MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6950 Carroll Ave., Takoma Park Meeting Date: 5/24/2023

Resource: Outstanding Resource Report Date: 5/17/2023

Takoma Park Historic District

Applicant: Sangfroid Distillery (Jeff Harner) **Public Notice:** 5/10/2023

Christopher Peli, Architect

Review: HAWP Tax Credit: Partial

HAWP No.: 1025550 Staff: Dan Bruechert

Proposal: Building addition, fenestration alterations, HVAC installation

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District

STYLE: Beaux Arts DATE: 1927



Figure 1: The subject property is located at the corner of Carroll and Willow Ave.

BACKGROUND

The HPC heard a Preliminary Consultation for the proposed new construction, rooftop screening, fenestration alterations, and other items associated with the adaptive reuse of this historic bank into a new distillery and commercial space at the December 7, 2022 HPC meeting.1 The HPC supported the proposed rehabilitation of the historic bank building. There were two areas of concern raised by the HPC and the staff: one was the degree of visual impact that would occur by relocating the HVAC system from the ground to the roof; the second issue was the proposed materiality and overall appropriateness of the proposed rear addition.

PROPOSAL

The applicant proposes to rehabilitate the building for use as a distillery. Required changes include fenestration alterations, relocating the HVAC system to the roof, and constructing a building addition.

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*). As this project is also in one of the two commercial districts in Takoma Park review of the project shall be guided by the *Design Guidelines for Commercial Buildings in the City of Takoma Park, Maryland*.

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,

¹ The Staff Report for the December 7, 2022 Preliminary Consultation is available here: https://montgomeryplanning.org/wp-content/uploads/2022/12/III.A-6950-Carroll-Avenue-Takoma-Park-Preliminary-Consultation.pdf and the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish id=30f2b112-7af0-11ed-9024-0050569183fa.

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

Completed in 1927, the Takoma Park Bank Building is a monumental Beaux Arts building. The building is constructed primarily of brick with a limestone block façade, and it has five large semicircular windows across the front. The building has many architectural details including a parapet wall with dentils decorating the cornice. The frieze has relief moldings at each corner and roundels symmetrically placed at both ends of a sign band with "Takoma Park Bank" carved in it. The elevations that face away from the street (the parking lot to the rear and the alley to the left) have the same two-story steel casement windows found on the front, but are otherwise stripped of all ornamentation. Additionally, the rear and alley elevations have brick exteriors.

The subject property operated as a bank from 1927 until 2021 when Bank of America closed its branch. The bank building has had only minor alterations in its nearly 100-year history. In 2003 the building's owner constructed an ADA-compliant ramp along the front elevation. That ramp was replaced in 2011 to comply with the updated code. Sometime prior to 2003, the lower half of a window along Willow Ave. was removed to accommodate the installation of an ATM. The ATM has subsequently been removed, however, the opening is still blocked in. Lastly, the bank building has had several signs installed, changing with each tenant. Most recently, Bank of America had internally illuminated signs at the parapet on the Willow Ave. and alley facing elevations. The bank retains its integrity of design and materials.

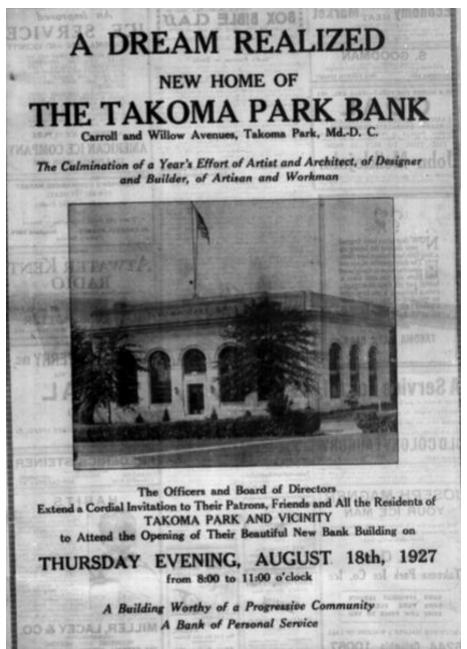


Figure 2: The Takoma Park News, Tuesday, August 18, 1927.

The Takoma Park Bank Building has a single entrance along Carroll Avenue. As a bank, limiting ingress and egress is an integral part of business operation; however, that single entrance will not satisfy code requirements for other contemporary commercial uses. The applicant proposes to convert the building's use from its historic function as a bank to a distillery and tasting room. The two street-facing elevations have stone siding, dentils, and a decorative entablature. The parking lot-facing elevations are architecturally reserved with brick faced-elevations and no cornice or entablature; though the large steel windows on the parking lot elevations match the street-facing elevations.

To accommodate the building's proposed use, the applicant proposes to create a new entrance, relocate the HVAC units from the parking lot to the roof, and construct an addition to the rear. The applicant also proposes to restore the window opening on the Willow Ave. elevation that was blocked to install the

ATM. While the description of this work is in-kind, detailed specifications need to be submitted with the HAWP application to ensure it does not require a HAWP. Restoring this window is an eligible expense for the County Historic Preservation Tax Credit.

New Building Entrance

The applicant proposes to maintain the existing, ADA-compatible, front entrance. However, a single entrance is not sufficient for the needs of the building program or to satisfy current building codes. The applicant proposes to install a new entrance from the parking lot on the north elevation in a location not visible from the public right-of-way. The proposed door will be a solid, painted steel door. Access to the new door will be provided by a sloping ramp with a metal railing, satisfying ADA requirements.

Staff finds the proposed door will only be visible from the parking lot and not visible from the public right-of-way as recommended by the *Design Guidelines*. Additionally, the entrance is proposed for a section of blank wall, so no historic openings will be impacted by the new door. At the Preliminary Consultation, the HPC was supportive of the new opening both in its placement and materials. The ramp and railing were not presented at the Preliminary consultation. Staff finds the proposed ramp and railing along the rear elevation, are freestanding elements that do not detract from the character of the building and could be removed at a future date without destroying historic fabric. Staff recommends the HPC approve the proposed door and ramp under the *Design Guidelines*, 234A-8(b)(2), and Standards 2 and 9.

Relocating HVAC System

The current HVAC units are installed along the rear elevation adjacent to the parking lot. The proposed building program requires an expanded HVAC system. Instead of adding more units adjacent to the parking lot, the applicant proposes to relocate the HVAC system to the roof. Based on the feedback from the HPC at the Preliminary Consultation and in consultation with Staff, the applicant eliminated the metal screening and the access door from the roof to minimize the new mechanical system's visual impact.

The HPC supported relocating the HVAC system to the roof, but encouraged steps to reduce its visibility. Recommendations included limiting the screening to the maximum extent, using a less reflective screening material to avoid drawing a viewer's eye, or constructing a well in the roof to lower the height of the HVAC equipment.

The HPC concurred with Staff's finding that relocating the HVAC system to the roof is appropriate and in fact, should be encouraged as it will reveal more of the historic building and reduce the noise created by the HVAC system. Additionally, the applicant worked with their mechanical engineer to locate the HVAC equipment grouped as close to the middle of the roof as possible to minimize their visibility when viewed from the street level. This does not mean that the mechanical equipment will not be completely invisible from the right-of-way, but its visibility has been substantially reduced from the version presented at the Preliminary Consultation. The applicant submitted a perspective rendering of the building with the proposed rooftop mechanical systems (see drawings identified as HP.09 in the application).

Staff finds the revised proposal, with the equipment grouped in the middle of the roof and the screening removed, is an appropriate solution that will be minimally visible from the public right-of-way and recommends the HPC approve the alterations to the roof under the *Design Guidelines*, 24A-8(b)(1) and (2), and Standard 2 and 9.

Building Addition

In the northwest corner of the historic building, the applicant proposes to construct an addition measuring 33' 6" × 21' 1" (thirty-three feet, six inches wide by twenty-one feet, one inch deep) with 4' 6" (four foot six inch) inset connector. The whole addition comprises 986 ft² (nine hundred eighty-six square feet).

The addition is 12' 9" (twelve feet, nine inches) tall, with an additional 10' (ten feet) of perforated metal screening the mechanical systems on the roof. The proposed addition includes a loading dock, mechanical systems for manufacturing, and additional storage space. The addition will access the historic bank building by removing the lower half of one of the historic steel windows (see below).



Figure 3: Rear of the subject property. The lower half of the window outlined in yellow will be removed to create access from the addition.

The addition is inset from the historic side wall plane by approximately 1' (one foot) with a 3' (three foot) hyphen-inset and will be partially visible from a very narrow perspective along Carroll Ave. but will be highly visible from Willow Ave. The addition is 12' 9" (twelve feet, nine inches) tall and will have a cast-in-place concrete base. The addition will be sided in Rheinzink metal panels—a titanium zinc panel with a pre-patinated finish (material samples will be distributed at the work session at the May 24, 2023 HPC meeting).² At Staff's recommendation, the applicant submitted two siding configurations. The first configuration has panels that are arranged in a horizontal pattern that resembles a stretcher bond brick course(this is shown on drawing labeled HP.15). The second configuration has vertical seams at irregular intervals (on drawing HP.14).³ On top of the addition, an additional 10' (ten feet) of perforated zinc screening will be installed above the main walls, surrounding the distillery mechanicals above. The addition's total height is 22' 9" (twenty-two feet, nine inches).

Staff finds the addition's proposed location is the preferred location for any addition to this building. It is placed on the less architecturally significant rear elevation, in a location that minimizes its visibility from the right-of-way and enlarges an existing opening to provide access. While it may be preferable to utilize

² More information about the addition's proposed cladding material is available here: https://www.rheinzink.us/products/materials-surfaces/prismo/.

³ The vertical seam configuration is consistent with the appearance of the Louisville Library shown here: https://www.rheinzink.us/reference-projects/louisville-library-louisville-ky/.

the lower section of the window to the right (west), the interior bank vault prevents expanding that opening. By utilizing the existing opening and not installing additional wall penetrations, Staff finds the addition is a reversible construction that is consistent with Standard 10.

Staff finds the 33' 6" × 29' 6" (thirty-three feet, six inches by twenty-nine feet, six inches) size does not overwhelm the monumental scale of the historic bank building, which is nearly four times wider than the addition. Staff additionally does not find the addition's 22' 9" (twenty-two feet, nine inch) height will visually complete with the bank's 39' 6" (thirty-nine foot, six inch) height. The HPC concurred with this finding at the December 7, 2022 Preliminary Consultation.

Staff encouraged the applicant to identify a siding material that was not highly reflective and would complement the high-style stone and brick Outstanding Resource. By utilizing a less reflective material, a viewer's eye is not drawn to the new construction and the historic bank building continues to retain its primacy. Staff further finds the paneled configuration has the same orientation as the brink bond pattern on the rear elevation but on a larger somewhat abstracted scale. Staff finds a vertically oriented cladding would clash with the historic siding and would not blend as successfully as the proposed panels. Staff finds the proposed zinc siding satisfies those goals and is an appropriate cladding for the proposed addition. Staff finds the horizontal panel configuration is more consistent with the appearance of the historic building's brick siding and is Staff's preferred configuration. But, Staff also finds the vertical panels with seams would be appropriate, as the vertical orientation of the seams mirrors the steel window configuration. Staff recommends the HPC approve both of the proposed siding configurations proposed for the addition, finding they are appropriate under the *Design Guidelines* and Standards 9 and 10. Staff will verify that the final plans reflect one of the two approved configurations.

The applicant provided two colors of metal paneling, green and red. While the HPC does not regulate color - only finish – Staff would like to take this opportunity to recommend the green panels. Staff came to this conclusion after completing a site visit with the material samples and comparing the material's color next to the historic building's stone and brick.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) <u>approve</u> the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the Takoma Park Historic District and the purposes of Chapter 24A;

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 an electronic set 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.





APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

Name: Jeff Harner	E-mail: info@sangfroiddistilling.com							
7203 Garland Ave.	city: Takoma Park zip: 20912							
Daytime Phone: 610-207-9097	Tax Account No.:							
AGENT/CONTACT (if applicable):								
Name: Christopher Peli	E-mail: cjp@coredc.com							
Address: 1010 wisconsin ave nw suite 405	City: Washington, DC zip: 20007							
Daytime Phone: 202-464-7475	Contractor Registration No.:							
LOCATION OF BUILDING/PREMISE: MIHP # of I	Historic Property							
Is the Property Located within an Historic District	No/Individual Site Name							
Is there an Historic Preservation/Land Trust/Envi map of the easement, and documentation from t	ronmental Easement on the Property? If YES, include a the Easement Holder supporting this application.							
(Conditional Use, Variance, Record Plat, etc.?) If Y supplemental information. Building Number: 6950 Street:	Carroll Ave.							
Town/City: Takoma Park Neares	st Cross Street: Willow Ave.							
Lot: 1 Block: t Subdiv								
for proposed work are submitted with this apply: be accepted for review. Check all that apply: New Construction Deck/Porch Addition Fence Demolition Hardscape/ Grading/Excavation I hereby certify that I have the authority to make and accurate and that the construction will comp	Shed/Garage/Accessory Structure Solar Tree removal/planting							
Signature of owner or authorized age	ent Date 9							

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

	• • • •
Owner's mailing address Bruce Levin (current) 5616 Namakagan Road Bethesda, MD 20816 Jeff Harner (future) 7203 Garland Ave. Takoma Park, MD 20912 Adjacent and confronting	Owner's Agent's mailing address Christopher Peli CORE DC 1010 wisconsin ave nw suite 405 washington, dc 20007 Property Owners mailing addresses
KD Properties Inc. 6940 Carroll Ave. Takoma Park, MD 20912-4432	Susan Glimcher 7114 Willow Ave. Takoma Park, MD 20912
Potomac Conference Corp/Seventh Day Adventists 6951 Carroll Ave. Takoma Park, MD 20912 Mailing Address: 6810 Eastern Ave., NW Washington, DC 20012	KC Associates LLC 7000 Carroll Ave. Takoma Park, MD 20912 Mailing Address: c/o The Barac Co 6901 4th Street, NW Washington, DC 20012
Takoma Business Center LLC 7110 Willow Ave. 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 and was purchased at auction by Bruce Levin in 2021. The building stands at the corner of Carroll Ave. and Willow Ave. with two-story traditional arched windows. At the main (and only) 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:

The building has two prominent, street-facing facades. The primary façade on Carroll Avenue shall remain unchanged. The façade on Willow Avenue has had a two-story window altered that eliminated the lower portion. Sangfroid Distilling, an artisan distillery currently based in Hyattsville, is under contract to purchase the property, and proposes to restore this facade to its original design by swapping the window with an identical, double-height window from the rear, parking lot-facing façade. We also propose an addition on the rear of the building to accommodate loading/unloading and to minimize altering the interior of the building to the greatest extent possible. We propose removing inadequate HVAC units on the rear of the building and replacing them with a rooftop unit.

There is an existing graded ramp to the Carroll Ave primary entrance enabling ADA access. This is, however, the only entrance to the building. A second means of egress is required. Additionally, the internal stairs of the building are not to current code (in width, riser height, or tread depth), and do not provide adequate or safe access to the roof. Both existing stairs are open, with the mezzanine stair open to over three stories (which is non-compliant). Our proposal includes a new open stair connecting the Ground, Basement, and Addition splitlevel, and an enclosed stair to connect all three stories and the roof. The new enclosed stair egresses via a discrete door on the inside elevation of 'L' in the building plan and is not seen from any street façade. Emergency stair access to the roof is required for roof top equipment and for First Responder access.

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Work Item 1: Restore Willow window and facade

Description of Current Condition:

The original window on Willow Ave. was removed to install ATMs, and the facade was bricked-in once the ATMs were removed.

Proposed Work:

A previous proposal seen by the Historic Preservation Commission (from the current owner) to replace the bottom of the disturbed window (previously used as an ATM) with a new door and sidelight design is useless for distilling purposes. Sangfroid requires a loading capacity that can accommodate a driven fork-lift and hand carts. Loading from the side-door on Willow is both a logistical and aesthetic non-starter, as also pointed out by members of the HPC. Our proposal to move the current half-height window to the rear solves several issues. The owners wish to return the Willow Ave facade to its original grand design and eliminate the bricked-in scar on the most prominent corner of the lot. By installing the half-height window on the rear façade, we are proposing to use the masonry opening below that window for a connection 'link' into the building from a small addition.

Work Item 2: Addition to rear of building

Description of Current Condition:

The NW rear of the building has one half-size arched window and a row of small HVAC units above grade over a window well.

Proposed Work:

Our proposed addition for Loading and Distilling equipment keeps the heavy lifting activities of the process outside of the historic building itself and out of view of neighboring properties. A high-bay loading door with adequate width for forklift operation allows Sangfroid to bring raw materials in and finished product out of the building via the 982 SF addition. FAR and Parking calculations are shown on sheet HP.01 demonstrating compliance of the added building bulk.

Work Item 3: Rooftop HVAC

Description of Current Condition:

The building's HVAC is daisy-chained along the rear of the building facing the parking lot.

Proposed Work:

The building HVAC is inadequate for modern energy code and the proposed use. We propose to replace the existing row of unsightly HVAC condenser units located at grade along the rear/parking façade of the building with an efficient Roof-Top Unit (RTU) capable of providing adequate conditioning to the building. We propose set-backs of a mechanical screen around the modest RTU (12'x7'x7'), of a minimum of 2:1 on the street facades, and 1:1 setback on the non-street façades. The area shown on the Roof Plan is the maximum extents based on those setback criteria, assuming a screen 7'-0" high. Our proposal includes a rooftop area for outdoor distilling equipment on the Addition roof, and ONLY equipment serving the building on the primary roof. This is to not burden the historic structure with equipment specific to the distilling use, only for the purpose of conditioning the structure itself. This will also keep the amount of higher roof mechanical to a minimum.

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments							
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses	
New Construction	*	*	*	*	*	*	*	
Additions/ Alterations	*	*	*	*	*	*	*	
Demolition	*	*	*		*		*	
Deck/Porch	*	*	*	*	*	*	*	
Fence/Wall	*	*	*	*	*	*	*	
Driveway/ Parking Area	*	*		*	*	*	*	
Grading/Exc avation/Land scaing	*	*		*	*	*	*	
Tree Removal	*	*		*	*	*	*	
Siding/Roof Changes	*	*	*	* *			*	
Window/ Door Changes	*	*	*	*	*		*	
Masonry Repair/ Repoint	*	*	*	*	*		*	
Signs	*	*	*	*	*		*	

Meeting Date: 12/7/2022

HPC Case No.: Agenda Item III.

Master Plan Site/District/Atlas: Takoma Park HD

Historic Preservation Commission Preliminary Consultation Report

Address: 6950 Carroll Ave., Takoma Park

Applicant(s): Jeff Harner, Christopher Pelli, Nate Groenedyk Proposal: Relocate HVAC, New Egress, and Building Addition

Staff Contact: Dan Bruechert

HPC Commissioners Providing Comments: Robert Sutton (Chair), Karen Burditt (Vice-Chair), Jeffrey Hains, Zara

Naser, Julie Pelletier, James Doman, and Michael Galway

Recommendations:

The HPC uniformly supported the aims and proposed rehabilitation of the subject property.

The HPC appreciated the aim of removing significant portions of the exterior conduit and bank lighting.

The HPC unanimously supported the location of the proposed egress.

The HPC identified the roof as the preferred location for the HVAC placement.

• A commissioner recommended considering installing a hatch to access the roof instead of the proposed door.

The primary concerns were related to the visibility of the proposed roof screening and the addition's cladding.

If visible, the rooftop screening could change the character and mass of the building (an Outstanding Resource). Comments included:

- Limit the screening to the maximum extent,
- Use a less reflective material, so the screening wouldn't draw the eye (Zinc was mentioned),
- Evaluate the potential of constructing a well in the roof that would screen the mechanicals from the ground, but would also be a reversible treatment.

The HPC supported the placement and size of the addition, but a majority found the proposed material to be inappropriate:

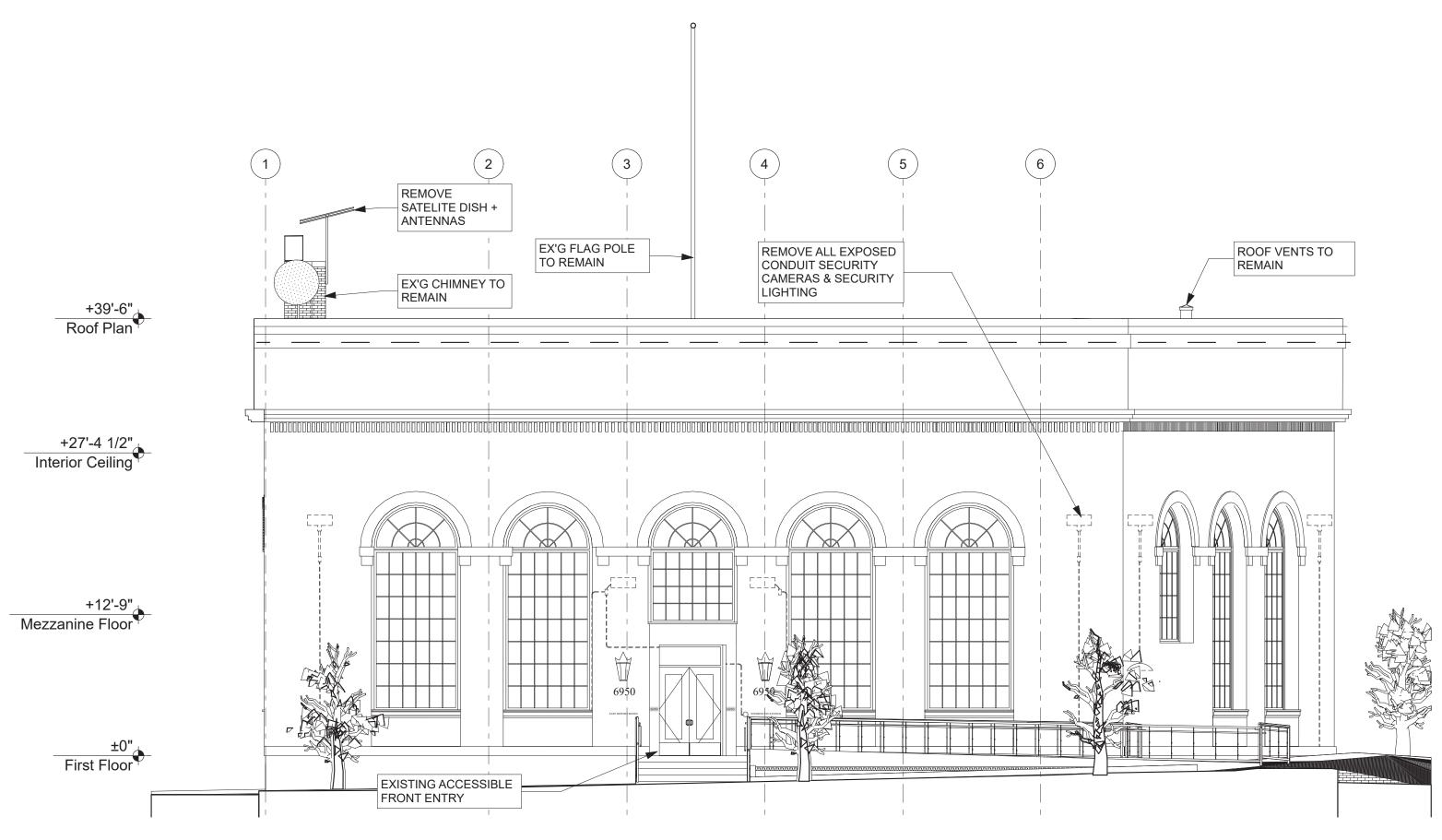
- Most comments focused on a less reflective surface,
- Not all commissioners expressed support for a masonry exterior.

Continue to work with Staff as the design work moves forward and return for a HAWP when the proposal is ready.

\square Return for an additional preliminary consultation	
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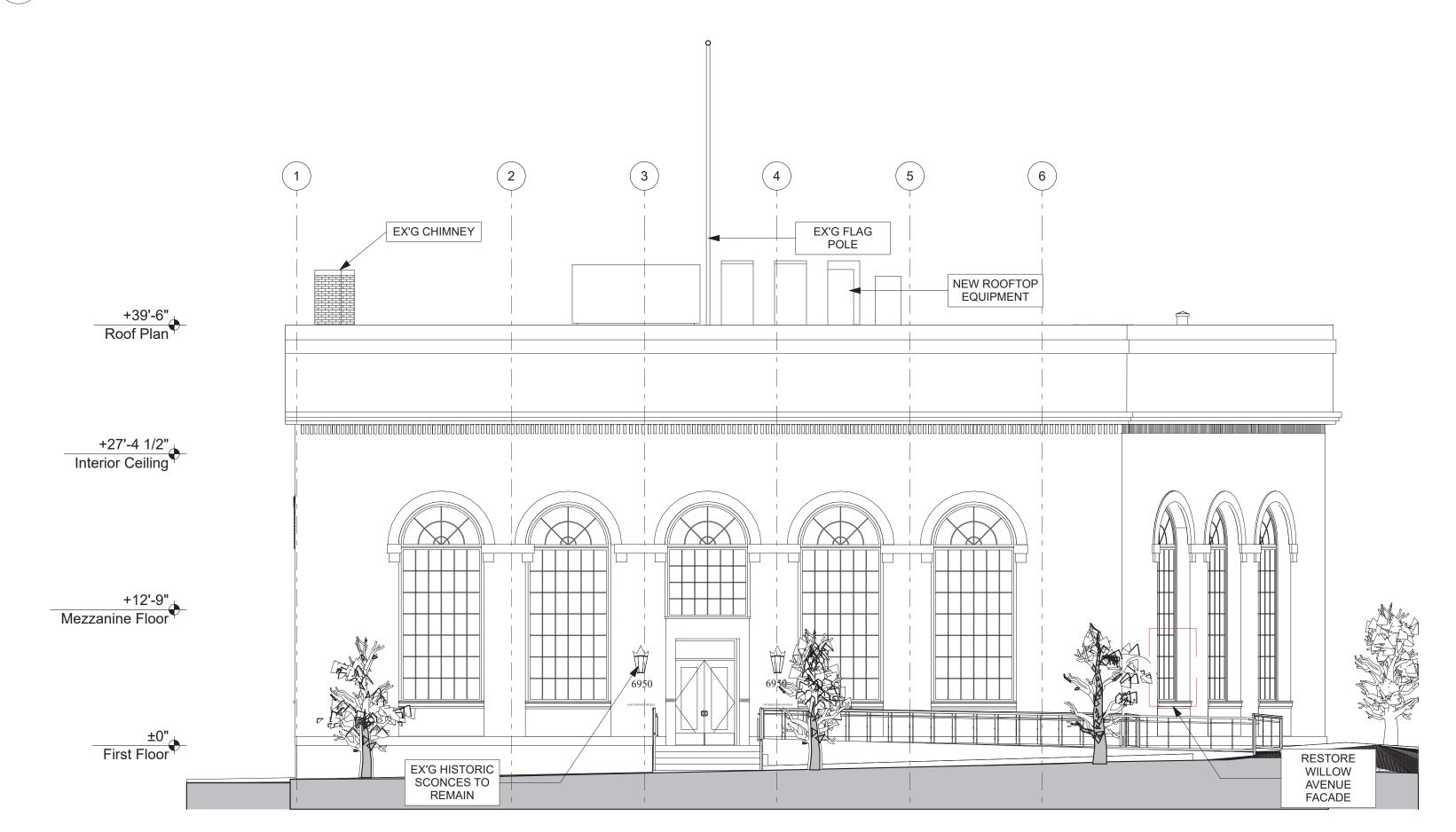
☑ Return for a HAWP in accordance with the Commission's recommendations or withdraw the application





O1 Existing South Elevation

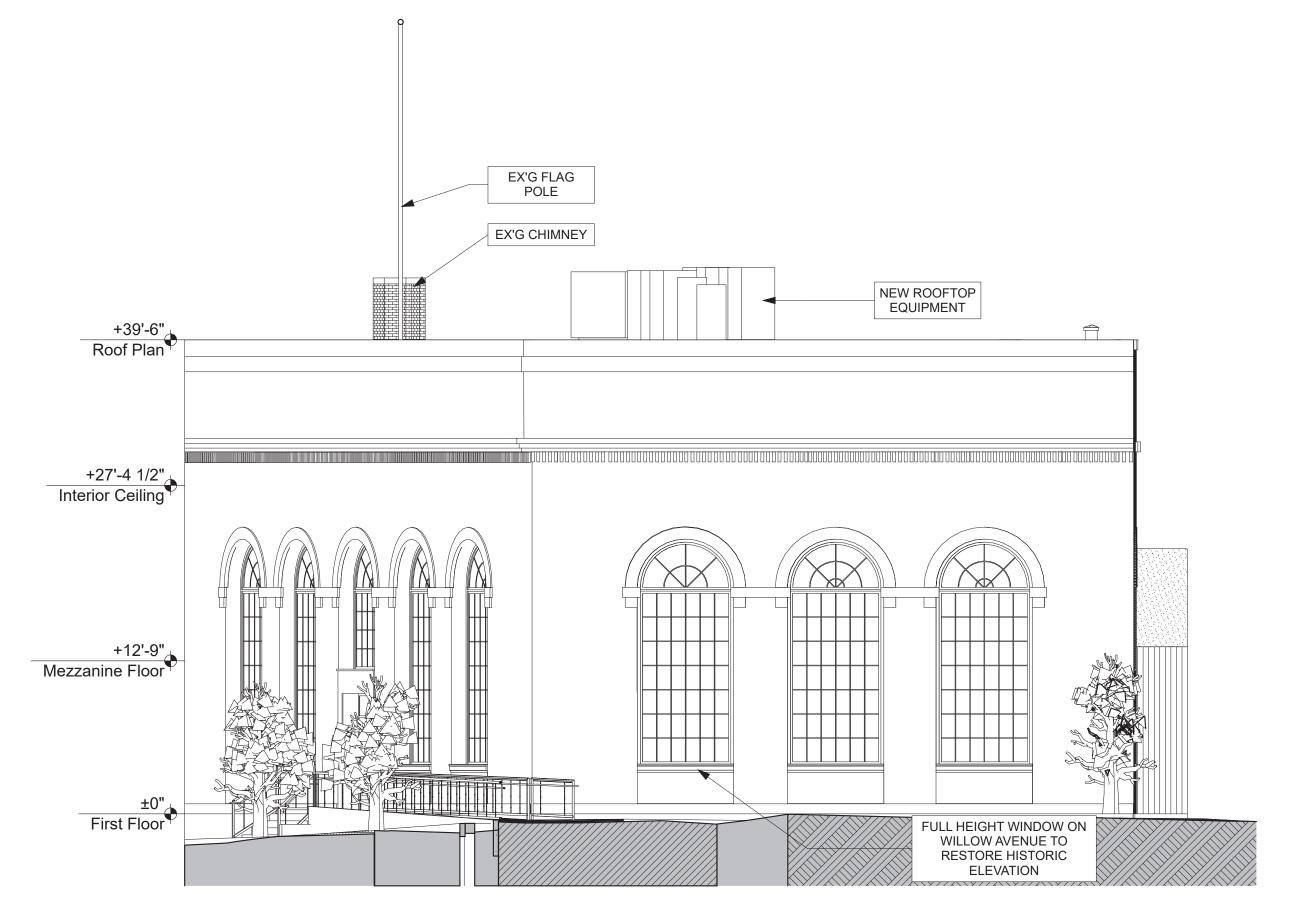
Scale: 1/8" = 1'-0"



EX'G FLAG POLE TO REMAIN REMOVE ALL EXPOSED CONDUIT SECURITY CAMERAS & SECURITY REMOVE SATELITE DISH +
ANTENNAS LIGHTING EX'G CHIMNEY TO REMAIN ROOF VENTS TO REMAIN +39'-6" Roof Plan +27'-4 1/2"
Interior Ceiling WINDOW A +12'-9" Mezzanine Floor First Floor REPLACE WINDOW A WITH WINDOW AT LOCATION B

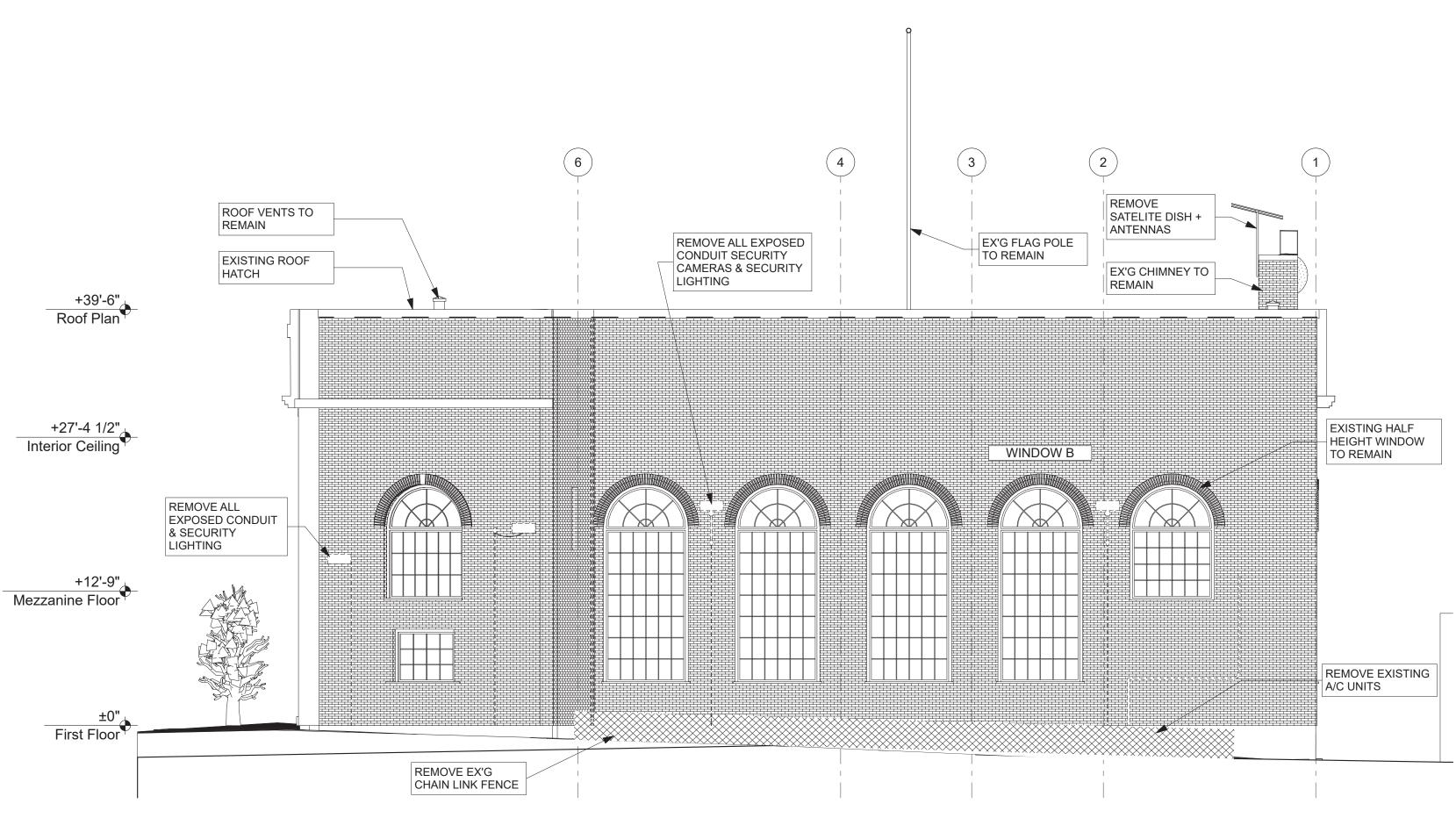
Existing East Elevation

Scale: 1/8" = 1'-0"



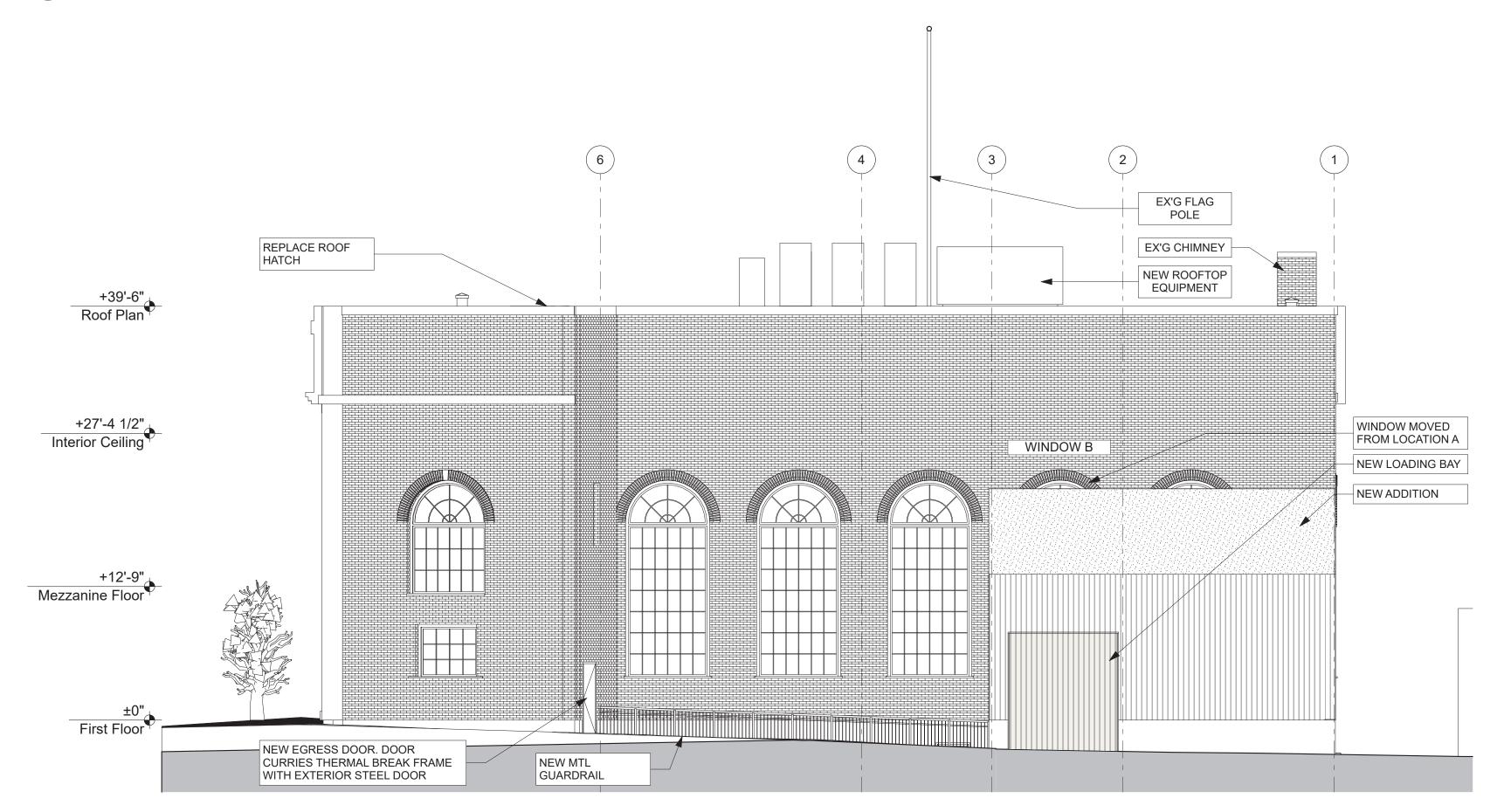
Proposed East Elevation

Scale: 1/8" = 1'-0"



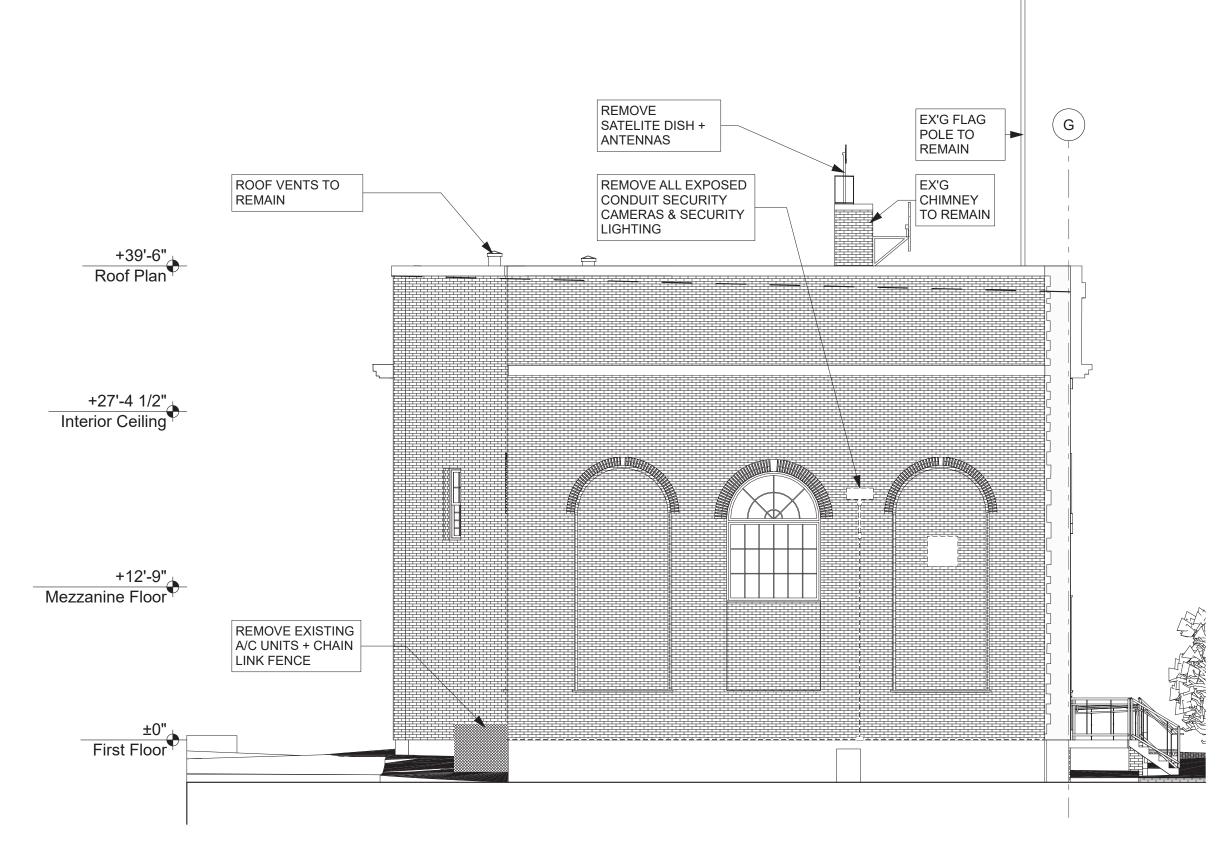
Existing North Elevation

Scale: 1/8" = 1'-0"



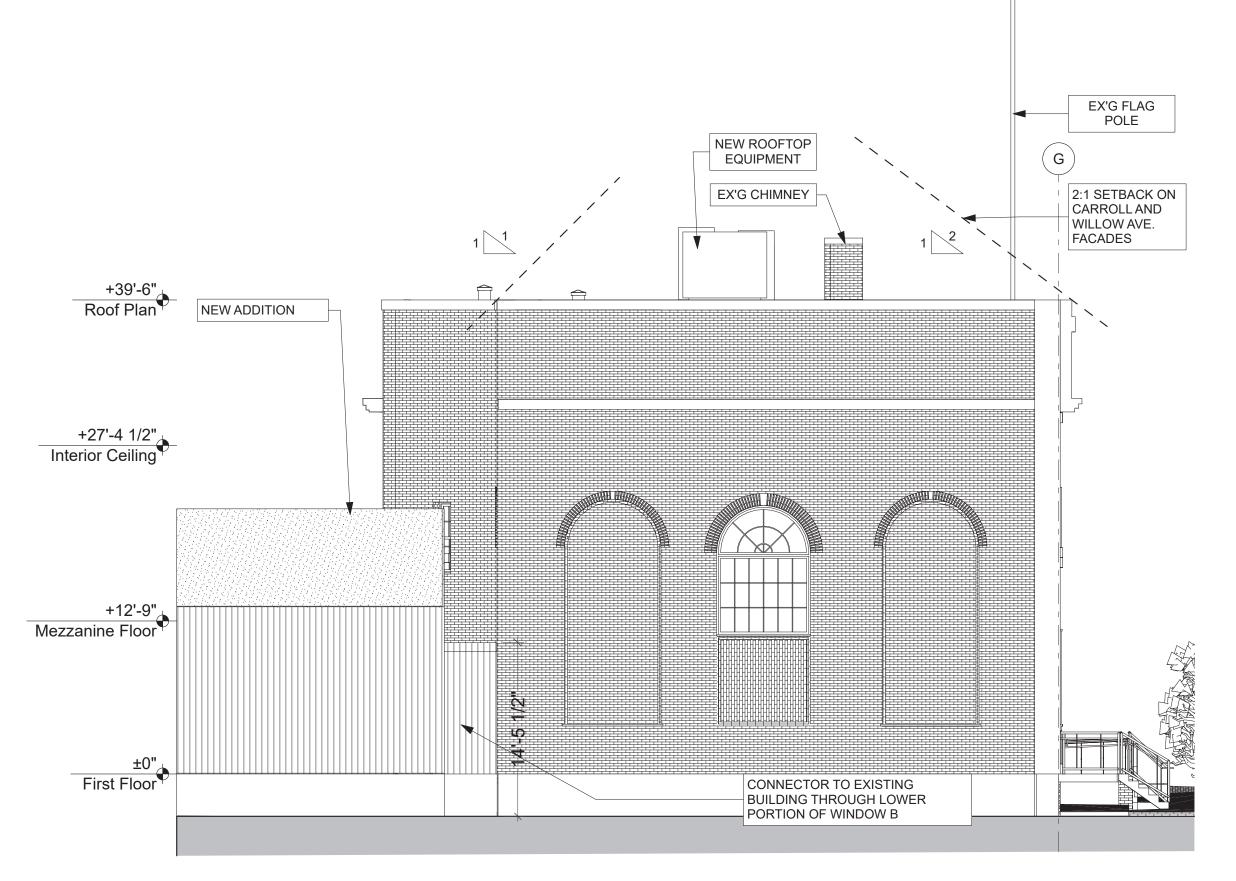
Proposed North Elevation

Scale: 1/8" = 1'-0"



Existing West Elevation

Scale: 1/8" = 1'-0"



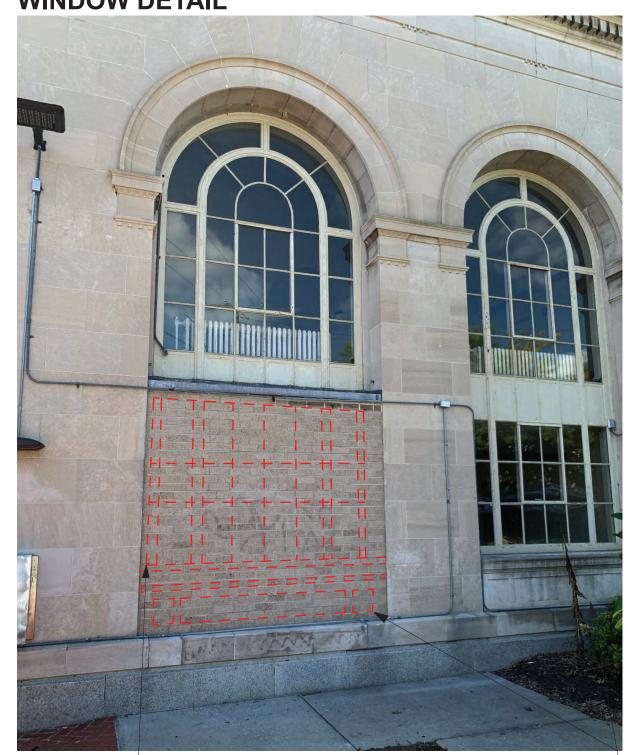
Proposed West Elevation

Scale: 1/8" = 1'-0"

EAST FACADE



WINDOW DETAIL



RESTORE STONE SILL WITH PROFILE AND SIZE TO MATCH EXISTING. SEE IMAGE TO THE RIGHT.

REPLACE EXISTING WINDOW WITH NORTHERN FACADE WINDOW. SEE NORTH ELEVATION.









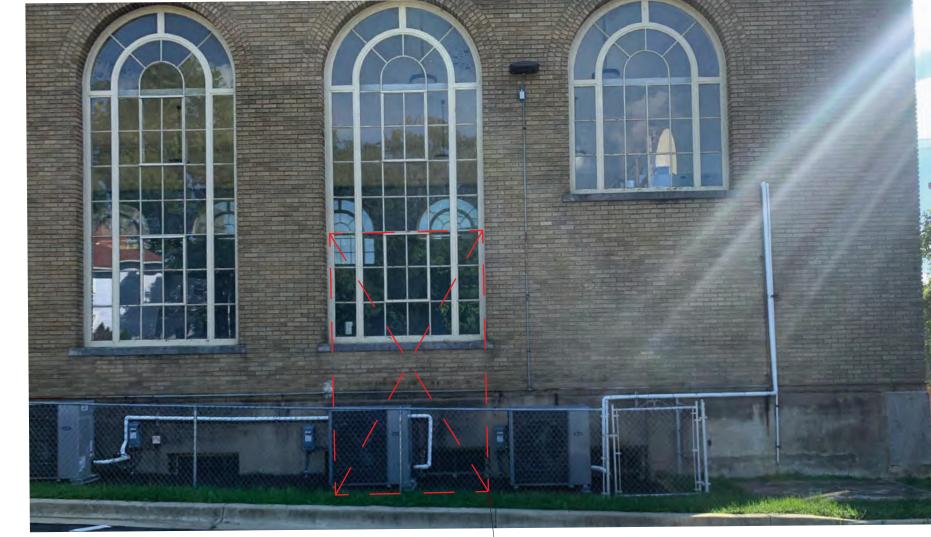
NEW ROOFTOP EQUIPMENT ADJACENT BUILDING

NORTH FACADE



NEW EGRESS DOOR NEW ENTRY POINT FOR EQUIPMENT LOADING

WINDOW DETAIL



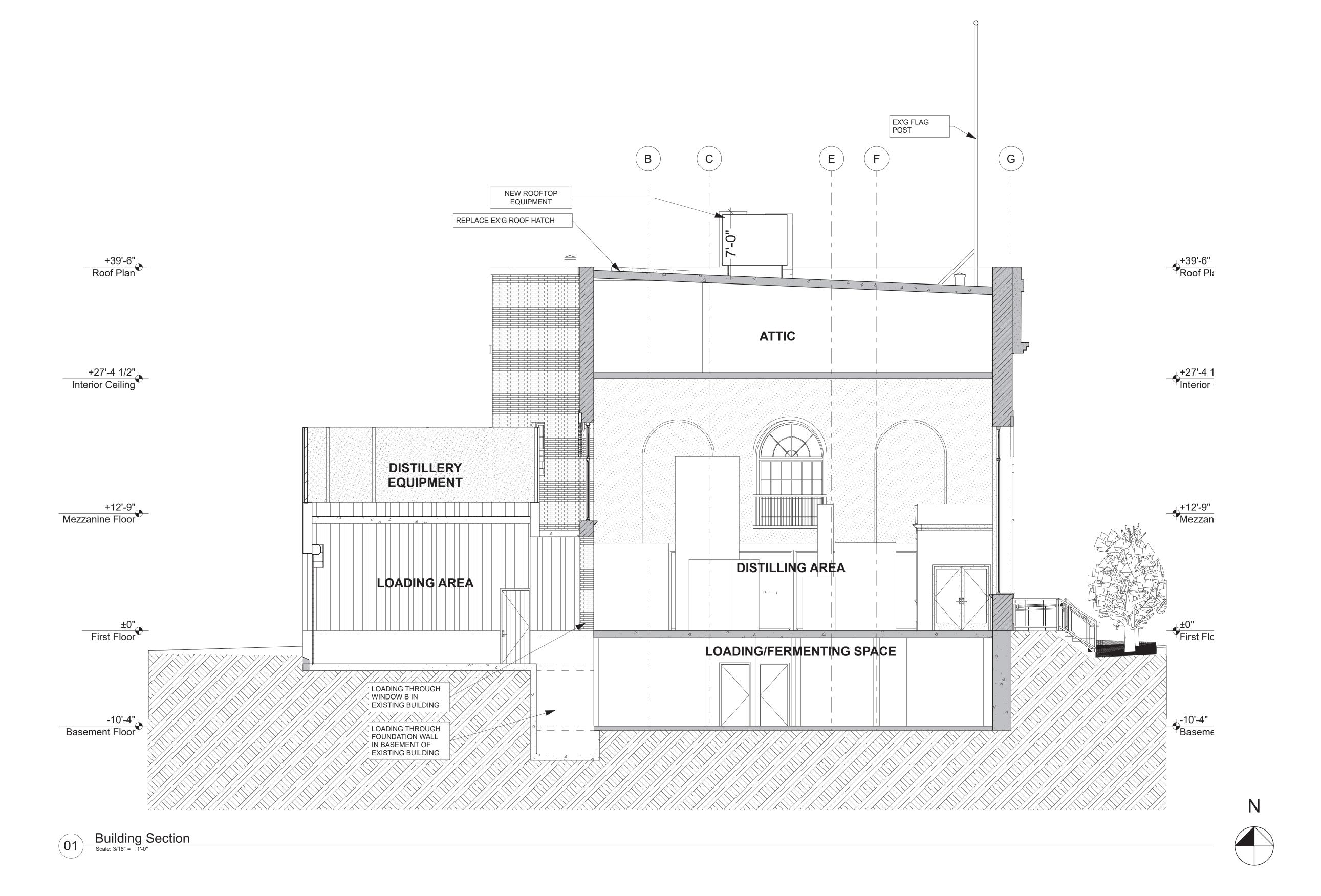
REPLACE WITH WINDOW FROM WILLOW AVENUE FACADE AND REMOVE SILL FOR ADDITION CONNECTOR



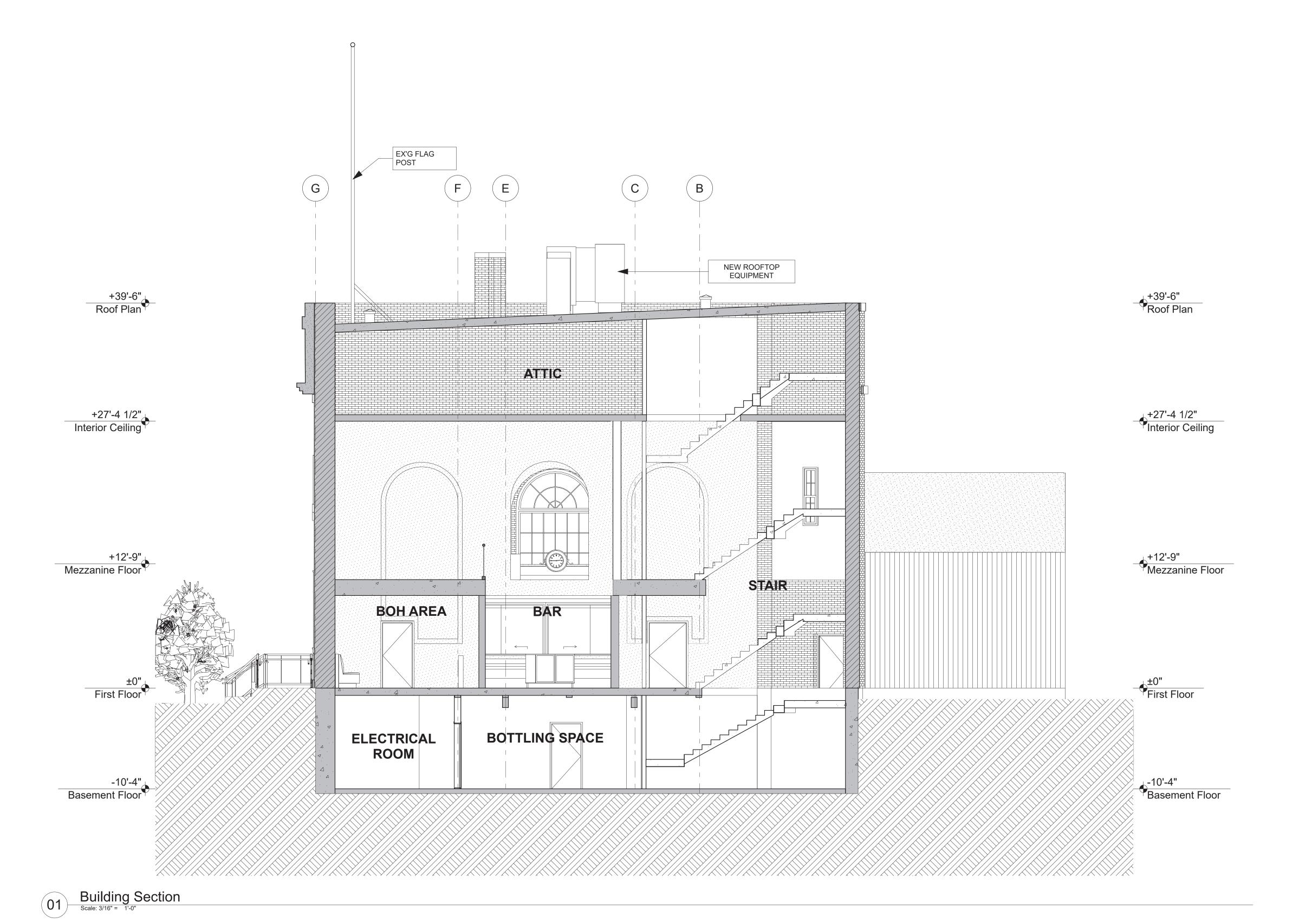
North Aerial View

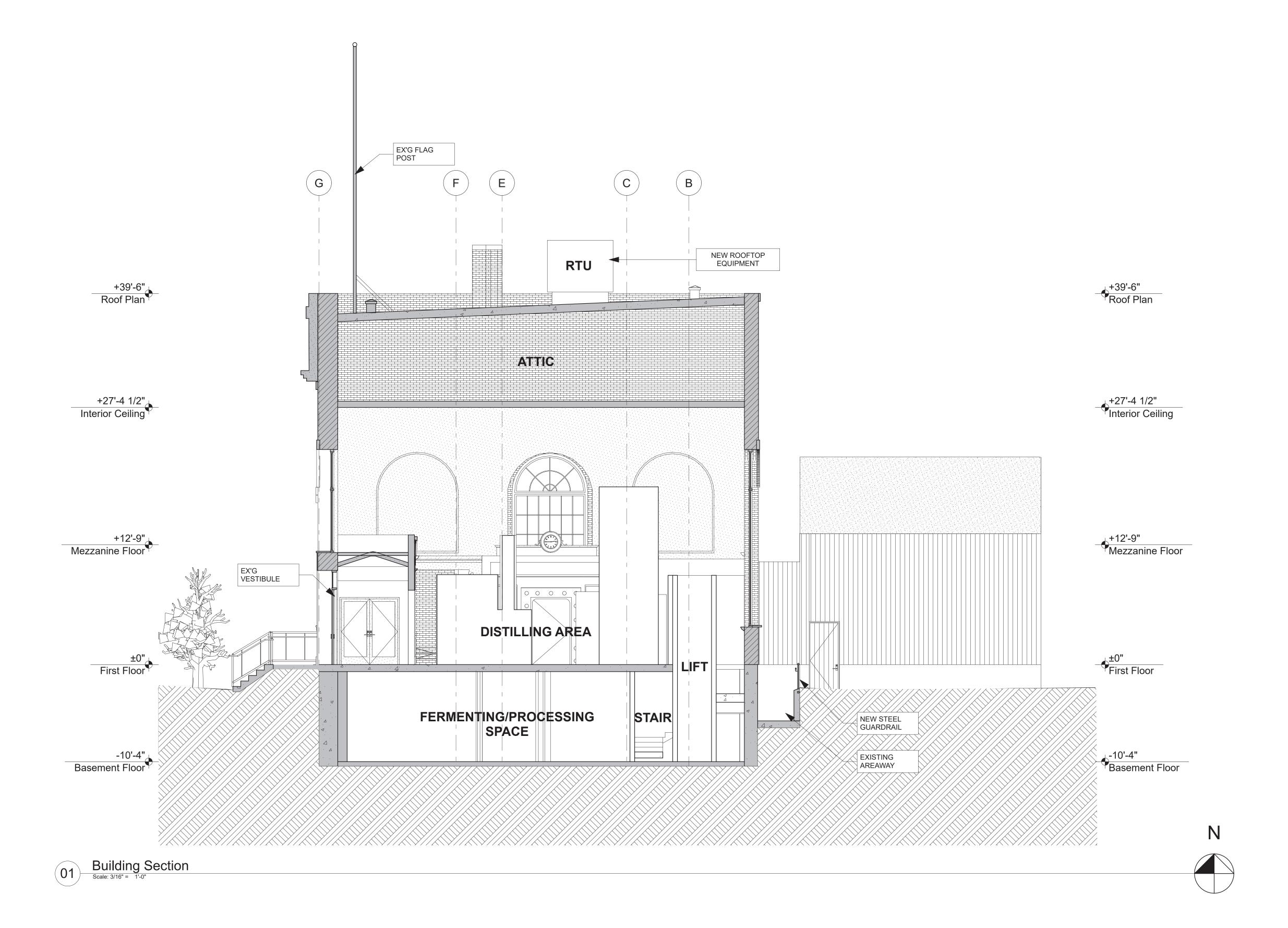
Scale: 1/4" = 1'-0"

REPLACE ROOF HATCH







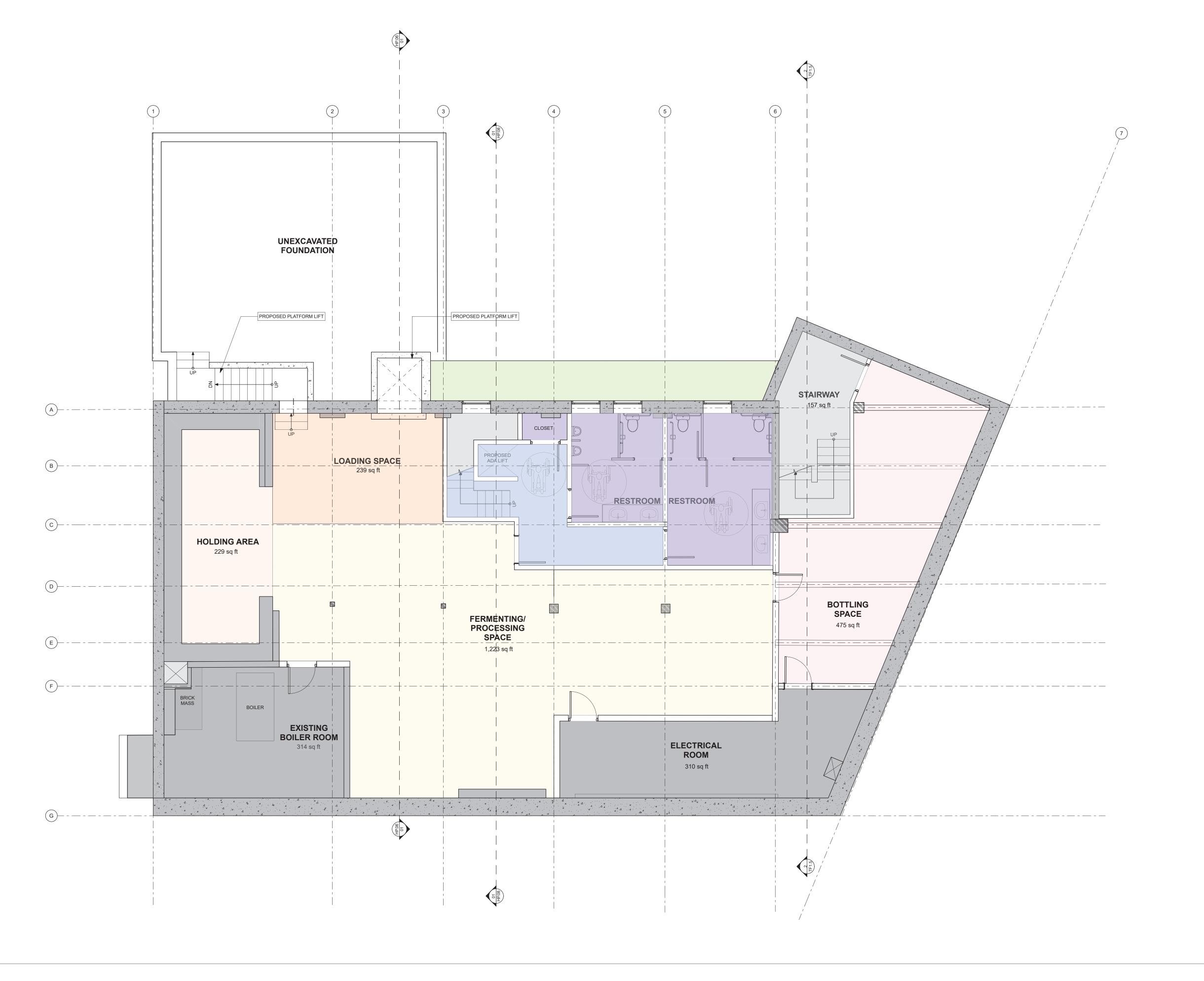


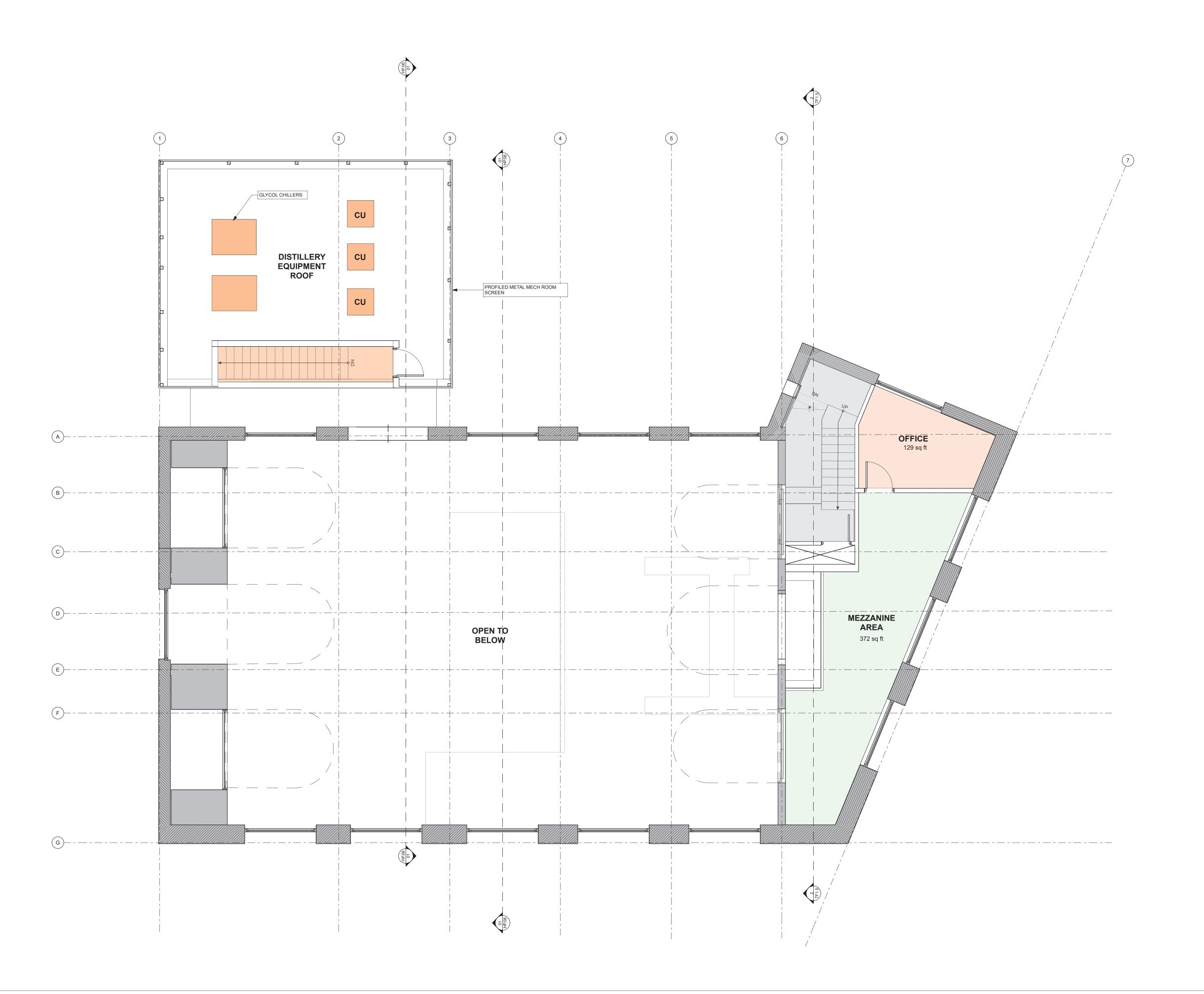






View From Corner of Carroll and Laurel Ave

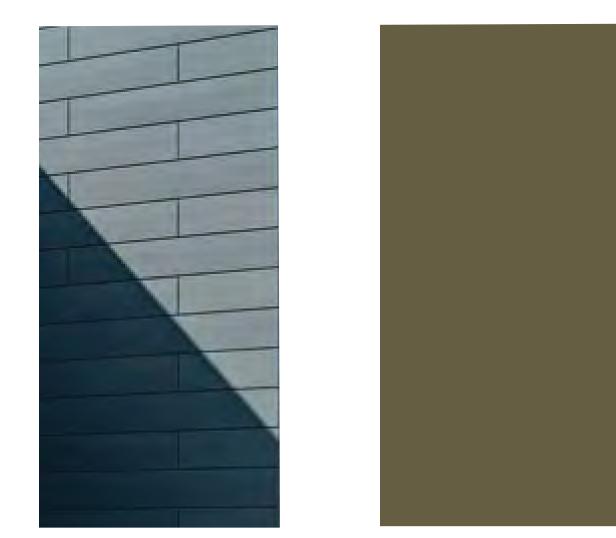




CORE arch
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1. PERFORATED ZINC MECHANICAL SCREENS



2. ARCHITECTURAL ZINC PANELS WITH SEAMS



3. CONCRETE BASE CAST IN PLACE CONCRETE WITH BOARD FORM FORMLINER





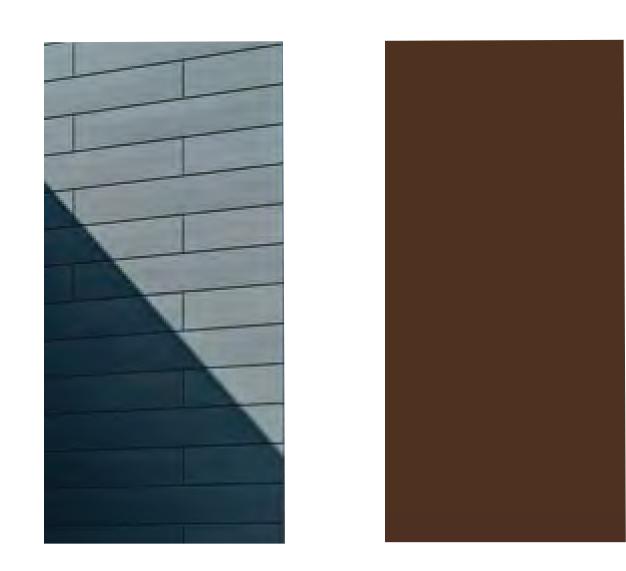
Opt. 1 Left View
Scale: 1:68.57

Opt. 1 Front View
Scale: 1:68.57





1. PERFORATED RED ZINC MECHANICAL SCREENS



2. ARCHITECTURAL RED ZINC PANELS



3. CONCRETE BASE CAST IN PLACE CONCRETE WITH BOARD FORM FORMLINER





Opt. 2 Left View
Scale: 1:68.57





Addition Material Opt. 2











E TAKOMA N

ide, Ferest Glen, Rockville, Sandy Spring, Brightwood, 16th St. TAKOMA PARK, MD.-D. C., THURSDAY, AUGUST 18, 1927. In Md. and D. C., ONE DOLLAR PER YEAR.

VOL. 5. NO. 26

ARMORY-FIRE-MEN FETE SAT.

PARADE STARTS AT 2

SIEVER SPRING, M.D., Anemu'ld, Complete for the highest day in Steve Search, M. Mrr. Nellie H. C. Taylor, 120 Alsay were and the defining of the highest day in Steve Search, M. Mrr. Nellie H. C. Taylor, 120 Alsay were and defined on the state of the state of

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The Destroy Garage
And 3 Auto Trycks

And 3 Auto Colors

And 3 Auto Trycks

And 3 Auto Tr

Silver Spring Rendy For Imperiod Silver Spring Rendy For Ritchie, Dedication And Firemens.

PARADE STARTS AT Z phone service and the wife to a bloosing the service and the wife to phone service and the wife to a bloosing the service and the service and the service and the service and the wife to a bloosing the service and the service

COUNTY FAIR

AUGUST 23, 24, 25, 26

To Organize Local NEW \$175,000 TAKOMA PARK BANK BUILDING TO BE FORMALLY OPENED TONIGHT

OFFICERS AND DIRECTORS TO GREET PUBLIC



H. F. TAFF, President



W. PRESTON GIBSON, Vice-President Cashier



E. BROOKE LEE,



GRACE CHURCH **RECTOR LEAVES**

Rev. Brown Tenders His Resignation at Meeting On Monday Night.

SILVER SPRING NEWS

SILVER SPRING, MD., August 17, 100 Rev. Clyde Brown, rector of Silver in opining Parish, which includes the laskscopal congregations at Woodside and Aspes, resdered his resignation at

PETITIONS FOR **GAS STATIONS**

cil Asked to Permit o Filling Statio

HEARING SEPT. 19TH

THE TAKOMA NEWS THE TAKOMA NEWS GRACE CHURCH RECTOR LEAVES 131 Cward drawns, The Company of the

THE TAKOLA REWS

133 Control dynams. The control dynamics of the control of the c

Mrs. O. A. Miller and Miss Martha Miller of Montrellis. N. J.; are questi this week in the times. O. Malor and Mrs. Prank Mosermar, 600 Fish of Captain and Mrs. Cafford Cony who Captain and Mrs. Cafford Cony who recently been authorized in Buston, have returned to the Park and taken have returned to the Park and taken for property of the Section of the Mrs. Harry K. Hobart and son, Fred, 7204 Chestout st., are spending some time at Wildsmood, N. J. Mr.

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SANDY SPRING. ARMORY-FIREMEN

(Continued from Page 1)

PROGRAM AND ORDER OF
EVENTS.
2 00 P. M.—Parade: Woodsid
School to Patkland Drive, east to Slig
ave... west to Georgia ave... north

Disis.

Disinguished Goreta,
10—Apparatus and delegations from
volunteer fire departments, interspersed with floats entered by Fatroide, Civik, Praternal and Business organizations, and
The Washington Grove Band,
The Army Music School Band,
PROGRAM:
3:30—Firemen's contests and award of
prices.

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THE BUILDING IS A CREDIT TO OUR COMMUNITY

and one of which all the commercial interest and citizens may well feel proud. Such a magnificent structure, modern in every detail, beautiful in design, stands as a monument to the integrity and efficiency of the officers and directors of the Takoma Park Bank, and the faith withal that the community rests in those officers and directors of the financial institution.

Recognizing that a strong bond of community interests must obtain between the business interests, the community and the banks that serve them, and realizing that the condition of such banks reflect the economic status of a community, we feel doubly happy to extend our warmest congratulations to the men of the Takoma Park Bank who have brought the institution to such a high state of efficiency.

The new banking house is one in which we all feel pride and we commend the enterprise of those responsible for the undertaking that brought to Takoma Park the building now to be occupied by the bank as its future home.

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forever and ever: A sergit of
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Buring the warm weather come here for your toners and lanches. We serve delicious salads, ut make pies and Breyer's Icc Cream. Ifter the Show Stop in for a Bite and a Chat.

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1927	coach.	de	bire	O	n s	tr	á	or		20	a	625
1927	landau	v	7	ne	'n	at.	4	to	ä	ď.		775
1925	coupe	æ		90		83	-		2		2	375
1926	cnach .	38.	й				8		0		3	425
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(Continued from page one)

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IOMA PARK BAPTIST CHURCH last he fid. and Aspen St. Rev.

CHARLES OF THE PROPERTY OF THE PARTY OF THE

TAKE THE ADMINST OF THE DESIGNATION OF THE DESIGNATION AND THE PARK THE PAR

mentage school, \$150 a.m. Morange player and sarmon, 11 a.m. evening player and sarmon, 12 b.p. player and sarmon, 12 b.p. player and sarmon, 12 b.p. player and sarmon stop player and sarmon p

Stiver Spring Mission Assery—Church School 5 45 a.m.: Evening Prayer, 5:45 p.m.

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