

37/3-98N 7318 Carroll Avenue  
(Takoma Park Historic District)

37/3-98N (Rescheduled) 7316-7318  
Carroll Avenue, (Takoma Park HD)

37/3-98N 7318-7316 Carroll Avenue  
Takoma Park HD - REVISION RETROACTIVE

1-27-00

Called Rick Allen @ HUD.

He'll try to help w/ Vaca's property. To get HUD to sell it!

He'll call Lorraine Richardson @ DC office (Director)  
1st!

10/99

7316 - 7318 Carroll Ave

= Just call HUD about buying  
the property.

= Gerard Little  
Intown Properties

3. 918. 8401

has contract from HUD.

There is a notice of  
violation 7/1/99

3922 ~~met.~~

9/24/99

RDZ

Rick Allan says he'll call: 11/27/00

Lorraine Richardson, Dir. of DC office



## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760Date: April 14, 1999MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: *RDZ* Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved  All the below work to be completed within 2 months  Denied

Approved with Conditions: 1. The door at 7318 Carroll Avenue should be removed, and replaced with a <sup>solid</sup> wood exterior door identical to original door which was removed, with 5 horizontal panels. (See attached drawing); (2) The applied wood trim/molding shall be removed + the <sup>metal</sup> stone window repaired;

(3) The paint shall be removed from the shop windows; (4) The wood + metal elements on the building shall be repaired and repainted to avoid "Demolition by neglect," and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Miguel Vaca

Address: 7428 PINEY BRANCH RD, TAKOMA PARK, MD. 20912

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: 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: MIGUEL VACA  
Daytime Phone No.: 301-589-0166

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: MIGUEL A VACA Daytime Phone No.: 301-589-0166  
Address: 7316-7318 CARROLL AVE TAKOMA PARK, MD 20912  
Street Number City State Zip Code  
Contractor: SOLF Phone No.: 301-589-0166  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: 7428 PINEY BRANCH RD TAKOMA PARK, MD 20912 Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**  
House Number: 7316-7318 Street: CARROLL AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: H/C  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: VORTAW'S PART of TAKOMA PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Revision  Repair  Wreck/Raze  Revocable  
CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 3,000.00  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADITIONS**

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.

Miguel A. Vaca 3-22-98  
Signature of owner or authorized agent Date

Approved: X M. Conditions For Chairman, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 4/15/99  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

PROPERTY IS LOCATED IN TAKOMA PARK MD. FRONT FACADE  
OF THE BUILDING NEEDS SUBSTANTIAL REPAIR WORK INCLUDING BRICK  
POINTING, ROTTED WOOD DOORS AND WINDOWS REPLACED OR REPAIRED.

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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:

PROPOSED RENOVATION CONSISTS OF REPLACING AS CLOSE AS POSSIBLE  
THE WOOD TRIM ALONG DOORS AND WINDOWS ALL OF THE ROTTED  
WOOD. FURTHER, DUE TO A BREAK-IN, FRONT DOOR LEADING TO  
RESIDENTIAL SECTION OF THE BUILDING WAS REPLACED WITH ANOTHER  
RESIDENTIAL DOOR SIMILAR IN STYLE WITH OTHER FRONT DOORS IN THE  
AREA. WINDOWS IN THE LOWER FLOOR FRONT, HAVE ONLY BEEN

**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.

IS COMPLETE, ALL PAINT WILL BE  
REMOVED TO RESTORE CLEAN  
GLASS. ALL REPAIRS SHALL BE DONE  
WITH WOOD AND WILL

**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.

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 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.

MATCH AS CLOSELY AS POSSIBLE ALL  
PREVIOUSLY EXISTING WOOD  
TRIM AND  
MATERIALS.

**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**

a. 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.

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).

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: April 14, 1999

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
*GW* Historic Preservation Section

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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

Speakers: *Therese Pearsall (Hist. Dist.) endorses staff rec. + door should be replaced as per org. She thinks 6 pan. is too long.*  
Susan Robb

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7318-7316 Carroll Avenue

Meeting Date: 4/14/99

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-98N REVISION  
RETROACTIVE

Tax Credit: Yes

Public Notice: 3/31/99

Report Date: 4/7/99

Applicant: Miguel A. Vaca

Staff: Robin D. Ziek

PROPOSAL: Alterations

RECOMMENDATIONS: Approval w/  
CONDITIONS

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### PROJECT DESCRIPTION

RESOURCE: Contributing Resource in Takoma Park Historic District  
STYLE: Colonial Revival Commercial  
DATE: 1930's - 1940's

The subject property is a 2-story brick commercial building in Takoma Junction, the shopping district along the west side of Carroll Avenue, between Grant Avenue and Lee Avenue. The buildings are variously 1- and 2-story buildings, with shops on the first floor, and offices or residential quarters on the second floors. The shops vary in degree of integrity and in design details. Consistent features down the street include large plate glass display windows, and separate entry doors for 1st and 2nd story spaces. The subject property has storefront space on the first floor (7316 Carroll Avenue), with a residential apartment on the second floor (7318 Carroll Avenue).

The applicant has owned this building for many years, having purchased the building prior to the 1992 historic designation. As with many property owners in Montgomery County Historic Districts, the designation instituted a change in the construction process in the County, with the additional requirement of HPC review/approval under Chapter 24A of the County Code.

The applicant has done work in the past without a HAWP. As recently as July 9, 1997 the HPC reviewed a Retroactive HAWP at the property involving substantial alterations at the property. The applicant complied with the HPC decision at that time, and in fact, came back to the HPC in a timely fashion on May 27, 1998 for review of a new proposal to build a handicapped ramp.

Repairs are still required at the building and the applicant continues to work at the site. The building is not currently occupied and the community looks forward to the time when this handsome commercial structure will contribute to the commercial revitalization of the Junction.

The work which is under consideration in this Retroactive HAWP was undertaken as emergency repair work, and the owner did not think a HAWP was required. Unfortunately, the repairs which were undertaken were short-term measures which are not compatible with the structure on a long-term basis. Therefore, the county has issued a citation and the applicant comes before the HPC now to address the citation.

*Steve - Approved retroactively w/cand. → 2 month time period  
door to match original wood door  
5 horizontal panels  
6-0 panes. (1)*



## PROJECT PROPOSAL

The existing shopfront consists of a protruding bay with a brick foundation that extends between the brick building and flanking doorways. The shop window has two full-light windows on each side, and two large plate glass pieces across the front. There is a molded metal cornice above the window area and the window bay has a flat roof. There were originally three windows in the building directly above the shop front window, each with 6 lights; the center window has been removed and that space has been used for an air conditioning unit.

1. The applicant has installed molded wood trim over the top edge of the shopfront windows to address a problem with leaks. The wood trim has not been painted. (See Circle 16, 18, 19)
2. The interior of the shopfront windows are currently painted black. (See Circle 17)
3. The door at 7318 Carroll Avenue has been replaced with a new door of a different design. (See Circle 11, 20)

## STAFF DISCUSSION

Although the alterations currently under consideration were undertaken on an emergency basis, staff notes that they are incompatible with the historic structure and could not be considered long-term repairs in any case.

For example, the wood trim was applied over an existing trim condition and does nothing to address the problems with the original materials which should be addressed. If there are leaks in the shop front, the source of the leaks should be identified and the problem corrected. In addition, the existing window trim is very simple in design so that the cornice is the most decorative element on the window; the applied new wood trim does not match the original trim.

The front door at 7318 was originally a simple solid wood door with five horizontal panels. The new replacement door has four vertical panels and a half-circle window at the top with a decorative glass pattern. The door leads to a stairway, and the original transom above the door provides light for the stairwell. The new door is inconsistent with the shopfront doors along Carroll Avenue, contradicts the transom above the door, is different than the original door, and is more residential in character than is seen in the commercial district. (See Circle 11) 20

Finally, the shop front windows are an important element in attracting customers to the area, and contributing to the pedestrian experience along the street. The applicant has painted the windows on the interior, and staff has not learned of the future intentions for the windows. Several businesses along Carroll Avenue have installed curtains in their shopfront to provide privacy to the interior space. While this also does not provide any activity or views for the pedestrian, this is a use of interior furnishings rather than an alteration to the structure itself. It is clear that the curtains could easily be removed at some future date. The painted windows appear more permanent and contradict the nature of the plate glass windows. (See Circle 22)

In addition, staff notes that the metal cornice and the remaining door and wood trim and wood windows are in poor condition and need maintenance work. Chapter 24A notes that maintenance work does not require HPC approval if the existing materials are repaired and/or replaced with exactly matching materials. The applicant has indicated some concern with undertaking necessary repairs at the building; for example, he has stated to staff that the small windows above the shop window are in poor condition and he has considered replacing them with something entirely different such as a single strip of glass such as is on the neighboring store. Staff notes that many of the shops along Carroll Avenue have been altered in the past so that the shopfront windows are not original, and have a new and different configuration. However,

DO Inday  
Vaca report

7/95

Sub: Plea copy:

✓ 1. STAN GARBER  
DPS

✓ 2. Lorraine Pearsall  
Hist. Takoma President

✓ 3. Susan Robb

✓ 4. Ted Kowaluk + Verita Genze  
City of Takoma Park

**IMPORTANT MESSAGE**

For Kobler  
Day 4/16 Time 10:20 A.M.  
P.M.  
M Jan  
Of J. Co. Attorney's Office  
Phone 217-8325  
FAX Area Code Number Extension  
MOBILE Area Code Number Extension

Telephoned	<input checked="" type="checkbox"/> Returned your call	RUSH	
Came to see you	Please call	<input checked="" type="checkbox"/> Special attention	
Wants to see you	Will call again	Caller on hold	

Message \_\_\_\_\_  
3-217-2662 FAX

Signed A



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preservation of original materials is a standard which the HPC has adopted and every effort should be made to comply. Staff notes that all of the repairs on this building would potentially qualify for tax credits on the Federal (20%), State (25%) and local levels (10%), which would assist with the maintenance costs.

### **STAFF RECOMMENDATION**

Staff recommends that, **with the following conditions**, the Commission find this proposal meets the Takoma Park Guidelines and the Design Standards (Ordinance 1985-30) for Contributing Resources - Commercial that state:

“All of the windows in a single facade shall be of matching design and shall have the same height and width they did at the time that the wall in which the openings are located was originally built.”

“The relationship of the materials, texture, and color of the facade of a building should be visually compatible with the predominant materials used in the buildings to which it is visually related.”

And that the Commission find this proposal consistent 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 #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

### **CONDITIONS:**

1. The door at 7318 Carroll Avenue should be replaced with a more suitable commercial-style door within 6 months.
2. The wood trim should be removed and the shopfront window repaired within 6 months.
3. The paint should be removed from the shop windows within 2 months.
4. The remaining wood and metal elements (door, windows, trim) on the building should be repaired and painted within 6 months to avoid “Demolition by Neglect” (Chapter 24A-9).

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO

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250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
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DPS - #8

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**APPLICATION FOR  
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Contact Person: MIGUEL VACA  
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**LOCATION OF BUILDING/PREMISE**

House Number: 7316-7318 Street: CARROLL AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: N/E  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: NORTON'S PART 1 TAKOMA PARK  
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 (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 3,000.00

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: \_\_\_\_\_  
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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.

Miguel A. Vaca Signature of owner or authorized agent  
3-22-98 Date

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

**SEE REVERSE SIDE FOR INSTRUCTIONS**

4



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
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a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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OF THE BUILDING NEEDS SUBSTANTIAL REPAIR WORK, INCLUDING BRICK  
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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:

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RESIDENTIAL DOOR SIMILAR IN STYLE WITH OTHER FRONT DOORS IN THE  
AREA. WINDOWS IN THE LOWER FLOOR FRONT, HAVE ONLY BEEN

**2. SITE PLAN**

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

a. the scale, north arrow, and date;

b. dimensions of all existing and proposed structures; and

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b. 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.

MATCH AS CLOSELY AS POSSIBLE ALL  
PREVIOUSLY EXISTING WOOD  
TRIM AND  
MATERIALS.

**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**

a. 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.

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).



OFFICE OF THE COUNTY ATTORNEY

Douglas M. Duncan  
County Executive

Charles W. Thompson, Jr.  
County Attorney

March 5, 1999

Miguel A. Vaca, Jr.  
7428 Piney Branch Road  
Takoma Park, Maryland 20912

Re: Montgomery County, Maryland vs. Miguel A. Vaca, Jr.  
Case #1Z33354427

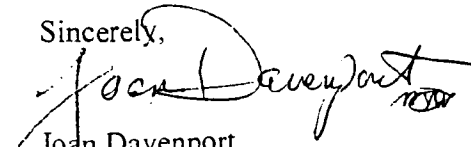
Dear Mr. Vaca:

Pursuant to our March 2 conversation, this letter will serve to confirm that our Office agreed to continue the above-referenced case to April 6, 1999. This further will confirm that, in the meantime, you have agreed to file an application for an Historic Work Permit for the property located at 7316 and 7318 Carroll Avenue, Takoma Park, Maryland.

Accordingly, it is advised that you apply for that permit *prior to* March 24, 1999, so that the matter can be heard at the Park and Planning Commission's April 14 meeting. If you should have any questions or concerns about the permit, you may contact Ms. Robin Ziek at the Historic Work Permit Agency, at 301-563-3400.

Thank you.

Sincerely,

  
Joan Davenport  
Assistant County Attorney

JD:manm

c:  Robin Ziek/HWAP  
 Stanley Garber/DPS

I:\AF\DAVENJ\VACA=03-04-99.wpd

June 25, 1997

HAND DELIVERED

Historic Preservation Commission  
Maryland National Capital Park and Planning  
1109 Spring St, 8th Floor  
Silver Spring, MD 20910  
Attn.: Robin

RE: 7316-7318 Carroll Avenue, Takoma Park, MD 20912

HAWP Application:  
Addresses of Adjacent and Confronting Property Owners

- |                          |  |   |
|--------------------------|--|---|
| 1. SUSAN ROBB            | 203 MANOR CIRCLE<br>TAKOMA PARK, MD 20912    | CONFRONTING PROPERTY<br>OWNER           |
| 2. MARGARET HOWARD       | 7312 CARROLL AVENUE<br>TAKOMA PARK, MD 20912 | ADJACENT PROPERTY<br>OWNER (RIGHT SIDE) |
| 3. RENEE WORLD<br>TRAVEL | 7320 CARROLL AVENUE<br>TAKOMA PARK, MD 20912 | ADJACENT PROPERTY<br>OWNER (LEFT SIDE)  |

4. S.S. Carroll Citizens Association  
Attn:

(7)

(5)

(10)

ACCESSIBLE

NO OF STORIES / HEIGHT

TWO ± 28.5'

TWO ± 28.5'

HIPSE

NO

NO

COVERED MALL

NO

NO

TWO MEANS OF EGRESS

TWO

TWO

FLOOR AREA OF RENOVATION: 2376

2376

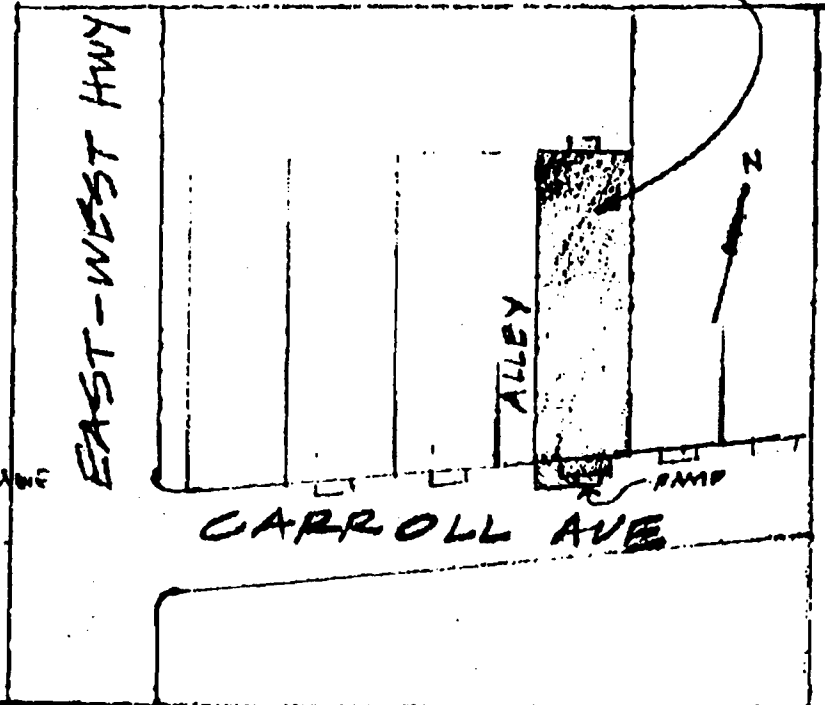
PAGE 2/2

MIGUEL VAS

MACE

8

EXIST'G TWO STORY TOWNHOUSE



RECEIVED MAR 19 1998

Address: 7318 CARROLL AVE  
TAYLOR PARK

COVER SHEET

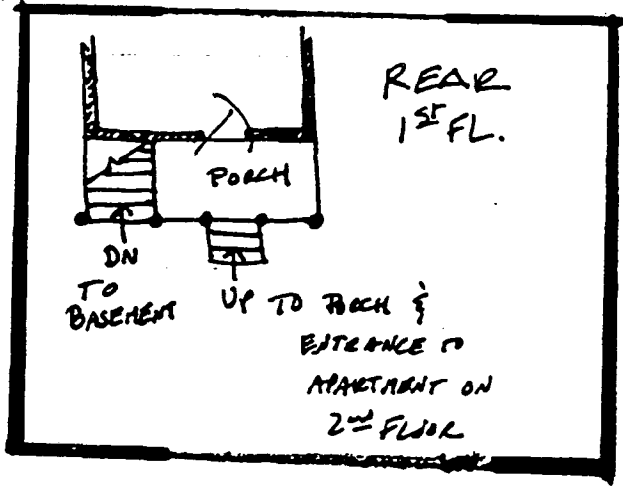
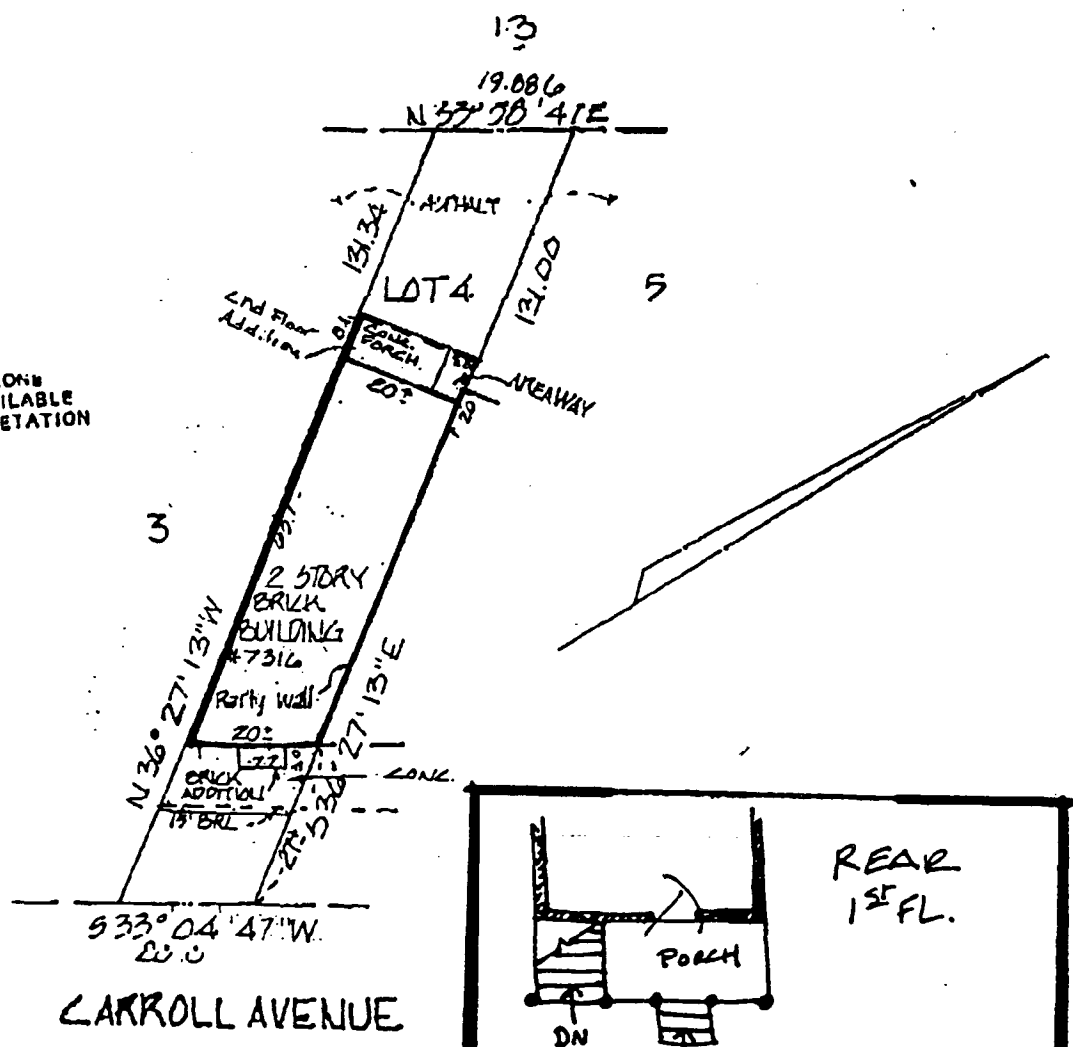
C

SITE LOCATION N.T.S.

(FROM PREVIOUS HAND)




BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR.



LOCATION OF HOUSE  
 LOT 4, PART OF SECTION 3  
 H.H. VOTAW'S SUBDIVISION OF TAKOMA PARK  
 MONTGOMERY COUNTY, MD.

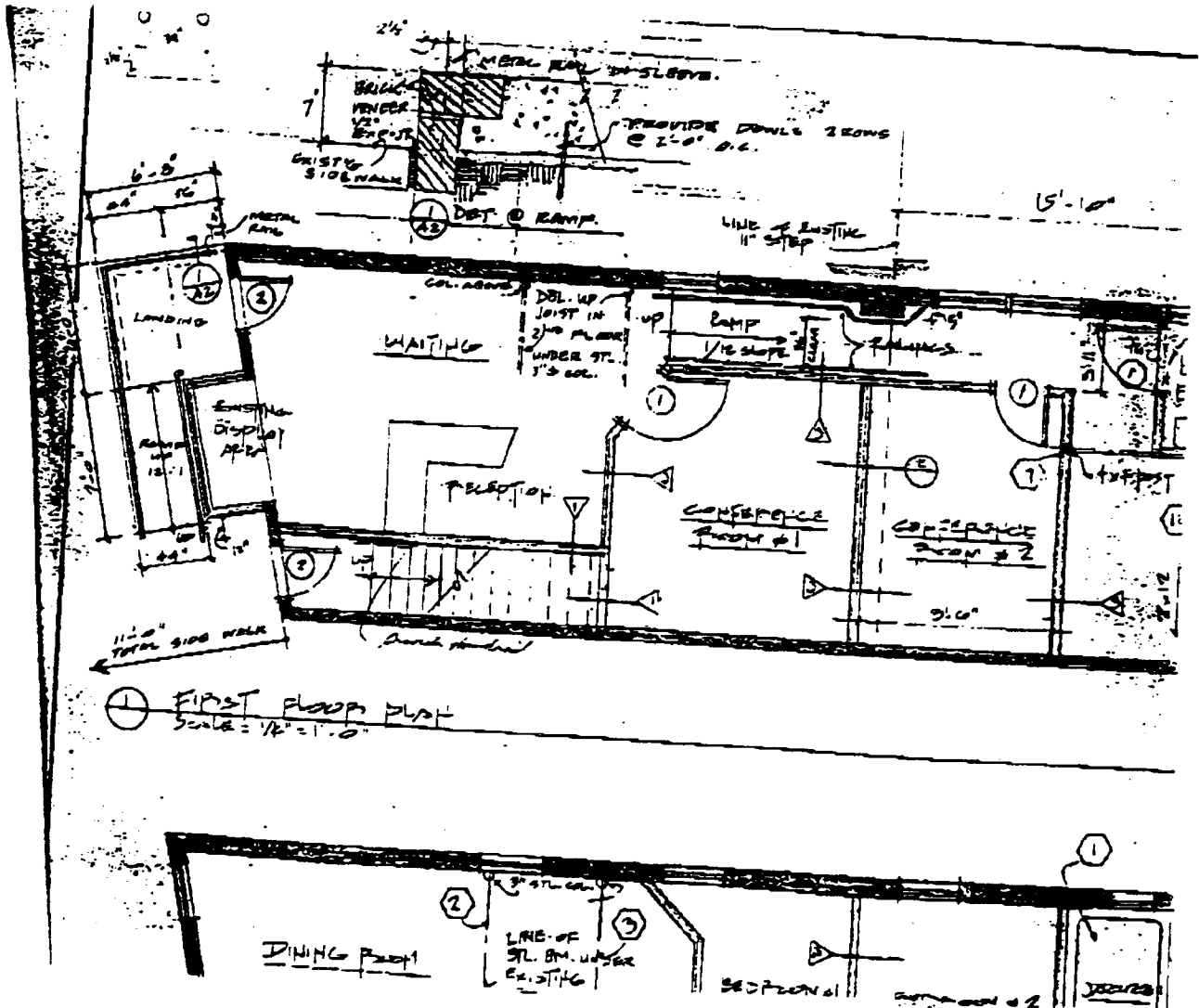
LUD PANEL NOT AVAILABLE

<b>SURVEYOR'S CERTIFICATE</b> AS SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND CONDITIONS, TO THE BEST OF MY KNOWLEDGE AND AS SHOWN OR DESCRIBED.	<b>REFERENCES</b> PLAT BK. 4 PLAT NO. 325	 <b>SNIDER, BLANCHARD &amp; ASSOC., INC.</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 286 Montevue Lane Frederick, MD 21701 (301) 694-3344 2 Professor Dr., Suite 216 Gettysburg, MD 20878 (301) 948-3100	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 11-8-88 BOUNDARY:	SCALE: 1" = 30' DRAWN BY: L. J. JOB NO.: 88-2876
	LIBER FOLIUM			

9  
7  
4

(FROM PREVIOUS DRAWING)

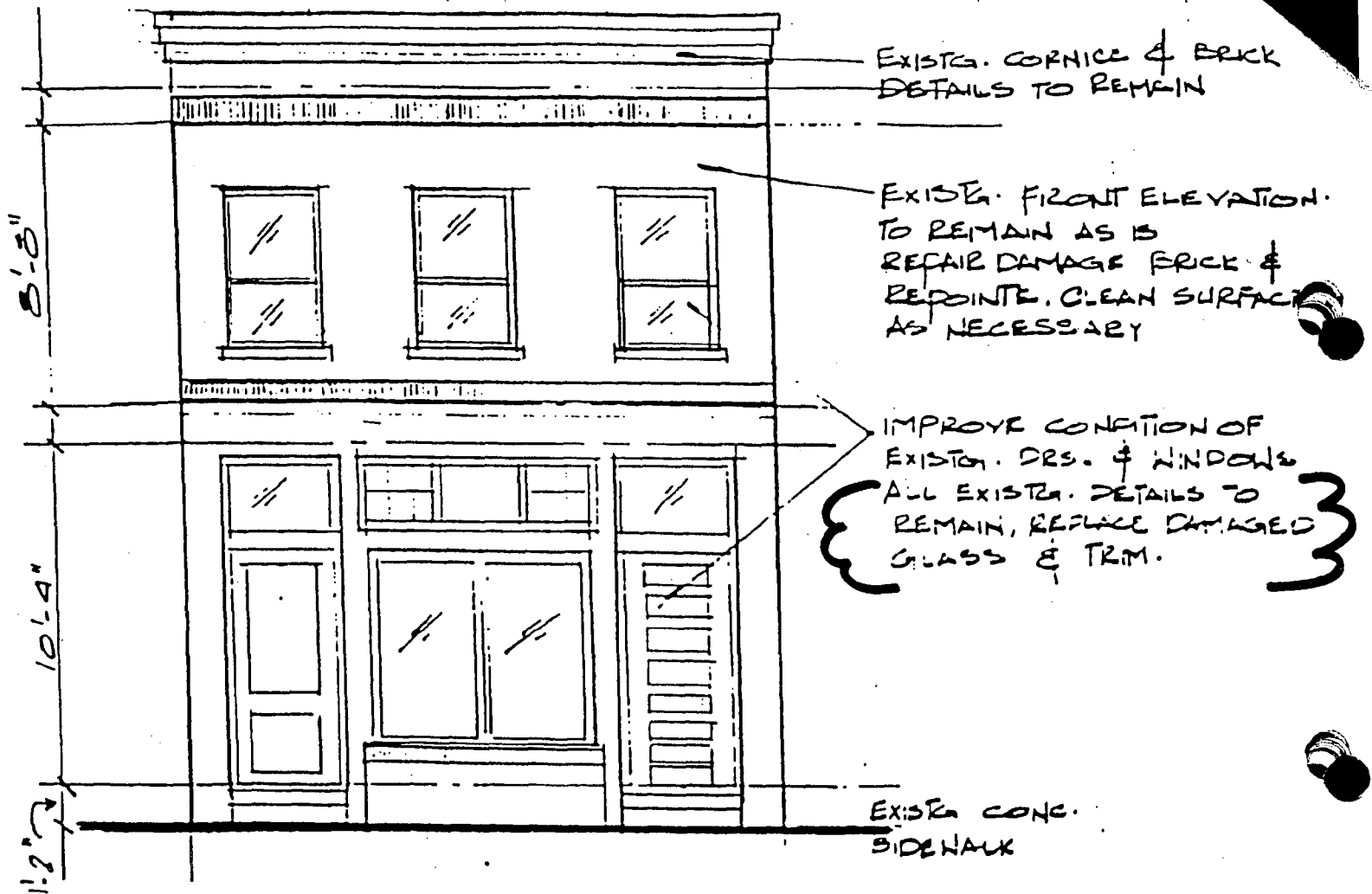
Address: 7318 CARROLL AVE  
TACOMA WA.



① FIRST FLOOR PLAN  
Scale = 1/8" = 1'-0"

Post-it® Fax Note	7671	Date	3/20/98	# of pages	2
To	ROBIN D. ZIEK	From	KENON WILSON		
Co./Dept.	M-N CPPL	Co.	MOUNT COUNTY OPS		
Phone #	301-563-3400	Phone #	301-217-6993		
Fax #	301-563-3412	Fax #	301-217-6351		

10  
8



EXISTING FRONT ELEVATION  
 1/4" = 1'-0" 7316 CARROLL AVE. TAKOMA PK., MD.

(FROM PREVIOUS HAWP)

⑨ ⑩ ⑪

6-23-1998 10:02AM

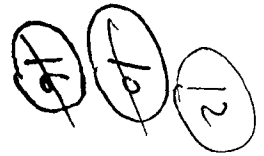
FROM: HIST PRES / HUM RES 301 563 3412



EXISTING FRONT ELEVATION  
 1/4" = 1'-0" 7316 CARROLL AVE. TAKOMA PK., MD.

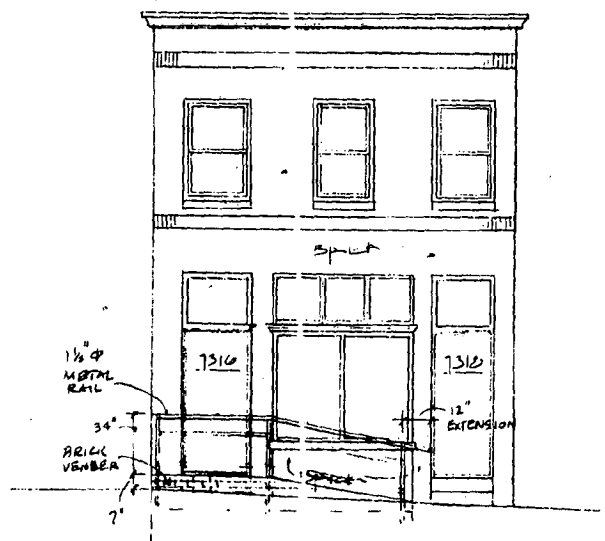
Concrete sidewalk up the ramp  
 dyed in red brick color

The ramp will look substantially similar to that of the Women's Health Clinic located at 705 Carroll Avenue, Downtown Takoma Park.

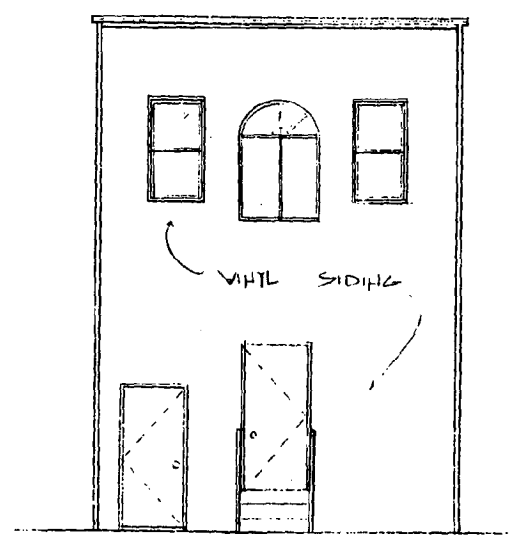




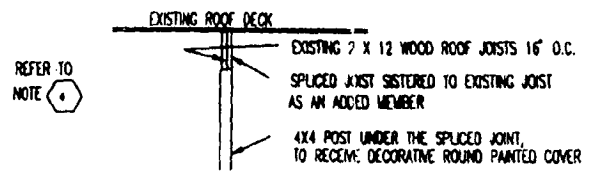
REVISIONS	BY
2-2-98	



1  
A3 EXISTING FRONT ELEVATION  
SCALE = 1/4" = 1'-0"

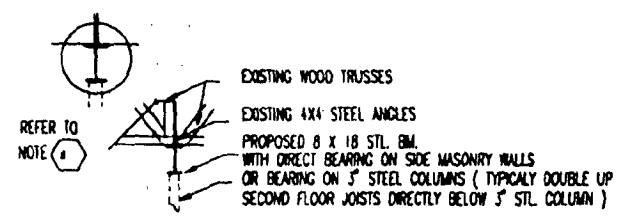


2  
A7 EXISTING REAR ELEVATION  
SCALE = 1/4" = 1'-0"



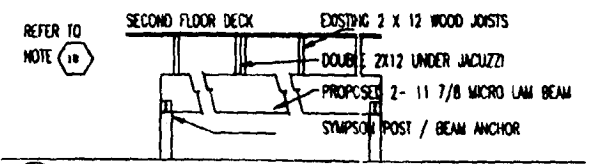
REFER TO  
NOTE 6

3  
A3



REFER TO  
NOTE 8

5  
A7



REFER TO  
NOTE 10

4  
A3

MIGUEL VASCA LAW OFFICE - APARTMENT

TAHZ TESTS

Date	12/4/07
Scale	
Drawn	
Job	
Sheet	A3
Of	Sheets

7  
13



FRONT ELEVATION  
(FROM PREVIOUS HAWP)



(NOTE ORIGINAL DOOR AT 7318)

14  
~~12~~



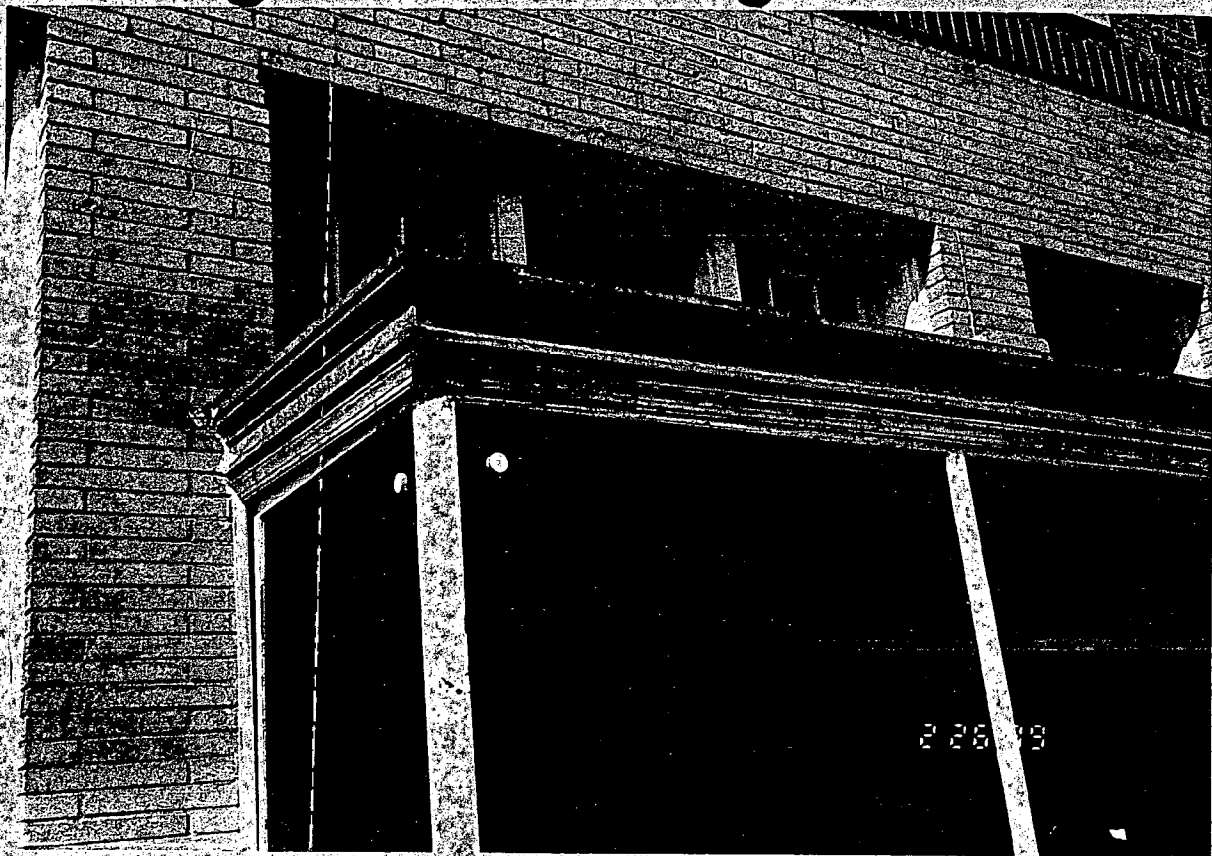
↖ VIEW FROM CARROLL AVE.  
S. OF SITE



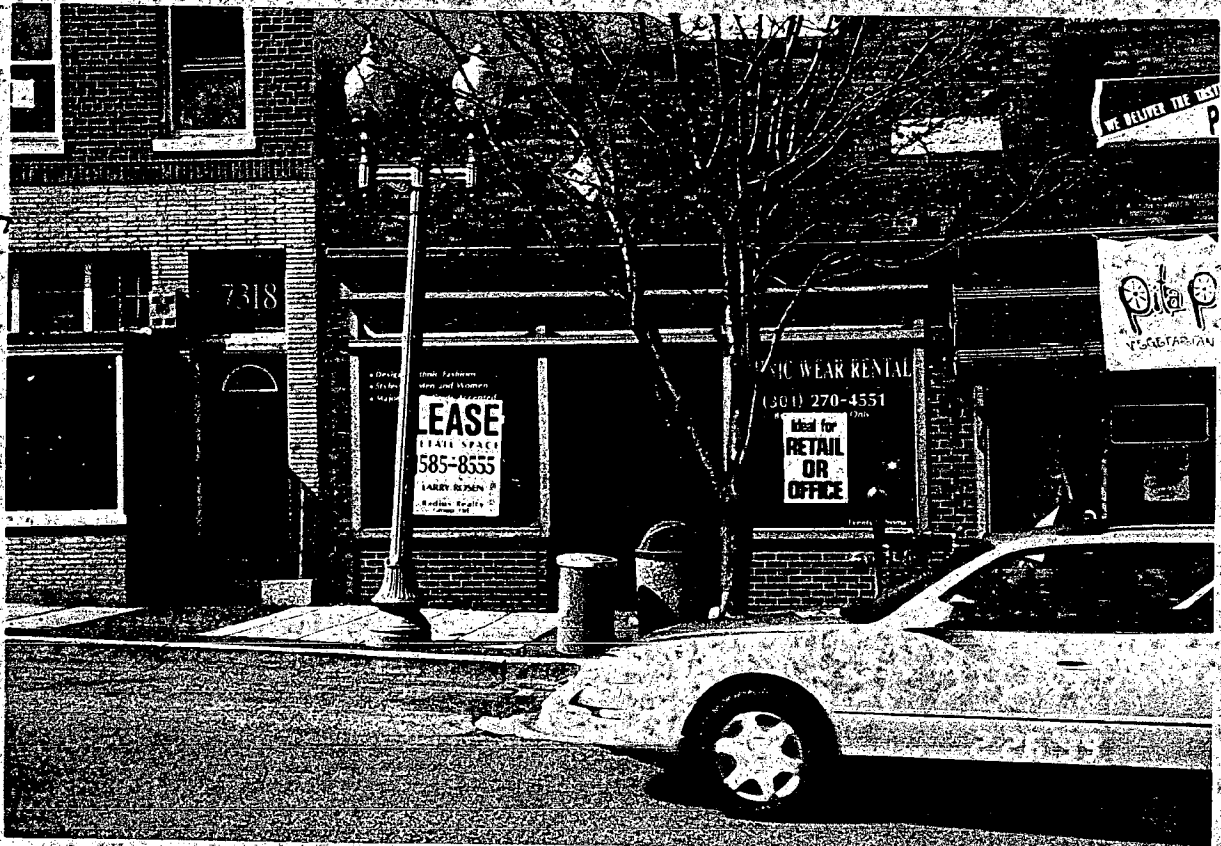
~~13~~ 15

6-light =  
Windows  
Above

NEW  
APPLIED TRIM

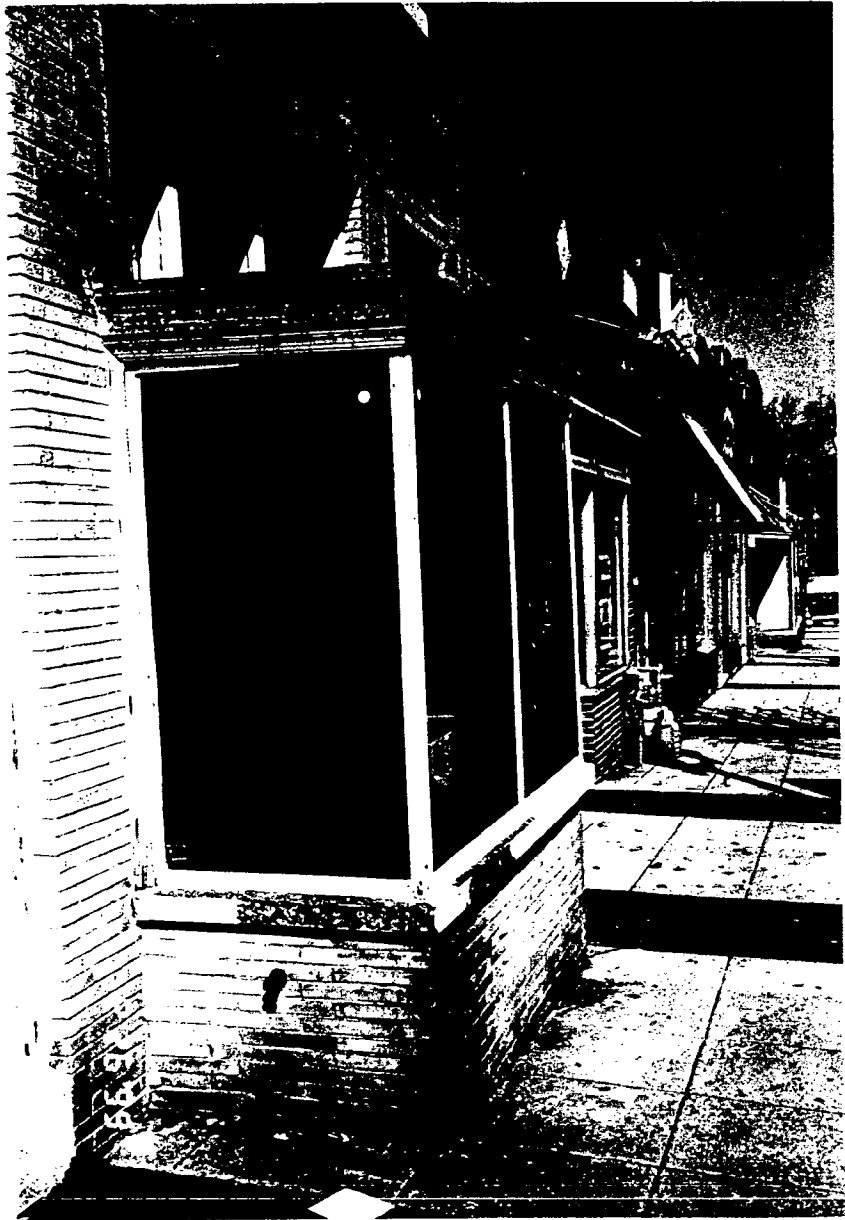


SUBJECT  
PROPERTY  
and  
Adjoining  
shops



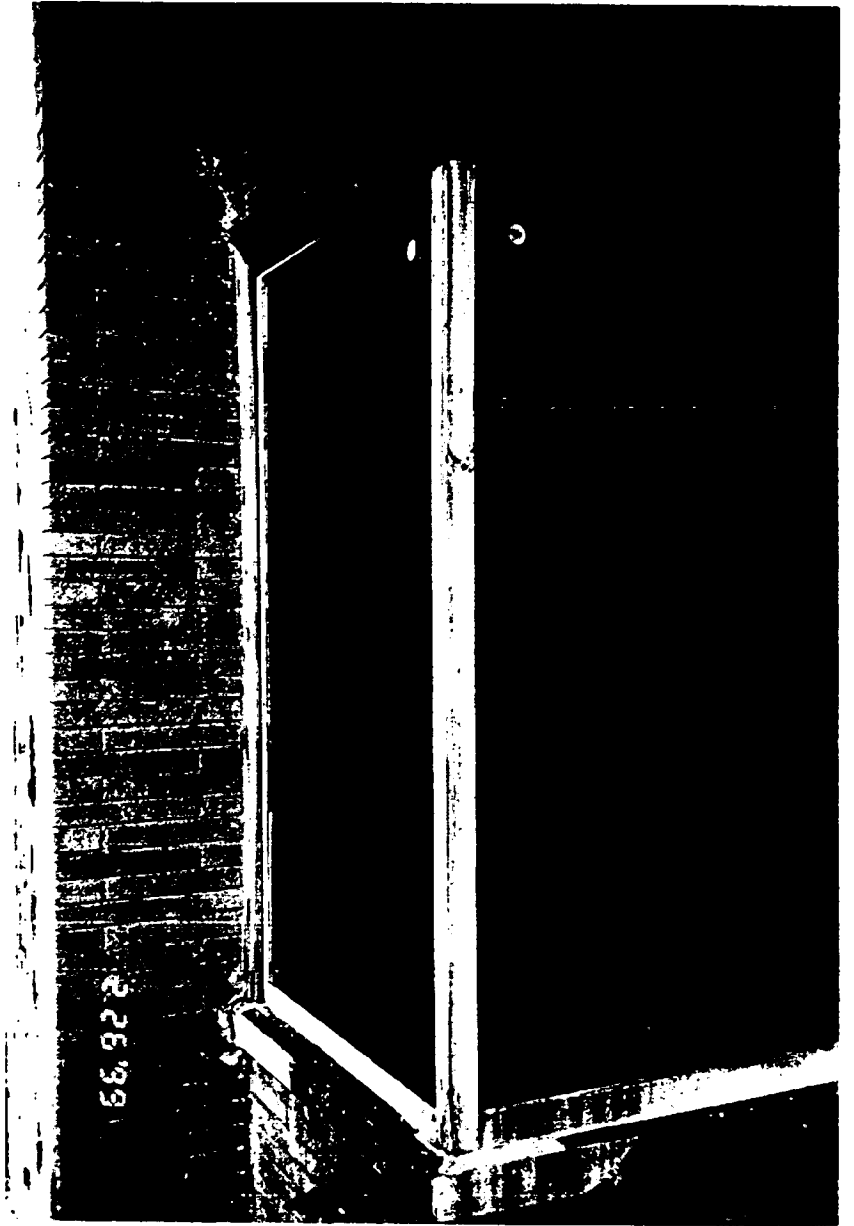
16

VIEW  
FROM SUBJECT  
PROPERTY  
DOWN  
CARROLL  
AVENUE





SHOP FRONT  
(OET)



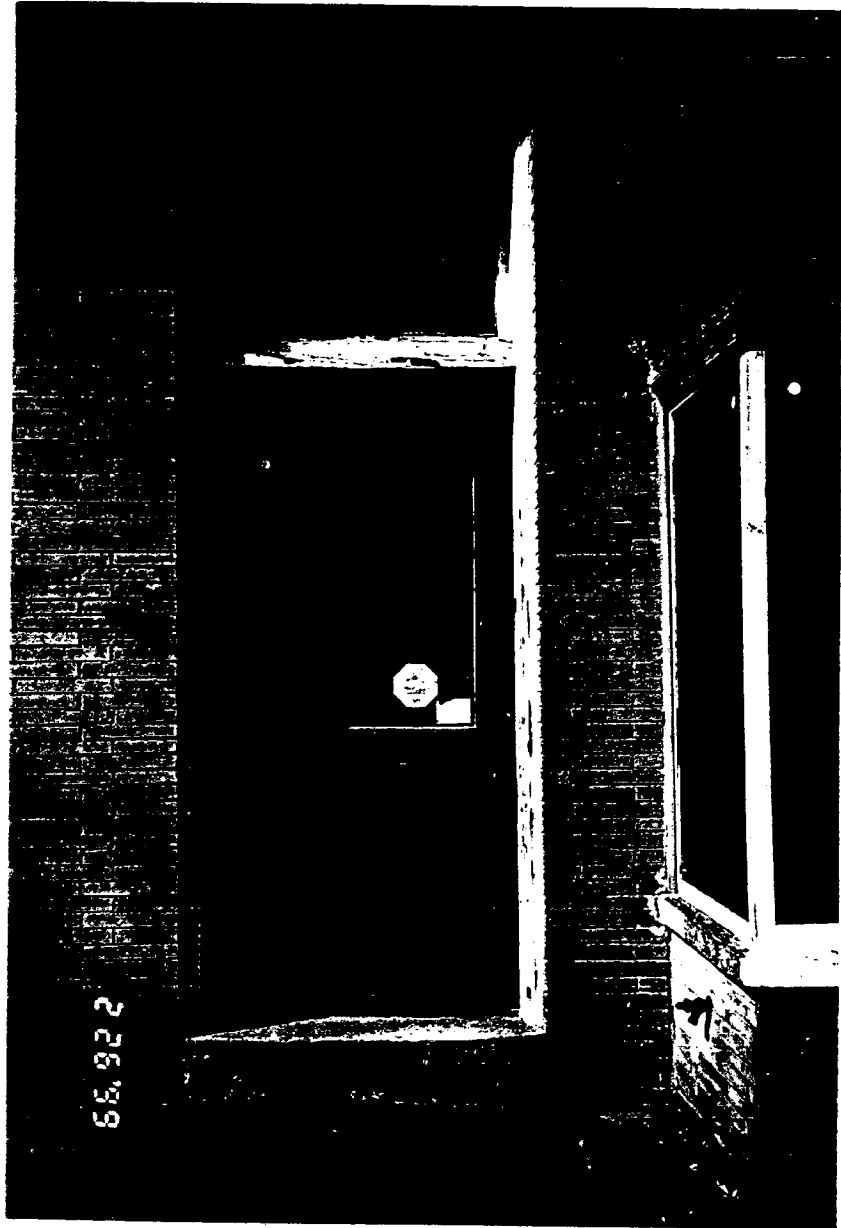


NEW  
PANEL  
DOOR

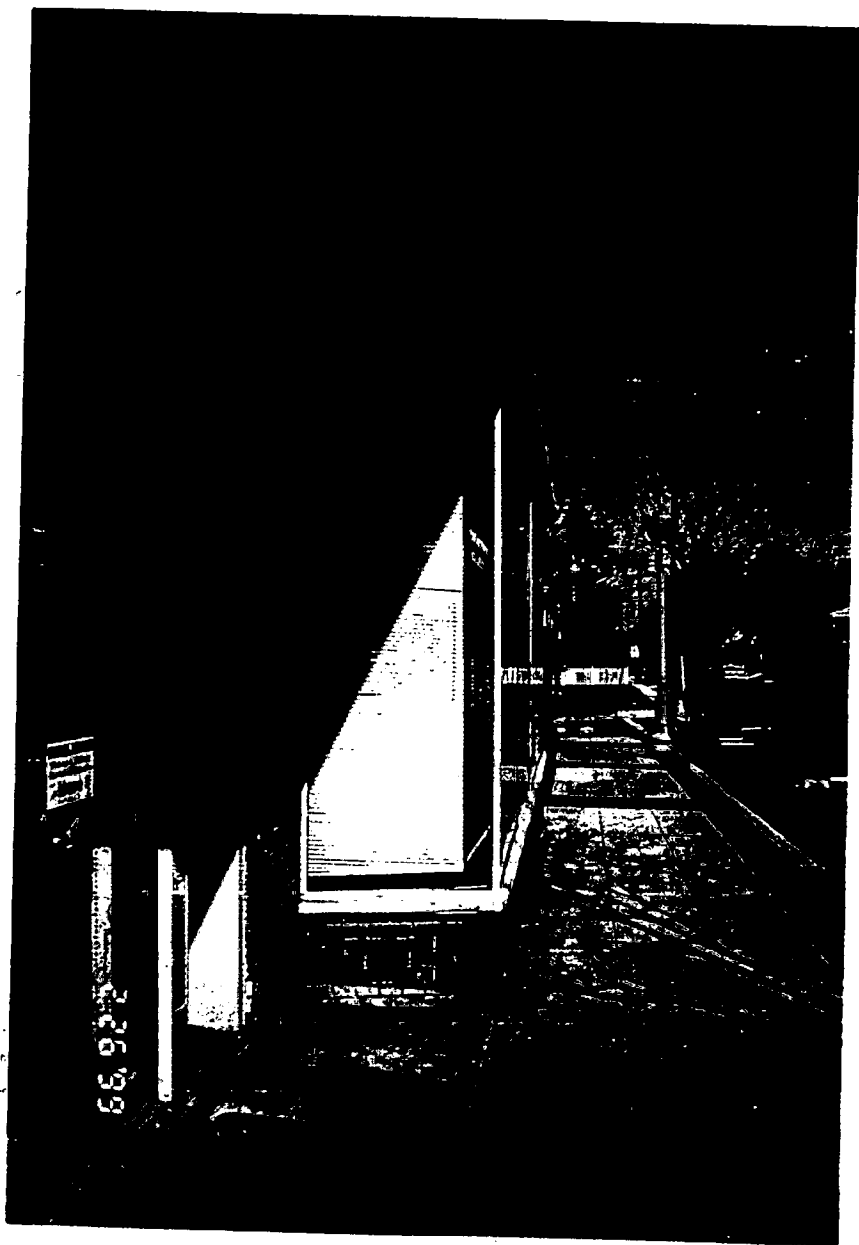
2 26 '93



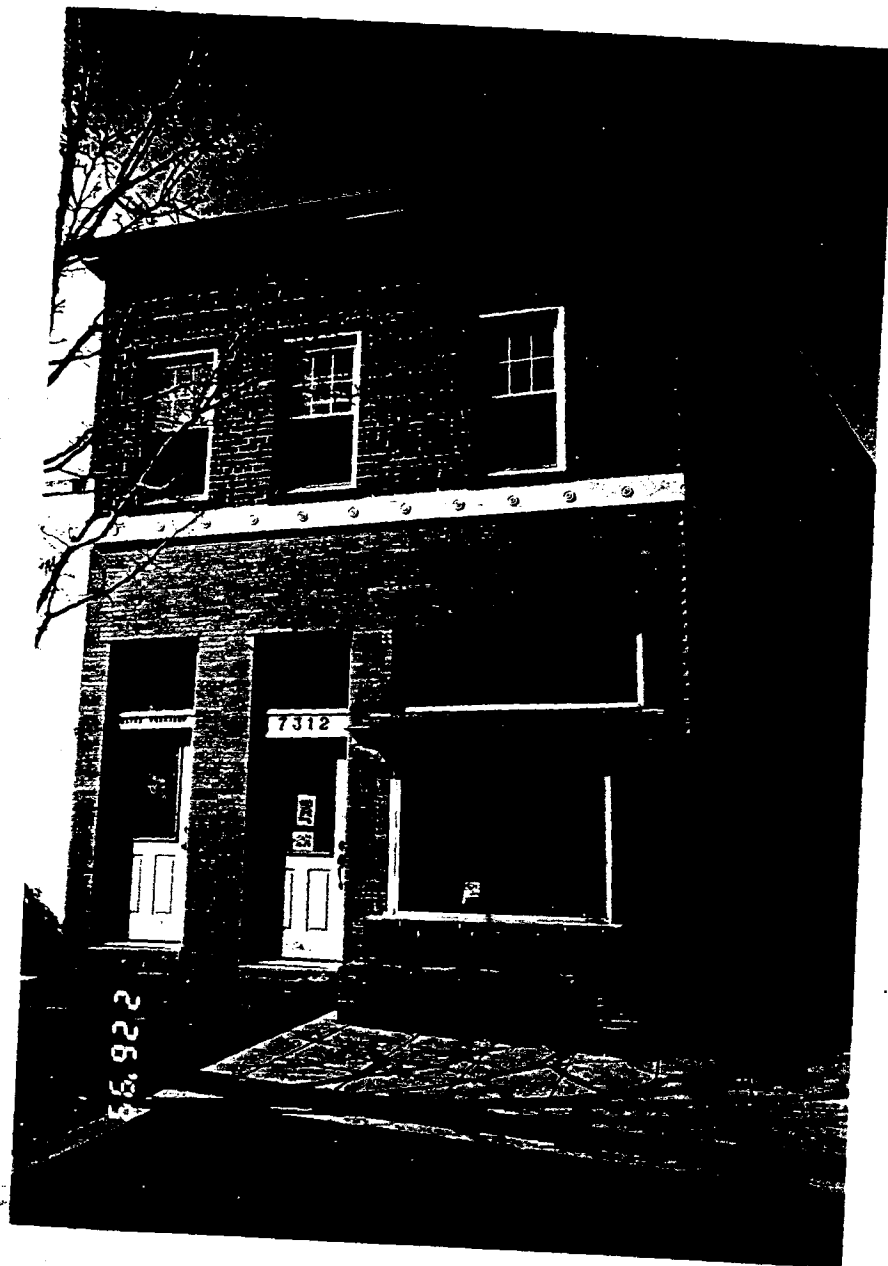
WOOD  
EXISTING  
DOOR  
AT  
7316.



66.922



SHOP WINDOW WITH BLINDS ON CARROLL AVENUE.



ADJACENT PROPERTY W/ REPLACED  
WINDOWS ABOVE STORE-FRONT WINDOW BAY.



OFFICE OF THE COUNTY ATTORNEY

Douglas M. Duncan  
County Executive

Charles W. Thompson, Jr.  
County Attorney

March 5, 1999

Miguel A. Vaca, Jr.  
7428 Piney Branch Road  
Takoma Park, Maryland 20912

Re: Montgomery County, Maryland vs. Miguel A. Vaca, Jr.  
Case #1Z33354427

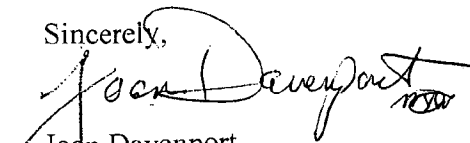
Dear Mr. Vaca:

Pursuant to our March 2 conversation, this letter will serve to confirm that our Office agreed to continue the above-referenced case to April 6, 1999. This further will confirm that, in the meantime, you have agreed to file an application for an Historic Work Permit for the property located at 7316 and 7318 Carroll Avenue, Takoma Park, Maryland.

Accordingly, it is advised that you apply for that permit *prior to* March 24, 1999, so that the matter can be heard at the Park and Planning Commission's April 14 meeting. If you should have any questions or concerns about the permit, you may contact Ms. Robin Ziek at the Historic Work Permit Agency, at 301-563-3400.

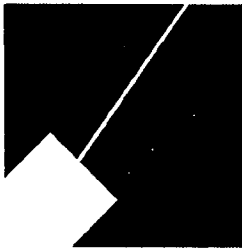
Thank you.

Sincerely,

  
Joan Davenport  
Assistant County Attorney

JD:manm  
c:  Robin Ziek/HWAP  
 Stanley Garber/DPS  
H:\AF\DAVENJ\VACA=03-04-99.wpd

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**FAX TRANSMITTAL SHEET**

**Historic Preservation Section  
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Stan Carber FAX NUMBER: 301. 217. 6381

FROM: Robin Ziek

DATE: 7-10-98

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE: As requested.

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65.922

7316















































M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

*8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760*



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 6-10-98

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator *RJZ*  
Historic Preservation

SUBJECT: Historic Area Work Permit

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

           Approved            Denied

  X   Approved with Conditions: \_\_\_\_\_

- (1) Omit ornamental elements on the railing; use only the simple picket.
- (2) The Landings should be brick, to match existing sidewalk paving  
brick, if Mont. Cty. Code allows;
- (3) The ramp itself should be the grey-colored concrete to  
match the existing sidewalk concrete paving;
- (4) The brick of the ramp should match the existing brick sidewalk  
pavers.

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

Applicant: Miguel Vaca

Address: 7316 - 7318 Carroll Avenue Takoma Park MD. 20912

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



RE TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850  
301/217-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

*X* All prior photos, survey, and adjacent property owners already on file. See Robin Beck at Historical Commission.  
Tax Account No.: 01076391  
Contact Person: MIGUEL VAEA  
Daytime Phone No.: (202) 321-1988  
Name of Property Owner: MIGUEL A. VAEA Daytime Phone No.: (202) 321-1988  
Address: 7316-7318 CARROLL AVENUE, TAKOMA PARK, MD 20912  
Street Number City Street Zip Code  
Contractor: self Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: 416 Boston Ave Takoma Park 20912

**LOCATION OF BUILDING/PREMISE**

House Number: 7316-7318 CARROLL AVE Street: CARROLL AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: Route 410 / EAST WEST HWY.  
Lot: 4 Block: 3 Subdivision: VORTAW SUBDIVISION OF TAKOMA PARK  
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 (complete Section 4)
- Other: HANDICAP RAMP IN FRONT ACCESS.

1B. Construction cost estimate: \$ 2,000.00

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.

Miguel Vaea Signature of owner or authorized agent  
5/19/98 Date

Approved: X w/conditions Signature: \_\_\_\_\_ Date: 6/10/98  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 980519011 Date Filed: 5-19-98 Date Issued: \_\_\_\_\_

37/3.98N

**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:

NO HANDICAP ACCESS RAMP IN CONFORMANCE WITH CURRENT  
CODES EXISTS

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

WILL BUILD A HANDICAP ACCESS RAMP IN CONFORMANCE  
WITH AMERICAN WITH DISABILITIES ACT AND STATE OF  
MD STATE HIGHWAY ADMINISTRATION. APPROVAL OF PLANS  
FOR RAMP HAS BEEN OBTAINED.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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.

**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.

- 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 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**

- a. 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.
- 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.**

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: June 10, 1998

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *GW*  
Historic Preservation Section

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

---

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 Permitting Services (DPS) 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 DPS before work can begin.

*At* When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7318 Carroll Avenue

Meeting Date: 6/10/98

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-98N

Tax Credit: No

Public Notice: 5/27/98

Report Date: 6/3/98

Applicant: Miguel A. Vaca

Staff: Robin D. Ziek

PROPOSAL: Install Handicapped Ramp

RECOMMENDATIONS: APPROVAL

*4 conditions*

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in Takoma Park Historic District

(1) Omit ornamental additions on the railing. Simple picket

STYLE: Colonial Revival Commercial

(2) Laying of ramp brick if code allows

DATE: c1930's - 1940's

(3) Ramp itself be grey-colored concrete to match sidewalk

The subject property is a 2-story blond and red brick commercial building in the heart of the Takoma Junction shopping district. It is one of many commercial buildings along the west side of Carroll Avenue, between Grant Avenue and Lee Avenue. This building includes storefront space on the first floor and a residential apartment on the second floor. The applicant came before the HPC in 1997 with a retroactive request to add a third story to the building. This request was denied, and the applicant has removed the additional story from the structure. The applicant is proceeding with the interior renovations, and this HAWP is the outcome.

PROJECT PROPOSAL

(4) brick of ramp to match existing sidewalk brick.

The applicant proposes to provide handicapped accessibility to the first floor of his building with the construction of a brick-faced ramp. The rise is 1'-2" (see Circle 9). The railings will be vertical metal pickets, and the ramp itself will be dyed concrete to complement the brick color. The applicant notes that the proposed ramp is modeled after an existing ramp in Old Town Takoma Park, at 7005 Carroll Avenue.

STAFF COMMENTS

The Takoma Park Guidelines note that the Design Standards for Takoma Junction (Ordinance #1985-30) should be used by the HPC in reviewing applications for HAWPS in the commercial areas (p. 17). These design standards are attached as part of the Takoma Park Master Plan amendment as Appendix B (see pages 61ff). These standards address handicapped

accessibility in terms of the doorway itself, and do not make reference to any concern about ramps specifically. Takoma Park city staff have indicated that they have reviewed this and have contacted the State Highway Administration, and the proposal is a sound one.

Handicapped accessibility is a national goal, which Montgomery County also endorses, and this particular design appears to be an additive solution which is complementary to the historic district.

### **STAFF RECOMMENDATION**

Staff recommends that, the Commission find this proposal is consistent 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 #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

*XX*  
ALL PRIOR PHOTOS, SURVEY, AND ADJACENT PROPERTY OWNERS ALREADY ON FILE. SEE ROBIN ZEEK AT HISTORICAL COMMISSION

Contact Person: MIGUEL VAEA

Daytime Phone No.: (202) 321-1988

Tax Account No.: 01076391

Name of Property Owner: MIGUEL A. VAEA Daytime Phone No.: (202) 321-1988

Address: 7316-7318 CARROLL AVENUE, TAKOMA PARK, MD 20912  
Street Number City State Zip Code

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

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

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

## LOCATION OF BUILDING/PREMISE

House Number: 7316-7318 CARROLL AVE. Street: CARROLL AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: ROUTE 410 / EAST WEST HWY.

Lot: 4 Block: 3 Subdivision: VORTAW SUBDIVISION OF TAKOMA PARK

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |   |                                  |   |  |   |  |  |                               |                               |
|---|----------------------------------|---|--|---|--|--|-------------------------------|-------------------------------|
| <input checked="" 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 checked="" type="checkbox"/> Other: <u>HANDICAP RAMP</u> |  |  |                               |                               |

1B. Construction cost estimate: \$ 2,000.00 *EX* IN FRONT ACCESS.

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.

Miguel Vaea  
Signature of owner or authorized agent

5/19/98  
Date

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

(3)

**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:

NO HANDICAP ACCESS RAMP IN CONFORMANCE WITH CURRENT  
CODES EXISTS

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

WILL BUILD A HANDICAP ACCESS RAMP IN CONFORMANCE  
WITH AMERICAN WITH DISABILITIES ACT AND STATE OF  
MD STATE HIGHWAY ADMINISTRATION. APPROVAL OF PLANS  
FOR RAMP HAS BEEN OBTAINED.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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.

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.

- 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 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**

- a. 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.
- 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**

June 25, 1997

HAND DELIVERED

Historic Preservation Commission  
Maryland National Capital Park and Planning  
1109 Spring St, 8th Floor  
Silver Spring, MD 20910  
Attn.:Robin

RE: 7316-7318 Carroll Avenue, Takoma Park, MD 20912

HAWP Application:  
Addresses of Adjacent and Confronting Property Owners

- |                          |  |   |
|--------------------------|--|---|
| 1. SUSAN ROBB            | 203 MANOR CIRCLE<br>TAKOMA PARK, MD 20912    | CONFRONTING PROPERTY<br>OWNER           |
| 2. MARGARET HOWARD       | 7312 CARROLL AVENUE<br>TAKOMA PARK, MD 20912 | ADJACENT PROPERTY<br>OWNER (RIGHT SIDE) |
| 3. RENEE WORLD<br>TRAVEL | 7320 CARROLL AVENUE<br>TAKOMA PARK, MD 20912 | ADJACENT PROPERTY<br>OWNER (LEFT SIDE)  |

4. S.S. Carroll Citizens Association  
Attn:

(5) (10)

ACCESSIBLE

NO OF STORIES / HEIGHT

TWO / ± 28.5'

TWO / ± 28.5'

HIPSE

NO

NO

COVERED MALL

NO

NO

TWO MEANS OF EGRESS

TWO

TWO

FLOOR AREA OF RENOVATION: 2376

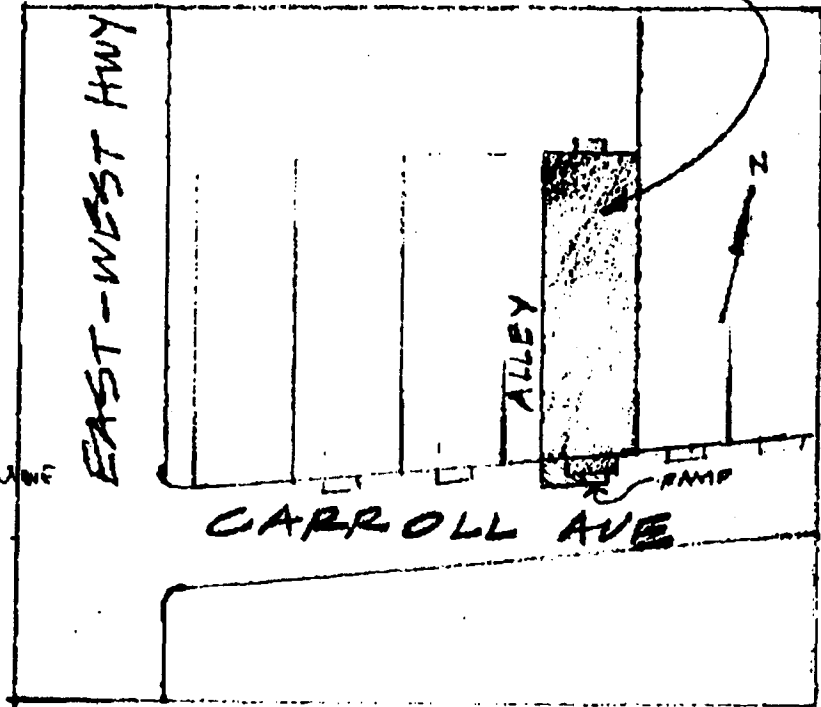
2376

MIGUEL VAC

PAGE 2/2

VAC.

EXIST'G TWO STORY TOWNHOUSE



RECEIVED MAR 19 1998

Address: 7318 CARROLL AVE  
TAKOMA PARK

SITE LOCATION NTS.

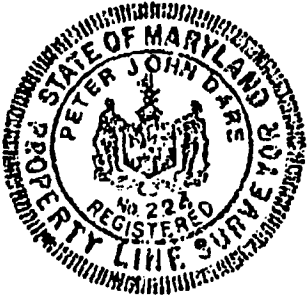
COVER SHEET

C

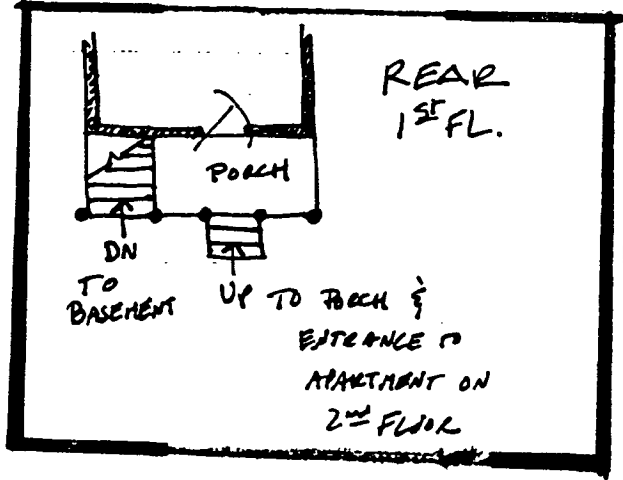
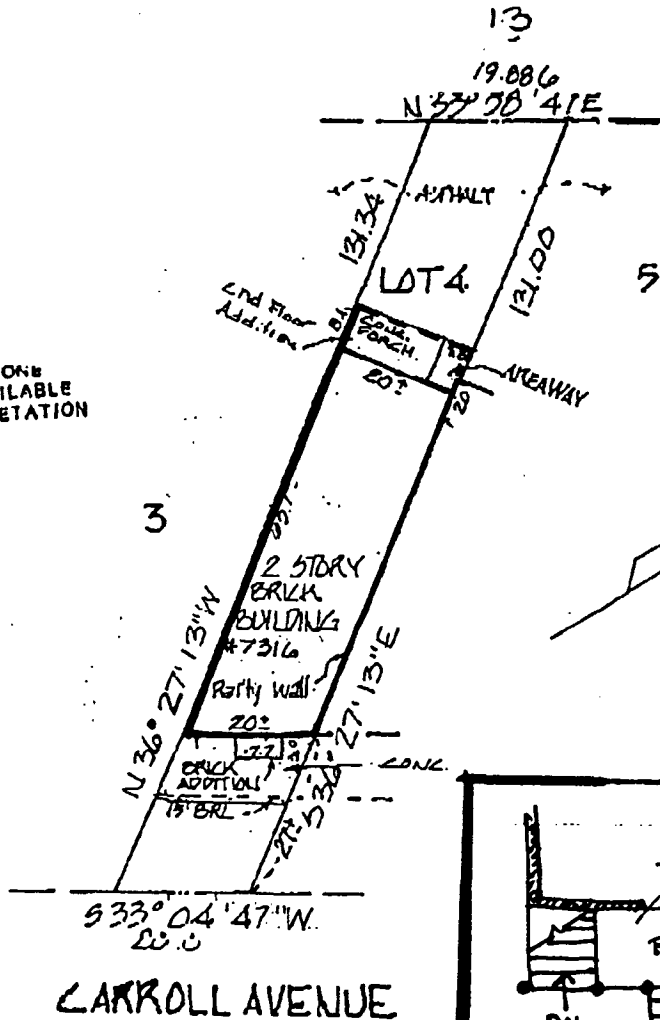
1

03/20/98 08:39 301 217 6381

002




BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR.



LOCATION OF HOUSE  
 LOT 4, PART OF SECTION 3  
 H.H. VOTAW'S SUBDIVISION OF TAKOMA PARK  
 MONTGOMERY COUNTY, MD.

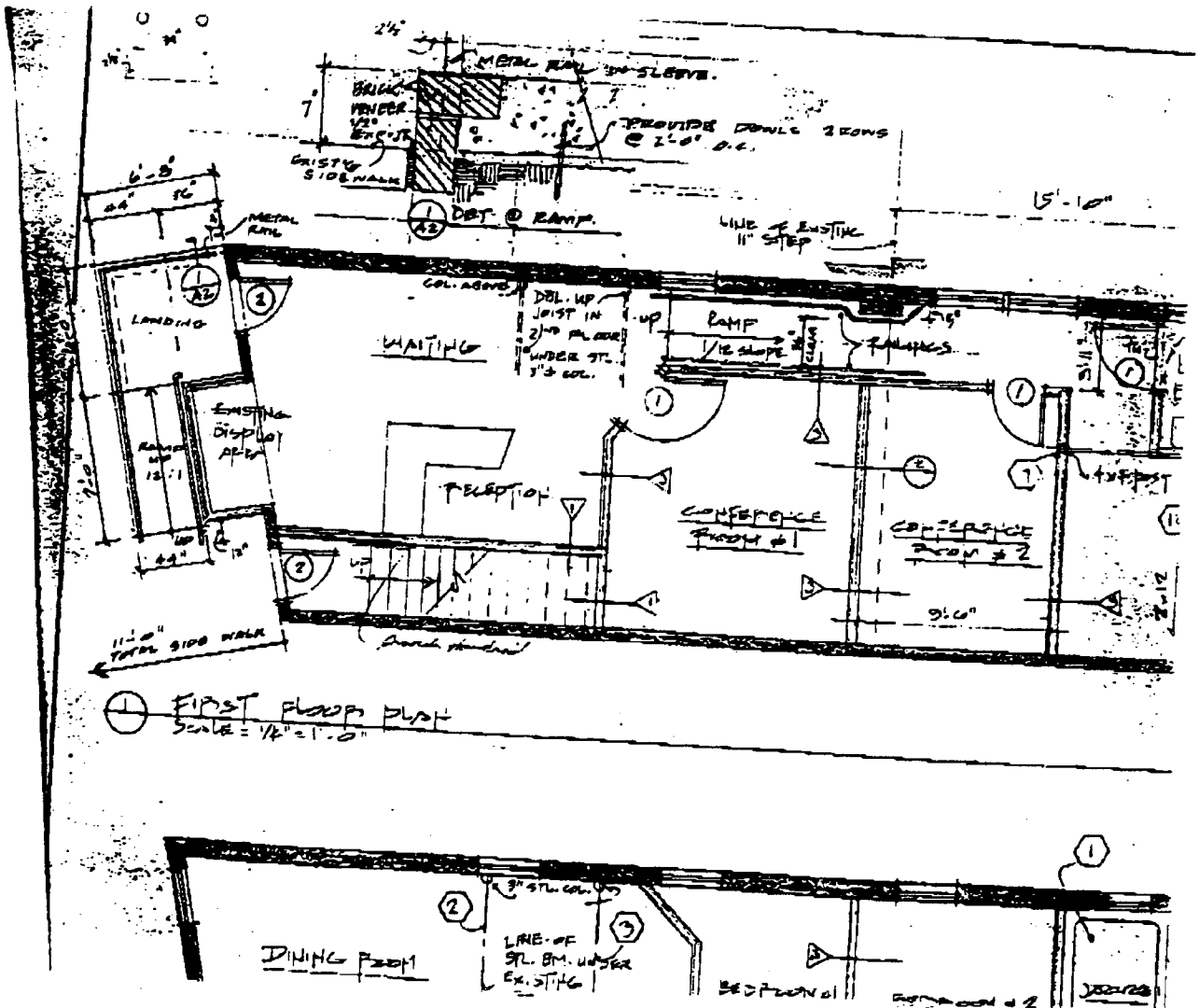
WOOD PAUEL NOT AVAILABLE

<b>SURVEYOR'S CERTIFICATE</b> PLAN SHOWN HEREON IS PREPARED FROM FIELD SURVEYMENTS OF EXISTING STRUCTURES AND ERECTIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.	<b>REFERENCES</b> PLAT BK. 4 PLAT NO. 325	 SNIDER, BLANCHARD & ASSOC., INC. SURVEYORS-ENGINEERS LAND PLANNING CONSULTANTS 384 Montrose Lane Frederick, MD 21701 (301) 694-3544 1 Professional Dr., Suite 116 Gaithersburg, MD 20878 (301) 948-3100
	<b>LIBER</b> FOLIUM	

*Peter J. Dare*  
 REGISTERED LAND SURVEYOR MD #224

7  
 11

Address: 7318 CADDON AVE  
TALCOMA PARK.

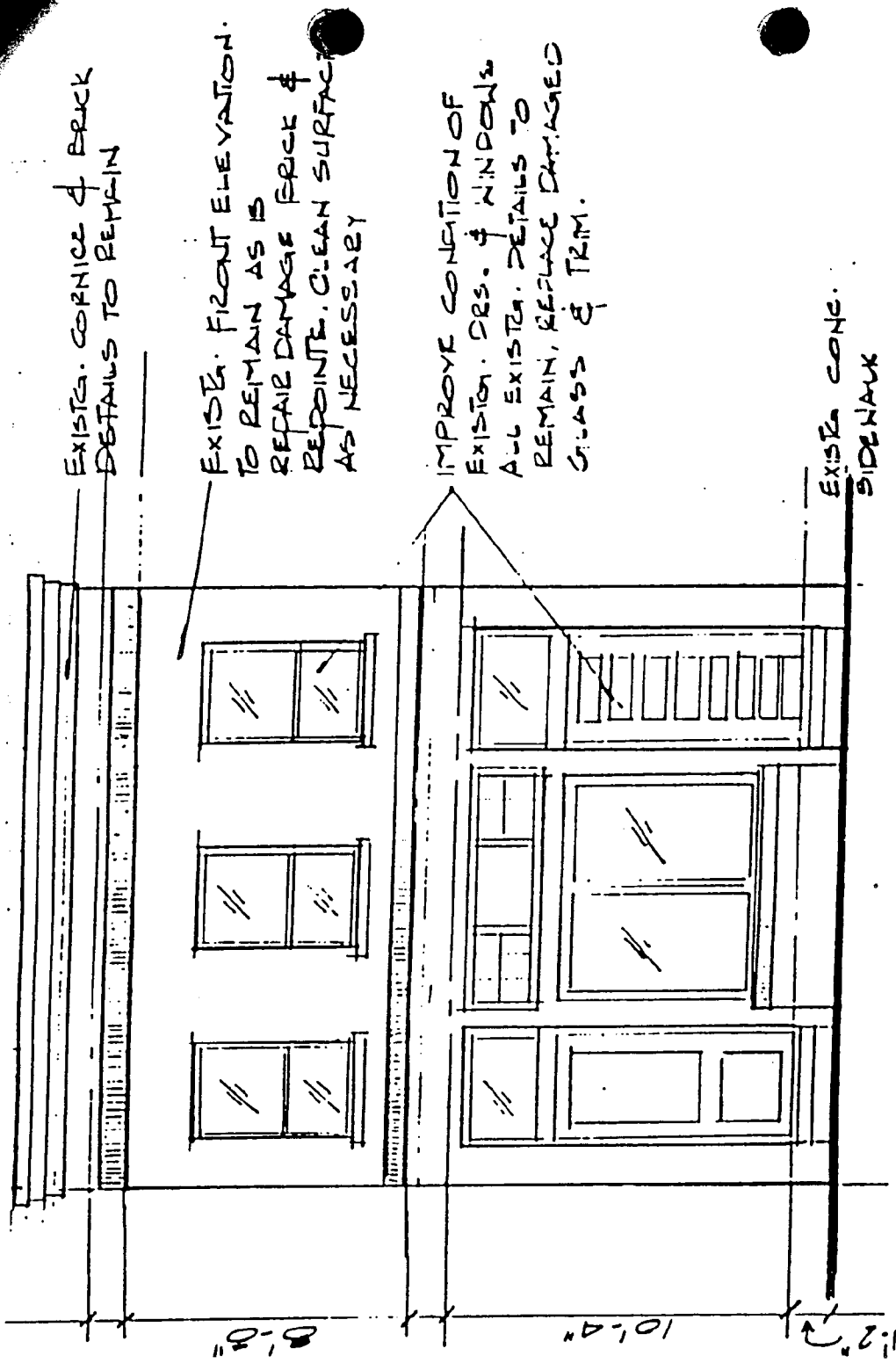


FIRST FLOOR PLAN  
Scale = 1/4" = 1'-0"

Post-it® Fax Note	7671	Date	3/20/98	# of pages	2
To	ROBIN D. ZIEGL	From	HELEN WERTER	Co.	MONTH COUNTY OPS
Co/Dept	MHCPC	Phone #	301-217-6193	Fax #	301-217-6301
Phone #	301-563-5400				
Fax #	301-563-3412				

(8)





EXIST. CORNICE & BRICK  
DETAILS TO REMAIN

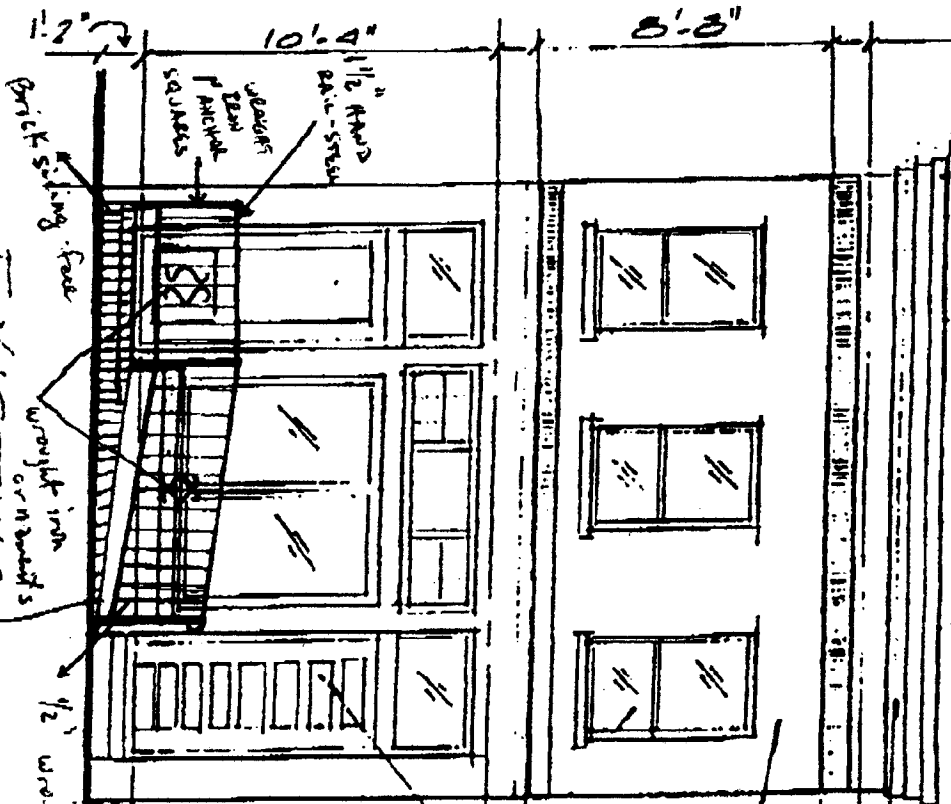
EXIST. FRONT ELEVATION.  
TO REMAIN AS IS  
REPAIR DAMAGE BRICK &  
REPOINT. CLEAN SURFACE  
AS NECESSARY

IMPROVE CONDITION OF  
EXIST. DR. & WINDOWS  
ALL EXIST. DETAILS TO  
REMAIN, REPLACE DAMAGED  
GLASS & TRIM.

EXIST. CONC.  
SIDEWALK

EXISTING FRONT ELEVATION  
1/4" = 1'-0" 7316 CARROLL AVE. TAKOMA PK., MD.

10  
16



EXISTG. CORNICE & PECK  
DETAILS TO REMAIN

EXISTG. FRONT ELEVATION  
TO REMAIN AS IS  
REPAIR DAMAGE SPICE &  
REPOINT. CLEAN SURFACE  
AS NECESSARY

IMPROVE CONDITION OF  
EXISTG. DES. & WINDOWS  
A/C EXISTG. DETAILS TO  
REMAIN. REPAIR DAMAGED  
GLASS & T.M.

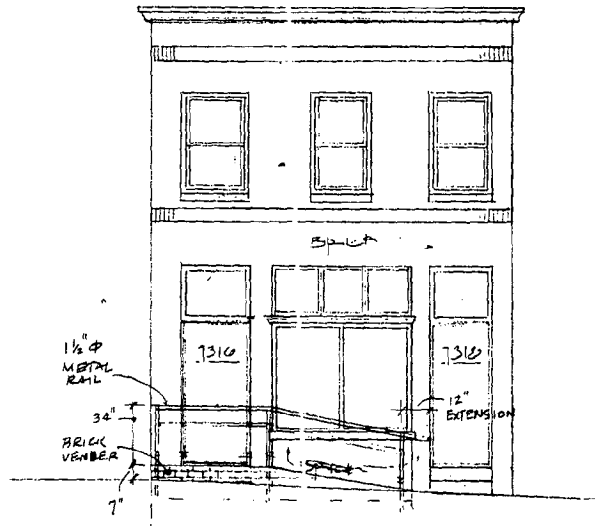
EXISTG. CONC.  
SIDEWALK

EXISTING  
FRONT ELEVATION  
1/4" x 1" x 3" CARBON AVE. TAKOMA PK. MD.

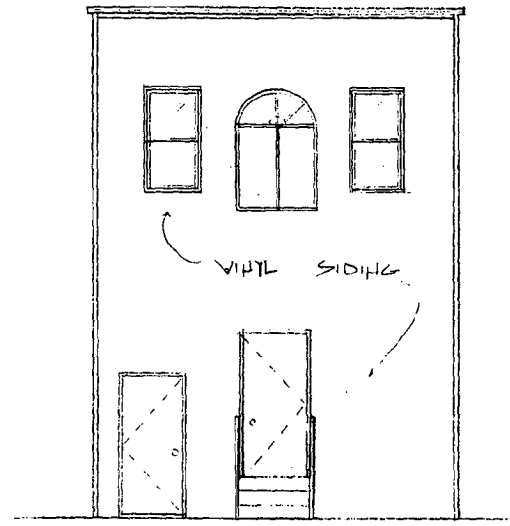
Concrete sidewalk up the ramp  
dyed in red brick color

The ramp will look substantially  
similar to that of the women's Health Clinic located at 7005 Carroll Avenue, Downtown  
Takoma Park

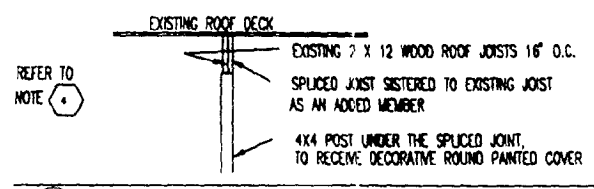
REVISIONS	BY
2-2-98	



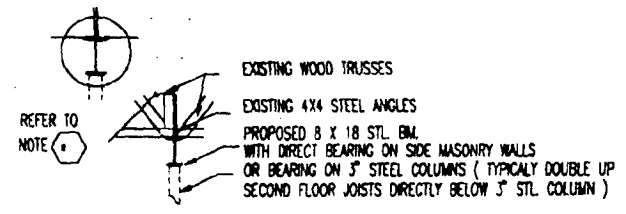
1  
A3  
EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



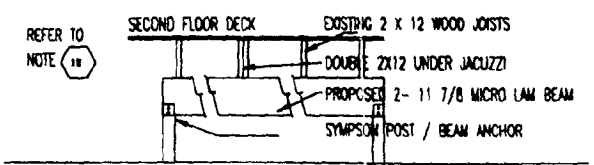
2  
A3  
EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"



REFER TO  
NOTE 6



REFER TO  
NOTE 6



REFER TO  
NOTE 18

MIGUEL VASQUEZ LAW OFFICE - APARTMENT

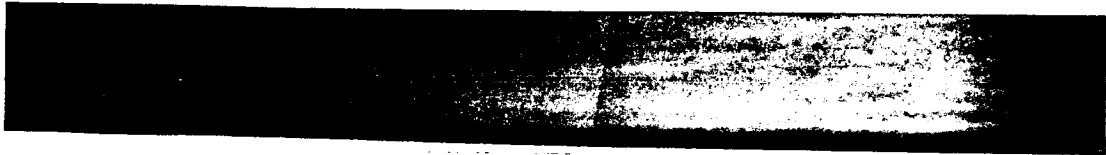
TAHZEEN BEETS

Date	12/4/07
Scale	
Drawn	
Job	
Sheet	A3
Of	Sheets

11



FRONT ELEVATION





↖ VIEW FROM CARROLL AVE.  
S. OF SITE

