

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7212 Carroll Ave., Takoma Park	Meeting Date:	4/25/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/18/18
Applicant:	Manjit & Guru Singh	Public Notice:	4/11/18
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Rear Addition, hardscape and other alterations		

RECOMMENDATION

Staff recommends that the applicant undertake the recommendations of the Historic Preservation Commission and return with a complete HAWP application. Additionally, Staff makes the following recommendations to ensure the project is in conformance with the requisite guidance:

1. The proposed windows must be wood or aluminum clad. Detailed specifications must be submitted for review and approval with final approval authority delegated to Staff.
2. The decorative brick rectangles on the breezeway need to be removed from this design proposal.
3. The decorative brick rectangle on the walls of the large one-story addition need to be lower and reconfigured so they are better proportioned for the building’s wall planes.
4. Approval of this HAWP does not extend to the addition of any fencing or gate on the site

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Art Deco/Commercial
DATE: c.1930

The subject property is a rectangular one-story brick commercial building with a large, projecting storefront window and a recessed entrance door to the left. Along the long side wall, three large windows have been installed. In 2017, the applicant received a HAWP for a trapezoidal-shaped addition to the rear of the building.

The adjacent two-story Craftsman house is being utilized as part of the school, but no work is proposed for this resource as part of this HAWP.

BACKGROUND

This applicant has made additional revisions to their proposal based on requirements from the Department of Permitting Services after the last preliminary consultation with the HPC on April 10, 2018. On February 7, 2018, the applicants came before the HPC for a preliminary

consultation for the subject property. The HPC was generally supportive of the concept and suggested several design revisions.

PROPOSAL

The applicants are proposing to construct a one-story addition to the rear of the one-story c.1930s commercial building in the Takoma Junction section of the Takoma Park Historic District. Previous conceptual submissions have shown both one and two-story additions. The current proposal has returned to a one-story scheme.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing 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).

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.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

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

architectural styles.

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

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

STAFF DISCUSSION

The applicant proposes constructing a one-story addition at the rear of the property at 7212 Carroll Ave. The new building addition will connect to the historic building by the creation of a new 7' (seven foot) wide breezeway. The proposal will also require the relocation of playground equipment and additional hardscape and landscape alterations.

Breezeway

The one-story breezeway will connect the non-historic rear addition of 7212 Carroll Ave. to the proposed one-story addition at the rear. The breezeway will be constructed out of yellow brick that matches the color of the historic face brick at 7212 Carroll Ave. The wall on the east side will be painted CMU (concrete modular units) and will be a blank wall as this faces the parking area behind adjacent commercial properties. The western elevation will have three one-over-one windows that match the windows installed on the south elevation of the proposed one-story addition. Above the windows the applicant proposes to install two decorative brick frieze. There will be a soldier course of brick with a metal cap at the parapet of the breezeway. On the south elevation, there will be a single-lite door surmounted by a flat-roofed metal canopy.

The construction of the breezeway is in keeping with the materials and design of the non-historic addition to 7212 Carroll Ave. However, Staff finds that the decorative brick frieze visually compete with those proposed on the one-story addition and recommends removing them from the design. The materials are consistent with a proposed addition, and Staff finds that the proposed breezeway complies with both the *Guidelines* and Chapter 24A and supports approval

when it comes in as a full HAWP.

One-story Rear Addition

The proposed construction at the rear of the property will be one-story tall and constructed out of brick on the south and west elevations, matching the color of the façade of the historic one-story commercial building at 7212 Carroll Ave. The north and east elevations, which face the public alley will be constructed out of painted CMU. The building will be almost square, measuring 28' (twenty-eight feet) wide by 28' 8" (twenty-eight feet, eight inches) deep with a notch cut out of the southwest corner.

The notch in the southwest (front left) corner was created to meet required building codes. The new entrance has been moved away from the property boundary, but is still a single lite door with a transom above facing west. It is unclear if this alteration meets the current building code setback requirements, and the applicant must verify compliance prior to obtaining the HPC approval. Staff finds that this change will not negatively impact the massing of the proposed new construction and it is an appropriate alteration.

On the right side of the south façade the applicant proposes to construct a small commercial window similar to the design of the historic storefront window at 7212 Carroll Ave. The area below the storefront window will be brick that matches the rest of the one-story building. The south elevation will also have two one-over-one sash windows to the left of the storefront window. The windows will have a header course of brick at the window head. Above the windows on the wall, the applicant proposes to install two decorative brick rectangles. Staff finds that decorations of this sort are appropriate for this building and are common in the Takoma Junction area of the Takoma Park Historic District. However, staff finds that these brick rectangles on the large addition are too high to be properly proportioned on the wall. Instead of installing two rectangles, Staff recommends installing a single one that is closer to the mid-point between the top of the windows and the top of the parapet.

Feedback at the preliminary consultation recommended using wood or aluminum clad wood windows in the new construction. The renderings presented for this preliminary consultation do not provide materials specifications and Staff recommends the HPC indicate their preferred window material for these openings.

After consulting with the Department of Permitting Services the applicant discovered that they would be unable to install windows on a wall on the property boundary. The proposed windows on the east and north elevations have been removed from the proposal and those elevations will be blank, painted CMU walls. As both of these walls face a public alley, Staff finds this treatment to be acceptable.

The west façade faces into a back yard and toward Philadelphia Ave. In consultation with Staff, the applicant proposes to install three 'blank windows' into the wall. These 'windows' will have a header course that matches the window on the south elevation and the interior bricks will be slightly inset giving the suggestion of a window form while allowing the applicant to meet the required code. Staff finds this to be an appropriate treatment on this secondary elevation as it breaks up the massing to avoid a flat wall while meeting the applicants' needs. The applicant

proposes to install two decorative brick frieze in the upper section of the west elevation as well. Staff finds that this element is appropriate on this elevation, but finds that the brickwork needs to be lowered to create a more visually balanced wall. The current location near the soldier course at the parapet creates a large interrupted expanse above the 'window' heads.

Staff finds that overall the proposal is in conformance with the *Guidelines* and Chapter 24A; however, it lacks the details required for a HAWP application.

Hardscape and Site Alterations

There are several alterations to the hardscape proposed for the project. The most significant alteration will be the relocation of the play yard and equipment. These items will be moved from their current location to the northwest corner of the lot, behind the two-story Craftsman house. The relocation of this non-historic feature will have no adverse effect on the historic resources or the surrounding district. As this new construction will be adjacent to a relatively limited parking area, the applicants also proposing a series of bollards around the breezeway and two-story building. These vertical metal posts will not detract from the historic buildings as they are only adjacent to the new construction and are in keeping with the more urban setting of the commercial building. Lastly, the applicant indicates that there will be some landscaping surrounding the new construction. This will not impact the character of the new construction and Staff supports approval of these elements at the HAWP stage.

Lastly, the drawings submitted for this HAWP show new fencing and a gate that will fully enclose the site. Details for these features were not included with the HAWP application and Staff recommends that any approval not extend to include any new fencing or a gate. If the applicant wishes to install fencing and a gate, an additional HAWP is required.

STAFF RECOMMENDATIONS

Staff recommends that the applicant make revisions based on the feedback from the Commission and return with a complete HAWP application. Additionally, Staff recommends details and specifications for the following items be included in the final HAWP to ensure conformance with Chapter 24A and the *Guidelines*:

1. The proposed windows must be wood or aluminum clad. Detailed specifications must be submitted for review and approval with final approval authority delegated to Staff.
2. The decorative brick frieze on the breezeway need to be removed from this design proposal.
3. The decorative brick frieze on the wall of the large one-story addition need to be lower and reconfigured so they are better proportioned for the building's wall planes.
4. Approval of this HAWP does not extend to the addition of any fencing or gate on the site.
5. Confirm whether the location of the door on the west elevation conforms to DPS building setback requirements.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: G.Singh@Worldbank.org Contact Person: GURU SINGH / MANJIT SINGH
 Daytime Phone No.: 240-644 2239
 Tax Account No.: _____
 Name of Property Owner: MANJIT R. SINGH Daytime Phone No.: 240-644 3422
 Address: 7212 CARROLL AVENUE TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7212, CARROLL AVENUE Street
 Town/City: TAKOMA Nearest Cross Street: CARROLL AVENUE / PHILADELPHIA
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ \$ 80,000
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

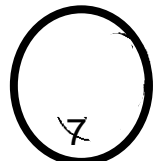
3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

819732



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

7212, is a Takoma Montessori School

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

The Takoma Montessori School has capacity
of 22 kids only. It requires more space
to accommodate more kids.
Current capacity cannot even break even
the business.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

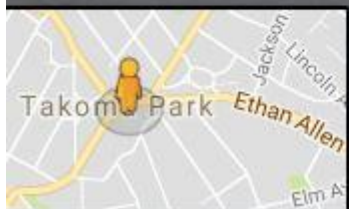
Owner's mailing address	Owner's Agent's mailing address
7212 Carroll Ave Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
7200 Carroll Ave Takoma Park, MD 20912	S Philadelphia Ave Takoma Park, MD 20912
7214 Carroll Ave. Takoma Park, MD 20912	7211 Carroll Ave Takoma Park, MD 20912

MD-410
Takoma Park, Maryland



Google, Inc.

Street View - Sep 2017



Date: 3.20.2018

STREET VIEW-SITE ENTRANCE

By: Design Intents LLC























