MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7212 Carroll Ave., Takoma Park  
Meeting Date: 5/9/18
Resource: Contributing Resource  
Report Date: 5/2/18
Takoma Park Historic District
Applicant: Manjit & Guru Singh  
Public Notice: 4/25/18
Review: HAWP  
Tax Credit: n/a
Case Number: 37/03-18BB  
Staff: Dan Bruechert
Proposal: Rear Addition, hardscape and other alterations

RECOMMENDATION
Staff recommends the HPC approve with one (1) condition the HAWP application:
1. The sash windows need to be either wood or aluminum clad wood windows. New windows specifications need to be submitted to Staff for review and approval with final approval authority delegated to Staff.

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
This applicant has made additional revisions to their proposal based on requirements from the Department of Permitting Services after the last two preliminary consultations with the HPC on April 25, 2018 and April 10, 2018. The HPC was generally supportive of the concept and suggested several design revisions.

PROPOSAL
The applicants are proposing to construct a one-story addition to the rear of the one-story c.1930s commercial building in the Takoma Junction section of the Takoma Park Historic District.
Previous conceptual submissions have shown both one and two-story additions. The current proposal has returned to a one-story scheme.

**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 one-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 one-story addition at the rear. The breezeway will be constructed out of yellow brick that matches the color of the historic face brick at 7212 Carroll Ave.¹ The wall on the east side will be painted CMU (concrete modular units) and will be a blank wall as this faces the parking area behind adjacent commercial properties. The western elevation will have three one-over-one windows that match the windows installed on the south elevation of the proposed one-story addition. At the preliminary consultation on April 25, 2018, the HPC indicated support for either a wood or an aluminum clad wood window. The applicant, however, proposes to install Jeld-Wen Aluminum single-hung windows. These windows will have a more slender profile than either of the materials identified by the HPC at the prelim. As the HPC identified two acceptable window materials, Staff supports conditioning approval of this HAWP on the use of a wood or an aluminum wood clad window. However, the HPC could find that the proposed aluminum window is compatible with the aluminum and steel windows on the historic portion of 7212 Carroll Ave. At the parapet, the applicant proposes to install a soldier course of brick with a metal cap. On the south elevation, there will be a single-lite door covered by a flat-roofed metal canopy.

The construction of the breezeway is in keeping with the materials and design of the non-historic addition to 7212 Carroll Ave. The materials are consistent with a proposed addition, and Staff

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¹ Staff will evaluate the selected brick at the site to compare it to the historic brick and provide the feedback to the HPC regarding the brick compatibility.
finds that the proposed breezeway complies with both the Guidelines and Chapter 24A and supports approval with the condition that the window material comply with the guidance provided by the HPC with final approval authority delegated to Staff.

One-story Rear Addition
The proposed construction at the rear of the property will be one-story tall and constructed out of brick on the south and west elevations, matching the color of the façade of the historic one-story commercial building at 7212 Carroll Ave. 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 with a notch cut out of the southwest corner.

The notch in the southwest (front left) corner was created to meet required building codes. The new entrance has been moved away from the property boundary but is still a single lite door with a transom above facing west. Staff finds that this change in the design from previous preliminary consultations will not negatively impact the massing of the proposed new construction and it is an appropriate alteration.

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 area below the storefront window will be brick that matches the rest of the one-story building. The south elevation will also have two one-over-one sash windows to the left of the storefront window. The windows will have a header course of brick at the window head. Feedback at the preliminary consultation recommended using wood or aluminum clad wood windows in the new construction. The applicant instead proposes to use an aluminum frame window. As discussed above, Staff recommends conditioning the approval on changing the window material to either wood or aluminum clad wood absent a finding by the HPC that aluminum is appropriate within the context of the historic commercial building.

Windows on the east and north elevations shown during previous preliminary consultations have been removed to meet code requirements. The applicant now proposes to have blank, painted CMU walls on these elevations. As both of these walls face a public alley, Staff finds this treatment to be acceptable.

The west façade faces into a back yard and toward Philadelphia Ave. In consultation with Staff, the applicant proposes to install three ‘blank windows’ into the wall. These ‘windows’ will have a header course that matches the window on the south elevation and the interior bricks will be slightly inset giving the suggestion of a window form while allowing the applicant to meet the required code. Staff finds this to be an appropriate treatment on this secondary elevation as it breaks up the massing to avoid a flat wall while meeting the applicants’ needs.

Staff finds that overall the proposal is in conformance with the Guidelines and Chapter 24A; and supports approval.

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 proposing 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.

**STAFF RECOMMENDATIONS**

Staff recommends the HPC **approve with one (1) condition** the HAWP application:

1. The sash windows need to be either wood or aluminum clad wood windows. New windows specifications need to be submitted to Staff for review and approval with final approval authority delegated to Staff.

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: GURU SINGH SINGH
Contact Phone: 240-644-6229

Tax Account No.: 7212

Contractor: MANJIT K. SINGH
Contractor Phone: 240-644-3432

Legal Description: 7212 CARROLL AVENUE, TAKOMA PARK, MD

Date: 12/12/91

Location of Existing Premises

House Number: 7212

Street: CARROLL AVENUE

City: TAKOMA PARK

Town: PHILADELPHIA

Lot: 107 Block: 11 Subdivision: CARROLL AVENUE

Parcel:

PART A: SPECIFY TYPE OF ALTERATION

1A. CHECK ALL APPLICABLE

Construct
Alter/Remodel
Move
Repair

1B. Construction cost estimate: $ 80,000

1C. If this is a revision of a previously approved active permit, see Permit #:

PART B: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: O1 WSC 02 Septic 03 Other:

2B. Type of water supply: O1 WSSC 02 Well 03 Other:

PART C: CONCRETE/BRICK, ETC., LADDER 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 that to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

Approved:

Disapproved:

Signature:

Date:

Application/Permit No.:

Data Filed:

Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
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, 15 Taylor Montessori School

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

   12-20 kids only. The rec area must space the accommod. More kids.
   Current capacity cannot even Breveen 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 permitted.
   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 resources(s) and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, where appropriate, context. All materials and finishes 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 canopy of any tree 8" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the site, location, and species of each tree 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 INTO MAILING LABELS.
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>7212 Carroll Ave</td>
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<tr>
<td>Takoma Park, MD 20912</td>
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<td>7200 Carroll Ave.</td>
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<tr>
<td>7216 Carroll Ave.</td>
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MATERIAL SAMPLES

BRICK:

BRICK: WIRECUT STANDARD BRICK - BLEND

WINDOWS:

BASIS OF DESIGN: JELD-WEN - ALUMINUM SINGLE HUNG (BUILDER SERIES): www.jeld-wen.com
PROPOSED NOMINAL SIZE: 2'4" x 5'-0"
OTHER EQUAL OPTIONS:
1. PLYGem (3710 SERIES): www.plygem.com
2. GERKIN (5900 SINGLE HUNG): www.gerkincorp.com
3. MI WINDOWS (195 SERIES): www.miwindows.com

WEST ELEVATION 2

SOUTH EAST ELEVATION

NORTH ELEVATION 2