I.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

Address: 7000 Carroll Ave., Takoma Park  
Meeting Date: 10/10/18

Resource: Outstanding Resource  
Takoma Park Historic District  
Report Date: 10/03/18

Applicant: Mark Murray & Aleksandra Johnson  
Public Notice: 9/26/18

Review: HAWP  
Tax Credit: n/a

Case Number: 37/03-18TT  
Staff: Dan Bruechert

Proposal: Accessory Structure Construction

STAFF RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Art Deco
DATE: c.1925-1940

The subject property is a parking lot adjacent to 7000 Carroll Ave. It has no unique address and is therefore classified based on the address associated with the parcel.

Figure 1: The parking lot at 7000 Carroll Ave. is across the street from the Seventh Day Adventist Church
PROPOSAL
The applicant proposes to install a pre-fabricated parking lot toll booth within the parking lot.

APPLICABLE GUIDELINES
When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the Secretary of the Interior’s Standards for Rehabilitation.

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

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
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... 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 to install a pre-fabricated parking lot toll booth onto the site. The proposed booth is 88” (eighty-eight inches) tall with a 50 ½” × 41” (fifty and one-half inch by forty-one inch) footprint. The front of the tool booth will have a metal frame with large windows in the upper portion with spandrel panels below. The other three sides of the toll booth will have blank metal panels.

The applicant proposes to install the phone booth adjacent to the vehicular entrance to the parking lot (see Fig 2).

Staff finds that the proposed toll booth is appropriate in design and placement for the surrounding district. Staff finds that the design is consistent with what is typically found in a parking lot and its appearance will not have a negative effect from the surrounding district. Staff would object to a design that was based on the art deco design of the commercial building on the corner for creating a false sense of history and for drawing attention away from the Outstanding Resource. Staff finds that the design proposed is so ubiquitous that it will visually recede into the background.

Staff also finds that the placement of the proposed toll booth is consistent with the aims of the Guidelines by setting the booth back from the parking lot entrance, respecting the patterns of open space in the Old Town section of the Takoma Park Historic District.

Staff supports approval of this HAWP.

STAFF RECOMMENDATION
Staff recommends the HPC approve the HAWP application;
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 Email: meseret@systemparkingdc.com
Contact Person: Meseret T. Berhanu
Daytime Phone No.: 301-233-1799

Tax Account No.: 52-1231429

Name of Property Owner: Bill Kitchens
Daytime Phone No.: 301-252-9200

Address: 7000 Carroll Ave Tahoma Park Md.

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

LOCATION OF BUILDING PERMITS

House Number: 7000 Carroll Ave
Street: 
Town/City: Tahoma Park Md.
Post Office Address: 
Lot: 
Block: 
Subdivision: 
Lot: 
Folio: 
Parcel: 

PART ONE: TYPE OF PERMIT AND ACTION

1. CHECK ALL APPLICABLE: 
   □ Construct □ Extend □ Alter/Rehab □ Add/Ext □ Room Addition □ Roof □ Deck □ Shed □ Move □ Install □ Wreck/Rez □ Solar □ Fireplaces □ Woodburning Stove □ Single Family □ Revision □ Repair □ Reversible □ Fence/ Wall (complete Section 4) □ Other: 

2B. Construction cost estimate: $ 

3. If this is a revision of a previously approved active permit, see Permit 

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND 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/RANNING 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] 5/11/18

Approved: [For Chairperson, Historic Preservation Commission]

Disapproved: 
Signature: 
Date:

Application/Permit No.: 
Data Filed: 
Data 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:

   

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

   We are trying to bring a small booth
to 7000 Carroll Ave. lot.

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 resources 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. PHOTOGRAPH
   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 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bill Kincherro</td>
<td>9916 Kentsdale Dr</td>
</tr>
<tr>
<td>7000 Carroll Ave</td>
<td>Potomac, Md 20854</td>
</tr>
<tr>
<td>Tahomee Park</td>
<td></td>
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<tr>
<td>Md.</td>
<td></td>
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Adjacent and confronting Property Owners mailing addresses