

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7324 Carroll Ave., Takoma Park	Meeting Date:	6/22/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/15/2022
Applicant:	Ken Padgett	Public Notice:	6/8/2022
Review:	HAWP	Tax Credit:	n/a
Case No.:	994004	Staff:	Dan Bruechert
Proposal:	Sign Installation		

STAFF RECOMMENDATION

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Commercial
DATE: 1932



Figure 1: The subject property is located in the Takoma Junction portion of the Historic District.

PROPOSAL

The applicant proposes to install an externally illuminated sign, utilizing the existing gooseneck light fixtures, for the building's new tenant. The lettering will be constructed out of Komacel, a rigid PVC product that is weather and chemical resistant and does not corrode. Letters will be affixed to the building using metal threaded studs screwed into the mortar joints.

Staff finds the work proposed is consistent with Chapter 24A-8(b)(1), (2), and (d); Standard 2; and the *Takoma Park Historic District Design Guidelines*.

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 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

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.

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;

and with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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 to schedule a follow-up site visit.
visit.



FOR STAFF ONLY:
HAWP# 994004
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____

No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Takoma Park, MD 20912

7322 Carroll Avenue

7328 Carroll Avenue

200 Manor Circle

6 Lee Avenue

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

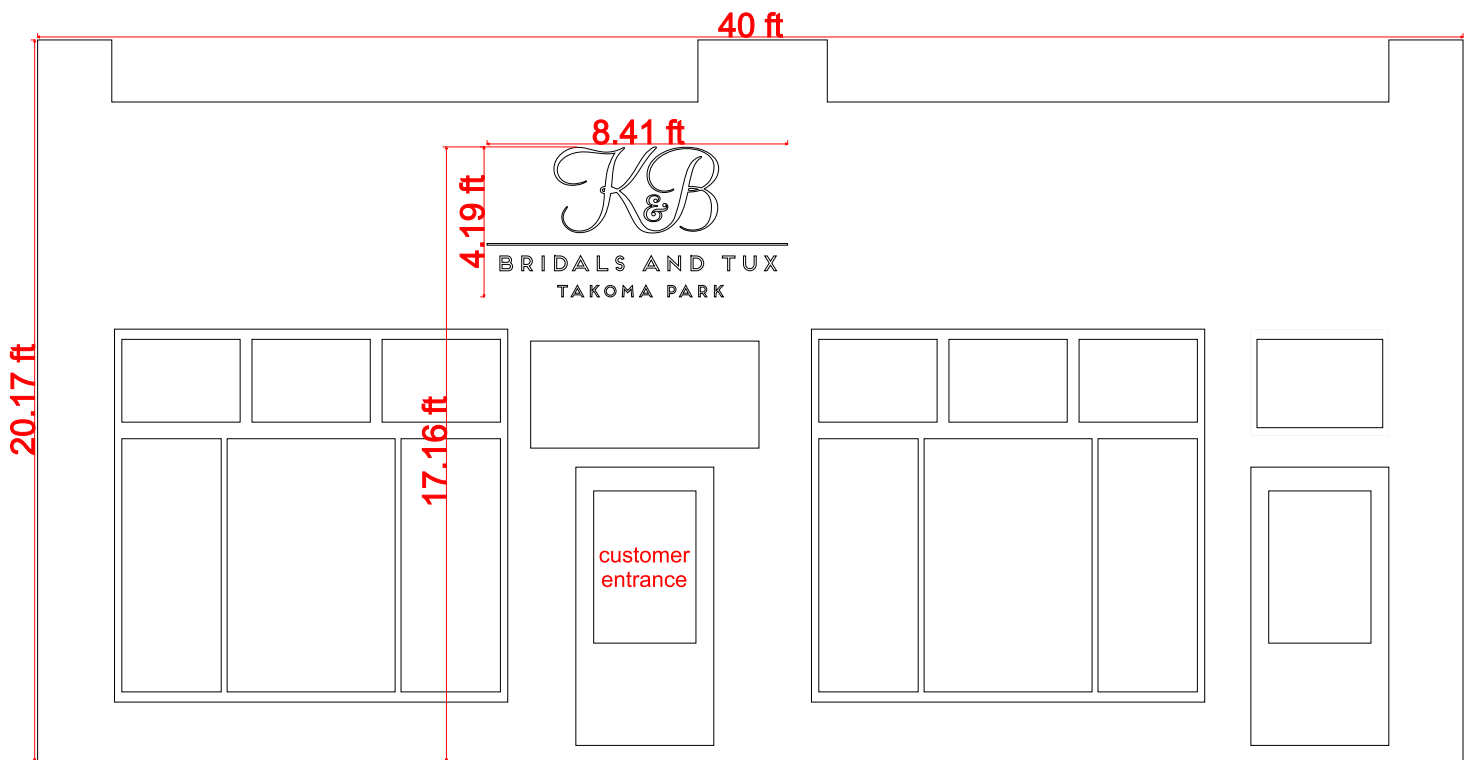
Installation Address:
7324 Carroll Ave.
Takoma Park, MD 20910

Project Title
K & B Bridal

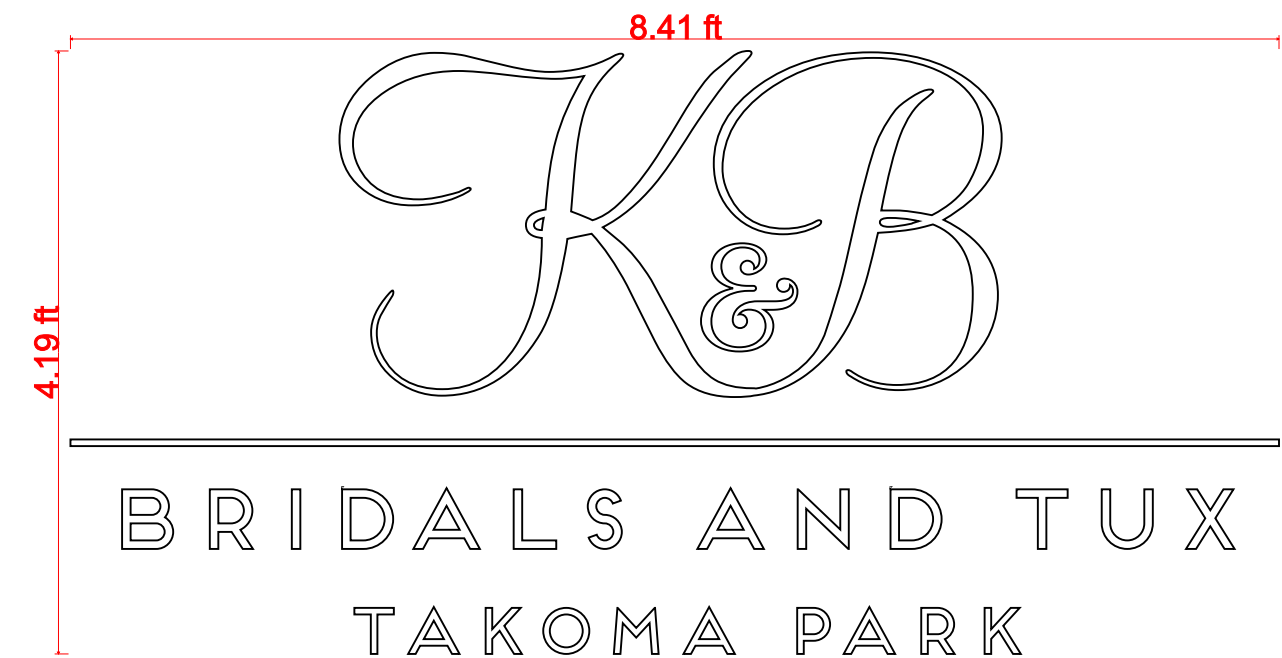
Date 4/15/2022

General Sign Specifications

<input type="checkbox"/> Interior	<input checked="" type="checkbox"/> Exterior
<input checked="" type="checkbox"/> Single faced	<input type="checkbox"/> Double faced
<input type="checkbox"/> Non Illuminated	
<input type="checkbox"/> Illuminated	
_____ Volts _____ Amps(+/-)	
_____ Watt Power Supplies	
Location _____	
Windspeed _____	

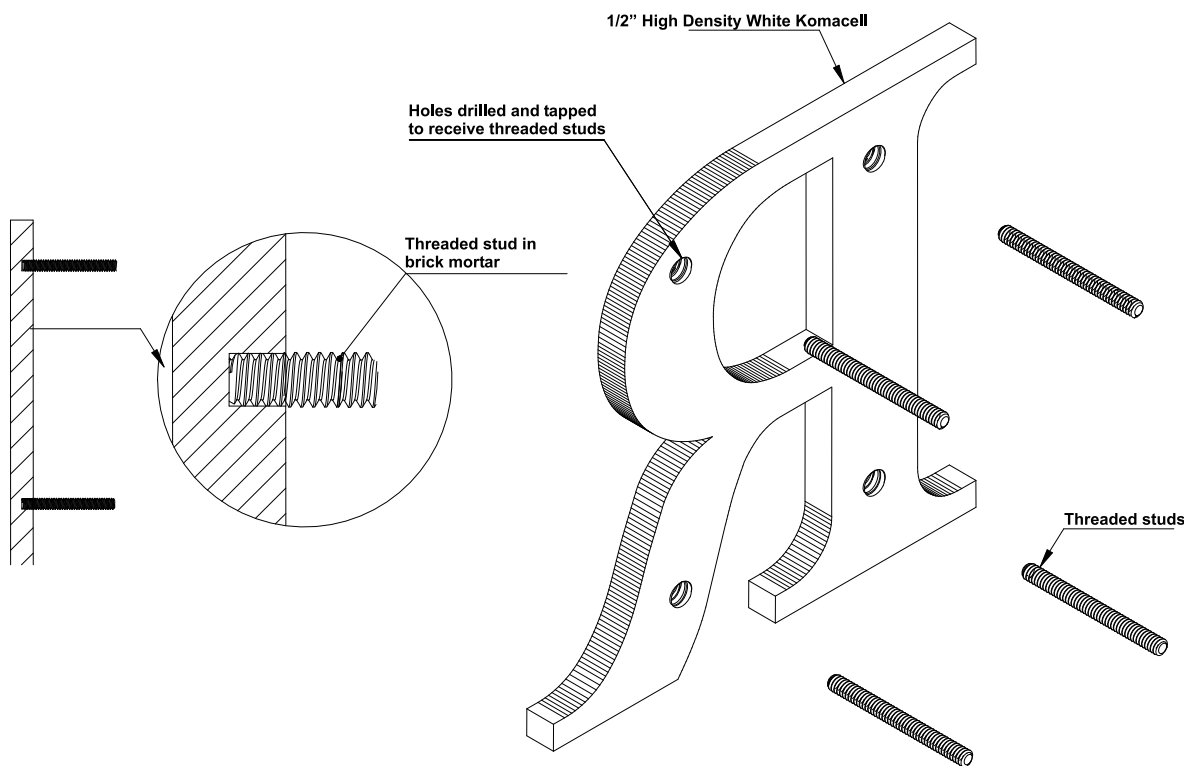


Scale: 3/16"=1'



1/2" High Density Komacell Custom
Dimensional Logo- White
Stud Mount into Brick Mortar
Installation Pattern

Scale: 3/4"=1'



Dominick Cardella
6331 Waterway Dr.
Falls Church, Va. 22044

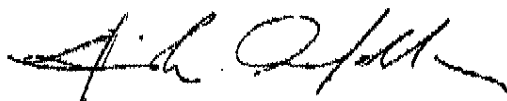
May 6, 2022

TO: Montgomery County
Department of Permitting Services
2425 Reedie Dr.
7th. Floor
Wheaton, MD 20902

To Whom It May Concern:

I hereby authorize Ken Padgett, Mid-Atlantic Permitting Services, LLC and/or its agents to sign permit applications and process building, sign & zoning permit(s), including variance applications for my property located at:

7324 Carroll Ave.
Takoma Park, Md. 20912

A handwritten signature in black ink, appearing to read 'D. Cardella', with a stylized flourish at the end.

Dominick Cardella (owner of property)