

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

<b>Address:</b>	7302 Carroll Ave.	<b>Meeting Date:</b>	07/14/17
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	07/07/17
<b>Applicant:</b>	John Urciolo	<b>Public Notice:</b>	06/31/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	37/03-17MM	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Replacement Storefront		

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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing to the Takoma Park Historic District  
**STYLE:** Art Deco  
**DATE:** c.1920-40

The subject property is a one-story, brick commercial building with a recessed central entrance. The storefront system has been removed due to recent damage. The discovery of a covered historic transom lite, shows that the storefront at 7302 and 7300 Carroll Ave. are matching designs.

**BACKGROUND**

Several weeks ago, a large tree fell and damaged 7302 Carroll Ave. The impact created a significant sag in the storefront system. The extent of the damage was significant and a site visit confirmed that the storefront would have to be replaced. The removal of the damaged storefront revealed one historic transom lite, which will be restored and replicated.

The Façade Advisory Board met on May 31, 2017 to review the design proposal for this storefront and voted to approve the proposal.

**PROPOSAL**

The proposed work includes:

- Repair and installation of three storefront transom windows (the single existing, historic transom lite will be restored).

- Replacement of the storefront framing to match the “sister building” at 7300 Carroll Ave.
- Replacement of the knee-wall with a painted stucco to match the appearance of the 7300 Carroll Ave.
- The front door will be reinstalled.

### **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), Ordinance #1999-43, Takoma Park Commercial District Façade Ordinance (Ordinance #1999-43), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

#### ***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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

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

Original size and shape of window and door openings should be maintained, where feasible

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

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

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.

### ***Takoma Park Commercial District Façade Ordinance***

#### **2E. Exterior Walls**

1. Design (Modification/Replacement)
  - a. All elements of building facades shall be compatible with the original materials and construction of the building.
  - b. Brick, stone, and other masonry surfaces shall be cleaned in the gentlest manner possible, repaired and repointed as required and preserved in their original color and texture.
  - d. Exterior finishes and colors shall be compatible with neighboring structures.

### ***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
- (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
- (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.

(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 changes will have a positive impact to the historic features and appearance of the building.

The removal of the extant storefront was done without the approval of the HPC or consultation with Staff, however, Staff recognizes the emergency nature of this action and the need to assess the extent of the structural damage. In removing the covered transom, the applicant discovered a historic transom. This transom will be used to replicate the two additional transom panels and return it to its historic, original appearance. The knee-wall will be parged and painted for an appearance consistent with its neighbor (per the Façade Ordinance 2E(d)) at 7300 Carroll Ave.

The replacement glazing system will have a slightly different appearance due to the new framing material (aluminum instead of steel) and laminated glass proposed for code compliance. The proposed framing members must be wider than the previous slender steel window frames. However, because of the increased strength of both the frames and the windows, there will be fewer vertical supports and larger expanses of glass in the storefront. The storefront system will be painted rather than left raw, exposed aluminum. The painted finish is also consistent with the surrounding district, as only one other commercial building along Carroll Ave. has unfinished metal in its storefront.

The existing front door is historic and will be retained and reinstalled in its central location. The result of the proposed work will be a structurally sound storefront that is in keeping with the character of the surrounding district.

### **STAFF RECOMMENDATION**

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

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: Jurciolo@comcast.net Contact Person: John Urciolo  
 Daytime Phone No.: (301) 270-4442  
 Tax Account No.: 13-01065078  
 Name of Property Owner: 7300 Carroll Ave LLC Daytime Phone No.: 301 270-4442  
 Address: 6935 Laurel Ave #100 Trk Pk MD 20912  
Street Number City Street Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PERMIT**

House Number: 7302 Street: Carroll Ave.  
 Town/City: Takoma Park Nearest Cross Street: Grant Ave  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: 0025  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: N 925

**PART ONE: TYPE OF PERMIT/ACTION/USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Stab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Blaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
 1B. Construction cost estimate: \$ 20,000  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ALTERATIONS**

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: [Signature] Date: 5/23/2017

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

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## 1. WRITTEN DESCRIPTION OF PROJECT

a. Due to extensive damage from a fallen tree in the rear it pushed the roof slightly forward with the possibility of the front wall to collapsing. Given this real possibility the front beam over the store fronts needed to be stabilized and replaced. This stabilization work was done on an emergency basis, now the store fronts and glass need to be replaced.

## 2. GENERAL DESCRIPTION OF PROJECT AND ITS EFFECT ON THE HISTORIC RESOURCE

b. Since the beam above the store fronts has been replaced and stabilized, we propose to bring the storefront back to its original design which had been covered over years ago. This will bring this building back as original and also match its sister building at 7300 Carroll Ave now Spring Mill Bread. ( see plan A-2 attached ) When we opened the area above the store front we found one original transom window which needs to be restored.. We have also ordered two identical custom made transom windows to complete the project. The store front members that were taken off was not salvageable as almost all of the components had previously been replaced - hence nothing to save. Also the glass panels were not glass but plastic panels. We have proposed installing new safety laminated glass in the new store front and will use a mullion which is the same size as the original frame found on the sister building referenced above. ( see A-3 -- store front frame detail)

**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:

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*See Attached Sheet*

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

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*See Attached Sheet*

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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.

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

<p><b>Owner's mailing address</b>                  c/o 7300 Carroll Ave LLC                  John Urcido                  6935 Laurel Ave #100                  Takoma Park Md.                  20912</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Scagg's Ralph &amp; Realty Trust                  113 Kingsbridge Rd                  Rehoboth Beach DE.                  19971-1426                   Tax# 13-01073273</p>	<p>Edward Buntempo and                  Cynthia M Wells                  5 Grant Ave                  Takoma Park Md 20912                   Tax # 13-01076607</p>
<p>RS Automotive, Inc                  7224 Carroll Ave                  Takoma Park Md                  20912                   Tax# 13-01078721</p>	<p>Robt e Turner, etal Trust                  10224 Leslie St.                  Silver Spring, md                  20902-4856                   Tax# 13-01079246</p>



ZONE	NR-0.75 H-50
SUBDIVISION	0025
BLOCK	-
LOT	-
REFERENCED CODES	IEBC 2015 MONT. CO. EX. REG. #8-12

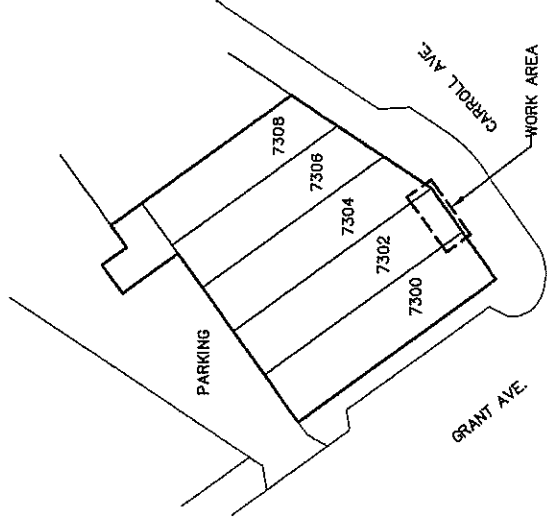
### BUILDING DATA

- |         |                           |          |                              |                  |                        |
|---------|---------------------------|----------|------------------------------|------------------|------------------------|
| A.F.G.  | ABOVE FINISHED FLOOR      | EXP. JT. | EXPANSION JOINT              | PL.              | PROPERTY LINE          |
| ABV.    | ABOVE FINISHED GRADE      | EXT.     | EXPANSION JOINT              | PLT.             | PLATE                  |
| B.R.L.  | BUILDING RESTRICTION LINE | F.B.O.   | EXTERIOR FURNISHED BY OTHERS | PLASTIC          | PLASTIC                |
| BD.     | BOARD                     | F.P.     | FIREPLACE                    | PLYWOOD          | PLYWOOD                |
| BLDG.   | BUILDING                  | FL.      | FLOOR                        | POL.             | POLISHED               |
| BLKG.   | BLOCKING                  | FLUOR.   | FLUORESCENT                  | PORC.            | PORCELAIN              |
| BLKS.   | CONCRETE MASONRY UNIT     | GA.      | GALVANEZED                   | PR.              | PAIR                   |
| C.M.U.  | CERAMIC TILE              | GALV.    | GALVANIZED                   | PVC              | POLYVINYL CHLORIDE     |
| C.T.    | CABINET                   | GFI.     | GROUND FAULT INTERRUPTER     | Q.T.             | QUARRY TILE            |
| CAB.    | CERAMIC                   | GL.      | GLASS                        | R.               | RISER                  |
| CER.    | CENTER LINE               | GYR. BD. | GYPSUM BOARD                 | R.C.P.           | REFLECTED CEILING PLAN |
| CL.     | CEILING                   | HDW.     | HARDWARE                     | R.O.             | ROUGH OPENING          |
| C.L.G.  | CLOSET                    | HGT.     | HEIGHT                       | R.S.             | ROD AND SHELF          |
| C.O.    | COLUMN                    | INSUL.   | INSULATION                   | REF.             | REFRIGERATOR           |
| CONC.   | CONCRETE                  | INT.     | INTERIOR                     | REIN.            | REINFORCED             |
| CONN.   | CONNECTION                | JOINT    | JOINT                        | REQ.             | REQUIRED               |
| CONSTR. | CONSTRUCTION              | KIT.     | KITCHEN                      | REV.             | REVISION               |
| COORD.  | COORDINATE                | LAM.     | LAMINATE                     | ROOM             | ROOM                   |
| CORR.   | CORRUGATED                | LAV.     | LAVATORY                     | SECTION          | SECTION                |
| CPT.    | CARPET                    | LIGHT    | LIGHT                        | SIMILIAR         | SIMILIAR               |
| CTR.    | CENTER                    | M.O.     | MASONRY OPENING              | SPEC.            | SPECIFICATION          |
| D/W     | DOUBLE                    | MIN.     | MINIMUM                      | SQ.              | SQUARE                 |
| DBL     | DOUBLE                    | MFR.     | MANUFACTURER                 | STRUCT.          | STRUCTURAL             |
| DET.    | DETAIL                    | MTD.     | MOUNTED                      | TO BE DETERMINED | TO BE DETERMINED       |
| DEMO    | DEMOLITION                | N.C.     | NOT IN CONTRACT              | T.B.D.           | TONGUE AND GROOVE      |
| DIA.    | DIAMETER                  | N.I.C.   | NOT TO SCALE                 | T.&G.            | TONGUE AND GROOVE      |
| DIAG.   | DIAGONAL                  | NOM.     | NOMINAL                      | T.H.             | THRESHOLD              |
| DIM.    | DIMENSION                 | O.C.     | ON CENTER                    | TYP.             | TYPICAL                |
| DISP.   | DISPOSAL                  | O.G.     | OPENING                      | V.C.T.           | VINYL COMPOSITION TILE |
| DN.     | DOWN                      | OPNG.    | OPENING                      | V.I.F.           | VERIFY IN FIELD        |
| DWG.    | DRAWING                   | P.L.A.M. | PLASTIC LAMINATE             | W.P.             | WATER PROOF            |
| ELEV.   | ELEVATION                 | P.R.     | POWDER ROOM                  | W.W.F.           | WELDED WIRE FABRIC     |
| ELECT.  | ELECTRICAL                | P.T.     | PANTRY                       | WD.              | WOOD                   |
| EQU.    | EQUIPMENT                 | PART.    | PARTITION                    | WOOD             | WOOD                   |
| EQUIP.  | EQUIPMENT                 |          |                              | WAINSCOTT        | WAINSCOTT              |
| EXIST.  | EXISTING                  |          |                              | WSCT.            | WAINSCOTT              |

### ABBREVIATIONS

- PL. PLATE  
PLT. PLATE  
PLASTIC  
PLYWOOD  
POL. POLISHED  
PORC. PORCELAIN  
PR. PAIR  
PVC POLYVINYL CHLORIDE  
Q.T. QUARRY TILE  
R. RISER  
R.C.P. REFLECTED CEILING PLAN  
R.O. ROUGH OPENING  
R.S. ROD AND SHELF  
REF. REFRIGERATOR  
REIN. REINFORCED  
REQ. REQUIRED  
REV. REVISION  
ROOM  
SECTION  
SIMILIAR  
SPEC. SPECIFICATION  
SQ. SQUARE  
STRUCT. STRUCTURAL  
T.B.D. TO BE DETERMINED  
T.&G. TONGUE AND GROOVE  
T.H. THRESHOLD  
TYP. TYPICAL  
V.C.T. VINYL COMPOSITION TILE  
V.I.F. VERIFY IN FIELD  
W.P. WATER PROOF  
W.W.F. WELDED WIRE FABRIC  
WD. WOOD  
WOOD  
WAINSCOTT  
WSCT. WAINSCOTT

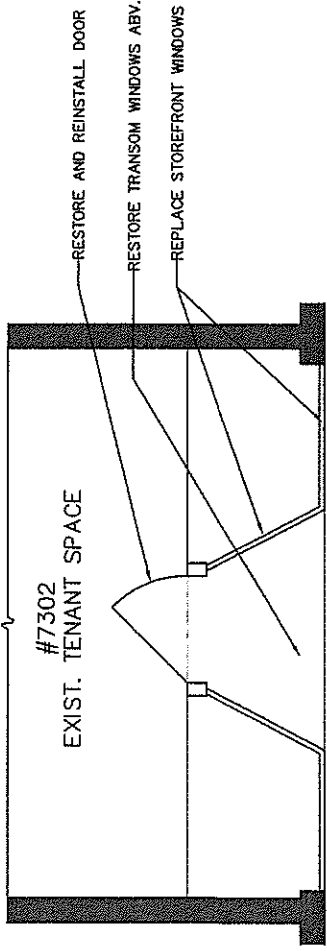
- EXP. JT. EXPANSION JOINT  
EXT. EXPANSION JOINT  
F.B.O. EXTERIOR FURNISHED BY OTHERS  
F.P. FIREPLACE  
FL. FLOOR  
FLUOR. FLUORESCENT  
GA. GALVANEZED  
GALV. GALVANIZED  
GFI. GROUND FAULT INTERRUPTER  
GL. GLASS  
GYR. BD. GYPSUM BOARD  
HDW. HARDWARE  
HGT. HEIGHT  
INSUL. INSULATION  
INT. INTERIOR  
JOINT JOINT  
KIT. KITCHEN  
LAM. LAMINATE  
LAV. LAVATORY  
LIGHT LIGHT  
M.O. MASONRY OPENING  
MIN. MINIMUM  
MFR. MANUFACTURER  
MOUNTED MOUNTED  
METAL METAL  
NOT IN CONTRACT NOT IN CONTRACT  
NOT TO SCALE NOT TO SCALE  
NOM. NOMINAL  
ON CENTER ON CENTER  
O.G. OPENING  
OPNG. OPENING  
P.L.A.M. PLASTIC LAMINATE  
P.R. POWDER ROOM  
P.T. PANTRY  
PART. PARTITION



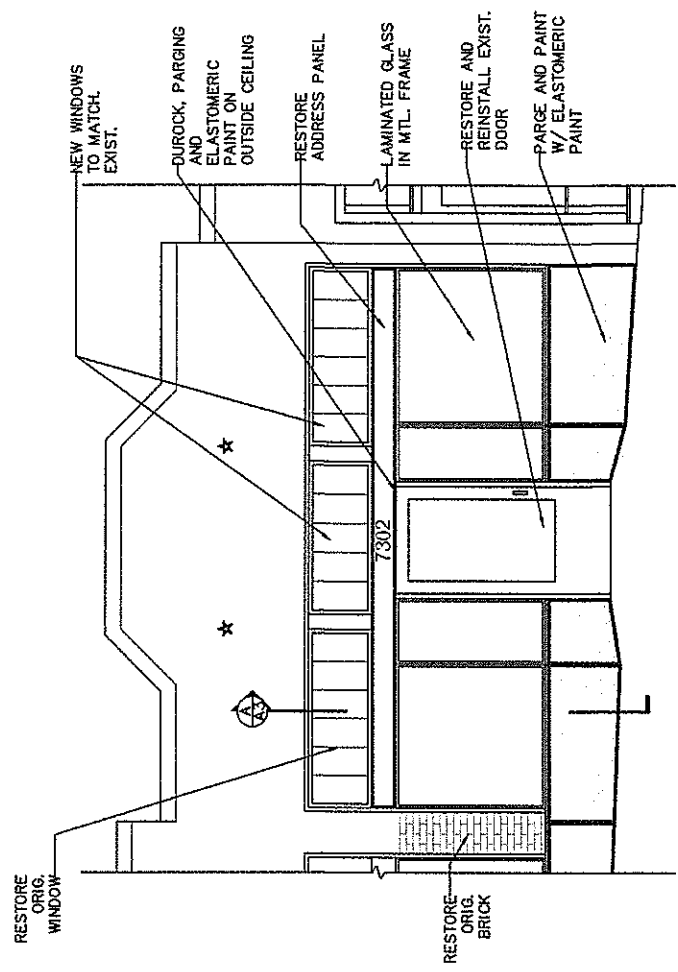
SHEET #	SHEET TITLE
A1	COVER SHEET
A2	FLOOR PLAN AND ELEVATIONS
A3	SECTION
A4	PHOTOS
A5	PHOTOS
-	-
-	-
-	-
-	-
-	-
-	-

### DRAWING INDEX

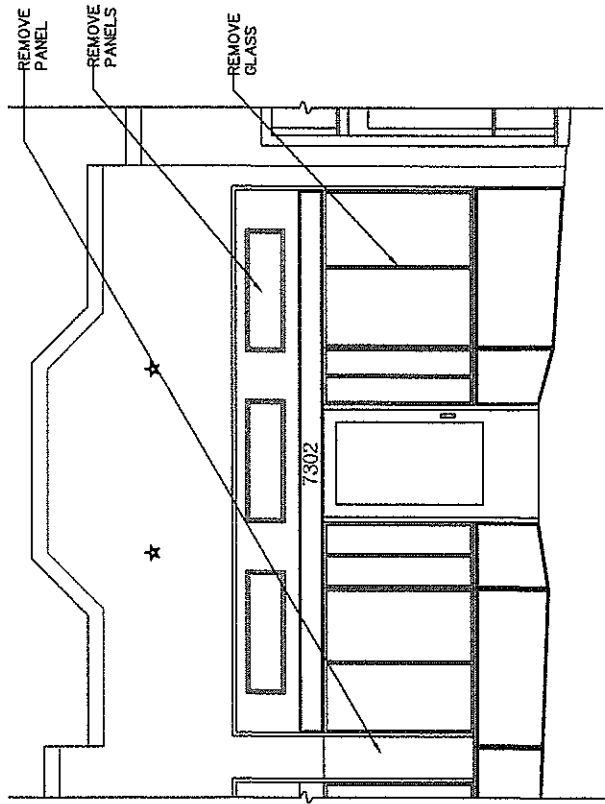




PART. FLOOR PLAN  
1/4"=1'-0"

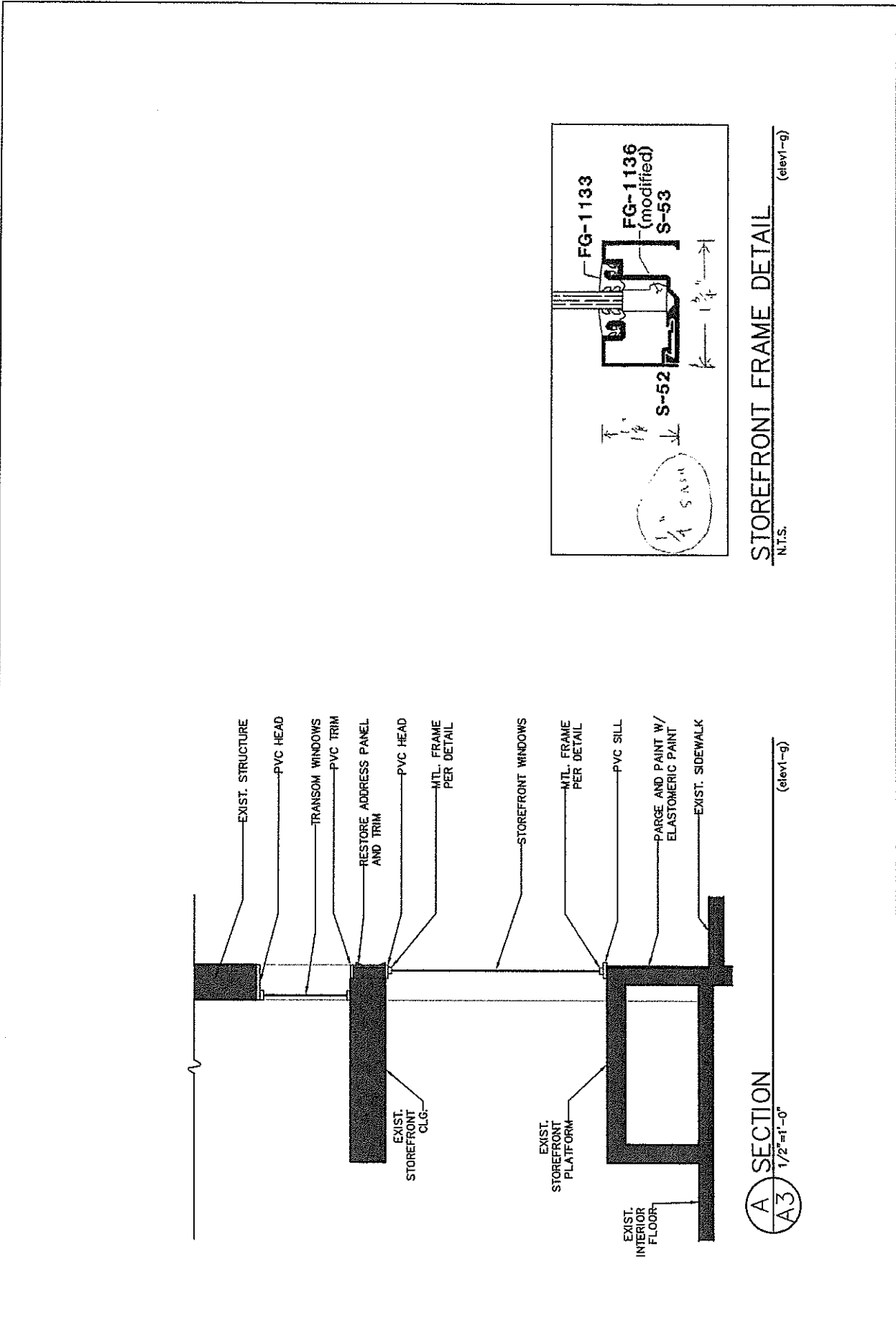


FRONT ELEVATION - PROPOSED  
1/4"=1'-0"

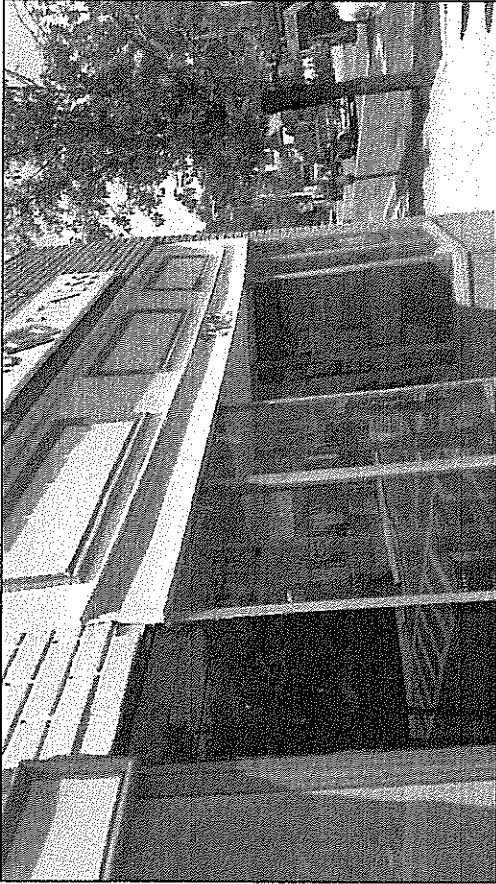


FRONT ELEVATION - EXIST.  
1/4"=1'-0"

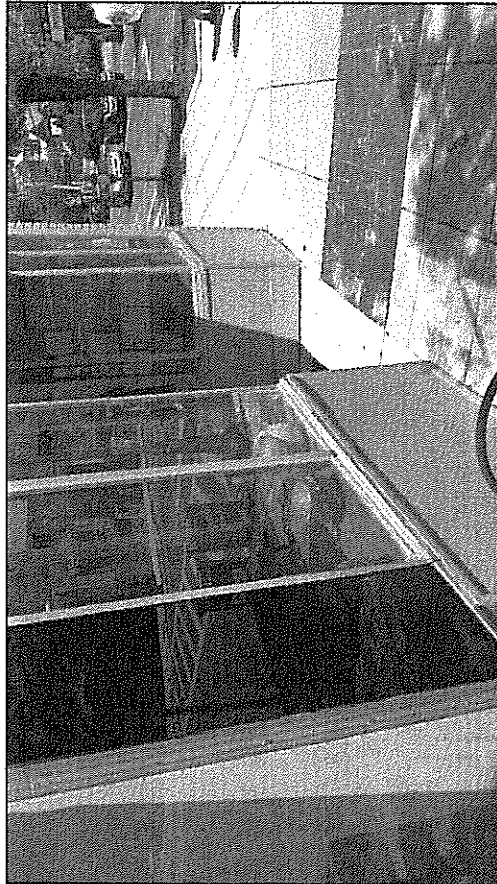
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EXIST. PHOTO

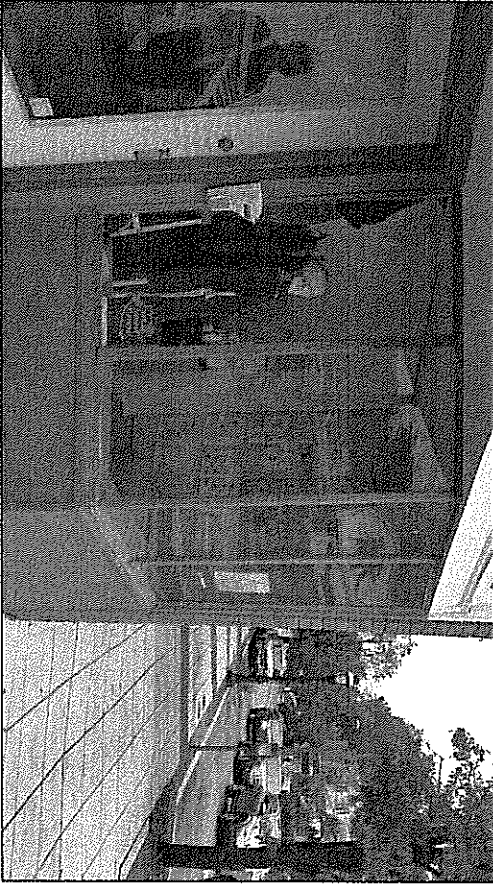


EXIST. PHOTO

PROPOSED DETAILS  
TO MATCH EXIST. AT  
7300 CARROLL AVE.



EXIST. PHOTO



EXIST. PHOTO



Plan 9 Associates LLC  
222 Aspen St. NW  
Washington DC 20012  
plan9x@gmail.com  
202.550.3770

PROJECT: 7302 CARROLL AVE.  
TAKOMA PARK MD 20912  
-  
TITLE: REPAIR OF FRONT FACADE  
DATE: 5-22-17

REVIEW SET R1

A5

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# City of Takoma Park

## Housing & Community Development

Telephone: (301) 891-7119  
Fax: (301) 270-4568



7500 Maple Avenue  
Takoma Park, MD 20912

June 1, 2017

Mr. William Kirwan  
Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: 7302 Carroll Avenue

Dear Mr. Kirwan,

The Takoma Park Façade Advisory Board met on May 31, 2017, to review the design proposal for 7302 Carroll Avenue, Takoma Park, Maryland. The proposal is to be considered by the Historic Preservation Commission.

John Urciolo presented a proposal for repair of the front facade damage at 7302 Carroll caused by a fallen tree due to violent storm. Proposal restores the facade back to original storefront profiles, closely matching the façade of the adjacent sister building at 7300 Carroll Avenue.

The proposed work includes:

- Repair and installation of three storefront transom windows: an existing transom will be repaired. Two replicas of the original transom will be installed where the transoms are missing;
- Replacement of the storefront framing which includes double grooved corner mullions to match the original frame, painted to match adjacent sister building;
- Replacement of the existing Plexiglas glazing with laminated glass;
- Replace knee-wall plastic panel exterior cladding and restore with painted stucco to match original storefront construction.

The Takoma Park Façade Advisory Board passed the following resolution:

**The Board voted to approve the proposal as presented.**

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district. If you have any questions regarding the Board's action, please call me at 301-891-7205.

Sincerely,

  
Community Development Manager

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