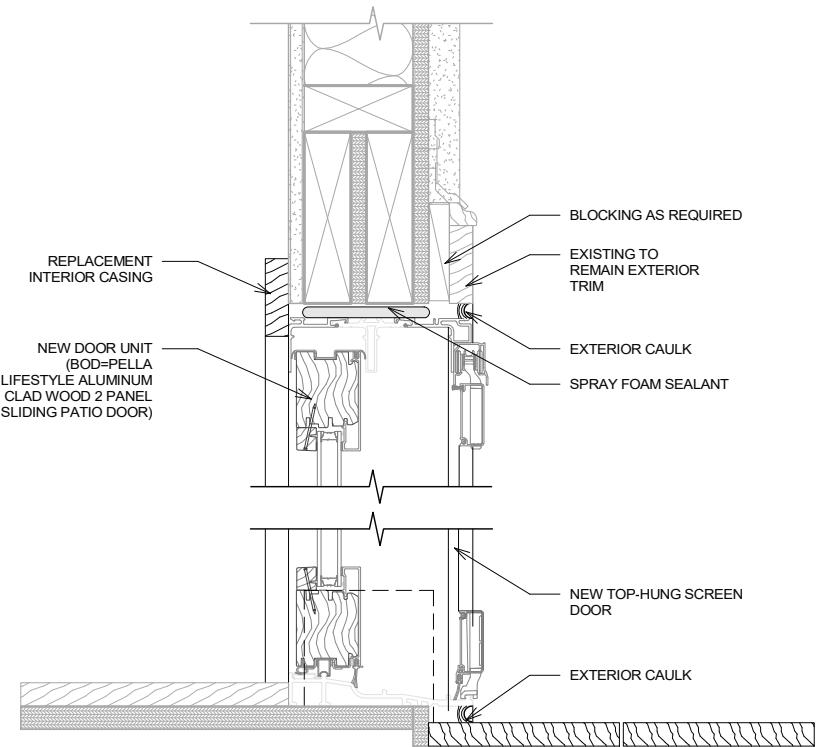
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[Signature]



② TYP SECTION DETAIL - IN-SWING DOOR
3" = 1'-0"



① TYP SECTION DETAIL - SLIDING DOOR
3" = 1'-0"

7042 CARROLL AVE SALON

OWNER: 7042-7044 CARROLL AVE, LLC

DATE: 09/21/26

EXTERIOR DOOR DETAILS

A15

3" = 1'-0"

bestudio

GRAPHIC SCALE FOR REFERENCE ONLY DO NOT SCALE OFF DRAWINGS

0' 1" 2" 4" 7"