EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7212 Carroll Ave., Takoma Park  Meeting Date: 1/23/18
Resource: Contributing Resource  Report Date: 1/17/18
Takoma Park Historic District
Review: HAWP  Public Notice: 1/10/18
Case Number: 37/03-18G  Tax Credit: n/a
Applicant: Manjit and Guru Singh  Staff: Dan Bruechert
Proposal: Sign Installation

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

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.

The applicant proposes to install a solid acrylic sign, with a digital print on the front façade. The sign will be 3’ × 8’ (three feet by eight feet) and illuminated using gooseneck lamps. This design is consistent with the design guidelines for Takoma Park, and the County Sign ordinance. This proposal was revised based on the recommendations by the Façade Advisory Board at their December 5, 2017 meeting (letter attached).

STAFF RECOMMENDATION:

___X___Approval
_____ Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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:

___x___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.
HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email:GSimghe@worldbank.org
Contact Person: GURUSINGH MANJIT
Daytime Phone No.: 240-644-2239

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: Phone No.: 
State: Zip Code: 

Contractor: 
Contractor Registration No.: 
Agent for Owner: 
Daytime Phone No.: 

LOCATION OF BUILDING/PREMISE
House Number: 7212, CARROLL AVENUE
Street: Nearest Cross Street: Carroll Avenue
Town/City: Takoma Park
Lot: Block: Subdivision: 
Lot: Folio: Parcel: 

PART ONE: TYPE OF PERMIT, ACTION AND USE
1A. CHECK ALL APPLICABLE
☐ Construct ☐ Renovate
☐ Move ☐ Repair ☐ Revocable
☐ Extends ☐ Install ☐ Fence/Wall
☐ Add/Addition ☐ Reroof ☐ Shed
☐ Move ☐ Install ☐ Fence/Wall
☐ Reroof ☐ Single Family
☐ Addition ☐ Reroof ☐ Shed
☐ No Building Change ☐ Reroof ☐ Shed
☐ Extends ☐ Install ☐ Fence/Wall
☐ Reroof ☐ Single Family
☐ No Building Change ☐ Reroof ☐ Shed
☐ Extends ☐ Install ☐ Fence/Wall
☐ Reroof ☐ Single Family
☐ No Building Change ☐ Reroof ☐ Shed
❑ Construction cost estimate: $89,000
1B. If this is a revision of a previously approved active permit, see Permit:

PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND EXTENSION/ADDITION
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/assessment

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:

Applications/Permit No.: ___________________________ Date Filed: ___________________________ Date Issued: ___________________________

SEE REVERSE SIDE FOR INSTRUCTIONS

8/9732
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:
      Tz212, 13 x 22 Montessori School

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      Thomas Montessori School has capacity to 22 kids only. The required space for the classroom more than current capacity cannot even break even the business.

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 façade 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/road 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.
**SIGN PERMIT Specification Changes**

based on the recommendations by

City of Takoma Facade Advisory Board meeting on Dec 4, 2017

**Updates to the Sign Permit:**

Dec 07-2017

**No Backlit light**

**Same size as before** 3ft x 8ft x 5inch

**Use gooseneck lights** as shown below (for illustration purpose only)
SIGN PERMIT Specification Changes
based on the recommendations by
City of Takoma Facade Advisory Board meeting on Dec 4, 2017

SIGN SPECIFICATIONS
3'H x 8'W x 5"D; BLACK Finish; 3/16" Acrylic w/ Digital Print

Update: Dec 7, 2017: Gooseneck lights will be used instead of backlit sign

* Sign material above is compatible with the Historic District’s Document: FAB-20100901-design-guidelines-for-commercial-buildings Section: Signage >Materials on page 17 of the document referenced above
December 5, 2017

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

RE: 7212 Carroll Avenue, Takoma Park, Maryland

Dear Mr. Kirwan,

The Takoma Park Façade Advisory Board met on December 4, 2017, to review the design proposal for 7212 Carroll Avenue, Takoma Park, Maryland. The proposal is to be considered by the Historic Preservation Commission.

The property owners, Manjit and Guru Singh, presented the proposal for new signage for the Montessori School at 7212 Carroll Avenue. The proposed work includes a Backlit Sign, 3'H x 8'W x 5"D; Black Finish; LED; 3/16" Acrylic w/ Digital Print.

The Takoma Park Façade Advisory Board passed the following resolution:

**The Board voted to approve the sign proposal regarding size and location of the sign, with the following conditions:**

- The sign cannot be backlit;
- The sign must have lighting similar to gooseneck lamps that are compatible with the period;
- The Board recommends the use of material compatible with the Historic District.

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

Sincerely,

[Signature]
Community Development Manager
Subject: Re: Updates on Sign Permit Request: Facade Advisory Board and 7212 Carroll Avenue

From: Rosalind Grigsby <rosalindg@takomaparkmd.gov>
Date: Thu, Dec 07, 2017 11:29 am
To: "Bubly (Asha Prints)" <Bubly@ashaprints.com>
Cc: Gurcharan Singh <gsingh@worldbank.org>, "manjitks@gmail.com" <manjitks@gmail.com>

Dear Bubly,
Thank you for the revised plans. You are not required to do anything else with the Facade Advisory Board, unless plans change dramatically. I will circulate to the board.
Sincerely,
Roz

Rosalind Grigsby
Community Development Manager | Planning and Development Services
Housing and Community Development
City of Takoma Park
7500 Maple Avenue
Takoma Park, MD 20912
tel: (301) 891-7205
www.takomaparkmd.gov
www.thenewave.com

On Thu, Dec 7, 2017 at 11:06 AM, Bubly (Asha Prints) <Bubly@ashaprints.com> wrote:

Good morning Ms. Grigsby,

Asha Prints is in receipt of the letter of decision of Façade Advisory Board (Dec 4 Meeting) specifically with regards to the sign permit request at 7212 Carroll Ave.

Not sure if this is required on not, we would like to submit revised document. Sign permit specifications have been updated and attached here. They are now believed to be in compliance with the recommendations of the board.

We intend to submit this update to the Montgomery County HPC next week. Let us know if there are any further comments from your office or the Advisory Board in this respect.

Appreciate it.

Bubly Kaur
Manager, Asha Prints LLC
8730 Cherry Ln, Ste 2
Laurel, MD 20707
Ph: (301) 355-9352