

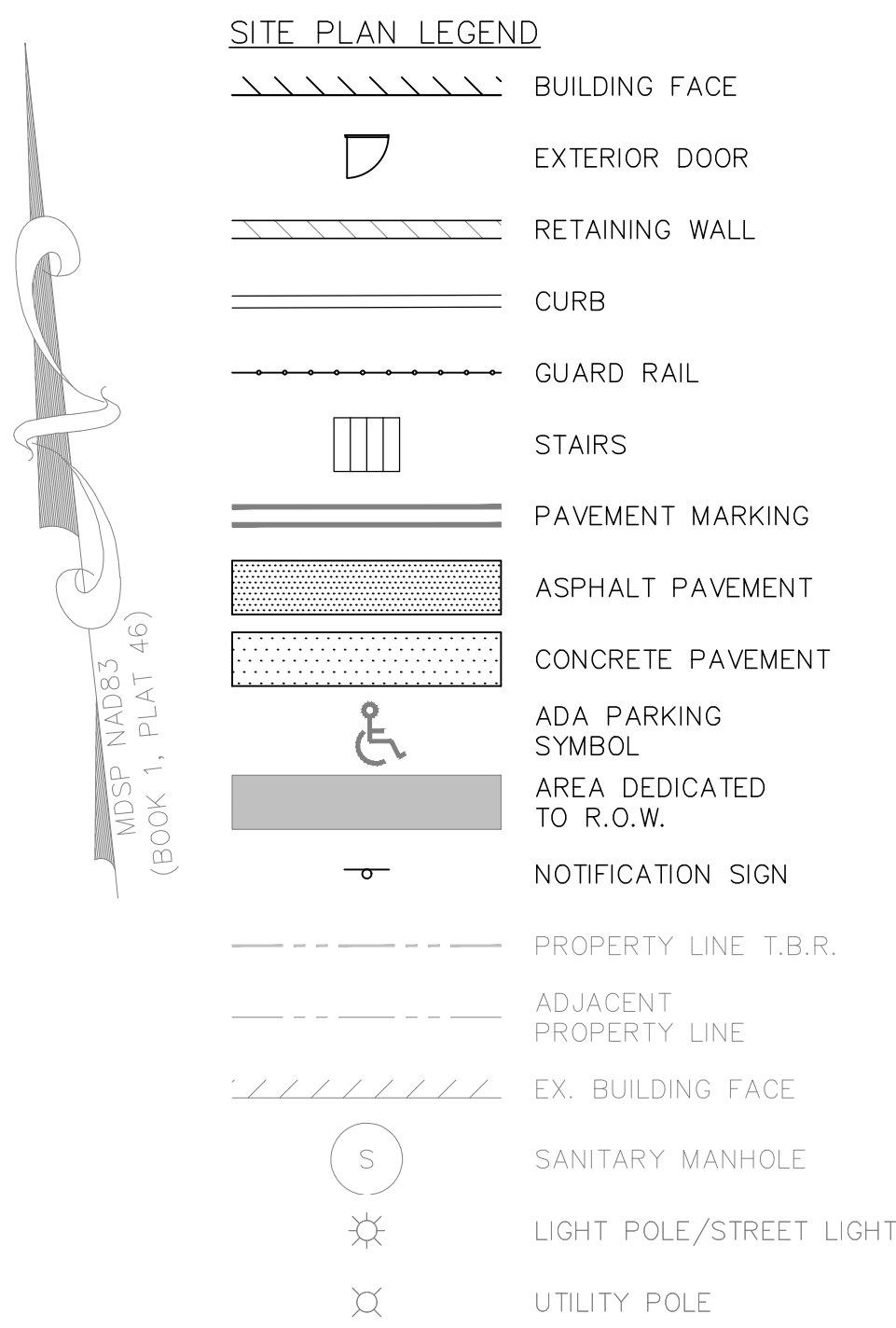
GENERAL NOTES

- BOUNDARY INFORMATION AND TWO-FOOT CONTOUR DATA ARE BASED UPON SURVEYS PERFORMED RC FIELDS & ASSOCIATES, DATED OCTOBER, 2023.
- ZONING: NR-0.75 H-50 AND CRT-0.75 C-0.75 T-0.25 H-50
- TOTAL EXISTING AREA OF LOTS 1, 2: 9,360 S.F.
- TOTAL EXISTING AREA OF LOT PT 4: 7,462 S.F.
- DEDICATION AREA: 572 S.F.
- PROPOSED USE: INDUSTRIAL - ARTISAN MANUFACTURING & PRODUCTION
- THERE ARE NO WETLANDS ON SITE.
- THE ARE NO 100YR FLOODPLAINS ON SITE.
- PROPERTY IS LOCATED IN THE ANACOSTIA RIVER WATERSHED.
- WATER CATEGORY - 1, SEWER CATEGORY - 1
- LOCAL UTILITIES INCLUDE:
 - WATER / SEWER - WSSC
 - ELECTRIC - PEPCO
 - TELEPHONE - VERIZON
 - GAS - WASHINGTON GAS

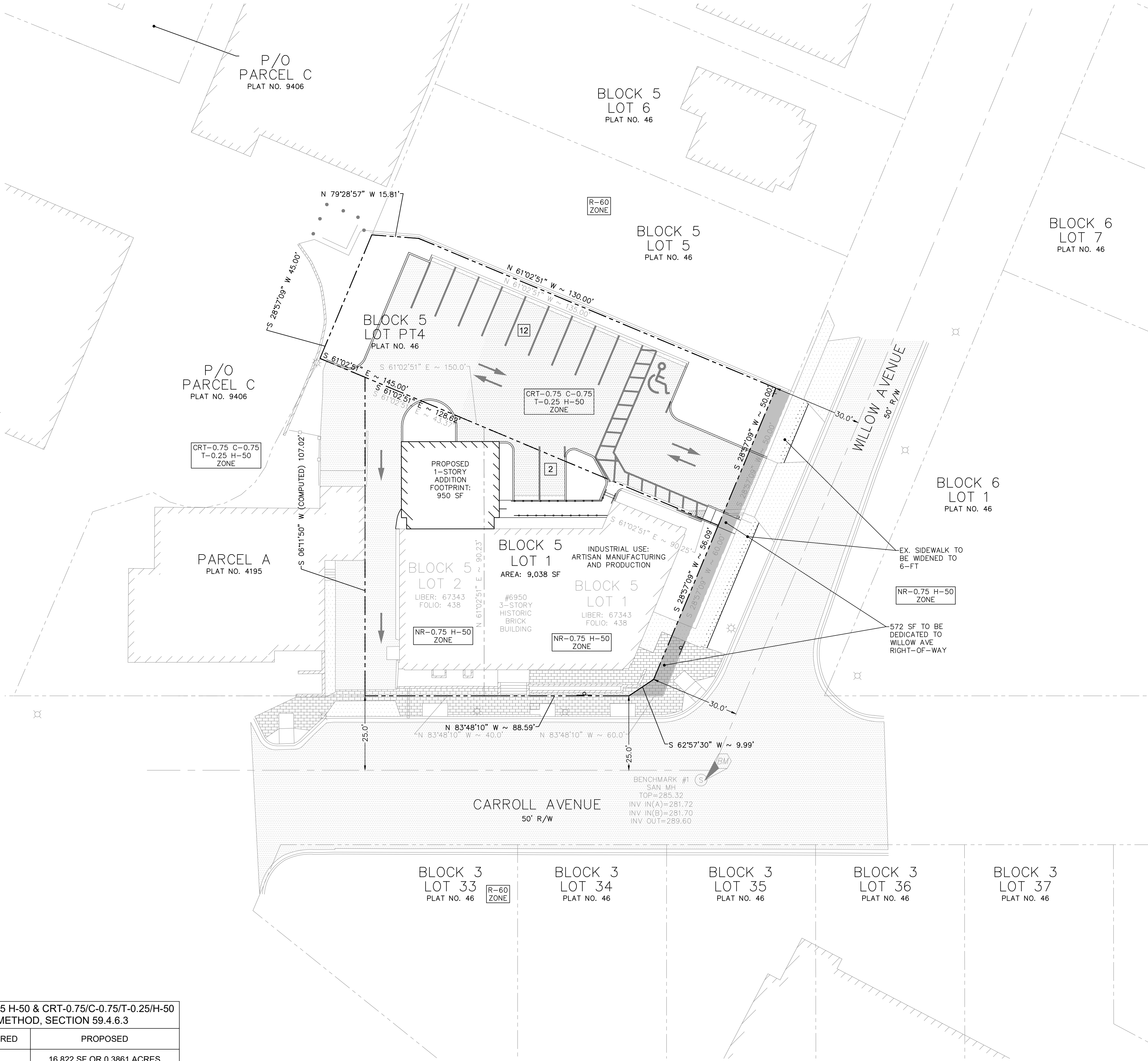
LOT COVERAGE CALCULATIONS	
LOT 01, 02, PT4 AREA:	16,250 SF (0.3730 ACRES)
MAXIMUM LOT COVERAGE:	N/A
ACCESSORY BUILDINGS:	0 SF
MAIN BUILDING:	5,197 SF
TOTAL PROPOSED LOT COVERAGE:	5,197 SF OR 32.0%

FAR CALCULATIONS (COMMERCIAL)	
MAXIMUM FAR:	0.75
EXISTING FIRST FLOOR GFA:	4,305 SF
EXISTING MEZZANINE GFA:	982 SF
ADDITION FIRST FLOOR GFA:	987 SF
TOTAL GFA:	6,274 SF
LOTS 1, 2, PT4 TRACT AREA:	16,822 SF
FAR (GFA/LOT AREA):	6274 SF/16,822 SF = 0.37

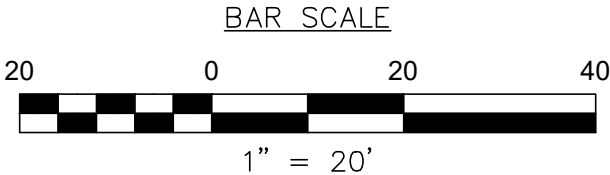
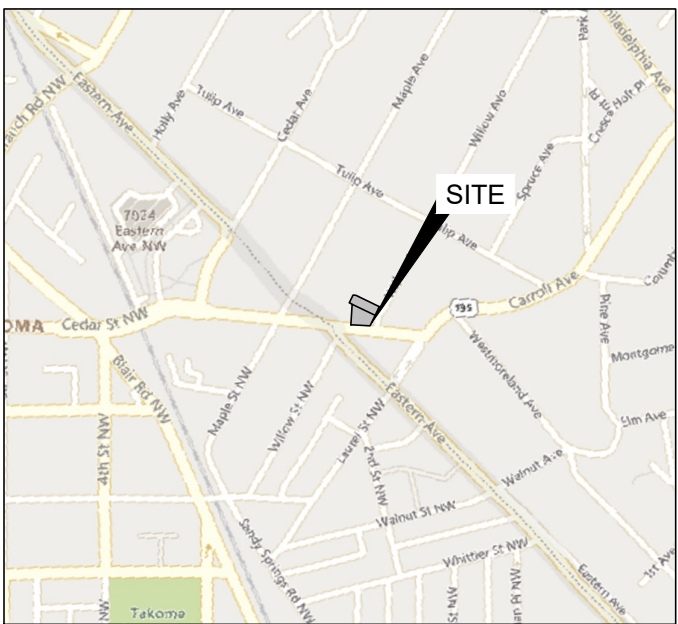
OFF-STREET PARKING & LOADING ZONE REQUIREMENTS	
ZONING	NR-.75
USE:	INDUSTRIAL, ARTISAN MANUFACTURING & PRODUCTION
PARKING SPACE CALCULATIONS	
INDUSTRIAL PARKING SPACES REQUIRED:	1.5/1,000 SF OF TOTAL FLOOR AREA
NADMS REDUCTION FOR EMPLOYMENT ZONE	20%
REDUCED INDUSTRIAL PARKING SPACES REQUIRED:	1.2/1,000 SF OF TOTAL FLOOR AREA
INDUSTRIAL TOTAL FLOOR AREA:	10,826 SF
REQUIRED PARKING SPACES FOR INDUSTRIAL:	13 SPACES
TOTAL REQUIRED HANDICAP PARKING SPACES:	1 SPACE*
PROVIDED PARKING SPACES ON-SITE:	14 SPACES
PROVIDED HANDICAP PARKING SPACES ON-SITE:	1 SPACE
LOADING ZONE CALCULATIONS	
RETAIL SALES & SERVICES, PRODUCTION & WAREHOUSE SPACES REQUIRED (RPW):	UP TO 25,000 SF OF TOTAL FLOOR AREA: 0 ZONE 25,001 SF TO 250,000 SF OF TOTAL FLOOR AREA: 1 ZONE
INDUSTRIAL TOTAL FLOOR AREA:	10,826 SF
REQUIRED LOADING ZONES FOR RPW:	0
TOTAL REQUIRED LOADING ZONES:	0
PROVIDED LOADING ZONES ON-SITE:	0



SANGFROID DISTILLING SITE PLAN DATA TABLE FOR NR-0.75 H-50 & CRT-0.75/C-0.75/T-0.25/H-50 ZONE WITHIN TPESS OVERLAY ZONE STANDARD METHOD, SECTION 59.4.6.3		
DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
TRACT AREA (LOTS 01, 02, PT4)	N/A	16,822 SF OR 0.3881 ACRES
DEDICATION AREA	N/A	572 SF OR 0.1313 ACRES
SITE AREA	N/A	16,250 SF OR 0.3730 ACRES
LOT WIDTH AT FRONT BUILDING LINE (MIN.)	N/A	94.59 FT
LOT WIDTH AT FRONT LOT LINE (MIN.)	N/A	94.59 FT
DENSITY (MAX.) (TRACT AREA)	0.75	6,274 SF (0.37)
LOT COVERAGE (MAX.) (SITE AREA)	N/A	32.0%
AMENITY OPEN SPACE (SITE AREA)	10% OR 1,625 SF	17% OR 2,766 SF
PRINCIPAL BUILDING HEIGHT (MAX.)*	30 FT.	34.43 FT
PRINCIPAL BUILDING SETBACKS (MIN.)		
FRONT	0 FT.	8.67 FT.
SIDE STREET	0 FT.	8.76 FT.
SIDE	0 FT.	11.2 FT.
SUM OF SIDES	0 FT.	25.2 FT.
REAR	0 FT.	52.48 FT.
PROJECT IS LOCATED WITHIN THE NR HISTORIC DISTRICT FOR TAKOMA PARK. EXISTING SURFACE PARKING IN THE CRT ZONE WITHIN A HISTORIC DISTRICT IS TO REMAIN PER SECTION 59.7.7.1.A.1 OF THE ZONING ORDINANCE. *PER TPESS OVERLAY ZONE SECTION 59.4.9.17.C.1 OF THE ZONING ORDINANCE, BUILDING HEIGHT IS LIMITED TO 30.0 FT, BUT MAY BE INCREASED TO 42.0 FT FOR COMMERCIAL DEVELOPMENT WITH PLANNING BOARD APPROVAL.		



VICINITY MAP
SCALE: 1"=1,000'



NOT FOR CONSTRUCTION

PERMIT DOCUMENTS

04/23/2025



REVISIONS: DATE:

FIRST RESUBMISSION 04/23/2025

PROJECT
6950 CARROLL AVE
TAKOMA PARK, MD 20912

ACCT# 13-01078220
LOTS 1, 2, & PT4, BLOCK 5
13TH ELECTION DISTRICT

WSSC GRID 208NW01
ANACOSTIA RIVER WATERSHED

APPLICANT
SANGFROID DISTILLING
INFO@SANGFROIDDISTILLING.COM

CIVIL ENGINEER
PATRICK HORGAN
HUSKA & HORGAN ENGINEERING, LLC
1050 30TH STREET, NW
WASHINGTON, DC 20007
703.425.3862

ARCHITECT
CHRISTOPHER PELI
CORE ARCHITECTURE + DESIGN, INC
1010 WISCONSIN AVE NW, SUITE 405
WASHINGTON, DC 20007
202.464.7475

LANDSCAPE ARCHITECT
KELLEY OKELSSON
GROUNDSMITH COLLECTIVE
HYATTSVILLE, MD
301.641.257

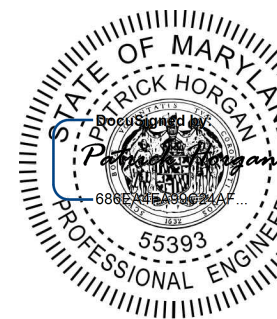
LAND SURVEYOR
MATTHEW MILLER
RC FIELDS & ASSOCIATES, INC
700 S. WASHINGTON ST, SUITE 220
ALEXANDRIA, VA 22314
703.549.6422

SANGFROID DISTILLERY

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

PATRICK HORGAN, P.E.
LICENSE No. 55393
EXPIRATION DATE: 2025-12-15



4/23/2025

SEAL
DRAWN BY: PH CHECK BY: PH

SUBDIVISION WAIVER PLAN

DRAWING TITLE

C001

SHEET NO.

NOT FOR CONSTRUCTION
PERMIT DOCUMENTS
04/23/2025



REVISIONS DATE
INITIAL SUBMISSION 1/15/2024
INTAKE RESUBMISSION 02/20/2025
FIRST RESUBMISSION 04/23/2025

PROJECT
SANGFROID DISTILLING
6950 CARROLL AVE.
TAKOMA PARK, MD 20912
ACCT# 13-01078220
LOTS 1, 2, & PT4, BLOCK 5
13TH ELECTION DISTRICT

WSSC GRID 208NNW1
ANACOSTA RIVER WATERSHED

APPLICANT
6950 CARROLL AVE, LLC
INFO@SANGFROIDDISTILLING.COM

CIVIL ENGINEER
PATRICK HORGAN
HUNKA & HORGAN ENGINEERING, LLC
1050 30TH STREET, NW
WASHINGTON, DC 20007
202.464.7475

ARCHITECT
CHRISTOPHER PELI
CORE ARCHITECTURE + DESIGN, INC
1010 WISCONSIN AVE NW, SUITE 405
WASHINGTON, DC 20007
202.464.7475

LANDSCAPE ARCHITECT
KELLEY OELSON
GROUNDSMITH COLLECTIVE
HYATTSVILLE, MD
301.641.202

LAND SURVEYOR
MATTHEW MILLER
RC FIELDS & ASSOCIATES, INC.
700 S. WASHINGTON ST. SUITE 220
ALEXANDRIA, VA 22314
703.549.6422

SANGFROID DISTILLING

Plan #820250060

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

PATRICK HORGAN, P.E.
LICENSE NO: 55393
EXPIRATION DATE: 2025-12-15



SEAL DRAWN BY: PH CHECK BY: PH

SITE PLAN

DRAWING TITLE

C004

05 of 09

SHEET NO.

SITE PLAN LEGEND

- BUILDING FACE
- EXTERIOR DOOR
- RETAINING WALL
- CURB
- GUARD RAIL
- STAIRS
- CONCRETE WHEEL STOP
- PAVEMENT MARKING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ADA PARKING SYMBOL
- OPEN SPACE
- AREA DEDICATED TO R.O.W.
- NOTIFICATION SIGN
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- ELECTRIC LINE

MIDSP NOTES (BOOK 1, PLAT 46)

Certified Site Plan

File No. _____

Montgomery County Planning Board Approval

Chair or Designer: _____ Date: _____

Montgomery County Planning Department
MDOPC

THE APPLICANT MUST SCHEDULE A PRECONSTRUCTION MEETING (PRE-CON), PREFERABLY ON-SITE, WITH STAFF FROM THE DEPARTMENT OF PERMITTING SERVICES (DPS) RESPONSIBLE FOR CERTIFIED SITE PLAN CONFORMANCE AND COMPLIANCE, UPON APPROVAL OF THE CERTIFIED SITE PLAN (CSP). THE PRE-CON MUST OCCUR BEFORE ANY SITE DEVELOPMENT WORK COMMENCEMENT AND BEFORE ANY WORK THAT IS COVERED BY THE SITE PLAN SURETY AND MAINTENANCE AGREEMENT. THE APPLICANT, ALONG WITH THEIR REPRESENTATIVES, MUST ATTEND THE PRE-CON WITH DPS CSP STAFF. A COPY OF THE APPROVED CERTIFIED SITE PLAN ALONG WITH ANY SUBSEQUENT AMENDMENTS IS REQUIRED TO BE ON SITE AT ALL TIMES.

OFF-STREET PARKING & LOADING ZONE REQUIREMENTS	
ZONING	NR-75
USE:	INDUSTRIAL, ARTISAN MANUFACTURING & PRODUCTION
PARKING SPACE CALCULATIONS	
INDUSTRIAL PARKING SPACES REQUIRED:	1.5/1,000 SF OF TOTAL FLOOR AREA
NADMS REDUCTION FOR EMPLOYMENT ZONE	20%
REDUCED INDUSTRIAL PARKING SPACES REQUIRED:	1.2/1,000 SF OF TOTAL FLOOR AREA
INDUSTRIAL TOTAL FLOOR AREA:	10,826 SF
REQUIRED PARKING SPACES FOR INDUSTRIAL:	13 SPACES
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PROVIDED PARKING SPACES ON-SITE:	14 SPACES
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LOADING ZONE CALCULATIONS	
RETAIL SALES & SERVICES, PRODUCTION & WAREHOUSE SPACES REQUIRED (RPW):	UP TO 25,000 SF OF TOTAL FLOOR AREA: 0 ZONE 25,001 SF TO 250,000 SF OF TOTAL FLOOR AREA: 1 ZONE
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REQUIRED LOADING ZONES FOR RPW:	0
TOTAL REQUIRED LOADING ZONES:	0
PROVIDED LOADING ZONES ON-SITE:	0

LOT COVERAGE CALCULATIONS	
LOT 01, 02, PT4 AREA:	16,250 SF (0.3730 ACRES)
MAXIMUM LOT COVERAGE:	N/A
ACCESSORY BUILDINGS:	0 SF
MAIN BUILDING:	5,197 SF
TOTAL PROPOSED LOT COVERAGE:	5,197 SF OR 32.0%

FAR CALCULATIONS (COMMERCIAL)	
MAXIMUM FAR:	0.75
EXISTING FIRST FLOOR GFA:	4,305 SF
EXISTING MEZZANINE GFA:	982 SF
ADDITION FIRST FLOOR GFA:	987 SF
TOTAL GFA:	6,274 SF
LOTS 1, 2, PT4 TRACT AREA:	16,822 SF
FAR (GFA/LOT AREA):	6274 SF/16,822 SF = 0.37

Developer's Certificate

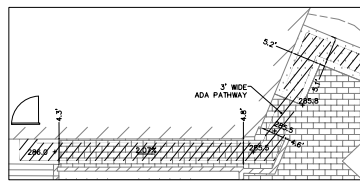
The undersigned agrees to execute all of the features of the Site Plan Approval No. 820250060 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: 6950 Carroll Ave, LLC JEFF HARNER
Company: Contract/Person

Address: 7203 GARLAND AVE, TAKOMA PARK, MD 20912

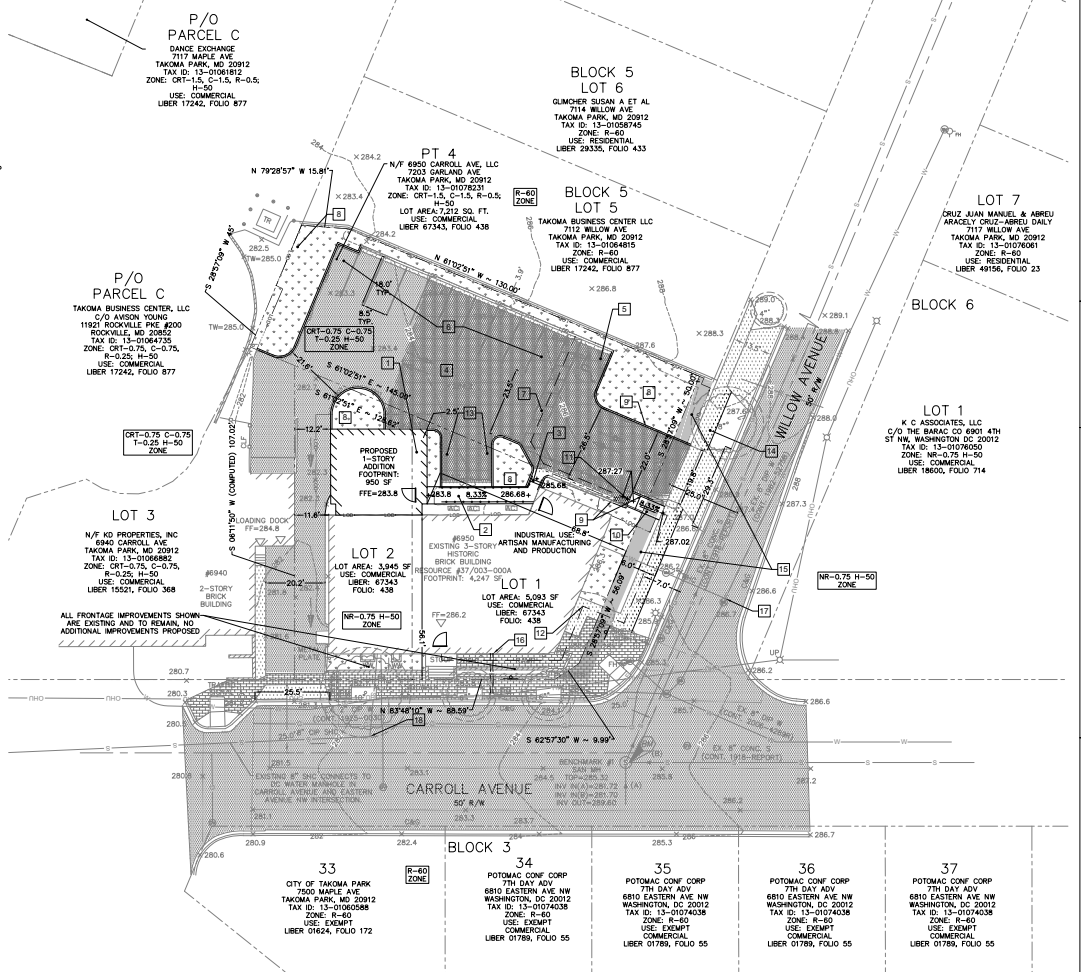
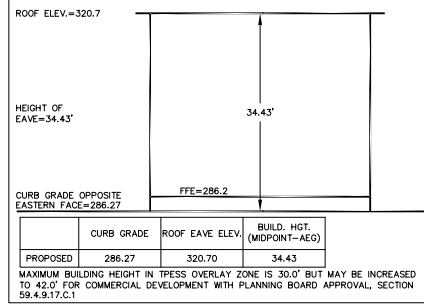
Phone: 610.207.9597

Signature: _____



ADA DIMENSION EXHIBIT
SCALE: 1"=10'

BUILDING HEIGHT CALCULATION

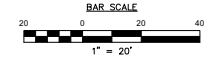


SITE PLAN KEYNOTES

- NEW 1-STORY HORIZONTAL ADDITION
- NEW ADA COMPLIANT RAMP W/ GUARDRAIL PROVIDING ACCESS FROM EXISTING BUILDING TO NEW ADDITION
MAX. SLOPE: 8.33%
MIN. CLEAR WIDTH: 57.5"
- NEW CONCRETE STAIRS FROM PARKING LOT TO REAR ENTRANCE
RISER WIDTH: 4"
TREAD DEPTH: 11"
RISER HEIGHT: 6"
NUMBER OF RISERS: 2
- MINIMUM 22.0' TWO-WAY DRIVE AISLE
- 11'X18' OFFSITE ADA VAN COMPLIANT PARKING SPACE, 1 TOTAL SPACES
ADJACENT 5-FT WIDE ACCESS AISLE
2% MAX. SLOPE IN ANY DIRECTION TO INCLUDE AREA ADJACENT TO PROPOSED CURB
PROVIDE HANDICAP PARKING SIGN
SEE OFFSITE PARKING AGREEMENT, SHEET C005
- 8.5'X18' OFFSITE STANDARD PARKING SPACE, 11 TOTAL SPACES
SEE OFFSITE PARKING AGREEMENT, SHEET C005
- 60" WIDE ADA COMPLIANT ACCESS PATH
CONTRACTOR TO PROVIDE A DUST-FREE & SLIP RESISTANT SURFACE
MAX. CROSS SLOPE: 2.0%
MAX. LONGITUDINAL SLOPE: 8.33%
NEW LANDSCAPING AREA TO MEET OPEN SPACE AND SWM QUALITY REQUIREMENTS
- NEW CONCRETE CURB AND GUTTER
- NEW ADA COMPLIANT RAMP
PROVIDING ACCESS TO NEW ADDITION
MAX. SLOPE: 8.33%
MIN. CLEAR WIDTH: 54"
- NEW ASPHALT PAVING TO PROVIDE FLAT LANDING FOR NEW ADA RAMP
- PEDESTRIAN CIRCULATION PATH
- 8.5'X18' ON-SITE STANDARD PARKING SPACE, 2 TOTAL SPACES
- CONTRACTOR SHALL EXPAND EXISTING CONCRETE SIDEWALK ALONG WILLOW LN TO BE 6-FT WIDE
MAX. CROSS SLOPE: 2.0%
MAX. LONGITUDINAL SLOPE: 8.33%
- 0.0131 ACRES TO BE DEDICATED TO THE R.O.W. ALONG THE WILLOW AVENUE FRONTAGE.
- REPLACE EXISTING ELECTRIC DUCT BANK WITH NEW CONCRETE DUCT BANK PER PEPCO STANDARDS AND SPECIFICATIONS. PROVIDE 4 NEW 4" PVC CONDUITS, SEE DETAIL SHEET C005.
- EXISTING 2" WHC AND METER TO REMAIN AS-IS AND BE REUSED.
- EXISTING 8" SHC TO REMAIN AS-IS AND BE REUSED.

SITE PLAN NARRATIVE

A NEW 1-STORY HORIZONTAL ADDITION WITH PARTIAL BASEMENT SHALL BE CONSTRUCTED ATTACHED TO THE NORTHERN SIDE OF THE EXISTING STRUCTURE. A NEW OPEN SPACE LANDSCAPED AREA SHALL BE CONSTRUCTED IN THE NORTHEAST CORNER OF THE PARKING AREA AND NEAR THE BUILDING ADDITION. 14 PARKING SPOTS SHALL BE PROVIDED. A NEW ADA RAMP SHALL BE CONSTRUCTED PROVIDING ACCESS FROM THE SIDEWALK ALONG THE EASTERN FRONTAGE.



June 4, 2025

Mr. Carlos Pazmino, Planner III
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission (M-NCPPC)
2425 Reddie Drive, Wheaton, MD 20902

Dear Mr. Pazmino:

The State Highway Administration (SHA) has reviewed Site Plan 820250060 for the Sangfroid Distilling development located at 6950 Carroll Avenue, Takoma Park in Montgomery County, Maryland and has no comments or objections as no work is being proposed in the State's right of way. Additionally, the existing sidewalks, crosswalk ramps and driveways along the MD 410 frontage are currently ADA compliant.

SHA recommends approval of the Sangfroid Distilling Site Plan (820250060).

If you have any questions or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@mdot.maryland.gov.

Sincerely,



Derek Gunn, P.E.
District Engineer, District 3, SHA

DG/kw

Cc: Grace Bogdan, Montgomery County Planning Department
Rebecca Torma, MCDOT
Christopher M. Ruhlen, Lerch, Early & Brewer, Chtd
Rosalind Grigsby, City of Takoma Park

City of Takoma Park

DEPARTMENT OF PUBLIC WORKS

Telephone: 301-891-7633

FAX: 301-585-2405



31 Oswego Avenue
Silver Spring, MD 20910

c/o Patrick Horgan, P.E.
Huska & Horgan Engineering, LLC
1050 30th Street, NW
Washington, DC 20007

Subject: Stormwater Management (SWM) Concept SWC25-01-31
6950 Carroll Ave
Takoma Park, MD 20912

February 20, 2025

Dear Mr. Horgan

The referenced Stormwater Management Concept Application was found acceptable. Please refer to Takoma Code Title 16 for a complete description of stormwater management plan permit requirements. A list of requirements for a stormwater permit is presented below for your reference.

1. Completed SWM permit application (City's Web Page)
<https://takomaparkmd.gov/services/permits/stormwater-permit-application/>
2. Submit two (2) copies of the final SWM plans including pertaining details.
3. Submit one copy of approved Sediment and Erosion Control Plan (Montgomery County)
4. Submit SWM facilities construction cost estimate for the purpose of setting the Bond amount.
5. submit an executed performance Bond Form and evidence of an acceptable Performance Bond equal in amount to the approved construction cost estimate for SWM facilities.
6. Completed Declaration of Covenants for Inspection/Maintenance of the stormwater management system including Exhibit A and Exhibit B
7. A maintenance schedule, developed for the life of SWM facilities, must be included on the final plans.
8. Please include a Schedule for staged inspection and an Inspection Check-Off List on the final plans

9. Provide a letter from the owner indicating the name of the professional engineer registered in Maryland who would be performing inspection and certification for all the stages of construction as described in the Takoma Code, including preparation and presentation of the final "As Built" plans and certifications.

I appreciate the opportunity to be of service. Should you require additional assistance, please call the undersigned at 301-891-7620 or email alik@takomaparkmd.gov

For the City of Takoma Park
Department of Public Works

Sincerely yours,



Ali Khalilian, P.E.
City Engineer

Cc: Mr. Jeffrey Harner
SANGFROID DISTILLING
7203 Garland Ave
Takoma Park, Maryland 20912

File

Attachments: Permit
Requirement Foms

1. Declaration of Covenants – Inspection/Maintenance of Stormwater Management System
2. Bond Requirements
3. Performance Bond Form
4. AS-BUILT certification
5. SWM Application & Permit Fees

Declaration of Covenants – Inspection/Maintenance of Stormwater Management

Parcel ID No.: _____

**DECLARATION OF COVENANTS
INSPECTION/MAINTENANCE OF STORMWATER
MANAGEMENT SYSTEM
(Commercial and Non-Residential Properties)**

THIS DECLARATION, made this ____ day of _____, 20__, between
_____, hereinafter referred to as the
“Covenantor,” owner(s) of the following property: _____

(the “Property”), and the City of Takoma Park, Maryland, hereinafter referred to as the “City.”

WITNESSETH:

The Covenantor, with full authority to execute deeds, mortgages, other covenants, and all rights, titles and interest in the property described above, does hereby covenant with the City as follows:

1. The Covenantor must maintain the Easement Area(s) depicted in **Exhibit B** by providing trash removal, grass cutting, and landscaping on the Property described in **Exhibit A** and performing all required maintenance of the stormwater management system (the “System”) serving the Property in accordance with the laws of the City and the State of Maryland. The Covenantor’s obligations under this paragraph include responsibility for performing routine inspection and maintenance of any stormwater management facility as well as any nonstructural best management practice as needed to ensure that the entire System remains in proper working condition in accordance with approved design standards.
2. The Covenantor must provide routine inspection and structural maintenance of the System as needed to ensure that the System remains in proper working condition in accordance with approved design standards. The City will undertake all reasonable measures to return the Easement Area(s) to its original condition whenever the City undertakes repairs and maintenance in accordance with this Covenant.
3. The Covenantor must provide and maintain perpetual access from public rights of-way to the System for the City, its agents and its contractors.
4. The Covenantor must grant the City, its agents and its contractors a right of entry to the System for the purpose of inspecting, operating, monitoring, installing, constructing; reconstructing, modifying, altering or repairing the System. The Covenantor’s obligations under this paragraph include providing access to the

System via indoor common areas as needed for the City, its agents, and its contractors.

5. Except in the case of an emergency, the City will provide not less than seven (7) days prior notice to the Covenantor before performing any inspection of the System in accordance with this Covenant.
6. If, after reasonable notice by the City, the Covenantor fails to maintain the System in accordance with this Covenant, the City may perform any maintenance needed to correct a condition that impacts the effectiveness of routine maintenance and collect any costs incurred as a result from each owner of the System and in the same manner as real property taxes are collected. In addition, the City may seek reimbursement under any other method legally available to collect debts owed to the City.
7. The Covenantor agrees to indemnify and save the City harmless from any and all claims for direct damages to persons or property arising from inspection, repair and maintenance of the System and Easement Area(s) in accordance with this Covenant.
8. The Covenantor must promptly notify the City when the Covenantor legally transfers any of the Covenantor's responsibilities for the System. The Covenantor must provide the City a certified copy of any fully executed document of transfer.
9. The Covenants contained herein shall run with the land and shall bind the City, the Covenantor and the Covenantor's successors and assignees, and shall bind all present and subsequent owners of property served by the System.
10. This Covenant shall be recorded in the Land Records of Montgomery County, Maryland.
11. This Covenant runs to the benefit of the City and may not be released or modified except by written consent of the City.

IN WITNESS WHEREOF, the Covenantor and the City have executed this Declaration of Covenants on the date first above written.

Attest:

COVENANTOR

Print Name:

Signature

Signature

Print Name

Print Name

Title

Attest:

CITY OF TAKOMA PARK, MARYLAND

Signature

Signature

Print Name

Print Name

Title

STATE OF _____, COUNTY OF _____: ss

I hereby certify that on this _____ day of _____, 20____, before the subscriber, a Notary Public of the State of _____, and for the County of _____, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) described in the foregoing instrument, who did acknowledge that (he)(she)(they), having been properly authorized, executed the same in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal.

My commission expires: _____

Notary Public

STATE OF _____, COUNTY OF _____: ss

I hereby certify that on this _____ day of _____, 20____, before the subscriber, a Notary Public of the State of _____, and for the County of _____, personally appeared _____, City Manager, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, who did acknowledge that (he) (she), having been properly authorized, executed the same on behalf of the City of Takoma Park, Maryland in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal.

My commission expires: _____ Notary Public

INFORMATION FOR RECORDING

Parcel I.D. No.: _____

Legal Description: _____

Street Address of Parcel: _____

Name and Address of Parties to
Instrument and Their Interest:

Covenantor: _____

City: City of Takoma Park, Maryland
7500 Maple Avenue
Takoma Park, MD 20912
Attn: Ali Khalilian, P.E.
Project: 6590 Carroll Avenue Takoma Park
MD 20912

Certificate of Preparation

I hereby certify that I am an attorney duly admitted to practice before the Court of Appeals of Maryland and that the within instrument was prepared under my supervision.

Assistant City Attorney

AFTER RECORDING, PLEASE RETURN TO:

Ali Khalilian, P.E.
31 Oswego Avenue
Silver Spring, MD 20919

SWM EASEMENT
TAX ACCT NOS.

**EXHIBIT A
DESCRIPTION OF
A PORTION OF THE PROPERTY OF**

**LIBER
AND ALSO BEING
PART OF PARCEL**

**PLAT BOOK -----PLAT NO. ---
13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND**

Being part of the property acquired by, from ----- by ----- deed dated November ----- and recorded in ----- at Folio ---, said property also being part of Parcel----- Tract recorded in Plat Book ----- as Plat No. --- all among the Land Records of Montgomery County, Maryland, and being more particularly described in the datum of said Plat Book-----, Plat No. --- as follows:

Beginning for the same at a point on the South ---° ---' ---" East, ---.--- foot plat line of said Parcel ---, being ---.--- feet southeasterly from the northwesterly end thereof, said point also marking the southerly right of way line of ----- Street, --- foot wide, recorded in said Plat Book WWW -- as Plat No. --; thence running with a portion of said plat line of Parcel --, said southerly right of way line of -----Street, and the northwesterly right of way line of ----- Avenue, width varies, recorded in said Plat Book WWW -- as Plat No. --, the following seven (7) courses and distances

1. South ---° ---' ---" East, ---.--- feet to a point; thence
2. South --° --' --" West, ---.--- feet to a point; thence
3. South ---° ---' ---" East, ---.--- feet to a point; thence
4. North ---° --' 30" East, ----- feet to a point; thence
5. South---° ---' ---" East, --- feet to a point; thence

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

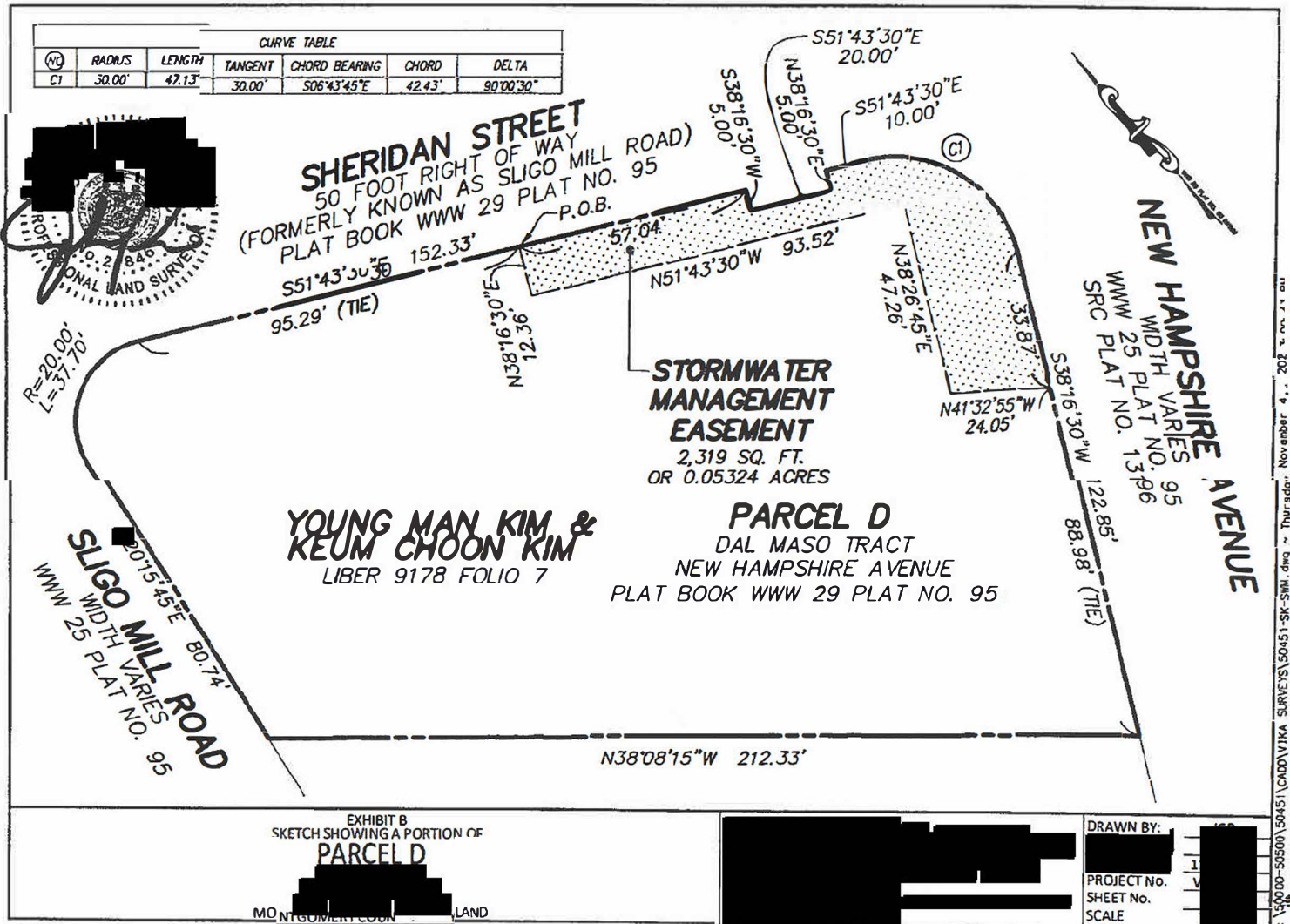
Date

The seal is circular with a dotted border. The text "STATE OF MARYLAND" is at the top and "PROFESSIONAL LAND SURVEYOR" is at the bottom, separated by two stars. A black rectangular redaction box covers the center of the seal.

Professional Land Surveyor
Maryland No. _____
License Expires: _____



EXHIBIT B-the Easement Area(s)



Storm Water Management Permit -Bond Requirement

16.04.200 Performance bond.

- A. The owner/developer shall be required to provide a surety or cash bond, irrevocable letter of credit, certificate of guaranty or other means of security acceptable to the City prior to the issuance of the final stormwater management permit for development requiring a public stormwater management facility.
- B. If security is required, the amount of the security shall not be less than the total construction cost of the stormwater management facility as estimated by the City.
- C. Any security required pursuant to this section shall include provisions relative to forfeiture for failure to complete work specified in the approved stormwater management plan, compliance with all the provisions of this chapter, and other applicable laws and regulations and any time limitations.
- D. If security is required, the security shall not be fully released without final inspection of completed stormwater management facility and the acceptance of as-built plans and certification of completion by the City that the stormwater management facilities comply with the approved plan and the provisions of this chapter.
- E. A provision may be made for partial release of the amount of the security after various stages of construction have been completed and accepted by the City. The procedures used for partially releasing performance bonds must be specified by the City in writing prior to final stormwater management plan approval. (Ord. 2010-20 § 1 (part), 2010/Ord. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: prior code § 10C-19)

The acceptable forms of Security

- (1) Irrevocable letter of credit from a financial institution with automatic renewal until release by the city.
- (2) Irrevocable assignment of funds in favor of the city of Takoma Park
- (3) Corporate surety Bond
- (4) Cash bond

Any violation of the permit terms and conditions including the posted bond shall be treated in accordance with applicable city codes and policies.

PERFORMANCE BOND AGREEMENT FORM

CITY OF TAKOMA PARK, MARYLAND

**PERFORMANCE BOND**

Permittee(s) Name: _____

Permit No.: _____

Address: _____

Permit Type: _____

Telephone/Email: _____

Bond No.: _____

Surety Name: _____

Sum of Bond: _____

Address: _____

Date Bond Executed: _____

Telephone/Email: _____

KNOW ALL PERSONS BY THESE PRESENTS, that _____
 _____, hereinafter referred to as "Permittee," and
 _____, a corporation incorporated under the laws of
 the State of _____ and authorized to do business in the State of Maryland,
 hereinafter referred to as "Surety," are held and firmly bound unto the City of Takoma Park ,
 Maryland, a municipal corporation, hereinafter referred to as "City," in the sum of _____
 _____ Dollars (\$_____) in lawful money of the United
 States of America, to be paid to the City, or its assigns, upon the conditions set forth below. This
 Bond is binding on ourselves, our heirs, personal representatives, administrators, successors, and
 assigns, jointly and severally.

WHEREAS, Permittee has applied for a permit from the City to _____

 on the following described property: _____
 _____.

WHEREAS, it is a condition of approval and issuance of the permit referenced above that a
 bond or other instrument be issued for the benefit of the City, guaranteeing performance of the work
 described in the permit and as may be required by law.

NOW, THEREFORE, the condition of this obligation is such that, providing the Permittee shall perform all work according to the terms and conditions of the above referenced permit, and comply with all requirements of law, then this obligation shall be null and void. Otherwise this Bond shall continuously remain in full force and effect until released by the City.

1. In the event that the Permittee shall fail or refuse, in any respect, to complete all work in accordance with the terms and conditions of the permit and applicable law and within the period of time specified in the approval of the permit or any extensions thereof, then upon written notice of default from the City or its designee to the Permittee and the Surety, the Surety shall promptly take one of the following actions:

- a. Undertake to complete or correct the work or to arrange for completion or correction of the work at the Surety's sole expense; or
- b. Pay the City to complete or correct the work up to the full penal sum of the bond.

2. The Surety agrees that no change, extension of time, alteration or addition to the terms of the permit or the work to be performed under the permit shall in any way affect its obligations under this Performance Bond. The Surety hereby waives notice of any such change, extension of time, alteration or addition to the terms of the work to be performed under the permit.

3. If the Surety does not respond within ten (10) business days after receiving the City's notice of default, the City shall be entitled to enforce any remedy available to the City, including completing or correcting the work, or arranging for the completion or correction of the work, and seeking reimbursement from the Surety up to the full penal sum of the bond.

4. This Bond shall remain in full force and effect until all of the work has been satisfactorily completed according to the terms and conditions of the above referenced permit and applicable law and the completed work has been approved by the City Manager of the City or his or her designee.

[Signature page follows.]

THE PERSONS WHOSE SIGNATURES APPEAR BELOW CERTIFY THAT THEY ARE AUTHORIZED TO EXECUTE THIS BOND ON BEHALF OF THE PERMITTEE AND THE SURETY. SIGNED, SEALED, AND DATED THIS ____ DAY OF _____, 20__.

Witness/Attest

PERMITTEE: _____

By: _____ (SEAL)

Print Name: _____

Title: _____

(If a corporation, must be signed by the President or Vice President)

Witness/Attest

*SURETY: _____

By: _____ (SEAL)

(Attorney-in-Fact signature)

Print Name: _____

*Bonding company must be licensed to write bonds in the State of Maryland. Attach Maryland Certificate of Authority.

Acknowledgement of Permittee

State of _____, County of _____: ss

On this ____ day of _____, 20__, before me, the undersigned officer, personally appeared _____, who acknowledged himself/herself/themselves to be the _____ (title of corporate officer) of _____, a corporation, and that he/she/they, as such officer(s), being authorized so to do, executed the foregoing bond for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as _____ (title of corporate officer or other description of legal authority).

In witness whereof, I set my hand and official seal.

My commission expires: _____

Notary Public

Acknowledgement of Surety

State of _____, County of _____: ss

On this ____ day of _____, 20__, before me, the undersigned officer, personally appeared _____, Attorney-in-Fact for the Surety, _____, a corporation, and that he/she/they, as such Attorney-in-Fact, being authorized so to do, executed the foregoing bond for the purposes therein contained, by signing the name of the Surety by himself/herself as such Attorney-in-Fact.

In witness whereof, I set my hand and official seal.

My commission expires: _____

Notary Public

**As Built Certification Form &
Plan Review and Permit Application Fee**

AS-BUILT CERTIFICATION

I hereby certify that the stormwater management facilities shown on the plans has (have) been constructed in accordance with the plans approved by the City of Takoma Park, except as noted in red on the “AS-BUILT” drawings.

Name	Signature
Maryland Registration Number	Date
MDE No.	Facility Identification (number and/or type)

“Certify” means to state or declare a professional opinion based on sufficient and appropriate onsite inspections and material tests conducted during construction.

DESIGN CERTIFICATION

“I hereby certify that this plan has been designed in accordance with Title 16 of City of Takoma Park Code and the current Maryland Stormwater Design Manual, Volumes I & II and The Maryland Department of the Environment Stormwater Management Regulations.

Name	Signature
Maryland Registration Number P.E., R.I.S. or R	Date

City Of Takoma Park Public Works Department



31 Oswego Avenue, Silver Spring, Maryland 20910

Office: 301-891-7633 Fax: 301-585-2405

www.cityoftakomapark.org

A Stormwater Management permit is required for:

- additions or modifications to existing single-family detached residential structures disturbing 5,000 square feet or more
- Any exterior construction activity on commercial, industrial or institutional property, regardless of size of disturbance.

The City requires submittal of a Stormwater Plan for City review and approval at the Concept stage and the Final Construction Phase. There may also be a requirement for Plan submittal at the Site Development Stage for multi-unit residential or large commercial developments.

The submission requirements for the permit application are outlined in the City Code, Section 16.04.140 and Maryland Department of the Environment Stormwater Management Design Manual.

Stormwater Management Plan Review and Permit Application Fee are outlined in 16.04.170 Fees. are as follows:

Concept or		
Site Development:	Single family	\$50
	Multi-family	\$10 per unit, minimum of \$50
	Commercial, Institutional, Industrial,	\$0.05 per sq. foot of impervious area
	Multi-family 21 units or more	(minimum \$250, maximum \$500)
Final Construction:	Single family	\$500
	Multi-family	\$100 per unit, minimum of \$500
	Commercial, Institutional, Industrial,	10% of the system construction costs
	Multi-family 21 units or more	(reduction up to 50% possible if controls exceed requirements)

Update Renewal Fee. A plan update is required if a stormwater management permit is not obtained within 12 months after the approval of the stormwater management plans. A fee of \$100.00 will be charged for reviewing the updated plans.

Revision Fee. No charge shall be made for the first plan revision submitted for review. The charge for the second and all subsequent plan revisions submitted for review shall be 50% of the original fee.

Please attach this document to your Application submittals

1. Project Address:
 2. Total Acres:
 3. Impervious Acres within LOD:
- ☐ SWM CONCEPT
☐ SITE DEVELOPMENT
☐ FINAL

Application Fee Remitted:

From: [Rosalind Grigsby](#)
To: [Bogdan, Grace](#); [Devin McNally](#)
Cc: [Dickel, Stephanie](#)
Subject: Re: 6950 Carroll Ave -- 820250060
Date: Thursday, April 10, 2025 4:16:53 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Grace,

Thank you for clarifying the questions.

As far as the 5' f-o-w on Willow, the City has no need of the additional right-of-way so please consider this message confirmation of that.

I don't understand the truncation of the lot at Carroll and Willow. What is that regarding?

Thanks for your help, I am adding Devin McNally, Acting Director of the Housing and Community Development department, to this message.

Roz

On Thu, Apr 10, 2025 at 2:42 PM Bogdan, Grace <grace.bogdan@montgomeryplanning.org> wrote:

Hi Roz-

Our comments asked the Applicant to specify what the existing and master planned ROW is for Carroll Avenue and Willow Avenue. It appears the Applicant is proposing to dedicate 5 feet to the City along Willow Avenue through the Subdivision Waiver (if the City does not want this additional ROW then yes a letter stating such would be helpful). We also asked them to include information regarding truncation of the lot at the intersection of Carroll Avenue and Willow Avenue. This is typical information required to make the findings for the Subdivision Waiver and Site Plan, but we are trying to move this forward as simply and quickly as possible.

Grace

From: Rosalind Grigsby <rosalindg@takomaparkmd.gov>
Sent: Wednesday, April 9, 2025 11:33 AM
To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Subject: Re: 6950 Carroll Ave -- 820250060

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links,

or responding.

Dear Grace,

It sounds like the meeting with Sangfroid yesterday had a few snags about r-o-w and sidewalks, etc.

Would a letter of support from staff or the City Manager's office help address some of the issues about the historic building and City authority over r-o-w, SWM, and trees?

Happy to discuss if that's easiest -- my cell is 301-787-9343.

thanks,

Roz

On Tue, Apr 8, 2025 at 6:08 PM Rosalind Grigsby <rosalindg@takomaparkmd.gov> wrote:

Dear Grace,

I should add that Takoma Park City Council is not going to weigh in on this application.

thanks,

Roz

On Tue, Apr 8, 2025 at 5:30 PM Rosalind Grigsby <rosalindg@takomaparkmd.gov> wrote:

Dear Grace,

Apologies for my delayed reply - I've been out of town.

Yes, the same comments apply for the subdivision application.

thanks,

Roz

On Tue, Mar 25, 2025 at 5:05 PM Bogdan, Grace

<grace.bogdan@montgomeryplanning.org> wrote:

Hi Roz-

Thanks for the comments. I assume the same comments apply to the associated subdivision waiver, [SRW202502?](#)

Grace

From: Rosalind Grigsby <rosalindg@takomaparkmd.gov>

Sent: Tuesday, March 25, 2025 2:43 PM

To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; Devin McNally <devinm@takomaparkmd.gov>

Subject: 6950 Carroll Ave -- 820250060

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Grace,

Thank you for including the City of Takoma Park in the development review process for 6950 Carroll Ave -- 820250060.

I am having difficulty inserting general comments in ePlans so please consider this the City's feedback.

The City requires that all development projects abide by the City's requirements regarding trees, stormwater, and work in the City's right-of-way.

We support this adaptive re-use of the historic bank building and request the staff approval to move this project forward in a timely manner.

thank you,

Roz Grigsby

Rosalind Grigsby

Planning Manager

Housing and Community Development Department

City of Takoma Park

7500 Maple Avenue

Takoma Park, MD 20912

she, her, hers

www.takomaparkmd.gov

820250060 Sangfroid Distilling

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820250060-005.pdf V2” uploaded on/ dated **“02/22/2025”**.

Access and improvements on Carroll Ave (MD 195) per SHA and Willow Ave per the Town of Takoma Park (recommend using standard street tree species). As such, we have no further comments at this point.

Christopher M. Ruhlen
Attorney
301-841-3834
cmruhlen@lerchearly.com

April 14, 2025

VIA ELECTRONIC MAIL

The Honorable Artie Harris, Chair
and Members of the Montgomery County Planning Board
Maryland-National Capital Park & Planning Commission
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Request for Subdivision Regulations Waiver in connection with Site Plan Application
No. 820250060 (the "Site Plan")

Dear Chairman Harris and Members of the Board:

Our firm represents 6950 Carroll Avenue, LLC (the "Applicant"), an affiliate of Sangfroid Distillery and the owner of certain real property located at 6950 Carroll Avenue and 7110 Willow Avenue in Takoma Park, Maryland that is subject to the above-referenced Site Plan application (together, the "Properties"). The Site Plan is proposed in connection with the adaptive reuse of a historic bank building on one of the Properties (*i.e.*, the Takoma Park Bank Building at 6950 Carroll Avenue) as a distillery production facility and tasting room (the "Project"). The Project – which entails construction of a rear building addition, installation of rooftop screening, fenestration alterations, and other related items – is subject to a Historic Area Work Permit ("HAWP") that the Montgomery County Historic Preservation Commission (the "HPC") approved on May 10, 2023 ("HAWP No. 1025550").

In connection with preliminary efforts to prepare and process the Site Plan and related permits for the Project, the Montgomery County Department of Permitting Services ("MCDPS") and the Montgomery County Planning Department ("Planning Department") advised the Applicant that a lot line currently bifurcates the existing historic building. As such, in order to address certain applicable provisions of Chapter 50 of the Montgomery County Code (the "Subdivision Regulations") described in Section 1 of this Letter that require elimination of the existing lot line, the Project requires a record plat to be processed, approved, and recorded in advance of building permit issuance.

The Subdivision Regulations also state that the Montgomery County Planning Board ("Planning Board") may not approve a record plat unless it complies with an approved Preliminary Plan of Subdivision. However, requiring a Preliminary Plan of Subdivision in this instance – *i.e.*, for a property that is already developed with an existing historic resource, that already is undergoing Site Plan review for a minor building addition – is both unnecessary due to the unusual

circumstances involved with the proposed adaptive reuse of the existing historic building, and redundant with the reviews that will occur with the proposed Site Plan. For these and other reasons, the Applicant respectfully requests a waiver ("Waiver") from Section 50.8.2.C.1 in connection with its pending request for Site Plan approval for the Project, to facilitate and expedite the processing and approval of a record plat and the subsequent issuance of building and other necessary permits.

I. Background

The Applicant's Properties are located within the City of Takoma Park, Maryland, with frontage on two public streets: Carroll Avenue and Willow Avenue. As shown on the subdivision record plat recorded in the Montgomery County Land Records as Plat No. 46 (the "Record Plat") (Exhibit A), the Properties – also known as Lots 1, 2 and 4, Block 5 "Lipscomb and Earnest Trustees' Addition to Takoma Park" subdivision – originally were platted in 1902.

The 6950 Carroll Avenue portion of the overall site includes Lots 1 and 2 (the "Building Site"), and is zoned Neighborhood Retail (NR-0.75, H=50'). The 7110 Willow Avenue portion of the site, which includes Lot 4 (the "Parking Site"), is zoned Commercial Residential Town (CRT-0.75, C-0.75, R, 0.25). The Properties also are located within the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone (the "TPESS Overlay Zone").

The Building Site currently consists of approximately 9,038 square feet of site area, excluding dedications. This portion of the overall assemblage is improved with the existing historic bank building, which was constructed in approximately 1927 across the lot line that divides Lots 1 and 2. As noted above, the HPC has approved a HAWP for the adaptive reuse of the existing historic building as a distillery production facility and tasting room, pursuant to which the Applicant proposes to implement the Project. Please refer to the attached HPC Staff Report for more detailed information about the existing historic building, the proposed Project, and the approved HAWP.

As a prerequisite for MCDPS's issuance of building and other necessary permits for the Project, the Montgomery County Code requires the Planning Board to approve a record plat for the 6950 Carroll Avenue portion of the site that eliminates the existing lot line that separates Lot 1 from Lot 2, so that the existing historic building and the proposed addition will be located within a consolidated record lot. More specifically, Section 3.2.B of the Subdivision Regulations provide that "[a] building permit may only be issued for a building located on a lot or parcel shown on a plat recorded in the County Land Records, or on a parcel exempt from recording requirements under Section 3.3.B., and in a manner that does not result in the building or structure crossing a lot line."

In order for the Planning Board to approve a record plat, the Subdivision Regulations also first generally require the Planning Board to approve a preliminary plan of subdivision application. Section 50.8.2.C of the Subdivision Regulations provide as follows:

Section 8.2. Approval Procedure

* * * *

C. Plat to comply with approved preliminary plan and site plan where required.

- 1. With the exception of a minor subdivision, as defined in this Chapter, no plat may be approved unless it complies with an approved preliminary plan; however, the Board may allow for minor modifications from the plan which, in its opinion, do not alter the intent of the previous approval.*
- 2. In those situations where a site plan is required, the Board may refuse to approve a plat until a site plan is approved under Section 59-7.3.4. Changes made to the lot layout of an approved preliminary plan as part of a site plan approval may be included on the plat without the need for amendment of the preliminary plan.*

Finally, the Zoning Ordinance also requires the Planning Board to approve a Site Plan for the Project as a prerequisite to permit issuance. Pursuant to Section 4.9.17.D.1.c (excerpted below), Site Plan approval is required because the existing historic building slightly exceeds the applicable maximum building height for the TPESS Overlay Zone of 30 feet (as set forth in Section 4.9.17.C.1):

[A]n expansion of a building by 1,000 square feet or less if the building was existing on the effective date of the Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone and was a conforming building on that date, but that does not conform to the standards of the Overlay zone.

Accordingly, the Applicant has submitted the Site Plan for the Project for review and approval by the Planning Board.

II. Basis for Approval – Subdivision Regulations Waiver

The Applicant is requesting this Waiver from the above-stated requirements of Section 50.8.2.C to facilitate and expedite the processing and approval of the record plat for the Project. The Zoning Ordinance authorizes the Planning Board to grant a Waiver from any requirement in Chapter 50, including Section 50.8.2.C, after making certain required findings set forth in Section 9.3. The proposed Waiver satisfies each of the required findings as follows:

- 1. [D]ue to practical difficulty or unusual circumstances of a plan, the application of a specific requirement of the Chapter is not needed to ensure the public health, safety, and general welfare;*

The existing historic building has been located on the Building Site for nearly a century, across the lot lines between Lots 1 and 2 (as originally platted in 1902). The Building Site has remained largely unchanged during that period of time, and the Applicant does not propose to substantially alter the existing conditions on the site with the Project. Rather, the Project – which already has been reviewed by the HPC in connection with the approved HAWP – involves only a small building addition and limited alterations to the existing historic building to facilitate its adaptive reuse and address applicable current building code requirements.

But for the existing lot line that bisects the historic building, the Applicant would not need to record a new record plat in order to implement the Project, nor obtain the Planning Board's initial approval for a Preliminary Plan. Thus, the longstanding existing lot line through the historic building constitutes an unusual circumstance that presents certain practical difficulties for the Applicant's ability to timely obtain building permits for the Project, as would be possible in typical circumstances. Should a Preliminary Plan be required, the Applicant will not be able to complete the Project within its desired timeframe, affecting its operational plans and, potentially, financing arrangements.

Nonetheless, even though the Applicant intends to submit and process a record plat for the Property to address the requirements of Section 3.2.B of the Subdivision Regulations, a Preliminary Plan is not needed to ensure the public health, safety and general welfare, as the intent of the requirement is still met. More specifically, the Applicant already has obtained a HAWP for the Project, and has submitted a Site Plan application to address the Zoning Ordinance's requirements for the TPESS Overlay Zone, as described in Section I above. The HAWP and the Site Plan together will ensure that the Properties remain compatible with the County's historic preservation and planning objectives as well as any applicable required findings for Planning Board approval. In this way, the preservation of the public health, safety and welfare will be maintained, even without Preliminary Plan review.

2. *[T]he intent of the requirement is still met;*

Generally, Section 50.8.2.C is intended to ensure that, prior to approval of a record plat, a proposed subdivision has been reviewed for purposes of facilitating harmonious development and promoting the health, safety and welfare within Montgomery County. In this case, the Properties already are developed, and the existing conditions have been in place for nearly a century. Furthermore, the existing conditions have been deemed to constitute an outstanding resource within the Takoma Park Historic District, which the County desires to preserve and maintain.

In this case, the Project proposes to substantially maintain the existing Building Site, with only a small, rear building addition and limited alterations to the existing historic building proposed pursuant to the approved HAWP. Although the County Code requires a record plat to be approved as a prerequisite for building permit issuance to eliminate the existing lot line that runs through the Building Site, no changes are proposed to the Properties that would substantially alter the existing conditions on the site or the character of the current subdivision pattern. In this instance, the intent of Section 50.8.2.C will still be addressed through the review of the approved HAWP and the proposed Site Plan, and will not be affected by the proposed Waiver

3. *[T]he waiver is: (a) the minimum necessary to provide relief from the requirements; and (b) consistent with the purposes and objectives of the General Plan.*

The requested Waiver applies only to the requirement under Section 50.8.2.C to obtain Preliminary Plan approval in advance of a record plat and, thus, is the minimum necessary to provide relief from applicable requirements. The Applicant will still prepare and process a new record plat for the Properties as Section 3.2.B of the Subdivision Regulations requires and otherwise is requesting approval for the proposed Site Plan, which will ensure that the purposes and objectives of the Approved and Adopted Thrive Montgomery 2050 Plan (the "General Plan") are considered to the extent they are applicable to the Properties.

The General Plan “is primarily focused on land use, so it addresses only the aspects of economic development with a strong connection to real estate and public infrastructure.” (General Plan at 29). However, the General Plan “complements economic development initiatives developed by other organizations” including the Montgomery County Economic Development Corporation’s Economic Development Strategic Plan (“MCEDC Strategic Plan”). (*Id.*) Among other things, the MCEDC Strategic Plan establishes several strategic economic development priorities for the County including the acceleration of innovation, economic drivers, and entrepreneurship. (*Id.*) In this case, the requested Waiver facilitates and expedites the processing and approval of a record plat and the subsequent issuance of building and other necessary permits, alleviating the unusual circumstances and practical difficulties described above that affect the Applicant’s ability to timely obtain building permits for the Project. In so doing, the Waiver accelerates entrepreneurship and is consistent with the General Plan.

Moreover, the Project associated with the Waiver is consistent with the purposes and objectives of the General Plan. The General Plan sets forth overarching objectives for development that include (i) strengthening Montgomery County’s economic competitiveness by attracting and retaining employers and employees; (ii) promoting environmental health and resilience through a range of strategies aimed at reducing the impact of climate change and limiting pollution; and (iii) encouraging urbanism as an organizing principle that emphasizes compact development and a mix of uses and building types. (*See* General Plan, pp. 8, 19, 21).

With respect to economic competitiveness, the Project associated with the Waiver will transform a vacant historic building into an active commercial use that will attract visitors, support small business growth, and contribute to the local tax base. The adaptive reuse of the former bank building into a distillery and tasting room will introduce a destination-oriented use to this location in the City of Takoma Park that will offer both economic and placemaking benefits.

The distillery and tasting room also will support job creation in the artisan manufacturing and hospitality sectors, industries that contribute to local employment diversification and appeal to Montgomery County’s educated, entrepreneurial workforce. Moreover, the unique nature of the proposed use has the potential to draw both local patrons and visitors from surrounding jurisdictions, generating increased foot traffic and economic spillover effects for nearby businesses and services. Importantly, this kind of adaptive reuse aligns with broader trends in economic development that prioritize creative, experience-based commercial spaces, particularly those that celebrate local culture, craft production, and community engagement. The Project reflects the type of innovative redevelopment that positions Montgomery County as a competitive and attractive location for businesses, workers, and consumers alike.

With respect to promoting environmental health, the Project associated with the requested Waiver represents a sustainable and environmentally conscious approach to redevelopment, one that avoids the environmental costs associated with new construction by adaptively reusing a nearly 100-year-old historic structure and working largely within existing site conditions. Rather than demolishing and replacing the vacant building, the Applicant proposes to repurpose it through minimal site disturbance and targeted improvements. This approach reduces construction waste and conserves embodied energy, while reinvesting in a site with significant historic and architectural value.

The limited scope of the Project, both in scale and footprint, further minimizes disruption to the surrounding environment and reflects a commitment to reducing the development's overall environmental impact. Importantly, the Project will comply with all applicable regulations and incorporate best practices to manage stormwater runoff and maintain site stability, and the proposed improvements associated with the Project will have a low environmental impact. At the same time, the Project will create new open space and landscaped areas, so as to help improve on-site permeability, encourage walkability, and enhance the surrounding public realm. These improvements, though limited in scope, reflect an intentional effort to modernize infrastructure in a resilient and climate-conscious manner consistent with the General Plan.

Finally, with respect to urbanism, the Project associated with the Waiver seeks to adaptively reuse a nearly century-old historic building that has long contributed to the architectural character of the area, but which is currently vacant. This type of redevelopment, centered on preservation, reinvestment, and the thoughtful repurposing of existing assets, exemplifies compact development and avoids the adverse impacts of sprawl. Moreover, the General Plan specifically states that the county should pursue policies and practices that will “[p]reserve, renew and reuse existing and historic buildings, districts, and landscapes to affirm the continuity and evolution of communities while celebrating local culture and identity.” (General Plan, at 99.) The proposed Project directly advances this objective and, thus, aligns squarely with the General Plan.

III. Conclusion

The Applicant respectfully requests that the Planning Board approve the Waiver for the reasons described herein, so that the Applicant may proceed with submitting and processing the record plat for the Project without delay. As required, the requested Waiver satisfies the applicable criteria of Section 9.3 of the Subdivision Regulations for Planning Board approval.

* * * *

We trust that this information is helpful in your review of the Applicant's request, and that you will not hesitate to contact us if you have any questions or require additional information.

Very truly yours,



Christopher M. Ruhlen, Esq.

cc: Mr. Jeff Harner
Mr. Tom Bizarri
Mr. Patrick Horgan
Ms. Grace Bogdan

ATTACHMENT

Montgomery County Historic Preservation Commission Staff Report,
dated May 17, 2023

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6950 Carroll Ave., Takoma Park	Meeting Date:	5/24/2023
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	5/17/2023
Applicant:	Sangfroid Distillery (Jeff Harner) Christopher Peli, Architect	Public Notice:	5/10/2023
Review:	HAWP	Tax Credit:	Partial
HAWP No.:	1025550	Staff:	Dan Bruechert
Proposal:	Building addition, fenestration alterations, HVAC installation		

RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Beaux Arts
DATE: 1927



Figure 1: The subject property is located at the corner of Carroll and Willow Ave.

BACKGROUND

The HPC heard a Preliminary Consultation for the proposed new construction, rooftop screening, fenestration alterations, and other items associated with the adaptive reuse of this historic bank into a new distillery and commercial space at the December 7, 2022 HPC meeting.¹ The HPC supported the proposed rehabilitation of the historic bank building. There were two areas of concern raised by the HPC and the staff: one was the degree of visual impact that would occur by relocating the HVAC system from the ground to the roof; the second issue was the proposed materiality and overall appropriateness of the proposed rear addition.

PROPOSAL

The applicant proposes to rehabilitate the building for use as a distillery. Required changes include fenestration alterations, relocating the HVAC system to the roof, and constructing a building addition.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Outstanding Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). As this project is also in one of the two commercial districts in Takoma Park review of the project shall be guided by the *Design Guidelines for Commercial Buildings in the City of Takoma Park, Maryland*.

Takoma Park Historic District Design Guidelines

There are two very 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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes, and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height,

¹ The Staff Report for the December 7, 2022 Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/12/III.A-6950-Carroll-Avenue-Takoma-Park-Preliminary-Consultation.pdf> and the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=30f2b112-7af0-11ed-9024-0050569183fa.

setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc..is encouraged

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged

Preservation of original building materials and use of appropriate, compatible new materials is encouraged

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

(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 the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will 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.
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 DISCUSSION

Completed in 1927, the Takoma Park Bank Building is a monumental Beaux Arts building. The building is constructed primarily of brick with a limestone block façade, and it has five large semicircular windows across the front. The building has many architectural details including a parapet wall with dentils decorating the cornice. The frieze has relief moldings at each corner and roundels symmetrically placed at both ends of a sign band with “Takoma Park Bank” carved in it. The elevations that face away from the street (the parking lot to the rear and the alley to the left) have the same two-story steel casement windows found on the front, but are otherwise stripped of all ornamentation. Additionally, the rear and alley elevations have brick exteriors.

The subject property operated as a bank from 1927 until 2021 when Bank of America closed its branch. The bank building has had only minor alterations in its nearly 100-year history. In 2003 the building’s owner constructed an ADA-compliant ramp along the front elevation. That ramp was replaced in 2011 to comply with the updated code. Sometime prior to 2003, the lower half of a window along Willow Ave. was removed to accommodate the installation of an ATM. The ATM has subsequently been removed, however, the opening is still blocked in. Lastly, the bank building has had several signs installed, changing with each tenant. Most recently, Bank of America had internally illuminated signs at the parapet on the Willow Ave. and alley facing elevations. The bank retains its integrity of design and materials.

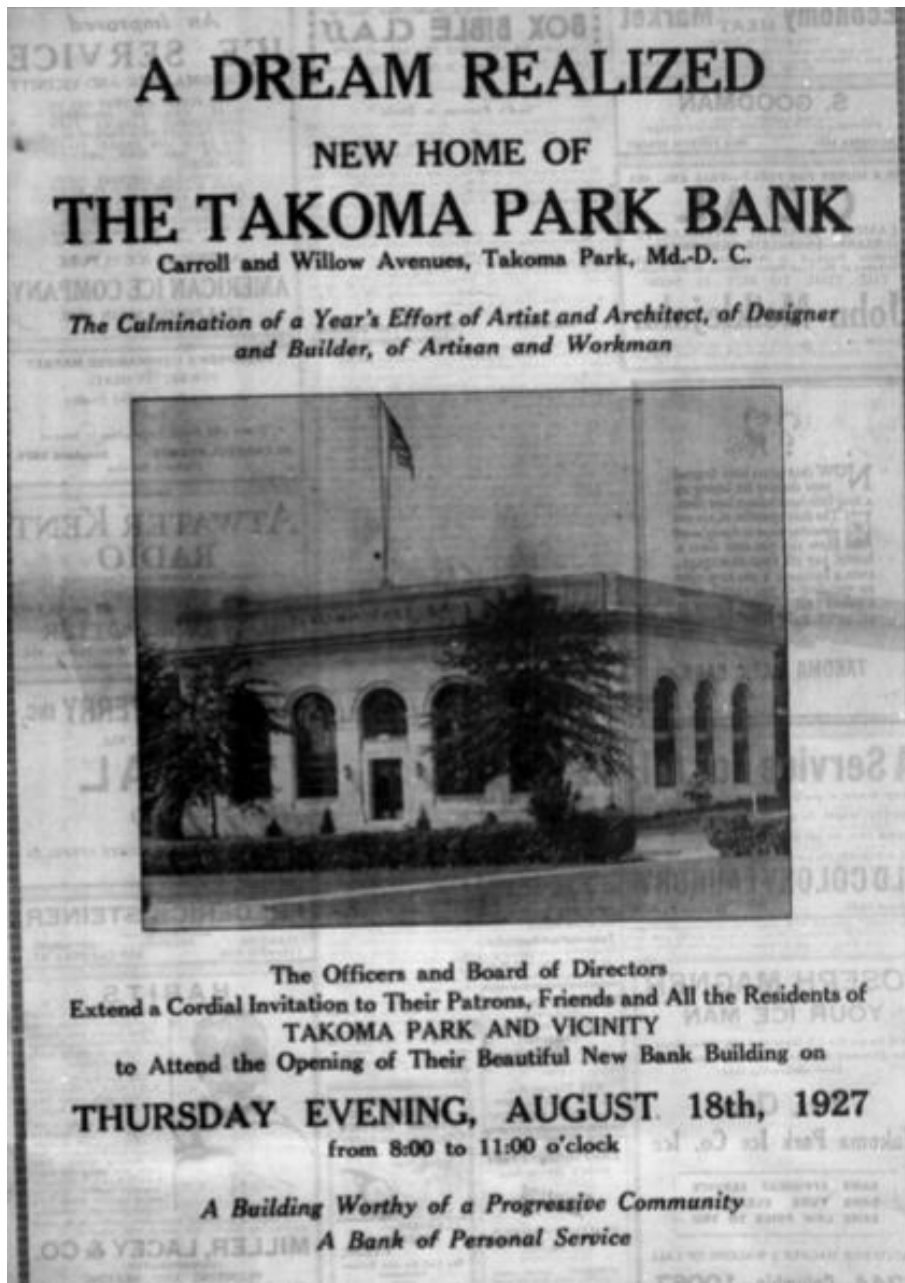


Figure 2: The Takoma Park News, Tuesday, August 18, 1927.

The Takoma Park Bank Building has a single entrance along Carroll Avenue. As a bank, limiting ingress and egress is an integral part of business operation; however, that single entrance will not satisfy code requirements for other contemporary commercial uses. The applicant proposes to convert the building's use from its historic function as a bank to a distillery and tasting room. The two street-facing elevations have stone siding, dentils, and a decorative entablature. The parking lot-facing elevations are architecturally reserved with brick faced-elevations and no cornice or entablature; though the large steel windows on the parking lot elevations match the street-facing elevations.

To accommodate the building's proposed use, the applicant proposes to create a new entrance, relocate the HVAC units from the parking lot to the roof, and construct an addition to the rear. The applicant also proposes to restore the window opening on the Willow Ave. elevation that was blocked to install the

ATM. While the description of this work is in-kind, detailed specifications need to be submitted with the HAWP application to ensure it does not require a HAWP. Restoring this window is an eligible expense for the County Historic Preservation Tax Credit.

New Building Entrance

The applicant proposes to maintain the existing, ADA-compatible, front entrance. However, a single entrance is not sufficient for the needs of the building program or to satisfy current building codes. The applicant proposes to install a new entrance from the parking lot on the north elevation in a location not visible from the public right-of-way. The proposed door will be a solid, painted steel door. Access to the new door will be provided by a sloping ramp with a metal railing, satisfying ADA requirements.

Staff finds the proposed door will only be visible from the parking lot and not visible from the public right-of-way as recommended by the *Design Guidelines*. Additionally, the entrance is proposed for a section of blank wall, so no historic openings will be impacted by the new door. At the Preliminary Consultation, the HPC was supportive of the new opening both in its placement and materials. The ramp and railing were not presented at the Preliminary consultation. Staff finds the proposed ramp and railing along the rear elevation, are freestanding elements that do not detract from the character of the building and could be removed at a future date without destroying historic fabric. Staff recommends the HPC approve the proposed door and ramp under the *Design Guidelines*, 234A-8(b)(2), and Standards 2 and 9.

Relocating HVAC System

The current HVAC units are installed along the rear elevation adjacent to the parking lot. The proposed building program requires an expanded HVAC system. Instead of adding more units adjacent to the parking lot, the applicant proposes to relocate the HVAC system to the roof. Based on the feedback from the HPC at the Preliminary Consultation and in consultation with Staff, the applicant eliminated the metal screening and the access door from the roof to minimize the new mechanical system's visual impact.

The HPC supported relocating the HVAC system to the roof, but encouraged steps to reduce its visibility. Recommendations included limiting the screening to the maximum extent, using a less reflective screening material to avoid drawing a viewer's eye, or constructing a well in the roof to lower the height of the HVAC equipment.

The HPC concurred with Staff's finding that relocating the HVAC system to the roof is appropriate and in fact, should be encouraged as it will reveal more of the historic building and reduce the noise created by the HVAC system. Additionally, the applicant worked with their mechanical engineer to locate the HVAC equipment grouped as close to the middle of the roof as possible to minimize their visibility when viewed from the street level. This does not mean that the mechanical equipment will not be completely invisible from the right-of-way, but its visibility has been substantially reduced from the version presented at the Preliminary Consultation. The applicant submitted a perspective rendering of the building with the proposed rooftop mechanical systems (see drawings identified as HP.09 in the application).

Staff finds the revised proposal, with the equipment grouped in the middle of the roof and the screening removed, is an appropriate solution that will be minimally visible from the public right-of-way and recommends the HPC approve the alterations to the roof under the *Design Guidelines*, 24A-8(b)(1) and (2), and Standard 2 and 9.

Building Addition

In the northwest corner of the historic building, the applicant proposes to construct an addition measuring 33' 6" × 21' 1" (thirty-three feet, six inches wide by twenty-one feet, one inch deep) with 4' 6" (four foot six inch) inset connector. The whole addition comprises 986 ft² (nine hundred eighty-six square feet).

The addition is 12' 9" (twelve feet, nine inches) tall, with an additional 10' (ten feet) of perforated metal screening the mechanical systems on the roof. The proposed addition includes a loading dock, mechanical systems for manufacturing, and additional storage space. The addition will access the historic bank building by removing the lower half of one of the historic steel windows (see below).



Figure 3: Rear of the subject property. The lower half of the window outlined in yellow will be removed to create access from the addition.

The addition is inset from the historic side wall plane by approximately 1' (one foot) with a 3' (three foot) hyphen-inset and will be partially visible from a very narrow perspective along Carroll Ave. but will be highly visible from Willow Ave. The addition is 12' 9" (twelve feet, nine inches) tall and will have a cast-in-place concrete base. The addition will be sided in Rheinzink metal panels—a titanium zinc panel with a pre-patinated finish (material samples will be distributed at the work session at the May 24, 2023 HPC meeting).² At Staff's recommendation, the applicant submitted two siding configurations. The first configuration has panels that are arranged in a horizontal pattern that resembles a stretcher bond brick course (this is shown on drawing labeled HP.15). The second configuration has vertical seams at irregular intervals (on drawing HP.14).³ On top of the addition, an additional 10' (ten feet) of perforated zinc screening will be installed above the main walls, surrounding the distillery mechanicals above. The addition's total height is 22' 9" (twenty-two feet, nine inches).

Staff finds the addition's proposed location is the preferred location for any addition to this building. It is placed on the less architecturally significant rear elevation, in a location that minimizes its visibility from the right-of-way and enlarges an existing opening to provide access. While it may be preferable to utilize

² More information about the addition's proposed cladding material is available here:

<https://www.rheinzink.us/products/materials-surfaces/prismo/>.

³ The vertical seam configuration is consistent with the appearance of the Louisville Library shown here:

<https://www.rheinzink.us/reference-projects/louisville-library-louisville-ky/>.

the lower section of the window to the right (west), the interior bank vault prevents expanding that opening. By utilizing the existing opening and not installing additional wall penetrations, Staff finds the addition is a reversible construction that is consistent with Standard 10.

Staff finds the 33' 6" × 29' 6" (thirty-three feet, six inches by twenty-nine feet, six inches) size does not overwhelm the monumental scale of the historic bank building, which is nearly four times wider than the addition. Staff additionally does not find the addition's 22' 9" (twenty-two feet, nine inch) height will visually complete with the bank's 39' 6" (thirty-nine foot, six inch) height. The HPC concurred with this finding at the December 7, 2022 Preliminary Consultation.

Staff encouraged the applicant to identify a siding material that was not highly reflective and would complement the high-style stone and brick Outstanding Resource. By utilizing a less reflective material, a viewer's eye is not drawn to the new construction and the historic bank building continues to retain its primacy. Staff further finds the paneled configuration has the same orientation as the brick bond pattern on the rear elevation but on a larger somewhat abstracted scale. Staff finds a vertically oriented cladding would clash with the historic siding and would not blend as successfully as the proposed panels. Staff finds the proposed zinc siding satisfies those goals and is an appropriate cladding for the proposed addition. Staff finds the horizontal panel configuration is more consistent with the appearance of the historic building's brick siding and is Staff's preferred configuration. But, Staff also finds the vertical panels with seams would be appropriate, as the vertical orientation of the seams mirrors the steel window configuration. Staff recommends the HPC approve both of the proposed siding configurations proposed for the addition, finding they are appropriate under the *Design Guidelines* and Standards 9 and 10. Staff will verify that the final plans reflect one of the two approved configurations.

The applicant provided two colors of metal paneling, green and red. While the HPC does not regulate color - only finish – Staff would like to take this opportunity to recommend the green panels. Staff came to this conclusion after completing a site visit with the material samples and comparing the material's color next to the historic building's stone and brick.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **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 Takoma Park Historic 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 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 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1025330
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Jeff Harner
Address: 7203 Garland Ave.
Daytime Phone: 610-207-9097

E-mail: info@sangfroiddistilling.com
City: Takoma Park Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Christopher Peli
Address: 1010 wisconsin ave nw suite 405
Daytime Phone: 202-464-7475

E-mail: cjp@coredc.com
City: Washington, DC Zip: 20007
Contractor Registration No.: _____

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

Is the Property Located within an Historic District? X Yes/District Name Takoma Park Historic District
____ 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: 6950 Street: Carroll Ave.
Town/City: Takoma Park Nearest Cross Street: Willow Ave.
Lot: 1 Block: t Subdivision: 25 Parcel: 01078220

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:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

Jeff Harner
Signature of owner or authorized agent - 16

03/22/2023

Date

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

Owner's mailing address Bruce Levin (current) 5616 Namakagan Road Bethesda, MD 20816 Jeff Harner (future) 7203 Garland Ave. Takoma Park, MD 20912	Owner's Agent's mailing address Christopher Peli CORE DC 1010 Wisconsin Ave NW Suite 405 Washington, DC 20007
Adjacent and confronting Property Owners mailing addresses	
KD Properties Inc. 6940 Carroll Ave. Takoma Park, MD 20912-4432	Susan Glimcher 7114 Willow Ave. Takoma Park, MD 20912
Potomac Conference Corp/Seventh Day Adventists 6951 Carroll Ave. Takoma Park, MD 20912 Mailing Address: 6810 Eastern Ave., NW Washington, DC 20012	KC Associates LLC 7000 Carroll Ave. Takoma Park, MD 20912 Mailing Address: c/o The Barac Co 6901 4th Street, NW Washington, DC 20012
Takoma Business Center LLC 7110 Willow Ave. Takoma Park, MD 20912 Mailing Address: c/o Avison Young 11921 Rockville Pike, Suite 200 Rockville, MD 20852	

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

6950 Carroll Ave. was formerly occupied by Bank of America and was purchased at auction by Bruce Levin in 2021. The building stands at the corner of Carroll Ave. and Willow Ave. with two-story traditional arched windows. At the main (and only) entry, with large double doors and a vestibule, there are four small stair treads and an ADA ramp leading in. There is a trim detail around the top of the exterior.

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

The building has two prominent, street-facing facades. The primary façade on Carroll Avenue shall remain unchanged. The façade on Willow Avenue has had a two-story window altered that eliminated the lower portion. Sangfroid Distilling, an artisan distillery currently based in Hyattsville, is under contract to purchase the property, and proposes to restore this facade to its original design by swapping the window with an identical, double-height window from the rear, parking lot-facing façade. We also propose an addition on the rear of the building to accommodate loading/unloading and to minimize altering the interior of the building to the greatest extent possible. We propose removing inadequate HVAC units on the rear of the building and replacing them with a rooftop unit.

There is an existing graded ramp to the Carroll Ave primary entrance enabling ADA access. This is, however, the only entrance to the building. A second means of egress is required. Additionally, the internal stairs of the building are not to current code (in width, riser height, or tread depth), and do not provide adequate or safe access to the roof. Both existing stairs are open, with the mezzanine stair open to over three stories (which is non-compliant). Our proposal includes a new open stair connecting the Ground, Basement, and Addition splitlevel, and an enclosed stair to connect all three stories and the roof. The new enclosed stair egresses via a discrete door on the inside elevation of 'L' in the building plan and is not seen from any street façade. Emergency stair access to the roof is required for roof top equipment and for First Responder access.

Work Item 1: Restore Willow window and facade

Description of Current Condition:

The original window on Willow Ave. was removed to install ATMs, and the facade was bricked-in once the ATMs were removed.

Proposed Work:

A previous proposal seen by the Historic Preservation Commission (from the current owner) to replace the bottom of the disturbed window (previously used as an ATM) with a new door and sidelight design is useless for distilling purposes. Sangfroid requires a loading capacity that can accommodate a driven fork-lift and hand carts. Loading from the side-door on Willow is both a logistical and aesthetic non-starter, as also pointed out by members of the HPC. Our proposal to move the current half-height window to the rear solves several issues. The owners wish to return the Willow Ave facade to its original grand design and eliminate the bricked-in scar on the most prominent corner of the lot. By installing the half-height window on the rear facade, we are proposing to use the masonry opening below that window for a connection 'link' into the building from a small addition.

Work Item 2: Addition to rear of building

Description of Current Condition:

The NW rear of the building has one half-size arched window and a row of small HVAC units above grade over a window well.

Proposed Work:

Our proposed addition for Loading and Distilling equipment keeps the heavy lifting activities of the process outside of the historic building itself and out of view of neighboring properties. A high-bay loading door with adequate width for forklift operation allows Sangfroid to bring raw materials in and finished product out of the building via the 982 SF addition. FAR and Parking calculations are shown on sheet HP.01 demonstrating compliance of the added building bulk.

Work Item 3: Rooftop HVAC

Description of Current Condition:

The building's HVAC is daisy-chained along the rear of the building facing the parking lot.

Proposed Work:

The building HVAC is inadequate for modern energy code and the proposed use. We propose to replace the existing row of unsightly HVAC condenser units located at grade along the rear/parking facade of the building with an efficient Roof-Top Unit (RTU) capable of providing adequate conditioning to the building. We propose set-backs of a mechanical screen around the modest RTU (12'x7'x7'), of a minimum of 2:1 on the street facades, and 1:1 setback on the non-street facades. The area shown on the Roof Plan is the maximum extents based on those setback criteria, assuming a screen 7'-0" high. Our proposal includes a rooftop area for outdoor distilling equipment on the Addition roof, and ONLY equipment serving the building on the primary roof. This is to not burden the historic structure with equipment specific to the distilling use, only for the purpose of conditioning the structure itself. This will also keep the amount of higher roof mechanical to a minimum.

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	*	*	*	*	*		*

Meeting Date: 12/7/2022
HPC Case No.: Agenda Item III.
Master Plan Site/District/Atlas: *Takoma Park HD*

Historic Preservation Commission Preliminary Consultation Report

Address: 6950 Carroll Ave., Takoma Park

Applicant(s): Jeff Harner, Christopher Pelli, Nate Groenedyk

Proposal: Relocate HVAC, New Egress, and Building Addition

Staff Contact: Dan Bruechert

HPC Commissioners Providing Comments: Robert Sutton (Chair), Karen Burditt (Vice-Chair), Jeffrey Hains, Zara Naser, Julie Pelletier, James Doman, and Michael Galway

Recommendations:

The HPC uniformly supported the aims and proposed rehabilitation of the subject property.

The HPC appreciated the aim of removing significant portions of the exterior conduit and bank lighting.

The HPC unanimously supported the location of the proposed egress.

The HPC identified the roof as the preferred location for the HVAC placement.

- A commissioner recommended considering installing a hatch to access the roof instead of the proposed door.

The primary concerns were related to the visibility of the proposed roof screening and the addition's cladding.

If visible, the rooftop screening could change the character and mass of the building (an Outstanding Resource).

Comments included:

- Limit the screening to the maximum extent,
- Use a less reflective material, so the screening wouldn't draw the eye (Zinc was mentioned),
- Evaluate the potential of constructing a well in the roof that would screen the mechanicals from the ground, but would also be a reversible treatment.

The HPC supported the placement and size of the addition, but a majority found the proposed material to be inappropriate:

- Most comments focused on a less reflective surface,
- Not all commissioners expressed support for a masonry exterior.

Continue to work with Staff as the design work moves forward and return for a HAWP when the proposal is ready.

☐ Return for an additional preliminary consultation

☒ Return for a HAWP in accordance with the Commission's recommendations or withdraw the application

PARKING

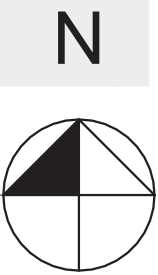
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2 HANDICAP

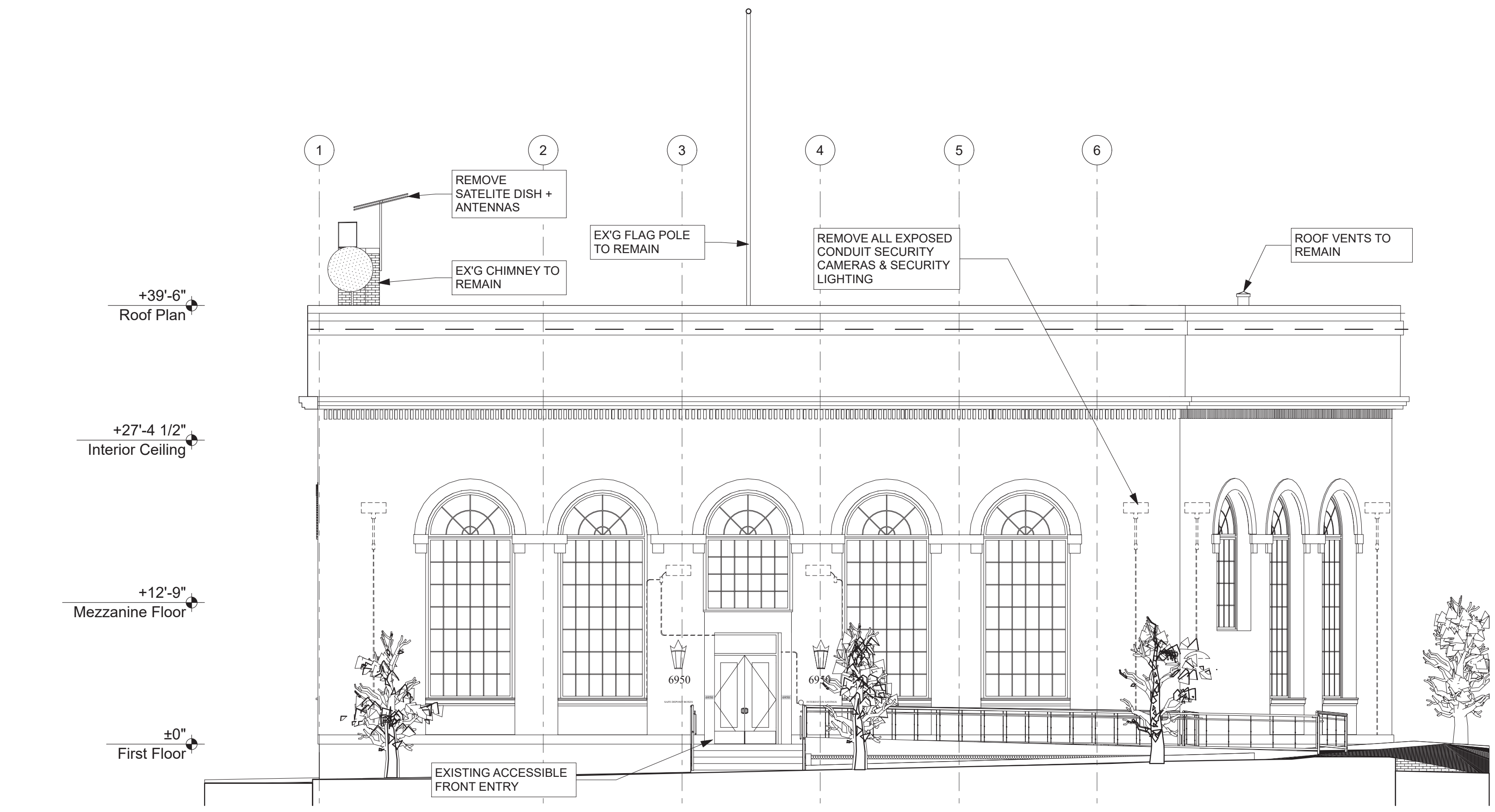
**PROPOSED PARKING, AS PER ARTISAN
MANUFACTURING & PRODUCTION REQUIREMENTS**

REQUIRED : 10
PROVIDED : 17 REGULAR
2 HANDICAP

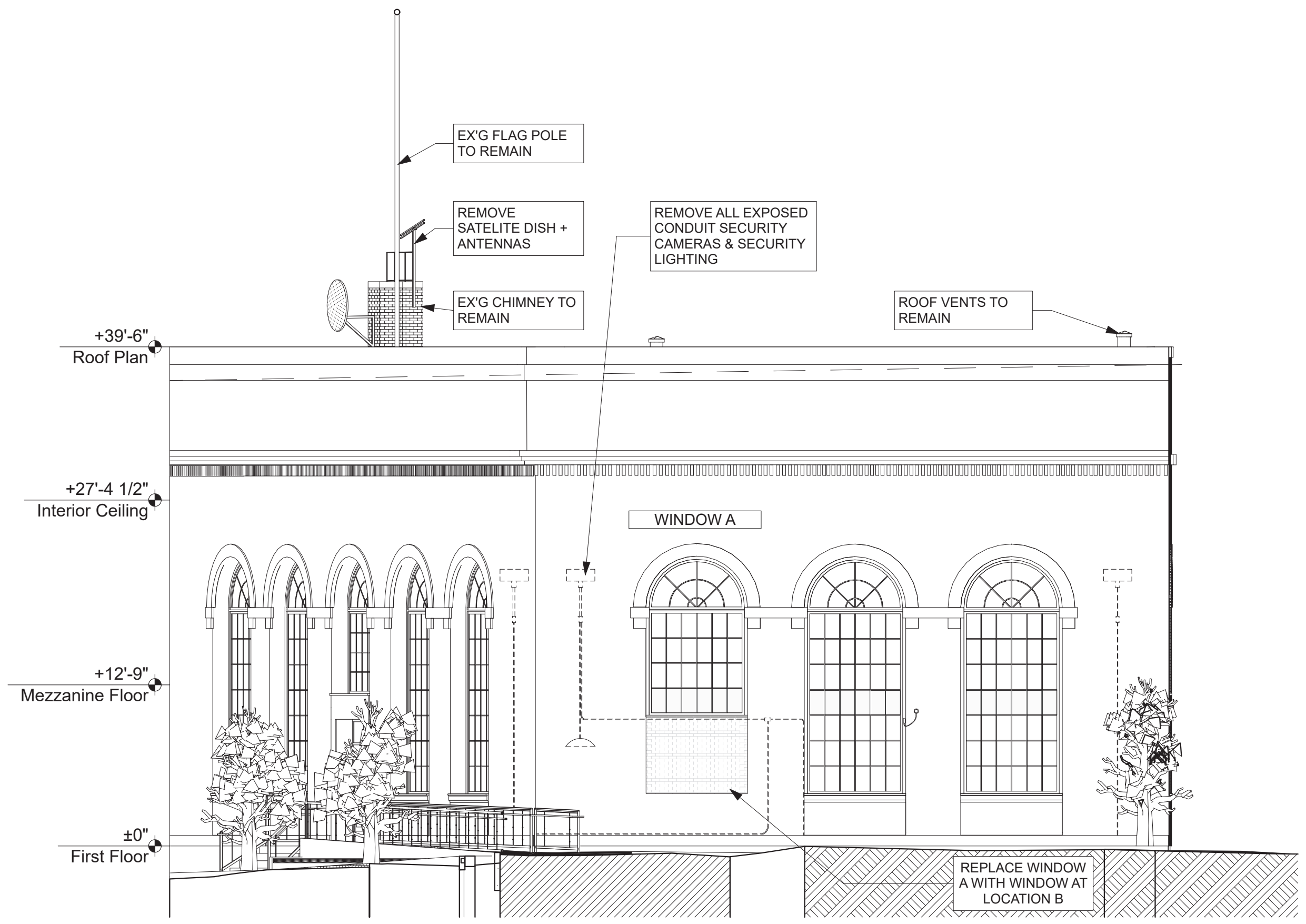
LOT AREA : 16, 822 SF
EXISTING GFA : 5,200 SF (INCL. MEZZANINE)
MAX F.A.R. : 0.75
EXISTING F.A.R. : 0.309

PROPOSED GFA : 6, 176 SF
PROPOSED F.A.R. : 0.367

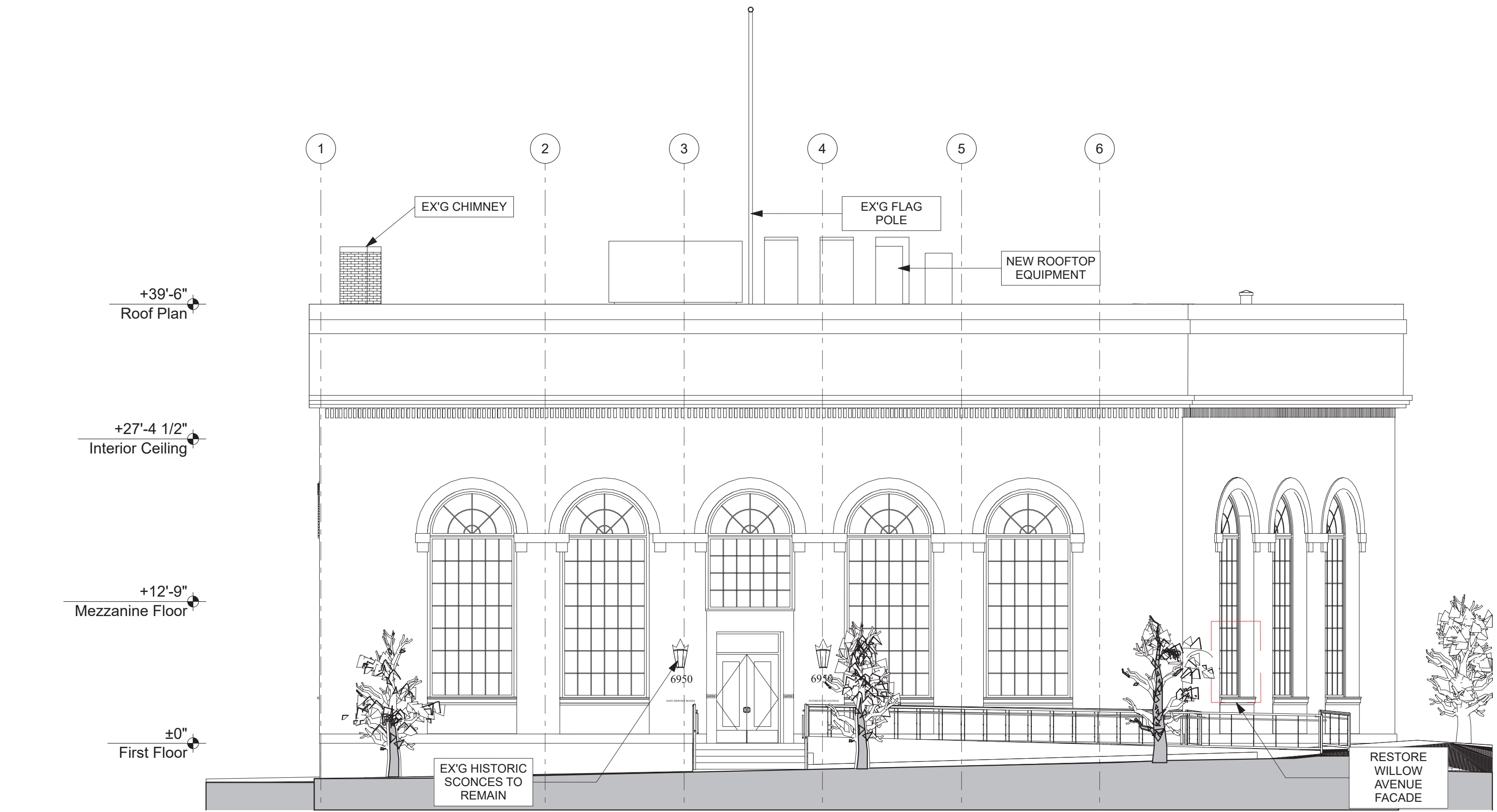




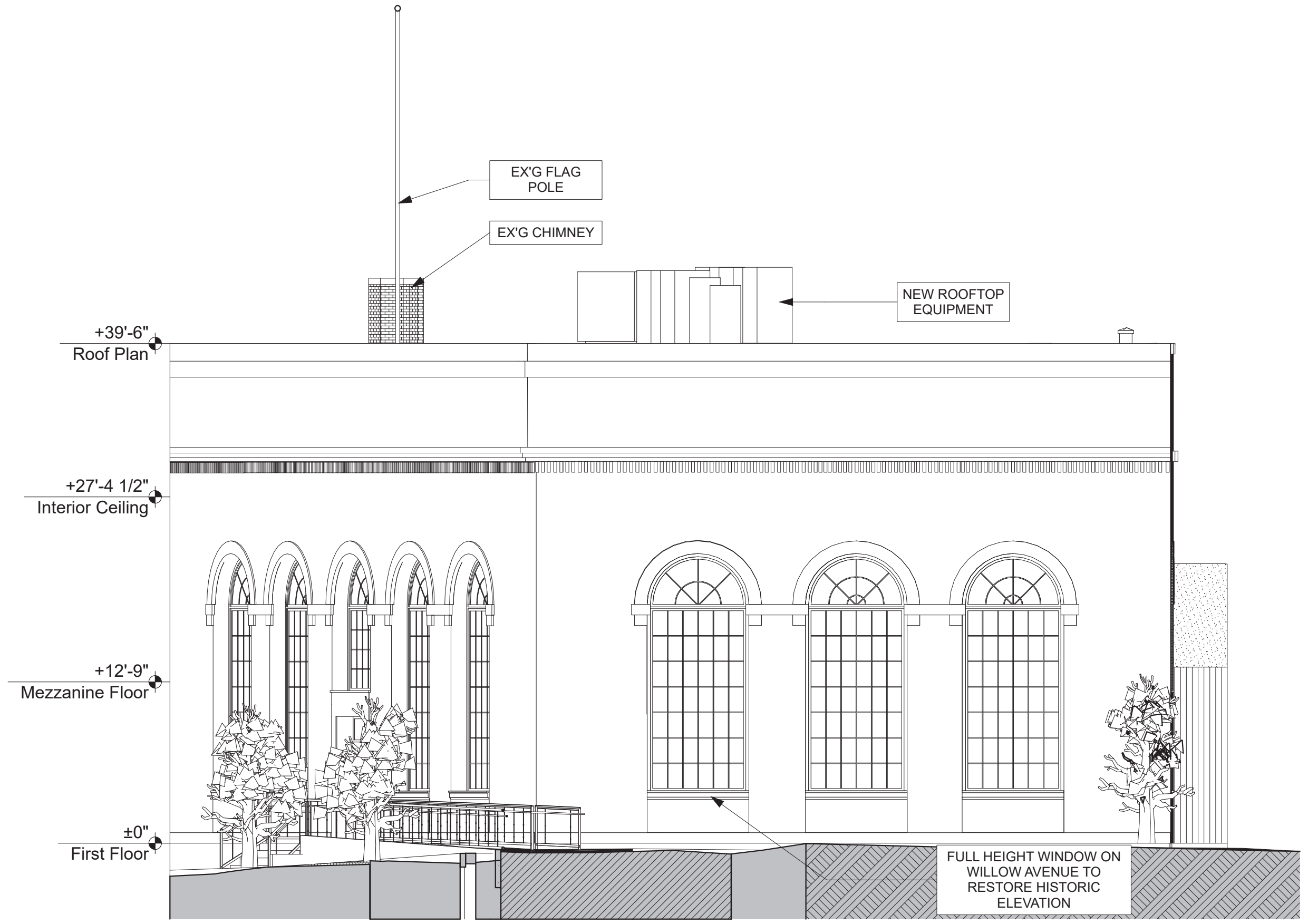
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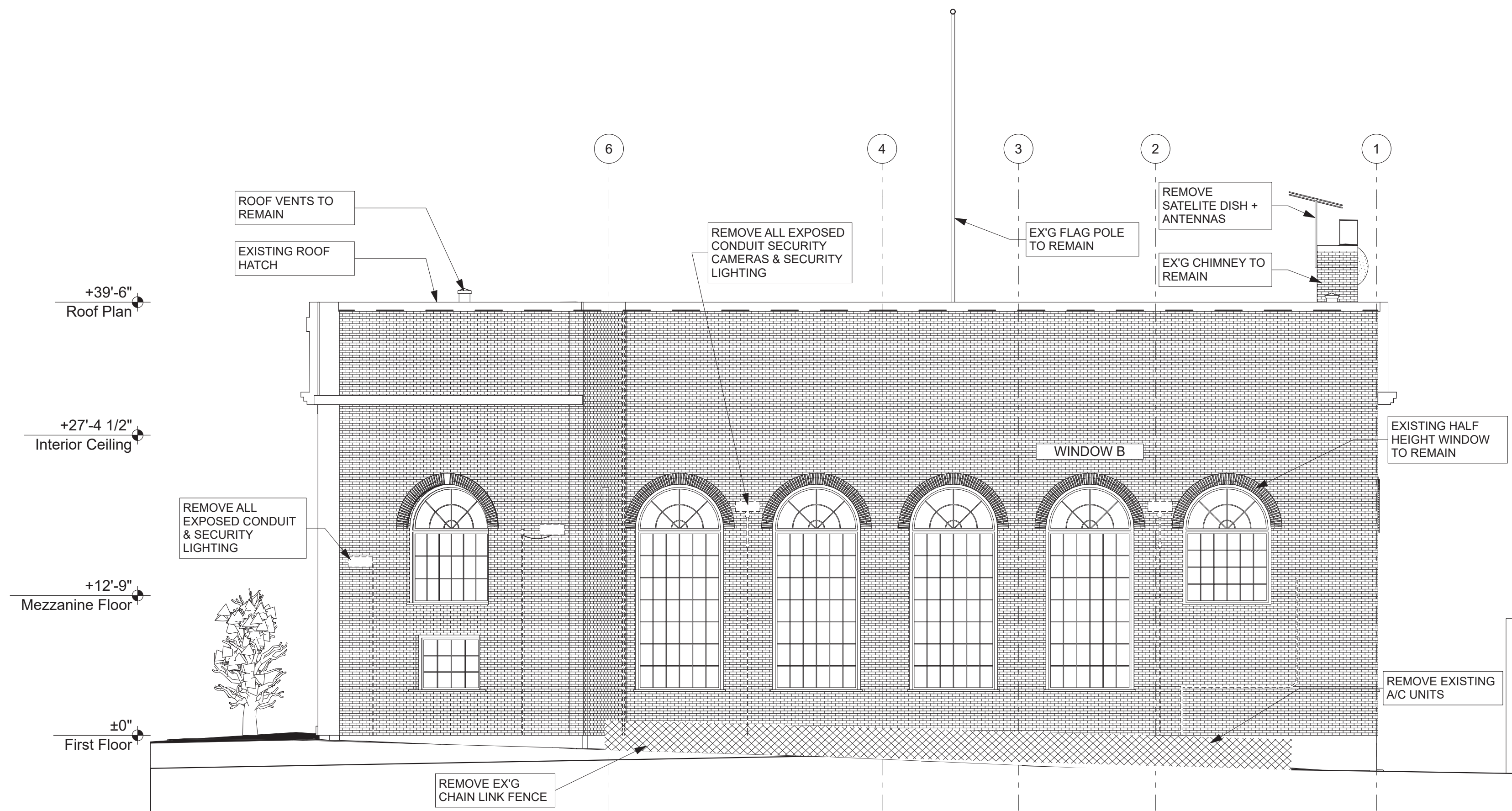
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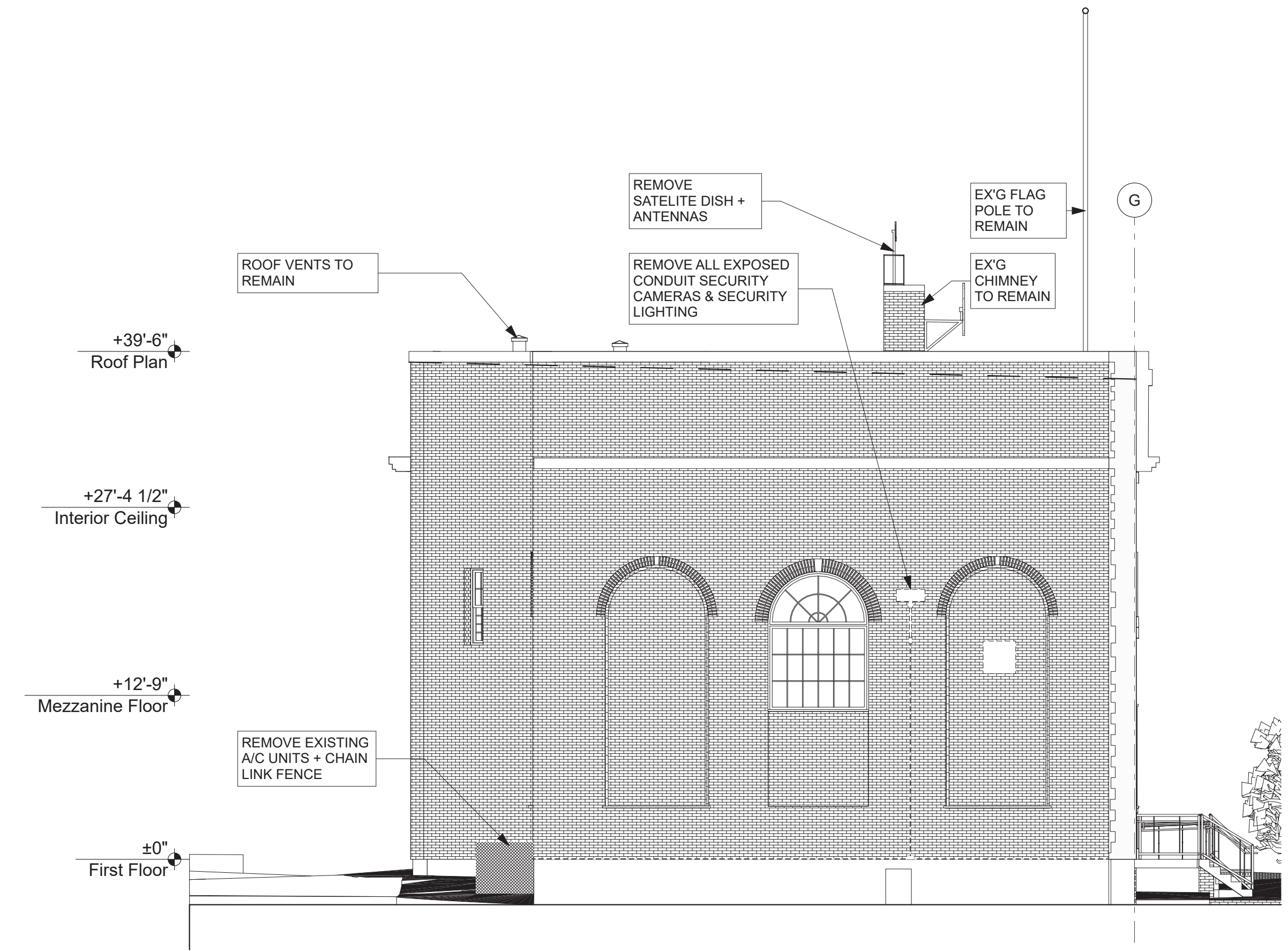
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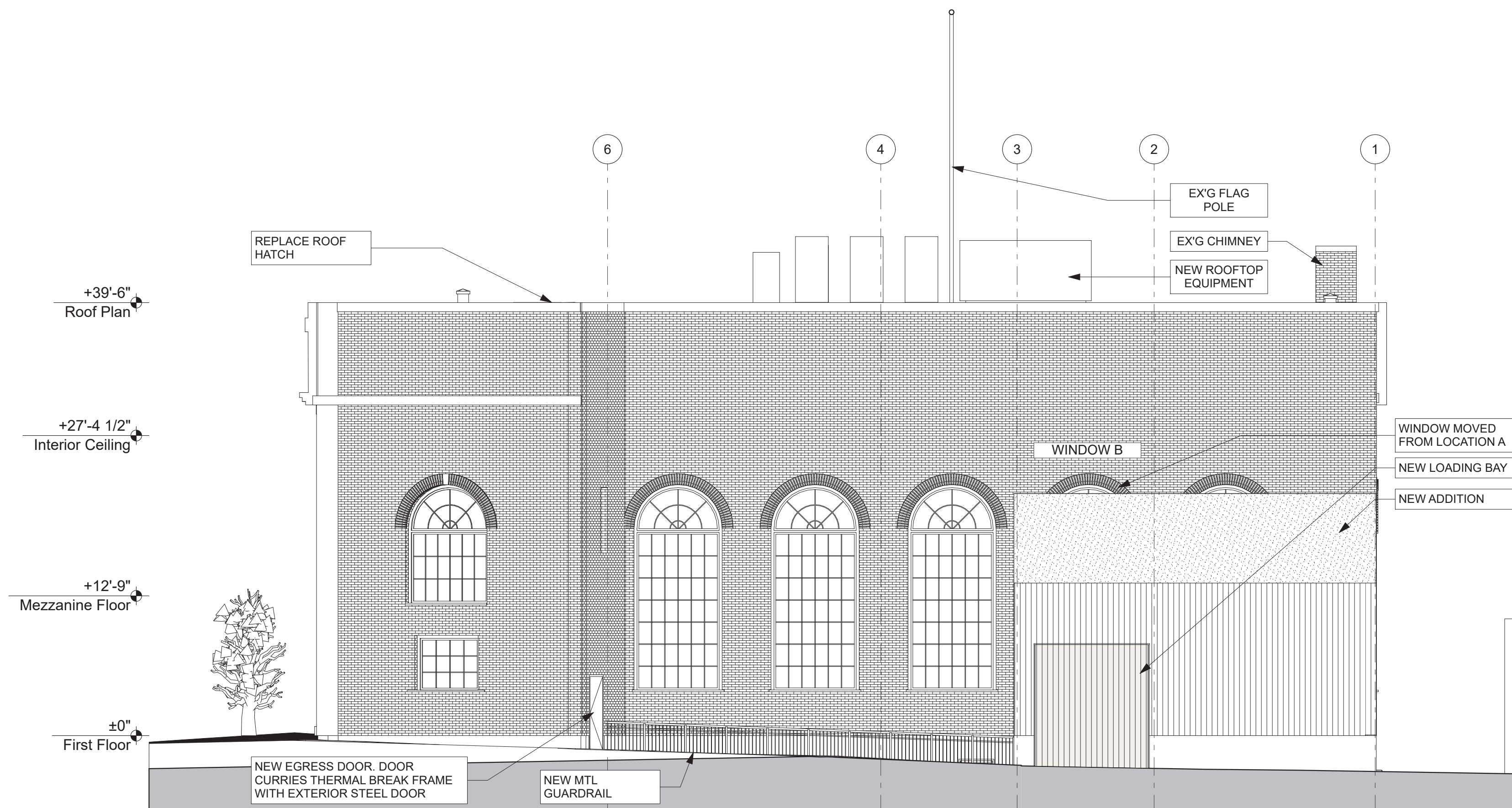
04 Proposed East Elevation
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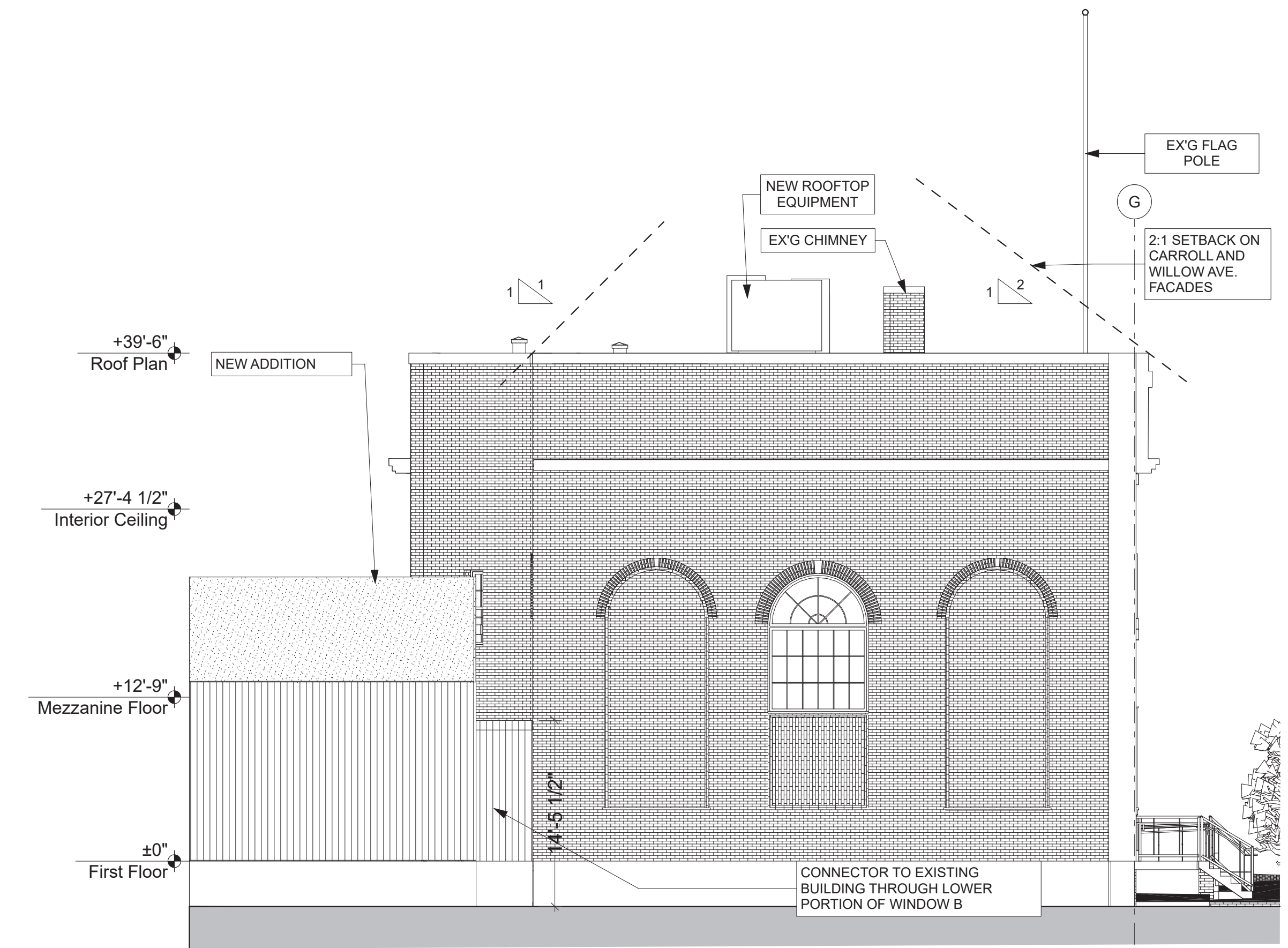
01 Existing North Elevation
Scale: 1/8" = 1'-0"



02 Existing West Elevation
Scale: 1/8" = 1'-0"



03 Proposed North Elevation
Scale: 1/8" = 1'-0"



04 Proposed West Elevation
Scale: 1/8" = 1'-0"

North and West Elevations
Sangfroid Distilling

EAST FACADE



WINDOW DETAIL



RESTORE STONE SILL WITH PROFILE AND SIZE TO MATCH EXISTING. SEE IMAGE TO THE RIGHT.

REPLACE EXISTING WINDOW WITH NORTHERN FACADE WINDOW. SEE NORTH ELEVATION.

ADJACENT BUILDING



01 SE Corner Aerial View
Scale: 1/40



SE Corner Aerial View
Sangfroid Distilling

NORTH FACADE



NEW EGRESS DOOR

NEW ENTRY POINT FOR EQUIPMENT LOADING

WINDOW DETAIL

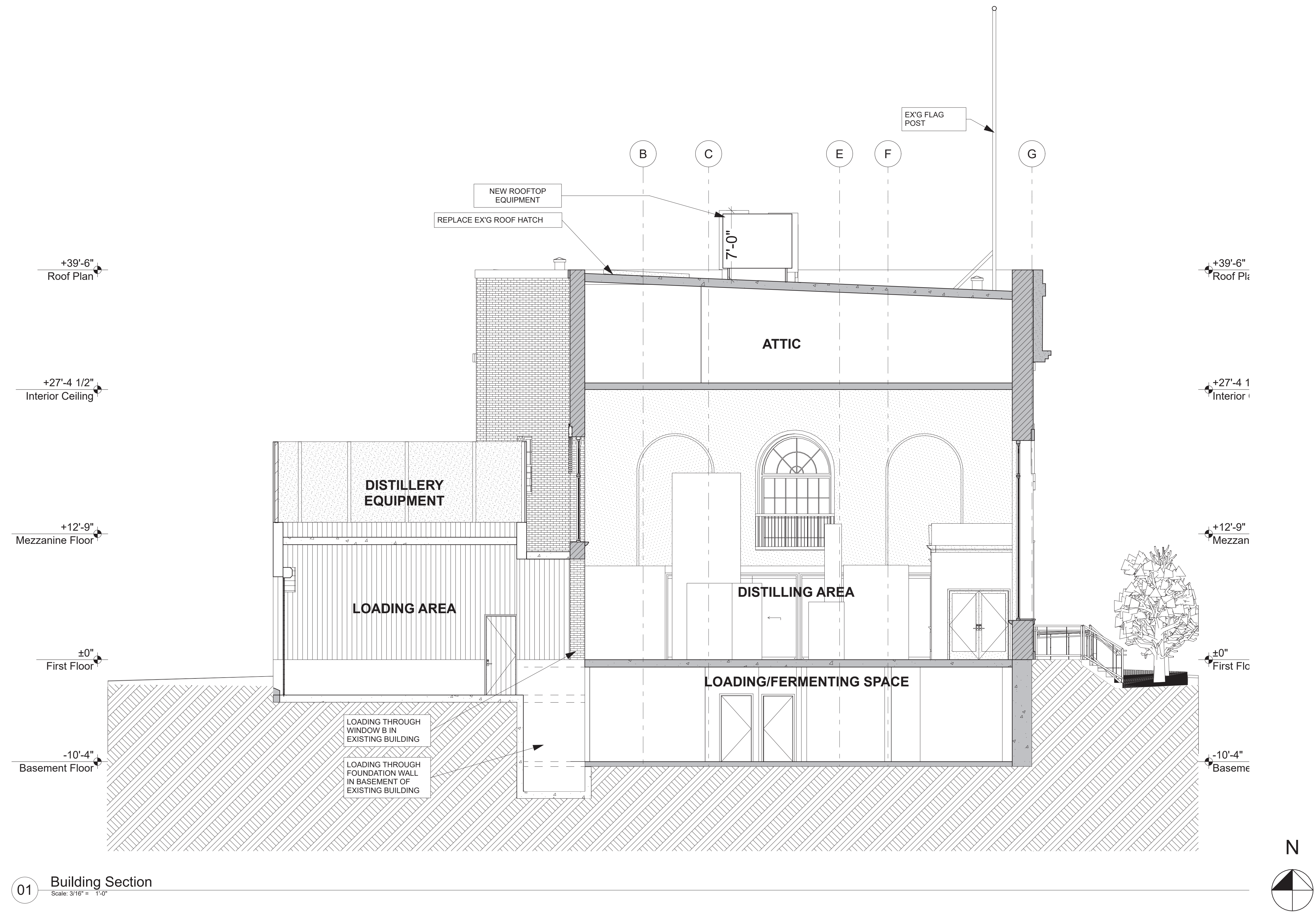


REPLACE WITH WINDOW FROM WILLOW AVENUE FACADE AND REMOVE SILL FOR ADDITION CONNECTOR



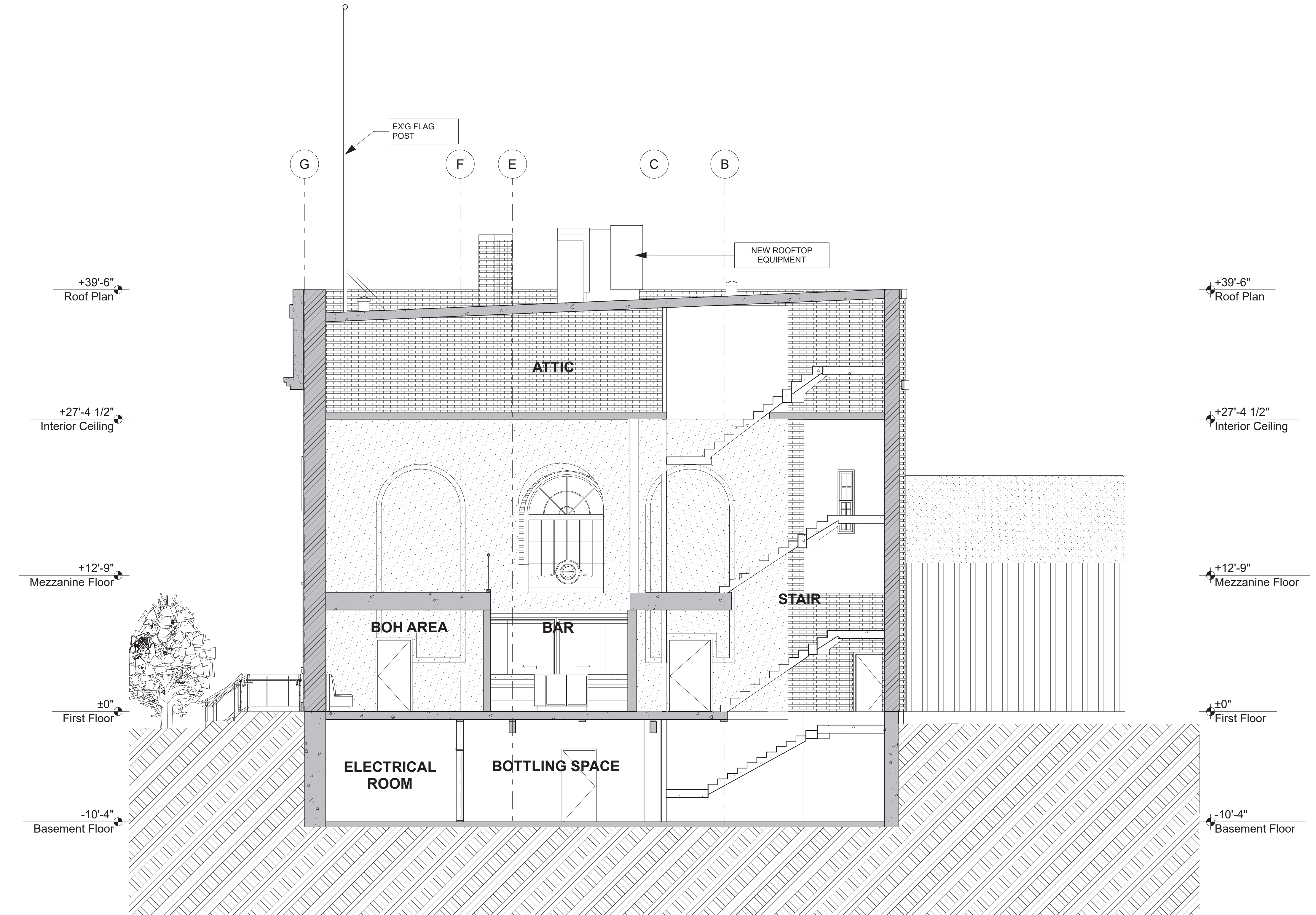
01 North Aerial View
Scale: 1/4" = 1'-0"

Building Section and Material Finishes
Sangfroid Distilling

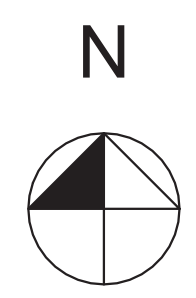


01 Building Section
Scale: 3/16" = 1'-0"

Building Section and Material Finishes
Sangfroid Distilling



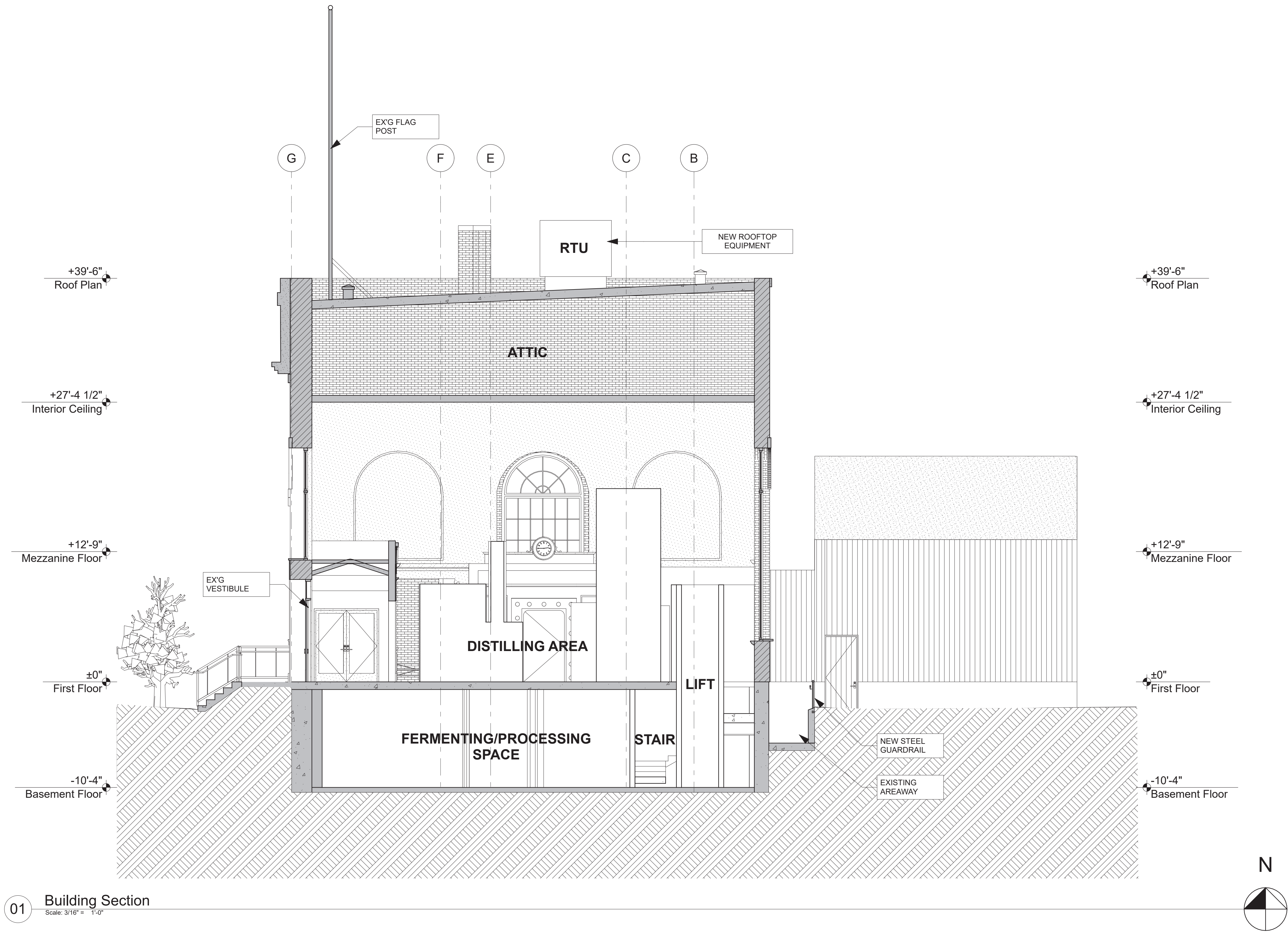
01 Building Section
Scale: 3/16" = 1'-0"



CORE architecture + design, inc.
1010 Wisconsin ave nw, suite 405
Washington, dc 20007
202.466.6116 coredc.com @coredc



Building Section and Material Finishes
Sangfroid Distilling

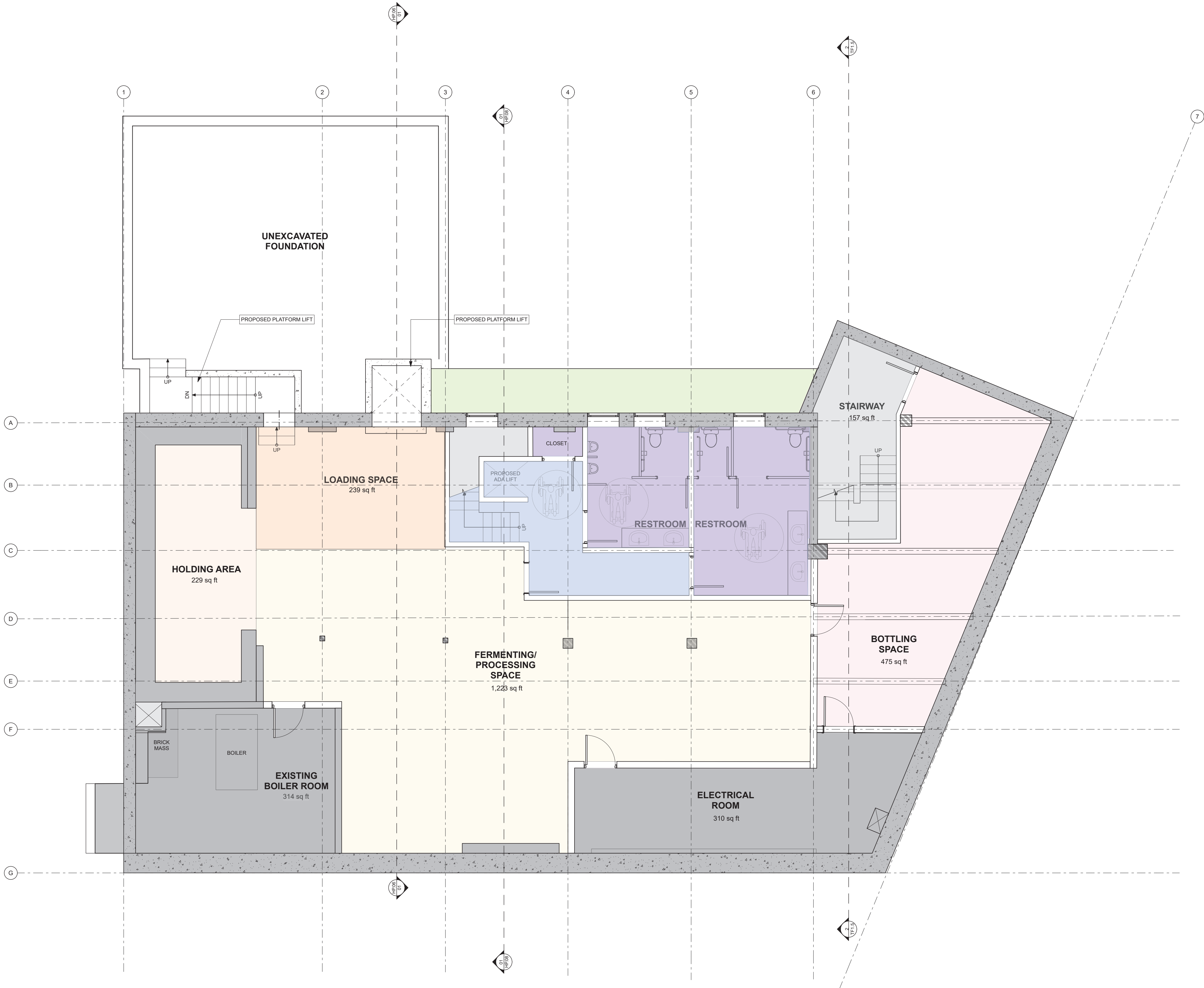


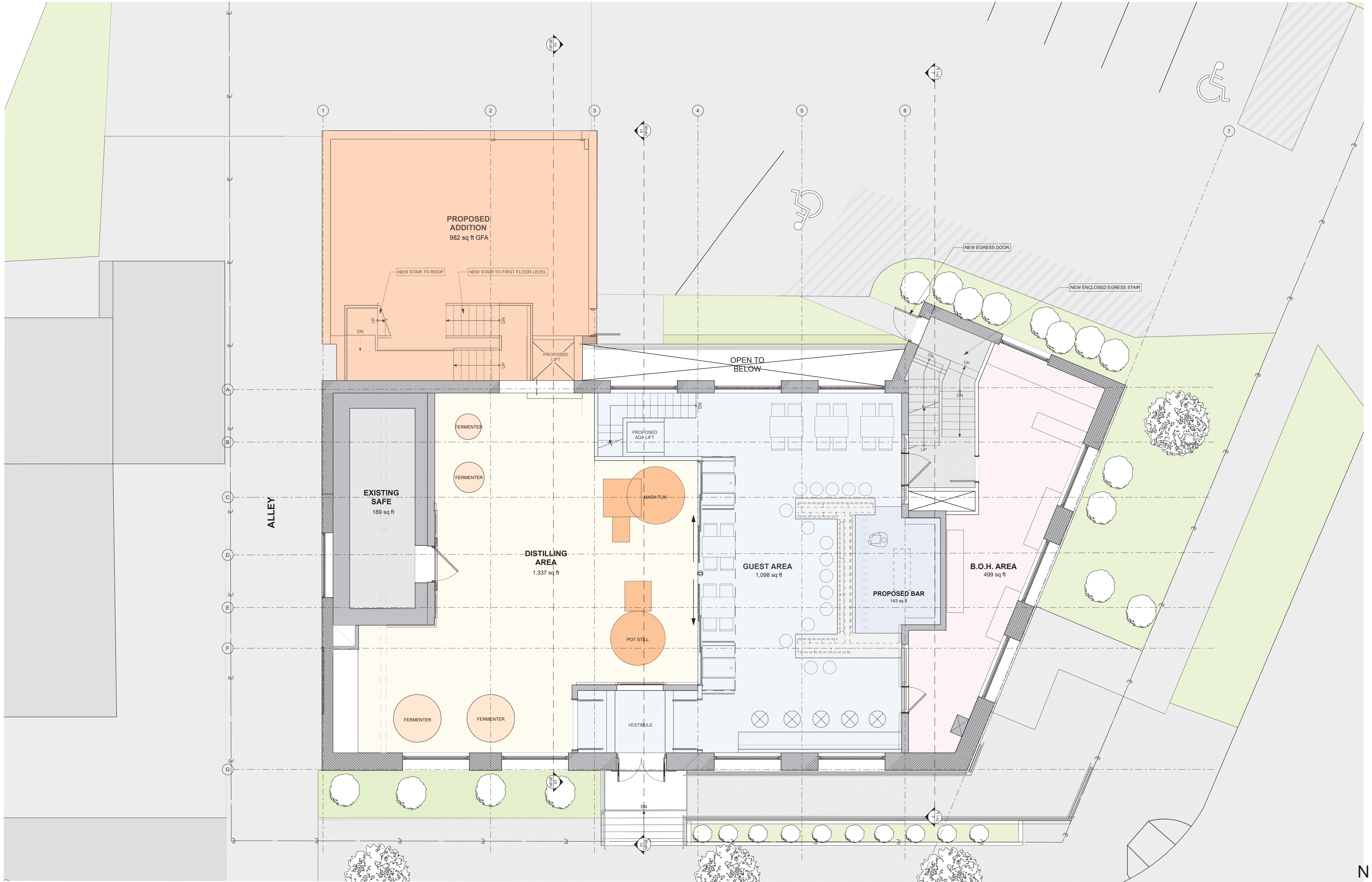


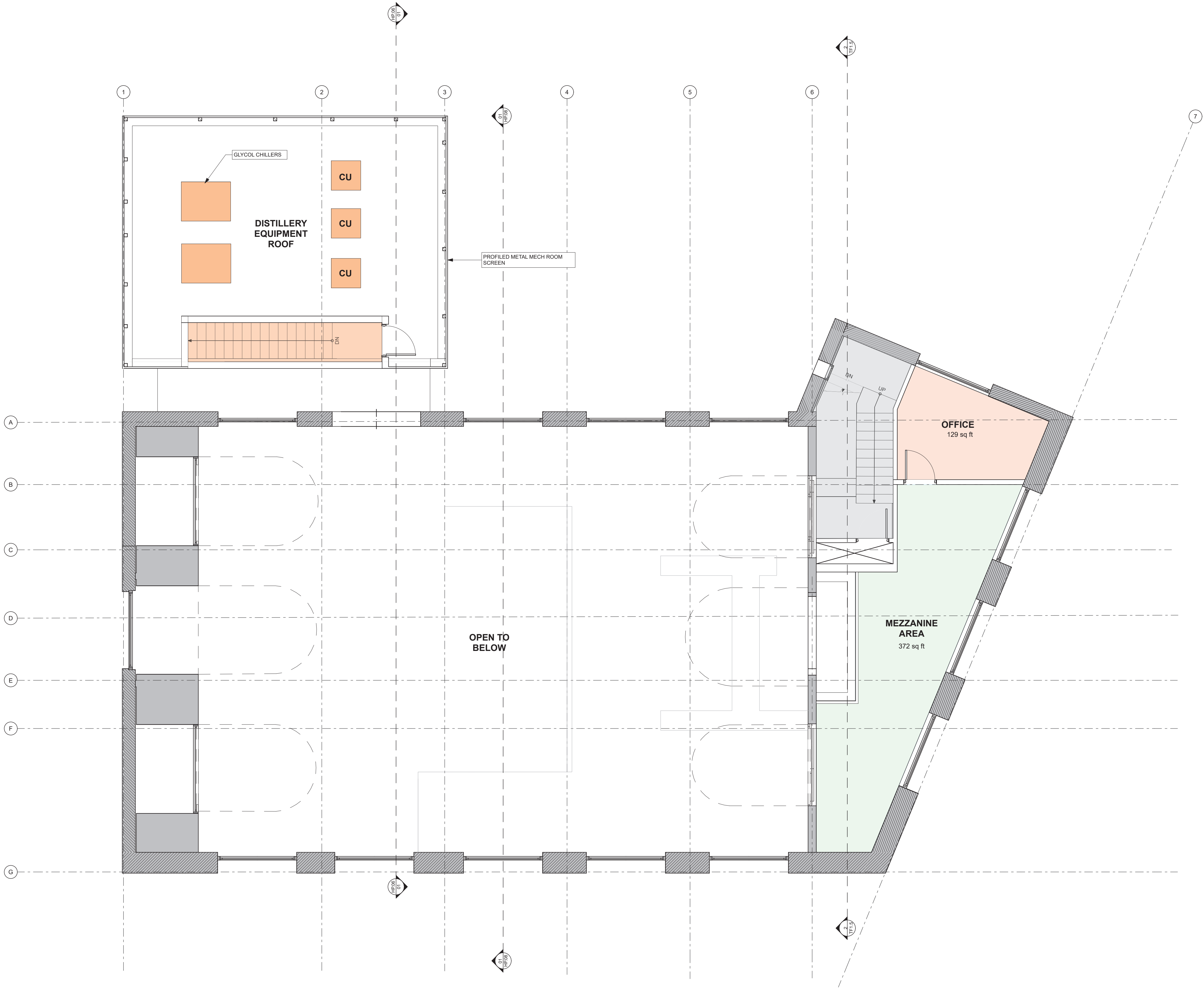
02 View From Southeast Corner

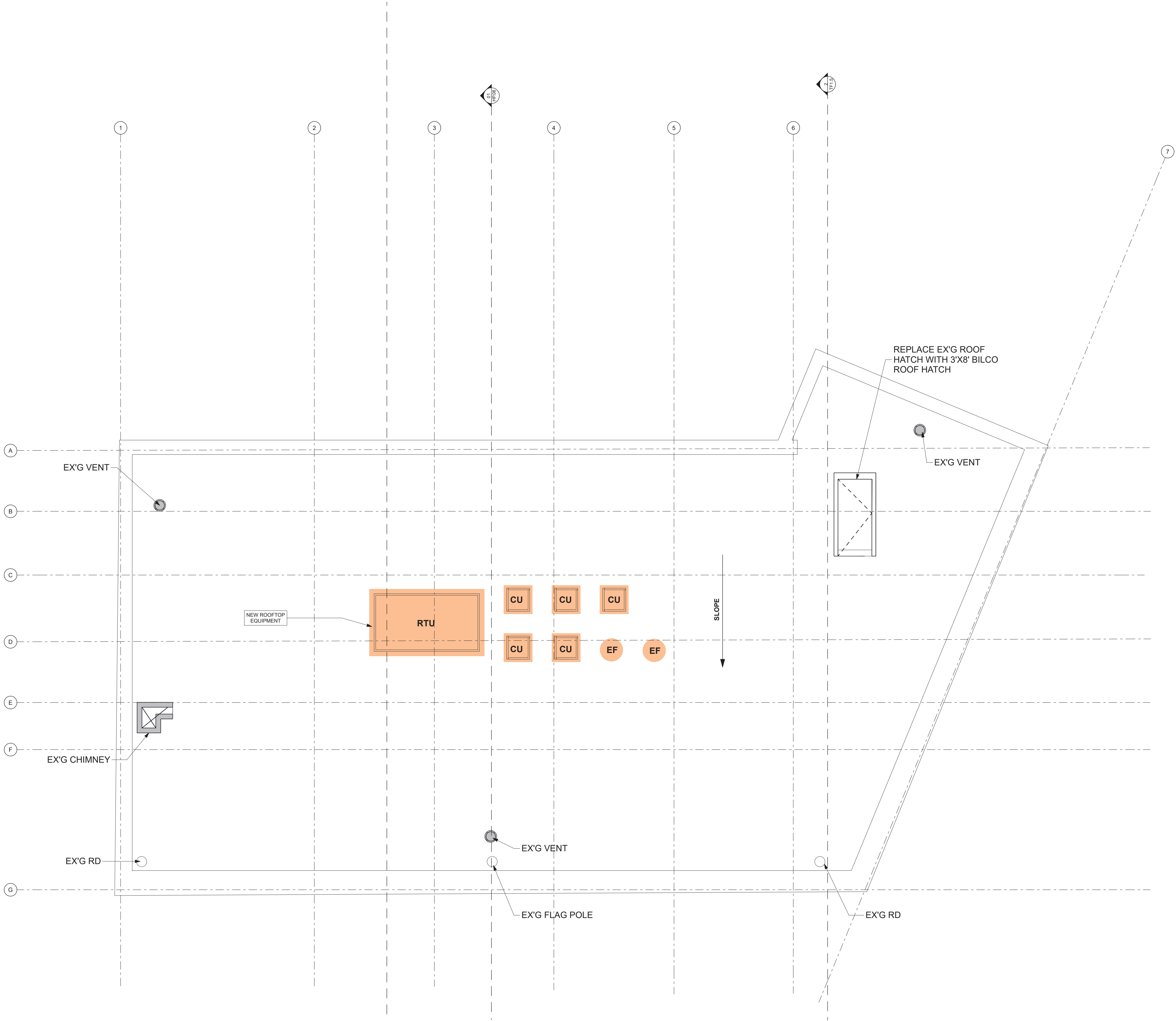


02 View From Corner of Carroll and Laurel Ave



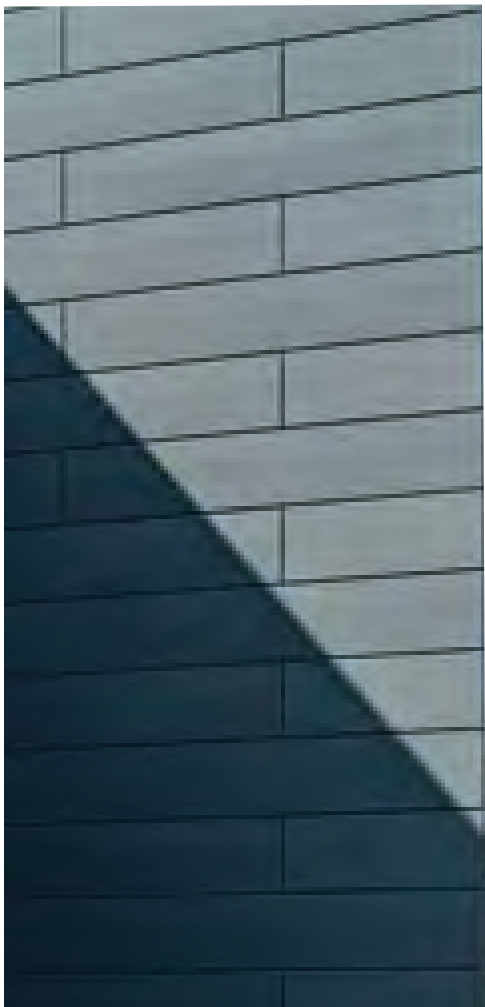








1. PERFORATED ZINC MECHANICAL SCREENS



2. ARCHITECTURAL ZINC PANELS WITH SEAMS



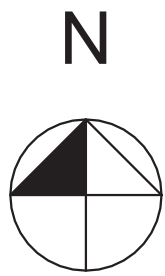
3. CONCRETE BASE
CAST IN PLACE CONCRETE WITH BOARD FORM FORMLINER



01 Opt. 1 Left View
Scale: 1/68.57

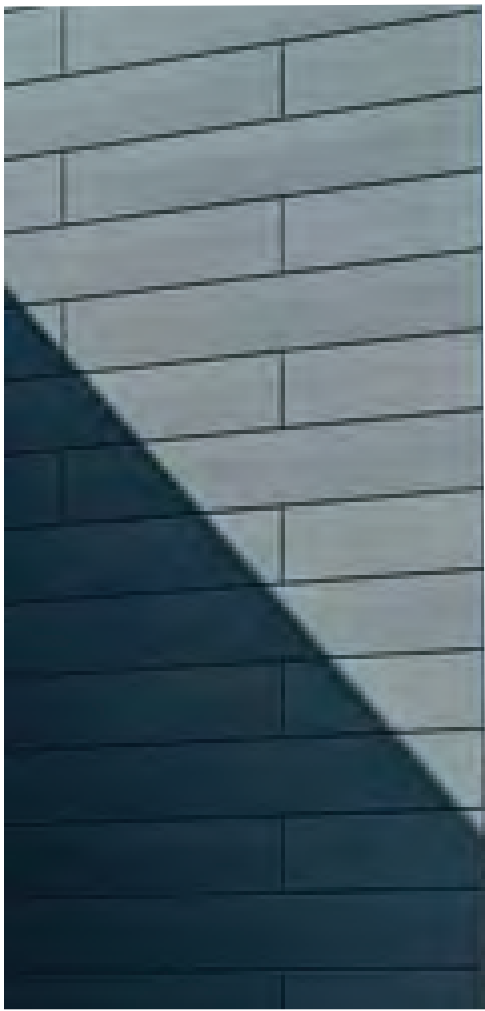


01 Opt. 1 Front View
Scale: 1/68.57





1. PERFORATED RED ZINC MECHANICAL
SCREENS



2. ARCHITECTURAL RED ZINC PANELS



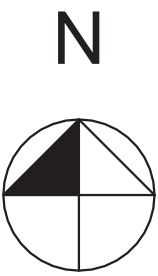
3. CONCRETE BASE
CAST IN PLACE CONCRETE WITH BOARD FORM FORMLINER



01 Opt. 2 Left View
Scale: 1:68.57



01 Opt. 2 Front View
Scale: 1:68.57





TAKOMA



6950

SAFE DEPOSIT BOXES

6950

6950

INTEREST ON SAVINGS











ARMORY-FIREMEN FETE SATURDAY

(Continued from Page 1)

Other features, some of which will be photographed by the leading motion picture companies, will include wax-

battles between teams of women fire fighters; special hook-up contest between the lady firemen of Silver Spring and visiting firemen; a shell contest for men, with lady judges; a ladies

others. "Miss Washington," according to the committee in charge of the program, will appear on the grounds during the afternoon and evening.

In addition to the 40 or more visiting fire departments, which will participate in the gathering during the evening, the visiting firemen will be served with refreshments by the local department.

will participate in the parade. Music will be furnished by the United States Army Band; The Silver Spring Com-

The Montgomery County police force will be augmented by a staff of uniformed officers.

PROGRAM AND ORDER OF

2:00 P. M.—Parade: Woodin School to Fulkland Drive, east to Slig ave., west to Georgia ave., north to Montgomery ave. to New Armory.

ORDER OF MARCH.	
1.	Detail of Montgomery County Police.
2.	Grad Marshall of Parade—Ward Shaw.

- 3—Members of Jubilee Committee.
- 4—Silver Spring Volunteer Fire Department.
- 5—Regimental Band, 1st Maryland.

6-Lawrence Service and Repair
7-Service Company, 1st Maryland National Guard, Joe C. Cissel, commanding.
8-Order Maryland National Guard

9—Distinguished Guests.
10—Apparatus and delegations from volunteer fire departments, interspersed with floats entered by P.

triotic, Civic, Fraternal and Business organizations, and:
The Silver Spring Band,
The Washington Grove Band,
The Army Music School Band.

PROGRAM:

3:30—Firemen's contests and award prizes.

6:00 to 7:00—Dedication of Armory.

7:00 to midnight—Carnival, special features and contests, refreshments.

A military ball will follow the luncheon.

INSURANCE

**FIRE
LIFE
ACCIDENT**

ACCIDENT
AUTOMOBILE
TORNADO

PLATE GLASS
Largest Companies

**Expert Service
and Advice**

**TAKOMA
INSURANCE
AND REALTY**

COMPANY
New Location
CITIZENS BANK BLDG
TAKOMA PARK

Shepherd 3092

100

10

2019 PINEY BRANCH ROAD COLUMBIA 2804
IS YOUR SPARE TIRE SICK?
B. F. SCHRIDER
 TIRE DOCTOR
 Volcanizing, Tire Repairing, Mounting Gas, Standard Oil
 Vandal for Pairs New Tires and Tubes Battery Service

BACK FROM THE BEACH OR COUNTRY?
Need a FACIAL, Don't You?
 Then Come to
PANSY'S BEAUTE SHOPPE
 and Get One for \$1.00
 18 Carroll Ave. Phone Shepherd 2187
 Takoma Park, Md.
 We Know We Can Please You!

MT. PLEASANT SHADE SHOP
 AWNINGS MADE TO ORDER WINDOW SHADES
 Shades Cleaned and Turned, 50c Each
J. W. SMITH & CO.
 3420 Georgia Ave. Tel. Adams 5501
 Residence Telephone, Adams 1779

THE OFFICERS AND DIRECTORS
 of the
CITIZENS BANK
 Extend their congratulations to
 THE OFFICERS AND DIRECTORS
 of the
TAKOMA PARK BANK
 on the occasion of the opening of their
 Handsome New Banking Home.
 Such a building is a credit to Takoma
 Park, and we wish to join the com-
 munity in extending our congratulations

PRESCRIPTIONS
 PHONE COL. 3751
 Pure drugs necessary to meet every emergency are a
 feature of our dependable stock. We make a specialty
 of compounding prescriptions as your physician
 writes them. Our accuracy is your safeguard.

"WHY SHOP DOWN TOWN"
 Try Our Store First
 "Twenty-four Years' Continuous Service in Takoma Park"

MATTINGLY BROS.
 D. J. MATTINGLY, Prop.
 359 Cedar St. TAKOMA PARK, D.C.

FIRST MORTGAGE LOANS
 Made on Improved Property in
 North Washington and Suburban Montgomery County

FOR 3 TO 5 YEAR PERIODS AT
5 1/2% INTEREST

Ten-year loans at 5 1/2%. No renewal commission during
 ten-year period. First 3 years 5 1/2% interest payable semi-
 annually. Last 7 years 2 1/2% payment each 6 months on account
 of reduction of principal with interest never exceeding 5 1/2%.
 This reduces principal at least nearly 60% during 10-year term.

Fifteen-year loan without a renewal commission. First 3
 years 6% interest, payable semi-annually. Remaining 12 years
 3% on account of reduction each 6 months with interest at 6%
 pays less off actively. Interest charge never exceeds 6%.

We can arrange building loans at cheapest rate ever offered
 in this section, and sell second mortgage notes at prevailing
 discounts.

**NORTH WASHINGTON MORTGAGE
 AND INSURANCE COMPANY,
 (INC.)**

E. BROOKE LEE, President. **P. BLAIR LEE, Vice-President.**

WALTER L. FUNDERBURK, GENERAL MANAGER.
 Phones: Shepherd 2400; Silver Spring 200

**NEW \$175,000 TAKOMA PARK BANK
 BUILDING TO BE FORMALLY OPENED TONIGHT**

(Continued from Page One)
 well efficient. The safe deposit vaults
 are in this department. Betting
 rooms are provided in the below street
 level floor of the bank for both men
 and women employees. The bank is
 fireproof throughout and thoroughly
 protected by an electric wiring system.
 Nothing has been left undone to
 make the new home of the Takoma
 Park Bank the most efficient that man's
 genius can devise.
 The Takoma Park Bank, according
 to its last statement, dated June 30,
 1927, had resources amounting to
 \$2,619,561.15, while deposits as at that
 time amounted to \$2,406,241.73. The
 bank was organized in the latter part
 of 1917 and opened its doors on October
 1, 1927, starting in a rear room of the
 building at 109 Maple st. The deposits
 for the first year amounted to \$2,270.
 The financial institution began growing
 vigorously and in a short time entered
 its quarters, and plans were adopted
 by the directors and officers for the
 building in Carroll ave. new being



ENTRANCE TO VAULTS AND SAFETY DEPOSIT BOXES.

vacated by the bank for its handsome
 new home. This was in the following
 year. Again it was found necessary
 to provide additional quarters and an
 addition was added to the second house
 of the bank three years ago. The con-
 tinued growth of the bank, increased
 the personnel of the staff and it has
 been necessary to work to crowded
 quarters for some time. Relief from
 this condition will be found in the
 new home of this one of the strongest
 banking institutions to be found in
 suburban Washington, and the strong-
 est in Montgomery County.

A comparison of the deposits made
 in the bank during the past 10 years
 as at August 18 of each year is the
 best way to show the continued growth
 of the bank and is given herewith:

August 18, 1918...	\$ 262,121.80
August 19, 1919...	739,808.41
August 18, 1920...	922,501.40
August 18, 1921...	1,217,807.64
August 18, 1922...	1,521,806.48
August 18, 1923...	1,717,531.51
August 18, 1924...	2,036,116.88
August 18, 1925...	2,289,814.56
August 18, 1926...	2,314,896.59

On August 18 of this year the de-
 posits were \$2,470,967.71.

When the bank was being organized
 W. Preston Gibson, then a resident
 of Leesburg, Va., and a man of con-
 siderable banking experience, was
 chosen as cashier of the infant finan-
 cial institution. Mr. Gibson has been
 cashier of the bank from opening day
 until the present, and much of the
 growth of the bank is the result of
 his wise administration, and his knowl-
 edge of banking. During the past year
 he was elected a vice president of the
 bank and carries that title in addition
 to being cashier.

Former Mayor Henry F. Taff is
 president of the bank, having long been a
 resident of Takoma Park and is a
 man identified with all the best move-
 ments for the improvement of the
 city for a better Takoma Park. Mr. Taff
 is general manager of the Western
 Union Telegraph Co. in Washington.
 David Perlman, also a long time
 resident of the Park, is a vice presi-
 dent, and conducts the largest retail
 store in the town and has assisted in
 the development of many of the ac-
 tions of Takoma through his activities
 in real estate.

E. Brooke Lee, Speaker of the House
 of Delegates, is the other vice presi-
 dent of the bank. Maj. Lee has large
 realty interests in lower Montgomery
 County, particularly in the vicinity of
 Silver Spring, and has many other
 business interests.

The officers and the following com-
 pose the board of directors of the
 bank: Dr. Louis D. Bliss, president;
 Bliss Electrical School; L. B. Burden,
 manager Washington Branch of S. &
 Co. partners; James H. Campbell,

Master Columbia Brick & Coal Co.;
 H. H. Colman, official General Con-
 ference, Seventh Day Adventist
 Church; Edgar V. Collenden, presi-
 dent Northwestern Savings & Loan
 Assn.; William K. Hill, insurance; P.
 Blair Lee, vice president North Wash-
 ington Realty Co. and other business
 interests; F. J. Miller; Doran S. Platt,
 realtor; Wilmer G. Pratt, president
 Takoma Theatre Corporation; H. Ed-
 son Rogers, official General Confer-
 ence, Seventh Day Adventist Church;
 Joseph W. Shadle, and J. L. Shaw,
 official General Conference, Seventh
 Day Adventist Church.

Assistant cashiers are O. E. Dietz,
 Ben G. Davis, R. W. Waters and
 Gordon Annett. The other members
 of the bank personnel handling the
 huge business of the bank are:

Savings teller, Miss Helen Quinter;
 receiving and paying teller, Mr. Harold
 F. Gates; general ledger bookkeeper,
 Mrs. Louise R. Cook; proof book
 teller, Miss Alice K. Ayars; book-
 keepers, Mr. Louis K. Lynn, Miss

**TAKOMA PARK
 BRANCH LIBRARY**
 2019 and Cedar Streets
 Hours: 10:00 a.m. to 5:00 p.m.
 Week days 10:00 a.m. to 3 p.m.
 Sundays 1:00 p.m. to 3:00 p.m.
 (Open to September 24)
 Telephone Columbia 2841

Please send in your copy early.
 Let's co-operate.

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Houses finished
 Houses to be built

Advice as to the best
 plan for an individ-
 ual need. Building
 and Loan straight
 trusts at 5 1/2 and 6
 per cent second
 trusts.

REAL ESTATE

Takoma homes
 Farms
 Waterfront property
 South River section

R. D. LILLIE

Citizens Bank Bldg.
 Shepherd. 3092

Send in your local news items.

BELL & GEORGE
PAPERHANGING
 Reasonable Prices
 Local References
 Now is the time to have
 the house repapered.
TRY US
 1006 Rittenhouse St. Nw.
 Brightwood, D. C.
 COLUMBIA 6895

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**Character in
 Writing Paper**

is like character in clothes
 —subtle, but recog-
 nized instantly. A choice
 of styles and shapes to suit
 individual preference and
 use.



**LORD
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makes the selection simple,
 its beautiful linen finish
 is sheer perfection. The
 quality is the finest money
 and paper-making brains
 can produce.

WHITE AND TINTS
 50c
 THE BOX

HOWELL FORSYTH

The Reall Store
 Silver Spring, Md.

FUEL OIL
 FOR ALL MAKES OF DOMESTIC AND COMMERCIAL
 OIL BURNERS

SIX YEARS' SERVICE to oil fuel consumers has firmly
 established our reputation for Quality and Service.
**NOW IS THE TIME TO ASSURE NEXT
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 Our Representative Will Be Glad to Call at Your
 Convenience.

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HOME OIL COMPANY, Inc.
 TAKOMA PARK, D. C.

SILVER SPRING HOME BAKERY
 Silver Spring 313 8223 Georgia Ave.
 Pies, Rolls and Cakes
HOME MADE ICE CREAM AND ICES
 All the popular flavors.

**Silver Spring
 Building Supply
 —COMPANY—**

SILVER SPRING, MARYLAND
 Telephones: Shepherd 2300; Silver Spring 182
BUILDING MATERIAL

Framing Lumber	Building Tile
Laths	Cement
Siding	Lime
Windows	Brick
Doors	Res-Flintkote and
Window and Door	Morocco Shingles
Frames	

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We have an up-to-date WOODWORKING Plant

SPECIAL Mill Work

and will be pleased to submit estimates on your
 jobs

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E. Brooke Lee, Vice-Pres.-Secretary

PARK-MANOR PHARMACIES

31 Laurel Avenue. 216 Carroll Ave.

R. D. LILLIE, REAL ESTATE

Citizens Bank Building

S. GOODMAN, TAILOR

6912 Fourth Street.

OLD COLONY WASHING CO.

Blair Road and Butternut Street

ALBANY D. GRUBB, INSURANCE

32 Carroll Avenue

MILLER, LACEY & CO., Inc.,Plumbing
264 Carroll Street**DOME OIL COMPANY**

—Fuel Oils—

**COLUMBIA BRICK AND COAL
COMPANY.****STERLING AND SHERMAN**
Haberdashery—Dry Goods
218 Carroll, 31 Laurel, 27 Carroll Aves.**TAKOMA FEED STORE**

25 Carroll Avenue.

THOMPSON'S MARKET—Meats—
40 Carroll Avenue.**B. F. SCHRIDER,**Tire Doctor
6919 Piney Branch Road**HENDRICK MOTOR COMPANY, Inc.,**—Ford Agency—
21-23 Carroll Avenue**O. W. YOUNGBLOOD,**—Hardware—
341 Cedar Street**M. SHIEVITZ, TAILOR,**

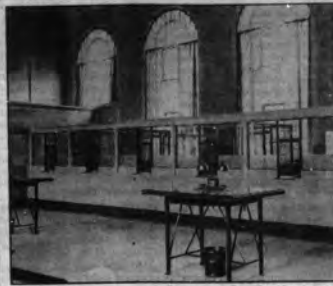
19 Laurel Avenue.

MARTIN IVERSON,—Builder—
8 Sherman Avenue.**TAKOMA AUTO SUPPLY STATION,**

Gasoline—Accessories.

H. WEISBERG,—Tailor—
206 Carroll Avenue**E. V. CRITTENDEN,**
Real Estate—Loans—Insurance
Old Takoma Park Bank Building**TAKOMA THEATRE**

—The Best in Movies—



LOBBY OF THE NEW \$175,000 TAKOMA PARK BANK

Congratulations

¶The business firms, individuals and corporations of Takoma Park, subscribed herein, wish to extend congratulations to the

Officers and Directors

OF THE

TAKOMA PARK BANK

At this time when completion of their new banking house is being marked by the formal opening and inspection by the public.

THE BUILDING IS A CREDIT TO OUR COMMUNITY

and one of which all the commercial interest and citizens may well feel proud. Such a magnificent structure, modern in every detail, beautiful in design, stands as a monument to the integrity and efficiency of the officers and directors of the Takoma Park Bank, and the faith withal that the community rests in those officers and directors of the financial institution.

Recognizing that a strong bond of community interests must obtain between the business interests, the community and the banks that serve them, and realizing that the condition of such banks reflect the economic status of a community, we feel doubly happy to extend our warmest congratulations to the men of the Takoma Park Bank who have brought the institution to such a high state of efficiency.

The new banking house is one in which we all feel pride and we commend the enterprise of those responsible for the undertaking that brought to Takoma Park the building now to be occupied by the bank as its future home.

D. FELDMAN DEPARTMENT STORE

339 Cedar Street

H. L. THORNTON,—Realtor—
6902 Fourth Street**VICTOR LEHTO,**—Architect—Builder—
248 Carroll Street**ANGERMAN'S FEED STORE,**

204 Carroll Avenue

FREDERICK STEINER—Tailor—
267 Carroll Street**A. GLICKMAN**—Groceries—
269 Carroll Street**TROLL BROTHERS' BAKERY**—Bread—Pies—
326 Cedar Street. 18 Carroll Avenue**S. W. JACK CO.**—Plumbing—
51 Cedar Street**MATTINGLY BROS.**—Pharmacists—
359 Cedar Street**TAKOMA BARBER SHOP**V. Pizzi, Prop.
324 Cedar Street**TAKOMA PARK ICE COMPANY**

Community Ice Plant

KING'S PALACE LUNCH

322 Cedar Street

PIONEER PRESSFrank Skinner, Owner
6910 Fourth Street**JOHN MEIKLEJOHN**—Coal—
Van Buren Street and Blair Road**MACK'S CEMENT STONE CO.**

Vine Street

TAKOMA INSURANCE & REALTY CO.

Citizens Bank Building

TAKOMA HARDWARE COMPANY—Hardware—
37 Laurel Avenue.**C. W. VAN WAGNER,**—Real Estate—
34 Cedar Street**TAKOMA PARK PRINTING SHOP**

32 Carroll Avenue

TAKOMA ART & GIFT SHOPPE

18 Carroll Ave.

THE TAKOMA NEWS, THURSDAY, AUGUST 18, 1927.

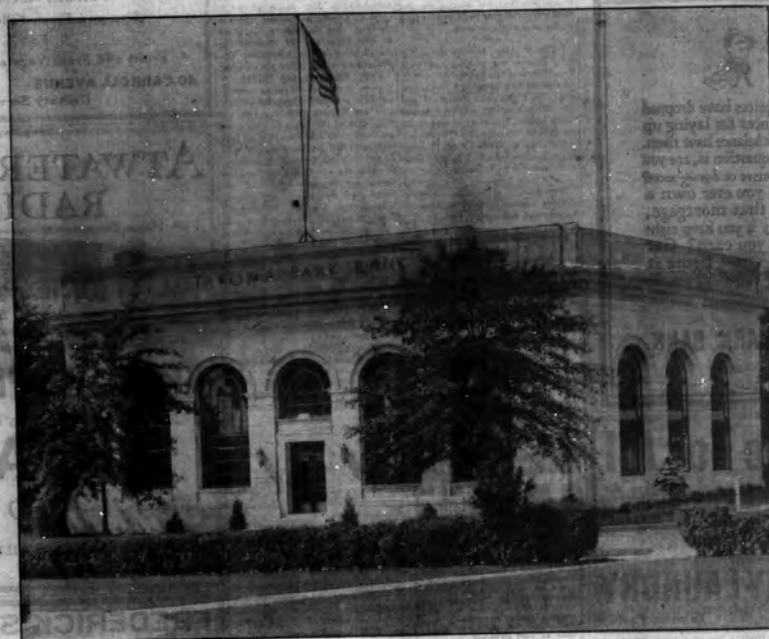
Page 5.

A DREAM REALIZED

NEW HOME OF THE TAKOMA PARK BANK

Carroll and Willow Avenues, Takoma Park, Md.-D. C.

*The Culmination of a Year's Effort of Artist and Architect, of Designer
and Builder, of Artisan and Workman*



The Officers and Board of Directors
Extend a Cordial Invitation to Their Patrons, Friends and All the Residents of
TAKOMA PARK AND VICINITY
to Attend the Opening of Their Beautiful New Bank Building on

THURSDAY EVENING, AUGUST 18th, 1927
from 8:00 to 11:00 o'clock

A Building Worthy of a Progressive Community

A Bank of Personal Service

FOR GOOD THINGS TO EAT—Try
Economy CASH Market
MEAT
 TOM BOWMAN, Proprietor.
 The best market affords—and at reasonable prices.
 We have a SNAPPY Delivery Service—Just Phone Silver Spring 74
 SILVER SPRING, MD.

S. GOODMAN
 —THE TAKOMA TAILOR—
 SUITINGS—LATEST PATTERNS—CORRECT STYLES
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 COLUMBIA 1683 6912 FOURTH STREET

IN A HURRY FOR FUEL?—CALL COL. 451
COAL
FAMOUS READING ANTHRACITE
CLEAN—SMOKELESS—ECONOMICAL
 Carefully Prepared at the Mines—Automatically
 Screened at My Yard Before Delivery to the Trade.
THE TIME TO BUY IS NOW
John Meiklejohn
 (NOTE—No deliveries will be made on Saturdays and
 legal holidays to and including Labor Day, Sept. 5.)


Now that prices have dropped
your chances for laying up
a snug little bank balance have risen.
The daily question is, are you
depositing more or laying more?
How can you ever own a
home, pay off that mortgage,
own a business if you keep right
on spending all you earn? Get
a pencil and figure it
all out for yourself.
TAKOMA PARK BANK

A Service For All
 DAMP WASH, 4c per lb.—Ready to iron, or hang out
 on the line.
 THRIFTY WASH, 7c per lb.—All flatwork ironed,
 balance damp.
 ROUGH DRY, 10c per lb.—Body clothes dried; flat all
 ironed.
 ALL FINISHED, 18c per lb.—Everything ready for use.
OLD COLONY LAUNDRY
 Adams 6060. Takoma Park.

The "News" commands to its readers the merchants advertising
 herein. They are all wide-awake business men and deserve your patronage.
 Upon proof, we will withdraw any spurious advertising.

JOSEPH MAGNER
YOUR ICE MAN
 Will be on the job from now on, throughout
 the Summer months—whenever you need
 him—delivering that
Pure, Clean
Takoma Park Ice Co. Ice
 SAME EFFICIENT SERVICE
 SAME PURE, CLEAN ICE
 SAME LOW PRICE TO YOU
 WATCH FOR MAGNER'S WAGONS OR CALL
6244—Columbia—10067

Hon. John C. Bog, Teacher
C. E. Fowler, Auto Teacher
BOX BIBLE CLASS
A CLASS FOR MEN WHERE MEN ARE WELCOME
Emory M. C. Church—7c Stevens, Brightwood

Subject for next Sunday—
"God's Promise to David."
 Golden Text—"Thy throne, O God, is
 forever and ever: A scepter of
 righteousness is the scepter of thy
 kingdom."

It looked mighty good to see our
 regular teacher, Brother C. E. Fowler,
 back last Sunday, and those who were
 absent missed a lesson that never was
 taught any better.

Don't forget our next executive meet-
 ing, Wednesday evening, August 24, at
 8 p.m. at the church. Officers and
 teachers are expected to be present.
 Members and friends are cordially
 invited.

Brother Croftan, our recording secre-

GLENMONT.
 The Free Methodist Camp Meeting
 came to a close on Sunday night after
 having a very successful meeting. Be-
 tween 45 and 50 folks were converted.
 It was said that this meeting was the
 most successful that has ever been held
 in this part of the country.

While on their way to attend the
 camp services one morning last week
 Rev. Miller and family from Alexandria
 were struck by a large truck on Georgia
 ave. Their auto was overturned and
 Mrs. Miller's neck suffered a broken
 collar bone. The other occupants of
 the machine escaped injury. The mother
 was rushed to Walter Reed Hospital
 where she received aid. The rest of the
 party motored on to camp.

Mrs. John T. Atwood was given a
 birthday surprise party at her home on
 Saturday of last week.

Mrs. William Kander is getting along
 nicely after undergoing an operation
 in a Washington hospital on Wednesday.

Capt. and Mrs. Don E. Clarke and
 friends are spending a week at North
 Beach.

Mr. and Mrs. Lewis Potter and son
 Roydon are attending the Baptist con-
 vention at Independent Hill, Va.

Says
YOU'LL BE
SURPRISED
AT THE KICK IN
TYDOL
ECONOMY GASOLINE

For Sale or Exchange
 We have a fine old home in
 North Takoma. 7 large rooms,
 tile bath, large attic, lot 2 1/2 AC.
 Two-car garage. Pines, grapes,
 cherries, apples. Owner will sell
 on easy terms, or exchange for
 bungalow, lot, auto, or trust
 note as part payment.
TakomaPark Realty Co.
 REALTORS—32 CEDAR ST.
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T. P. MURPHY & SON
 Contractors
SANITARY PLUMBING,
HEATING
 Heating plants installed
 on deferred payment
 plan.
 816 Thayer Ave.
 SILVER SPRING, MD.
 Phone, Silver Spring 110

The Pioneer Press
 FRANK E. SKINNER, Owner
Printing
 1908 4th Street—Columbia 1550-W
 JOB PRINTING
 SPECIALTY: Services which
 combine more than the usual
 degree of personal attention
 with moderate prices.

SILVER SPRING
CLEANING AND
DYEING SERVICE
Clean as sunlight!

CLEANING—
PRESSING—
DYEING
 We Call for and Deliver
 Garments
Silver Spring, Md.
Ph. Silver Spring 307-J

An Improved
ICE SERVICE
FOR TAKOMA PARK AND VICINITY
 THE PUREST ICE THAT CAN BE
 MADE WILL BE DELIVERED
 THROUGHOUT TAKOMA PARK
 AND VICINITY THIS COMING SEAS-
 SON FROM OUR HARRY PLANT
 WHICH HAS BEEN GREATLY
 ENLARGED.
 ADDITIONAL DELIVERY EQUIP-
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 Life, so it is said, is merely
 a bundle of habits, more
 or less loosely tied. Habits
 make or break us. Success
 or failure is pretty much
 a matter of habits.
 The one big, fine habit
 is the habit of cleanliness—
 clean teeth, clean face,
 clean hands, clean body.
 Soon as a child is old
 enough to toddle begin to
 teach it the habit of clean-
 liness. Let it know the feel
 of running water. This
 habit will make the child
 healthier, stronger,
 brighter—better able to
 wring success from life's
 happy-sad struggle.
 It takes a beautiful, up-to-date bathroom to grow
 the big, fine habit. It's money well invested.
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1925 coupe	\$300
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1927 coach, demonstrator	625
1927 landau, demonstrator	775
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At Takoma Theatre

TOMORROW NIGHT—Friday, Aug. 19th
Low Cody, Renee Adoree,
ROY D'ARCY and DOROTHY SEBASTIAN

"ON ZE BOULEVARD"
 A delicious comedy with a French flavor.
 PATHE NEWS COMEDY

SATURDAY
 A Bit of History's Own
 Melodrama—
"THE FRONTIERSMAN"
 with
TIM MCCOY
 and
CLAIRE WINDSOR
 Directed by
REGINALD BARKER

One of the most stirring pages of American history—the early Indian wars—has now been brought to the screen in a flashing production, with the great new Western star, Tim McCoy. Love, warfare, intrigue, in an epic of pioneer days!

Assop's Fable
 Charlie Chase Comedy

SUNDAY and MONDAY
MARION DAVIES
 —Now brings to the screen the fascinating, funny, comic-strip character
TILLIE THE TOILER
 With Matt Moore and
 Geo. K. Arthur.
 Pathe News Comedy

TUESDAY and WEDNESDAY
MADGE BELLAMY, WARNER BAXTER, MAY ALLISON, HOLBROOK BLINN and LAWRENCE GRAY, in HERBERT BRENON'S

"THE TELEPHONE GIRL"
 It's election eve. The Governor faces certain defeat. Suddenly, information is placed in his hands which can yet save the day if—! See this thrilling drama. You'll never forget it!
 Pathe News Alice Day, in "Hesitating Heroes."

THURSDAY and FRIDAY
Ben Lyon & Pauline Starke

"THE PERFECT SAP"
BEN TURPIN, in "A HOLLYWOOD HERO"

Current Comment Club Lunch Counters At Fair

If you attend the Rockville Fair to see and eat lunch at the Social Service League lunch.

TAKOMA LOCALS

Dr. and Mrs. Horace W. Whitaker, 6601 1st st., had as their guests last week their nephew and niece, Dr. and Mrs. Alfred H. Whitaker of Detroit, Mich., whose marriage occurred in Paris, France, July 23, when Dr. Whitaker had gone for three months' research work in Europe. At the close of his work he was married to Miss Margaret Evans of Condon, Ohio, who had been in Paris for the past year and a half studying music. Dr. Whitaker's father, Mr. A. W. Whitaker, and his sister from Huntington, W. Va., drove up to meet Dr. Whitaker and his bride and were also guests to the H. W. Whitaker home.

Mr. M. G. Ellis, 217 Willow ave., is expected back from Florida, where he was called recently by the death of his father.

The recently completed improvements to the front of the Glenmont and Reservoir stores, 267-269 Carroll st., add much to the appearance of these properties, and is the work of George O. Thibault, general jobbing contractor.

The Takoma Park Printing Shop, 12 Carroll ave., is expected to be ready for business before the end of the current week.

Lt. Walter K. Jones, 138 Carroll ave., left Sunday for Camp Hyde Md., for a two weeks' stay at the R.O.T. Camp.

Liberty Grove Grange Tournament Is Won By A. C. Dely

(Continued from page one)

First and second prizes. Chicken dinners were served until a late hour. Mrs. J. Keller Brian is doing splendidly after having undergone an operation for the removal of tonsils in a Washington hospital.

On Wednesday evening a birthday party was given at the home of Mrs. Harriett Robt. in honor of her granddaughter, Miss Letitia Wilson. The affair was largely attended by relatives and friends. Among those present were: the Messrs. Carlin and Mary Ella Robt. Eleanor and Catherine Gibson, Emma Snyder, Annie Veltmeyer, Catherine and Marion Harding, Irma, Ethel and Florence Wright, Hilda Malt, Virginia Crevell and Maude W. Johnson. The Messrs. Francis Richardson, Warren Adams, Willard Krubin, Clarence Wright, Harold Harding, Melville Mitchell, Stanley and Russell Whitley, Grace Briggs, Edward and Ernest Miles and Bill Wootton. Miss Wilson was the recipient of many beautiful and useful gifts. Games were enjoyed and delightful refreshments served.

Mr. W. W. Johnson and daughters had as dinner guests on Sunday Mrs. Edward Keller, Mrs. Isabelle A. Lacy and the Misses Florence Deal and Evelyn Lacy, all of Washington. Miss Catherine Keller of Washington is visiting Mr. and Mrs. J. Keller Brian here.

Mr. Raymond Lick is recovering after having submitted to an operation for appendicitis at the Montgomery County Hospital.

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Quick Service—Reduced Prices
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51 Cedar St.
 Takoma Park

CHURCH NOTES.

TAKOMA PARK BAPTIST CHURCH
 Wm. E. Latta, pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday evening at 8 o'clock. In the absence of the pastor who is on his vacation, the pulpit will be supplied by the Rev. Wm. E. Latta, pastor of the Temple Baptist Church, Washington, D.C., on the remainder of August.

OLIVER SPRING BAPTIST CHURCH
 Wm. E. Latta, pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday evening at 8 o'clock. In the absence of the pastor who is on his vacation, the pulpit will be supplied by the Rev. Wm. E. Latta, pastor of the Temple Baptist Church, Washington, D.C., on the remainder of August.

EMORY M. E. CHURCH, NORTH
 George A. W. and Katherine M. Ray, D. D. is pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday, 8 p.m.

TAKOMA PARK PRESBYTERIAN CHURCH
 Rev. Thomas C. Clark, D.D., pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday, 8 p.m.

THE REV. WILLIAM J. CAMPBELL of Lancaster, N. J., will preach at the 11th anniversary of the founding of the TAKOMA PARK BAPTIST CHURCH—Takoma Park, D.C., on Thursday, August 24th, at 8 p.m. Free will contribution. Free will offering. Free will offering.

REVEREND WAY ADVENTIST CHURCH
 Rev. W. F. Ryan, pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday, 8 p.m.

TAKOMA PARK CHRISTIAN CHURCH
 Rev. W. F. Ryan, pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday, 8 p.m.

WOODRIDGE BAPTIST CHURCH
 Rev. W. F. Ryan, pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday, 8 p.m.

GRACE CHURCH, WASHINGTON, D.C.
 Rev. W. F. Ryan, pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday, 8 p.m.

SILVER SPRING BAPTIST CHURCH
 Rev. W. F. Ryan, pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday, 8 p.m.

SILVER SPRING METHODIST CHURCH
 Rev. W. F. Ryan, pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday, 8 p.m.

SILVER SPRING LUTHERAN CHURCH
 Rev. W. F. Ryan, pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday, 8 p.m.

SILVER SPRING EPISCOPAL CHURCH
 Rev. W. F. Ryan, pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday, 8 p.m.

SILVER SPRING PRESBYTERIAN CHURCH
 Rev. W. F. Ryan, pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday, 8 p.m.

SILVER SPRING BAPTIST CHURCH
 Rev. W. F. Ryan, pastor. Sunday School 9:30 a.m. Prayer Meeting Thursday, 8 p.m.

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PURE MILK
 YOUR LOCAL MILK MAN—TAKOMA PARK

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On Your Pleasure Trips
HAWK-EYE No. 2
 (Cartridge) **98.**
No. 2A GOODWIN
 (Box camera) **\$2.38**

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These new springs are individually engineered to each model—tailored scientifically to the weight and size of the car. Even the Standard Six Series—priced down to the 4-cylinder field—have these remarkable springs. There are 21 new Nash models for you to inspect. They offer new beauties in body design and rich new color harmonies in finish. Come in and see them at once. At the new lower prices Nash has established they offer motor car quality and value without a parallel. Before you buy any car—DRIVE one of the new Nash models.

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**Pre-Submission Community Meeting Minutes
Sangfroid Distillery
6950 Carroll Avenue & 7110 Willow Avenue
Site Plan Application**

October 24, 2024

The pre-submission community meeting for the above-referenced Site Plan application was held on October 24, 2024 at Piney Branch Elementary School, located at 7510 Maple Avenue in Takoma Park, Maryland. The meeting commenced at approximately 7:00 p.m.

The following representatives of the development team attended the meeting:

Jeff Harner	Sangfroid Distillery
Tom Bizarri	Prodigy Builders
Patrick Horgan	Huska Consulting
Christopher Ruhlen, Esq.	Lerch, Early & Brewer, Chtd.

Jeff Harner, co-owner of Sangfroid Distillery (the "Applicant"), welcomed attendees. Mr. Harner explained that the purpose of the meeting was to discuss the proposed Site Plan application, which is being prepared in connection with the adaptive reuse of the existing historic bank building on the property located at 6950 Carroll Avenue and the adjacent surface parking lot at 7110 Willow Avenue (together, the "Properties").

Mr. Harner identified the Applicant as the fee simple owner of the Properties. He explained that the meeting was being held before the submission of a Site Plan application to the Montgomery County Planning Department ("Planning Department") for review and processing. He further explained that the proposed adaptive reuse project – which includes construction of a building addition to the historic building in connection with its use as a distillery production facility and tasting room, installation of rooftop screening, fenestration alterations, and other related items (collectively, the "Project") – previously was evaluated by the Montgomery County Historic Preservation Commission (the "HPC") on May 10, 2023 and is subject to an approved Historic Area Work Permit ("HAWP"). He explained that the proposed Site Plan will be consistent with the approved HAWP. Mr. Harner then presented initial illustrative materials for the exterior addition and interior occupancy of the building, and described the proposed operation of the future production facility and associated tasting room on the site.

Mr. Ruhlen followed Mr. Harner's presentation and provided remarks concerning the applicable provisions of the Montgomery County Code and Zoning Ordinance requiring Site Plan review for the Property, as well as the submission, processing and approval of miscellaneous associated applications including a Forest Conservation Exemption application and a Subdivision Waiver request. He explained that the Site Plan is needed to address provisions of the Zoning Ordinance for the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone that require Site Plan approval for proposed expansions of 1,000 square feet for certain existing buildings that do not conform to applicable Overlay Zone development standards (in this case, with a maximum

building height limit of 30 feet). He also explained that the Forest Conservation Exemption is required to address certain applicable prerequisites for filing the Site Plan application, and that the Subdivision Waiver request is needed to obtain relief from the requirement to process a Preliminary Plan of Subdivision for this existing developed property. More specifically, he explained that the Subdivision Waiver is needed so that a record plat could be processed to eliminate an existing internal lot line on the 6950 Carroll Avenue site. Finally, he explained that the Site Plan and its associated components will be reviewed by the Montgomery County Planning Board ("Planning Board") after being circulated to relevant County agencies and other regulatory entities for review and comment, and discussed at a hearing in which members of the public will be able to participate.

As indicated on the attached sign-in sheet, in addition to the development team, one area resident attended the meeting. The attendee were invited to ask questions during the presentation. Representative questions included the following:

- *What functions of the proposed operations will be accommodated within the proposed building addition?*

Mr. Harner explained that the proposed addition will accommodate a loading dock, mechanical systems for production, and additional storage space.

- *What are the proposed hours of operation?*

The distillery's production facility is anticipated to operate Tuesday through Saturday, between 12 pm to 10 pm. The tasting room will be open for business during the same hours. However, these details may change, as the Applicant finalizes its operational plans.

- *Will alcohol be served on site?*

Mr. Harner stated that only products manufactured by the proposed distillery will be served in the on-site tasting room.

- *Are any permits required to make the building entrances ADA-compliant?*

Mr. Harner stated that that preliminary building permit applications for the proposed Project have been filed with the Montgomery County Department of Permitting Services, and that applicable permits will be obtained for the Project as needed (including any permits required for exterior changes related to ADA-compliant access).

- *Did your consultants have access to the original building plans, in their preparation*

Mr. Harner explained that while the project team did not have access to the original building plans, the project was the subject of an in-depth review by the HPC in connection with its review and approval of the HAWP application. Among other things, the HPC analyzed the materials of record for the existing historic resource and determined that the changes proposed with the Project will be in conformance with applicable guidelines, regulations, and standards for historic preservation.

- *Are any changes proposed with respect to the existing vehicle access points?*

Mr. Harner explained that no changes to the existing vehicle access points on Carroll Avenue and Willow Avenue are proposed with the Site Plan.

- *Do you have any plans for the use of the bank vault?*

Mr. Harner explained that the Applicant was still in the process of evaluating possible uses for the bank vault in connection with the proposed use, as well as the feasibility of any utilization of that space.

The meeting ended at approximately 7:45 p.m.

The meeting minutes were prepared by Chris Ruhlen.

Christopher M. Ruhlen
Attorney
 301-841-3834
cmruhlen@lercheearly.com

October 9, 2024

RE: 6950 Carroll Avenue and 7110 Willow Avenue, Takoma Park, Maryland
 Site Plan Application
 Pre-Submission Community Meeting

Dear Neighbor:

Sangfroid Distillery (the “Applicant”) cordially invites you to attend a pre-submission meeting to review the proposed Site Plan for the properties located at 6950 Carroll Avenue and 7110 Willow Avenue (together, the “Property”) in Takoma Park, Maryland. The Property is approximately 0.39 acres in size and is zoned Neighborhood Retail, NR-0.75, H-50’ and Commercial Residential Town, CRT-0.75, C-0.75, R-0.25, H-50’, within the Takoma Park/East Silver Spring Overlay.

The Property currently is developed with a 2-story former bank building. The Applicant proposes to expand the existing building with a 1-story rear addition of approximately 1,177 square feet, for a total building floor area of approximately 10,826 square feet including lower level space (the “Project”).¹ The proposed use of the expanded building is artisan manufacturing and production.²

Details for the in-person meeting are as follows:

Date: October 24, 2024
Time: 7:00 PM
Location: Piney Branch Elementary School
 All Purpose Room
 7510 Maple Ave.
 Takoma Park, MD 20912

After the meeting date, the Applicant will be filing the Site Plan application with the Montgomery County Planning Department of the Maryland-National Capital Park and Planning Commission. Once filed, the Planning Department will assign a case number to the application, which will allow for convenient tracking of the application as they undergo Planning Department review. For more

¹ The final proposed gross floor area for the Project will be confirmed at the time of Site Plan application submission based upon analysis of the existing building and applicable Zoning Ordinance requirements.

² The Montgomery County Historic Preservation Commission previously reviewed and approved historic area work permit plans for the proposed Project on May 24, 2023 (Historic Area Work Permit #1025550).

October 9, 2024 • Page 2

information about the development review process and opportunities to participate, please contact M-NCPPC at (301) 495-4610 or visit their website at www.montgomeryplanning.org.

We hope you can attend on October 24th and look forward to the opportunity to provide you with information about this project. If you have any questions, please feel free to contact me at 301-841-3834 or cmruhlen@lercheearly.com

Sincerely,



Christopher M. Ruhlen
Attorney for the Applicant

AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held in the multi-purpose room of the Piney Branch Elementary School, located at 7510 Maple Ave in Takoma Park, Maryland, on October 24, 2024 at 7:00 pm in advance of the filing of the Site Plan application for the Sangfroid Distillery project located at 6950 Carroll Avenue and 7110 Willow Avenue in Takoma Park

I solemnly affirm that the said community meeting was held in accordance with applicable requirements of the Zoning Ordinance of Montgomery County, Maryland and Montgomery County Planning Board Regulation 12-23 (COMCOR No. 50/59.00.01) with respect to the administrative procedures for development review.

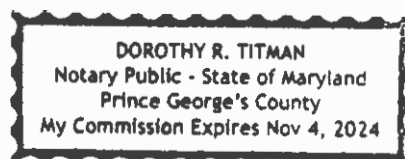
Christopher M. Ruhlen
Signature

11/4/2024
Date

CHRISTOPHER M. RUHLEN
Print Name

ATTORNEY FOR APPLICANT
Title

Sworn and subscribed to before me this 4/11 day of November, 2024



Dorothy R. Titman
Signature of Notary Public

Dorothy R. Titman
Printed Name of Notary Public

My Commission Expires:

11-4-24



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: May 30, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1025550 - Building Addition, Fenestration Alteration, & HVAC

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the May 24, 2023 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Sangfroid Distillery (Jeff Harner), Christopher Peli (Architect)
Address: 6950 Carroll Avenue, Takoma Park

This HAWP approval is subject to 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. Once work is complete the applicant will contact Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

