

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7050 Carroll Avenue, Takoma Park	Meeting Date:	5/9/2018
Resource:	Non-Contributing Resource (Takoma Park Historic District)	Report Date:	5/2//2018
Applicant:	Takoma Center, LLC (Matt Cimino, Agent)	Public Notice:	4/25/2018
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-18EE	Staff:	Michael Kyne
PROPOSAL:	Sign replacement		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Post-Modern
DATE: c. 1985-89

PROPOSAL:

The applicants propose to remove the vinyl banner signage from the awning at the front of the subject building and install new Komacel (wood simulated PVC) signs on the front and sides of the awning. The sign on the front of the awning will measure 30" H x 85" L, and the signs on each side of the awning will measure 15" H x 35" L. Originally, the applicants proposed a 31" high sign on the front of the awning, but, in consultation with staff, reduced the proposed height to 30" to comply with Ordinance #1999-43 (Takoma Park Commercial District Façade Ordinance). The proposed sign on the front of the awning will be externally illuminated by a downward facing light fixture.

Because the subject property is located within the Takoma Park Commercial District, the applicants' proposal was reviewed by the Takoma Park Façade Advisory Board (FAB) at their January 10, 2018 meeting, where it was approved. Please note that the details of the signage that was approved by the FAB (see Circle 12) differ from those in the current proposal, but staff reached out to the City of Takoma Park, and they indicated that the City and the FAB were amenable to the details of the current proposal.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

6. Signs that are in conformance with all other County sign regulations.

Montgomery County Code; Chapter 24A-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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: matt@greatshoals.com Contact Person: Matt Cimino
Tax Account No.: 13-01061492 Daytime Phone No.: 301-706-7568
Name of Property Owner: Takoma Center, LLC Daytime Phone No.: (301) 559-7500
Address: 5950 Hyattsville Ager Rd 20780
Contractor: Denchfield Landscaping, Inc. Phone No.: (301) 559-1150
Contractor Registration No.: 92380
Agent for Owner: Kurt Denchfield Daytime Phone No.: (301) 559-1150

LOCATION OF BUILDING/PREMISE

House Number: 7050 Unit 101 Street: Carroll Ave
Town/City: Takoma Park Nearest Cross Street: Tulip Ave
Lot: P20 Block: 6 Subdivision: 0025
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Reversible

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimator: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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

04/09/2018

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

834049

③

**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:

The building is currently being used as a flower shop. It is located at 7050 Carroll Ave, as one unit in a larger structure.

The inside is 500 square feet. There are windows along one side that face onto a driveway and other stores as well as smaller, high windows in the back.

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

No construction will be conducted at this location. The only alteration to the exterior of the building will be to replace the current banner on the awning with a wood-composite sign.

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.

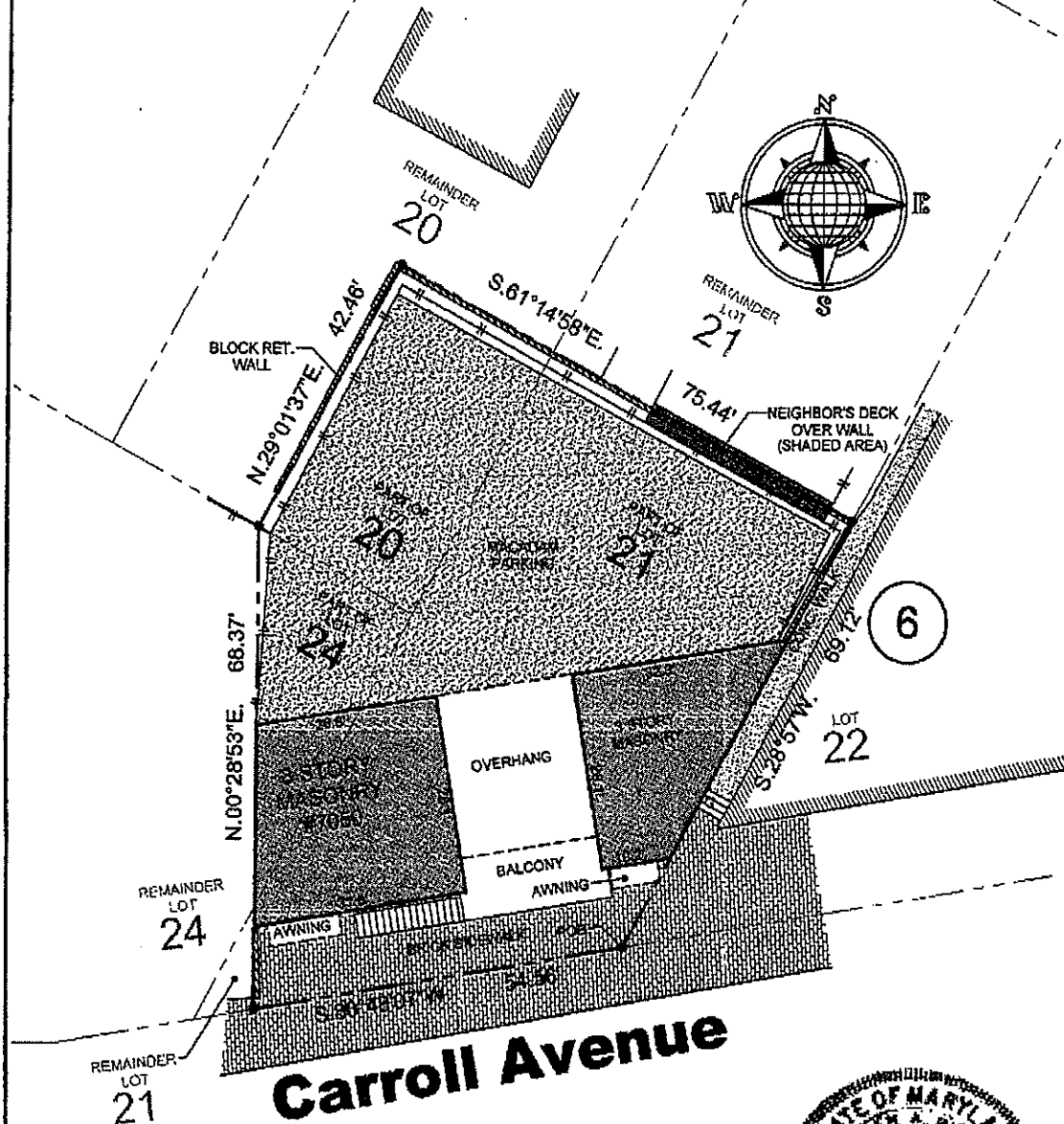
Landtech Associates, Inc.

10260 Old Columbia Road Rivers Center - Suite "J"
Columbia, Md. 21046

Phone: 410-290-8099 Fax: 410-290-8299

NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS

Property Line survey recommended to
determine exact configuration of property,
exact location of improvements, and
extent of encroachments, if any.



NOTES:

- 1) This plat is of benefit to the consumer only insofar as it is required by a lender or a life insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
- 3) This plat does not provide for the accurate identification of property lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- 4) No title report furnished.
- 5) Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
- 6) Property subject to any / all rights-of-way, easements, and / or covenants of record and / or imposed by law.



License Expires: 3/29/2018

Certification: This is to certify that the improvements indicated hereon are located as shown.

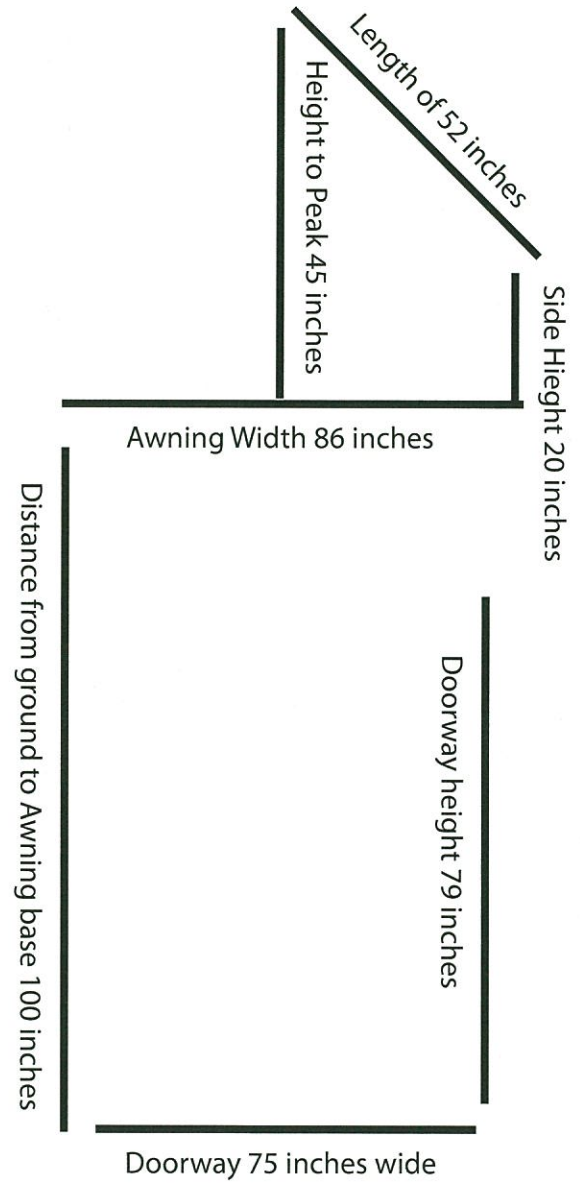
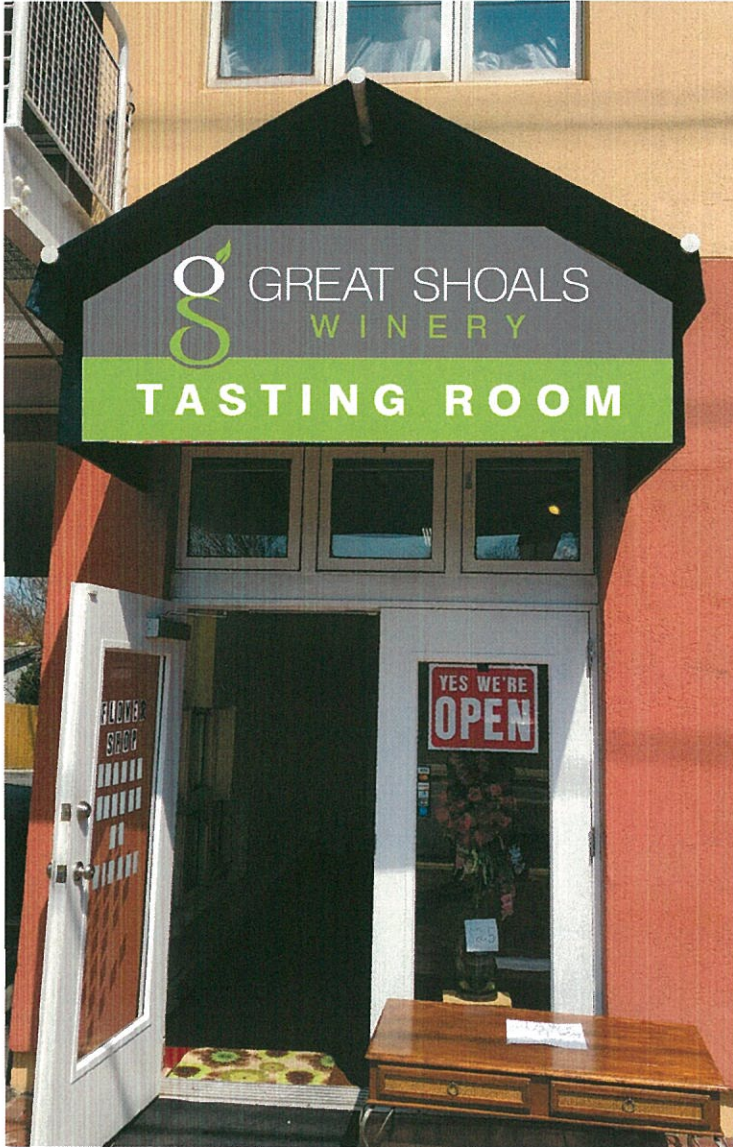
Graden A. Rogers

GRADEN A. ROGERS- Propt. L.S. MD. Lic. No 119

LIBER: 25181	FOLIO: 623	7050 Carroll Avenue	
LOT: Part of 20,21,24	BLOCK: 6	SECTION:	PLAT:
PLAT ENTITLED: Lipscomb & Ernest Addition to Takoma Park			
RECORDED IN: Montgomery County, Maryland		SCALE: 1"=20'	CASE NO: 81961.034
PLAT BOOK: 2	PAGE:	PLAT NO: 142	DATE: 11/28/18
		JOB NO: LT2162152	

(5)

7050 Carroll Ave, Unit 101, Takoma Park Sign Proposal. Sign graphic superimposed on existing awning. Front View.



Signage length 85 inches

Signage comprised of wood-simulated Comacell

Sign height 27 inches

7050 Carroll Ave, Unit 101, Takoma Park Sign Proposal. Side View.



Side length 36 inches

Side height 16 inches



Side Signage 15 inches tall

Side Signage 35 inches wide
Signage comprised of wood-simulated Comacell

7050 Carroll Ave, #101, Takoma Park, MD
Signage proposal

Mounting/attachment:

The signage will be mounted to the one inch thick plywood facade of the awning using 3 inch by 3/8 inch stainless steel flat head bolts with locking washer and nuts. Attachment points will be in the corners of the signage.

Illumination:

The signage will be illuminated from above with a downward facing fixture (see image): a single-bulb Millennium Lighting RAS10-RGN15 R Series 1 fixture or similar lighting fixture as available from the manufacturer. The fixture will be mounted under the eave of the awning approximately eight inches down from the apex. The pictured light fixture protrudes 15 inches and has a base plate diameter of 4.5 inches. We will use the existing infrastructure on the awning, as shown in the photos on our previous documents, to mount the fixture above the main signage which faces Carroll Ave.



7050 Carroll Ave, Unit 101, Takoma Park, MD- Views of Awning and Door



Front view from sidewalk of awning and door.



Side view of awning and door with streetscape.

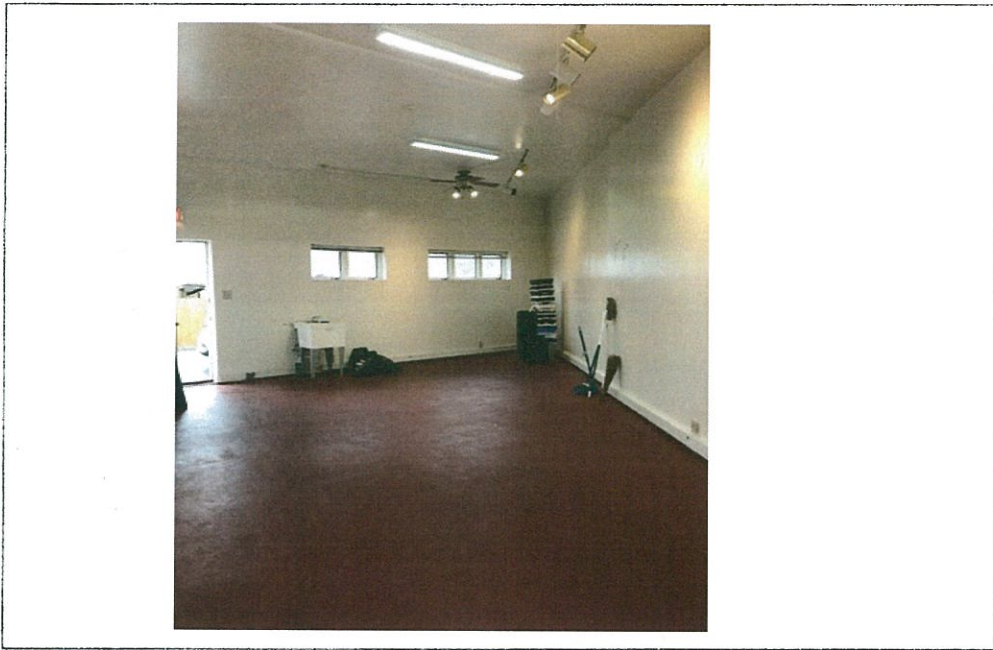


Close-up of awning.

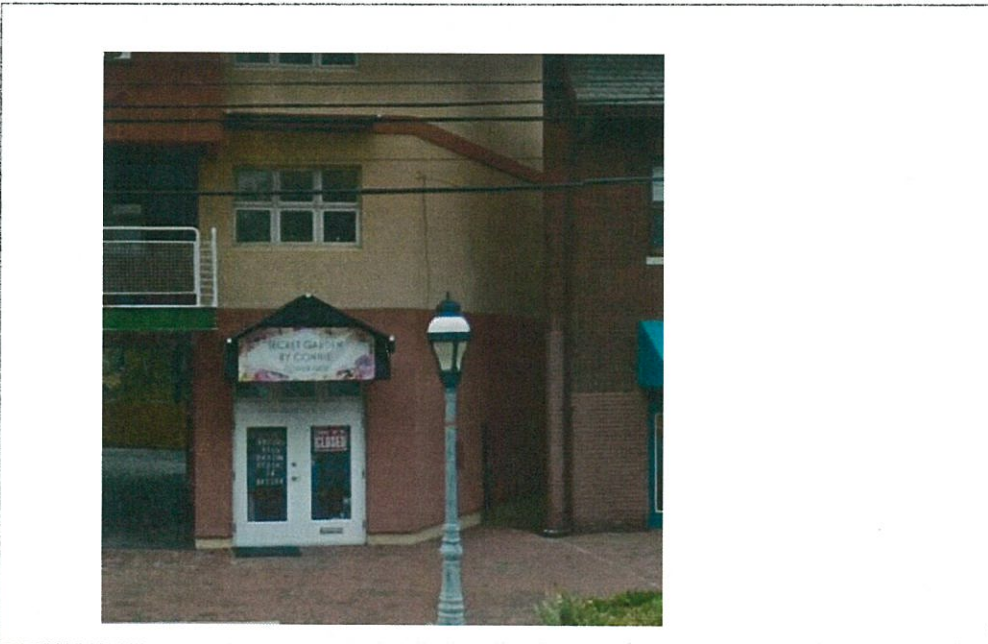


Underside of awning, with wires for light fixture shown.

Existing Property Condition Photographs (duplicate as needed)



Detail: Interior 7050 Carroll Ave #101



Detail: Exterior of Carroll 7050 #101 from street

Applicant: AAA

Page:

City of Takoma Park

Housing & Community Development

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



7500 Maple Avenue
Takoma Park, MD 20912

January 10, 2018

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

RE: 7050 Carroll Avenue, Takoma Park, Maryland

Dear Mr. Kirwan,

The Takoma Park Façade Advisory Board met on April 10, 2018, to review the design proposal for 7050 Carroll Avenue, Takoma Park, Maryland. The proposal is to be considered by the Historic Preservation Commission.

The business owner, Matt Cimino, presented the proposal for new signage for his business, Great Shoals Winery, at 7050 Carroll Avenue. The proposal is for a new sign affixed to the awning.

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,

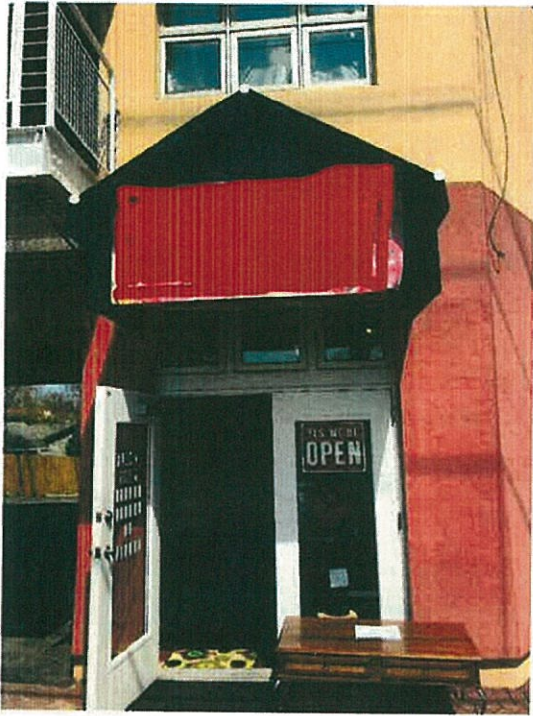
Community Development Manager

Sign Proposal For 7050 Carroll Ave Unit 101

Location: The sign will hang on the awning above the front door of the store (see first image).

Measurements: 30 in x 60 in Materials: Wood-composite hybrid

Method of attachment: Bolted through to awning frame in each corner with stainless steel bolts with locking washers and nuts.



Proposed placement of sign shown in red.



Design for prospective sign.

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

Owner's mailing address Landlord: Takoma Center LLC 5950 Ager Rd Hyattsville MD 20780 (Tenant: Great Shoals Takoma Park LLC 9812 Hill St Kensington, MD 20895)	Owner's Agent's mailing address <i>P.P. LaRouche, LLC</i> <i>5950 Ager Rd</i> <i>Hyattsville, MD 20782</i>
Adjacent and confronting Property Owners mailing addresses	
<i>7054 Carroll Ave</i> <i>SBK, LLC</i> <i>7003 Sycamore Ave</i> <i>Takoma Park, MD 20912</i>	<i>7044 Carroll Ave</i> <i>Gatray Ventures, LLC</i> <i>PO Box 7548</i> <i>Silver Spring, MD 20907</i>
<i>7051 Carroll Ave</i> <i>Takoma Tower, LP</i> <i>11400 Rockville Pike, Ste 505</i> <i>Rockville MD 20852</i>	<i>502 Tulip Ave</i> <i>Takoma Park, MD 20912</i> <i>Howard Schneider &</i> <i>Eleanor Landstreet</i>
<i>504 Tulip Ave</i> <i>Takoma Park, MD 20912</i> <i>Douglas Dembling</i>	