

9318 CARTER AVE.
TALOMA PARK H.D.

2013 HAUP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairman

Date: 6/13/13

MEMORANDUM

TO: Diane Schwartz Jones, 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 #636115—sign and lighting installation

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 June 12, 2013.

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: Bruce Behnami
Address: 7318 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 to schedule a follow-up site visit.



APPLICANT INFORMATION HISTORIC AREA WORK PERMIT

636115

Contact Person: Vincent Richardson
Daytime Phone No.: 202-246-5834

Tax Account No.: 611543154

Name of Property Owner: Bruce Behnam Daytime Phone No.: 301 270 5280

Address: 7316 CARROLL AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Bruce Behnam Daytime Phone No.: 301 270 5280

LOCATION OF BUILDING/PREMISE

House Number: 7318 Street: Carroll Ave.

Town/City: Takoma Park Nearest Cross Street: Ethan Allen

Lot: _____ Block: _____ Subdivision: _____

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: Sign, Door, Lighting

1B. Construction cost estimate: \$ 3500

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 _____ feet _____ 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

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.

Bruce Behnam
Signature of owner or authorized agent

[Signature] 4/12/13
Date

Approved: [Signature]

For Chairperson, Historic Preservation Commission

(3)

1. PHYSICAL DESCRIPTION OF PROJECT

27

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

This building was built in 1908. The building square footage is 2,622. The property square footage is 2,456. The building is in a commercial setting of one and two story buildings in the Takoma Historic District. This a a brick building.

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

The project is for signage for a new business, along with a new door and lighting to fit the historical context and match neighboring buildings.

lighting installed above sign + below soldier course of brick.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. 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.

- a. 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.
b. 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

- a. 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.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and 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

4

Fothergill, Anne

Subject:

FW: Re: 7318 Carroll Avenue Historic Area Work Permit

The two gooseneck lights will be placed directly above the sign and below the soldier course according to the manufacturer's installation specifications. Each light will be placed 27" from each end of the sign with no exposed conduits on the façade. The lights will be installed in the mortar not the brick.

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7318 Carroll Avenue, Takoma Park	Meeting Date:	6/12/2013
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/5/2013
Applicant:	Bruce Behami	Public Notice:	5/28/2013
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-13U	Staff:	Karen Theimer Brown
PROPOSAL:	sign and lighting installation and door replacement		

STAFF RECOMMENDATION:

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c 1920-40s

PROPOSAL

This is a masonry commercial building that is contributing to the Takoma Park Historic District. The applicant is proposing to install a new door, signage, and lighting. The applicant has complied with the specifications set forth by the Takoma Park Façade Advisory Board.

Signage: the sign will measure 23" x 81". The material is an aluminum panel with digital graphics applied to the face. The sign will read "Richardson School of Music." It will be installed on the first story, above the triple transom window, with one brick course visible below the sign and one brick course of the same color above. It will be affixed to the building in the mortar, not the brick.

Door: The building has two entry doors on the front façade. The door on the right at 7318 Carroll Avenue will be replaced with a door to match the one located at 7316 Carroll Avenue. The door will have a glass panel above and a solid wood panel below. A sign will be placed on the glass of the new door to identify the Music School entrance.

Lighting: Two aluminum gooseneck lights, measuring 18" long and ½" diameter arm with a 10" angle shade, will be placed above the sign according to the manufacturers installation specifications. The lights will be placed 27" from each side of the sign with no exposed conduits on the façade.

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

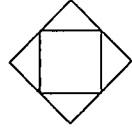
Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the 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 to schedule a follow-up site visit.

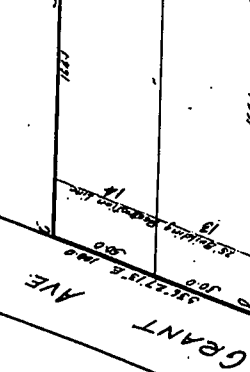
Shade portion to indicate North



PLAT OF HIVOTAN'S SUBDIVISION OF PART OF SECTION 3, GENERAL S.S. CARROLLS ADDN TO TAKOMA PARK, MONTGOMERY COUNTY, MARYLAND. Mch 1926 Surveyor for Maggo Co.

SCALE 1"=40'

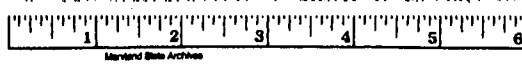
SECTION 3



1	2	3	4	5	6	7	8	9	10	11	12
[Detailed lot descriptions with bearings and distances]											

CARROLL AVE

Substantiated
Approved by the Mayor and Council,
Town of Takoma Park, Maryland, by Ordinance No. 436, passed and approved April 6, 1926.
D. W. Downs, Clerk



OWNERS DECLARATION
THIS DECLARATION OF DEDICATION MADE THIS 14th day of _____ 1926.
WITNESSETH: That we, Francis E. Pope and Julietta W. Pope of Washington, D.C., being the owners have caused to be surveyed and plotted the lots as shown upon this plat, as set forth in the Engineer's Certificate hereon and by the execution of these presents and the filing and recording of this plat, to subdivide the land into lots as shown hereon to be known as H.H. WOTAW'S SUBDIVISION OF PART OF SECTION 3 GENERAL S.S. CARROLLS ADDN TO TAKOMA PARK.
AND we further hereby declare and establish perpetually the building lines, as indicated as shown on the plat beyond which the erection of any building, structure, or other improvement or permanent fixture, exceeding four feet vertically in height, or a permanent structure, exceeding four feet vertically in height, or a permanent structure, shall be prohibited.
AND we further hereby agree to set forth in all conveyances as a covenant running with the land her building restriction lines as shown and defined hereon.
AND we further hereby direct the Clerk of the Circuit Court for Montgomery County, Maryland to file and record this plat after its approval in the office of the Suburban Sanitary Commission.
IN WITNESS WHEREOF, we, the undersigned, Francis E. Pope and Julietta W. Pope have signed these presents on the day first above written.

APPROVED APRIL 8, 1926.
WASHINGTON SUBURBAN SANITARY COMMISSION:
Joseph M. Starkey,
SECRETARY
FOR FILE
COUNTY RECORD OFFICE

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Site Plan

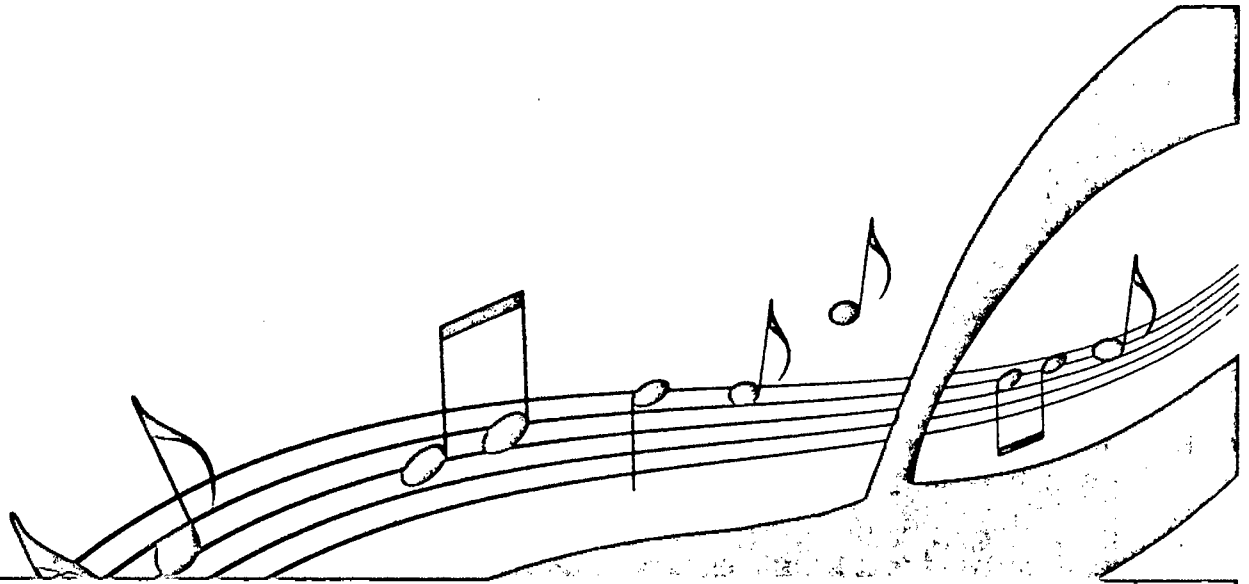
5

Sign will be centered and fit within the frames of the three middle upper story transom windows, with one brick course visible below the sign and one brick course of the same color above. The sign is approximately 23''x 81''x1''. Sign is an aluminum panel with digital graphics applied to the face. It will be installed in the mortar, not the brick. The front door will be replaced with a door to match the door at 7316 Carroll Ave. A sign will be placed on the glass of the new door to identify the Music School entrance. A picture of the sign to be placed on the glass is attached. Two gooseneck lights will be placed above the sign according to the manufacturers installation specifications. The two gooseneck lights above the sign will be placed 27'' from each side of the sign with no exposed conduits on the façade.

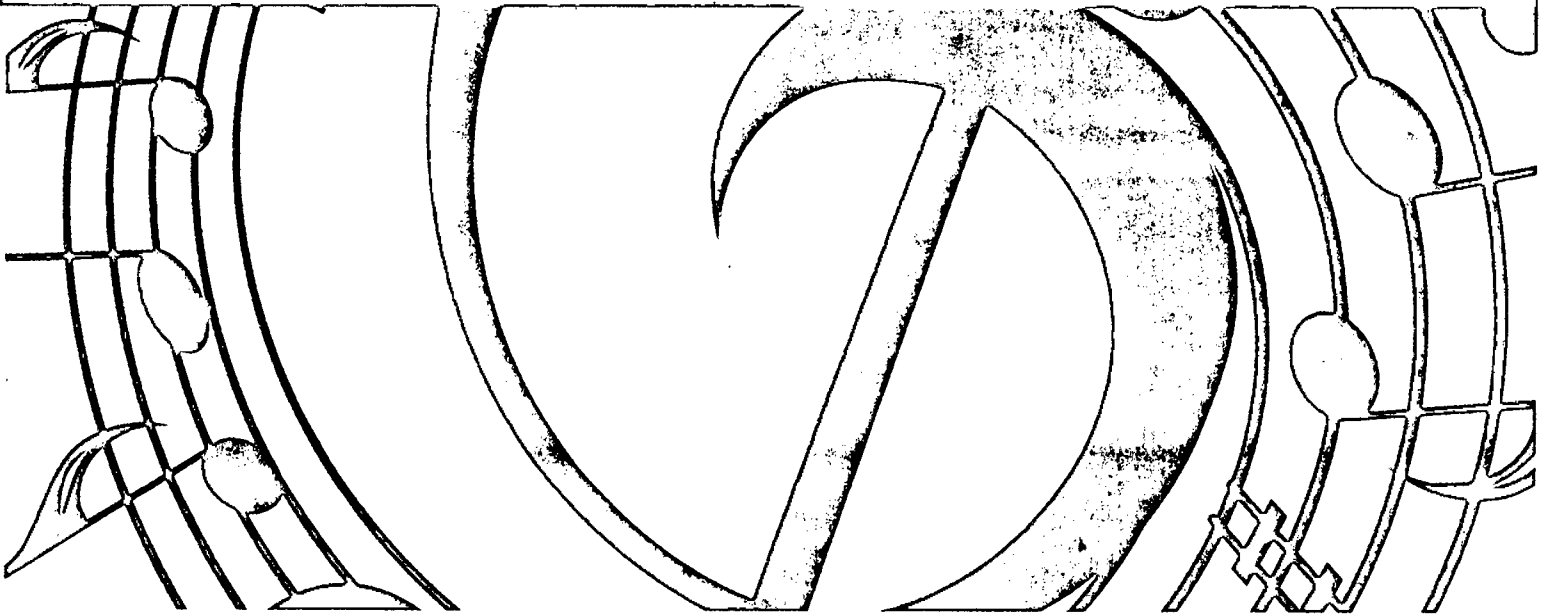
RICHARDSON

SCHOOL OF MUSIC



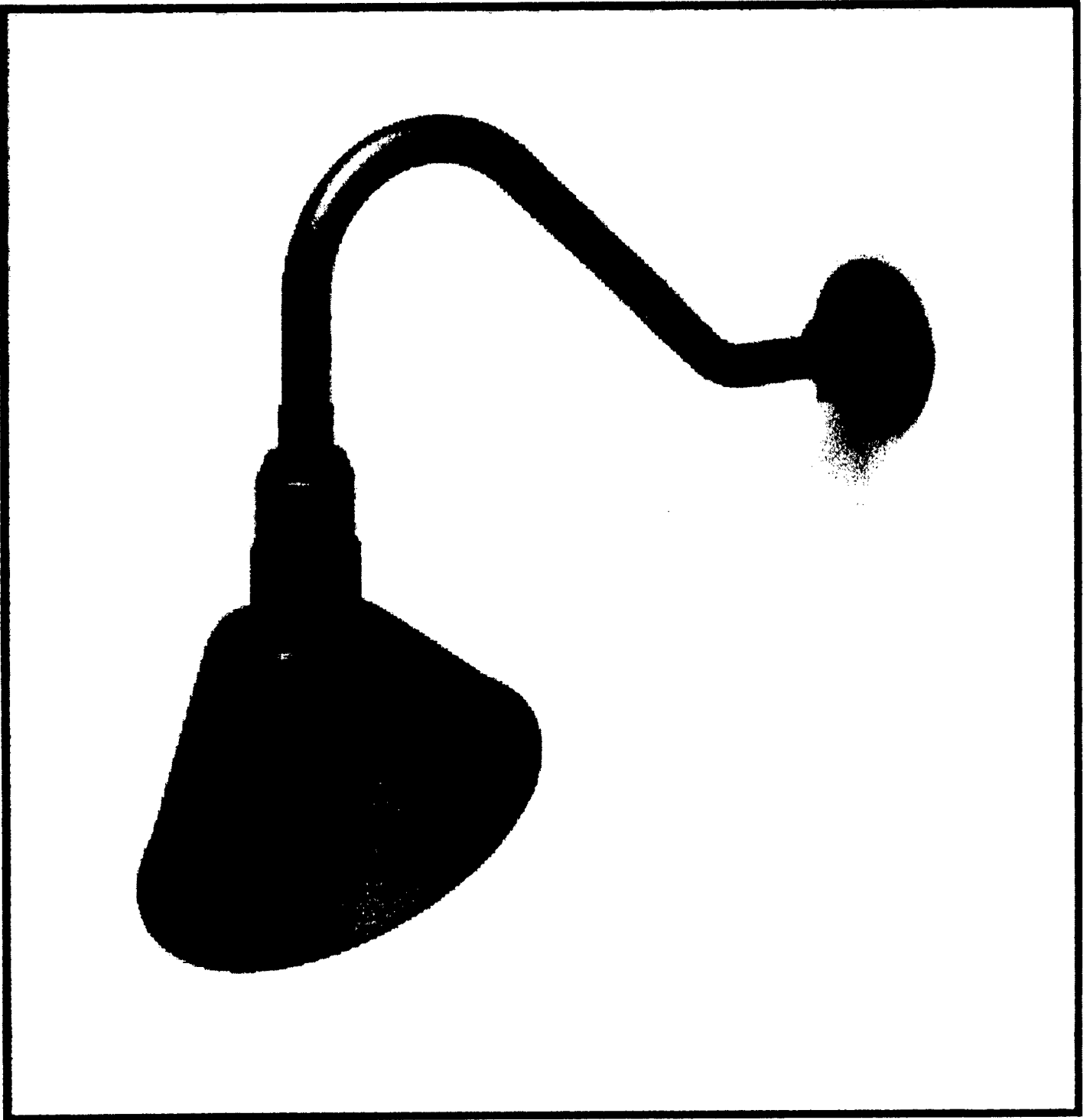


RICHARDSON SCHOOL OF MUSIC

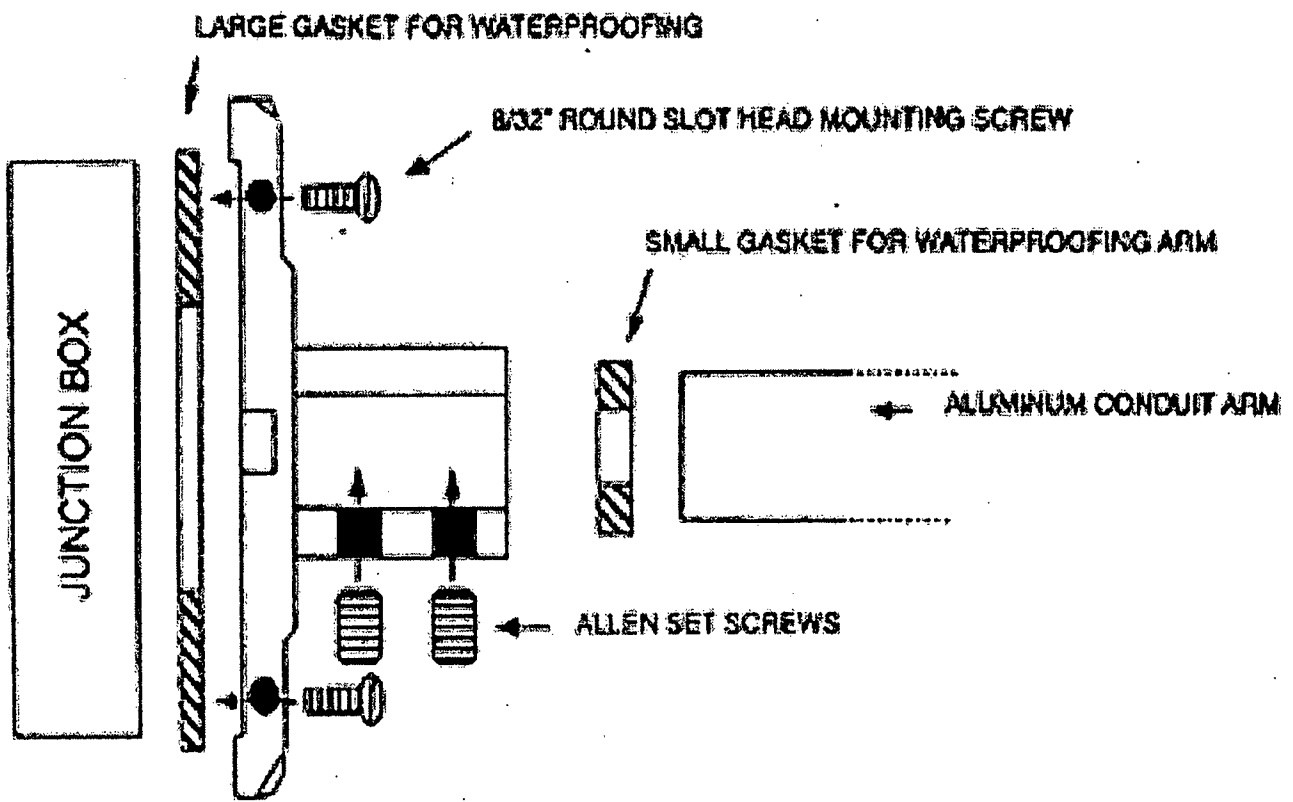


Gooseneck Light Aluminum- 18"L x 1/2" Dia. Arm with 10" Angle Shade

Extended Description: 3D DWG - 10" All Aluminum Angle Shade Gooseneck light fixture for all commercial applications. Available in many sizes, arm configurations and colors. Sign Bracket Store Part# SL-AE1-ANG810



Each outdoor gooseneck light comes with a 4 5/8" diameter round aluminum wall mount back plate and a medium base incandescent ceramic socket wired for 120V service. All back plates have mounting holes that are 3-1/2" on center to allow installation over any standard 4" diameter outdoor recessed (flush mounted) round or octagonal Junction box.

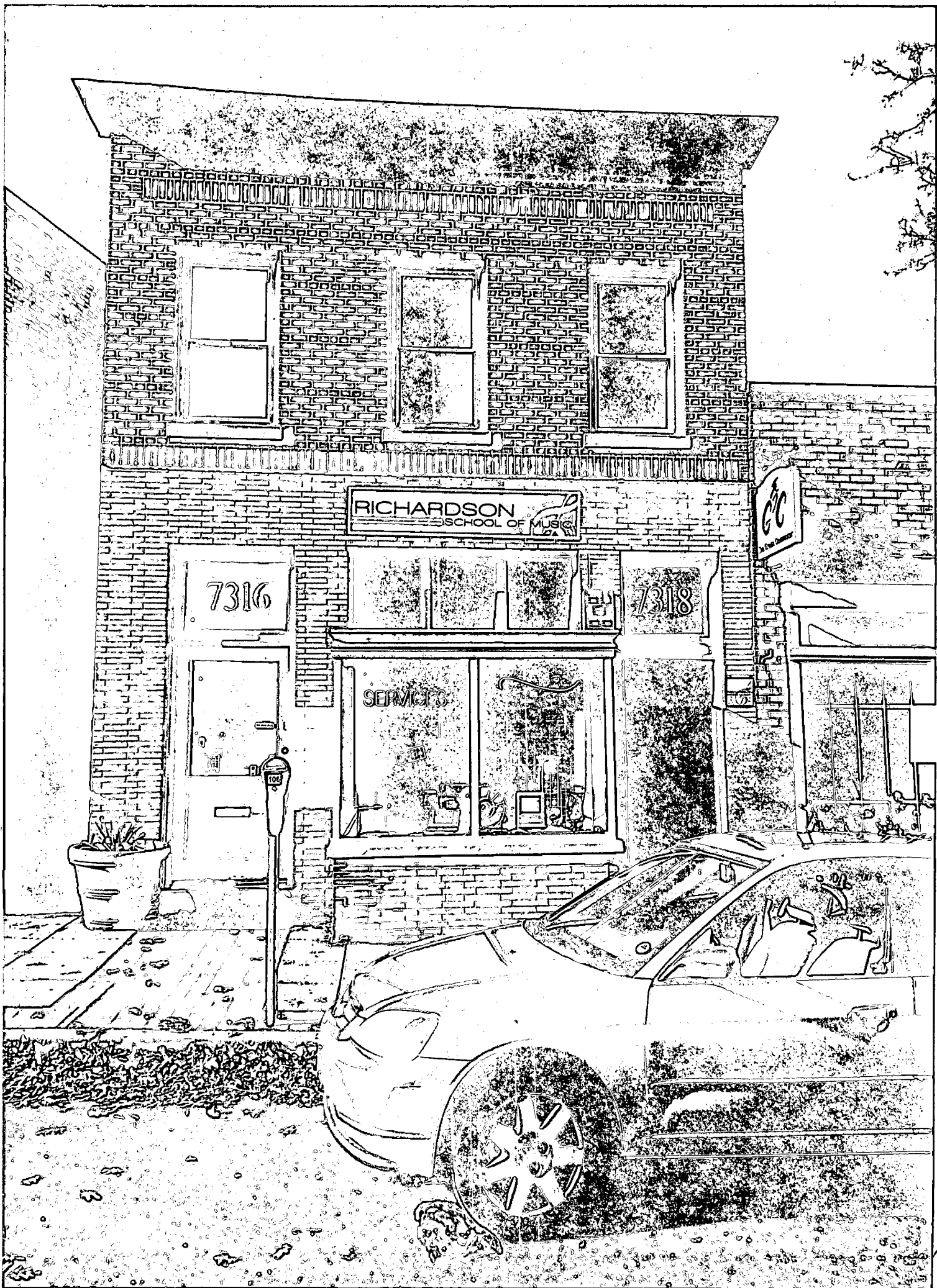


Existing Property Condition Photographs (duplicate as needed)



Detail: _____

Applicant: _____



City of Takoma Park

**Housing & Community
Development**

Telephone: (301) 891-7119
Fax: (301) 270-4588



7500 Maple Avenue
Takoma Park, MD 20912

March 13, 2013

Ms. Leslie Miles, Chair
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 7318 Carroll Avenue

Dear Ms. Miles,

The Takoma Park Façade Advisory Board met on Tuesday, March 12, 2013, to review the design proposal as presented by Ms. Tellesha Scott for the Richardson School of Music at 7318 Carroll Avenue. The proposal is to be considered by the Historic Preservation Commission.

The Board found the proposal to be in general compliance with the design guidelines developed for the area. The Board approved the sign proposal with the following specifications:

- reduce the length of the sign to fit within the frames of the three middle transom windows;
- center the sign between the transom windows and the upper story windows, with a minimum of one brick course visible below the sign and one brick course of the same color above;
- install the sign in the mortar, not the bricks.

The Board strongly urges the business owner to replace the front door to match the door at 7316 Carroll Avenue, in the same building, and to put a sign on the glass of the new door. The Board also encourages gooseneck lighting for the door and the sign, with no exposed conduits on the façade.

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district. If you have any questions regarding the Board's action, please call me at 301-891-7205.

Sincerely,

Rosalind Grigsby, Community Development Coordinator