

37/3-0600 7034 CARROLL AVE
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION

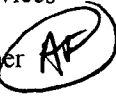
Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: August 17, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #428247, sign installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Condition** at the August 16, 2006 meeting. The condition of approval is

- 1. The Takoma Park Façade Advisory Board's conditions of approval are met prior to installation.**

The HPC staff has reviewed and stamped the attached drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: John Magnan

Address: 7034 Carroll Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

DPS - #8

A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JOHN MANGAN

Daytime Phone No.: 301-589-7900

Tax Account No.: 01078572

Name of Property Owner: CARROLL AVE PROPERTIES Daytime Phone No.: 301-589-7900

Address: 7034 CARROLL AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7034 Street: CARROLL AVE

Town/City: TAKOMA PARK Nearest Cross Street: WESTMORELAND AVE

Lot: 26 Block: 6 Subdivision: _____

Liber: 5043 Folio: 604 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: SIGN

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

7.19.06
Date

Approved: with one condition for Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 8-17-06

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

SEE REVERSE SIDE FOR INSTRUCTIONS

428247

**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:

RENOVATED HISTORIC (CIRCA 1910) HOUSE, IN OVERLAY
DISTRICT.

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

THE INSTALLATION OF OFFICE SIGNAGE

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.

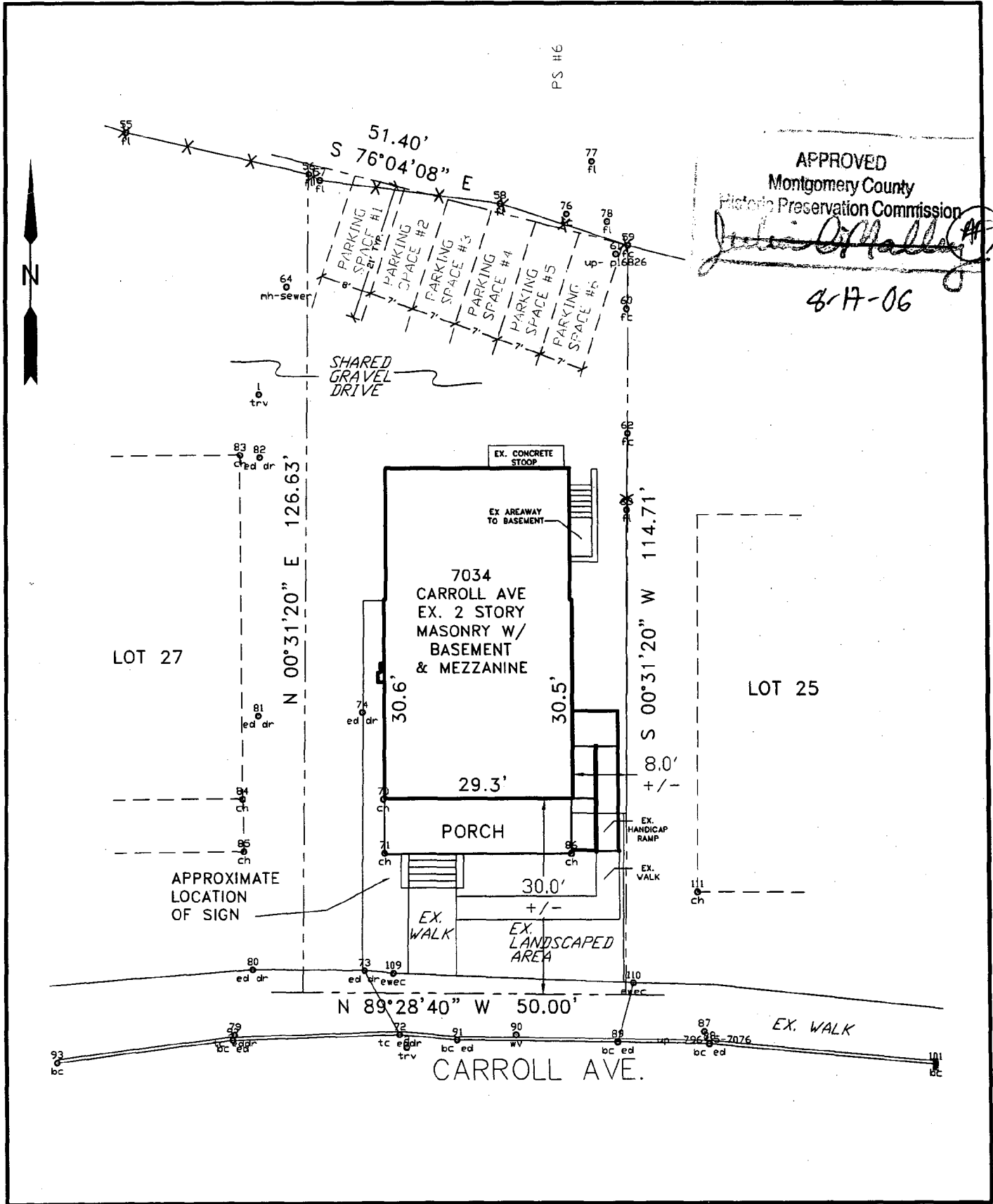
6. TREE SURVEY


If you are proposing construction adjacent to or within the decline 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.

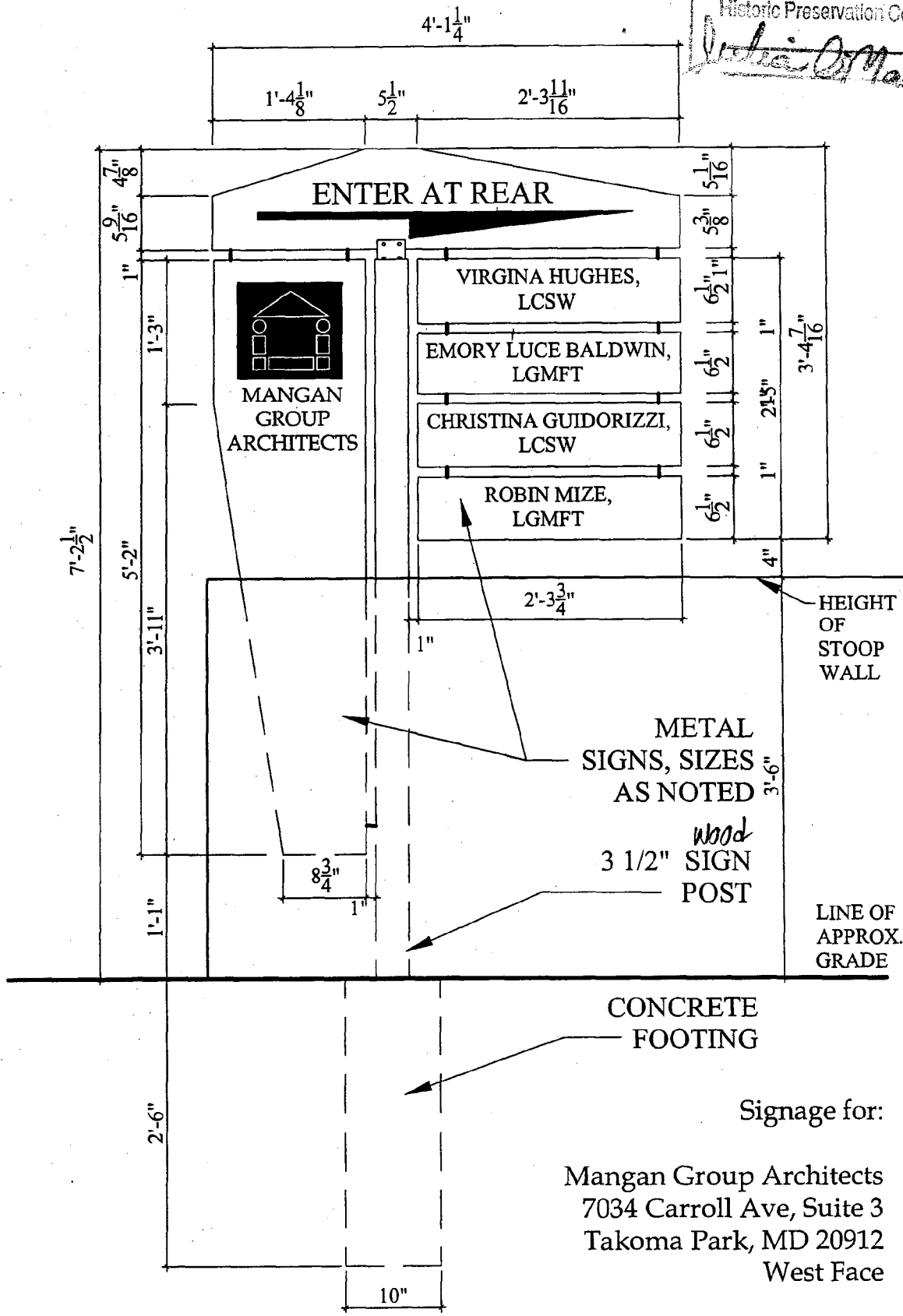
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



DWG. #: <h1 style="font-size: 2em;">S1</h1>	DRAWING: SITE PLAN 1" = 20' SCALE	PROJECT: OFC SIGNAGE 7043 CARROLL AVE TAKOMA PARK, MD	7034 CARROLL AVE, #3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
	DRAWN BY: HFN	CHECKED BY: JIM	PROJECT #: NUM.	

APPROVED
 Montgomery County
 Historic Preservation Commission
Judith O'Malley (AF)

8-17-06



METAL
 SIGNS, SIZES
 AS NOTED
 wood
 3 1/2" SIGN
 POST

HEIGHT OF
 STOOP
 WALL

LINE OF
 APPROX.
 GRADE

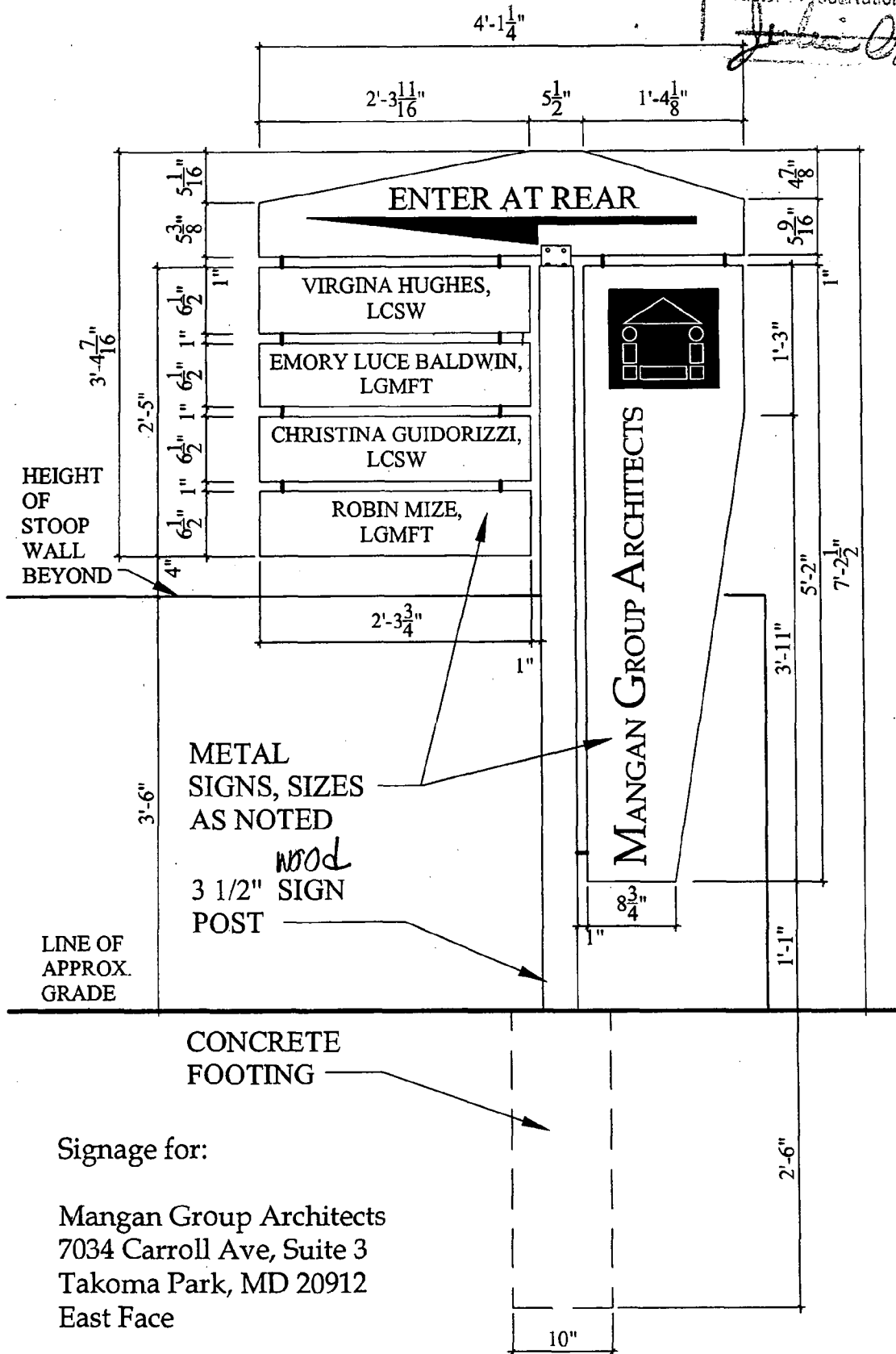
CONCRETE
 FOOTING

Signage for:

Mangan Group Architects
 7034 Carroll Ave, Suite 3
 Takoma Park, MD 20912
 West Face

APPROVED
Montgomery County
Historic Preservation Commission

John J. O'Malley
6-17-08



City of Takoma Park, Maryland

Housing & Community Development

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



7500 Maple Avenue
Takoma Park, MD 20912

July 12, 2006

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

RE: 7034 Carroll Avenue, Takoma Park - Entrance Sign Proposal

Dear Ms. O'Malley:

The Takoma Park Facade Advisory Board met on Tuesday, July 11, 2006, to review a proposal submitted by Mr. John Mangan, owner of the Mangan Group, for the installation of an entrance sign at 7034 Carroll Avenue. The application is to be considered by the Historic Preservation Commission later this month.

The Board found the attached proposal to be in general compliance with the design guidelines developed for the area and endorsed the proposal as presented with the following conditions:

- The overall size of the proposed signage - excluding the height of the support system - will be reduced approximately 20% to reduce the possibility of obstructing the adjoining walkway.
- The colors to be used in the fabrication of the placards displayed on the sign will be limited to black and cobalt blue for the text and logo. The background will be white.
- The text located at the top of the sign will be revised to read "Enter at Rear".
- The directional arrow located at the top of the sign may be modified to be more in keeping with the scale of the proposed text.
- The text on the placard - visible from the east and which identifies the Mangan Group - will be modified to read horizontally so as to be more easily read by pedestrians approaching the building from the east. The vertical text on the west facing placard should remain as initially proposed.
- The entrance sign shall be placed perpendicular to the building, immediately to the left of the entrance steps, and located so as not to obstruct the walkway to the drive.

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
Director, HCD

attachment

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7034 Carroll Avenue, Takoma Park	Meeting Date:	8/16/2006
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/9/2006
Applicant:	John Magnan	Public Notice:	8/2/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-0600	Staff:	Anne Fothergill
PROPOSAL:	Sign installation		
RECOMMENDATION:	Approve with Condition		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application with the condition that:

1. The Takoma Park Façade Advisory Board's conditions of approval are met prior to installation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Craftsman Four Square
DATE: c. 1910s

PROPOSAL

The applicant is proposing installation of signage for tenants in front of this commercial building. The proposed signage is to be sited perpendicularly to the building to the left of the front porch stairs. The 7' 2 1/2" tall metal sign has one horizontal sign across the top, four 6 1/2" horizontal hanging signs on one side and one vertical sign on the other side attached to a 4 x 4" square wood post. See site plan and design in Circles 6-8.

The Takoma Park Façade Advisory Board has reviewed this application and approved it with conditions (see Circle 12). There is an existing sign for the first floor tenant to the right of the front porch stairs that was previously approved by the HPC.

STAFF RECOMMENDATION

- Approval
- Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such

conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



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

DPS - #8

A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JOHN MANGAN

Daytime Phone No.: 301-589-7900

Tax Account No.: 01078572

Name of Property Owner: CARROLL AVE PROPERTIES Daytime Phone No.: 301-589-7900

Address: 7034 CARROLL AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7034 ~~REAR PORCH~~ Street: CARROLL AVE

Town/City: TAKOMA PARK Nearest Cross Street: WESTMORELAND AVE

Lot: 26 Block: 6 Subdivision: _____

Label: 5043 Folio: 604 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|---|---|--|--|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" 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>SIGN</u> | | | | |

1B. Construction cost estimate: \$ _____

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

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

7.19.06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

428247

3

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THE INSTALLATION OF OFFICE SIGNAGE

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List of Adjacent Owners to 7034 Carroll Ave, Takoma Park, MD 20912
(07/19/06)

Left

7030 Carroll Ave
Takoma Park, MD 20912
Owner: Norman Bernhardt
Mailing Address: 6008 Bryn Mawr Ave
Glen Echo, MD 20812

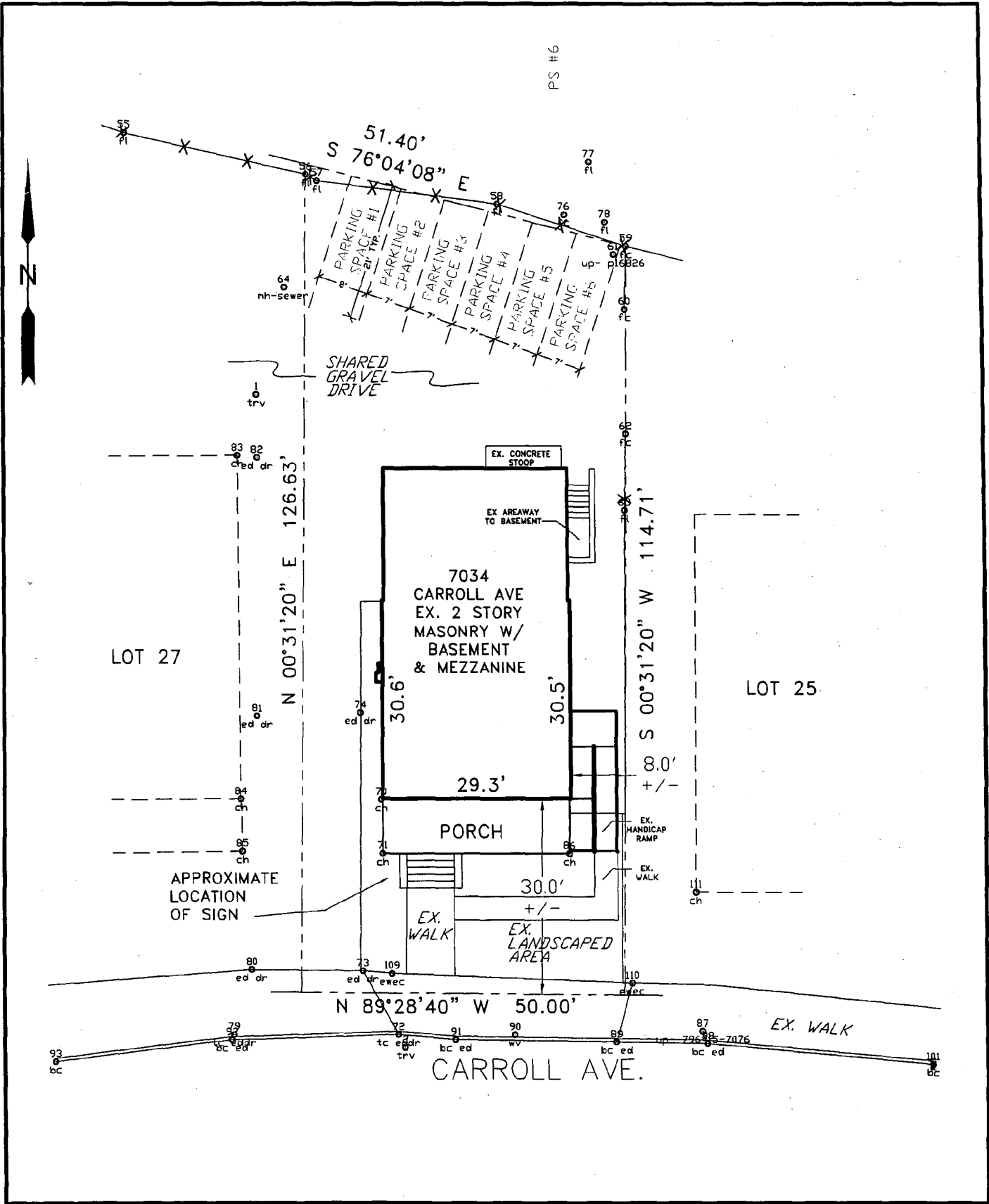
Right



7040 Carroll Ave
Takoma Park, MD 20912
Owner: David Eisner
Mailing Address: 9110 Eton Rd
Silver Spring, MD 20901

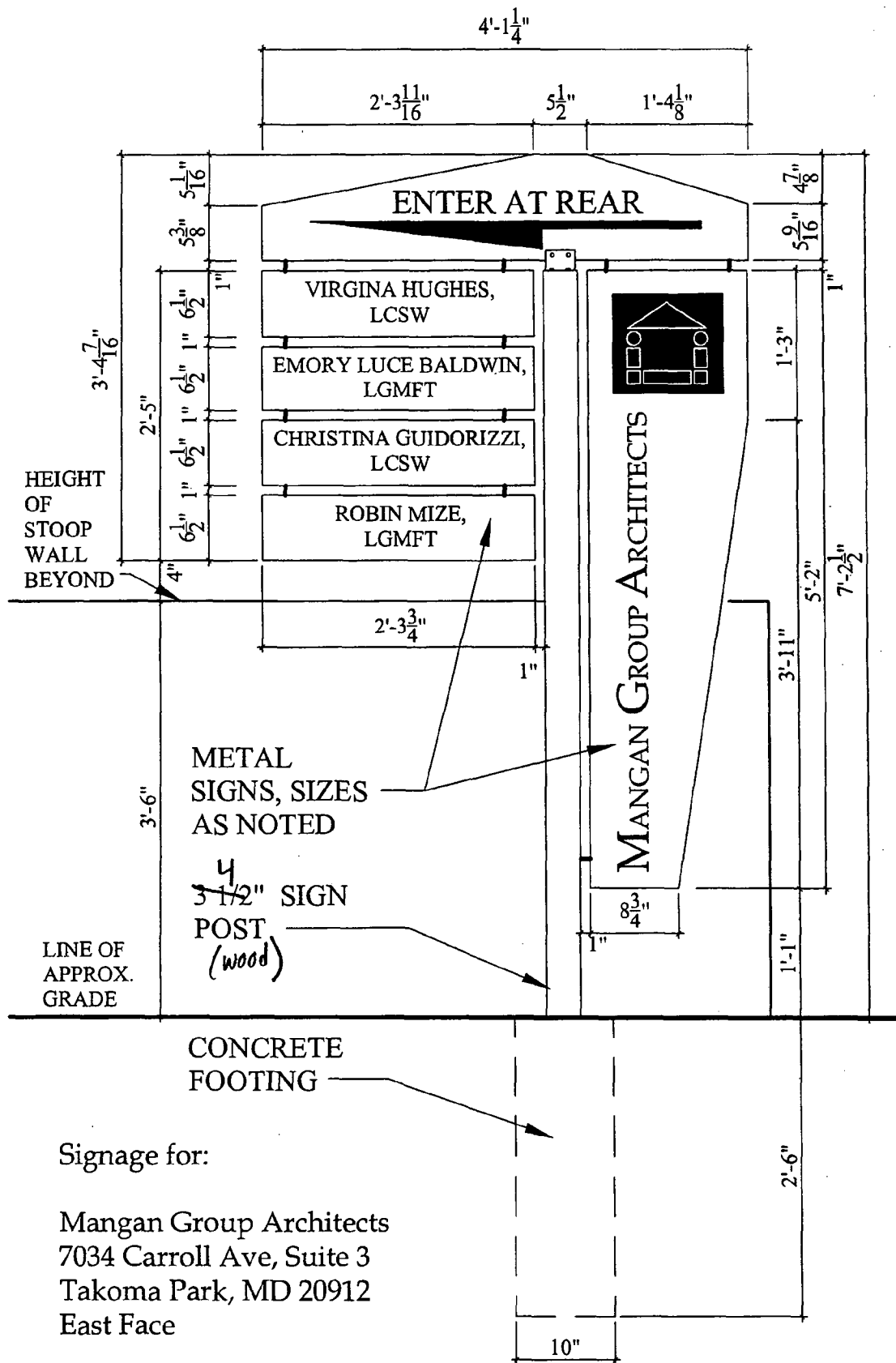
Rear

407 Tulip Ave
Takoma Park, MD 20912
Owner: Joseph Kurtinitis
Mailing Address: 7064 Eastern Ave, NW
Washington, DC 20012

411 Tulip Ave
Takoma Park, MD 20912
Owner: Benjamin Partridge
Mailing Address: 411 Tulip Ave
Takoma, Park, MD 20912

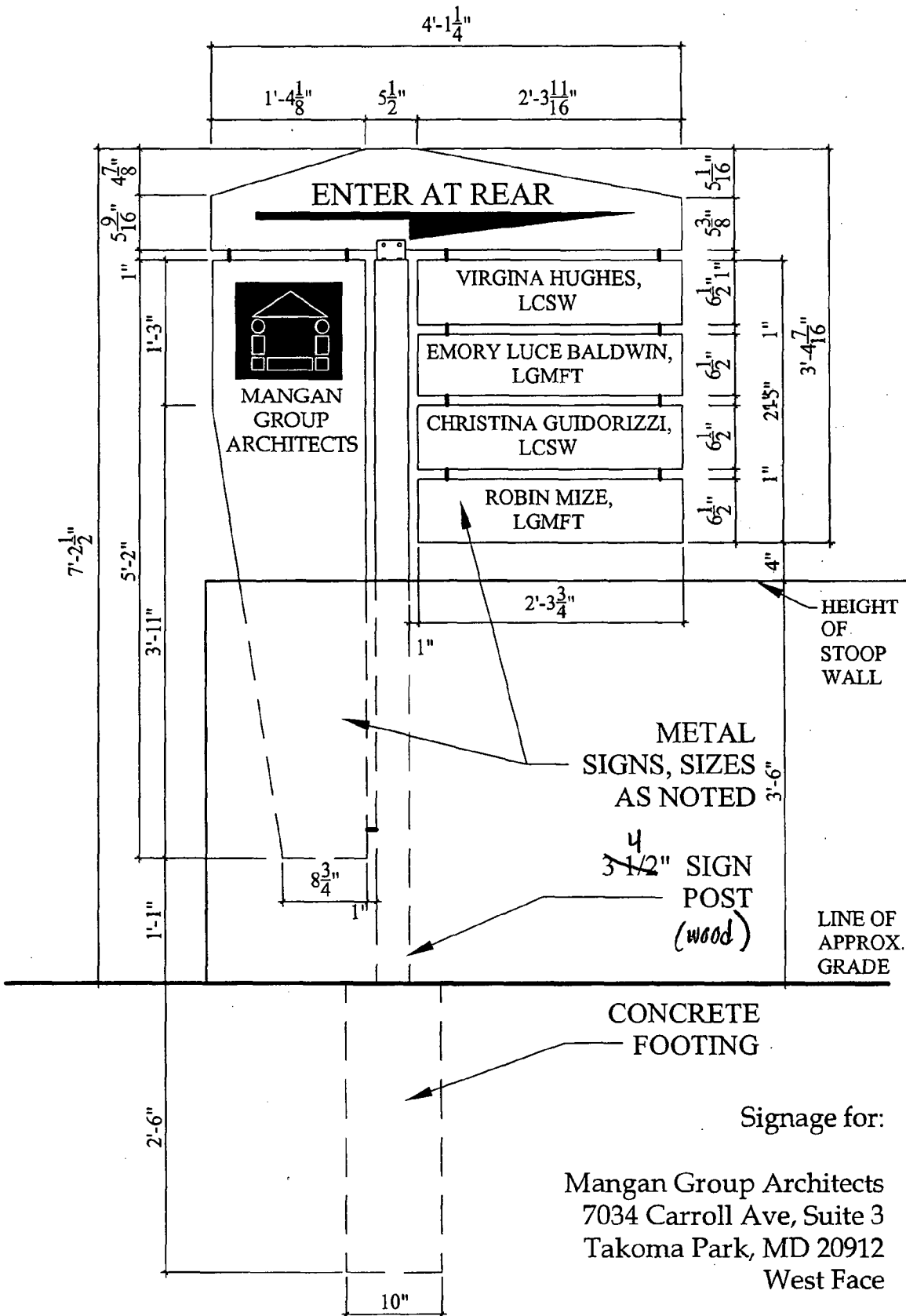


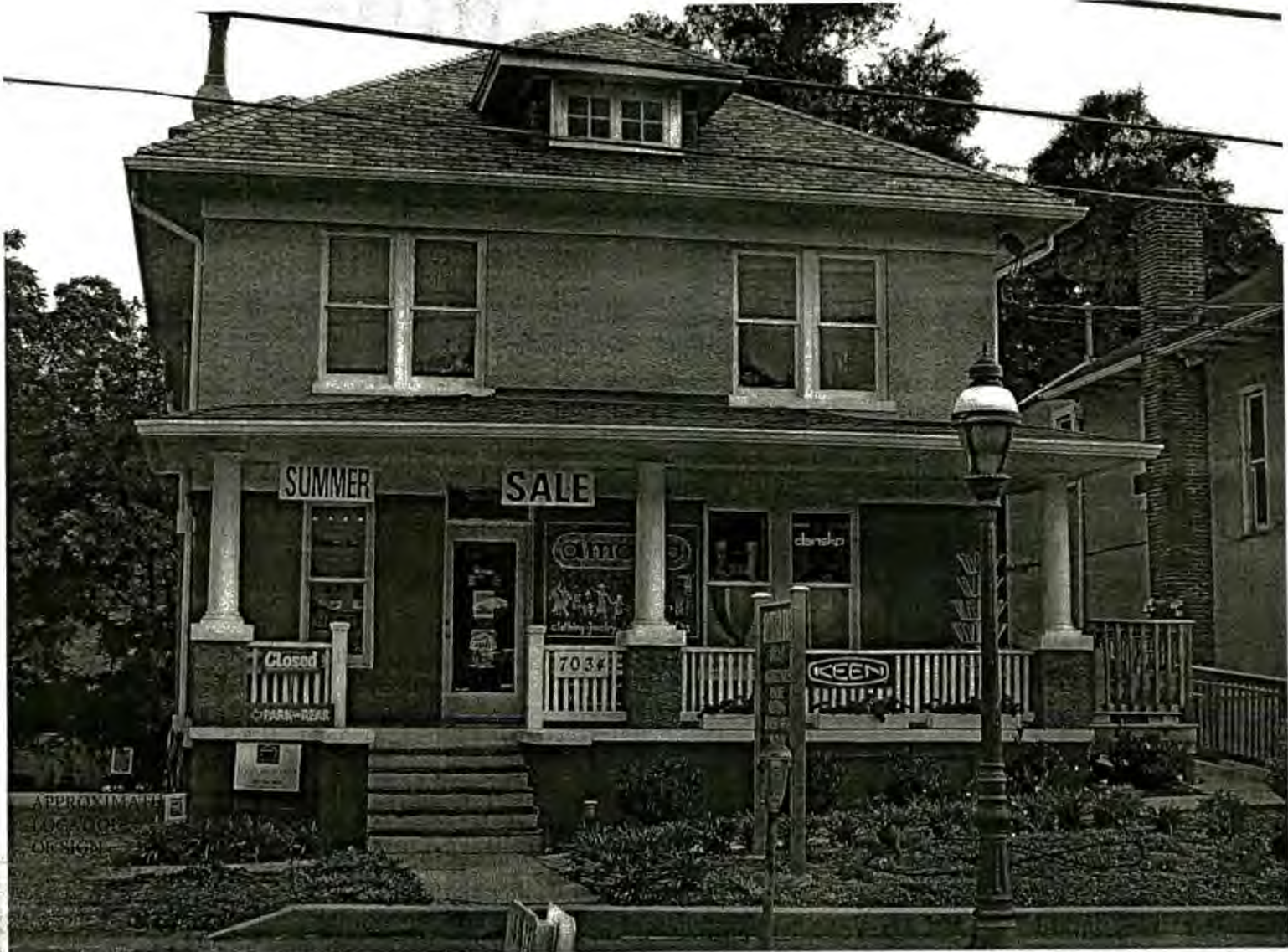
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	DRAWN BY: HFN	CHECKED BY: JJM	PROJECT #. NUM.	DATE: 07.19.06	



Signage for:

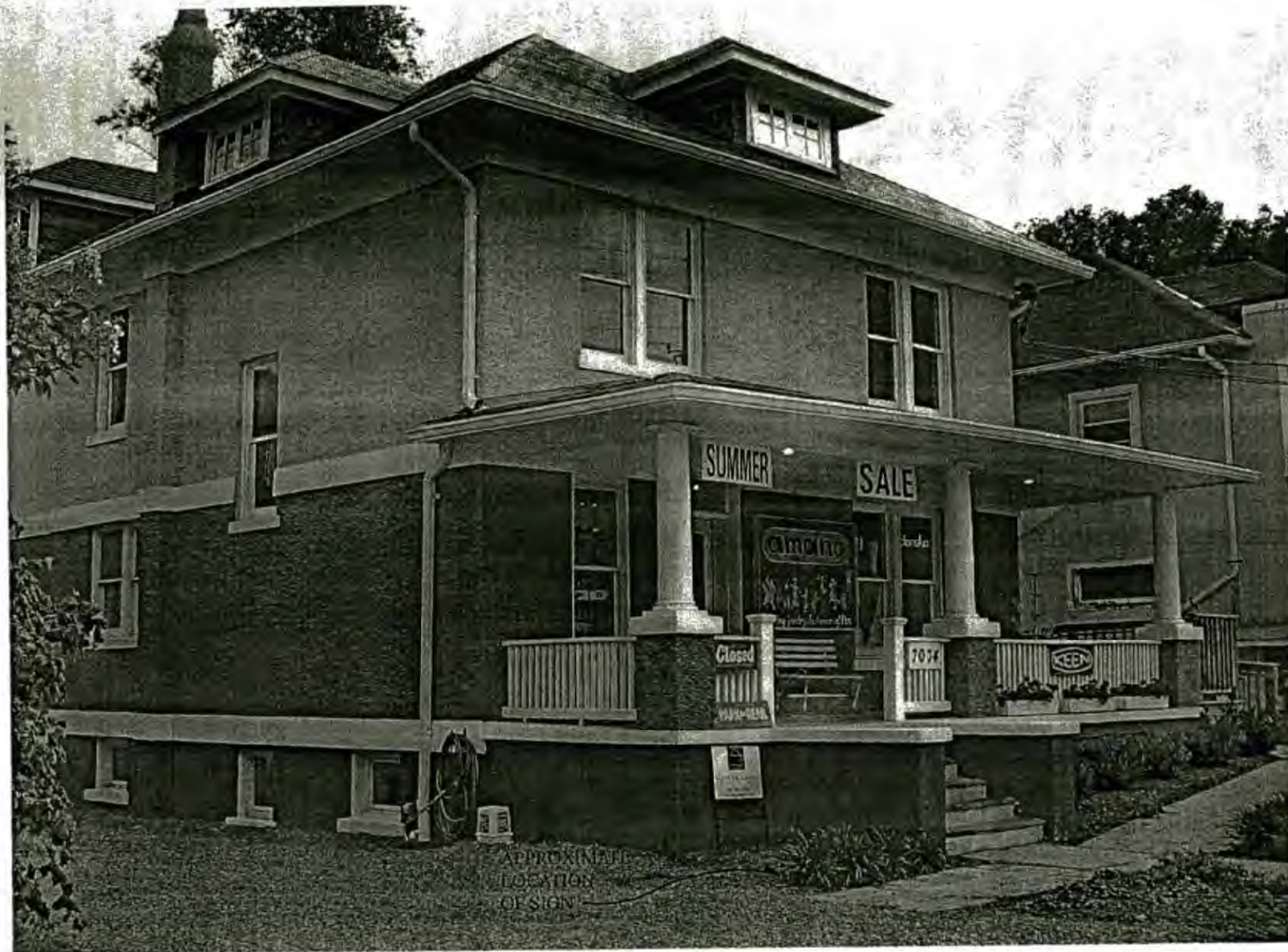
Mangan Group Architects
 7034 Carroll Ave, Suite 3
 Takoma Park, MD 20912
 East Face





APPROXIMATE
LOCATION OF
OR SIGN

7034 CARROLL AVE
FRONT VIEW



7034 CARROLL AVE
FRONT EAST VIEW

11



7034 CARROLL AVE
FRONT WEST VIEW

City of Takoma Park, Maryland

Housing & Community Development

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



7500 Maple Avenue
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July 12, 2006

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1109 Spring Street, Suite 801
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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
Director, HCD

attachment