

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7212 Carroll Ave., Takoma Park	Meeting Date:	05/24/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	05/17/17
Applicant:	Manjit Singh	Public Notice:	05/10/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/06-17FF	Staff:	Dan Bruechert
Proposal:	Rear Addition, hardscape and other alterations		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application.

1. The applicant must submit dimensional details for the proposed fence and gate to Staff with final authority for approval delegated to staff.

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.

BACKGROUND

In September 2015, the applicants were given a retroactive HAWP for several proposed changes to the subject building including: installing side windows, restoring the storefront, replacing the front door and adding rear doors with an awning.

PROPOSAL

The applicants are proposing the following work items:

- Construct an addition to the rear of the property;
- Install fencing and gates; and
- Hardscape alterations

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 (Design 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

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 work the applicant is proposing falls into three general categories: a rear addition, hardscape alterations, and fencing and gate installation. Staff is supportive of these changes and feels that they will have a minimal impact on the historic building or the surrounding district.

Rear Addition

The first proposal is to construct a trapezoidal addition at the rear of the historic building. The single room addition will be 11' (eleven feet) wide and between 14'3" (fourteen feet, three inches) and 20' 6" (twenty feet, six inches). The shape of the addition is governed by a need to conform with building restriction lines. The addition will be constructed in concrete block matching the block used in an earlier, non-historic addition. A single wood door will provide access to the addition with a new window, matching the details of the windows introduced in 2015.

Staff feels that this addition is compatible in size and scale of the historic commercial building; as are its utilitarian materials. Following Takoma Park Historic District Design Guidelines, the addition is placed to the rear. Because of how far the previous non-historic addition projects into the parking lot, this addition will not be at all visible from the public right-of-way. For these reasons, Staff feels that this addition will only have a minimal impact on the historic resource and will not impact the surrounding district and should be approved.

Hardscape Alterations

The applicant is proposing to install a series of bollards around the perimeter of the parking lot and is proposing to install a 16' (sixteen foot) long railing behind the neighboring historic house.

The bollards will be 4" (four inches) in diameter and 4' (four feet) tall. The bollards will be placed around the perimeter of the parking lot adjacent to a fenced-in children's play area. The bollards will be spaced approximately 6' (six feet) apart. As these bollards will be placed around the perimeter of the parking lot, Staff believes that this will not have a significant impact on the building and surrounding district (only 7 or 8 of the proposed 19 will be at all visible from the public right-of-way).

The applicants are also proposing to install a metal railing as a physical barrier between the parking lot and the neighboring historic house. This railing is a minor alteration to the parking

lot and will not be at all visible from the public right-of-way. Design Guidelines recommend approving elements that are not at all visible as a matter of course.

Fence and Gate Installation

At the rear of the property, the applicant is proposing to install an expansive section of 4' (four foot) tall fencing with 3' (three foot) tall gates to create two separate enclosed play areas. The proposed fencing is painted wood with inset rectangular pickets is placed at the rear of the property, comports with the HPC's guidance on fencing and will not have a significant impact on the surrounding district. Staff feels that the fencing and gates should be approved.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve with one (1) condition** the HAWP application;

- The applicant must submit dimensional details for the proposed fence and gate to Staff with final authority for approval delegated to staff.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Gsingh@worldbank.org Contact Person: MANJIT K. SINGH
manjitks@gmail.com Daytime Phone No.: 240 644 3422
 Tax Account No.: _____
 Name of Property Owner: MANJIT K. SINGH Daytime Phone No.: 240-644 3422
 Address: 7212, CARROLL AVENUE, TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: ROY BALKNIGHT Phone No.: 301-254 8502
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7212 Street: Carroll Avenue
 Town/City: Takoma Park Nearest Cross Street: _____
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab 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: \$ 18,000
 1C. If this is a revision of a previously approved active permit, see Permit # EXTENSION

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Manjit K. Singh _____
 Signature of owner or authorized agent Date

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

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(5)

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Existing stone front will be used of
Montessori School. The U20 has been
received from

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

It will be a 6' miles extension that
approx size 11' x 15' (diagram attached)

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

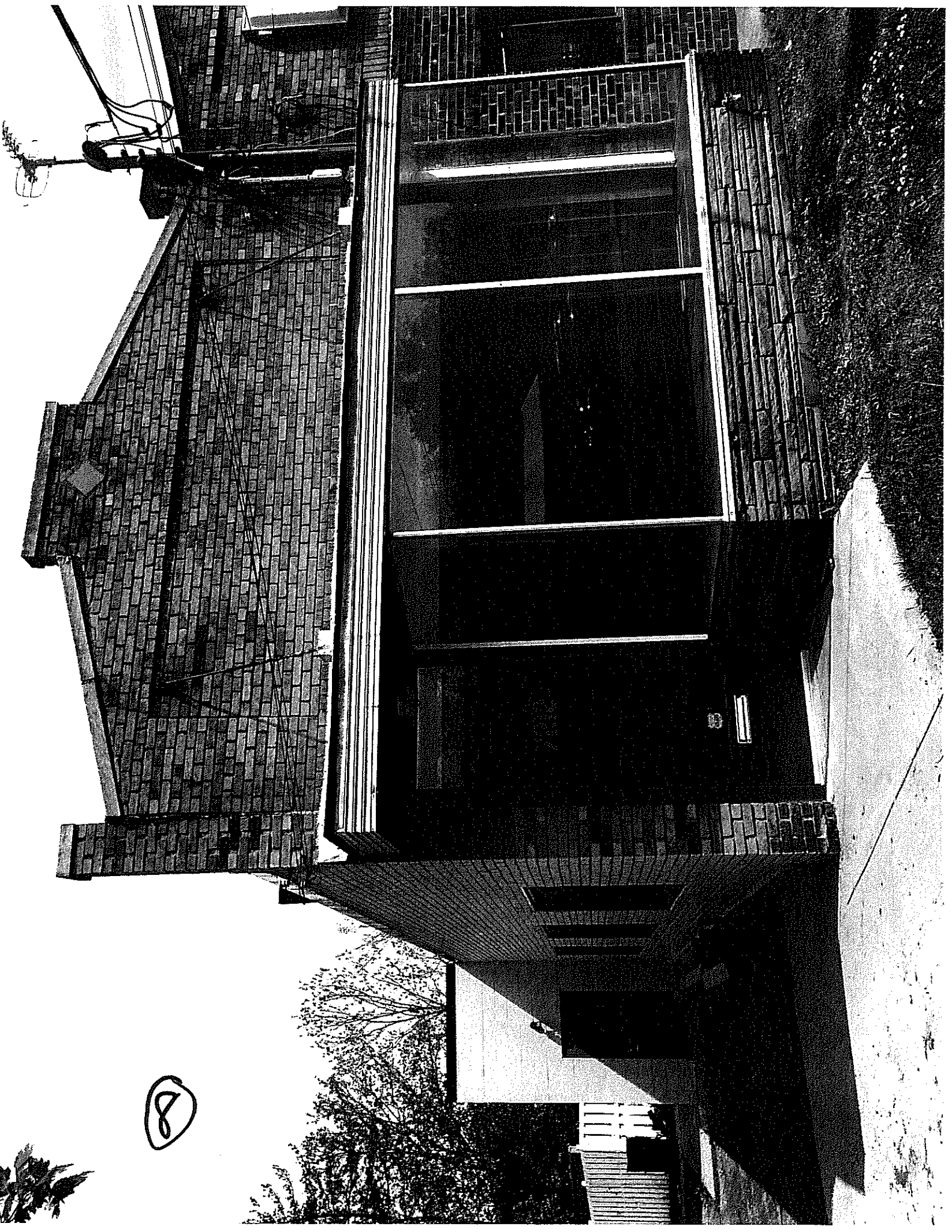
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie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

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.

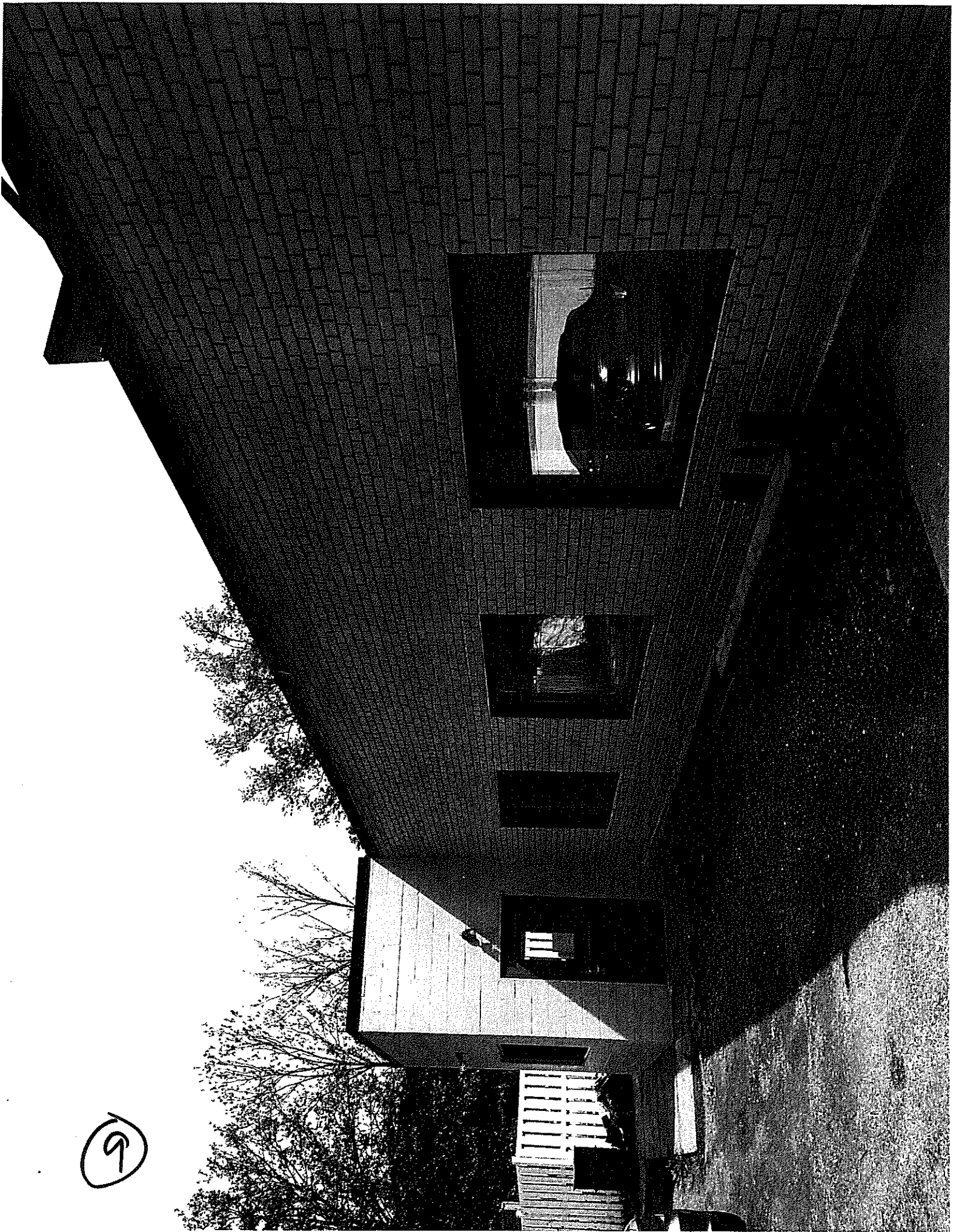




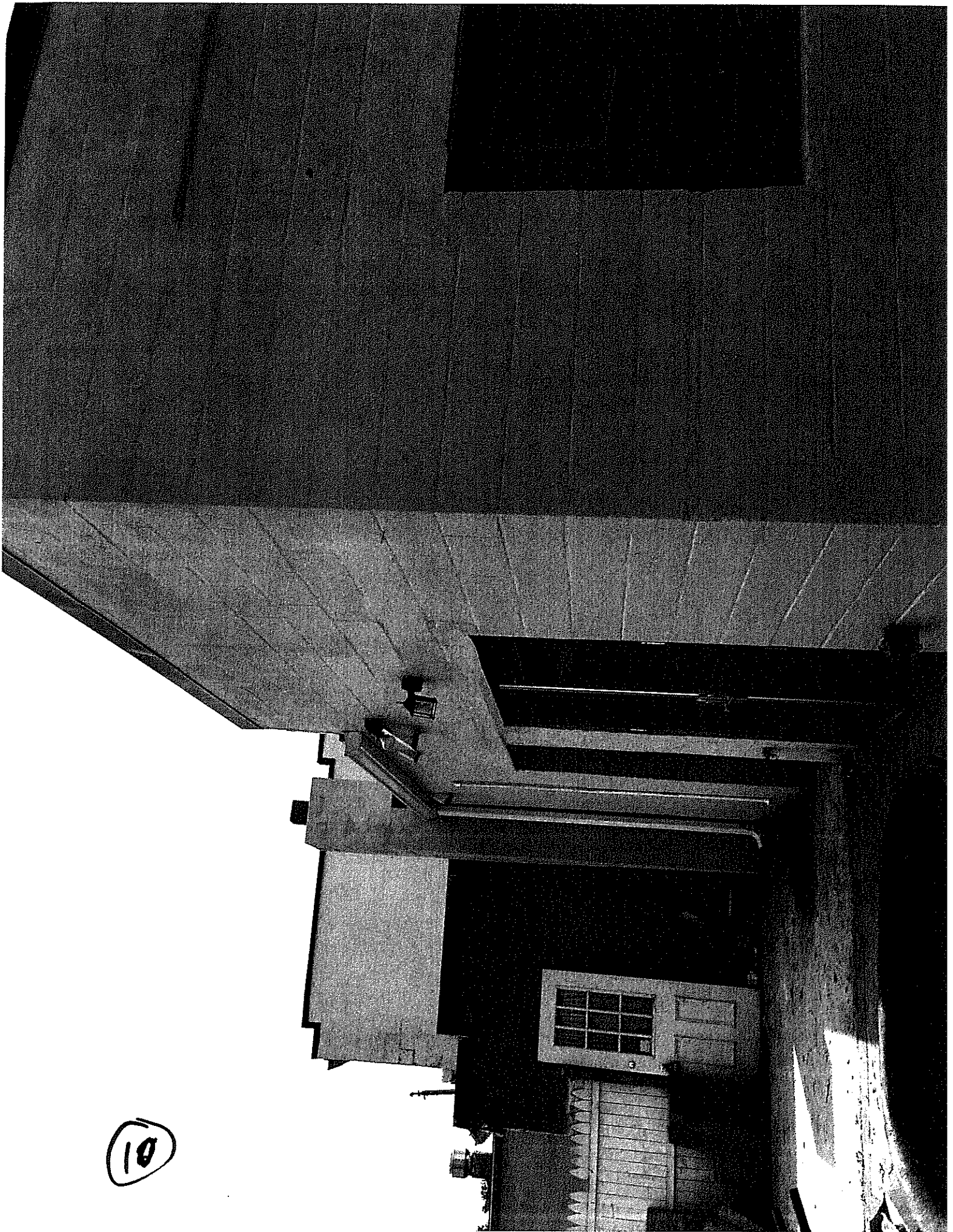
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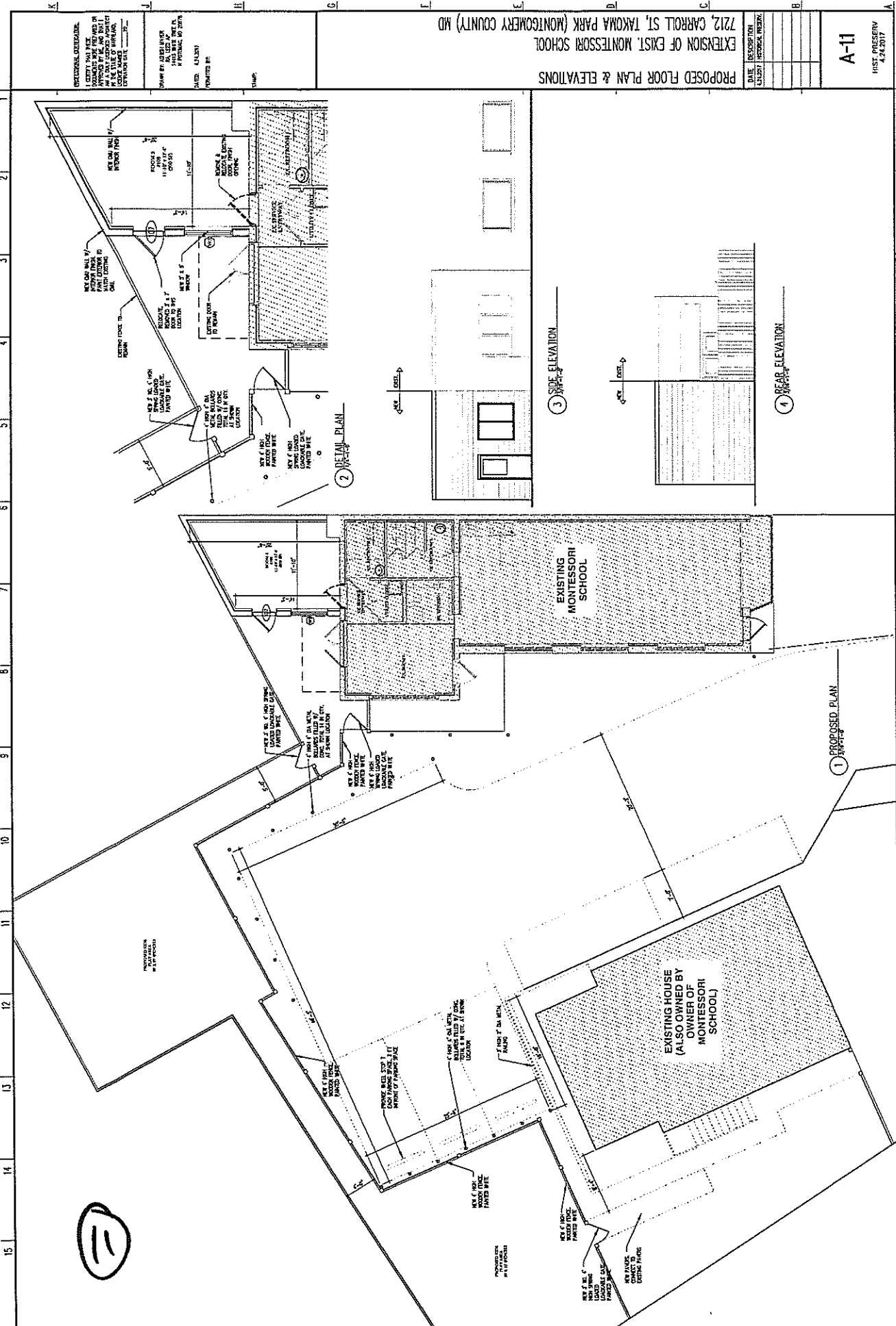
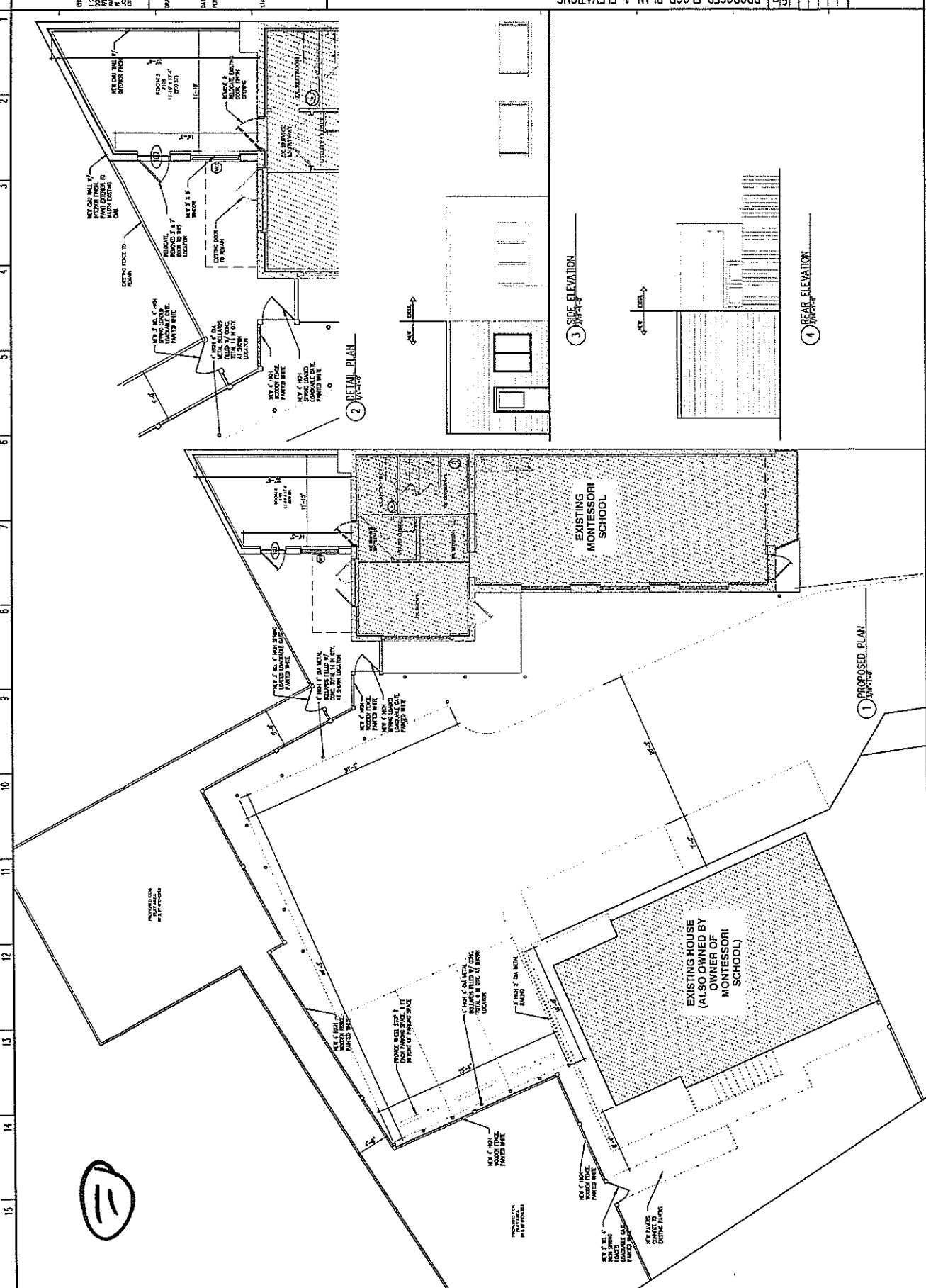
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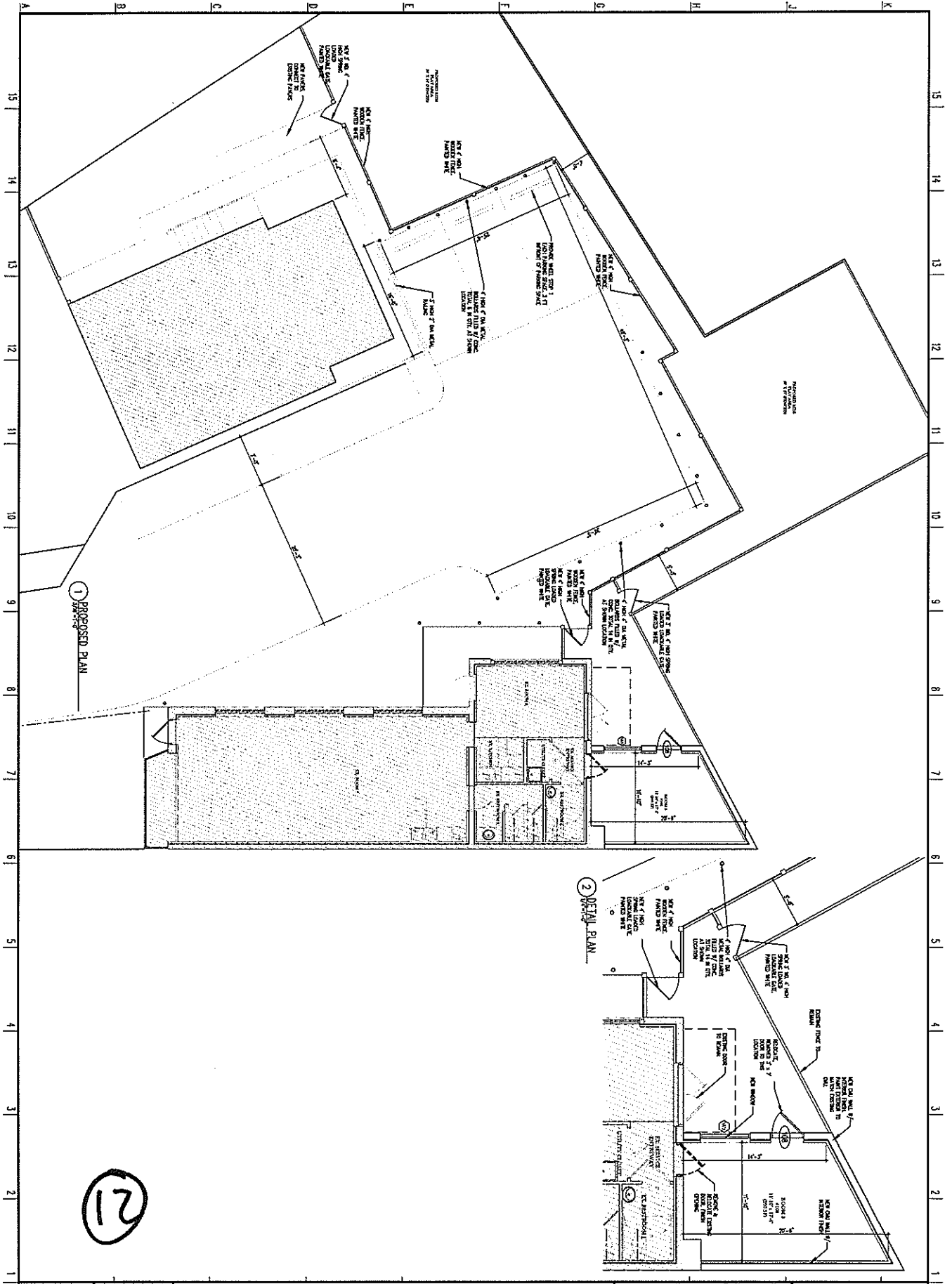
PROPOSED FLOOR PLAN & ELEVATIONS

7112 CARROLL ST, TAKOMA PARK (MONTGOMERY COUNTY) MD
EXTENSION OF EXIST. MONTESSORI SCHOOL

DATE	DESCRIPTION

CONVENTIONAL LOADINGS:
FLOORING: 15 PSF
PARTITION WALLS: 10 PSF
ROOFING: 20 PSF
WIND: AS PER CODE
SEISMIC: AS PER CODE
CEILING: 5 PSF
MECHANICAL: AS PER CODE
ELECTRICAL: AS PER CODE
TELEPHONE: AS PER CODE
FIRE: AS PER CODE
SOUND: AS PER CODE
SMOKE: AS PER CODE
SPECIAL: AS PER CODE





1 PROPOSED PLAN

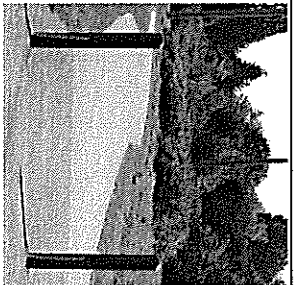
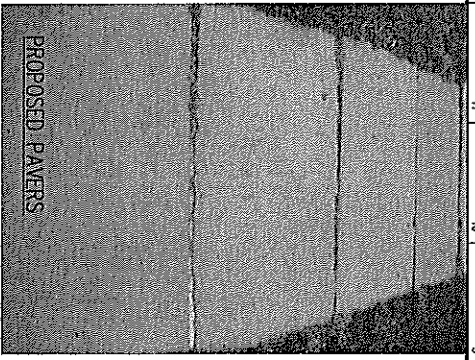
2 DETAIL PLAN

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PROFESSIONAL CERTIFICATION: I CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MONTGOMERY COUNTY, MARYLAND. SIGNATURE: _____ DATE: 5/12/2017	DRAWN BY: JAVIER MAYER IN CHARGE: JAVIER MAYER PROJECT NO: 2016-0017 SHEET NO: A-11
	PROPOSED FLOOR PLAN EXTENSION OF EXIST. MONTESSORI SCHOOL 7212, CARROLL ST, TAKOMA PARK (MONTGOMERY COUNTY) MD

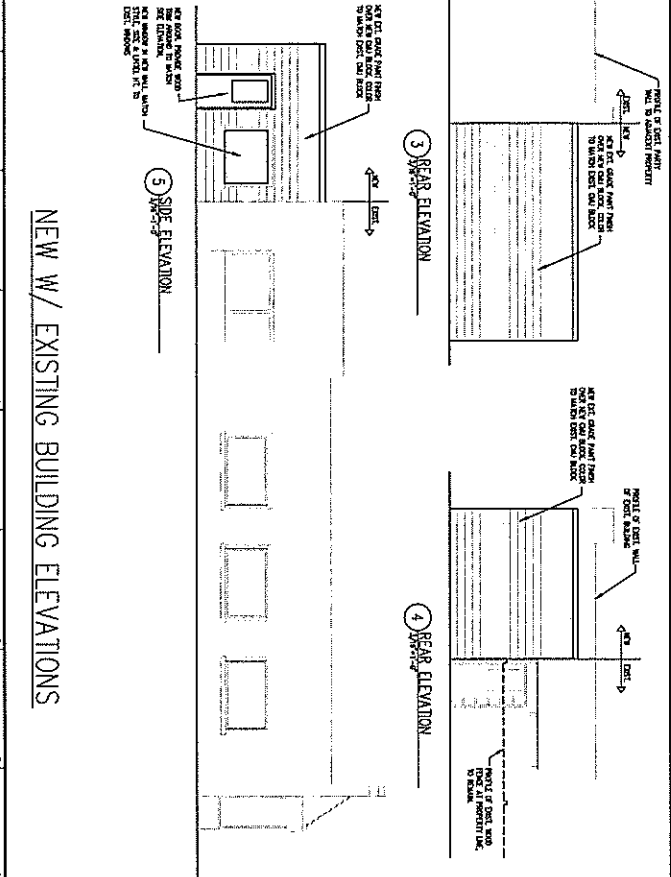
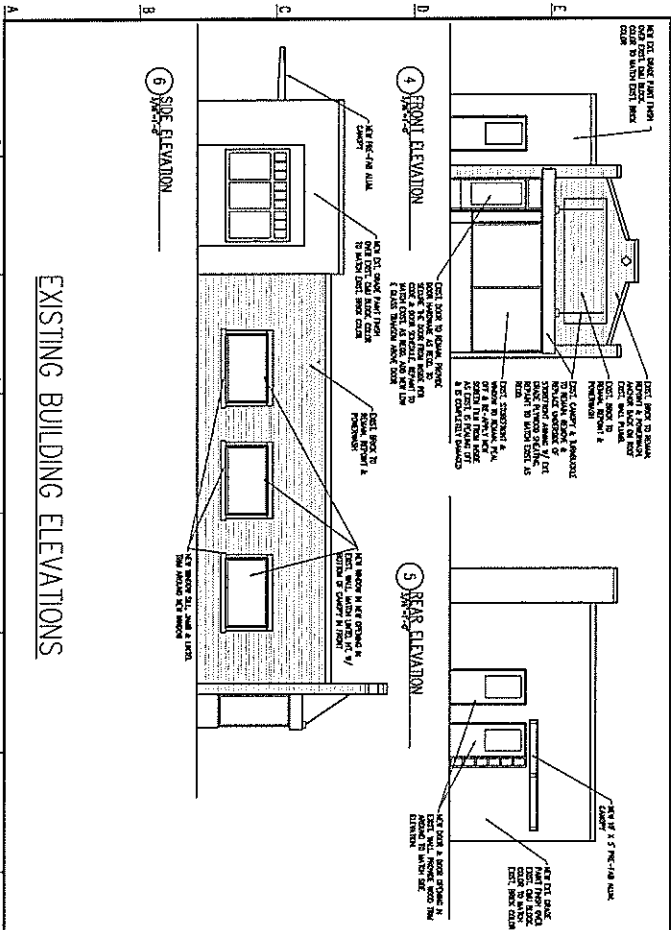
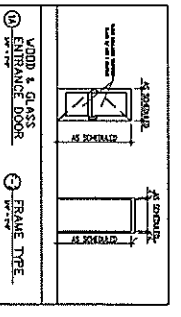
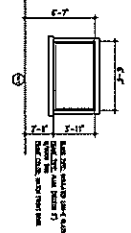
A-11

SHEET PREPARED BY: 5/12/2017



DOOR SCHEDULE

NO.	SYMBOL	TYPE	FINISH	GLASS	GLASS TYPE	GLASS COLOR	GLASS TREATMENT	GLASS WEIGHT	GLASS TYPE	GLASS WEIGHT	GLASS TYPE	GLASS WEIGHT	REMARKS
1	1	DOOR	WOOD	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	



PROPOSED ELEVATIONS

DATE: 10/15/2019

EXTENSION OF EXIST. MONTESSORI SCHOOL
7212, CARROLL ST, TAKOMA PARK (MONTGOMERY COUNTY) MD

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HIT PREPARED BY: STANLEY

