

7040 Carroll Avenue
Takoma Park

3713-08
HAWP

stamped
plans in
bin

4-14-08

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, August 27, 2008 9:46 AM
To: 'Sabrina Baron'
Subject: 7040 Carroll
Attachments: 4-9-08.II.H.PDF

Hi Sabrina,

I checked the file and on April 9, 2008 the Historic Preservation Commission approved a Historic Area Work Permit for 7040 Carroll based on the plans submitted by Hank Nicodemus of the Mangan Group. The application was to replace all the non-original vinyl windows and to repair the three wood widows on the left side of the building and the three wood transom windows on the front elevation. The HPC approved their application with the two conditions that are in the staff report. I am attaching a PDF of the staff report which show the HPC-approved plans. However, it should be noted that the plans the applicant submitted after the meeting that were stamped approved by our office show the left side and transom windows to be "repaired if possible".

Please let me know if you have any questions.

thanks,
Anne

Anne Fothergill
Planner Coordinator
Historic Preservation Section - Countywide Planning Montgomery County Planning Department The
Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.mc-mncppc.org/historic/>



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 04/10/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill *AF*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #479767 - Alterations to storefront windows and vinyl window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the April 9, 2008 meeting. The conditions of approval are:

1. The applicant will comply with any conditions required by the Takoma Park Façade Advisory Board.
2. The applicant will install simulated divided windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Carroll Avenue Properties (John Mangan, Agent)
Address: 7040 Carroll Avenue, Takoma Park

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





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

RECEIVED
MAR 11 2008

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: John Mangan

Daytime Phone No.: 301-589-7900

Tax Account No.:

Name of Property Owner: Carroll Avenue Properties Daytime Phone No.: 301-589-7900

Address: 7034 Carroll Ave, #3 Takoma Park MD 20912
Street Number City State Zip Code

Contractor: To Be Determined Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7040 Street: Carroll Ave

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

Lot: 25 Block: 6 Subdivision: Takoma Park

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
Alter/Renovate, A/C, Slab, Room Addition, Porch, Deck, Shed, etc.

1B. Construction cost estimate: \$ 10,000.00

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 [X] WSSC 02 [] Septic 03 [] Other:

2B. Type of water supply: 01 [X] WSSC 02 [] Well 03 [] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
On party line/property line, Entirely on land of owner, On public right of way/easement

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

Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 4/10/08

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

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

Located in Old Takoma Park, MD, the subject building, 7040 Carroll Ave, is a stucco covered, CMU, two story (with basement) structure built in the early 1900s. Originally an American Four Square style private residence, the building has had several additions to it since its construction. Several of its Craftsman details still remain-- the cornice-line brackets, the slate tile roof, etc. Around the 1920s, the building was converted into a commercial establishment and, at one point, held as many as three, separate, commercial entities under its roof. It is currently a mixed use building with retail on its street level and offices on its second story.

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

The current owner, Carroll Ave Properties, seeks to renovate the front display areas (two nine foot by two foot bays at the lower front facade of the building, constructed of wood and glass with a CMU base) and replace the existing vinyl windows throughout the building. The owner is proposing to remove the wood and glass panels at the front bays and replace them with solely glass panels. The existing windows will be removed and replaced with a suitable historical equivalent. Little to no negative effect to the environmental setting or historical district will be incurred and the renovation will only serve to further the goals of the Old Takoma Business Association's Facade Improvement Project.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONCERNING PROPERTY OWNERS

City of Takoma Park, Maryland

Housing & Community Development

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



7500 Maple Avenue
Takoma Park, MD 20912

April 8, 2008

Mr. Jef Fuller, Chair
Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

RE: 7040 Carroll Avenue window replacement/restoration, Takoma Park.

Dear Mr. Fuller:

The Takoma Park Facade Advisory Board met on Monday, April 7, 2008, to review a proposal submitted by Carroll Ave Properties represented by John Mangan, for the removal, replacement and restoration of windows on the 7040 Carroll Avenue building. The application is to be considered by the Historic Preservation Commission later this week.

The Board found the proposal to replace all windows and air conditioners on the property including the full bay front and replace with glass, and with the exception of the bays, 6 to 8 lights over one to be in compliance with the design guidelines developed for the area and endorsed this proposal with the following comments:

- Consider the provision of full glass returns on the bays.
- Consider installing three panel divided glass in the front bay windows in the place of a single plate glass panel.

If you have any questions regarding the Board's action, please call (301) 891-7205.

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

Sincerely,

Ilona Blanchard
Community Development Coordinator



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7040 Carroll Avenue, Takoma Park	Meeting Date:	4/09/08
Applicant:	Carroll Avenue Properties	Report Date:	4/02/08
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	3/26/08
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-08R	Staff:	Anne Fothergill

PROPOSAL: Non-original window replacement and alterations to storefront windows

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this HAWP application with the following conditions:

1. The applicant will comply with any conditions required by the Takoma Park Façade Advisory Board
2. The applicants will install simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1927

PROPOSAL

The applicants are proposing to:

- Remove all vinyl windows and replace them with wood simulated divided light windows in existing openings (three original windows to remain and be repaired)
- Remove the glass and plywood storefront windows and replace with glazing and wood frame in the existing window openings.
- Repair three original transom windows and install new wood SDL windows in the other five transom window openings to visually match the original two.

The proposed alterations are being reviewed by the City of Takoma Park Façade Advisory Board on April 8, 2008.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*,

and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required
- Original size and shape of window and door openings should be maintained, where feasible

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The proposed removal of vinyl windows and their replacement with wood windows is an improvement to this Contributing Resource, as are the proposed alterations to the storefront windows. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

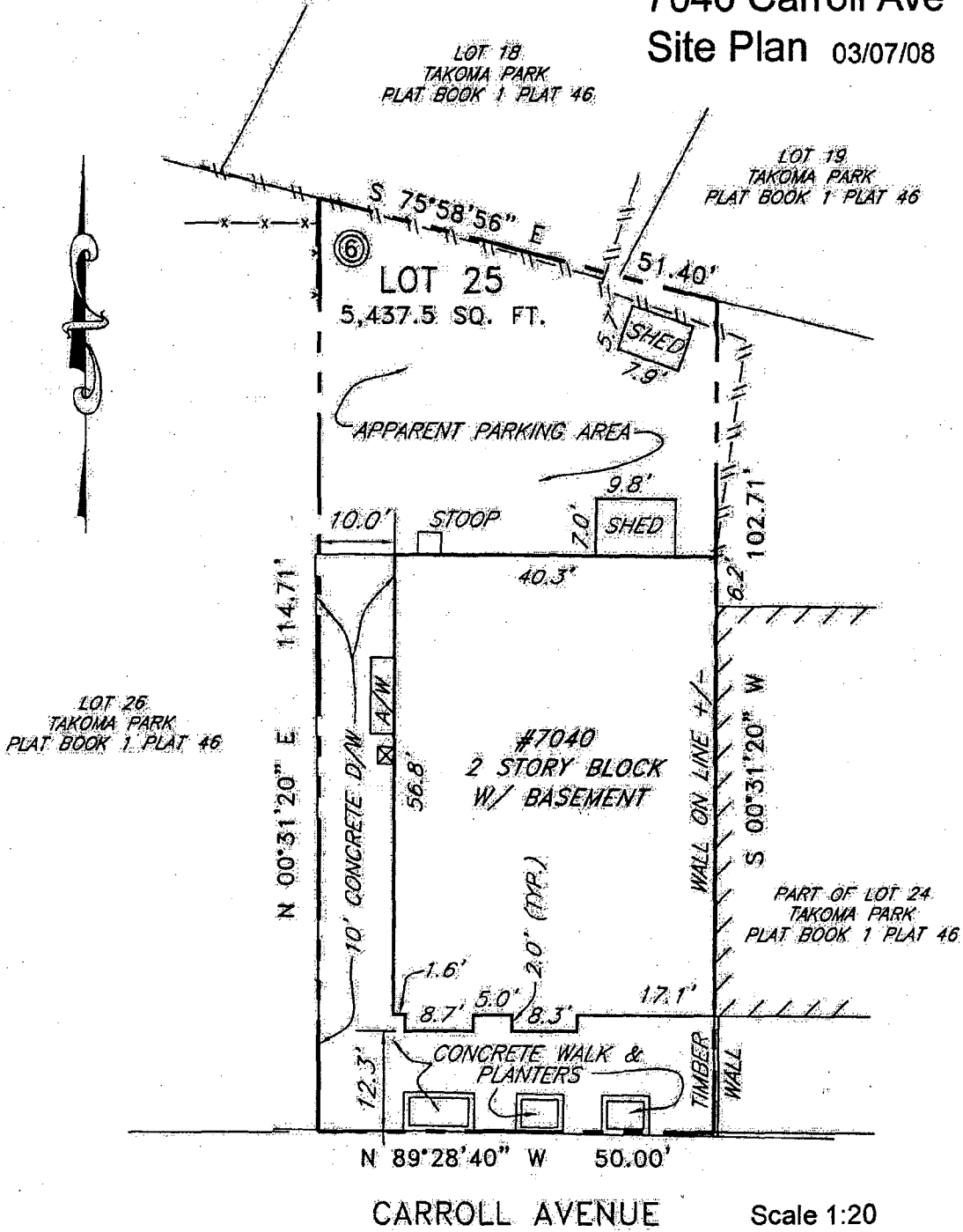
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address	Owner's Agent's mailing address
CARROLL AVE PROPERTIES 7034 CARROLL AVE, #3 TAKOMA PARK, MD 20912	(SAME AS OWNER'S)
Adjacent and confronting Property Owners mailing addresses	
AMERICAN CRAFT 7042 CARROLL AVE TAKOMA PARK, MD 20912	JULIE CAMERATA 501 TULIP AVE TAKOMA PARK, MD 20912
MARIKA DENHAM PARTRIDGE LARRY C. RAVITZ 411 TULIP AVE c/o 506 TULIP AVE TAKOMA PARK, MD 20912	CARROLL AVE PROPERTIES 7034 CARROLL AVE, #3 TAKOMA PARK, MD 20912

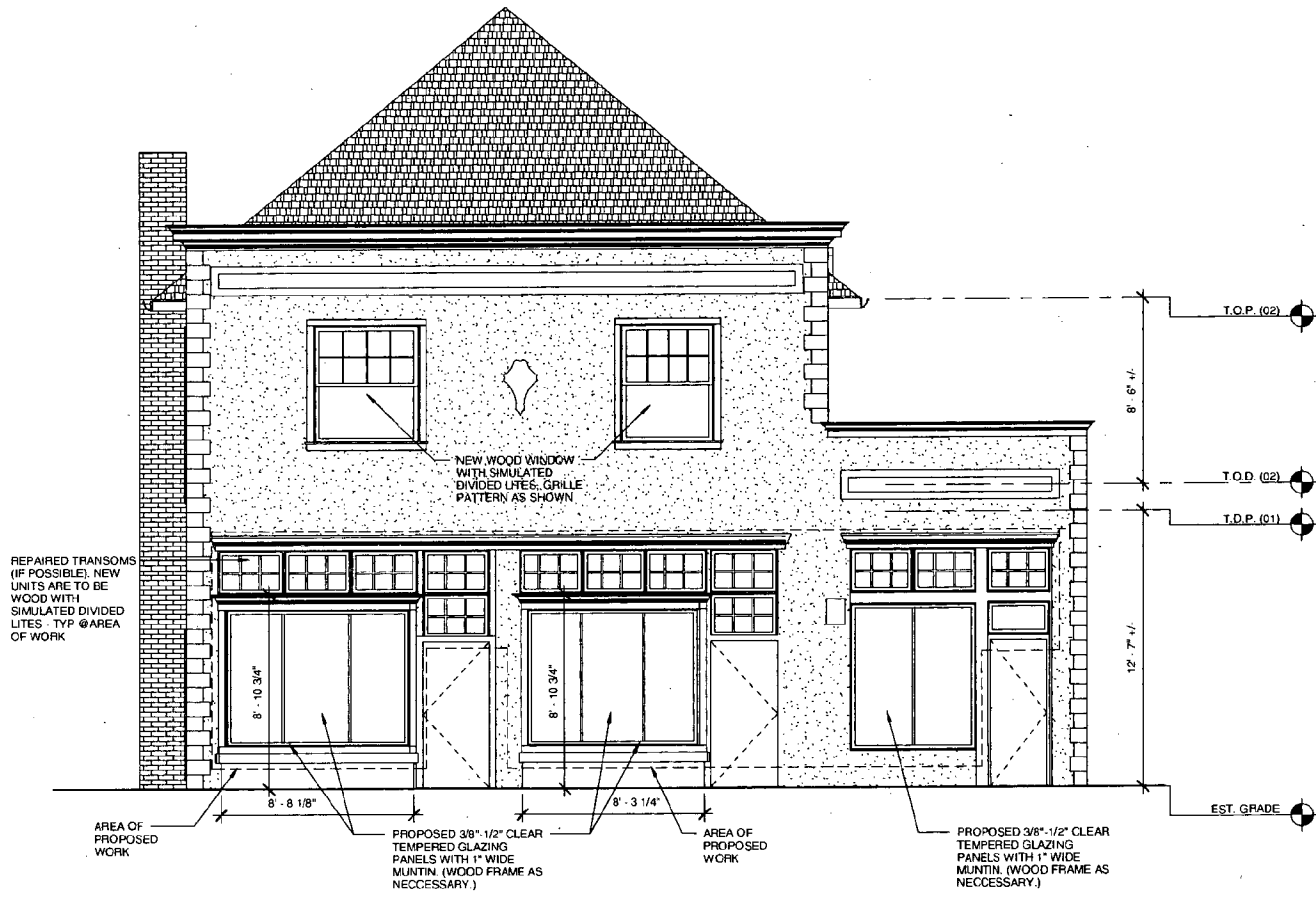
7040 Carroll Ave
 Site Plan 03/07/08



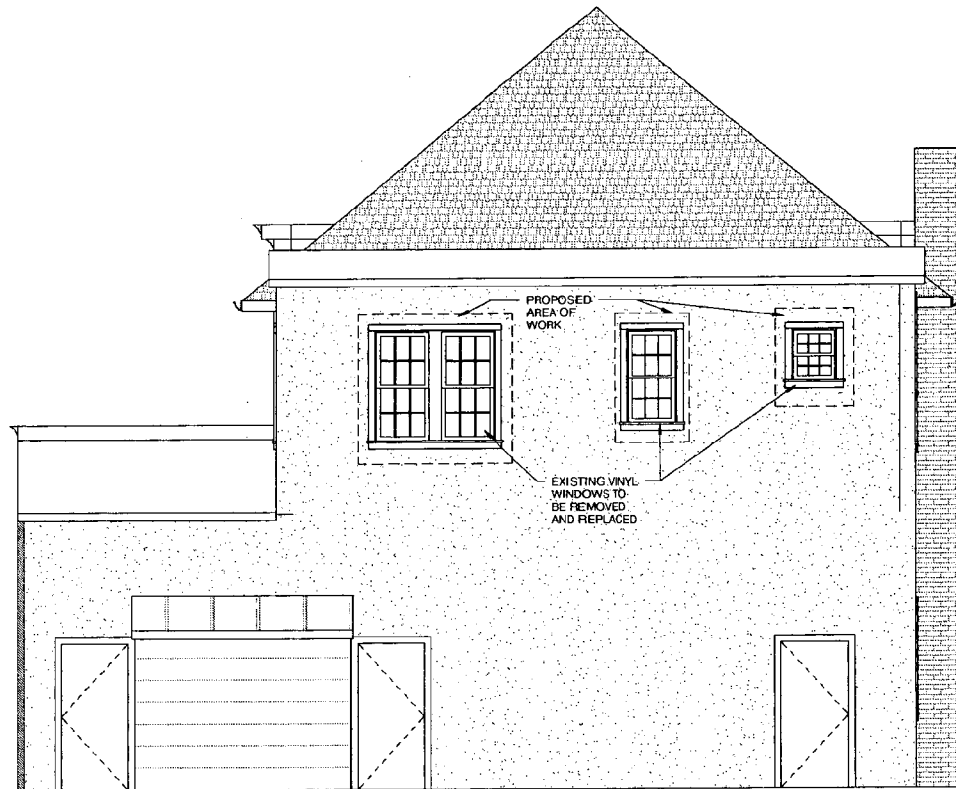


7040 CARROLL AVE - EXISTING CONDITIONS
FRONT ELEVATION - 1/8" SCALE
03/26/08

8

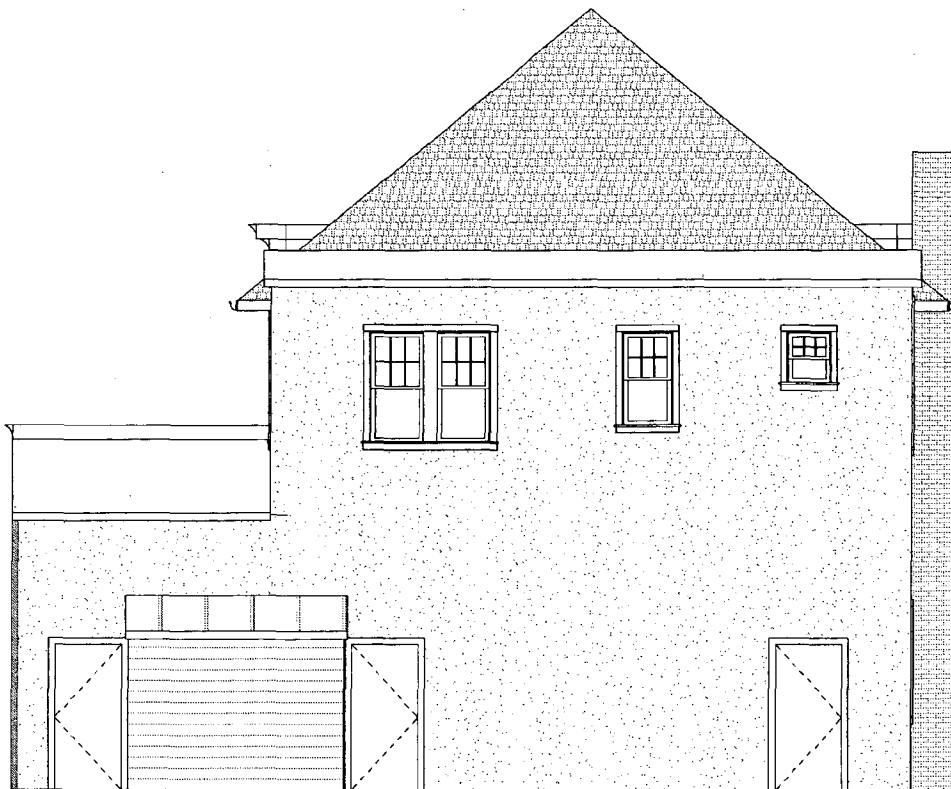


7040 CARROLL AVE - PROPOSED CONDITIONS
 FRONT ELEVATION - 1/8" SCALE
 04/08/08



7040 CARROLL AVE - EXISTING CONDITIONS
REAR ELEVATION - 1/8" SCALE
03/26/08

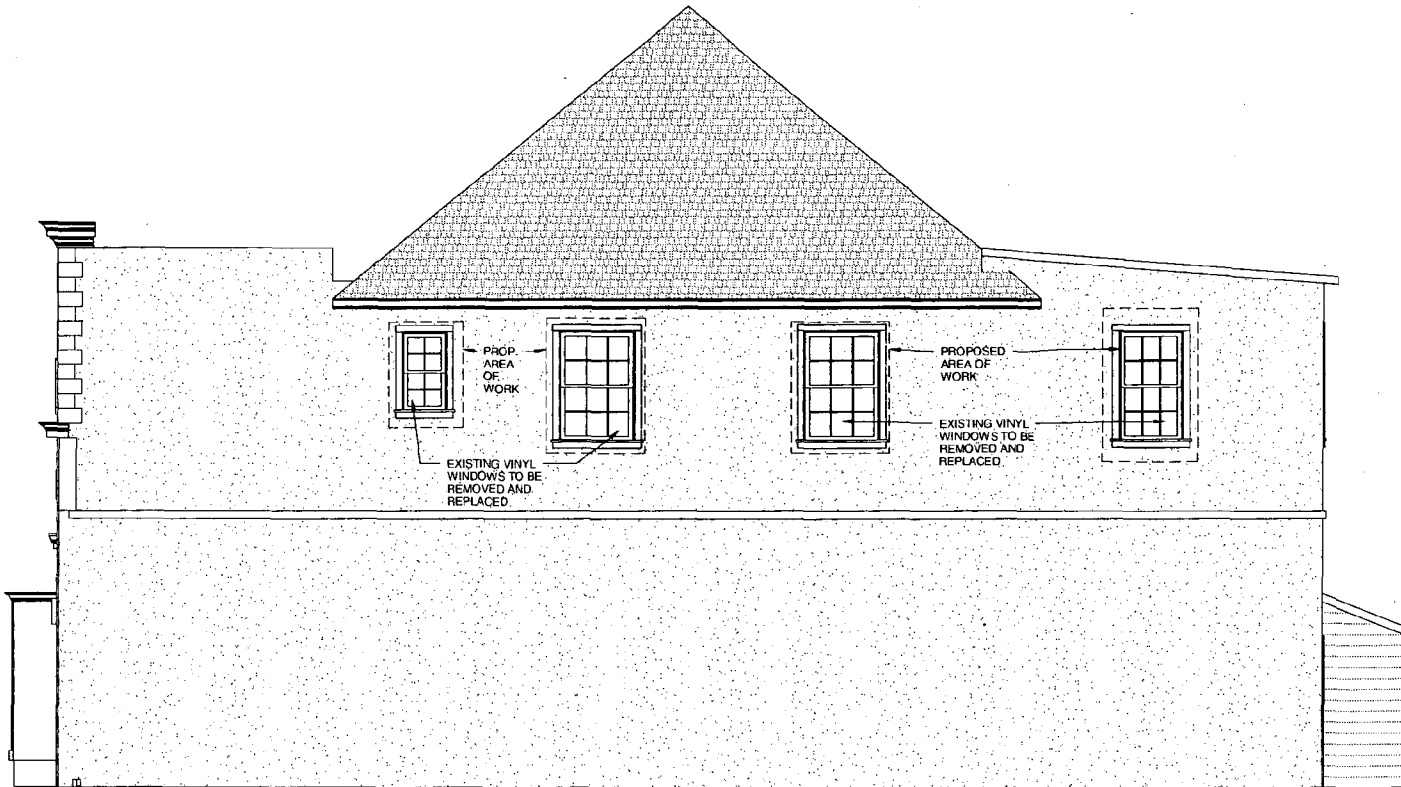
10



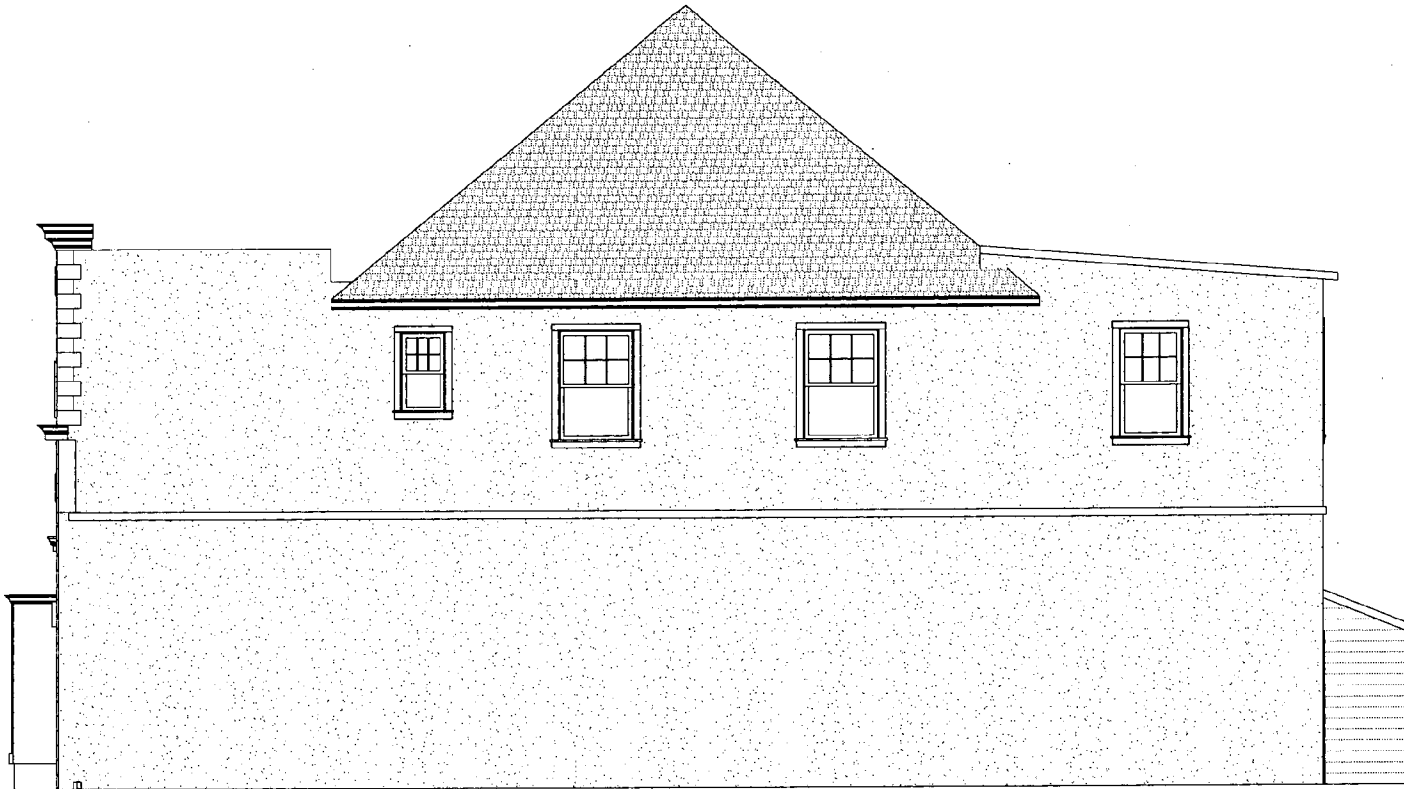
NOTE: ALL EXISTING WINDOWS TO BE REPLACED WITH NEW
WOOD WINDOWS WITH SIMULATED DIVIDED LITES.
GRILLE PATTERNS AS SHOWN

7040 CARROLL AVE - PROPOSED CONDITIONS
REAR ELEVATION - 1/8" SCALE
03/26/08

11



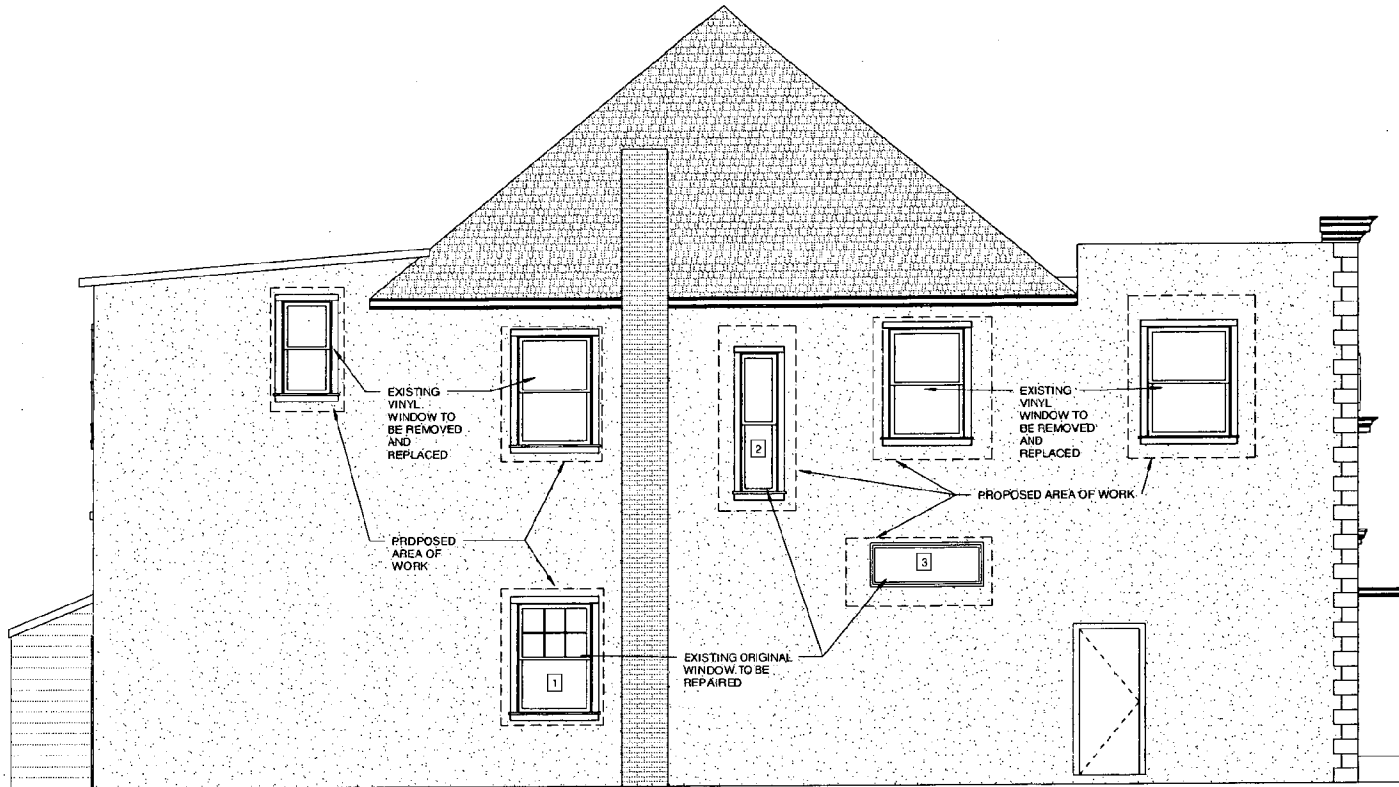
7040 CARROLL AVE - EXISTING CONDITIONS
RIGHT ELEVATION - 1/8" SCALE
03/26/08



NOTE: ALL WINDOWS TO BE REPLACED WITH NEW
WOOD WINDOWS WITH SIMULATED DIVIDED LITES.
GRILLE PATTERNS AS SHOWN

7040 CARROLL AVE - PROPOSED CONDITIONS
RIGHT ELEVATION - 1/8" SCALE
03/26/08

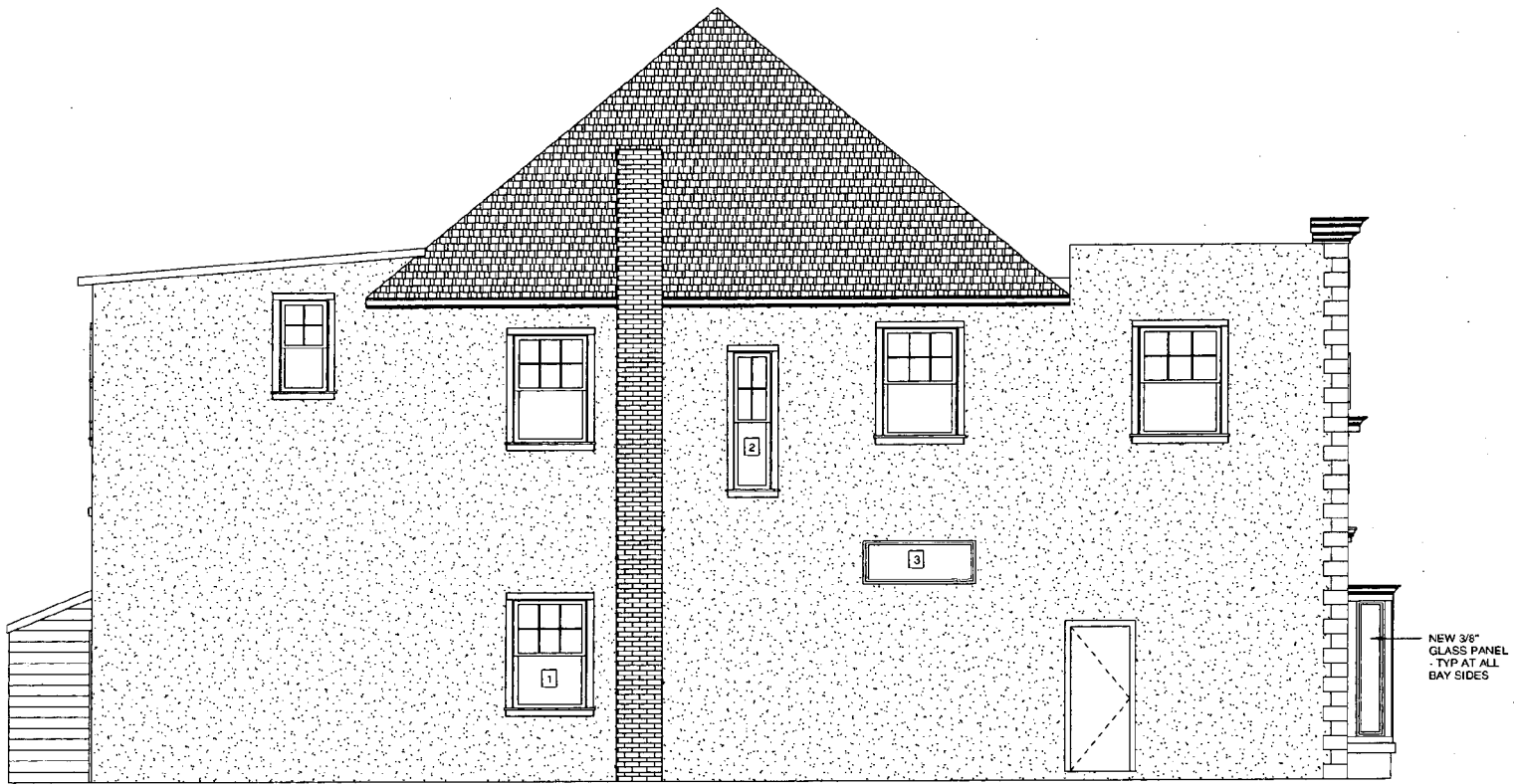
13



ORIGINAL WINDOWS AS MARKED
 1) 3452 DOUBLE HUNG
 2) 2065 DOUBLE HUNG
 3) 5020 FIXED
 ALL OTHER EXISTING WINDOWS ARE OF VINYL MATERIAL

7040 CARROLL AVE - EXISTING CONDITIONS
 LEFT ELEVATION - 1/8" SCALE
 03/26/08

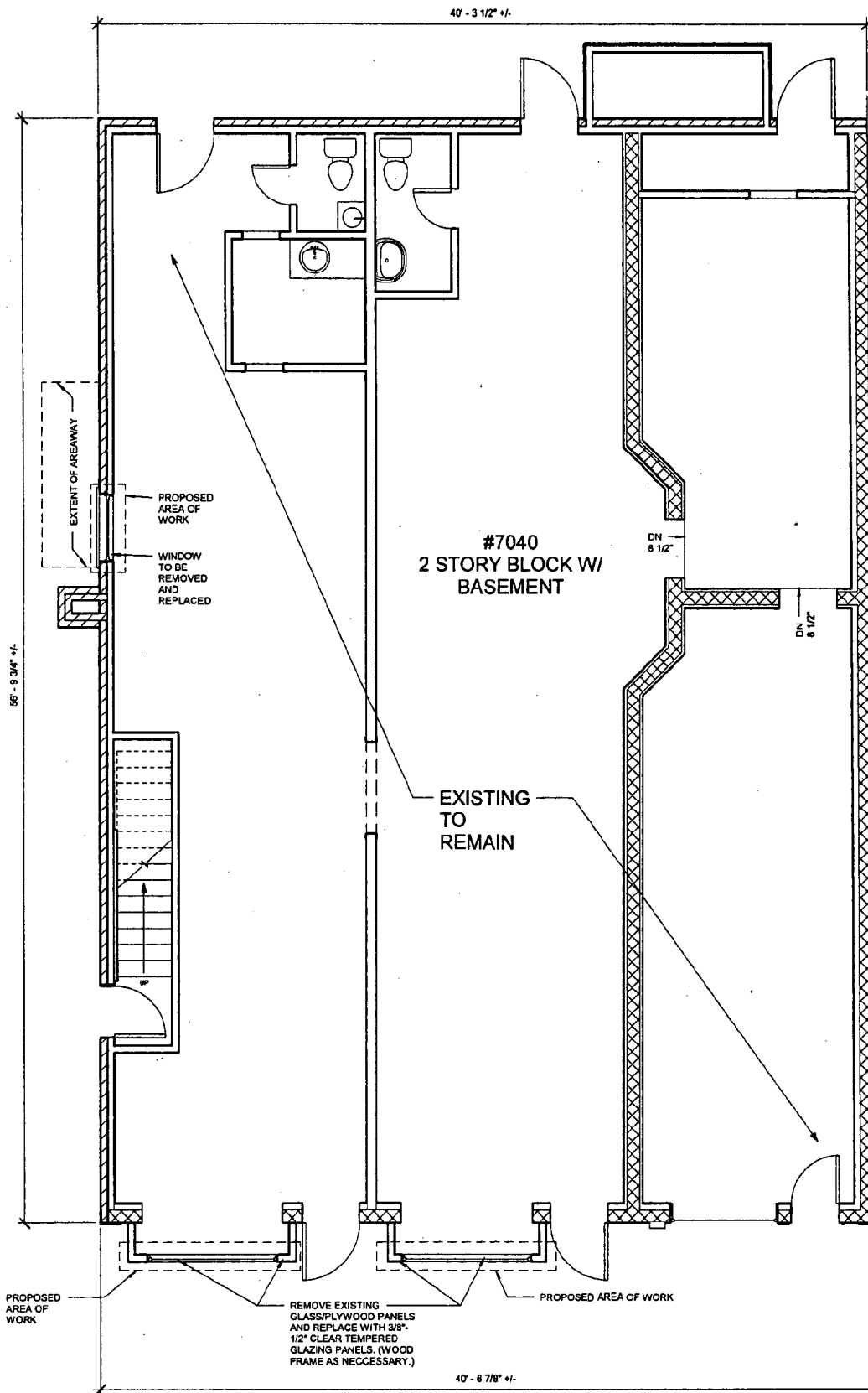
14



ORIGINAL WINDOWS AS MARKED
1) 3452 DOUBLE HUNG - REPAIR TO LIKE NEW CONDITION, IF POSSIBLE
2) 2365 DOUBLE HUNG - REPAIR TO LIKE NEW CONDITION, IF POSSIBLE
3) 5020 FIXED - REPAIR TO LIKE NEW CONDITION, IF POSSIBLE

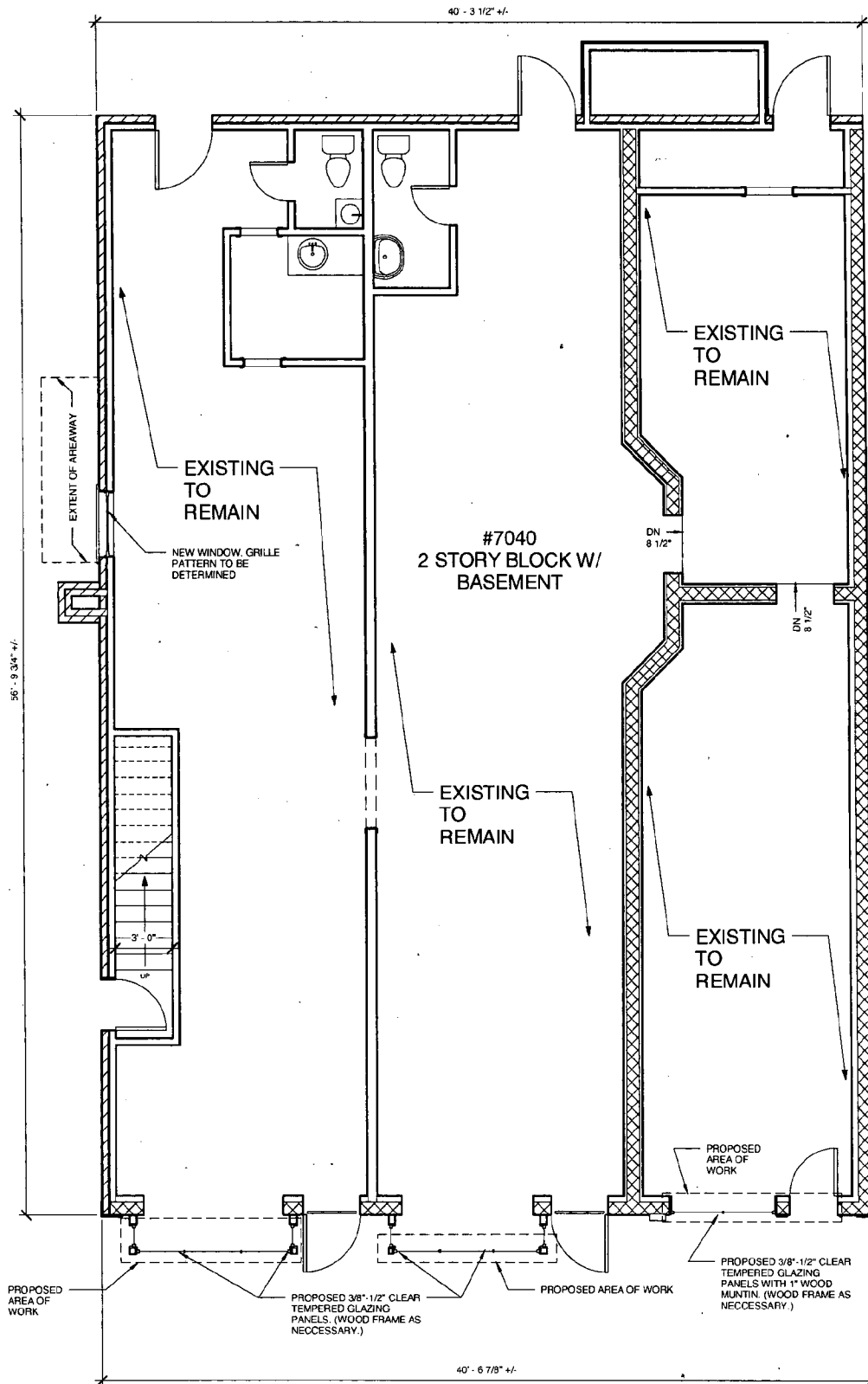
NOTE: ALL WINDOWS TO BE REPLACED WITH NEW WOOD WINDOWS WITH
SIMULATED DIVIDED LITES UNLESS NOTED OTHERWISE.
GRILLE PATTERNS AS SHOWN

7040 CARROLL AVE - PROPOSED CONDITIONS
LEFT ELEVATION - 1/8" SCALE
04/08/08

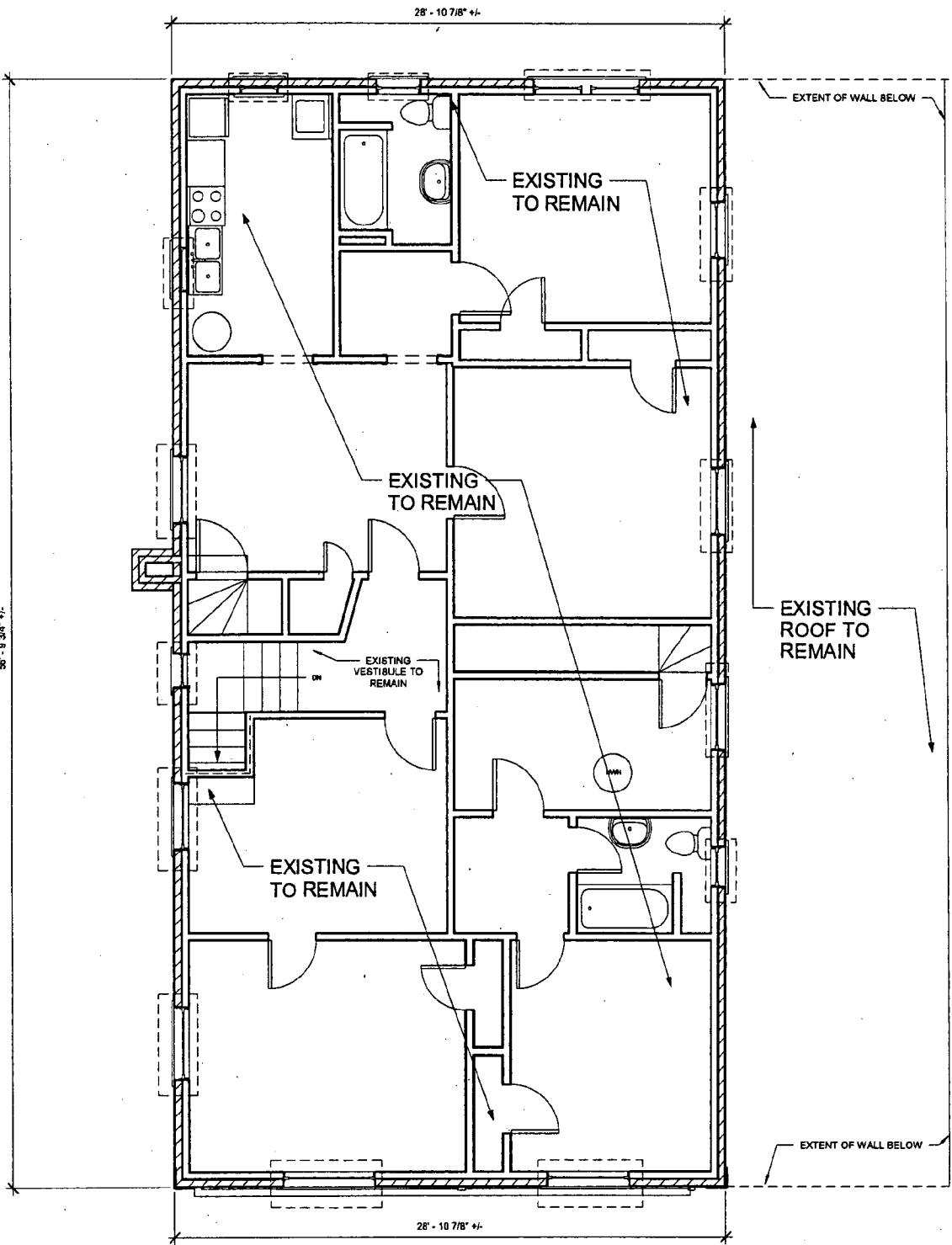


7040 CARROLL AVE
 EXISTING CONDITIONS -
 EX. FIRST FLOOR PLAN 1/8"
 SCALE
 03/12/08

16



7040 CARROLL AVE
 PROPOSED CONDITIONS -
 EX. FIRST FLOOR PLAN
 1/8" SCALE
 04/08/08



NOTE: DASHED LINES AT
WINDOWS INDICATE ALL
WINDOWS TO BE REMOVED
AND REPLACED

7040 CARROLL AVE
EXISTING CONDITIONS -
EX. SECOND FLOOR PLAN
1/8" SCALE
03/12/08

5. PHOTOGRAPHS



7040 CARROLL AVE
EXISTING FRONT FAÇADE

The Area of Work includes the two bays at the lower left as well as
the windows on the second story



7040 CARROLL AVE
EXISTING FRONT/LEFT FAÇADE

The Area of Work includes the two bays at the lower left as well as
the windows on the second story



7040 CARROLL AVE
EXISTING REAR/LEFT FACADE
The Area of Work includes all windows shown



7040 CARROLL AVE
EXISTING REAR FACADE
The Area of Work includes all windows shown



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

December 9, 2009

Mr. Edward Grossman
7040 Carroll Avenue
Takoma Park, Maryland 20912

Re: Removal of three concrete planter boxes, 7040 Carroll Avenue, Takoma Park Historic District (#37/3)

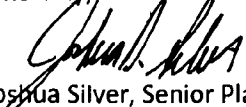
Dear Mr. Grossman,

This letter is in response to your proposal to remove three concrete planter boxes from the front sidewalk and install poured concrete to match the existing sidewalk in the same location, at 7040 Carroll Avenue, a Contributing Resource within the Takoma Park Historic District (#37/3). The Historic Preservation Section has determined the proposed work does not require a Historic Area Work Permit, as such, your request is **approved**.

The proposed work is to be limited to the removal of three concrete planter boxes and the installation of poured concrete in the same location. Any changes to the approved work, such as selection of alternative materials, project revisions, or additional exterior alterations to this site, must be reviewed by the Historic Preservation Commission prior to the project's commencement.

This letter will serve as your official HPC approval for the above referenced project at the subject property. If you have any additional questions, please do not hesitate to contact me at 301-563-3400 or joshua.silver@mncppc-mc.org. Thank you for your cooperation and assistance in this matter. Please note that your project may still require certain municipal and county permits. Please contact the City of Takoma Park and Department of Permitting Services for additional information.

Sincerely,


Joshua Silver, Senior Planner
Historic Preservation Section

cc: Carla Reid, Department of Permitting Services
Sabrina Baron, President, Historic Takoma, Inc.

Silver, Joshua

From: Edward Gossman [edgossman78@yahoo.com]
Sent: Wednesday, December 09, 2009 11:25 AM
To: Silver, Joshua
Subject: Fw: Roscoe's planters

--- On Wed, 12/9/09, Edward Gossman <edgossman78@yahoo.com> wrote:

From: Edward Gossman <edgossman78@yahoo.com>
Subject: Roscoe's planters
To: johua.silver@montgomeryplanning.org
Date: Wednesday, December 9, 2009, 10:32 AM

Dear Josh, This e-mail is to request removal of the three planters outside of Roscoe's Pizzeria at 7040 Carroll Ave. The planters are approx. 18 sq ft each. We will remove them and pour concrete in the same fashion as the rest of the area in front of the building. In the spring we will set up non permanent large pots with plants to create a 36" barrier with one point of ingress/egress as required by the Mont. Co. Dept. of Liquor Control. We will also have a number of tables with umbrellas for the outdoor seating. The following year, cash permitting, we would like to install a much nicer permanent patio. If you have any further questions please call or e-mail. Thank you. Ed Gossman.

City of Takoma Park, Maryland

Housing & Community Development

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



7500 Maple Avenue
Takoma Park, MD 20912

December 7, 2009

Mr. David Rotenstein, Chair
Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 7040 Carroll Avenue - Roscoe's Neapolitan Pizzeria, Takoma Park
Removal of concrete planters in front of restaurant

Dear Mr. Rotenstein:

The Takoma Park Facade Advisory Board met on Tuesday, November 10, 2009, to review a proposal submitted by Mr. Edward Gossman, representing Roscoe's Neapolitan Pizzeria, for the removal of concrete planters in front of restaurant at 7040 Carroll Avenue. The application is to be considered by the Historic Preservation Commission next year.

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

- 1) that the applicant provide satisfactory evidence that the planters are on private property.

If you have any questions regarding the Board's action, please call (301) 891 7219.

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

Sincerely,

Carman Lam
Associate Planner

Remove planters, pour concrete in the same location

18 SF x 3

(3) PLANTERS