

37/03-04HHH 7034 Carroll Ave  
Takoma Park Historic District

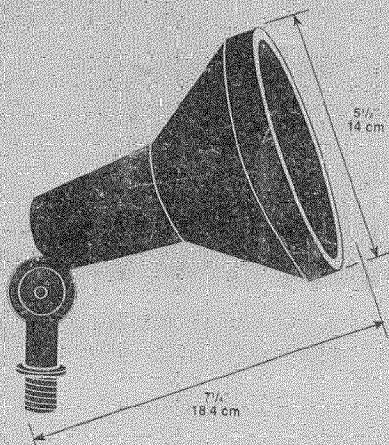




MANGAN GROUP  
ARCHITECTS

JOHN MANGAN, AIA  
PRESIDENT

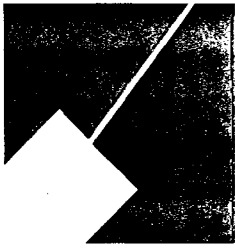
8605 Cameron Street, Suite 202, Silver Spring, MD 20910  
Tel: 301.589.7900 • Fax: 301.589.7911 • [jmangan@mangangroup.com](mailto:jmangan@mangangroup.com)



Exterior  
Light  
fixture

Easy Answers:

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

July 27, 2005

Mr. Reggie Jetter  
Department of Permitting Services  
255 Rockville Pike  
Rockville, Maryland 20850

Re: Revision to approved HAWP application #372431 at 7034 Carroll Avenue,  
Takoma Park

Dear Mr. Jetter:

Attached is a revision to an approved Historic Area Work Permit (HAWP) # 372431 for sign installation in front of the building at 7034 Carroll Avenue. This letter is to confirm that the Historic Preservation Commission has reviewed the proposed revision and approved the signage with the condition that the sign will be fabricated and installed in accordance with all County sign regulations and with the City of Takoma Park Façade Advisory Board's recommendations. Please use this letter as the Commission's formal approval to process a permit for this signage without further review by the Commission or its staff.

Please note that any additional alterations or changes to the exterior of this house or its respective property must be reviewed by the HPC.

If you have any questions or concerns about this project, please do not hesitate to contact me at 301-563-3400. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Fothergill". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Anne Fothergill, Senior Planner  
Historic Preservation Office

cc: Jeff McCandless, Tenant



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: <sup>BLIXE</sup> John Magran / <sup>SIGN</sup> Jeff McCandless  
 Daytime Phone No.: 301-589-7900 301-270-2040

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: John Magran Daytime Phone No. 301-589-7900  
 Address: 7034 Carroll Ave Takoma Park Md 20912  
Street Number City Street Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7034 Carroll Ave Street  
 Town/City: Takoma Park Nearest Cross Street: Level Ave  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Libe: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Demol  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_  
 1C. If this is a revision of a previously approved active permit see Permit # 372431

**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 and 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: 7/1/05

Approved:  with one condition  Disapproved: \_\_\_\_\_  
 Signature: Julia O'Malley Date: 7-28-05  
 Application Term: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

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

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

*Install Sign*

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**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 canopy 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, 1301/279-1355).

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.

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7034 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	7/27/05
<b>Applicant:</b>	Jeff McCandless	<b>Report Date:</b>	7/20/05
<b>Resource:</b>	Takoma Park Historic District	<b>Public Notice:</b>	7/13/05
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	#37/03-04HHH Revision	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Sign installation

**RECOMMEND:** Approval with conditions

**RECOMMENDATION:** Staff recommends that the Commission approve this HAWP application with the conditions that:

The proposed sign will be fabricated and installed in accordance with all County sign regulations and with the City of Takoma Park Facade Advisory Board's recommendations.

**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: Four Square Craftsman  
 DATE: c. 1910

**BACKGROUND**

The HPC approved a HAWP for a rear addition to this building in January 2005. In this building at the street level there will be retail and upstairs will be offices for an architecture firm. The signage for upstairs will be applied for separately.

**PROPOSAL:**

The applicant is proposing to install a double-sided sign in front of the building for the ground level retail space. The proposed sign would 3 feet wide and would be hung from four 4" x 4" painted wood posts with painted wood caps. The proposed material for the sign is wood with PVC lettering. The applicant is proposing two exterior lighting fixtures on the ground to illuminate both sides of the sign. See proposed sign and site plan in Circles \_\_\_\_\_.

The City of Takoma Park Facade Advisory Board has written a letter of support for this proposal, dated July 13, 2005 with specific design and material recommendations (See Circle \_\_\_\_). Staff is recommending approval of the design with the Advisory Board's recommendations.

**RECOMMENDATION:**

\_\_\_\_ Approval  
 Approval with conditions

**The conditions for approval are that the proposed sign will be fabricated and installed in accordance with all County sign regulations and with the City of Takoma Park Facade Advisory Board's recommendations.**

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

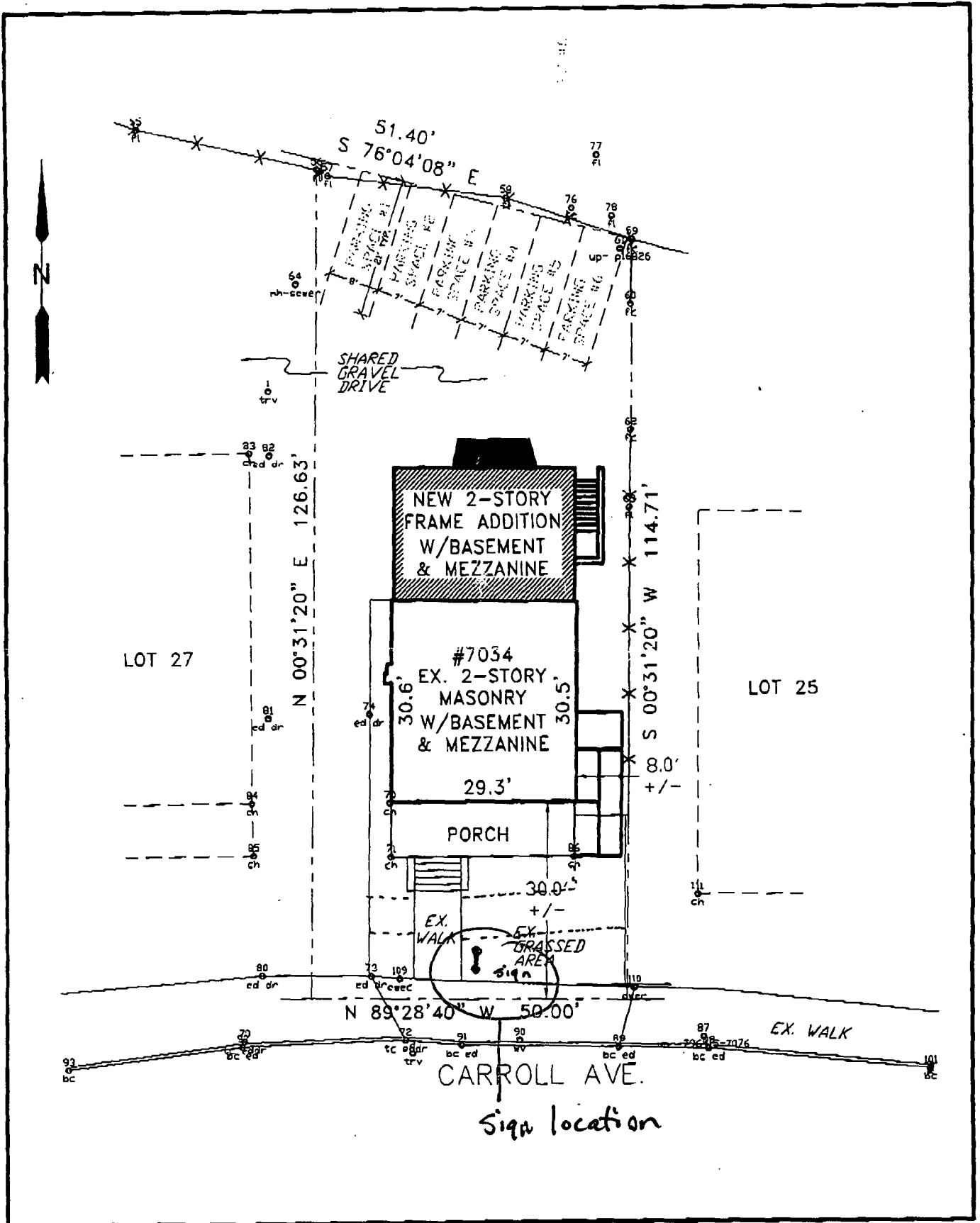
\_\_\_\_ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site 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

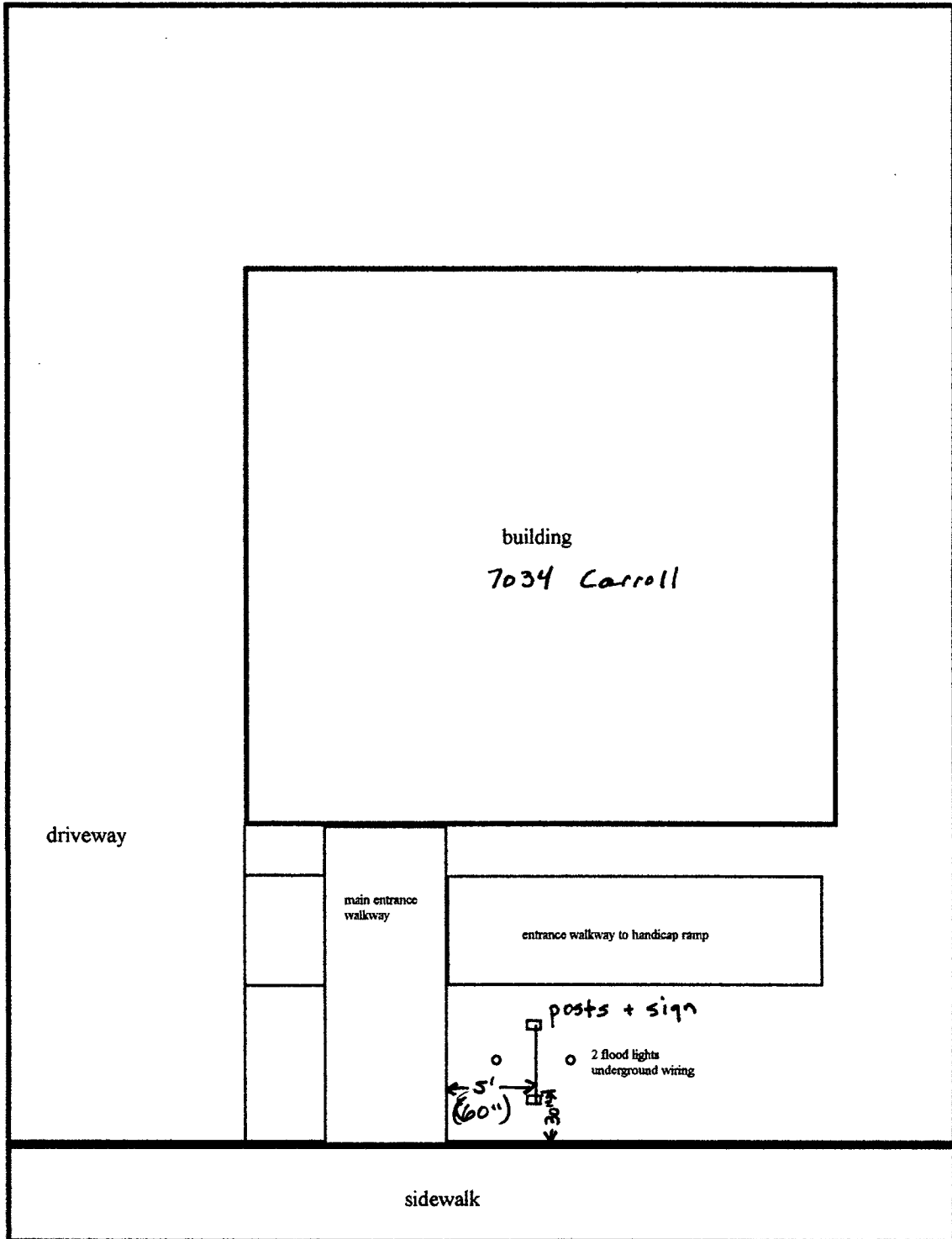
\_\_\_\_ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

\_\_\_\_ 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.





<p>DWG. #:</p> <h1>S1</h1>	<p>DRAWING:</p> <p><b>SITE PLAN</b></p> <p>1" = 20' SCALE</p>	<p>PROJECT:</p> <p><b>7043 CARROLL AVE</b></p> <p><b>TAKOMA PARK, MD</b></p>	<p>8605 CAMERON ST.</p> <p>SUITE 202</p> <p>SILVER SPRING MD</p> <p>20910</p> <p>P: 301.589.7900</p> <p>F: 301.589.7911</p>	 <p><b>MANGAN GROUP</b></p> <p>ARCHITECTS</p>
<p>DRAWN BY: XXX/SVV CHECKED BY: JIM</p>		<p>PROJECT #: NUM.</p>	<p>DATE: 06.03.05</p>	



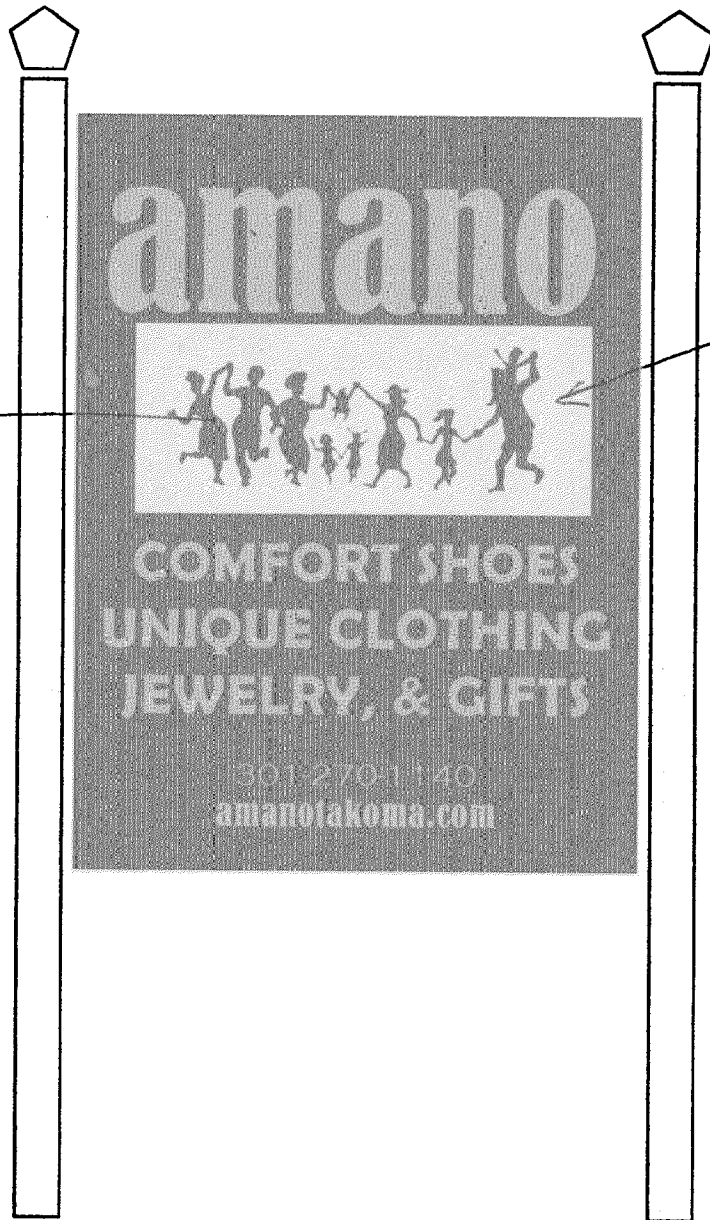
Amano sign location

Abi,  
please color  
copy for  
attachments onto  
7074 Carroll  
Staff Report.

Additional  
details  
regarding  
Amano  
Sign

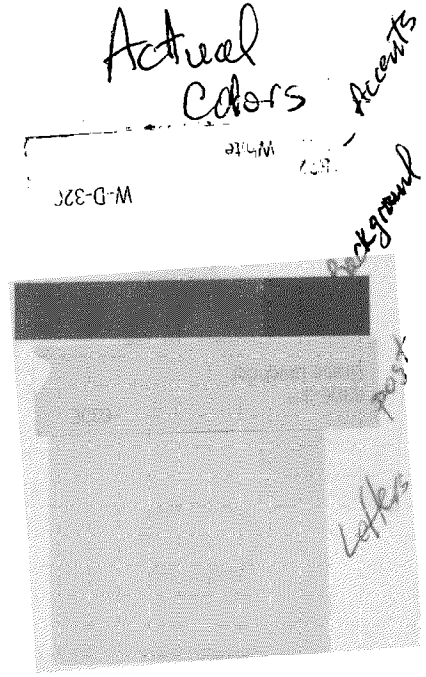
Dancing  
People  
will be same  
as letters

ABSTRACT



This will be  
same as sign  
color

Actual  
Colors



Revised colors  
per meeting  
w/ Takama  
facade  
committee

# City of Takoma Park, Maryland

## Housing & Community Development

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



7500 Maple Avenue  
Takoma Park, MD 20912

13 July 2005

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

RE: HAWP Application - 7034 Carroll Avenue, Takoma Park

Dear Ms. O'Malley:

The Takoma Park Facade Advisory Board met on Tuesday, July 12, 2005, to review the HAWP application submitted by Mr. Jeff McCandless, owner of Amano, for the installation of a new double faced sign at 7034 Carroll Avenue. The application is to be considered by the Historic Preservation Commission on July 27, 2005.

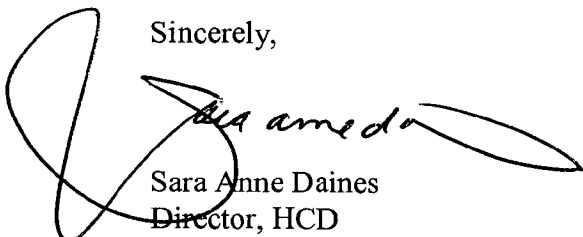
The Board found the proposal to be in general compliance with the design guidelines developed for the Old Town/Takoma Junction area and endorsed the proposal with the following recommendations and clarifications:

- The sign face will be a smooth surface with non reflective vinyl lettering and graphics.
- The sign face will be a purple/blue color with off-white or cream lettering and graphics. The support posts will be painted to match the color of the sign face with decorative elements painted off-white or cream.
- The type of font used to post the business's web site will match that used for the name of the business.
- Ground level exterior flood lights designed to illuminate the sign will be shielded.
- The sign will be sited perpendicular to the building and placed no closer than 30" from the sidewalk.

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,

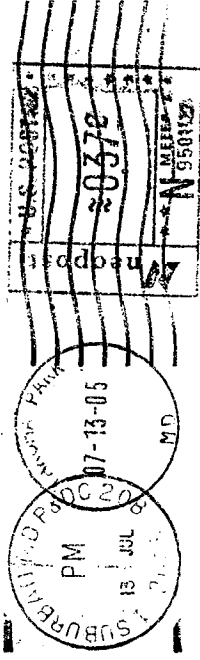


Sara Anne Daines  
Director, HCD

**City of Takoma Park, Maryland**

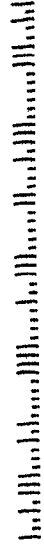
7500 MAPLE AVENUE  
TAKOMA PARK, MARYLAND 20912

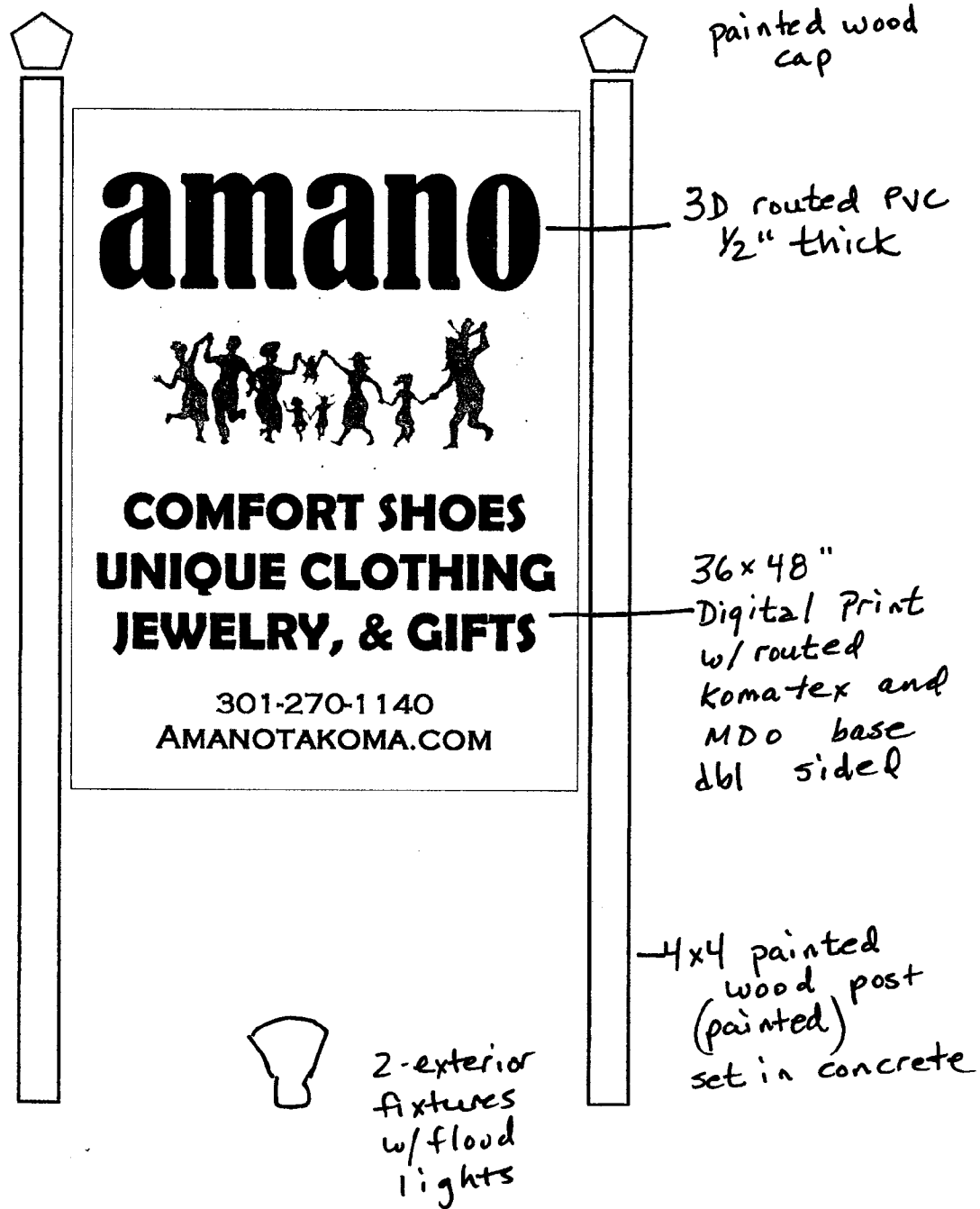
HOUSING AND  
COMMUNITY DEVELOPMENT



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

20910+4032





AMANO SIGN SPECS.



7034 Carroll

