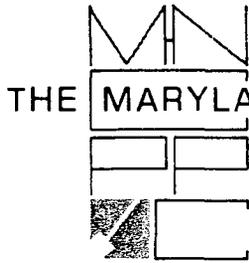


II C

37/03-03T 7063 Carroll Ave.
Takoma Park Hist. Dist.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: May 29, 2003

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *AF*
Historic Preservation

SUBJECT: Historic Area Work Permit

PPS # 304416

HAWP # 37/03-03T

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

Approved

Approved with Conditions: sign specifications:

- ① Height not to exceed 4'
- ② width of sign not to exceed 5'
- ③ 4" x 4" wood posts
- ④ sign material: wood
- ⑤ Place sign perpendicular to street

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: Bruno Mukendi

Address: 7063 Carroll Ave. 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 Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org 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
240/977-6370

OPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BRUNO MUKENDI
Daytime Phone No.: 301-270-8232

Tax Account No.: _____

Name of Property Owner: BRUNO MUKENDI Daytime Phone No.: 301-270-8232

Address: 12613 STRATFORD GARDEN DRIVE, SILVER SPRING, MD 20904
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 7063 Street: Carroll Avenue

Town/City: Takoma Park Nearest Cross Street: TULIP

Lot: 1 Block: 16 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Blaze
 - Revision
 - Repair
 - Revocable
- CHECK ALL APPLICABLE:
- AC
 - Slab
 - Room Addition
 - Porch
 - Deck
 - Shed
 - Sbr
 - Fireplace
 - Woodburning Stove
 - Single Family
 - Fence/Wall (complete Section 4)
 - Other: Sign

1B. Construction cost estimate: \$ *800

1C. If this is a revision of a previously approved active permit, see Permit # NO

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

4/30/2003
Date

Approved: [Signature] for Chairman, Historic Preservation Commission (AP)

Disapproved: _____ Signature: _____ Date: 5-29-03

Application/Permit No.: 304416 Date Filed: 4/30/03 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:

THIS IS A FOUR LEVEL VICTORIAN HOUSE - IT WAS
BUILT IN 1918 AND IS MADE IN STUCCO AND
WOOD. THE HOUSE IS LOCATED IN TAKOMA
PARK HISTORIC DISTRICT.

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

THE HOUSE IS A BED AND BREAKFAST CALLED
EDEN PARK GUEST HOUSE. THE PROJECT IS
TO ERECT A SIGN IN THE FRONT OF THE PROPERTY.
THE SIGN IS COMPATIBLE WITH THE HISTORICAL
CHARACTERISTIC OF THE COMMUNITY.

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

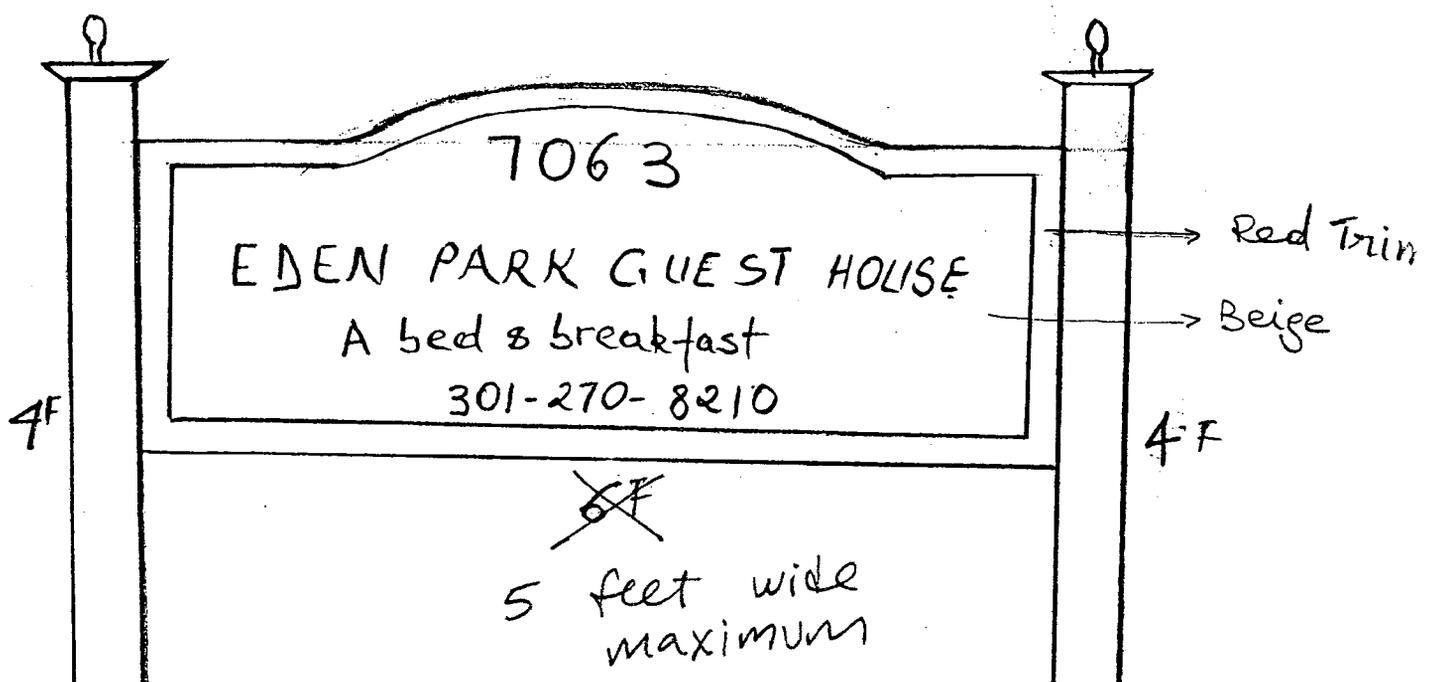
If you are proposing construction adjacent to or within the dripline of any tree 5" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

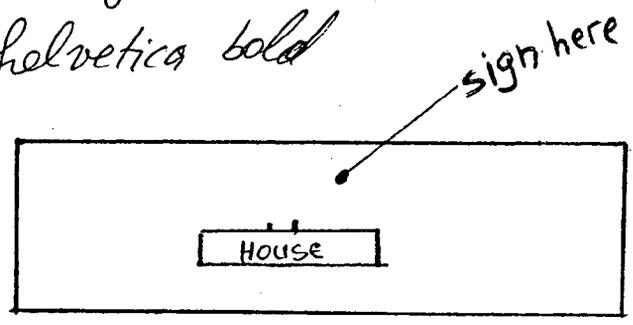
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

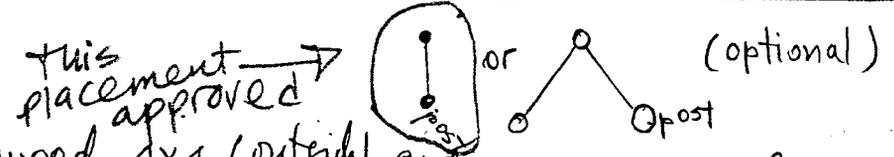
EDEN PARK GUEST HOUSE
 7063 CARROLL AVENUE
 TAKOMA PARK, MD 20912
 301-270-8210



- Signs in wood or aluminum faced plywood, PVC plastic aluminum (other aluminum related materials)
- Colors: background: in beige (color of the house) with a red trim as at the house.
- style of lettering = helvetica bold
- Location on site plan

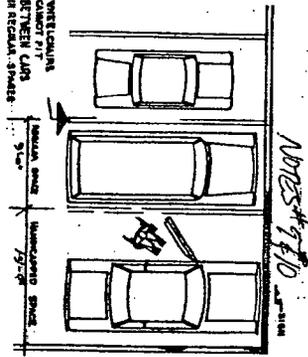
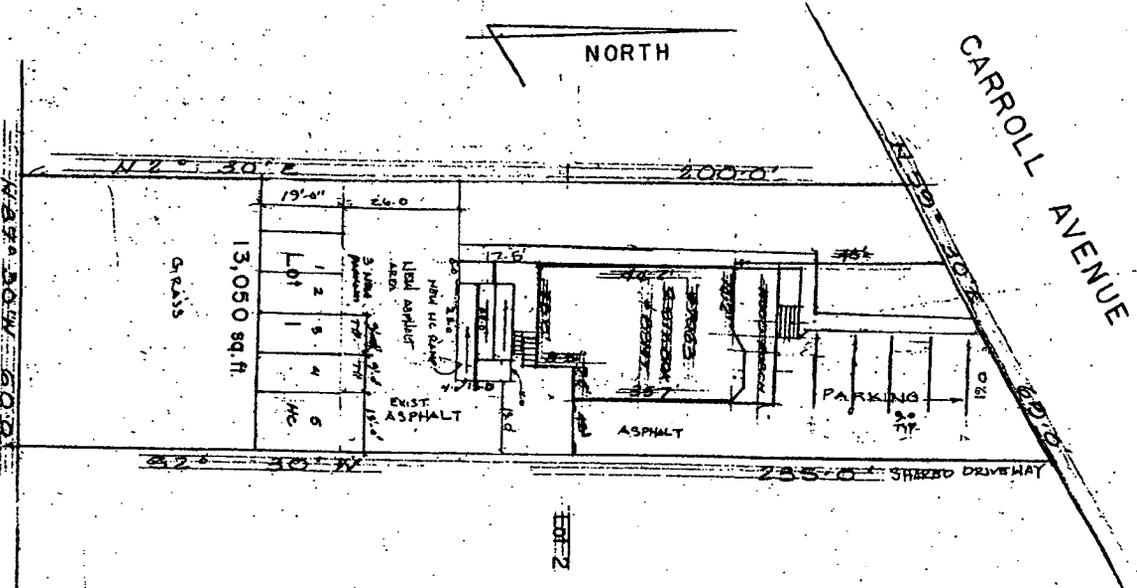


CARROLL AVENUE



• Posts: in treated wood 4x4 (outside) and 1 1/2 foot in the ground for a total post height of 5.5 feet

VYFHUIS & ASSOCIATES
LAND SURVEYORS, ENGINEERS, PLANNERS
 3112 RHODE ISLAND AVENUE,
 WASHINGTON DISTRICT OF COLUMBIA

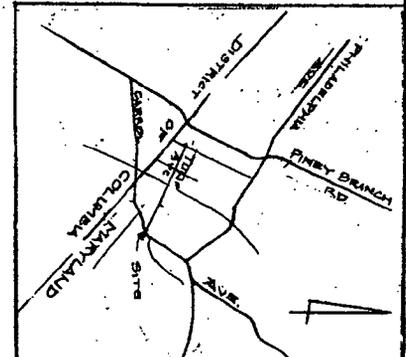


SITE PLAN

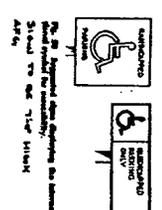
7063 CARROLL AVENUE

10/22/01
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 PLAT No. 1
 PLAT No. 2
 Montgomery County, Maryland

Scale: 1" = 20' Date: Aug. 17, 01



VICINITY MAP
 SCALE 1" = 2,000'



APPROVED
 Montgomery County
 Planning Commission
 10/22/01





EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7063 Carroll Avenue, Takoma Park	Meeting Date: 5/28/03
Applicant: Bruno Mukendi	Report Date: 5/21/03
Resource: Takoma Park Historic District	Public Notice: 5/14/03
Review: HAWP	Tax Credit: None
Case Number: #37/03-03T	Staff: Anne Fothergill

PROPOSAL: Sign installation

RECOMMEND: Approval with conditions

SIGNIFICANCE:

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

PROJECT DESCRIPTION:

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1910

This 2 ½ story frame house is sided with stucco. The applicant has come before the HPC within the past year for renovations and changes to the building related to its use change to a B & B, the Eden Park Guest House, as well as installation of a wheelchair ramp in the rear.

PROPOSAL:

The applicant is proposing to install a double-sided sign in front of the building. The proposed sign would 6 feet wide and would be hung from 5 ½ feet tall wooden 4" x 4" posts with 1 ½ feet of the posts in the ground for an overall above-ground height of 4 feet (see Circle 6).

The proposed material for the sign is either wood, aluminum-faced plywood, PVC plastic, or other aluminum-related materials. The sign will be beige, to match the building, with red trim and lettering.

The applicant has proposed two angles for the sign within the site plan (see Circle 6).

The City of Takoma Park Facade Advisory Board has written a letter of support for this proposal with specific design and material recommendations (See Circle 7).

RECOMMENDATION:

- Approval
- Approval with conditions

The conditions for approval are that the sign be in accordance with all County sign regulations and the following specifications:

- Height: Not to exceed 4' above ground
- Dimensions: Maximum 6' in width (5' preferred)
- Support System: 4" x 4" wood posts with decorative caps and trim
- Sign material: Wood
- Colors: Beige with red lettering and trim; matte finish
- Placement: Perpendicular to street—1st option shown on property diagram

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.

City of Takoma Park
FACADE ADVISORY BOARD
7500 Maple Avenue
Takoma Park, MD 20912
John R. Urciolo, Chairman
(301) 270-4442

May 16, 2003

Ms. Anne Fothergill
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Eden Park Guest House - Sign Proposal
7063 Carroll Avenue, Takoma Park, Maryland

Dear Ms. Fothergill:

As the Chairman of the City of Takoma Park Facade Advisory Board (FAB), I would like to enter into the record our support for Mr. & Mrs. Bruno Mukendi's application for a **Historic Area Work Permit for the Eden Park Guest House**. The application is to be considered by the **Historic Preservation Commission** on May 28th.

Mr. Mukendi has met with the FAB on two separate occasions. In March, he presented the Board with a very rough sketch and some ideas for a sign he wished to install in front of his new business. After a lengthy discussion with the Board, several suggestions were made as to how the sign could be modified to compliment the architectural features of the guest house, while maintaining the historic character of the Takoma Junction / Old Town area. Mr. Mukendi returned on May 13th and presented his revised design proposal.

The Facade Advisory Board considered his latest proposal and is comfortable in recommending HPC approval of the application. Our recommendation is based on the following assumptions.

- | | |
|-----------------|--|
| Overall Design: | Double-sided freestanding sign (see accompanying sketch) |
| Height of Sign: | Not to exceed 4' above ground |
| Dimensions: | Maximum of 6' in length with 5' preferred for balance |
| Support System: | 4"X4" posts (wood or alum clad) with decorative caps & trim |
| Colors: | Beige background and support system with red lettering and trim
Colors to match those of the guesthouse
Matte finish |

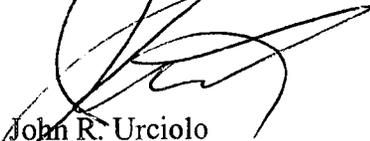
Lettering: Helvetica

Placement: Perpendicular to street as shown on property diagram to ensure maximum visibility

On behalf of the Facade Advisory Board, I would like to thank the Historic Preservation Commission for the opportunity to comment on the pending application and to assist you in your review. Formally established by the Takoma Park City Council in July 2002, Mr. Mukendi's project is the first project the Board has had an opportunity to review. It is our ongoing hope that, as the Board becomes more known, we will be given an opportunity to work with Takoma Junction/Old Town businesses to develop additional proposals that reflect the values of our community.

If you have any questions or concerns regarding our recommendation, please feel free to contact me at my office 301.270.4442.

Very truly yours,



John R. Urciolo
Chairman, Takoma Park Facade Advisory Board

cc: Facade Advisory Board

TULIP

CARROLL AVENUE

Columbia

7063

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

Owner's mailing address 12613 Stratford Garden Dr. Silver Spring, MD 20904	Owner's Agent's mailing address
--	---------------------------------

Adjacent and confronting Property Owners mailing addresses

Sicbler, Andrew 5320 IJAMSVILLE RD IJAMSVILLE, MD 21754	
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SILBERMAN, LAWRENCE 14118 Old Columbia Pike Burtonsville, MD 20866	
--	--

ARON, PETER 7212 Willow Ave Turkey Run Park, MD 20912	
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