

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address:	7040 Carroll Avenue, Takoma Park	Meeting Date:	11/18/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/11/2020
Applicant:	Carroll Ave. Properties John Mangan, Architect	Public Notice:	11/4/2020
Review:	HAWP	Tax Credit:	n/a
Case No.:	37/03-20PPPP	Staff:	Dan Bruechert
Proposal:	Hardscape alteration and trellis construction		

RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application with **one (1) condition** that the trellis is painted or stained with an opaque stain in accordance with the recommendation of the Takoma Park Façade Advisory Board.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
 STYLE: Commercial
 DATE: 1924



Figure 1: 7040 Carroll Ave.

PROPOSAL

The applicant proposes to install a trellis over the existing concrete patio.

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)*.

Takoma Park Historic District 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
- Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis
- 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.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Chapter 24A

(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
- (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.
- (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.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF DISCUSSION

The subject property is a two-story commercial with a one-story section to the right. The two large storefront windows project from the building face and there is a transom that runs the full width of the building.

The applicant proposes constructing a wood trellis in front of the building in the concrete patio to create an interstitial space for outdoor dining. The trellis will be supported by four square posts at the edge of the concrete. The posts will be anchored to the concrete using metal brackets. The rear of the trellis will be secured to the building with metal bolts.

Staff is unaware of any proposals similar to this coming before the HPC. The proposal arises from the restrictions established in response to the COVID-19 pandemic, which currently limits indoor dining to 50% capacity. This proposal will expand outdoor seating capacity beyond the current configuration and provide additional protection from the sun and wind.

The subject property is unique in that it includes approximately 12' (twelve feet) of patio space in front of the building before the public sidewalk. This is likely because it was constructed as a residence and was only converted to a commercial space sometime between 1927 and 1959. The neighboring properties to the west retained their residential form when their use changed.

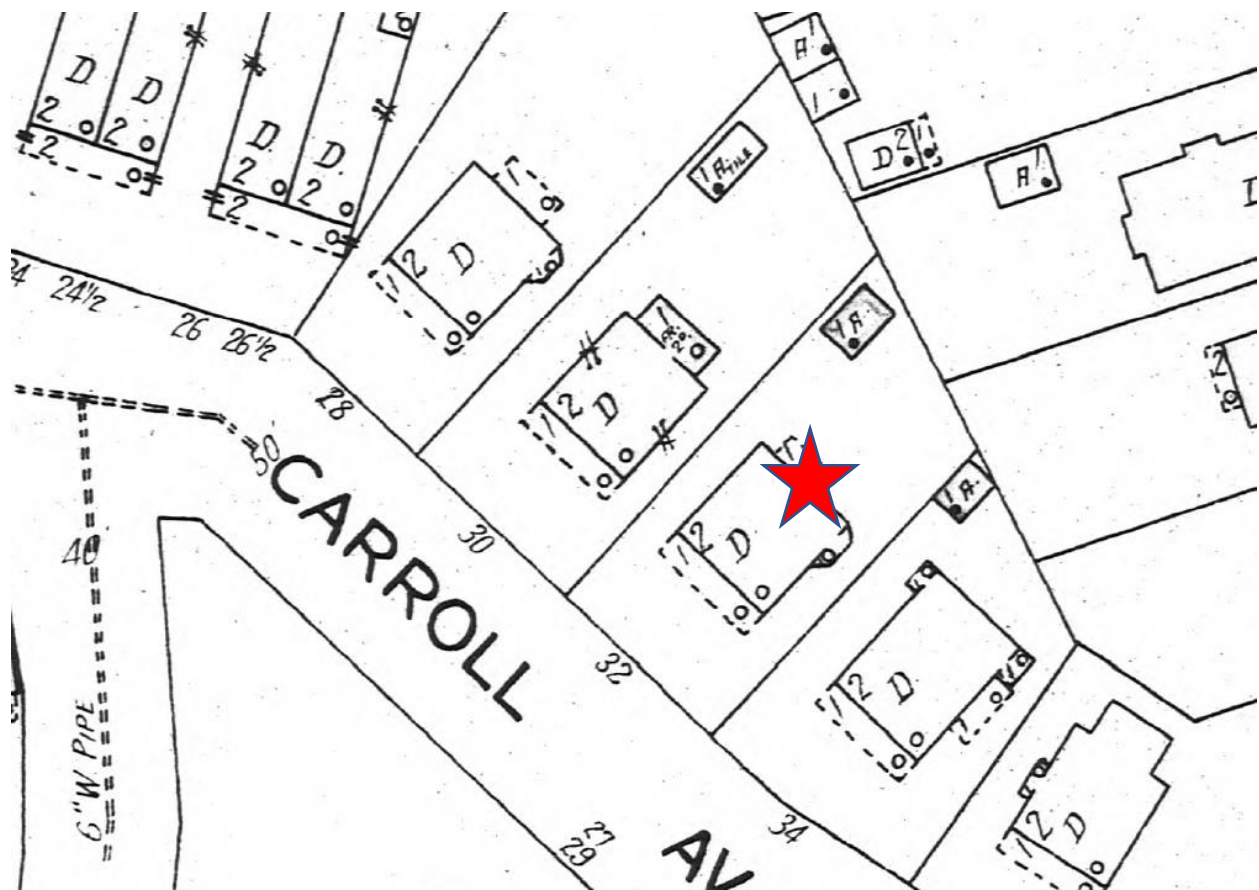


Figure 2: The 1927 Sanborn Map shows the subject property was constructed as a residence.

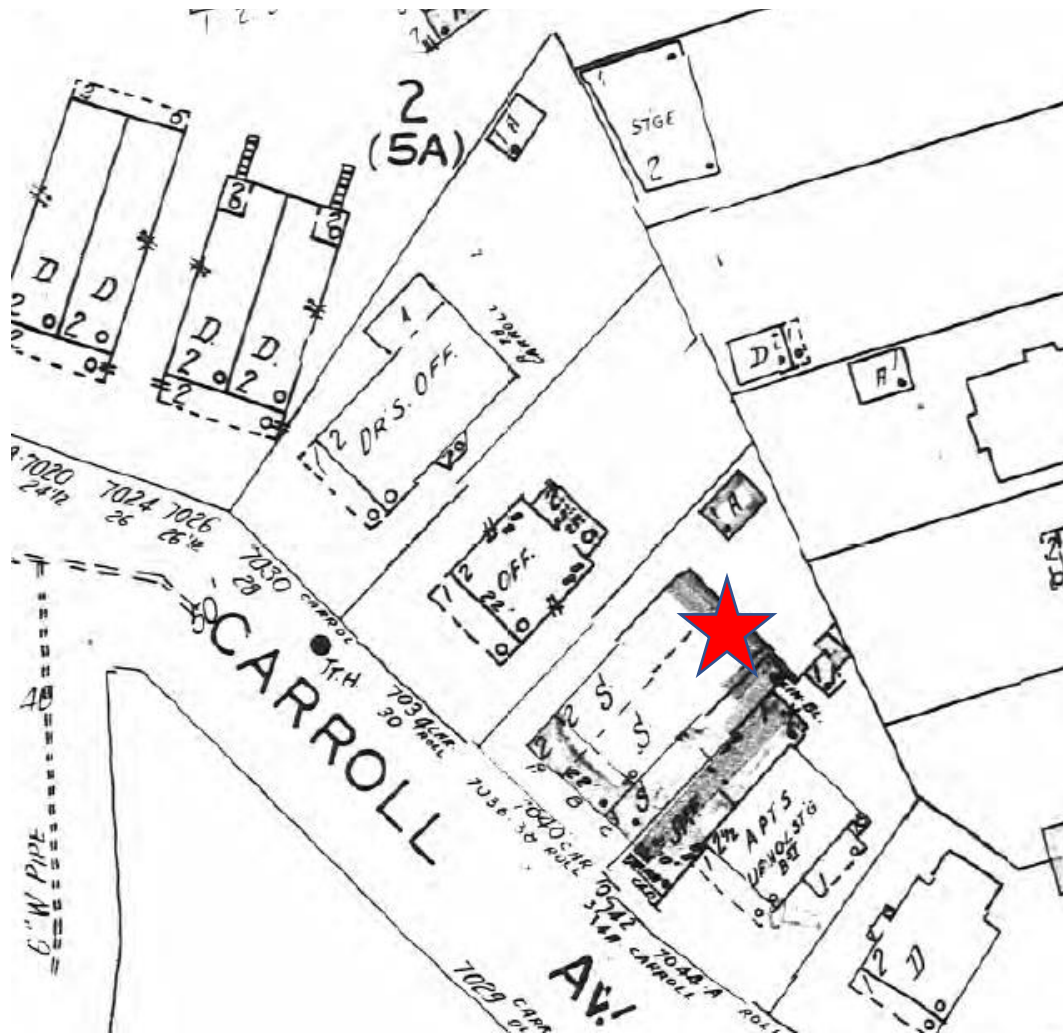


Figure 3: By 1959 the property had converted to a retail store and lost its front porch.

Staff finds the proposal challenging to evaluate. First, this would allow construction in front of a commercial building, which is generally not in character with the building type or surrounding district. Though Staff notes, the properties at 7034 and 7036 retain their small front yards from their original use. The construction would also obscure views of the building, particularly the storefront and transom windows, a treatment that is also disfavored.

However, Staff finds that the proposed trellis only consists of four vertical posts and a 10” (ten inch) tall beam running the full width, and 2” (two-inch) wide trellis beams. Staff finds the structure is largely see-through and is a very simple form. Staff finds the trellis does not create an architectural statement that will draw attention away from the surrounding streetscape.

Staff additionally finds that the construction method for the trellis is reversible. The bolts that anchor the trellis to the building can be removed, filled, and painted; and the anchors can be removed from the posts and the concrete patched.

Finally, the Takoma Park Façade Advisory Board reviewed the proposal at their October meeting and voted to approve the trellis with the added condition that the wood needed to be finished with an opaque stain or paint. The HPC treats the FAB like an LAP and gives its input significant consideration.

In weighing the combination of factors: the economic hardship created by COVID, the simple design that is easily reversible, and that the proposal has community support, Staff recommends the HPC approve the HAWP.

STAFF RECOMMENDATIONS

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(3), (5), and (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Takoma Park Historic District Design Guidelines; the Design Guidelines for Commercial Buildings in the City of Takoma Park, Maryland;

and with the Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 931195

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: Carroll Avenue PropertiesE-mail: JMangan@ManganGroup.comAddress: 7034 Carroll AvenueCity: Takoma Park Zip: 20912Daytime Phone: 301-589-7900Tax Account No.: 01057466**AGENT/CONTACT (if applicable):**Name: John ManganE-mail: JMangan@ManganGroup.comAddress: Same

City: _____ Zip: _____

Daytime Phone: SameContractor Registration No.: Architect 10378**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property Old Takoma ParkIs the Property Located within an Historic District? ☒ Yes/District Name Takoma Park
☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7040 Street: Carroll AvenueTown/City: Takoma Park Nearest Cross Street: WestmorelandLot: 25 Block: 6 Subdivision: 025 Parcel: Plat 46**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**☐ New Construction☐ Deck/Porch☐ Shed/Garage/Accessory Structure☒ Addition☐ Fence☐ Solar☐ Demolition☐ Hardscape/Landscape☐ Tree removal/planting☐ Grading/Excavation☐ Roof☐ Window/Door☐ Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

7

October 26, 2020

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

Owner's mailing address

*Carroll Avenue Properties
7034 Carroll Avenue
Takoma Park, Md 20912*

Owner's Agent's mailing address

Same

Adjacent and confronting Property Owners mailing addresses

7034 Carroll Avenue

7044 Carroll Avenue

*Takoma Park Gazebo
across the street*

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Existing Office building with Roscoe's Restaurant
on the 1st Floor and 2 Office spaces above
on 2nd Floor.

No trees on the property front other than
in the public space.

No tree work involved.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Construct a new trellis over existing concrete
Patio. See attached drawings.

Work Item 1: New Trellis

Description of Current Condition:

Existing concrete patio
with tables and chairs
for outside dining

Proposed Work:

Install a new trellis over
existing patio to increase
usage for exterior dining

Work Item 2: NA

Description of Current Condition:

Proposed Work:

Work Item 3: NA

Description of Current Condition:

Proposed Work:



ABBREVIATIONS

A.B.	Anchor Bolt	F.E.	Fire Extinguisher	O.V.R.L.	Overall Length
A.C.O.U.S.	Acoustical	F.E.C.	Fire Extinguisher Cab.	O.C.	On Center
A.D.	Area Drain	F.H.C.	Fire Hose Cabinet	O.D.	Outside Diameter
A.F.F.	Above Finish Floor	FIN.	Finish	OFF.	Office
ALUM.	Aluminum	FL.	Floor	OPNG.	Opening
APPROX.	Approximate	FLASH.	Flashing	OPP.	Opposite
ARCH.	Architectural	F.O.C.	Face of Concrete	(P)	Paint
ASPH.	Asphalt	F.O.F.	Face of Finish	PRCST.	Pre-Cast
BC	Base Cabinet	F.O.S.	Face of Studs	PLAM.	Plastic Laminate
BD	Board	FR. DR.	French Door	PLAS.	Plaster
BLDG.	Building	F.S.	Full Size	P.W.	Playwood
BLK.	Block	FT.	Foot or Feet	PR.	Pair
BLKG.	Blocking	FTG.	Footings	PTD.	Painted
BOT.	Bottom	FUR.	Furring	PTN.	Preservative Pressure Treated
BRL.	Building Restriction Line	GA.	Gauge	P.T.M.	Paint to Match
BRG.	Bearing	GALV.	Galvanized	R.	Riser
BSMT.	Basement	GFI	Ground Fault Circuit	RAD.	Radius
CBC	Corner Base Cabinet	GL.	Glass	R.D.	Roof Drain
CWC	Corner Wall Cabinet	GR.	Grade	RE.	Reference
CEM.	Cement	GYP.	Gypsum	RENF.	Reinforced
C.J.	Control Joint	G.W.B.	Gypsum Wall Board	REQ.	Required
CLG.	Calking	G.C.	General Contractor	RESIL.	Resilient
CL.	Center Line	HB	Hose Bibb	RM	Room
CLG.	Ceiling	H.C.	Hollow Core	R.O.	Rough Opening
CMU	Concrete Masonry Unit	HDWR.	Hardware	RFG.	Roofing
C.O.	Cased Opening	H.H.	Head Height	S.	South
COL.	Column	H.M.	Hollow Metal	(S)	Stair
CONC.	Concrete	HORIZ.	Horizontal	SB	Sink Base Cabinet
CONN.	Connection	HGT.	Height	S.C.	Solid Core
CONSTR.	Construction	H.W.	Hard Wood	SCHED.	Schedule
CONT.	Continuous	I.B.O.	Install by Others	SCR.	Screen
CSMT	Casement	I.B.C.	Install by Contractor	SECT.	Section
C.T.	Ceramic Tile	I.D.	Inside Diameter	SGD	Sliding Glass Door
CTR.	Center	INSUL.	Insulation	SHD.	Shield
DB	Drawer Base Cabinet	INT.	Interior	SL	Sliding
DBL	Double	JAN.	Janitor	SPEC.	Specification
DET.	Detail	JT.	Joint	SQ.	Square
DH	Double Hung	LAV.	Lavatory	S.S.	Service Sink
DIA.	Diameter	LT.	Light	STD.	Standard
DM	Dimension	LVR.	Louver	STL.	Steel
DN	Down	L.W.	Lightweight	STOR.	Storage
D.S.	Double Swing	MAS.	Masonry	SUSP.	Suspended
DS	Downspout	MATL.	Material	SYM.	Symmetrical
DSP	Dry Standpipe	MAX.	Maximum	S.T.M.	Stair to Match
DWG.	Drawing	M.C.	Medium Density Overlay	T.	Tempered
E.	East	M.D.	Medium Density Overlay	TEL.	Telephone
EA	Each	MECH.	Mechanical	TH	Threshold
E.J.	Expansion Joint	MFR.	Manufacturer	T.O.D.	Top of Deck
ELEC.	Electrical	MIC.	Microcise	T.O.F.	Top of Foundation
EMER.	Emergency	MIN.	Minimum	T.O.F.F.	Top of Finished Floor
ENCL.	Enclosure	MISC.	Miscellaneous	T.O.P.	Top of Plate
ENG.	Engineered	M.L.	Microfilm	TR.	Transom
E.P.	Electrical Panel	M.O.	Masonry Opening	TYP.	Typical
EQUIP.	Equipment	MTD.	Mounted	U.N.O.	Unless Noted Otherwise
EX.	Existing	MTL.	Metel	VB or	Vanity Base Cabinet
EXIST.	Expansion	N.	North	VAN.	VAN.
EXT.	Exterior	N/A	Not Applicable	WC	Wall Cabinet
E.W.	Each Way	N.C.	No Change	W.C.	Water Closet
F	Fired	N.I.C.	Not in Contract	WH	Water Heater
F.B.T.	Furnish by Tenant	NO. or #	Number	W.I.C.	Walk in Closet
F.I.O.	Furnish & Install by Others	NOM.	Nominal	WD.	Wood
F.F.	Finish Floor	N.T.S.	Not to Scale		
F.A.	Fire Alarm				
F.D.	Fire Alarm				
FIN.	Foundation				

MATERIALS LEGEND		
WALL TYPE TAG	DOOR TAG	
SHEET NOTES	WINDOW TAG	
HEIGHT TRANSITION	REVISION TAG	
	CENTERLINE	
	ALIGN	
	ALIGN SURFACES	

DRAFTING SYMBOLS		
DRAWING NUMBER	DRAWING TITLE	
SHEET NUMBER	SCALE	
DRAWING INDICATOR		
BUILDING SECTION	DETAIL SECTION	
DRAWING NUMBER & DIRECTION OF VIEW	LEVEL NAME	
SHEET NUMBER	ELEVATION	
ELEVATIONS	LEVELS	
DRAWING NUMBER		
SHEET NUMBER		
DETAIL CALLOUTS	COLUMN GRID	
WALL TYPE TAG	DOOR TAG	
SHEET NOTES	WINDOW TAG	
HEIGHT TRANSITION	REVISION TAG	
	CENTERLINE	
	ALIGN	
	ALIGN SURFACES	
	DIMENSION STRINGS	

PROJECT TEAM		
ROSCOE'S	OWNER	
7040 CARROLL AVE.		
TAKOMA PARK, MD 20912		
(P) 000.000.0000		
(F) 000.000.0000		
CONTACT:		
MANGAN GROUP ARCHITECTS	ARCHITECT	
7034 CARROLL AVE.		
SUITE 3		
TAKOMA PARK, MD 20912		
(P) 301-589-7900		
(F) 301-589-7911		
CONTACT: JOHN MANGAN		
SCOPE OF WORK		
CONSTRUCT A NEW TRELLIS AT EXISTING OUTDOOR EATING AREA		

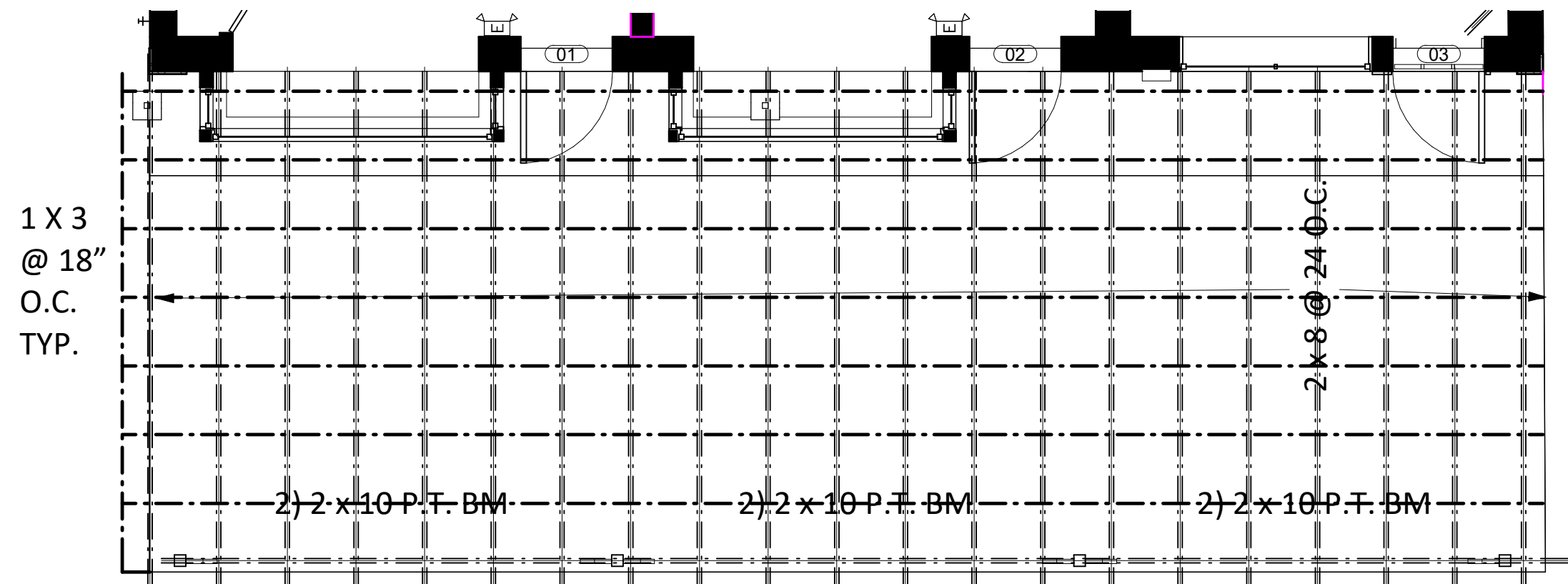
APPLICABLE CODES		
2018 IBC MONTGOMERY COUNTY AMENDMENTS		
VICINITY MAP		

DRAWING LIST		
SHEET TITLE	SHEET NUM.	HAWP
Trellis	1.0	
3D Views	1.1	
Cover Sheet	0.0	X X
PERMIT 08.09.22		
CONST. ...		
SITE PLAN		
NOTE: THIS SITE PLAN HAS BEEN REPRODUCED AS PER SURVEY PROVIDED BY OWNER. ARCHITECT ASSUMES NO LIABILITY FOR ACCURACY OF SURVEYOR'S INFORMATION.		

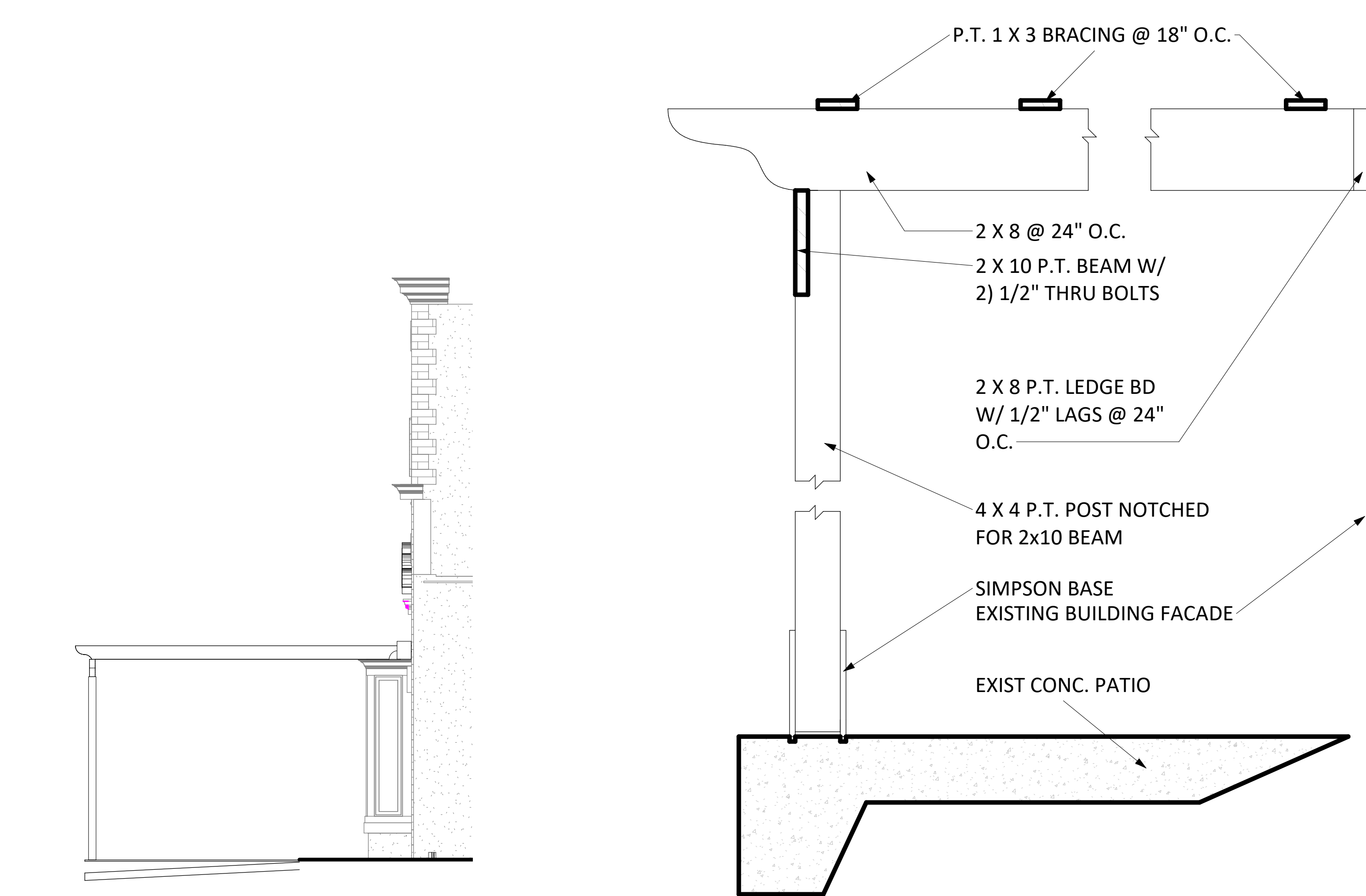
7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911 WWW.MANGANGROUP.CO		
CONSTRUCTION MANAGER:		
PROJECT: Roscoe's		
1109 Cockeys Mill Rd Reisterstown, MD 21136		
ISSUE: Construction		
PLOT DATE: 10/26/2020 11:22:23		
AM Revision Schedule		
DRAWING: Cover Sheet		
Project #: 15046		
Drawn by: HFN Chk by: JJM		
DWG: 0.0		



1 | PROPOSED FRONT ELEVATION
1.0 1/4" = 1'-0"



2 | PROPOSED FIRST FLOOR PLAN
1.0 1/4" = 1'-0"



3 | PROPOSED RIGHT ELEVATION
1.0 1/4" = 1'-0"

4 | Trellis Detail
1.0 1 1/2" = 1'-0"



5 | 3D View 7 Trellis
1.0

Builder / Contractor Information

Name & Address:

Key Plan

Project Information

Project Number:15046

Project Name:

Roscoe's

Project Address:

Project Issue Status:

- ☐ PRELIMINARY DESIGN
☐ DESIGN DEVELOPMENT
☐ PERMIT SUBMISSION
☒ CONSTRUCTION DOCUMENTS
☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

02/04/2016

Revision Log

△ #	Date	Description

Drawing Sheet Information

Actual Plot Date:

10/26/2020 11:22:30

Drawn By | Approved By:

Author

Approver

As indicated

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

Call or email MGA for dimension clarification.

Title

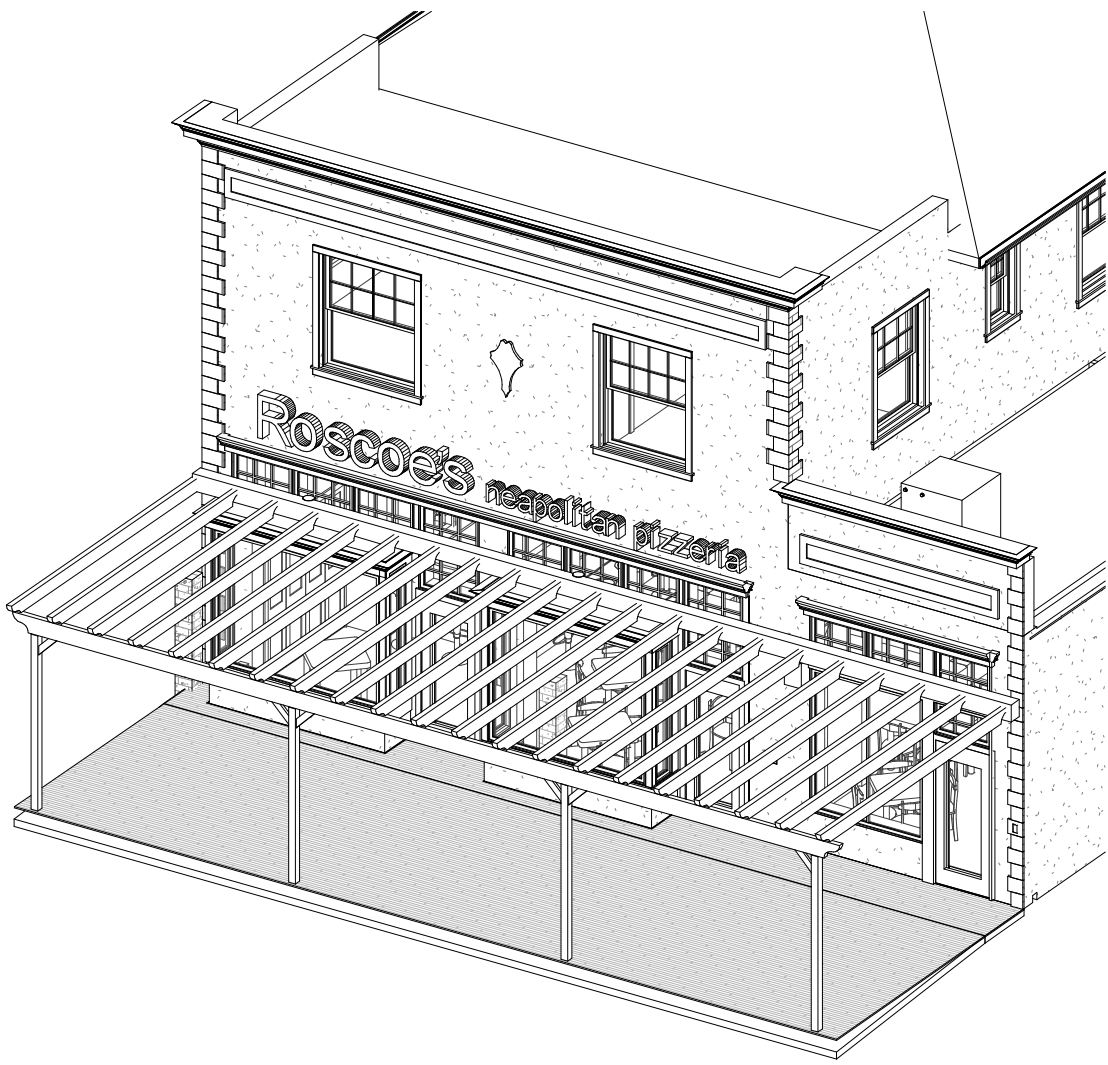
Trellis

Sheet Number

1.0



2 | SIDEWALK FROM LEFT
1.1



3 | ISOMETRIC
1.1



1 | ACROSS STREET
1.1

Professional Certification:

Builder / Contractor Information

Name & Address:

Key Plan

Project Information

Project Number:15046

Project Name:

Roscoe's

Project Address:

Project Issue Status:

- ☐ PRELIMINARY DESIGN
☐ DESIGN DEVELOPMENT
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02/04/2016

Revision Log

△ #	Date	Description

Drawing Sheet Information

Actual Plot Date:

10/26/2020 11:22:34

Drawn By | Approved By:

Author

Approver

Scale:

Full size original sheet is 24" x 36".
Do not scale drawings for measurements.
Call or email MGA for dimension clarifications.

Title

3D Views

Sheet Number

1.1