201 Ethan Allen Avenue, Takoma Park HPC Case # 37/03-10 MM) Takoma Park Historic District

City of Cakoma Park, Maryland

I-B

Housing & Community Development

Talephone: (301) 891-7119 Fax: (301) 270-45-88



7500 Maple Avenue Takoma Park, MD 20912

June 14, 2010

Mr. Tom Jester, Chair Historic Preservation 8787 Georgia Avenue Silver Spring, MD 20910

RE: 201 Ethan Allen Avenue (Takoma Park Co-op) - Awning Installation

Dear Mr. Jester:

The Takoma Park Facade Advisory Board met on Tuesday, June 8, 2010, to review the HAWP application submitted by Mr. John Kidney, representing the Takoma Park Co-op, for an awning installation at 201 Ethan Allen Avenue. The application is to be considered by the Historic Preservation Commission this summer.

The Board found the proposal to be in general compliance with the design guidelines developed for the area and endorsed the proposal as presented with the following conditions:

- 1) that at a later design stage if additional elements outside the awning envelop is added, then the Board requests that the applicant return to the Board for further review and discussion;
- 2) that if the business logo on the awning changes, then the Board requests that the applicant submit revised drawings to the Board for further review and discussion.

If you have any questions regarding the Board's action, please call (301) 891 7219.

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district.

Since ely.

Carman Lam
Associate Planner



HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive Thomas Jester
Chairperson

Date: July 19, 2010

MEMORANDUM

TO:

Carla Reid, Director

Department of Permitting Services

FROM:

Josh Silver, Senior Planner

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #540410, awning installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the July 14, 2010 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant:

Dorothy Turner

Address:

201 Ethan Allen Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppcmc.org to schedule a follow-up site visit.



On party line/property line

DPS -#8

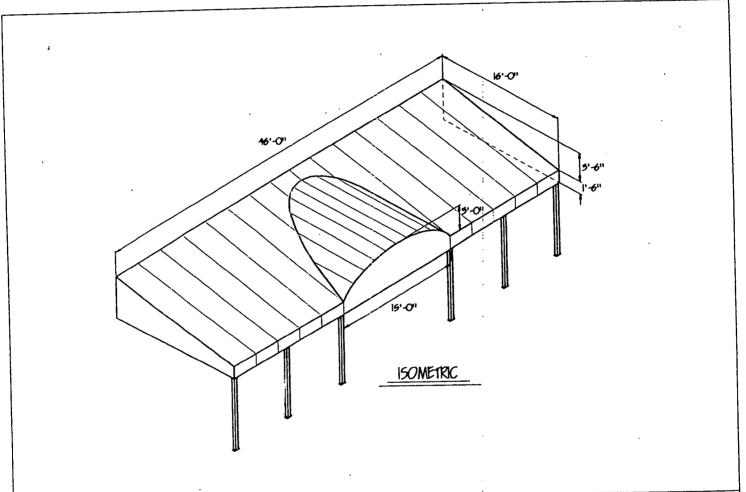
HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Þ				Contact Per	rson: John	Kidne	<u>y</u>
				Daytime Ph	hone No.: 301 8	391266	7
Tex Account No.:	52-119	4672					
Name of Property Owi	ner: <u>Dorut</u>	hy Turner		Daytime Pt	hone No.: <u>546</u>	2220	677
Address: 1022	4 Lesli	e st. Sil	Ver Spring		MD.	2091	2
Contractor: <u>Car</u>	VOII AW	ning Co.	INC.	Pł	none No.: 301	9220	876,
Agent for Owner:	serald	Matthews		Daytime Pl	hone No.: <u>54</u>	0221	0677
LOCATION OF BUIL	LDING/PREM	SE					
House Number: 2		,	Street	Etha	n Allen	Ave.	
Town/City: TA	KOMA F	Park	Nearest Cross Street	Carr	oil ave.		
Lot: 10 37/38	Block:	19 Subdivision	n: 25				
Liber: 25488	Folio:	555 Parce	13-010	79246			
PART ONE: TYPE	DE PERMIT A	CTION AND USE					
1A. CHECK ALL APP		OLIVIA VILLA PAR	CHECK AL	L APPLICABLE:			
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					☐ Woodburning St		
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2A. Type of sewag	e disposal:	01 🗆 WSSC	02 C Septic	03 🗀	Other:		
2B. Type of water :	supply:	01 🗆 WSSC	02 🗀 Well	03 🗀	Other:		
DANY TUNES AN	TABLETE ATUV	ZPAR PENAPAPATAN	VA VA VA VA	·			
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3A. Height	feet	inches	A	ILKMED	X	ROLLO	
3R Indicate what	her the fonce or	rotaining wall is to be con	netrunted on one of the	following locat	tions: Cumaration	- 1	((20):1

Entirely on land of owner

On public right of way/easement



PROJECT: TPSS CO-OP

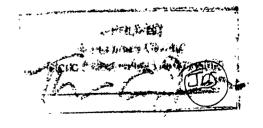
DRAWN BY: LL.B.4 | SCALE: 1/8"=1'-0"

DATE: 3-10-2010 | SHEET 1 OF 1



CARROLL AWNING COMPANY

MANUFACTURERS OF CUSTOM AWNING PRODUCTS
1995 PREDERICK AVENUE BALTTMORE MARTLAND 21223
BALTO, 410-945-0022 1-800-999-5617 410-947-7229



EXPEDITED MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

201 Ethan Allen Avenue, Takoma Park

Meeting Date:

7/14/2010

Resource:

Non-Contributing Resource

Report Date:

7/7/2010

Takoma Park Historic District 🦠

Public Notice:

6/30/2010

Applicant:

Dorothy Turner

Tax Credit:

No

Review:

HAWP

Staff:

Josh Silver

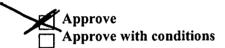
Case Number:

37/03-10MM

PROPOSAL:

Awning installation

STAFF RECOMMENDATION:



ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:

Non-Contributing Resource within the Takoma Park Historic District

to his part .

STYLE:

Modern

DATE:

c1930-40s

PROPOSAL:

The applicant is proposing to remove and replace the existing fabric awning located over the main entrance of the subject building with a new full width fabric awning on a galvanized powdered steel frame. The proposed project also consists of removing the existing light fixtures and non-historic flat panel signboard from the front façade and the installation of 10 light fixtures underneath the proposed steel frame awning structure.

41.3

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission <u>approve the HAWP application</u> as being consistent with Chapter 24A-8(b), (1) and (2):

1. di 🔻 1

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

and with the general condition that 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 <u>contact the staff person</u> assigned to this application at 301-563-3400 or <u>joshua.silver@mncppc-mc.org</u> to schedule a follow-up site visit.

On party line/property line

DPS -#8

HISTORIC PRESERVATION COMMISSION 301/563-3400

SHOHIU APPLICATION FOR HISTORIC AREA WORK PERMIT

,				Contact Person:	John M	(id ney
				Daytime Phone N	10: 301891	12667
Tax Account No.	: 52-11	14672				
			·	Daytime Phone N	10: 54022	20677
Address: 10	224 Les1	ie st. Si	Iver Spring		MD.	20912_ Zip Code
Contractor:	arroll Aw	ning Co.	INC:	- Phone N	lo:: <u>301 9</u> =	220846
Contractor Regis	tration No.: 21	63 MHIC			- 4,0 · ·	5 66 7 5
Agent for Owner	: Gerald	Matthews		Daytime Phone N	10.: 5403	1220677
LOCATION OF	BUILDING/PREM	ISE				
			Street	Ethan	Alkn A	ve.
Town/City: 7	TAKOMA T	Park	Manroet Crose Strasti			· · · · - ·
Lot. 1 37/3	38 Block:	19 Subdivisio	n: 25			
Liber: 254	88 Folio:	55 Parc	el: 13 - 010 7	9246		
						
_	PE OF PERMIT A	CTION AND USE				
1A. CHECK ALL	APPLICABLE:		CHECK ALL	APPLICABLE:		
Construi	ct / LTZ Extend	Atter/Renovate	□ A/C (.J Slab 🔝 🗀 Ro	om Addition 🗆	Parch 🗆 Deck 🗆 Shed
	14 Install	☐ Wreck/Raze	☐ Solar [] Fireplace [] Wo	odburning Stove	Single Family
Revision	n 🗌 Repair	☐ Revocable	☐ Fence/W	all (complete Section	4) Other;	Commercial Awnin
1B. Construction	n cost estimate: \$	29,911.3	20			
		/ y approved active permit				
PART TWO: C	OMPLETE FOR N	W CONSTRUCTION A	ND EXTEND/ADDITION	ME		
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			02 C Septic			
2B. Type of wa	ter supply;	01 □ MSSC	02 🗀 Well	03. 🗋 Other:	Processor services and services are services and services are services and services and services and services are services	
PART THREE.	COMPLETEONLY	FOR HENCE/ALTAUNI	G WALL			
3A. Height	feet	inches				
		etaining wall is to be con	structed on one of the fo	llouing togations:		

On public right of way/easement

Entirely on land of owner

A. Description of existing structure(s) and environmental setting, including their historical features and significance:

The primary redbrick structure at 201 Ethan Allen Avenue was built in 1941 as a Safeway Grocery Store. It has continued as a non-residential property since that time and as Takoma Park Co-op for the past twelve years. The Co-op sits across from the Takoma Junction at the intersection of Carroll Avenue and Ethan Allen Avenue which is also 410, a main thoroughfare. Takoma Junction common area is a pleasant community spot characterized by Jim Colwell's beautiful mural art (Guardians of the Neighborhood) and more recently the tile art of John Hume, "Tales of Mystery and Imagination." In addition to the art of the Takoma Junction common area there is a mural on the wall at TJ's market, which is Sandra Philpatts Victorian image and a set of tile art along the same wall. Most recently the Co-op added a mural to the wall facing the fire station created by Aslia Schwartz.

Also at that intersection fork along Carroll Avenue there is one block of store fronts that are reportedly much the same as they have been since the 1930s, although some stores like TJ's Market are in and out of business from time to time.

With regard to significance, the location and the Co-op itself invite individuals, couples, and families not only to shop, but visit and take casual, light meals at their own choosing in a central part of town where quite a bit of local art is naturally showcased as well as Co-op concerts throughout the summer.

B. General description of project and its effect on the historic resource(s), the environmental setting and where applicable, the historic district:

In general the project is to install a full awning that will span the front of the store in place of

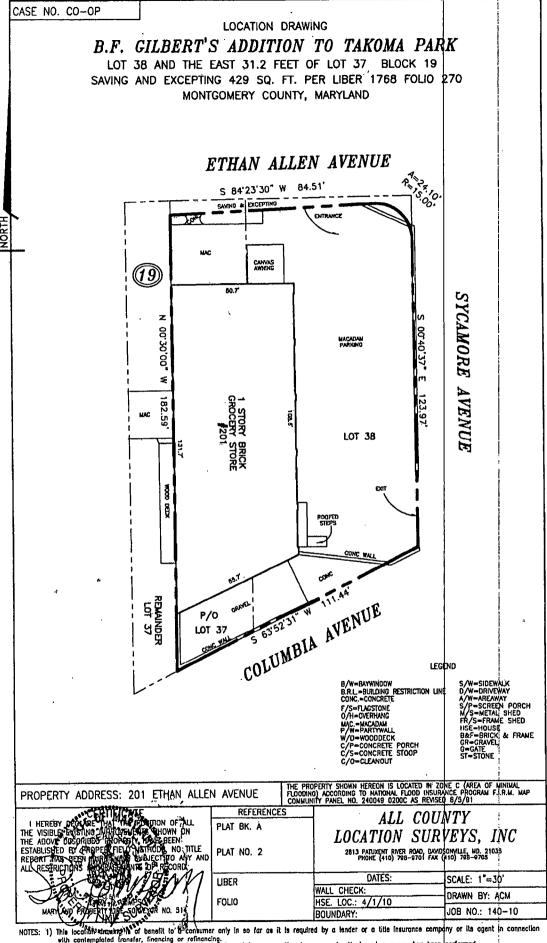
measure an approximate 46' x 16' x 5'. The canopy will be equipped with hidden attachments to provide the option of adding clear drop down vinyl curtains in the future.

Along with a fuller awning the Co-op will provide additional seating in the front of the store so that more patrons and visitors can be comfortable and out of mildly inclement weather. The sitting area will complement the cozy seating area across at the Takoma Junction common area. Neighbors are not required to make a purchase in order to sit in front of the Co-op.

Material Specifications

Forest Green canvas is fire retardant, UV resistant and weather resistant. It is a plain weave highly water repellant fabric with soil and stain release finish. The underside is coated with urethane acrylic. The lettering will be gold.

The frame will be made from galvanized powdered steel .



1) This location drawing is not to be relied upon for the accurate identification of property boundary survey has been performed.

2) This location drawing is not to be relied upon for the accurate identification of property boundary survey has been performed.

3) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of little or securing financing or refinancing.

4) B.R.L. Information, it shows were obtained from existing record plot or was provided to ACLS, and is not guaranteed by ACLS, inc.

5) Flood Zone information is subject to the interpretation of the originator.

6) Adjoinsr deed research has not been undertaken with the Location Drawing.

7) ACLS, inc. does not certify to unshown or unrecorded encroachments or overlaps.

8) Level of coouracy 2*±.

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Copyright ACLS,

POWER LINK

Estimate / via E-Mail or Fax

Date: 5/19/2010

Number of pages including cover sheet: 02

TO: Ms. June Collins
FIRM: TPSS CO-OP
Phone #: (301) 891-2667

Fax #: (301) 891-2695

E-Mail: seejunepaint@yahoo.com

FROM: Frank Danzeisen – Estimator / Project

Manager

FIRM: POWER LINK CORPORATION

Phone #: (o.) 703.218.2000 (c.) 703.819-2105

Fax #: 703.218.2004

E-Mail: Frank.danzeisen@powerlink.us

REMARKS:
Urgent
For your review
Reply ASAP
Please Comment

Ms. Collins:

I have prepared this proposal in response to your recent request. This proposal is based on my recent site survey and the drawing you have provided by Carroll Awning Company.

Scope of Work:

- 1. Disconnect and remove five (5) light fixtures on the front of your building that are currently lighting your company sign and the front doors;
- 2. Re-use one of the lighting circuits that fed the old lights, to feed the new lights. Patch the front of the building where the old lights were removed to the existing fire rating;
- 3. Furnish and install ten (10) Mobern Series VT Vaportite Light Fixtures (see cut sheet). These fixtures are ideal for canopies and other areas susceptible to corrosive damp conditions. Each fixture will be 4' long and have 2 lamps. The fixtures will be mounted to the structure of the awning.
- 4. Power Link will coordinate their daily work schedules with Carroll Awning Company and your stores general manager. Power Link will exercise all of the work place safety precautions to perform this work, under the applicable of Maryland and National Electrical codes and observe all national OSHA safety standards.
- 5. Secure a Montgomery County Electrical Permit and Inspection.
- 6. The work will begin within one week of your notice to proceed, be conducted during normal business hours and take up to three (3) day to accomplish.
- This installation is guaranteed to work upon completion and is warranted against defects in parts and workmanship for one year.

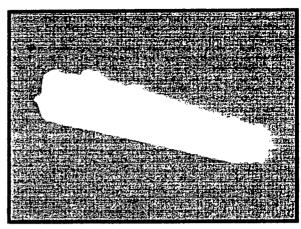


APPLICATIONS

Commercial grade enclosed and gasketed fluorescent fixture. For use in both indoor and outdoor applications where dust and moisture resistance is required. Ideal for marinas, barns, canopies and other areas susceptible to corrosive conditions.

FEATURES & BENEFITS

- Dust and moisture resistant
- ♦ Virtually unbreakable fiberglass housing provides superior corrosion resistance
- ♦ No drilling necessary with external brass studs
- ♦ Optional stainless mounting bracket
- White molded end plugs snap and lock to maintain tight seal of unused end holes
- Available in lengths from 24" to 96" (2', 4', 8' lengths)
- High impact acrylic diffuser held with positive cam latches
- ♦ Continuous poured in place gasket
- No joints to open
- ♦ Uses T5HO, T8 or T12 lamps
- ♦ Weatherproof hub included
- ♦ UL listed for damp location



SPECIFICATIONS

High quality enclosed fiberglass fixture features a unique continuous poured gasket which completely fills channel for maximum seal integrity. Diffuser is held in place with retaining latches. Hole is 7/8" diameter and is provided with a plastic plug on one end for conduit attachment. Offset mounting pads which keeps luminaire level and slightly off of mounting surface are formed within the housing. Highly reflective coated interior surface improves efficiency. Standard diffuser is high impact acrylic with textured pattern for high efficiency while providing reduced glare. Listed by and bears *UL* label.

ORDERING DATA

2016		Lamps									Condine (7)
VT	1 2	1 Lamp 2 Lamp	17 24 32 32TAN 48 54 54TAN 96	T8 T5HO T8 T8 T8HO/T12HO T5HO T5HC T8 SL T8HO/T12HO	24" 22" 48" 2-48" tandem 48" 46" 2-46" tandem 96"	EL5HO ELO ELOHO ELHO D	Electronic T5HO Electronic T8 Electronic T12HO Dimming Add suffix (i.e. EL5HOD)	Blank 277 DT	120 Volt 277 Volt Multivolt (Electronic T5/T8)	B1 B2 + RIF PC	Battery backup 1 lamp Battery backup 2 lamp 2 Ballasts Radio interference filter Polycarbonate lens

Call for additional options

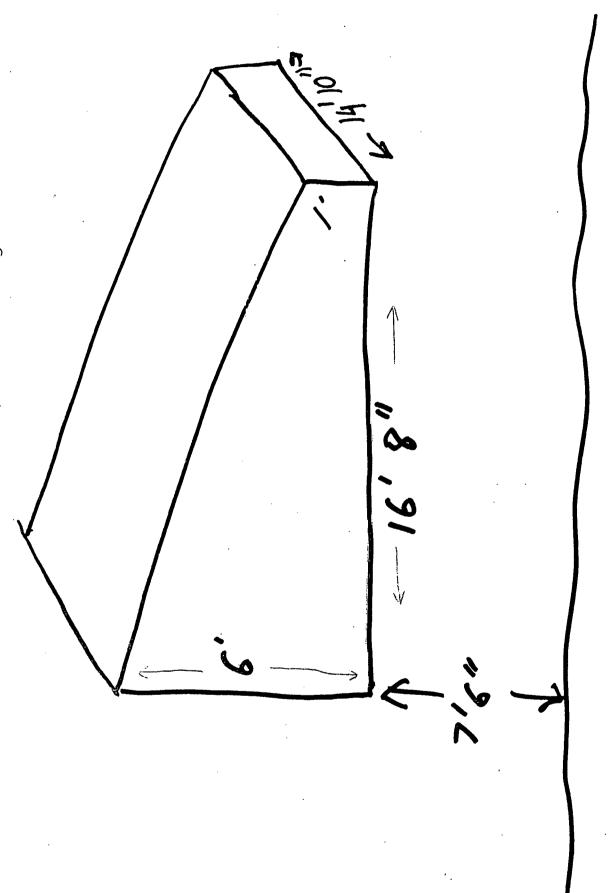
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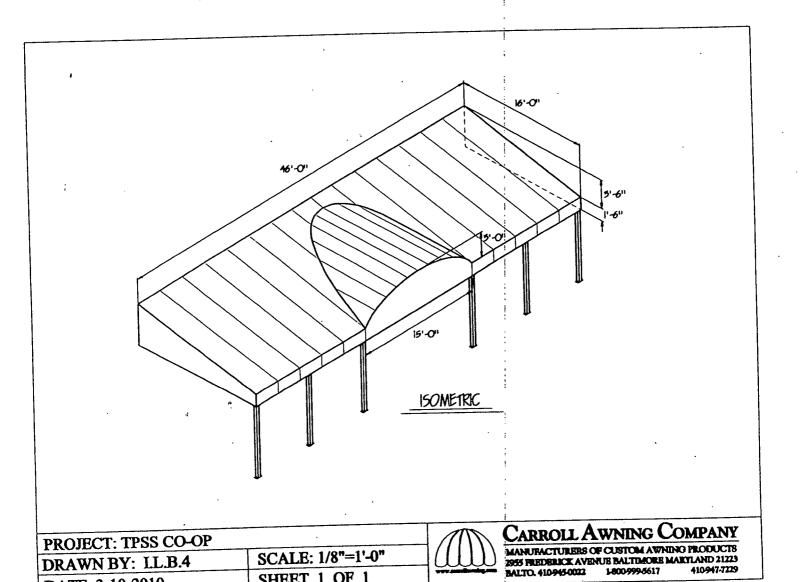
800-444-WATT • mobern.com

JOB NAME

CAT#

Company: -

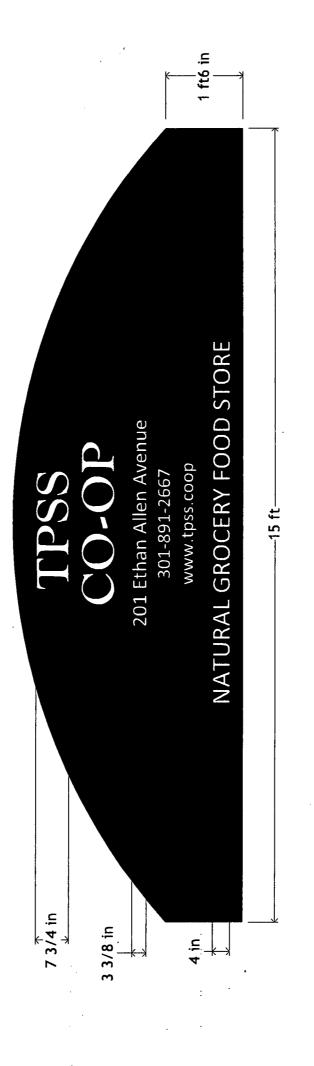


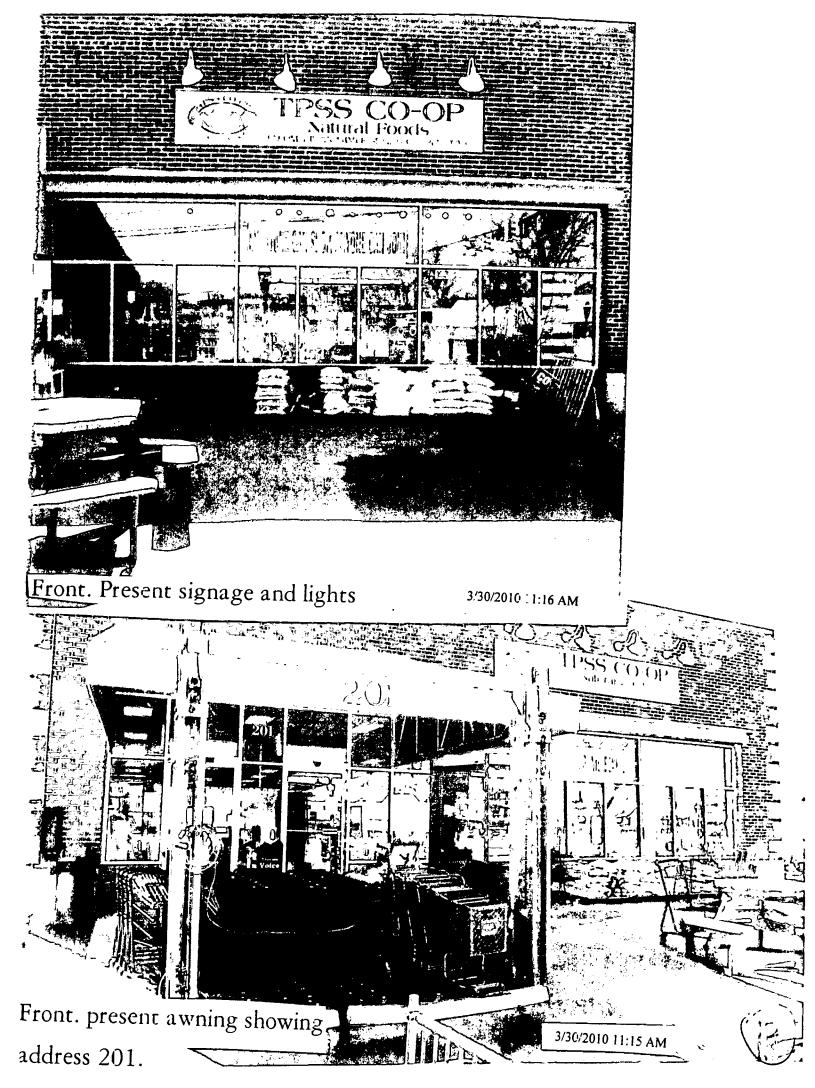


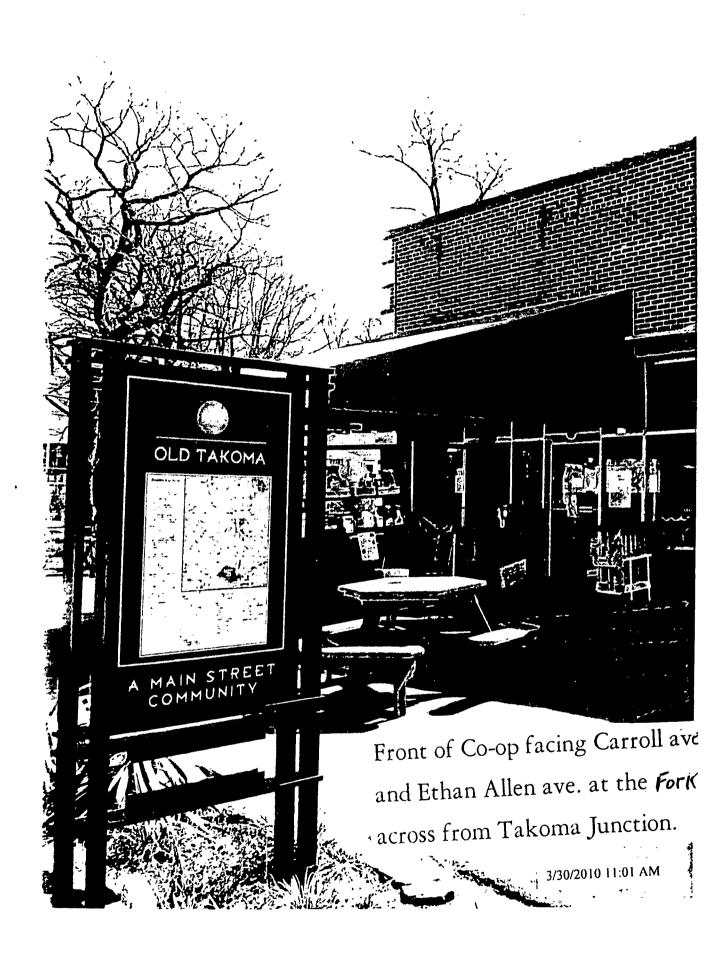
SHEET 1 OF 1

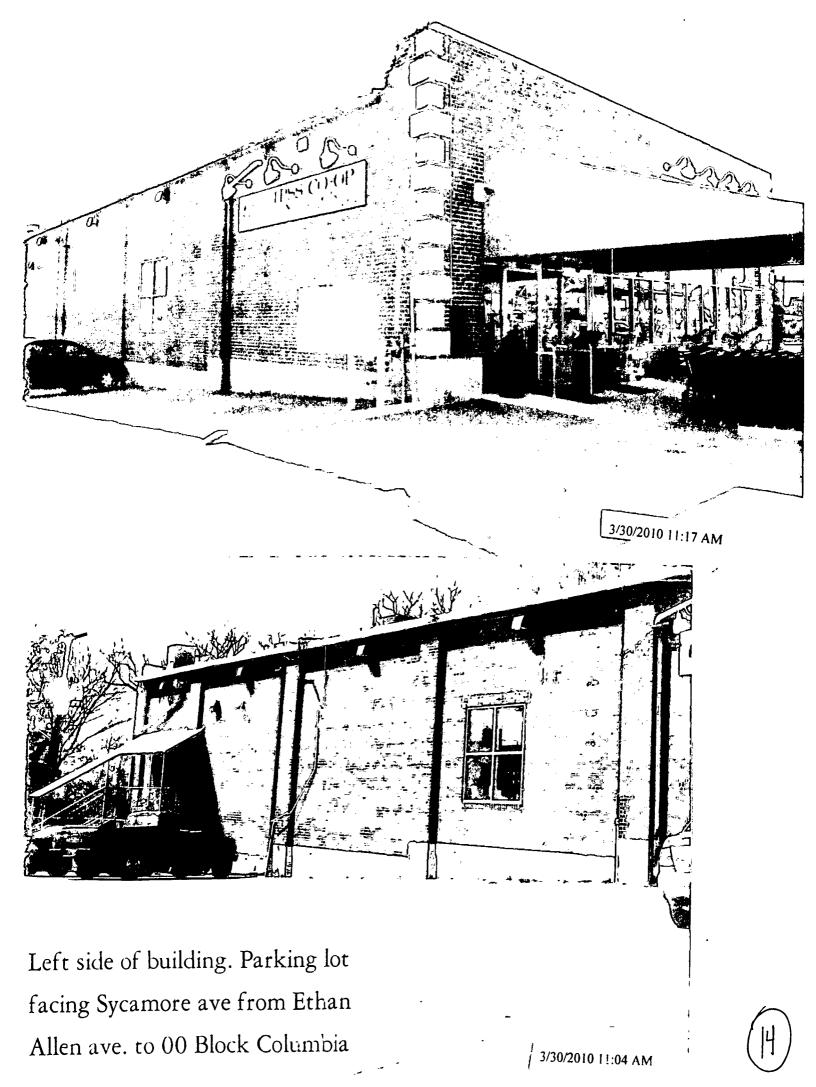
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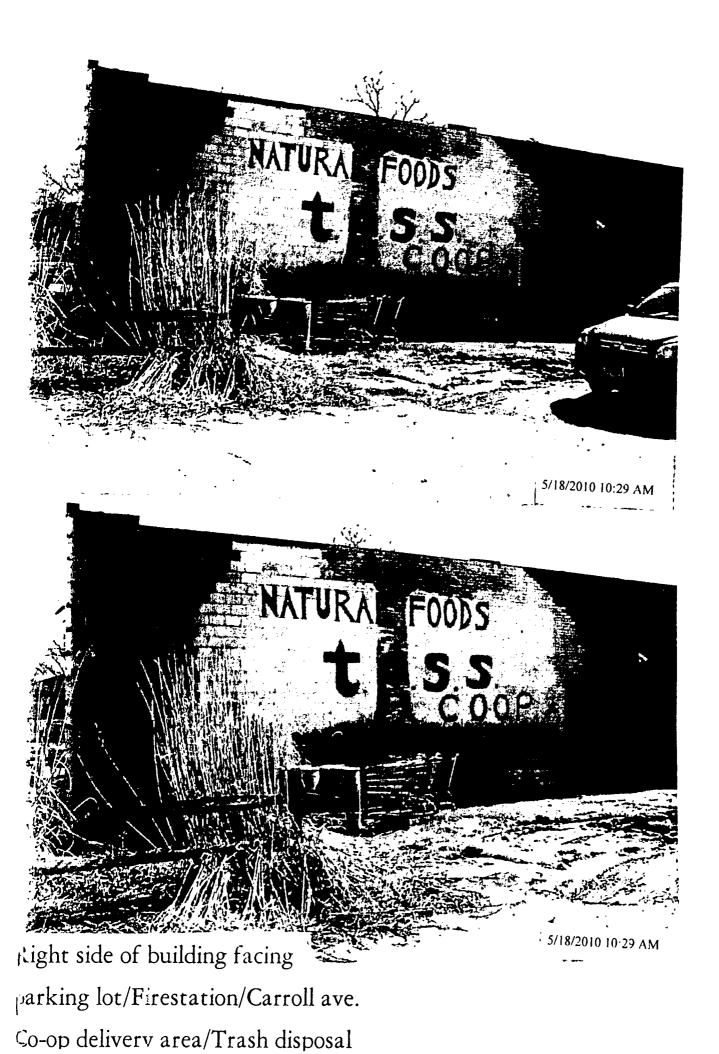
DATE: 3-10-2010



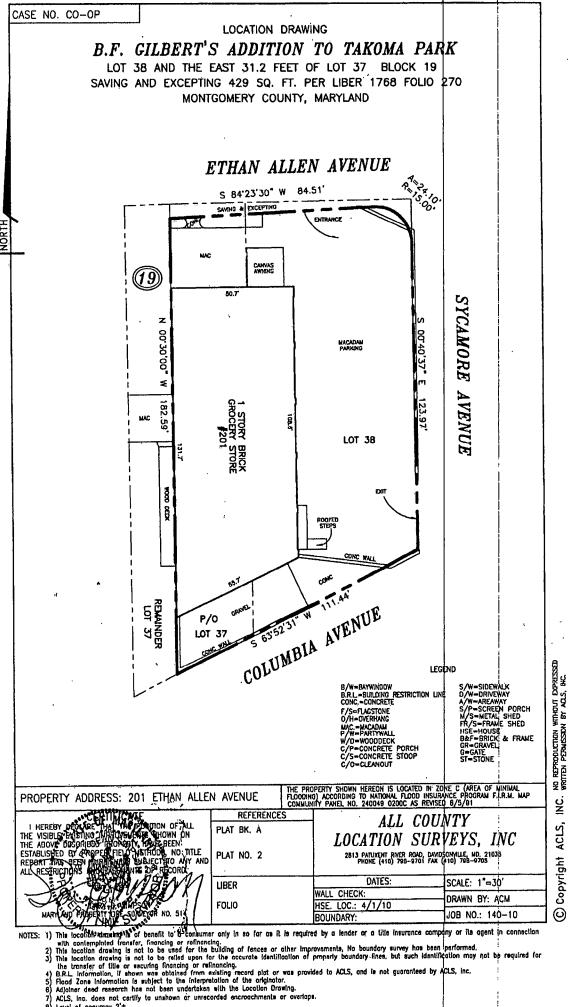












B) Level of accuracy 2'±.