

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7001 Carroll Ave. and 7012 Westmoreland Ave., Takoma Park	Meeting Date:	9/6/2023
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	8/30/2023
Applicant:	Mark Levin	Public Notice:	8/23/2023
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Partial Demolition and Reconstruction and Storefront Construction		

RECOMMENDATION

Staff recommends the applicant make any revisions based on the HPC's feedback and return for a second preliminary consultation.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Commercial
DATE: c.1940

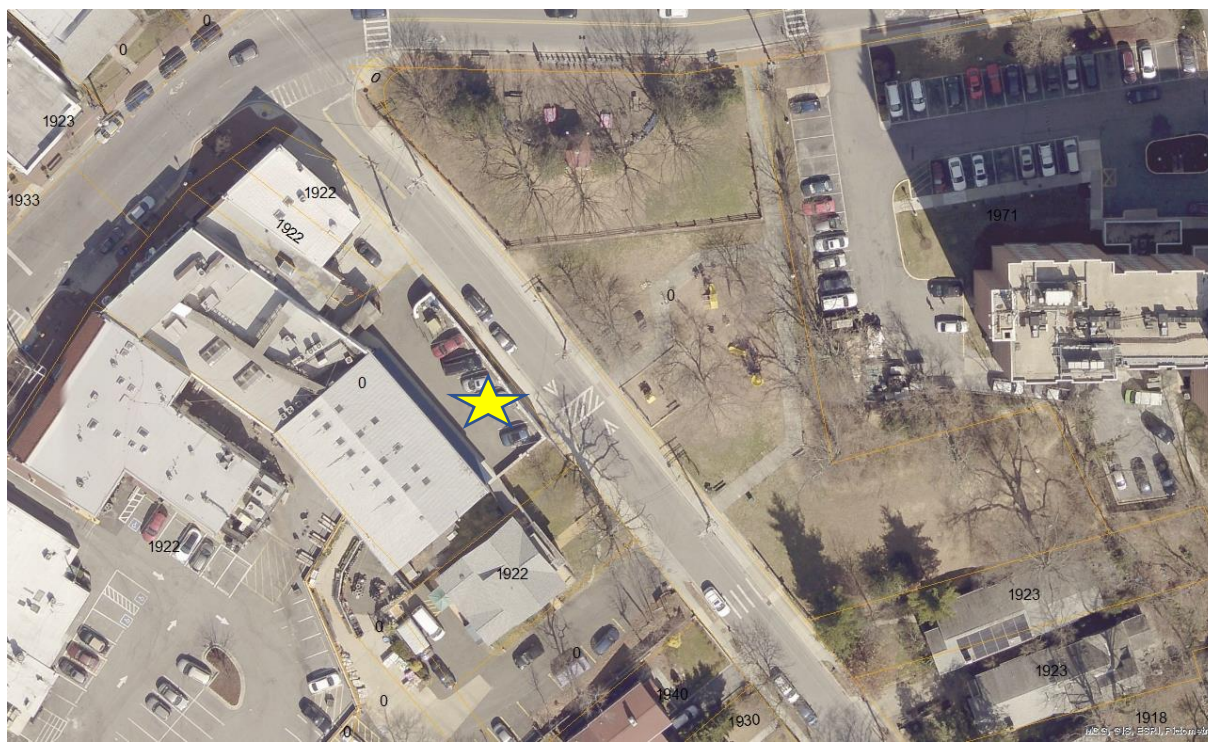


Figure 1: The roof of the subject property serves as parking for 7012 Westmoreland.

PROPOSAL

The applicant proposes to demolish the parking deck and replace it in-kind, construct a new storefront along Westmoreland, and construct a new walkway between the parking deck and 7010 Westmoreland Ave.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Non-Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The 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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

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
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; 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 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.

STAFF DISCUSSION

The subject property is a commercial structure located along Westmoreland Ave., Takoma Park. The subject property serves as a parking deck for 7012 Westmoreland Ave. but also includes a commercial storefront. The storefront is currently not used. The parking deck and walls are suffering from structural degradation. The applicant proposes work in three areas: replacing the parking deck, installing a new storefront, and constructing a new walkway between 7010 and 7012 Westmoreland.

First, the applicant proposes to demolish the existing deck and reconstruct it. While the schematic drawings show that the dimensions of this work appear not to exceed the existing, there may be zoning or other site considerations that require changes. Additionally, the exterior finishes and structural components of the deck may cause a change in height or other design changes. The HPC should request further specification of all items at the permit-ready drawings phase.



Figure 2: The subject property along Westmoreland Ave.

Second, the applicant proposes to demolish a significant portion of the existing concrete and brick retaining wall, rebuild the structure and concrete retaining wall, and install a new storefront and patio area. The patio area will expand the footprint of the existing retaining wall and retail space.

The proposed retaining wall will be horizontal board-formed raw concrete and will be divided by sections of wire grid – to accommodate a green wall – with lighting fixtures above. The applicant proposes to install a storefront system in the two southernmost bays along Westmoreland Ave. and a concrete patio accessed by an aluminum garage door in the south-facing bay. Dimensions were not included in the application materials. To the south of the patio, the applicant proposes to install a set of exterior stairs with metal railings with wire mesh inserts. The existing grass hillside will be excavated to accommodate the proposed patio and stairs.



Figure 3: Rendering of the proposed replacement deck, retaining wall, retail area, and patio.

Staff finds the structural repairs are necessary and should be completed as soon as feasible. Staff additionally finds the concrete replacement to be appropriate under the *Design Guidelines* which direct the HPC to approve alterations to non-contributing resources provided they do not impact the size and massing to the detriment of the surrounding streetscape.

The primary issue for this preliminary consultation is the appropriateness of the expansion to the south. Staff finds the design and materials of the proposed patio are in keeping with the revised design for the storefront and retaining wall. Because dimensions were not provided Staff cannot provide more analysis except to say the size appears to be compatible with the storefront bays. The railing further extends the space south towards the residential area along Westmoreland Ave.

Staff requests feedback from the HPC regarding the appropriateness of the size, footprint, massing, design, and materials of the proposed alterations.



Figure 4: Current condition of the proposed patio location.

The final alteration shown in the drawings is a new walkway between 7010 and 7012 Westmoreland Ave. Based on the drawings Staff cannot determine if the applicant proposes to replace only the railing with a new railing to match the details of the proposed exterior stair, discussed above, or if the whole walkway will be replaced.

Staff finds the size and massing of the proposed walkway appear to be consistent with the existing construction, so Staff finds under the *Design Guidelines* for non-contributing resources the change is likely appropriate. Staff reminds the applicant that full details for the work proposed need to be submitted as part of a second preliminary consultation application. The majority of design drawings submitted are schematic and do not include specifications, details, or comprehensive structural information. These items should all be included for review in a second preliminary consultation. Additionally, some of the renderings seem to show work happening off-site and adjacent to the streetscape. This should be clarified or removed in future submissions.



Figure 5: Rendering showing the proposed expanded patio space and stairs to the south.

STAFF RECOMMENDATION

Staff recommends the applicants make revisions based on the HPC's feedback and return for a second preliminary consultation.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1039931
DATE ASSIGNED _____

APPLICANT:

Name: Bruce Levin Blevine
 Address: 5616 Namakagan Rd E-mail: blevin@keystarrealestate.com
 Daytime Phone: 202-744-9782 City: Bethesda, MD 20816 Zip: _____
Tax Account No.: 13-010784
70

AGENT/CONTACT (If applicable):

Name: _____ E-mail: _____
 Address: _____ City: _____ Zip: _____
 Daytime Phone: _____ 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: 7001 ~~St~~ Carroll Avenue

Town/City: Takoma Park, MD Nearest Cross Street: Westmoreland and Carroll

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

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 checked="" type="checkbox"/> New Construction | <input checked="" 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 checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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 7/29/23
Date

Adjacent and Confronting Properties:

Takoma Park, MD 20912

7005 Carroll Avenue

6905 Laurel Avenue

7010 Westmoreland Avenue

7012 Carroll Avenue

7006 Carroll Avenue

7000 Carroll Avenue

7007 Westmoreland Avenue

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

7012 Westmoreland Ave is the previous home to a local car dealership. Comprised of an upper level retail and office building to remain and old service area of the dealership that is below the elevated parking lot.

The build sits across from a park and is adjacent to small residential style businesses.

The service area has been abandoned for years, and has fallen into disrepair. The painted brick retaining wall is failing and there is significant water infiltration in the lower building, causing addition structural weakness.

(7012 Westmoreland is the part of 7001 Carroll Avenue that face Westmoreland Avenue)

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

The primary focus of the work is to restore the structural integrity of the failing masonry wall and stop the water infiltration that is causing structural degradation.

The primary parking deck over the failing service bay, will be demolished to make way for the demolition and replacement of the retaining wall.

The new work will restore the structural integrity of the building. A new concrete retaining wall and parking deck

with new railings will be installed. Replacement storefront will be installed to create a small retail space. The plan west wall will be opened up with a garage type door to create an outdoor pation area. All the elevations will be enhanced with green wall features to soften the street presence to the public.

Work Item 1: <u>Structural</u>	
Description of Current Condition:	Proposed Work:
Failing masonry retaining wall and degrading parking deck	Demolish wall and deck and replace with new construction, with new green wall and structural steel detailing and open air raling at parking deck.

Work Item 2: <u>Enclosure</u>	
Description of Current Condition:	Proposed Work:
Failing aluminum storefront system	Replace with new storefront system and new garage door type opening to create outdoor patio.

Work Item 3: <u>Site</u>	
Description of Current Condition:	Proposed Work:
Existing grass hillside	Excavate hills to provide for new patio area. Fill to be reused on site to level area between the two existing structures. One large shrub to be removed.

7012 Westmoreland Avenue



I certify that these documents were prepared or approved by me, and that I am a duly licensed Architectural Engineer under the laws of the State of Maryland.
 email: sara@bldg.cc
 License number 42752, Expiration Date: 10/11/2018

Professional Seal



PROJECT TEAM

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

PROJECT ADDRESS

7012 WESTMORELAND AVE
 TAKOMA PARK, MD

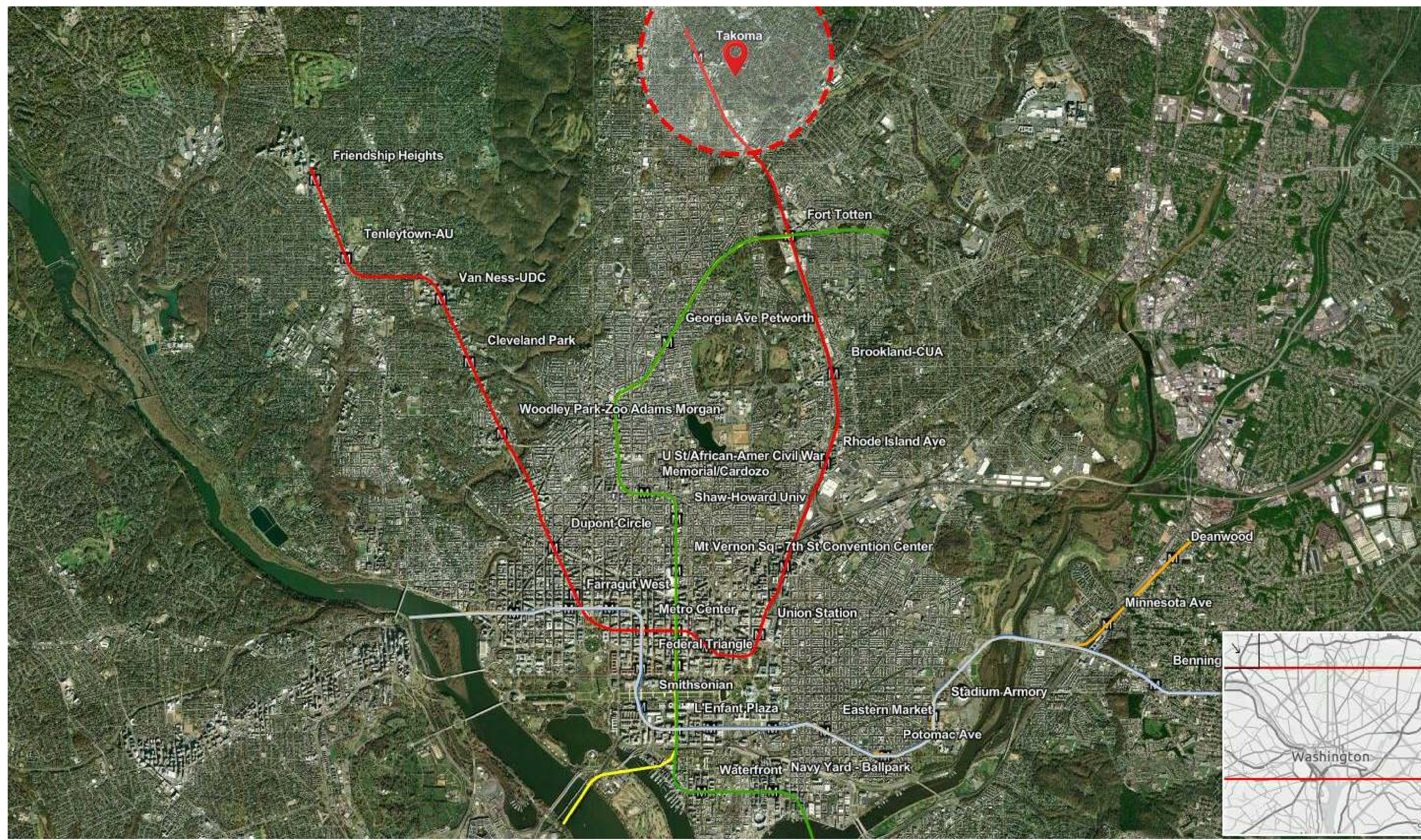
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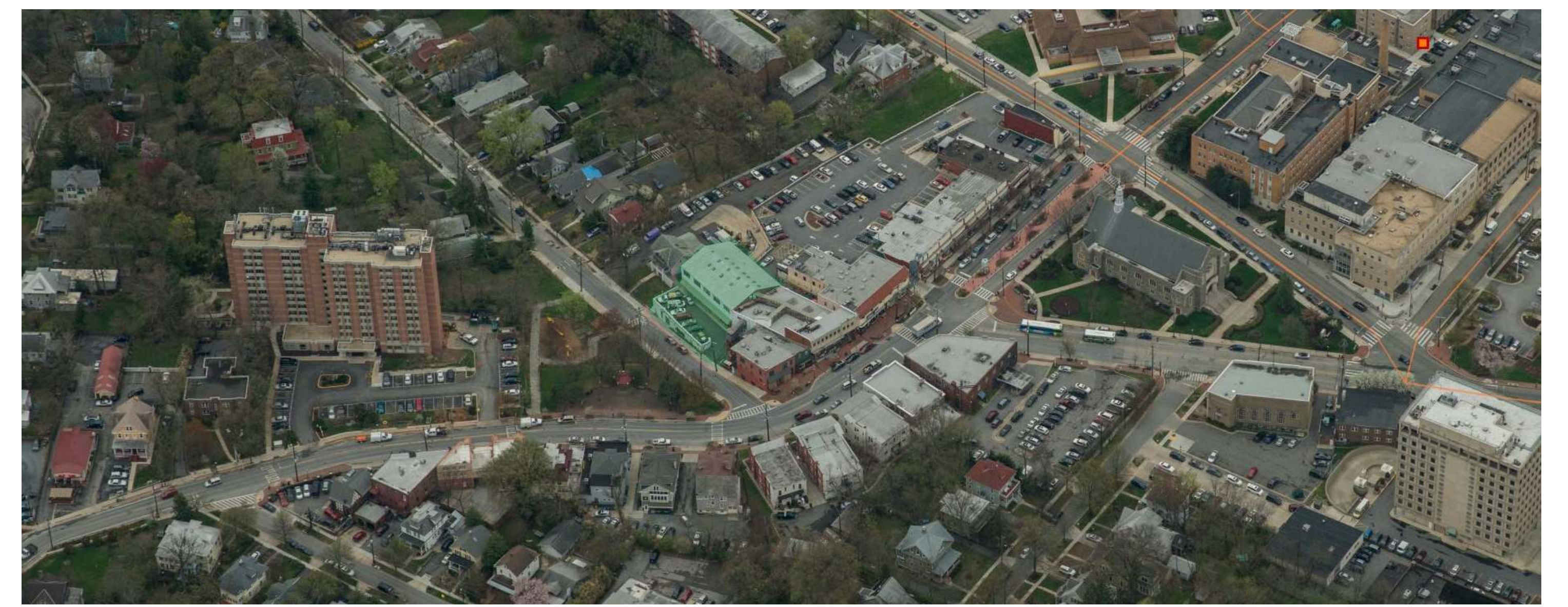
ISSUE RECORD	DATE	TAG

WESTMORELAND

COVER SHEET
SD.000



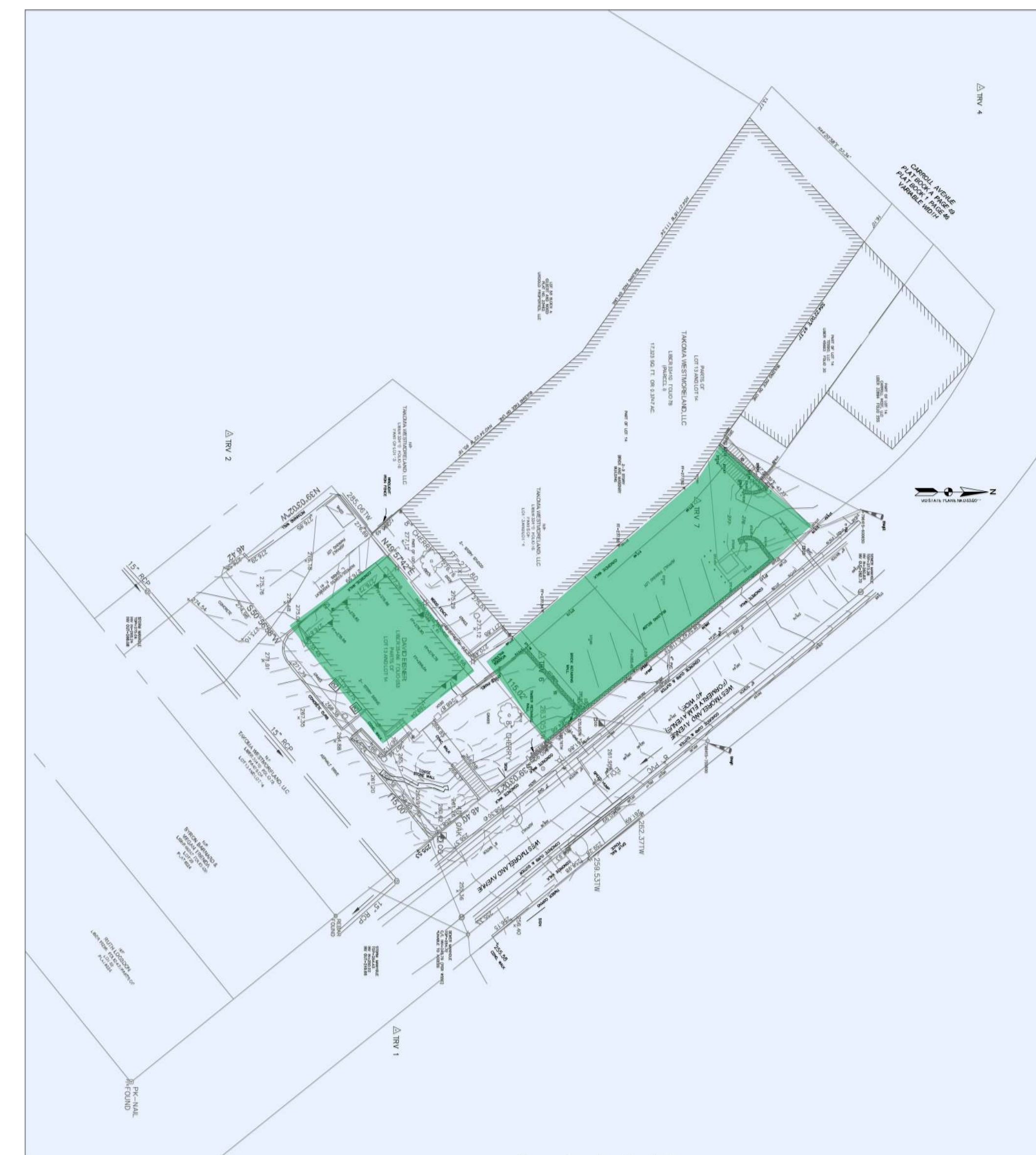
LOCATION IN THE CITY



NORTH FLY VIEW



SOUTH FLY VIEW



SURVEY LOCATION OF PROJECT

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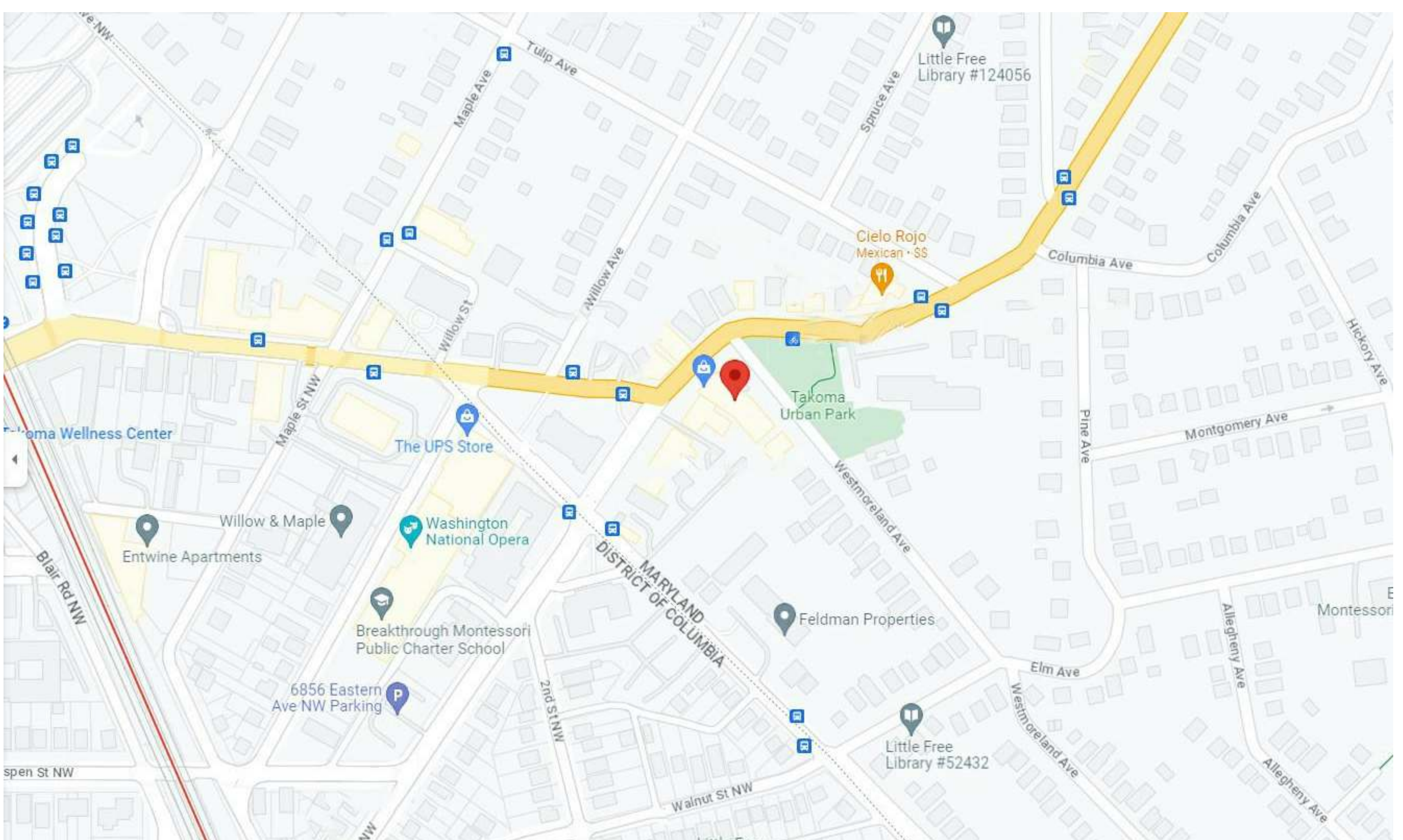
WESTMORELAND

ISSUE RECORD	DATE	TAG

WESTMORELAND

GENERAL LOCATION

SD.09



2 SITE LOCATION
1/2" = 1'-0"



3 NEW CONDITION
1/2" = 1'-0"

1 SITE CURRENT CONDITION
1/2" = 1'-0"

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CURRENT SITE CONDITION

SD.07



1 SITE PLAN
3/16" = 1'-0"

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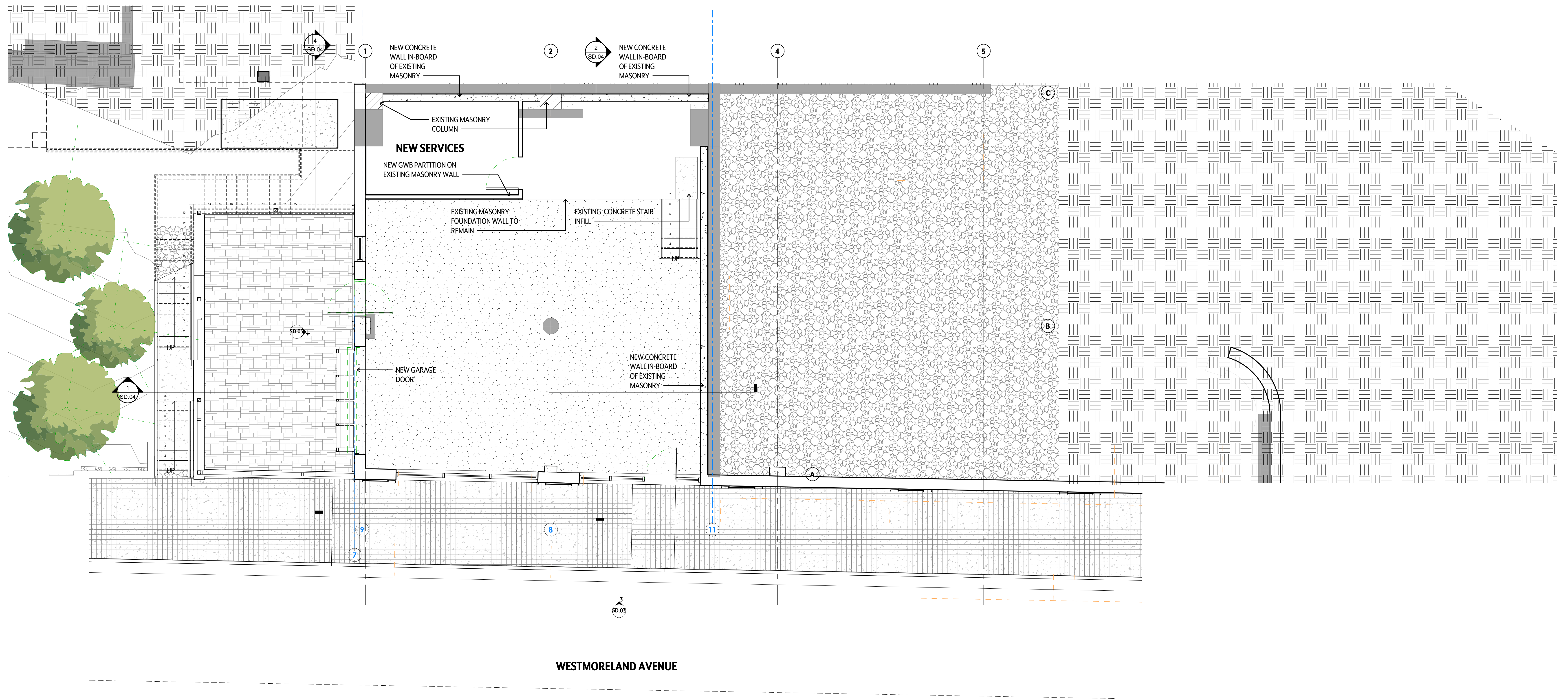
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SITE
SD.00



2 ENTRY LEVEL NEW WORK
1/4" = 1'-0"

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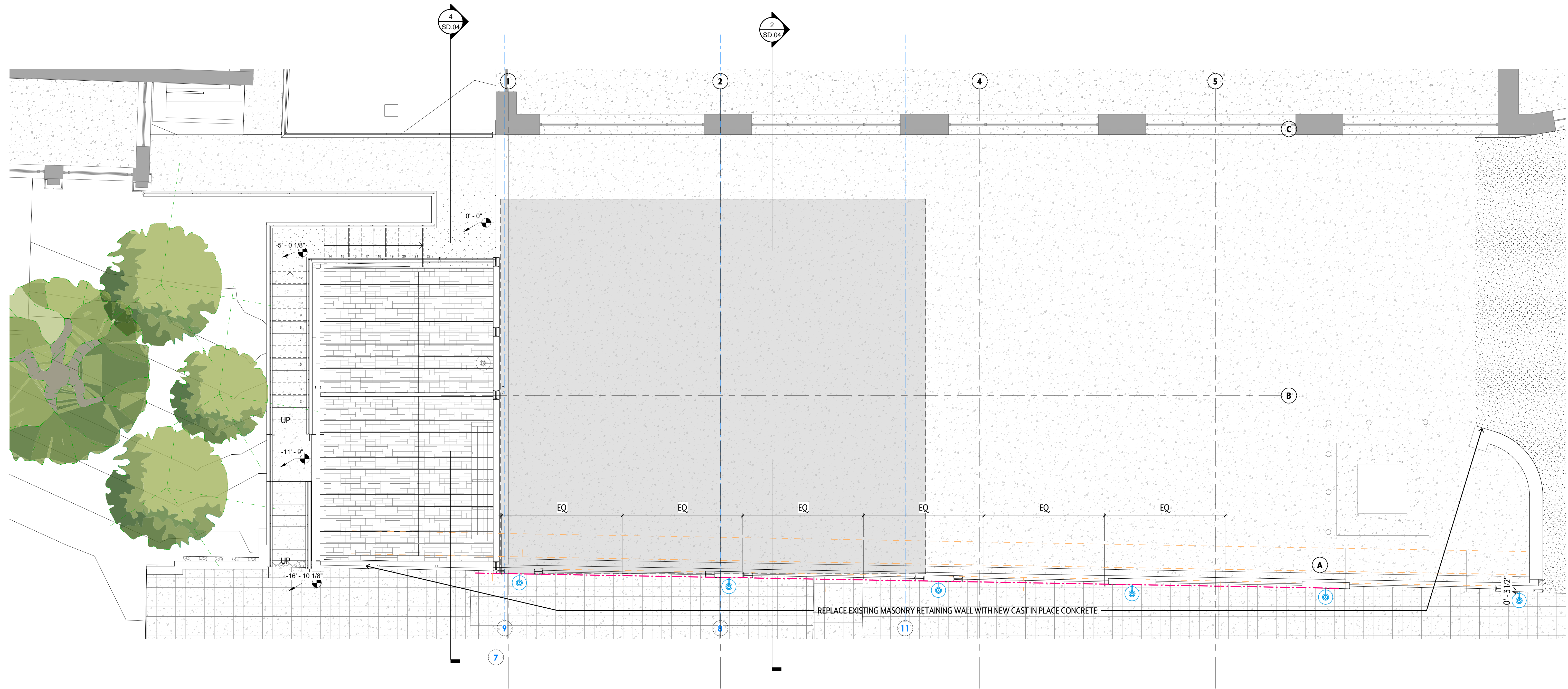
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PLANS
SD.01



1 PARKING LEVEL NEW WORK
1/4" = 1'-0"

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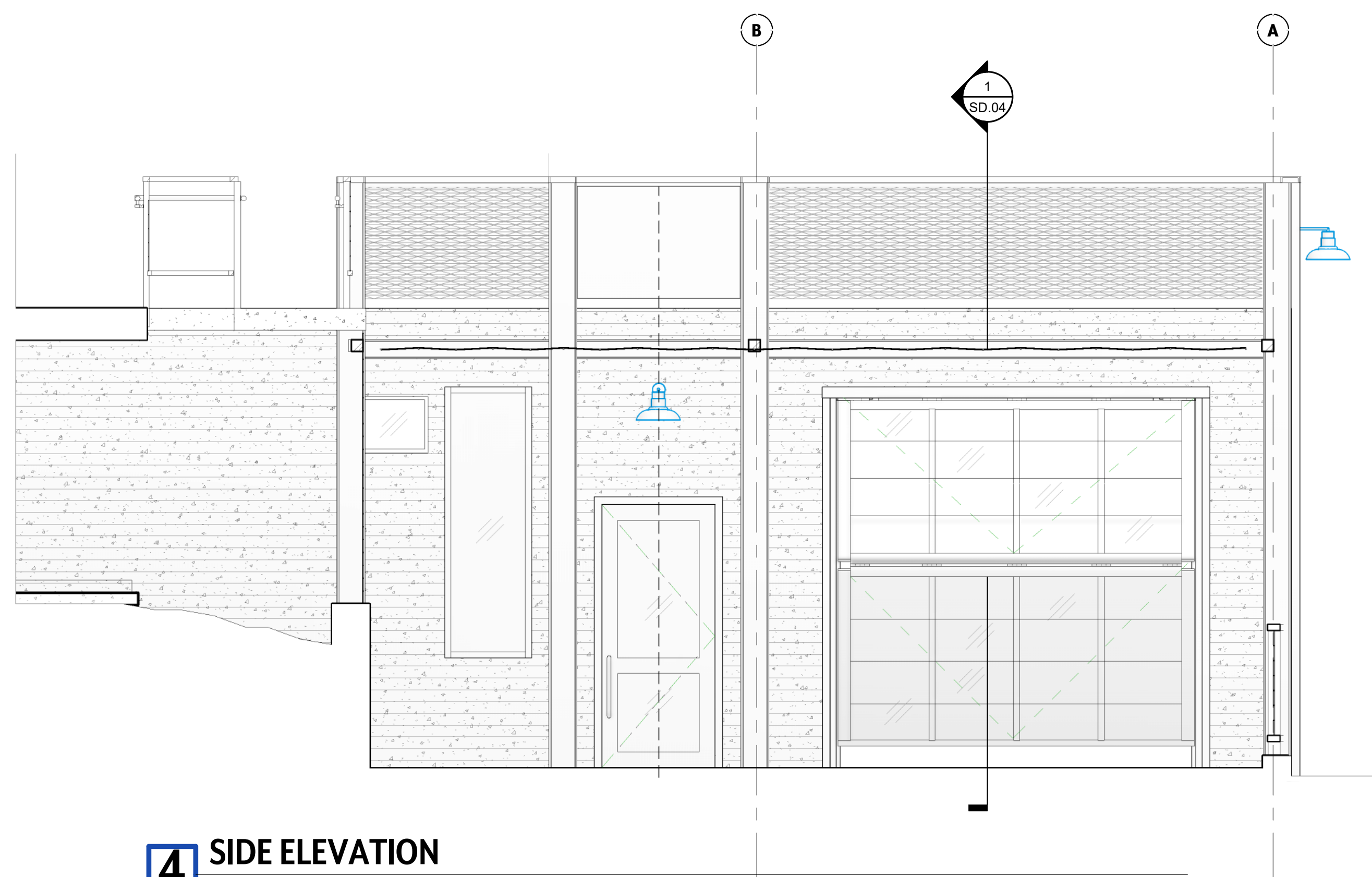
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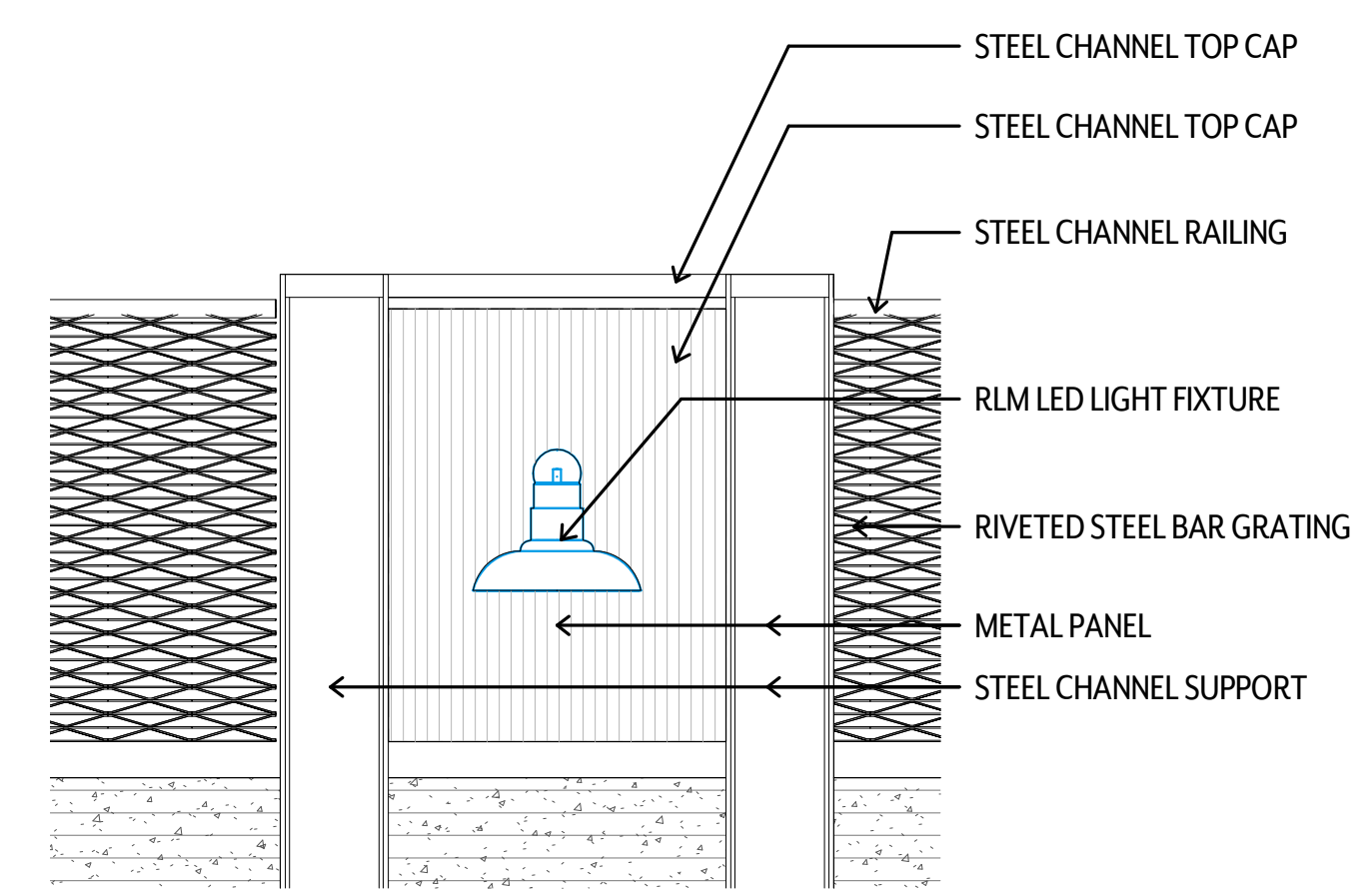
PLANS
SD.02



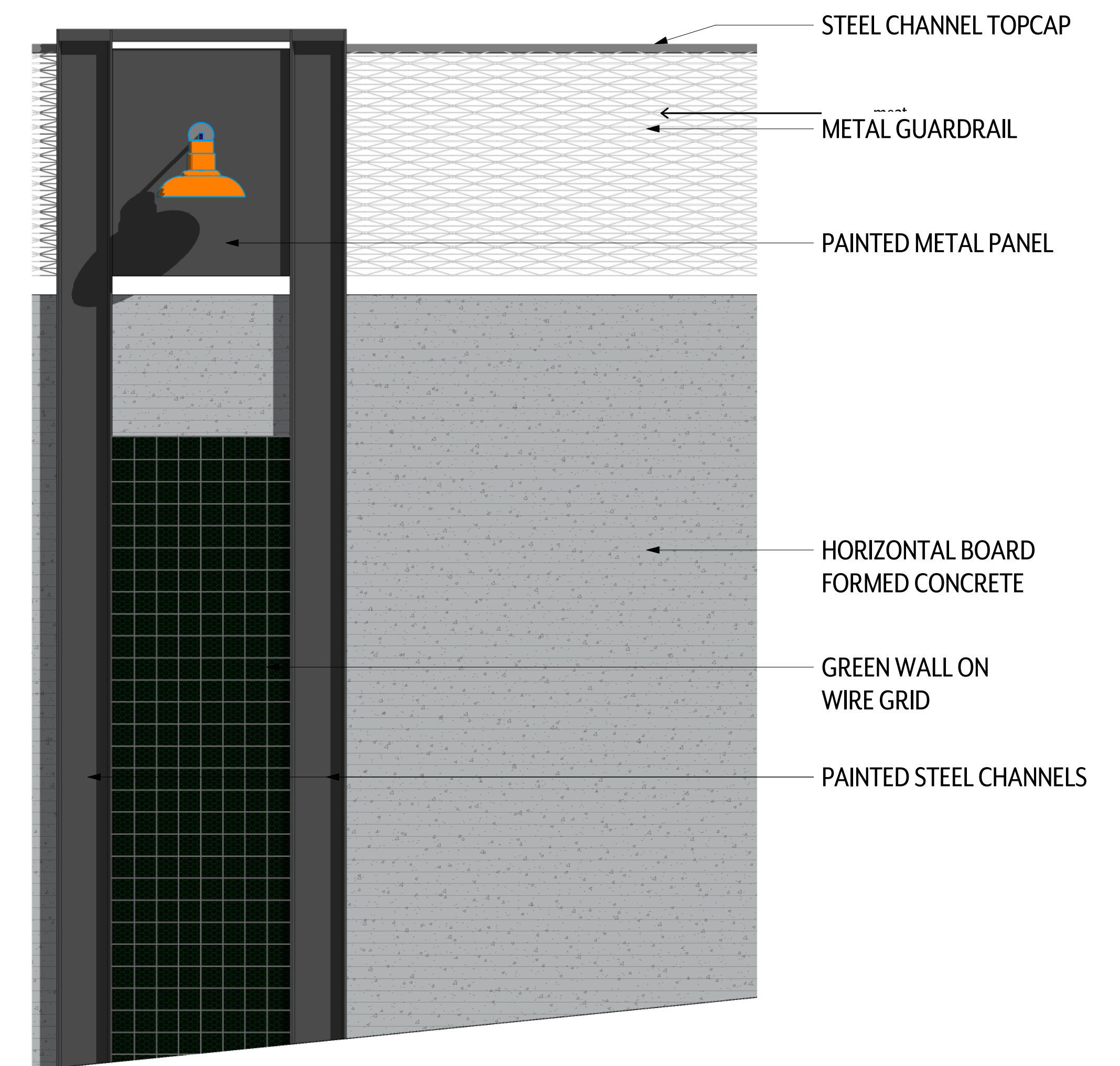
3 STREET ELEVATION
3/8" = 1'-0"



4 SIDE ELEVATION
3/8" = 1'-0"



1 LIGHT DETAIL
3/4" = 1'-0"



6 MATERIAL DETAIL
3/4" = 1'-0"

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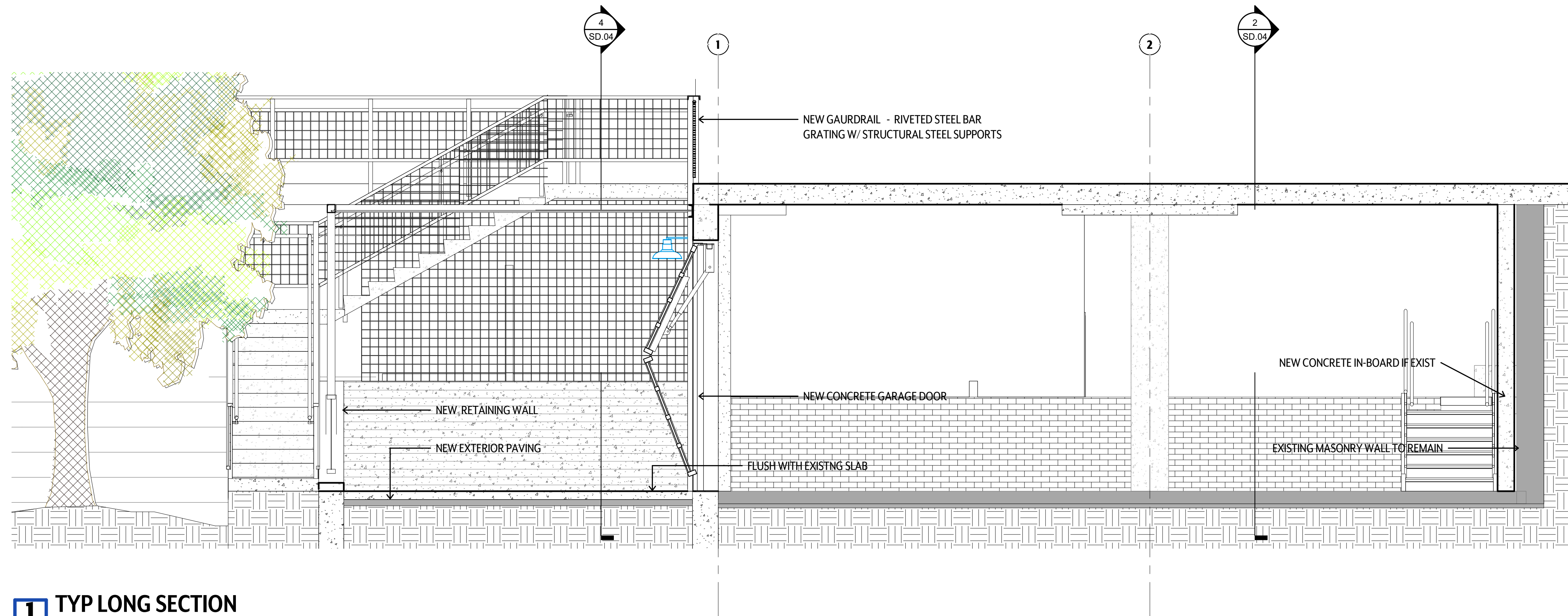
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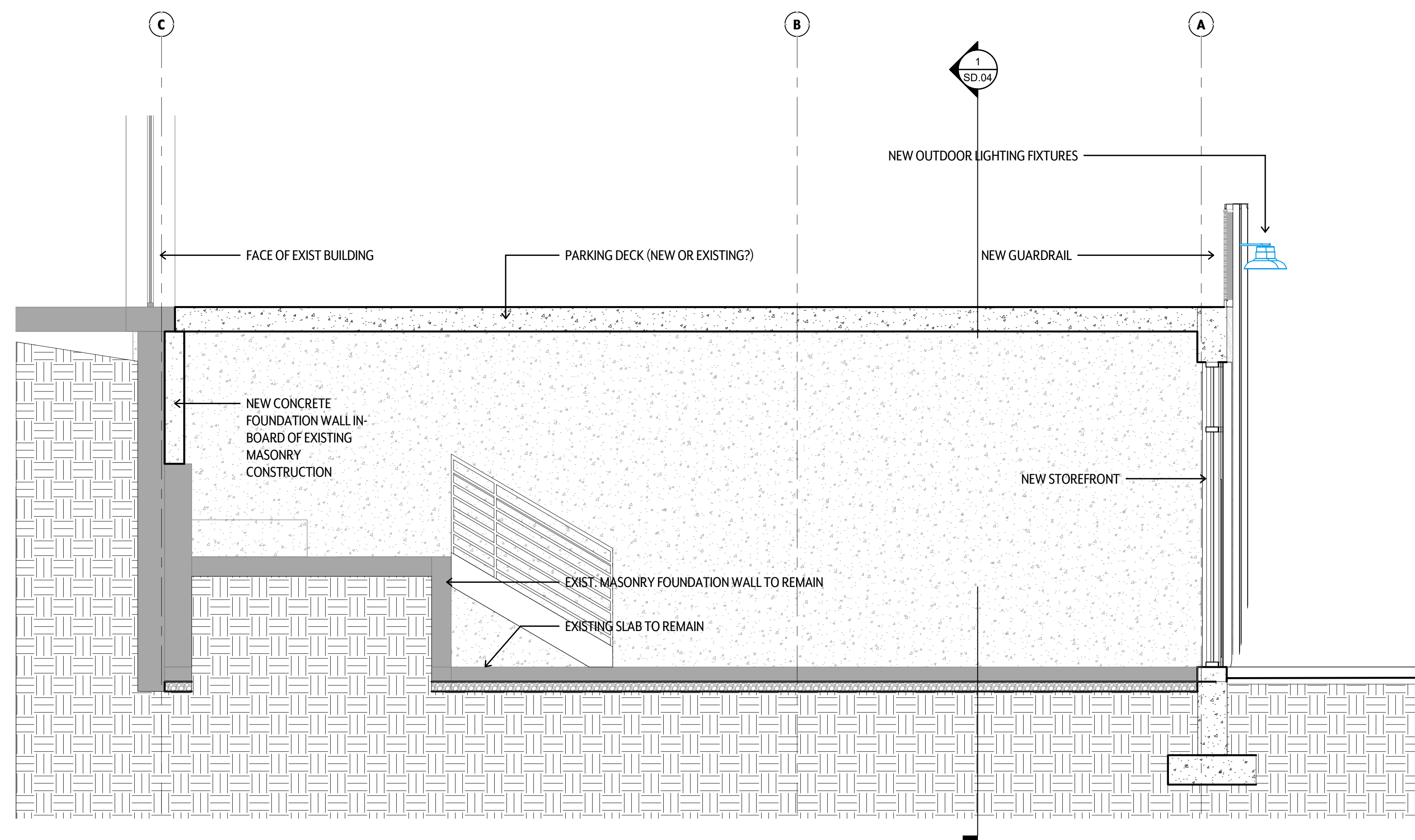
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ELEVATIONS & DETAILS

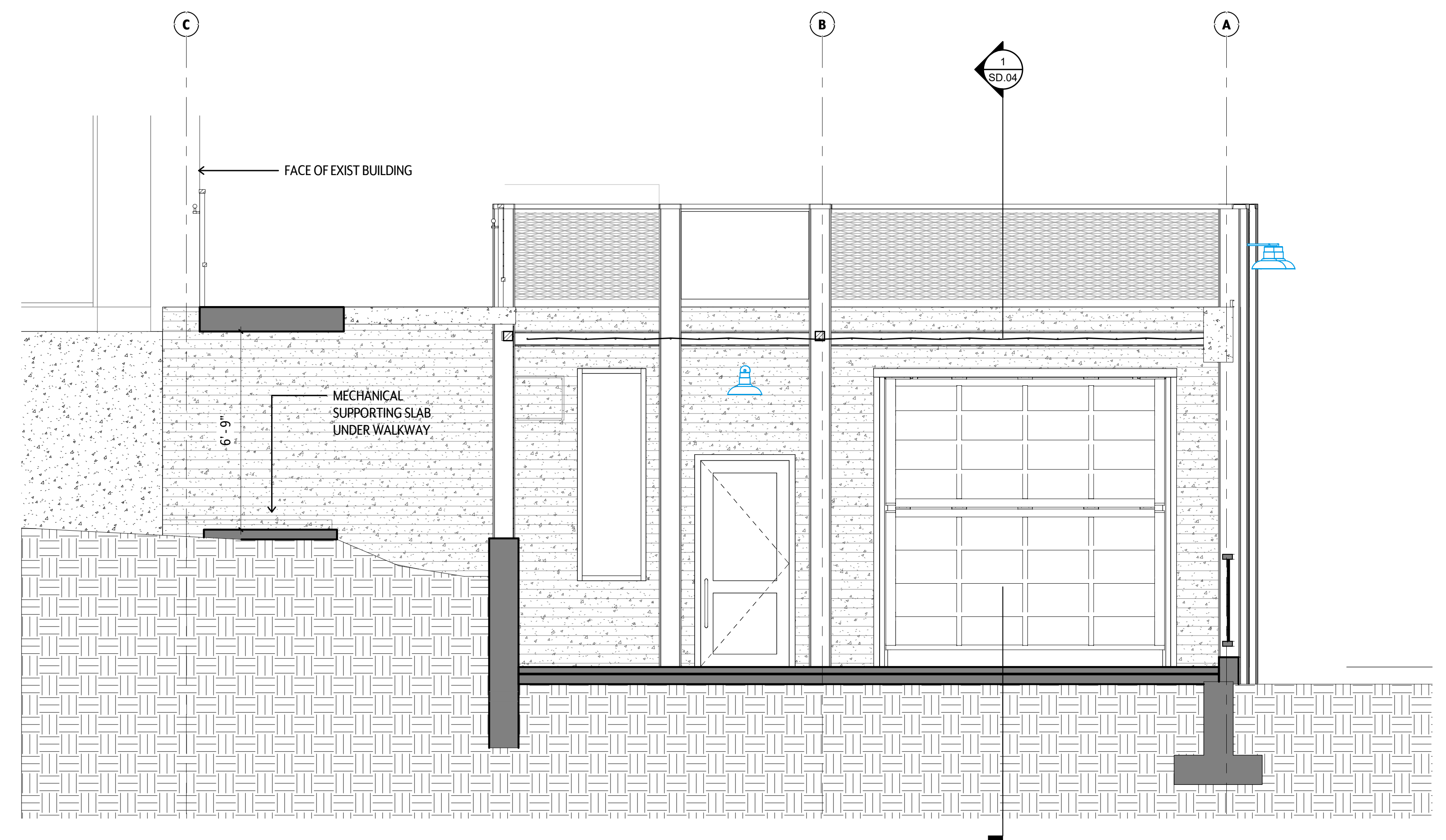
SD.03



1 TYP LONG SECTION
3/8" = 1'-0"



2 SHORT SECTION
3/8" = 1'-0"



4 SHORT SECTION 2
3/8" = 1'-0"

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SECTIONS & AXO

SD.04



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RENDERING

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RENDERING

SD.06

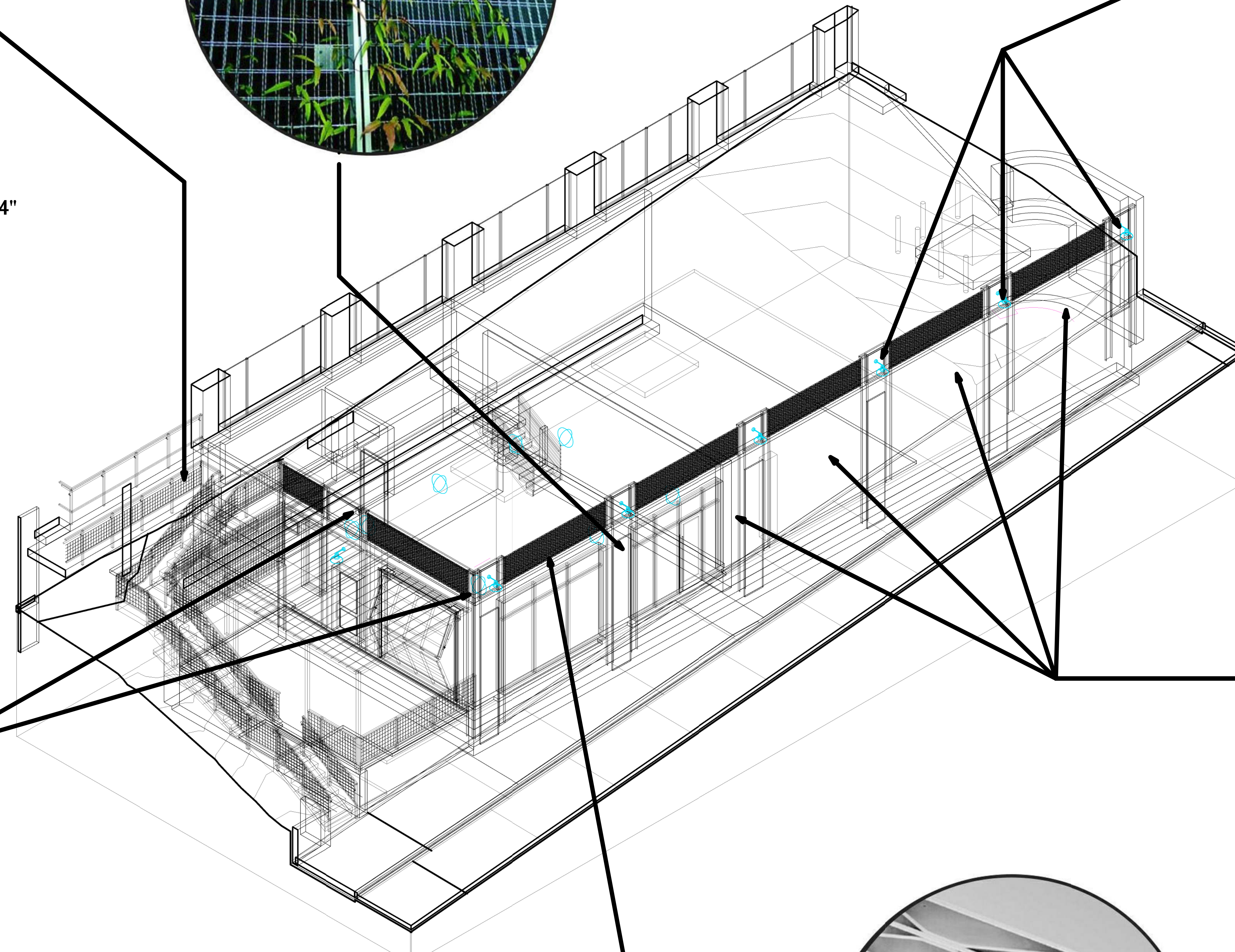
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 ECO-MESH®, Galvanized Steel, Powder Coated
 Textured Black,
 Woven - Intercrimp Weave, I5I5 Crimp Style, 2" x 2"



McNICHOLS® Wire Mesh
 Square, Carbon Steel, Cold Rolled, Welded - Trimmed, 4" x 4"



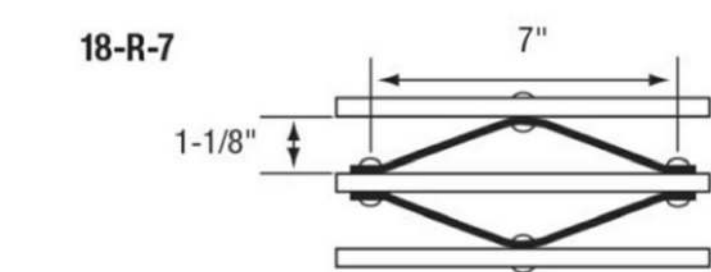
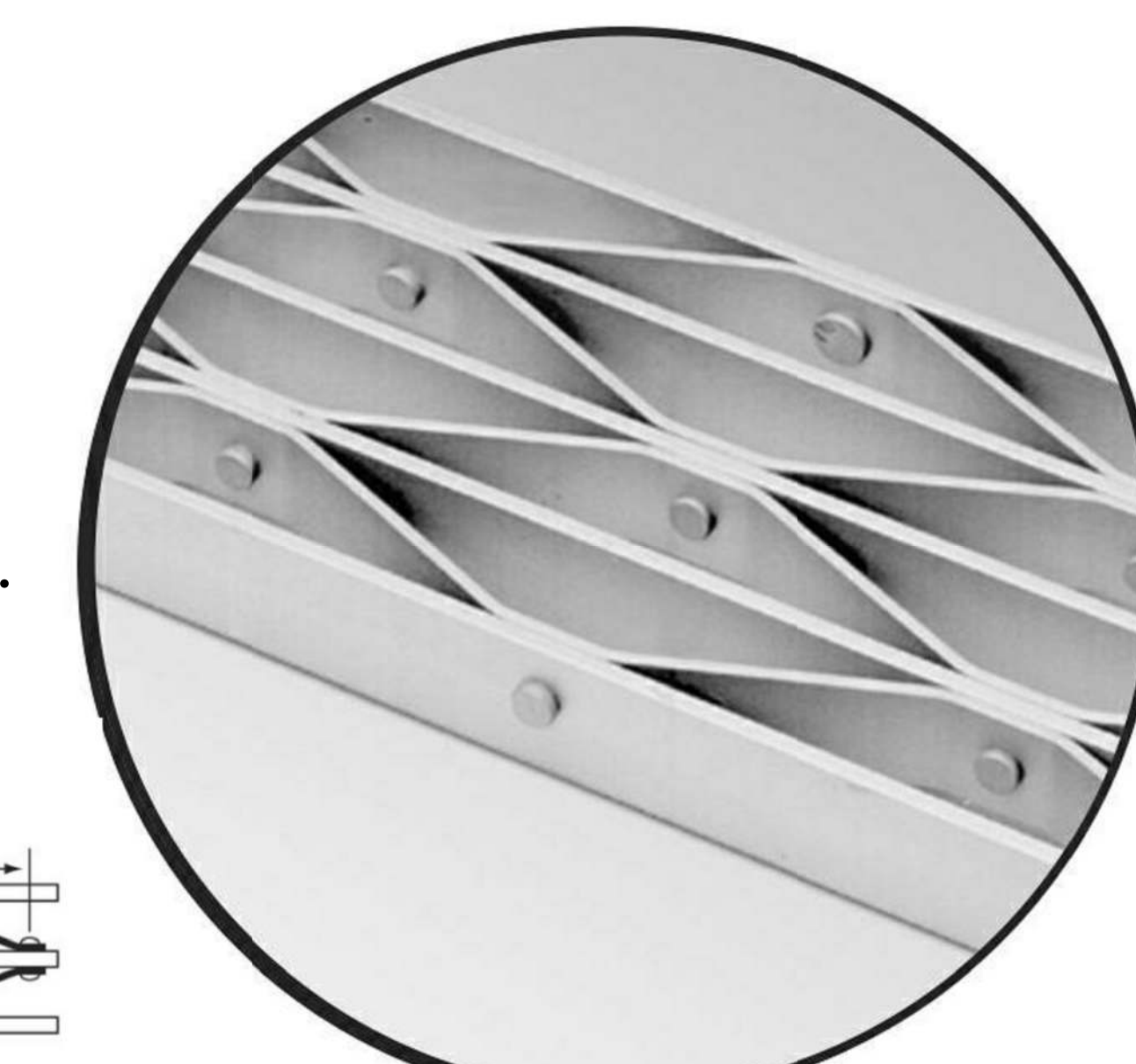
Bomber Gooseneck Light
 BLE-G-WHB



BOARD FORMED Poured CONCRETE



STEEL COATED BEAMS FACADE



GRATING PACIFIC 18-R-7 SPACE (1-1/8") RIVETED STEEL GRATING

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MATERIALS

SD.08