<u>MO</u>	Preliminary Consultation NTGOMERY COUNTY HISTORIC PRESERV <u>STAFF REPORT</u>	ATION COMMIS	<u>SION</u>
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
<b>Review:</b>	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Fenestration Alteration		

## Dualiminan Consultation

### **RECOMMENDATION**

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

### **ARCHITECTURAL DESCRIPTION**

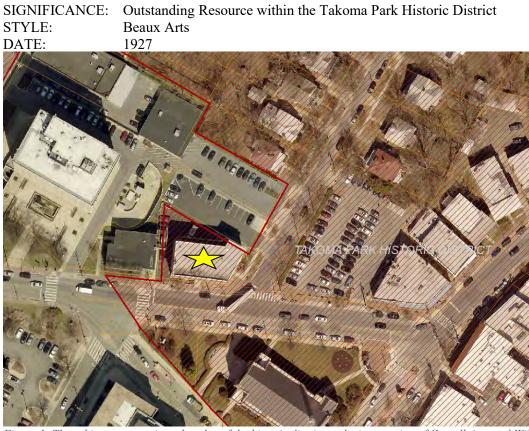


Figure 1: The subject property is at the edge of the historic district at the intersection of Carroll Ave. and Willow Ave.

### **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# <sup>977608</sup>
APPLICATIO	DATE ASSIGNED
HISTORIC AREA WO HISTORIC PRESERVATION 301.563.340	ORK PERMIT
APPLICANT:	
Name: Bruce Levin	E-mail:blevin@keystarrealestate.com
Address: 5616 Namakagan Road	Bethesda, MD 20816 City: Zip:
Daytime Phone:	Tax Account No.:
AGENT/CONTACT (if applicable):	
William London Name:	bill@bldg.cc E-mail:
Address: 2600 Connecticut AVE NW, Suite 200	City: Washington Zip: 20008
Daytime Phone:	Contractor Registration No.:
LOCATION OF BUILDING/PREMISE: MIHP # of Histori	c Property
Is the Property Located within an Historic District? $\frac{x}{x}$	Yes/District Name_Takoma Park Historic District
Is there an Historic Preservation/Land Trust/Environme map of the easement, and documentation from the Easement	
Are other Planning and/or Hearing Examiner Approvals (Conditional Use, Variance, Record Plat, etc.?) If YES, in supplemental information.	
Building Number:6950 Street:Carro	bll Ave
Takoma Park, MD Town/City: Nearest Cros	Eastern Ave NW & Laurel St NW
Lot: <u>1</u> Block: <u>5</u> Subdivision:	025 Parcel: 01078220
TYPE OF WORK PROPOSED: See the checklist on P         for proposed work are submitted with this applica         be accepted for review. Check all that apply:         New Construction       Deck/Porch         Addition       Fence	
Image: Addition   Image: Addition     Image: Addition   Image: Addition	scape 🛛 Window/Door
Grading/Excavation Roof	X Other: replace exterior lights
I hereby certify that I have the authority to make the fo	
and accurate and that the construction will comply wit agencies and hereby acknowledge and accept this to l	be a condition for the issuance of this permit.
Signature of owner or authorized agent	Date 6
	U

	AILING ADDRESSES FOR NOTIFING ljacent and Confronting Property Owners]
Owner's mailing address	Owner's Agent's mailing address
Bruce Levin 5616 Namakagan Road Bethesda, MD 20816	William London 2600 Connecticut AVE NW, Suite 200 Washington, DC 20008
Adjacent and confrontin	ng Property Owners mailing addresses
KD Properties Inc. 6940 Carroll Avenue Takoma Park, MD 20912-4432	Susan Glimcher 7114 Willow Avenue Takoma Park, MD 20912
Potomac Conference Corp /Seventh Day Adventists 6951 Carroll Avenue Takoma Park, MD 20912 Mailing Address: 6810 Eastern Avenue, NW Washington, DC 20012-2137	KC Associates LLC 7000 Carroll Avenue Takoma Park, MD 20912 Mailing Address: c\o The Barac Co 6901 4th Street, NW Washington, DC 20012
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	

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

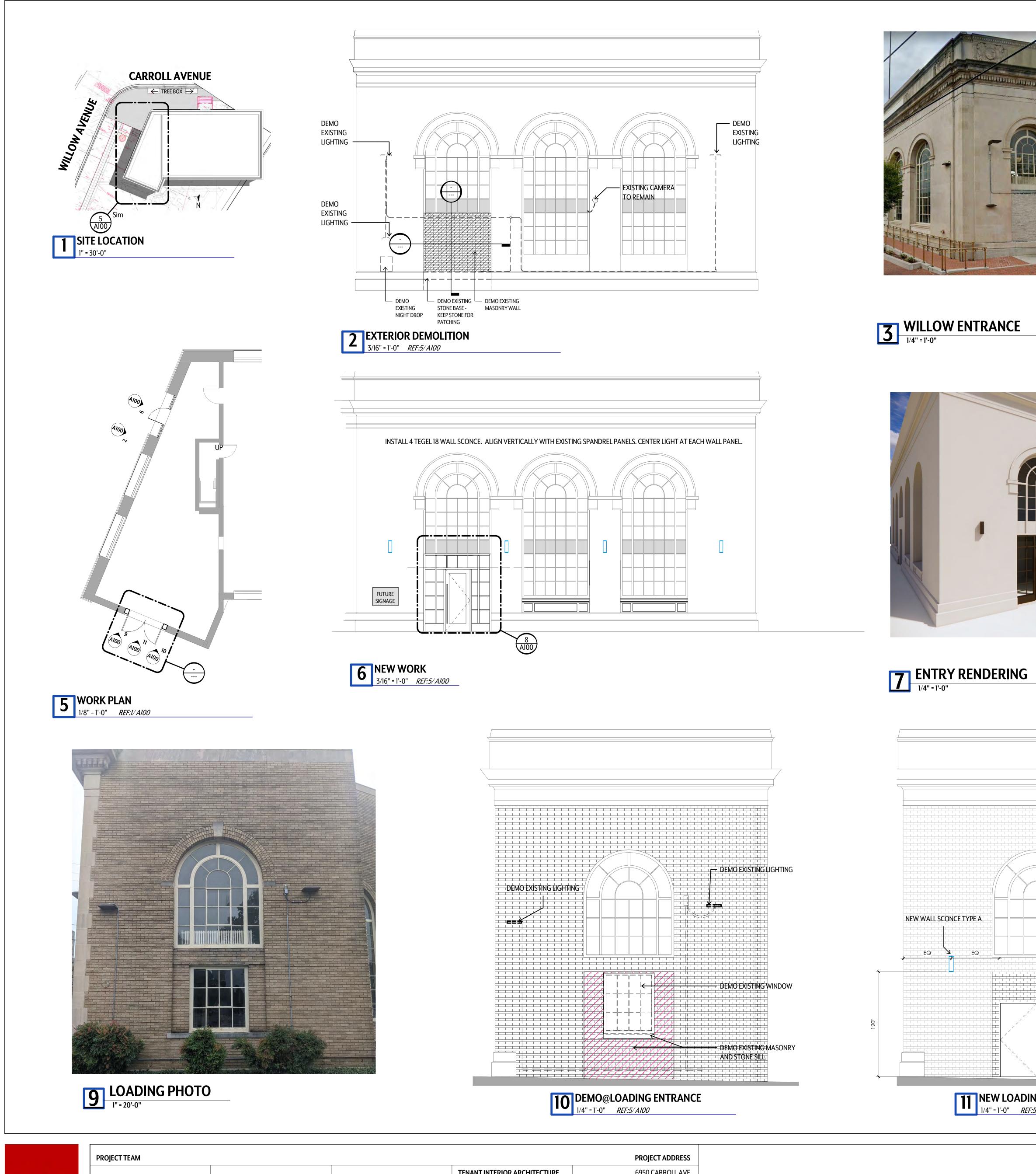
6950 Carroll Ave was formerly occupied by Bank of America. The building stands at the corner of Carroll Ave and Willow Ave with two-story traditional arched windows. At the main entry with large double doors and a vestibule, there are four small stair treads and an ADA ramp leading in. There is a trim 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: Loading dock entrance	
Description of Current Condition:	Proposed Work:
N/A	Demolition of window and wall at location of new loading dock entrance
Work Item 2: Storefront entrance	
Description of Current Condition:	Proposed Work:
N/A	Demolition of masonry infill at location of new storefront entrance

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



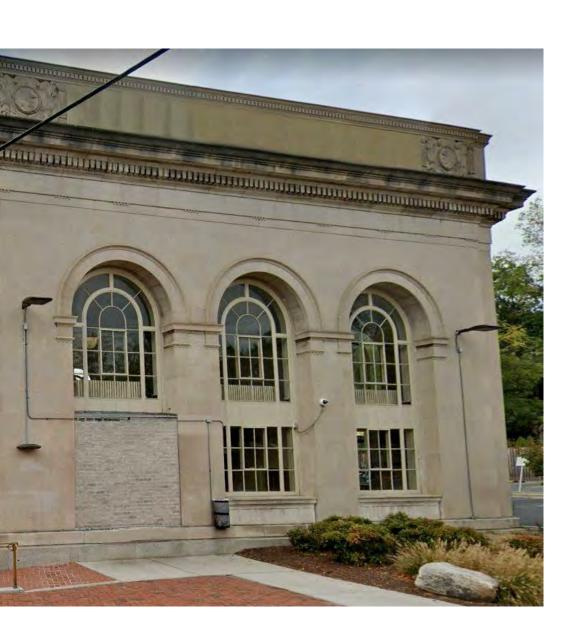


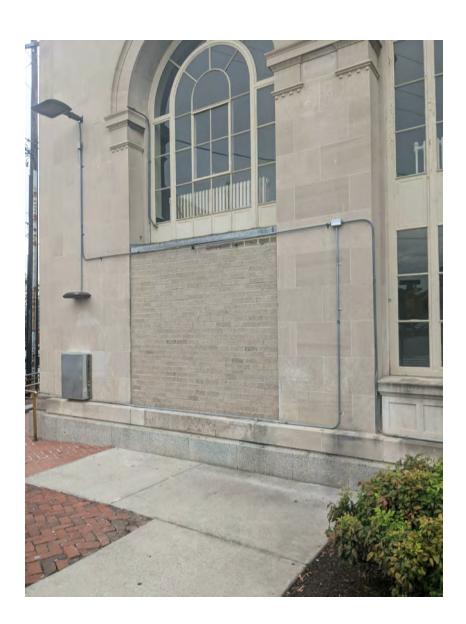
**TENANT INTERIOR ARCHITECTURE** BLDG, LTD. 2600 Connecticut Ave NW Suite 200 Washington, DC 20008 202.588.8001

6950 CARROLL AVE TAKOMA PARK MD

PROJECT NUMBER: #21.12

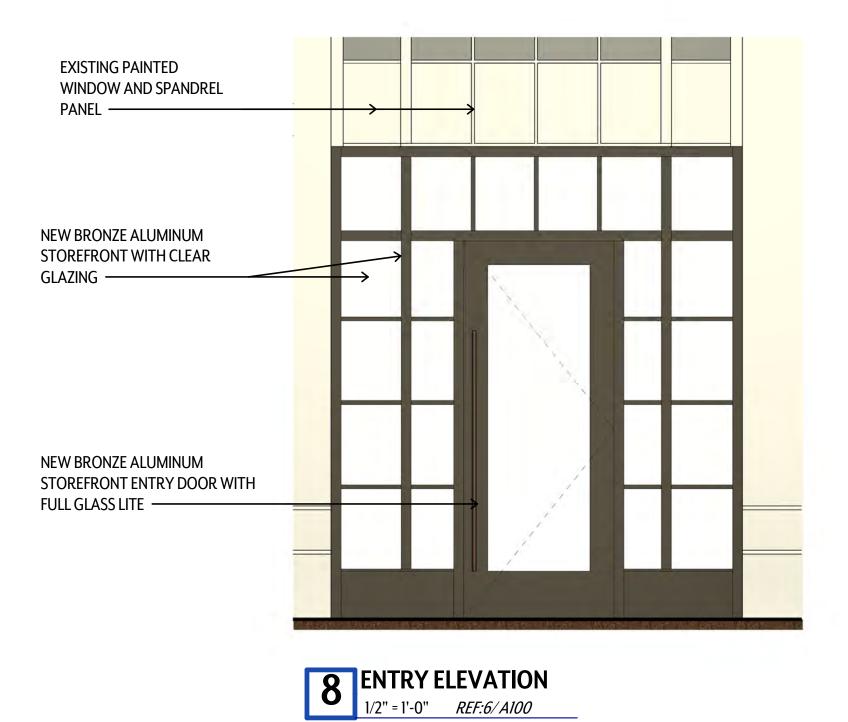
**Carroll Avenue** 

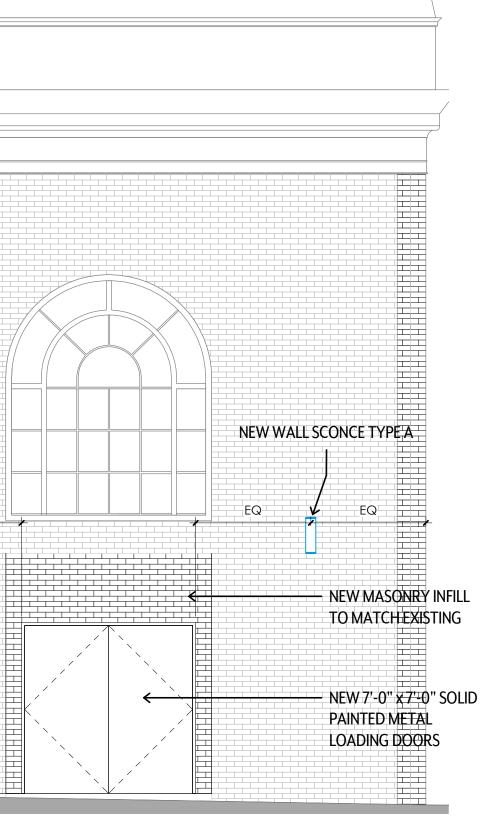










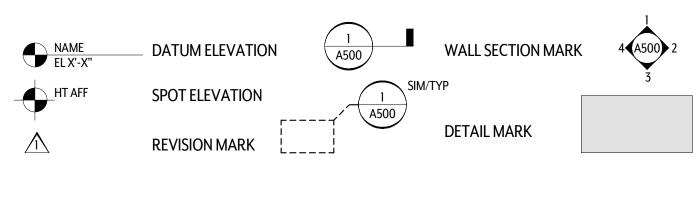


**11 NEW LOADING ENTRANCE** 1/4" = 1'-0" *REF:5/ A100* 

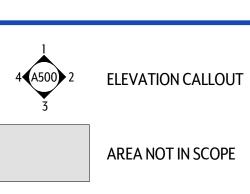
## **SCOPE OF WORK**

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**



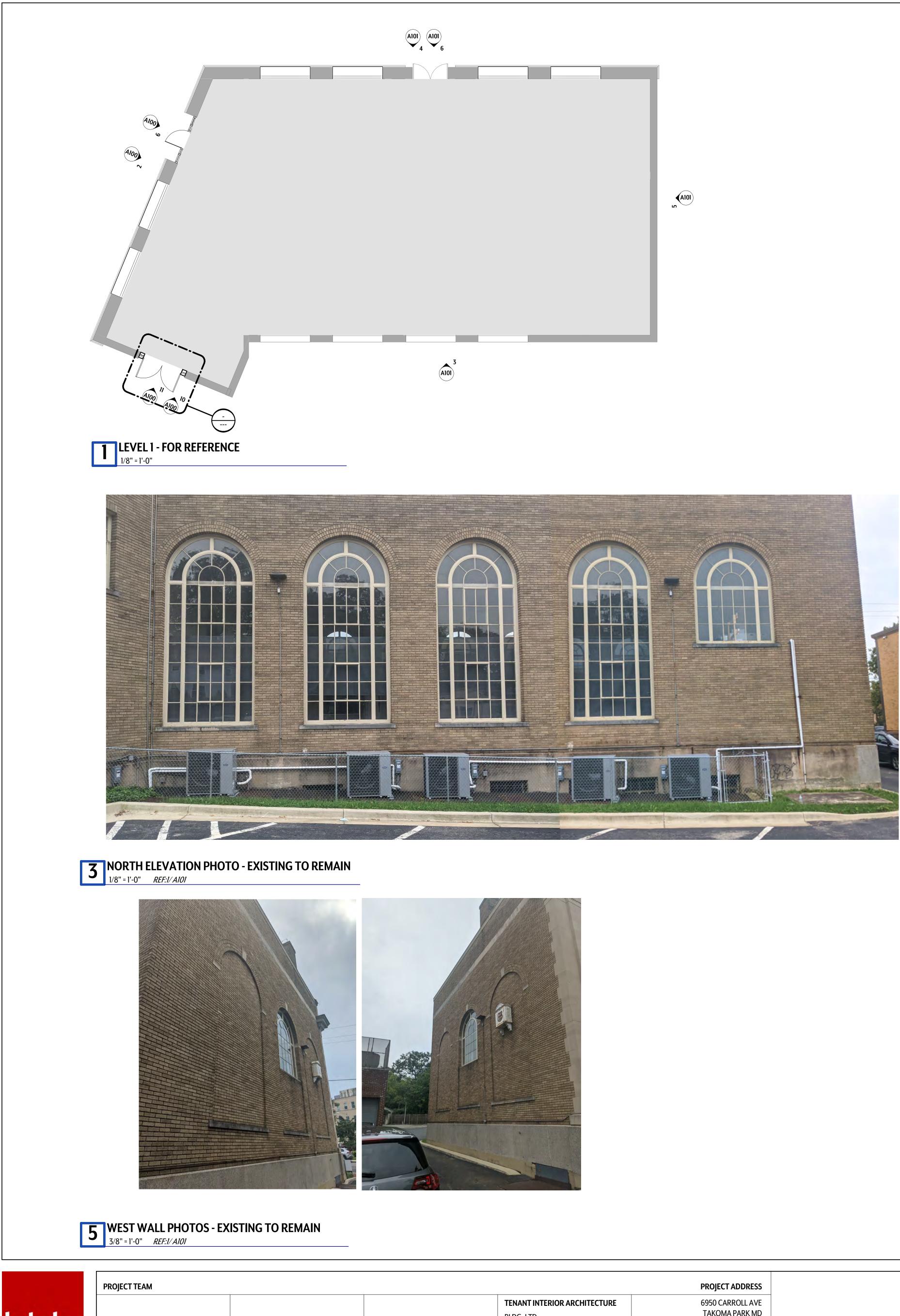
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ISSUE RECORD	DATE	TAG



**CARROLL AVENUE** 

A100

**NEW ENTRY DRAWINGS** 





BLDG, LTD. 2600 Connecticut Ave NW Suite 200 Washington, DC 20008 202.588.8001

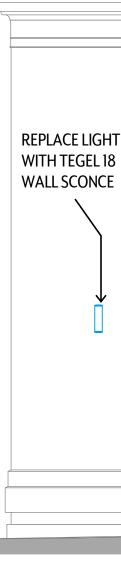










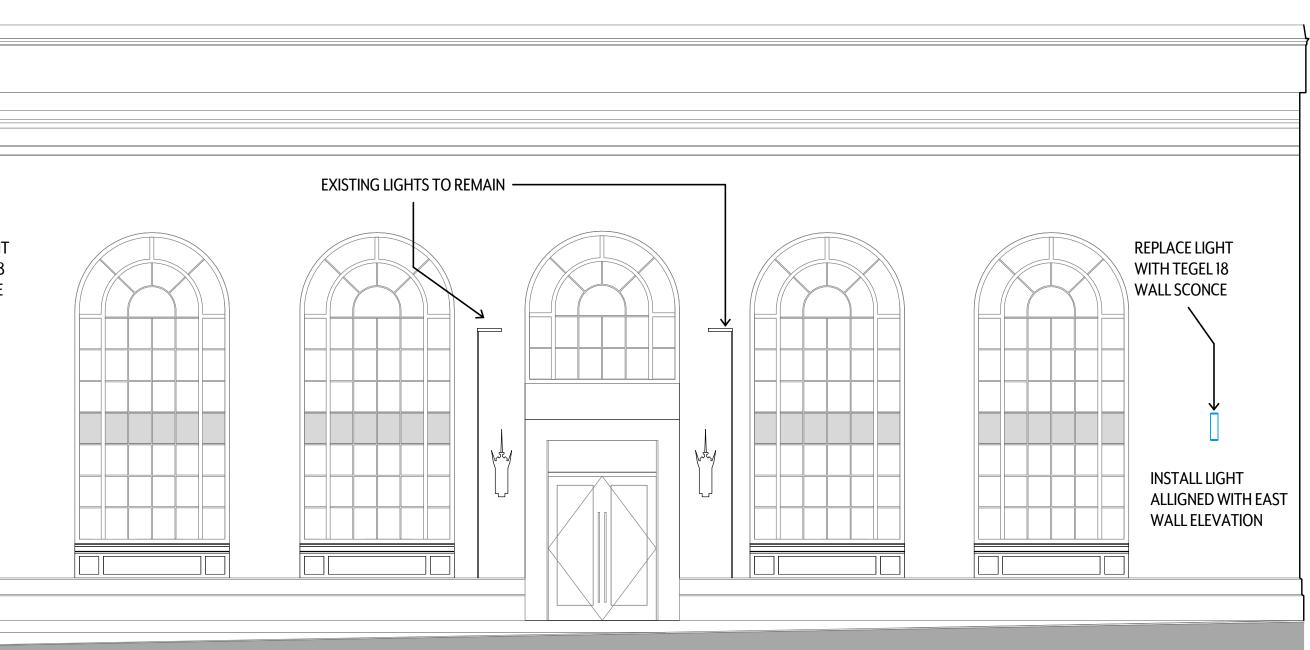




6950 CARROLL AVE TAKOMA PARK MD

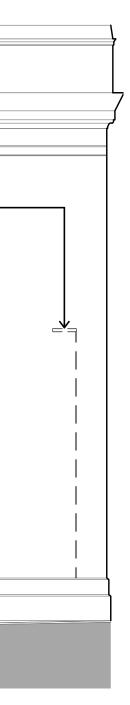
PROJECT NUMBER: #21.12

**Carroll Avenue** 



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

ISSUE RECORD	DATE	TAG



**CARROLL AVENUE** 

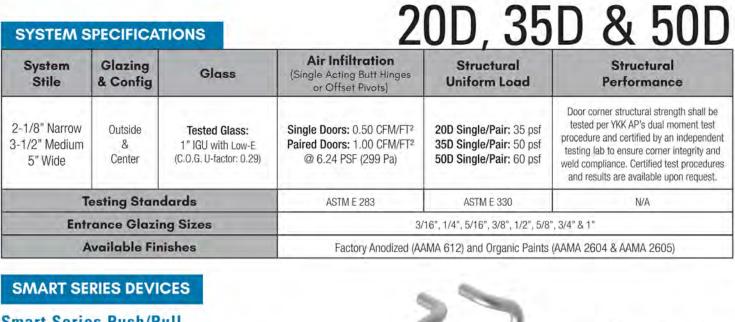


# **DOOR SPECIFICATION**

# 20D, 35D & 50D Doors

Narrow, Medium and Wide Stile Standard Entrance Systems





### Smart Series Push/Pull YKK AP's Smart Series one inch diameter Push/Pull provides maximum flexibility and occupant safety. The

pull handle is open to permit access to the lock cylinder and is slightly angled to provide a uniquely modern look. The Smart Push starts at the locking stile similar to a typical one inch diameter push bar, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by a patented end cap. This innovative push bar easily accommodates custom width openings while subtly informing a pedestrian which side of the door to push on when exiting a building.

### STANDARD DEVICES YKK AP Exit Devices

The modern and economical YKK AP standard touch bar exit devices are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed vertical rod devices feature single point dogging and are available with electric actuation.



Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at: www.ykkap.com/commercial/product/entrances/20d35d50d/

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YKK AP Standard Rim Exit Device



**PROJECT TEAM** 

YKK AP Smart Series Pulls

YKK AP Smart Series Push Bar YKK AP Standard Concealed Vertical Rod Exit Device

### 01-5000-07

# **STOREFRONT SPECIFICATION**

# **YES 45 FI**

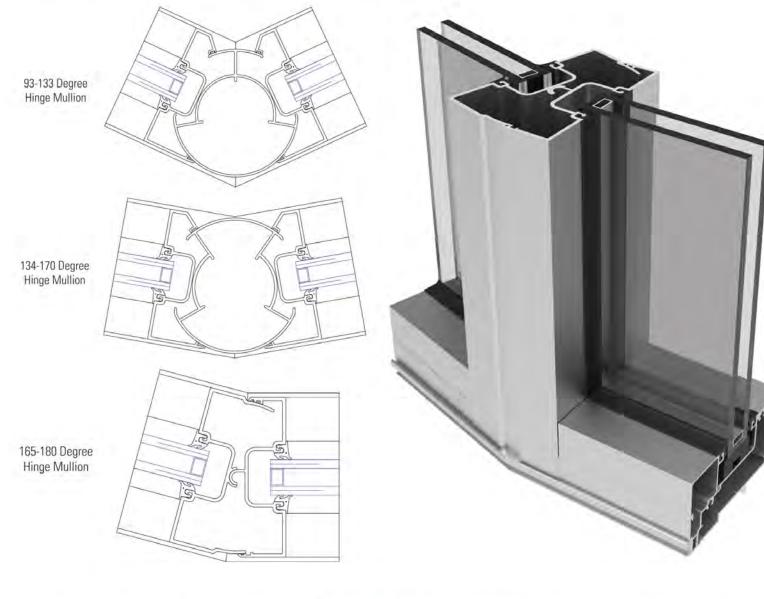
Center Set Storefront System with Insulating Glass



System Sightline	Base Depth	Glazing & Config	Glass	Air Infiltration	Water Infiltration	Thermal Performance	Acoustical Performance
2″	4-1/2"	Inside or Outside	1" IGU with	0.06 CFM/FT <sup>2</sup> (1.10 m <sup>3</sup> /h·m <sup>2</sup> )	12 PSF (575 Pa)	U-factor: 0.49 BTU/HR•FT2•°F*	Std STC: 32 Std OITC: 27
Z	4-1/2	& Center Set	Low-E (C.O.G. U-factor: 0.29)	@ 6.24 PSF (299 Pa)	12 F3F (575 Fa)	CRF: Minimum of 33 on frame**	Lam STC: 37 Lam OITC: 30
-	Testing	Standards		ASTM E 283	ASTM E 331 & AAMA 501	* NFRC 100 & ** AAMA 1503	ASTM E 90 & 1425
-	Installat	ion Option	s		Screw Spline or Shear Block	with Monolithic or Insulating Glass	
	Availab	le Finishes		Factor	y Anodized (AAMA 612) and	Organic Paints (AAMA 2604 & AAM	A 2605)

### HINGED MULLIONS

With the use of our hinged mullion setup, the YES 45 system direction can be changed to allow angles and curves to create more a aesthetic and functional design with your building project. The 3 mullion options available are: 93-133 degrees, 134-170 degrees and 165-180 degrees. Combined with a 90, 135 or 158 degree static mullion, the design possibilities are endless.



Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at: www.ykkap.com/commercial/product/storefronts/yes-45-fi/

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02-5001-09

**TENANT INTERIOR ARCHITECTURE** BLDG, LTD. 2600 Connecticut Ave NW Suite 200 Washington, DC 20008 202.588.8001

PROJECT ADDRESS 6950 CARROLL AVE TAKOMA PARK MD

PROJECT NUMBER: #21.12

## **Carroll Avenue**







# **LIGHT SPECIFICATION**

### TEGEL 18 WALL SCONCE

TECH LIGHTING

Understated modern design characterizes Tegel outdoor LED wall sconces. Providing well-controlled up and down lighting, or down light only, these wall sconces provide accent and ambient illumination. The option of three finish choices and two sizes ensures this design profile successfully blends with all architectural aesthetics. Outstanding protection against the elements:



PRODUCT	CRI/CCT	LENGTH	BEAN	A SPREAD*	LENS	FINISH	FUN	ICTION	VOLT	AGE	OPTIC	ONS
700OWTEG	827 80 CRI, 27 830 80 CRI, 30 840 80 CRI, 40	00K	N W NN WW	10° NARROW 36° WIDE 10° UP AND DOWN 36° UP AND DOWN 10° AND 36°	C CLEAR	<ul><li>B BLACK</li><li>Z BRONZE</li><li>H CHARCOAL</li></ul>		DOWNLIGHT ONLY UPLIGHT/DOWNLIGHT	UNV	120V-277V	PC SP PCSP	NONE BUTTON PHOTOCONTROL SURGE PROTECTION BUTTON PHOTOCONTROL & SURGE PROTECTION

techlighting.com

TEGEL 18 WALL SCONCE TECH LIGHTING 127 mm 142 mm 4.3" 4 109 mm Tegel 18 PHOTOMETRICS\* TEGEL 18 UP/DOWN TEGEL 18 DOWN Total Lumen Output: 2419 Total Lumen Output: 1212 Total Power: 29,9 Total Power; 15.6 Luminaire Efficacy: 80.6 Luminaire Efficacy: 77.7 Color Temp: 3000K Color Temp: 3000K CRI: 80+ CRI: 80+ BUG Rating: B1-U5-G0 BUG Rating: B1-U0-G0 2500 180 170 160 150 140 2500 180° 170° 160° 150° 140° 2083 \_ 2083 1667 1667 \_\_\_\_\_ 1250 1250 \_\_\_\_ 833 -833 0 417 417 833 1250 2083 2500 2500 0 10 20 30 0' 10' 20' 30' Up-downlight Downlight PROJECT INFO FIXTURE TYPE & QUANTITIE JOB MAME & INFO INGTES

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TECH LIGHTING VISUAL COMFORT & CO. 7400 Linder Avenue, Skokie, Illinois 60077 T 847.410.4400

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