

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6950 Carroll Ave., Takoma Park	Meeting Date:	1/5/2022
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	12/29/2021
Applicant:	Bruce Levin	Public Notice:	12/22/2021
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Fenestration Alteration		

RECOMMENDATION

Staff recommends the applicant make revisions based on feedback from the HPC and return for a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Beaux Arts
DATE: 1927

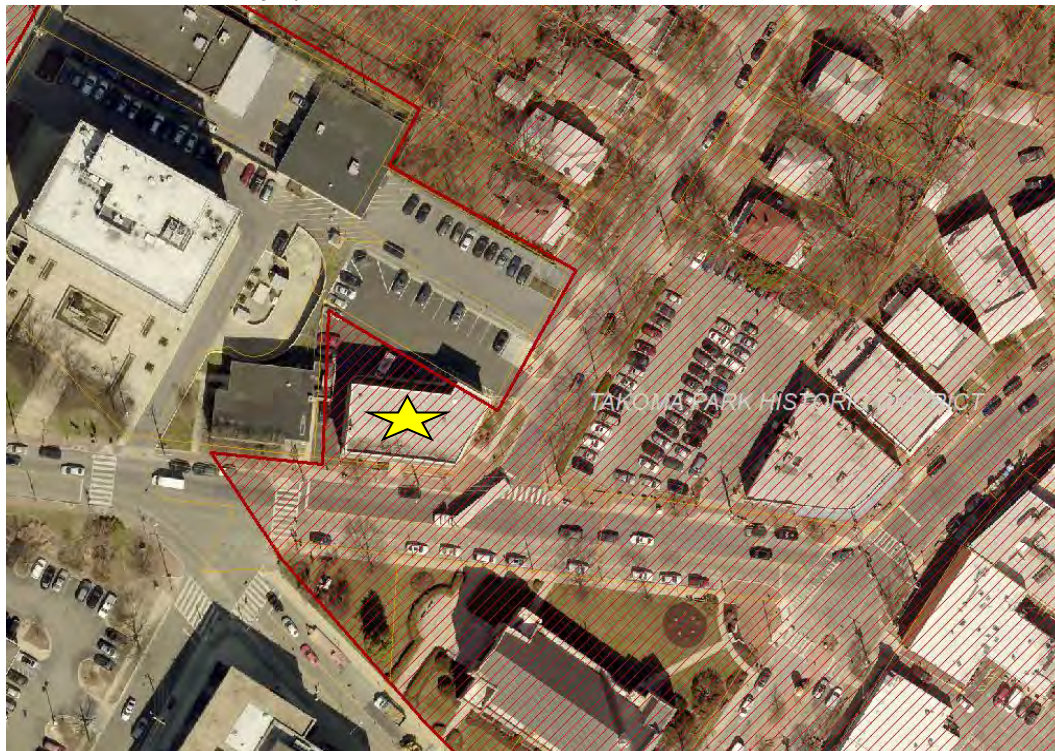


Figure 1: The subject property is at the edge of the historic district at the intersection of Carroll Ave. and Willow Ave.

PROPOSAL

The applicant proposes to install several new doors and remove and replace exterior lighting.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Outstanding 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*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*).

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:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc..is encouraged

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged

Preservation of original building materials and use of appropriate, compatible new materials is encouraged

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

(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.)

Secretary of the Interior's Standards for Rehabilitation

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will 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.

STAFF DISCUSSION

The Takoma Bank Building currently has a single entrance which is along Carroll Ave. As a bank, limiting ingress and egress is an integral part of the siting and architectural design of the resource. However, for other business operations, this attribute is a potential drawback. The bank building is under new ownership and the applicant intends to change the use of the building to a restaurant. While not necessarily in the scope of this Preliminary Consultation, a restaurant could successfully adaptively reuse this building as it can take advantage of the bank lobby's large open space.

The applicant proposes installing two new doors to the building on secondary elevations to meet building code and accommodate this new use.

Along Willow Ave., the window opening closest to the corner of Willow Ave. and Carroll Ave. was blocked in to accommodate an ATM. The ATM has been removed, but the opening is blocked in and the window has been removed. The applicant proposes installing a new aluminum storefront surround and a single door in this location. The lite division will mirror the configuration of the surrounding steel casement windows. The applicant provided material specifications for the storefront and door, but did not include dimensions.

Staff finds that primarily because this opening has lost its integrity, it is appropriate for a door and window to go into this historic opening. No historic building materials or features would be further removed with this option. Given the high style Beaux-Arts design of the building, a decorative opening on this highly visible elevation would be appropriate, and with some sensitive design cues, would not be

mistaken for a historic door. Staff finds that matching the appearance and dimensions of the existing, historic steel windows is an appropriate design. Staff requests feedback from the HPC on the appropriateness of utilizing this opening as a new door and what other specifications need to be provided as a HAWP.



Figure 2: Willow Ave. elevation showing the location of the removed ATM.

The second proposed opening is on the rear of the bank building off of the parking lot in the northeast corner. This elevation is brick, instead of the more highly decorative limestone street-facing elevations. The applicant proposes to remove the existing window and recessed brick and install a pair of solid, flat loading doors. New brickwork will be installed above the new doors to match the existing. This door location is on the rear, but is highly visible from the right-of-way (see Fig. 3, below).

The *Design Guidelines* include two Guidelines on this issue: “Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc..is encouraged;” and “Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.” Staff finds that modifying this opening in the manner proposed would contravene both of those Guidelines and recommends the applicant consider either widening the proposed entrance along Willow Ave. or utilizing a less visible location off of the parking lot.

Staff requests feedback from the HPC regarding the appropriateness of installing the loading door in the proposed location and any preferred location(s) and alternate configuration(s).



Figure 3: Proposed loading entrance location.

The final change proposed is the removal of several non-historic lights and the installation of new exterior wall sconces. Removing the non-historic sconces should be approved as a matter of course, though Staff requests additional information for how the holes in the façade will be treated. The proposed lights are relatively small rectangular LED sconces that will be installed on the Carroll Ave. and Willow Ave. elevations. No information was included as to whether the sconces will require an exterior conduit or will be wired from the building interior.

Staff requests feedback from the HPC regarding the appropriateness of the proposed sconces and what additional information about the building repairs will be required or an approved HAWP.

STAFF RECOMMENDATION

Staff recommends the applicant make any changes to their proposal recommended by the HPC and returns for a HAWP.



FOR STAFF ONLY:

HAWP# 977608

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Bruce Levin

E-mail: blevin@keystarrealestate.com

Address: 5616 Namakagan Road

City: Bethesda, MD Zip: 20816

Daytime Phone: 202-296-0009

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: William London

E-mail: bill@bldg.cc

Address: 2600 Connecticut AVE NW, Suite 200

City: Washington Zip: 20008

Daytime Phone: 202-588-8001

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____Is the Property Located within an Historic District? ☒ Yes/District Name Takoma Park Historic District
☐ 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: 6950 Street: Carroll Ave

Town/City: Takoma Park, MD Nearest Cross Street: Eastern Ave NW & Laurel St NW

Lot: 1 Block: 5 Subdivision: 025 Parcel: 01078220

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:

- | | | |
|--|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>replace exterior lights</u> |

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.

12/15/2021

Signature of owner or authorized agent

Date

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

Owner's mailing address	Owner's Agent's mailing address
<p>Bruce Levin 5616 Namakagan Road Bethesda, MD 20816</p>	<p>William London 2600 Connecticut AVE NW, Suite 200 Washington, DC 20008</p>
Adjacent and confronting Property Owners mailing addresses	
<p>KD Properties Inc. 6940 Carroll Avenue Takoma Park, MD 20912-4432</p>	<p>Susan Glimcher 7114 Willow Avenue Takoma Park, MD 20912</p>
<p>Potomac Conference Corp /Seventh Day Adventists 6951 Carroll Avenue Takoma Park, MD 20912 Mailing Address: 6810 Eastern Avenue, NW Washington, DC 20012-2137</p>	<p>KC Associates LLC 7000 Carroll Avenue Takoma Park, MD 20912 Mailing Address: c/o The Barac Co 6901 4th Street, NW Washington, DC 20012</p>
<p>Takoma Business Center LLC 7110 Willow Avenue Takoma Park, MD 20912 Mailing Address: c/o Avison Young 11921 Rockville Pike, Suite 200 Rockville, MD 20852</p>	

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

6950 Carroll Ave was formerly occupied by Bank of America. The building stands at the corner of Carroll Ave and Willow Ave with two-story traditional arched windows. At the main entry with large double doors and a vestibule, there are four small stair treads and an ADA ramp leading in. There is a trim detail around the top of the exterior.

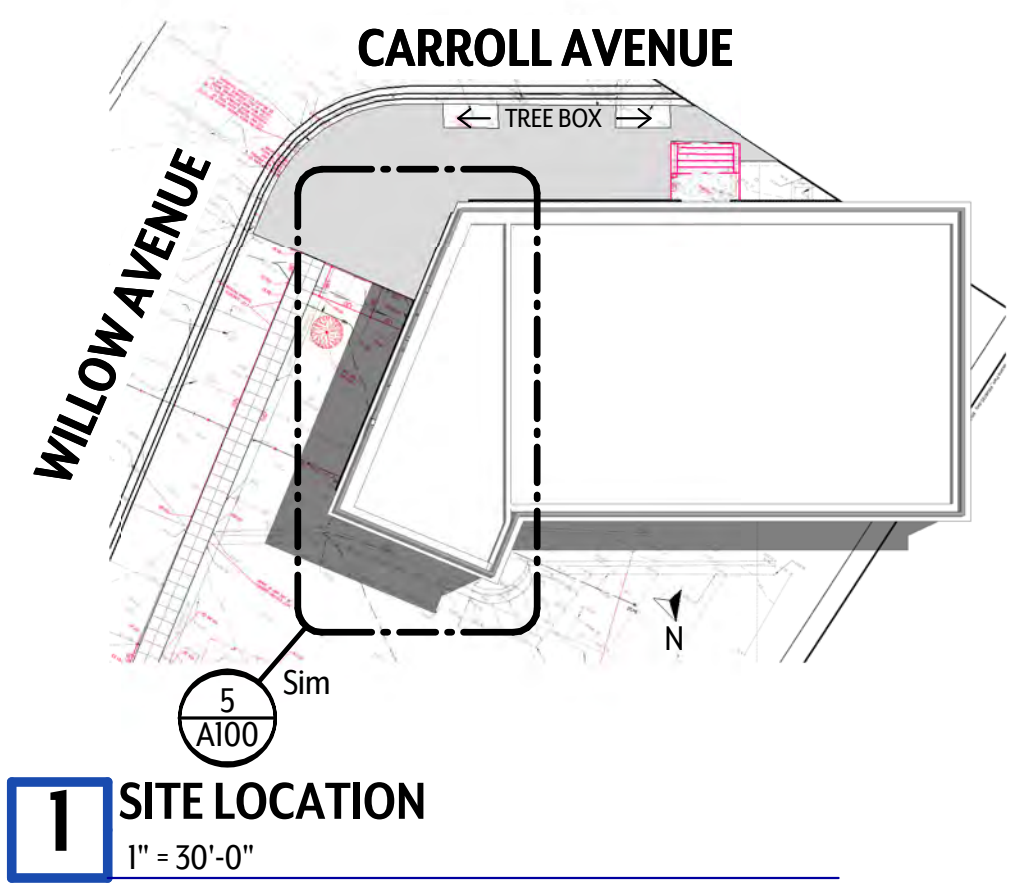
Description of Work Proposed: Please give an overview of the work to be undertaken:

Demolition of masonry infill for new storefront entrance, demolition of window and wall for installation of new loading door. New storefront entrance, new loading dock entrance, and new exterior lighting.

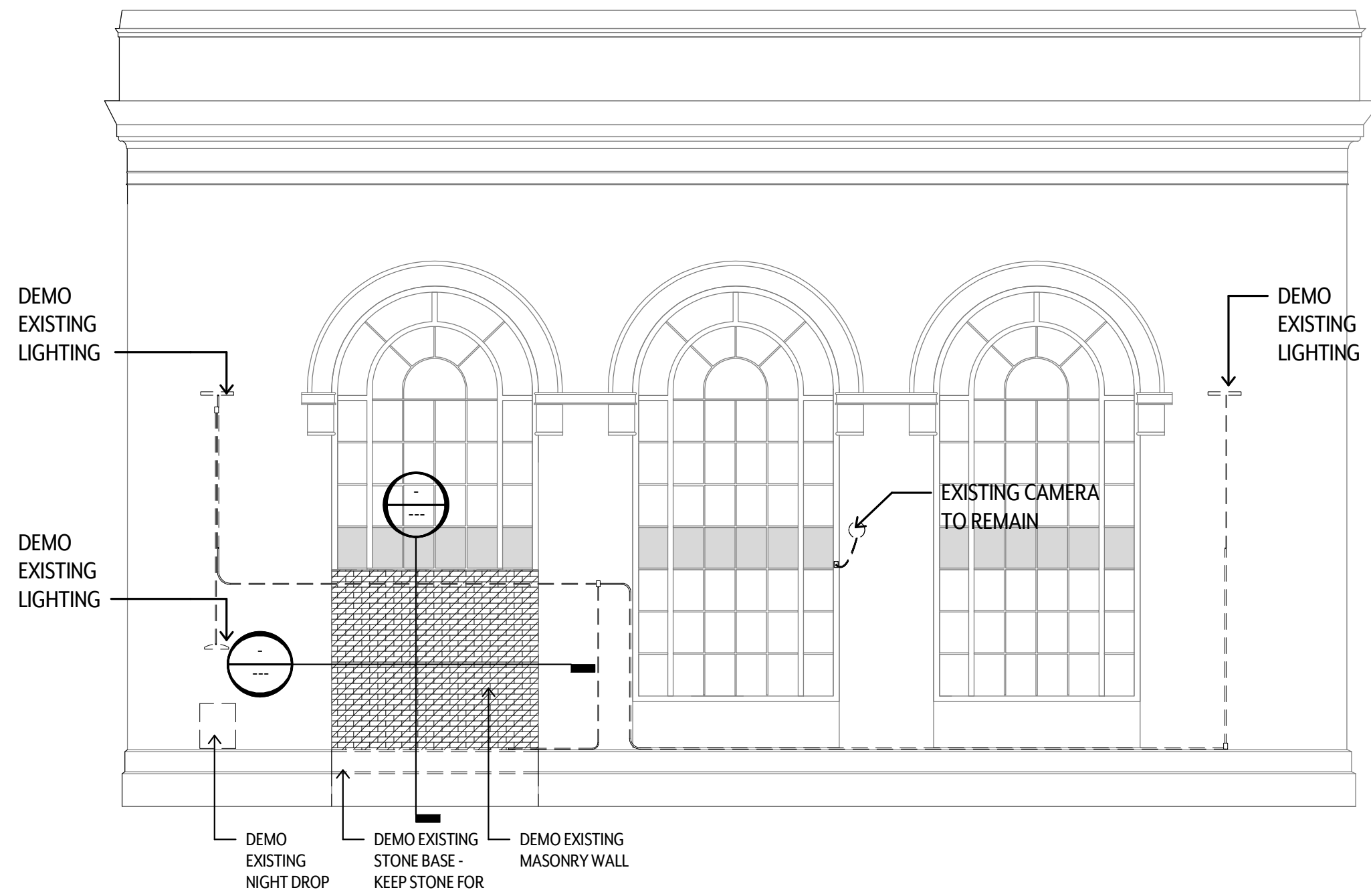
Work Item 1: <u>Loading dock entrance</u>	
Description of Current Condition: N/A	Proposed Work: Demolition of window and wall at location of new loading dock entrance

Work Item 2: <u>Storefront entrance</u>	
Description of Current Condition: N/A	Proposed Work: Demolition of masonry infill at location of new storefront entrance

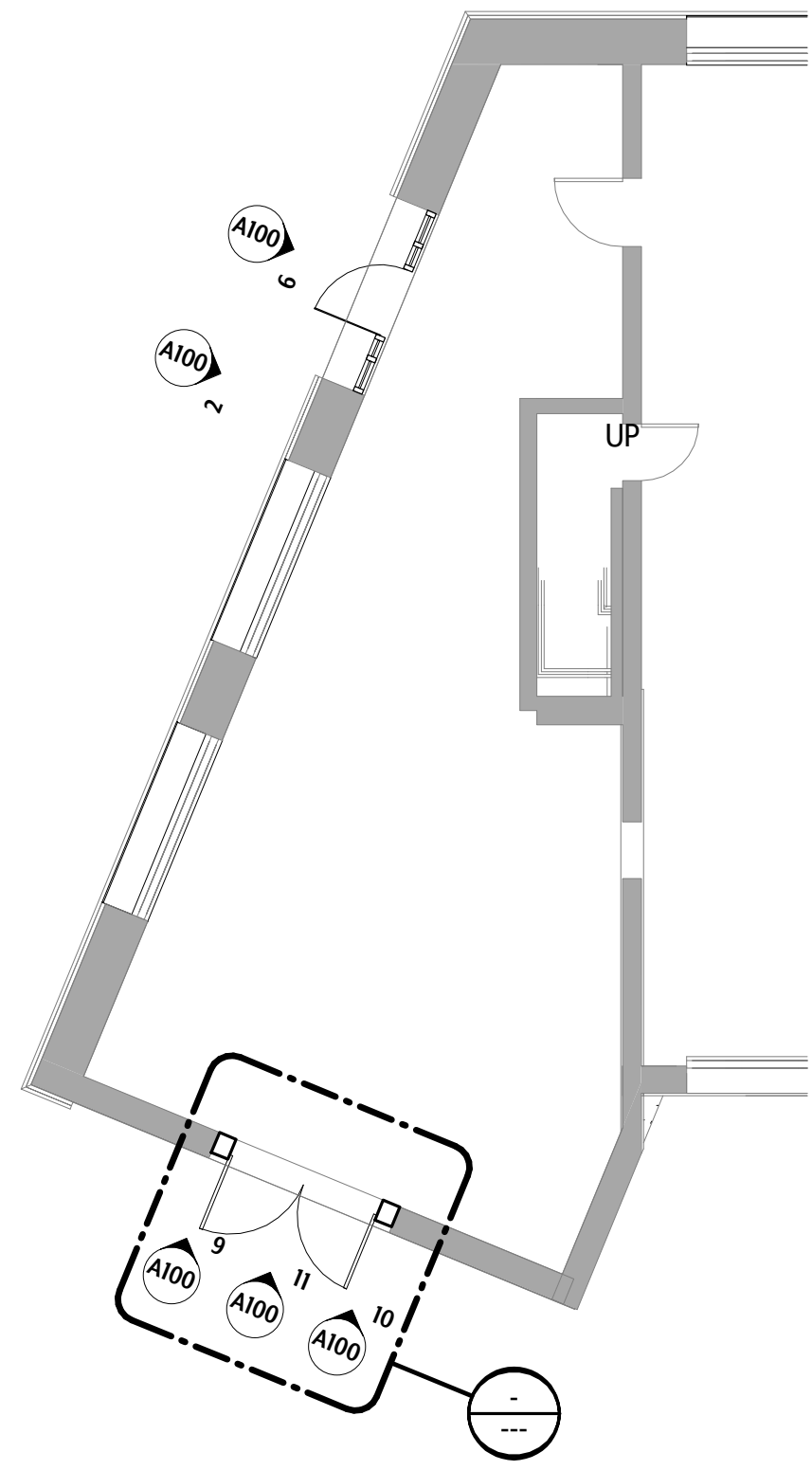
Work Item 3: <u>Exterior lighting</u>	
Description of Current Condition: N/A	Proposed Work: New exterior lighting to be installed



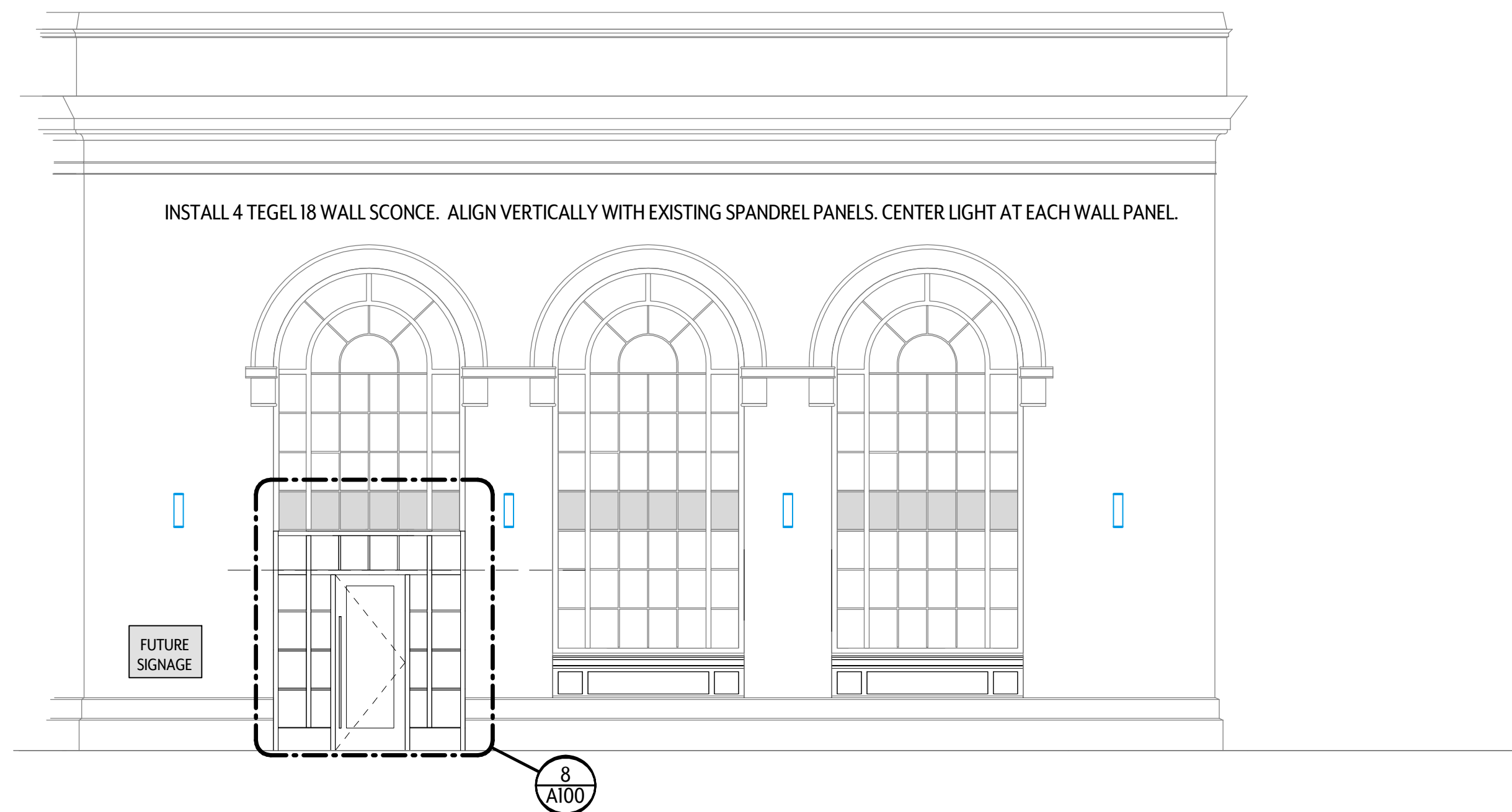
1 SITE LOCATION
1" = 30'-0"



2 EXTERIOR DEMOLITION
3/16" = 1'-0" REF: 5/ A100



5 WORK PLAN
1/8" = 1'-0" REF: 1/ A100



6 NEW WORK
3/16" = 1'-0" REF: 5/ A100



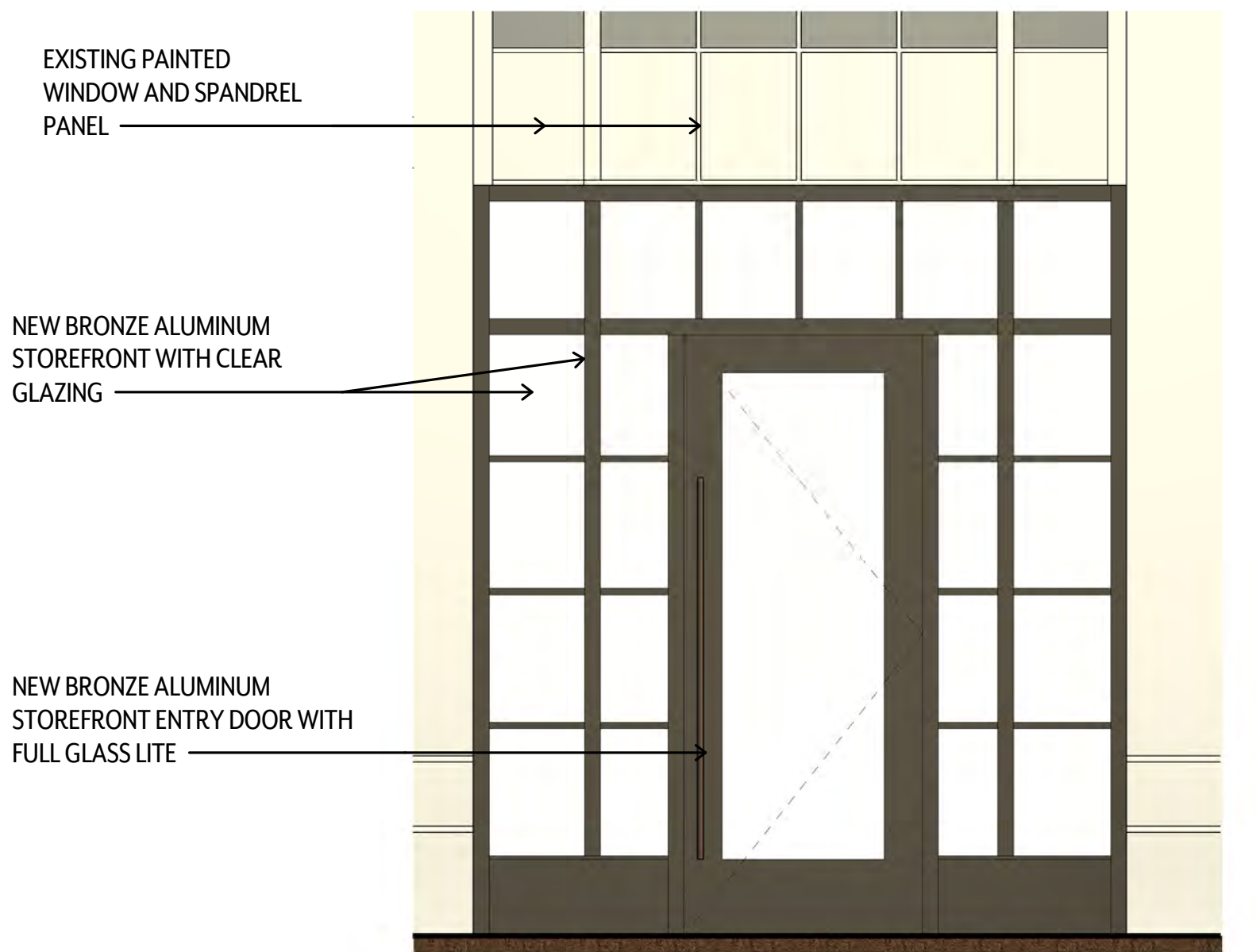
3 WILLOW ENTRANCE
1/4" = 1'-0"



7 ENTRY RENDERING
1/4" = 1'-0"



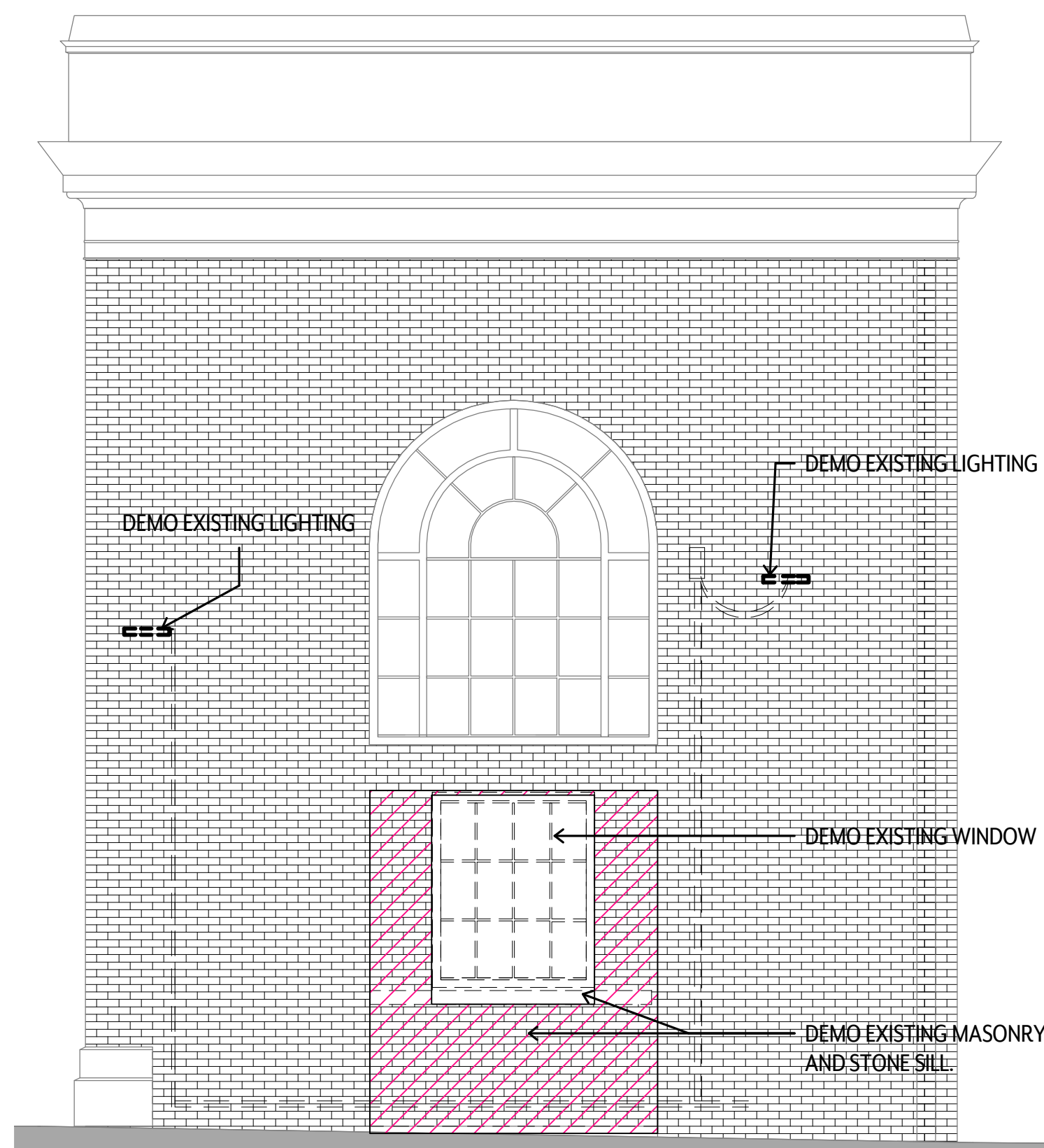
4 ENTRY PHOTO
1/8" = 1'-0"



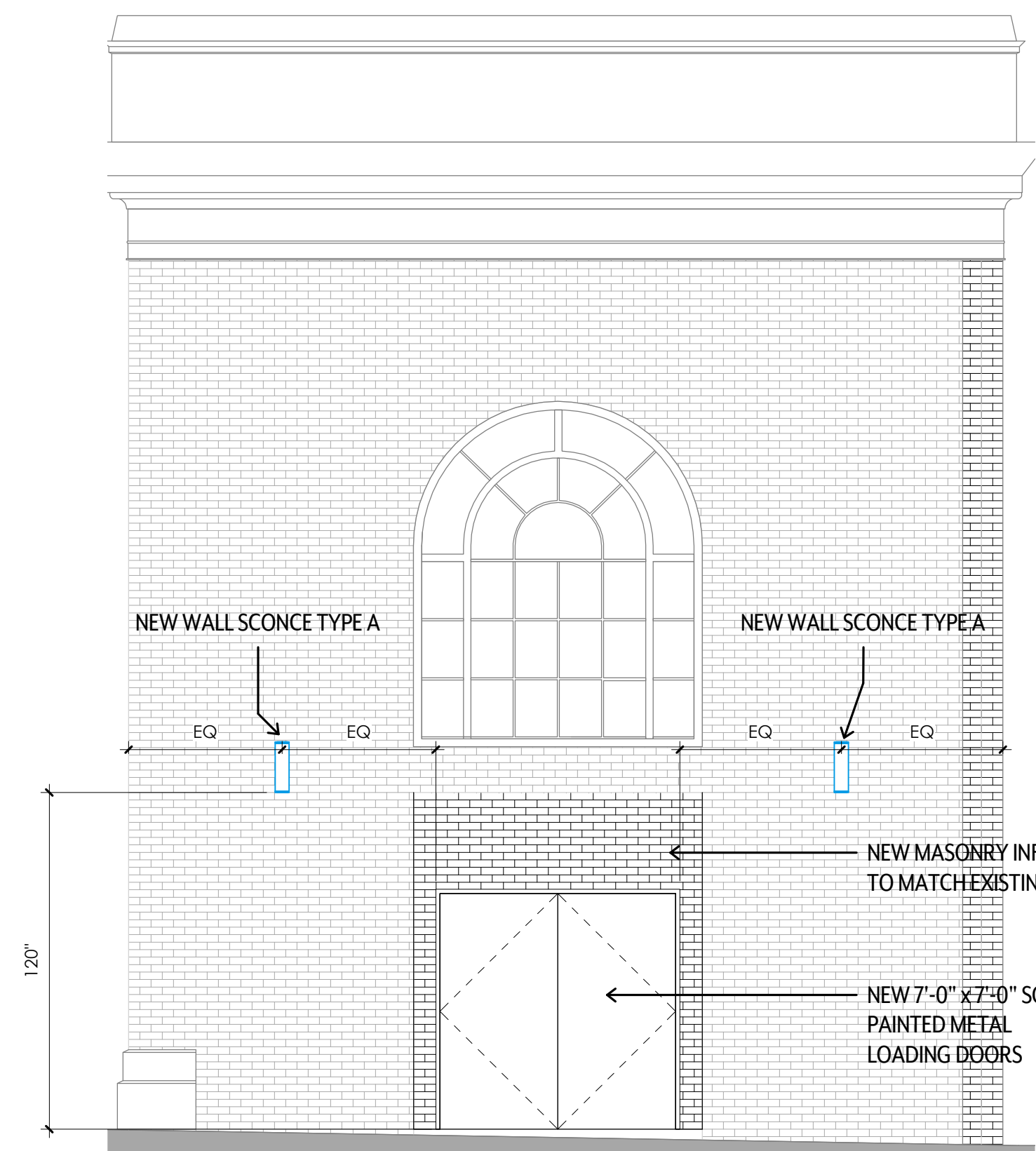
8 ENTRY ELEVATION
1/2" = 1'-0" REF: 6/ A100



9 LOADING PHOTO
1" = 20'-0"



10 DEMO@LOADING ENTRANCE
1/4" = 1'-0" REF: 5/ A100

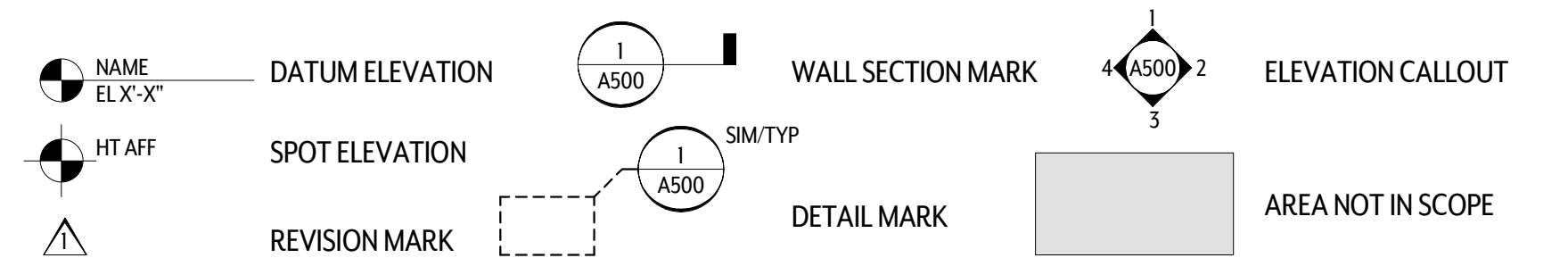


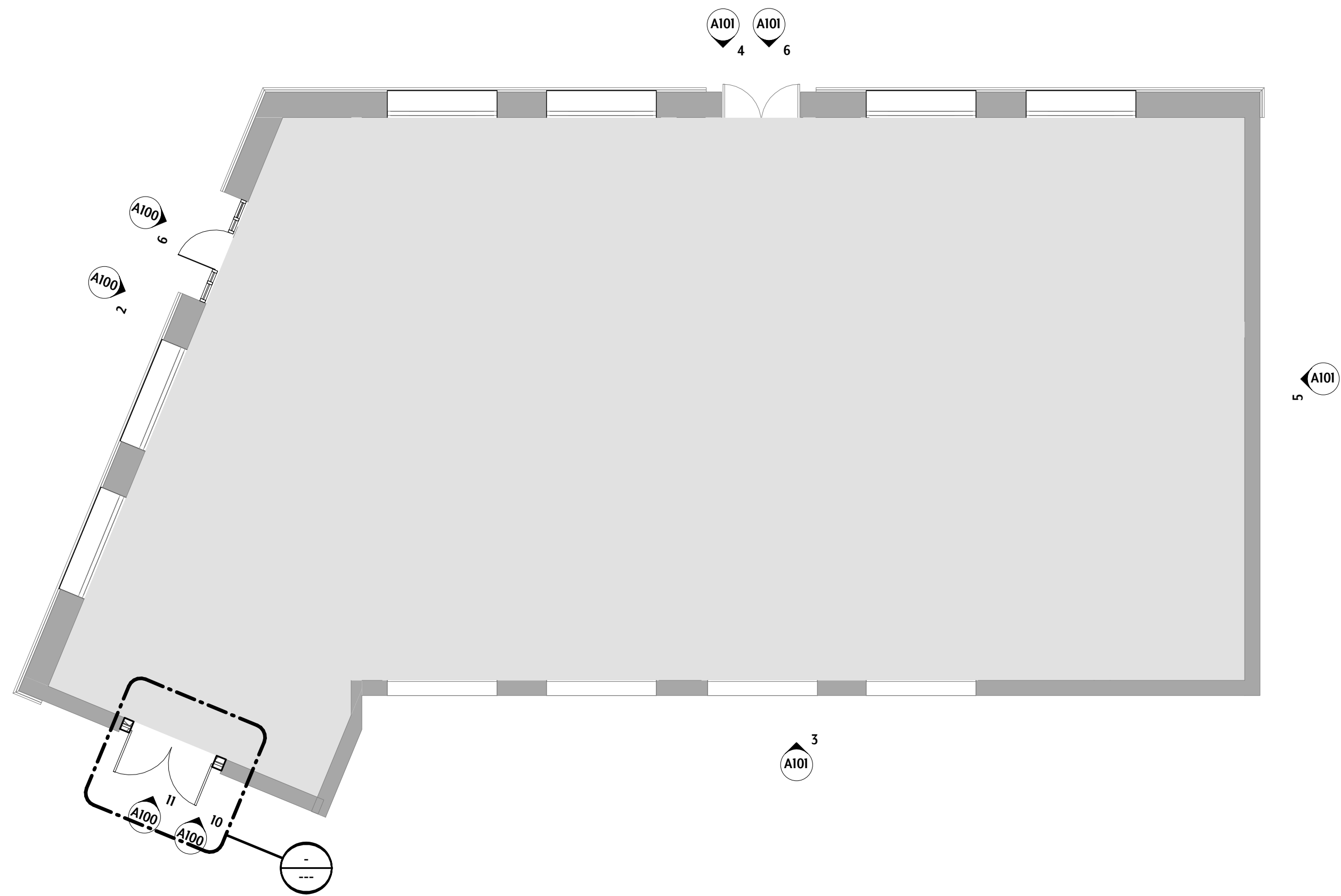
11 NEW LOADING ENTRANCE
1/4" = 1'-0" REF: 5/ A100

SCOPE OF WORK

DEMOLISH EXISTING TEMPORARY BRICK INFILL ALONG WILLOW STREET. INSTALL A NEW ENTRY DOOR WITH STOREFRONT WINDOWS. DEMOLISH A WINDOW AND PART OF A BRICK MASONRY WALL BY PARKING LOT. INSTALL NEW DOUBLE DOOR LOADING ENTRANCE. REPLACE FIVE DOWNLIGHTS AT NEW ENTRY ELEVATIONS WITH SIX (6) NEW TEGEL 18 WALL SCONCE LIGHTS. CARROLL STREET SIDE WILL REPLACE TWO DOWNLIGHTS WITH TWO (2) NEW TEGEL 18 WALL SCONCES.

GRAPHIC SYMBOLS





1 LEVEL 1 - FOR REFERENCE
1/8" = 1'-0"



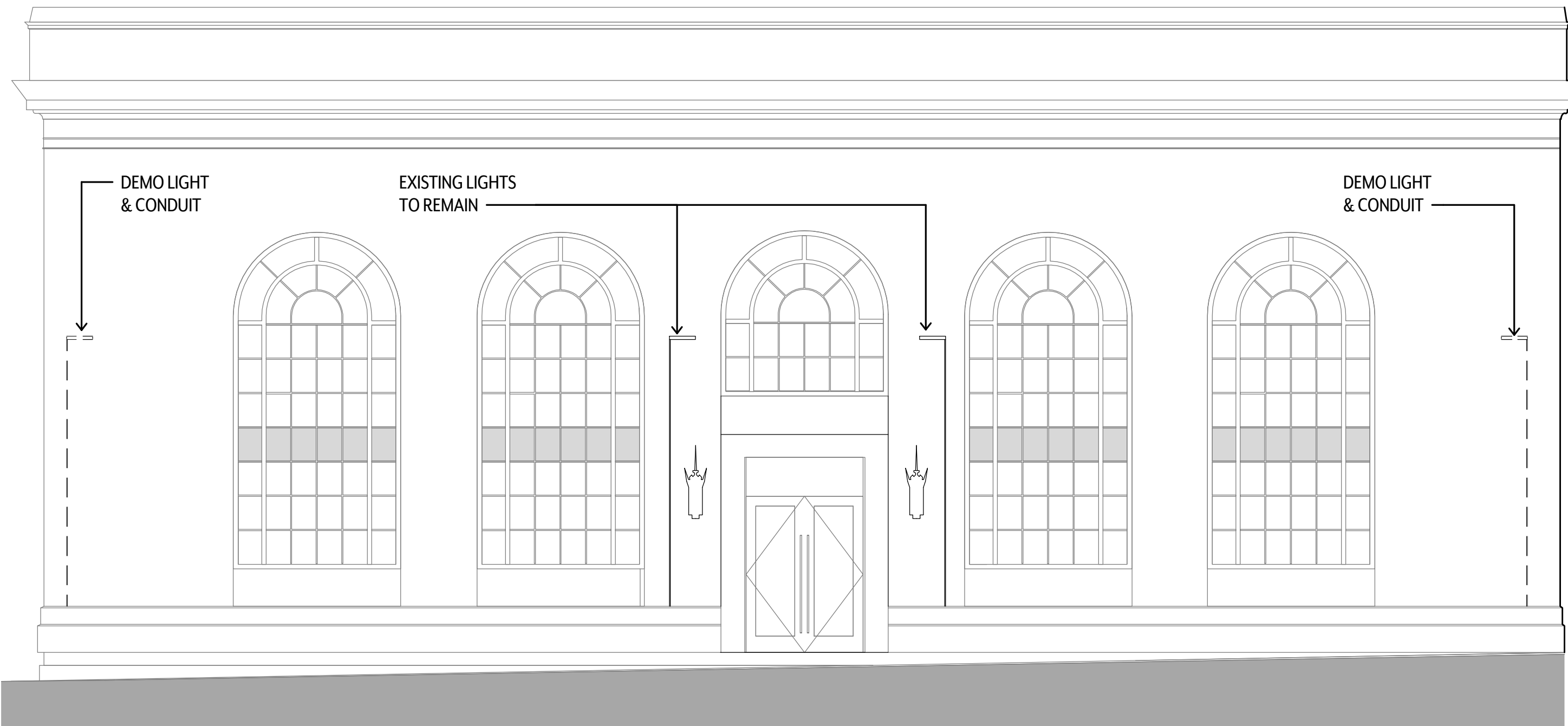
3 NORTH ELEVATION PHOTO - EXISTING TO REMAIN
1/8" = 1'-0" REF: 1/ A101



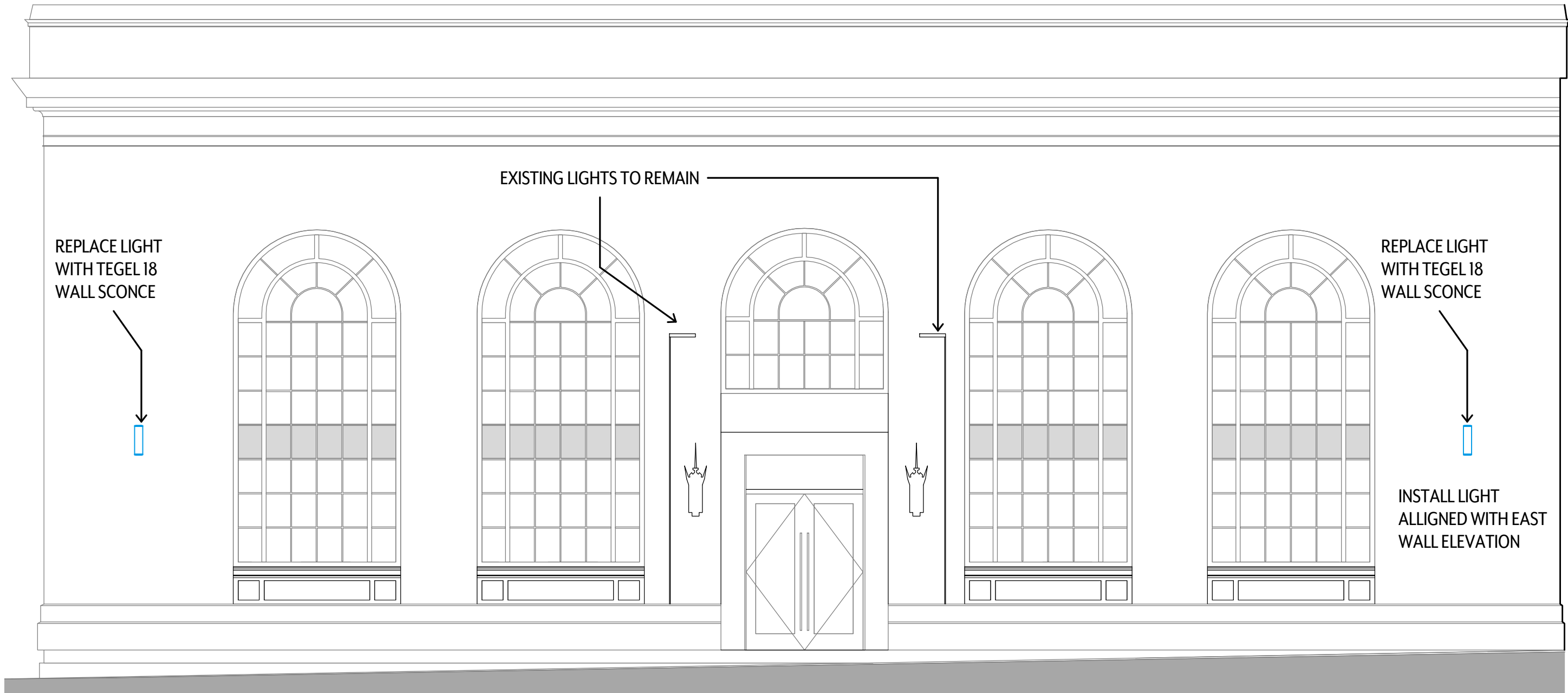
5 WEST WALL PHOTOS - EXISTING TO REMAIN
3/8" = 1'-0" REF: 1/ A101



2 CARROLL STREET - EXISTING ELEVATION PHOTOS
3/8" = 1'-0"



4 CARROLL STREET ELEVATION - DEMOLITION
3/16" = 1'-0" REF: 1/ A101



6 CARROLL STREET - PROPOSED ELEVATION
3/16" = 1'-0" REF: 1/ A101

