

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7050 Carroll Ave., Takoma Park	Meeting Date:	4/17/2024
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	4/10/2024
Applicant:	Charbel Abrache	Public Notice:	4/3/2024
Review:	HAWP	Tax Credit:	No
Case No.:	1063982	Staff:	Chris Berger
Proposal:	Sign installation		

STAFF RECOMMENDATION

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

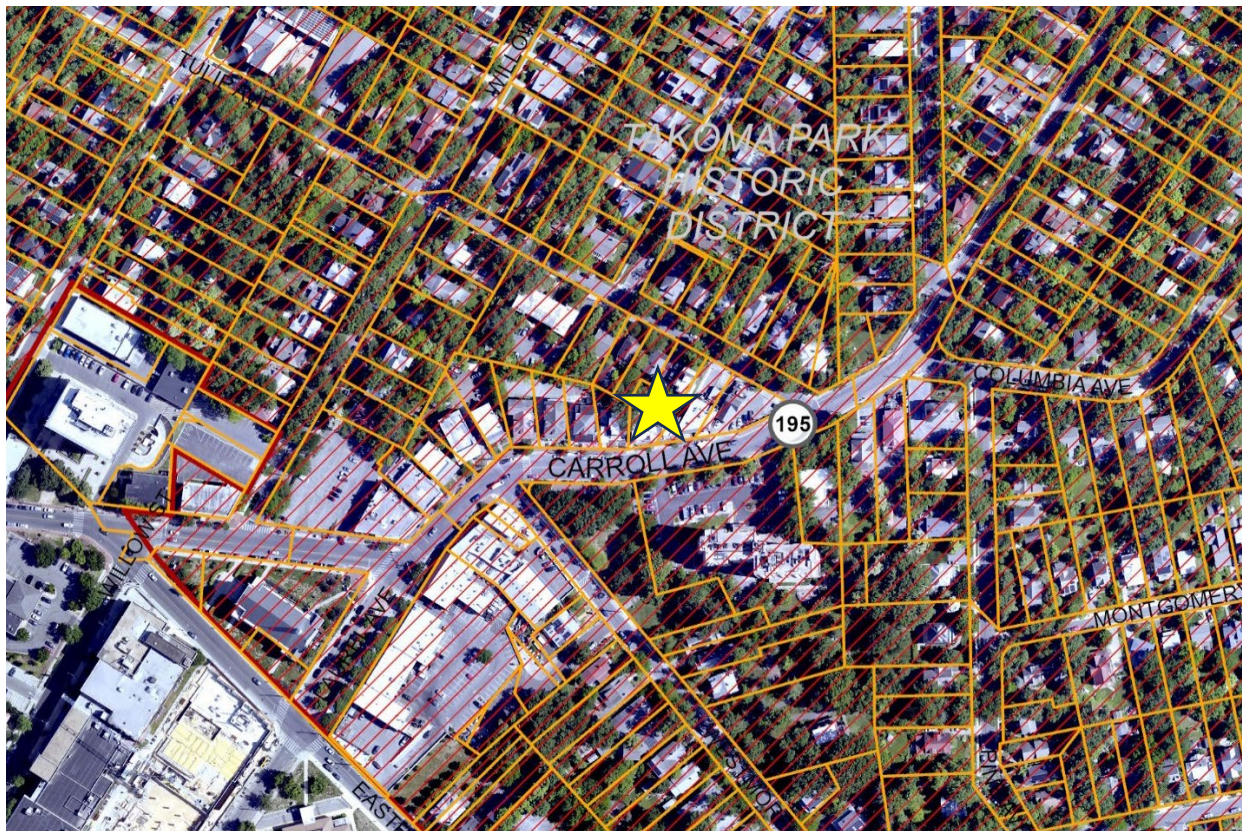


Figure 1: The Non-Contributing Resource at 7050 Carroll Ave. is indicated with a star. The Takoma Park Historic District is in red cross hatch.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
 STYLE: Post Modern
 DATE: circa 1985

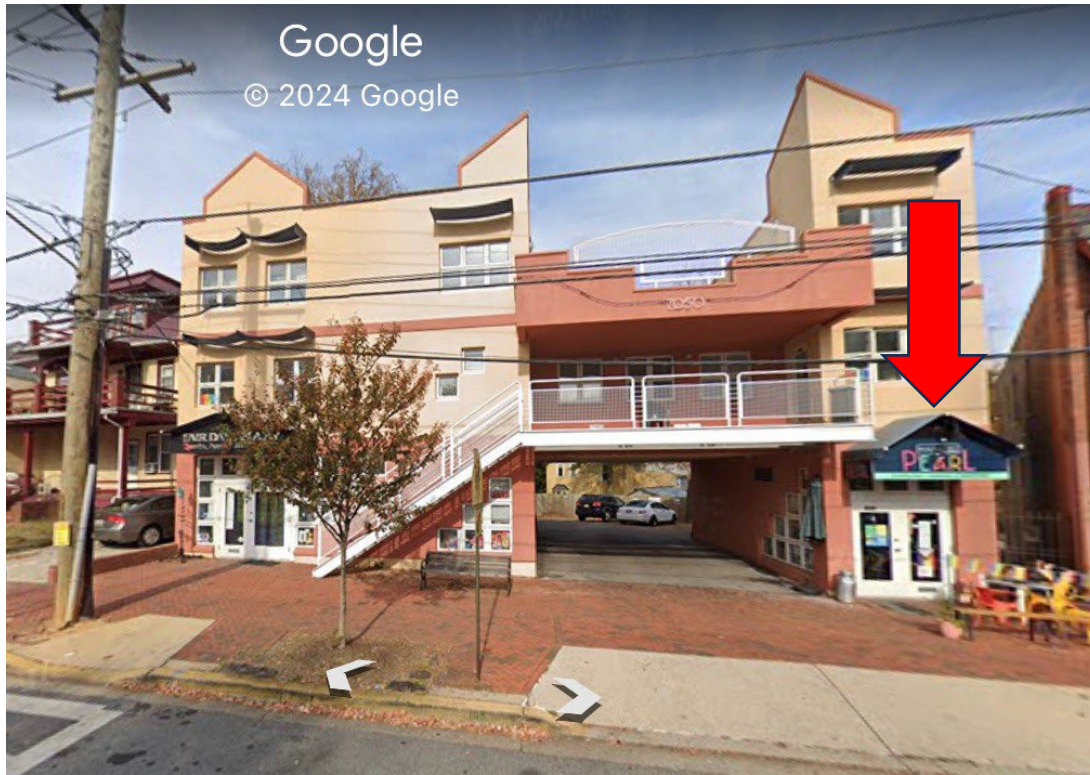


Figure 2: This Google Streetview image shows the existing building. The proposed sign location is indicated with a red arrow.

PROPOSAL

The applicant seeks to replace the existing sign above the easternmost entrance on the first floor under the awning. The sign will be painted 0.5-inch thick plywood that will have three parts. The front section will have a five-sided shape and measure 86 inches wide and 46 inches tall at its peak. It will have text that reads, "Red Hound Pizzeria." The two sides will be rectangular and measure 20-by-35 inches and feature images of food. The three sign parts will screw into each other with a piano hinge secured with construction screws. The sign will be installed on the already existing pipes, and it will be secured with stainless steel wire rope.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review for the *Approved and Adopted Amendment to the Master Plan for Historic Preservation: Takoma Park Historic District and Carroll Manor/Douglas House (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is

outlined below.

Takoma Park Historic District Guidelines

There are two general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Non-Contributing Resources in the district, such as 7050 Carroll Avenue, have the most lenient level of design review, and most alterations are to be approved as a matter of course unless a major addition or alteration affects the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Ordinance No. 2592

7. SIGNS

- (a) Signage materials shall be in harmony with the rest of facade materials and be easily maintained, such as: treated fabric; natural or painted wood; metal; cut-out letters of metal, wood, or plastic; and individual painted letters.
- (b) Signs should be placed where they conceal the least amount of architectural detail.
- (c) Signs may be a maximum of thirty (30) inches high and project not more than eight (8) inches from the outside face of the exterior wall. All signs shall be designed to be harmonious with the design of the building facade and the neighboring structures. The maximum allowable sign area shall be two times the frontage of the building in feet.
- (d) Lettering applied to ground floor show windows or entrance doors shall not exceed three (3) inches in height and the text limited to identification of the business. Signs identifying the occupant shall be permitted at rear entrance doors but shall not exceed six (6) square feet in size and shall be nonluminous.
- (e) Signs may be painted on the inside surface of the shopfronts but must be designed to be compatible with the design of the entire facade. Signs painted on the facade or on the inside glass should be limited to lettering no greater than six (6) inches in height. When these signs are the only identifying sign for the property, they can use twelve (12) inch lettering. These signs shall not exceed twenty-percent of the area of the shopfront window.
- (f) Non-illuminated secondary signs shall be permitted for the identification of commercial tenants occupying the upper floors of a building. Such signs shall not project any higher than the entry door lintel to the building. These signs shall be designed to be harmonious with the facade of the building.
- (g) "Temporary" signs may be displayed within shopfront windows provided that these signs are not larger than one-fourth the square footage area of the window in which they are displayed and are on display not more than 30 consecutive days.
- (h) Only signs identifying the business on the premises shall be permitted.
- (i) When the rehabilitation work is undertaken on building fronts, all new flat signs will be erected parallel to the face of the building and shall be incorporated in the design of the shopfront. If the shopfront design includes a cornice, the sign shall be incorporated in the

cornice design or shall be placed in the shop window. If a shopfront cornice is not used, the sign shall be placed either in the shop window or on the portion of the building façade above the shop window and below the sill of the second floor windows.

- (j) Flat signs may not be luminous but may be illuminated by any acceptable method listed below in the lighting section.
- (k) Flashing or moving signs other than barber poles shall not be permitted.
- (l) Rooftop signs, above the parapet of the building, billboards, or outdoor advertising signs painted or mounted on the buildings shall not be permitted.
- (m) No signs will be permitted to be mounted at right angles to the face of the building except those which illustrate graphically or in a logo form the business within, e.g., scissors for haircutters and Boar's head for Boar's Head restaurant.
- (n) No signs painted on buildings will be permitted.

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.
- (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.

Secretary of the Interior's Standards for Rehabilitation

- 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Staff supports the proposed signage on the canopy and recommends approval. The subject property is part of a three-story commercial building in Takoma Old Town built circa 1985 that is a Non-Contributing Resource to the Takoma Park Historic District. The existing canopy and lighting will remain; only the sign face will be replaced.

According to the *Guidelines*, alterations to Non-Contributing Resources, such as sign installations, are to be approved as a matter of course unless the alteration affects the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole. Further, Chapter 24-8A(d) states that the HPC shall be lenient in its judgment of plans for structures of little historical or design significance unless such plans would seriously impair the historic or architectural value of surrounding

historic resources or would impair the character of the historic district. The new sign will not affect the surrounding streetscape and negatively affect the character of the historic district.

The sign does not meet sections of the City of Takoma Park's Ordinance No. 2592, which are included in the *Guidelines*, in regard to signage height and maximum projection; however, staff notes that Takoma Park no longer enforces the ordinance, and the guidelines are merely advisory.

The sign meets Chapter 24A-8(b)(1) and (2). Its simple design will not substantially alter the building's exterior features and is compatible in character with the traditional Main Street where canopy signs are common. In conformance with the *Standards*, the historic character of the property will be retained and preserved with the sign's installation and will not destroy historic materials, features, and spatial relationships that characterize the property.



Figure 3: This rendering shows the proposed signage on the canopy at 7050 Carroll Ave.

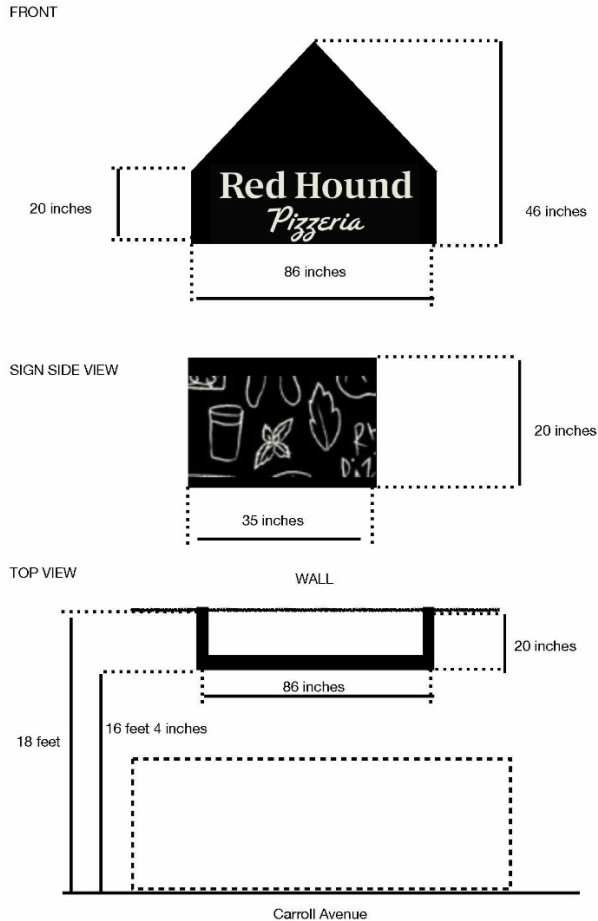


Figure 4: The plans for the proposed sign.

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) and Chapter 24A-8(d), and the *Takoma Park Historic District Guidelines*, 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 9;

and with the general condition that the applicant shall present an electronic set 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 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1063982
DATE ASSIGNED

APPLICANT:

Name: Charbel Abrache
Address: 7050 Carroll Avenue, Unit 101
Daytime Phone: 6469546850

E-mail: Charbel.abrache@gmail.com
City: Takoma Park
Zip: 20912
Tax Account No.: 30-1333855

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property Takoma Park

Is the Property Located within an Historic District? x 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: 7050 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Tulipe Avenue
Lot: Part of 20,21, 24 Block: 6 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
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
Other: Sign

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 03/23/2024

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

Owner's mailing address
 7050 Carroll Avenue, Unit 101. Takoma
 Park, Maryland. 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Fair Day's Play. Toys and Games
 7050 Carroll Avenue, Unit 102. Takoma
 Park, Maryland. 20912

Victory Towers, Senior Community
 7051 Carroll Avenue. Takoma Park, Maryland
 20912

Salon Jam
 7054 Carroll Ave, Takoma Park, MD 20912

7044 Carroll avenue, Takoma Park MD 20912

505 Tulip Avenue, Takoma Park MD 20912

501 Tulip Avenue, Takoma Park MD 20912

502 Tulip Avenue, Takoma Park MD 20912

500 Tulip Avenue, Takoma Park MD 20912

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

The property is a two story building. Across the street there is a park. There is a small tree by the sidewalk.

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

Replacement of the existing sign. The current sign conditions are not optimal. The proposed work will replace the same design with new materials.

The work will not impact any major structures of the building or the surrounding areas.

The materials that we will use are:

Wood

Waterproof paint

Nails

Sign
Work Item 1: _____

Description of Current Condition:
The current sign has some holes, and some of the wood is exposed to the weather.

Proposed Work:
Replace the sign with new materials and adequate it to sustain outdoor conditions

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

SCOPE OF WORK / DESCRIPTION

The current sign is deteriorated, the proposed work will replace only the sign. The white pipes used to hang the sign will be kept as well the light that is installed. This work is meant to replace the sign materials to sustain outdoor conditions.

The colors showed in the sketch, will be used for the sign. A combination of black and white.

The proposed work will be a sign made out of 1/2 inch sande plywood, it has 3 parts: the front and the sides, they will be screw to each other with a piano hinge secured with construction screws.

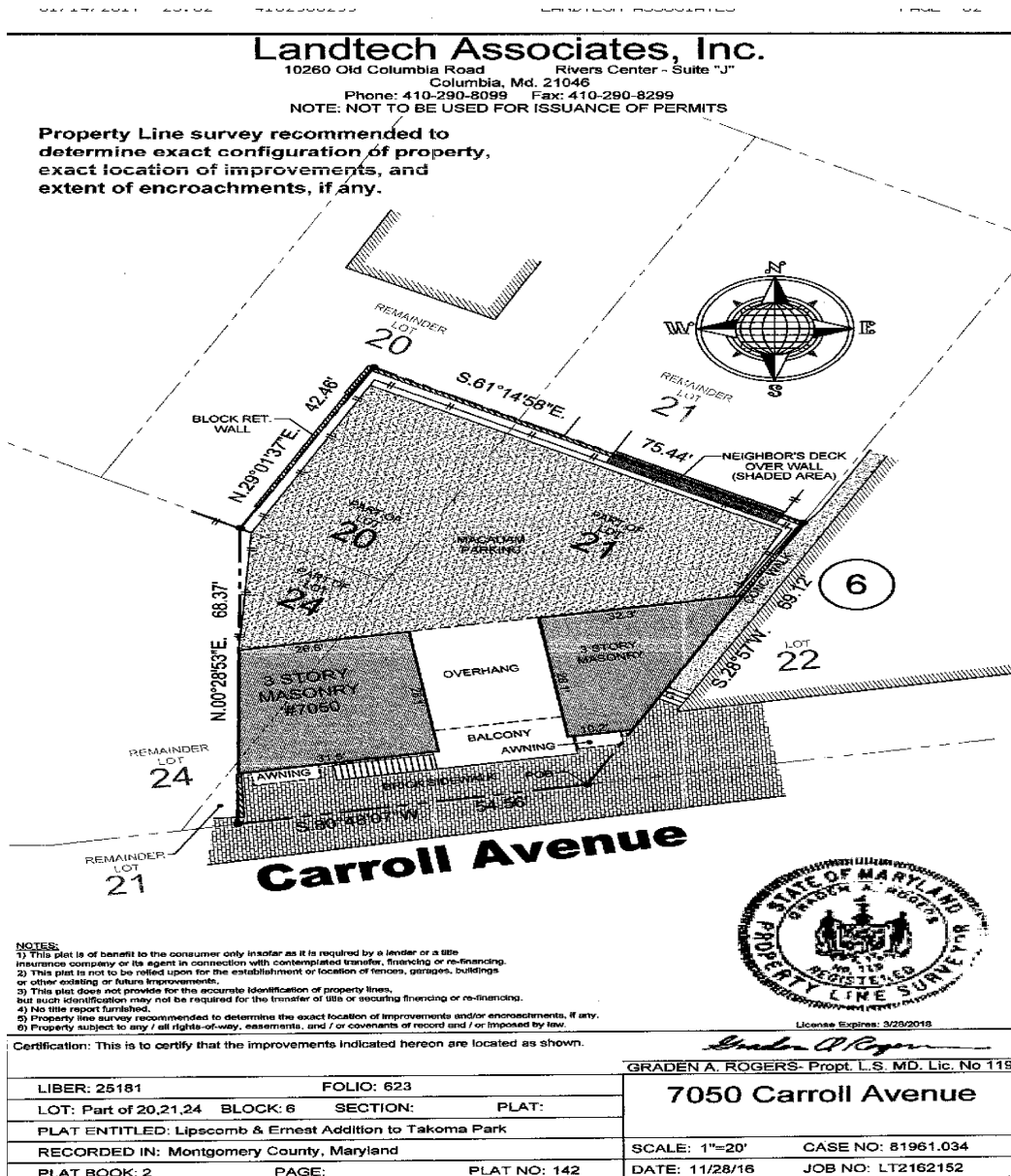
The sign will be installed on the already existing pipes and it will be secured with stainless steel wire rope.

MATERIALS

- 1/2 inch 4 x 8 sande plywood
- 2m (78.7in) stainless steel wire rope
- 304 stainless steel wire rope, OD is 1/16"
- Black Paint
- White Paint
- Clear/mate outdoor wood sealer



**EXHIBIT A
PLAN SHOWING PREMISES**

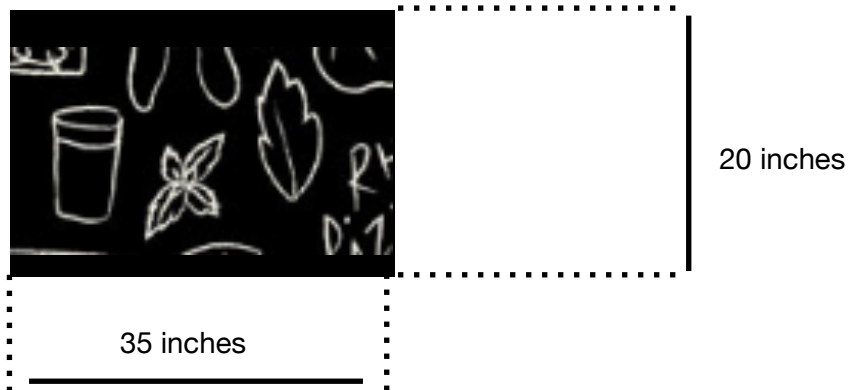


**EXHIBIT B
RULES AND REGULATIONS**

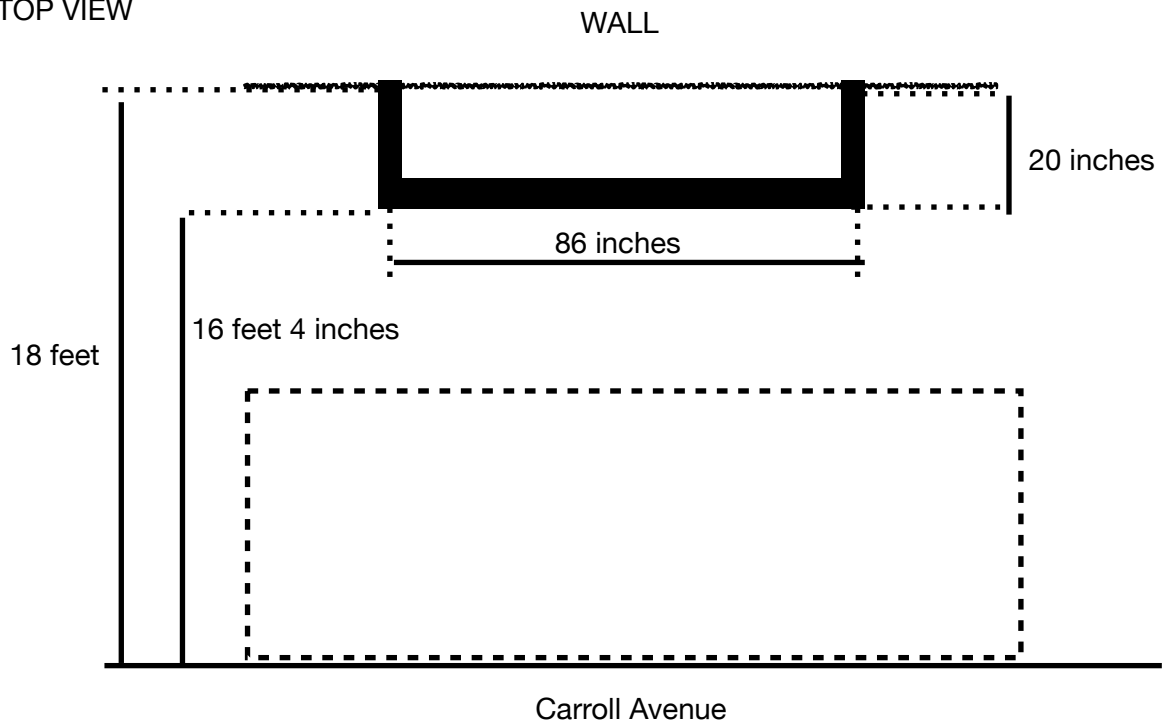
FRONT



SIGN SIDE VIEW



TOP VIEW



STREET SIDE VIEW

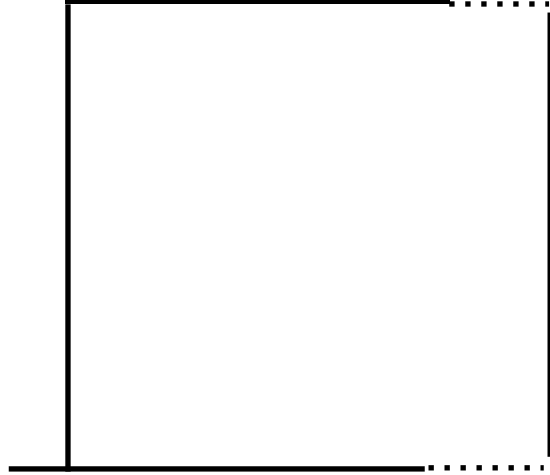
35 Inches



20 inches

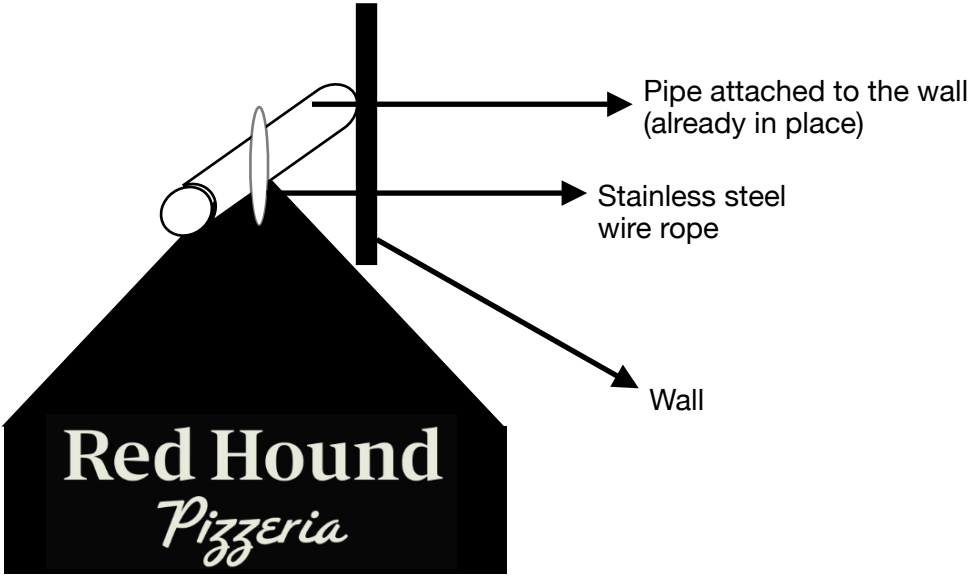
SIDE WALL

99 Inches



Side walk

Front view



Lateral view

