

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7212 Carroll Ave., Takoma Park	Meeting Date:	1/23/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/17/18
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:

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:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

x 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: G.Singh@Worldbank.org Contact Person: GURUSINGH/MANJIT SINGH
 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 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
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Stab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- 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:

at Takoma Montessori School has capacity
of 22 kids only. It require more space
to accommodate more kids.
Current capacity cannot even accommodate
the business

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.

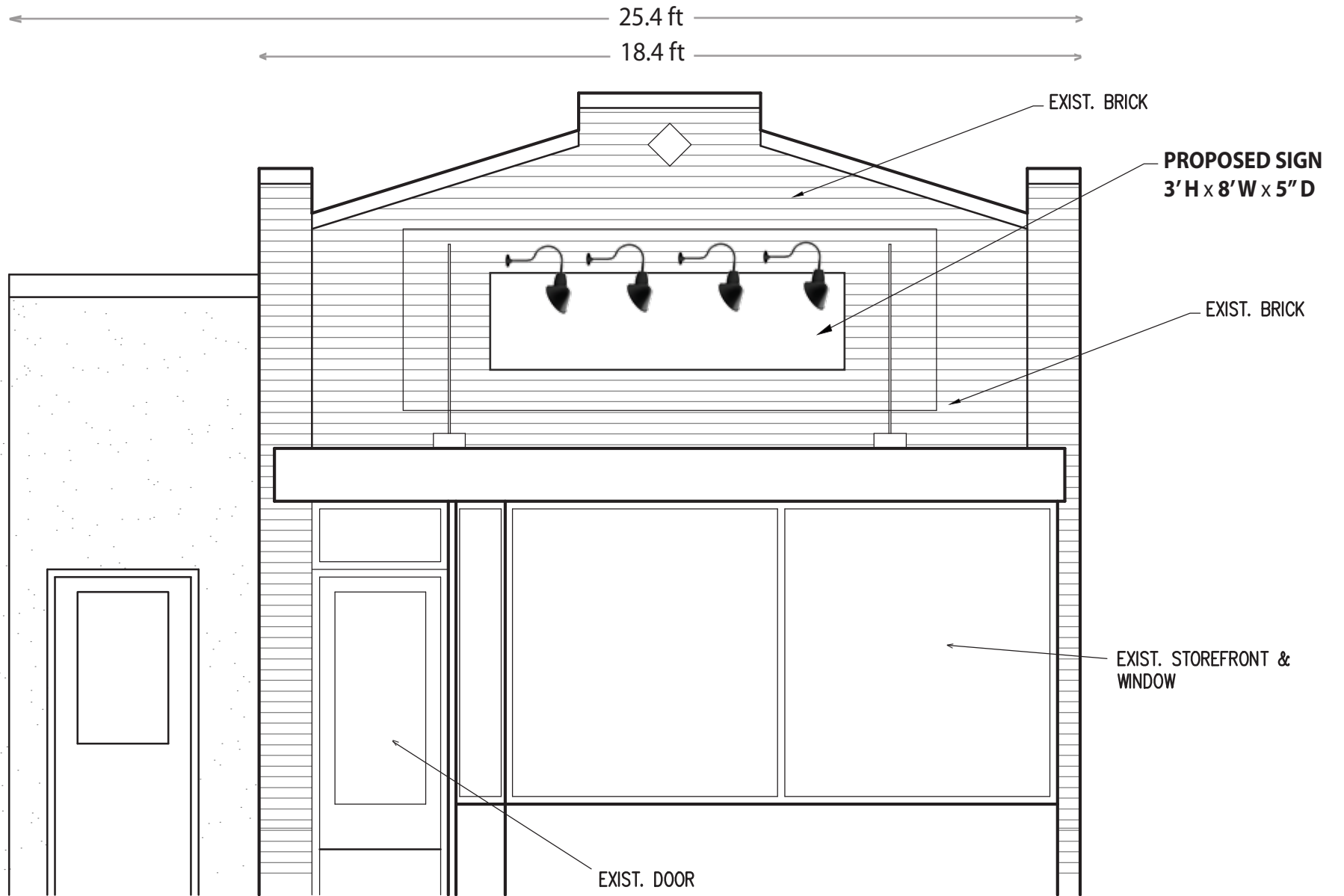
6. **TREE SURVEY**

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.



FRONT ELEVATION
 $\frac{3}{16}'' = 1'-0''$

ASHA PRINTS
8730 Cherry Lane
Bubly@ashaprints.com
301-355-9352

Dec-07-2017 Sign Permit Specification Resubmitted

7212 Carroll Avenue, Takoma Park, MD 20912

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: ** No Backlit light
** Same size as before 3ft x 8ft x 5inch
Dec 07-2017 ** Use gooseneck lights as shown below (for illustration purpose only)



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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



City of Takoma Park

Housing & Community Development

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



7500 Maple Avenue
Takoma Park, MD 20912

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,

A handwritten signature in cursive script, appearing to read 'Rose Wilbur', is written in black ink.

Community Development Manager

[Print](#) | [Close Window](#)

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.thenewwave.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 or 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](tel:3013559352)

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