

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7212 Carroll Ave., Takoma Park	<b>Meeting Date:</b>	12/06/17
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	11/29/17
<b>Review:</b>	Preliminary Review	<b>Public Notice:</b>	11/22/17
<b>Case Number:</b>		<b>Tax Credit:</b>	n/a
<b>Applicant:</b>	Manjit and Guru Singh	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Addition and New Construction		

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**STAFF RECOMMENDATION:**

Staff recommends that the applicant make alterations based on the recommendations of the HPC and return with a HAWP application.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** C.1920s

The subject property is located at 7206 Carroll Ave. and is a two-story craftsman house with a front gable roof, two bays wide, with a stucco ground floor and shingle siding on the second floor and in the front-facing gable. There is a full width front porch with a gable roof. The roof is supported by five Craftsman brackets. To the left of the house is a large privacy fence that surrounds the side and rear yard.

**BACKGROUND**

This property and the Art Deco commercial building located at 7212 Carroll Ave. are operating as a Montessori school. The HPC approved a small rear addition to the commercial building at the May 24, 2017 HPC meeting. While these two buildings are physically separated, they function as a single school and are zoned commercially.

**PROPOSAL**

The applicant proposes to construct a one-story addition to the right of the c.1920s house. Additionally, the applicant proposes to construct a covered walkway at the rear of the property.

**APPLICABLE GUIDELINES:**

When reviewing alterations and additions for new construction 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

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

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-8(b)*

(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 is proposing to construct a one-story addition in the northwest corner of the lot, attached to the house at its northwest, rear corner. The addition will be approximately 13' (thirteen feet) tall and is in the form of a commercial building with a flat roof and wall planes. The building will be clad in stucco, matching the first floor of the historic building. Two pairs of sash windows will provide sunlight on the west-facing façade. Much of this façade will be obscured by the extant privacy fence.

The applicant is attempting to visually tie the new and historic construction together by using a stucco wall cladding on the new construction that matches the first floor of the historic house. Additionally, the applicant proposes six-over-one windows which match the configuration of the windows in the historic house. Staff is unsure if these design features are sufficient or if it would be better for the addition to go with either a much more commercial or more residential character.

The applicant proposes to construct a covered walkway that will extend behind the historic house and provide access to the existing playground. Much of this walkway will not be visible from the public right-of-way. The walkway will be covered with an asphalt shingled roof supported by several pairs of wood columns.

Staff inquired of the applicant why they could not add to the commercial building at 7217 Carroll. The applicant indicated that there were two challenges that made this prohibitively difficult. First, the use as a school requires a specific amount of windows/natural light and the loss of the windows along the north wall of the commercial building would render the existing commercial building unusable for their intended purpose. The second reason that adding to the commercial building is not feasible is due to the significant amount of parking and driveway that would be lost as a result of new construction in this location.

- Staff would like the HPC to comment on:  
Would an addition with a residential character be more appropriate than something commercial?
- Does the HPC have recommendations for methods to better tie the addition to the building and surrounding district?

- In presenting this proposal for a HA WP, would sight-line drawings/study be helpful to the HPC to better understand the visual impact the new construction will have on the surrounding district?

**STAFF RECOMMENDATION**

Staff recommends the applicant make revisions to the design based on the feedback provided by the HPC.



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: \_\_\_\_\_

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**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**

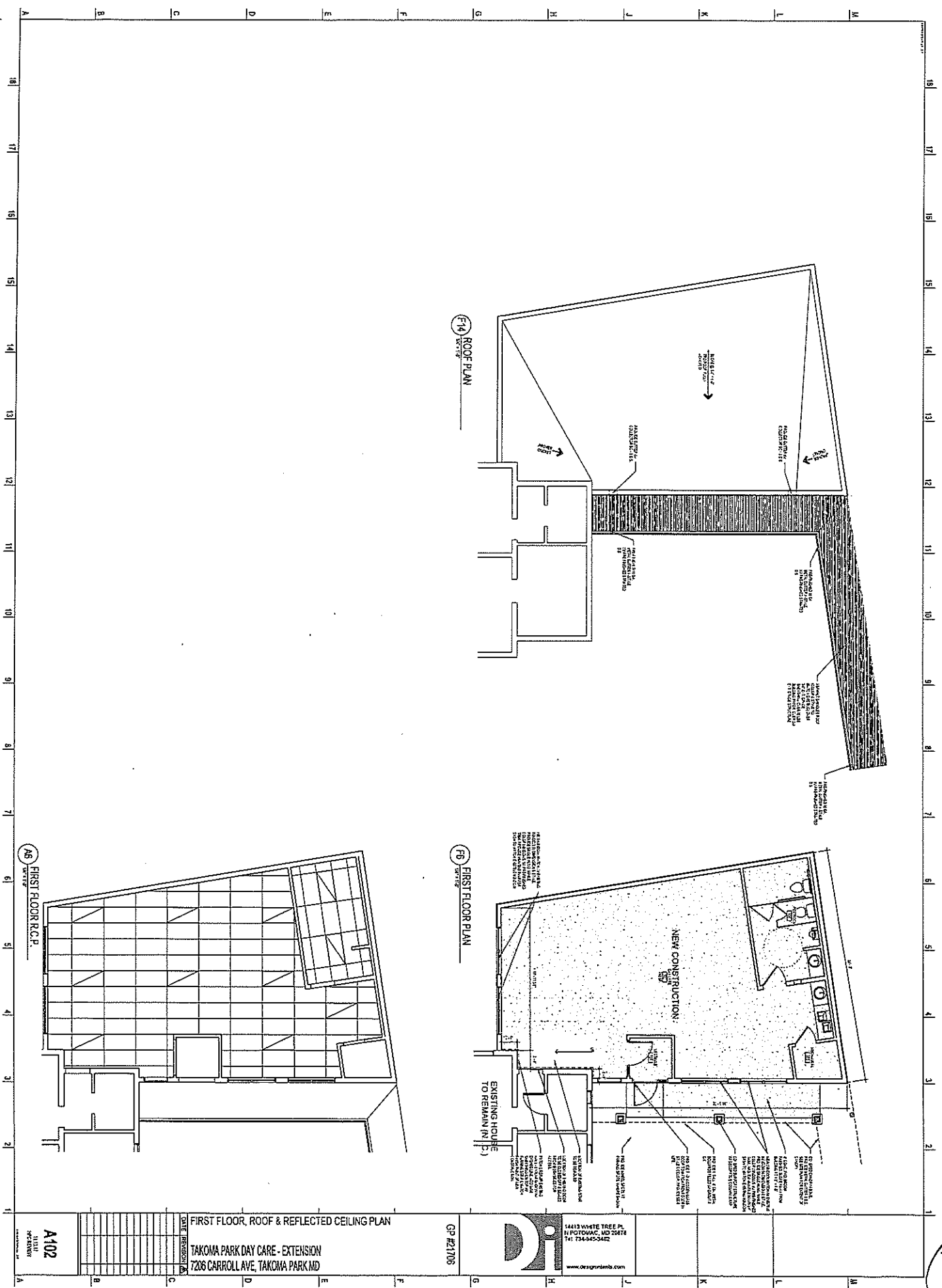
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

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FIRST FLOOR, ROOF & REFLECTED CEILING PLAN  
 TAKOMA PARK DAY CARE - EXTENSION  
 7206 CARROLL AVE, TAKOMA PARK MD

GP #21706



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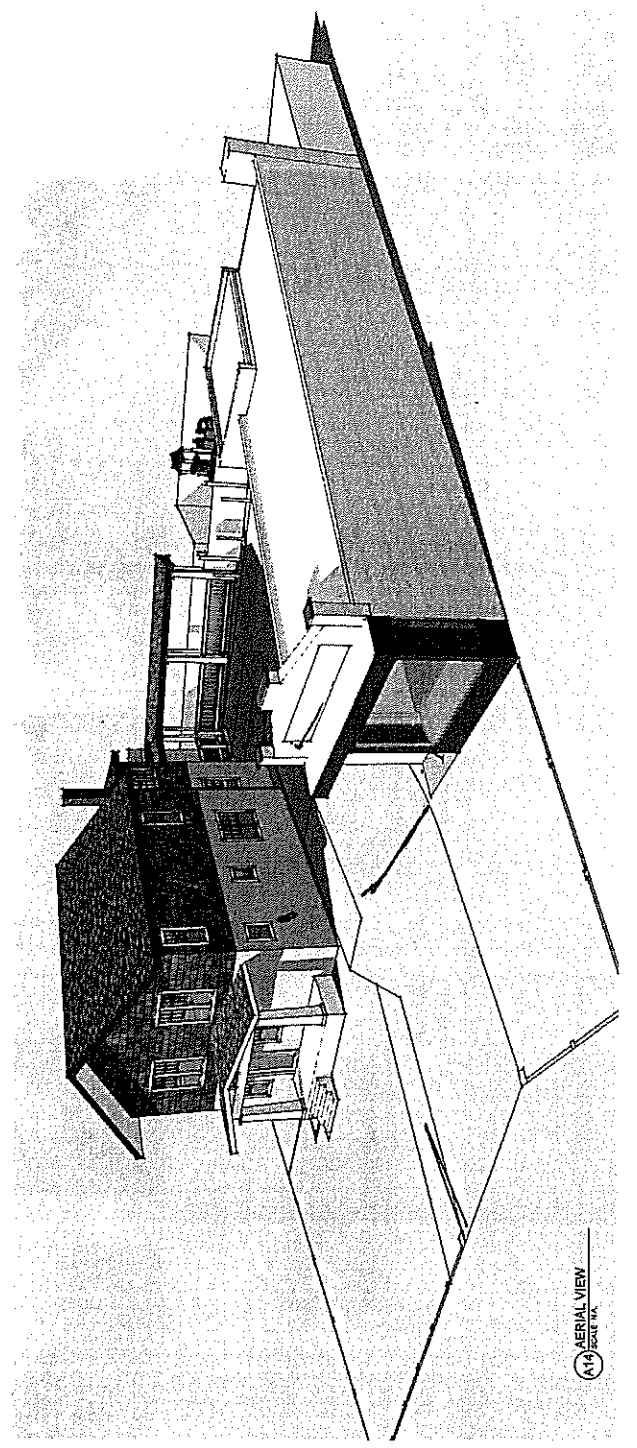
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

A202  
ARCHITECT  
AND INTERIOR DESIGNERS, P.C.

RENDERED VIEWS OF EXISTING & NEW  
7205 CARROLL AVE, TAKOMA PARK MD  
TAKOMA PARK DAY CARE - EXTENSION  
STATE PROFESSIONAL

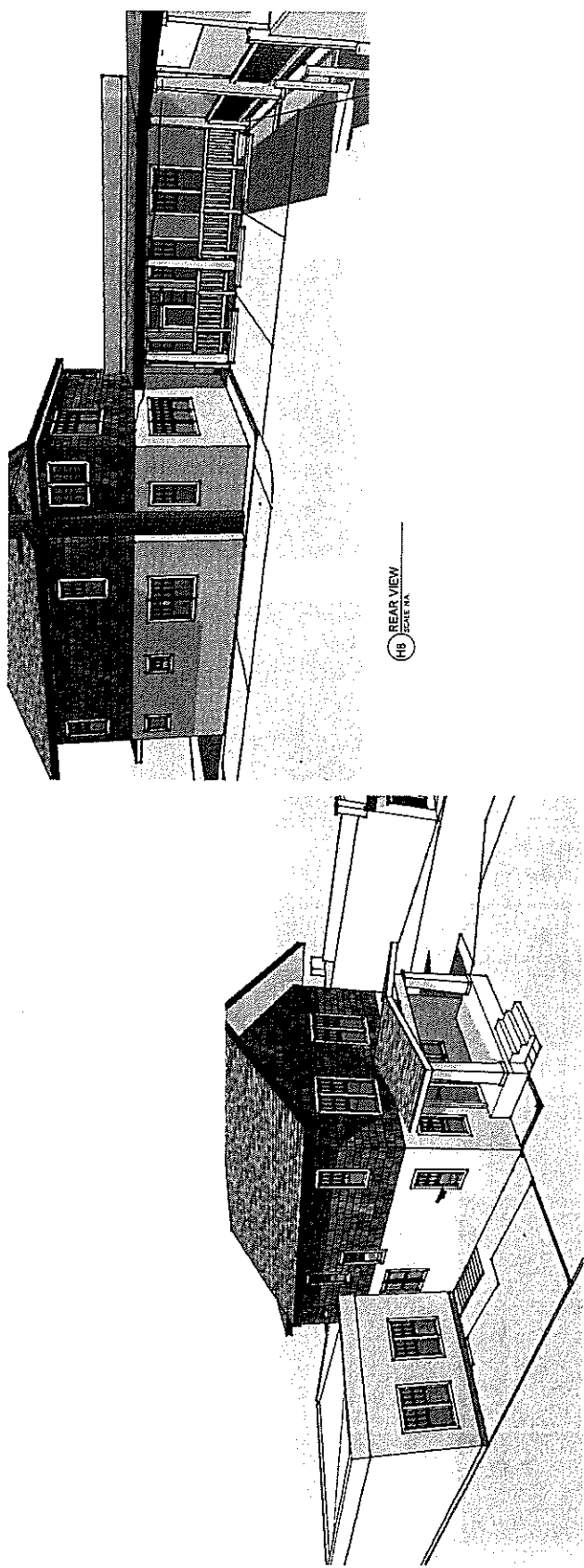
GP #21705

1413 WHITE TREE PL  
FREETOWN, MD 20719  
741 243-5242  
www.deignobooks.com



(A19) AERIAL VIEW  
SCALE: 1/4" = 1'-0"

(F17) SIDE VIEW  
SCALE: 1/4" = 1'-0"



(H8) REAR VIEW  
SCALE: 1/4" = 1'-0"

M L K J I H G F E D C B A

8



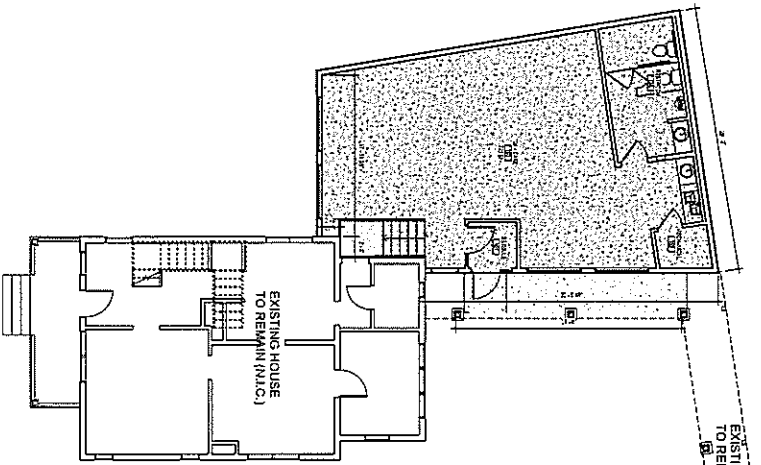
9

EXISTING PLAYGROUND  
TO REMAIN (N.I.C.)

EXISTING PATHWAY  
TO REMAIN (N.I.C.)

EXISTING PARKING  
TO REMAIN (N.I.C.)

EXISTING DAYCARE  
TO REMAIN (N.I.C.)



A8 SITE PLAN  
SHEET

**PROPOSAL:**  
 TAKOMA PARK DAY CARE - EXTENSION  
 7206 CARROLL AVE., TAKOMA PARK, MD  
 20912

**OWNER:**  
 TAKOMA PARK DAY CARE  
 7206 CARROLL AVE., TAKOMA PARK, MD  
 20912

**DESIGNER:**  
 D.H. POTOMAC, INC.  
 14113 WHITE TREE PL., POTOMAC, MD 20878  
 TEL: 754-645-3442

**DATE:**  
 08/27/06

**SCALE:**  
 AS SHOWN

**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS NOTED OTHERWISE.  
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE AIRWAY UNLESS NOTED OTHERWISE.  
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS NOTED OTHERWISE.  
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DITCH UNLESS NOTED OTHERWISE.  
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRENCH UNLESS NOTED OTHERWISE.  
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CUT UNLESS NOTED OTHERWISE.  
 11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FILL UNLESS NOTED OTHERWISE.  
 12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BRIDGE UNLESS NOTED OTHERWISE.  
 13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TUNNEL UNLESS NOTED OTHERWISE.  
 14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UNDERPASS UNLESS NOTED OTHERWISE.  
 15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE OVERPASS UNLESS NOTED OTHERWISE.  
 16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE VIADUCT UNLESS NOTED OTHERWISE.  
 17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EMBANKMENT UNLESS NOTED OTHERWISE.  
 18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CUTTING UNLESS NOTED OTHERWISE.  
 19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE CANAL UNLESS NOTED OTHERWISE.  
 20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE DITCH UNLESS NOTED OTHERWISE.  
 21. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE TRENCH UNLESS NOTED OTHERWISE.  
 22. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE CUT UNLESS NOTED OTHERWISE.  
 23. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE FILL UNLESS NOTED OTHERWISE.  
 24. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE BRIDGE UNLESS NOTED OTHERWISE.  
 25. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE TUNNEL UNLESS NOTED OTHERWISE.  
 26. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE UNDERPASS UNLESS NOTED OTHERWISE.  
 27. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE OVERPASS UNLESS NOTED OTHERWISE.  
 28. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE VIADUCT UNLESS NOTED OTHERWISE.  
 29. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE EMBANKMENT UNLESS NOTED OTHERWISE.  
 30. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE CUTTING UNLESS NOTED OTHERWISE.

**LEGEND:**  
 1. EXISTING HOUSE TO REMAIN (N.I.C.)  
 2. EXISTING DAYCARE TO REMAIN (N.I.C.)  
 3. EXISTING PARKING TO REMAIN (N.I.C.)  
 4. EXISTING PLAYGROUND TO REMAIN (N.I.C.)  
 5. EXISTING PATHWAY TO REMAIN (N.I.C.)

A201

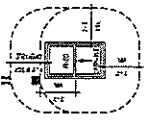
TAKOMA PARK DAY CARE - EXTENSION  
7206 CARROLL AVE, TAKOMA PARK, MD

DI #21706

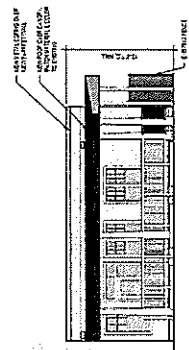
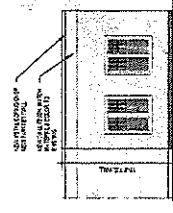
1483 WYOMING AVE  
1483 WYOMING AVE  
1483 WYOMING AVE  
1483 WYOMING AVE

BUILDING ELEVATIONS

ELEVATION NOTES:  
1. ALL ELEVATIONS SHOWN ARE FOR THE PROPOSED EXTENSION AND DO NOT REPRESENT THE EXISTING BUILDING.  
2. ALL ELEVATIONS SHOWN ARE FOR THE PROPOSED EXTENSION AND DO NOT REPRESENT THE EXISTING BUILDING.  
3. ALL ELEVATIONS SHOWN ARE FOR THE PROPOSED EXTENSION AND DO NOT REPRESENT THE EXISTING BUILDING.



EXISTING SIDE WALL  
EXISTING REAR WALL  
EXISTING FRONT WALL



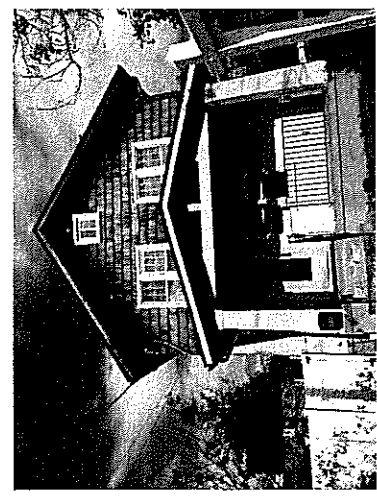
J17 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

J16 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

EXISTING BUILDING PICTURES



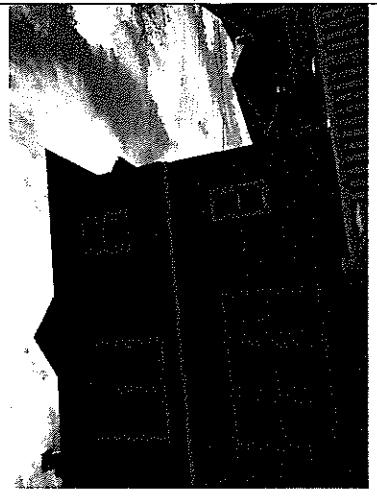
E7 VIEW FROM ADJACENT PROPERTY  
SCALE N/A



E12 FRONT VIEW  
SCALE N/A



E16 SIDE REAR VIEW  
SCALE N/A



A7 REAR VIEW  
SCALE N/A



A12 SIDE VIEW  
SCALE N/A

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