

- 37/3-97FF 7030 Carroll Avenue  
(Takoma Park Historic District) P



DEPARTMENT OF PERMITTING SERVICES  
 250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
 301/217-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/495-4570**

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

Contact Person: Jeff McLandless  
 Daytime Phone No.: 301-320-2408

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: Noem Bernhardt Daytime Phone No.: 301-320-2469  
 Address: 7030 Carroll Ave Tak Park Md. 20912  
Street Number City Street Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: Jeffrey McLandless Daytime Phone No.: 301-320-2408

**LOCATION OF BUILDING/PREMISE**

House Number: 7030 Street: Carroll Ave.  
 Town/City: Takoma Park Nearest Cross Street: CLAYTON Ave  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Revision  Repair  Revoceable

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: \$ \_\_\_\_\_  
 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 of owner or authorized agent: \_\_\_\_\_ Date: 8/11/97

Approved:  \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 8/13/97  
 Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

mailed Priority on 7/19

Jeff McCandless  
for Regnase at  
7030 Carroll Ave,  
Takoma Park

(301) 320-2408

Andean Trading



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
288 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
340/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Owner  
Daytime Phone No.: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Norman Bernhardt Daytime Phone No.: 301-704-8850  
Address: 6008 Bryn Mawr Ave Glen Echo MD 20812  
Street Number City State Zip Code

Contractor: Self Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7034 + 7030 Street: Carroll Ave  
Town/City: Takoma Park Nearest Cross Street: Westmorland  
Lot: 26+27 Block: 6 Subdivision: Lipscomb + Earnest, Trustees Addition  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

*Withdrawn @ Meeting 5/22/02 RDZ*

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  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: \_\_\_\_\_

1B. Construction cost estimate: \$ 100,000

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

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Norman Bernhardt 4/30/2002  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

*3713-02 N*

**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:

Both 7030 and 7034 Carroll Ave were built as private residences just prior to WWI. 7030 was originally wood-sided but Stuccoed in the '30s when a 3 story addition was added in back. It became a doctors office and I acquired it in 1975 and remodeled it in '83-'84 into retail and office. 7034 was converted into apartments w/retail on the 1st floor. In the mid '50s it was made into 5 apt units. These properties sit amongst a group of turn-of-the-century, art-deco, '30s, and modern buildings. The street is now zoned C-1 and the alterations made reflect this use.

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

I am proposing to construct glass enclosures on the porches to act as "show windows" for the retail merchants. They would be free standing and mostly non-obtrusive. I would cut the existing window space down to floor level for access but not enlarge them. I want to remove the existing porches from the rear of 7034 and replace them w/new construction from basement to 3rd floor.

**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.

WITHDRAWN  
AT MEETING.

II-I

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 7030 Carroll Avenue Meeting Date: 5/22/02  
Applicant: Norman Bernhardt Report Date: 5/15/02  
Resource: Takoma Park Historic District Public Notice: 5/8/02  
Review: HAWP Tax Credit: N/A  
Resource Number: #37/3-02N Staff: Robin D. Ziek

**PROPOSAL:** Enclose front porch, remove front window and replace with interior doorway.

**RECOMMEND:** Denial

**RESOURCE:** Contributing  
**STYLE:** Four Square Craftsman  
**DATE:** 1910s

The subject commercial property is a 2-story frame structure located in Takoma Old Town. This Four Square was built as a residential unit, and subsequently converted to retail use. The original house has a pyramidal roof, with hipped dormers in each roof segment, and wide eaves supported by decorative rafter tails. There is an existing rear addition with a simple ridge roof, which runs parallel to Carroll Avenue. The house has a full-width front porch, with full-height round classical columns, which stand, on the porch floor. The entire structure has been covered with stucco. The building has two front doors: one leads to the stairs to the 2<sup>nd</sup> floor, while the other opens into the shop on the first floor.

The front window is exceptionally wide, with an unusual 1/1 window configuration with the top window being only approximately 1/3 the depth of the lower window (see Circle 14).

**PROPOSAL**

The applicant proposes to remove the front window and cut this opening to the floor to provide an entrance to a glassed-in front porch (see Circle 7, 8). The applicant proposes to install a freestanding glass enclosure inside of the porch railing, to retain the sense of the front porch while providing an opportunity for a retail window facing Carroll Avenue.

**STAFF DISCUSSION**

Similar to the proposal for the adjacent property at 7034 Carroll Avenue, the proposed enclosure of the front porch is problematic terms of the effect on the historic district. These two

homes were design, massing and scale, and differ in some small details such as the column design and the front window design. They stand in a small cluster of residential units, which have been adapted to retail/commercial use while retaining the residential “flavor”.

The Old Town commercial district is a mix of retail structures built right up to the sidewalks, and residential structures adapted for retail. These homes retain the distance between the sidewalk and the front door. The porches continue to be an intermediate space between the “private” interior rooms and the public sidewalk at the edge of the front lawn. While the shop windows along Laurel, for example, are an important sales feature for these businesses, one cannot achieve the same immediacy with the adapted residential units. The lawns and garden space will always moderate the effect of the retail display even if a retail window were extended to the inside edge of the porch railing.

Staff feels that this proposal would compromise the essential residential character of the subject property. Recognizing that zoning changes permit the commercial use within the residential building, and that buildings can be adaptively restored, the zoning doesn’t change the essential residential design of the resource. Staff notes that diversity of design, scale and massing of structures within the Takoma Park Historic District is an important feature of the district. The proposed enclosure of the front porch, while designed to minimize the impact of the glass enclosure, would radically alter the full-width front porch as a primary feature of the house. It would have the appearance of a full-width porch, without actually being a full-width front porch. Enclosure of front porches anywhere in the district has typically been discouraged, and staff feels that this is even more important in a prominent residential unit that fronts Carroll Avenue.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission deny this application, and find this proposal inconsistent with the purposes of Chapter 24A-8(b)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;

and with *Secretary of the Interior’s Standards for Rehabilitation #6*:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials.

And with the *Guidelines* for the Takoma Park Historic District:

The design review should emphasize the importance of the resource to the over-all streetscape, and its compatibility with existing patterns;

All exterior alterations... should preserve the predominant architectural features of the resource...



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
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3  
3713-02 N



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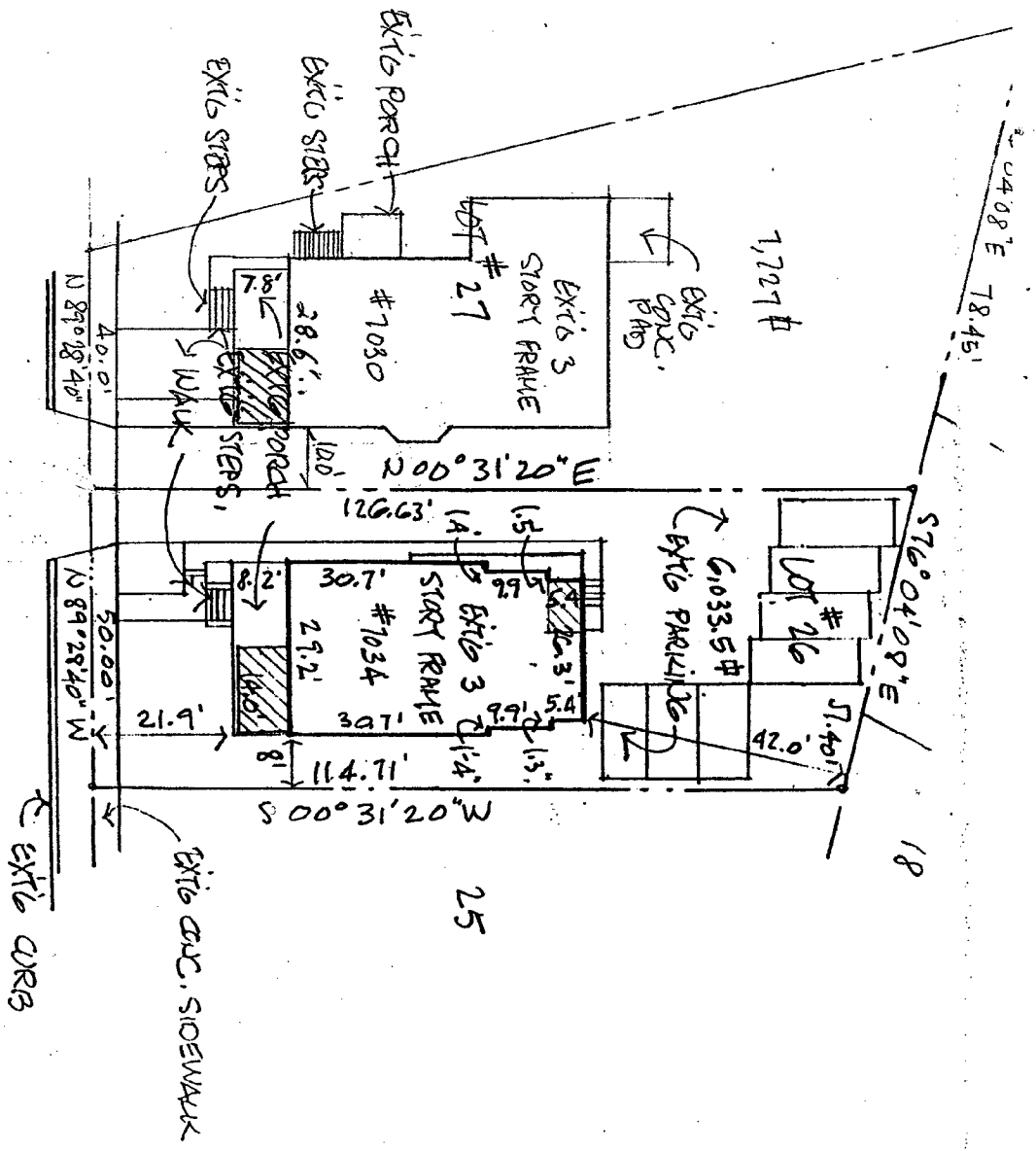
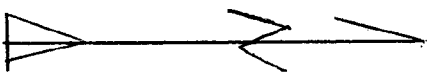
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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address                  Norman Bernhardt                  6008 Bryn Mawr Ave                  Glen Echo MD 20812</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Back                  Gerald Kurtinitis                  407 Tulip Ave                  Takoma Park, MD 20912</p>	<p>East Side of 7034                  David Eisner                  7040 Carroll Ave                  Takoma Park, MD 20912</p>
<p>West Side of 7030                  Elizabeth Daugherty                  7020 Carroll Ave                  Takoma Park MD 20912</p>	<p>I own the property                  at 7030 Carroll which                  is on the West side of                  7034 Carroll</p>
<p>Both properties face                  Carroll Ave across from                  the "Gazebo Park" in Old                  Town Takoma</p>	

g addresses: noticing table

6



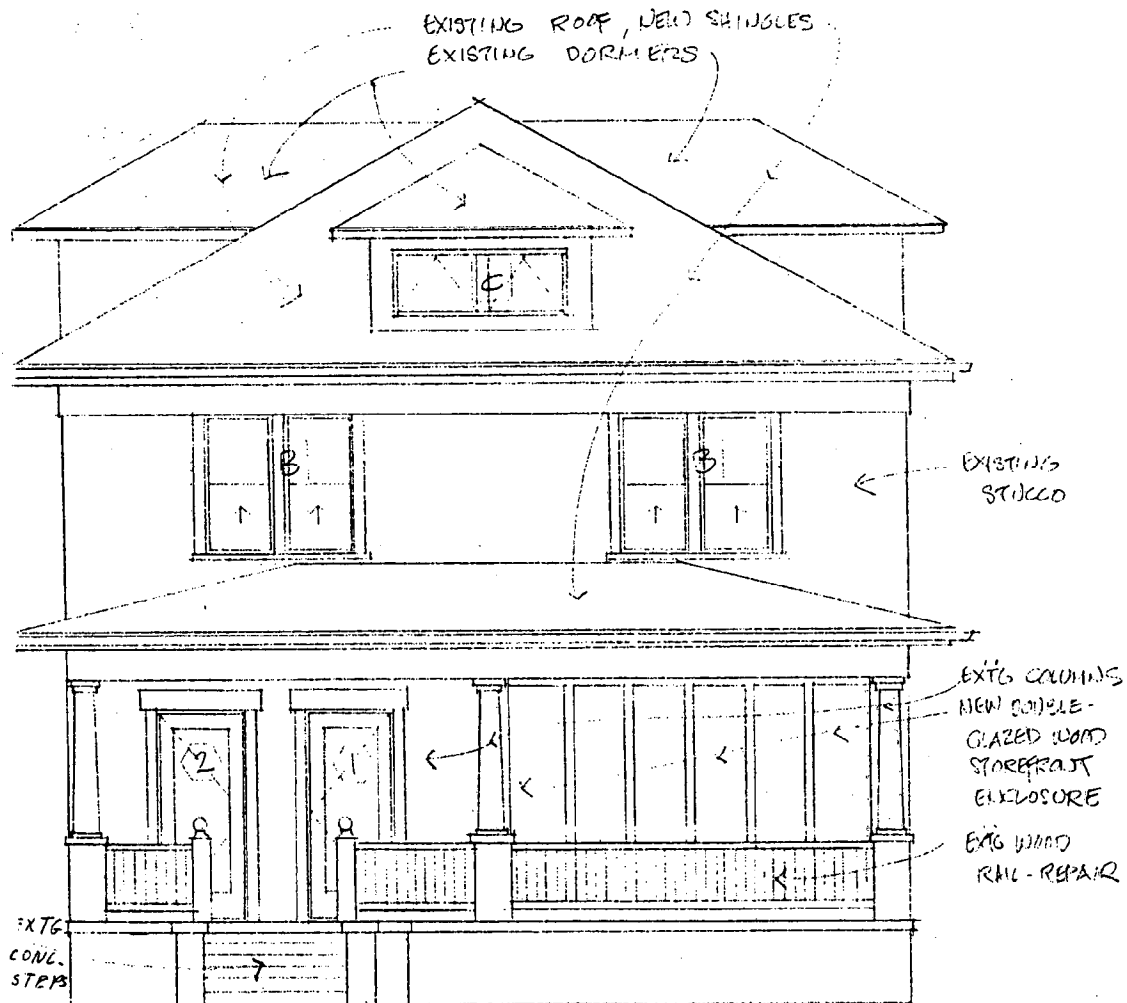
CARROLL AVE.

SITE PLAN 1" = 30'-0"

LOT 200 BLOCK OF TAKOMA PARK  
PLAT BOOK 1, PLAT NO. 40

4/30/2002

3.24.02



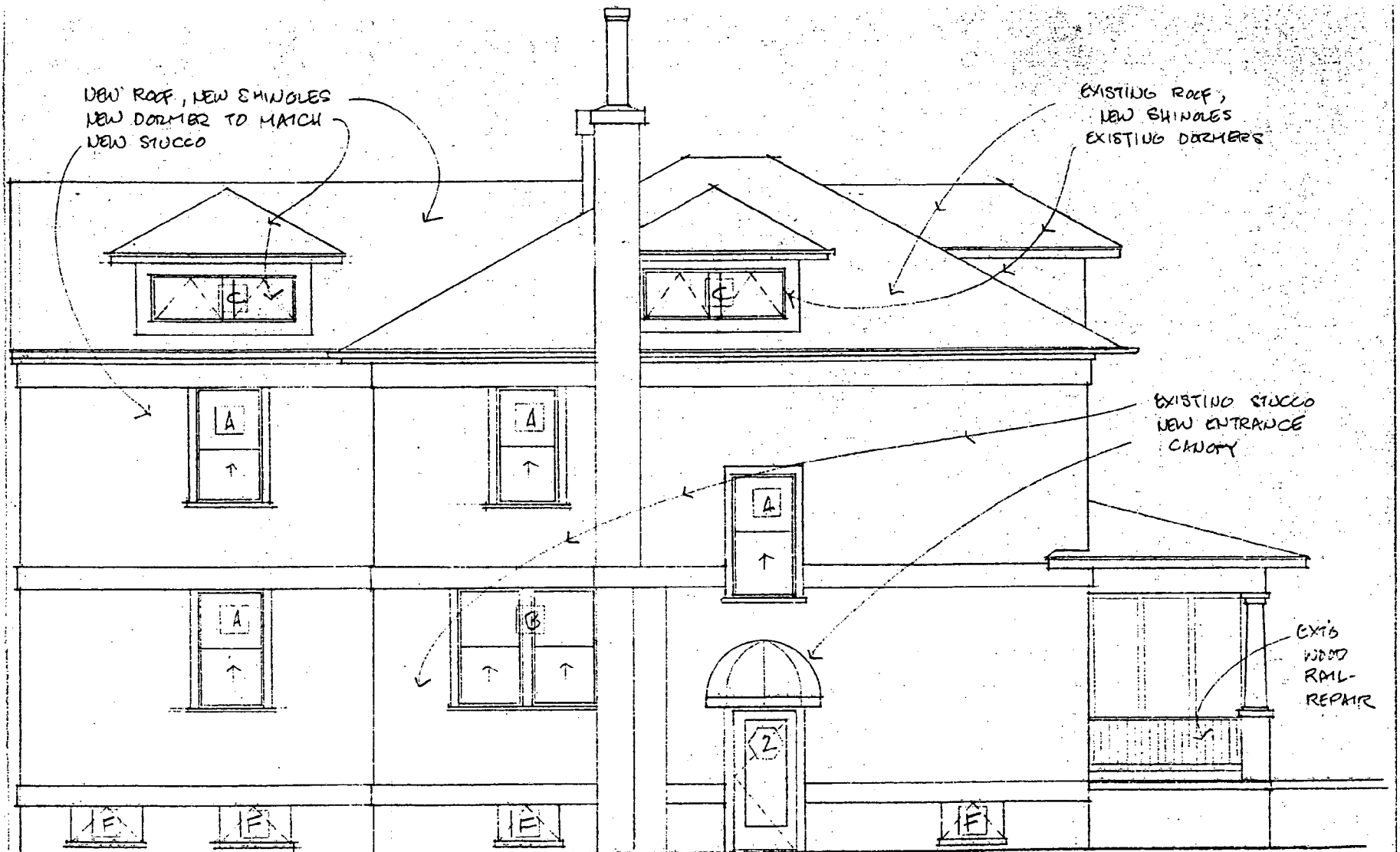
RENOVATION: NORMAN BERNHARDT  
7034 CARROLL AVE., TAKOMA PARK, MD., LOT 26, BLOCK 5

7030  
7034 Carroll Ave

SOUTH ELEVATION 1/4" = 1'-0"

7

5



NEW ROOF, NEW SHINGLES  
 NEW DORMER TO MATCH  
 NEW STUCCO

EXISTING ROOF,  
 NEW SHINGLES  
 EXISTING DORMERS

EXISTING STUCCO  
 NEW ENTRANCE  
 CANOPY

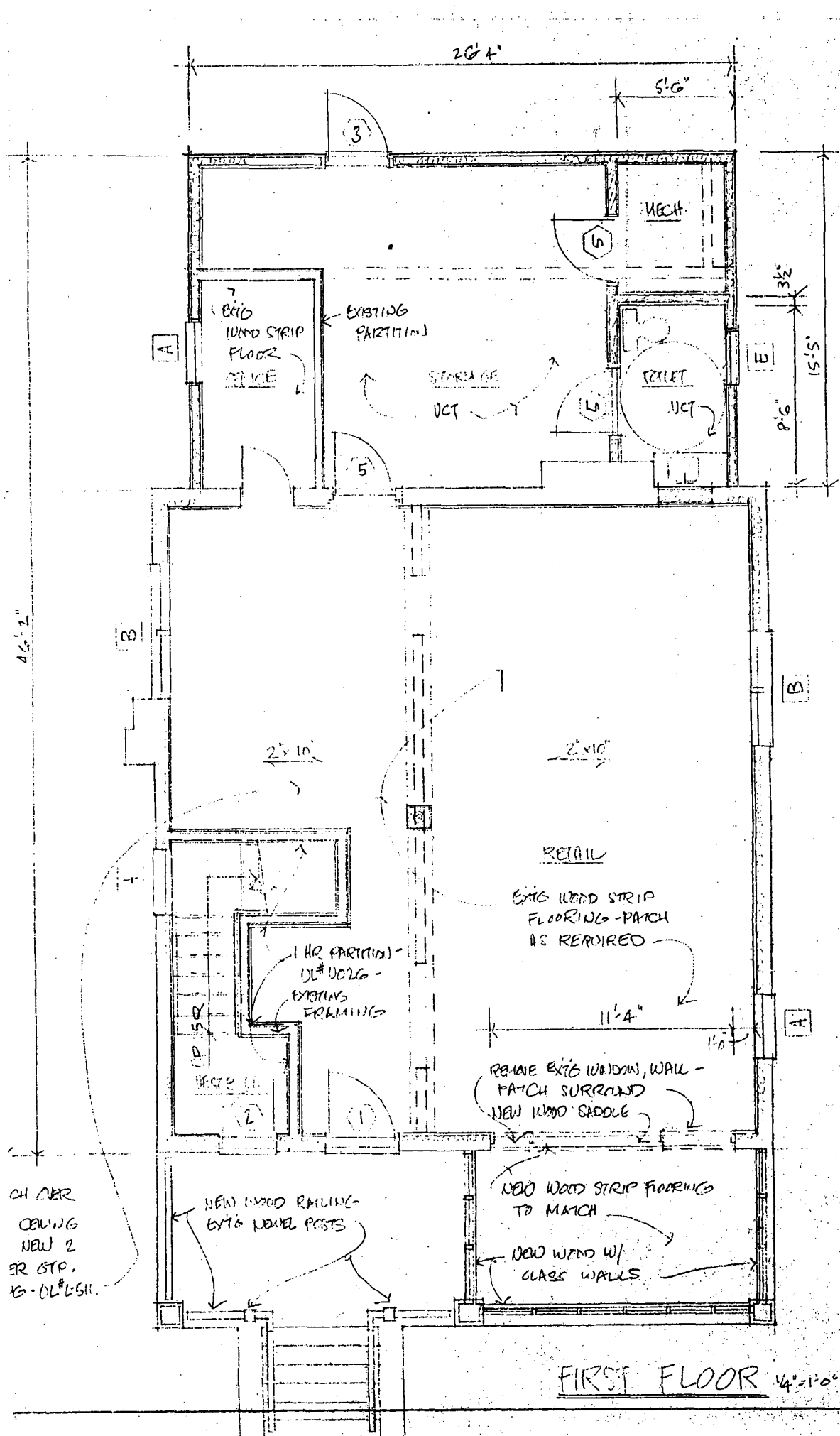
EXIST' WOOD  
 RAIL-  
 REPAIR

7034 Carroll Ave

WEST ELEVATION 1/4" = 1'-0"

Same elevation  
 for 7030 Carroll  
 Ave.

2



CH OVER  
 CEILING  
 NEW 2  
 PR STR.  
 15'-0" DL# 1511.

FIRST FLOOR 1/4" = 1'-0"

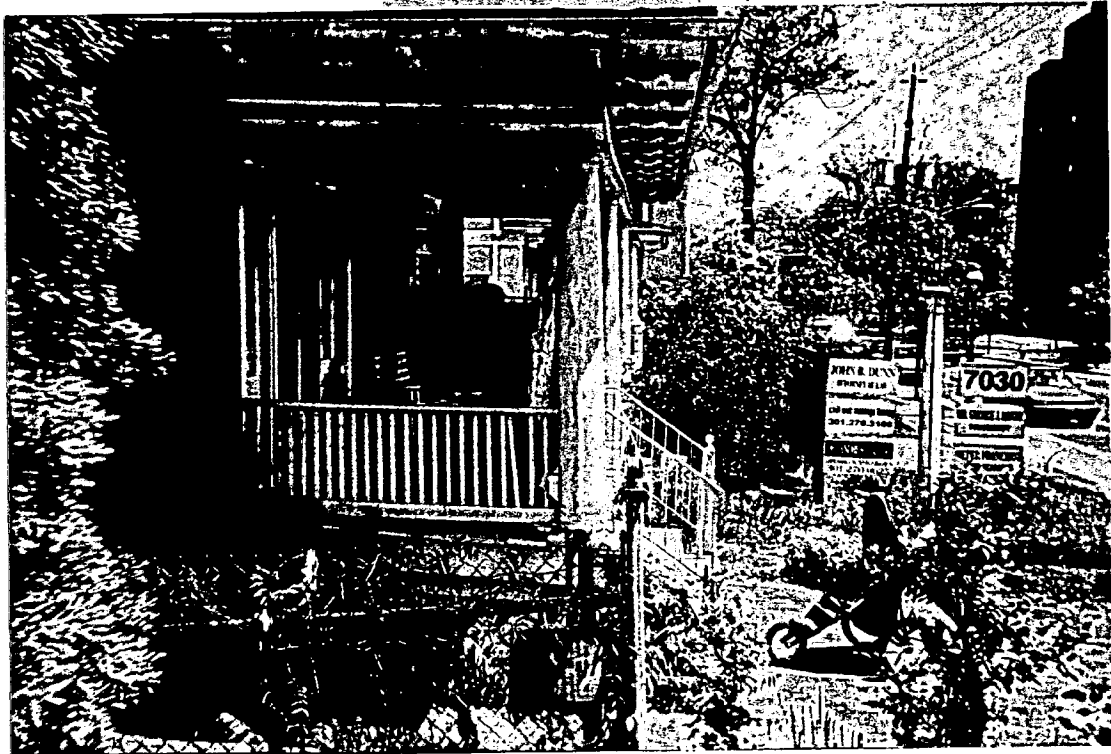
7.16.01  
 3.29.02

RENOVATION: NORMAN BERNHARDT  
 DATE: 11/11/01

9



South View 7030 Carroll



West View 7030 Carroll

10



7030 and 7034 Carroll



Adjacent  
Structure 7034 Carroll, <sup>Toward</sup> North-East

(11)





7040 Adjacent to 7034 Carroll



7024 One of Three Apartment Buildings  
Adjacent to 7030 Carroll



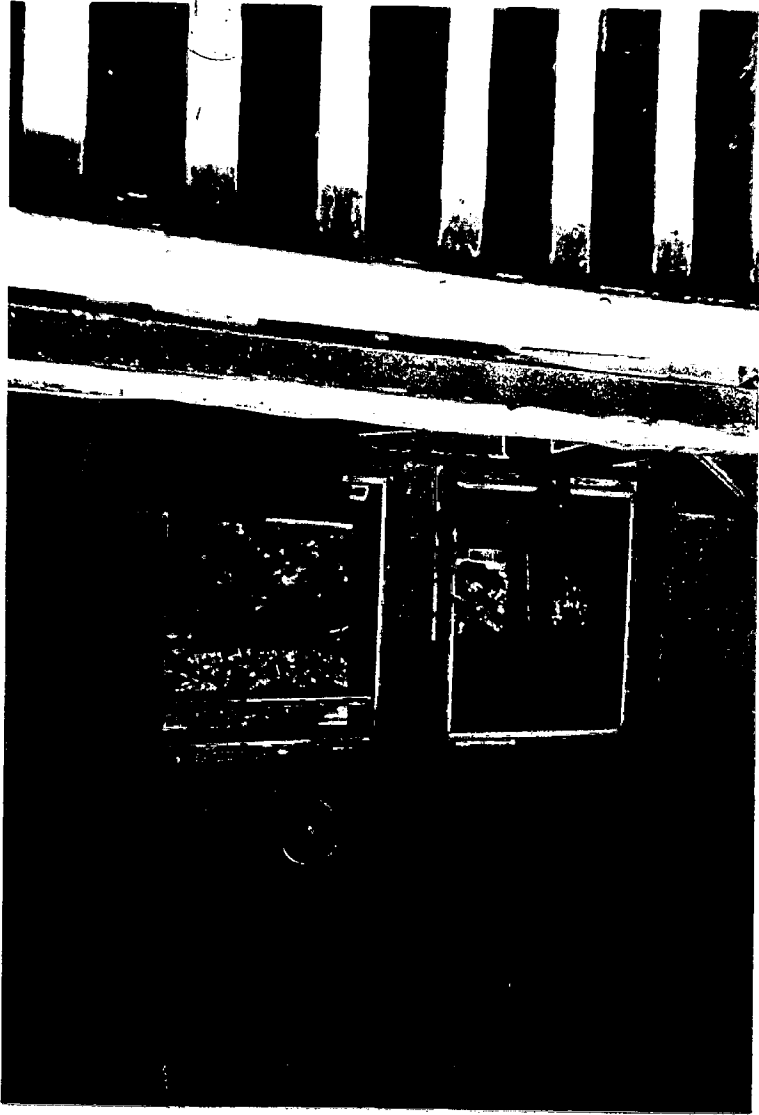
*Subject Buildings Looking West on Carroll*



*Subject Buildings Looking East on Carroll*

Window-7030 Carroll  
To be opened to floor level if porches are enclosed  
Window 7034 Carroll

(1)





Properties to the East to Tulip Ave.

7034 Carroll Ave ↘



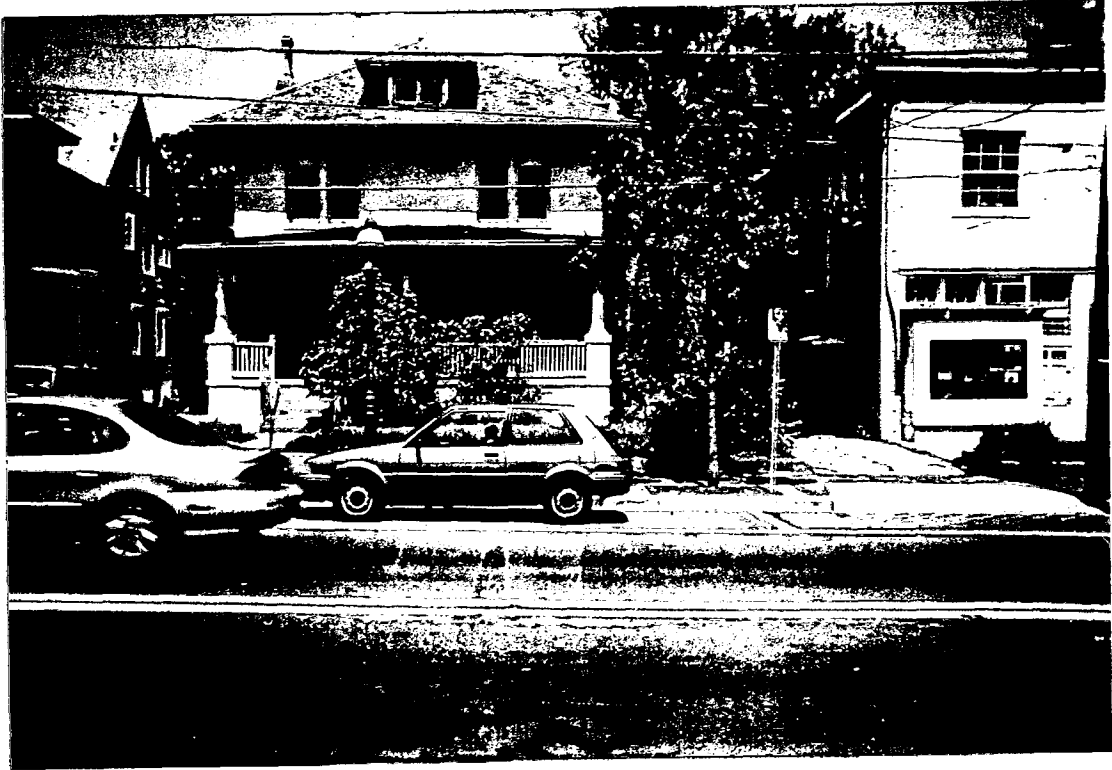
← 7030  
Carroll  
Ave

7034 Carroll Ave ↘



← 7030  
Carroll  
Ave

Rear of 7034 Carroll Ave Showing existing, deteriorated wooden porches to be replaced with new addition.



South View 7034 Carroll



West View 7034 Carroll

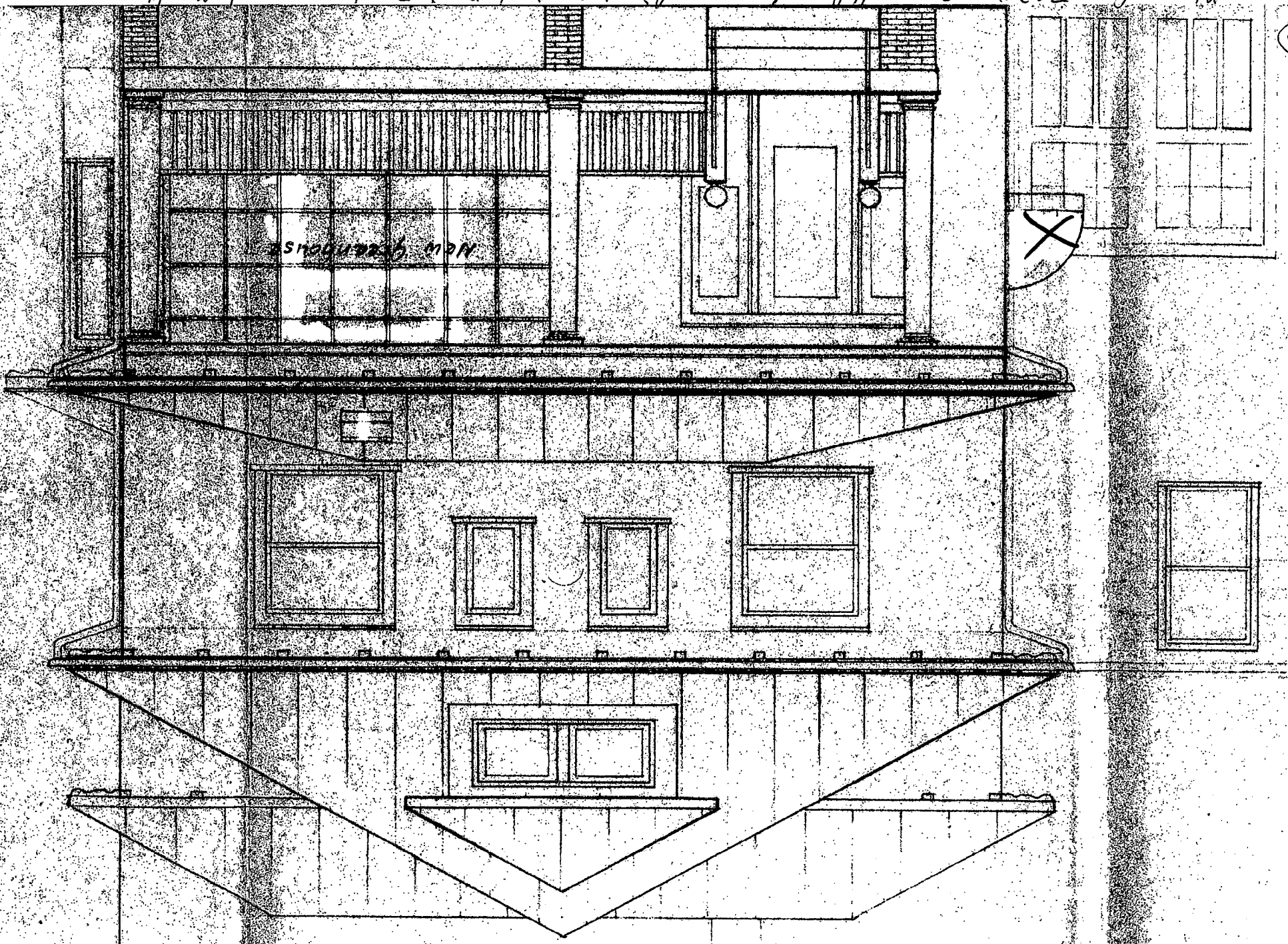
Plans for 7030 Carroll Ave Approved in 1983 but Porch Enclosure not built

21

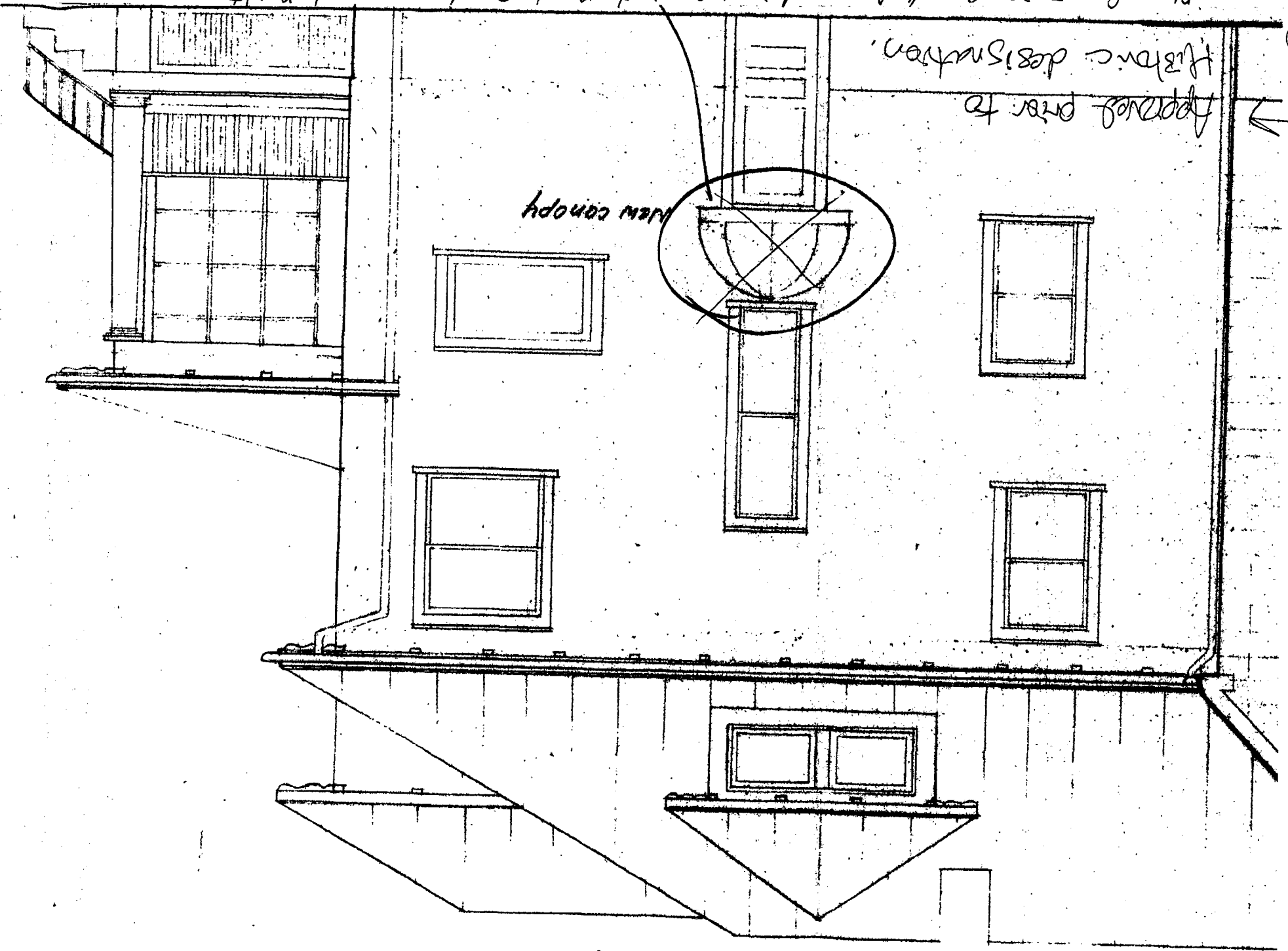
New Windows



7030 SOUTH ELEVATION



7030 WEST ELEVATION



new canopy

Approved prior to Historic designation.

Plans for 7030 Carroll Approved in 1983 but Porch Enclosure not built

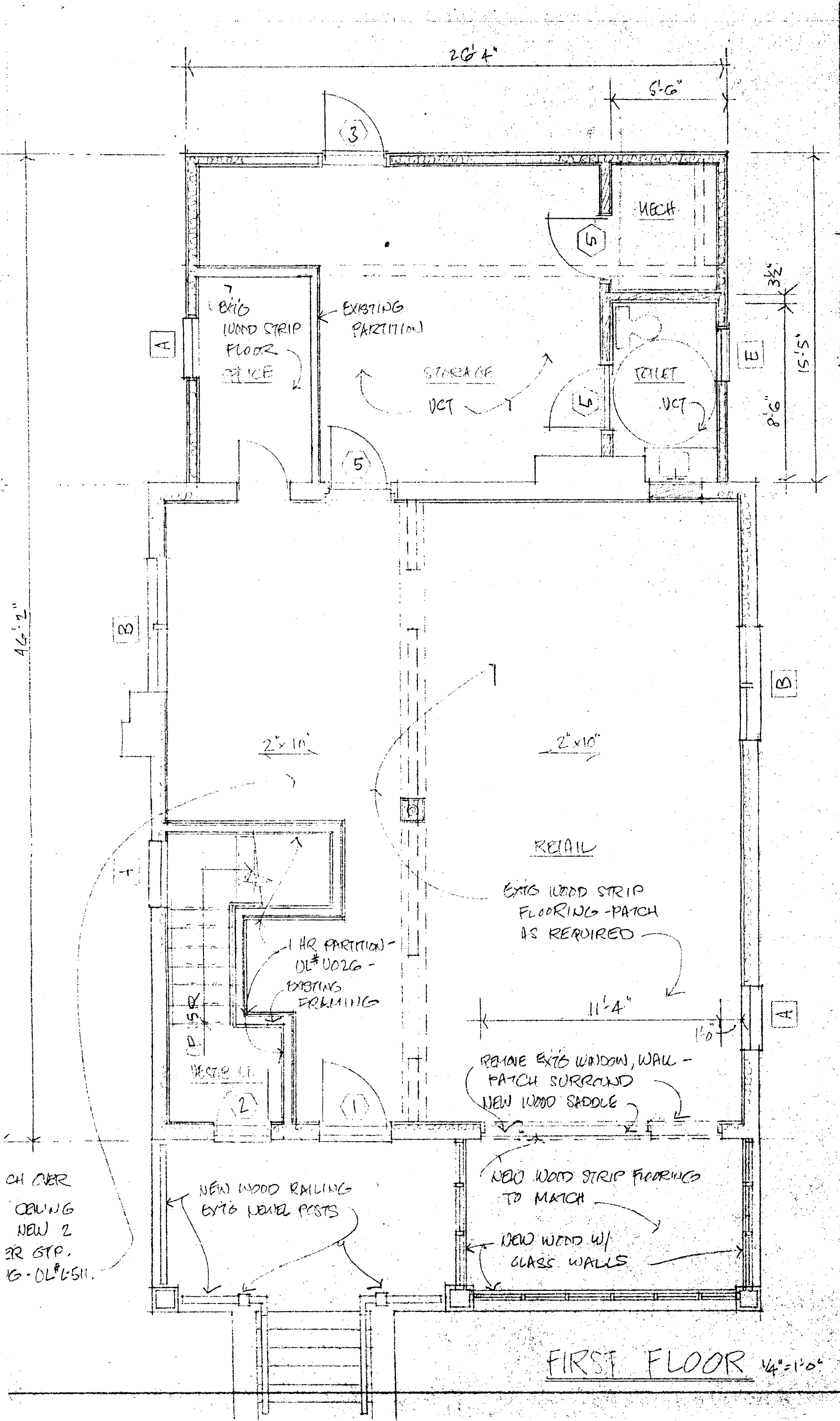
51



7030 Carroll Ave.

**Application for  
Historic Area Work  
Permit and  
Photographs for  
7030 and 7034  
Carroll Ave.  
Takoma Park, MD**

**Norman Bernhardt  
6008 Bryn Mawr Ave.  
Glen Echo, MD 20812  
301-320-2469  
301-704-8850**



7.16.01  
3.29.02

RENOVATION: NORMAN BERNHARDT  
7034 CARROLL AVE  
TAYLOR HILL BLDG INC. AT 7034 CARROLL AVE

FIRST FLOOR 1/4" = 1'-0"



South View 7030 Carroll



West View 7030 Carroll



7030 and 7034 Carroll



Toward  
7034 Carroll, North-East



7040 Adjacent To 7034 Carroll



7024 One of Three Apartment Buildings  
Adjacent to 7030 Carroll



Subject Buildings Looking East on Carroll



Subject Buildings Looking West on Carroll





Properties to the East to Tulip Ave.



Rear of 7034 Carroll Ave Showing existing, deteriorated wooden porches to be replaced with new addition.

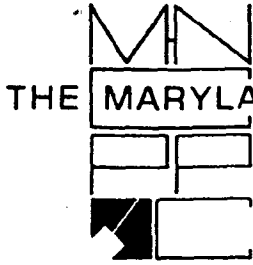




South View 7034 Carroll



West View 7034 Carroll



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 8-13-97

MEMORANDUM

TO: Robert Hubbard, Acting Director  
Department of Permitting Services

FROM: Gwen Wright, Historic Preservation Coordinator  
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved  Denied  
 Approved with Conditions: \_\_\_\_\_

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Norm Bernhardt (Jeff McCandless, agent)  
Address: 7030 Carroll Ave Takoma Park

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.\*\*\*

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**1. WRITTEN DESCRIPTION OF PROJECT**

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

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

Sign #1 will be 18" x 6" } Both will be 3/4"  
Sign #2 will be (4' W x 5' H) } ext plywood  
painted letters  
#1 will be secured with gal. edge hooks  
#2 will be heavy on 4x4's sunk in concrete

**2. SITE PLAN**

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

- 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.

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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.

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**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.  
b. 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**

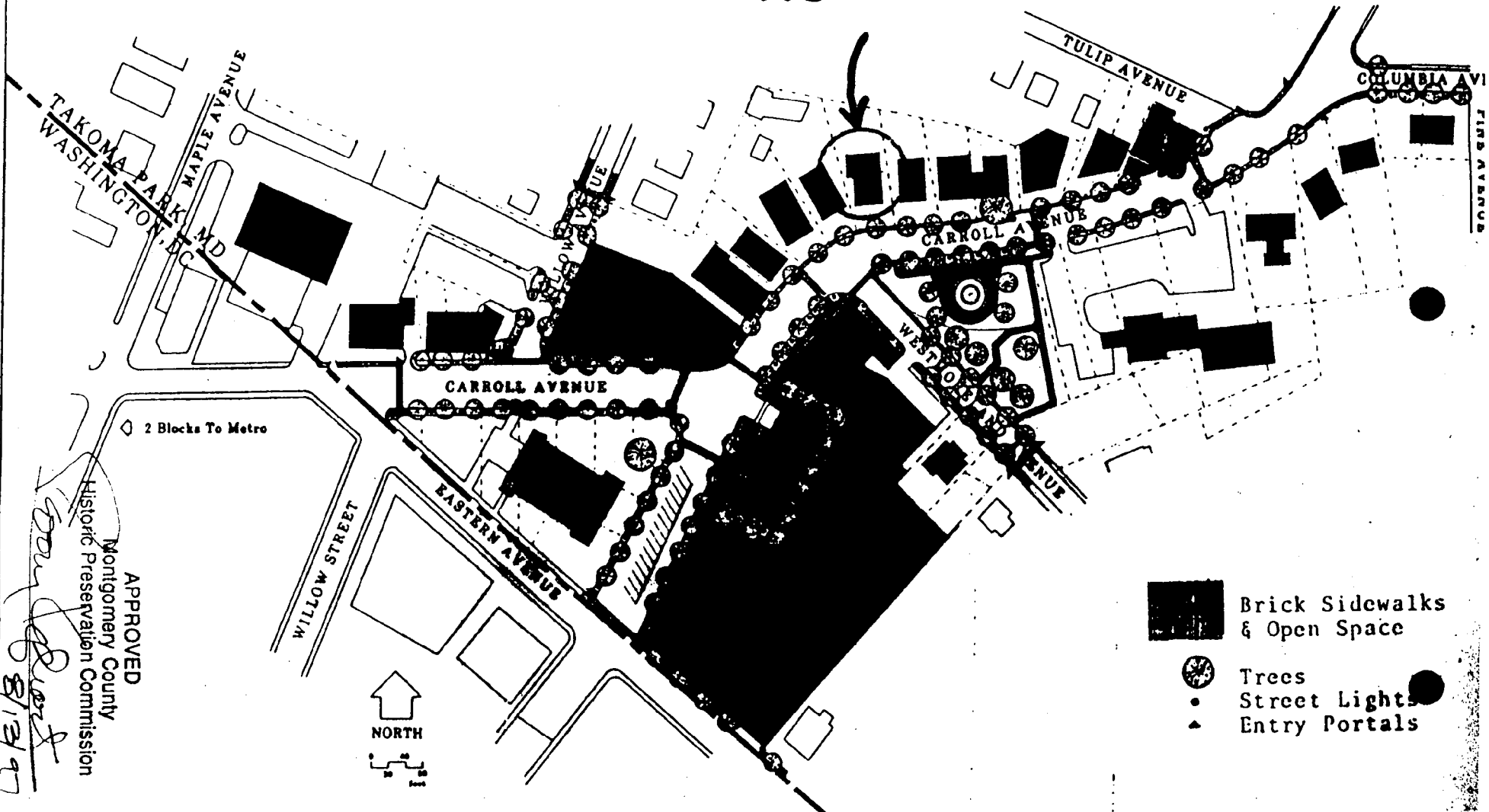
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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.

7030 CARROLL AVE.



-  Brick Sidewalks & Open Space
-  Trees
-  Street Lights
-  Entry Portals

APPROVED  
 Montgomery County  
 Historic Preservation Commission

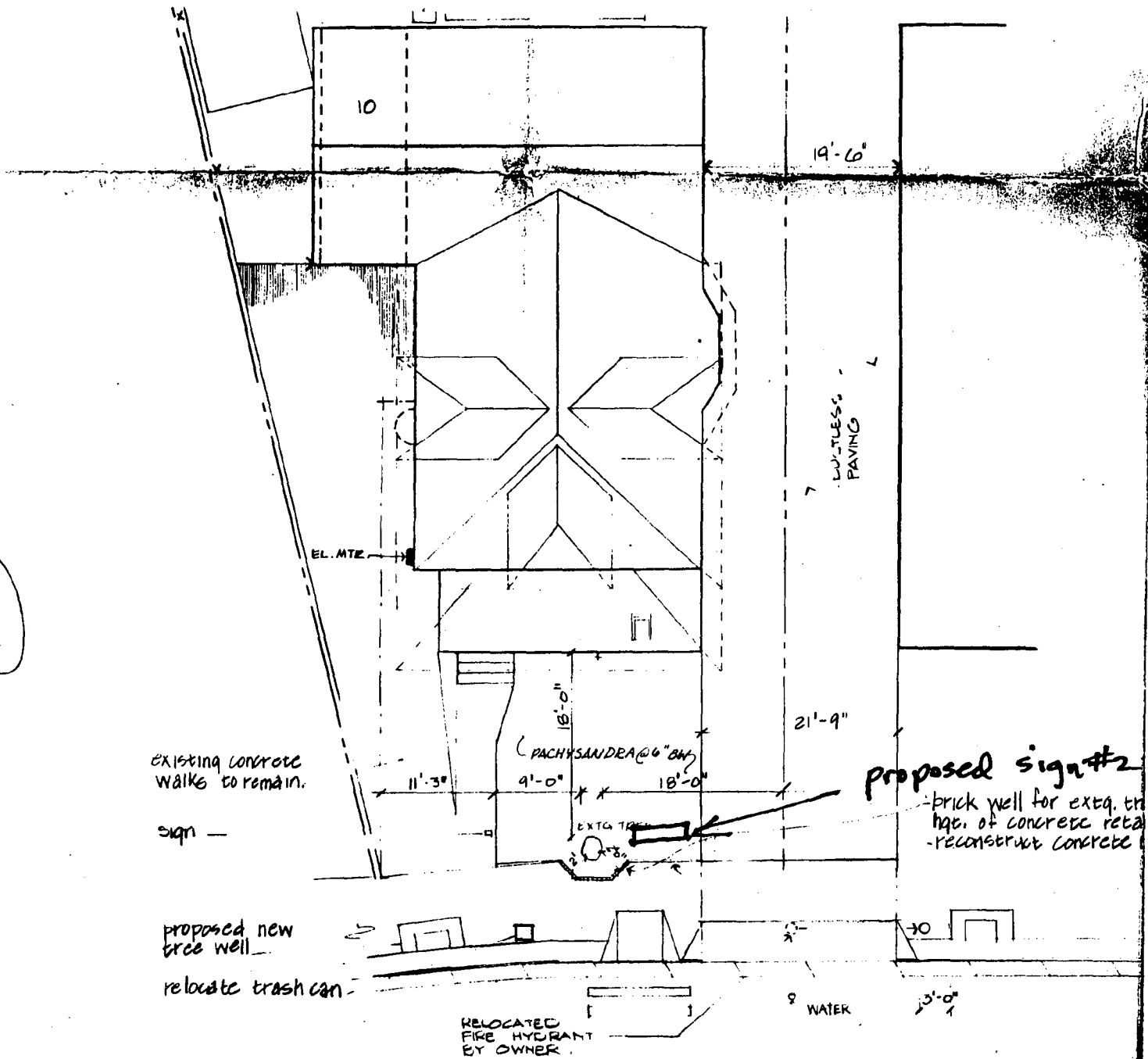
*Paula [Signature]*  
 8/13/97

Prepared for the  
 CITY of TAKOMA PARK, MD  
 Price & Partners, Architects  
 &  
 Economic & Energy Resources, Inc.

# TAKOMA OLD TOWN

PUBLIC  
 STREETSCAPE  
 IMPROVEMENT PLAN

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]*  
 8/13/97



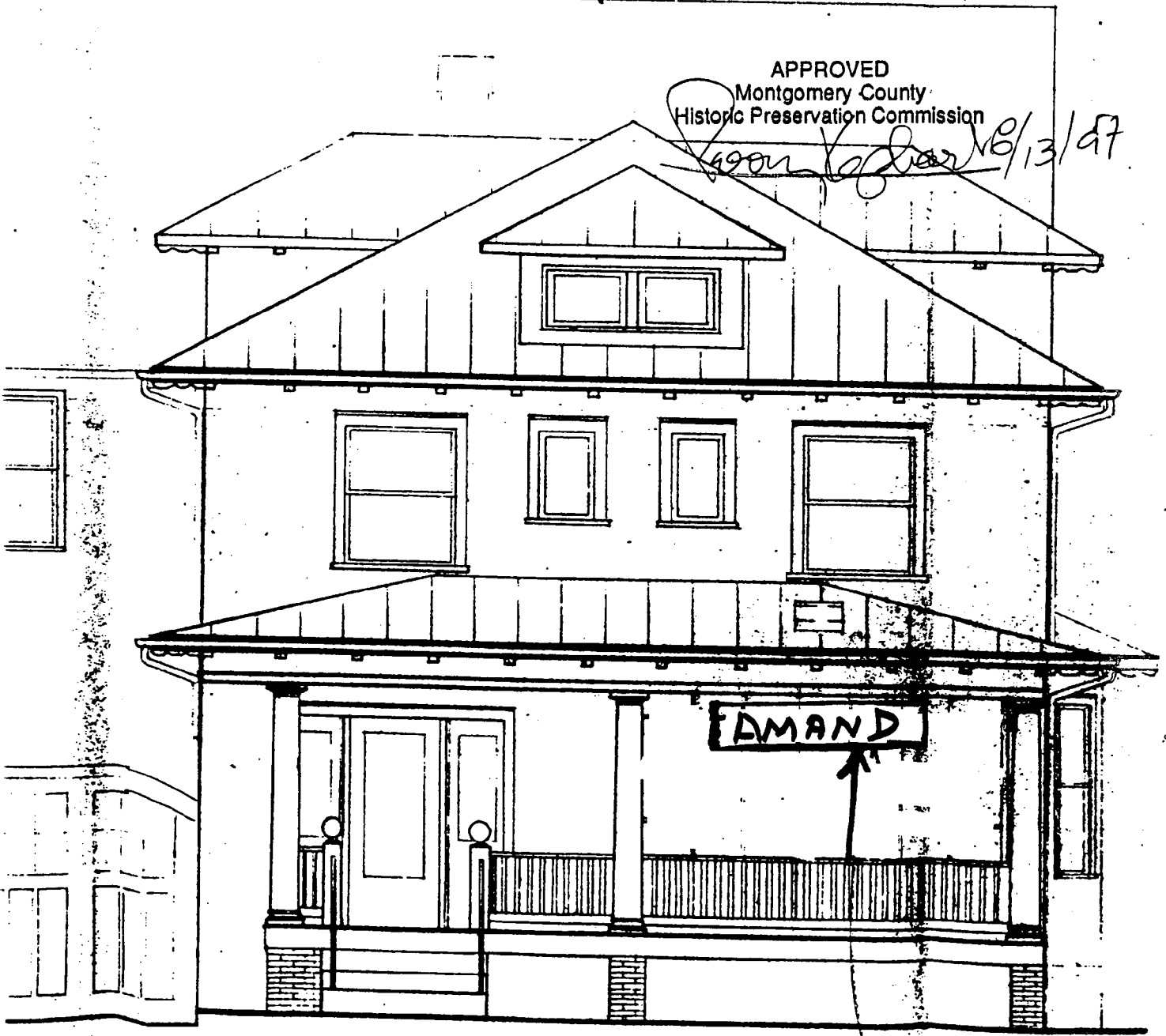
7030

CARROLL AVENUE

Historic

APPROVED  
Montgomery County  
Historic Preservation Commission

*4902 Kessler 11/13/97*



**Front (South) Elevation**

*7030 Carroll Ave*

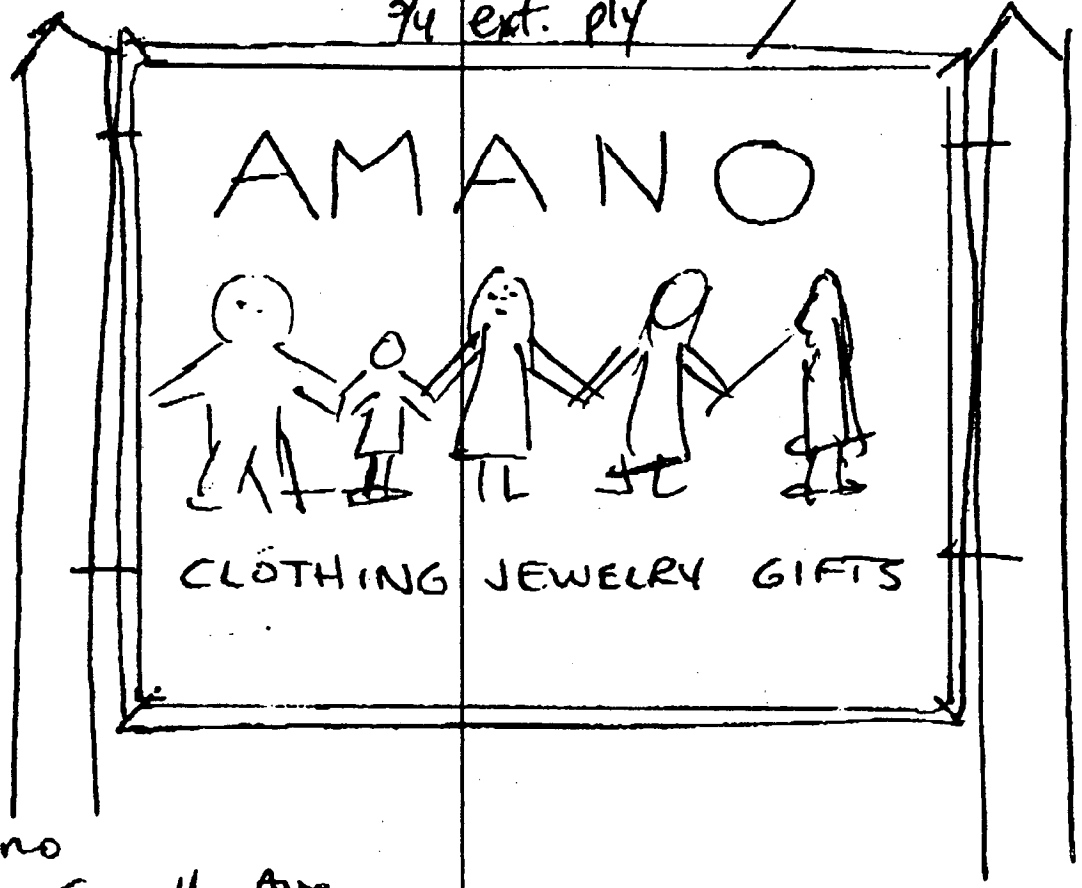
*proposed  
Sign # 19*

ATTN: Perry

1x2 frame (painted)

3/4 ext. ply

4x4  
PTP  
in  
concrete



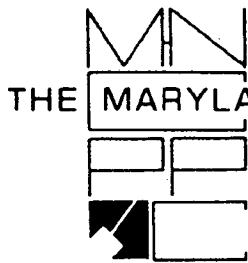
Amano  
7030 Carroll Ave.  
Takoma Pk.

Sign design sketch - Handpainted  
on ext. ply. One spot light will  
be installed (underground wiring)

Contact: Jeffrey McCandless  
301-320-2408

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 8/13/97



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 8-13-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



Approved

**Expedited  
Historic Preservation Commission Staff Report**

**Address:** 7030 Carroll Avenue, Takoma Park      **Meeting Date:** 08/13/97  
**Resource:** Takoma Park Historic District      **Public Notice:** 07/30/97  
**Case Number:** 37/3-97FF      **Report Date:** 08/05/97  
**Review:** HAWP      **Tax Credit:** No  
**Applicant:** Norm Bernhardt/Jeff McCandless      **Staff:** Perry Kephart

**DATE OF CONSTRUCTION:** Circa 1910

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**ARCHITECTURAL DESCRIPTION:** Four Square hipped roof Craftsman residence with hipped roof dormers on three sides, a hipped roof porch across the front facade, and an ell-shaped addition to the rear of the historic resource. The house is in a commercial area and has been adapted to use as a store.

**PROPOSAL:** Add two signs constructed of exterior plywood with painted letters. One sign is to hang on eye hooks under the eaves of the porch on the right side and is to measure 18" high by 6' long. The other is to be mounted on 4x4 posts set in concrete at the front right corner of the property and is to be 4' wide by 5' high. No lighting of the signs is planned.

**RECOMMENDATION:**

- Approval
- Approval with conditions:
  1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with exactly matching materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;

IV. the Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.

2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:

a. repair or replacement of masonry foundations with new materials that match the original closely,

b. installation of vents, venting pipes, and exterior grills,

c. new installation of gutters.

4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.

5. Removal of accessory buildings which are not original to the site nor otherwise historically significant.

6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.

7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jeff McCloudless

Daytime Phone No.: 301-320-2408

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Norm Bernhardt Daytime Phone No.: 301-320-2469

Address: 7030 Carroll Ave Takoma Park Md. 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Jeffrey McCloudless Daytime Phone No.: 301-320-2408

**LOCATION OF BUILDING/PREMISE**

House Number: 7030 Street: Carroll Ave.

Town/City: Takoma Park Nearest Cross Street: Cherry Ave

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"/> A/C                             | <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 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 type="checkbox"/> Other:    |  |  |                               |                               |

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 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 of owner or authorized agent: \_\_\_\_\_ Date: 8/1/97



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



**HISTORIC PRESERVATION COMMISSION**

**1. WRITTEN DESCRIPTION OF PROJECT**

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

Blank lines for handwritten description of existing structure(s) and environmental setting.

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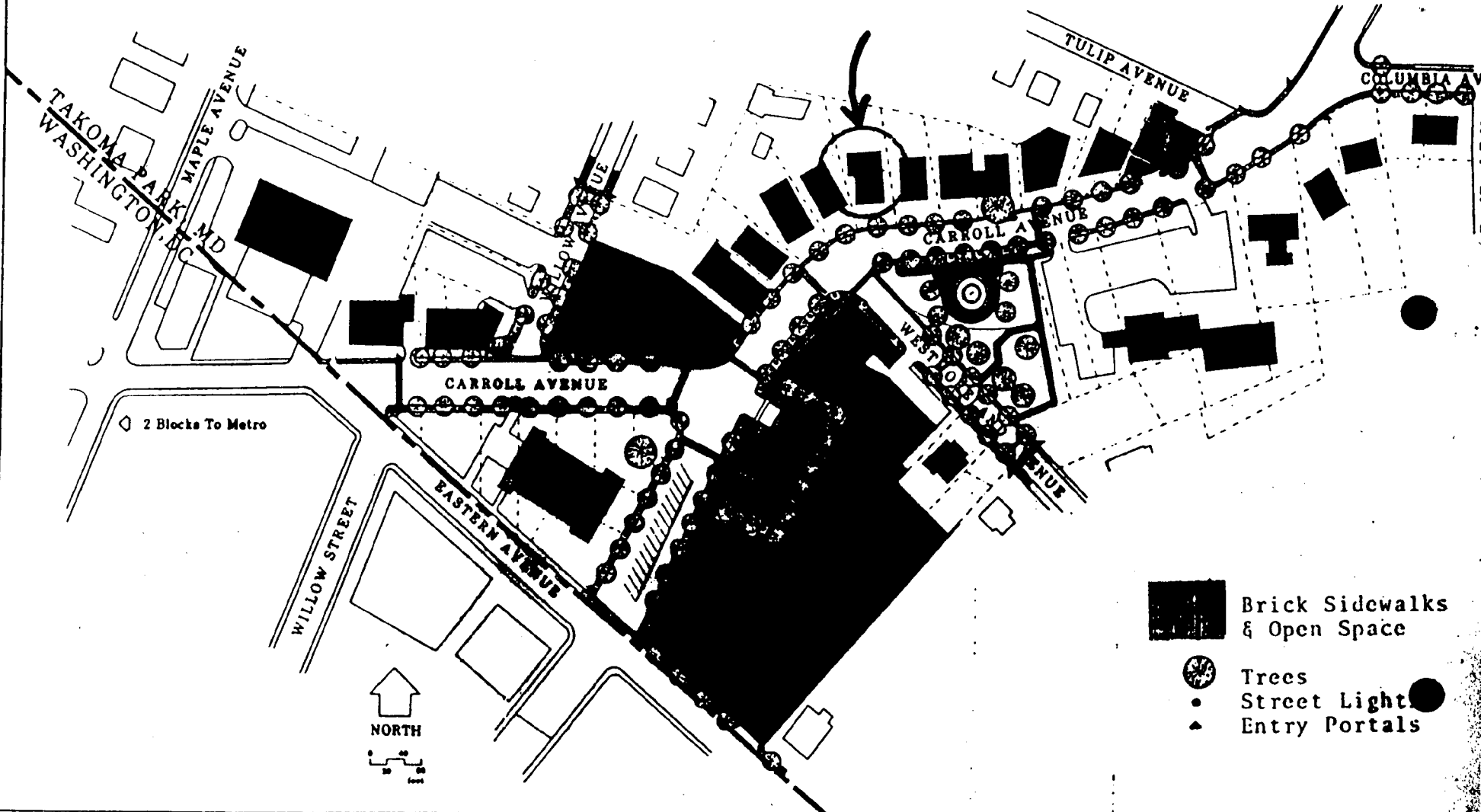
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6

**6. TREE SURVEY**

7030 CARROLL AVE.



◇ 2 Blocks To Metro



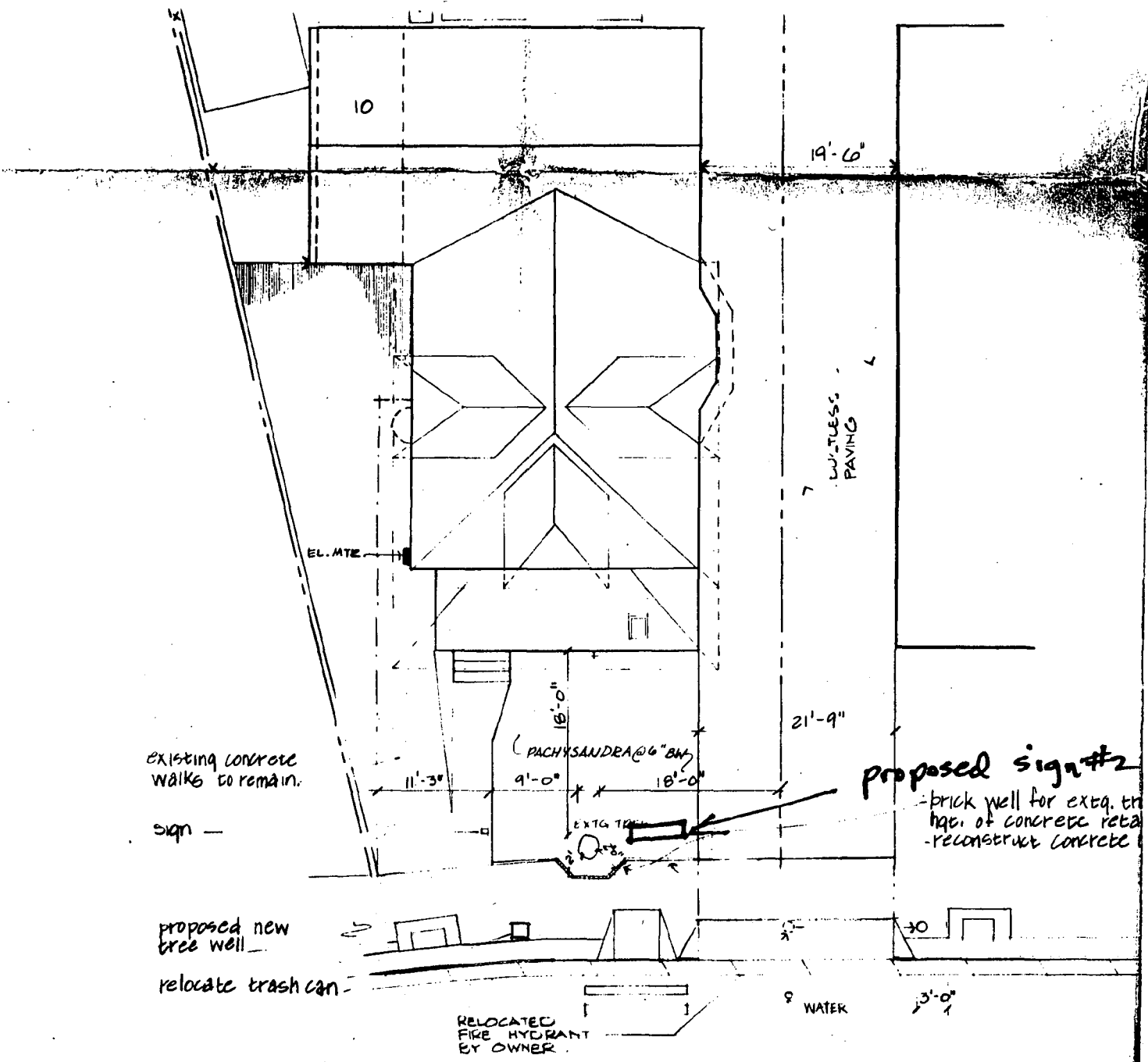
-  Brick Sidewalks & Open Space
-  Trees
-  Street Light
-  Entry Portals

Prepared for the  
**CITY of TAKOMA PARK, MD**  
 by  
 Price & Partners, Architects  
 &  
 Economic & Energy Resources, Inc.

# TAKOMA OLD TOWN

**PUBLIC  
 STREETScape  
 IMPROVEMENT PLAN**





existing concrete walks to remain.

sign —

proposed new tree well —

relocate trash can —

RELOCATED FIRE HYDRANT BY OWNER

WALKWAY PAVING

proposed sign #2

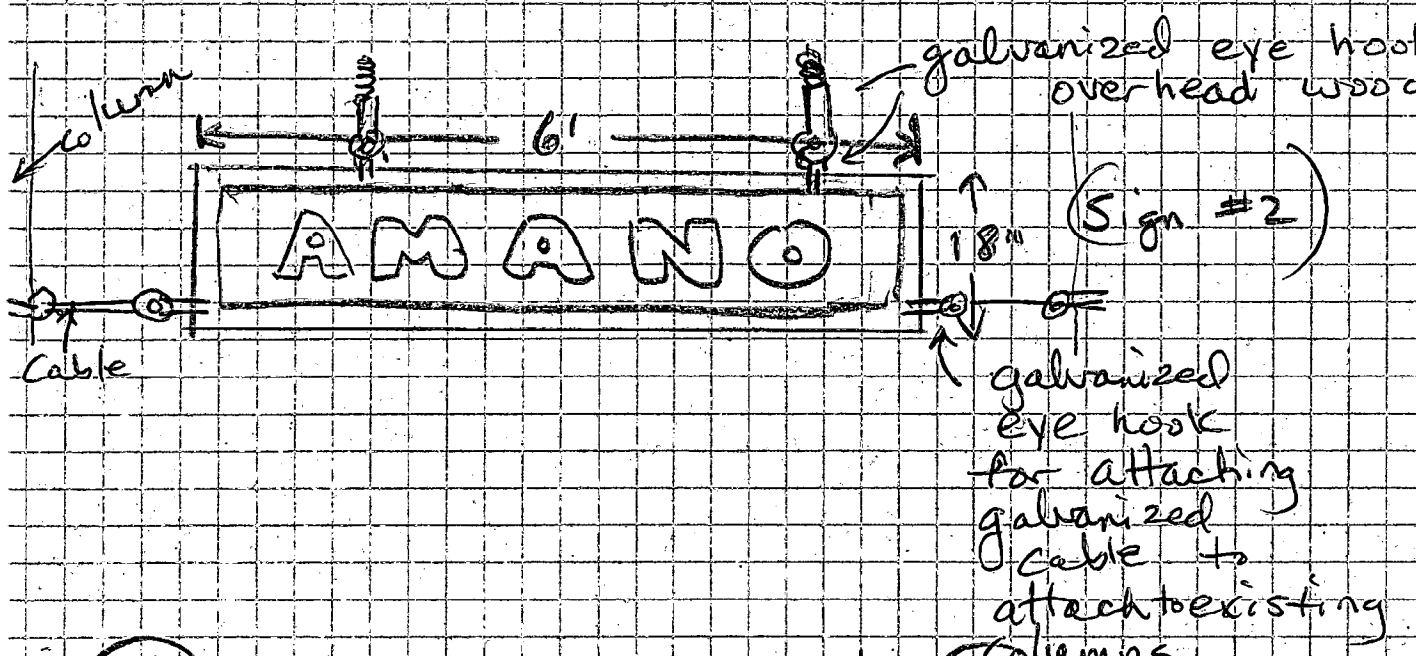
-brick well for extg. th  
 hgt. of concrete retail  
 -reconstruct concrete

7030

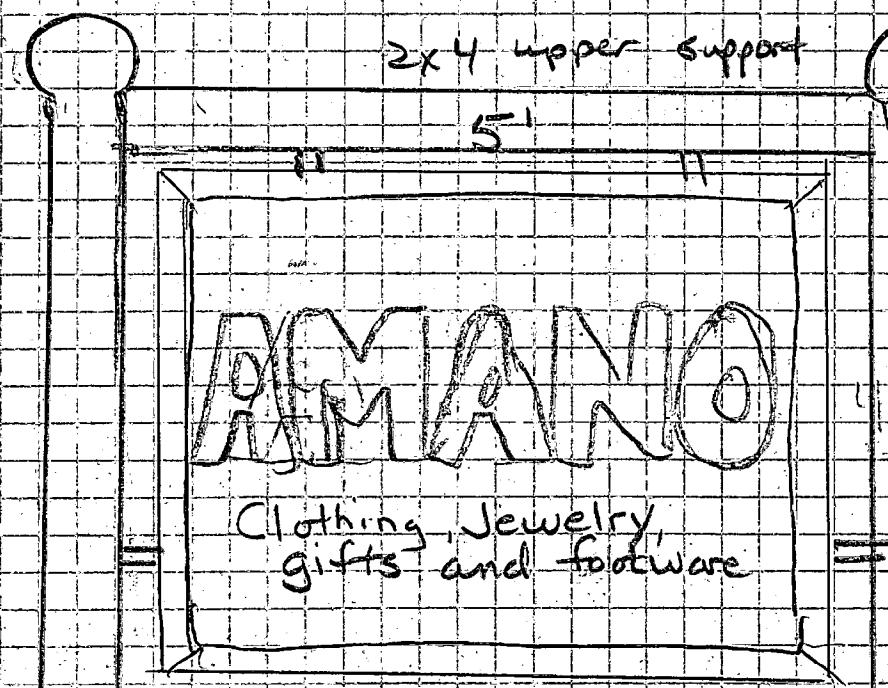
CARROLL AVENUE

CS





(Both signs)  
 MARINE 3/4 plywood  
 PAINTED FRAME  
 AND LETTERS  
 TO MATCH EXISTING  
 PAINT  
 (9 sq. ft.) Sign #1



(Sign #1)  
 (pressure treated)  
 painted wood  
 4x4s  
 (20 sq. ft.)  
 Sign #2

bldg. frontage  
 is 30 ft.  
 60 sq. ft. of  
 signage is  
 permitted

Contact: Jeffrey McLandress  
 301-320-2408

Proposed signs for 7030  
 Carroll Ave.  
 concrete footings