

7310 Cornell Avenue, Takoma Park

[HPZ Case # 3703-12V]

Takoma Park H.D.



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: July 3, 2012

### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #601141, replacement of front door and window

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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 June 27, 2012 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: Ralph Scaggs

Address: 7310 Carroll 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@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

601141

Contact Person: GARY SIKKES / CONTRACTOR S  
Daytime Phone No.: 443-324-3464

Tax Account No.: 161301073273

Name of Property Owner: RALPH SIKES Daytime Phone No.: 302-227-5584

Address: 113 KING BRIDGE RD NEHOPTH BOMA WILMINGTON DE 119971  
Street Number City Street Zip Code

Contractor: SIKES CONTRACTORS Phone No.: 443-324-3464

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: GARY SIKES Daytime Phone No.: 443-324-3464

LOCATION OF BUILDING/PREMISE

House Number: 730 CARROLL AVE Street TAKOMA PARK  
Town/City: TAKOMA PARK Nearest Cross Street: PAST WEST HWY/410  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

RECEIVED  
JULY 25 2012  
INDUSTRIAL DIVISION

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                    |                                  |  |  |                                    |   |  |                               |                               |
|------------------------------------|----------------------------------|--|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Stab      | <input type="checkbox"/> Room Addition                      | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze                | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove                  | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable                 | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: <u>REMOVE &amp; REPLACE</u> |  |                               |                               |

1B. Construction cost estimate: \$ 8,000 EXISTING SIGNAGE TO RING

1C. If this is a revision of a previously approved active permit, see Permit # n/a CHANGE 15x15 WINDOW TO 10x10 COMMERCIAL RETAILER WINDOW

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: N/A
- 2B. Type of water supply: 01  WSSC 02  Well 03  Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches n/a
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  
 Entirely on land of owner  
 On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: \_\_\_\_\_ Date: JULY 25 2012

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 7/25/12  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

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

REMOVE 2 WINDOWS IN KIND  
36x80 WOOD VENEER GLASS WITH 2  
ALUMINUM PANELS

REMOVE BAY WINDOW & REPLACE  
WITH FRONT COMMERCIAL GLASS &  
FRAME

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way end of the adjoining properties. All labels should be placed on the front of photographs.

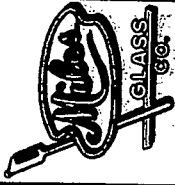
**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

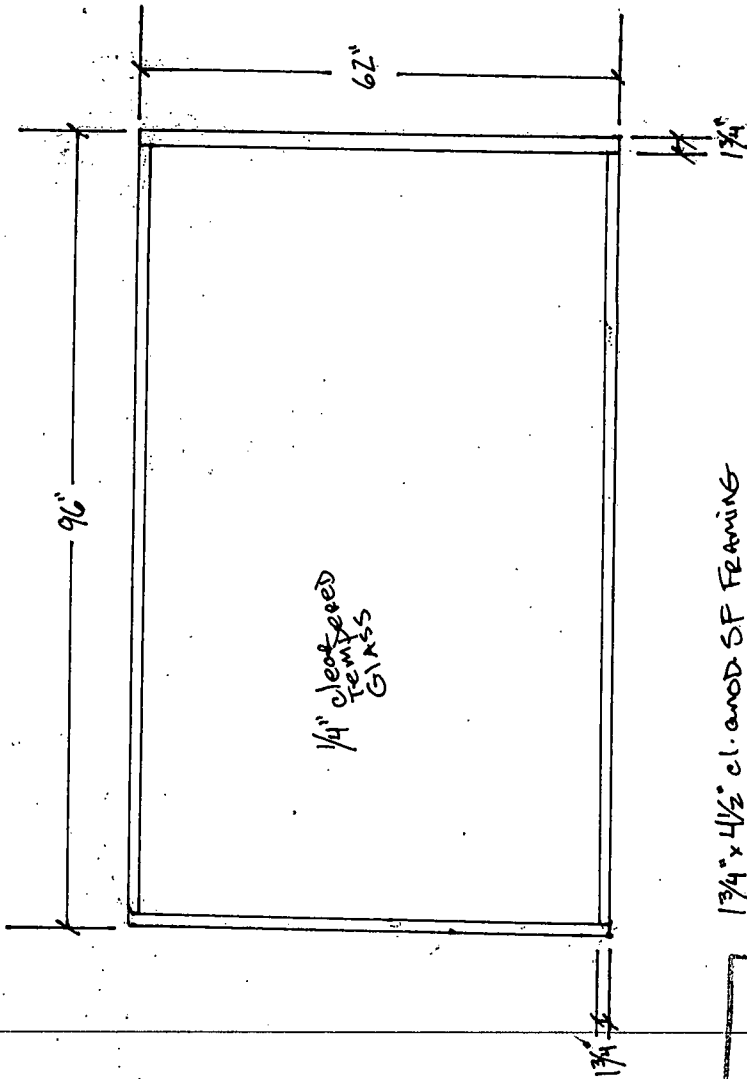
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which directly cross the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



PROJECT NAME AND LOCATION	SALON 2000 7310 GARRELL AVE TAKOMA PK
GLAZING CONTRACTOR	MILES GLASS COMPANY GLASS
FIRST SUBMITTAL	

SCALE:	
DATE:	5-2-12
JOB NO.:	9988
SHEET NUMBER	



1 3/4" x 4 1/2" cl. and SF FRAMING

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* #2212

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7310 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	6/27/2012
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	6/20/2012
<b>Applicant:</b>	Ralph Scaggs (Gary Dickerson, Agent)	<b>Public Notice:</b>	6/13/2012
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-12V	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Replacement of front door and window		

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c1920-1940s

**PROPOSAL**

*The proposed window and in-kind door replacement was approved by the Takoma Park Façade Advisory Board.*

The applicant is proposing to replace a non-original, bay window with a single, ¼" thick, fixed piece of clear tempered glass in the same opening at the front elevation of the subject resource.

The proposal also includes in-kind replacement of a non-original 36" x 80", half-light, wooden front door and associated jamb.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Takoma Park Historic District Guidelines***

Contributing Resources should receive a more lenient review than those structures that have been

classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features, is, however, not required;
- While additions should be compatible, they are not required to be replicative of earlier architectural styles;
- Original size and shape of window and door openings should be maintained, where feasible.

***Montgomery County Code; Chapter 24A***

- (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.)

***Secretary of the Interior's Standards for Rehabilitation:***

#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 proportion, 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**

Staff finds that consistent with Takoma Park Historic District Guidelines, the proposed work as being consistent with the following *Guidelines*;

*All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features, is, however, not required;*

- The 7300 block of Carroll Avenue consists of both 1 and 2 story commercial buildings. The 7300 block is characterized by a consistent rhythm of setbacks and contains both altered and intact front facades with fixed, large-scale glass display windows. The two immediate buildings to the right of the subject property have projecting bay window features that remain largely intact. In contrast, the subject property has been altered and no longer has a projecting bay window like the adjacent properties.

The existing bay window feature is not original to the building. Staff finds the proposal to install a single, ¼" thick, fixed piece of clear tempered glass in the same opening as being generally consistent with the predominant architectural style and period of the resource. The proposal retains the original window opening and the brick base, over which the no longer extant original bay window feature was supported. The installation of a single fixed piece of glass is in keeping with the front façade characteristics of other buildings along the block as described above.

The proposed in-kind replacement of the front door is consistent with predominant architectural style and period of the resource. The streetscape includes similar style doors in buildings that share the basic characteristics of the subject building.

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

- As stated above, the subject block consists of large, fixed glass display windows. The proposed fixed glass and half-light, wooden door is compatible with the general architectural style of the resource and similar buildings along the block.



*Original size and shape of window and door openings should be maintained, where feasible;*

- The proposed work does not change the size or shape of the windows and door openings.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Takoma Park Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

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 contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

601141

Contact Person: GARY SIKKES/CONTRACTOR 6  
Daytime Phone No.: 443-324-3464

Tax Account No.: 161301073273

Name of Property Owner: RALPH SIKES Daytime Phone No.: 302-227-5584

Address: 113 KING BRIDGE RD REHOBOTH BORO DELAWARE 119971

Contractor: SIKKES CONTRACTORS Phone No.: 443-324-3464

Contractor Registration No.:  
Agent for Owner: GARY SIKKES Daytime Phone No.: 443-324-3464

LOCATION OF BUILDING/PREMISE

House Number: 7310 CARROLL AVE Street: TAKOMA PARK  
Town/City: TAKOMA PARK Nearest Cross Street: EAST WEST HYD/410  
Lot: Block: Subdivision:  
Liber: Folio: Parcel:

RECEIVED  
2012  
JAN 10 10:10 AM

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Raze  
 Revision  Repair  Revocable

CHECK ALL APPLICABLE:

- A/C  Stab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: REMOVE & REPLACE

1B. Construction cost estimate: \$ 8,000

1C. If this is a revision of a previously approved active permit, see Permit # 2610  
EXISTING 24x24x12 IN KIND  
CHANGE 18x18 WINDOW TO  
FAST COMMERCIAL  
RETAINOR -  
WINDOW

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: N/A  
2B. Type of water supply: 01  WSSC 02  Well 03  Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: \_\_\_\_\_ feet \_\_\_\_\_ inches N/A  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: JAN 5 2012

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

5

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

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

REMOVE & REPLACE IN KIND  
36x80 WOOD VENEER GLASS WITH 7  
MILLED PANELS  
  
REMOVE BAY WINDOW & REPLACE  
WITH FINI COMMERCIAL GLASS  
FRAME

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

**2. SITE PLAN**

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

Owner's mailing address	Owner's Agent's mailing address
PALPA SCAGGS 113 KING BRIDGE RD NEHOOTH BEACH OCEANVIEW 119971	Gamy Overdose 1944 POPPAN AVE PASADENA MD 21122
<b>Adjacent and confronting Property Owners mailing addresses</b>	
TAKOMA FRAMERS 7312 CARROLL AVE TAKOMA PARK, MD 20912	CARRIAGE HOUSE CLEANERS 7308 CARROLL AVE TAKOMA PARK, MD 20912



7310 CARROLL AVE.



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