

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7212 Carroll Ave., Takoma Park	Meeting Date:	4/10/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/3/18
Applicant:	Manjit & Guru Singh	Public Notice:	3/28/17
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Rear Addition, hardscape and other alterations		

RECOMMENDATION

Staff recommends that the applicant undertake the recommendations of the Historic Preservation Commission and return with a complete HAWP application. Additionally, Staff makes the following recommendations to ensure the project is in conformance with the requisite guidance:

1. The proposed windows must be wood or aluminum clad. Detailed specifications must be submitted for review and approval with final approval authority delegated to Staff.
2. The full-height windows on the first floor of the west façade are inappropriate and must be converted to transom windows in frames that match the details of the new windows. These specifications must be submitted for review and approval with final approval authority delegated to Staff.
3. The proposed treatment for the foundation on the two-story addition is inappropriate. The brick used in the foundation must match the historic brick or other material identified by the HPC.
4. A small decorative element consistent with the images shown in Fig. 1 – 3 (below) needs to be added above the second-floor windows to break up the interrupted wall plane. Elevation drawings showing the inclusion of this feature must be submitted for review and approval with final approval authority delegated to Staff.
5. Approval of this HAWP does not extend to the addition of any fencing or gate on the site.

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. In 2017, the applicant received a HAWP for a trapezoidal-shaped addition to the rear of the building.

The adjacent two-story Craftsman house is being utilized as part of the school, but no work is proposed for this resource as part of this HAWP.

BACKGROUND

On February 7, 2018, the applicants came before the HPC for a preliminary consultation for the subject property. The HPC was generally supportive of the concept and suggested several design revisions.

PROPOSAL

The applicants are proposing to construct a two-story addition to the rear of the one-story c.1930s commercial building in the Takoma Junction section of the Takoma Park Historic District.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*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

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 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

STAFF DISCUSSION

The applicant proposes constructing a two-story addition at the rear of the property at 7212 Carroll Ave. The new building addition will connect to the historic building by the creation of a new 7' (seven foot) wide breezeway. The proposal will also require the relocation of playground equipment and additional hardscape and landscape alterations.

Breezeway

The one-story breezeway will connect the non-historic rear addition of 7212 Carroll Ave. to the proposed two-story addition at the rear. The breezeway will be constructed out of concrete modular units (CMU) to match the non-historic addition. The wall on the east side will be blank as this faces the parking area behind adjacent commercial properties. The western elevation will have two large windows that match the windows installed on the western elevation of the historic building. On the south elevation, there will be a single-lite door with a metal overhang.

The construction of the breezeway is in keeping with the materials and design of the non-historic addition to 7212 Carroll Ave. and is simply detailed so as not to compete with the historic commercial building. The materials are consistent with a previously approved addition (approved September 2015) and Staff finds that the proposed breezeway complies with both the

Guidelines and Chapter 24A and supports approval when it comes in as a full HAWP.

Two-story Construction

The proposed construction will be two-stories tall, 23' (twenty-three feet) including the parapet height, and constructed out of brick, matching the façade of the historic one-story commercial building on the south and west elevation. The north and east elevations, which face the public alley will be constructed out of painted CMU. The building will be almost square, measuring 28' (twenty-eight feet) wide by 28' 8" (twenty-eight feet, eight inches) deep.

Separating the first floor from the second floor will be a belt course of bricks in soldier bond. The renderings show the belt course in a darker brown color (Staff is uncertain at the time of completing this Staff Report if the accurately presents the color of the brick) [I have reached out to the architect but am still waiting for this information]. The top of the wall is capped by a soldier course of bricks topped by metal coping. In revising the design after the preliminary review, the applicant removed the proposed decorative cornice. Staff finds that the proposed wall planes on the south and east are too flat and require some embellishment to better balance the design of the addition to make it more compatible with the surrounding district. There are several examples that can be found around within the Takoma Junction area of the Takoma Park Historic District.



Figure 1: 7212 Carroll and 7214 Carroll Ave. have blank panels above the storefront.



Figure 2: Building on the left has decorative brick pattern, the building on the left has a recessed panel.

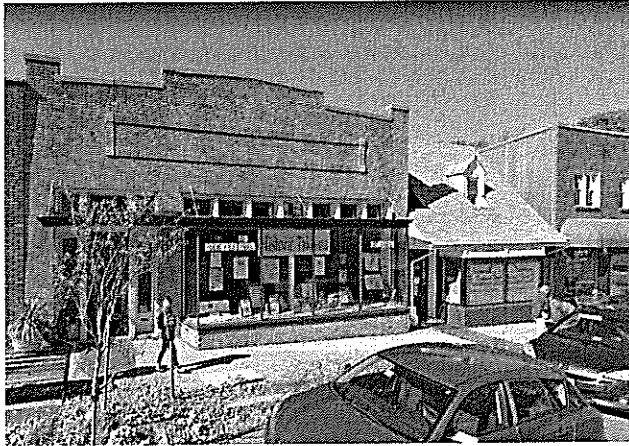


Figure 3: The Historic Takoma building has decorative brickwork above the storefront transom.

While some Commissioners expressed their desire for a striped-down and simplified form, Staff finds that, in an attempt to have the proposed construction not visually compete with the historic building, the design now creates a blank wall that has remove all ornamentation above the belt course. Staff finds that the replication of one of the design elements shown above (see Fig 1 – 3) or a similar detail would make the proposal more consistent with 24A-8(b)(2). Staff recommends the Commissioners work with the applicant to identify an appropriate design solution for this building element.

On the right side of the south façade the applicant proposes to construct a small commercial window similar to the design of the historic storefront window at 7212 Carroll Ave. The applicant proposes to fill in the area below the storefront window with formstone to match the storefront of the historic building [Staff believes that the storefront at 7212 Carroll Ave. has been altered from its original configuration and that the formstone is not original to the building]. The remainder of the foundation on the south will be constructed using red bricks. The red bricks wrap around to the west corner and terminates at the entrance door. The remainder of the foundation on the west elevation will be constructed out of CMU blocks that match the appearance of the 2015 addition. Staff finds that the use of these three materials creates an incongruous appearance that is incompatible with the historic building and surrounding district. Staff request the HPC identify a preferred treatment for the foundation of the new two-story construction.

The applicant proposes to use single-hung residential-style vinyl windows throughout. The applicant has not provided specifications for these windows [Staff has requested these details and awaits a response]. On the south façade there will be a single window on the first floor with three evenly spaced windows on the second floor. To the west, there will be three windows on the first floor and four on the second floor. The east elevation has a single first floor window and two second floor windows. The north elevation will only have two windows on the second floor. The applicant has not provided specifications for the proposed windows, however, the HPC has consistently found vinyl windows to be inappropriate in most applications on historic buildings and their additions. Staff finds that the flat profile of virtually all residential-style vinyl windows would only enhance the flat profile of the proposed construction and would be inappropriate in this application. Staff further finds that a wood window or an aluminum clad window with an appropriate depth would be more appropriate and request the HPC to provide additional

guidance to the applicant about the windows for the new two-story construction.

Staff finds that the applicant has made several alterations to the design based on the feedback from the HPC at the preliminary consultation. First, the applicant removed the decorative cornice, simplifying the roof height and brought the building height down by 1' 6" (one foot, six inches). This height reduction lowers the height as recommended but also provides screening so that the mechanical systems on the roof will only be minimally visible from the public right-of-way. Second, additional windows were added to the north and east elevation. Previously, both of these elevations had been blank walls. The additional openings provide additional natural light and visually break up the wall plane. Third, the applicant now proposes to paint the exposed CMU on the north and east facades which will help them to blend better with the brick facades.

Lastly, the applicant has extended the footprint of the two-story addition 5' (five feet) to the west from the previous Preliminary Consultation to fully fill in the square extension at the rear of the lot. In the previous proposal there was a 5' (five foot) gap between the wall and a privacy fence constructed on the lot line. This space would allow for natural light coming into the space while providing privacy both for the children and teachers at the school and privacy for the residents at 6 Philadelphia Ave. Now that the gap is gone, the first-floor windows on the west façade will face directly into the back yard at 6 Philadelphia Ave. Staff finds that this detail is out of character to with the district and contrary to 24A-8(b)(2) to have these windows face directly into a neighboring property. In order to provide the necessary natural light while providing architectural compatibility and privacy, Staff recommends conditioning approval on the alteration of these windows.

The single-hung windows on the first floor of the west elevation could be converted to transom windows. At the time of writing this Staff Report the measurements of the proposed sash windows have not been submitted. Once those figures have been submitted, Staff will be able to recommend a more definite size for a transom window, however, the top of the transom windows should match the height of the top of the transom over the door on the west façade. Staff finds that there are two possible solutions for the width of the transom windows: they could match the width of the sash windows above or they could be installed as a bank of windows. Staff requests the HPC provide guidance on their preferred treatment for these windows.

The height and massing for the building have only been altered slightly from the preliminary hearing on February 13, 2018. The building has been lowered by 1' 6" (one foot, six inches) and is 5' (five feet) wider. At the preliminary consultation, the HPC stated that they felt that it was acceptable to construct a two-story building in this location but recommended lowering the building to the maximum extent possible. Staff identified a precedent for two-story construction in the Takoma Junction section of the Takoma Park Historic District, however, the HPC felt that that a stepped-down version of a two story-commercial form would be more appropriate. The applicant has lowered the building, by reducing the parapet height and removed the cornice created a flatter wall plane that will not compete with the more decorative historic commercial building. The applicant has widened the building by 5' (five feet), fully filling in the niche at the rear of the property. This additional size has a minimal impact on the massing of the building but does have an impact on the solid to void ratio of the second floor of the south façade. While

Staff finds the ratio to be appropriate, the HPC may determine that a fourth window on the south façade is necessary for a more compatible building design, per the *Guidelines*.

Staff finds that overall the alterations to the proposal have improved the project to bring it closer into conformance with the *Guidelines* and Chapter 24A.

Hardscape and Site Alterations

There are several alterations to the hardscape proposed for the project. The most significant alteration will be the relocation of the play yard and equipment. These items will be moved from their current location to the northwest corner of the lot, behind the two-story Craftsman house. The relocation of this non-historic feature will have no adverse effect on the historic resources or the surrounding district. As this new construction will be adjacent to a relatively limited parking area, the applicants also propose a series of bollards around the breezeway and two-story building. These vertical metal posts will not detract from the historic buildings as they are only adjacent to the new construction and are in keeping with the more urban setting of the commercial building. Lastly, the applicant indicates that there will be some landscaping surrounding the new construction. This will not impact the character of the new construction and Staff supports approval of these elements at the HAWP stage.

Lastly, the drawings submitted for this HAWP show new fencing and a gate that will fully enclose the site. Details for these features were not included with the HAWP application and Staff recommends that any approval not extend to include any new fencing or a gate. If the applicant wishes to install fencing and a gate, an additional HAWP is required.

STAFF RECOMMENDATIONS

Staff recommends that the applicant make revisions based on the feedback from the Commission and return with a complete HAWP application. Additionally, Staff recommends details and specifications for the following items be included in the final HAWP to ensure conformance with Chapter 24A and the *Guidelines*:

1. The proposed windows must be wood or aluminum clad. Detailed specifications must be submitted for review and approval with final approval authority delegated to Staff.
2. The full-height windows on the first floor of the west façade are inappropriate and must be converted to transom windows in frames that match the details of the new windows. These specifications must be submitted for review and approval with final approval authority delegated to Staff.
3. The proposed treatment for the foundation on the two-story addition is inappropriate. The brick used in the foundation must match the historic brick or other material identified by the HPC.
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5. Approval of this HAWP does not extend to the addition of any fencing or gate on the site.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Gsingh@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/NO. PREMISE

House Number: 7212, CARROLL AVENUE Street
Town/City: TAKOMA Nearest Cross Street: CARROLL AVENUE / PHILADELPHIA
Lot: _____ Block: _____ Subdivision: _____
Libert: _____ 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:

- ☐ AC ☐ 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 EXTERIOR 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: _____

Edic 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

819732



**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
4-22 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.

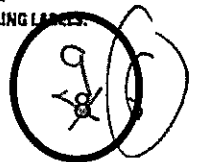
6. TREE SURVEY

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

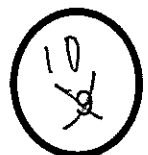
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.



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

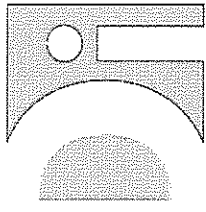
Owner's mailing address 7212 Carroll Ave Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
7200 Carroll Ave Takoma Park, MD 20912	6 Philadelphia Ave Takoma Park, MD 20912
7214 Carroll Ave. Takoma Park, MD 20912	7211 Carroll Ave Takoma Park, MD 20912



**TAKOMA MONTESSORI SCHOOL EXTENSION
7212 CARROLL AVE, TAKOMA PARK, MD**

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Date: 3.20.2018

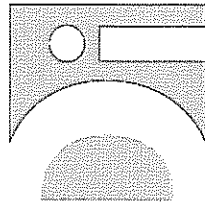


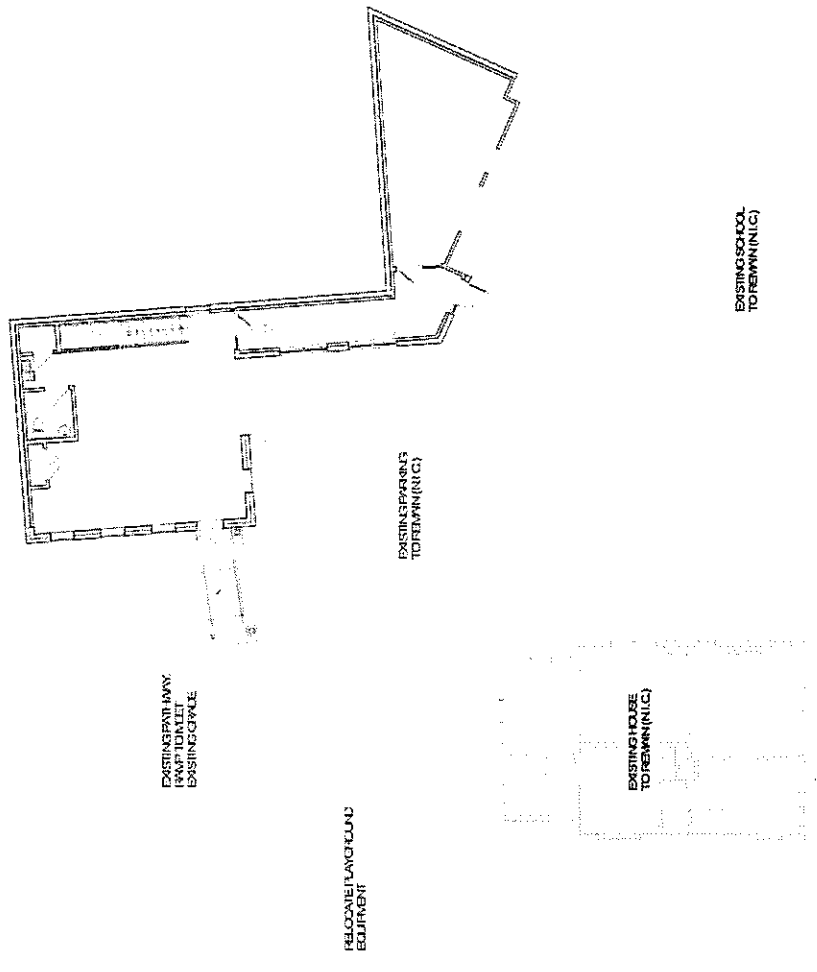
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By: Design Intents LLC

Date: 3.20.2018



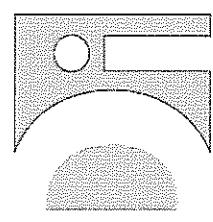


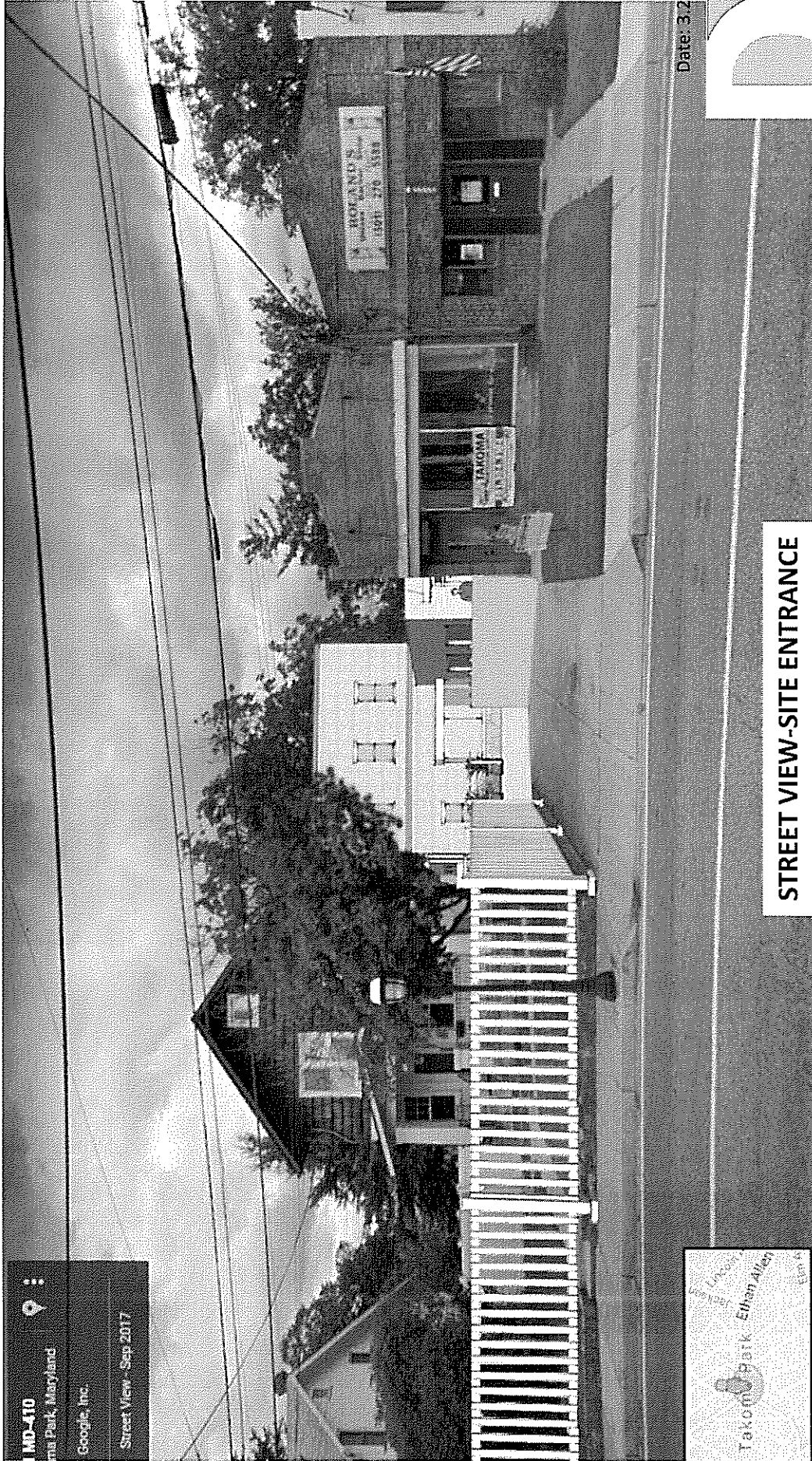
AS SHOWN
SITE PLAN

SITE PLAN

By: Design Intents LLC

Date: 3.20.2018

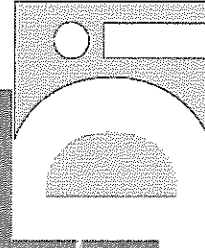


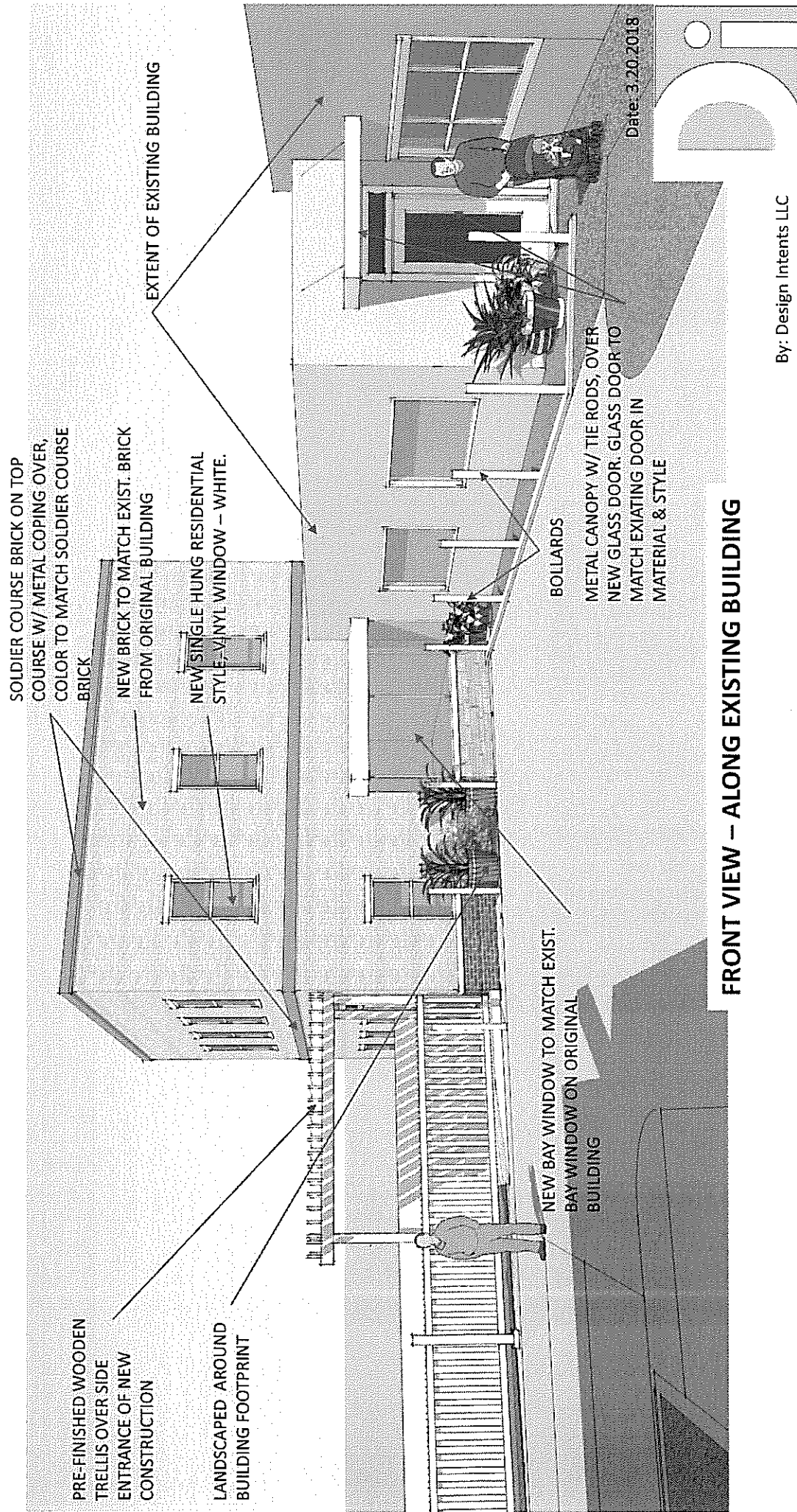


STREET VIEW-SITE ENTRANCE

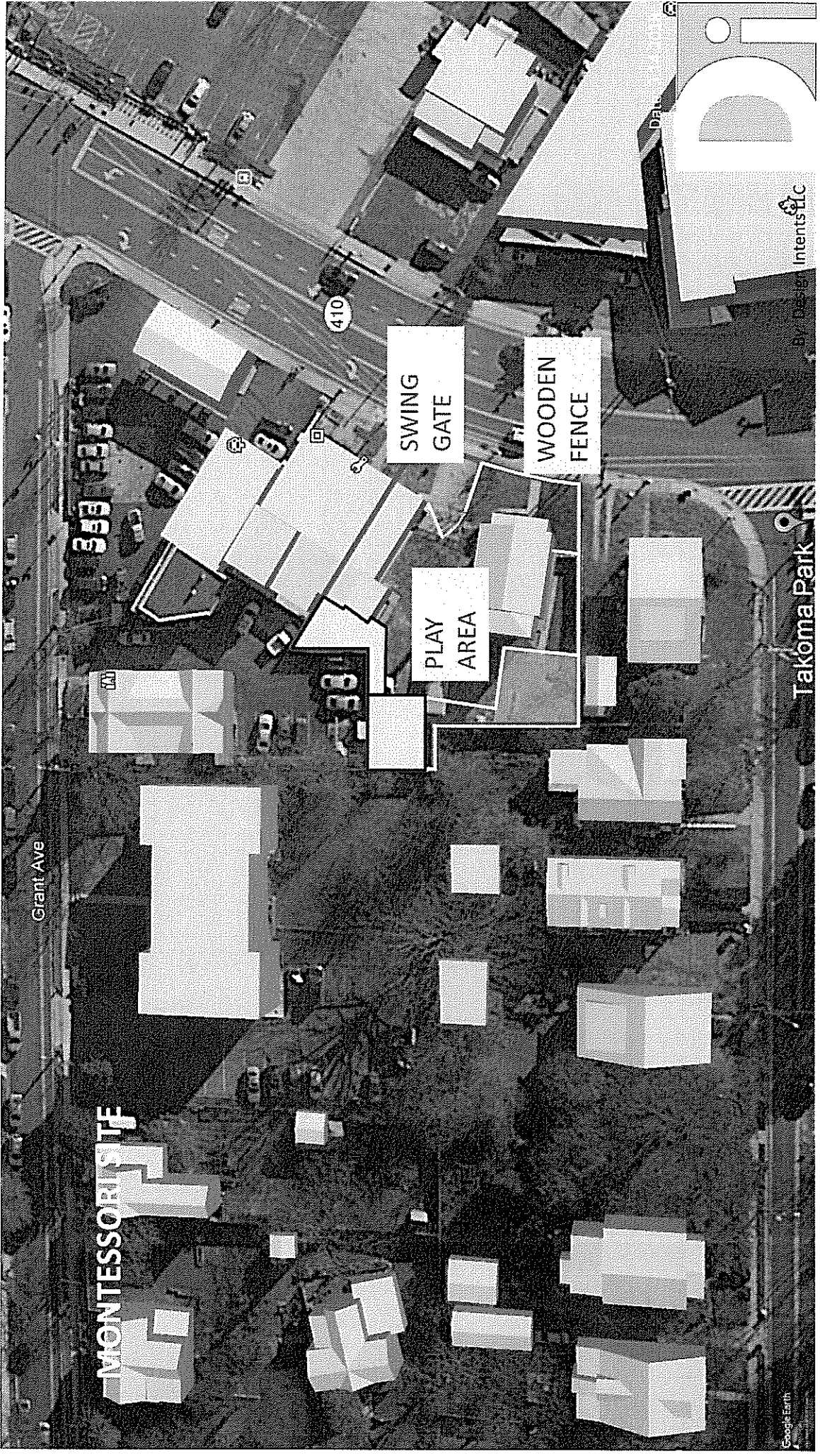
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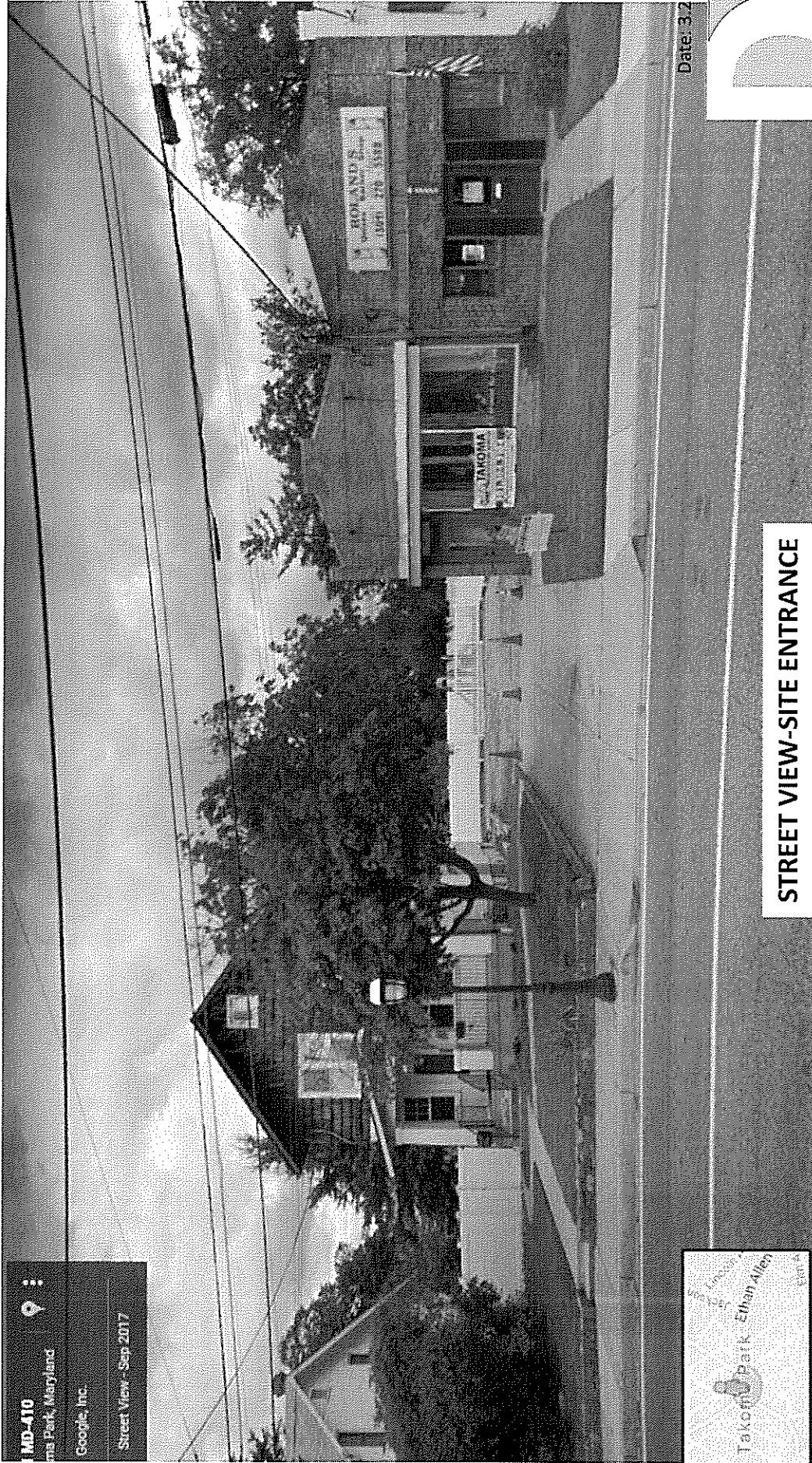




FRONT VIEW - ALONG EXISTING BUILDING

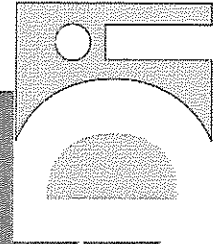


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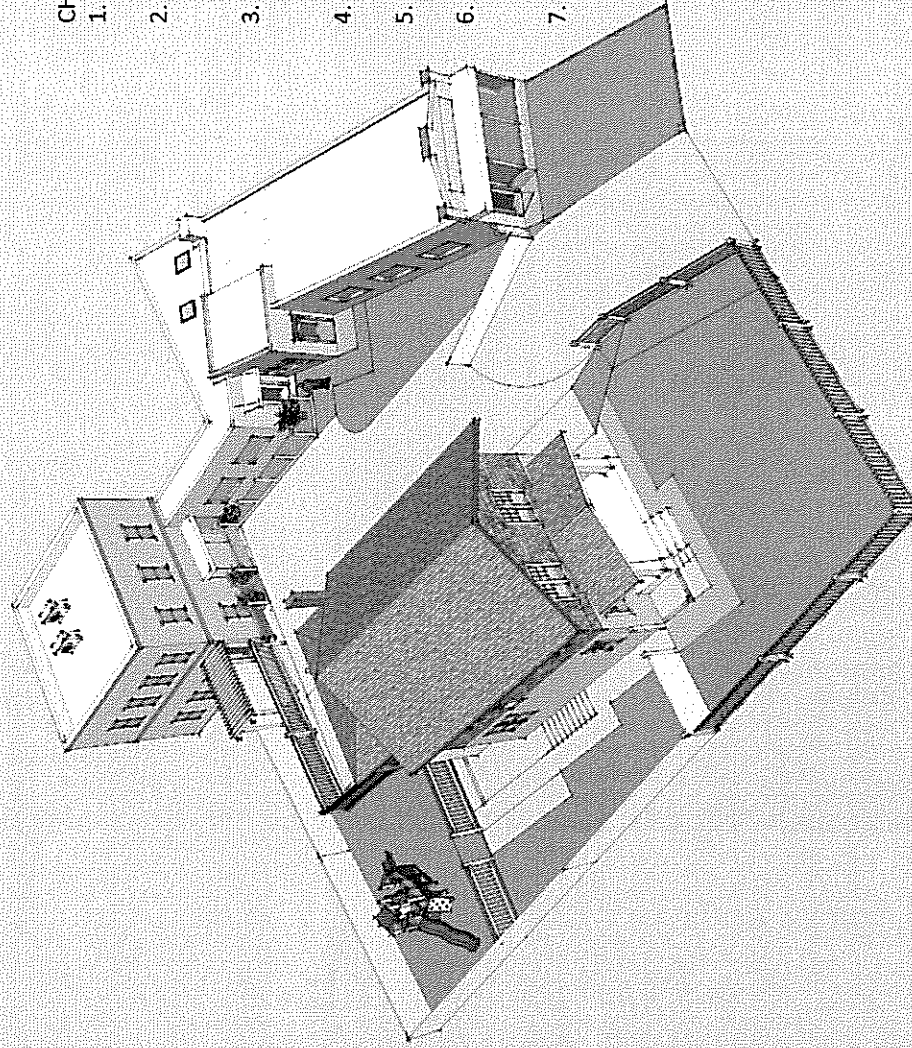


STREET VIEW-SITE ENTRANCE

Date: 3.20.2018



By: Design Intents LLC

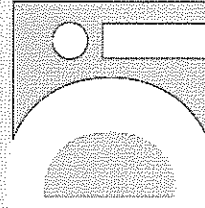


BIRDS EYE VIEW-EXISTING W/ NEW

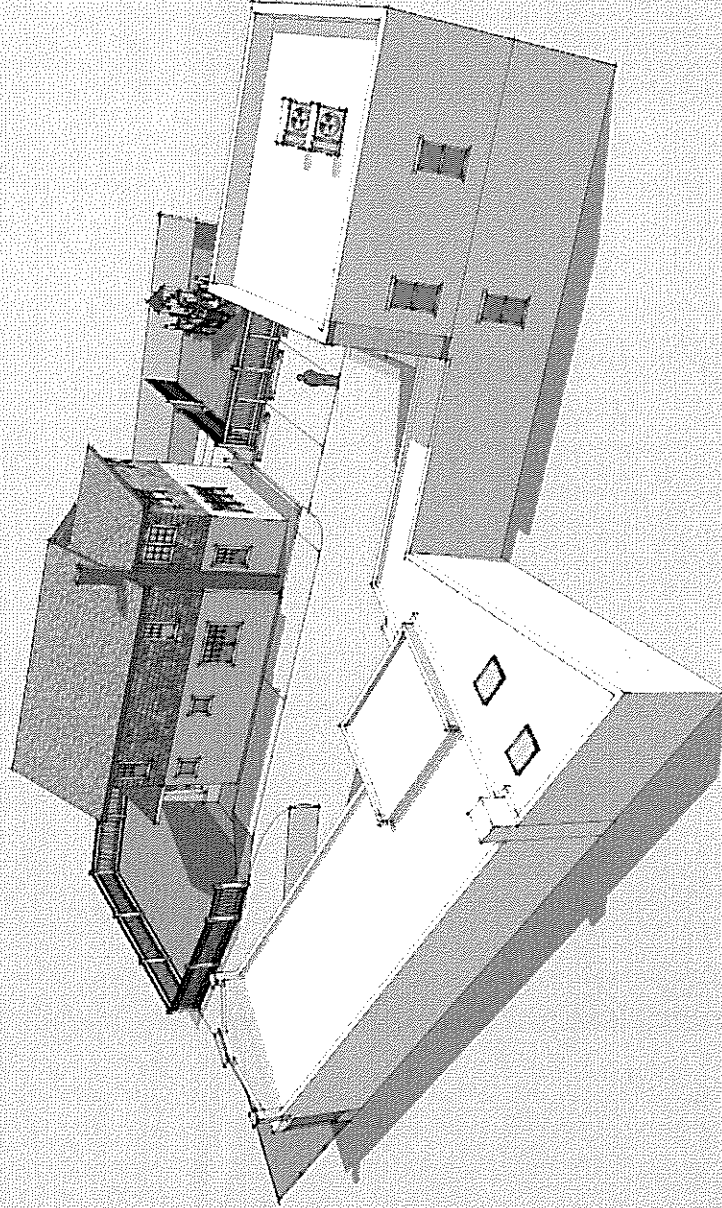
CHANGES MADE TO DESIGN:

1. BUILDING HEIGHT REDUCED BY 1'-6" TOTAL. AS RECOMMENDED BY HPC
2. BRICK COLOR MODIFIED TO REPRESENT A MORE ACCURATE TEXTURE OF EXISTING & NEW AS SUGGESTED BY .
3. WINDOWS ADDED TO SIDE & REAR OF 2-STORY BUILDING AS SUGGESTED BY HPC & FAÇADE REVIEW COMMITTEE.
4. CMU BLOCK COLOR MODIFIED AS SUGGESTED BY HPC.
5. BRICK FACE RETURNED TO SIDES & REAR AS SUGGESTED BY FAÇADE REVIEW COMMITTEE.
6. FENCE GRAPHICS UPDATED TO REPRESENT A MORE ACCURATE DESIGN AS SUGGESTED BY FAÇADE REVIEW COMMITTEE.
7. CONDENSORS & SKYLITES ADDED FOR REFERENCE TO ROOFS OF NEW BUILDING STRUCTURE.

Date: 3.20.2018



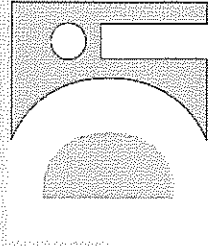
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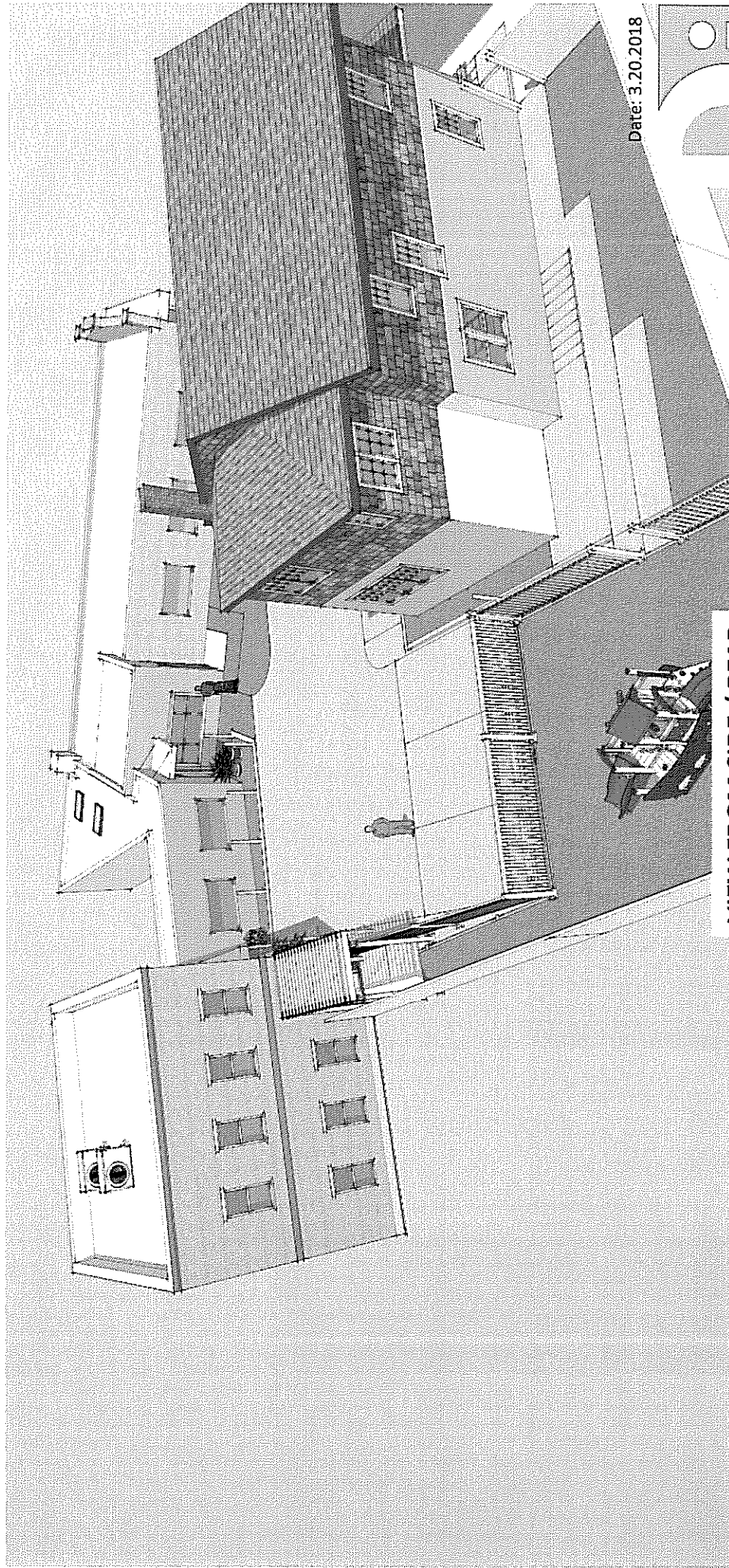


BIRDS EYE VIEW-REAR

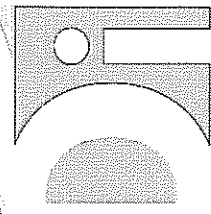
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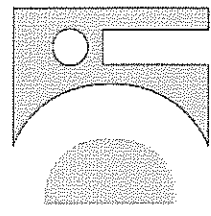
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VIEW FROM SIDE / REAR

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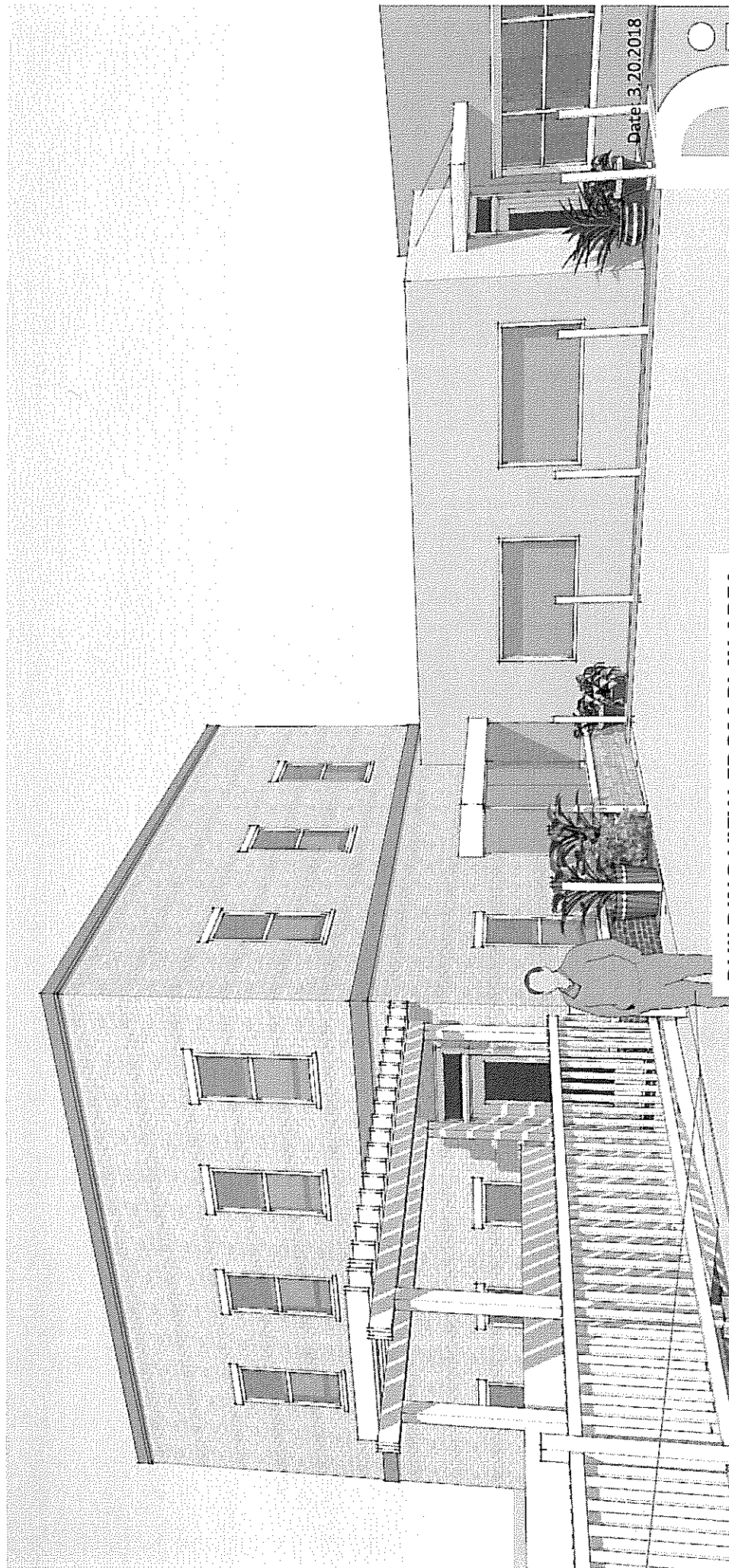
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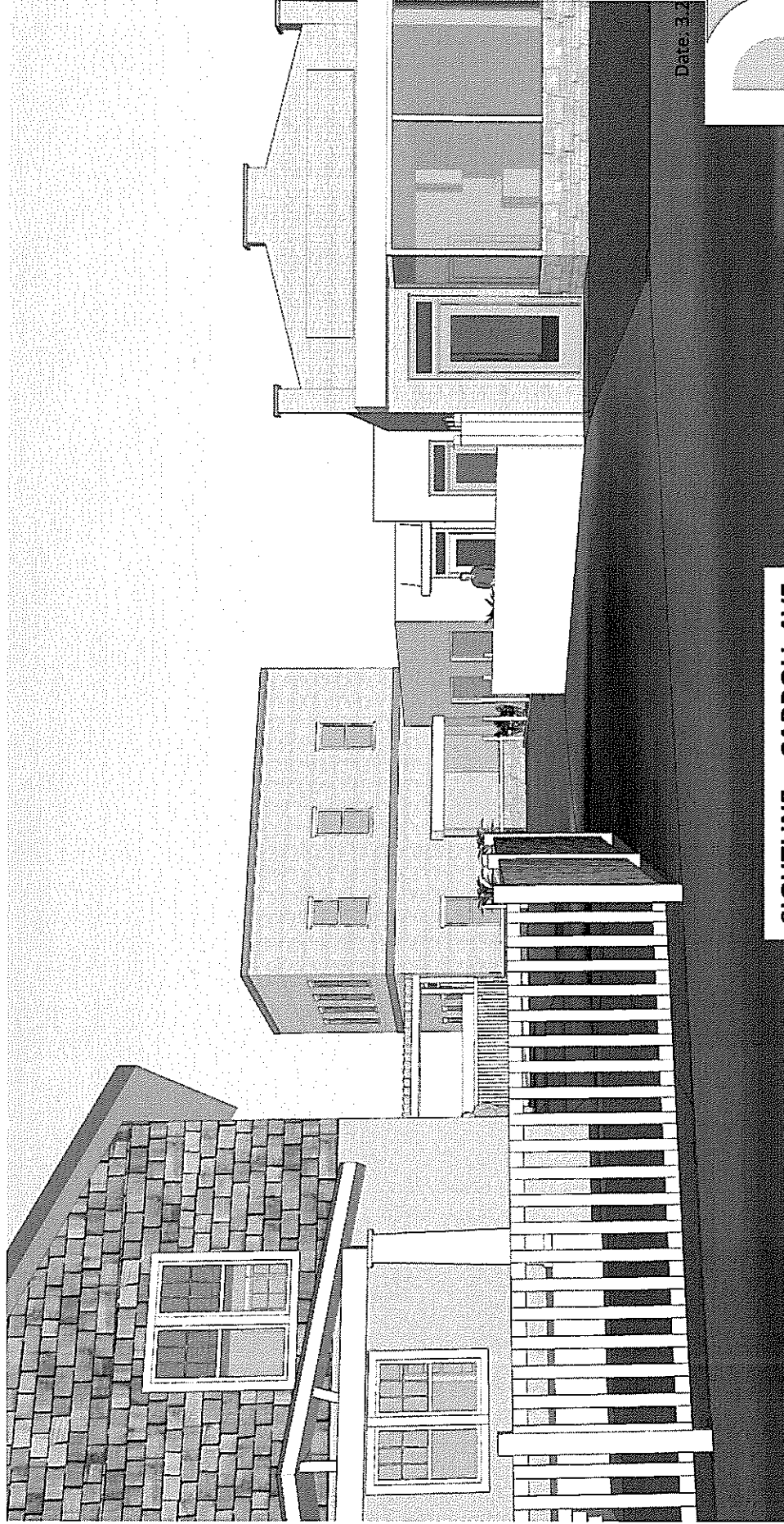
VIEW-FROM NEIGHBOR'S PROPERTY LINE

12

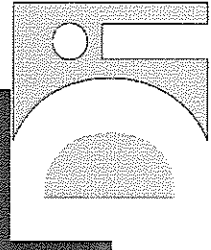


BUILDING VIEW-FROM PLAY AREA

By: Design Intent's LLC



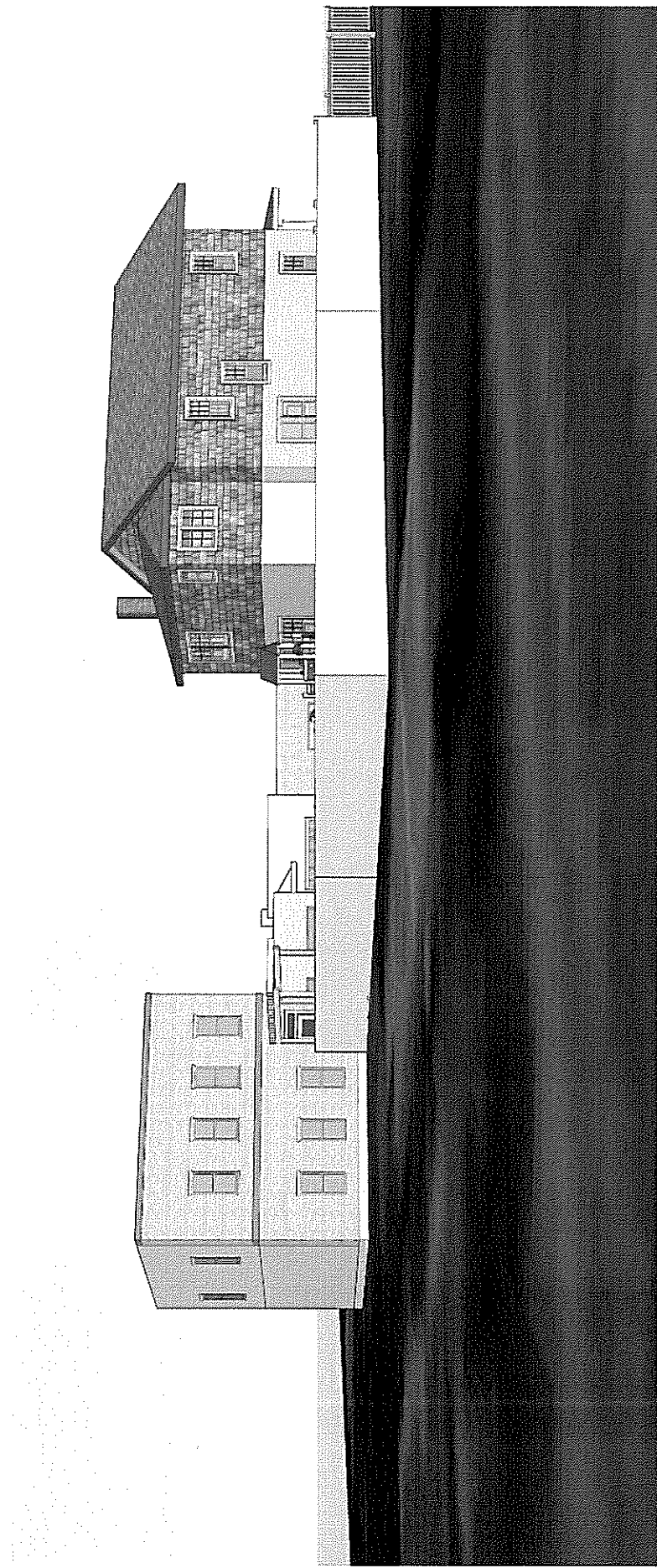
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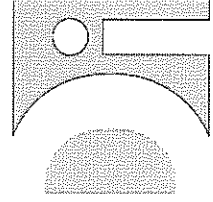
By: Design Intent LLC

SIGHTLINE - CARROLL AVE

23



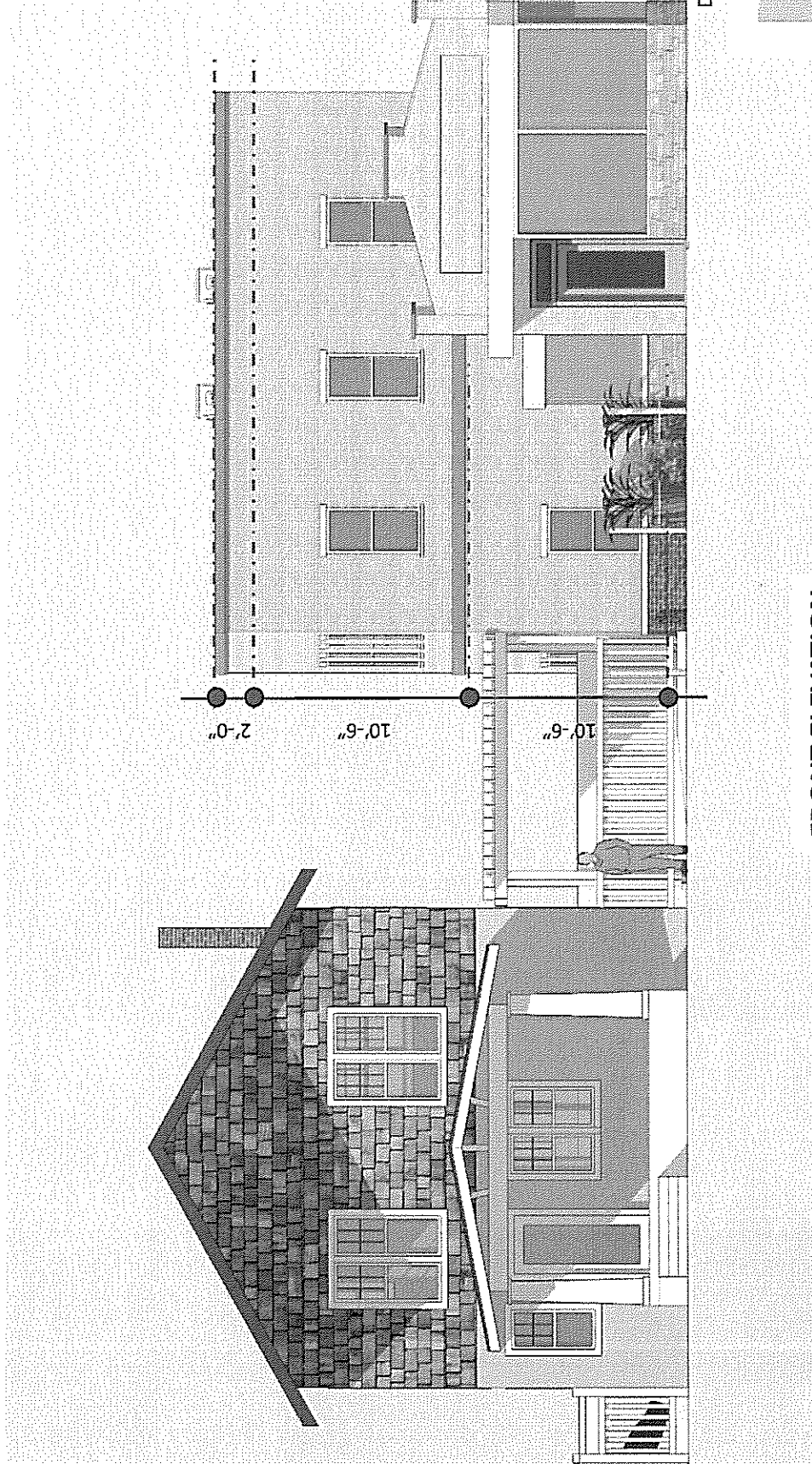
Date: 3.20.2018



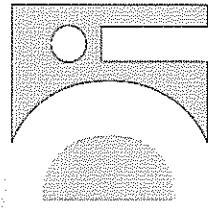
By: Design Intents LLC

SIGHTLINE – PHILADELPHIA AVE

24



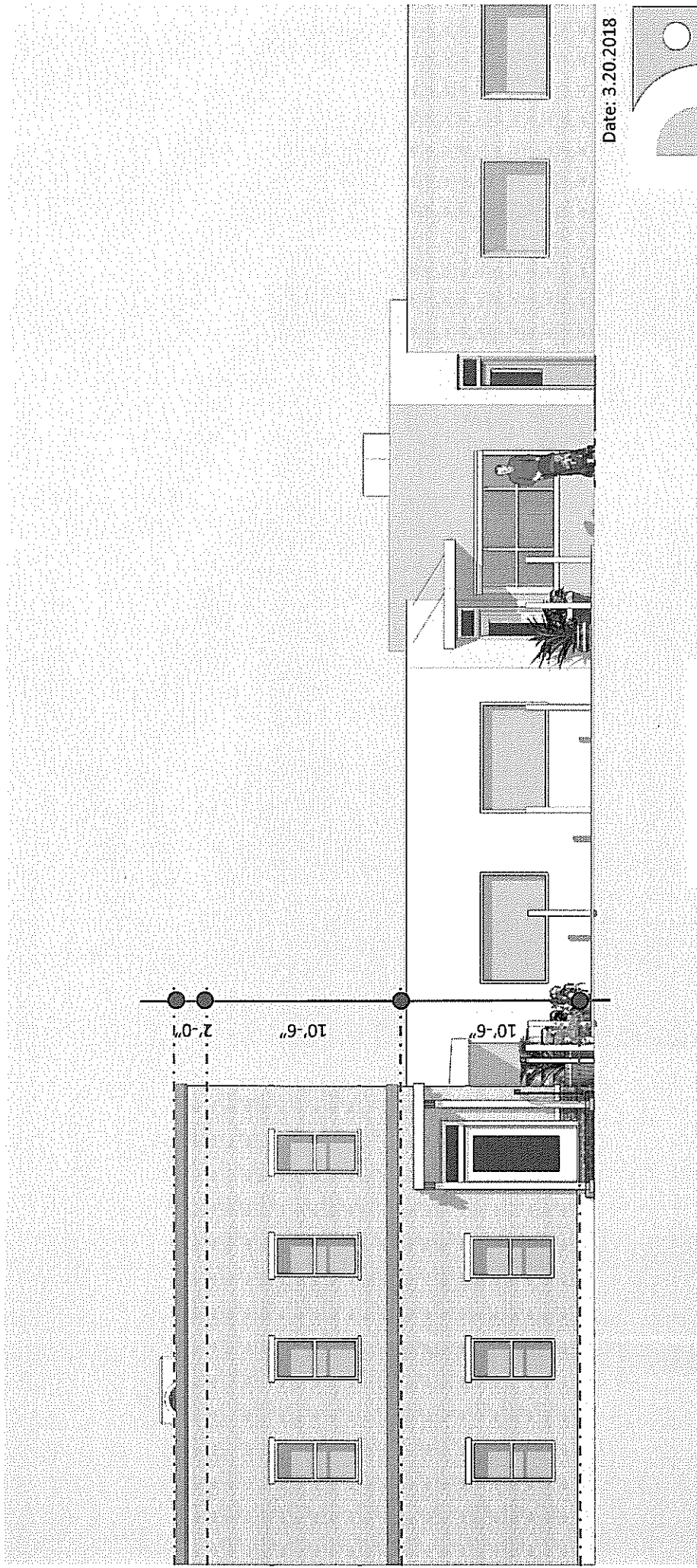
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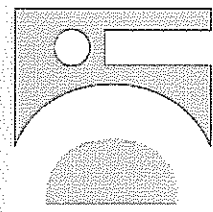
By: Design Intents LLC

FRONT ELEVATION

25



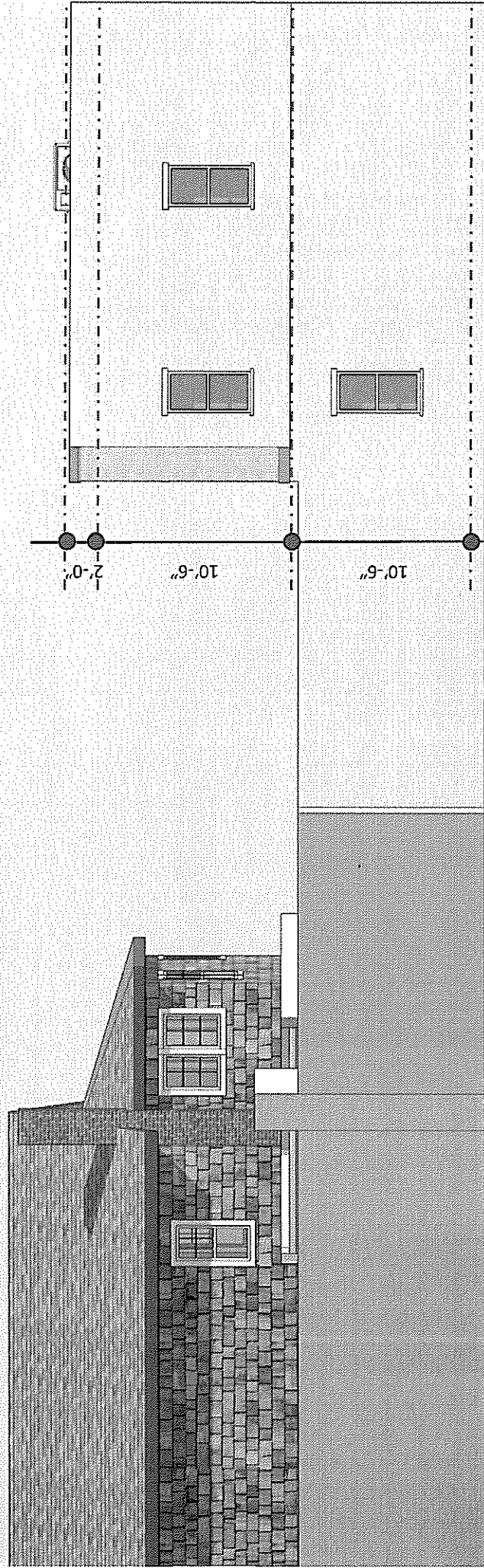
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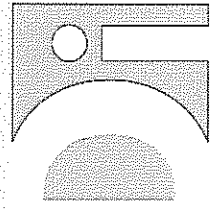
By: Design Intents LLC

SIDE ELEVATION

22

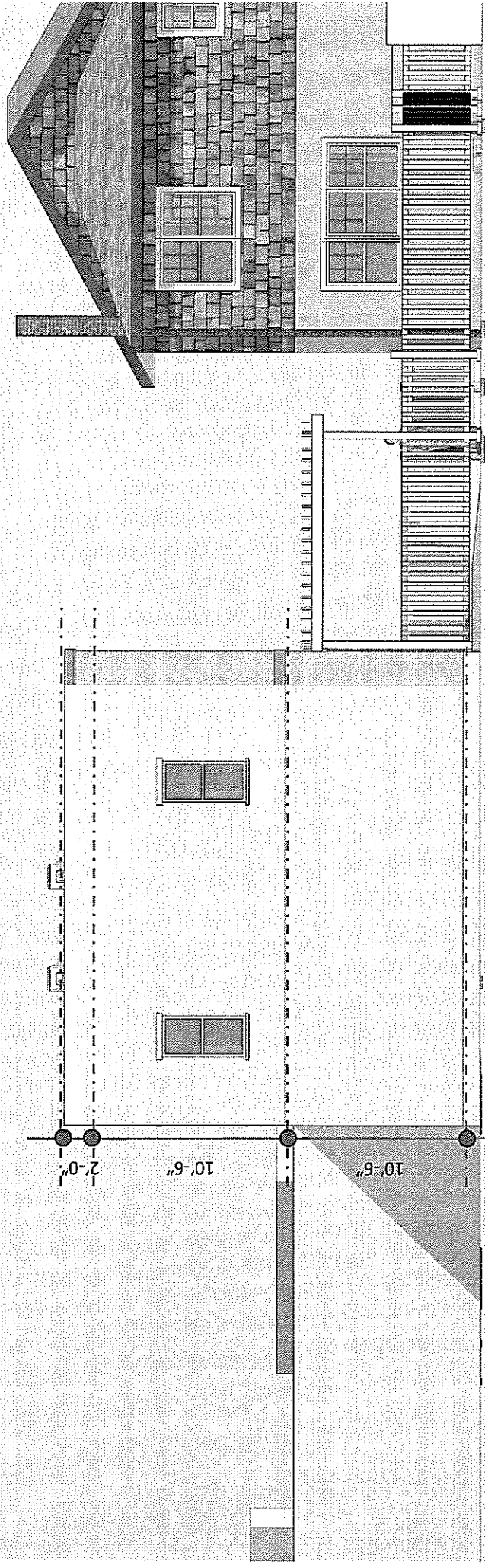


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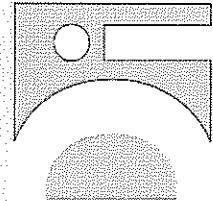


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SIDE/REAR ELEVATION



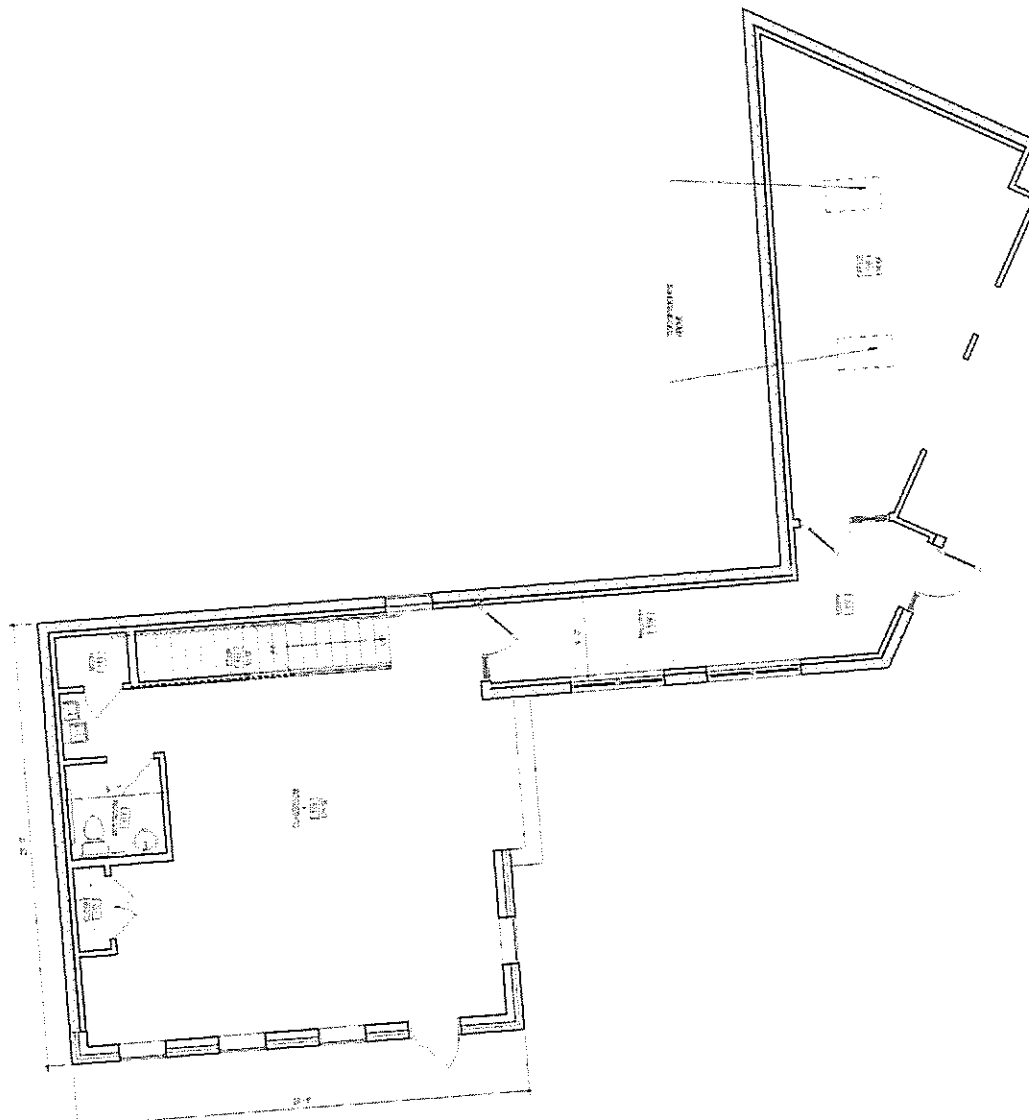
Date: 3.20.2018



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SIDE ELEVATION

28

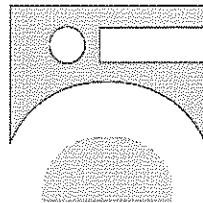


FIRST FLOOR PLAN

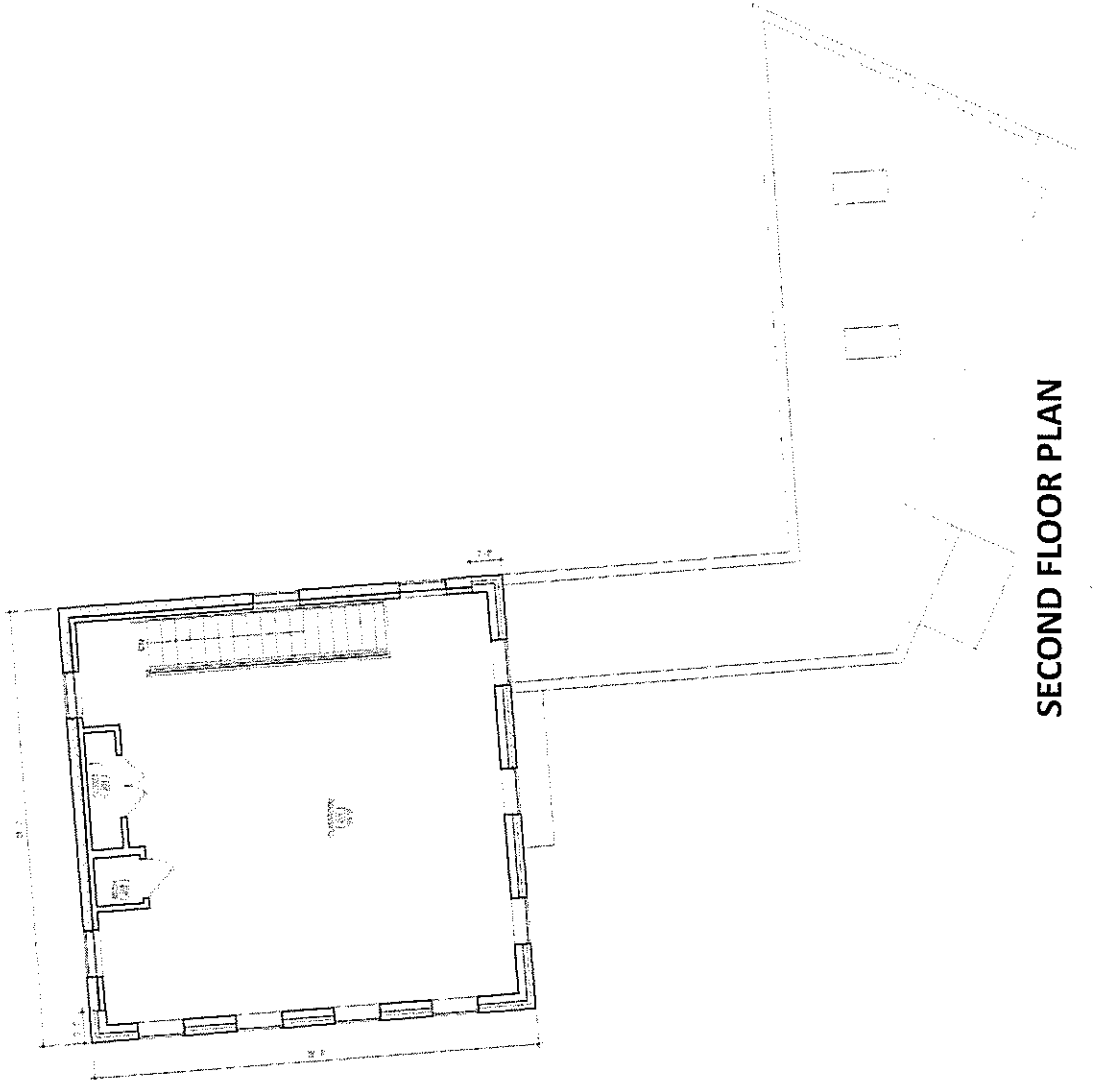
1 FIRST FLOOR PLAN
1/4" = 1'-0"

29

Date: 3.20.2018



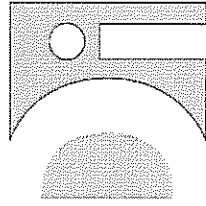
By: Design Intent's LLC



SECOND FLOOR PLAN

By: Design Intent's LLC

Date: 3.20.2018



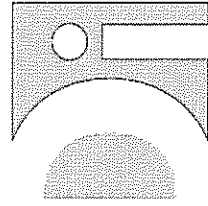
35



ROOF PLAN

1 ROOF PLAN
1/2" = 1'-0"

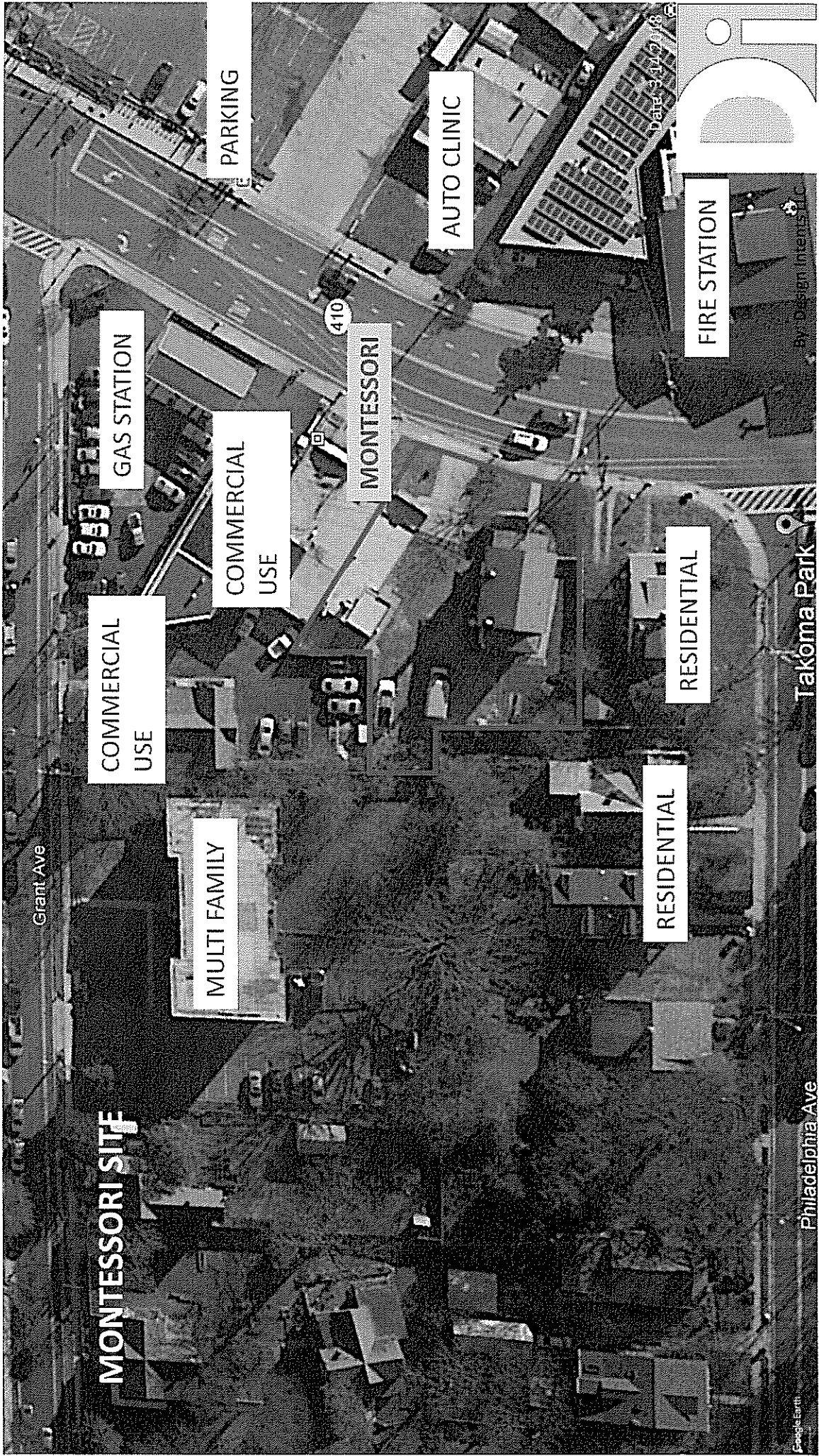
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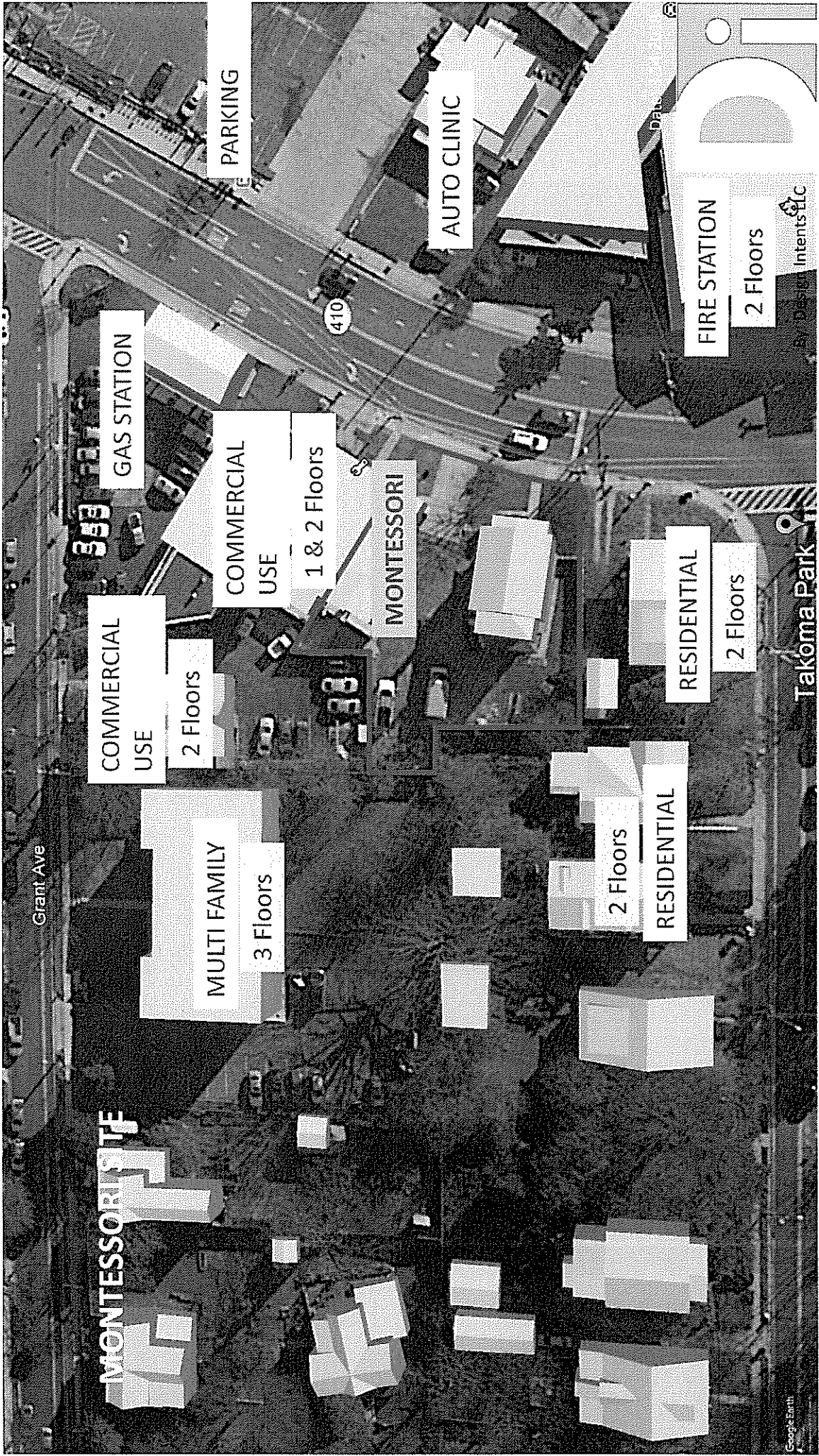


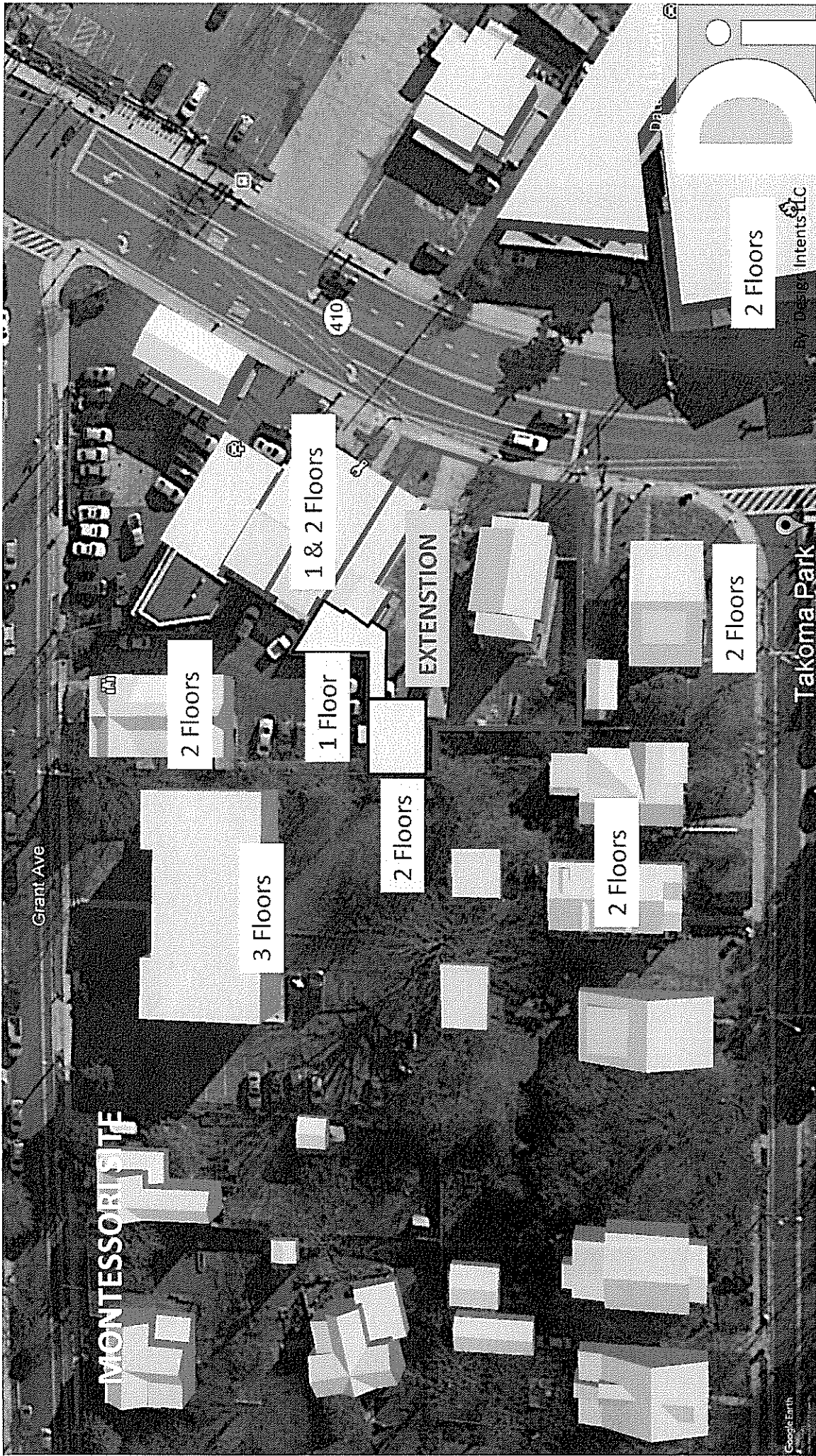
By: Design Intents LLC

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