

37/03-05Z 7051 Carroll Ave
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: June 10, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit #383956

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved**.

1. Approval is received from the Takoma Park Façade Advisory Board

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Takoma Tower LP
5430 Grosvenor Lane, Suite 210, Bethesda

Property Address: 7051 Carroll Avenue, Takoma Park

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work

II - F

City of Takoma Park, Maryland

Housing & Community Development

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



7500 Maple Avenue
Takoma Park, MD 20912

8 June 2005

Ms. Julia O'Malley, Chair
Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

RE: HPC Case No. 37/03-05Z
Takoma Tower L/P - 7051 Carroll Avenue, Takoma Park

Dear Ms. O'Malley:

The Takoma Park Facade Advisory Board met on Tuesday, June 7, 2005, to review the HAWP application submitted by Takoma Tower L/P for the installation of two signs at 7051 Carroll Avenue. The application is to be considered by the Historic Preservation Commission on June 8, 2005.

The Board found the proposal to be in compliance with the design guidelines developed for the Old Town/Takoma Junction area and endorsed both the proposed free standing sign and the brass lettering to be installed above the primary entrance. The applicant was encouraged to use a single color, rather than the two colors proposed, for the support columns, with the Board suggesting that the color closely match that of the building's canopy and of the panels inset below the windows.

If you have any questions regarding our support of the pending HAWP, please call.

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district.

Sincerely,

SARA ANNE DAINES

Sara Anne Daines
Director, HCD

CC: Gwen Wright, Historic Preservation Coordinator

* Staff spoke with the applicant & the changes were made.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 455 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6170

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jody Kline

Daytime Phone No.: 301-762-5212

Tax Account No.: 13-01072074

Name of Property Owner: Takoma Tower LP Daytime Phone No.: 301-493-6991

Address: 5430 Grosvenor Lane, Suite 210, Bethesda, MD 20814-2100

Contractor: Maryland Sign Design Phone No.: 410-549-2390

Contractor Registration No.:

Agent for Owner: Jody S. Kline, Esquire Daytime Phone No.: 301-762-5212

LOCATION OF BUILDING/PREMISE

House Number: 7051 Street: Carroll Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip Avenue

Lot: 2-5, Pt. Lots 6-8 Block: F Subdivision: Gilbert & Wood

Libel: -- Folio: -- Parcel: --

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- AC
- Stair
- Beam Addition
- Porch
- Deck
- Shed
- Move
- Install
- Wreck/Place
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Revision
- Repair
- Revoke/cancel
- Fence/Walk (complete Section 4)
- Other: Signage

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 N/A

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 N/A

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 the Historic Area and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

By: Jody S. Kline 18 MAY 2005
 Jody S. Kline Date

Approved: Julia O'Malley Chairperson, Historic Preservation Commission

Disapproved: _____ Date: _____

Application/Permit No: 383956 Date Filed: _____ Date Issued: _____

Edt: 6/21/05

SEE REVERSE SIDE FOR INSTRUCTIONS

White Raised Letters

Polo Green sandblasted background

Buckskin 3/4" raised border

87 3/4"

72"

9"

2 1/2"

WM49PVC moulding painted Sandstone

Avery Beige curved inset

overlayed Komatex painted Sandstone

White vinyl Letters and line

White vinyl Letters

Entrance Monument



Logo Black and white vinyl with Green PMS 348

27 1/4"

Buckskin background with Polo green border

89 1/2"

12"

10" 11"

6" posts set in concrete

APPROVED
 Montgomery County
 Historic Preservation Commission

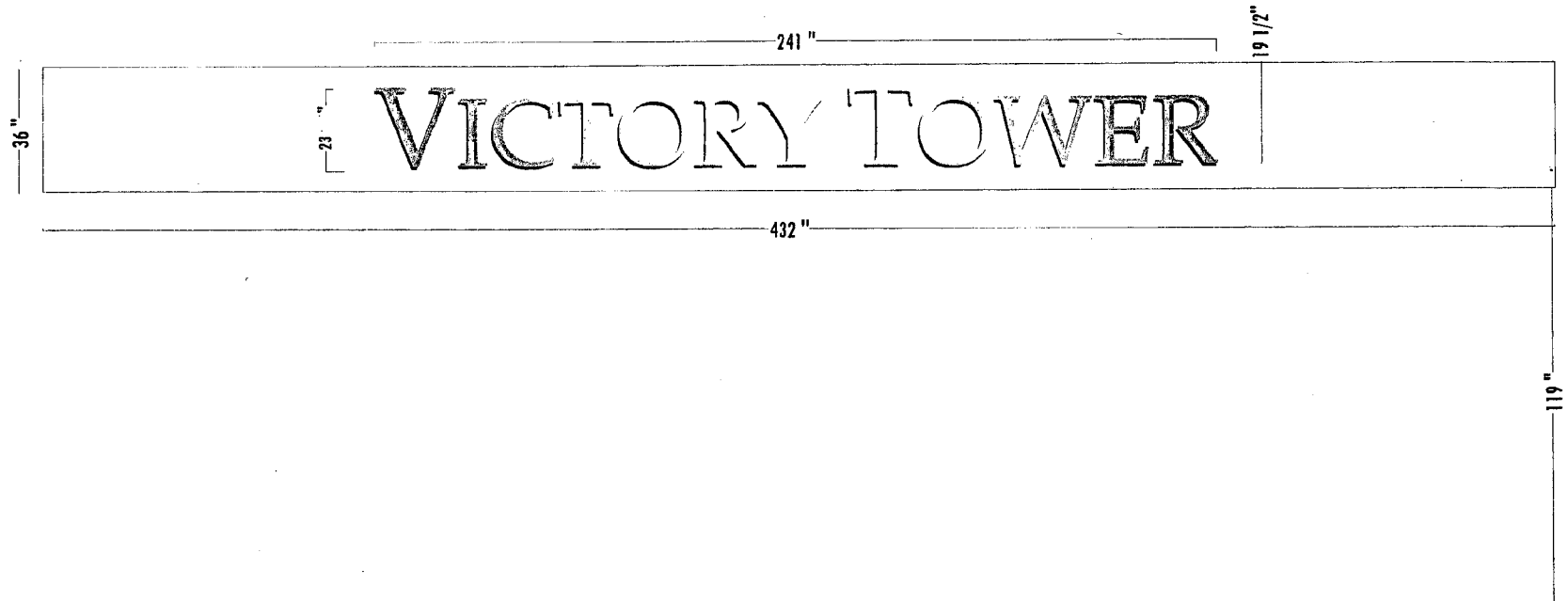
Amelia J. Fulk 6/13/05

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MSD MARYLAND SIGN DESIGN

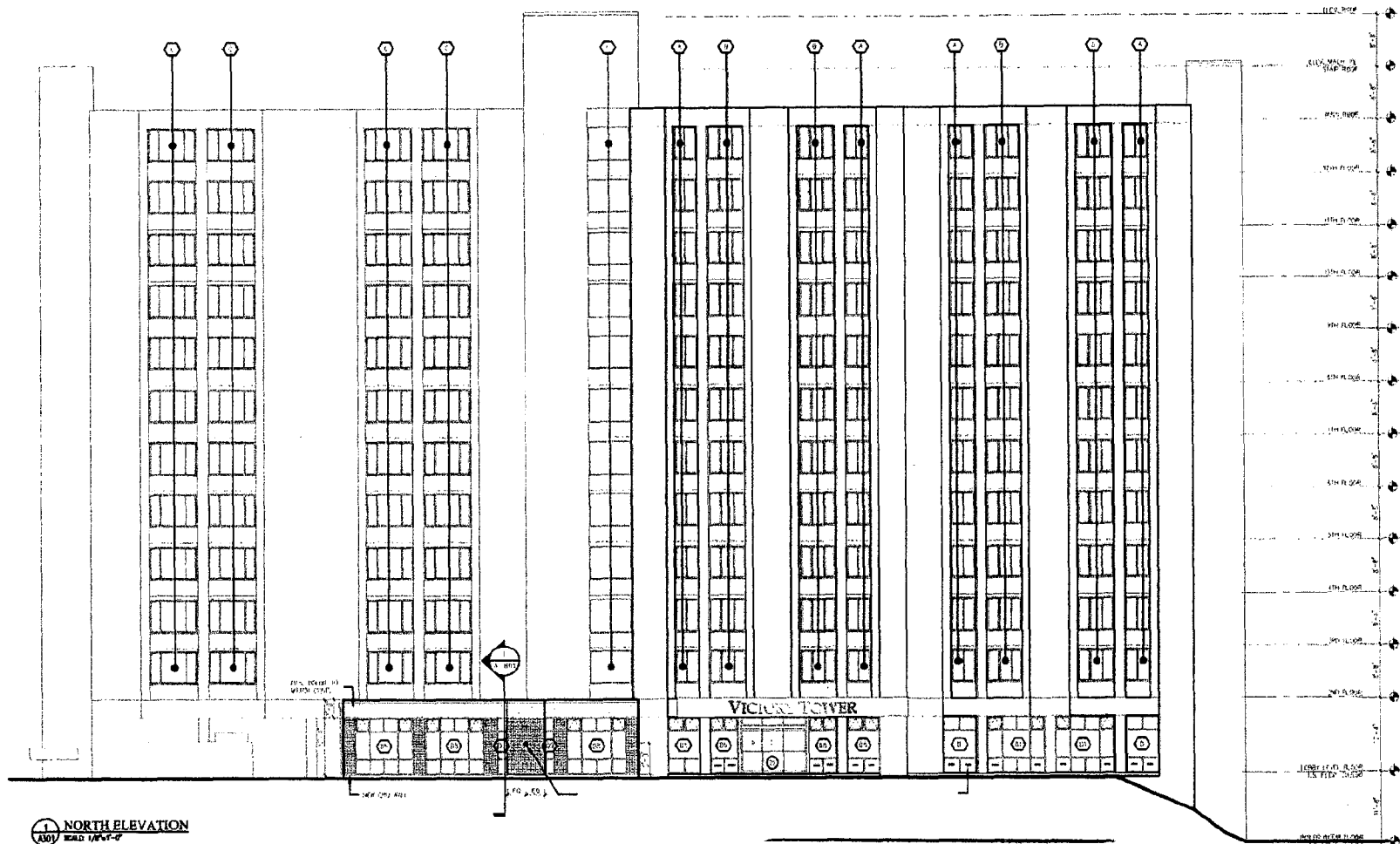
7741 Woodbine Road, P.O. Box 195, Woodbine, Maryland 21797
 BAL 410-549-2390 / FAX 410-549-2705
 e-mail: info@marylandsigndesign.com

Brass Mirror Polish Dimensional Letters



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Job # 04-0920-50BB	Client Shelter Group	Project Victory Tower	MSD MARYLAND SIGN DESIGN 7741 Woodbine Road, P.O. Box 195, Woodbine, Maryland 21797 BALT. 410-549-2390 / FAX 410-549-2705 e-mail: info@marylandsigndesign.com
Item Building Front	Artist Brent Haberkam 02-02-05		

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 6/13/05



1 NORTH ELEVATION
SCALE 1/8" = 1'-0"

NOTE:
SEE OTHER DRAWINGS FOR
EXACT WINDOW SIZES

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 4/13/05

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Job # MSD 05-0401-50BB	Client The Shelter Group	Project Victory Tower
Item Front on Building 2	Date 4/4/05	Artist Todd

MSD MARYLAND SIGN DESIGN

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 BALI 410-549-2390 / FAX 410-549-2705
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EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7051 Carroll Avenue, Takoma Park	Meeting Date:	6/8/2005
Applicant:	Takoma Tower LP	Report Date:	6/1/2005
		Public Notice:	5/25/2005
Resource:	Non-Contributing Resource Master Plan Site #37/03, Takoma Park Historic District None	Tax Credit:	
Review:	HAWP	Staff:	Tania Tully
Case Number:	37/03-05Z		
PROPOSAL:	sign installation	RECOMMENDATION:	Approve with Conditions

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Senior Apartment Complex
DATE: c.1971

PROPOSAL:

- Replace existing freestanding monument sign (Circle 9). The new sign will be 88"x63" and will use the existing lighting. See Circle 5 for details.
- Install brass letters on the existing concrete canopy stating "Victory Tower". See Circles 6-8 for details and location.

The Takoma Park Façade Advisory Board is scheduled to hear the case June 7. Comments will be provided to staff proper to the June 8 HPC meeting.

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

1. Approval is received from the Takoma Park Façade Advisory Board.

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:

x 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

 x 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.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



DEPARTMENT OF PERMITTING SERVICES
 155 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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 Daytime Phone No.: 301-762-5212
 Tax Account No.: 13-01072074
 Name of Property Owner: Takoma Tower LP Daytime Phone No.: 301-493-6991
 Address: 5430 Grosvenor Lane, Suite 210, Bethesda, MD 20814-2100
Street Number City State Zip Code
 Contractor: Maryland Sign Design Phone No.: 410-549-2390
 Contractor Registration No.: _____
 Agent for Owner: Jody S. Kline, Esquire Daytime Phone No.: 301-762-5212

LOCATION OF BUILDING/PREMISE

House Number: 7051 Street: Carroll Avenue
 Town/City: Takoma Park Nearest Cross Street: Tulip Avenue
 Lot: 2-5, Pt. Lots 6-8 Block: F Subdivision: Gilbert & Wood
 Label: --- Folio: --- Parcel: ---

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stair Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other: Signage

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 N/A

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 N/A

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 the agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

BY: Jody S. Kline 18 MAY 2005
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No: 383956 Date Filed: _____ Date Issued: _____

Edit: 6/27/95

SEE REVERSE SIDE FOR INSTRUCTIONS

(3)

**STATEMENT IN SUPPORT OF APPLICATION FOR
HISTORIC AREA WORK PERMIT/SIGN PERMITS
7051 CARROLL AVENUE, TAKOMA PARK**

Takoma Tower, LP, seeks approval for two signs – one a replacement sign and one new wall-mounted identification letters - to be installed on its property located at 7051 Carroll Avenue, Takoma Park, located in the C-1 zone in the Takoma Park Historic District.

The existing building on the property was built in 1971 and houses a senior apartment community that has existed at this location for over thirty years under different ownerships. It is a non-contributing resource to the historic district. Takoma Tower, LP purchased the property from the Montgomery County Revenue Authority in 2003, and has since been engaged in an extensive renovation of the apartments and the common areas to provide a more attractive facility for its residents and to bring the building up to current Code standards. The name of the apartment community has been changed from “Takoma Tower” to “Victory Tower”, and a grand re-opening dedication is scheduled to take place at the site on June 13, 2005.

As part of its upgrading of the facility, Takoma Tower, LP proposes to install two attractive signs that will better identify the apartment community, as follows:

- 1) A freestanding, two-faced, monument sign measuring 87 ¾ “x 63” at the entrance to the facility that will replace the existing monument sign that has been at the same location for many years. This sign will contain the same type of information (name, address, and telephone number of building) as the existing sign, but will be a more attractive sign with subdued coloring and traditional font in keeping with the historic district. The sign will be illuminated by the two existing ground-mounted lights that illuminate the current sign, and no disconnect and reconnect of these lights will be necessary. The lights are controlled by a photocell responsive to sunlight. They therefore become lit approximately at dusk, and turn off approximately at dawn.
- 2) Brass mirror polish letters to be installed on the existing concrete canopy, affixed directly to the canopy itself, providing the name of the building (“Victory Tower”), the tallest brass letters measuring 23” and the whole array of letters covering 241” in length.

These signs will be the only signs on the site. Both are attractive, discreet, and in character with the historic neighborhood surrounding the property.

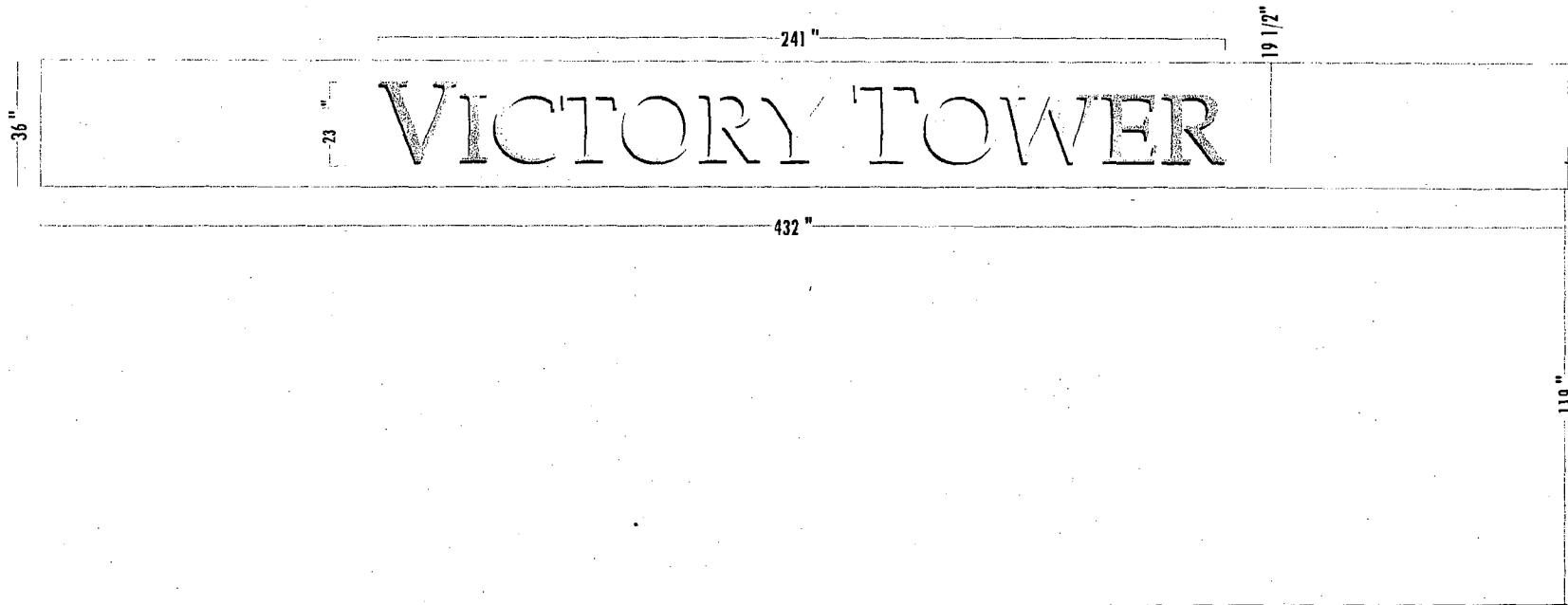


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Brass Mirror Polish Dimensional Letters



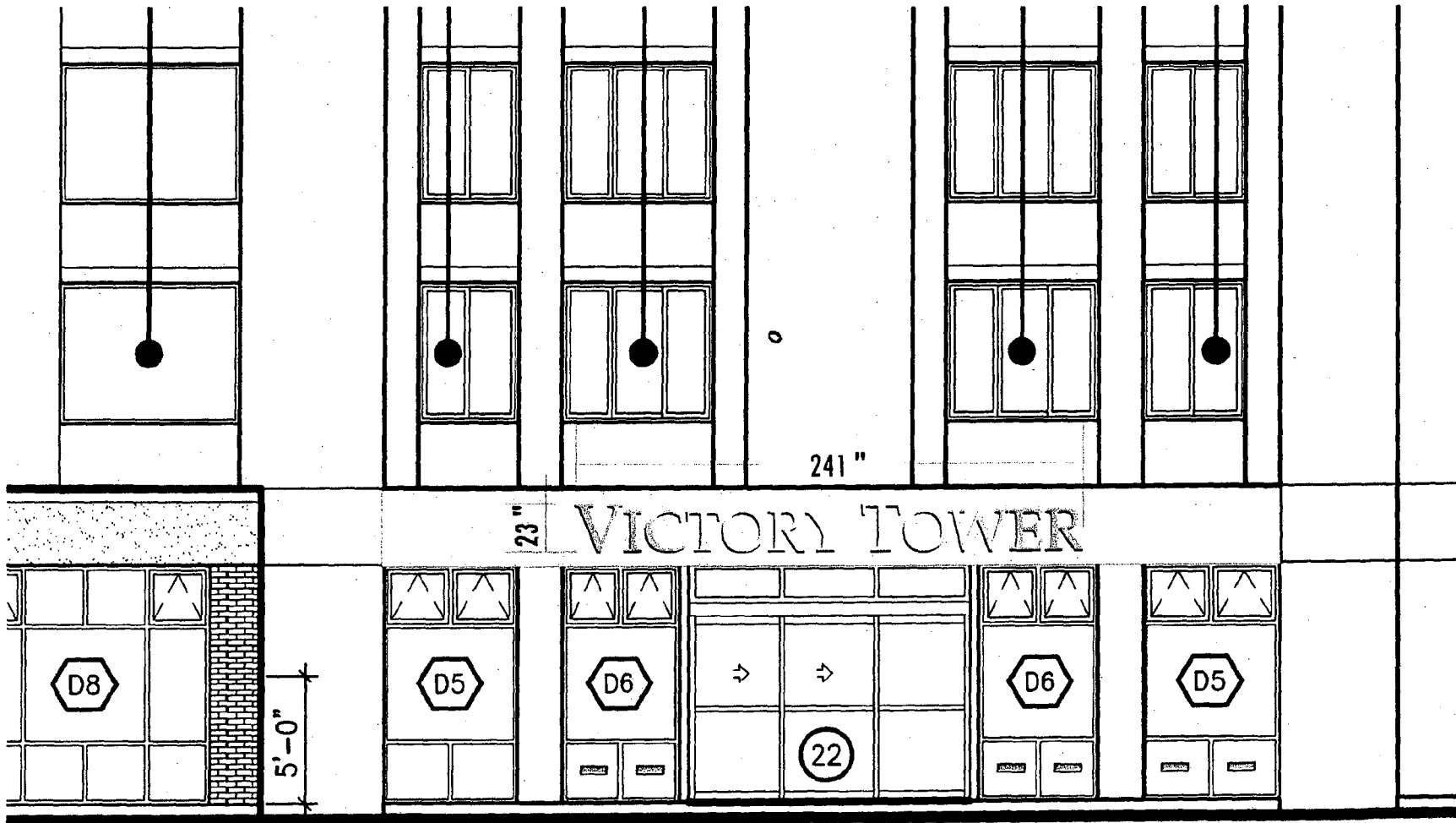
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Item Building Front	Artist Brent Haberkam 02-02-05	

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6

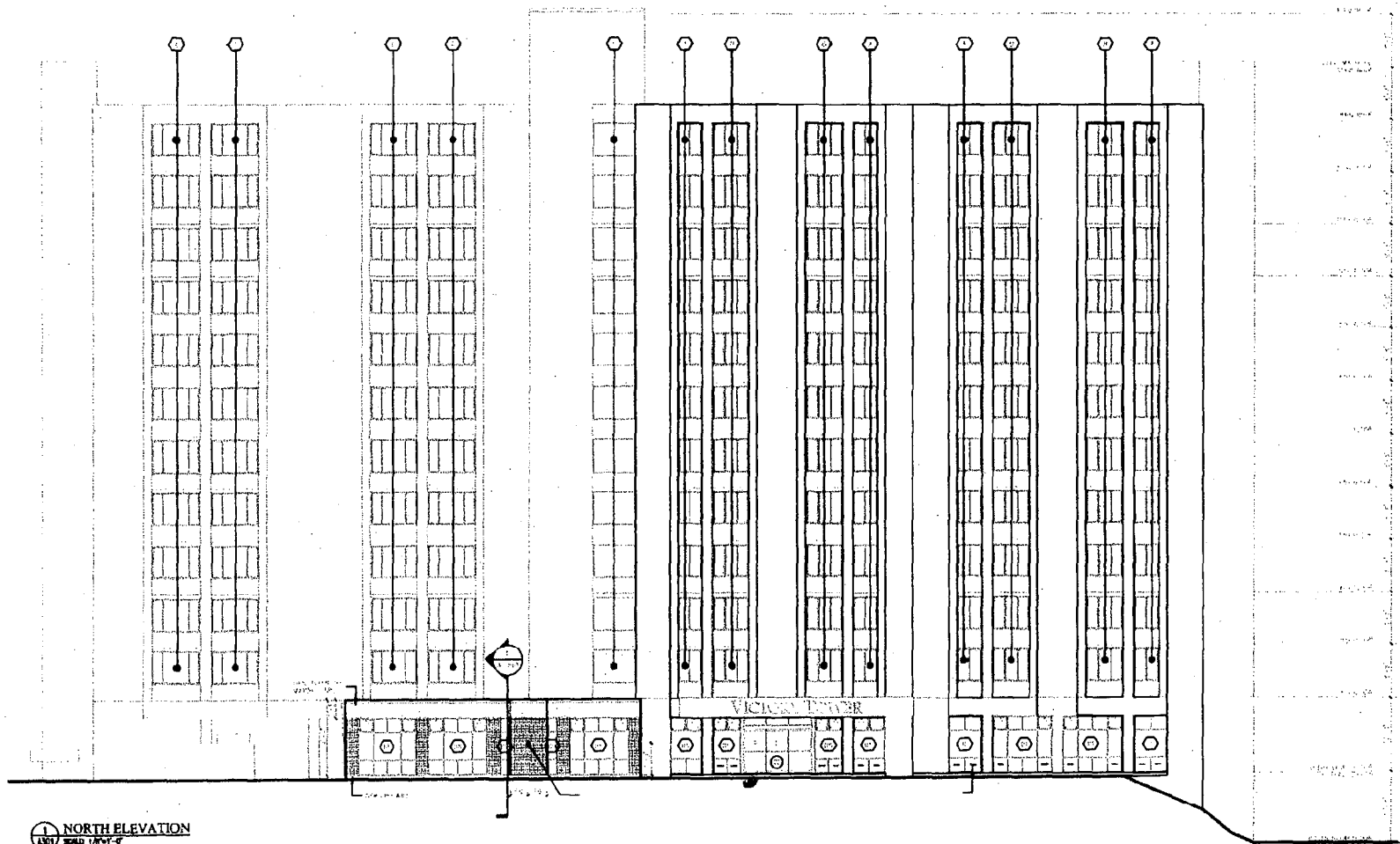


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Job # MSD 05-0401-50BB	Client The Shelter Group	Project Victory Tower
Item Front on Building 2	Date 4/4/05	Artist Todd

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NORTH ELEVATION
SCALE 1/8" = 1'-0"

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Job # MSD 05-0401-50BB	Client The Shelter Group	Project Victory Tower
Item Front on Building 2	Date 4/4/05	Artist Todd

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 e-mail: info@marylandsigndesign.com

2



Takoma Tower

Retirement Center

301-270-1858



7051 CARROLL AVE.

PROFESSIONALLY MANAGED BY THE PROPERTY

Existing freestanding monument
sign to be replaced



Concrete canopy/
Location of proposed canopy sign

View of building from Carroll Avenue

11





Existing ground lights to remain


View of Carroll Avenue and adjoining properties looking west from site

12

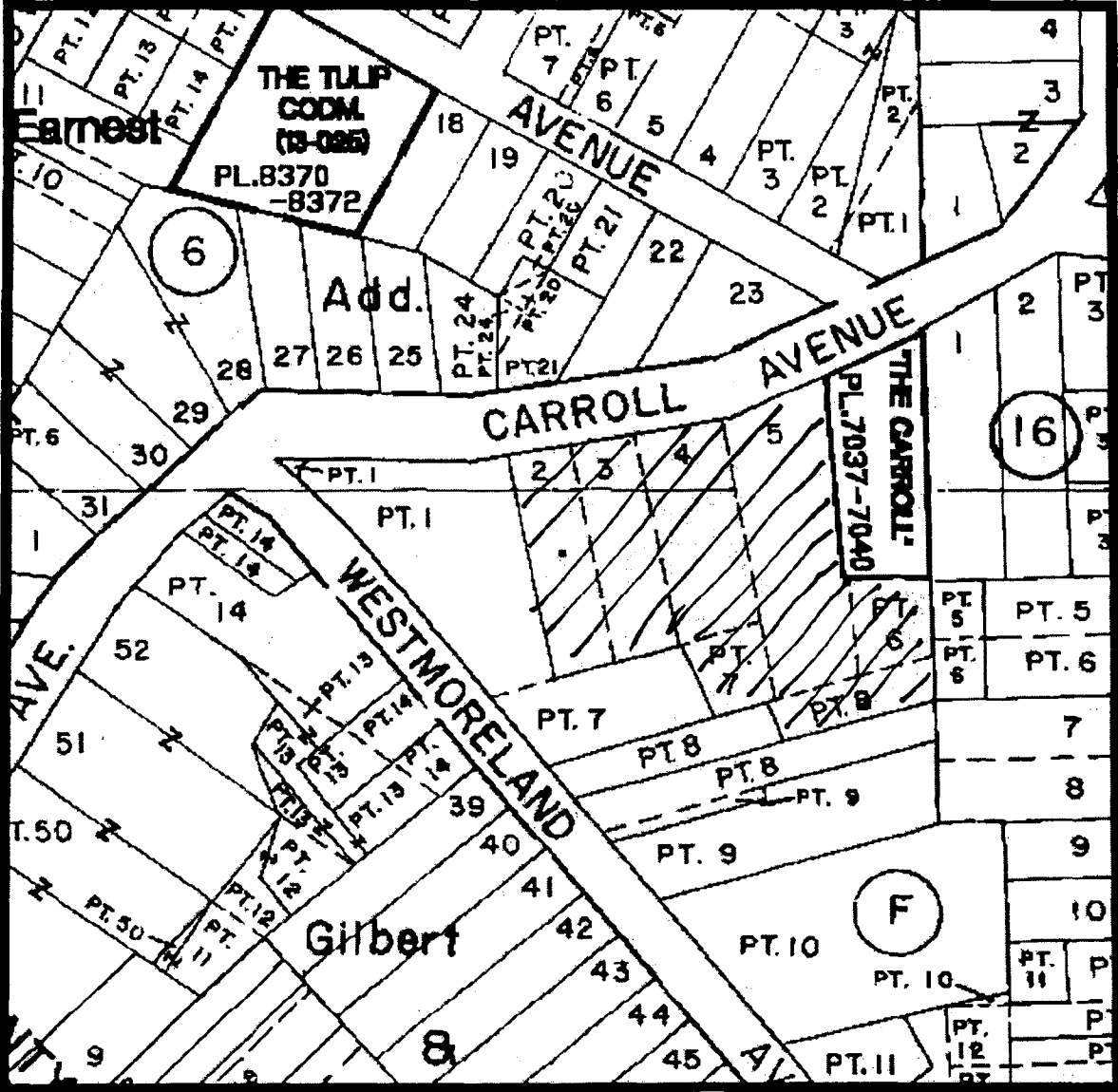


View of Carroll Avenue and adjoining properties looking east from site

B

	Maryland Department of Assessments and Taxation	Go Back
	MONTGOMERY COUNTY	View Map
	Real Property Data Search	New Search

District - 13 Account Number - 01072074



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

15

**LIST OF ADJOINING & CONFRONTING PROPERTY OWNERS
TAKOMA TOWER, LP/VICTORY TOWER SIGN PERMITS**

NAME	ADDRESS	LOT/BLOCK
TAKOMA PARK		
James M. & B. F. Greenan, Et Al	5604 McLean Drive Bethesda, MD 20814-1022	Block 6, Lot P24
7050 Carroll Avenue LLC	203 Hilltop Road Silver Spring, MD 20910-5403	Block 6, Pt. Lots 20, 21, 24
Somchai Chitaypungul, Et Al	7060 Carroll Avenue Takoma Park, MD 20912-4430	Block 6, Lot 23
SBK LLC	7003 Sycamore Avenue Takoma Park, MD 20912-5406	Block 6, Lot 22
Jennifer Stelloh	512 Tulip Avenue Takoma Park, MD 20912-4345	Block 7, Lot P1
Lawrence S. Silberman	14118 Old Columbia Pike Burtonsville, MD 20866-1722	Block 7, Lot P1
Tshiabukole B. & Ntumba E. Mukendi	12613 Stratford Garden Drive Silver Spring, MD 20904-1559	Block 16, Lot 1
Joseph B. Uehlein	11 Pine Avenue Takoma Park, MD 20912-4677	Block 16, Lots Pt. Lots 5, 6
Bernard & L. A. Shaw	17 Pine Avenue Takoma Park, MD 20912	Block 16, Lots 7, 8
Maryland-National Capital Park & Planning Commission	8787 Georgia Avenue Silver Spring, MD 20910-3716	Block F, Pt. Lots 1, 7
Michael Podhorzer & Carol Browner	7003 Westmoreland Avenue Takoma Park, MD 20912-4405	Block F, Lots P8, 9
Robert S. Patten & Lois Wessel	7005 Westmoreland Avenue Takoma Park, MD 20912-4405	Block F, Lot P8
Takoma Tower, LP	5430 Grosvenor Lane, Suite 210 Bethesda, MD 20814-2100	Block 16 Pt. Lots 5,6

THE CARROLL CONDOMINIUM

Peter Aron

7212 Willow Avenue
Takoma Park, MD 20912-4323

Units 1-9

APPLICANT'S REPRESENTATIVE

Jody S. Kline, Esquire
Miller, Miller & Canby
200B Monroe Street
Rockville, MD 20850

Tully, Tania

From: Sara Daines [SaraD@takomagov.org]
Sent: Wednesday, June 08, 2005 11:42 AM
To: Fothergill, Anne; Wright, Gwen; Tully, Tania
Cc: slcho@mmcany.com; JDiluigi@universaldesign.com; rsoffer@victoryhousing.org
Subject: HPC Case No. 37/03-05Z



HPC 7051 Carroll
Ave Ltr 06.08...



HPC 7051 Carroll
Ave Ltr 06.08...

Good morning

The Facade Board met last night to review the signage proposed for installation at Victory Tower (7051 Carroll Avenue). As noted in the accompanying letter, both signs were endorsed by the Board though some recommendations were made as to the color and number of colors of the support columns of the free standing sign.

I am not quite sure who is handling this review and as such, am forwarding a copy to each of you - Gwen, Anne and Tania. Please pass our remarks on to the Commissioners this evening.

If you have any questions, please let me know.

Thank you!

sad

Sara Anne Daines
Economic and Community Development Director
City of Takoma Park
7500 Maple Avenue
Takoma Park, MD 20912

301.891.7224
SaraD@takomagov.org

**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:

See attached Statement.

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

See attached Statement.

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 drip-line 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.

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 street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Raleigh, NC (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.

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7051 CARROLL AVENUE, TAKOMA PARK**

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The existing building on the property was built in 1971 and houses a senior apartment community that has existed at this location for over thirty years under different ownerships. It is a non-contributing resource to the historic district. Takoma Tower, LP purchased the property from the Montgomery County Revenue Authority in 2003, and has since been engaged in an extensive renovation of the apartments and the common areas to provide a more attractive facility for its residents and to bring the building up to current Code standards. The name of the apartment community has been changed from “Takoma Tower” to “Victory Tower”, and a grand re-opening dedication is scheduled to take place at the site on June 13, 2005.

As part of its upgrading of the facility, Takoma Tower, LP proposes to install two attractive signs that will better identify the apartment community, as follows:

- 1) A freestanding, two-faced, monument sign measuring 87 ¾ “x 63” at the entrance to the facility that will replace the existing monument sign that has been at the same location for many years. This sign will contain the same type of information (name, address, and telephone number of building) as the existing sign, but will be a more attractive sign with subdued coloring and traditional font in keeping with the historic district. The sign will be illuminated by the two existing ground-mounted lights that illuminate the current sign, and no disconnect and reconnect of these lights will be necessary. The lights are controlled by a photocell responsive to sunlight. They therefore become lit approximately at dusk, and turn off approximately at dawn.
- 2) Brass mirror polish letters to be installed on the existing concrete canopy, affixed directly to the canopy itself, providing the name of the building (“Victory Tower”), the tallest brass letters measuring 23” and the whole array of letters covering 241” in length.

These signs will be the only signs on the site. Both are attractive, discreet, and in character with the historic neighborhood surrounding the property.

**LIST OF ADJOINING & CONFRONTING PROPERTY OWNERS
TAKOMA TOWER, LP/VICTORY TOWER SIGN PERMITS**

NAME	ADDRESS	LOT/BLOCK
TAKOMA PARK		
James M. & B. F. Greenan, Et Al	5604 McLean Drive Bethesda, MD 20814-1022	Block 6, Lot P24
7050 Carroll Avenue LLC	203 Hilltop Road Silver Spring, MD 20910-5403	Block 6, Pt. Lots 20, 21, 24
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THE CARROLL CONDOMINIUM

Peter Aron

7212 Willow Avenue
Takoma Park, MD 20912-4323

Units 1-9

APPLICANT'S REPRESENTATIVE

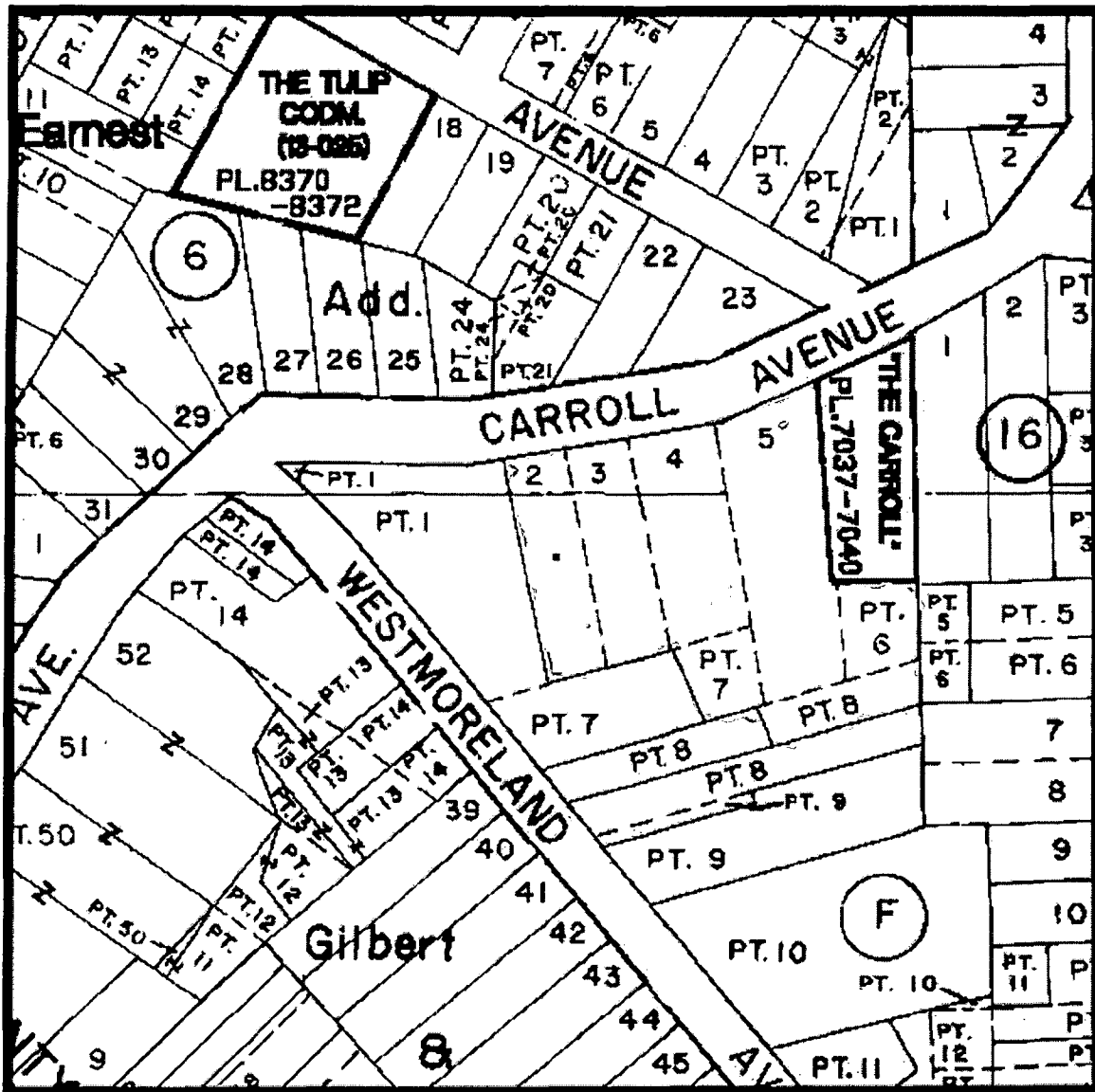
Jody S. Kline, Esquire
Miller, Miller & Canby
200B Monroe Street
Rockville, MD 20850



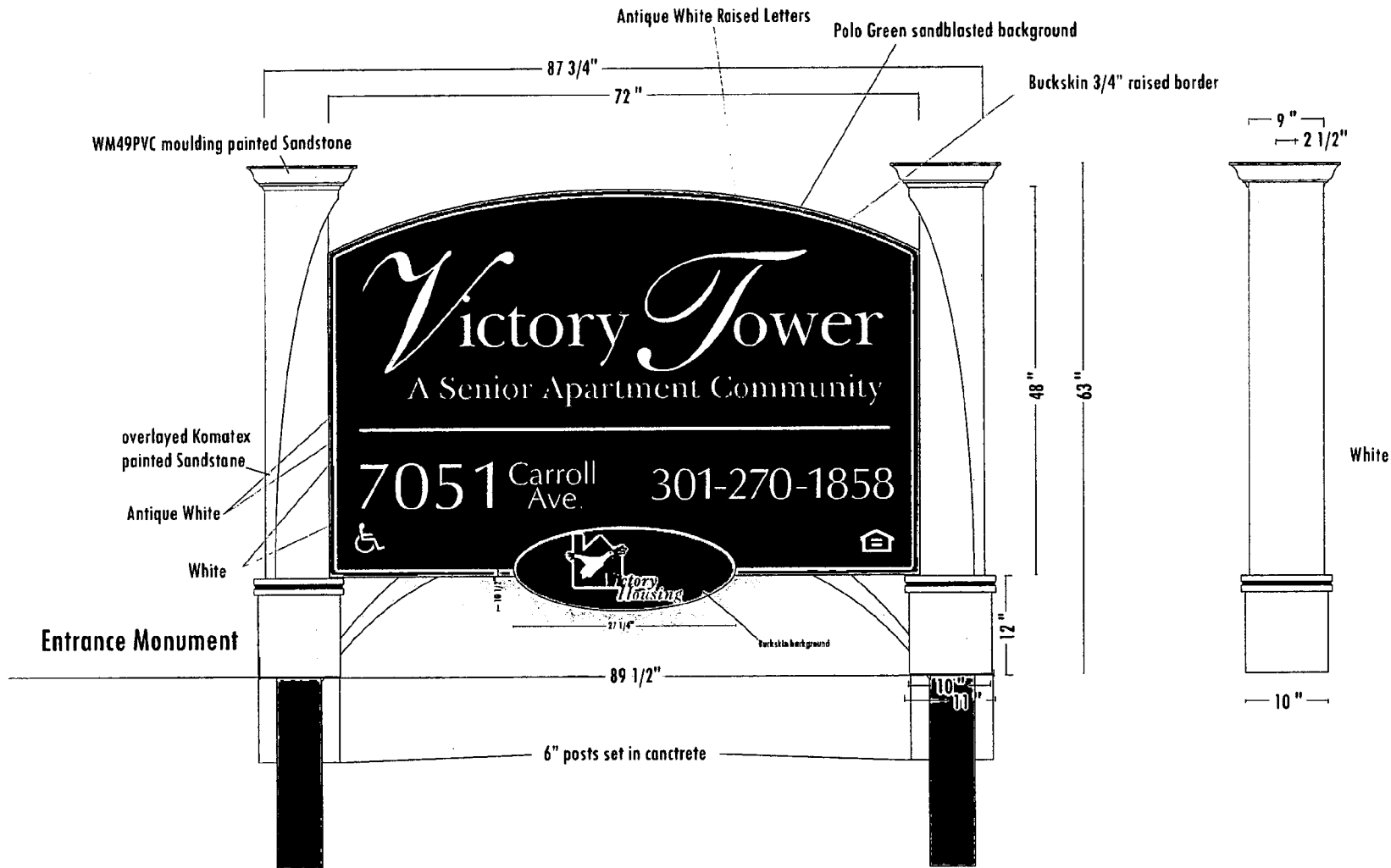
Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

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District - 13 Account Number - 01072074



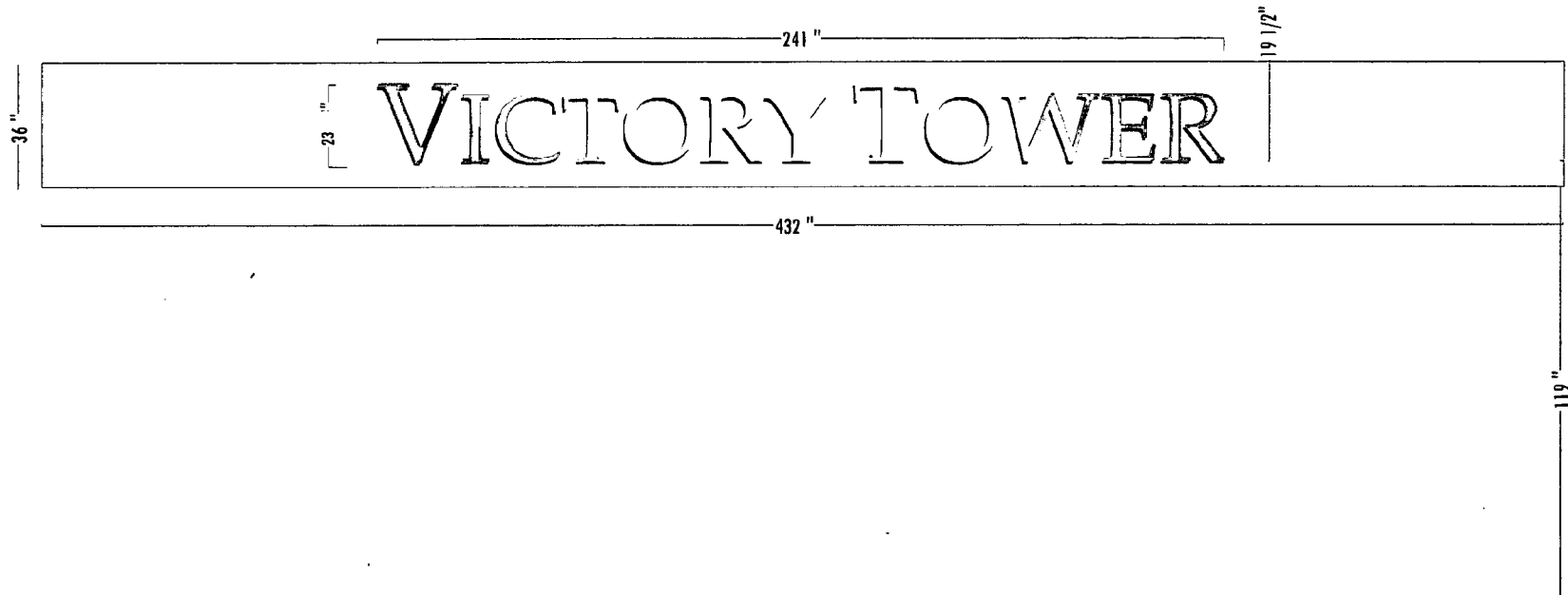
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For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html



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 BALT. 410-549-2390 ; FAX 410-549-2705
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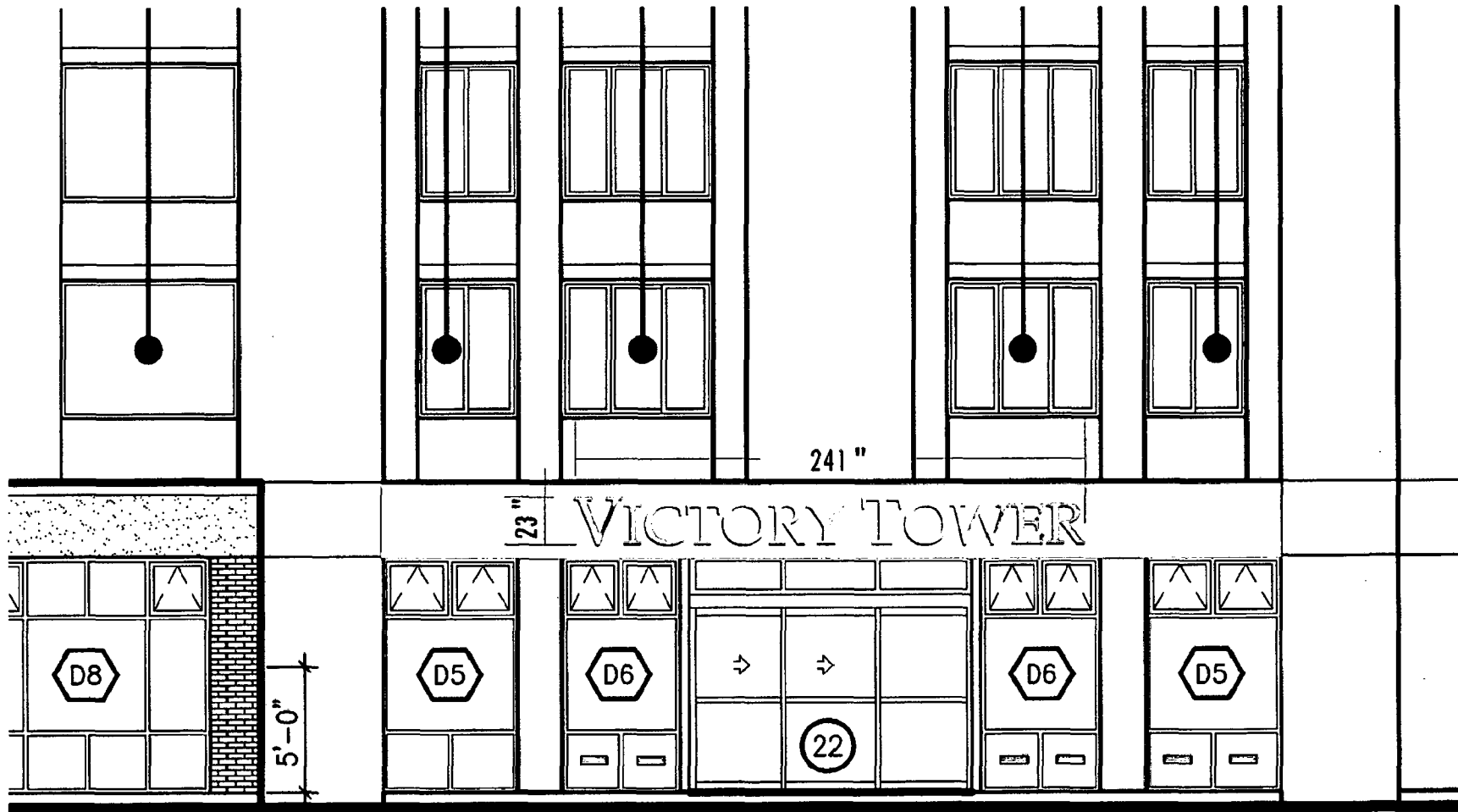
Brass Mirror Polish Dimensional Letters



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Job #	04-0920-508B	Client	Shelter Group
		Project	Victory Tower
Item	Building Front	Artist	Brent Haberkam 02-02-05

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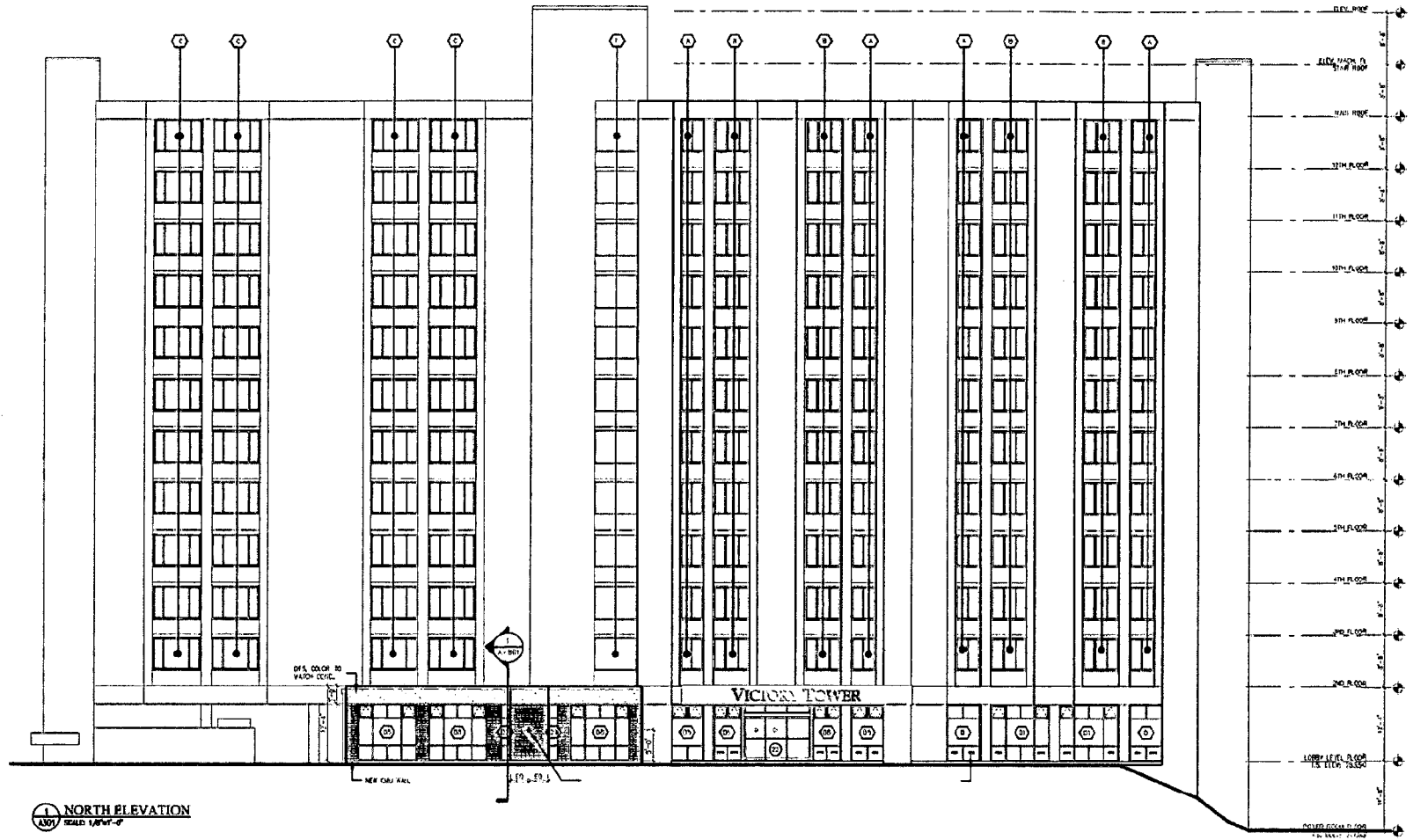
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Job # MSD 05-0401-50BB	Client The Shelter Group	Project Victory Tower
Item Front on Building 2	Date 4/4/05	Artist Todd

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NORTH ELEVATION
SCALE 1/8"=1'-0"

NOTE:
SEE STRUCTURAL DRAWINGS FOR
EXTERIOR ELEVATION PERMITS.

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Takoma Tower
Retirement Center

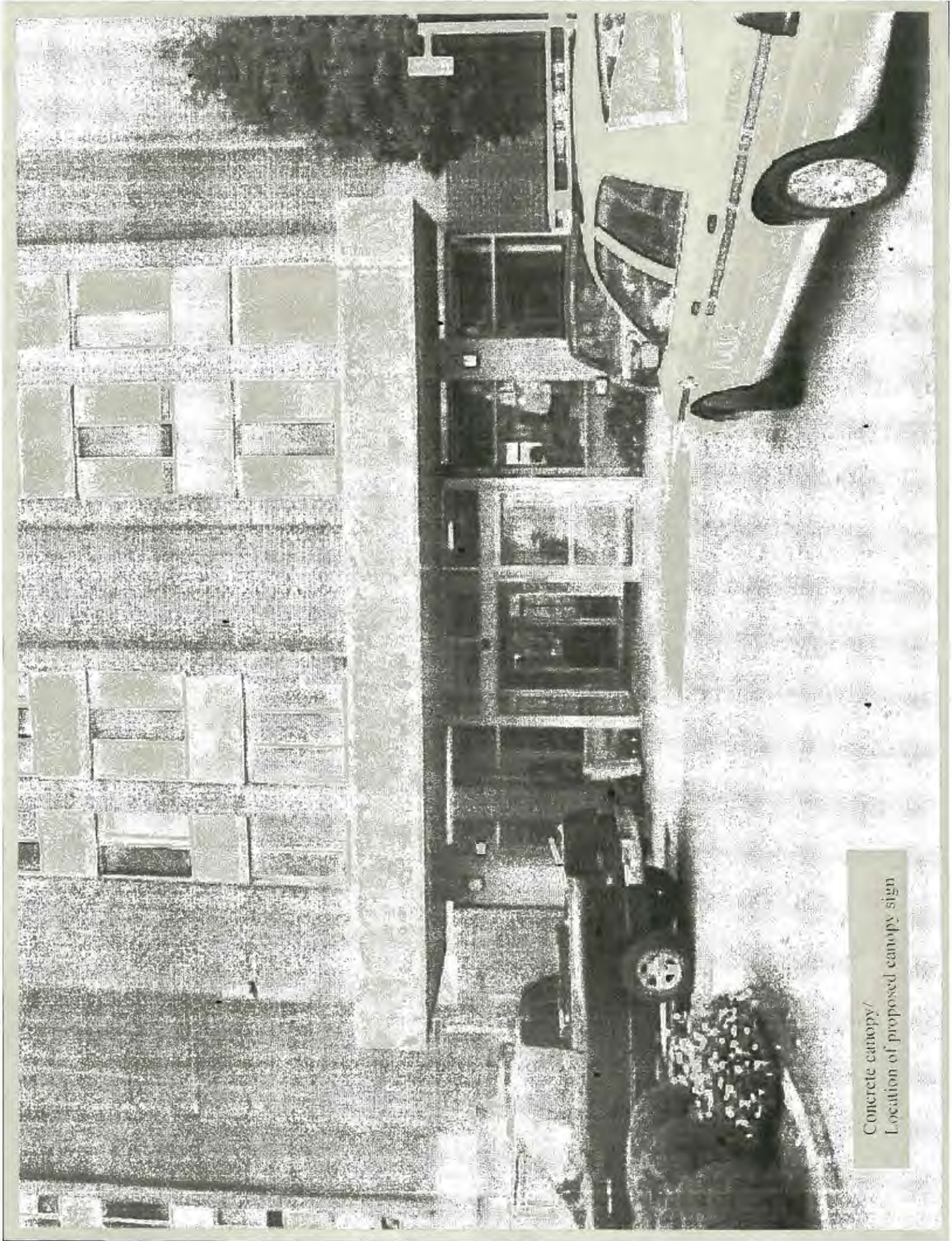
301-270-1858



7051 CARROLL AVE

PROFESSIONALLY MANAGED BY THE PROPERTIES

Existing freestanding monument
sign to be replaced



Concrete canopy/
Location of proposed canopy sign



Takoma Tower

Retirement Center

301-270-1858



7051 CARROLL AVE.

PROFESSIONALLY MANAGED BY: [REDACTED] REALTY, INC.

Existing freestanding monument sign to be replaced



Concrete canopy/
Location of proposed canopy sign

View of building from Carroll Avenue



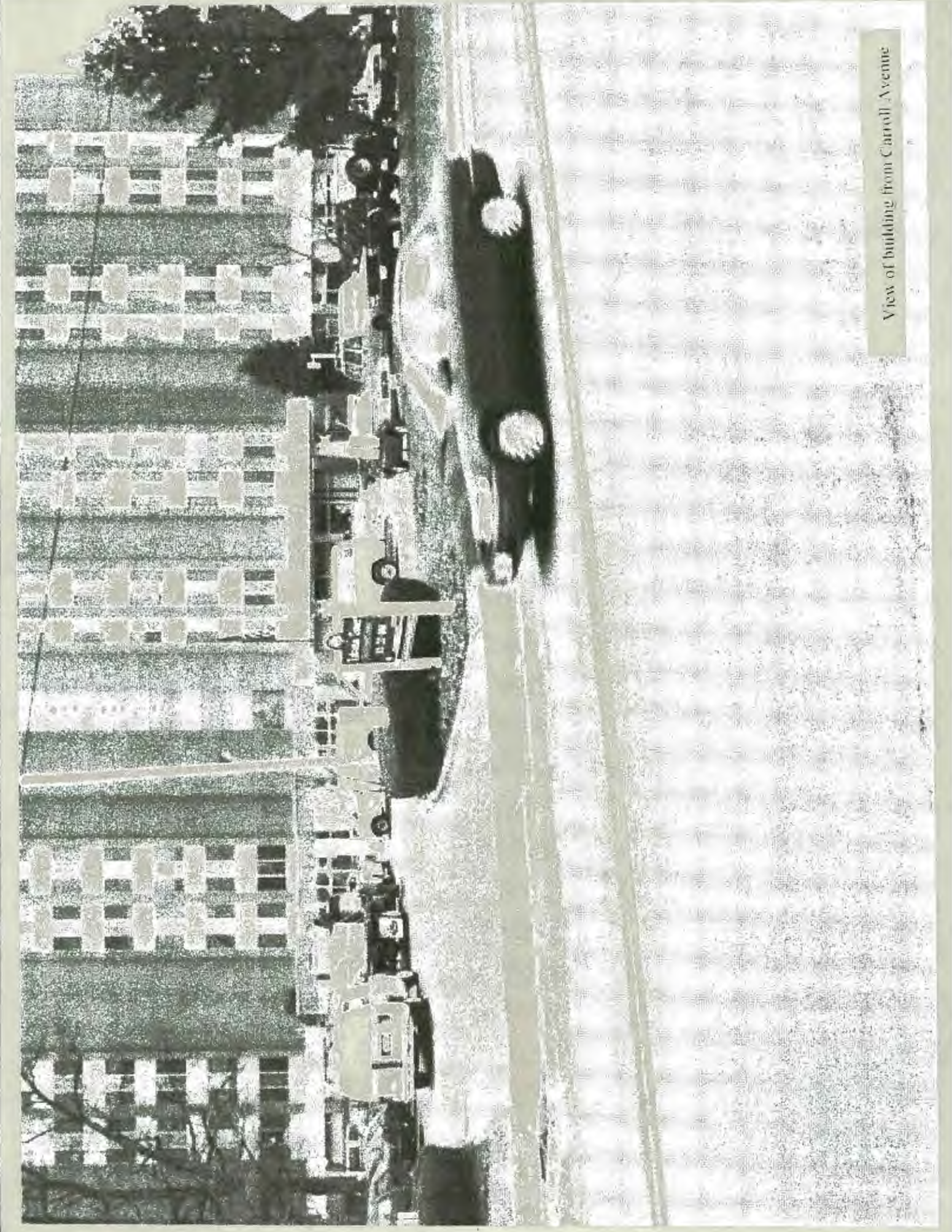


Existing ground lights to remain

View of Carroll Avenue and adjoining properties looking west from site



View of Carroll Avenue and adjoining properties looking east from site

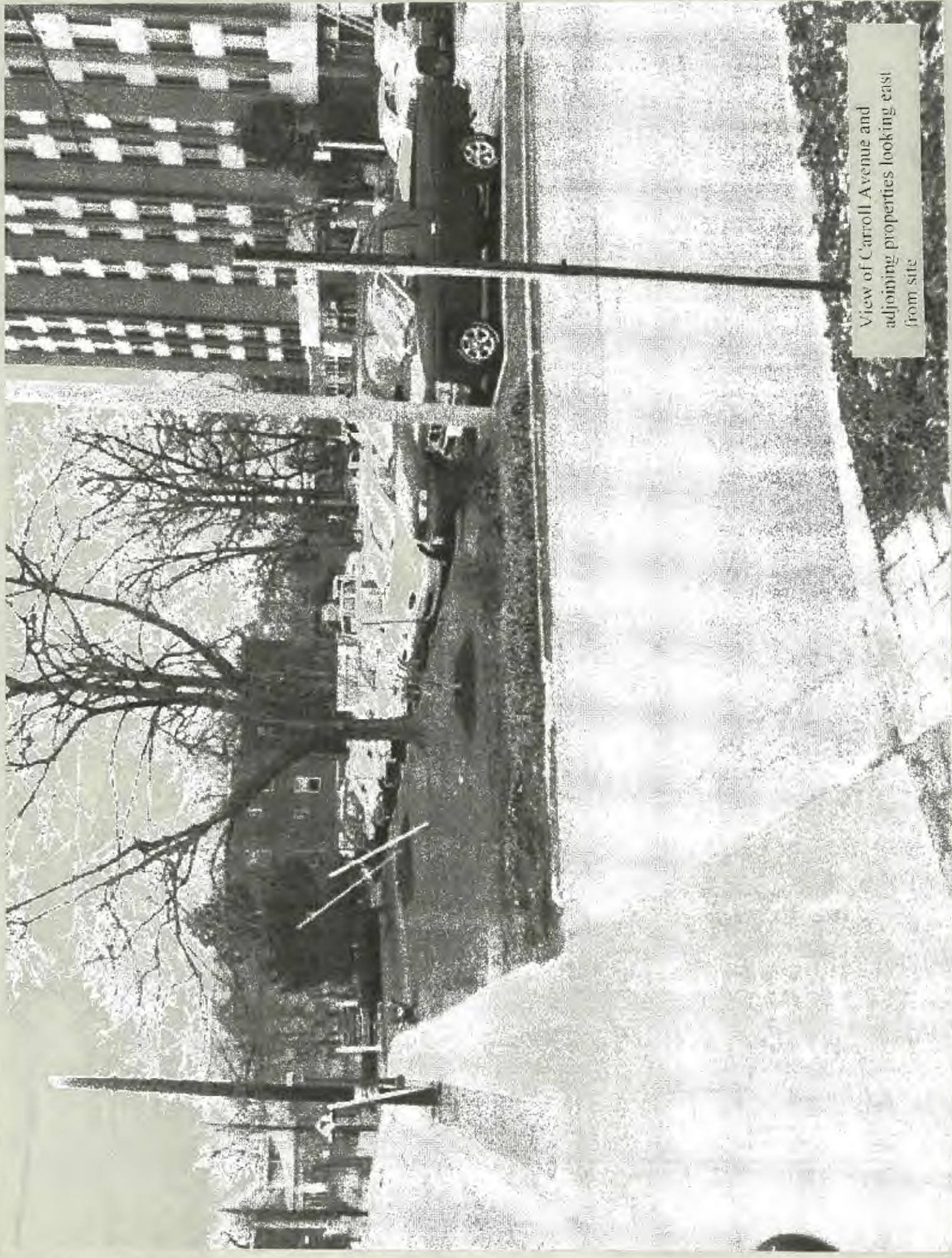


View of building from Carroll Avenue



Existing ground lights to remain

View of Carroll Avenue and adjoining properties looking west from site



View of Carroll Avenue and adjoining properties looking east from site

Signage (T)

easy

MF
T

LAW OFFICES

MILLER, MILLER & CANBY

CHARTERED

200-B MONROE STREET
ROCKVILLE, MARYLAND 20850

(301) 762-5212
FAX (301) 762-6044

JAMES R. MILLER, JR.*
PATRICK C. MCKEEVER
JAMES L. THOMPSON
LEWIS R. SCHUMANN
JODY S. KLINE
ELLEN S. WALKER
MAURY S. EPNER
JOSEPH P. SUNTUM
SUSAN W. CARTER
ROBERT E. GOUGH
DONNA E. McBRIDE
MICHAEL G. CAMPBELL
SOO LEE-CHO
W. CHRISTOPHER ANDREWS
**Of Counsel*

May 18, 2005

Ms. Tania Tully
Montgomery County Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

RE: Application for Historic Area Work Permit
7051 Carroll Avenue, Takoma Park

Dear Ms. Tully:

Enclosed is an application for an Historic Area Work Permit to permit the installation of two signs on the Victory Tower senior apartment community property located at 7051 Carroll Avenue in Takoma Park.

By copy of this letter, I am also forwarding a complete set of the application materials to Sara Daines of the City of Takoma Park staff for consideration and comment by the City's Façade Advisory Board. Ms. Daines tells us that the Board will review this application at its June 7 meeting, and will provide comments to the Historic Preservation Commission in time for the HPC's June 8 meeting.

Please call me if you have any questions about the enclosed materials.

Sincerely yours,

MILLER, MILLER & CANBY



Jody S. Kline

JSK/htb

Enclosures

cc: Sara Daines
Ron Soffer

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7051 Carroll Avenue, Takoma Park	Meeting Date:	6/8/2005
Applicant:	Takoma Tower LP	Report Date:	6/1/2005
Resource:	Non-Contributing Resource Master Plan Site #37/03, Takoma Park Historic District None	Public Notice:	5/25/2005
Review:	HAWP	Staff:	Tania Tully
Case Number:	37/03-05Z		
PROPOSAL:	sign installation	RECOMMENDATION:	Approve with Conditions

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Senior Apartment Complex
DATE: c.1971

PROPOSAL:

- Replace existing freestanding monument sign (Circle 9). The new sign will be 88"x63" and will use the existing lighting. See Circle 5 for details.
- Install brass letters on the existing concrete canopy stating "Victory Tower". See Circles 6-8 for details and location.

The Takoma Park Façade Advisory Board is scheduled to hear the case June 7. Comments will be provided to staff proper to the June 8 HPC meeting.

STAFF RECOMMENDATION:

____ Approval
 __X__ **Approval with conditions.**

1. Approval is received from the Takoma Park Façade Advisory Board

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:

x 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

 x 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.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jody Kline

Daytime Phone No.: 301-762-5212

Tax Account No.: 13-01072074

Name of Property Owner: Takoma Tower LP Daytime Phone No.: 301-493-6991

Address: 5430 Grosvenor Lane, Suite 210, Bethesda, MD 20814-2100

Contractor: Maryland Sign Design Phone No.: 410-549-2390

Contractor Registration No.: _____

Agent for Owner: Jody S. Kline, Esquire Daytime Phone No.: 301-762-5212

LOCATION OF BUILDING/PREMISE

House Number: 7051 Street: Carroll Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip Avenue

Lot: 2-5, Pt. Lots 6-8 Block: F Subdivision: Gilbert & Wood

Lot: --- Folio: --- Parcel: ---

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|--|--|---|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Stab | <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>Signage</u> | | | | |

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 N/A

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 N/A

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 the agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

By: Jody S. Kline 18 MAY 2005
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No: 383956 Date Filed: _____ Date Issued: _____

Edt 6/2/99

SEE REVERSE SIDE FOR INSTRUCTIONS

3

**STATEMENT IN SUPPORT OF APPLICATION FOR
HISTORIC AREA WORK PERMIT/SIGN PERMITS
7051 CARROLL AVENUE, TAKOMA PARK**

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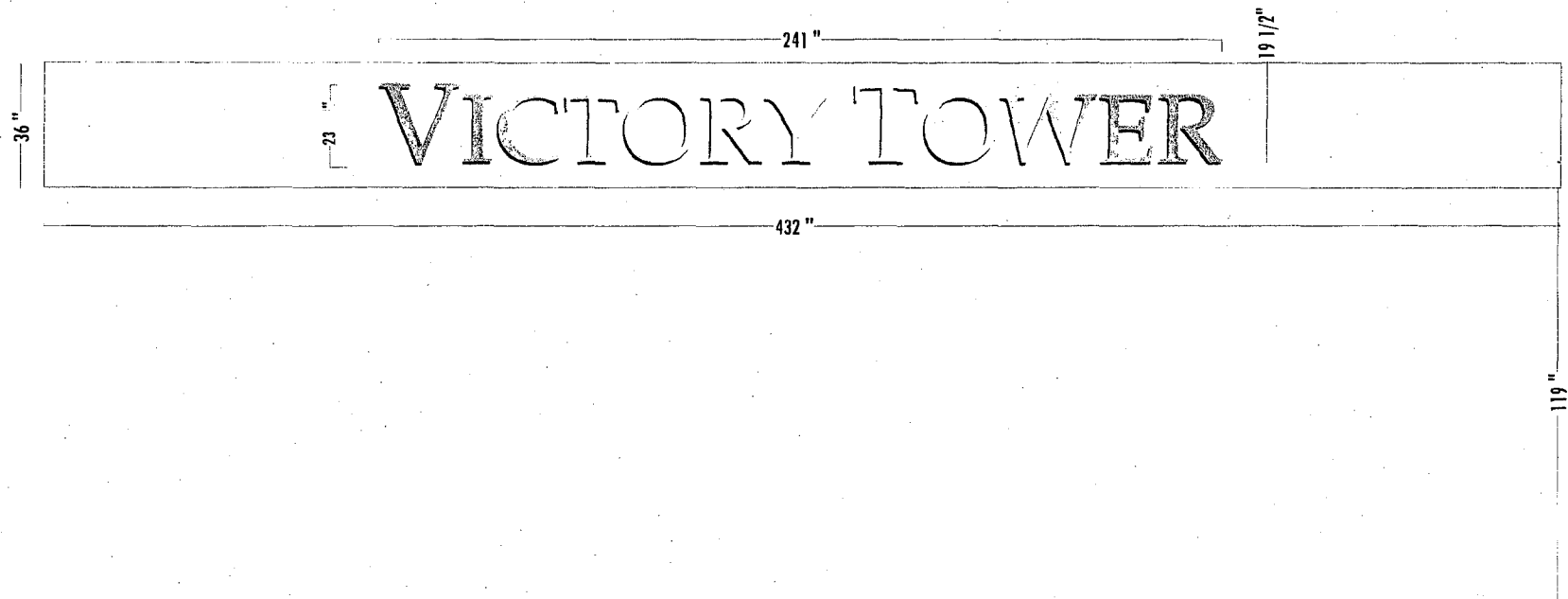
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Brass Mirror Polish Dimensional Letters

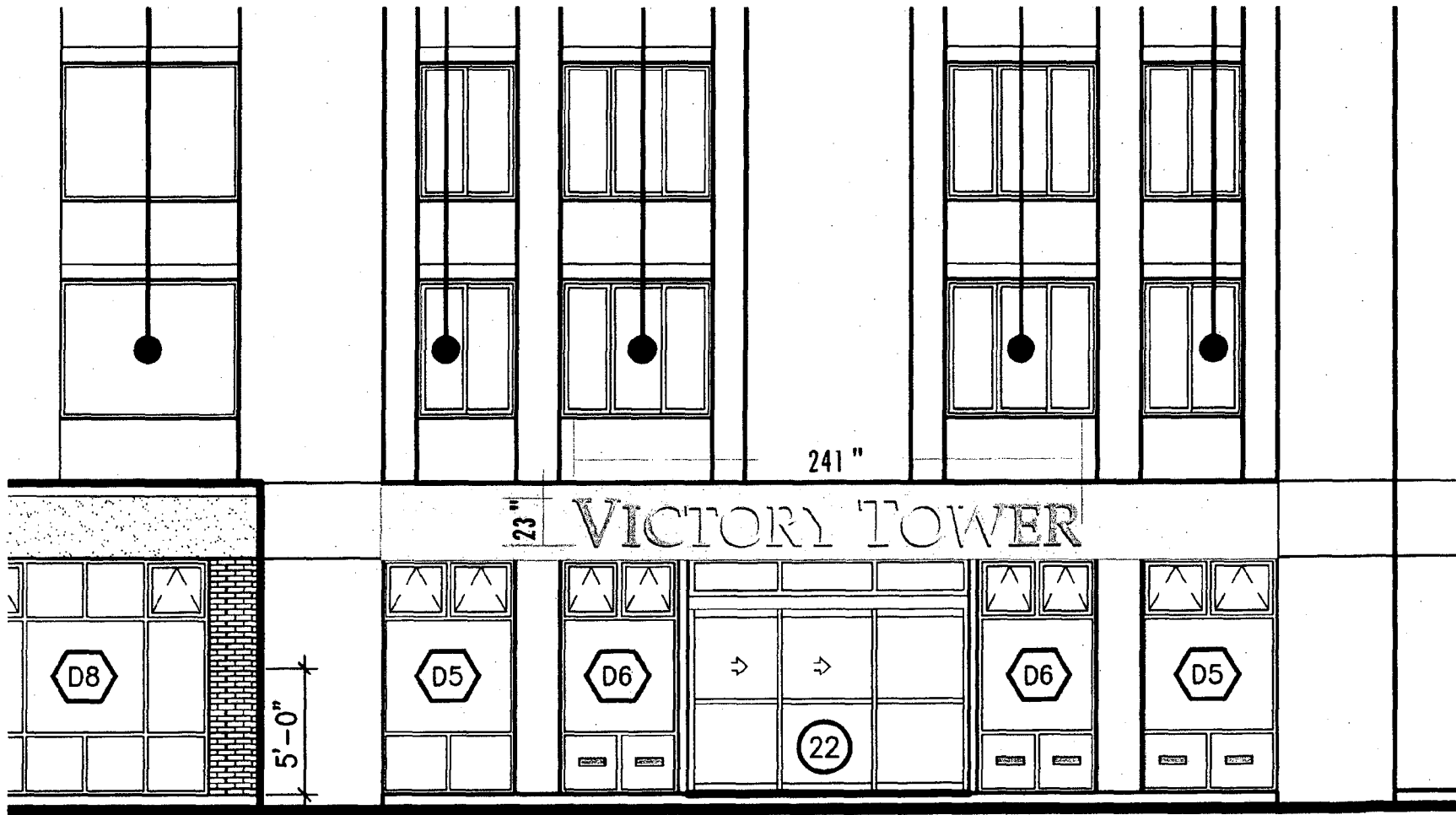


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Item	Building Front	Artist	Brent Haberkam 02-02-05

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6

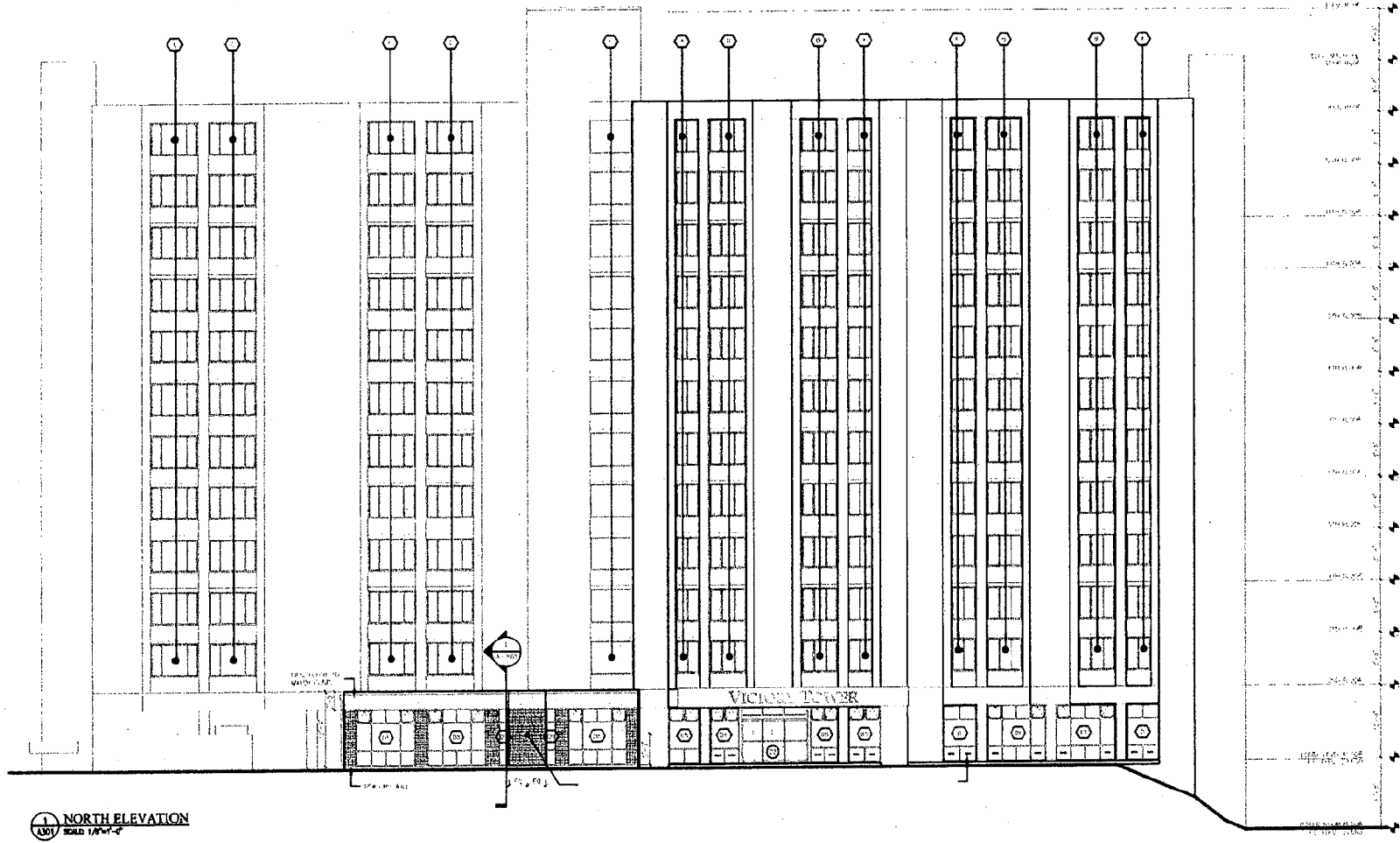


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Job # MSD 05-0401-50BB	Client The Shelter Group	Project Victory Tower
Item Front on Building 2	Date 4/4/05	Artist Todd

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(7)



1 NORTH ELEVATION
SCALE 1/8"=1'-0"

ALL DIMENSIONS SHOWN ON
ELEVATION TO BE EXACT

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2



Takoma Tower

Retirement Center

301-270-1858



7051 CARROLL AVE.

PROFESSIONALLY MANUFACTURED BY THE PROPERTY

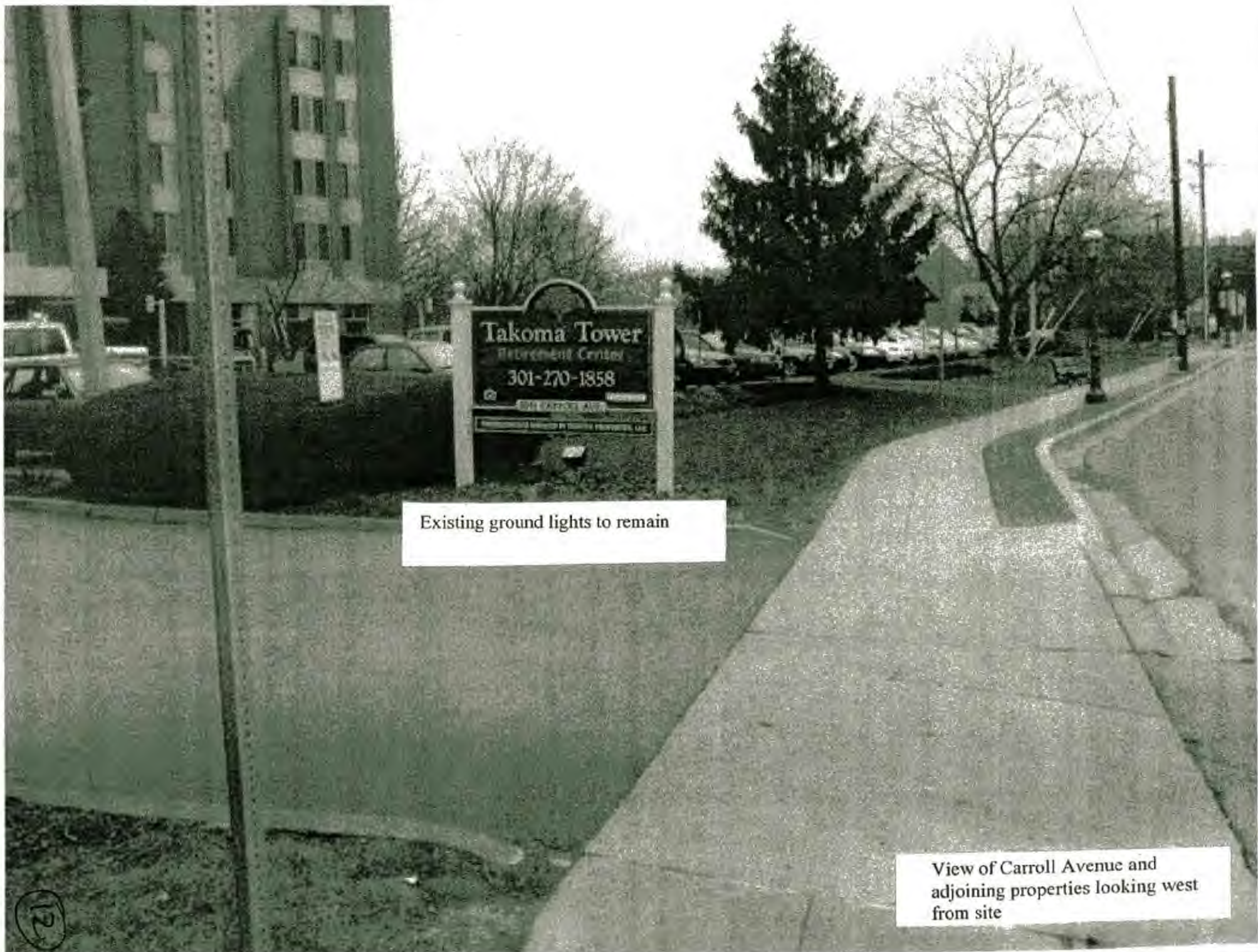
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Location of proposed canopy sign



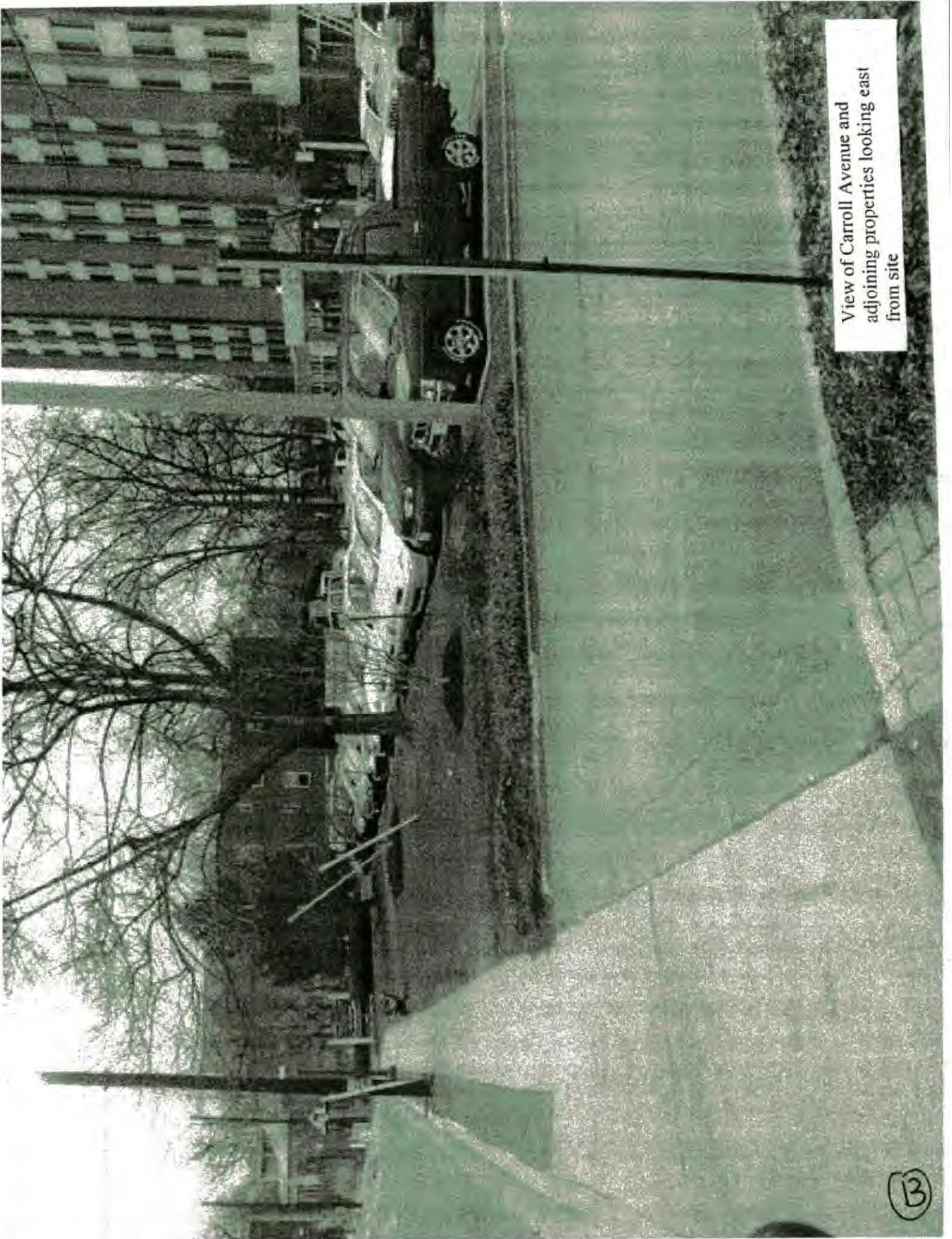
View of building from Carroll Avenue



Existing ground lights to remain

View of Carroll Avenue and adjoining properties looking west from site

12



View of Carroll Avenue and adjoining properties looking east from site

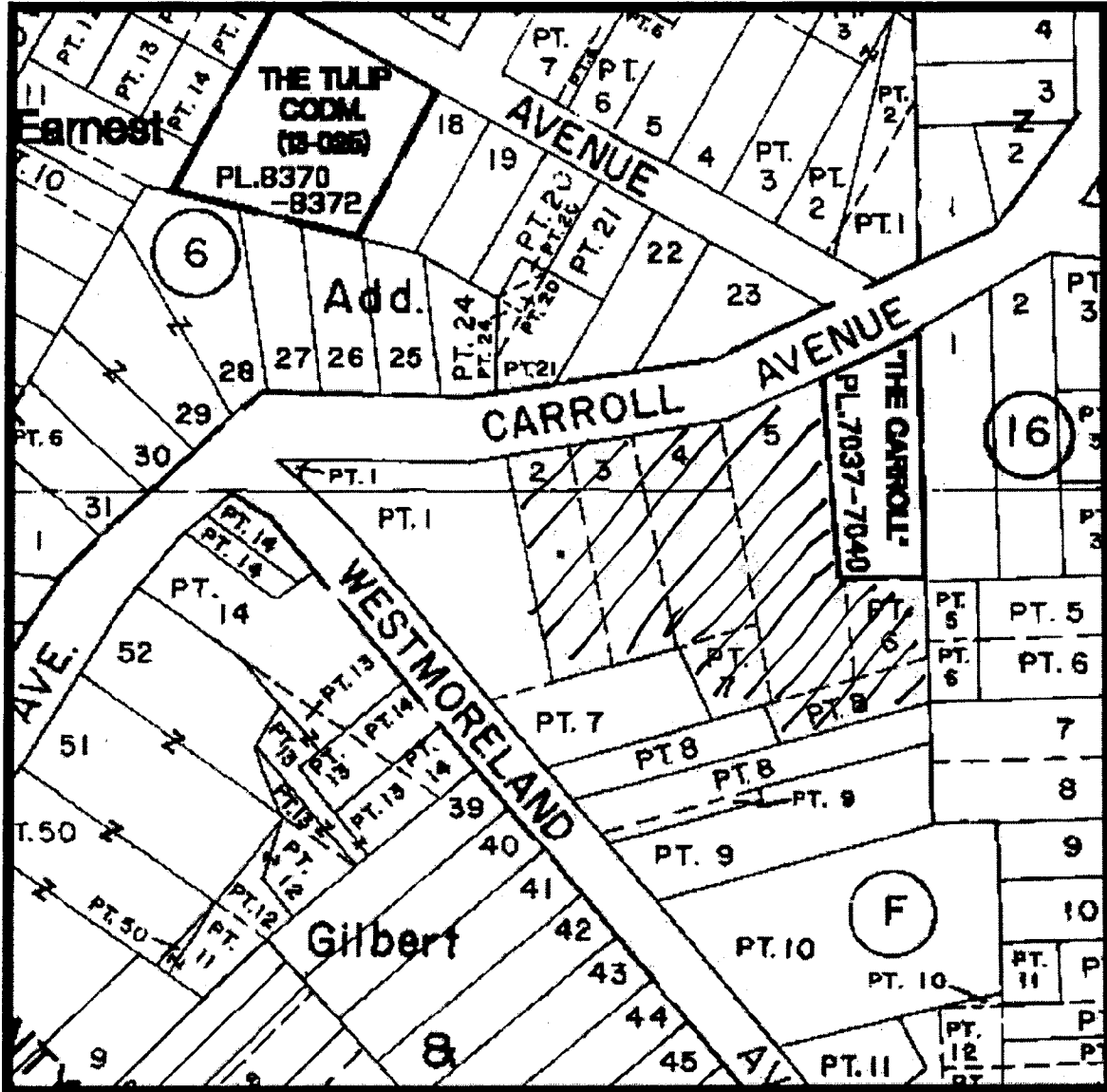
(B)



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7212 Willow Avenue
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Units 1-9

APPLICANT'S REPRESENTATIVE

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