

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7014 Westmoreland Ave., Takoma Park	<b>Meeting Date:</b>	1/11/2017
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	1/4/2017
<b>Applicant:</b>	Bruce Levin (Alice Sims, Agent)	<b>Public Notice:</b>	12/28/2016
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-17B	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Sign installation		

---

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Takoma Park Historic District  
**DATE:** 1940

**PROPOSAL**

The applicant proposes to install six (6) mosaic signs on the retaining wall in front of the subject property. Overall, the total space of the mosaic signs will be 7.5' wide by 5' tall.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standard's for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Takoma Park Historic District 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 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 historic district.

The Guidelines contain the following statements pertaining to Non-Contributing/Out-of-Period Resources:

- Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.
- Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

***Montgomery County Code; Chapter 24A-8***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

- (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.)

### **STAFF DISCUSSION**

The proposed six (6) mosaic signs will be installed on a retaining wall, which is located in front of the shops at 7014 Westmoreland Avenue, a Non-Contributing Resource within the Takoma Park Historic District. The wall, which dates to c. 1940, is 100 linear feet and is curved on the right side where the proposed signs will be installed. The retaining wall is constructed from a mix of brick, block, and concrete. At the front of the wall, there is door, which provides access to a small storage area beneath the 7014 Westmoreland Avenue shops parking area.

Currently, there are vinyl signs in the approximate location where the proposed signs will be installed. There is also an existing art installation on the front and sides of the wall, which the proposed signs will be compatible with.

As the subject property is a Non-Contributing Resource, the Commission should review the proposal with lenient scrutiny. According to the *Guidelines*, “[m]ost alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.”

Staff fully supports the applicant’s proposal, finding that the proposed signs are compatible with the eclectic characteristics of the Takoma Park Historic District. The Takoma Park Historic District has a tradition of public art installations, and staff finds the proposed signs entirely consistent with that tradition.

The proposed sign installation has minimal potential to detract from the surrounding streetscape and will result in a negligible impact to the Takoma Park Historic District.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation*, and *Takoma Park Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets 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 [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: alicesims@401.com Contact Person: Alice Sims  
 Tax Account No.: 04-3732365 Daytime Phone No.: 301-891-3616  
 Name of Property Owner: Bruce Levin 202364 Bethesda  
 Address: Keystar LLC 5616 Namakagan Rd 20816  
Street Number City State Zip Code  
 Contractor: Art For The People, Inc. Phone No.: 301-891-3616  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: Alice Sims Daytime Phone No.: 301-891-3616

**LOCATION OF BUILDING/PERMIT**

House Number: 7014 Street: West Moreland Ave.  
 Town/City: Takoma Park Nearest Cross Street: Carroll Ave  
 Lot: 14 Block: A Subdivision: B# Gilbert's addition  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: to Takoma Park  
Plat Book A page 49

**PART ONE: TYPE OF PLANT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable.

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Mosaic sign

1B. Construction cost estimate: \$ 2,000

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.

Alice Sims  
Signature of owner or authorized agent

12/9/16  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

783591

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 and environmental setting, including their historical features and significance: The block and concrete retaining wall on the sidewalk in front of the shops on 7014 Westmoreland Avenue is 100 linear feet and painted white. The wall on the right side, where the work this permit pertains to would be placed, is 16 feet wide, 8 feet 8 inches tall on the left side, 4 feet 9 inches tall on the right side. The right side of the wall is curved, leaving the left half, which is 7 feet 7 inches wide, as the workable space. In the 1930's the area was an automobile workshop called Hendricks Motor Company. There is a door in the wall and a small storage area to the left side. It was a photography shop 10 years ago and it has water leakage and is not used at this time.

b. Art For the People Inc. a 501 (c) 3 visual arts non profit will make 6 separate mosaic signs. The workable space is 7 feet 7 inches wide by 7 feet tall. The total space of the mosaic sign design will be 7.5 inches wide by 5 feet tall. All pieces will be at least 2 feet off the ground. All tiles will be exterior grade, glued and grouted on cement board and each sign will be installed using tap-con screws. Building owner Bruce Levin has agreed to pay for installation. All pieces will be independently mounted and can be removed and replaced individually. These mosaic signs will increase the visibility and foot traffic of the 5 business that commissioned their creation. All business have given approval for the current iteration of the design.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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**

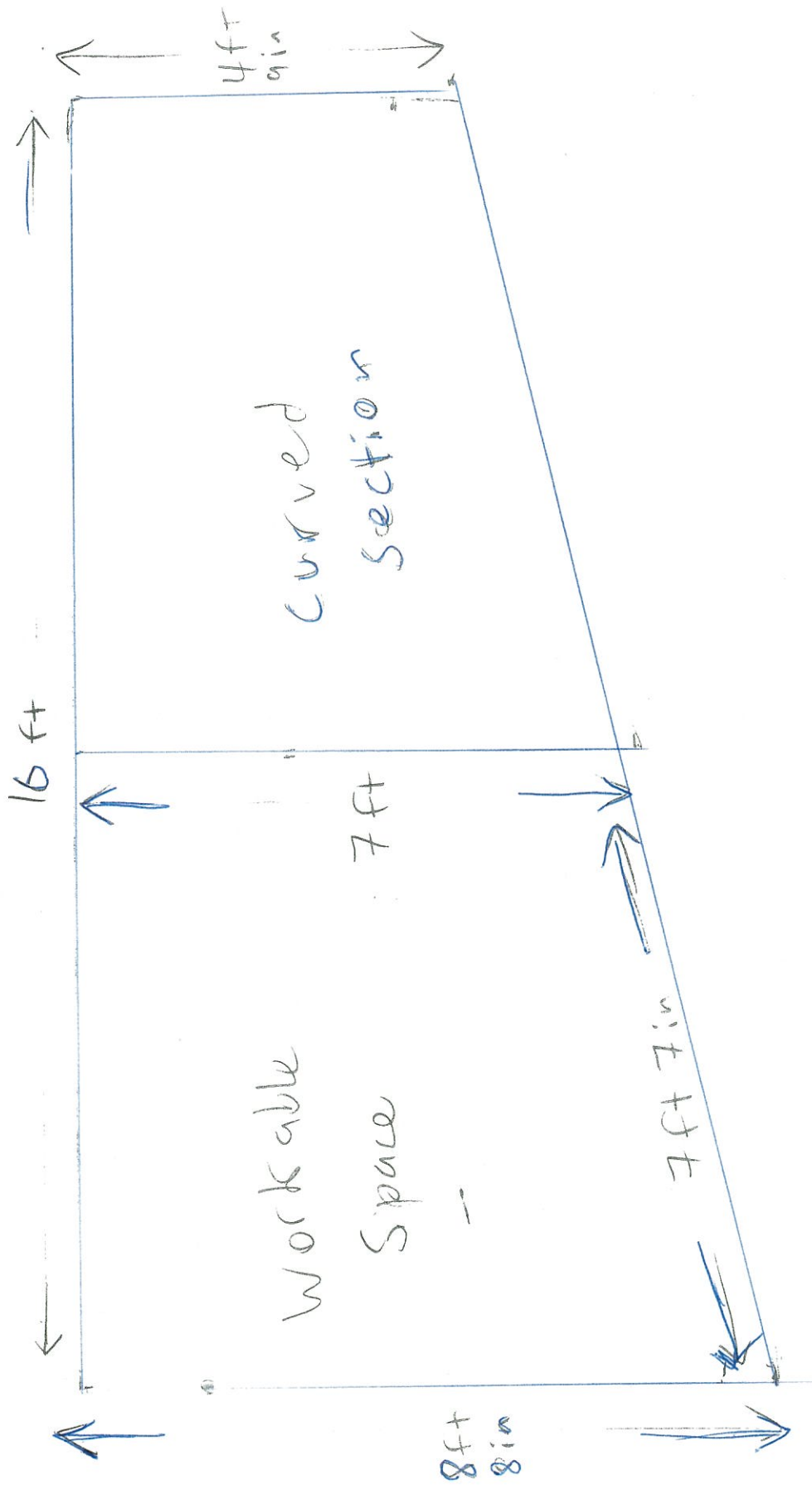
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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.

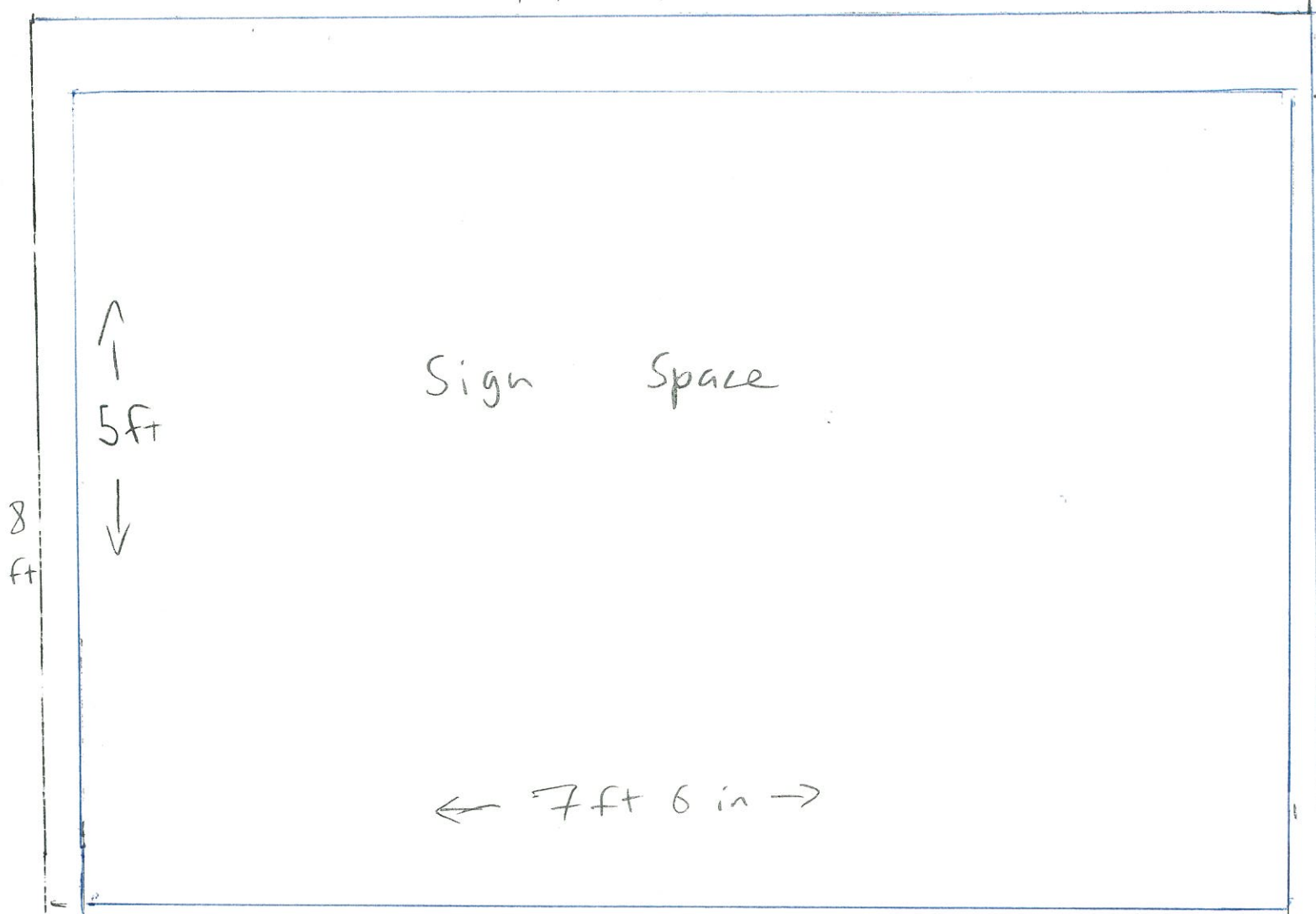
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.







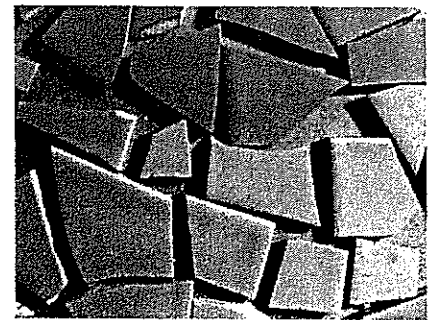
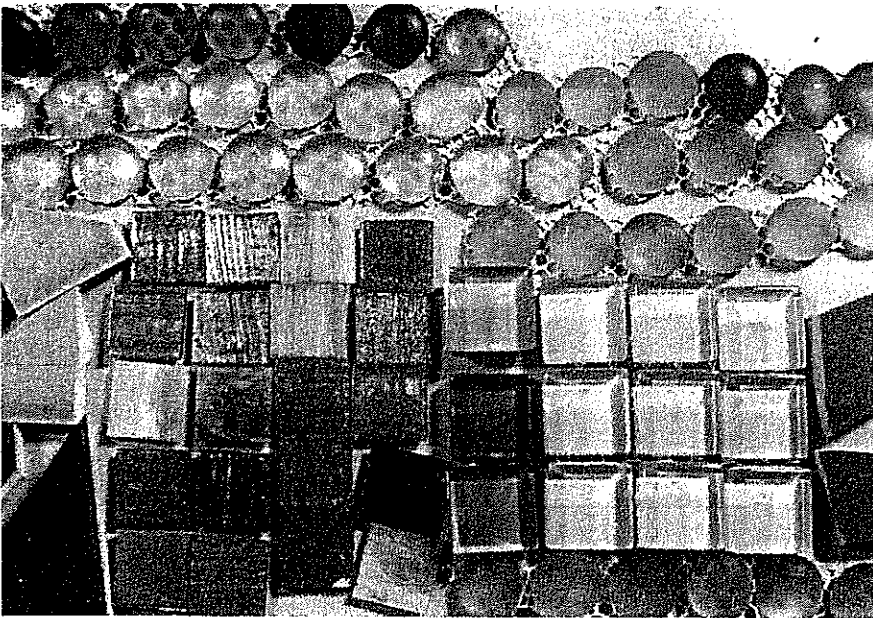
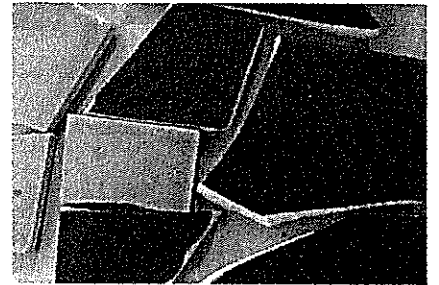
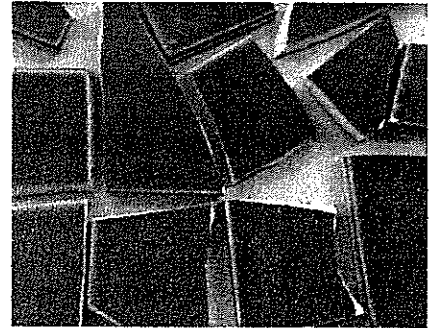
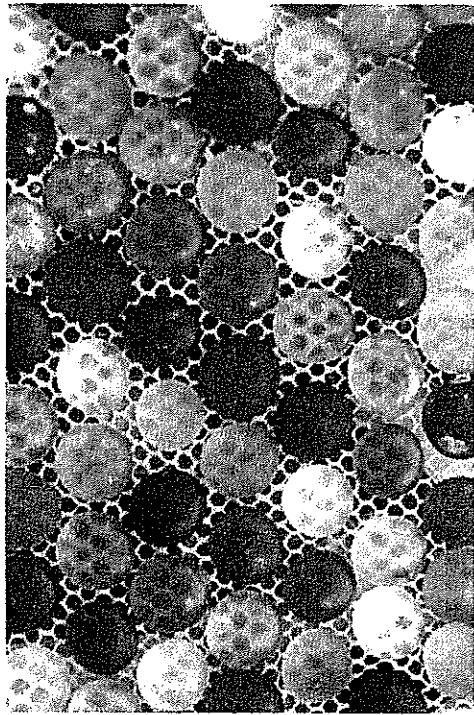
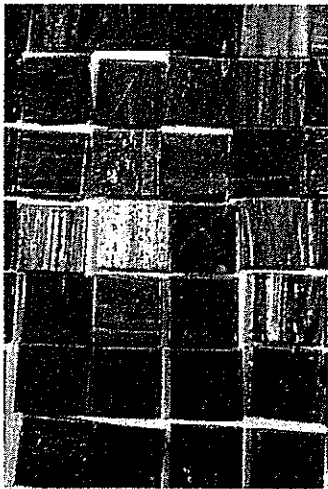
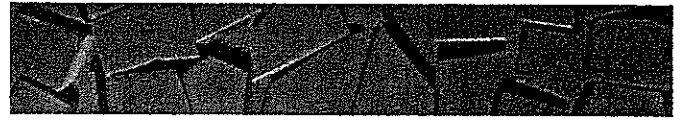
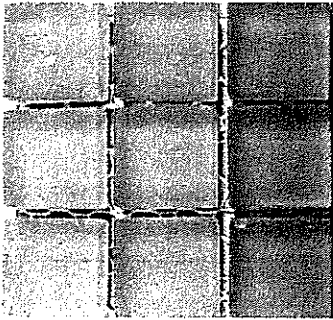
7ft 7in



8ft

Sign Space

← 7ft 6in →

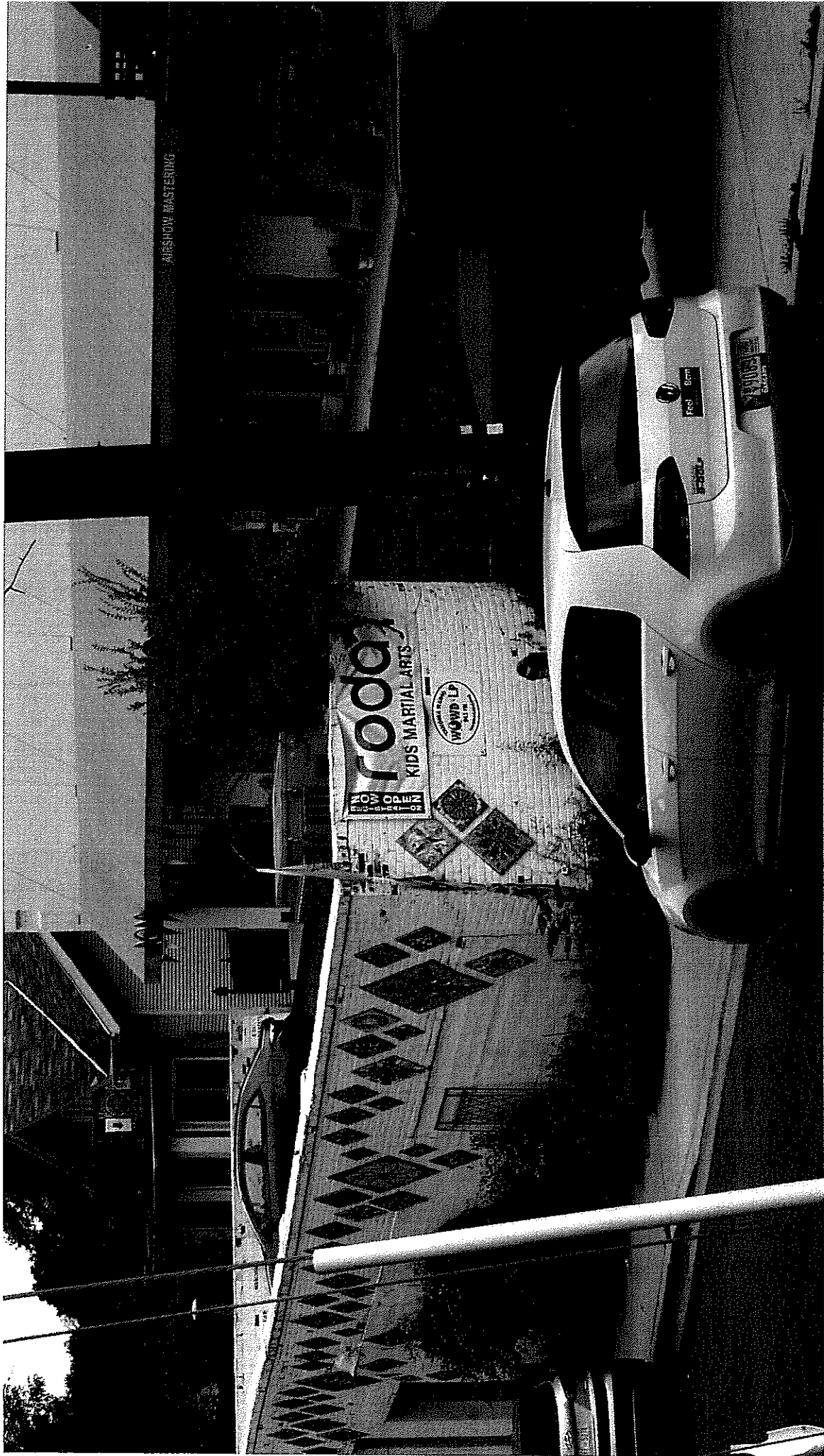


ART FOR THE PEOPLE  
ALICE SIMS & Luke Vawter

materials:  
Exterior tile  
and glass

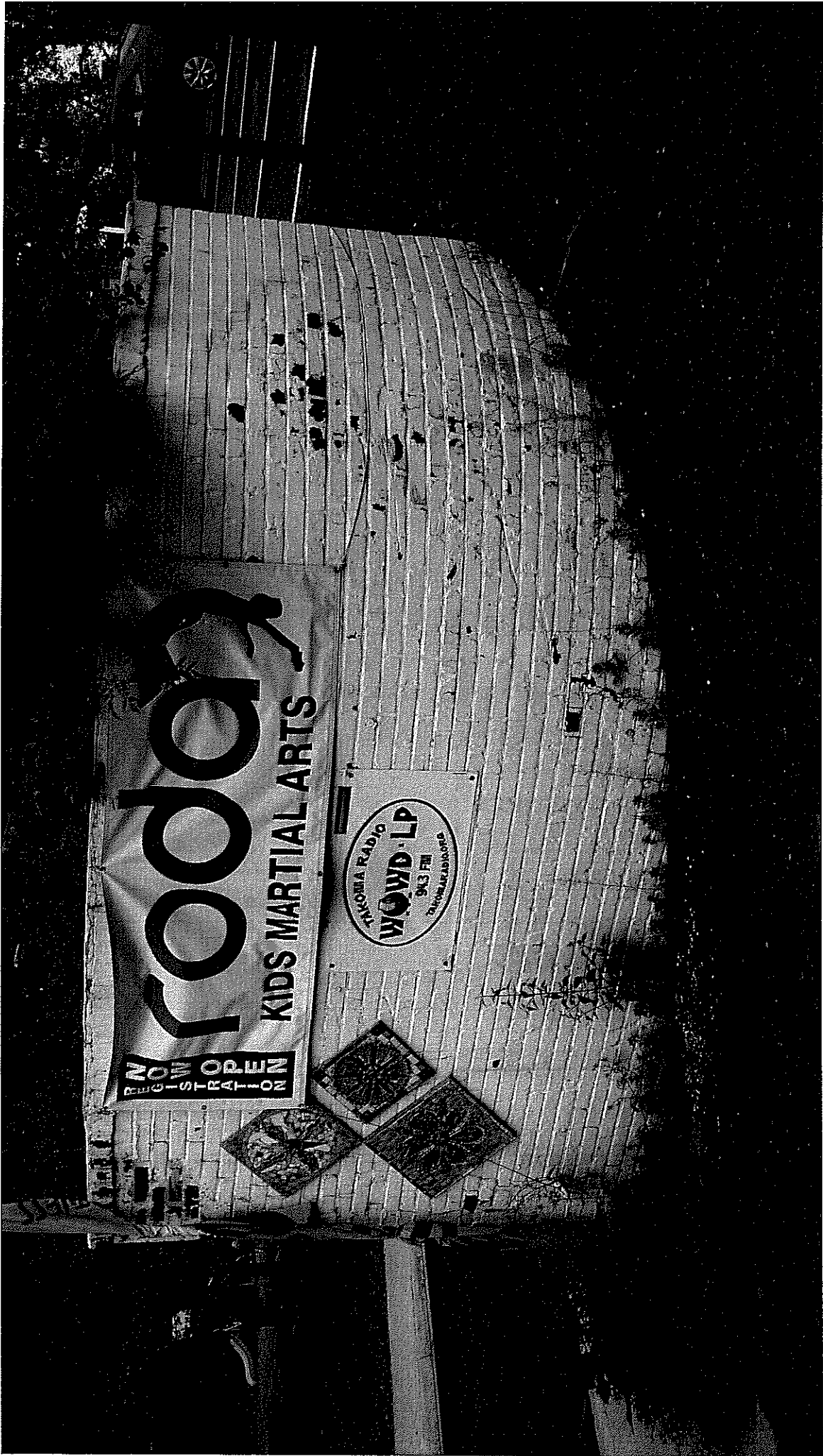


Proposed Sign



Existing wall





Existing wall

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

<p><b>Owner's mailing address</b>                  Bruce Levin, Manager                  Keystar LLC                  5616 Namakagan Road                  Bethesda, MD 20816, (202) 364-4310</p>	<p><b>Owner's Agent's mailing address</b>                  Alice Sims                  Art for the People, Inc.                  7109 Carroll Ave., Takoma Park                  MD 20912 (301)-275-9908</p>
---	--

**Adjacent and confronting Property Owners mailing addresses**

<p>John Urciolo                  7009 Carroll Ave.                  Scissors and Comb                  6935 Laurel Ave, suite 100                  Takoma Park 20912                  (301)-270-4442</p>	<p>Montgomery County Park                  across on                  Westmoreland Avenue</p>
--	---

<p>David Eisner                  House of Musical Traditions                  7010 Westmoreland Ave                  Takoma Park, MD 20912</p>	
--	--

--	--