

7334 Cantrell Ave.
TP HD 37/3

2010 HAWP



HISTORIC PRESERVATION COMMISSION

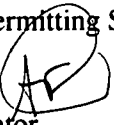
Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 2/25/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #530628—garage door and fence replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on February 24, 2010.

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: Rick Leonard
Address: 7334 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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.

Date: 2/25/10

MEMORANDUM





RETURN TO DEPARTMENT OF PERMITTING SERVICES
265 ROCKVILLE PIKE, SUITE 200, ROCKVILLE, MD 20850
301-772-4271

DPS -

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Rick LEONARD

Daytime Phone No.: 301-270-4799

Tax Account No.: 01079612

Name of Property Owner: 7334 CARROLL, LLC Daytime Phone No.: "

Address: " " AVB. Takoma Park MD 20912
Street Number City State Zip Code

Contractor: HERITAGE BUILDING & RENOVATION, INC. Phone No.: 301-270-4799

Contractor Registration No.: _____

Agent for Owner: Rick LEONARD Daytime Phone No.: 301-270-4799

LOCATION OF BUILDING/PREMISE

House Number: 7334 Street: CARROLL AVE.

Town/City: TAKOMA PARK Nearest Cross Street: LEE AVE.

Lot: 12 Block: 3 Subdivision: 25

Liber: _____ Folio: _____ Parcel: _____

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
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 5900.

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 7 feet 2 inches

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

530628

Approved by HPC
Clark
2/25/10

**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:

2 STORY BRICK COMMERCIAL BUILDING WITH ADDITIONS
C 1930-40'S CAT. 2

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

1. REPLACE NON ORIGINAL MASONITE OVERHEAD GARAGE DOOR WITH PAIR OF
WOOD HINGED DOORS

2. REPLACE PLYWOOD "FENCE" BETWEEN 7334 + 7330 WITH WOOD GATE

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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.

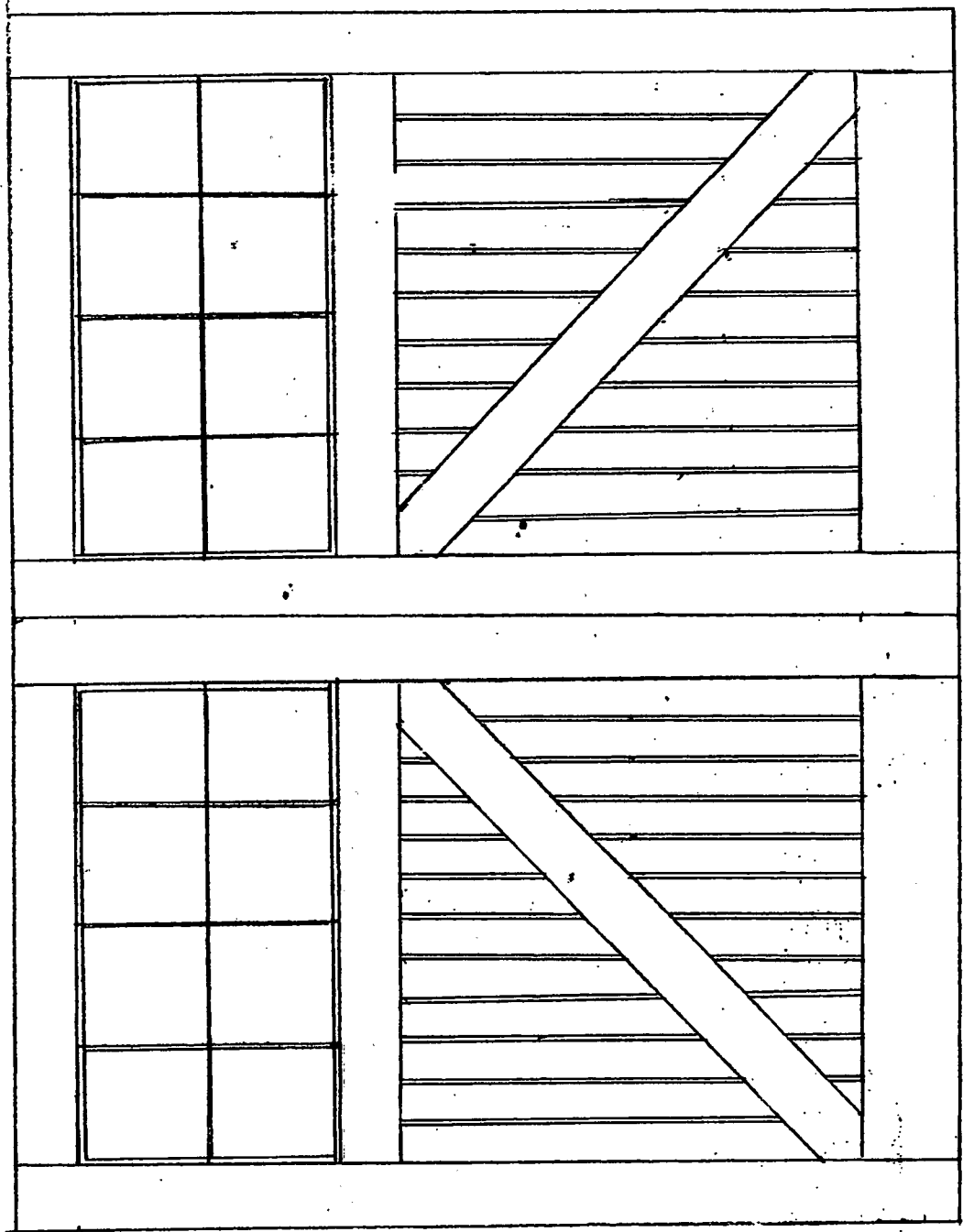
5. **PHOTOGRAPHS**

- 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.

APPROVED
Historic Preservation Commission
2/25/10

2/25/10

MATERIAL:
SOLID WOOD -
PAINTED



PROPOSED GARAGE DOORS

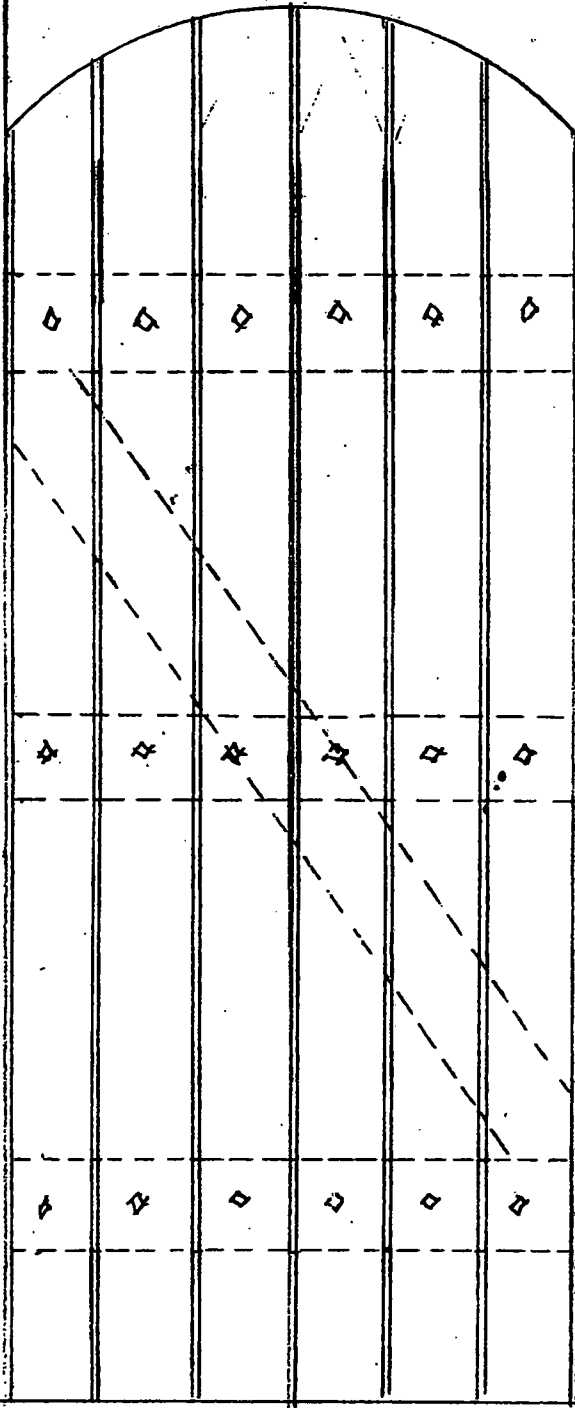
7334 CARROLL AVE.
TAKOMA PARK MD

SCALE: 3/4" = 1'-0"

ALLEY

7330

7334



MATERIAL:

IPE

PROPOSED ALLEY GATE

SCALE 1" = 1'-0"

7334 CARROLL AVE.
TAKOMA PARK, MD

APPROVED
 Montgomery County
 Historic Preservation Commission

2/25/10

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7334 Carroll Avenue, Takoma Park	Meeting Date:	2/24/10
Applicant:	7334 Carroll LLC (Rick Leonard, Agent)	Report Date:	2/17/10
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	2/10/10
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-10K	Staff:	Anne Fothergill

PROPOSAL: Garage door and gate replacement

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Commercial
DATE: 1928

PROPOSAL

The applicants propose to replace the garage door, which is in a non-historic rear addition to the building, and the wood fence gate between this building and the adjacent building. The proposed garage doors are solid wood with 8-lites and the fence gate is also wood.

The City of Takoma Park's Façade Advisory Board has reviewed this proposal and supports it (letter in Circle 14).

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

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.

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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- 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
- Original size and shape of window and door openings should be maintained, where feasible
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- All change and additions should respect existing environmental settings, landscaping, and patterns of open space

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.)

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.

STAFF DISCUSSION

The applicant proposes to replace the garage door of a non-historic garage addition and alley gate with appropriate and compatible replacement materials. The proposed installations will not adversely impact the historic building or streetscape. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1);

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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
265 ROCKVILLE PIKE, CHILPOTON, ROCKVILLE, MD 20850
301-270-4799

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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HISTORIC AREA WORK PERMIT

Contact Person: Rick LEONARD
Daytime Phone No.: 301-270-4799

Tax Account No.: 01079612

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- Slab
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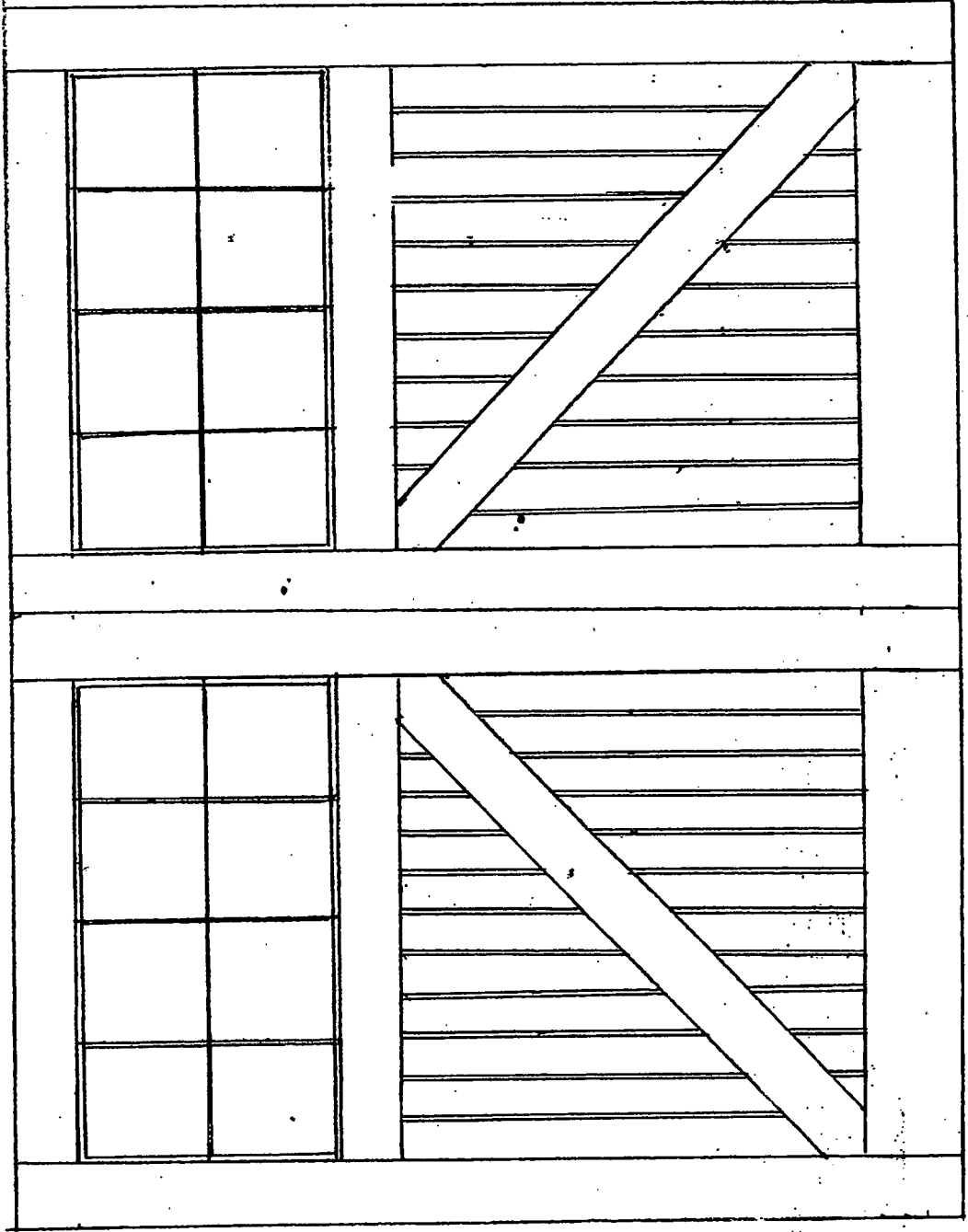
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MATERIAL:
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PAINTED



PROPOSED GARAGE DOORS

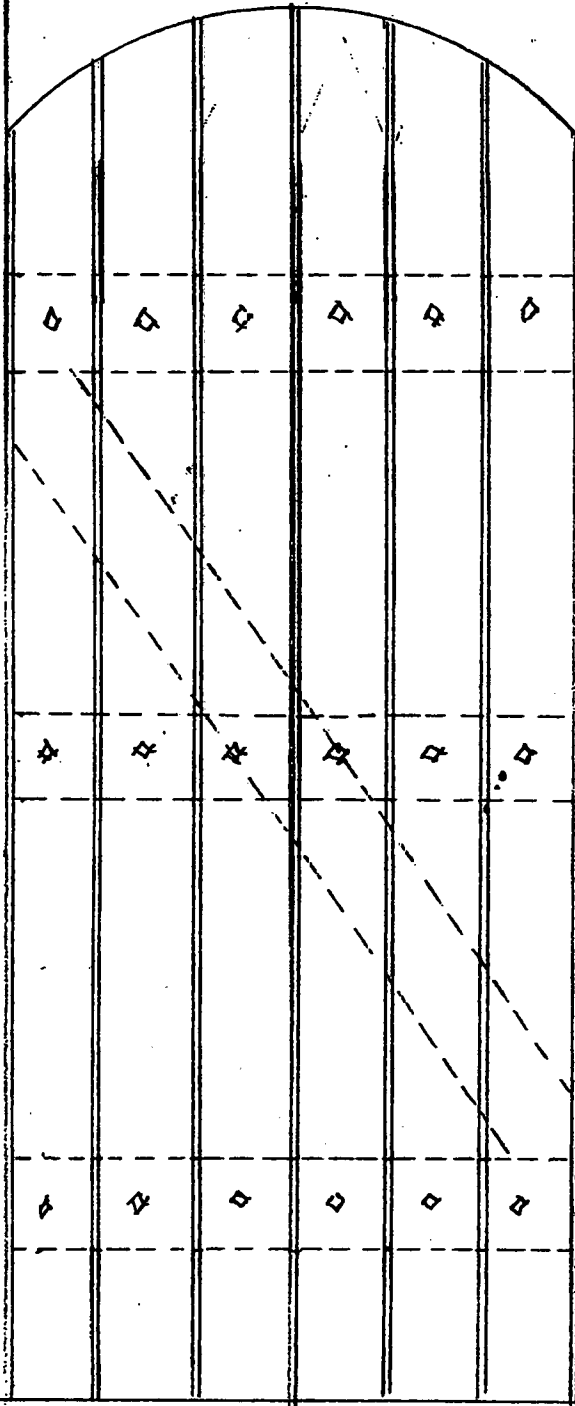
SCALE: 3/4" = 1'-0"

6
7334 CARROLL AVE.
TAKOMA PARK MD

Alley

7330

7334



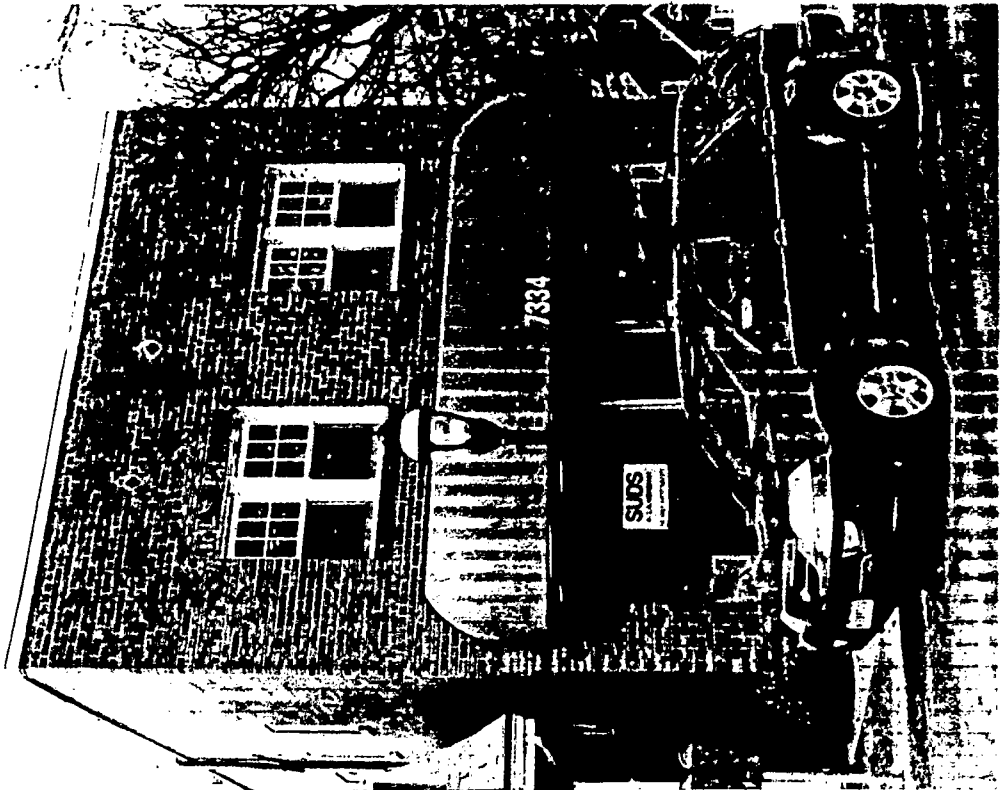
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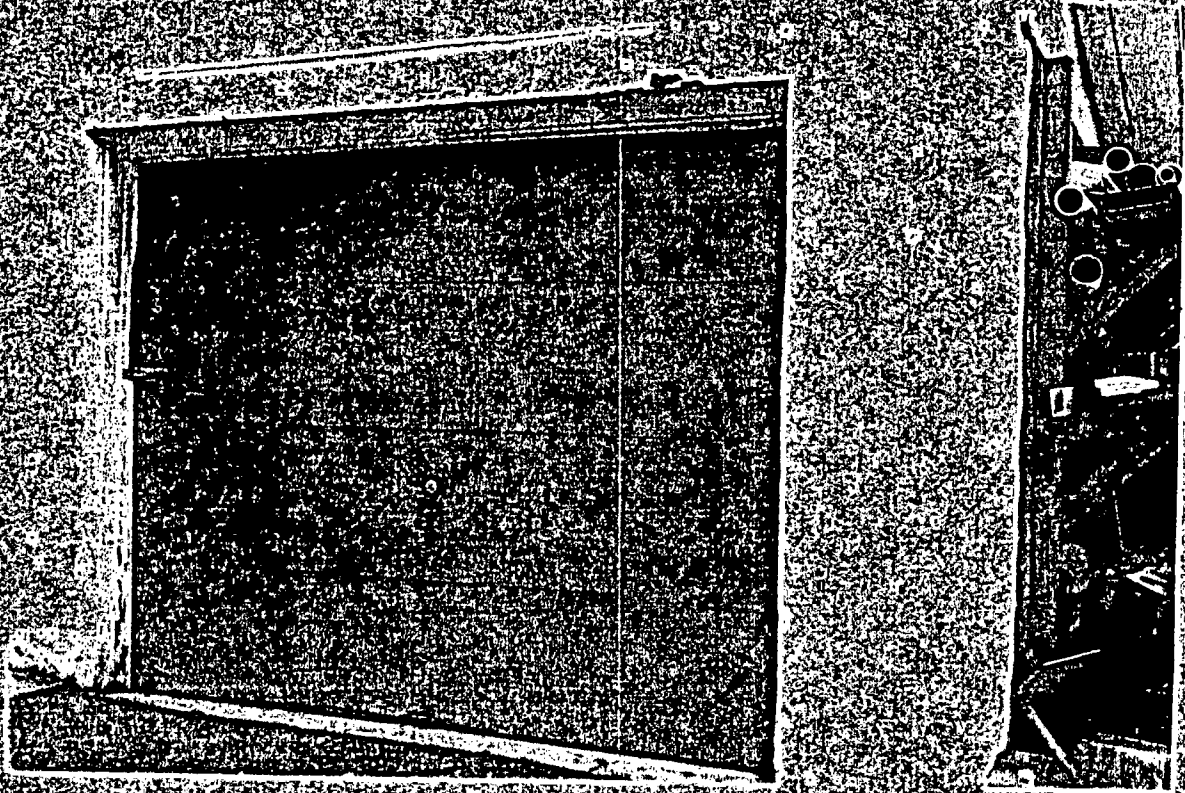
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PROPOSED ALLEY GATE

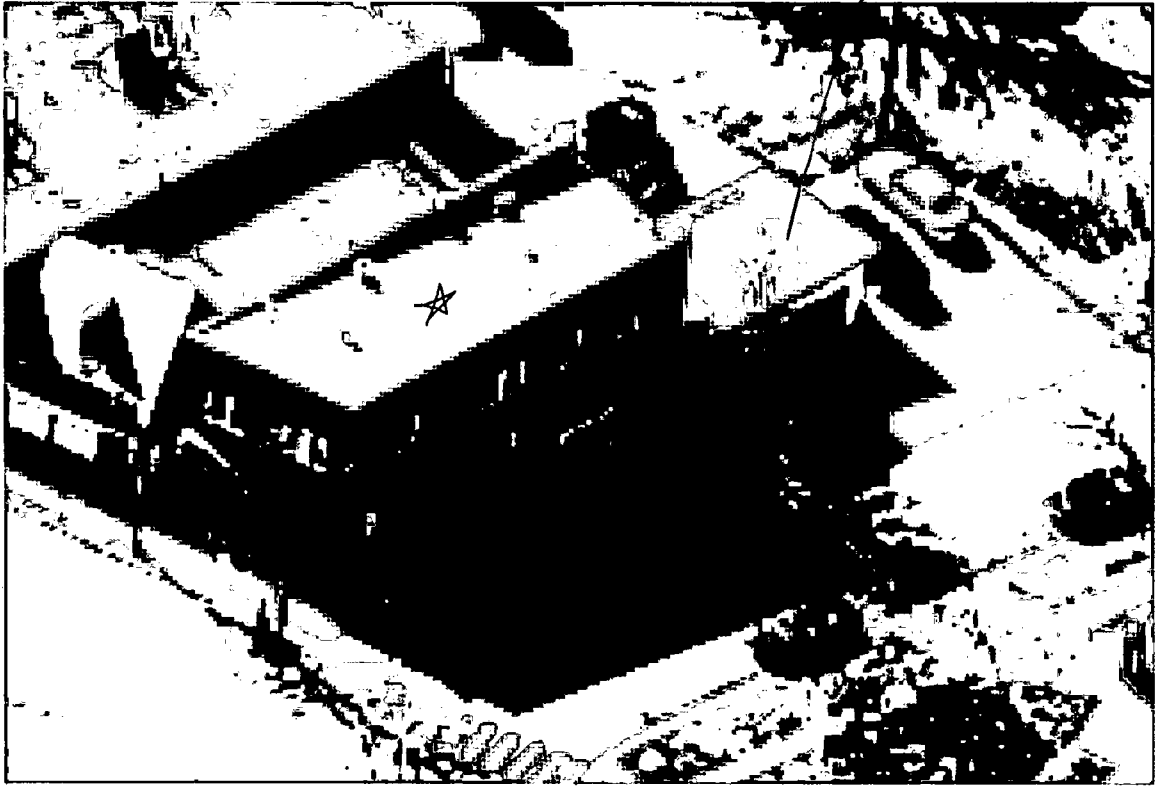
SCALE 1" = 1'-0"

7334 CARROLL AVE.
TAKOMA PARK, MD





Garage



7334 Carroll





← garage



City of Takoma Park, Maryland

Housing & Community Development

Telephone: (301) 891-7119
Fax: (301) 270-4568



7500 Maple Avenue
Takoma Park, MD 20912

January 13, 2010

Mr. David Rotenstein, Chair
Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 7334 Carroll Avenue - Suds Laundromat, Takoma Park
Replacement of alleyway gate and garage door

Dear Mr. Rotenstein:

The Takoma Park Facade Advisory Board met on Tuesday, January 12, 2010, to review a proposal submitted by Mr. Richard Leonard, representing 7334 Carroll, LLC, for the replacement of an alleyway gate and a garage door, at 7334 Carroll Avenue. The application is to be considered by the Historic Preservation Commission this spring.

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

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.

Sincerely,

Carman Lam
Associate Planner

City of Takoma Park, Maryland

Housing & Community Development

Telephone: (301) 891-7119
Fax: (301) 270-4568



7500 Maple Avenue
Takoma Park, MD 20912

January 13, 2010

Mr. David Rotenstein, Chair
Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20910



RE: 7334 Carroll Avenue - Suds Laundromat, Takoma Park
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