**EXPEDITED**
HISTORIC PRESERVATION COMMISSION STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>7034 Carroll Ave., Takoma Park</th>
<th>Meeting Date:</th>
<th>3/14/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Contributing Resource</td>
<td>Report Date:</td>
<td>3/7/18</td>
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<tr>
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<td>Takoma Park Historic District</td>
<td>Public Notice:</td>
<td>2/28/18</td>
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<tr>
<td>Review:</td>
<td>HAWP</td>
<td>Tax Credit:</td>
<td>n/a</td>
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<tr>
<td>Case Number:</td>
<td>31/07-18R</td>
<td>Applicant:</td>
<td>Carroll Ave. Properties</td>
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<td></td>
<td></td>
<td>Staff:</td>
<td>Dan Bruechert</td>
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<tr>
<td>Proposal:</td>
<td>Sign Installation</td>
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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**PROJECT DESCRIPTION**

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District  
STYLE: Colonial Revival  
DATE: c.1910s

The subject property is a two-and-a-half story house with a hipped roof, and a full width porch. This section of Carroll Ave. has converted a number of residential buildings for commercial purposes.

The applicant proposes to construct a wood sign in the mulched front ‘yard.’ The new wood sign will have a plastic infill panel, meets the sign standards (for the District and County) and is being reviewed under the expedited review policy (#6: Signs that are in conformance with all other County sign regulations). The sign will be 60” (sixty inches) tall, with a 24” x 36” (twenty-four inches by thirty-six inches) opaque sign board. This proposal complies with Chapter 24A and the Takoma Park Historic District Guidelines and Staff supports approval.

**STAFF RECOMMENDATION:**

- X 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:

- 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.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: jmangan@mangangroup.com  Contact Person: John Mangan  
Daytime Phone No.: 301-589-7900

Tax Account No.:  
Name of Property Owner: Carroll Ave Properties  
Address: 7034 Carroll Ave  Takoma Park  MD  20912

Contractor:  
Contractor Registration No.:  
Agent for Owner: John Mangan, AIA  
Daytime Phone No.: 301-589-7900

LOCATION OF BUILDING

House Number: 7034  Street: Carroll Ave  
Town/City: Takoma Park  Nearest Cross Street: Westmoreland
Lot: 26  Block:  
Subdivision: 0025

PART I: DESCRIPTION OF PROPERTY AND USE

1A. CHECK ALL APPLICABLE: 1B. Construction cost estimate: $100.00
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wire/ReWire ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Removable ☐ Fence/Wall (complete Section 4) ☐ Other: exterior sign

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

PART II: COMPLIES FOR NEW CONSTRUCTION AND EXTEN^S ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC  02 ☐ Septic  03 ☐ Other:  
2B. Type of water supply: 01 ☐ WSSC  02 ☐ Well  03 ☐ Other:

PART III: COMPLETE ONLY FOR FENCES 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/assessment

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: __________________________ For Chairperson, Historic Preservation Commission
Disapproved: __________________________ Signature: __________________________ Date: ________________
Application/Permit No.: __________________________ Date Filed: ________________ Date Issued: ________________

SEE REVERSE SIDE FOR INSTRUCTIONS

878608
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:
      There is no existing structure. This application is for an exterior wood sign. The sign will be constructed in a small mulched front yard.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      The proposed work is a new exterior wood and plastic sign. It will be a smaller version of an existing non-historic sign in the same location.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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 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 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.

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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<thead>
<tr>
<th><strong>Owner's mailing address</strong></th>
<th><strong>Owner's Agent's mailing address</strong></th>
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<tbody>
<tr>
<td>Carroll Ave Properties LLC</td>
<td>John Mangan, AIA</td>
</tr>
<tr>
<td>7034 Carroll Ave Suite 3</td>
<td>Mangan Group Architects</td>
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<tr>
<td>Takoma Park, MD</td>
<td>7034 Carroll Ave Suite 3</td>
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<tr>
<td>20912</td>
<td>Takoma Park, MD</td>
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<th><strong>Adjacent and confronting Property Owners mailing addresses</strong></th>
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January 10, 2018

Mr. William Kirwan
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 7034 Carroll Avenue, Takoma Park, Maryland

Dear Mr. Kirwan,

The Takoma Park Façade Advisory Board met on January 9, 2018, to review the design proposal for 7034 Carroll Avenue, Takoma Park, Maryland. The proposal is to be considered by the Historic Preservation Commission.

The property owner, John Mangan, presented the proposal for new signage for his business, Mangan Architects, at 7034 Carroll Avenue. The proposal is for a new exterior, free-standing wood and plastic sign to be constructed in the front yard of the property.

The Takoma Park Façade Advisory Board passed the following resolution:

The Board voted to approve the sign proposal as presented (details attached).

Thank you for the efforts of the Commission to preserve the unique architectural character of our historic business district. If you have questions regarding the Board’s action, please call me at 301-891-7205.

Sincerely,

[Signature]
Community Development Manager