

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7040 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	3/25/2020
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	3/18/2020
<b>Applicant:</b>	John Mangan	<b>Public Notice:</b>	3/11/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-20R	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Door Replacement		

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**STAFF RECOMMENDATION:**



Approve



Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Commercial  
**DATE:** 1928



Figure 1: 7040 Carroll Ave., Takoma Park

## **PROPOSAL**

The applicant proposes to remove the existing side door providing access to the second floor. The existing door is a non-historic nine-lite door and the new door will be a slightly wider one-lite door.

The Takoma Park Façade Advisory Board considered this proposal at their February 11, 2020 meeting and voted to approve the introduction of a 36" (thirty-six inch) single-lite door.

Staff recommends the approval of this HAWP.

## **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:

2. Modifications to a property, which do not significantly alter its visual character.

### **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 ensure 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
- (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.)

### ***Secretary of Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The relevant *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal 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 #2, 9, and 10*;

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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

905731

Contact Email: j.mangan@mangan-group.com Contact Person: JOHN MANGAN  
Daytime Phone No.: 301-589-7900

Tax Account No.: 52 2000 724

Name of Property Owner: JOHN MANGAN Daytime Phone No.: 301-589-7900 #2

Address: 7034 CARROLL AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: TBD Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PERMIT

House Number: 7040 Street: CARROLL AVE

Town/City: TAKOMA PARK Nearest Cross Street: WESTMORELAND AVENUE

Lot: 25 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/Rebuild  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ \_\_\_\_\_

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

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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

1.27.20  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

**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:

EXISTING STRUCTURE IS COMMERCIAL AND  
LOCATED ON CARROLL AVENUE.

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

DOOR REPLACEMENT OF EXTERIOR DOOR  
LOCATED ON SIDE OF BUILDING. EXPAND  
DOOR TO MEET BUILDING CODE.

**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 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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address  JOHN MANGAN 7034 CARROLL AVE SUITE-3 TAKOMA PARK, MD 20912	Owner's Agent's mailing address  JOHN MANGAN 7034 CARROLL AVE SUITE-3 TAKOMA PARK, MD 20912
Adjacent and confronting Property Owners mailing addresses	
JOHN MANGAN 7034 CARROLL AVE SUITE-3 TAKOMA PARK, MD 20912	7042 CARROLL AVE TAKOMA PARK, MD 20912



# City of Takoma Park

Housing & Community  
Development

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



7500 Maple Avenue  
Takoma Park, MD 20912

February 12, 2020

Chairman Sandra Heiler  
Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: 7040 Carroll Avenue

Dear Mrs. Heiler,

The Takoma Park Façade Advisory Board met on February 11, 2020, to review the design proposal for 7040 Carroll Avenue, Takoma Park, Maryland for the side entrance. The proposal is to be considered by the Historic Preservation Commission.

Property owner and architect, John Mangan, presented the proposal for modifications to the side entrance.

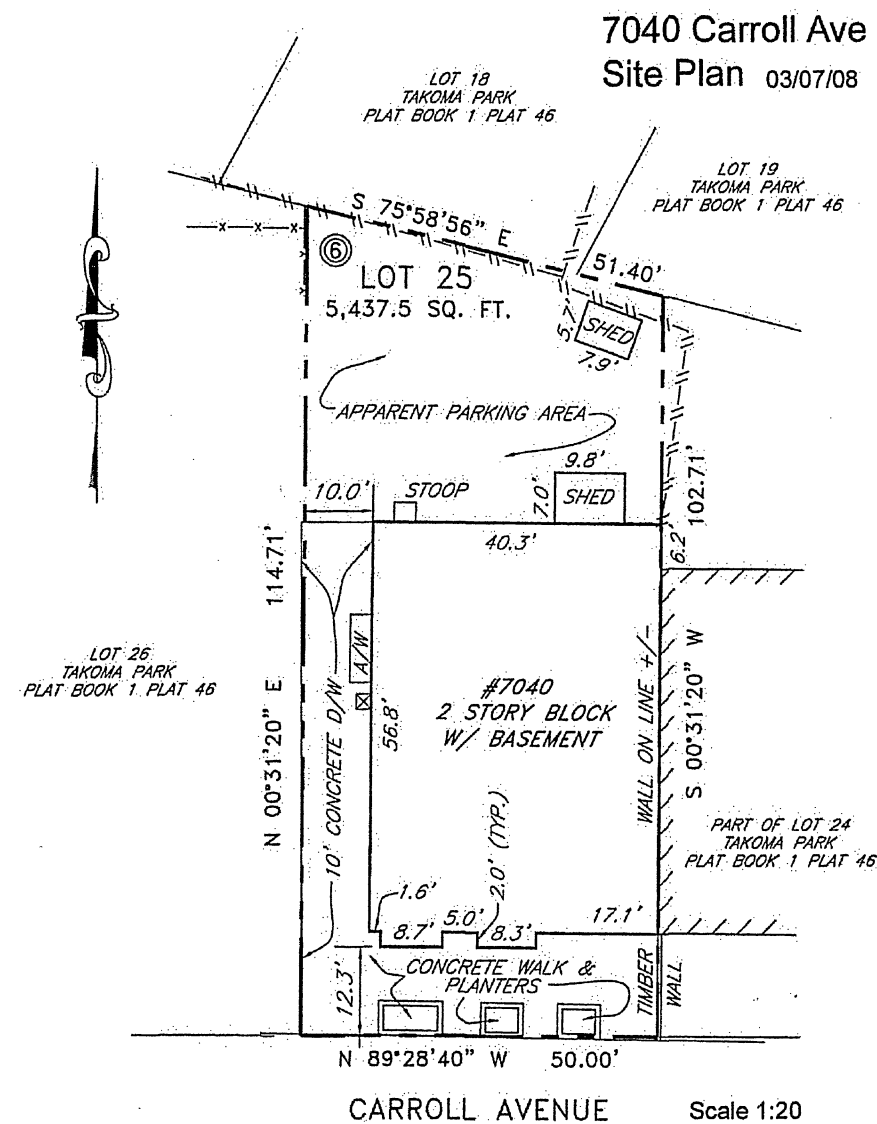
The Takoma Park Façade Advisory Board passed the following resolution:

**The Board voted to approve the application as presented to widen the side doorway to 36 inches, with either a multiple or single light door.**

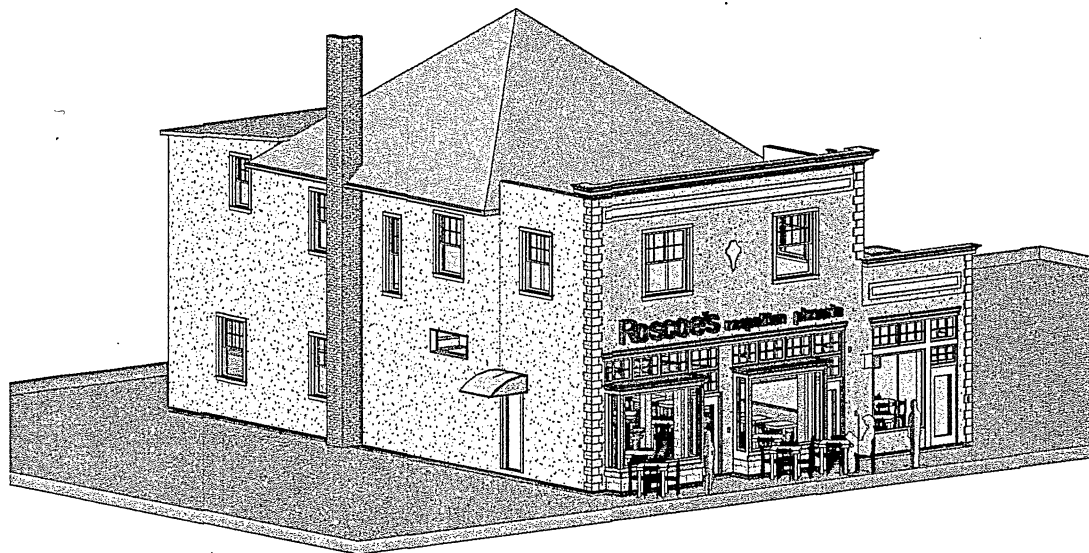
Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district. If you have any questions regarding the Board's action, please call me at 301-891-7205.

Sincerely,

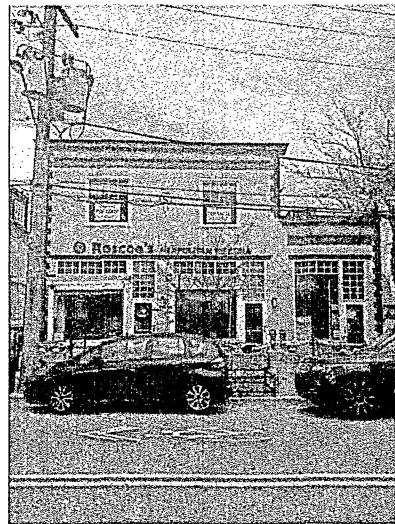
Rosalind Grigsby  
Community Development Manager



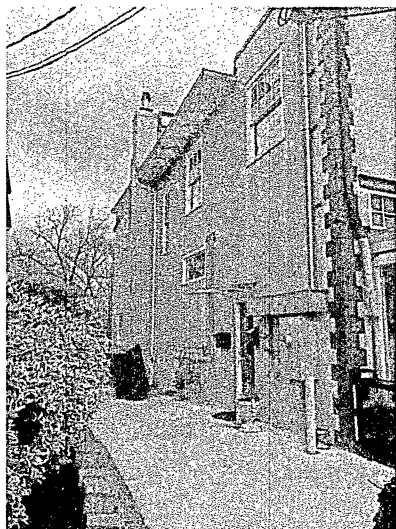
MONTGOMERY COUNTY DIGITAL STAMPS AREA



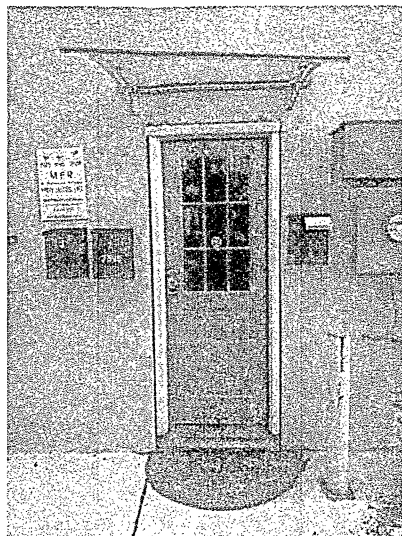
7040 Carroll 3D



EXISTING FRONT ELEVATION



SIDE ELEVATION



EXISTING EXTERIOR DOOR



1-LITE EGRESS DOOR

**MANGAN**  
GROUP ARCHITECTS  
7034 CARROLL AVE, SUITE 3  
TAKOMA PARK, MD 20912  
(P) 301.589.7900  
(F) 301.589.7911  
WWW.MANGANGROUP.COM

Architect's Professional Certification

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 10378, Expiration Date: 6-11-2021



Consultant's Professional Certification

Project Information

Project Number: Project Number

Project Name:

**7040 Carroll Ave**

Project Address:

7040 Carroll Ave  
Takoma Park, MD 20912

Project Issue Status:

- ☐ PRELIMINARY DESIGN  
☐ DESIGN DEVELOPMENT  
☒ PERMIT SUBMISSION  
☐ CONSTRUCTION DOCUMENTS  
☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

Issue Date

Revision Log

Δ #	Date	Description

Drawing Sheet Information

Actual Plot Date:  
2/20/2020 10:55:38 AM

Drawn By | Approved By:  
SPM | JJM

Scale:

1 1/2" = 1'-0"  
Full size original sheet is 24" x 36".  
Do not scale drawings for measurements.  
Call or email MGA for clarifications.

Title

**Site Plan**

Sheet Number

**A-100**



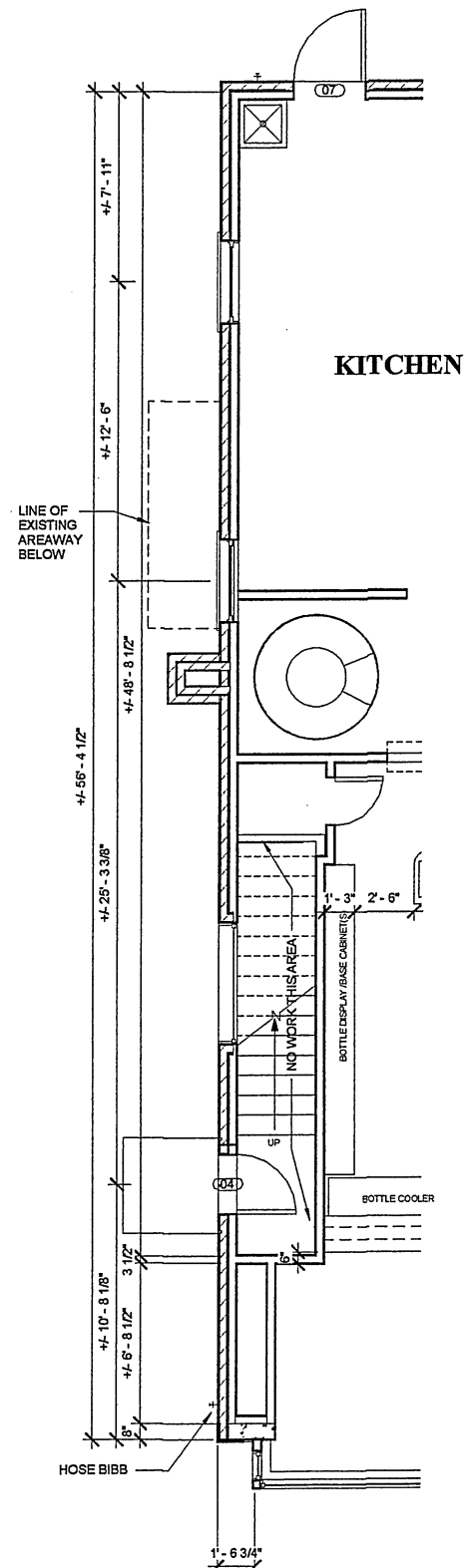


4  
A-101  
EXISTING LEFT ELEVATION  
1/4" = 1'-0"



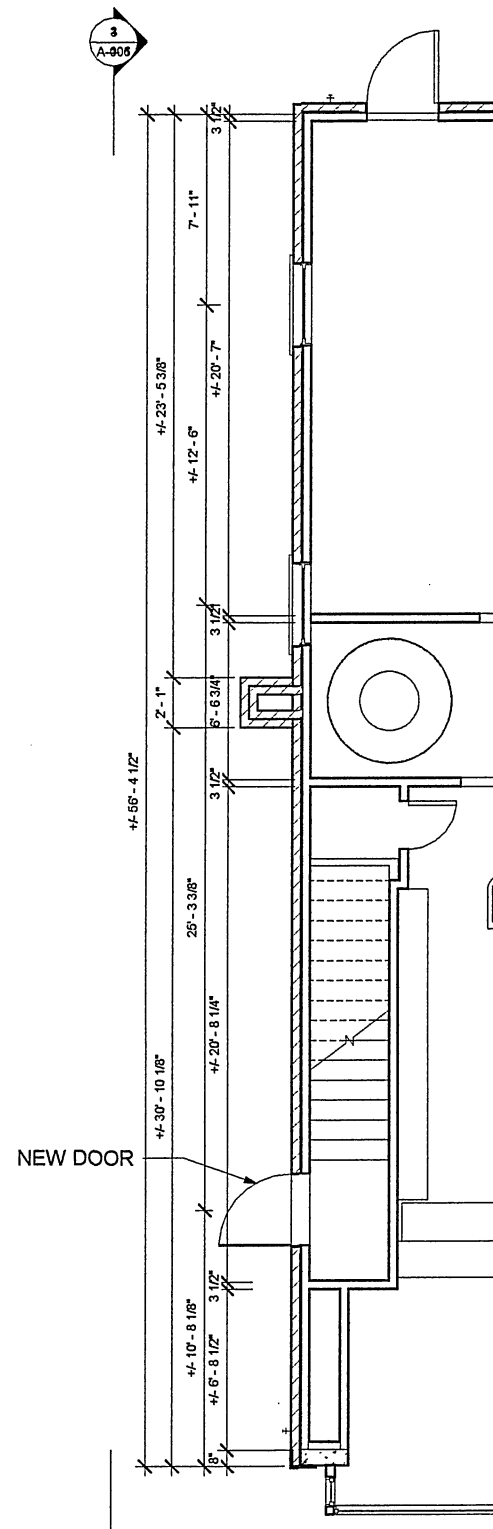
3  
A-101  
Proposed Left Elevation  
1/4" = 1'-0"

MONTGOMERY COUNTY DIGITAL STAMPS AREA



EXISTING FIRST FLOOR PLAN

2  
A-101  
Existing First Floor Plan  
1/4" = 1'-0"



1  
A-101  
Proposed First Floor Plan  
1/4" = 1'-0"

**MANGAN**  
GROUP ARCHITECTS  
7034 CARROLL AVE, SUITE 3  
TAKOMA PARK, MD 20912  
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Takoma Park, MD 20912

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Approved By: JJM  
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As indicated  
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Floor Plans

Sheet Number

**A-101<sub>9</sub>**

P:\ManganGroup\Projects\Commercial\7040 Carroll Entry Door\7040 Carroll Entry Door.rvt