

7328 Carroll Ave.

37/3-07-00

Palmdale Park Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 12/21/07

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #472217 - Door replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the December 19, 2007 meeting. The conditions of approval are:

- 1) The applicant will submit the plans to the Façade Advisory Board (FAB) for review.

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: Historic Takoma, Inc.
Address: 7328 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

472217

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Erik Anderson

Daytime Phone No.: 410 202 1443

Tax Account No.:

Name of Property Owner: Historic Takoma Inc. Daytime Phone No.: 301 270 2831

Address: 7328 Carroll Avenue Takoma Park MD 20912
Street Number City Street Zip Code

Contractor: Worcester Eisenbrandt Inc Phone No.: 410 644 6580

Contractor Registration No.: 30293065

Agent for Owner: Erik Anderson Daytime Phone No.: 410 644 6580

LOCATION OF BUILDING/PREMISE

House Number: 7328 Street: Carroll Avenue

Town/City: Takoma Park Nearest Cross Street: East West Avenue

Lot: 9 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:

1B. Construction cost estimate: \$ 4,000

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.

Erik Anderson
Signature of owner or authorized agent

11/27/07
Date

Approved: *with one condition* Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 12-21-07

Application/Permit No.: 472217 Date Filed: 12/10/07 Date Issued:

**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:

Single storey commercial property with brick facade, large glass display window and wood entry. 7326 Carroll Avenue is a contributing structure among a row of commercial properties in a historic district in Takoma Park, Maryland.

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

Replacement of existing aluminum door and frame with new wood door and frame to restore original architectural design intent.

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

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 lie directly across 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).

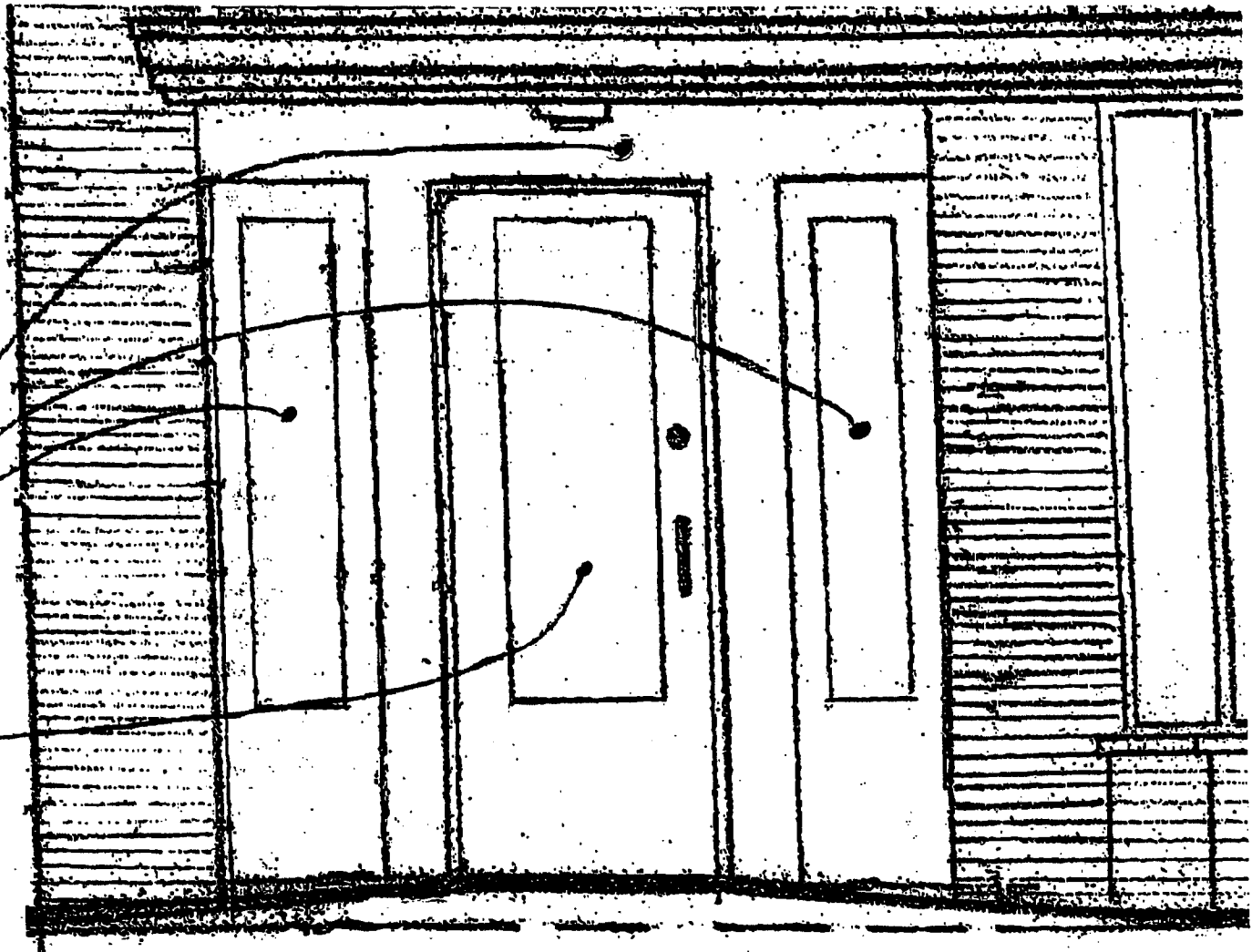
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

APPROVED
Montgomery County
Historic Preservation Office
12-21-07

Replication of Wood Store Front Door
7328 Carroll Avenue
Takoma Park, Maryland

Summary of new work:

- Existing door and side lite frames to remain
- Remove existing aluminum door, jamb and transom
- Install new custom designed and fabricated mahogany wood door with 1/4" clear laminated central lite similar to detail in historic photograph of Barcelona Nut Shop
- New wood door to open out to sidewalk



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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7328 Carroll Avenue, Takoma Park **Meeting Date:** 12/19/07
Applicant: Historic Takoma Inc. (Erik Anderson, Agent) **Report Date:** 12/12/07
Resource: Contributing Resource **Public Notice:** 12/05/07
Takoma Park Historic District
Review: HAWP **Tax Credit:** Partial
Case Number: 37/03-0700 **Staff:** Anne Fothergill
PROPOSAL: Front door replacement

STAFF RECOMMENDATION

Staff is recommending approval of the HAWP application with the following condition:

1. The applicant will submit the plans to the Façade Advisory Board (FAB) for review.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Art Deco Commercial
DATE: c. 1920s

7328 Carroll was originally a Piggly Wiggly Supermarket. In 1953 it became the site of the Barcelona Nut Corporation, which processed, roasted, packaged, and sold nuts from this building and several contiguous buildings. In 1977 it was known as the largest supplier of fresh processed nuts in the DC area. This company's building was a neighborhood landmark for more than 30 years until it moved to Baltimore in the mid-1980s, where it remains today. (*Building history provided by Historic Takoma*)

PROPOSAL

The applicants are proposing to replace the existing non-original metal front door with a custom-made wood, central light door to match the historic photograph.

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

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The proposed door will be an improvement to this building and is in keeping with the *Guidelines* and the *Standards*. The applicant will submit plans to the Façade Advisory Board for their review.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with one condition** as being consistent with Chapter 24A-8(b)(1) & (2);

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;

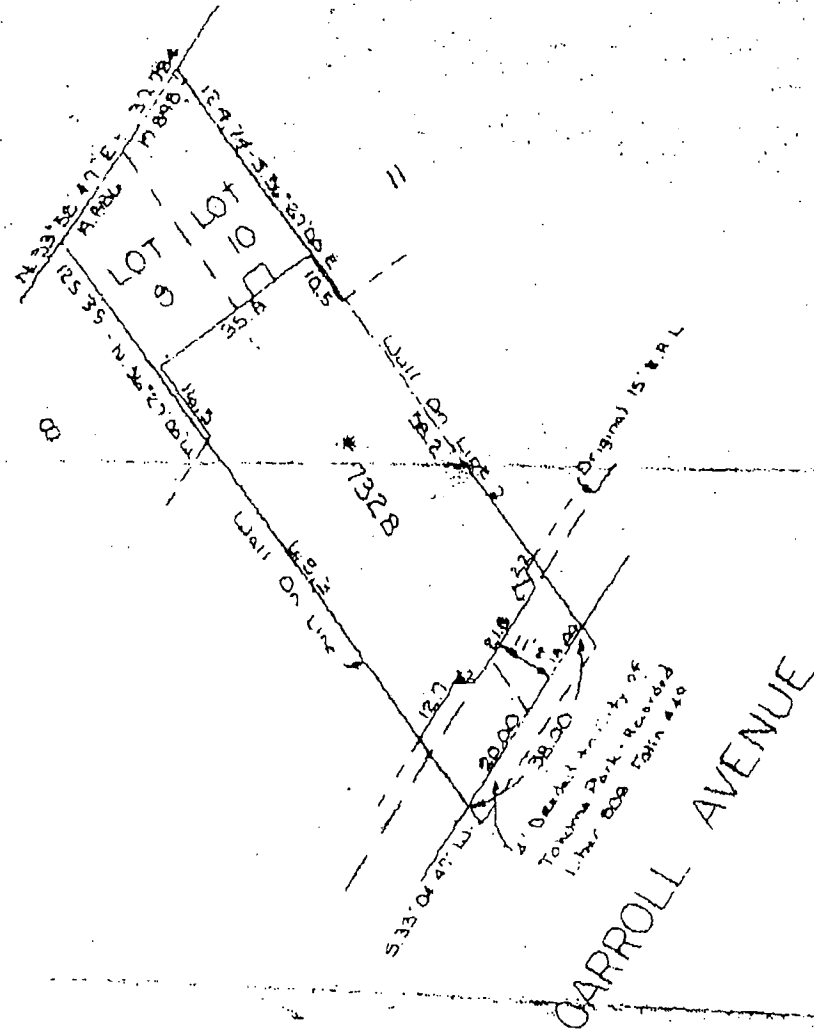
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans

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

<p>Owner's mailing address Historic Takoma INC. PO Box 5781 Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address Erik Anderson Worcester Eisenbrandt INC. 2100 Gable Ave Baltimore, MD 21230</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Karl Kessler 8704 Eggert Dr. Bethesda, MD 20817</p>	<p>7324 Carroll Ave Takoma Park, MD 20912</p>
<p>Karl Kessler 8704 Eggert Dr. Bethesda, MD 20817</p>	<p>7330 Carroll Ave Takoma Park, MD 20912</p>
<p>Angelisa Harris 7323 Carroll Ave Takoma Park, MD 20912</p>	<p>7323 Carroll Ave Takoma Park, MD 20912</p>

<p>SUSAN Robb 203 Manor Circle Takoma Park, MD 20912</p>	<p>203 Manor Circle Takoma Park, MD 20912</p>
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E. RENN & ASSOCIATES



HOUSE LOCATION
LOTS 9 & 10 BLOCK -

H.H. VOTAWS SUBDIVISION OF PART OF SECTION 3
GENERAL S.S. CARROLL'S ADD'N TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
RECORDED IN PLAT 6004 & PLAT 325 SCALE 1" = 30'

NOTE: This drawing is not intended to establish property lines nor are the dimensions of corners or lot lines guaranteed. All information shown herein taken from the land records of the jurisdiction which the property is located.

I hereby certify that the position of all the existing improvements on the above described property has been established by a traverse tape measurement and that, unless otherwise shown, there are no encroachments.

By *Edward J. Renn*

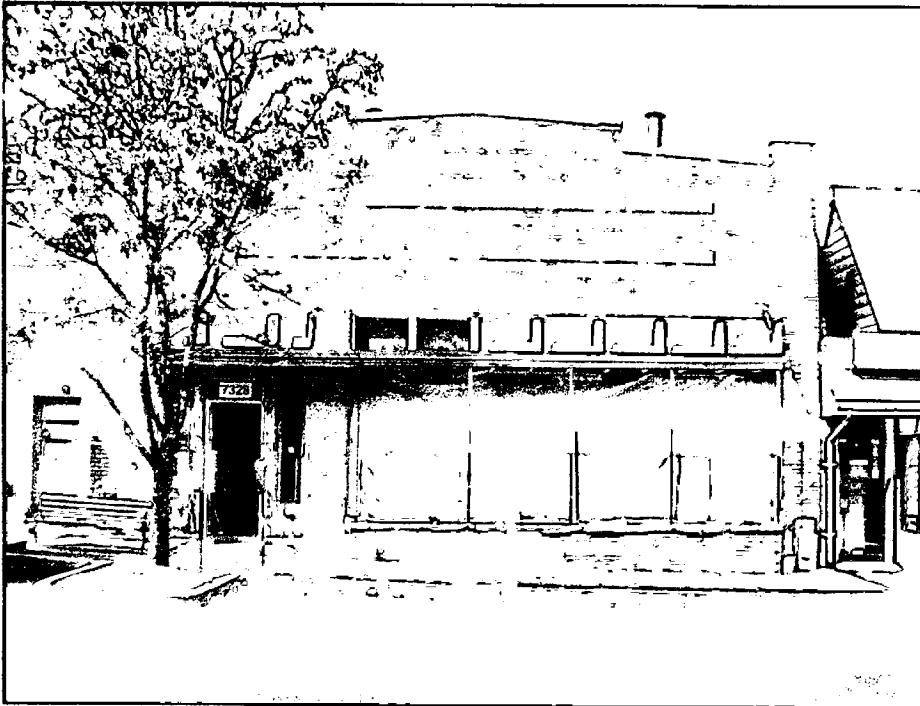
EDWARD J. RENN
Registered Land Surveyor
Maryland No. 3383

Date: February 7, 1972

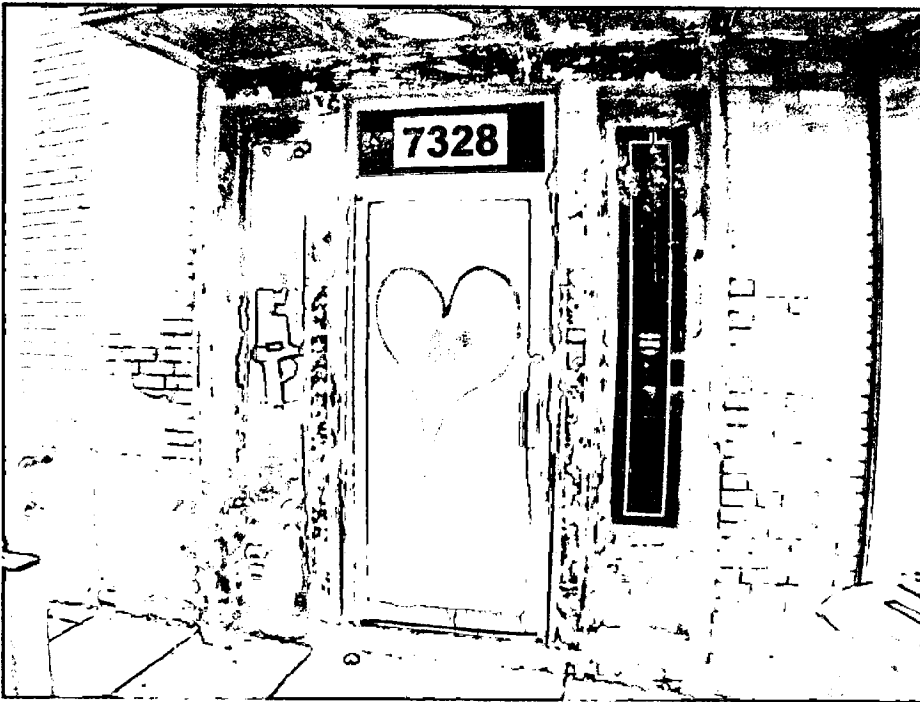
7



Existing Property Condition Photographs



Front façade of 7328 Carroll Avenue, Takoma Park, MD



Existing aluminum front door of 7328 Carroll Ave

Applicant: Historic Takoma Inc.

Existing Property Condition Photographs



View of adjoining properties from across Carroll Avenue



View of adjoining properties from across Carroll Avenue

Fothergill, Anne

From: Ljpearsall@aol.com
Sent: Sunday, December 09, 2007 10:14 PM
To: Fothergill, Anne
Subject: 7328 Carroll Avenue - HTI HAWP

Hi, Anne...Erik told me he faxed to you a new drawing of the door which shows a summary of new work...can you tell me if this is satisfactory for your report, or do you need something more. I asked him for a paragraph describing what he is doing, but this is what he did. I'm also checking if you have the fax from him.

His summary of work says that the existing door and site lite frames are to remain...(so are the side lights themselves). He is removing the existing aluminum door, the jamb and transom. He is installing a new custom designed and fabricated mahogany wood door with a 1/4" clear laminated central lite that will be similar to the detail in the historic photograph of the original door shown on the building in the 1970s when it was the Barcelona Nut Shop (photograph from the archives of Historic Takoma, Inc.).

We believe the building was constructed in the 1920s, and began as a Piggly Wiggly supermarket. In the 1953, it most notably became the site of a major business known as the Barcelona Nut Corporation (founded by Phil Rosen) which ran a large scale nut processing, roasting, packaging and sales operation at this location and in several contiguous buildings. Historic Takoma's building at 7328 Carroll Avenue was the center of the wholesale activities and was their main building (most likely the first building), complete with signage as can be seen from the HTI photograph. As the Barcelona Nut Shop, it was known in the 1977 as the largest supplier of fresh processed nuts in the Washington DC area (at this time owned and run by Phil Rosen's nephew Karl Kessler), and by 1985 their sales grossed over 10 million. Their most prestigious customer was the White House (Nixon, Ford, Regan and Carter were customers), but sold to wholesalers, retailers, restaurants, hotels, organizations and the National Zoo. The Barcelona Nut Shop was a neighborhood landmark for over 30 years, where fresh nuts could be readily purchased, until the business left Takoma Park in the mid-1980s and moved up to Baltimore where it remains today. HTI bought the building from Karl Kessler, who provided much historical information.

Check out AOL Money & Finance's list of the [hottest products](#) and [top money wasters](#) of 2007.

2100 GABLE AVENUE
BALTIMORE, MD 21230

PHONE 410/644-6580
FAX 410/644-1662



Fax

To: Anne Fothergill

From: Erik Anderson

Fax: (301) 563-3412

Pages: 2

Phone: (301) 563-3400

Date: 12/7/07

Re: 7328 Carroll Ave File #471666

CC:

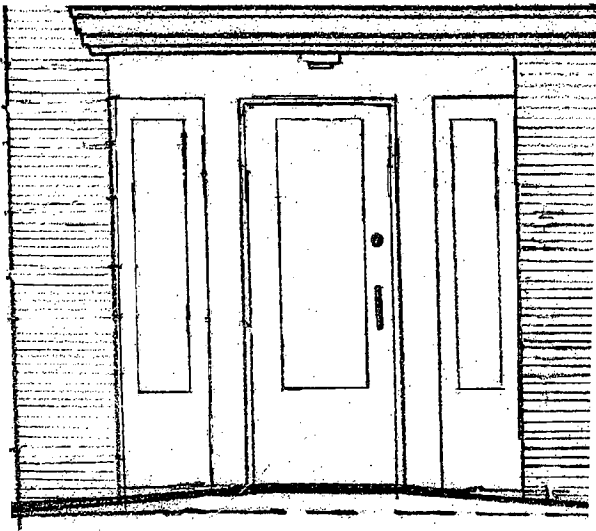
Urgent For Review Please Comment Please Reply Please Recycle

Dear Ms. Fothergill,

Attached is a copy of a revised drawing for the new door at 7328 Carroll Ave in Takoma Park. It is to replace the existing sketch of the building façade included in the HAWP.

Sincerely,

Erik Anderson
Architectural Preservation Specialist



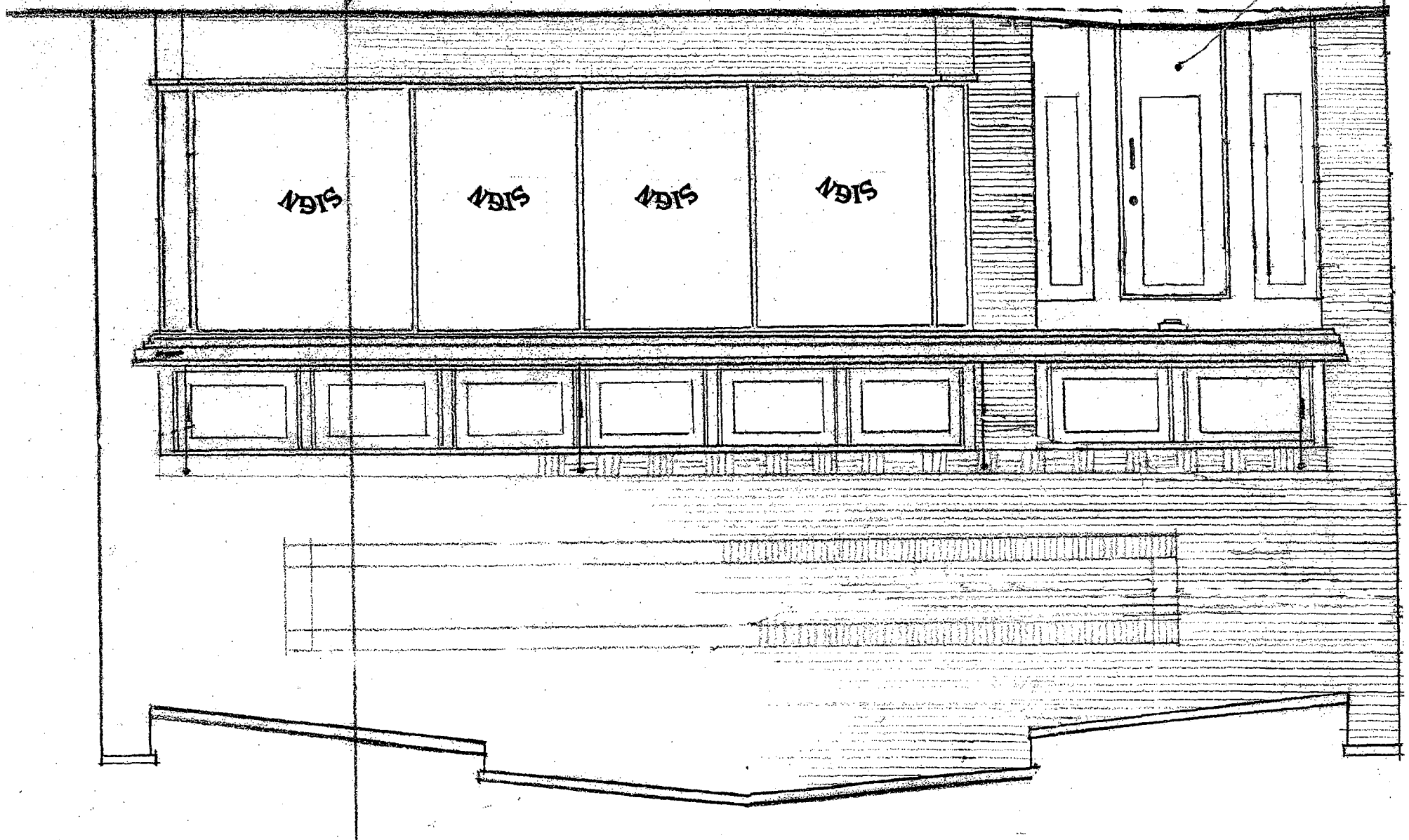
NEW HORIZONTAL WOOD TRIM
SILL FOR SIDE-CYCLING SEALS, PUSH
LAMINATE PLATE GLASS



EAST ELEVATION

EAST ELEVATION

NEW MAHOAGANY WOOD DOOR
BRASS PULL, SINGLE CYLINDER DEADBOLT, PUSH
LAMINATE PLATE GLASS



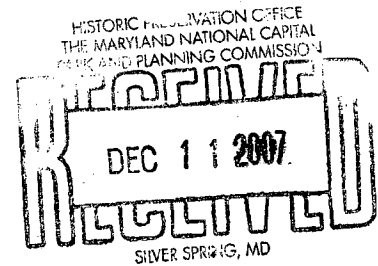
City of Takoma Park, Maryland

Housing & Community Development

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



7500 Maple Avenue
Takoma Park, MD 20912



December 7, 2007

Mr. Jef Fuller, Chair
Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

RE: HPC Case No. 37/0700 - 7328 Carroll Avenue, Takoma Park Historic District.

Dear Mr. Fuller:

The Takoma Park Facade Advisory Board met on Wednesday, December 5, 2007, to review a proposed door submitted by Sabrina Baron, for the replacement of an existing 1970s door with a new wooden door with a glass window similar to one in an earlier photo of the building. The application is to be considered by the Historic Preservation Commission Wednesday, December 19, 2007.

The Board is declining to comment on the proposal as they were not provided any illustrations to review. Historic Takoma, Inc. has agreed to come back to the Facade Advisory Board with drawings prior to installation of the door.

If you have any questions regarding the Board's action, please call (301) 891-7205.

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

Sincerely,

Ilona Blanchard
Senior Planner