

7001 Carroll Avenue
Takoma Park Historic District, 37/03

gnd PRELIM

***Westmoreland Area Community Organization
Takoma Park, Maryland***

May 15, 2006

Mr. Stylianos C. Christofides
Principal
Infrastructure Capital Group
1600 K Street, NW
Suite 650
Washington, DC 20006

Re: Development Proposal for 7001 Carroll Avenue, Takoma Park

Dear Mr. Christofides:

We write to communicate further the position of the Westmoreland Area Community Organization on the design plans you have proposed for residential and commercial development of the property located at 7001 Carroll Avenue, Takoma Park, Maryland.

Thank you for meeting with WACO residents on May 4 to explain the further revisions you have made to your proposal in response to concerns and suggestions raised by WACO, members of the Takoma Park City Council, the Montgomery County Historic Preservation Commission and other stakeholders. Following your presentation, WACO members discussed your latest design proposal and reached consensus on a series of positions and conditions, as set forth here.

As we have repeatedly said in the past, WACO favors development of the 7001 Carroll Avenue site of a size and scale that is compatible with the surrounding neighborhood and its residential character in a manner that occurs in a measured and responsible manner, supported by meaningful dialogue and collaboration with the surrounding neighborhood, other stakeholders, and the City of Takoma Park. We favor the least amount of physical impact upon the neighborhood, based upon the smallest amount of financially viable project mass. This means that WACO support of the project rests upon compatible project mass and scale, and the resolution of design, construction, and operation-related concerns, including the consequences of the project upon traffic volume and pedestrian and vehicular safety.

In this regard, we have been encouraged by the constructive exchange of information and views that have ensued between your team and WACO over the past eight months. Your continuing revisions to the size and scale of your proposal in response to our concerns and suggestions is appreciated. Most recently, the changes you have made to the structural components and building mass, as presented to the Montgomery County Historic Preservation Commission on April 26, responded to the concerns raised by WACO in its letter of March 16 and provide for a more appropriate transition from your the residential mews and residential tower to the siting and scale of adjacent and nearby residential properties on Westmoreland Avenue. Your changes have included:

- The redesign of the southern corner of the residential tower to step-back the higher floors;
- The elimination of the first mews unit, adjacent to Westmoreland and related landscaping; and
- The reorientation of the second mews unit to face Westmoreland and the lowering of it by 10 feet.

As a result of these design revisions, WACO is more favorably disposed than before toward the project size and scale set forth in your proposal to the Montgomery County Historic Preservation Commission on April 26. However, at our May 4 meeting, some residents continued to express strong concern about the size and massing of the project. Equally important, widespread apprehension remains about the impact of your project upon traffic and parking in the surrounding neighborhood. Therefore, WACO is not prepared to commit our support for the project without further effort on your part that delivers solutions for pedestrian and vehicular safety and adequate parking. Specifically, this involves:

- Your collaboration with the City of Takoma Park, the State Highway Administration, WACO and other stakeholders to achieve the remedial redesign and reconstruction of the Carroll Avenue-Westmoreland Avenue intersection to assure pedestrian and vehicular safety for those entering and leaving your property and others. This may require your contribution of financial resources to achieve a favorable design and construction outcome; and
- Your efforts to secure and provide for vehicular entrance and exit from your project parking lot to Eastern Avenue, and your collaboration with the City of Takoma Park, adjacent property owners, WACO and other stakeholders to fashion a comprehensive plan for parking in the Old Town business area and the WACO neighborhood.

Without your satisfaction of these traffic and parking-related conditions, WACO's support for your project, at the currently-proposed size and mass, will prove difficult. Satisfaction of both of these conditions, moreover, will not preempt the satisfaction of

other concerns related to your design, construction and operation of the development itself.

We appreciate your favorable attention to the matters addressed in this letter and pledge our commitment to continue to constructively work together in satisfaction of our mutual interests.

Sincerely,



Bruce Moyer
President
Westmoreland Area Community Organization (WACO)

cc: Kathy Porter, Mayor, City of Takoma Park
Joy Austin Lane, Council Member, City of Takoma Park
Colleen Clay, Council Member, City of Takoma Park
Bruce Williams, Council Member, City of Takoma Park
Terry Seamens, Council Member, City of Takoma Park
Mark Elrich, Council Member, City of Takoma Park
Doug Barry, Council Member, City of Takoma Park
Barbara Matthews, City Manager, City of Takoma Park
Sara Daines, Economic and Community Development, City of Takoma Park
Ilona Blanchard, Economic and Community Development, City of Takoma Park
Glenn Kreger, Maryland National Capital Park and Planning Commission
Tania Tully, Montgomery County Historic Preservation Commission

***Westmoreland Area Community Organization
Takoma Park, Maryland***

May 15, 2006

Mayor Kathy Porter
City of Takoma Park
7500 Maple Avenue
Takoma Park, MD 20912

Council Member Bruce Williams
City of Takoma Park
7500 Maple Avenue
Takoma Park, MD 20912

Re: Development Proposal for 7001 Carroll Avenue, Takoma Park

Dear Kathy and Bruce:

Thank you for attending our WACO meeting on May 4, when representatives of the ICG-Takoma development team briefed the neighborhood on their latest design proposal for residential and commercial development of the property located at 7001 Carroll Avenue. We are grateful for the commitment you expressed at the meeting to assure that any development project is in the best interests of the surrounding neighborhood and its residents.

Enclosed is WACO's latest letter to ICG-Takoma, setting forth the position and terms WACO reached at the May 4 meeting. WACO's position refrains from providing support for the size and mass of the proposed development until:

- ICG-Takoma collaborates with the City of Takoma Park, the State Highway Administration, WACO and other stakeholders to achieve the remedial redesign and reconstruction of the Carroll Avenue-Westmoreland Avenue intersection to assure pedestrian and vehicular safety for those entering and leaving the development and others; and
- ICG-Takoma provides for vehicular entrance and exit from the development's parking lot to Eastern Avenue, as part of their constructive collaboration with the City of Takoma Park, adjacent property owners, WACO and other stakeholders to fashion a comprehensive plan for parking in the Old Town business area and the WACO neighborhood.

The success of the ICG-Takoma's efforts to attain these goals will require its good faith and constructive engagement with the City of Takoma Park and other parties. Simultaneously, it will require the City to renew its attention and energy toward arriving at solutions that improve the safety of the Carroll Avenue-Westmoreland intersection and create a comprehensive parking plan for the Old Town business district, including access from the 7001 Carroll Avenue project to Eastern Avenue. WACO appreciates the commitment that you expressed at our May 4 meeting in providing leadership and encouragement of efforts to arrive at these aims.

Therefore, WACO calls upon you and your colleagues on the City Council to immediately bring leadership and the resources of the City to bear toward a sensible, comprehensive approach on development decisions in the Old Town business district, including the resolution of the above-referenced specific concerns. WACO stands ready to assist in those efforts.

Sincerely,



Bruce Moyer
President
Westmoreland Area Community Organization (WACO)

Enclosure

cc: Joy Austin Lane, Council Member, City of Takoma Park
Colleen Clay, Council Member, City of Takoma Park
Bruce Williams, Council Member, City of Takoma Park
Terry Seamens, Council Member, City of Takoma Park
Mark Elrich, Council Member, City of Takoma Park
Doug Barry, Council Member, City of Takoma Park
Barbara Matthews, City Manager, City of Takoma Park
Sara Daines, Economic and Community Development, City of Takoma Park
Ilona Blanchard, Economic and Community Development, City of Takoma Park
Glenn Kreger, Maryland National Capital Park and Planning Commission
Tania Tully, Montgomery County Historic Preservation Commission

Tully, Tania

From: Tully, Tania
Sent: Thursday, April 27, 2006 2:18 PM
To: Kreger, Glenn
Subject: 7001 Carroll Avenue / Takoma Walk development

Hi Glenn-

I apologize for not getting this to you before the meeting. Attached is my staff report and a PDF of the applicants' presentation. I will also forward the transcripts when they are available.

In summary the Commission requested another Preliminary Consultation and most of the Commissioners stated that major changes to the massing and were still need , though the architecture seemed to be OK in general.



042606_TP_PRE70 20504-HPC-060426
01Carroll Avenu... .pdf

-Tania

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

IGC-Takoma Assoc.

TAKOMA WALK

Speakers

1
Ucciolo - concern w/ affect of construction
massing way too large

Lex Ulibury - Board of Hist. Tak

appearance of mass too large

~~scale~~ scale of the overhangs makes it
appear larger than it is.

roof slopes away from slope of site

"zooming rooftop"

gaps - news - slope of roof

Rick Weiss - exp. w/ APC & on detail
work.

- at risk of sweating small stuff &
rolling on the big stuff
- TOO BIG

- traffic

Lorraine Pearsall per FAB

- Key issues still need work

- massing

- ~~more~~ news transition

- height

- arch. form, materials & details

- visual lighting impacts

- also concern of connection to ex. bldg on corner of W & Q
- FAB wants more involvement + to see the proj. more times

Sabrina Baron - Hist. Tak

- height, mass, loc.
- design direction concerns
- compatibility + harmony
- Yea Ureiotos - Bob Takoma Walk
- Endorse SR + must come back for at least 1 more Prelim

Bruce Mayer - WACO (25 up)

250 households - proj. w/in border they strive for true consensus w/in WACO
 1/10, 3/15 - letters
 ↑ do I have
 "measured & responsible manner"
 urge 3rd Prelim

Qd A w/ the HTR (3 opposed; 2 for; 1 maybe)

Caroline (1) reviewing infill - this is not edge construction - it is infill - appropriate height is defined by height of hist. structures not contemp.
 (2) appropriate height is b/w Carroll height & then down
 (3)

JEF

(✓)

HPC has to recognize loc. to transit & consider impacts

Adding people gen. good
density good

Stepping down is better

Coverage no issue; details need addressing
look @ systems @ Prelim level
OK w/ arch so far

NURAY

(✓)

Design & Detail liked

overall

also und. height concerns

lower mass; step mass; new roof forms

DAVID

(✓)

agrees w/ Caroline

wonderful proj. - just not in T.P.

TOM

(MAYBE)

b/w Caroline & Jef

proj. has improved - right dir

helpful to see mass surrounding context in
the model - access

agree w/ Jef on roof - may be too much
reduce mass, make mass compatible
else - arch. helpful
come back as if pulvis

BOB

(✓)

Strongly it is too large
out of scale; too high

- Tom - Connection for Traffic?
JEF - work w/ Uricio on shared garage? [purchased in June '05]

lots of reasons why this won't work

Tom - Retail?

only Carroll Ave is Contrib. Resource
on Carroll Ave - retail is doubled
on Westwoodland - live work \therefore a bit of lower intensity commercial/retail
Total Commercial on site dropped 50%

blie - like end unit turned; maybe keep exist
Tom - WACO - their opinion on Mews
Privacy a concern?

Lee Quill

Infill a Mixed use project & site
revitalization - perhaps its ok to do something diff
most challenging site ever for firm
trade-offs

Susan Schreiber - 1) surprised abt disc. of Metro
2) we are on the edge of DC & DC is looking at lots of development
3) Look @ larger context - does this proj. need to be this dense?

Businesses, retail, Community
loss of st - too light
Marr
don't spk

For 3rd Prelim -

	Minor	Major	Changes
Caroline		✓ Mass, lower	detailing nice
Jef	✓		
Nora			work w/ neighbors
Julia		✓ too high back	work w/ neighbors
David		too high ✓ too massive	o
Tom		✓ mass - too much in scale lower	- are close

URCILO PROPERTIES, LLC
TAKOMA METRO SHOPPING CENTER
6935 LAUREL AVENUE ~ SUITE 100
TAKOMA PARK, MD 20912
(301) 270-4442 * (301) 270-6487 FAX

April 25, 2006

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: ICG - Takoma Associates , LLC
7001 Carroll Avenue

Dear Commissioners:

As a adjacent commercial property owner, I would like to express a few of my concerns on the proposed project as noted above.

First, let me say that new commercial development is necessary if the established retail strip of stores are to survive, especially given the attractiveness and large scale in near Silver Spring. However, the proposed project, as presented to the community to date, is totally out of scale – not only to the existing commercial area but to the abutting residential neighborhoods as well. The topography of the site further accentuates the project scale! The overall height of the buildings proposed dominates the “small town” scale of the City of Takoma Park. Although the addition of residential units to this project is an asset, the commercial square footage is being cut by two-thirds. Of particular noting is the excessive massing at the rear of the project on the Westmoreland Avenue side where it is directly adjacent to residential homes.

Since this is just a preliminary consultation — exterior building materials are yet to be determined, however, I hope that the commission will review these materials carefully as it is critical for new projects to enhance the historic character without mimicking the older structures – so the quality of materials selected is of great concern. Others include project lighting, especially security interests. Although somewhat out of HPC's direct control, I am very concerned about the visual and most importantly the noise volumes from 80 plus a/c rooftop compressor units. Lastly, construction noise, piling vibrations and traffic disruption over an 18 month construction period can make or break existing small commercial businesses.

We are all aware that this is a very unique and difficult piece of property, however, the developers knew this on the front end. I look forward to seeing this Commission guide them towards a project that will not only add to the overall comfort and character of our town but truly enhance our historic district.

Very truly yours,

John R. Urciolo

“Takoma Park was platted in 1883. Developer Benjamin Franklin Gilbert promoted the property for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert’s promotion of the natural setting is the use of the Native American “Takoma”, meaning “exalted” or “near heaven.” Later he added the “Park” appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. Some of the earliest architect-designed houses in the county are in Takoma Park. Leon Dessez, later the Chevy Chase Land Company architect, designed the Cady-Lee House (1887), 7315 Piney Branch Road. These first houses were substantial residences with spacious settings. The lots were deep, typically 50 feet by 200-300 feet and had 40-foot setback requirements. Extensive numbers of these first houses remain, constructed between 1883 and 1900.”

“By 1893, the town’s population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period. “

“The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Similarly, they reflect a social trend towards a more informal, unpretentious style of living. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established – detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues.

Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era. Advertisements from 1914 for bungalows on Willow Avenue promoted their accessibility – just “three minutes to car line” – and individuality – “no two are alike in design.” At least fifteen models of Sears kit houses have been identified in the proposed historic district, including the turreted 7303 Takoma Avenue.”

“Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town’s close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.”

PROPOSAL:

Note: The applicants submittal is paginated with # prior to the number.

- 1) Replace 7 windows in order to increase the energy efficiency of their home. Proposed replacements are Weathershield, wood SDL pocket insert replacements. The muntins would be 7/8" wide. All of the windows proposed for replacement are wood. Circles #3 to #9 indicate which windows are proposed for replacement. The window specifications begin on Circle 17 – staff has only included the essential pages.
- 2) Replace front porch step with wood
- 3) Replace asphalt siding in gable ends with wood shingles (Circles #16 and #17)
- 4) Install security door on back deck
- 5) Replace non-historic front storm door. (Circle 20)

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal

**Takoma Park Facade Advisory Board
Report to the Montgomery County Historic Preservation Committee
7001 Carroll Avenue Redevelopment Proposal
April 25, 2006**

Background:

The presentation on the 7001 Carroll Avenue Redevelopment Proposal made to the Takoma Park Facade Advisory Board (FAB) on April 24, 2006, revealed that numerous key issues of concern were still under study and unresolved. The FAB was advised that because various issues were still being studied, the design presented to us did not accurately reflect what would likely be presented to the Montgomery County Historic Preservation Committee (HPC) on April 26, 2006.

Current Issues of Concern:

Based upon the design presented to the Takoma Park Facade Advisory Board on April 24, 2006, our consensus of opinions regarding various issues of concern are as follows:

1. Massing of the main building particularly at the rear southeast corner and along Westmoreland Avenue.
2. The transition from the main building to the Mews buildings.
3. Massing of the Mews buildings at Westmoreland.
4. Overall height of the buildings relative to the nearby historic buildings and adjacent neighborhood.
5. Uncertainties as to the expected resolution of architectural forms, details and materials for the facade design and their impact on the historic neighborhood.
6. Visual lighting impacts on the adjacent neighborhood.
7. Visual and auditory impacts of mechanical equipment on adjacent neighborhood.
8. The presentation model did not accurately reflect the intersection conditions and rear accessibility with the two existing buildings at the corner of Westmoreland and Carroll.

Conclusion:

The Takoma Park Facade Advisory Board recommends that it have more involvement in the form of additional review sessions with the designers in order to monitor the development of the design relative to the resolution of the above noted issues and to evaluate any additional concerns that may develop before providing more definitive recommendations to the Montgomery County Historic Preservation Committee.

Respectfully Submitted,

James A DiLuigi, AIA CSI
Chairperson – Takoma Park Façade Advisory Board

Tully, Tania

From: Dave Bagnoli [dbagnoli@cunninghamquill.com]
Sent: Tuesday, April 25, 2006 2:49 PM
To: Tully, Tania
Cc: Lee Quill; Scott S. Matties
Subject: HPC Presentation

Tania- As we discussed, I've attached a PDF of most of tomorrow's presentation, we are still fine-tuning the models, but the text and drawings are more current. If you think it would be helpful to give a copy to the Commission Members prior to the presentation please feel free to do so, you'll see some things that overlap drawings that will be faded in during the final presentation, but for purposes of this I wanted to keep the file size down.

Finally, I will bring a CD of our Power Point for you to load prior to our presentation.

Thanks
Dave <<20504-HPC-060426.pdf>>

David C. Bagnoli, AIA
Associate
Cunningham + Quill Architects, PLLC
1054 31st St, NW
Washington, DC 20007
(202)337-0090
www.cunninghamquill.com

HPC ISSUES OF CONCERN

From 10/26/05 Presentation Published Transcript

Issue #1: Height of building seems too great

- Eliminated full story from main building mass

Issue #2: Break up Mass of Main Building toward neighborhood

- Sculpted rear of main building
- Pulled Penthouse in 15' at all sides
- Increased Setback 8' from neighborhood (3 upper floors)
- Increased Setback 8' from Westmoreland (3 upper floors)



October 2005



April 2005

TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

HPC ISSUES OF CONCERN *Continued*

Issue #3: Concerns related to pedestrian crosswalk at intersection

- Contacted State, County and City officials
- City has approved design to be built in 2006
- Will continue working with City to resolve concerns

Issue #4: Pursue second vehicular access point to garage at Eastern Ave

- Met with adjacent owner repeatedly over past 6 months
- Reduced count from 148 to 105 spaces to reduce traffic
- Exploring inclusion of Ride Sharing Vehicles

Issue #5: Explore adding trees at Westmoreland Ave. Frontage

- Increased setback to 12' at main mass (8' at bays)
- Design includes tree boxes

Issue #6: Explore green building potential

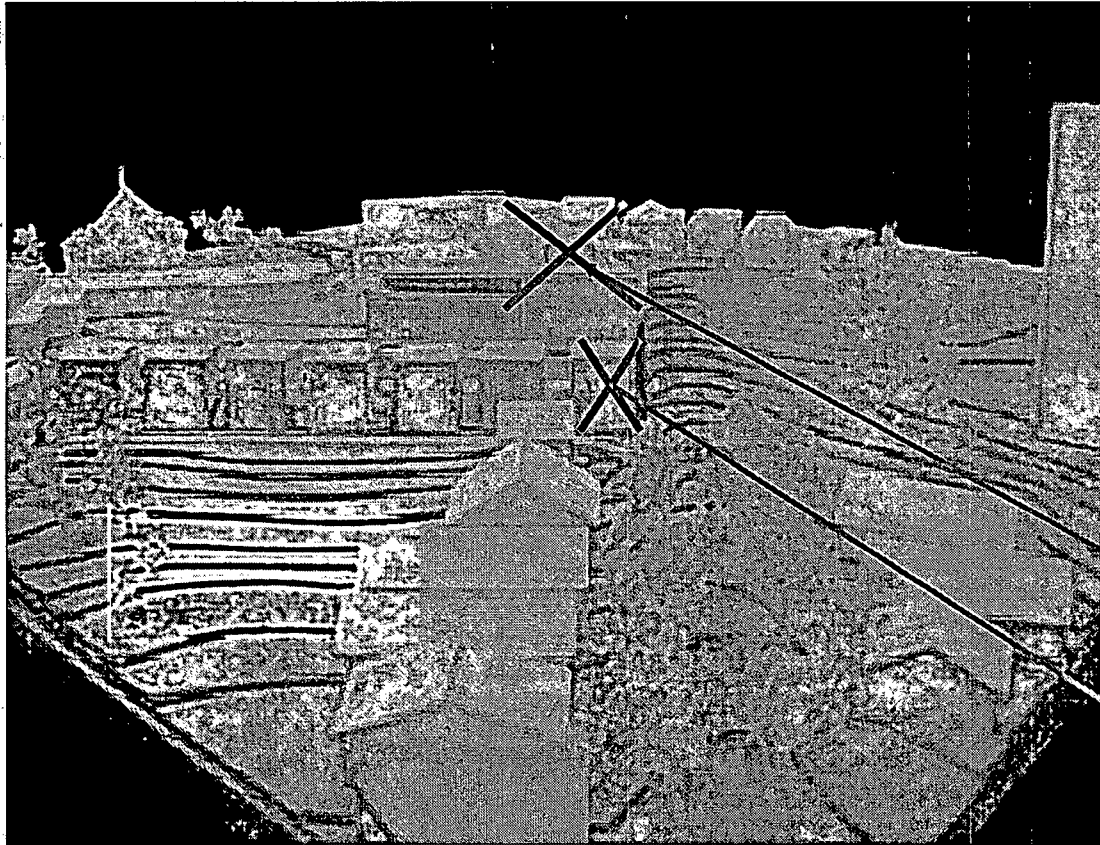
- Project has been registered for LEED
- Intend to explore LEED certification
- Intend to explore green tax credits

Issue #7: Explore alternative ways to treat/ handle storm run-off into neighborhood

- Design includes green roof parking structure/ underground detention
- New property management company hired to address current condition
- Adjacent property at north drains onto site, to be addressed during construction

Issue #8: Continue to include as much density within reasonable/ appropriate scale

- Unit count reduced from 82 to 71 units



Eliminated 1 story from building
Pulled rear of building from neighborhood
Further sculpted upper level of building

Eliminated 1 Mews unit
Lowered 1st Mews 10'
Aligned 1st Mews with residences
Re-Oriented 1st Mews Unit toward street

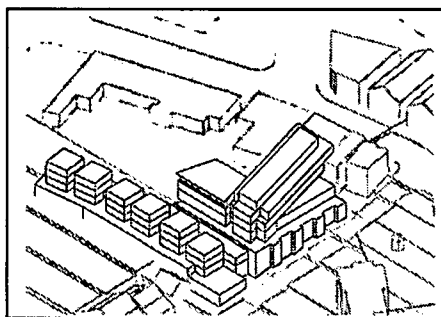
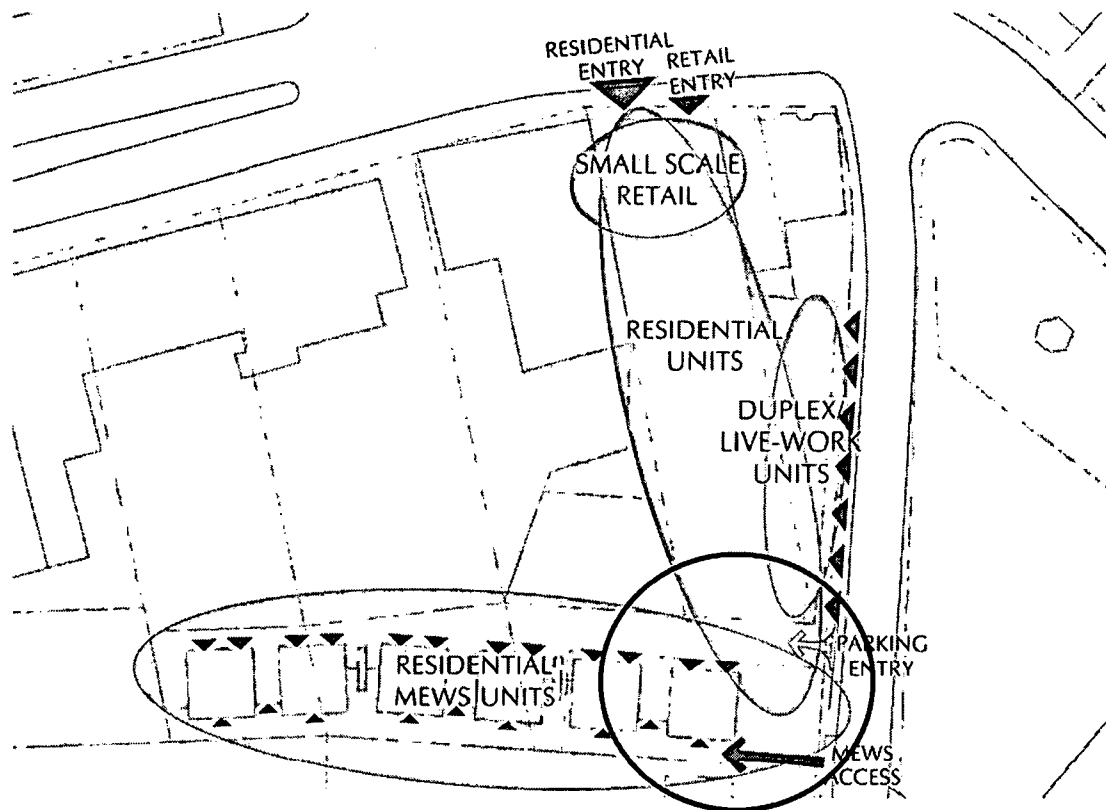
Current Scheme- 71 Units: April 2006

TAKOMA WALK

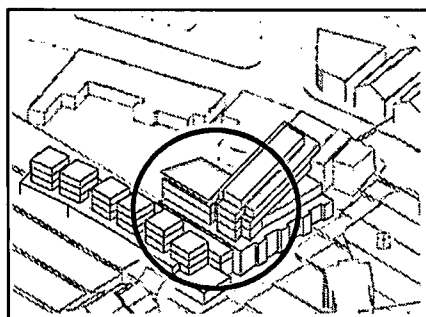
TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

PROJECT DEVELOPMENT

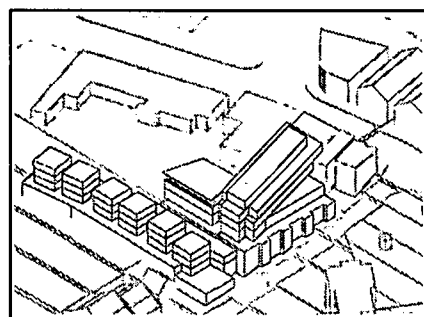
GUNNINGHAM QUILL ARCHITECTS, PLLC



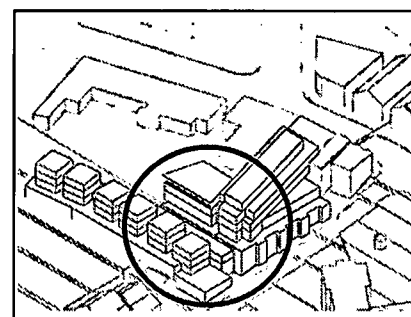
RETAIL/COMMERCIAL
+/-8,900 GSF



CONDOMINIUM UNITS
+/-47,400 GSF



LIVE/WORK UNITS
(Residential/Retail/Commercial)
+/-11,300 GSF



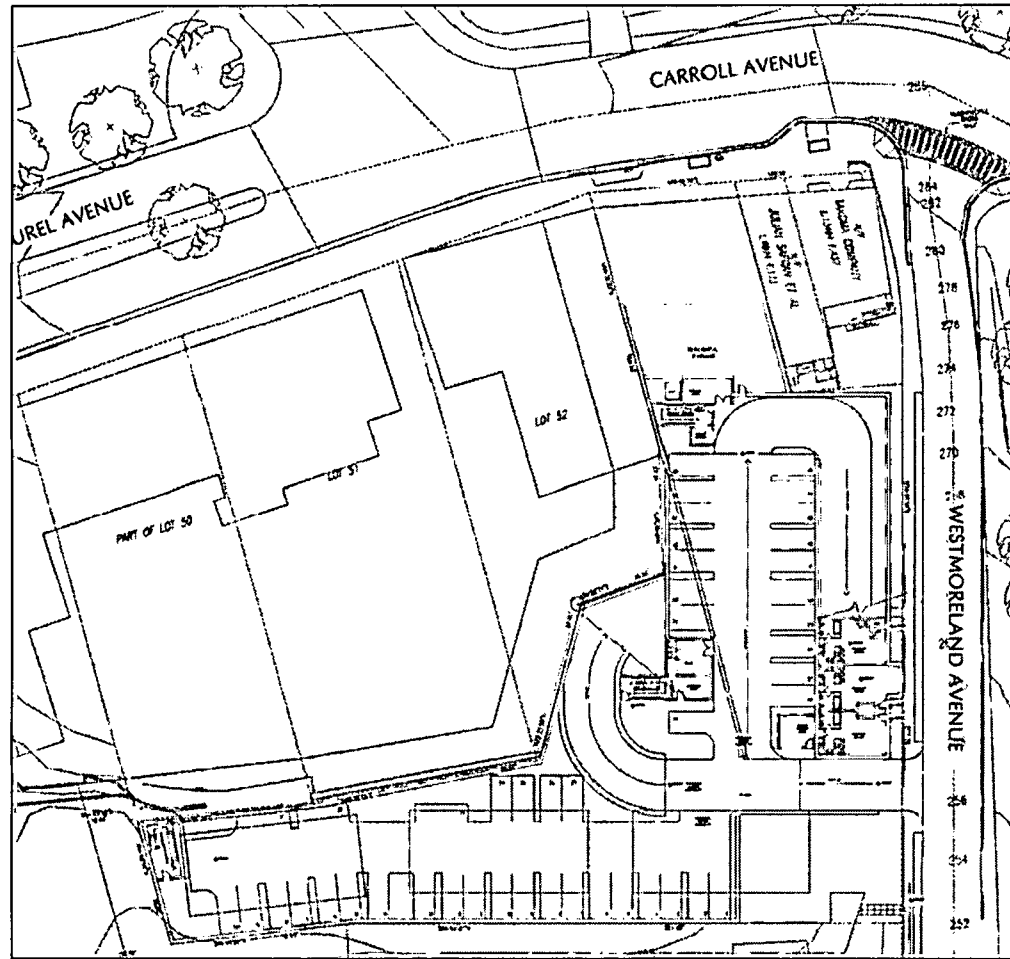
MEWS UNITS
+/-20,900 GSF

TAKOMA WALK

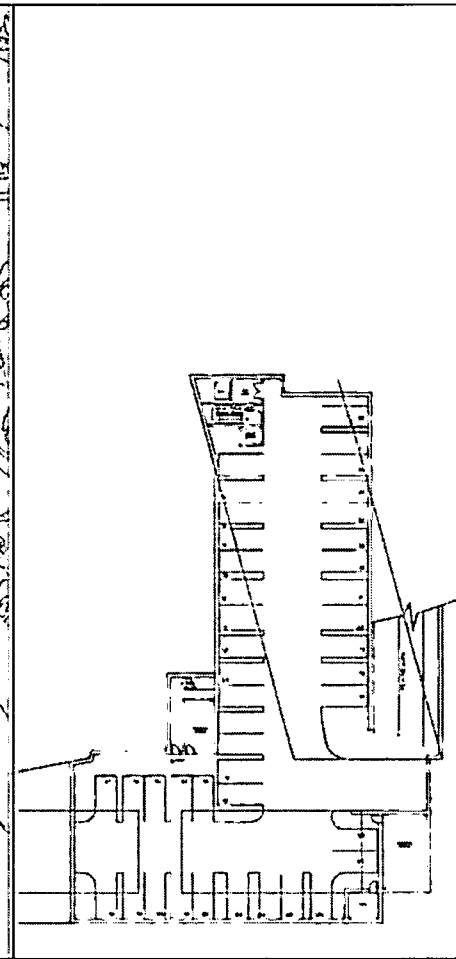
TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

Site Diagrams

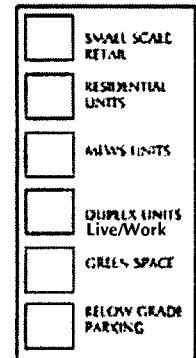
CUNNINGHAM + QUILL ARCHITECTS, PLLC



Elevation 255



Elevation 245



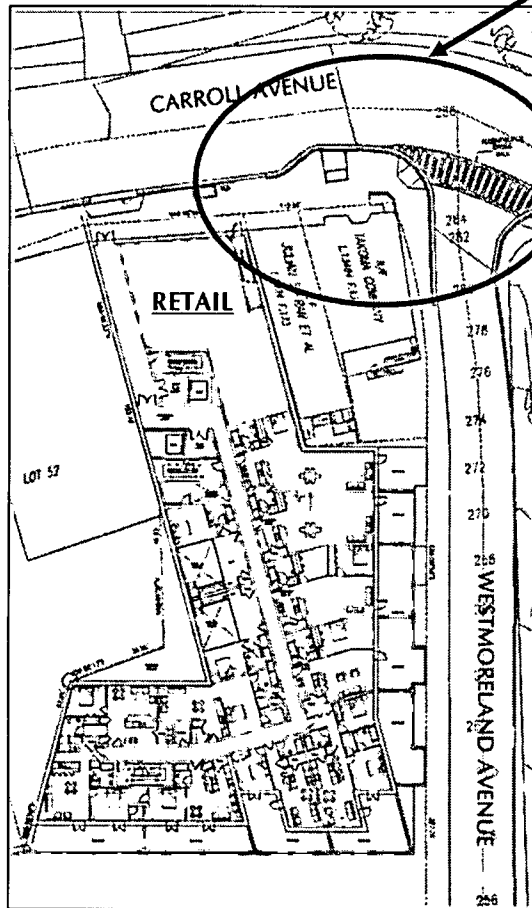
TAKOMA WALK

TAKOMA PARK, MARYLAND
 ICG TAKOMA ASSOCIATES, LLC

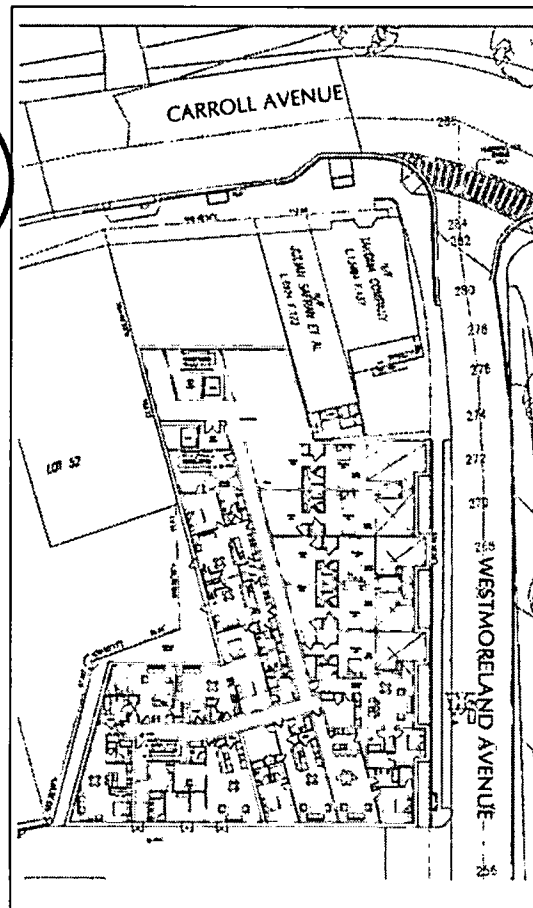
Plan Diagrams 1:40

CUNNINGHAM + QUILL ARCHITECTS, PLLC

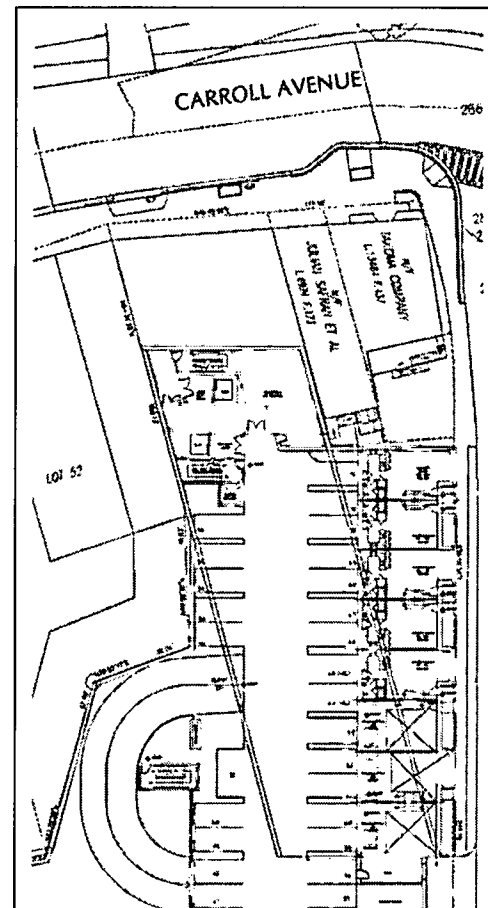
PLANNED INTERSECTION IMPROVEMENT (COURTESY CITY OF TAKOMA PARK)



Elevation 290

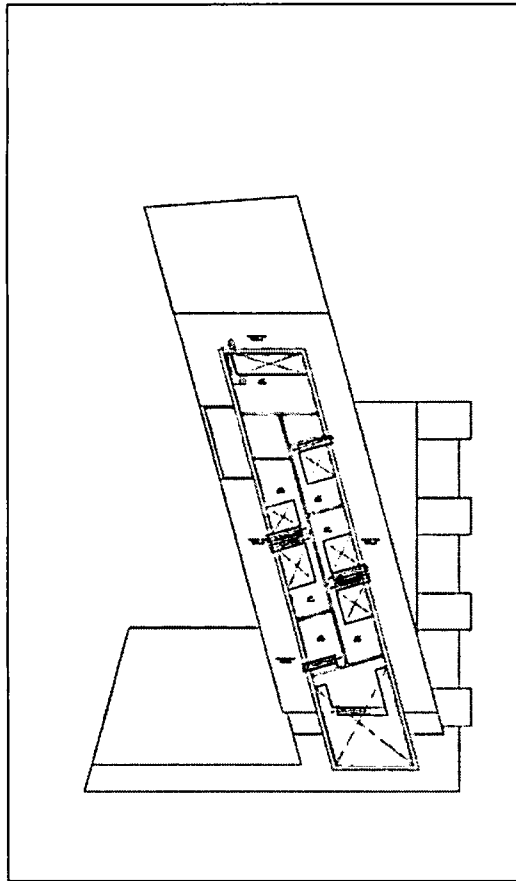


Elevation 279

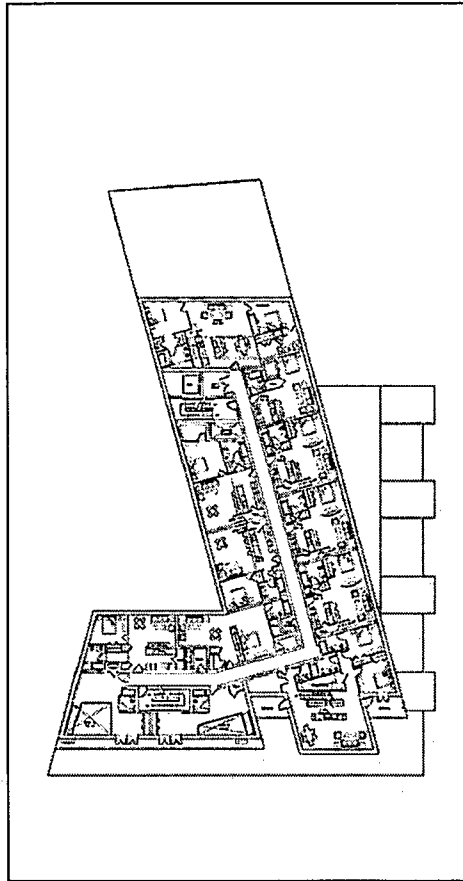


Elevation 268

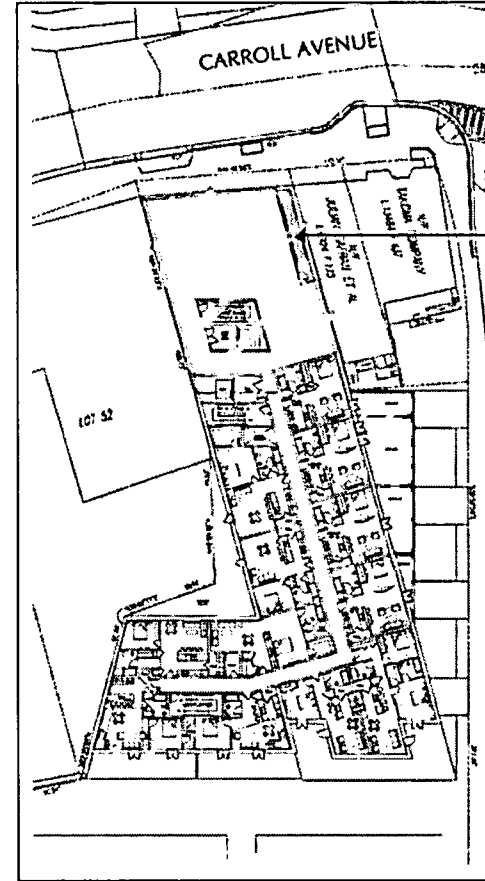
	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	MIXED UNITS
	DUPLEX UNITS
	GREEN SPACE Live/Work
	BELOW GRADE PARKING



Elevation 326

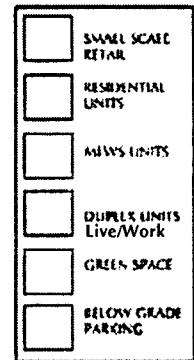


Elevation 315



Elevation 304

Potential retail or residential use

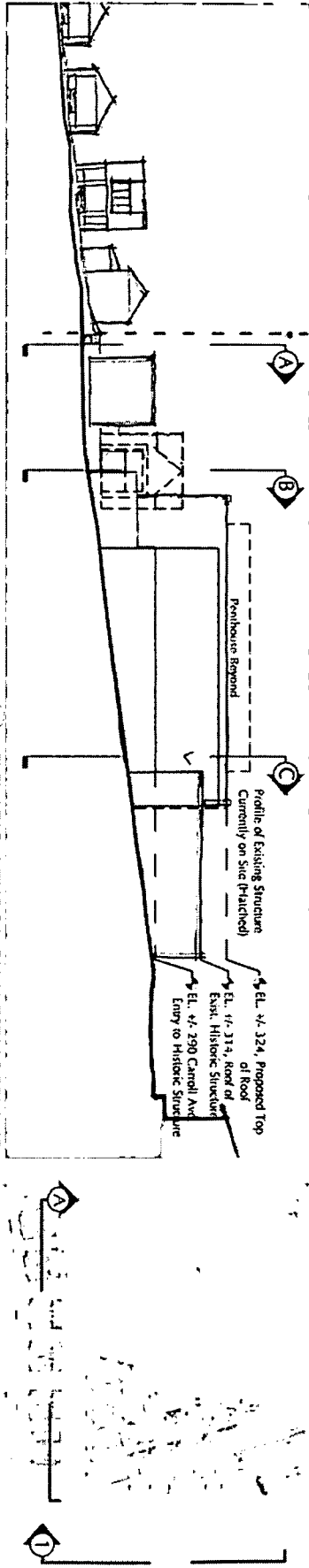


TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

Plan Diagrams 1:40

CUNNINGHAM + QUILL ARCHITECTS, PLLC

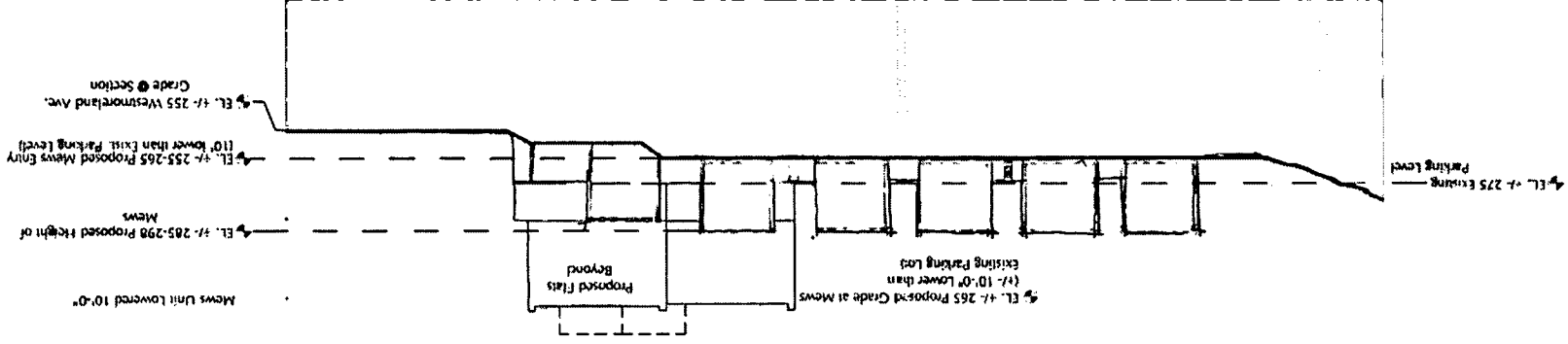


(1) ELEVATION THROUGH WESTMORELAND

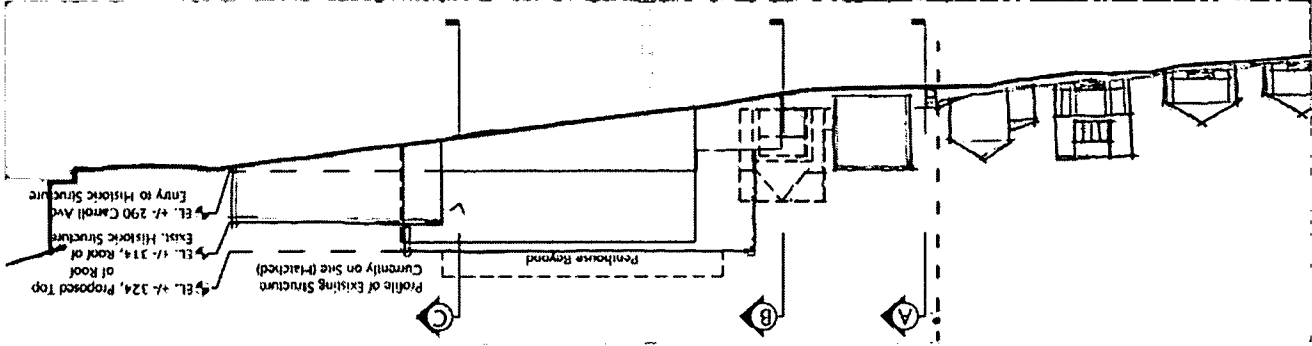
KEYPLAN

A SECTION THROUGH MEWS UNITS AT WESTMORELAND ELEVATION +/-255

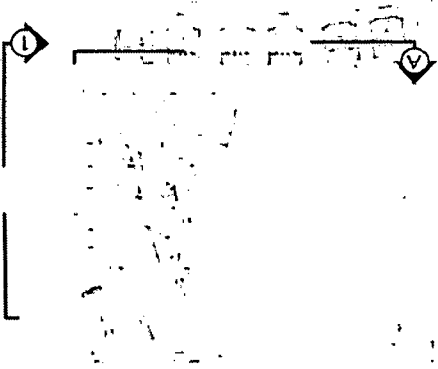
A SECTION THROUGH MEWS UNITS AT WESTMORELAND ELEVATION +/-255

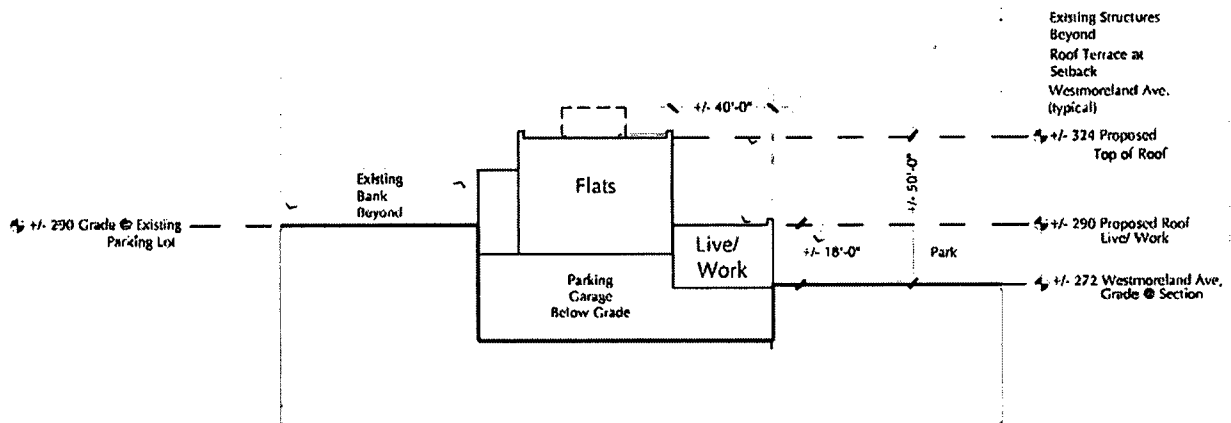


ELEVATION THROUGH WESTMORELAND

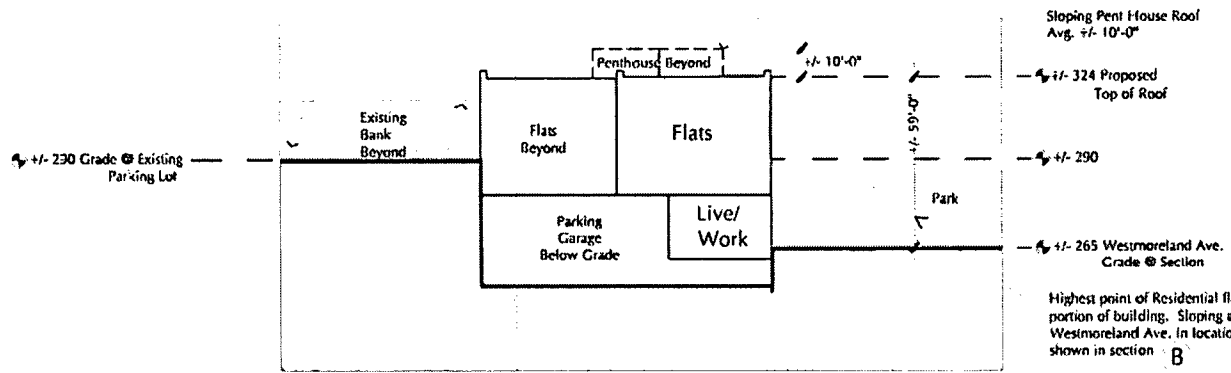
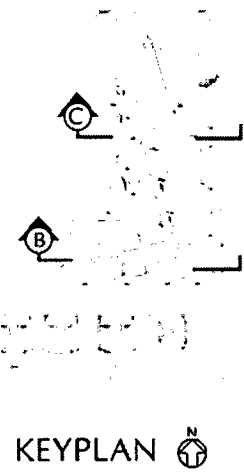


KEY PLAN





C. SECTION THROUGH WESTMORELAND MULTI-FAMILY FLATS AND LIVE/WORKS UNITS



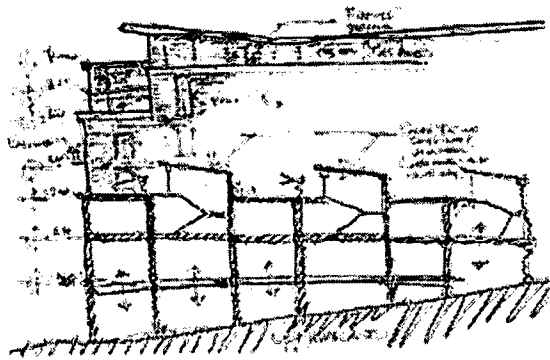
B SECTION THROUGH WESTMORELAND

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS (FLATS)
	MEWS UNITS
	DUPLEX UNITS (LIVE/WORK)
	GREEN SPACE
	BELOW GRADE PARKING

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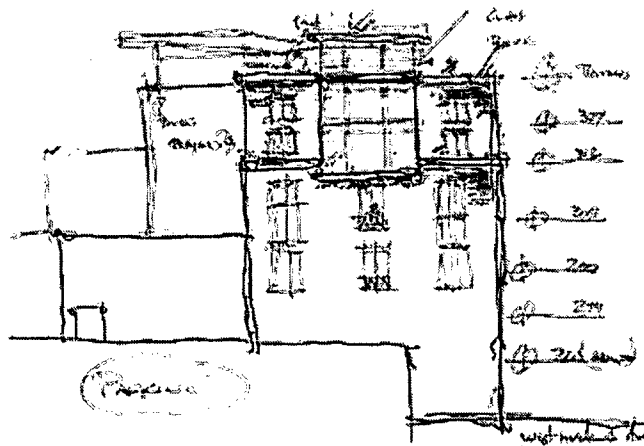
CUNNINGHAM + QUILL ARCHITECTS, PLLC



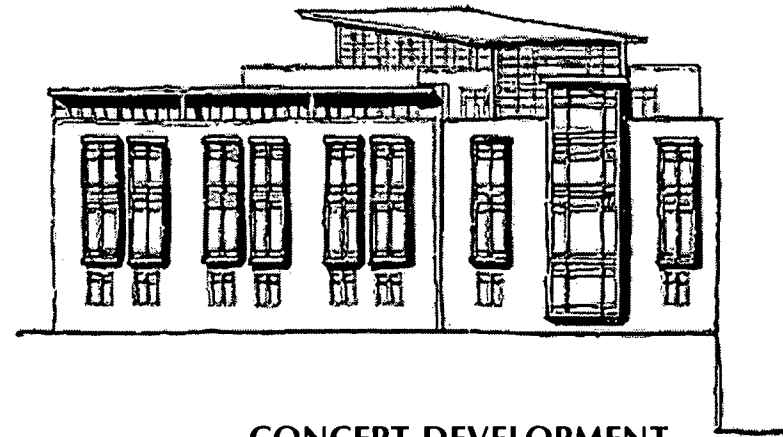
CONCEPT SKETCH



CONCEPT DEVELOPMENT



CONCEPT SKETCH



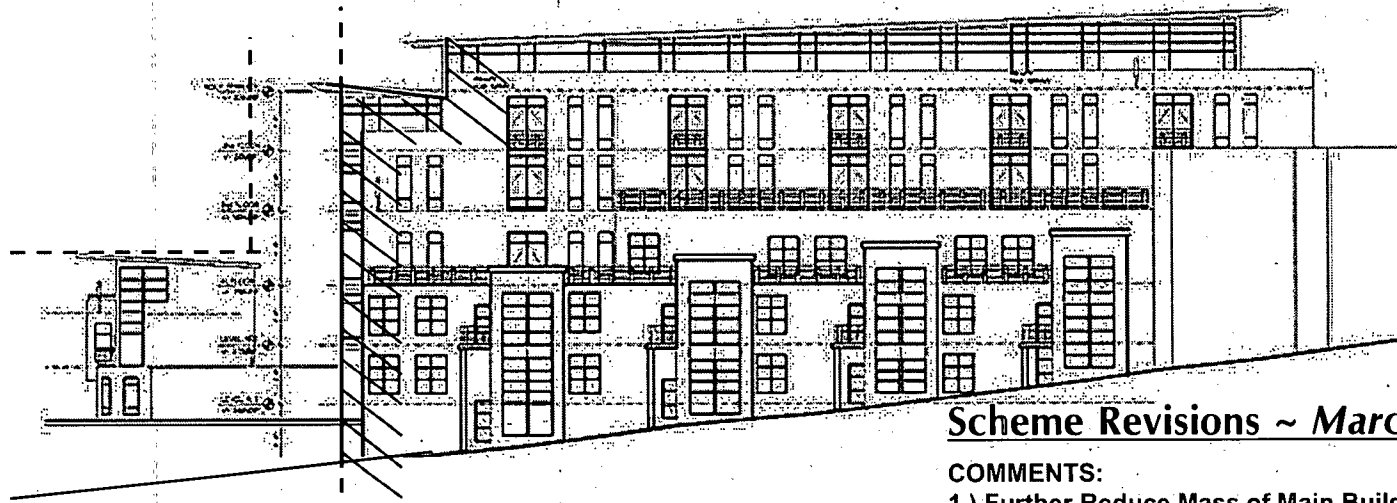
CONCEPT DEVELOPMENT

TAKOMA WALK

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ELEVATION STUDIES

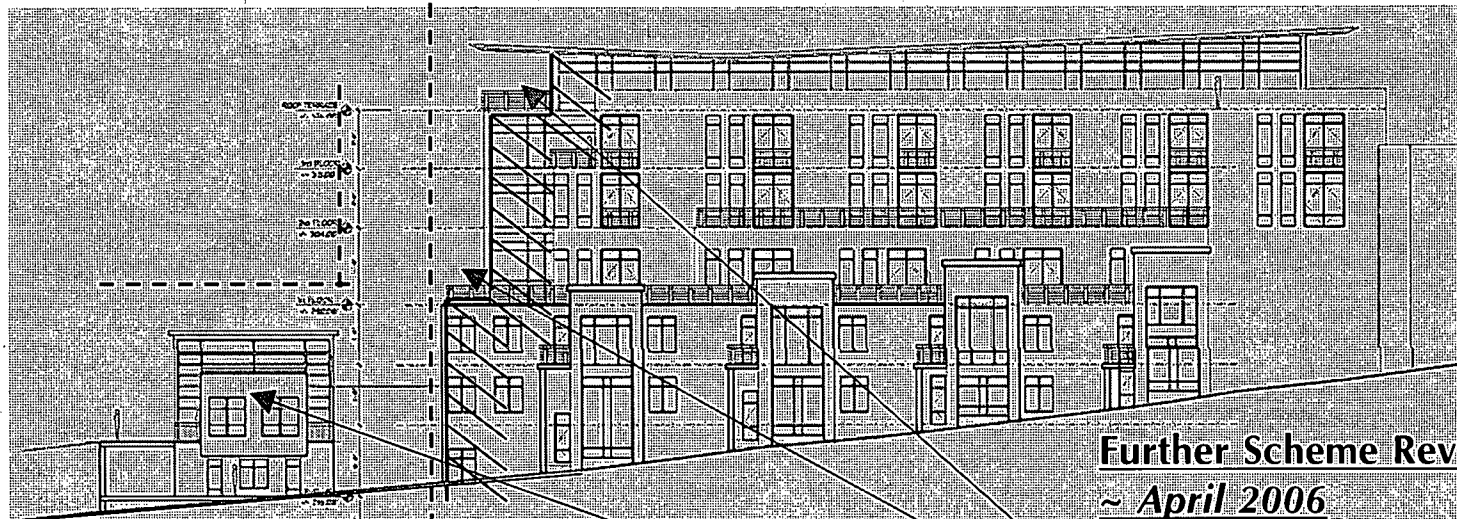
CUNNINGHAM + QUILL ARCHITECTS, PLLC



Scheme Revisions ~ March 2006

COMMENTS:

- 1.) Further Reduce Mass of Main Building at Corner
- 2.) Reduce Mews Unit Count by 1
- 3.) Re-Orient 1st Mews Unit



**Further Scheme Revisions
~ April 2006**

RESPONSES:

- 1.) Further sculpted upper level of building
- 2.) Pulled rear of building away from neighborhood
- 3.) Eliminated 1 Mews at neighborhood edge
- 4.) Lowered 1st Mews 10' at Westmoreland Ave.
- 5.) Aligned 1st Mews with residences to south
- 6.) Re-Oriented 1st Mews to Westmoreland



Scheme Revisions ~ March 2006

TAKOMA WALK

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Further Scheme Revisions- April 2006

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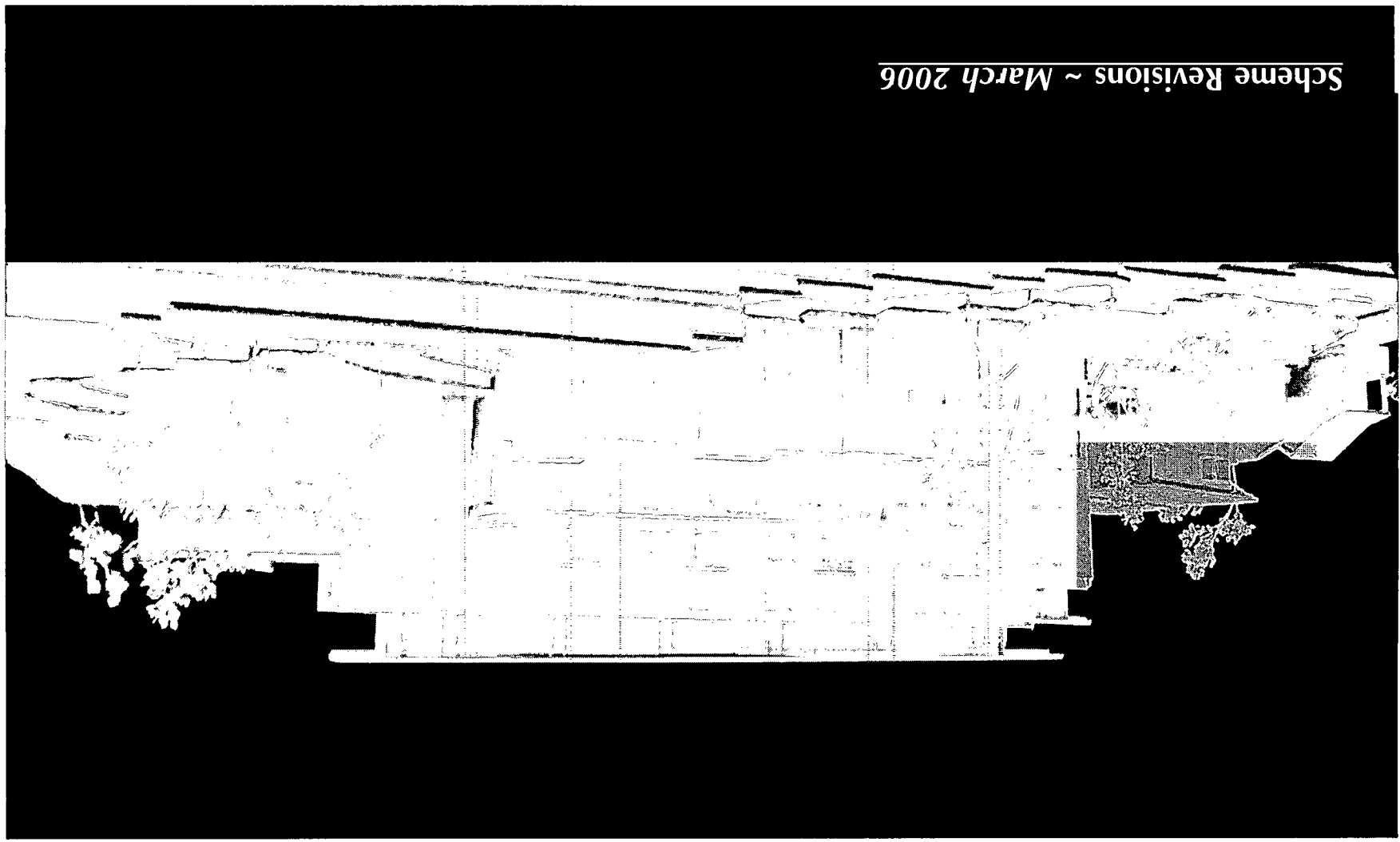
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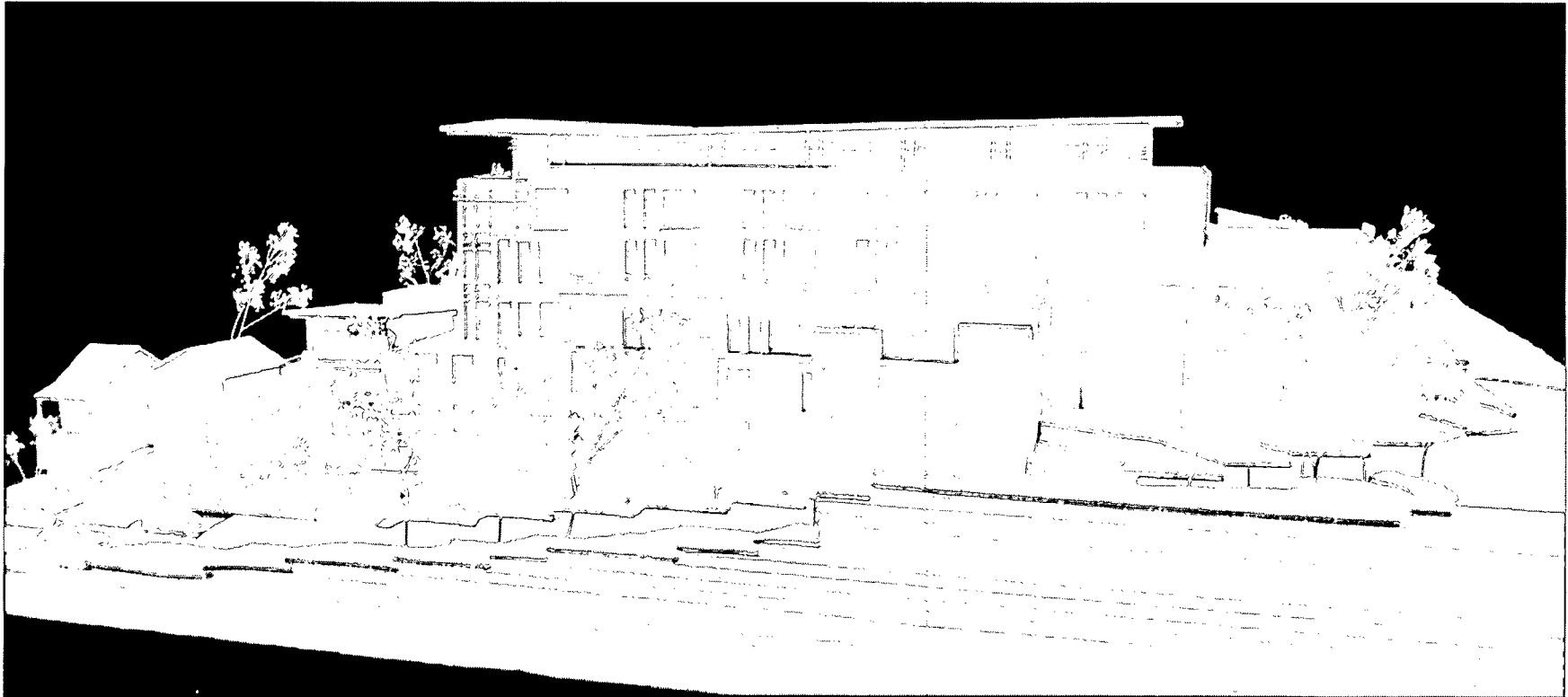
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Scheme Revisions ~ March 2006



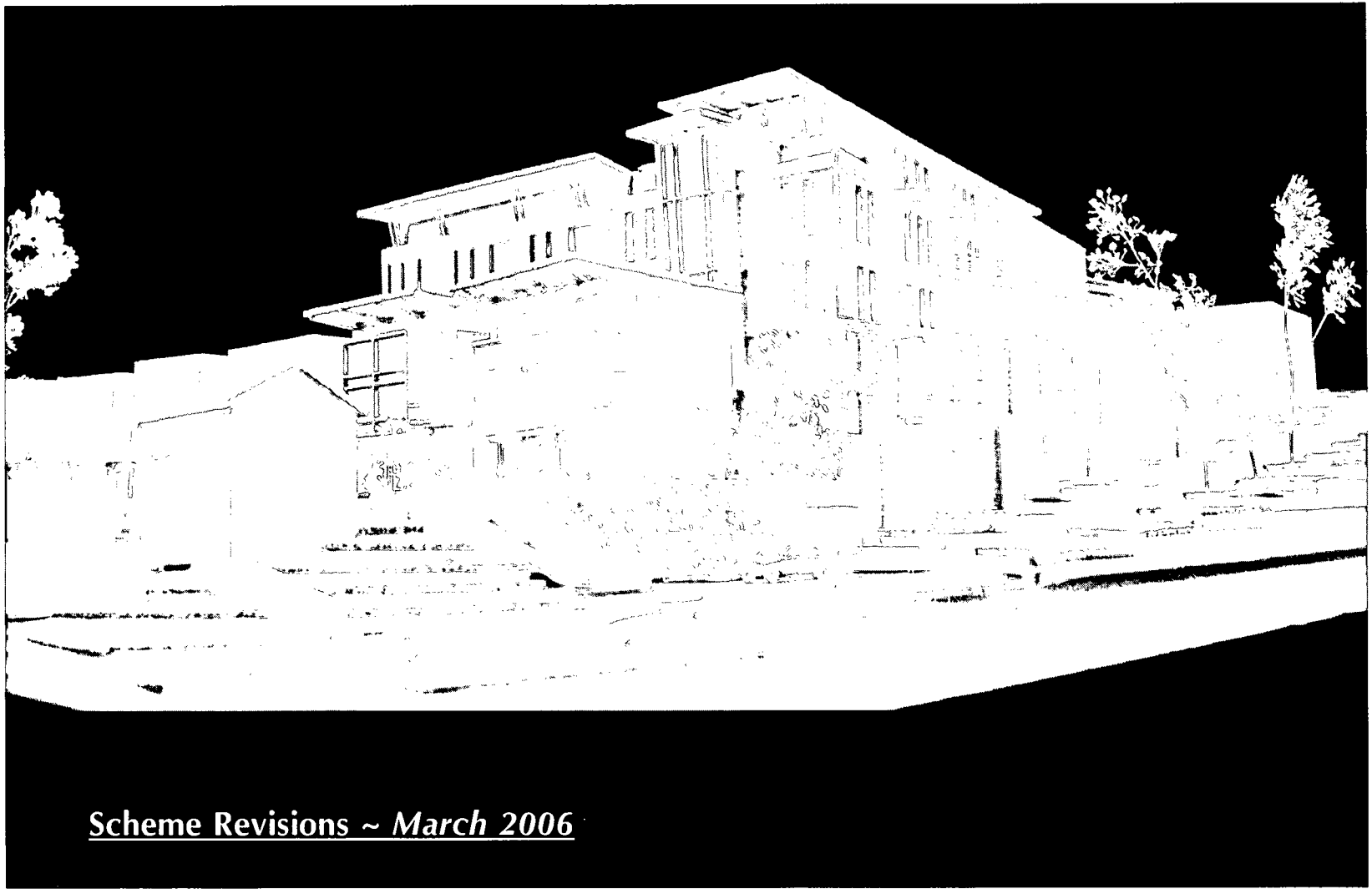


Further Scheme Revisions ~ April 2006

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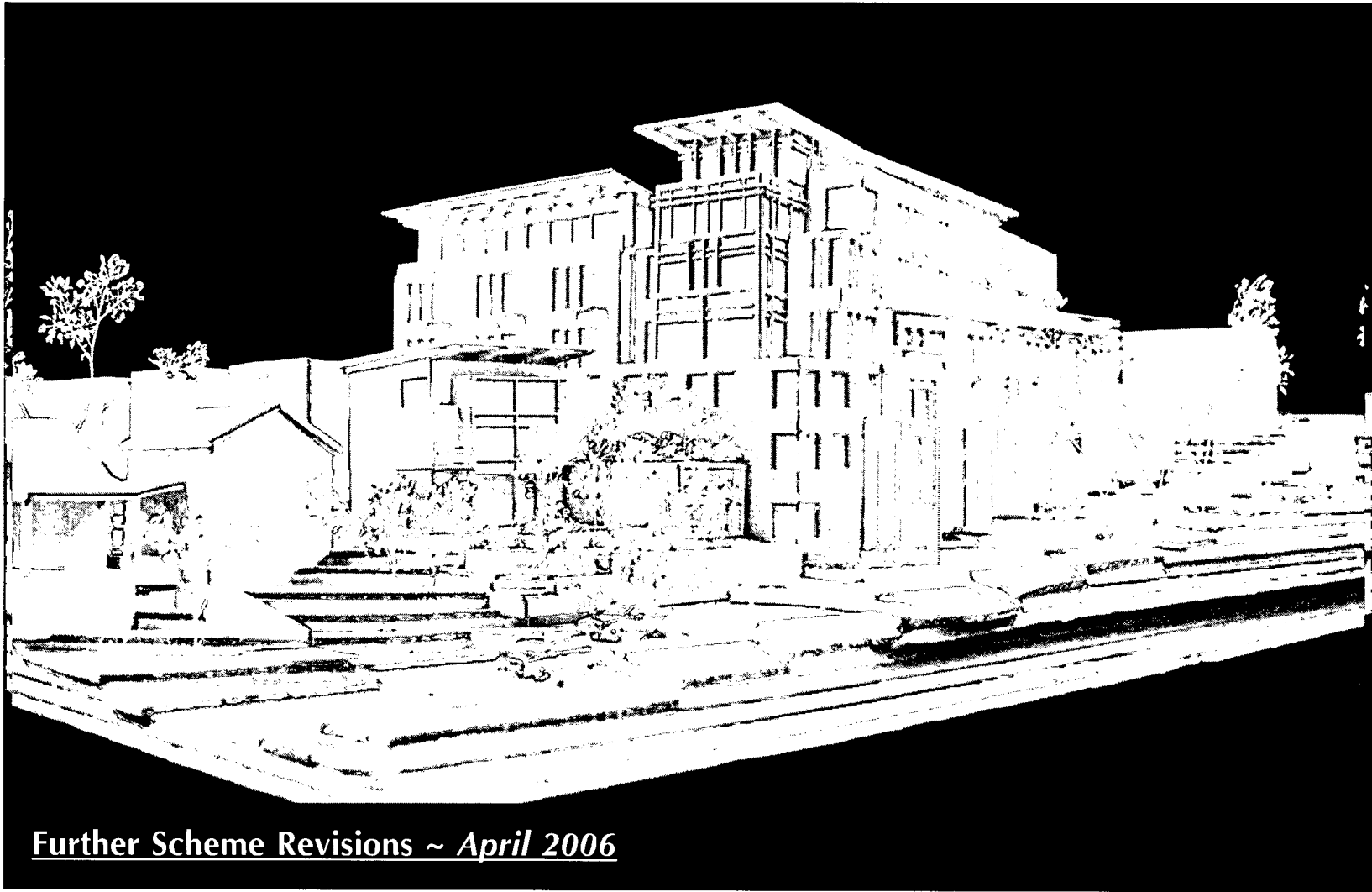


Scheme Revisions ~ March 2006

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Further Scheme Revisions ~ April 2006

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ICG TAKOMA ASSOCIATES, LLC

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III-D



**CAPITOL VIEW PARK
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

Historic Preservation Commission

April 26, 2006

The Historic Review Committee and members of the Capitol View Park Citizens Association Executive Committee have reviewed the request for sunroom construction at 9917 Capitol View Avenue, Silver Spring MD. HPC Case No. 31/07-06H. This house is a non-contributing resource and the sunroom will not negatively impact the Historic District.

There are major concerns with what we see as violations in the neighborhood that have been reported to HPC and we would like direction as to how we and the County can deal with these violations.

Betsy Tebow, President
Capitol View Park Citizens Association

Carol Ireland, co-chair
Duncan Tebow Co-chair
Capitol View Park Citizens Association
Historic Review Committee

TO: Council Member Tom Perez, and Aide Dan Parr, 4/24/06
FR: Marcie Stickle, Silver Spring Historical Society Member, MarciPro@aol.com
RE: Silver Spring's Small Independent Businesses, Their Plight:
How the County & We Can Proactively Help Them: Immediate Need; & for 5/3 Forum

**Silver Spring's Small Independent Businesses, Their Plight:
Heritage Tourism Is One Key Answer
Summary of Presentation before CED Committee, 10/19/05:
Small Businesses in Silver Spring Need Our Help Also to Thrive & Flourish
By Marcie Stickle, Silver Spring Historical Society Member, Long-time S.S. Resident
Silver Spring Citizens Advisory Board Meeting, 11/14/05**

**“A true leader helps out the necessitous; They do not make the rich richer still,”
Confucious**

1. The discussion concerning the continuing plight of the Small Businesses in Silver Spring has been reopened: **How can the County and we proactively and most effectively help the existing Small Businesses along Ga. Ave.; in Fenton Village; along Colesville Rd. across from the AFI-Silver; and on Fenton St. across from City Place, long overdue.**

These individual and family-owned and run businesses need our help, financially as well as promotionally! These “pioneering” businesses show the true spirit of entrepreneurship, many here for a very long time, “riding out” the revitalization of S.S.’s core, and some newer. These businesses are an intrinsic part of the vitality and diversity of S.S. We in S.S. are fortunate to have **myriad choices** between the core and the pre-existing earlier diverse Ga. Ave., Fenton Village, and Colesville Rd. businesses.

Our Small Independent Businesses are **our pioneers, are unique, have character, provide the personal touch, They express S.S.’s independent, entrepreneurial spirit, truly representing Silver Spring CBD’s original founding in the early 1900s.**

2. Heritage Tourism, of which S.S. has the critical and magic ingredients, is a key and incisive way to assist S.S.’s Small Independent Businesses;

3. Silver Spring specifically should be designated a Targeted Investment Zone under the Montgomery County Heritage Management Plan, thus creating a Silver Spring Heritage Tourism District;

4. Heritage Tourism is a rewarding form of economic development. After dedicated work on the part of myriad partners at all levels, the **State of Maryland granted certification to Montgomery County as a Heritage Management Area in 2003.**

Being a Certified Heritage Management Area means that Montgomery County can receive state grants, loans, and income tax credits.

5. The Dept. of Economic Development, David Edgerly, and The Conference & Visitors Bureau, Kelly Groff, **PLEGGED** to work for its establishment, and to ensure its future success.

6. Marketing, packaging, promoting our small and independent businesses within a Heritage Tourism

District will raise them up to visibility and put them on the map. HTD will complement the Arts & Entertainment District. There are myriad economic, cultural, and educational benefits to be derived.

7. Comprehensive S.S. Walking Tour Brochure, amenity for loss of the S.S. Armory, combined with a reinstated, expanded S.S. Dining and All Services Guide to become a **Comprehensive Small Businesses & Heritage Tourism Resources Guide, will be an exceptional promotional tool,** combining Silver Spring's history with S.S.'s enterprising Small Businesses located within S.S.'s Original Central Business District, and in the Locational Atlas Historic District along Colesville Rd. & Fenton St., near the historic Montgomery Arms Apts. **Clear Signage needs to be provided.**

Wide distribution of promotional materials both in hard copy and by the Internet, and cross-advertising is crucial.

8. We must act NOW; our Small Businesses survivability is at stake.

9. Other Solutions and Tools include but are not limited to:

(a) Vastly expanding the currently limited and selective, not transparent, **very competitive countywide Impact Assistance Program** reestablished for Fiscal Year 2007: Peter McGinnity, Peter.mcginnity@montgomerycountymd.gov. Application process for a grant should be made transparent, clarified, simplified: County **notification** about existence of **directly** communicated; & application assistance **directly offered**, including translators.

(b) Establishing asap a Silver Spring Small Businesses Merchants Association

(c) Establishing asap a County-run Silver Spring Small Businesses Task Force operating out of the S.S. Regional Services Center, conveniently located

The immediate mission of both of these is to **focus on the most underserved small businesses, the most endangered, to ensure that they remain viable, that they are NOT displaced, and ultimately that they prosper.**

(c) Promotion, marketing, packaging, whatever it takes to clearly bring these independent enterprises into public view as unique and choice destinations for a myriad of services: worthy too of applause and deep appreciation for their perseverance, enterprising spirit, the true spirit of Silver Spring! They must be placed clearly on S.S.'s maps! I have a couple of fine examples of tourism brochures that we should emulate.

(d) Financial and other assistance through a variety of sources, with **one-on-one attention** provided, **including constant use of translators, which is of utmost importance. Language should be no barrier in helping our "small businesses."** County's/our help will include **directly contacting these business owners with what can be offered to them.**

(e) Enhancement and improvement of pedestrian crosswalks, especially at the corner of Colesville Road and Fenton: Extremely effective and safe is the **DIAGONAL crosswalk** previously used at that intersection. Improvement critically needed at **Ga. Ave. and Bonifant.**

Thank you, we appreciate further discussion and positive action on aiding our Small Businesses, and incorporating the tools of Heritage Tourism, a rewarding form of economic development, and other tools.

Marcie Stickle, Silver Spring Historical Society Member, Jerry McCoy, President, Mary Reardon, Preservation Chair, Marilyn Slatick, Secretary, George French, Treasurer, and long-time residents, 301-585-3817, MarciPro@aol.com, sshistory@yahoo.com

NOTE: Mo Co Impact Assistance program is **extremely competitive and countywide**, requiring an enormous deal of justification on the part of the S.S. Small Business as to how the "revitalization" of S.S. has adversely affected its business. A business can apply only one time although this is not expressed in the materials. **One administrator is the sole judge and jury for each application!** Wheaton especially now is also competing in this program.

cc: Historic Preservation Commission
Historic Preservation Commission Coordinator
Preservation Maryland Preservation Director
Heritage Tourism Alliance Director
Montgomery Preservation Inc. President
Montgomery Preservation Inc. Board Member
Silver Spring Historical Society President
Silver Spring Citizens Advisory Board Chairman
SSCAB Neighborhood Committee Co-Chair

Marcie Stickle, Silver Spring Historical Society Member
8515 Greenwood Ave., Silver Spring, MD 20912
301-585-3817, MarciPro@aol.com

* send transcript to Glenn Kreyer
+ SR (is on Int.P. list?)^{IV.A}

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7001 Carroll Avenue, Takoma Park Meeting Date: 4/26/2006
Resource: Contributing Resource Report Date: 4/19/2006
Takoma Park Historic District
Applicant: IGC - Takoma Associates, LLC ((Lee Quill, AIA) Public Notice: 4/12/2006
Review: 2nd Preliminary Consultation Tax Credit: partial
Case Number: N/A Staff: Tania Tully
PROPOSAL: new construction

RECOMMENDATION: Revise and return for another Preliminary

STAFF RECOMMENDATION:

Mention Comments
① FAB
② Urciolo
③ Hist. Tak

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Commercial Art Deco
DATE: 1941

The property extends into the interior of the block and wraps around to include frontage on Westmoreland Avenue. It is zoned C-1 and is subject to the Takoma Park/East Silver Spring commercial revitalization overlay zone. There are several buildings extant on the site, all but one of which will be demolished (the ones to be demolished are non-contributing resources. The contributing resource is the 1941 Art Deco auto garage.

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the second railroad suburb of Washington, platted ten years after Linden. The opening of streetcar lines led to the development of new subdivisions, expanding the Takoma Park community in the early-20th century.

Throughout much of the 19th century, the land was open farmland and vacation retreats for Washingtonians. Takoma Park was platted in 1883. Developer Benjamin Franklin Gilbert promoted the property for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park to serve a population of 100. By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop

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)*. Additional guidance to consider is in the *Approved and Adopted Takoma Park Master Plan (December 2000)* and the City of Takoma Park Façade Ordinances. 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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

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

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

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 to 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 from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Approved and Adopted Takoma Park Master Plan

The intent of the Master Plan is to preserve the existing residential character and to reinforce the many desirable features of Takoma Park neighborhoods. These neighborhoods are appealing places with enduring character and historic value that are cherished by local residents. This Plan's challenge is to preserve livable qualities—stability, cohesiveness, scale, historic character, convenience, nearby natural resources—while addressing deficiencies and planning for change that is harmonious and beneficial to the community.

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.

Secretary of the Interior's Standards for Rehabilitation (Circle 43)

STAFF DISCUSSION

Since the first Preliminary Consultation in October 2005, the applicants have continued to meet with representatives and citizens of Takoma Park on the massing and scale of this project. After making modifications, the applicants met with HPC and Park & Planning staff for an informal review. The proposal submitted for this Preliminary Consultation program reflects some of the comments made by concerned parties and staff. In addition to making changes to the massing, the applicants have also begun conceptualizing the architecture and skin of the buildings. The applicants' are looking for feedback at this Preliminary Consultation so that they may file for an Historic Area Work Permit as they submit for site plan approvals.

The packet provided by the applicants contains a number of items that will be useful to the Commission in evaluating the current proposal. They are listed below by Circle number.

- 8 – Summary of proposal
- 9 – Site Plan
- 10 – Historic Photos
- 11 – Current Photos
- 15 – Photographs of models depicting massing and uses
- 18 – Schematic Plans
- 22 – Schematic Sections
- 25 – Photographic Survey
- 36 – Elevation Sketches

The discussion of the project in the first Staff Report is largely valid (Circle 64), therefore, this discussion will focus on the changes to the massing and design that have occurred since then. Changes to the overall program of the project include a reduction in the number of rental units from 82 to 71, a reduction of approximately 40 parking spaces, and elimination of one full floor from the main block.

Massing and Scale

At a meeting with the applicants in early March, staff highlighted that a primary area of concern regarding the massing and scale of the project is the southwest elevation and western corner. This is the tallest point of the complex and the area closest to the residential neighborhood. The applicant had already eliminated one of the floors from the high-rise, which helped, but the relationship between the neighborhood and the new construction was still

too jarring. In response to these staff comments, the applicants made several changes. The modifications include elimination of one of the mews, re-orientation of the first mews unit and alignment of the first mews unit with the adjacent residences. Additionally, the first mews unit has been reduced in height by 10' and the southwestern edge of the main building has been pulled farther back from the neighborhood. Circle 20 shows the new relationship between the mews and the highrise in plan view.

Staff encouraged the changes to the mews and the western corner as a way to help lessen the impact on the residential neighborhood. Aligning the first mews with the houses along the block and creating an open "yard" allows for a bit of "breathing room" for the historic neighborhood. An increase in the setbacks and use of carved balconies on some of the main block units is another attempt to pull the project away from the smaller scale neighborhood. All of this helps lessen the impact, but the project as a whole still seems to big for compatibility.

Architecture and Skin

As advised by the Commission, the applicants began developing a design scheme for the skin of the buildings. A photo survey of buildings in the Takoma Park Historic District (Circle) was used to inform the design vocabulary decisions. The survey noted common features such as deep eaves, brackets, porches, and columns as well as the treatment of mass and scale, vertical bays, sloped sites, color and material, and unit adaptations. Circles 36-41 illustrate the design concept thus far. The wall material has not yet been specified, but the sketches show a mixture of glass and wall, the use of windows and bays to create detail and interest, as well as unit definition, and some use of overhanging eaves. The concept studies are a good first step and staff recommends that the applicants continue design in this mode. A greater level of detail (larger scale) especially at the western corner where the mews, main building, Westmoreland Avenue, and the residences meet is needed for a more accurate review of the proposal.

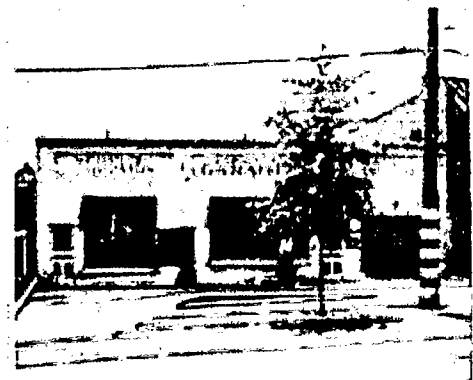
Overall

Taken in its entirety, the proposal continues to head in the right direction as modifications work towards decreasing the massing visually and physically. The applicant has taken a modern approach to the design of the buildings. The rhythm of the district and its architectural elements are beginning to be reflected in the design and is definitely not replicative. The exploration of materials will another key factor as the design process continues.

STAFF RECOMMENDATION:

Staff recommends that the applicant take the comments provided the Commission and continue to refine the architecture and to flesh out the treatment of the western corner. Staff recommends that the applicant continue to work with staff and return for third – and hopefully final – Preliminary Consultation.

PRELIMINARY



TAKOMA WALK 7001 Carroll Ave.

MNCPPC

Historic Preservation Commission: Preliminary Submission

Owner:
ICG-Takoma Associates, LLC
1600 K Street, NW, Suite 650
Washington DC 20006

TAKOMA PARK, MARYLAND
April 26th, 2006

Architect:
Cunningham + Quill Architects, PLLC
1054 31st St., NW, Suite 315
Washington DC 20007

6

As previously described in the October, 2005 Historic Preservation Commission presentation, this mixed-use retail, office and residential project will restore the historic 1941 structure at 7001 Carroll Ave to its original condition while maintaining the scale of Old Town Takoma's Main Street. This smart-growth project, located within a quarter mile of the Takoma Park Metro, will also replace a variety of dilapidated structures along Westmoreland Ave and a large parking lot at the interior of the site. In response to suggestions from the Commission at the October presentation, and from the City of Takoma Park, MNCPPC staff and neighborhood groups since that meeting, the scale of the project has been reduced and the number of residential units has gone from 82 to 71. The parking count has also been reduced by approximately 40 spaces to 106, still accessed from Westmoreland Avenue.

Infrastructure Capitol Group-Takoma and Cunningham + Quill Architects, with the assistance and input of a broad range of local community groups, has continued to research the history of the town and the site as well as the defining architectural elements of the surrounding neighborhoods. The property played an important role in the history of the town, as it is located adjacent to the site of Benjamin Franklin Gilbert's 1889 viewing tower as well as his famous Takoma Park Log Cabin, built in 1888.

The existing historic structure was constructed by J. Milton Derrick of the Takoma Motor Company to replace a 1920's structure of similar use. Given the importance of the site for the town, it has always been the intention of the team to restore the structure's stone and glass facade while retaining its ground floor retail. In addition to the restoration of the 7001 Carroll Avenue building, the project seeks to improve the street frontage along Westmoreland Avenue. The idea of Live/Work units fronting Westmoreland Avenue and the town-owned park across the street has been well received and should allow for small professional offices or low-traffic retail shops for homeowners.

Significant changes since October's HPC presentation include the elimination of 1 story from the main building and the elimination of one of the 7 originally proposed "mews" buildings along the property's southern edge. Finally, the "mews" unit closest to Westmoreland Avenue has been lowered by approximately 10' to align with the front facade of the adjacent residences. Having carefully documented the surrounding context, the design now envisions, in addition to the full restoration of the historic building, new buildings that will blend in scale and articulation with the residential neighborhoods of Takoma Park.

See 4/18/06 revision



TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

NARRATIVE

CUNNINGHAM + QUILL ARCHITECTS, PLLC

Revision 9/18/04

As previously described in the October, 2005 Historic Preservation Commission presentation, this mixed-use retail, office and residential project will restore the historic 1941 structure at 7001 Carroll Ave to its original condition while maintaining the scale of Old Town Takoma's Main Street. This smart-growth project, located within a quarter mile of the Takoma Park Metro, will also replace a variety of dilapidated structures along Westmoreland Ave and a large parking lot at the interior of the site. In response to suggestions from the Commission at the October presentation, and from the City of Takoma Park, MNCPPC staff and neighborhood groups since that meeting, the scale of the project has been reduced and the number of residential units has gone from 82 to 71. The parking count has also been reduced by approximately 40 spaces to 106, still accessed from Westmoreland Avenue,

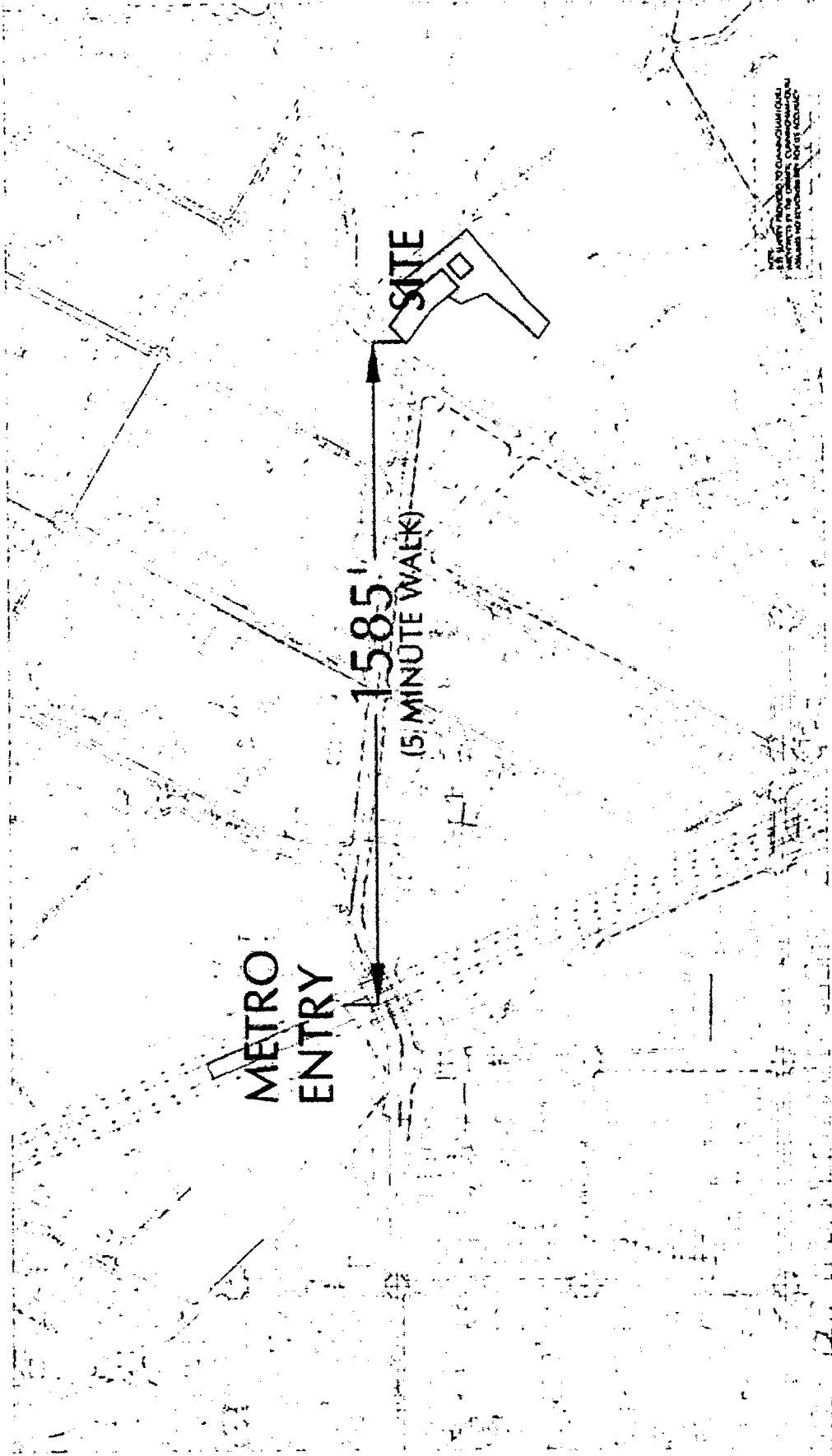
Infrastructure Capitol Group-Takoma and Cunningham + Quill Architects, with the assistance and input of a broad range of local community groups, has continued to research the history of the town and the site as well as the defining architectural elements of the surrounding neighborhoods. The property played an important role in the history of the town, as it is located adjacent to the site of Benjamin Franklin Gilbert's 1889 viewing tower as well as his famous Takoma Park Log Cabin, built in 1888.

The existing historic structure was constructed by J. Milton Derrick of the Takoma Motor Company to replace a 1920's structure of similar use. Given the importance of the site for the town, it has always been the intention of the team to restore the structure's stone and glass facade while retaining its ground floor retail. In addition to the restoration of the 7001 Carroll Avenue building, the project seeks to improve the street frontage along Westmoreland Avenue. The idea of Live/Work units fronting Westmoreland Avenue and the town-owned park across the street has been well received and should allow for small professional offices or low-traffic retail shops for homeowners.

Significant changes made to address concerns raised at the October HPC presentation and at subsequent community meetings include:

- Elimination of 1 story from the main condominium building;
- Reshaping of the southern elevation of the main condominium building;
 - Carved balconies at the uppermost floor;
 - Increased setback (additional 8') at the upper levels of the main building toward at the southern edge;
- Elimination of 1 of the 7 originally proposed "mews" buildings along the southern edge;
- Increased setback of 1st Mews toward Westmoreland Avenue to align with the front facade of the adjacent residences;
- Lowering of the "mews" unit closest to Westmoreland Avenue by 10'.

Finally, having carefully documented the surrounding context, the design now envisions, in addition to the full restoration of the historic building, new buildings that will blend in scale and articulation with the residential neighborhoods of Takoma Park.



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TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

Site Plan 1:100

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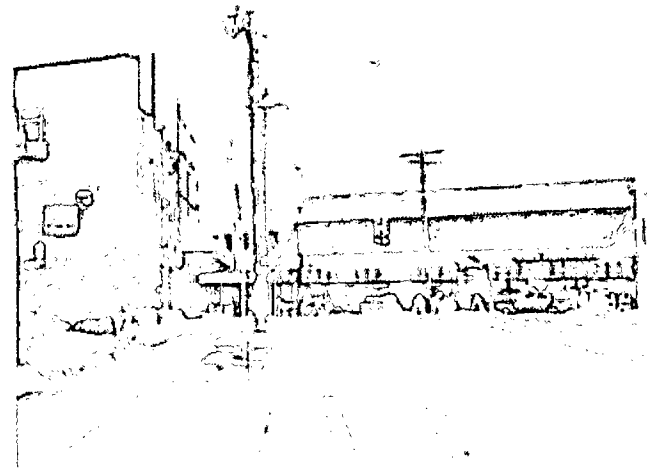
(5)



Benjamin Franklin Gilbert
Town Founder



Carroll Ave View
Site and Log Cabin 1903



Carroll Ave View
1983



Log Cabin (1888) and
Viewing Tower (1889)
Built by B.F. Gilbert



Original Garage
Prior to 1941



Historic Garage
After 1941

TAKOMA WALK

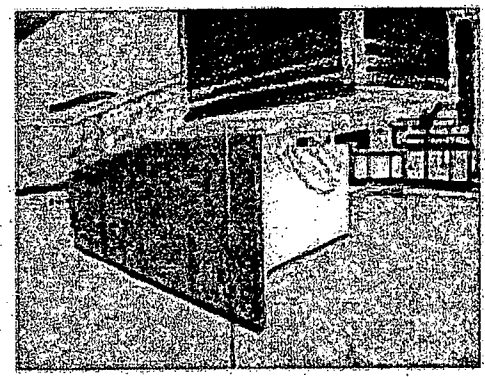
TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

Historic Images (courtesy of Historic Takoma)
CUNNINGHAM + QUILL ARCHITECTS, PLLC

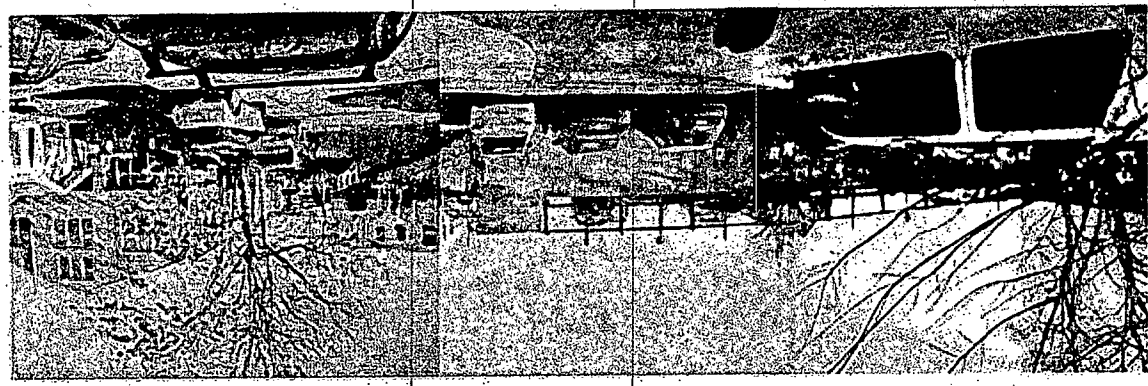
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TAKOMA WALK

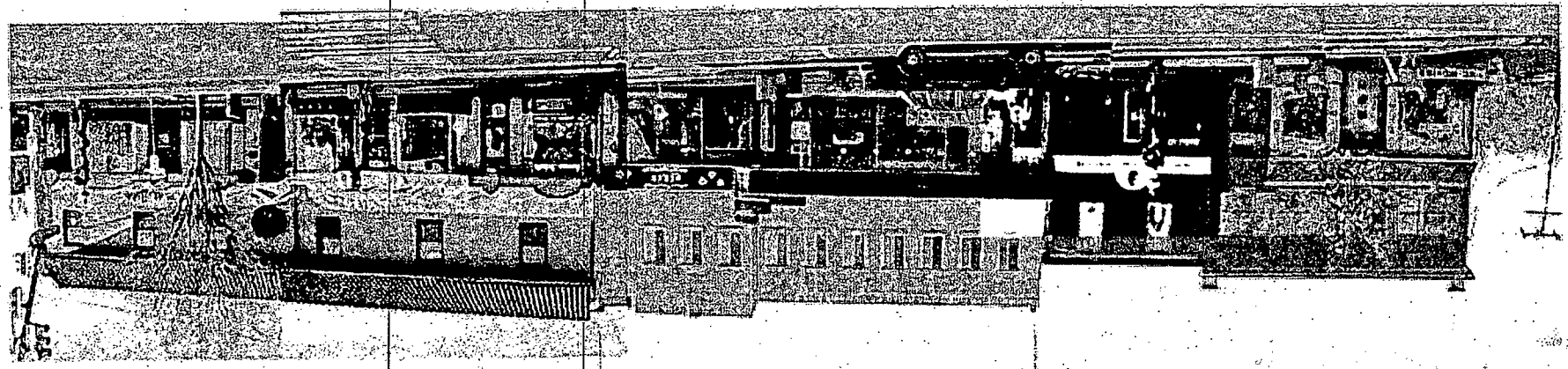
VIEW 2
Looking North West at Historic Storefront



VIEW 4
Looking North from Property Interior



VIEW 1
Looking South at Carroll Ave Retail



PROPERTY EXTENTS

SITE IMAGES

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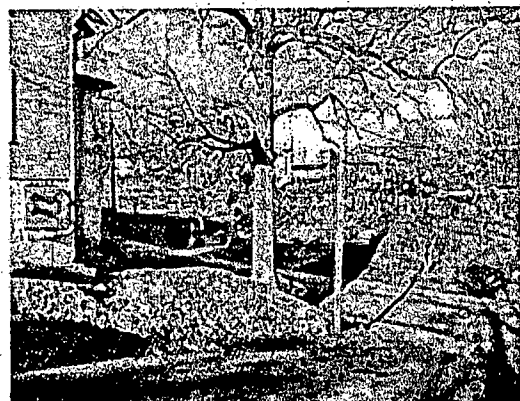
VIEW 1
Looking North West along Westmoreland Ave



VIEW 2
Looking South along Westmoreland Ave.



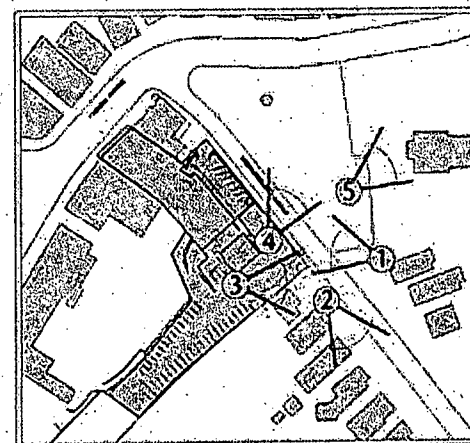
VIEW 3
Looking South East along Westmoreland Ave



VIEW 4
Looking North East from Property Interior



VIEW 5
Looking North East from Adjacent Park



KEYPLAN

TAKOMA WALK

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ICG TAKOMA ASSOCIATES, LLC

Westmoreland Ave.

CUNNINGHAM + QUILL ARCHITECTS, PLLC

12

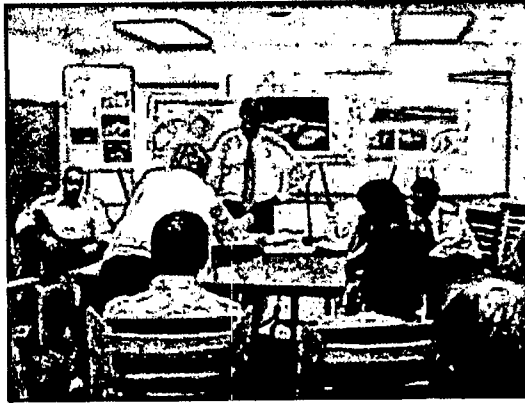
Project Development

TAKOMA WALK

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13



1) City of Takoma Park- June 22nd, 2005

Suzanne R. Ludlow Community and Government Liaison,
Iona Blanchard Associate Planner,
Sara Anne Daines Community Development Director

2) Community/Neighborhood Leader- August 18th, 2005

Bruce Moyer, President of WACO

3) Community Members- August 2005

Diana Kohn, Historic Takoma
Westmoreland Ave. Residents

4) Historic Takoma Officers, August 2005

Sabrina Baron, President, Historic Takoma
Lorraine Pearsall, VP Historic Takoma

5) Elected Council Members- August 25th, 2005

Joy Austin-Lane, Councilmember – Ward 1
Bruce R. Williams, Councilmember – Ward 3
Lorraine Pearsall, VP Historic Takoma
Sabrina Baron, President, Historic Takoma

6) Neighborhood Groups- September 7, 2005

WACO Westmoreland Ave. Community Organization
Victory Towers Residents
Cathy Porter, Takoma Park Mayor
Bruce Williams, Council Member Ward 3

7) Historic Takoma- September 15, 2005

Historic Takoma Board

8) MNCPPC Historic Preservation Office- October 11th, 2005

Gwen Wright, Director
Tanya Tully, Planner

9) HPC Preliminary Consultation- October 26th, 2005

HPC Board Meeting

10) WACO Neighborhood Meeting, December 5, 2005

WACO Westmoreland Ave. Community Organization
Bruce Williams, Council Member Ward 3

11) Historic Takoma, February 9, 2006

Historic Takoma Board

12) WACO Neighborhood Walk Through, February 25, 2005

WACO Westmoreland Ave. Community Organization

13) WACO Neighborhood Meeting, March 1, 2006

WACO Westmoreland Ave. Community Organization
Bruce Williams, Council Member Ward 3

14) Takoma Park Town Council, March 6, 2006

Elected Council Members

15) MNCPPC Informal Staff Review March 15, 2006

Gwen Wright, Director
Tanya Tully, Planner
Robert Kronenberg
Glen Kreger

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TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

COMMUNITY DIALOGUE

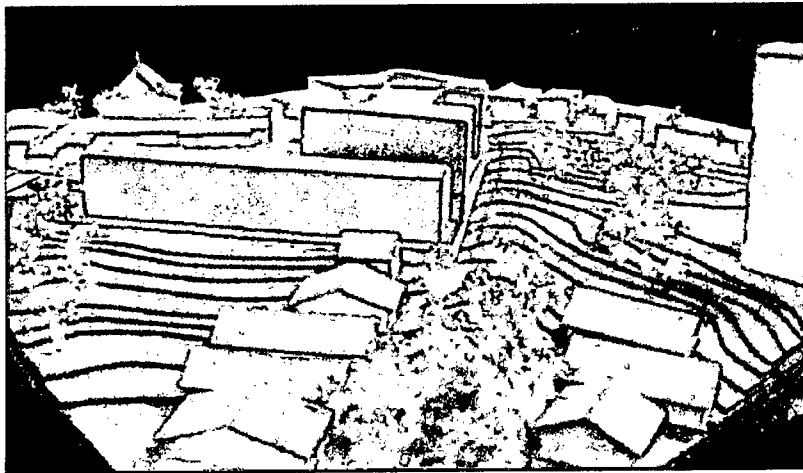
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14



Existing Site Conditions

- Zoned C-1
- 4 existing buildings on site
- 1 contributing historic structure (7001 Carroll Ave.)
- 50 existing parking spaces
- 35' - 40' drop from Carroll Ave. to lowest corner of property on Westmoreland Ave.



Original Design- 110 Units: June 2005

- Within commercial overlay zone height restrictions
- 4 stories (from Carroll Ave. Front Entry)
- 195 parking spaces
- Single large building at site 'dog-leg'

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PROJECT DEVELOPMENT

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1st Revision- 86 Units: August/Sept. 2005

- 4 stories (from Carroll Ave. front entry)
- Bulk of main building toward Carroll Ave.
- 7 mews at site 'dog-leg' to respond to neighborhood edge/ scale
- 148 parking spaces



2nd Revision- 82 Units: October 2005

- 4 Stories (from Carroll Ave. Front Entry)
- Reduced bulk of main building toward Carroll Ave.
- Sculpted rear of main building toward neighborhood
- 119 parking spaces

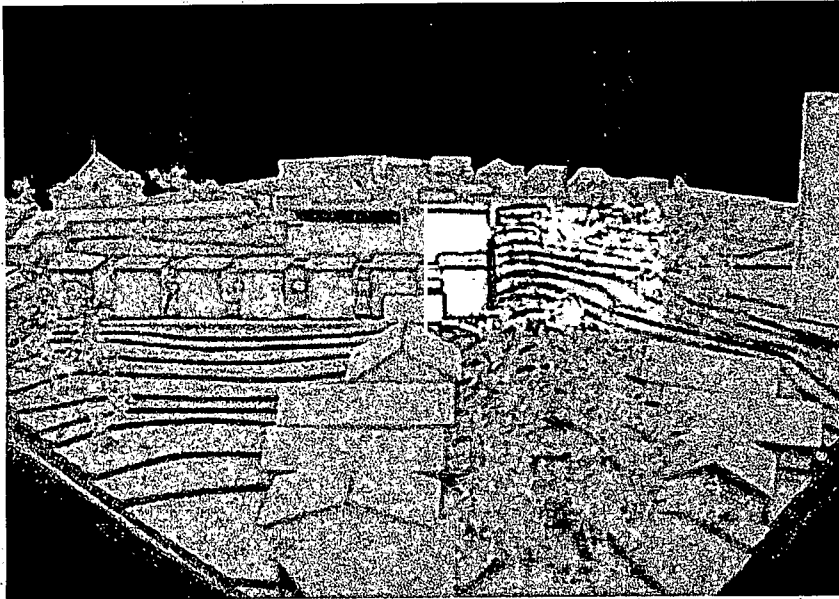
TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

PROJECT DEVELOPMENT

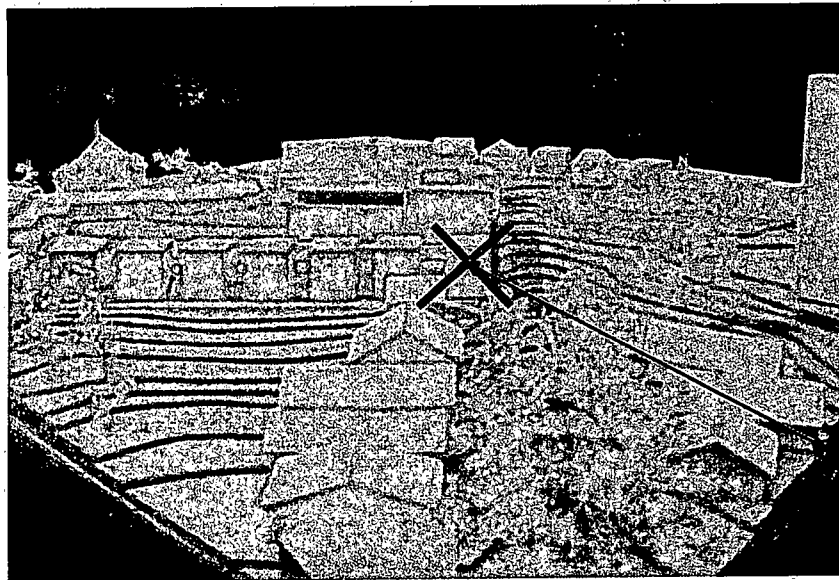
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16



3rd Revision- 71 Units: Jan 2006

- Reduced height to 3 Stories (from Carroll Ave. front entry)
- Sculpted tail of main building
- 119 parking spaces



Current Scheme- 71 Units: March 2006

- Eliminated 1 Mews unit at neighborhood edge
- Lowered 1st Mews 10' at Westmoreland Ave.
- Aligned 1st Mews with residences to south
- Pulled rear edge of building away from neighborhood edge
- 106 parking spaces

Mews Unit to be eliminated

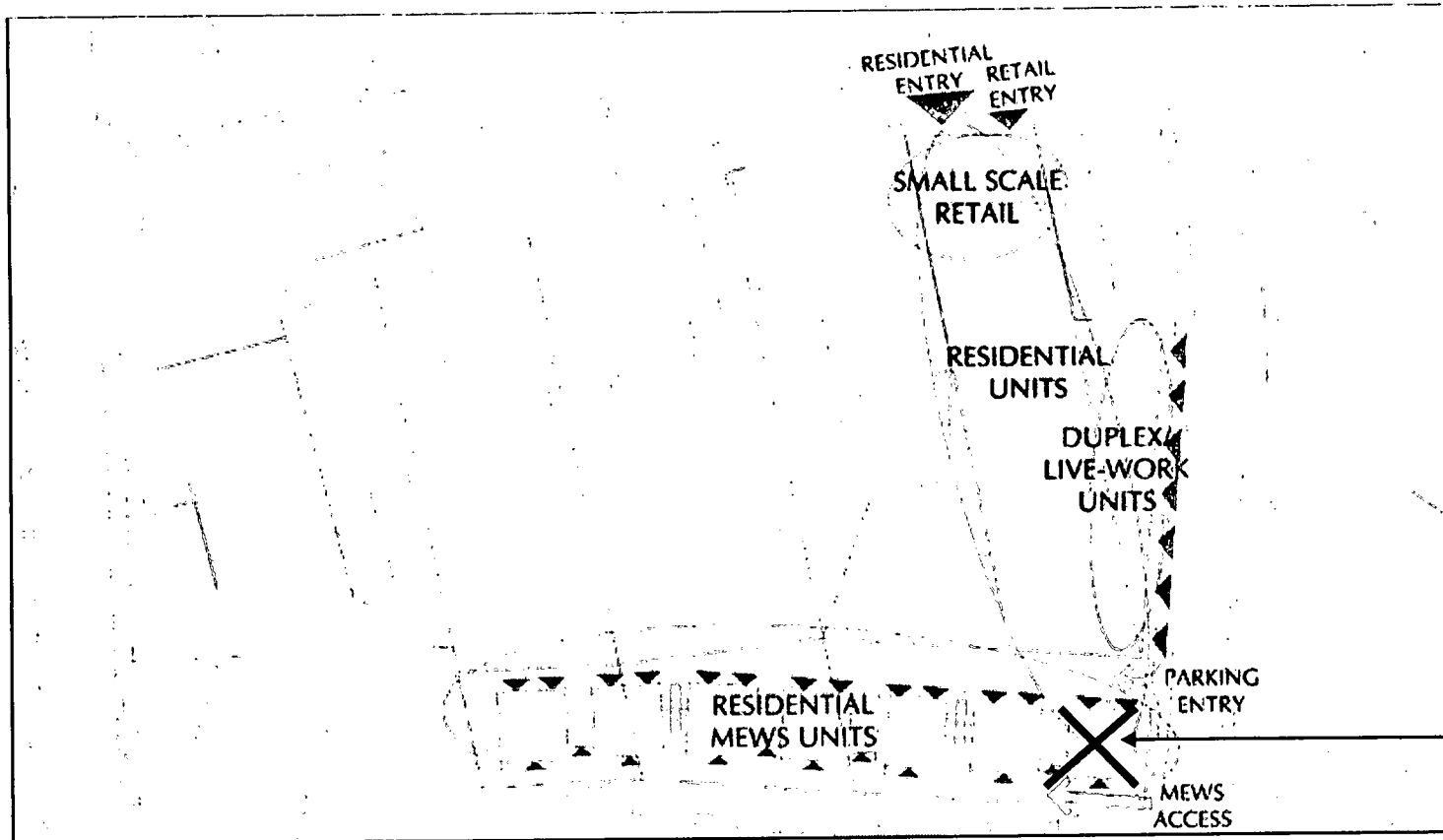
TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

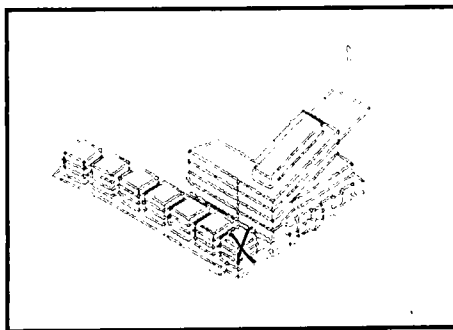
PROJECT DEVELOPMENT

CUNNINGHAM + QUILL ARCHITECTS, PLLC

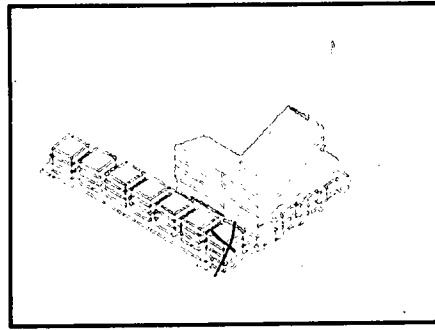
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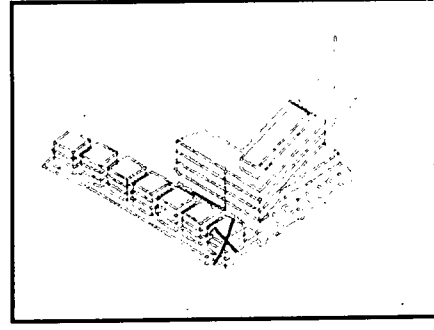
Mews unit to be eliminated



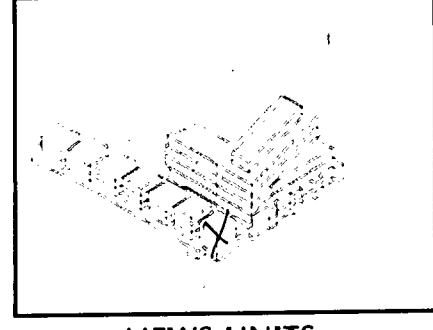
RETAIL/COMMERCIAL
+/-8,900 GSF



CONDOMINIUM UNITS
+/-47,400 GSF



LIVE/WORK UNITS
(Residential/Retail/Commercial)
+/-11,300 GSF



MEWS UNITS
+/-20,900 GSF

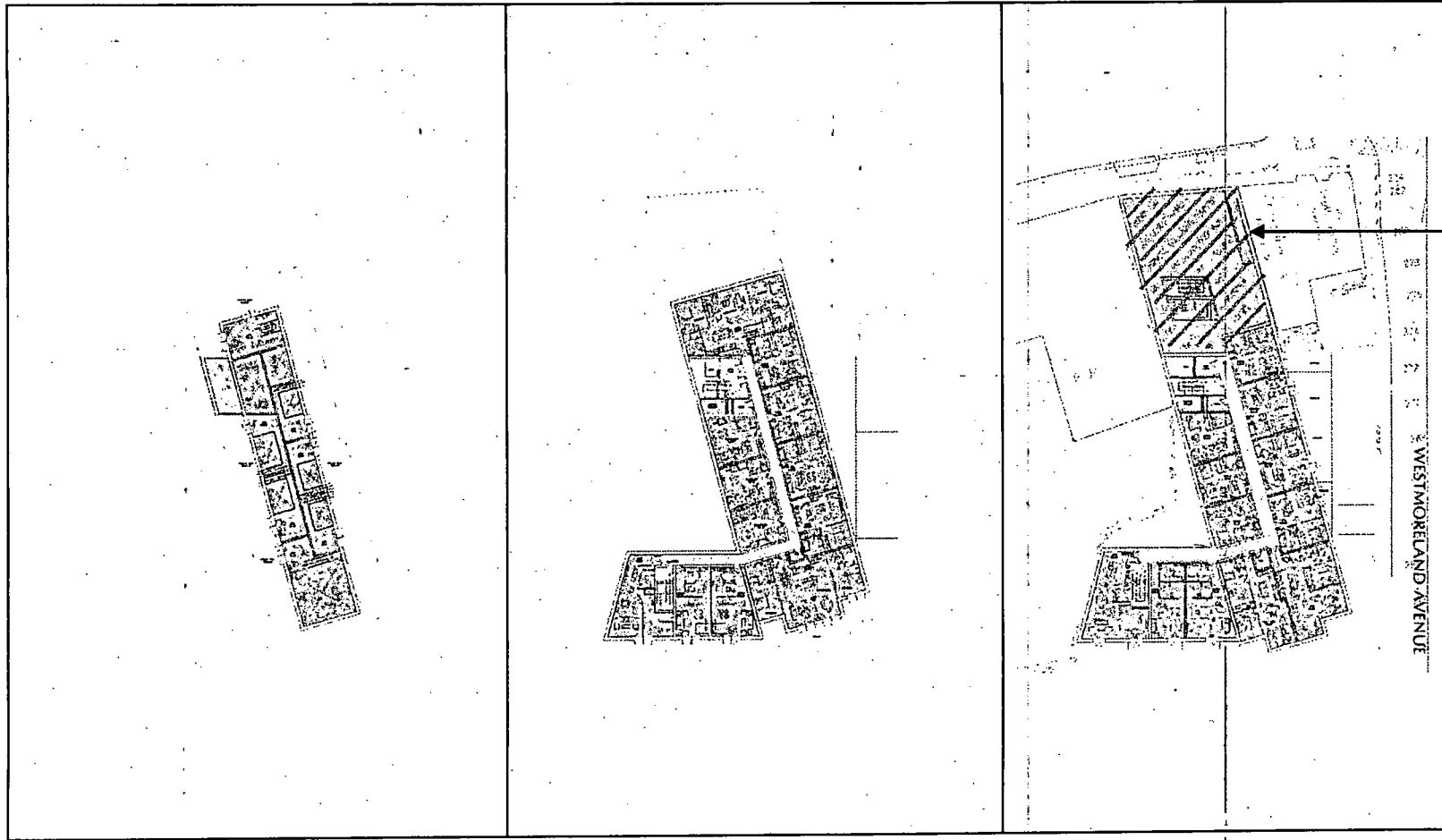
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ICG TAKOMA ASSOCIATES, LLC

Site Diagrams

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Potential retail or residential use

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	MEWS UNITS
	DUPLEX UNITS Live/Work
	GREEN SPACE
	BELOW GRADE PARKING

Elevation 326

Elevation 315

Elevation 304

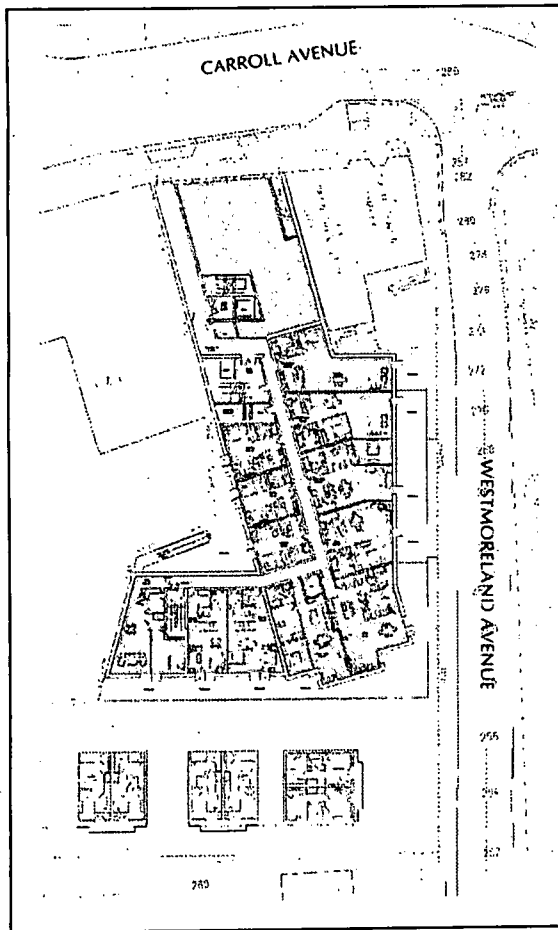
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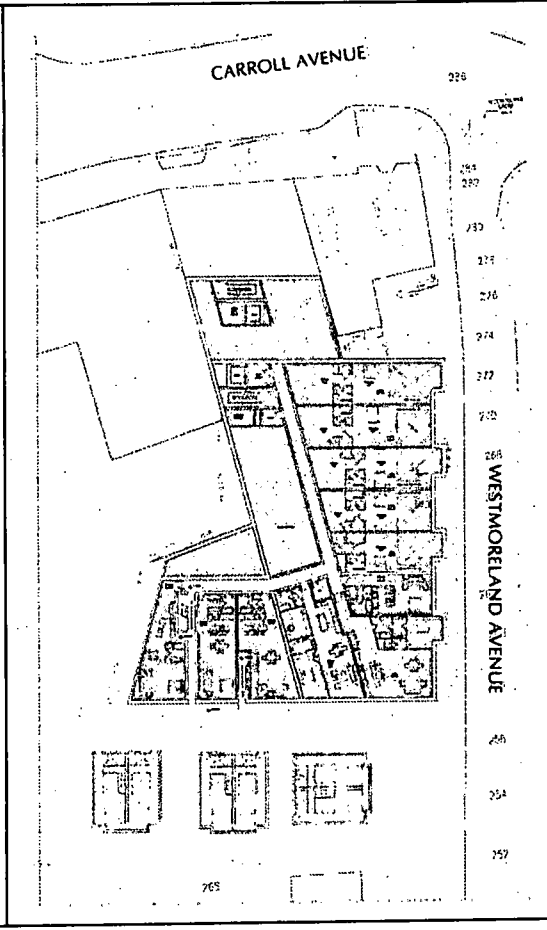
Plan Diagrams 1:40

CUNNINGHAM + QUILL ARCHITECTS, PLLC

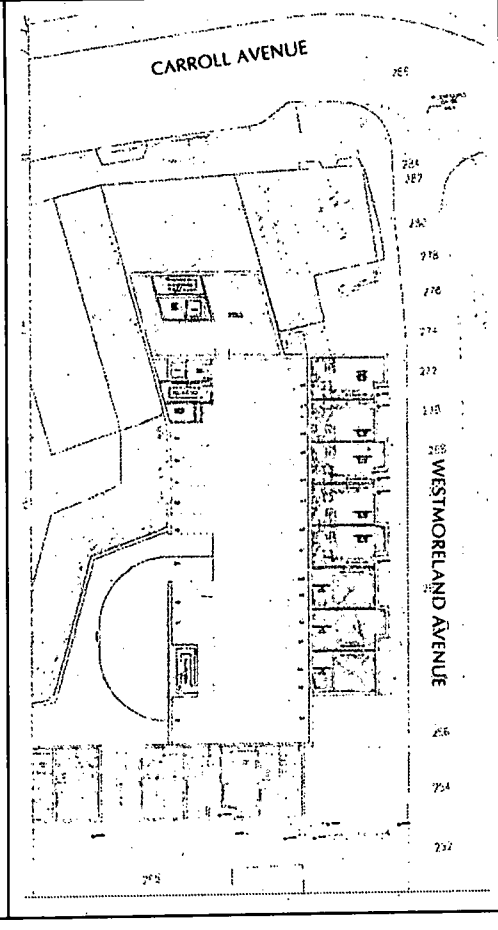
(5)



Elevation 290



Elevation 279



Elevation 268

- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- APARTS UNITS
- DUPLEX UNITS Live/Work
- GREEN SPACE
- BELOW GRADE PARKING

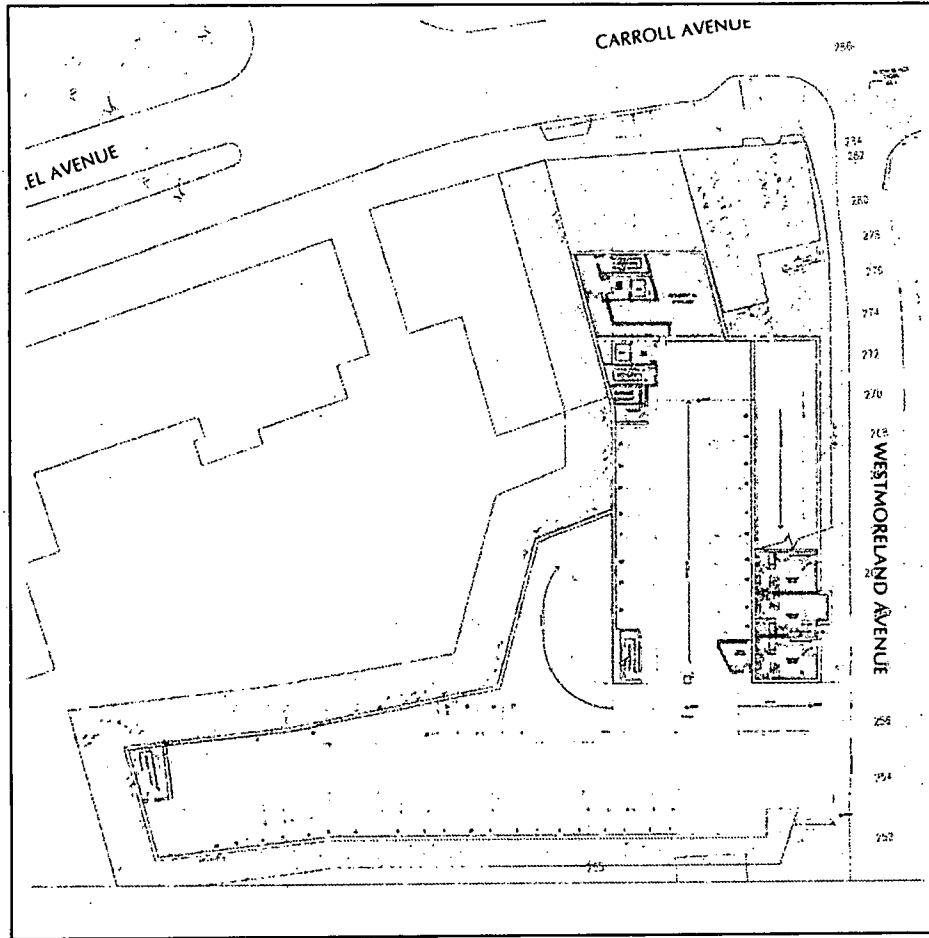
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TAKOMA PARK, MARYLAND
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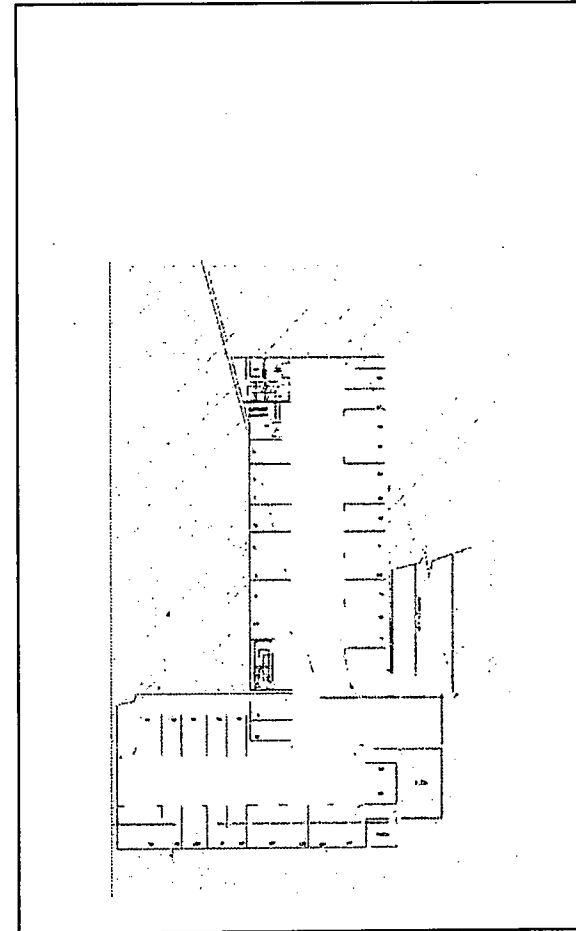
Plan Diagrams 1:40

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Elevation 255



Elevation 245

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	MIXED UNITS
	DUPLEX UNITS Live/Work
	GREEN SPACE
	BELOW GRADE PARKING

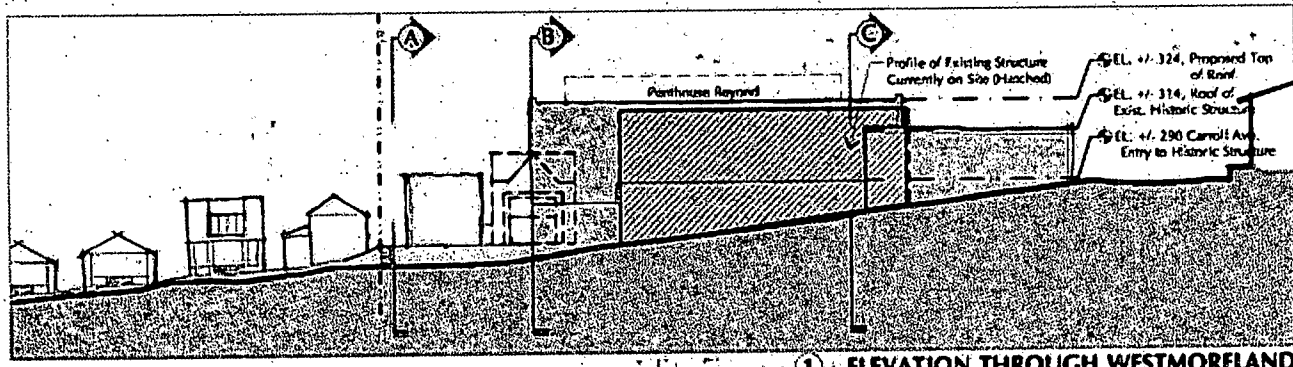
TAKOMA WALK

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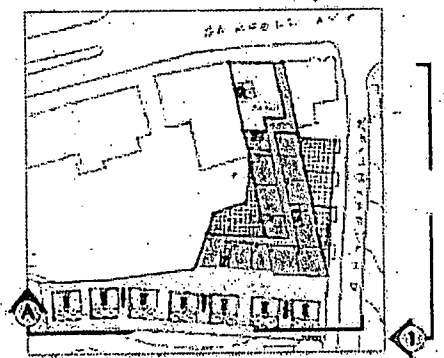
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CUNNINGHAM + QUILL ARCHITECTS, PLLC

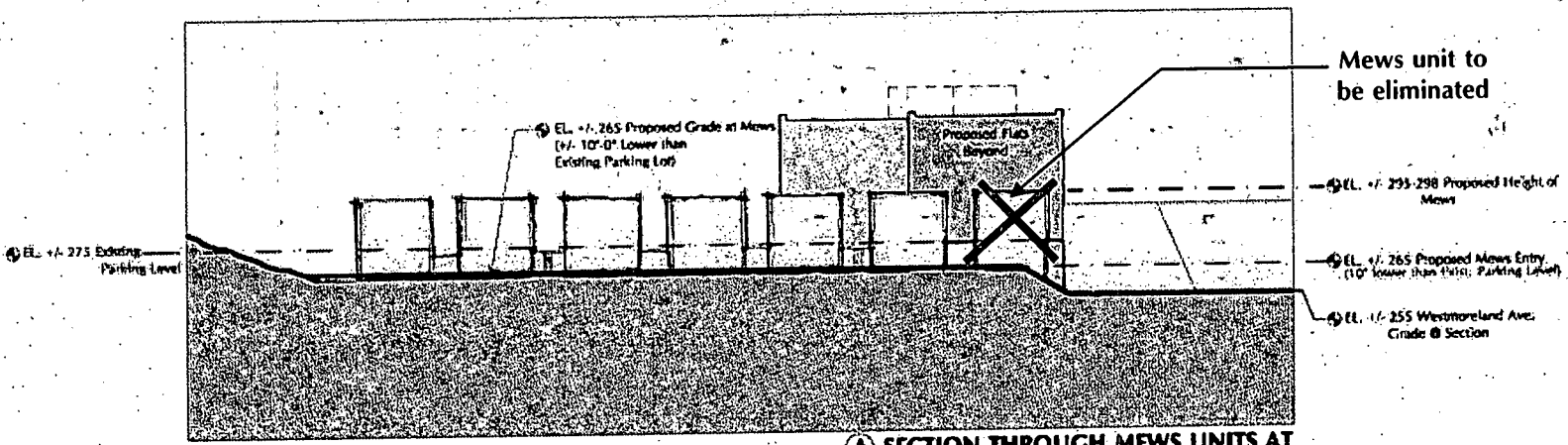
29



① ELEVATION THROUGH WESTMORELAND



KEYPLAN

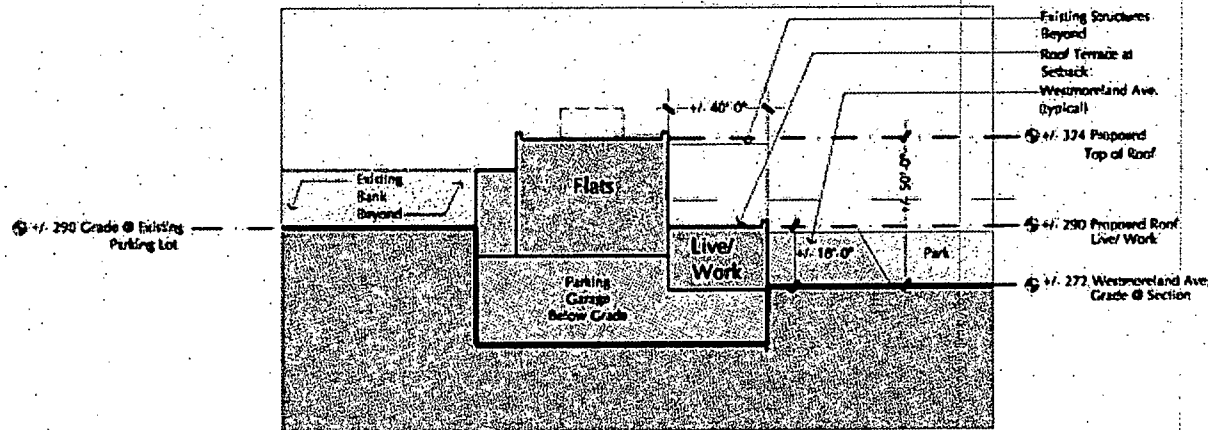


② SECTION THROUGH MEWS UNITS AT WESTMORELAND ELEVATION +/- 255

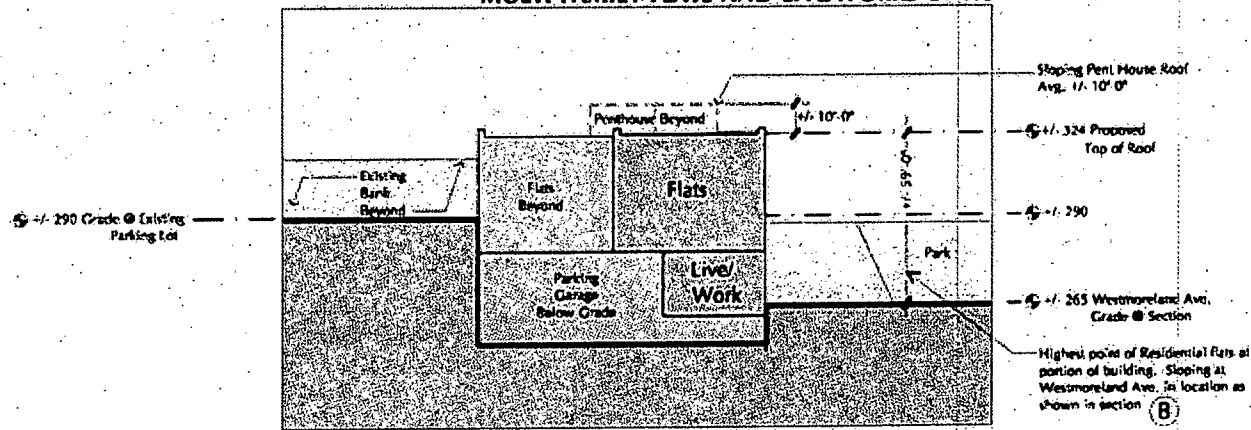
7001 CARROLL AVENUE
 TAKOMA PARK, MARYLAND
 ICG TAKOMA ASSOCIATES, LLC

PROPOSED SITE SECTIONS
 CUNNINGHAM + QUILL ARCHITECTS, PLLC

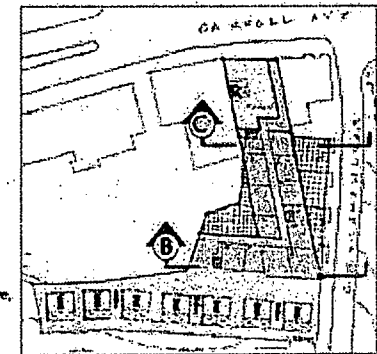




C SECTION THROUGH WESTMORELAND MULTI-FAMILY FLATS AND LIVE/WORKS UNITS



B SECTION THROUGH WESTMORELAND



KEYPLAN

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS (FLATS)
	MEWS UNITS
	DUPLEX UNITS (LIVE/WORK)
	GREEN SPACE
	BELOW GRADE PARKING

7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

PROPOSED SITE SECTIONS

CUNNINGHAM + QUILL ARCHITECTS, PLLC

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**DESIGN PROCESS:
COMMUNITY CONTEXT
RESEARCH**

TAKOMA WALK

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ICG TAKOMA ASSOCIATES, LLC

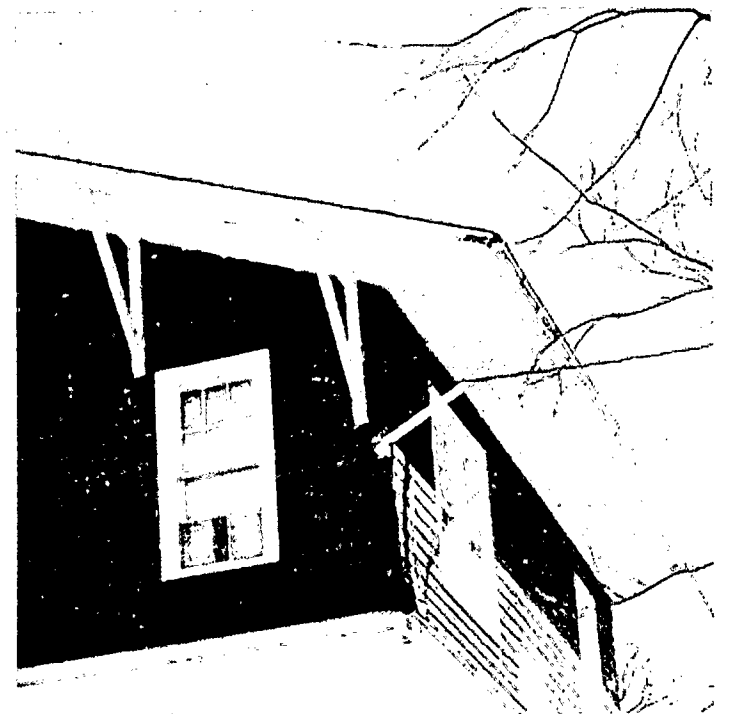
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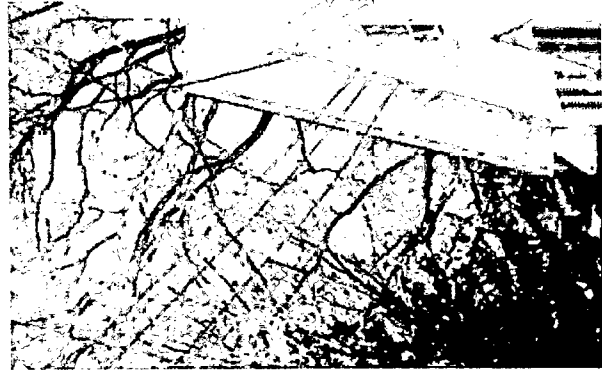
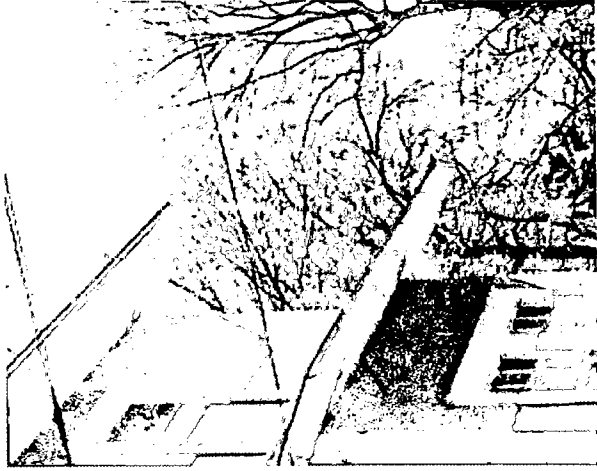
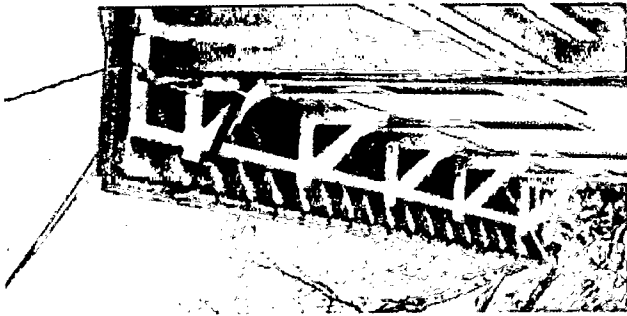
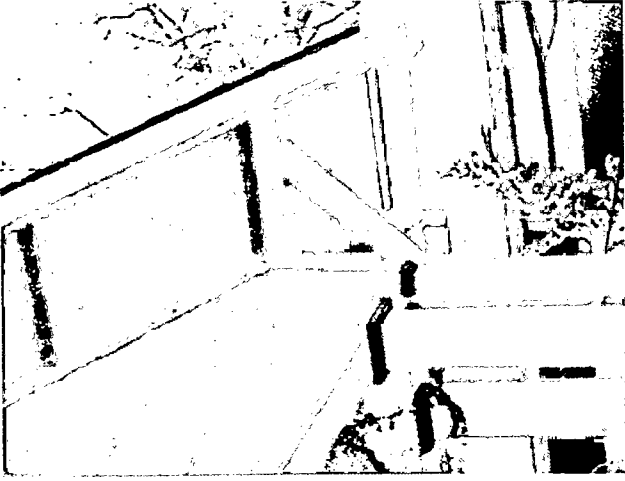
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ICG TAKOMA ASSOCIATES, L.C

DEEP EAVES

CUNNINGHAM + QUILL ARCHITECTS, PLLC

96



BRACKETS

CUNNINGHAM + QUILL ARCHITECTS, PLLC

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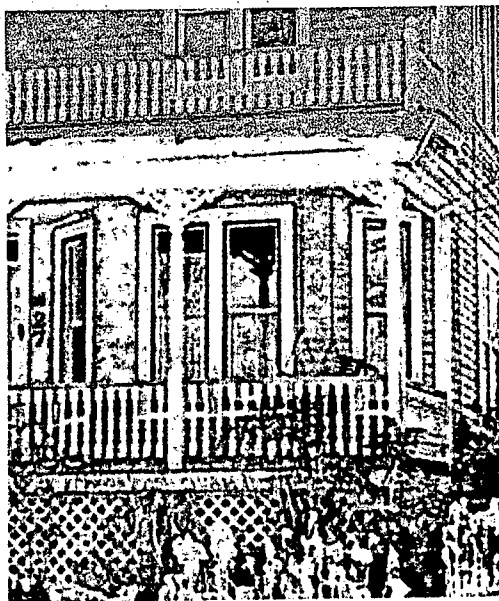
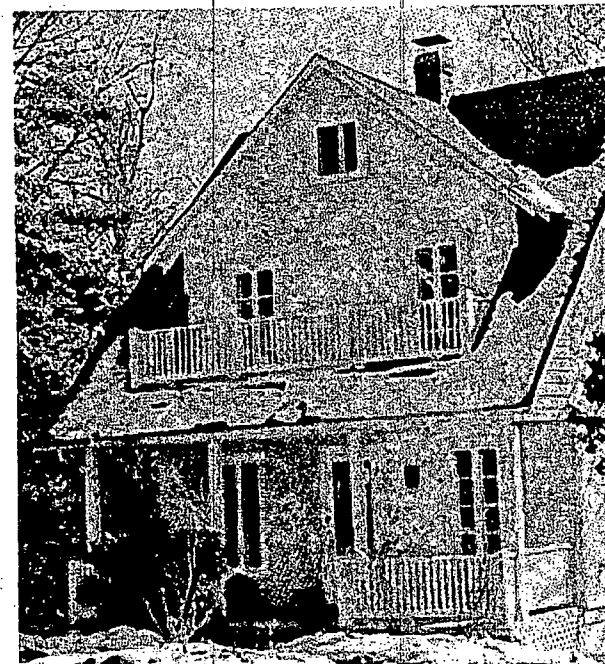
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MASS/ SCALE

CUNNINGHAM + QUILL ARCHITECTS, PLLC





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PORCHES/ BALCONIES

CUNNINGHAM + QUILL ARCHITECTS, PLLC

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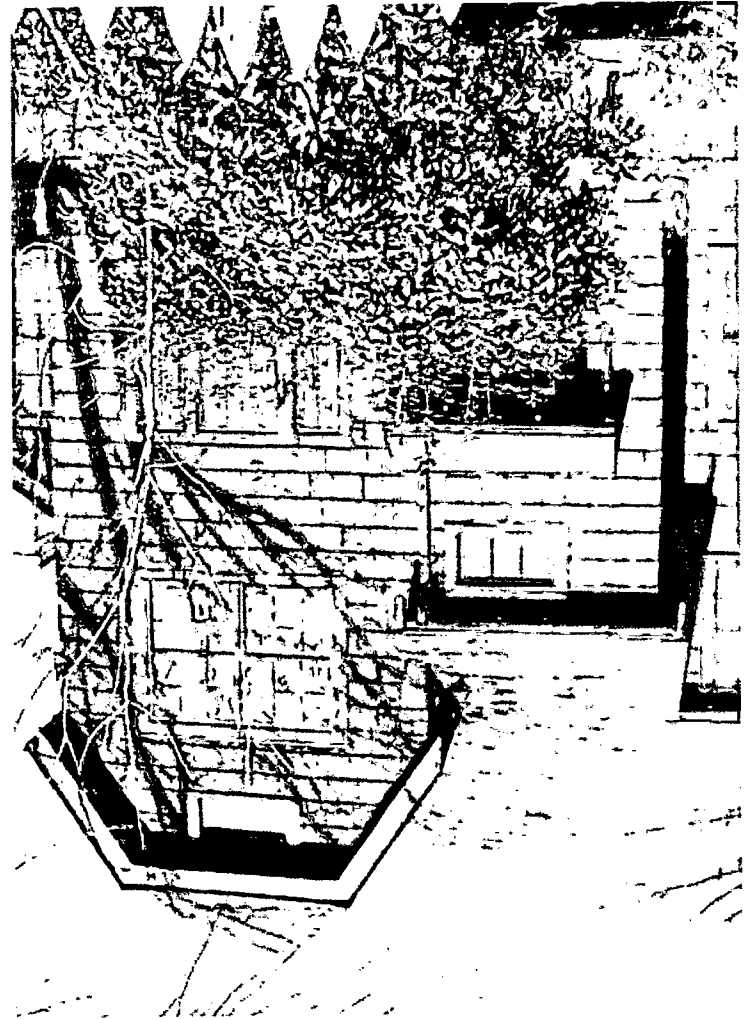
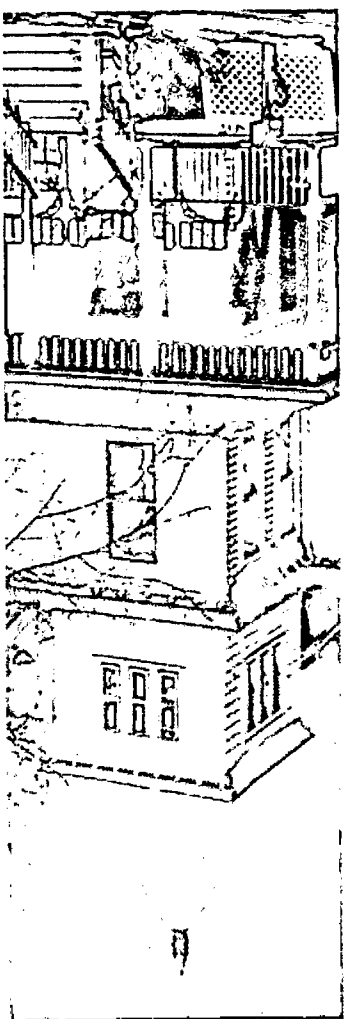
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ICG TAKOMA ASSOCIATES, LLC

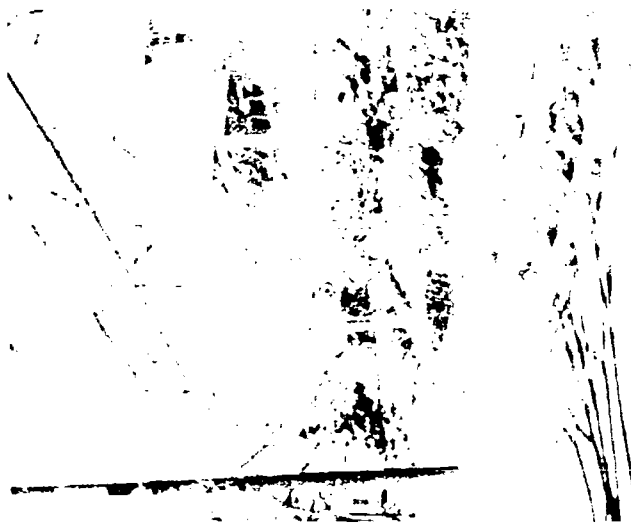
COLUMNS

CUNNINGHAM + QUILL ARCHITECTS, PLLC

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VERTICAL BAYS





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ICC TAKOMA ASSOCIATES, LLC

SLOPED SITES
CUNNINGHAM + QUILL ARCHITECTS, PLLC

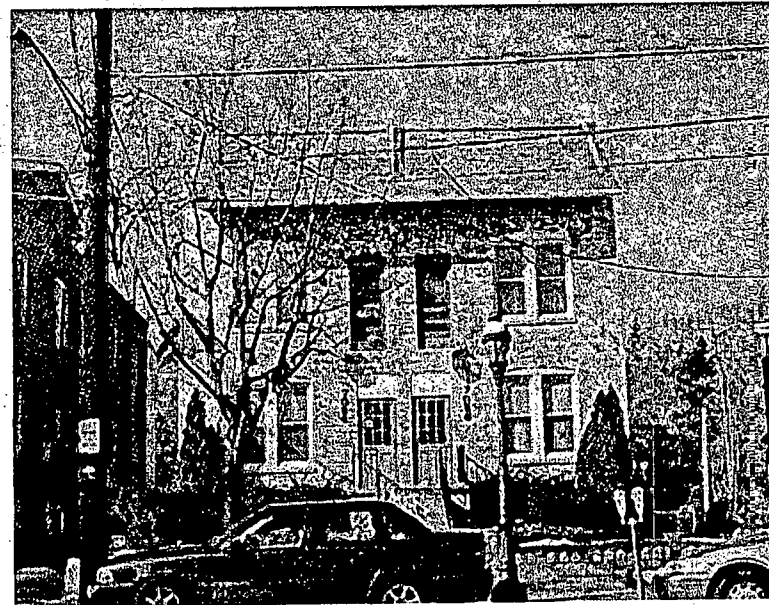
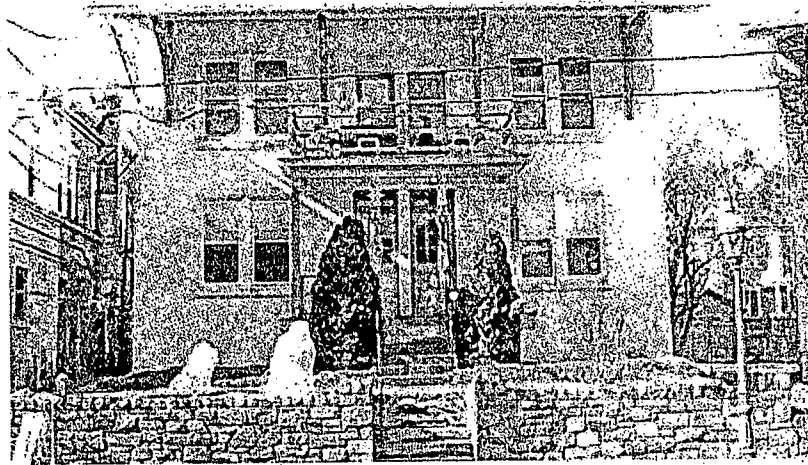


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COLOR/ MATERIAL
CUNNINGHAM + QUILL ARCHITECTS, PLLC

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UNIT ADAPTATIONS

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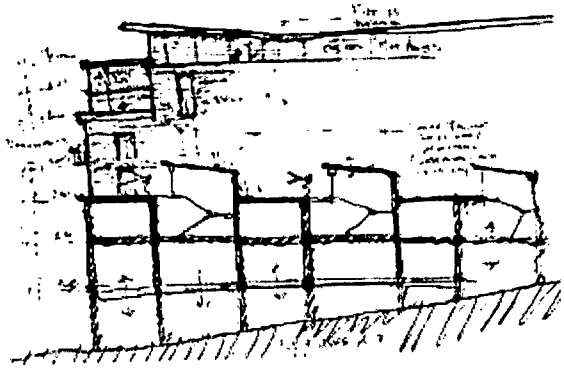
DESIGN PROCESS: ELEVATION DEVELOPMENT

TAKOMA WALK

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ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

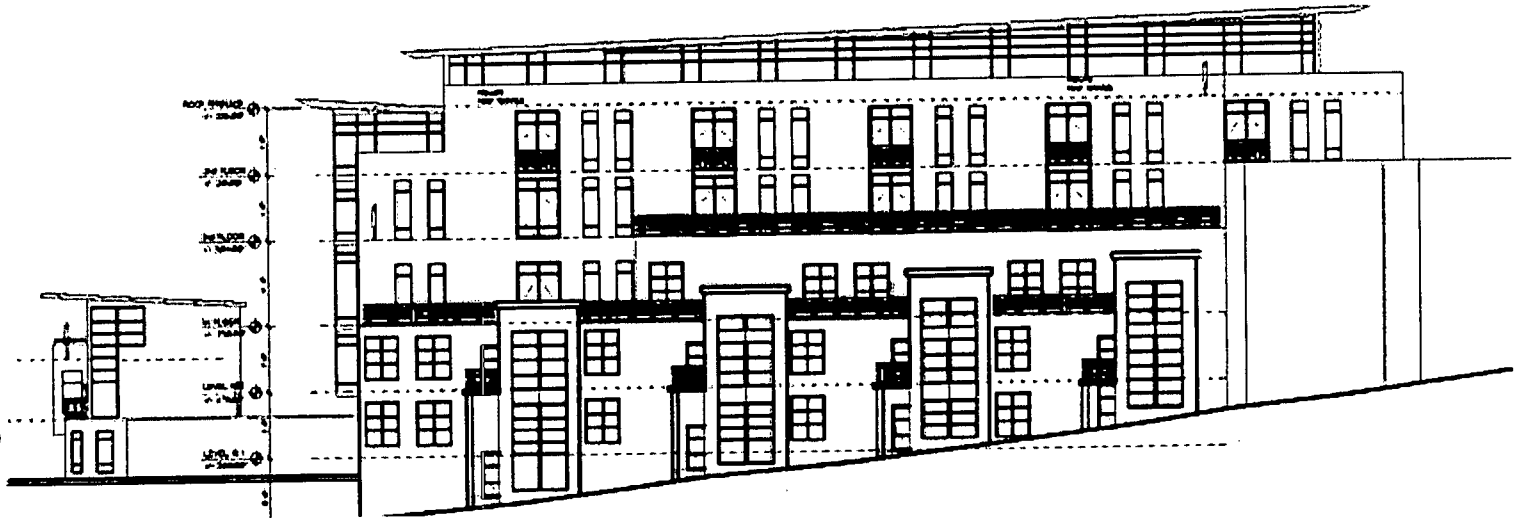
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CONCEPT SKETCH



CONCEPT DEVELOPMENT



COMPUTER STUDY

TAKOMA WALK

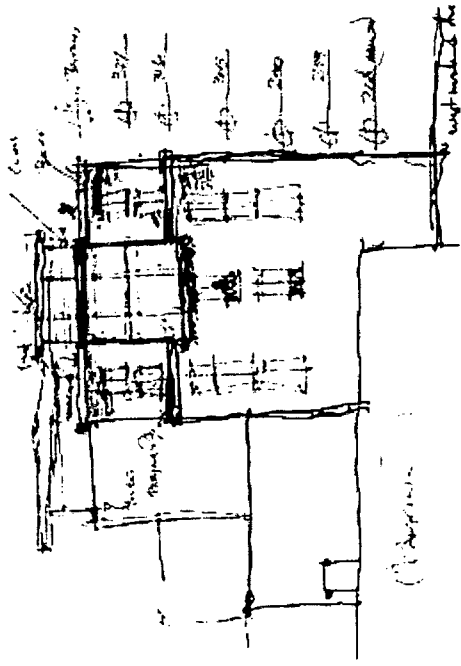
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ICG TAKOMA ASSOCIATES, LLC

ELEVATION STUDIES

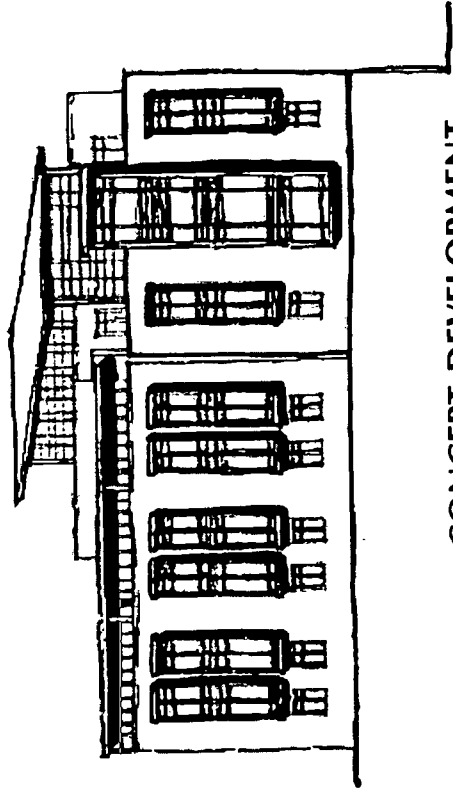
CUNNINGHAM + QUILL ARCHITECTS, PLLC

Westmoreland Ave

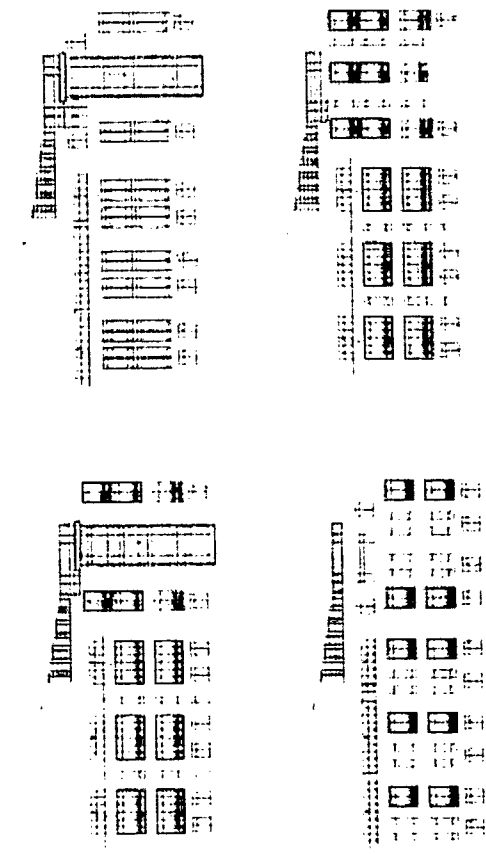
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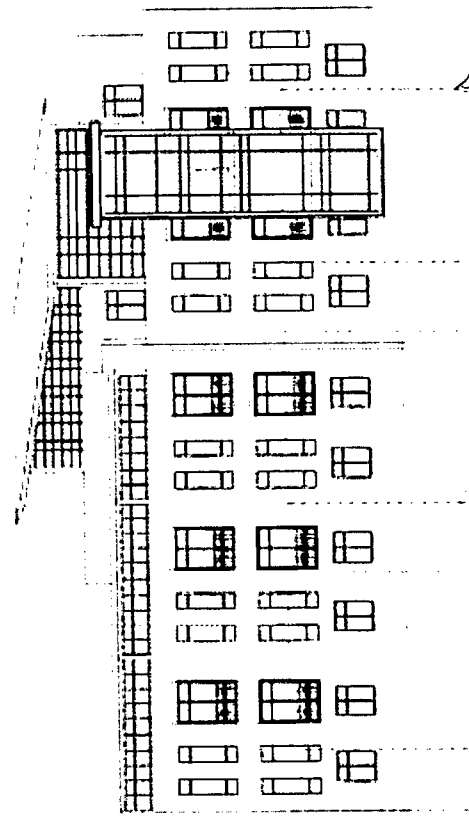
CONCEPT SKETCH



CONCEPT DEVELOPMENT



COMPUTER STUDIES



Went
to
Rochester
to
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Schaub

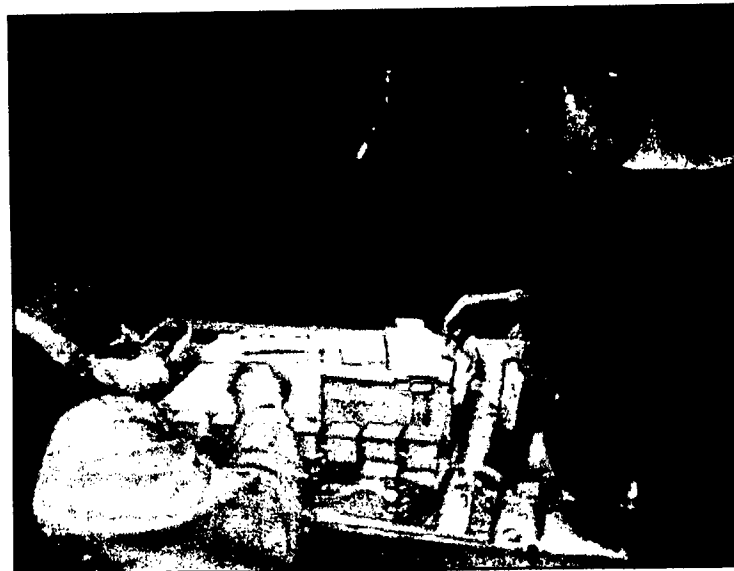
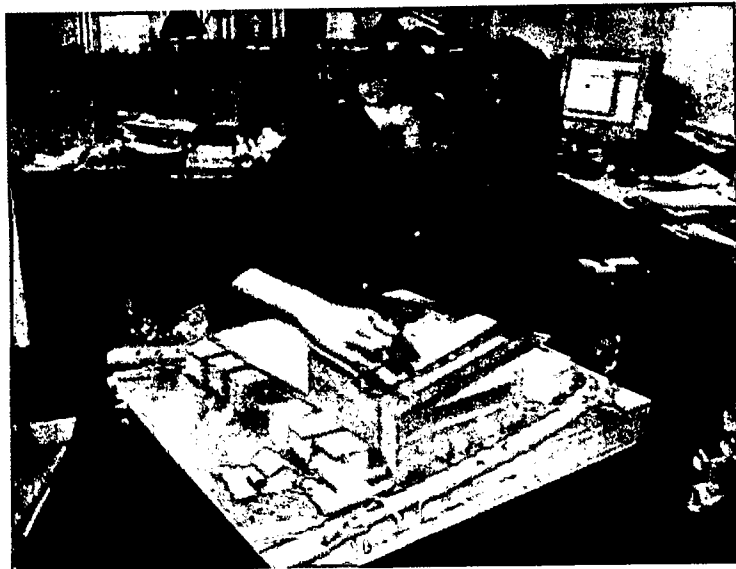
Southwest Elev

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TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

ELEVATION STUDIES

CUNNINGHAM + QUILL ARCHITECTS, PLLC



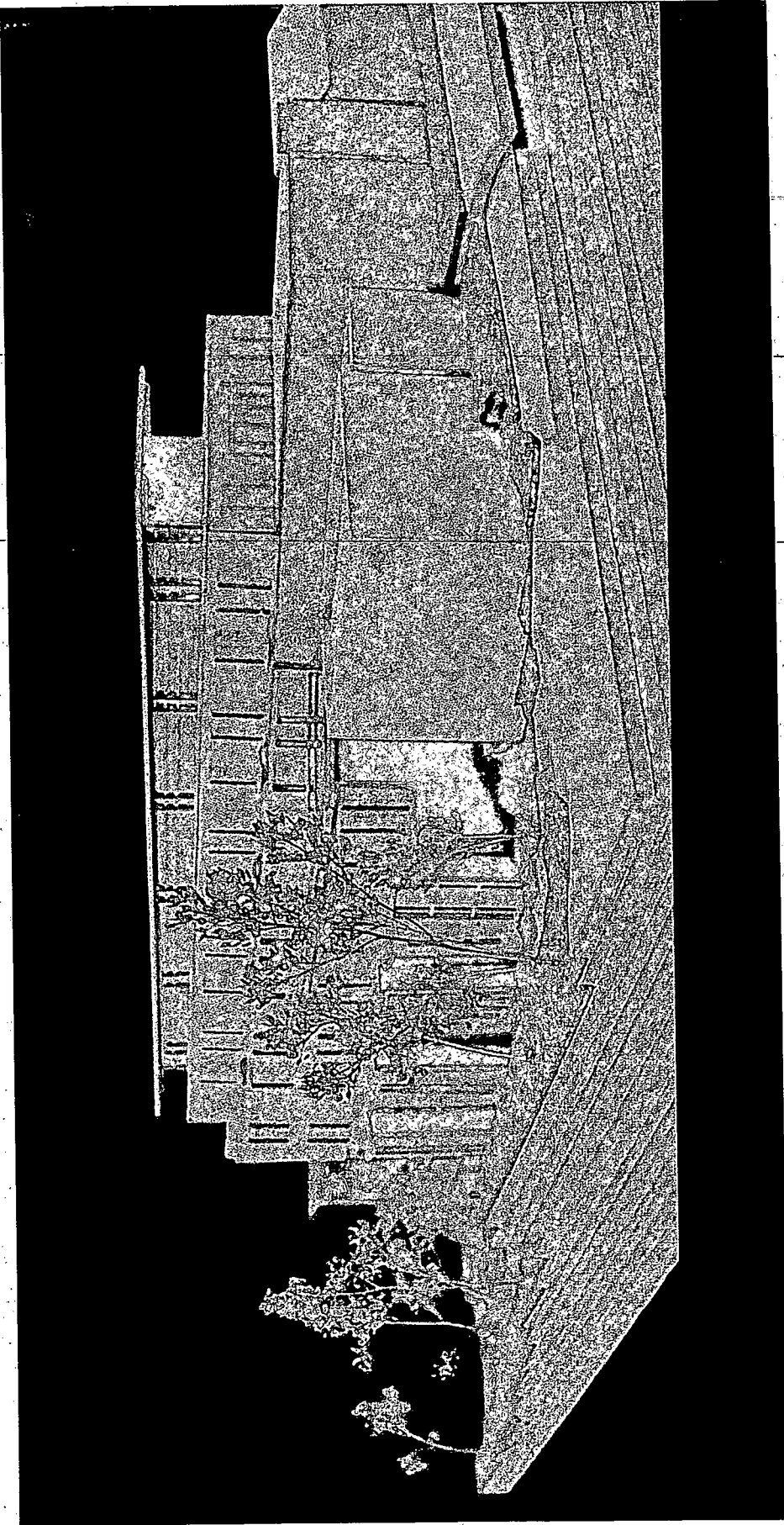
TAKOMA WALK

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ICG TAKOMA ASSOCIATES, LLC

MODEL DEVELOPMENT

CUNNINGHAM + QUILL ARCHITECTS, PLLC





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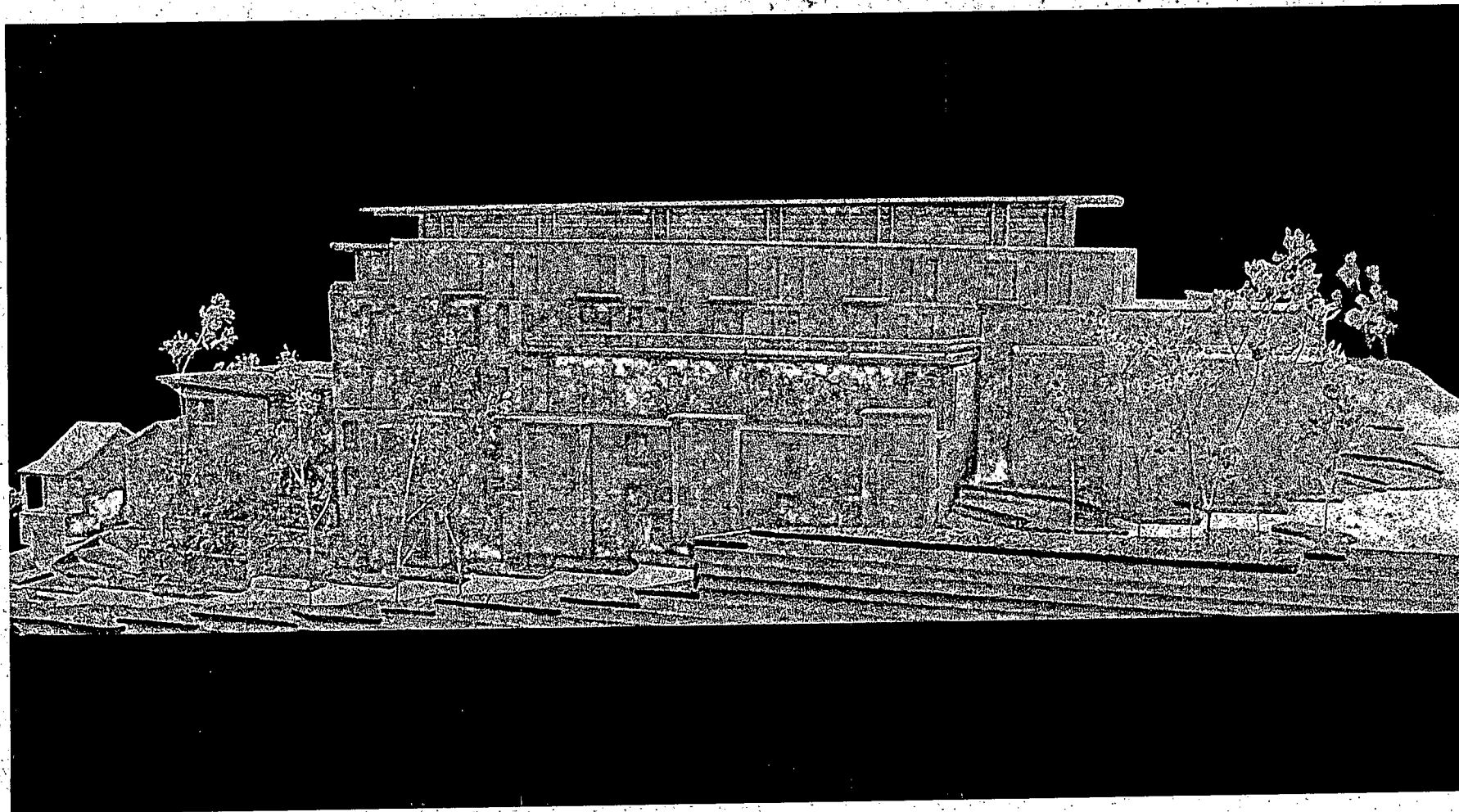
TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

*Corner of Carroll
& Westwoodland.*

CUNNINGHAM + QUILL ARCHITECTS, PLLC

TAKOMA WALK

UNIVERSITY CITY CENTER

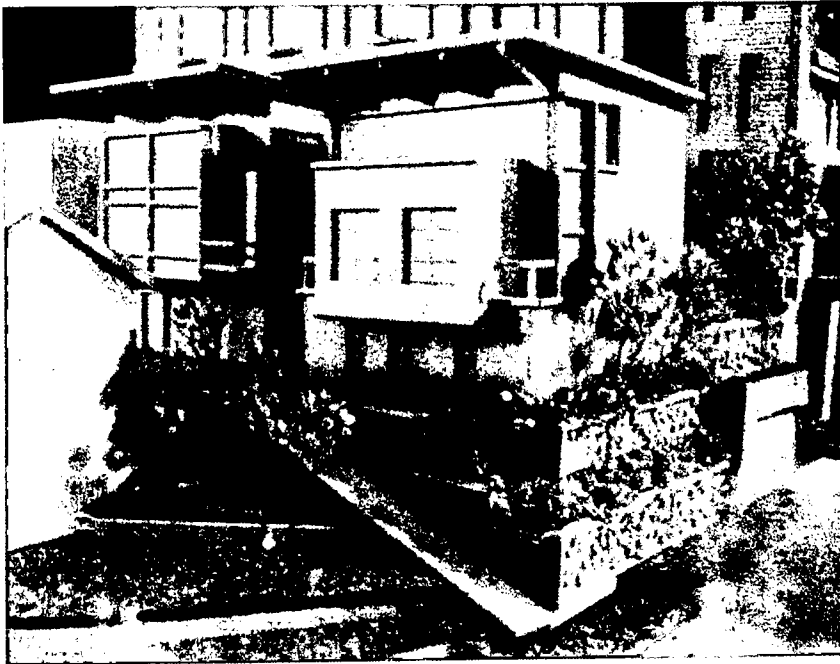


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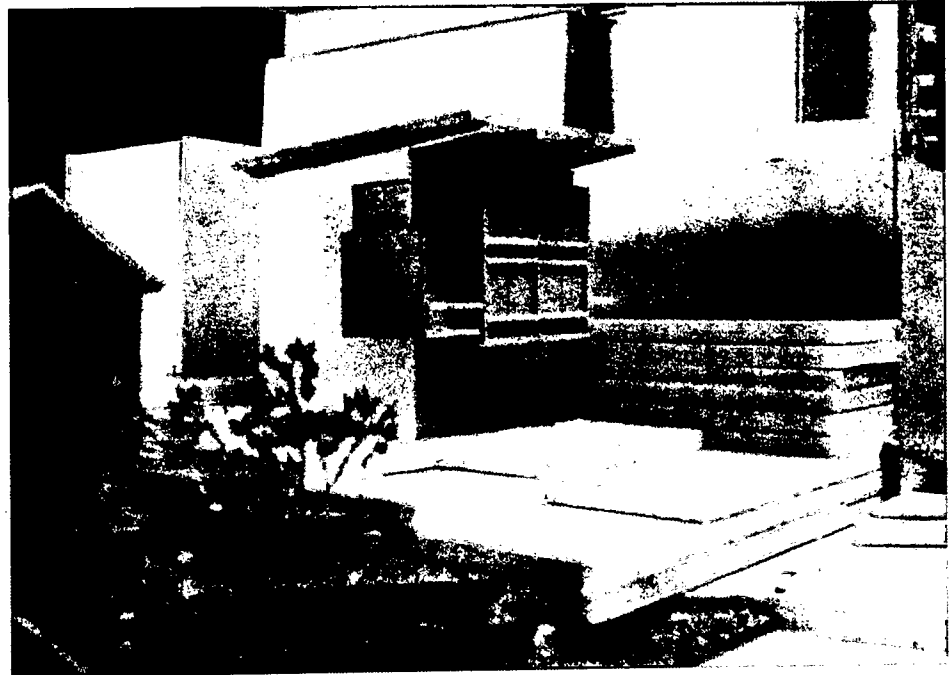
TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC





3rd Revision- 71 Units: Jan 2006



Current Scheme- 71 Units: March 2006

- Eliminated 1 mews unit at neighborhood edge
- Lowered 1st mews unit 10' at Westmoreland Ave.
- Aligned 1st mews unit with residences to south
- Reoriented 1st mews unit to address Westmoreland Ave.
- Pulled rear edge of building away from neighborhood edge

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(H)

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 proportions, 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.

THE HISTORIC PRESERVATION COMMISSION

-----X
 -----X
 PRELIMINARY CONSULTATION
 7001 Carroll Avenue
 ----- X
 ----- X

A meeting in the above-entitled matter was held on October 26, 2005, commencing at 7:37

p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

Lee Burstyn
 Caroline Alderson
 Jeff Fuller
 Thomas Jester
 David Rotenstein
 Warren Fleming
 Nuray Anahtar

ALSO PRESENT:

Gwen Wright, Staff
 Susan Soderberg, Staff
 Michele Oaks, Staff
 Tania Tully, Staff

APPEARANCES

STATEMENT OF:

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PROCEEDINGS

1
2 MS. O'MALLEY: Thank you.

3 We're doing Case B, 7001 Carroll Avenue. I think we're ready for the staff report for Carroll
4 Avenue.

5 MS. TULLY: 7001 Carroll Avenue in Takoma Park is a contributing resource within the
6 historic district, and the proposal is for a combination of new construction, as well as some rehabilitation.

7 The historic building is a commercial art deco building dating from approximately 1941. That
8 does compromise a very small part of the project, but the applicants are proposing to rehabilitate the
9 historic storefront and main part of the building.

10 They are proposing to demolish all the other exterior buildings on the property, including one
11 residence along Westmoreland. It's a very complicated complex project. The applicants do have a
12 presentation, so I'm just going to sort of go over the points that staff saw as primary talking points with the
13 project.

14 They're proposing to add a second level to the historic building behind the existing parapet
15 wall that would not change the appearance. It already looks like a two story building. This would make it
16 an actual two story building.

17 They're proposing a five story condominium building atop three levels of parking, two story
18 duplex, row houses along Westmoreland and then six smaller buildings along the interior of the lot
19 described as mews units. And as part of the lot, their property right now includes some surface parking
20 which will be removed and placed under the new construction.

21 Staff finds that the project as a whole, given it's location and the eclectic mix of residence
22 and commercial buildings is generally well conceived. The use of the mix residential and the transition
23 from the work units to the residential is appropriate to its site and with its location, the edge of the historic
24 district.

25 We're pleased to see that the historic building storefront will be rehabilitated and, again, staff
26 does not have any concern with the addition of the second story as it is a contributing resource and the
27 appearance will not be altered.

28 The residential high rise portion of the project is what staff has the most concerns with, and
29 that is, you know, primarily because of its height and its scale. The applicant has worked with staff and
30 citizens in Takoma Park and they have made a lot of changes and had meetings with citizens and all
31 before getting to this meeting tonight with some of the aspect things that have changed is pulling back the
32 tall portion of the building, and attempting to keep the two story streetscape as much as possible.

33 However, staff still has concerns about the height and massing as its experienced along
34 Westmoreland Avenue and look for to the Commission's comments on that. The massing of the work units
35 staff finds to be compatible. They are of a people scale and should seem appropriate for along
36 Westmoreland Avenue.

37 The staff's comments on the mews units are somewhat mixed. They are compatible in
38 height roughly, appropriate mass and do provide a green buffer between the adjacent residences and the
39 backs of the commercial buildings. However, they are a bit linear, perhaps too regular in form.

40 So overall staff see the proposal as heading in the right direction, although it does need

1 some more modifications, working towards decreasing the massing at least visually, if not physically.
2 Given the site and the mixed use of the project, there's an opportunity here for the applicant to take a
3 modern approach to design of the builders with the rhythm of the district and its architectural elements
4 reflected in the design and avoiding something that is replicative.

5 With the scale of the building, staff believes there's a risk of perhaps a theme park feel if the
6 design were too replicative. With that in mind, staff and the applicants look forward to Commission
7 comments. I'd be happy to answer any questions, however, the applicants team is probably better suited
8 and they do have a presentation that will fill in a lot of the gaps that I did not provide.

9 MS. O'MALLEY: All right, maybe we will go directly to the applicant. We are going to try to
10 do this with our timer. The presentation should be aiming for seven minutes.

11 MR. QUILL: This is for question and answer, I'm not going to talk to the model.

12 MS. O'MALLEY: If you would state your names for the record.

13 MR. CHRISTOFIDES: Stylianos Christofides, I represent the developer.

14 MR. QUILL: Lee Quill, Cunningham Quill Architects.

15 Good evening Madam Chair, members of the Commission, again, my name is Lee Quill
16 from Cunningham Quill Architects. It's a pleasure to be before you tonight. With me again is our
17 development team of ICG Takoma. With me at the table is Stylianos Christofides and also Bruce Levin.
18 From our office today is Dave Bagnoli whose with the slides today. Sara Ship from Cunningham Quill, and
19 counsel's here tonight in case we have questions there.

20 This is part of a process that we are working on. An interactive process with the community
21 and with you. When we are at a meeting, Commissioner Alderson said she thought it would be a good
22 time to bring this forward and we said we're ready to go. Because this is meant to inform the project as we
23 move forward working with staff, with you and the community.

24 So far we have met with the City of Takoma staff. We have met with two council members.
25 We've met with MNCPGC, Historic Preservation staff, and planning staff. We've met in the community with
26 WACO, Westmoreland Area Community Organization, Victory Tower, and a number of times with Historic
27 Takoma.

28 Historic Takoma has been tremendously helpful, as well as HPC staff in providing us
29 backgrounds, because we do a fair amount of research we come into historic district. As I mentioned, this
30 is part of a, and we have met with members in the county dealing with fire, life safety, et cetera. And we're
31 part of a process to inform the process tonight. We're going to run you quickly through what we have and
32 then we're open to question and answer obviously.

33 Let me give you a little background on the site. We're not in Gaithersburg, we're in Takoma.
34 The project, portion of the project that we are dealing with the historic resource is the Talianos and the
35 Rerun site that you see in the slide there and you've got in your picture.

36 This is the face of the project. It faces on Carroll Avenue. An interesting fact is just the
37 building right next door where the ice cream shop is where Cunningham Quill Architects started 91/2 years
38 ago. I actually spent time here prior to that so we're familiar with the area.

39 As you go to looking at the site, we are located about a five minute walk from Metro in a
40 direct line. The site itself, as you can see, the gray is the older buildings components, historic resources
41 and others, and the house that is in this area.

1 The blue is the surface parking lot. Around that, this is all part of the C1 historic Takoma
2 revitalization overlay, so it's not historic zoned, but it is in that particular area, residential zone but it's in this
3 area.

4 Working with Historic Takoma we've been able to do quite a bit of research on the site as its
5 moved from the 1921 original Ford dealership to, again, the area was, as you can see down below where
6 the Tower is, with Gilbert, this was the location of the original sales area for Mr. Gilbert for Takoma Park.

7 In 1941 it was "revamped" to add the second story on the front and clean up the site as you
8 see today. It also had the garage portion in the back with the sales. The intention is to restore it back to
9 take our portion of the property in the streetscape, to restore it back to its look of the 1941 condition with
10 the exception, we will not be putting a service drive entrance into Rerun. We don't need that, I think.

11 The context in the back you're probably familiar with to some degree. The slide right in the
12 center, the image in the center is the back of the second floor, right in this area. It is only 12 to 15 wide as
13 you will be seeing in a model here. That is the area that Tania mentioned that we will be extending the
14 second floor back into the main tower.

15 The house, that is on the site which has been altered quite a bit, as you know. It's right
16 there. The change of gray in the lower slide which shows the upper parking lot going down to our portion
17 of the site, this is where we are. This about 8 to 10 feet above the adjacent property.

18 Again, these are the images the slope on the upper left hand corner is coming down from
19 the parking lot down to Westmoreland, and these are images of some of the context around with the
20 entrance going down and the bungalows on Westmoreland.

21 The site diagram quickly taking you through on Carroll. We are retaining and building back
22 a small retail and office component, office retail component in that area. Along Westmoreland will be the
23 duplex Live/work units. Behind that is the residential tower component, behind the midrise and then a
24 mews breaking the apartments and condominiums down into a series of smaller buildings facing the
25 neighborhood.

26 You're looking at a series of diagrams. I have the models all here, but in the early diagram,
27 this is what we work in model a lot. This is the existing condition, view from Carroll, view from
28 Westmoreland. This is the first scheme we looked at. It may be a little hard to see, but as you can see we
29 had really originally looked at an idea of doing an H shaped building facing the park and a bar along the
30 back of the block.

31 This was extremely massive we felt in-house looking at it before it went out. As well as the
32 H portion looked more like a double in the backside facing Westmoreland looking more like a double wide
33 drive-in movie screen facing Westmoreland. We thought that was a bit steep.

34 The next one we started to break it down to narrow the profile to make it relate to the park.
35 Three components really. Started to look at the park component, the historic component in the front, the
36 narrow component facing Westmoreland and then breaking down the bar into a series of residentially
37 scaled units that reflect the neighborhood scale and to complete the residential character of the block and
38 the interarea.

39 After meeting with Maryland National Capital Park and Planning, Historic Preservation and
40 beginning of the discussions with the community, we then looked at, actually Gwen was helpful in this,
41 really working with the front to complete the historic resource in the front and pulling it back about 30, 40,
42 50 feet to work with the scale depending on what it is the adjacent buildings, and to also start to break
43 down the scale on the Westmoreland neighborhood, which I'll show you the model here during question

1 and answer. It's just a little hard, but the idea is to break down the scale as it steps down to the
2 neighborhood.

3 So again, this is the diagram. The plans again were that there will be two layers above the
4 ground parking. The mews area which is in this area, which the parking lot is now about 8 to 7 or 10 feet in
5 some areas above the adjacent grade. Will be lowered to the adjacent grade of the neighborhood to the
6 east, and to the lawn there.

7 And then it will set up from that point to another mews. The live/work units will start stepping
8 up from the drive entry which is just down the southern end of the site right there along Westmoreland, and
9 then will start to work up the hill toward Carroll facing the park.

10 Behind that will start to be then the bringing in of the apartment scale units behind that. The
11 terrace on top of the live/work units and in the thin block that you saw coming down will be the
12 condominium apartments, and in the front on the first level and on the second level will be the retail and
13 commercial office areas with the main entrance coming off of Carroll Avenue at that particular point.

14 As you go up into the tower portion, the midrise portion, are the apartments in the block as
15 you go up. These are some site sections which we should have showing the existing condition of how it
16 works with that area. Right now the parking and then stepping down into the neighboring yard, how we're
17 going to lower that and put in a mews scale units in this particular area.

18 And then in the next one, is looking from the end, dotting in the building center there existing
19 with the house and dotted in the existing shed buildings on the back of the historic resource, and how our
20 building will step down. The purple is the live/work. The more tan color are the condominium apartments
21 beyond, the rest are mews he's point at down there, the condominium apartments, and the mews being
22 down next to the houses.

23 This is the section looking from the neighborhood up at an elevation blocking again of the
24 mews units and the step back of the building behind. And then a section through the units showing that,
25 you know, the flats on the first floor and the duplex units up above, so the entrance is off the mews and in
26 the upper mews area.

27 This is an overlay we've done to help in understanding where we are in relationship to what
28 is there. The black figure line drawings are the existing house, the existing shed building, et cetera, in that
29 particular area in the step. Then our building that goes beyond, and as you can see we're approximately
30 one story or about 10 to 12 feet above that.

31 Currently right now so that you can start to see the relationship of our setbacks to what's out
32 there. Because actually what's out there is not just low level things. It's a very complex site as you can
33 see in the blueprints.

34 I hope I made my seven minutes.

35 MS. O'MALLEY: Well, you did a great job.

36 MR. QUILL: Thank you.

37 MS. O'MALLEY: Sure we go ahead with a few questions before we have other speakers?

38 Are there any immediate questions from Commissioners, or would you like to hear questions
39 from the audience?

40 All right. Maybe we'll have the other speakers come up and then you can return.

1 MR. QUILL: Thank you.

2 MR. CHRISTOFIDES: Thank you.

3 MS. O'MALLEY: I call up Joy August Lane, Sabrina Behren and Rick Culbert.

4 MS. BEHREN: Good evening.

5 MS. O'MALLEY: Good evening. You can go first, and as an elected official you get seven
6 minutes too.

7 MS. LANE: I certainly won't use that much, and it's probably more appropriate for me to go
8 after the residents who are here tonight. What I wanted to say about this project is I have been briefed on
9 it. I have attended some of the community meetings, and I appreciate the improvements that they are
10 looking at doing to the historic facade on Carroll.

11 Another council member actually represents the residents on Westmoreland, which is the
12 other side of the project, and I don't want to claim to speak for him. What I've heard from residents, both at
13 the meetings and afterwards are a concern about the height of the building and the density of the
14 development.

15 Also, there are pretty strong concerns about the access to the parking area and looking for a
16 second access point so that Westmoreland Avenue is not where all the traffic comes in and out. Those are
17 the things I've heard about. I think about people will have more specifics and will be the actual people who
18 I have heard at these meetings, so I will be happy to yield my time to them.

19 If you have any questions, I'll be happy to answer them.

20 MS. O'MALLEY: Any questions?

21 Yes? Did you have a question?

22 MR. BURSTYN: No, I just have a comment. I think one of the town members is probably
23 bothered by the light in his eye.

24 MR. CULBERT: Thank you, I appreciate that. You're absolutely right.

25 MS. BEHREN: My name is Sabrina Behren, I'm the president of Historic Takoma, Inc. in
26 Takoma Park. We have met with the applicant and the architects both informally and in an HTI board
27 meeting, and I have attended other community meetings where presentations on the project have been
28 made as well.

29 In fact, we've had more opportunities to meet with these folks and we've been able to avail
30 ourselves of Mr. Quill of Cunningham & Quill has graciously invited us to visit his office to view other
31 projects which his firm has worked on, and I'm very sorry that my schedule has prevented that visit from
32 happening thus far.

33 We appreciate Quill Cunningham's experience with projects in historic districts and historic
34 buildings, and we're confident that they will demonstrate the same sensitivity as they work on this project in
35 Old Town Takoma.

36 The developer has also been very sensitive to community concerns about storm water
37 runoff, about traffic congestion and about the parking concerns that council member Austin Lane has just
38 referred to.

1 The project is proposed for an important and central address in the heart of our historic
2 district, in the heart of our commercial district. You've heard the history of the site and the site is very vital
3 to maintaining the character and atmosphere of Takoma Park. That atmosphere, of course, is the
4 atmosphere of a small town.

5 The project is adjacent to important historic residential neighborhood, as well as important
6 commercial historic neighborhood and the impact of the project on those neighborhoods is very important.
7 It is a very challenging site, no doubt.

8 One of the challenges on the site is that it in fact has two frontages. It has the historic
9 storefronts that front on Carroll Avenue and it also has another frontage on Westmoreland Avenue. And
10 due to the change in elevation from Carroll Avenue down Westmoreland, and the open park on the
11 southwest corner of the intersection of Carroll and Westmoreland, the Westmoreland frontage is barely
12 visible from Carroll Avenue.

13 And this perspective, by the way, is not included in the package of contextual photographs
14 that were submitted by the applicant, and this is very, if you know the commercial strip from the vantage
15 point of Finewares, House of Musical Traditions, the Long & Foster Real Estate and further on down Carroll
16 Avenue, those people look straight on, right on at what would be the Westmoreland frontage of this
17 building.

18 So we have several concerns about the project as currently proposed. We are also
19 concerned about height massing, the impact on the Carroll Avenue streetscape, and the impact of the
20 Westmoreland Avenue residential neighborhood.

21 The proposed height of the main building proposed to be added to the rear of 7001, 7003
22 Carroll is of concern to us in two ways. We're concerned about the height of the proposed addition to the
23 original Carroll Avenue storefront, as well as the height of the addition to the building in the rear and on the
24 Westmoreland side.

25 We're very concerned about the amount of setback and height of the proposed addition
26 floors on the Carroll front and from what prospective this will be visible.

27 On the Westmoreland frontage, the rear addition, these structures appear to be too tall and
28 too massive in the context of the existing surroundings. As I understand it, current zoning allows for a
29 building to be built to a height of 50 feet in this area. And on this site, that would be 50 feet on top of the 35
30 foot grade from Carroll Avenue down Westmoreland.

31 I'm a little bit confused by the numbers that are on the diagram in the submission package,
32 but my conclusion that this building is somewhere in the neighborhood of 85 feet tall from the
33 Westmoreland perspective, and if that is not the case, I would very much like to hear about that, that it is
34 not that tall.

35 As this Commission is aware, Historic Takoma is dedicated to preserving the historic
36 integrity of this historic commercial strip. I would like to bring your attention back to another infill project
37 that Urciola Properties is proposing to build on the other end of the strip at 6901 Laurel Avenue, the
38 intersection of Laurel and Eastern Avenues.

39 And in that case, the Commission shared our concerns about the height massing and
40 setback of the proposed new building, and instructed the developer in that case to bring down the height of
41 the building and to increase the setback of the futuristic bent metal roof that was proposed for that building.

42 To our view, this project is the bookend at the other end of the Old Town commercial strip.
43 And thus, it is our feeling that this building should not be any taller than the builder proposed at 6901 Laurel.

1 Avenue. I believe that building, and this is totally out of my memory, I haven't checked this, and if I'm
 2 wrong, please correct me, but I believe that building will be no taller than 40 to 45 feet tall. And thus, I
 3 believe this new proposal should not be any taller than the building that Urciola Properties is building at the
 4 other end of the strip.

5 I disagree slightly with the staff concerns about how modern the architectural style here
 6 should be. I think a number of the models that have been proposed by the architect, and I know they're
 7 just points of reference, but I think they're very, very modern, post-modern even, for the area that we're
 8 talking about here.

9 So I support the staff report concerns about the height and massing, particularly the
 10 residential high rise portion of this project. I believe it needs to be shorter. It needs to be less dense. It
 11 needs to be less massive and I will go even further than the staff report to recommend that the height be
 12 brought down to the height of the Urciola building, 45 feet at the highest point. Thank you.

13 MS. O'MALLEY: Thank you.

14 MR. CULBERT: Hi. I'm Ray Culbert. I'm one of the neighbors on the block, and I don't
 15 ~~speaking for the neighbors, it's just a personal view. I'm like probably most of us in the neighborhood we've~~
 16 been before this group to get changes made to our houses, and have been before you all to show the
 17 preservation of the character of the area, and I've looked at the presentation and I can see the scale model
 18 here, although I'm not quite sure I can see the scale in that.

19 But my real concern is that, you know, you had a little discussion earlier about the signage
 20 for the gateway to the historic district. What we are talking about, the gateway to the historic district. This
 21 is what you will see or not see because if it's built in the neighborhood that we live in will be behind this, or
 22 be looking up at it.

23 And I just have, as one of the neighbors who is going to be there, I have real concerns just
 24 so far from what I've seen of the plans of the, essentially the looming presence of this development. The
 25 traffic is, of course, extraordinary concern to us, it's an awful intersection where they're building this. It's
 26 really very bad.

27 I was talking to someone before who said they almost got hit there, and I said I probably
 28 was one of the people who almost hit you because anyone who travels there, that's what it's about. But the
 29 word scale, I guess, in the architecture of the preservation world, but I can just, I just, just visualizing this I
 30 see a looming presence of buildings on a block which is cut off somewhat from the commercial area, but is
 31 still quiet, and the neighborhood, and a historic neighborhood at that. And that's all I wanted to say.
 32 Thanks.

33 MS. O'MALLEY: Thank you. John Redman, Robert Patton and Wayne Goldstein.

34 Mr. Redman.

35 MR. REDMAN: Thank you very much. First of all, being not a real volunteer, I want to thank
 36 you all for taking the time for doing this because I really doubt that any of you are really getting rich doing
 37 this.

38 I feel you provide a very valuable service to the community. I, as Rick, who is one of my
 39 neighbors, I also live on Westmoreland Avenue down the street, and I really am out of my depth in terms of
 40 the architectural implications of all of this. And I'd just like to say that your value to us going forward is
 41 going to be really very immeasurable, because most of us have lived on this block in Westmoreland for
 42 probably more than 25 years.

1 We all know each other. We're very tight knit group, and this is going to affect our life very
2 directly for probably the rest of our lives. And really there's nobody on our block who has the expertise that
3 you all have. And so I guess I'm here to ask you for a great favor, the dedication of your time and your
4 intelligence and your design sensibility to making sure that the way this interfaces with our lives is
5 something that we feel very good about. And at the same time the developer feels good about and is able
6 to come away with a reasonable rate of return.

7 I do, you know, as I said, I have no expertise in this area, but there are just some things that,
8 some issues that popped up looking at these pictures here that I would put in front of you as an examples
9 of the types of things that I would want you to give careful consideration to, and really only just examples of
10 the types of things. But, and some of these have already been mentioned.

11 There really is no front elevation given in here that I can see, and people have talked about
12 the massing and the height, and I notice things that are omitted sometimes, that are sometimes more
13 important than what's included. And I don't see any front elevation reproduction here.

14 There are really three frontages. There's a frontage on Carroll, there's a frontage on
15 Westmoreland, but there's also a frontage on the residential area, and there's a house that's right next to it.
16 And it's a little difficult for me to envision how that's going to work for the family that lives right there. Who
17 lives a few houses up from here.

18 The blending of the examples of the architecture they're showing as previous work with what
19 is essentially Sears Craftsman house. I live in a Sears Bungalow, and several of the houses on either side
20 of me are also Sears Bungalow, which I am sure that you're aware of the specifics or architectural era of
21 design and craftsmanship.

22 The things that they're showing here, and I think the representative from Historic Takoma
23 noted that too, that none of those examples seem to blend with the architecture in our neighborhood. And
24 it'll be interesting to see whether they have done anything within that architectural context before that they
25 could bring before you to show that they do have some experience and sensibility in working in that
26 particular architectural mode.

27 The final example I have is, maybe that's all. Oh yes. The other thing is the example of, the
28 point of blending with the Urciola Property that it seems to me you have to think, I know you don't have
29 control over this, but you have to think of it as an organic unit. That the presentation is going to appear
30 seamless. It can appear seamless ugly and it can appear seamless beautiful. But if you consider these
31 two properties in isolation from each other, then you're not likely to get an optimal solution.

32 So I'm sure I've taken up more time than I'm allotted, but I wanted to thank you again for the
33 time and dedication that you've shown, and we really are relying on your judgment and expertise to help us
34 maintain our quality of life which is why we're in Takoma Park to begin with. Thank you.

35 MS. O'MALLEY: Thank you.

36 MR. PATTON: My name is Robert Patton. I live at 7005 Westmoreland Avenue. I live right
37 across the street from the development in that house right there next to the tower.

38 So the development is very close to my house. Also I am of two minds on this development.
39 What I look at today is ugly. And I would like to see something different there, and I think if it was
40 something new that it would have a great chance of looking better than what is there.

41 So my biggest concern is the traffic. Right now the plan is to have the traffic go in and out of
42 the garage on Westmoreland Avenue. And it's difficult, as people said, to get out at the top of

1 Westmoreland onto Carroll, especially turning left.

2 I never go up there that way. I go down Westmoreland Avenue and go out on Walnut. So if
3 you have 73 or however many units are there, and I think many of those cars are going to start going down
4 Westmoreland to get out of the neighborhood, and that's really the negative impact on our neighborhood.
5 It's a narrow street. There's parking only on one side. Two cars can barely pass with the parking on one
6 side.

7 The street wasn't really prepared for that level of density. So the developers have been
8 trying to work with Urciola to get an exit to the garage onto Eastern Avenue, and I want to support that
9 effort all the way. I think that that dove tails in with what Mr. Redman said about these properties need to
10 go together.

11 If you go behind these properties, you'll see that the parking lots, you can't tell whose is
12 whose. You can't tell the area. So it really needs to be done together. And I know these developers have
13 made overtures to Mr. Urciola and so I'm hoping something can happen there that puts some things
14 together.

15 I would like to see a green buffer strip restored on Westmoreland Avenue between the
16 sidewalk and the live/work units. We have small tree buffers on both sides of the street further down, but
17 they disappear both adjacent to the park, which is green, but there's no greenery where the development's
18 going to be except for one really huge tree, but the tree is not in good shape now because it drops limbs
19 constantly, and they'll have to take it out and it probably should come out for the development.

20 But I'd like to see some space for trees to be put back in in a tree buffer. Other opportunities
21 I think are for green building elements, things that will treat the storm water and water run off in more
22 innovative ways that we're learning about in our society. And I hope they're open to that. They have
23 expressed openness to using some of the spaces in the garage for say a zip car or for car sharing and
24 trying to, it's a great location to not, to live without a car.

25 And so we're really hoping that the development can be done in such a way so that we have
26 less cars than you would normally bring in with developments. It's a great location to structure things in
27 that way.

28 I do agree with the staff's thought about the architecture, that it might be better to do
29 something that's more modern than to try to replicate some kind of art deco or Victorian thing. And I think
30 my house was purchased at Montgomery Ward.

31 MS. O'MALLEY: Mr. Goldstein.

32 MR. GOLDSTEIN: I'm Wayne Goldstein, President of Montgomery Preservation, Inc. I
33 haven't seen the property, but I've talked with my colleagues in Takoma Park, and have been very involved
34 in building height, the building height measurement legislation. And I was sorry to see that the county
35 council did not include measuring the back of properties, particularly where you have the kind of steep drop
36 off that this property has because what will be now you are going to be allowed to go up to 35 feet in the
37 front for a residential building, but if there's a steep drop off in the back, it's going to look like a 50 foot
38 building.

39 And for the neighbors who live right behind, that's really going to loom over them. And in
40 looking at some of these elevations, that's going to be what's going to happen in this case with this
41 building. For example, if I'm reading this right, from Westmoreland it looks like, if you're right at street level,
42 the building will be 82 feet tall.

43 Now, of course, from the other side you're adding one or two stories to the existing

1 commercial structure. With the setback they're proposing, that really won't be a problem at all. But it's like
2 a Dr. Jeckyl and Mr. Hyde. You've got Dr. Jeckyl along Carroll Avenue, but you've got Mr. Hyde what you
3 see from Westmoreland Avenue, and so I think you're going to have to really work to reduce the height, the
4 massing. There may be a way to keep some of that in there, some of the height, but doing significant
5 stepping back.

6 Because if you look at the current building, it is still quite high from Westmoreland, but it's a
7 long distance from Westmoreland, so it really does not impact the residences the way the proposed
8 building is. I see the little cut out for a very modest step back, but it needs to be far more considerable than
9 that in order that the people who live on Westmoreland, and even the people who would live in the mews,
10 don't see this enormous wall towering over them.

11 So as you work on the design and massing, I hope you'll get that in mind. I think that's what
12 Takoma Park, the community is saying, the neighbors are saying. As for the architecture, it's always how
13 do you go, if you have a particular style you don't want to replicate it exactly. If you want to differentiate,
14 some seem to be saying differentiate it less than might otherwise be the case, so that it feels like it's part
15 of the existing architecture of the community. Thank you.

16 MS. O'MALLEY: Thank you. Would the applicants come back up, please.

17 MR. GREENLEE: I have additional comments.

18 MS. TULLY: If we could get you to at least state your name for the record.

19 MR. GREENLEE: Of course. I am Kyle Greenlee. I live at 7119 and 7120 Carroll Avenue.
20 Now the comments about the dove tailing of two sides of this project, going the other way toward Carroll
21 Avenue I'll be making a proposal later, and invite the neighbors who are here to stay because I'd love to
22 hear your comments on my proposal.

23 I haven't heard anyone mention the playground. One of the busiest in town, a very small
24 one. Directly across from this. My young two year old plays there all the time, and the traffic certainly will
25 affect that in terms of the safety issue.

26 I'd like the Commissioners and planners to look at that as one of the aspects of this. The
27 other is that I see in their planning nothing, whether or modern or not, that replicates the form and the
28 signs, the verticality of the Craftsman houses. In other words, I don't see any blending at all from their
29 design.

30 Now I don't know if that's because of the preliminary nature of it, and I would ask that staff
31 perhaps review that, and make suggestions. First of all to make a cohesive look to the community, but also
32 to please the neighbors, and I think the developer will find that it's much more saleable to blend in and
33 create a community of well proportioned. The traditional proportions are something pleasing, that's why
34 we're all here, I think.

35 The one other thing I would ask staff to do, we're an historic district. The purpose is to see a
36 cohesion amongst all of the areas, and to have an overview and appreciate it for more than the sum of its
37 part, and that's what I'm working toward in my work. And it's a tuft. Like a bob shield you have limited
38 areas to work with, and yet, you know you have to make, as a developer you have to make money, and still
39 make something that, if the community doesn't support it, you will definitely not be able to do it and not
40 succeed.

41 So these are my comments and I appreciate the time for me letting me speak on this. And
42 one other question for the developers, I saw a house outlined, and I didn't hear what you planned to do
43 with that house that is outlined on your presentation. Thank you.

1 MS. O'MALLEY: The applicants come up, please. Did you just want to state anything or do
2 you want to wait for our questions?

3 MR. QUILL: Well, we're delighted at the turnout. We've had a lot of interest in the project at
4 every single stage and every single meeting we've had with the community. We have tried to respond to a
5 lot of the concerns and a lot of the comments of the community, but the one thing I would like to address is
6 this is our first opportunity to actually hear your opinion on the subject as well.

7 And we're basically coming here with an open slate to try and gain some guidance from you
8 as to some of the elements that were addressed by the community members. So we would rather that you
9 take the lead and ask us whatever specific questions you would like us to respond to.

10 MS. O'MALLEY: All right. Maybe we should just work our way down. Who would like to
11 start the questions?

12 MR. BURSTYN: I just had a very minor comment at this point, I'm just reserving judgment
13 as to how this develops, but I noticed in looking through the proposal of what you plan, and it talks about,
14 what struck me was when it said walk ups. Are there going to be any provisions for housing for special
15 needs or accessibility? Could you comment on that?

16 MR. QUILL: Yes, sir. The walk ups are a series of different units that are on the mews.
17 However, the units which are in the main building, which I'll put in the model in a moment, will all be
18 accessible in the sense of access, and then there's a portion of these units that have to be fair housing.
19 Some have to be adapted for accessible with built-in, taking them out for access, changed over to put a
20 block and things like that, so yes, we'll be meeting all the codes for fair housing and that.

21 MS. ALDERSON: Well, I have had one chance to see it and the evolving iterations and I
22 think it always helps us a lot when developers talk to the community first before they come to us. What is
23 very nice is that you have thought of mitigating as you get closer to the street. I like the idea of stepping
24 down the scale. I like the setback from Carroll so that Carroll is pristine.

25 I share a concern that there's a terrific grade drop. And I am perhaps maybe more acutely
26 aware and sensitive to the affect of larger scale book ending, small scale residential block because that's
27 what I have at the end of my block. It's a more exaggerated height, that's mid-rise, not a high rise, but it's
28 two stories taller, but still, the fact is when the trees lose their leaves everybody sees it. And they see that
29 it's different.

30 That big wall, not just height or the width, this is probably more breadth than that other
31 building, so I'm inclined to think that from the view of the residences, which is part of the district, we have to
32 take that into account, this will appear pretty massive. So I'm looking at more ways to slice some height off
33 that chunk and more ways to step it down.

34 I would almost rather trade off by putting my height in the mews and spreading it out a little
35 bit, but I think that that block is still a lot and I wanted to see what you could do with that.

36 MR. CHRISTOFIDES: If I may just address your having some concerns about the width of
37 the structure itself. I think it's very difficult to tell from all the views exactly the limits of our width, but once
38 you'll see it on the model, we are actually staying within the width of the existing structures.

39 What I think is throwing a lot of the interpretation off when people take a look at it, is the fact
40 that we are adding the live/work units which creates much more of a street presence than possibly exists
41 currently, but it does address some of the security and concerns that we've heard from the neighborhood,
42 at least we felt, in terms of creating a more vibrant neighborhood.

1 People have been commenting that the park is very dark. It is dangerous at night. We felt
2 that creating a more residential feel along Westmoreland will address some of those concerns because at
3 least we have lights there. You'll have some sort of people coming and going, so the security concerns
4 currently of a dark environment at least were being addressed in that response.

5 MS. ALDERSON: Oh, and I did mean to compliment that. I think the very deliberate
6 planning for mixed use on 24 hour is a terrific thing for that location, so I strongly commend mixing live and
7 work. I'm less concerned with breadth because there's so many ways to mitigate that, by breaking mass
8 and we've you do that elsewhere.

9 I'm more concerned with the height as it would appear from the residences. That's going to
10 look real big with that grade drop, so I think that needs to come down.

11 MR. CHRISTOFIDES: And you're talking more specifically about the main building? We're
12 not focusing so much on the mews because their --

13 MS. ALDERSON: Yes, I'm concerned with the main building as you would see it from the
14 lower portions of Carroll Avenue and HMT, the gazebo, that area, the playground and in particular from the
15 adjoining residences.

16 MR. FULLER: I guess a couple of perspectives. The first one is just a generic aspect of
17 things. From my perspective your project is very much smart growth. It's 1500 feet from the Metro. If we
18 have any chance of getting traffic congestion out of Takoma Park and out of Montgomery County, it's going
19 to be encourage as much density at sites like this as possible that can be accommodated within a
20 reasonable scale.

21 So from my perspective as much density as can be accommodated, but it needs to be able
22 to be accommodated. I really like what you're trying to do to step down the live/work units coming over
23 towards Westmoreland. I think that makes a lot of sense to have some street frontage there stepping down
24 towards Carroll Avenue.

25 You know, the height is all relative. You've got a very high neighbor next to you. I think the
26 issue is really your main adjoining properties, how are you not overbearing on them.

27 I actually have more of a concern with what's happening on the mews because there's not a
28 lot of good historical or planning context for sort of a mid-block series of townhouses that are marching
29 across the property. It would be great if there could have been a mid-block crossing, but I know the
30 adjoining property is now being developed as a garage.

31 There's been some discussion about trying to interconnect your garages. If there's anyway
32 of doing that, obviously it's going to improve traffic flow. So anything like that that can be done.

33 So building height, I think, you know, it's all relative, yes. The absolutes that I'm hearing
34 right now don't bother me, but the massing of that element just as presented just feels heavy. But there's
35 probably ways to solve that with facade or breaking it up as you move forward.

36 One other comment was made about environmental concerns, I just want to point out that
37 with smart growth initiatives in the state, if you went to a green roof on this project you could eliminate all
38 underground storm water management or quantity requirements. We've been able to cost justify that your
39 pay back is immediate on comparable projects, so I'd look strongly at green roofs as a means of eliminating
40 your quantity requirements in storm water management.

41 MR. CHRISTOFIDES: May we respond to a couple of these points as we're going across,
42 or would you rather we take all the questions first?

1 MS. O'MALLEY: No, I think that's fine if you respond.

2 MR. CHRISTOFIDES: Okay. Let me address the last point you made, the green roof. We
3 are planning on the green roof which is right above the parking structure. And that is, we actually saw that
4 as a mitigating factor for the storm water runoff which is currently the problem in the area.

5 So that entire roof along, well, it's the roof, the garage, the parking facility, and it runs all
6 along the mews area in the back. All of that is a green roof.

7 MR. FULLER: If you reduce it by 20 percent, you're exempt from all quantity requirements.

8 MR. CHRISTOFIDES: Reduce the roof by 20 percent?

9 MR. FULLER: Reduce the impervious area on the site by 20 percent. The state smart
10 growth will now allow you to waive your quantity storm water management requirements. They can't the
11 green roof as a mitigation.

12 MR. QUILL: Yeah, I think from our green architecture approach we have to lead sort of,
13 three, excuse me, three lead certified architects in our firm, I'm not lead certified, but I rely upon them
14 heavily and we're a green building council.

15 The idea of trying to bring in green components of the building is more now today about
16 what makes actual sense from the design, not something exotic so, we're going to be looking at that further
17 in other parts of the project, as well as the area where the mews is. And as we said, this particular area
18 makes since in the sense of creating a grass condition at the end of the interior block as well.

19 One thing there's a step down, I just wanted to talk about is that the mid-block component is
20 really meant to be, as you can see, forming an enclosure of the parking. Currently right now all the runoff
21 and all the headlights, and all the cars shine right down to the middle of the backyards of the block, and
22 most people have been fairly receptive to the idea that this would be, you know, brought down to level and
23 then the individual units taken across.

24 I did want to speak to the model just for a minute, if I can. There's been a number of
25 comments with regard to the architecture of this model and that it doesn't look particularly pretty at this
26 point.

27 This is truly a mass model. There is no architecture to this yet. We have shown some
28 examples in the drawings that you've seen of conditions such as a step down. If you notice the one that
29 says Tenely Hill, this is on upper Wisconsin where you have the mass up on Wisconsin, you step down to a
30 townhouse scale element along 41st street, which is residential. These images are not meant to represent
31 the architecture yet, but they are meant to represent the scale and general volume so you can get some
32 feel of that.

33 The next stage of our work after getting input tonight on the general mass scale feel from
34 you all as part of this process, is then to go back and work on the architecture. You know, obviously we've
35 gotten some comment back from our community meetings and Historic Takoma, from HPC. We want to
36 hear from you all, and then we're going to go back and do a lot of research on the adjacent community and
37 the buildings, everything from the bungalows to historic storefronts.

38 And then bring back to you the next stage. The elevations. We have not intentionally
39 omitted, you know, the elevation today, that's not the intention. Today was to get out in front of you early
40 enough so we can help inform and shape this with those issues. And part of the step down with the mews
41 condition is the existing house right next to the peak of that, we are only about 10 feet plus or minus above
42 the peak of the adjacent roof with the top of mews units.

1 And again, the mews units, as you can see, are cherry space blocks right now and they will
 2 be shaped and formed to having architecture, obviously two of them. We just don't know what style.
 3 They'll be informed by all of these and we're trying to bring everybody's comments together. Hopefully, that
 4 will address some of those issues you talked about.

5 MR. JESTER: I think it's obvious from some of the earlier slides you've shown that the
 6 massings kind of move in the right direction. It's clear that you're keen to address some of the critical
 7 issues. I mean there's such a grade change here that there's a lot of conditions you have to address. Both
 8 the historic district its orientation from Carroll, but also obviously the neighborhood along Westmoreland.

9 I just want to echo what Commissioner Fuller said. I was going to say that density does not
 10 have to be viewed as a negative and it's a question of how it's integrated, and if it's done cleverly, it can
 11 add vitality to the community and I think that's feeling the spirit of Takoma Park.

12 I like the fact there's kind of a variety of units incorporated. Again, that's also consistent with
 13 Takoma's character. And by that, I don't mean the architecture, I mean just the overall character of that
 14 place, and I think that's a positive.

15 There was a comment about concern that the compass of the potential to become kind of a
 16 Disney Land, and I think there's kind of a balance here with the different types of masses that you're
 17 incorporating to have it work, basically operate as a cohesive whole but also kind of break it down for each
 18 of the parts so that it works for each of the different conditions. I think you're beginning to address that.

19 I don't have a problem with the mews. I think there are some issues about how it relates to
 20 the immediately adjacent properties that will need to be addressed, but I think that that probably can be
 21 worked out as you get into more of the architecture and some elevation studies.

22 I think the main mass of the taller portion the set back generally works pretty well from
 23 Carroll. I think that's probably sufficient. I think we'll be concerned about that Carroll Avenue elevation of
 24 the taller portion, to see how that's resolved.

25 Again, I think there probably should be some more look at breaking down that mass a little
 26 bit. I'm not saying necessarily reduce it X number of floors, but I think with a little bit more work you can
 27 begin to create the perception that it's not quite as tall as it is, and have less of an impact.

28 As far as the overall height, I would say that maybe you want to think about the direct impact
 29 on the adjacent properties where there's any creating shadows that are putting with other adjacent
 30 properties and shadow for significant amounts of time.

31 Commissioner Fuller has already mentioned something about green building concept which
 32 I think are worth exploring. I think that pretty much covers what I wanted to add.

33 MR. ROTENSTEIN: I don't have anything really substantive beyond what my architect
 34 colleagues have said, other than the height of that main building is a concern, especially as it relates to the
 35 adjacent nearby properties, and I just wanted to get on the record that I too, think that is a problem that you
 36 should look more closely at.

37 The residents' comments about the care that this Commission took with reviewing the, as
 38 we were calling it, the Pizza Mover's building at the other end of the block, I think the end of the block
 39 where your project is proposed warrants an equal amount of consideration and I hope we can work well
 40 together to get to a position where the project works for you and for the community.

41 MR. FLEMING: Hi. I want to basically hold my comments until I get a chance to go down

58

1 and look at this property. It's been awhile since I've been there, but I'm going to focus on the comments
2 from the people, especially the community, how the pedestrians and traffic, and also the kids and the
3 playground. So I want to make sure before my comments made. On the next preliminary I'll give you my
4 comment. I'd like to go and look at it.

5 MS. O'MALLEY: Can you turn that a little bit so we can see what the massing looks like
6 from Westmoreland?

7 MR. CRISTOFIDES: As you're looking at the model, if I may add, one thing which we've
8 had difficulty actually addressing from the views we're showing, as well as in the community is that we are
9 proposing to reduce the current elevation and the current, rather the current level of the parking, surface
10 parking by about 10 feet.

11 And we're doing that trying to be sensitive to our neighbors in order to bring the entire scale
12 of the mews down and how much more, a slower increase as you're going up Westmoreland, so in effect,
13 looking at the other houses further down the block, just you know following the slope straight up, and one
14 of the things, I'm not sure whether it's evidence from the model of the mews, is that now by doing that we're
15 creating a rear yard for our neighbor which is almost at the same level as the front yard of the mews.

16 So in effect, where there's current a 10 foot wall, physical concrete wall, all of that is going to
17 come down and everything comes off 10 feet, and now it becomes much more of a scale that you can work
18 with in terms of a neighborhood. You're not looking at a concrete wall anymore, you're looking at your
19 neighbor's front yard or back yard. And that's how we actually saw the step wise increase going up
20 Westmoreland.

21 MS. ALDERSON: That wall is a real separator.

22 MR. CHRISTOFIDES: Pardon me?

23 MS. ALDERSON: That wall is a great separator between street and sidewalk and that
24 building.

25 MR. QUILL: That's what that one section shows. If I could say one thing also, again when
26 you're working in early massing model studies like now you'll notice on the lower corner, which I'll point to
27 in just a moment, that you know there's a wall there. I mean this will be stepped down and the slope on the
28 adjacent wall.

29 I mean, I guess the best thing to say, when we're working in a large scale like this and a
30 very complex site with a lot of step downs, these are the comments that are very helpful. But I also want to
31 say that, you know, we are cognizant that we're not going to have this big huge wall right at the corner of
32 Westmoreland and the edge of the property. It will be stepped down. We have to get up to the mews for a
33 series of stairs.

34 And these are the evolutions that will revolve which we'll be sharing with you in the next
35 steps. But, you know, your comments tonight have been very helpful.

36 MS. O'MALLEY: So your parking area is actually underground then?

37 MR. QUILL: Yes, ma'am.

38 MR. CHRISTOFIDES: All parking now but will go underground.

39 MS. O'MALLEY: So the thought of you tying in with that parking garage so that the residents
40 can traffic, that that traffic could go out on Eastern, which would be most desirable.

1 MR. CHRISTOFIDES: We have had early on discussions even before starting the massing
2 or anything with Mr. Urciola. There is a physical obstacle to the actual slopes and the grades of the current
3 condition.

4 There is a grade change at the end of our parking facility, and it steeply comes back up in
5 order to get out to Eastern avenue, and our early studies indicated that the building we show as parking
6 facility will have to go even further up by another 10 to 12 feet for us to get access onto Eastern Avenue.

7 So, having seen the sort of the height limits that were placed on that, we felt that might be
8 something that was not workable. We are continuing discussions to see whether there's anything that we
9 can do in order to accommodate some sort of an opening towards Eastern Avenue, but again, there are
10 these difficulties of private ownership.

11 We were sensitive from the beginning in trying to accommodate something for the
12 neighborhood, and we understand the issue. And in terms of the traffic question, we were unaware of any
13 problems until about three or four weeks ago in one of our meetings with the community that there was
14 even a problem with that particular corner.

15 We have since requested the report from the Maryland particular division which deals with
16 the whole transportation issue. We have received the report. The only comment made by the report is that
17 they were going to change the pedestrian walk and pull it further out, and they were going to put something
18 interesting in terms of taking away two parking spaces along Carroll Avenue to improve the views and
19 improve the site.

20 For whatever reason, in terms of funding issues that hasn't gone forward. But again, we
21 have just become aware of it and we're always stated to the community we are willing to work with the
22 particular division of Montgomery County, whoever is going to be responsible for it, to see what we can
23 actually do as part of the project.

24 But again, it's not controlled by private ownership. It's controlled by the state, so we would
25 have to work with them side by side.

26 MS. O'MALLEY: It is a hard corner to get out of. So I think what the residents have said is
27 that a lot of traffic is going to go down the other way instead. And so, anyway that you can figure out that
28 would help alleviate that is important.

29 MR. QUILL: Yeah, that's high on the agenda. The other thing I would like to say is that from
30 our experience, and this is not to say that there's no traffic there, so don't take it in the wrong context, but
31 our discussions, most of the time when we're involved in a project which is within a five minute walk of
32 Metro, which really, this is on the outer ring of the five minute walk, but it's still referred to as a transit line
33 development site.

34 It's very different than sites that are located much closer, as you know. But, people
35 generally that will locate in a project such as this want to be involved in a place that is an active urban
36 condition where you can walk, which is what this is about.

37 And also, they can leave their car. And most of them that will, at least for their job, because
38 it's residential going to a job, a lot of people will buy in this particular type of project are those that want to
39 leave their cars during the week and take Metro.

40 And we find the user pattern from that of ride merge share of anyone from 50 to 70 percent
41 in the residential. Now obviously if you locate an office building there, it's different because people are
42 coming from everywhere else.



1 So generally that helps. And part of traffic analysis, which you know we'll be looking at, we'll
2 start to address that. So we're not going to say it takes away all cars, but as part of the transit line
3 development, part of the goal is to get a number of people out of their car, and also get them in a
4 revitalization zone of a downtown where they want to be so they can walk to things and not take their car
5 out every five minutes to a restaurant or walking down the street.

6 You know you can walk to CVS from here. You can walk to many restaurants, et cetera.
7 And that's a part of the, as Mr. Fuller talked about, smart growth. And we are excited about that
8 component of this.

9 MR. FULLER: Are you taking advantage of the county mixed use reductions in parking in
10 the proximity to Metro where you're providing all parking and adding together?

11 MR. QUILL: I'll have to go back and double check the specifics of what you're saying.
12 We're going back and working within the code to provide the number of spaces that are required. I don't
13 recall full reduction on that, but I have to go back and get that information.

14 MR. JESTER: When is your parking concept phase?

15 MR. QUILL: We have about 75, 80 units. We have about 145 spaces right now for the
16 whole project, which includes the retail office commercial parking.

17 MR. CHRISTOFIDES: Right. And we tried to have enough parking facilities there to also
18 accommodate for any of the retail usage, at least in our project. But again, we are open to reopening the
19 garage to be used for the retail in that particular area.

20 Because if we have the adequate parking and work park for the residence, then it's extra
21 parking we would like to use.

22 MS. O'MALLEY: I would like to second the idea of having a tree strip along the street there
23 because any kind of a tree arrangement will help soften that side of the building. If there's a way that you
24 could take off the top floor or the back end of the top floor so that you're still stepping up. I think that's the
25 sum of our comments. So we look forward to seeing you again.

26 MR. CHRISTOFIDES: Do you have any comments on before we start developing the skin
27 or the elevations or anything, any sort of particular preference? We've heard mixed use and we're sort of
28 looking for some guidance?

29 MS. O'MALLEY: Well, I think that you've heard that people don't want it to be too modern,
30 they want it to blend in with the community.

31 MS. ALDERSON: I think there's a fair bit of room for flexibility because there's a good deal
32 of architectural variety. And I would say what I would be more concerned with in which style you choose,
33 would be where you have say a long length. That you use the tools of architectural separation to break up
34 the mass. Articulate it.

35 MR. BURSTYN: I would also possibly suggest, you could look at the Forest Glenn
36 Seminary project that's coming along, and it's been before this Commission. And one thing that I am
37 impressed with being a realtor, it seems like so many town homes and projects in the Washington area,
38 they're all the same.

39 And when you look over at Forest Glenn, they look like they're trying to do some different
40 things, which I think is commendable that they're branching out and not just doing the same old stuff over
41 again.

- 1 MS. O'MALLEY: That's it.
- 2 MR. QUILL: Thank you very much.
- 3 MR. CHRISTOFIDES: Thank you for your time.

CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission.

Keena Lukacinsky

11/2/05

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7001 Carroll Avenue, Takoma Park	Meeting Date:	10/26/2005
Applicant:	Stylianos Christofides (Lee Quill, AIA)	Report Date:	10/19/2005
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	10/12/2005
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	N/A	Staff:	Tania Tully
PROPOSAL:	New Construction	RECOMMENDATION:	Revise and return for another Preliminary

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Takoma Park Historic District**
STYLE: Commercial Art Deco
DATE: 1941

The property extends into the interior of the block and wraps around to include frontage on Westmoreland Avenue. It is zoned C-1 and is subject to the Takoma Park/East Silver Spring commercial revitalization overlay zone.

ABRIDGED HISTORY OF TAKOMA PARK

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the second railroad suburb of Washington, platted ten years after Linden. The opening of streetcar lines led to the development of new subdivisions, expanding the Takoma Park community in the early-20th century.

Throughout much of the 19th century, the land was open farmland and vacation retreats for Washingtonians. Takoma Park was platted in 1883. Developer Benjamin Franklin Gilbert promoted the property for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park to serve a population of 100. By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period. The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the Ford House at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907. They are found at 7102-04, 7106-08 Maple Avenue, and 7103-05 Cedar Avenue. Other early apartment buildings are found at 7012-26 Carroll Avenue.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues.

Takoma Park's commercial areas known as Old Town and Takoma Junction retain much of their early 20th century character. Most of the buildings are 1-2 story brick structures with simple detailing. **Particularly noteworthy examples are the Park Pharmacy building prominently located at the intersection of Laurel and Carroll and the commercial building at 7000 Carroll Avenue which exemplifies the Art Deco period with its zigzag motif cornice and polygonal light fixtures.** The Sovran Bank building at Carroll and Willow (originally the Suburban Trust) is a distinguished example of Beaux Arts design. The charming Tudor Revival character of the building at 7060 Carroll Avenue, historically known as the Glickman Service Station, is a familiar neighborhood landmark still in use servicing cars.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL

Through additions and new construction the applicants are proposing a mixed-use development of retail, office and residential. The proposal is extensive and can be seen in the submittal packed. Key elements are listed below.

- Rehabilitate the historic auto dealership/garage.
- Demolish all other existing buildings on the property including one residence along Westmoreland.
- Add a 2nd level to the historic building behind the existing parapet wall.
- Construct a 5-story condominium building atop three levels of parking.
- Construct 2-story duplex row houses along Westmoreland.
- Construct six smaller buildings along the interior of the lot. (Mews units – defined as 1. A group of buildings originally containing private stables often converted into residential apartments. 2. A small street, alley, or courtyard on which such buildings stand.)
- Move existing surface parking under the new buildings.

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)*. Additional guidance to consider is in the *Approved and Adopted Takoma Park Master Plan (December 2000)* and the City of Takoma Park Façade Ordinances. 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.

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.

Secretary of the Interior's Standards for Rehabilitation:

- #1 A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- #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 proportions, 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.

Approved and Adopted Takoma Park Master Plan

The intent of the Master Plan is to preserve the existing residential character and to reinforce the many desirable features of Takoma Park neighborhoods. These neighborhoods are appealing places with enduring character and historic value that are cherished by local residents. This Plan's challenge is to preserve livable qualities—stability, cohesiveness, scale, historic character, convenience, nearby natural resources—while addressing deficiencies and planning for change that is harmonious and beneficial to the community.

STAFF DISCUSSION

The applicants have been working on the massing and scale of this project for several months and have been meeting with representatives and citizens of Takoma Park. The program and massing provided reflect the numerous comments made by various concerned parties. They are now coming to the HPC for a Preliminary Consultation to get input from the Commission regarding the scope of the project thus far.

The packet provided by the applicants contains a number of items that will be useful to the Commission in evaluating the current proposal. They are listed below by Circle number.

- | | |
|-------------------------|---|
| 7 – Summary of proposal | 16 – Site/Program Diagram |
| 9 – Site Plan | 17 – Photographs of models depicting massing and uses |
| 10 – Historic Photos | 23 – Schematic Plans |
| 12 – Current Photos | 25 – Schematic Sections |

The Takoma Park Historic District is a significant historic district comprised of an eclectic mix of residences and commercial buildings ranging from the 1880s to the 1970s, with all of these eras represented near the proposed project. Any new construction that is introduced must be compatible with the surrounding buildings. Given the eclectic nature of Takoma Park, the zoning, and the goals of the *Master Plan*, this project is generally well-conceived.

Proposed Use

The choice of retail as the public function of the historic building is consistent with the Secretary's Standards and compatible with the historic appearance of the building. The transition to residential and live/work units is appropriate to the site and its location on the edge of the commercial district.

Historic Building

Staff is pleased that the front portion of the building will be rehabilitated and brought back close to its 1940s appearance. The addition of the 2nd level does not cause concern as this is a Contributing resource and the appearance from the front will not be altered.

Residential High-rise

Staff is most concerned with this portion of the proposal. Although the applicant has worked with staff and citizens, the height still seems too great. Positive aspects include pulling the tall portion of the building back to the ends of the existing buildings in order to keep the 2-story streetscape as much as possible. As will be seen in a new model at the meeting, the end (southern) wall of the high-rise has been manipulated to try and visually reduce its mass. Additionally, the building makes use of the grade change on the site to minimize the impact of the new buildings and to tuck away the parking. Staff appreciates these changes, but is still concerned that the height and massing as experienced heading north on Westmoreland Avenue is too great. Could the height be reduced by 1-story?

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Duplex (Live/Work) Units

Staff is not concerned with the mass of this part of the project. The execution of these units will make a huge difference on the impact, but as it is, the massing is people friendly. The units, which are essentially row houses, relate to pedestrians. As the design is developed it will be important to maintain the residential scale and feel of these units.

The Mews

Staff is of mixed views on these units. They are of compatible height, roughly appropriate in mass, and provide a greener buffer between the adjacent residences and the backs of the commercial buildings. They are also very linear in their placement and are perhaps too regular in form.

Overall

Taken in its entirety, the proposal is headed in the right direction as modifications work towards decreasing the massing, at least visually, if not physically. Given the site and the mixed use of the project, there is an opportunity here for the applicant take a modern approach to the design of the buildings. The rhythm of the district and its architectural elements should be reflected in the design and in the use of compatible materials, but a design that replicative should be avoided. With the scale of these buildings there is a risk that replicative design would create a theme-park feel. The design should use the vocabulary of the district with its openings, varying roof types, people scaled nooks, and others.

STAFF RECOMMENDATION:

Staff recommends that the applicant take the comments provided by staff and the Commission and continue in the evolution of the design. Although there are still some sticky issues regarding massing, it is possible that as the skin of the buildings is explored and the shapes of the building take-hold, that the massing will begin to lessen. The applicant should continue to work with staff and return for a second Preliminary Consultation when the design is a bit more determined.

***Westmoreland Area Community Organization
Takoma Park, Maryland***

March 16, 2006.

Mr. Stylianos C. Christofides
Principal
Infrastructure Capital Group
1600 K Street, NW
Suite 650
Washington, DC 20006

Re: Development Proposal for 7001 Carroll Avenue, Takoma Park

Dear Mr. Christofides:

We write to communicate further the position of the Westmoreland Area Community Organization on the design plans you have proposed for residential and commercial development of the property located at 7001 Carroll Avenue, Takoma Park, Maryland.

Thank you for both the site tour of the property on February 25, as well as your attendance, joined by Bruce Levin, Lee Quill, and others of your team, at our March 1 meeting to share further details underlying the proposed project. Following your presentation, WACO members discussed the proposal and reached consensus on a series of views and comments, presented here.

As you know, WACO favors development of the 7001 Carroll Avenue site that occurs in a measured and responsible manner, compatible with the surrounding neighborhood and its residential character, with particular attention to minimizing traffic and other concerns that otherwise would degrade the quality of life in our neighborhood. Quite simply, we favor the least amount of physical impact upon the neighborhood, based upon the smallest amount of financially viable project mass.

The proposed project, as your architect Lee Quill noted during our March 1 meeting, occupies a transitional site, joining Takoma Park's commercial center and the adjacent single-family residential neighborhood. For us, this means that satisfactory resolution of massing, design and traffic safety issues is critical to earn our support for the project.

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We continue to strongly support exploration of a traffic solution for the project that includes a vehicular entrance/exist from Eastern Avenue. Alternatively, vehicular access to and from the project depends critically upon the safety of the Carroll Avenue and Westmoreland Avenue intersection. The diversion of traffic into the WACO neighborhood because of concerns about the safety of the Carroll-Westmoreland intersection is unacceptable. WACO's support for your project is conditioned, in part, upon the attainment of remedial design of the Carroll-Westmoreland intersection to ensure the safety of pedestrians and vehicles, as well as the completion of traffic studies that favorably assess the impact of the project upon surrounding neighborhood streets. Because of the high priority of these matters, we urge you to devote immediate attention to your own and governmental efforts that address them.

Furthermore, we believe that the proposed massing of your project does not achieve an appropriate transition from your buildings, both the residential mews and residential tower, to the scale of residential properties in the neighborhood on Westmoreland Avenue. The proposed massing overwhelms the scale of the adjacent houses and inappropriately crowds them.

The mews units closest to Westmoreland Avenue are particularly a problem, crowding the adjacent property. Not only does the size of the mews units encroach upon the neighboring house, it results in proposed units looking directly at the sidewall and roof of the adjacent house, hardly a desirable condition. The end mews unit also extends closer to the street than the existing houses, interrupting the streetscape. Removing the mews unit closest to the street from your plan and re-orienting the second unit toward the street would improve this condition.

The southwest corner of the proposed residential tower also is too tall and extends too close to the adjacent residential properties and street. The tower mass crowds the proposed mews, frustrating efforts to create a smooth transition from the smaller mews to the larger residential tower. We appreciate your efforts, presented on March 1, to address this issue by removing the southeast corner unit of the top floor of the main building. However, we do not consider this setback is sufficient. We favor an alternative approach, either removing the southeast corner units on the upper three floors of the tower, setting back the tower one "bay", or at the very least, removing the second and third floor corner units. This would visually set the tower back and pull the tallest element away from the street frontage. Coupled with landscaping, including trees, on the current site of the end mews unit, this would ease the crowding and provide for a smoother transition from the residential neighborhood.


Removing the southeast corner units would create much-needed open "site" area at the southeast corner, permitting more graceful terracing of the mews landscape. In addition, the enlarged open space at the southeast corner would allow the parking garage entrance to be modified to improve the sightlines for drivers departing the garage. As

currently proposed, the garage entrance produces an unsafe condition, forcing drivers to pull out across the sidewalk before reasonable sightlines are established, placing both pedestrians and vehicles at risk.

Finally, without prematurely suggesting support for the project, we note for the record our concerns about the impact that construction will have upon the neighborhood and particularly homes near the development during the construction phase. We urge you to contemplate measures to provide consideration to and/or temporarily relocate residents whose home values or quality of life will undergo significant diminishment during or as a result of construction.

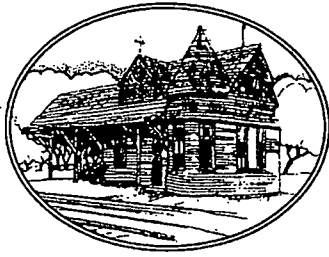
Once again, in stating our concerns, we trust that you will understand that we believe we are seeking a common outcome: an economically viable project that improves Takoma Park and contributes to a Smart Growth approach toward development in our region. Nonetheless, the matters we raise in this letter raise reasonable and legitimate concerns, underscored by the comments of members of the Takoma Park City Council, during your briefing to the Council on March 6. Thank you for your attention to these matters.

Sincerely,



Bruce Moyer
President
Westmoreland Area Community Organization (WACO)

cc: Kathy Porter, Mayor, City of Takoma Park
Joy Austin Lane, Council Member, City of Takoma Park
Colleen Clay, Council Member, City of Takoma Park
Bruce Williams, Council Member, City of Takoma Park
Terry Seamens, Council Member, City of Takoma Park
Mark Elrich, Council Member, City of Takoma Park
Doug Barry, Council Member, City of Takoma Park
Ilona Blanchard, Economic and Community Development, City of Takoma Park
Glenn Kreger, Maryland National Capital Park and Planning Commission
Tania Tully, Montgomery County Historic Preservation Commission



Historic Takoma, Inc.

"Preserving the Heritage of Takoma Park-MD and Takoma-DC"

April 26, 2006

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: ICG Development – 7001 Carroll Avenue

Dear Commissioners:

We unfortunately must convey at this time that we continue to have major concerns over the appropriateness of this development in the heart of the historic commercial district within the larger context of the Takoma Park Historic District. Moreover, we have not had the opportunity to review the designs you will be presented with tonight, but major problems with sightlines and massing remained in the last version that the developer shared with the community as recently as April 24th. Thus, much remains unknown about the configuration and the impact of this project.

The massing of the building is still too large and this problem remains to be solved. Not only is height an issue but volume is as well. The lot coverage is extensive with the L-shaped build-out as well as the tight row of mews buildings. Instead of stepping down the building in the back where the topography steeply descends toward the historic residential neighborhood, the rear of the building is kept at the same height as its face on Carroll Avenue and towers above the proposed mews units as well as the existing neighborhood.

The transition between the main building and the mews, as well as that between the mews and the existing residential buildings is not resolved. The proximity of the mews to the residential homes is too close, and the tight line of these structures along the property boundary, separated by only a small amount of space, provides the feeling of a large wall. The mews are designed to face into the backyards of the existing residential properties, and we are concerned that this intrusiveness may affect the value and viability of these homes in the future, not to mention the privacy of the current residents. The mews do not seem integrated with the project, but instead make the project feel very crowded without providing a successful transition. We are also concerned that this mews concept is not compatible with the context of our historic district.

The overall massiveness of this project dramatically affects sightlines in three directions: sightlines on Westmoreland up to Carroll, sightlines along Carroll across the Takoma Urban Park, and sightlines along a stretch of Carroll Street/Avenue leading from the DC line into our commercial district.

Consideration should be given to removing the penthouse floor and one additional floor of the main condominium building as proposed. The back of the building should be stepped down to better balance the transition between the main building and the existing historic residential neighborhood. The mews should be moved further away from the residential area (i.e. be set back further from the property line) and there should be fewer mews units, or this concept should be re-evaluated in light of compatibility and

1V-A

URCILO PROPERTIES, LLC
TAKOMA METRO SHOPPING CENTER
6935 LAUREL AVENUE ~ SUITE 100
TAKOMA PARK, MD 20912
(301) 270-4442 * (301) 270-6487 FAX

April 25, 2006

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: ICG - Takoma Associates, LLC
7001 Carroll Avenue

Dear Commissioners:

As a adjacent commercial property owner, I would like to express a few of my concerns on the proposed project as noted above.

First, let me say that new commercial development is necessary if the established retail strip of stores are to survive, especially given the attractiveness and large scale in near Silver Spring. However, the proposed project, as presented to the community to date, is totally out of scale – not only to the existing commercial area but to the abutting residential neighborhoods as well. The topography of the site further accentuates the project scale! The overall height of the buildings proposed dominates the “small town” scale of the City of Takoma Park. Although the addition of residential units to this project is an asset, the commercial square footage is being cut by two-thirds. Of particular noting is the excessive massing at the rear of the project on the Westmoreland Avenue side where it is directly adjacent to residential homes.

Since this is just a preliminary consultation — exterior building materials are yet to be determined, however, I hope that the commission will review these materials carefully as it is critical for new projects to enhance the historic character without mimicking the older structures – so the quality of materials selected is of great concern. Others include project lighting, especially security interests. Although somewhat out of HPC's direct control, I am very concerned about the visual and most importantly the noise volumes from 80 plus a/c rooftop compressor units. Lastly, construction noise, piling vibrations and traffic disruption over an 18 month construction period can make or break existing small commercial businesses.

We are all aware that this is a very unique and difficult piece of property, however, the developers knew this on the front end. I look forward to seeing this Commission guide them towards a project that will not only add to the overall comfort and character of our town but truly enhance our historic district.

Very truly yours,

John R. Urciolo

**Takoma Park Facade Advisory Board
Report to the Montgomery County Historic Preservation Committee
7001 Carroll Avenue Redevelopment Proposal
April 25, 2006**

Background:

The presentation on the 7001 Carroll Avenue Redevelopment Proposal made to the Takoma Park Facade Advisory Board (FAB) on April 24, 2006, revealed that numerous key issues of concern were still under study and unresolved. The FAB was advised that because various issues were still being studied, the design presented to us did not accurately reflect what would likely be presented to the Montgomery County Historic Preservation Committee (HPC) on April 26, 2006.

Current Issues of Concern:

Based upon the design presented to the Takoma Park Facade Advisory Board on April 24, 2006, our consensus of opinions regarding various issues of concern are as follows:

1. Massing of the main building particularly at the rear southeast corner and along Westmoreland Avenue.
2. The transition from the main building to the Mews buildings.
3. Massing of the Mews buildings at Westmoreland.
4. Overall height of the buildings relative to the nearby historic buildings and adjacent neighborhood.
5. Uncertainties as to the expected resolution of architectural forms, details and materials for the facade design and their impact on the historic neighborhood.
6. Visual lighting impacts on the adjacent neighborhood.
7. Visual and auditory impacts of mechanical equipment on adjacent neighborhood.
8. The presentation model did not accurately reflect the intersection conditions and rear accessibility with the two existing buildings at the corner of Westmoreland and Carroll.

Conclusion:

The Takoma Park Facade Advisory Board recommends that it have more involvement in the form of additional review sessions with the designers in order to monitor the development of the design relative to the resolution of the above noted issues and to evaluate any additional concerns that may develop before providing more definitive recommendations to the Montgomery County Historic Preservation Committee.

Respectfully Submitted,

James A DiLuigi, AIA CSI
Chairperson – Takoma Park Façade Advisory Board

IV-A

Tully, Tania

From: Dave Bagnoli [dbagnoli@cunninghamquill.com]
Sent: Tuesday, April 25, 2006 2:49 PM
To: Tully, Tania
Cc: Lee Quill; Scott S. Matties
Subject: HPC Presentation

Tania- As we discussed, I've attached a PDF of most of tomorrow's presentation, we are still fine-tuning the models, but the text and drawings are more current. If you think it would be helpful to give a copy to the Commission Members prior to the presentation please feel free to do so, you'll see some things that overlap drawings that will be faded in during the final presentation, but for purposes of this I wanted to keep the file size down.

Finally, I will bring a CD of our Power Point for you to load prior to our presentation.

Thanks
Dave <<20504-HPC-060426.pdf>>

David C. Bagnoli, AIA
Associate
Cunningham + Quill Architects, PLLC
1054 31st St, NW
Washington, DC 20007
(202)337-0090
www.cunninghamquill.com

Bare Bone w/
regard to
economic viability

~~At staff's request the applicants
provided visio~~

- Update from Staff Report
- Breaks down how the app. addressed the HPC concerns.

HPC ISSUES OF CONCERN

From 10/26/05 Presentation Published Transcript

Issue #1: Height of building seems too great

- Eliminated full story from main building mass

Issue #2: Break up Mass of Main Building toward neighborhood

- Sculpted rear of main building
- Pulled Penthouse in 15' at all sides
- Increased Setback 8' from neighborhood (3 upper floors)
- Increased Setback 8' from Westmoreland (3 upper floors)



October 2005



April 2005

TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

HPC ISSUES OF CONCERN *Continued*

Issue #3: Concerns related to pedestrian crosswalk at intersection

- Contacted State, County and City officials
- City has approved design to be built in 2006
- Will continue working with City to resolve concerns

Issue #4: Pursue second vehicular access point to garage at Eastern Ave

- Met with adjacent owner repeatedly over past 6 months
- Reduced count from 148 to 105 spaces to reduce traffic
- Exploring inclusion of Ride Sharing Vehicles

Issue #5: Explore adding trees at Westmoreland Ave. Frontage

- Increased setback to 12' at main mass (8' at bays)
- Design includes tree boxes

Issue #6: Explore green building potential

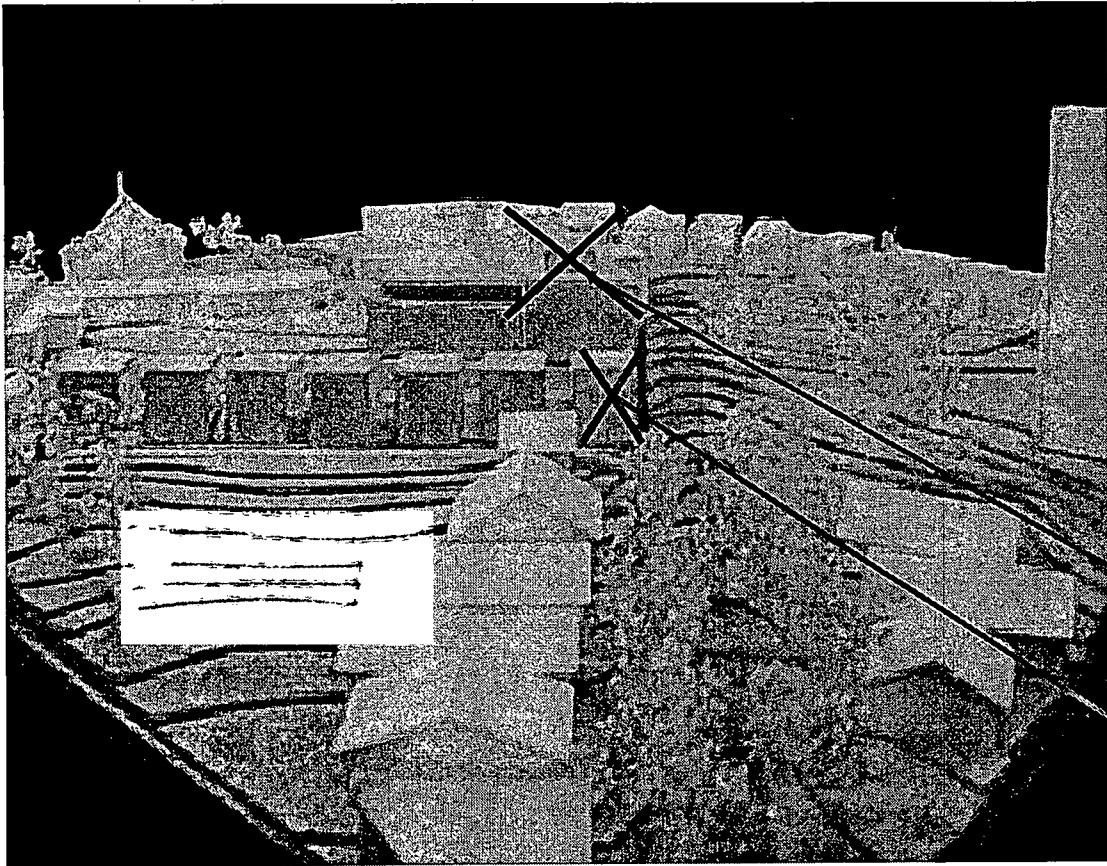
- Project has been registered for LEED
- Intend to explore LEED certification
- Intend to explore green tax credits

Issue #7: Explore alternative ways to treat/ handle storm run-off into neighborhood

- Design includes green roof parking structure/ underground detention
- New property management company hired to address current condition
- Adjacent property at north drains onto site, to be addressed during construction

Issue #8: Continue to include as much density within reasonable/ appropriate scale

- Unit count reduced from 82 to 71 units



Eliminated 1 story from building
Pulled rear of building from neighborhood
Further sculpted upper level of building

Eliminated 1 Mews unit
Lowered 1st Mews 10'
Aligned 1st Mews with residences
Re-Oriented 1st Mews Unit toward street

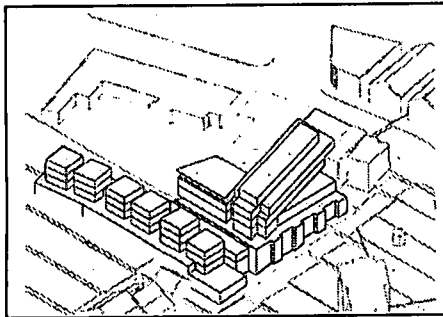
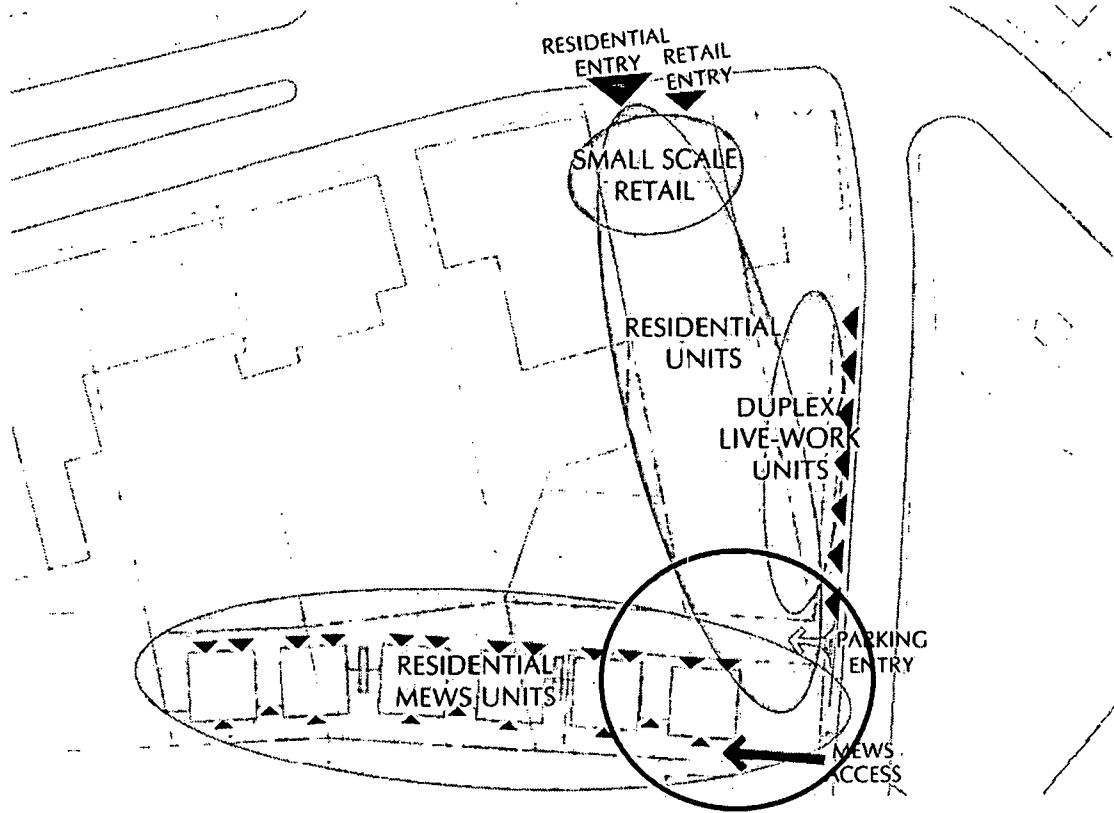
Current Scheme- 71 Units: April 2006

TAKOMA WALK

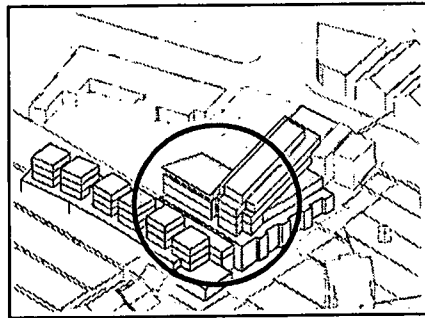
TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

PROJECT DEVELOPMENT

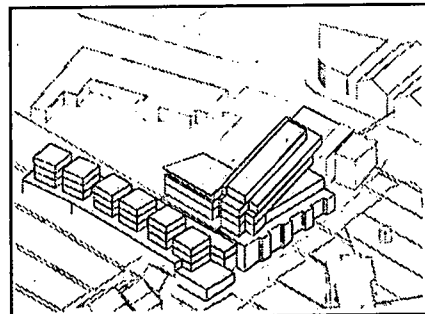
CUNNINGHAM + QUILL ARCHITECTS, PLLC



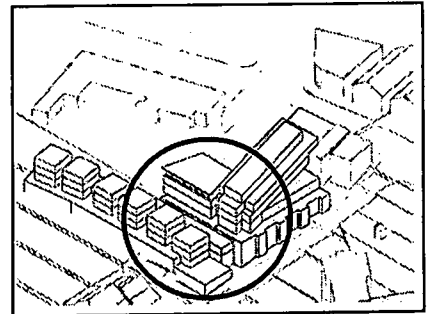
RETAIL/COMMERCIAL
+/-8,900 GSF



CONDOMINIUM UNITS
+/-47,400 GSF



LIVE/WORK UNITS
(Residential/Retail/Commercial)
+/-11,300 GSF



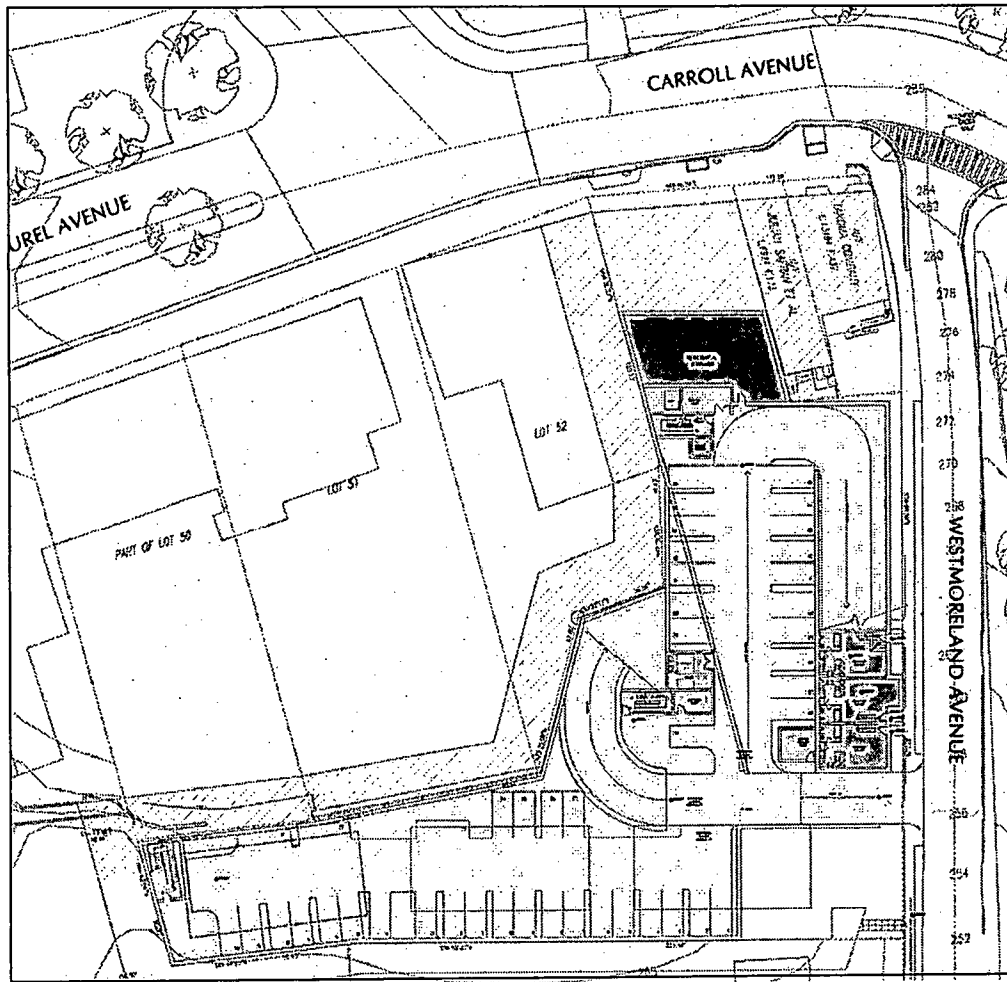
MEWS UNITS
+/-20,900 GSF

TAKOMA WALK

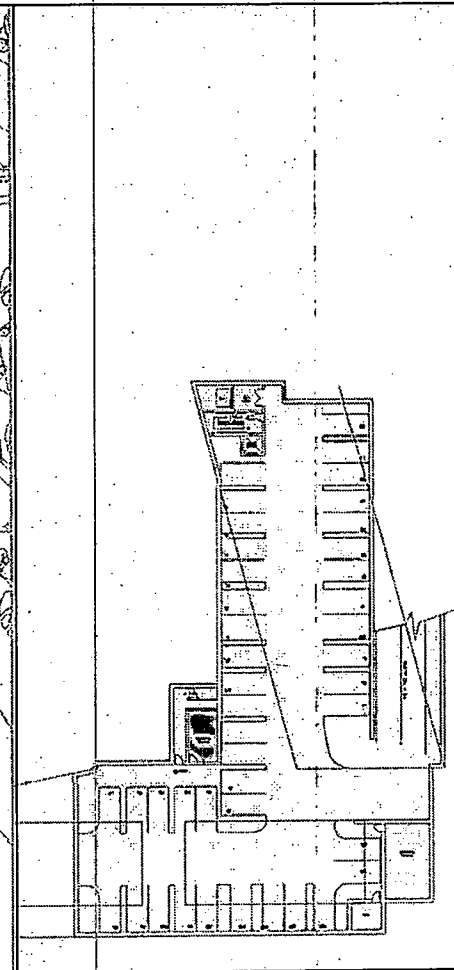
TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

Site Diagrams

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Elevation 255



Elevation 245

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	MIXED UNITS
	DUPLEX UNITS Live/Work
	GREEN SPACE
	BELOW GRADE PARKING

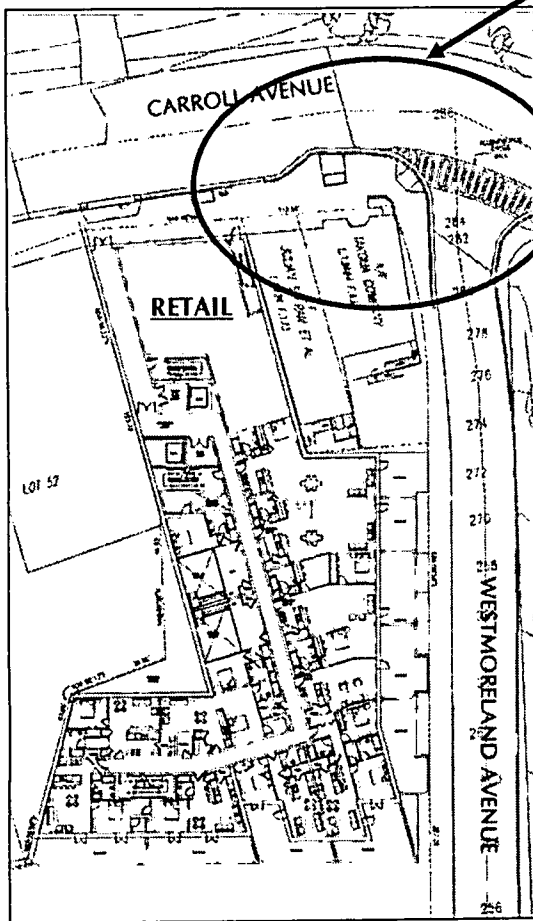
TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

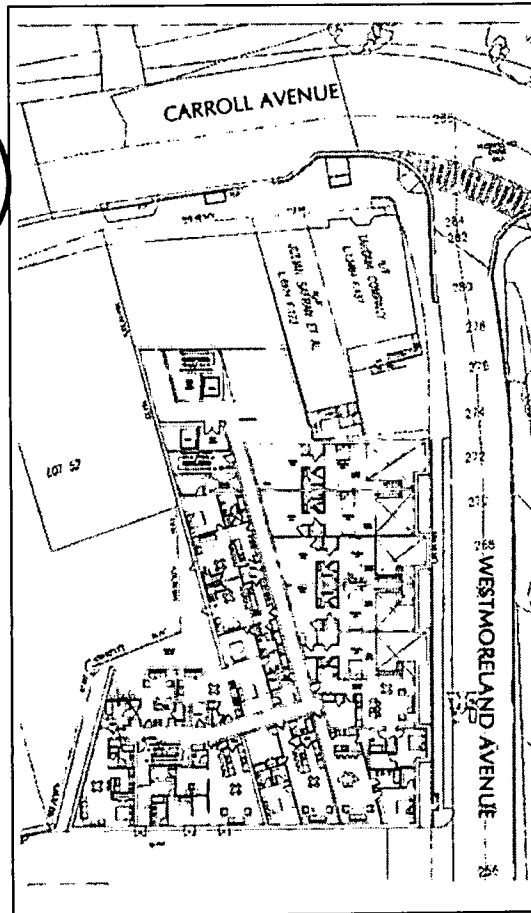
Plan Diagrams 1:40

CUNNINGHAM + QUILL ARCHITECTS, PLLC

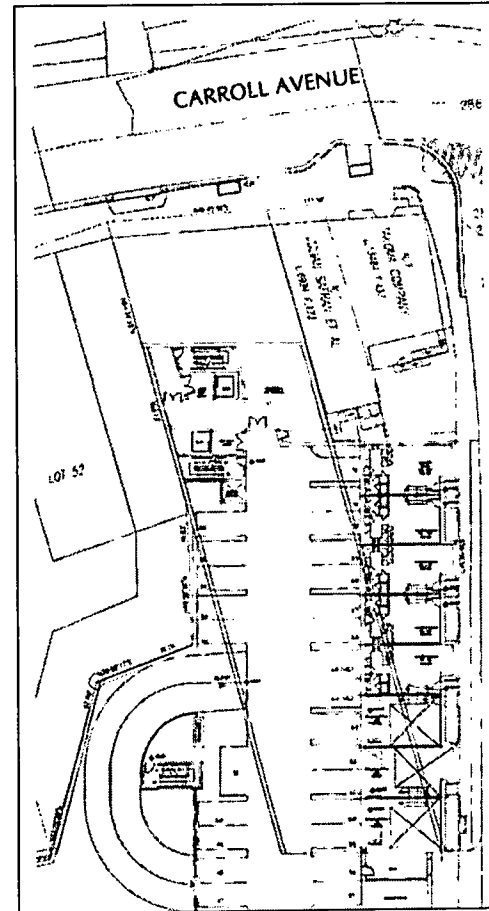
PLANNED INTERSECTION IMPROVEMENT (COURTESY CITY OF TAKOMA PARK)



Elevation 290

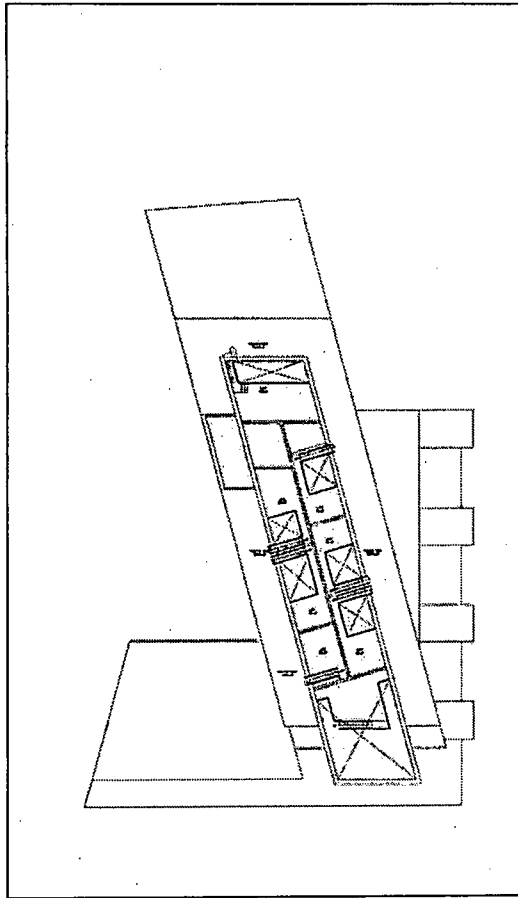


Elevation 279

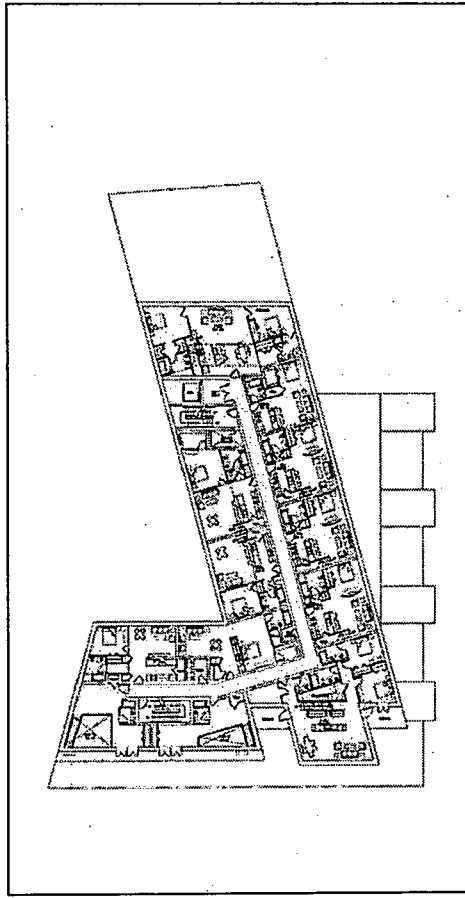


Elevation 268

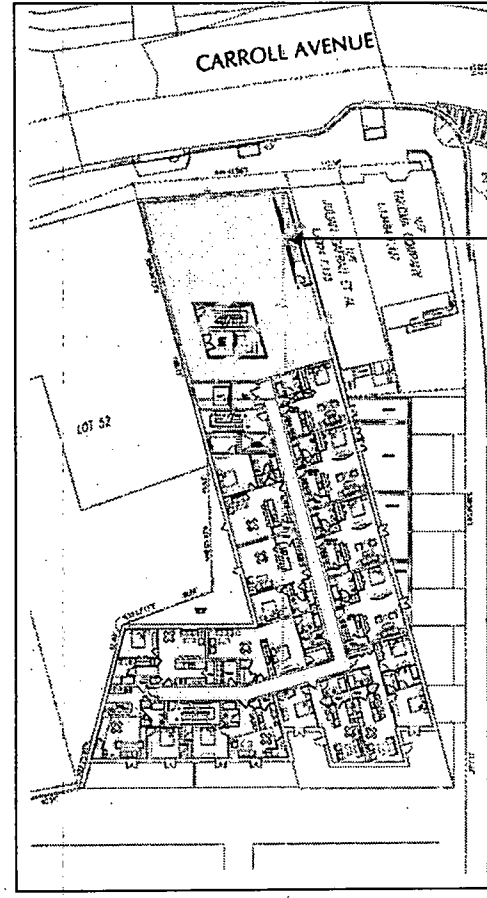
	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	NEWS UNITS
	DUPLEX UNITS
	GREEN SPACE Live/Work
	BELOW GRADE PARKING



Elevation 326









Elevation 315



Elevation 304

Potential retail or residential use

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	NEWS KIOSKS
	DUPLEX UNITS Live/Work
	GREEN SPACE
	BELOW GRADE PARKING

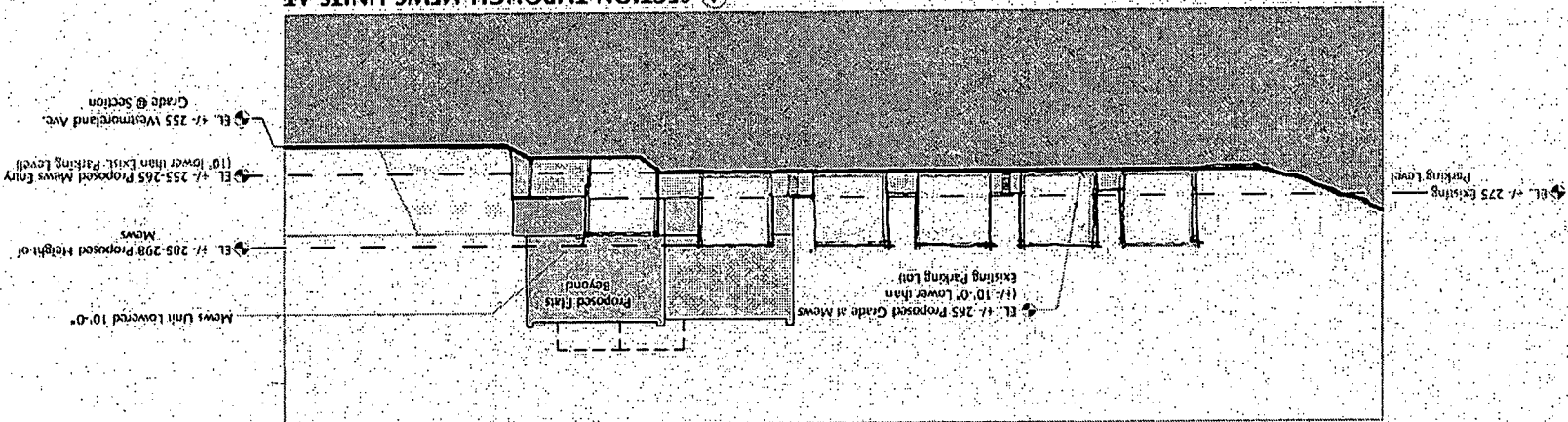
TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

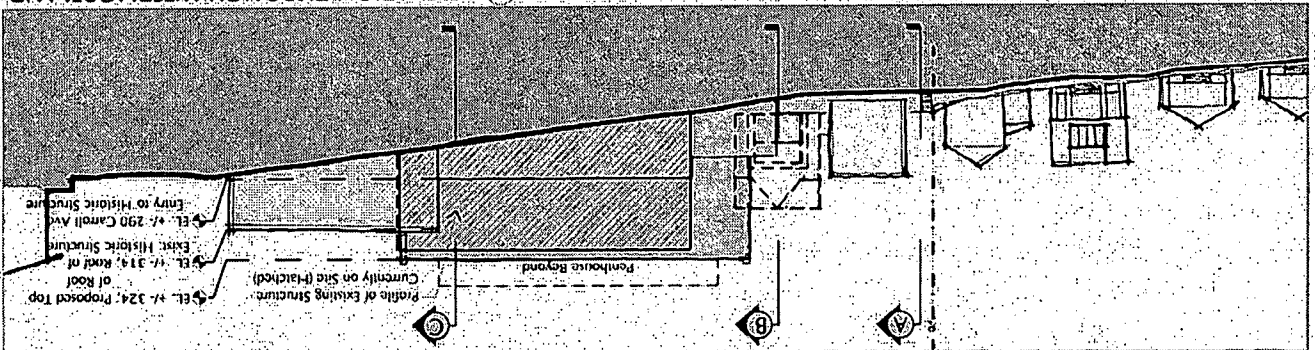
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CUNNINGHAM + QUILL ARCHITECTS, PLLC

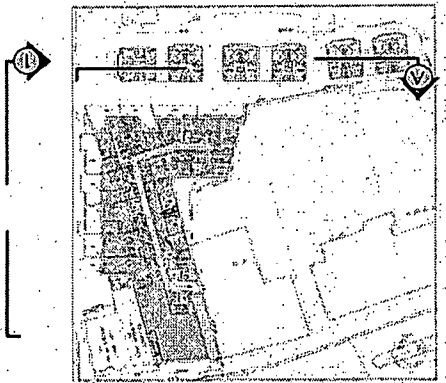
A) SECTION THROUGH MEWS UNITS AT WESTMORELAND ELEVATION +/-255



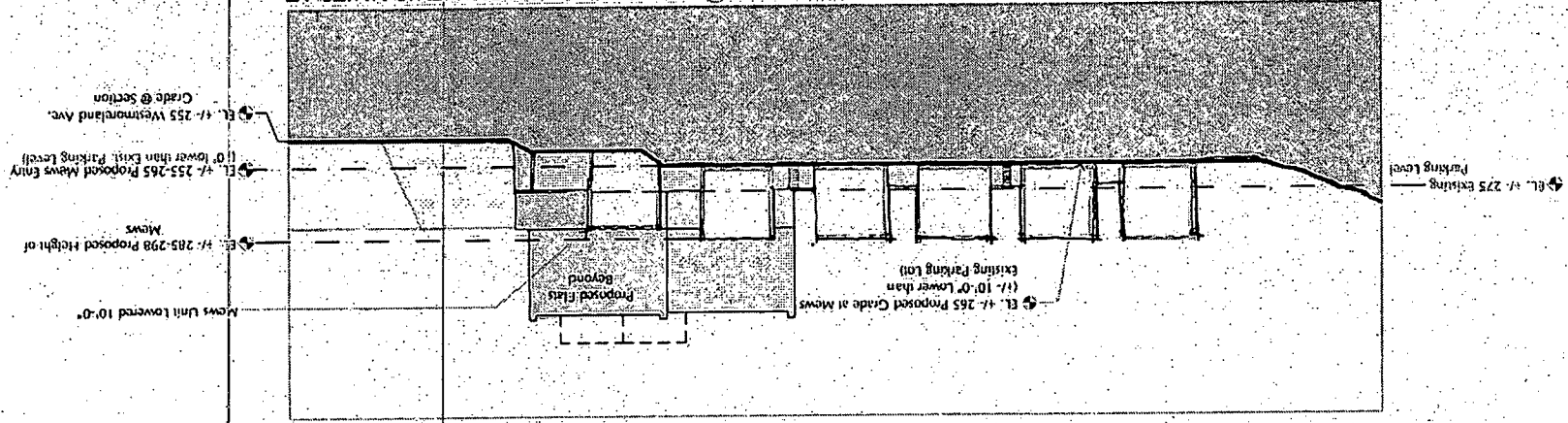
1) ELEVATION THROUGH WESTMORELAND



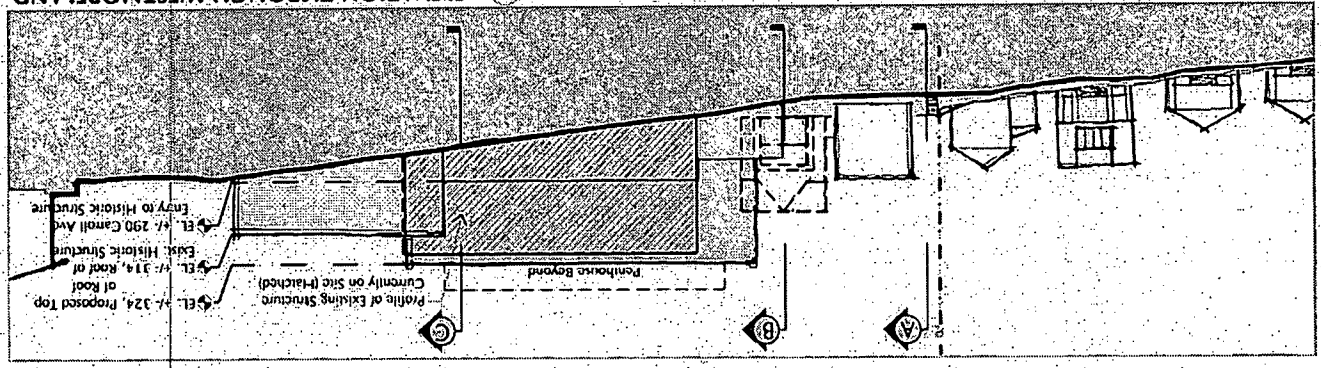
KEY PLAN



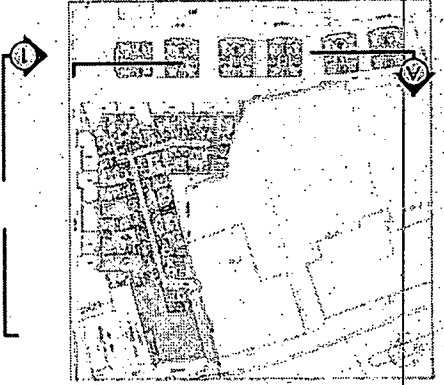
SECTION THROUGH MEWS UNITS AT WESTMORELAND ELEVATION +/-255

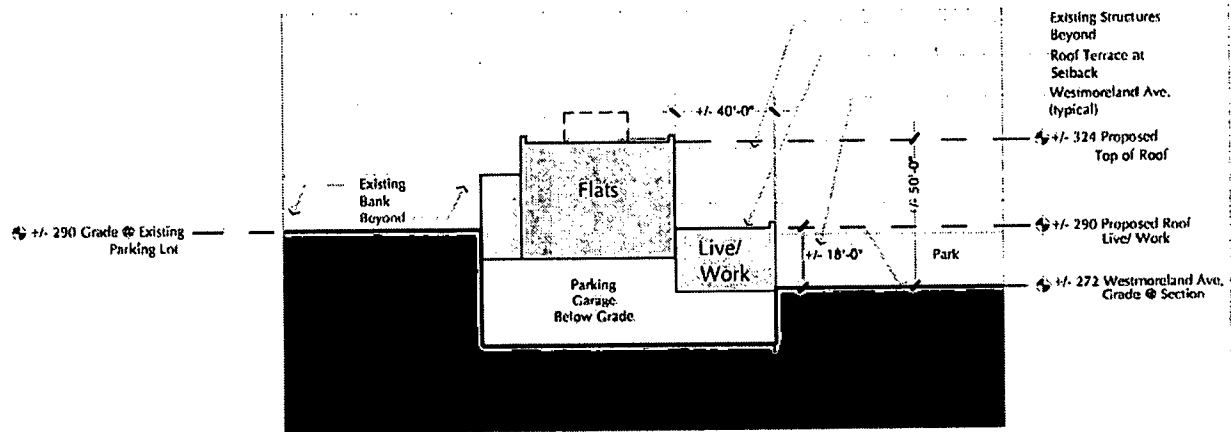


ELEVATION THROUGH WESTMORELAND

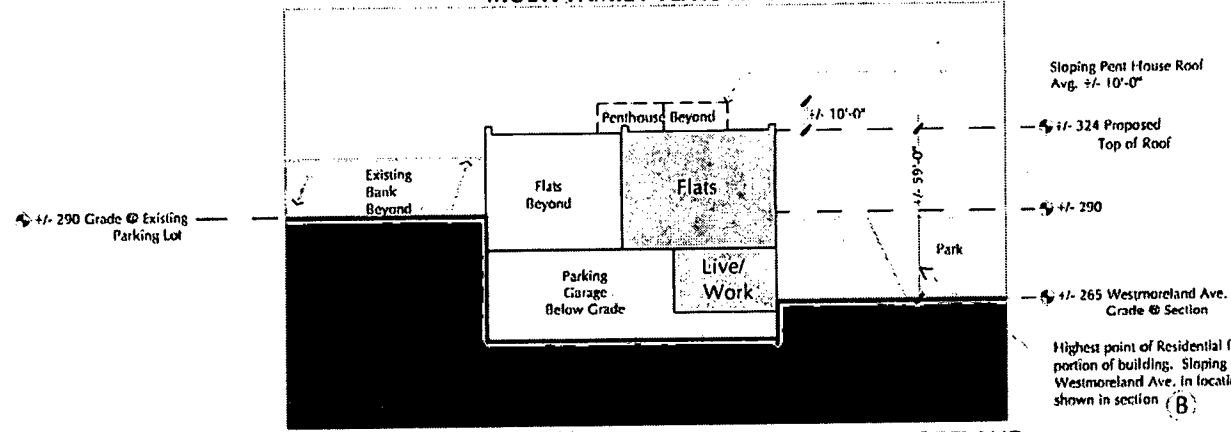


KEYPLAN

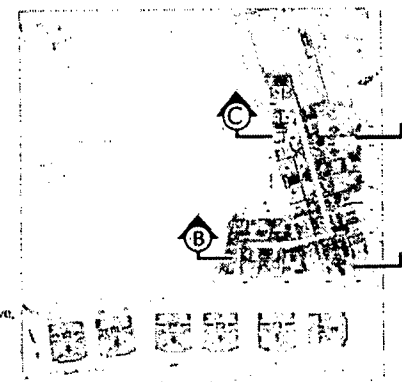




(C) SECTION THROUGH WESTMORELAND MULTI-FAMILY FLATS AND LIVEWORKS UNITS



(B) SECTION THROUGH WESTMORELAND



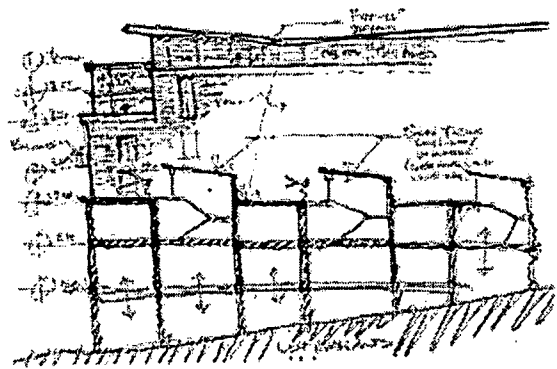
KEYPLAN

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS (FLATS)
	MEWS UNITS
	DUPLEX UNITS (LIVE/WORK)
	GREEN SPACE
	BELOW GRADE PARKING

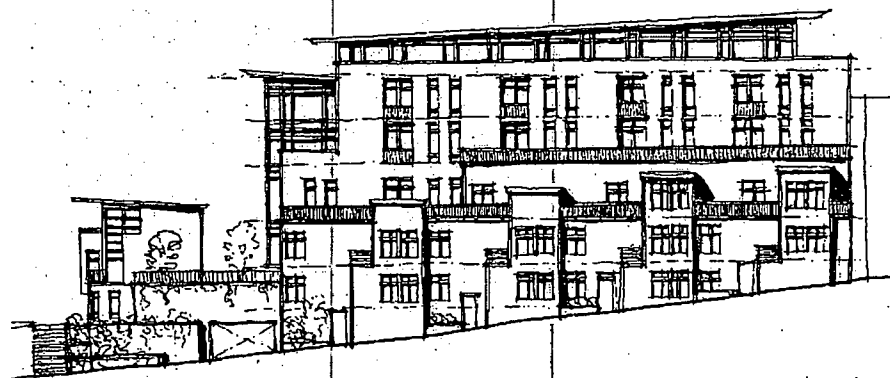
TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

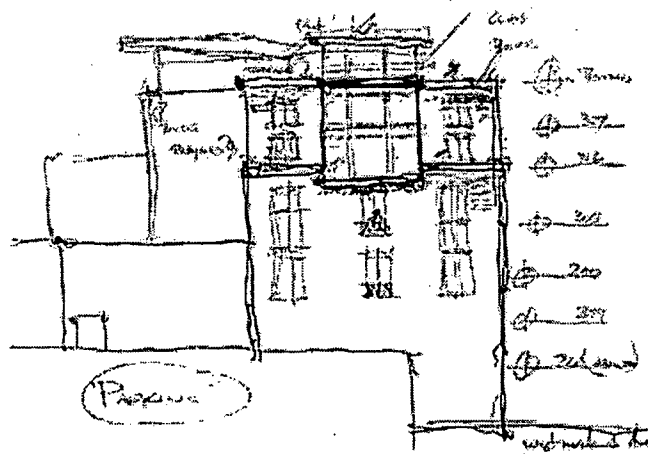
CUNNINGHAM + QUILL ARCHITECTS, PLLC



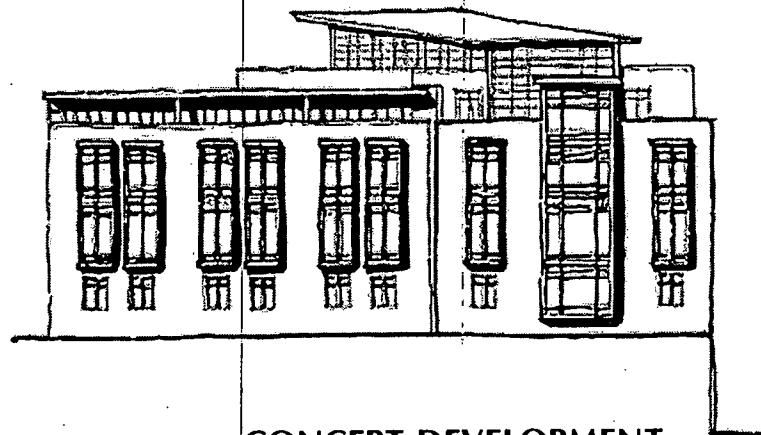
CONCEPT SKETCH



CONCEPT DEVELOPMENT



CONCEPT SKETCH



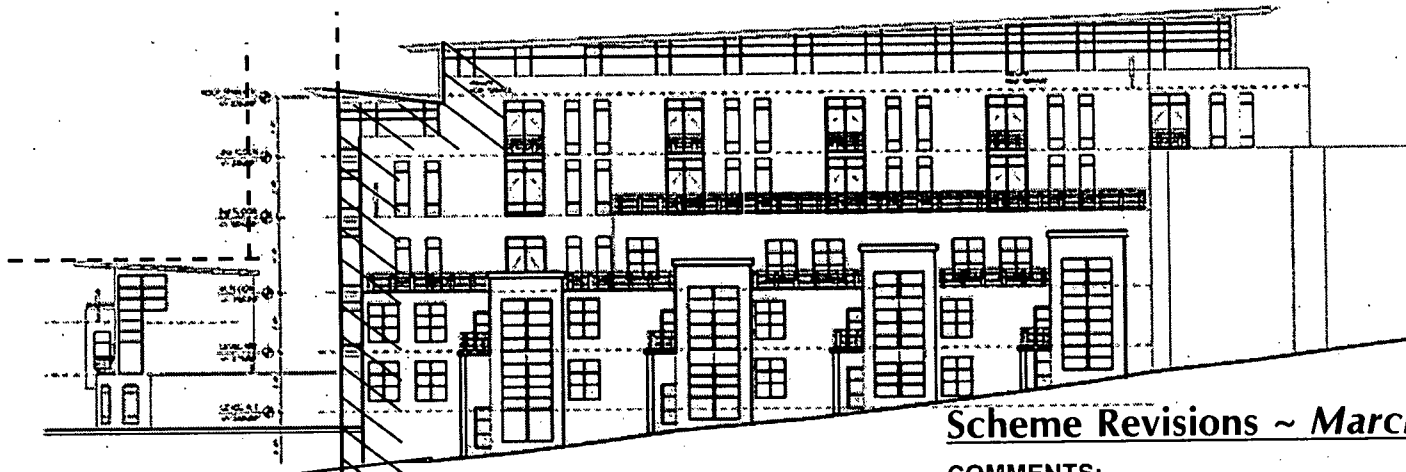
CONCEPT DEVELOPMENT

TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

ELEVATION STUDIES

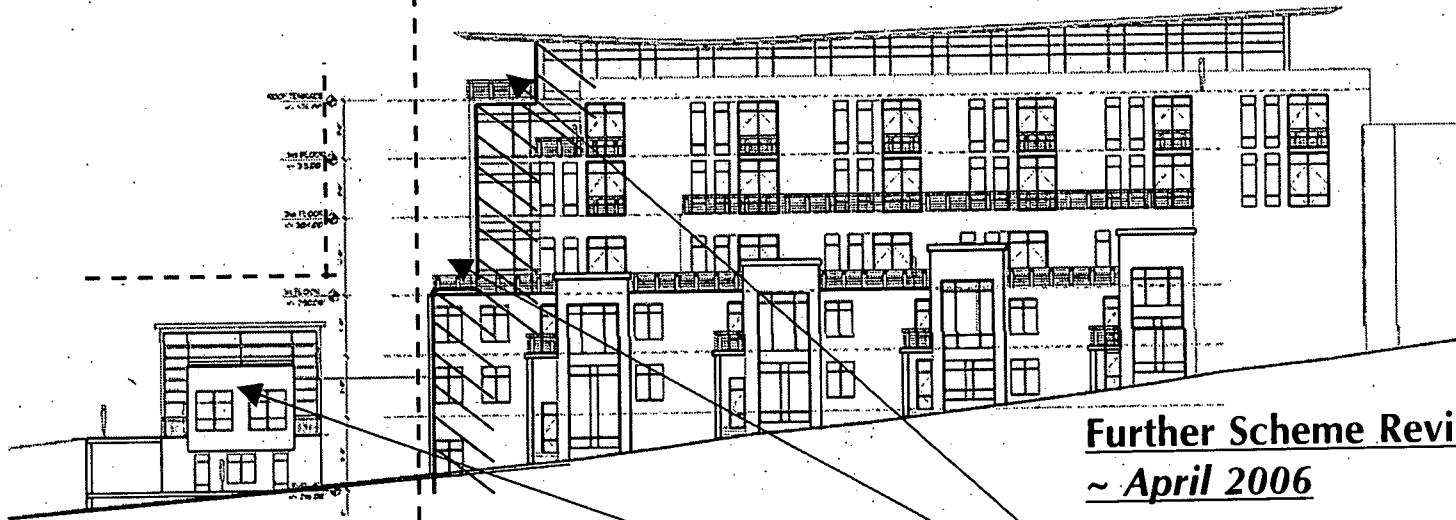
CUNNINGHAM + QUILL ARCHITECTS, PLLC



Scheme Revisions ~ March 2006

COMMENTS:

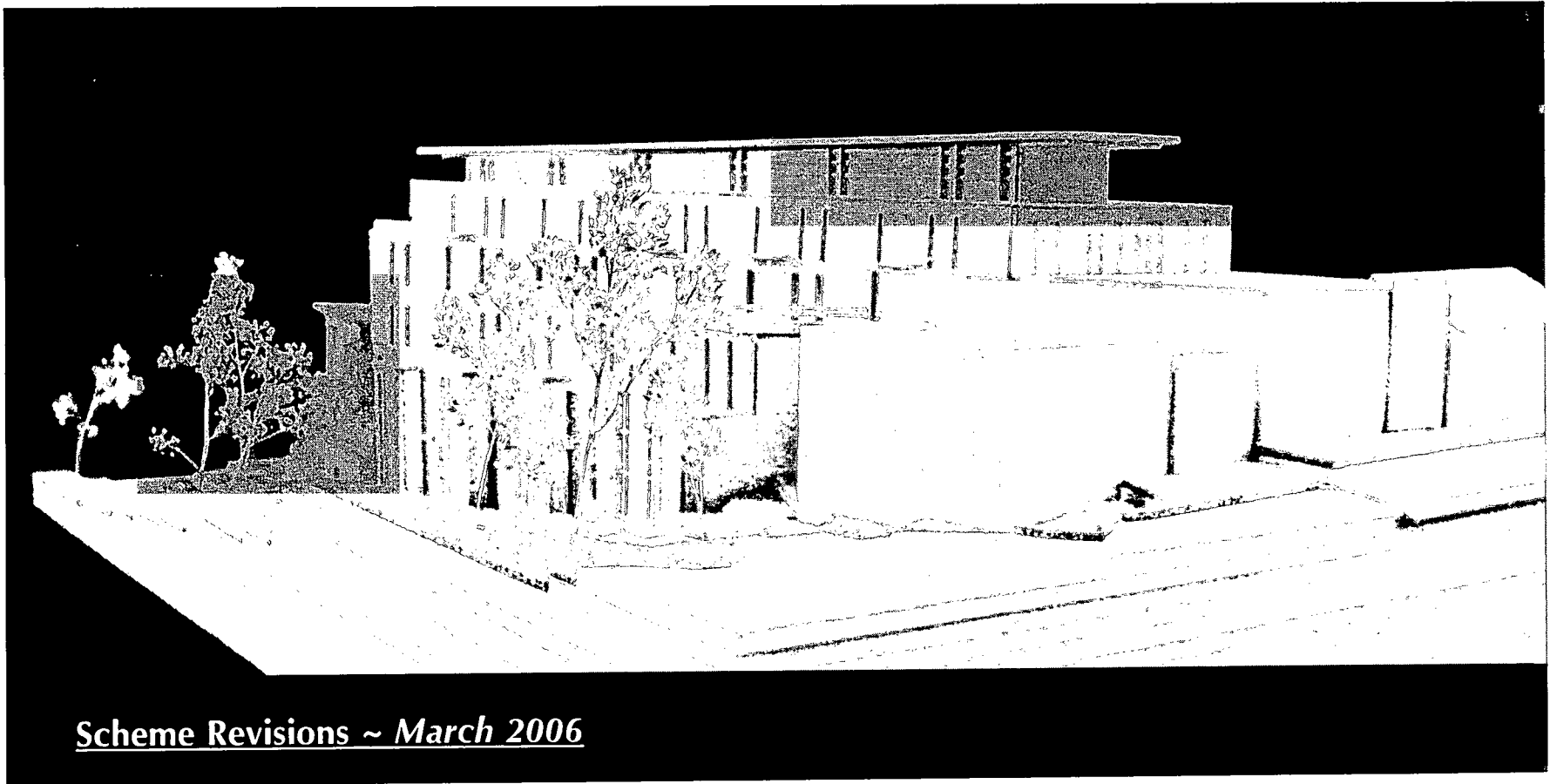
- 1.) Further Reduce Mass of Main Building at Corner
- 2.) Reduce Mews Unit Count by 1
- 3.) Re-Orient 1st Mews Unit



**Further Scheme Revisions
~ April 2006**

RESPONSES:

- 1.) Further sculpted upper level of building
- 2.) Pulled rear of building away from neighborhood
- 3.) Eliminated 1 Mews at neighborhood edge
- 4.) Lowered 1st Mews 10' at Westmoreland Ave.
- 5.) Aligned 1st Mews with residences to south
- 6.) Re-Oriented 1st Mews to Westmoreland

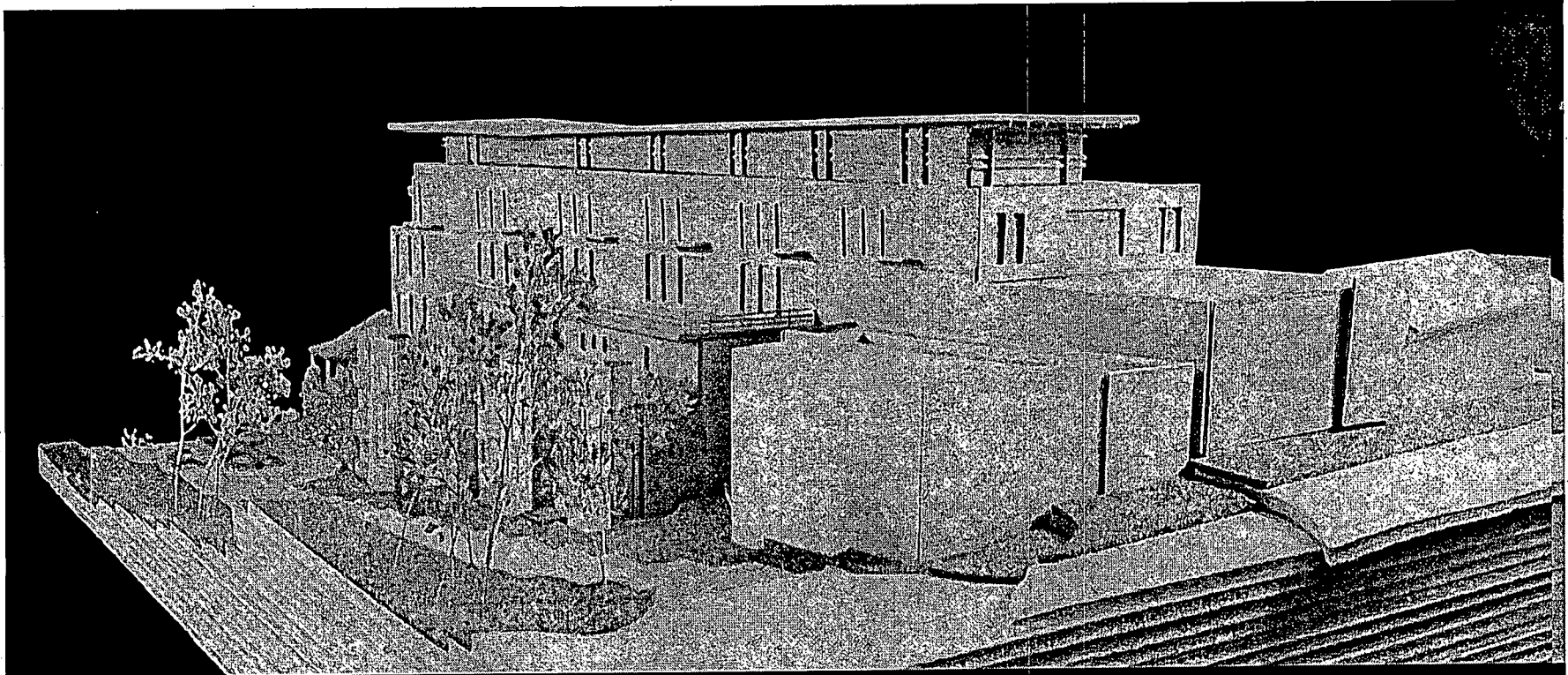


Scheme Revisions ~ March 2006

TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Further Scheme Revisions- April 2006

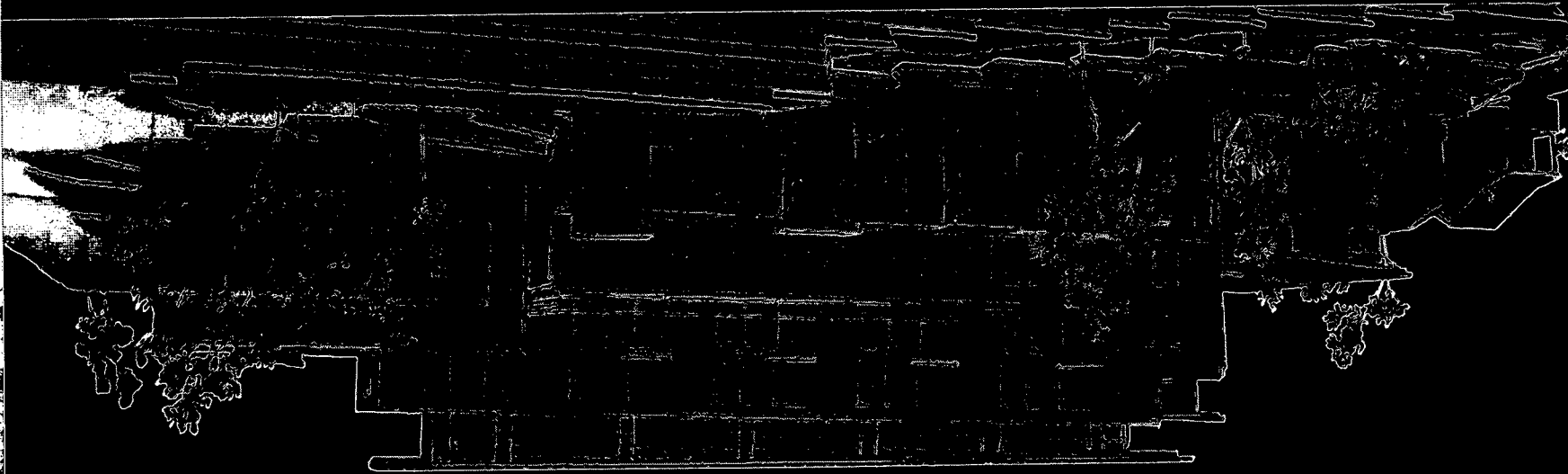
TAKOMA WALK

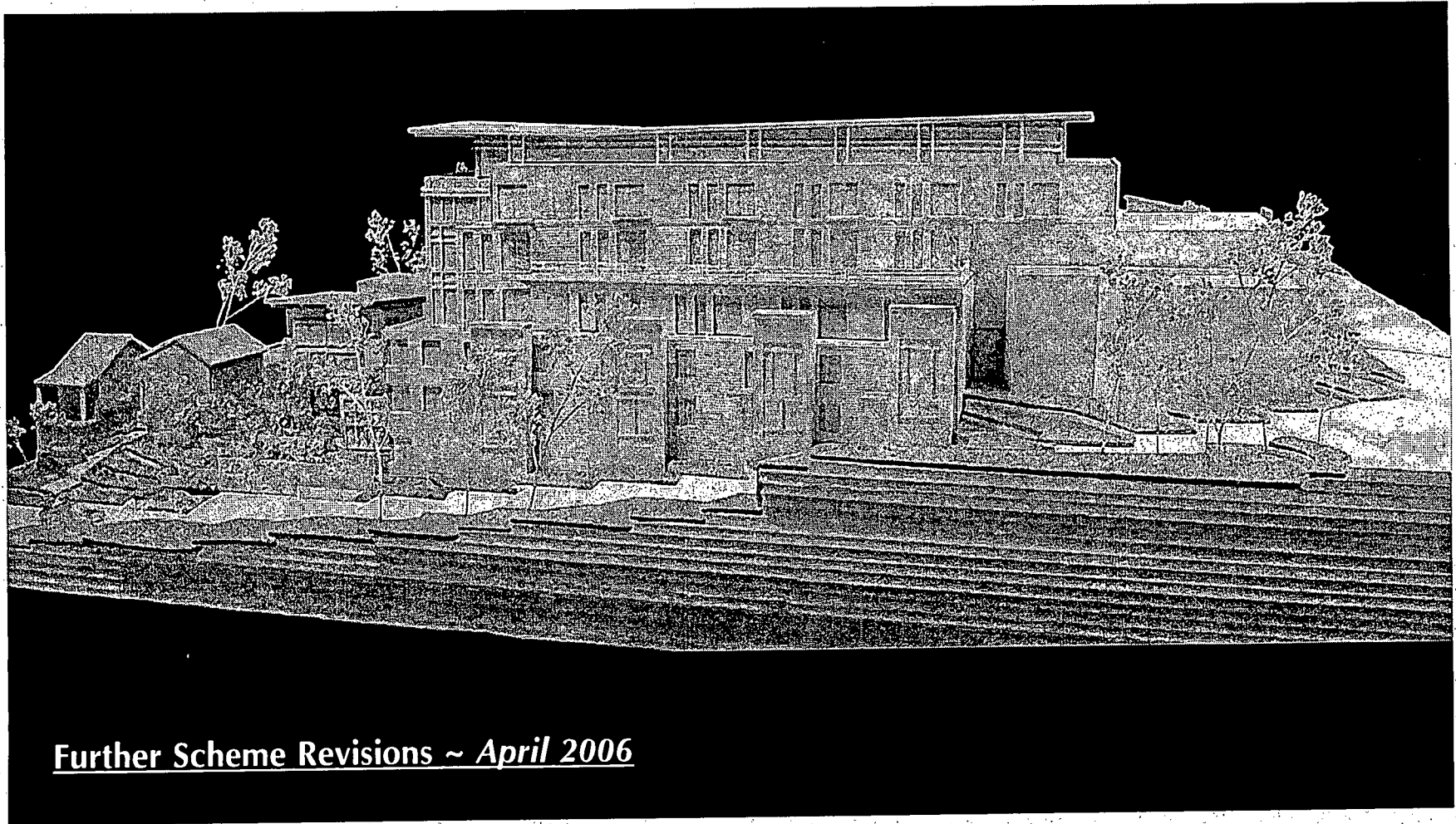
TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

TAKOMA WALK

Scheme Revisions ~ March 2006



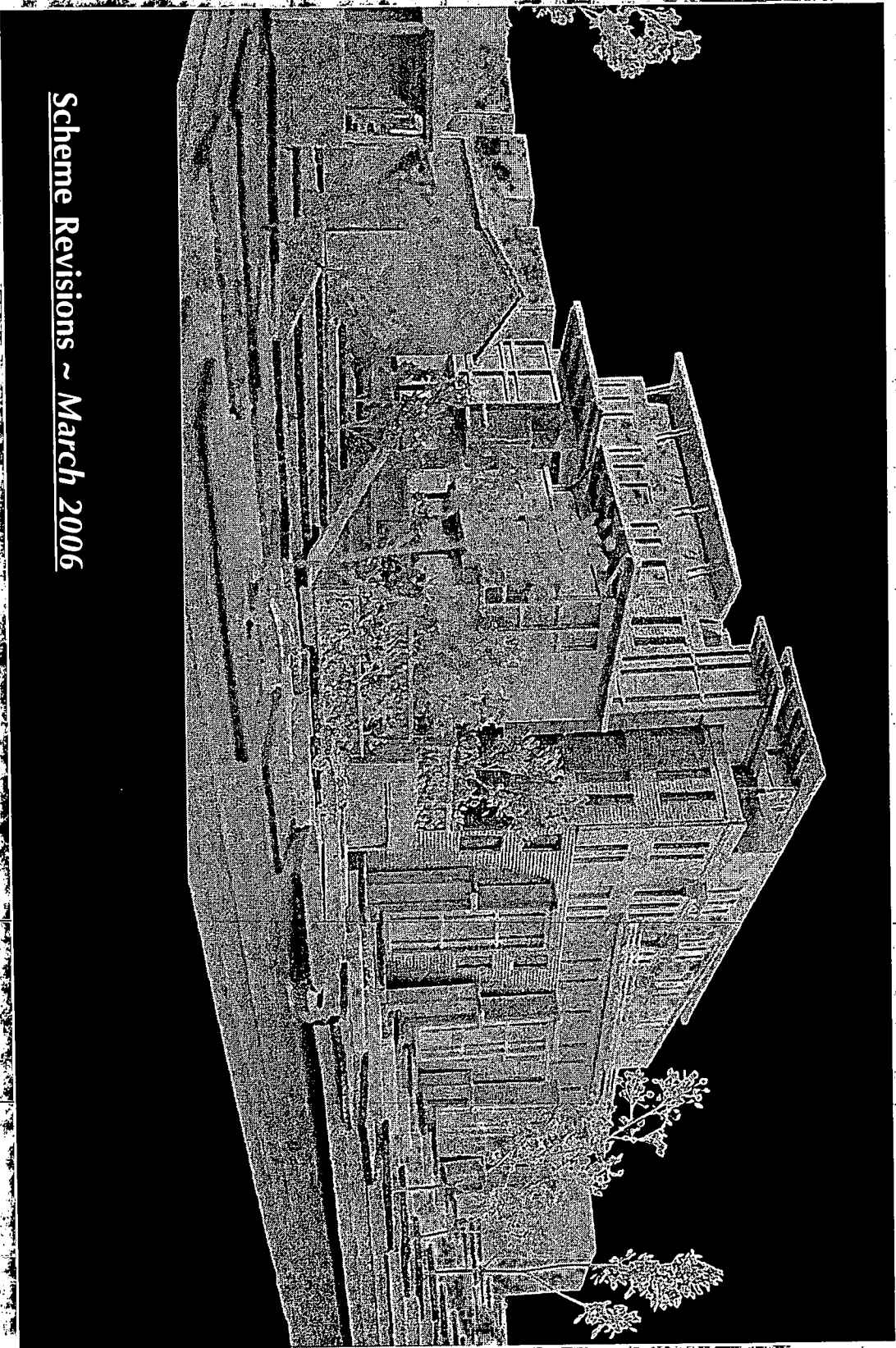


Further Scheme Revisions ~ April 2006

TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

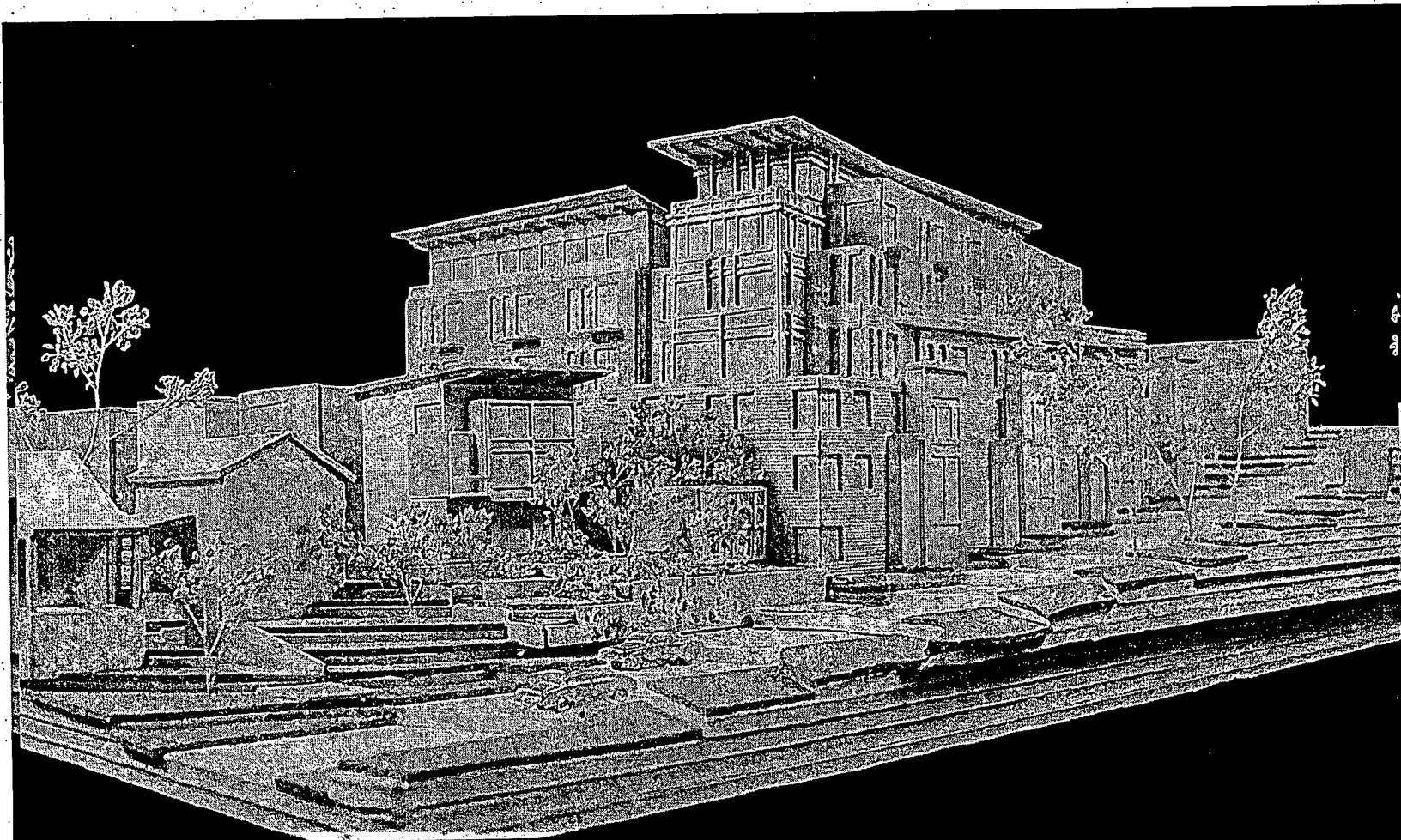


Scheme Revisions ~ March 2006

TAKOMA WALK

TAKOMA PARK, MARYLAND
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Further Scheme Revisions ~ April 2006

TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

Tully, Tania

From: Sara Daines [SaraD@takomagov.org]
Sent: Tuesday, April 25, 2006 4:40 PM
To: Tully, Tania
Subject: FAB Comments - 7001 Carroll Avenue



Tk Pk FAB - April
24.doc

Good afternoon Tania

The Facade Advisory Board met with the architect for the project at 7001 Carroll Avenue (slated for preliminary consultation on Wednesday night). Their comments are noted in the accompanying document. Could you please forward it on to the Commissioners? FAB member John Urciolo is planning to attend the meeting. (As is the membership of the adjoining neighborhood association - WACO).

What time (roughly) the review is scheduled?

Thanks, sad

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7001 Carroll Avenue, Takoma Park	Meeting Date:	4/26/2006
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/19/2006
Applicant:	IGC - Takoma Associates, LLC ((Lee Quill, AIA)	Public Notice:	4/12/2006
Review:	2 nd Preliminary Consultation	Tax Credit:	partial
Case Number:	N/A	Staff:	Tania Tully
PROPOSAL:	new construction		

RECOMMENDATION: Revise and return for another Preliminary

STAFF RECOMMENDATION:**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Contributing Resource within the **Takoma Park Historic District**
STYLE: Commercial Art Deco
DATE: 1941

The property extends into the interior of the block and wraps around to include frontage on Westmoreland Avenue. It is zoned C-1 and is subject to the Takoma Park/East Silver Spring commercial revitalization overlay zone. There are several buildings extant on the site, all but one of which will be demolished (the ones to be demolished are non-contributing resources. The contributing resource is the 1941 Art Deco auto garage.

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the second railroad suburb of Washington, platted ten years after Linden. The opening of streetcar lines led to the development of new subdivisions, expanding the Takoma Park community in the early-20th century.

Throughout much of the 19th century, the land was open farmland and vacation retreats for Washingtonians. Takoma Park was platted in 1883. Developer Benjamin Franklin Gilbert promoted the property for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park to serve a population of 100. By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop

during this period. The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the Ford House at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907. They are found at 7102-04, 7106-08 Maple Avenue, and 7103-05 Cedar Avenue. Other early apartment buildings are found at 7012-26 Carroll Avenue.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues.

Takoma Park's commercial areas known as Old Town and Takoma Junction retain much of their early 20th century character. Most of the buildings are 1-2 story brick structures with simple detailing. Particularly noteworthy examples are the Park Pharmacy building prominently located at the intersection of Laurel and Carroll and the commercial building at 7000 Carroll Avenue which exemplifies the Art Deco period with its zigzag motif cornice and polygonal light fixtures. The Sovran Bank building at Carroll and Willow (originally the Suburban Trust) is a distinguished example of Beaux Arts design. The charming Tudor Revival character of the building at 7060 Carroll Avenue, historically known as the Glickman Service Station, is a familiar neighborhood landmark still in use servicing cars.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

Through additions and new construction the applicants are proposing a mixed-use development of retail, office and residential. The proposal is extensive and can be seen in the submittal packet. Key elements are listed below.

- Rehabilitate the historic auto dealership/garage.
- Demolish all other existing buildings on the property including one residence along Westmoreland.
- Expand the 2nd level of the historic building behind the existing parapet wall.
- Construct a 4-story condominium building atop three levels of parking.
- Construct 2-story duplex "live-work" units along Westmoreland.
- Construct seven smaller buildings along the interior of the lot. (Mews units)
- Move existing surface parking under the new buildings

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)*. Additional guidance to consider is in the *Approved and Adopted Takoma Park Master Plan (December 2000)* and the City of Takoma Park Façade Ordinances. 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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

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

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

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 to 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 from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Approved and Adopted Takoma Park Master Plan

The intent of the Master Plan is to preserve the existing residential character and to reinforce the many desirable features of Takoma Park neighborhoods. These neighborhoods are appealing places with enduring character and historic value that are cherished by local residents. This Plan's challenge is to preserve livable qualities—stability, cohesiveness, scale, historic character, convenience, nearby natural resources—while addressing deficiencies and planning for change that is harmonious and beneficial to the community.

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.

Secretary of the Interior's Standards for Rehabilitation (Circle 43)

STAFF DISCUSSION

Since the first Preliminary Consultation in October 2005, the applicants have continued to meet with representatives and citizens of Takoma Park on the massing and scale of this project. After making modifications, the applicants met with HPC and Park & Planning staff for an informal review. The proposal submitted for this Preliminary Consultation program reflects some of the comments made by concerned parties and staff. In addition to making changes to the massing, the applicants have also begun conceptualizing the architecture and skin of the buildings. The applicants' are looking for feedback at this Preliminary Consultation so that they may file for an Historic Area Work Permit as they submit for site plan approvals.

The packet provided by the applicants contains a number of items that will be useful to the Commission in evaluating the current proposal. They are listed below by Circle number.

- 8 – Summary of proposal
- 9 – Site Plan
- 10 – Historic Photos
- 11 – Current Photos
- 15 – Photographs of models depicting massing and uses
- 18 – Schematic Plans
- 22 – Schematic Sections
- 25 – Photographic Survey
- 36 – Elevation Sketches

The discussion of the project in the first Staff Report is largely valid (Circle 64), therefore, this discussion will focus on the changes to the massing and design that have occurred since then. Changes to the overall program of the project include a reduction in the number of rental units from 82 to 71, a reduction of approximately 40 parking spaces, and elimination of one full floor from the main block.

Massing and Scale

At a meeting with the applicants in early March, staff highlighted that a primary area of concern regarding the massing and scale of the project is the southwest elevation and western corner. This is the tallest point of the complex and the area closest to the residential neighborhood. The applicant had already eliminated one of the floors from the high-rise, which helped, but the relationship between the neighborhood and the new construction was still

too jarring. In response to these staff comments, the applicants made several changes. The modifications include elimination of one of the mews, re-orientation of the first mews unit and alignment of the first mews unit with the adjacent residences. Additionally, the first mews unit has been reduced in height by 10' and the southwestern edge of the main building has been pulled farther back from the neighborhood. Circle 20 shows the new relationship between the mews and the highrise in plan view.

Staff encouraged the changes to the mews and the western corner as a way to help lessen the impact on the residential neighborhood. Aligning the first mews with the houses along the block and creating an open "yard" allows for a bit of "breathing room" for the historic neighborhood. An increase in the setbacks and use of carved balconies on some of the main block units is another attempt to pull the project away from the smaller scale neighborhood. All of this helps lessen the impact, but the project as a whole still seems to big for compatibility.

Architecture and Skin

As advised by the Commission, the applicants began developing a design scheme for the skin of the buildings. A photo survey of buildings in the Takoma Park Historic District (Circle) was used to inform the design vocabulary decisions. The survey noted common features such as deep eaves, brackets, porches, and columns as well as the treatment of mass and scale, vertical bays, sloped sites, color and material, and unit adaptations. Circles 36-41 illustrate the design concept thus far. The wall material has not yet been specified, but the sketches show a mixture of glass and wall, the use of windows and bays to create detail and interest, as well as unit definition, and some use of overhanging eaves. The concept studies are a good first step and staff recommends that the applicants continue design in this mode. A greater level of detail (larger scale) especially at the western corner where the mews, main building, Westmoreland Avenue, and the residences meet is needed for a more accurate review of the proposal.

Overall

Taken in its entirety, the proposal continues to head in the right direction as modifications work towards decreasing the massing visually and physically. The applicant has taken a modern approach to the design of the buildings. The rhythm of the district and its architectural elements are beginning to be reflected in the design and is definitely not replicative. The exploration of materials will another key factor as the design process continues.

STAFF RECOMMENDATION:

Staff recommends that the applicant take the comments provided the Commission and continue to refine the architecture and to flesh out the treatment of the western corner. Staff recommends that the applicant continue to work with staff and return for third – and hopefully final – Preliminary Consultation.

PRELIMINARY



TAKOMA WALK 7001 Carroll Ave.

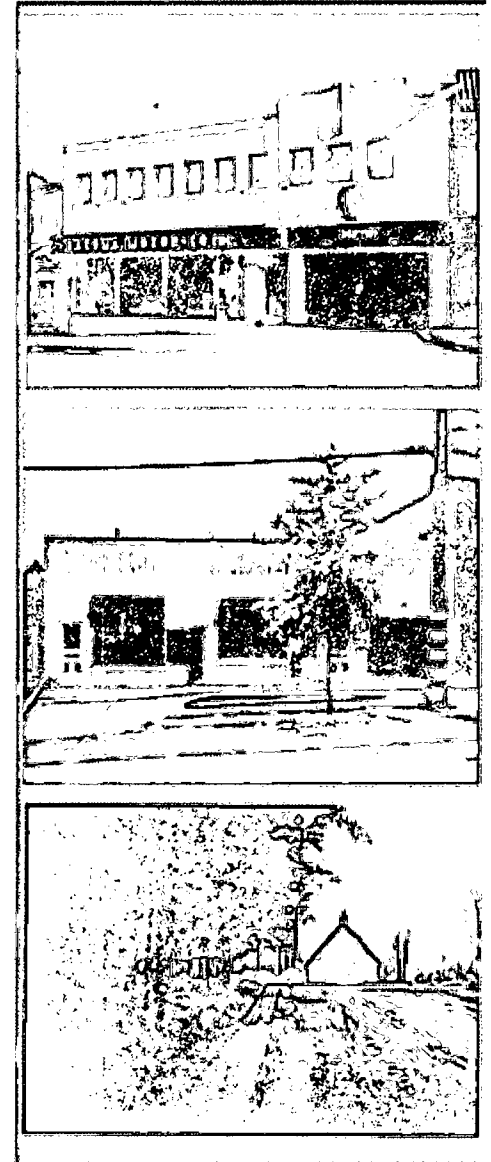
MNCPPC

Historic Preservation Commission: Preliminary Submission

Owner:
ICG-Takoma Associates, LLC
1600 K Street, NW, Suite 650
Washington DC 20006

TAKOMA PARK, MARYLAND
April 26th, 2006

Architect:
Cunningham + Quill Architects, PLLC
1054 31st St., NW, Suite 315
Washington DC 20007



©

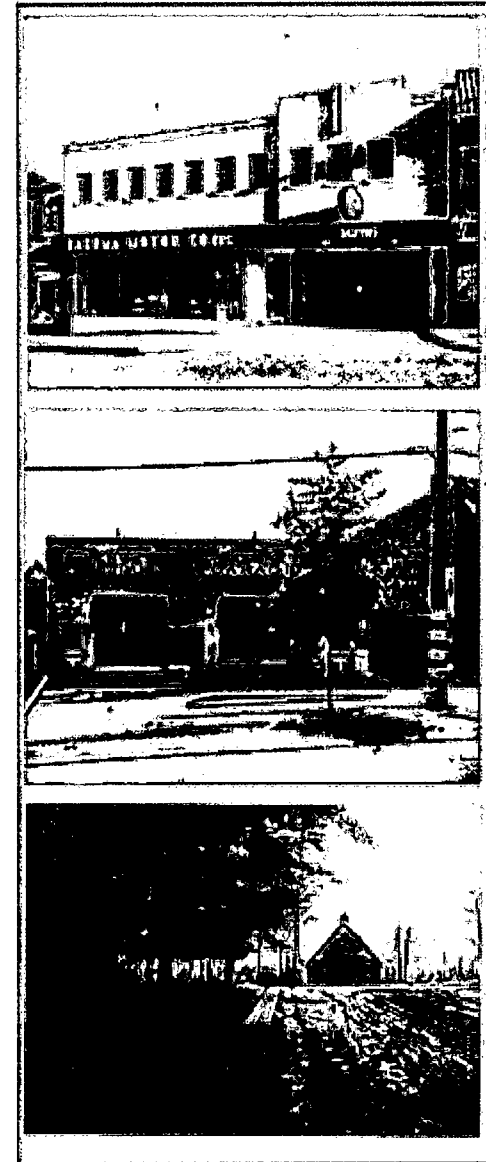
As previously described in the October, 2005 Historic Preservation Commission presentation, this mixed-use retail, office and residential project will restore the historic 1941 structure at 7001 Carroll Ave to its original condition while maintaining the scale of Old Town Takoma's Main Street. This smart-growth project, located within a quarter mile of the Takoma Park Metro, will also replace a variety of dilapidated structures along Westmoreland Ave and a large parking lot at the interior of the site. In response to suggestions from the Commission at the October presentation, and from the City of Takoma Park, MNCPPC staff and neighborhood groups since that meeting, the scale of the project has been reduced and the number of residential units has gone from 82 to 71. The parking count has also been reduced by approximately 40 spaces to 106, still accessed from Westmoreland Avenue.

Infrastructure Capitol Group-Takoma and Cunningham + Quill Architects, with the assistance and input of a broad range of local community groups, has continued to research the history of the town and the site as well as the defining architectural elements of the surrounding neighborhoods. The property played an important role in the history of the town, as it is located adjacent to the site of Benjamin Franklin Gilbert's 1889 viewing tower as well as his famous Takoma Park Log Cabin, built in 1888.

The existing historic structure was constructed by J. Milton Derrick of the Takoma Motor Company to replace a 1920's structure of similar use. Given the importance of the site for the town, it has always been the intention of the team to restore the structure's stone and glass facade while retaining its ground floor retail. In addition to the restoration of the 7001 Carroll Avenue building, the project seeks to improve the street frontage along Westmoreland Avenue. The idea of Live/Work units fronting Westmoreland Avenue and the town-owned park across the street has been well received and should allow for small professional offices or low-traffic retail shops for homeowners.

Significant changes since October's HPC presentation include the elimination of 1 story from the main building and the elimination of one of the 7 originally proposed "mews" buildings along the property's southern edge. Finally, the "mews" unit closest to Westmoreland Avenue has been lowered by approximately 10' to align with the front facade of the adjacent residences. Having carefully documented the surrounding context, the design now envisions, in addition to the full restoration of the historic building, new buildings that will blend in scale and articulation with the residential neighborhoods of Takoma Park.

See 4/18/06 revision



TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

NARRATIVE

CUNNINGHAM + QUILL ARCHITECTS, PLLC

Handwritten mark resembling a stylized 'H' or '4' inside a circle.

Revision 9/18/06

As previously described in the October, 2005 Historic Preservation Commission presentation, this mixed-use retail, office and residential project will restore the historic 1941 structure at 7001 Carroll Ave to its original condition while maintaining the scale of Old Town Takoma's Main Street. This smart-growth project, located within a quarter mile of the Takoma Park Metro, will also replace a variety of dilapidated structures along Westmoreland Ave and a large parking lot at the interior of the site. In response to suggestions from the Commission at the October presentation, and from the City of Takoma Park, MNCPPC staff and neighborhood groups since that meeting, the scale of the project has been reduced and the number of residential units has gone from 82 to 71. The parking count has also been reduced by approximately 40 spaces to 106, still accessed from Westmoreland Avenue,

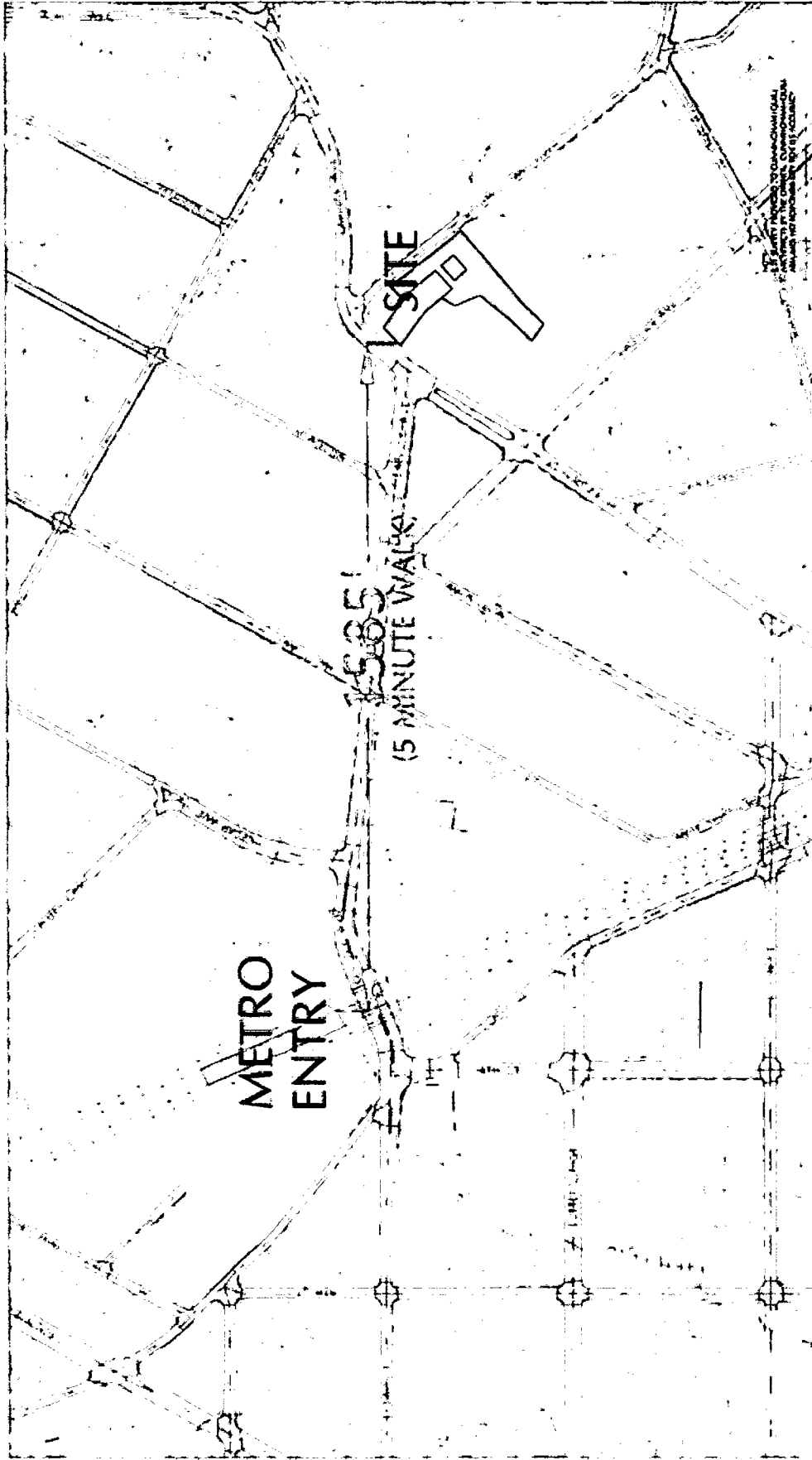
Infrastructure Capitol Group-Takoma and Cunningham + Quill Architects, with the assistance and input of a broad range of local community groups, has continued to research the history of the town and the site as well as the defining architectural elements of the surrounding neighborhoods. The property played an important role in the history of the town, as it is located adjacent to the site of Benjamin Franklin Gilbert's 1889 viewing tower as well as his famous Takoma Park Log Cabin, built in 1888.

The existing historic structure was constructed by J. Milton Derrick of the Takoma Motor Company to replace a 1920's structure of similar use. Given the importance of the site for the town, it has always been the intention of the team to restore the structure's stone and glass facade while retaining its ground floor retail. In addition to the restoration of the 7001 Carroll Avenue building, the project seeks to improve the street frontage along Westmoreland Avenue. The idea of Live/Work units fronting Westmoreland Avenue and the town-owned park across the street has been well received and should allow for small professional offices or low-traffic retail shops for homeowners.

Significant changes made to address concerns raised at the October HPC presentation and at subsequent community meetings include:

- Elimination of 1 story from the main condominium building;
- Reshaping of the southern elevation of the main condominium building;
 - Carved balconies at the uppermost floor;
 - Increased setback (additional 8') at the upper levels of the main building toward at the southern edge;
- Elimination of 1 of the 7 originally proposed "mews" buildings along the southern edge;
- Increased setback of 1st Mews toward Westmoreland Avenue to align with the front facade of the adjacent residences;
- Lowering of the "mews" unit closest to Westmoreland Avenue by 10'.

Finally, having carefully documented the surrounding context, the design now envisions, in addition to the full restoration of the historic building, new buildings that will blend in scale and articulation with the residential neighborhoods of Takoma Park.



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ICG TAKOMA ASSOCIATES, LLC

Site Plan 1:100

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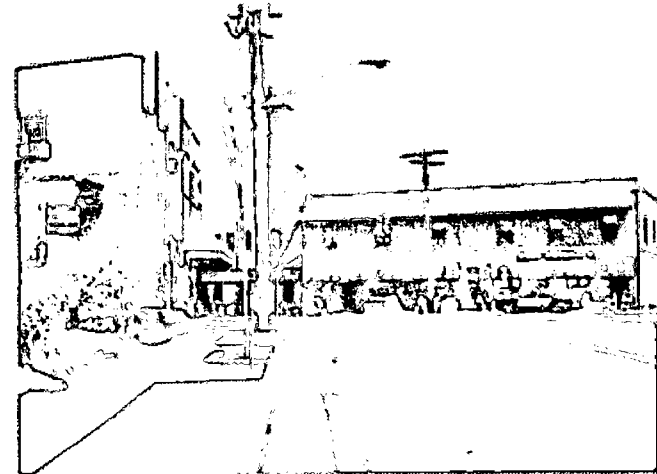
5



Benjamin Franklin Gilbert
Town Founder



Carroll Ave View
Site and Log Cabin 1903



Carroll Ave View
1983



Log Cabin (1888) and
Viewing Tower (1889)
Built by B.F. Gilbert



Original Garage
Prior to 1941



Historic Garage
After 1941

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TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

Historic Images (courtesy of Historic Takoma)
CUNNINGHAM + QUILL ARCHITECTS, PLLC

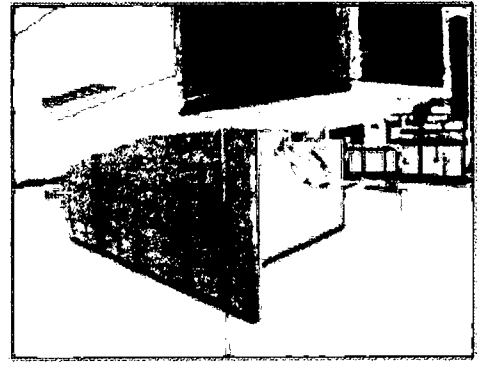
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TAKOMA WALK

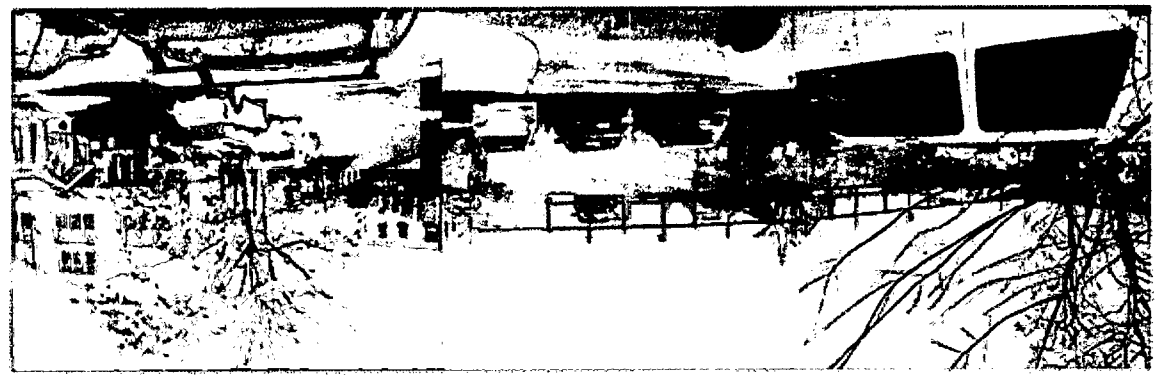
SITE IMAGES

CUNNINGHAM + QUILL ARCHITECTS, PLLC

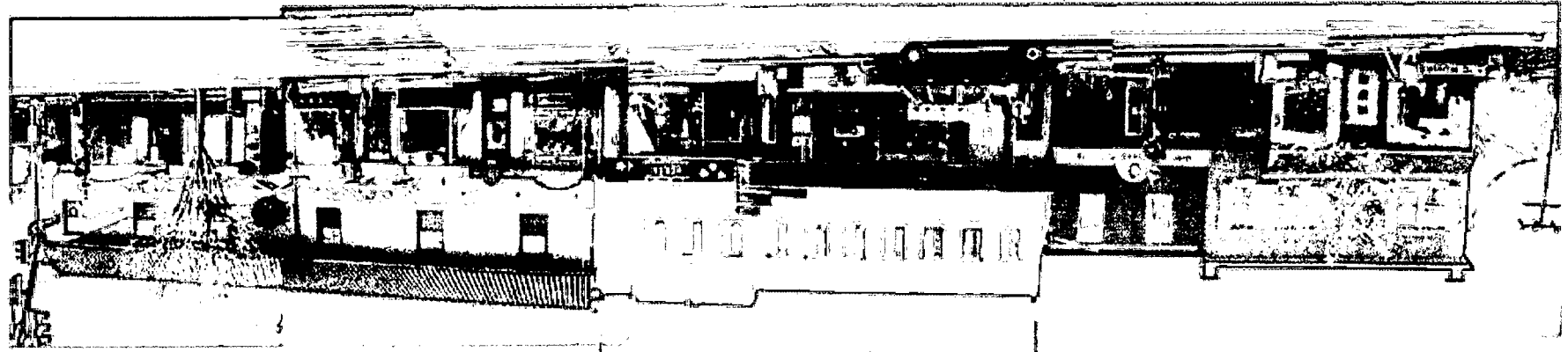
VIEW 2
Looking North West at Historic Storefront



VIEW 4
Looking North from Property Interior



VIEW 1
Looking South at Carroll Ave Retail



PROPERTY EXTENTS

TAKOMA WALK

Westmoreland Ave.

CUNNINGHAM + QUILL ARCHITECTS, PLLC

VIEW 4
Looking North East from Property Interior



VIEW 5
Looking North East from Adjacent Park



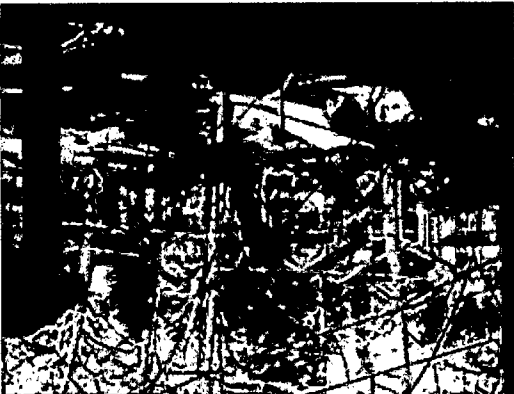
VIEW 1
Looking North West along Westmoreland Ave.



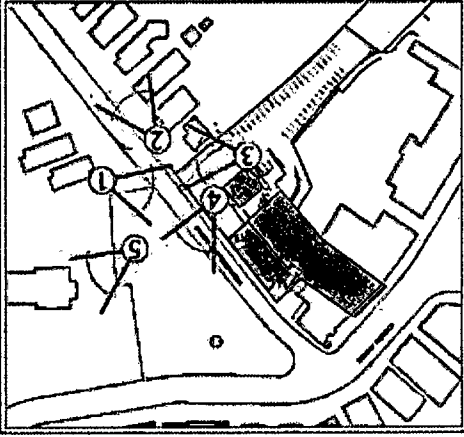
VIEW 2
Looking South along Westmoreland Ave.



VIEW 3
Looking South East along Westmoreland Ave



KEYPLAN



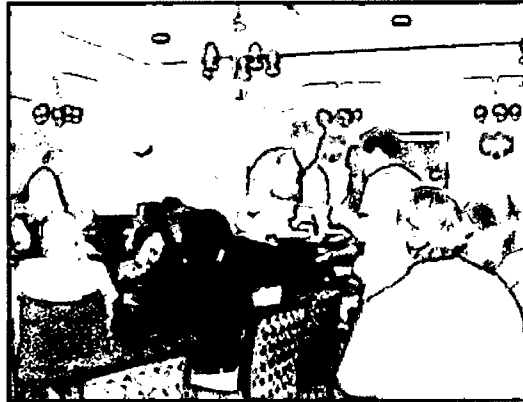
Project Development

TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

13



1) City of Takoma Park- June 22nd, 2005

Suzanne R. Ludlow Community and Government Liaison,
Iona Blanchard Associate Planner,
Sara Anne Daines Community Development Director

2) Community/Neighborhood Leader- August 18th, 2005

Bruce Moyer, President of WACO

3) Community Members- August 2005

Diana Kohn, Historic Takoma
Westmoreland Ave. Residents

4) Historic Takoma Officers, August 2005

Sabrina Baron, President, Historic Takoma
Lorraine Pearsall, VP Historic Takoma

5) Elected Council Members- August 25th, 2005

Joy Austin-Lane, Councilmember – Ward 1
Bruce R. Williams, Councilmember – Ward 3
Lorraine Pearsall, VP Historic Takoma
Sabrina Baron, President, Historic Takoma

6) Neighborhood Groups- September 7, 2005

WACO Westmoreland Ave. Community Organization
Victory Towers Residents
Cathy Porter, Takoma Park Mayor
Bruce Williams, Council Member Ward 3

7) Historic Takoma- September 15, 2005

Historic Takoma Board

8) MNCPPC Historic Preservation Office- October 11th, 2005

Gwen Wright, Director
Tanya Tully, Planner

9) HPC Preliminary Consultation- October 26th, 2005

HPC Board Meeting

10) WACO Neighborhood Meeting, December 5, 2005

WACO Westmoreland Ave. Community Organization
Bruce Williams, Council Member Ward 3

11) Historic Takoma, February 9, 2006

Historic Takoma Board

12) WACO Neighborhood Walk Through, February 25, 2005

WACO Westmoreland Ave. Community Organization

13) WACO Neighborhood Meeting, March 1, 2006

WACO Westmoreland Ave. Community Organization
Bruce Williams, Council Member Ward 3

14) Takoma Park Town Council, March 6, 2006

Elected Council Members

15) MNCPPC Informal Staff Review March 15, 2006

Gwen Wright, Director
Tanya Tully, Planner
Robert Kronenberg
Glen Kreger

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TAKOMA PARK, MARYLAND
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COMMUNITY DIALOGUE

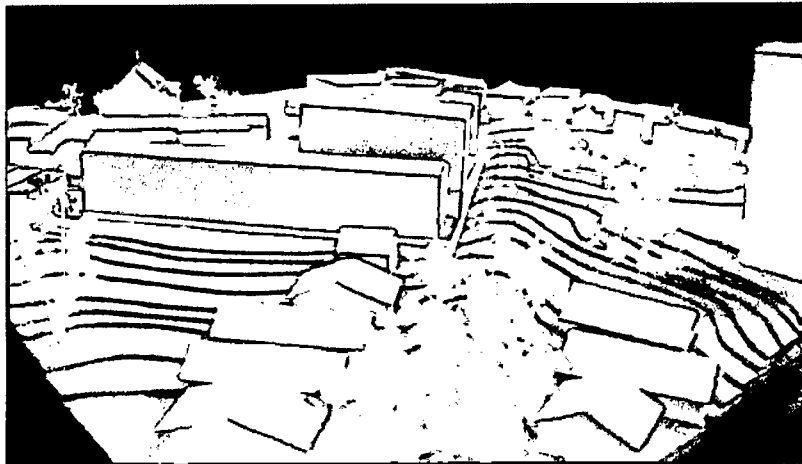
CUNNINGHAM + QUILL ARCHITECTS, PLLC

14



Existing Site Conditions

- Zoned C-1
- 4 existing buildings on site
- 1 contributing historic structure (7001 Carroll Ave.)
- 50 existing parking spaces
- 35' - 40' drop from Carroll Ave. to lowest corner of property on Westmoreland Ave.



Original Design- 110 Units: June 2005

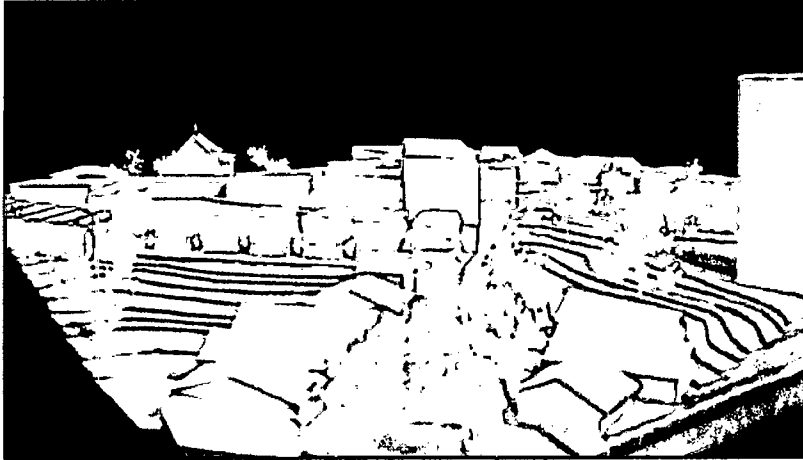
- Within commercial overlay zone height restrictions
- 4 stories (from Carroll Ave. Front Entry)
- 195 parking spaces
- Single large building at site 'dog-leg'

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PROJECT DEVELOPMENT

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1st Revision- 86 Units: August/Sept. 2005

- 4 stories (from Carroll Ave. front entry)
- Bulk of main building toward Carroll Ave.
- 7 mews at site 'dog-leg' to respond to neighborhood edge/ scale
- 148 parking spaces



2nd Revision- 82 Units: October 2005

- 4 Stories (from Carroll Ave. Front Entry)
- Reduced bulk of main building toward Carroll Ave.
- Sculpted rear of main building toward neighborhood
- 119 parking spaces

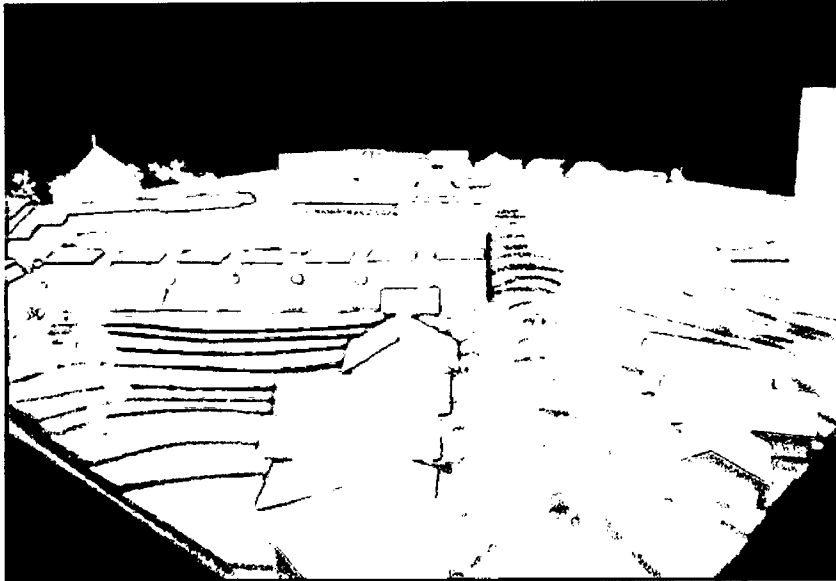
TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

PROJECT DEVELOPMENT

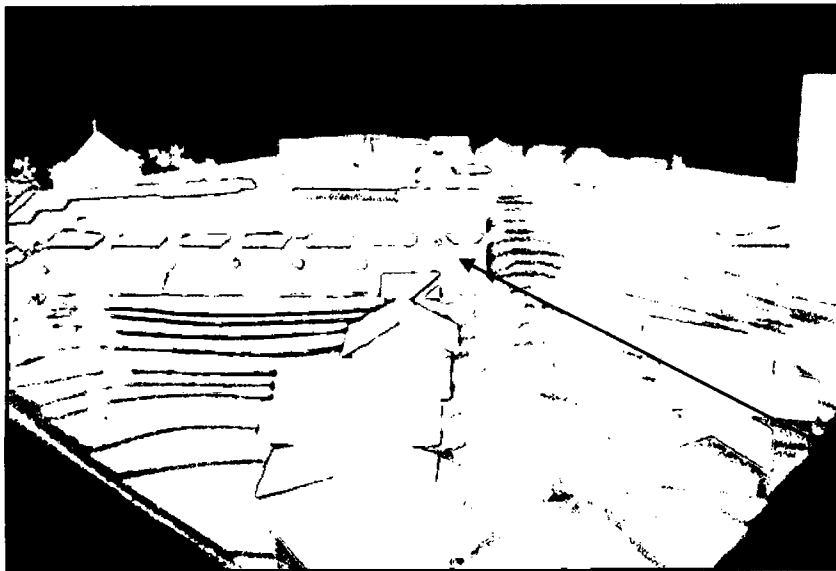
CUNNINGHAM + QUILL ARCHITECTS, PLLC

91



3rd Revision- 71 Units: Jan 2006

- Reduced height to 3 Stories (from Carroll Ave. front entry)
- Sculpted tail of main building
- 119 parking spaces



Current Scheme- 71 Units: March 2006

- Eliminated 1 Mews unit at neighborhood edge
- Lowered 1st Mews 10' at Westmoreland Ave.
- Aligned 1st Mews with residences to south
- Pulled rear edge of building away from neighborhood edge
- 106 parking spaces

Mews Unit to
be eliminated

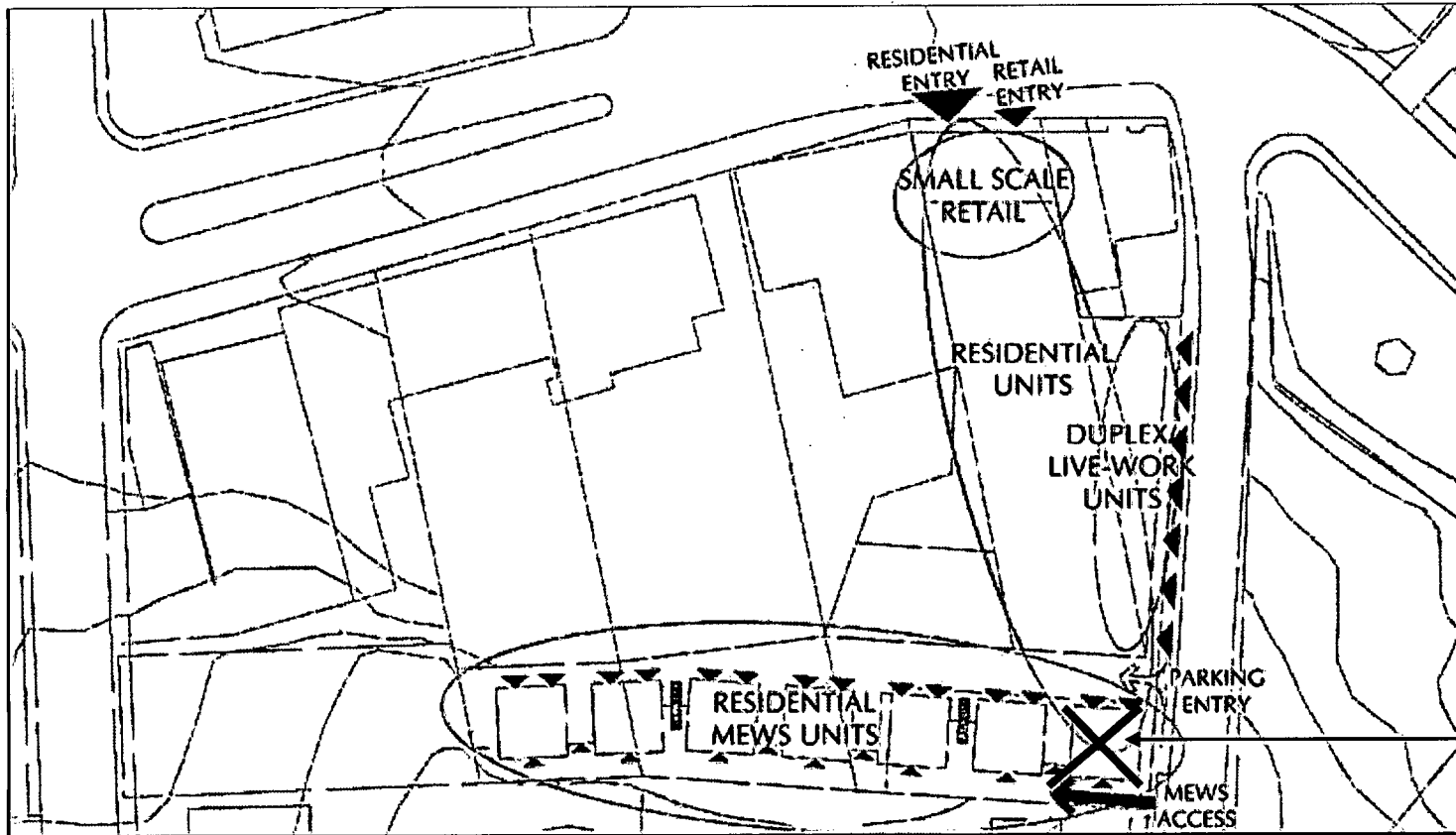
TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

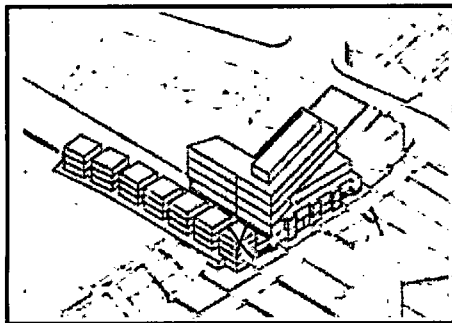
PROJECT DEVELOPMENT

CUNNINGHAM + QUILL ARCHITECTS, PLLC

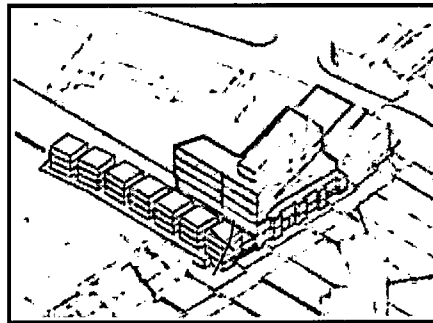
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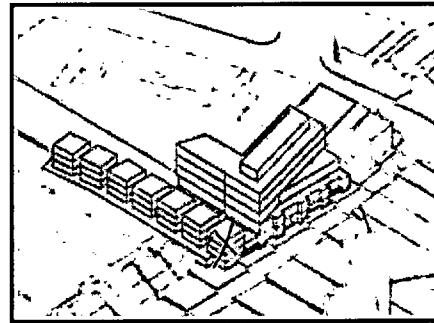
Mews unit to be eliminated



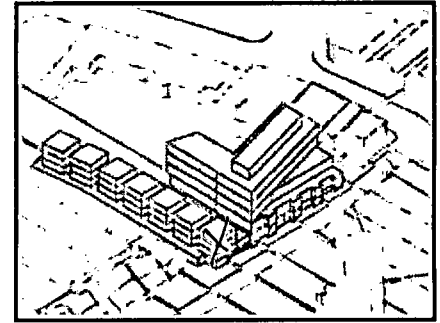
RETAIL/COMMERCIAL
+/-8,900 GSF



CONDOMINIUM UNITS
+/-47,400 GSF



LIVE/WORK UNITS
(Residential/Retail/Commercial)
+/-11,300 GSF



MEWS UNITS
+/-20,900 GSF

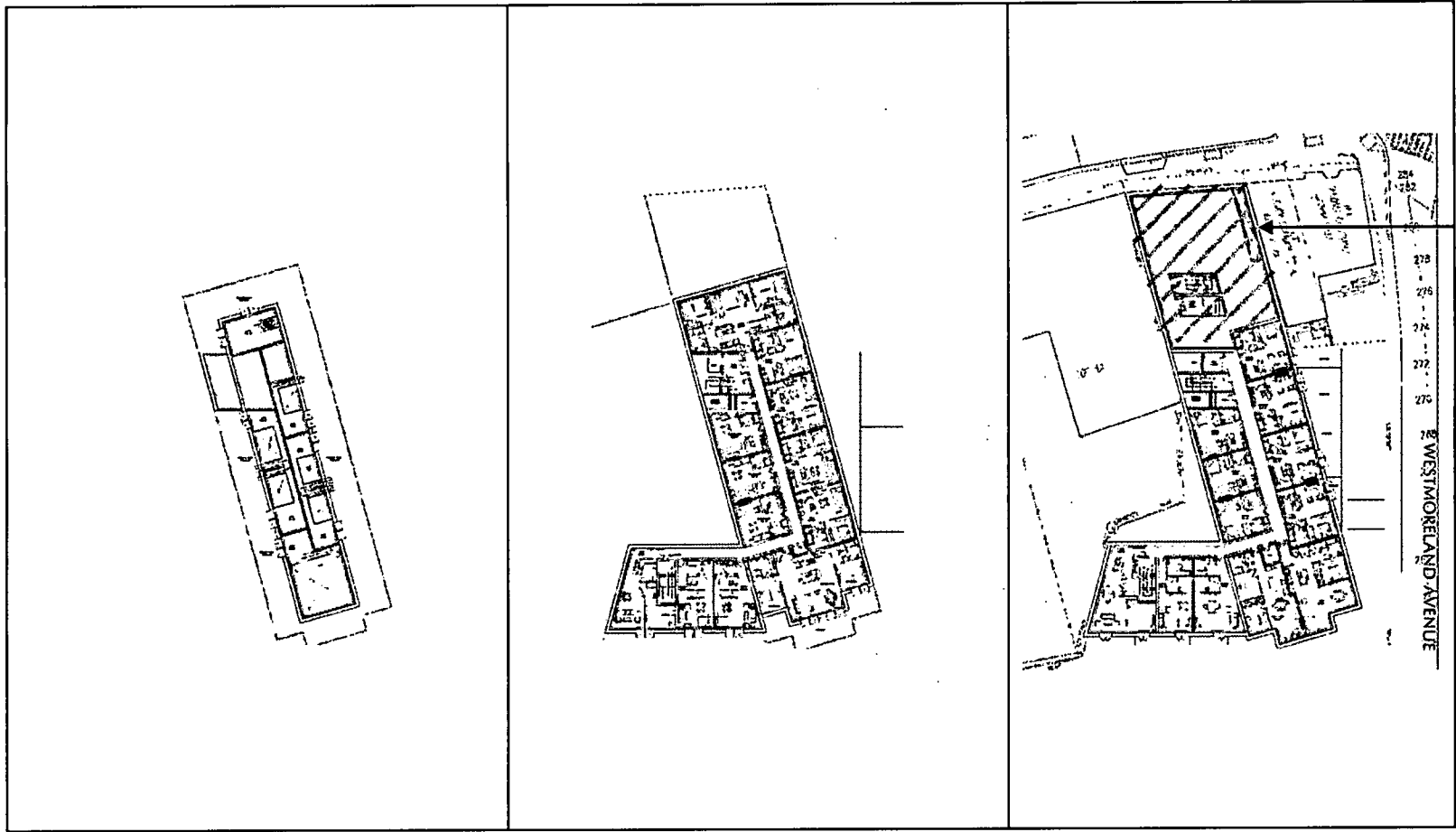
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ICG TAKOMA ASSOCIATES, LLC

Site Diagrams

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Elevation 326

Elevation 315

Elevation 304

Potential retail or residential use

- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS Live/Work
- GREEN SPACE
- BELOW GRADE PARKING

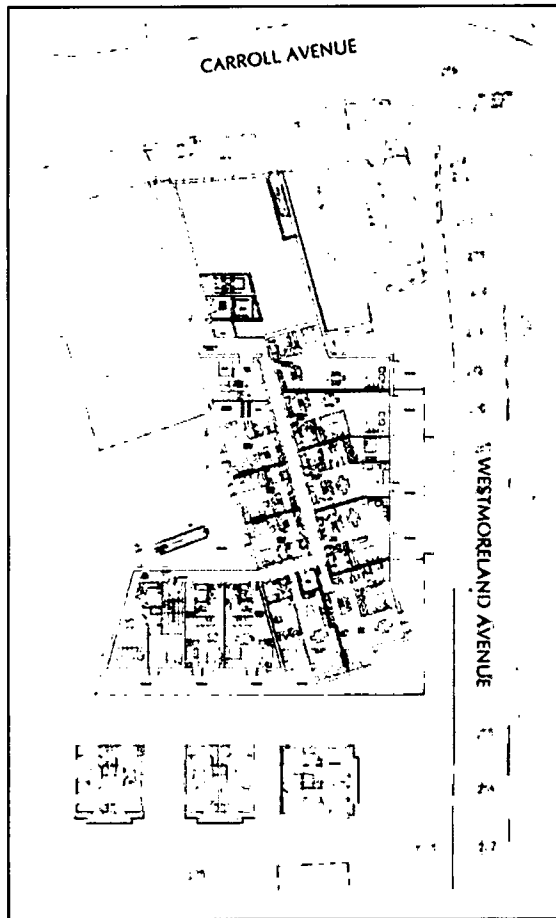
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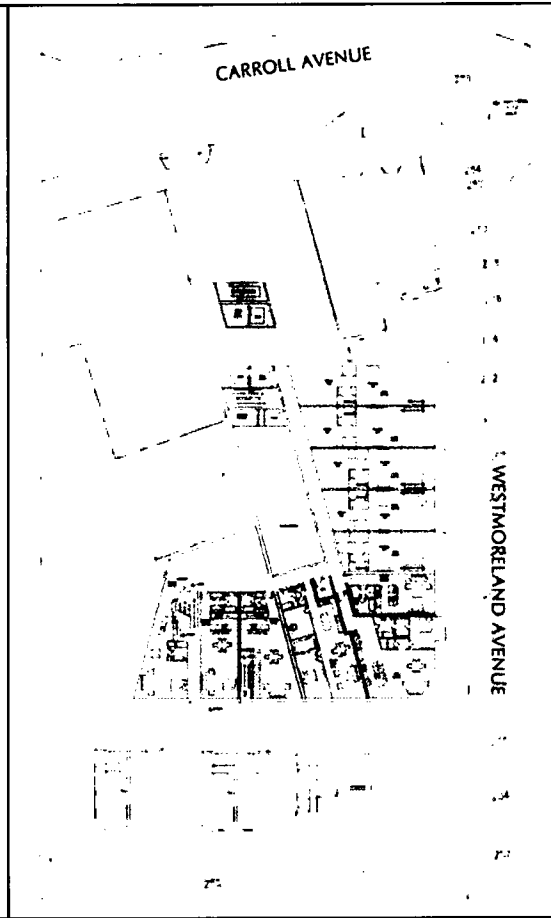
Plan Diagrams 1:40

CUNNINGHAM + QUILL ARCHITECTS, PLLC

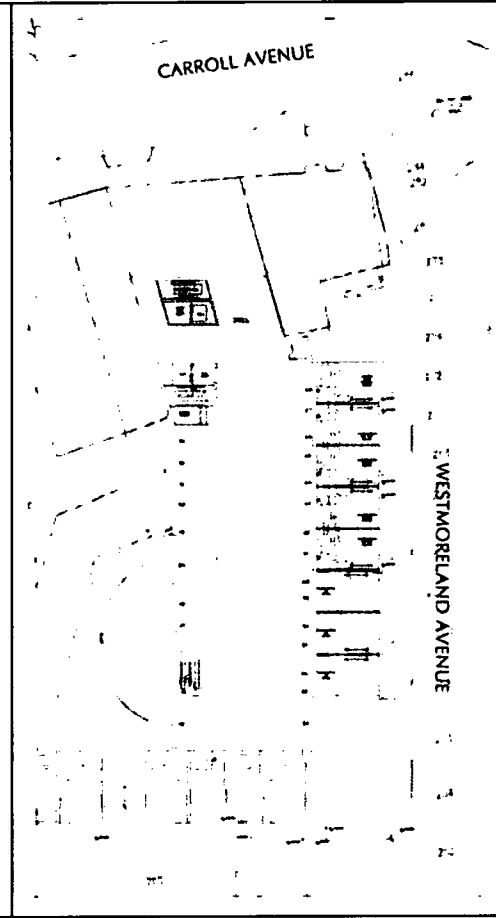
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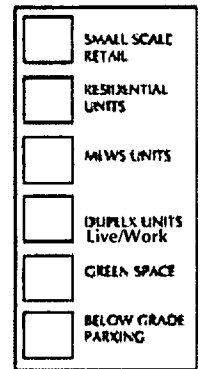
Elevation 290



Elevation 279



Elevation 268



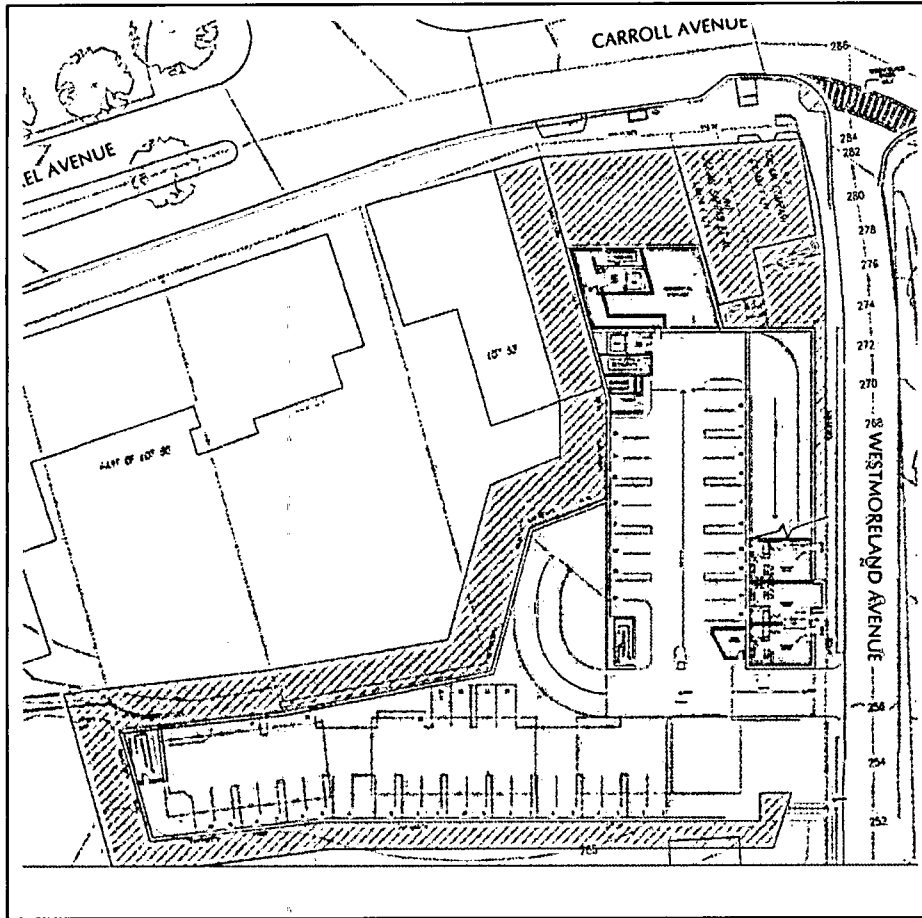
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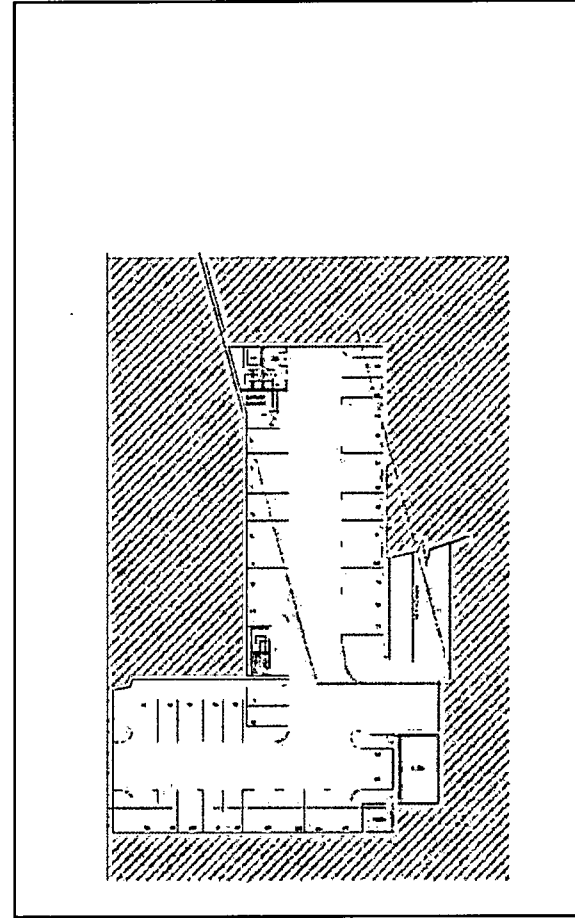
Plan Diagrams 1:40

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Elevation 255



Elevation 245

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	MIXED UNITS
	DUPLICATE UNITS Live/Work
	GREEN SPACE
	BELOW GRADE PARKING

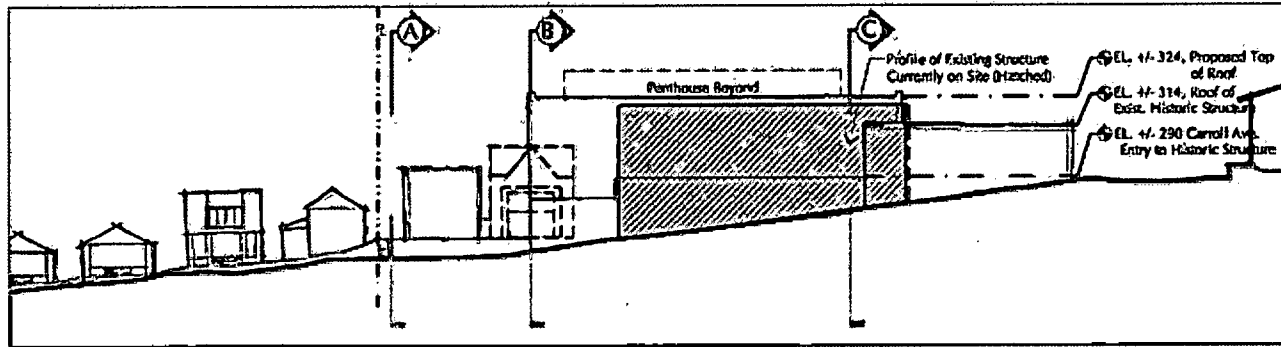
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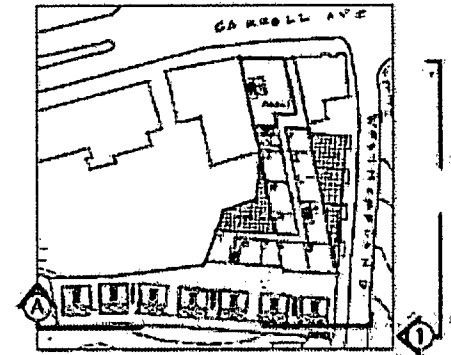
Plan Diagrams 1:40

CUNNINGHAM + QUILL ARCHITECTS, PLLC

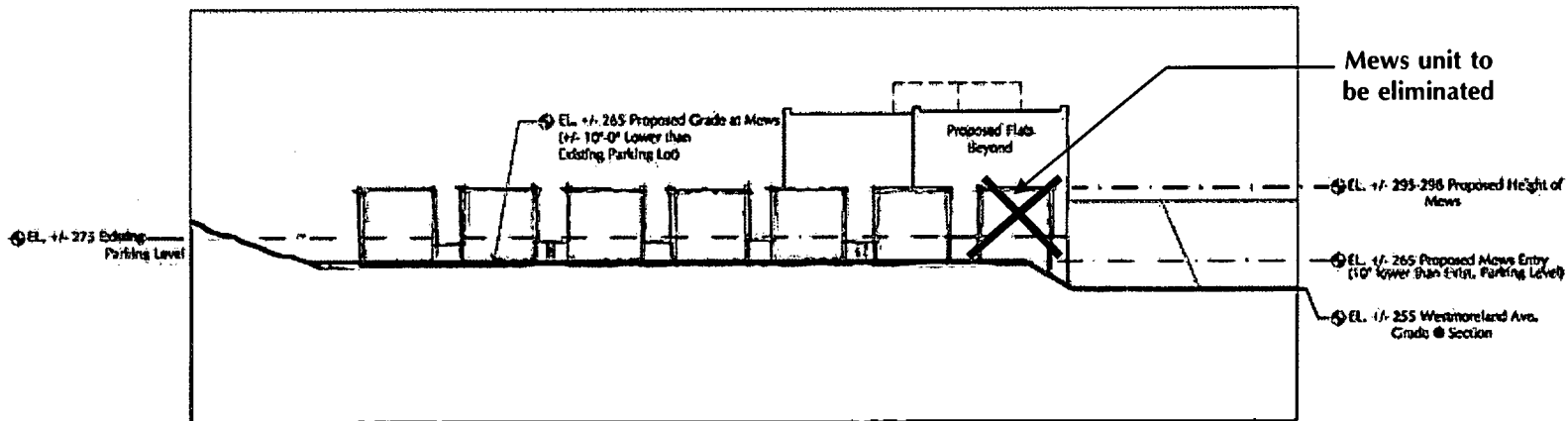




① ELEVATION THROUGH WESTMORELAND



KEYPLAN



② SECTION THROUGH MEWS UNITS AT WESTMORELAND ELEVATION +/- 255

7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

PROPOSED SITE SECTIONS

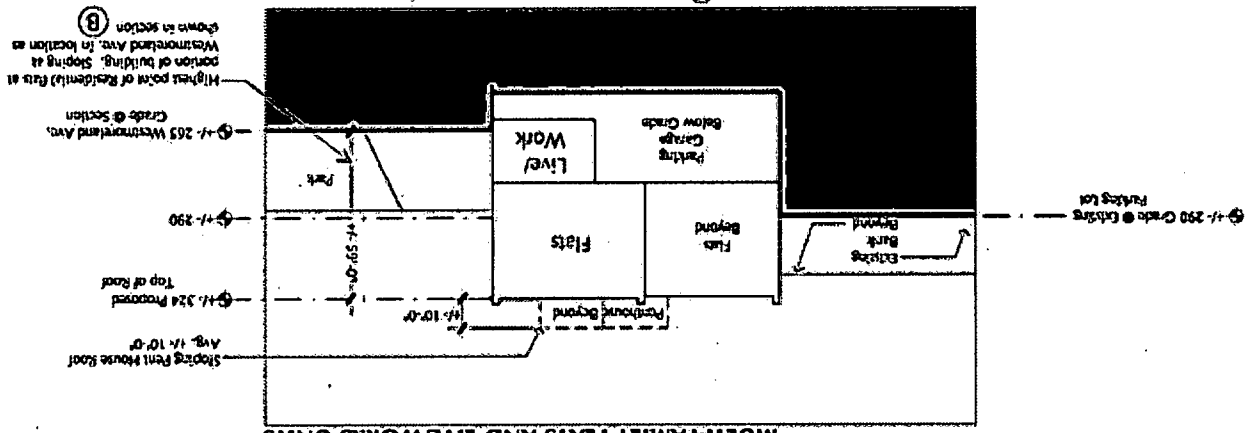
CUNNINGHAM + QUILL ARCHITECTS, PLLC



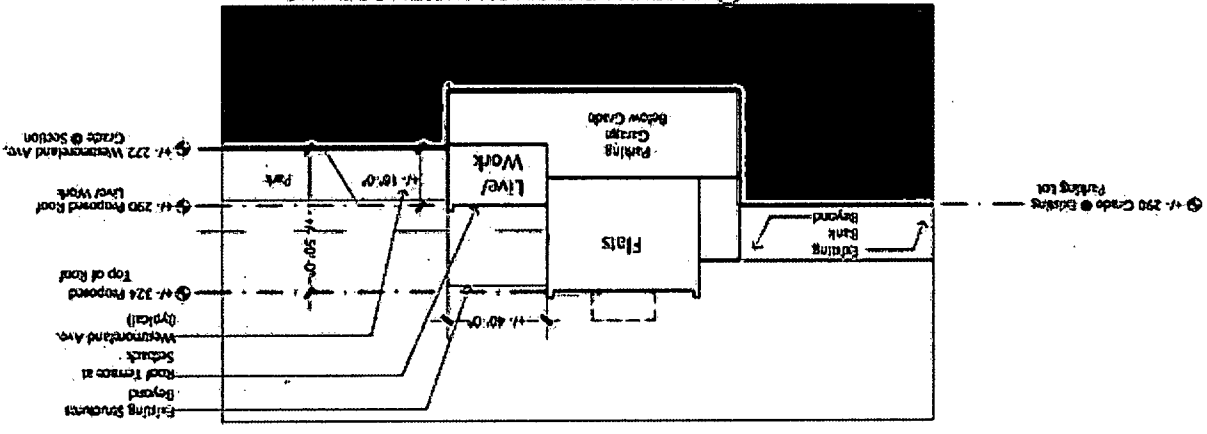
7001 CARROLL AVENUE

PROPOSED SITE SECTIONS
CUNNINGHAM + QUILL ARCHITECTS, PLLC

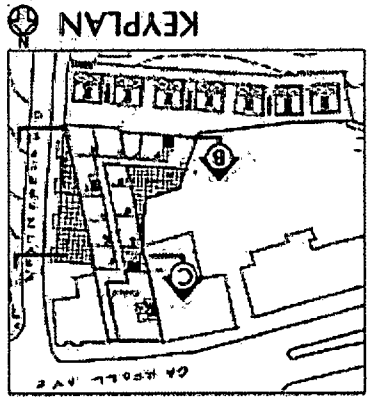
SECTION THROUGH WESTMORELAND



SECTION THROUGH WESTMORELAND AND LIVEWORKS UNITS



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<input type="checkbox"/>	NEWS UNITS
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<input type="checkbox"/>	BELOW GRADE PARKING



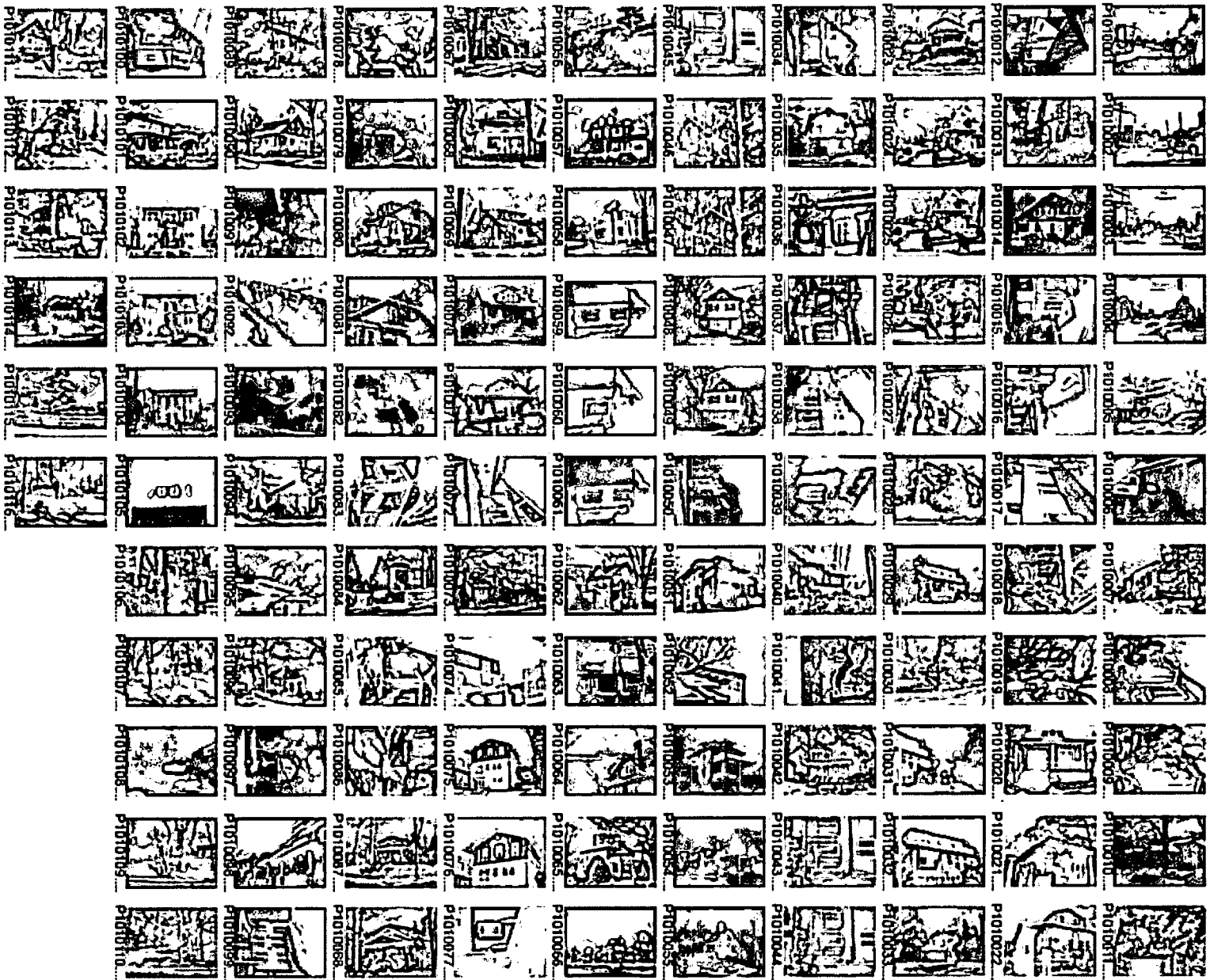
**DESIGN PROCESS:
COMMUNITY CONTEXT
RESEARCH**

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ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

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DEEP EAVES

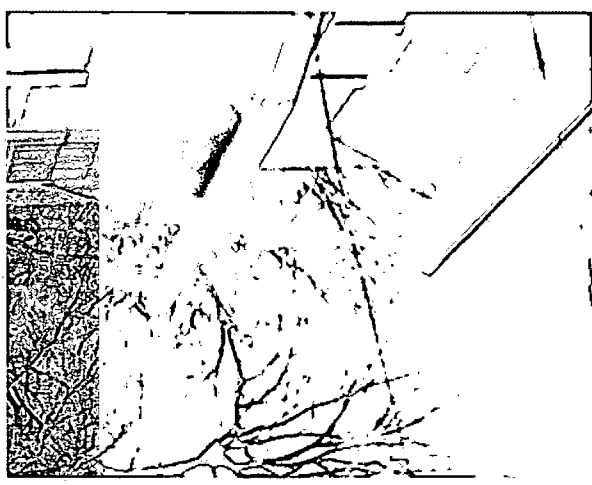
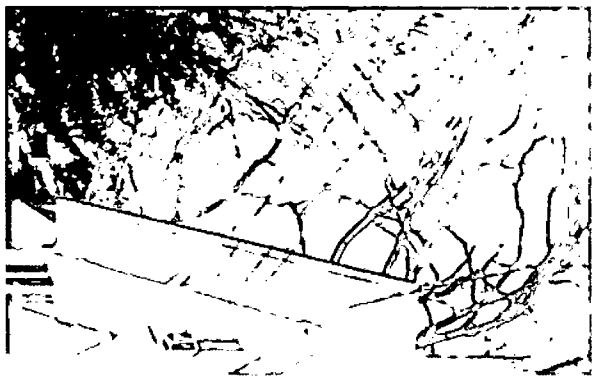
CUNNINGHAM + QUILL ARCHITECTS, PLLC

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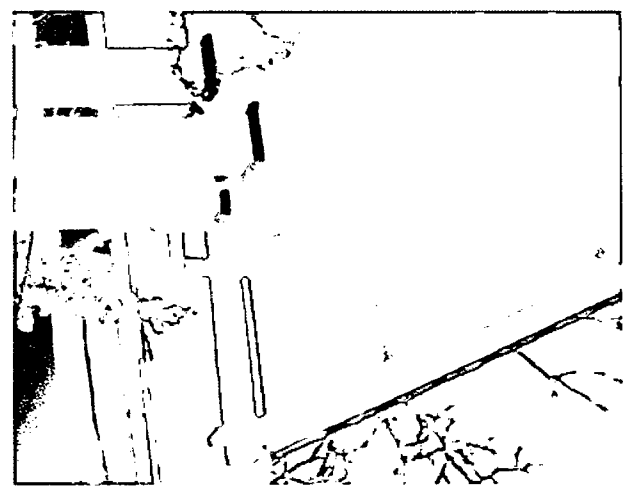
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ICC TAKOMA ASSOCIATES, LLC

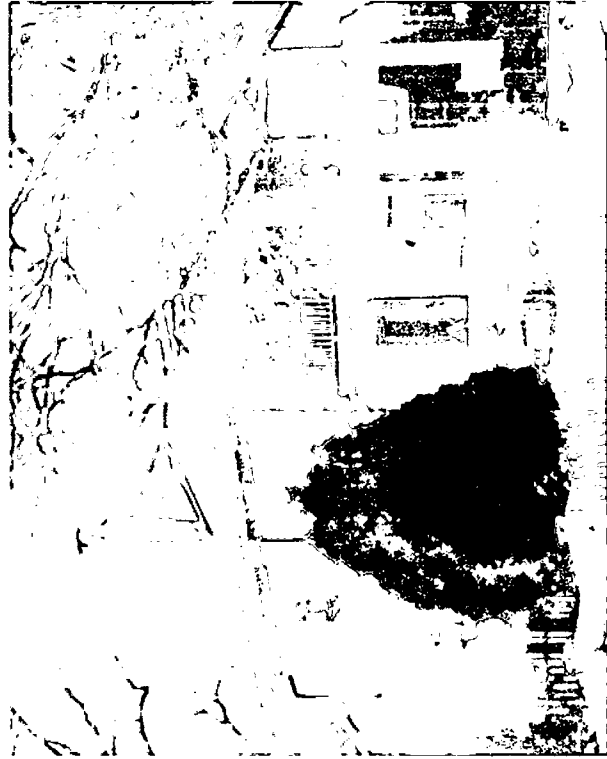
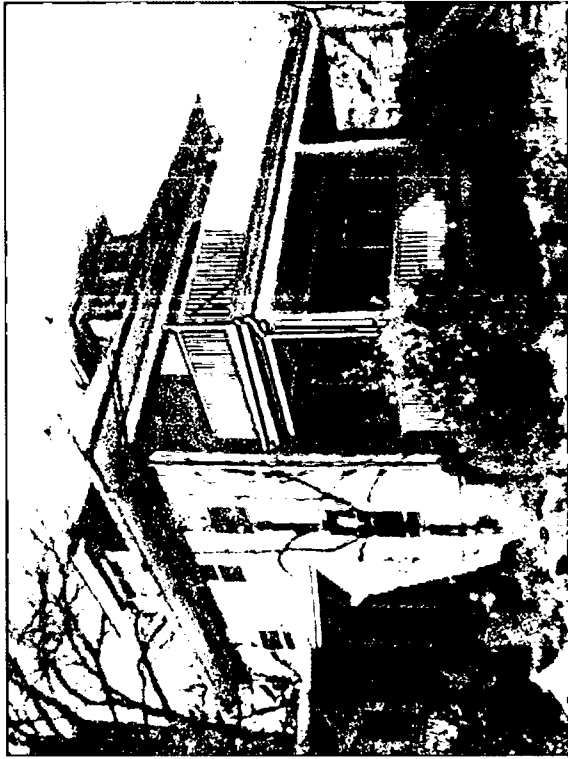
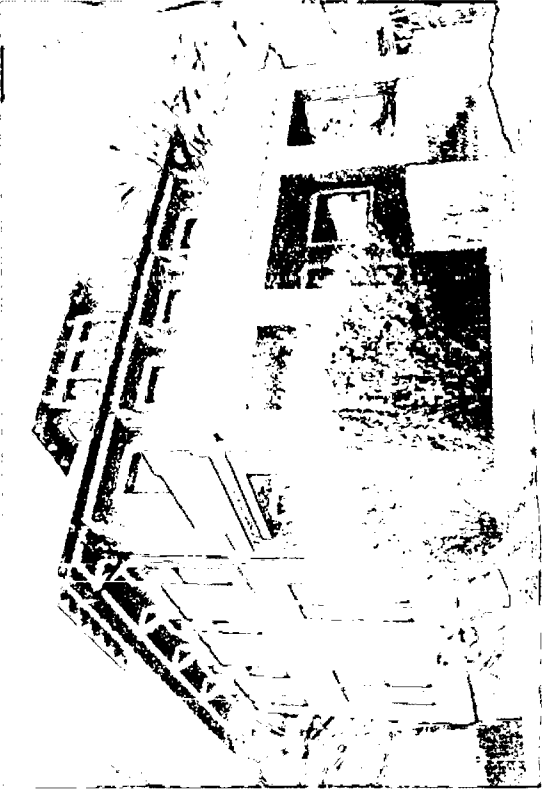
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BRACKETS

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MASS/ SCALE

CUNNINGHAM + QUILL ARCHITECTS, PLLC

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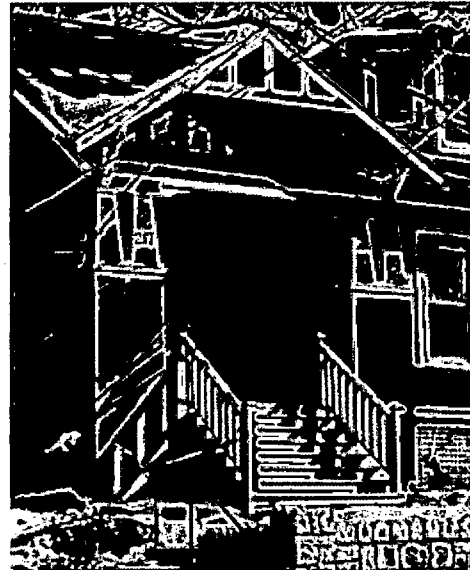
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PORCHES/ BALCONIES

CUNNINGHAM + QUILL ARCHITECTS, PLLC





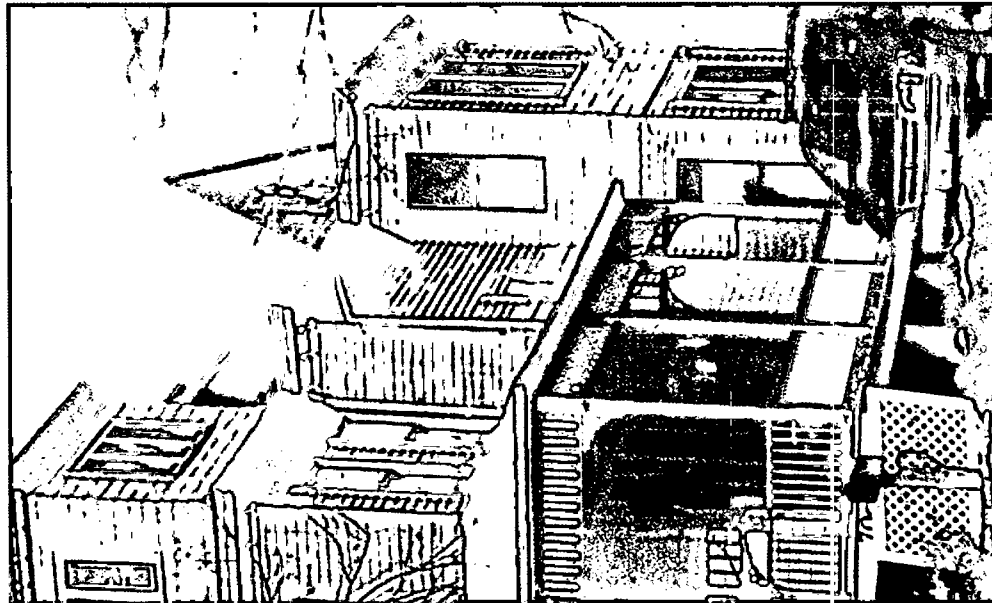
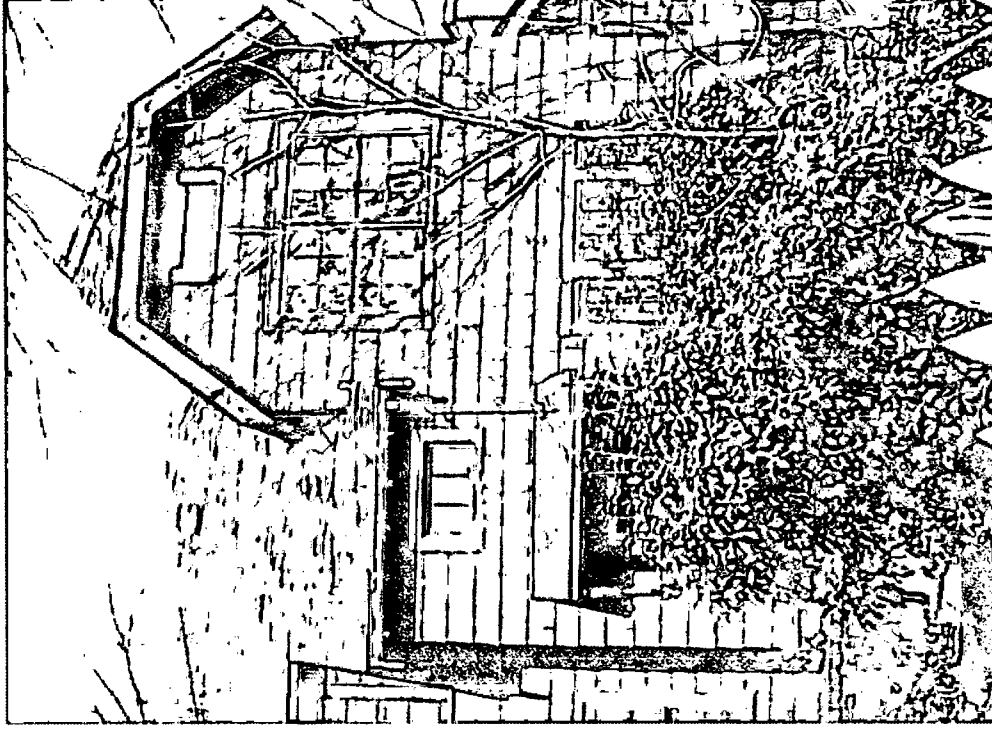
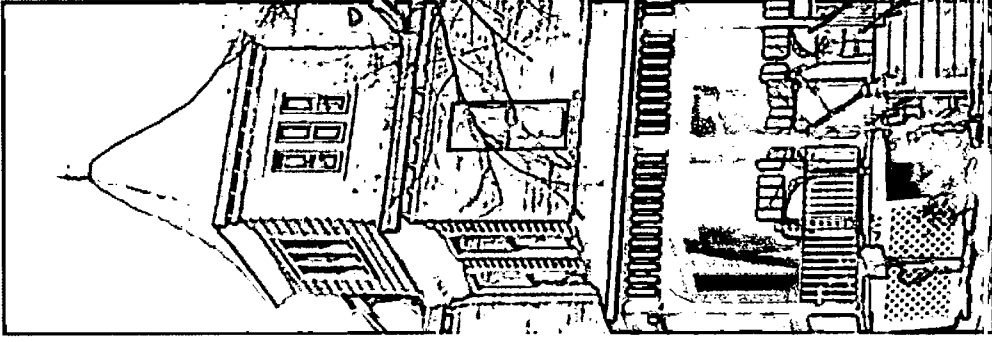
TAKOMA WALK

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COLUMNS

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30

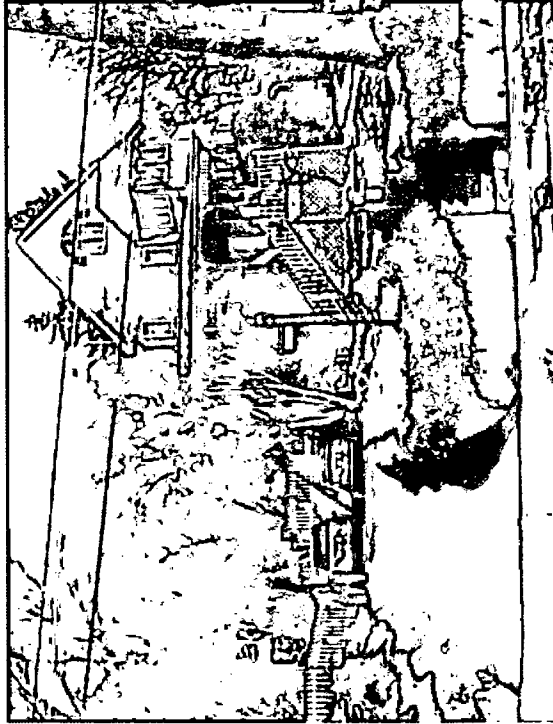
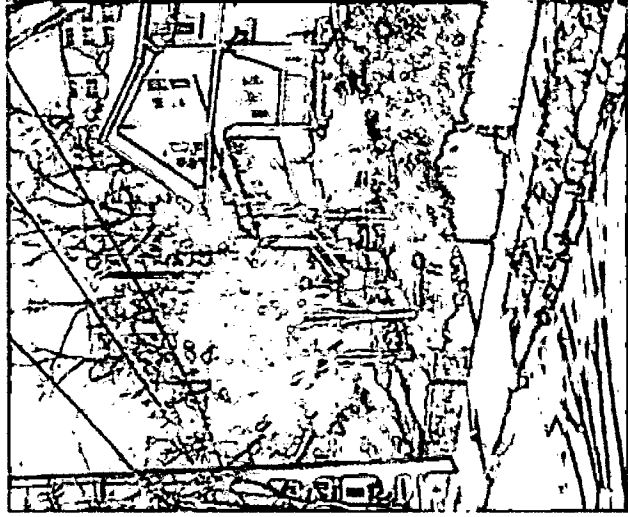
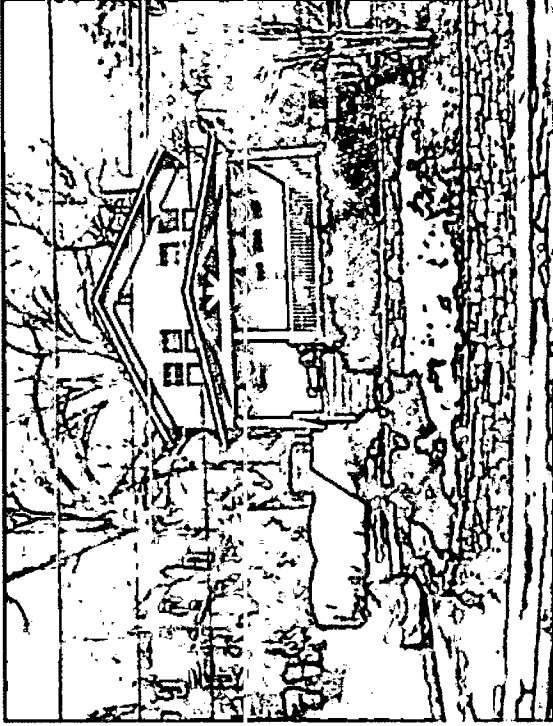


VERTICAL BAYS

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ICG TAKOMA ASSOCIATES, LLC



SLOPED SITES

CUNNINGHAM + QUILL ARCHITECTS, PLLC

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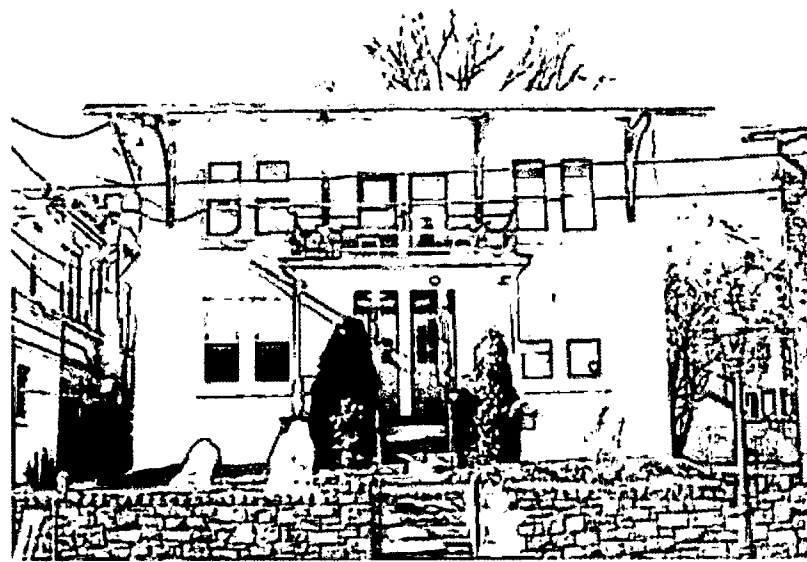


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COLOR/ MATERIAL

CUNNINGHAM + QUILL ARCHITECTS, PLLC



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UNIT ADAPTATIONS

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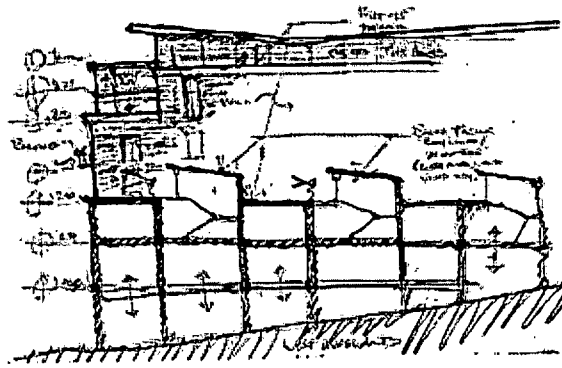
DESIGN PROCESS: ELEVATION DEVELOPMENT

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CUNNINGHAM + QUILL ARCHITECTS, PLLC

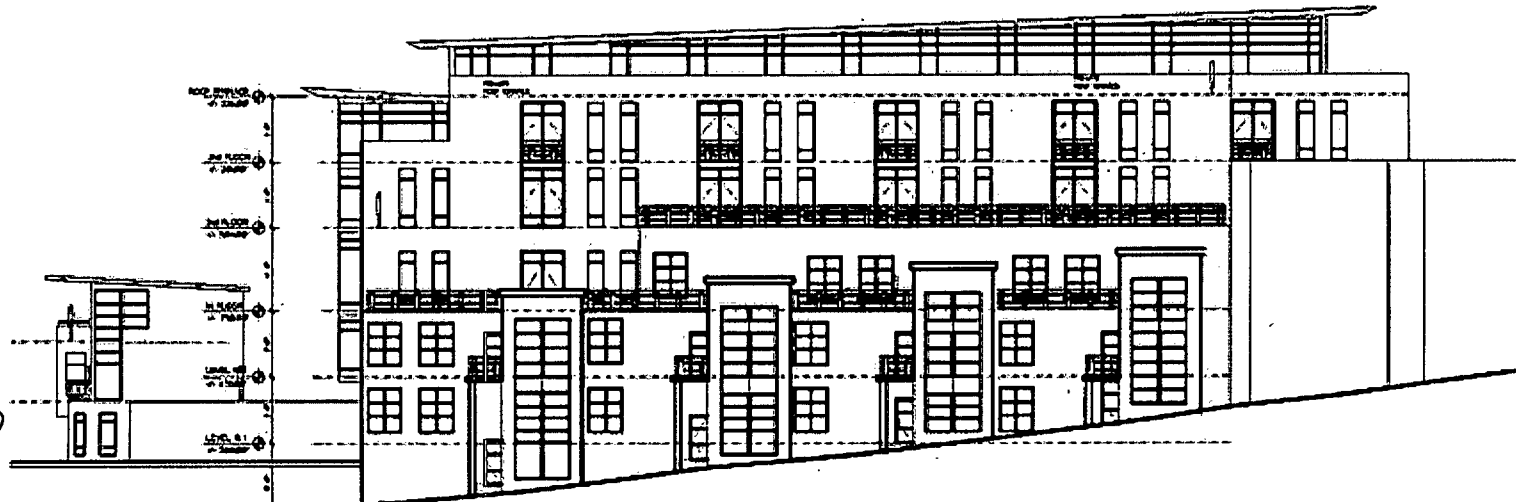
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CONCEPT SKETCH



CONCEPT DEVELOPMENT



COMPUTER STUDY

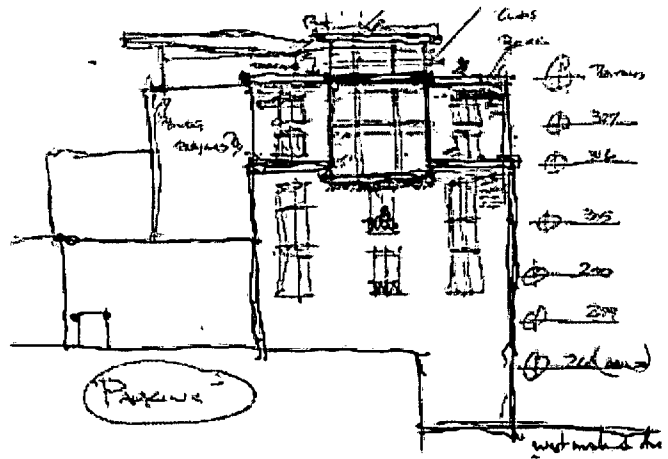
TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

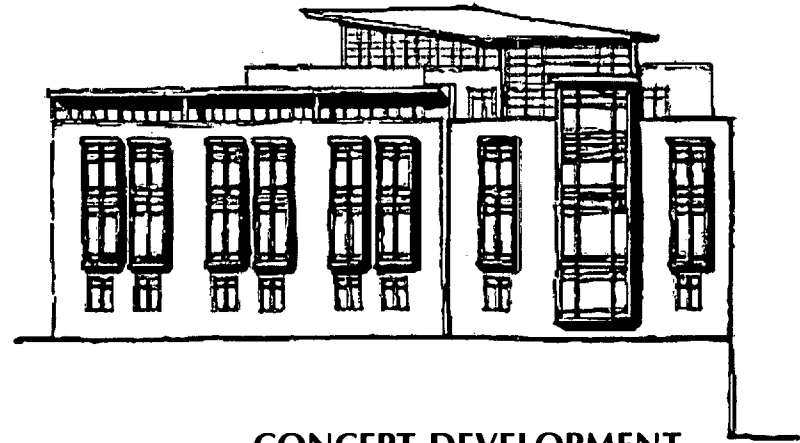
ELEVATION STUDIES

CUNNINGHAM + QUILL ARCHITECTS, PLLC

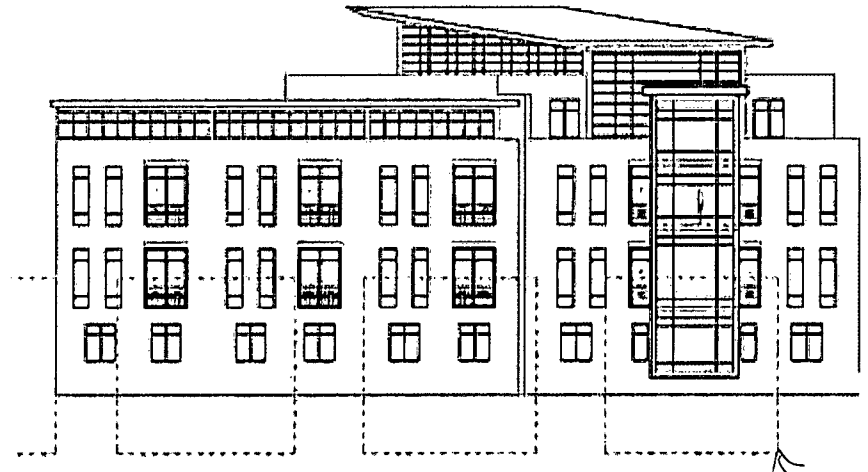
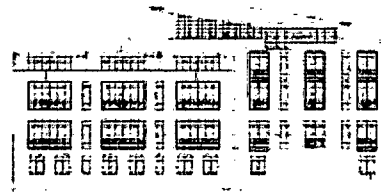
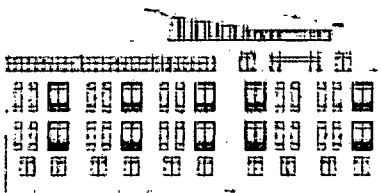
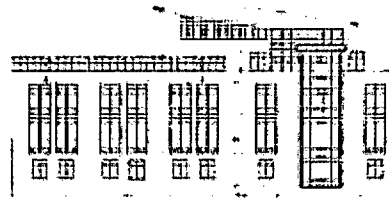
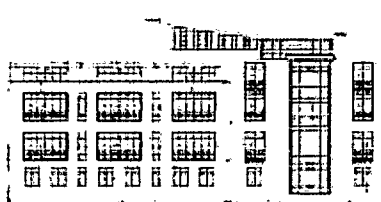
Westmoreland Ave



CONCEPT SKETCH



CONCEPT DEVELOPMENT



COMPUTER STUDIES

mews dashed in.

TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

Southwest Elevation

ELEVATION STUDIES

CUNNINGHAM + QUILL ARCHITECTS, PLLC



TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

MODEL DEVELOPMENT

CUNNINGHAM + QUILL ARCHITECTS, PLLC



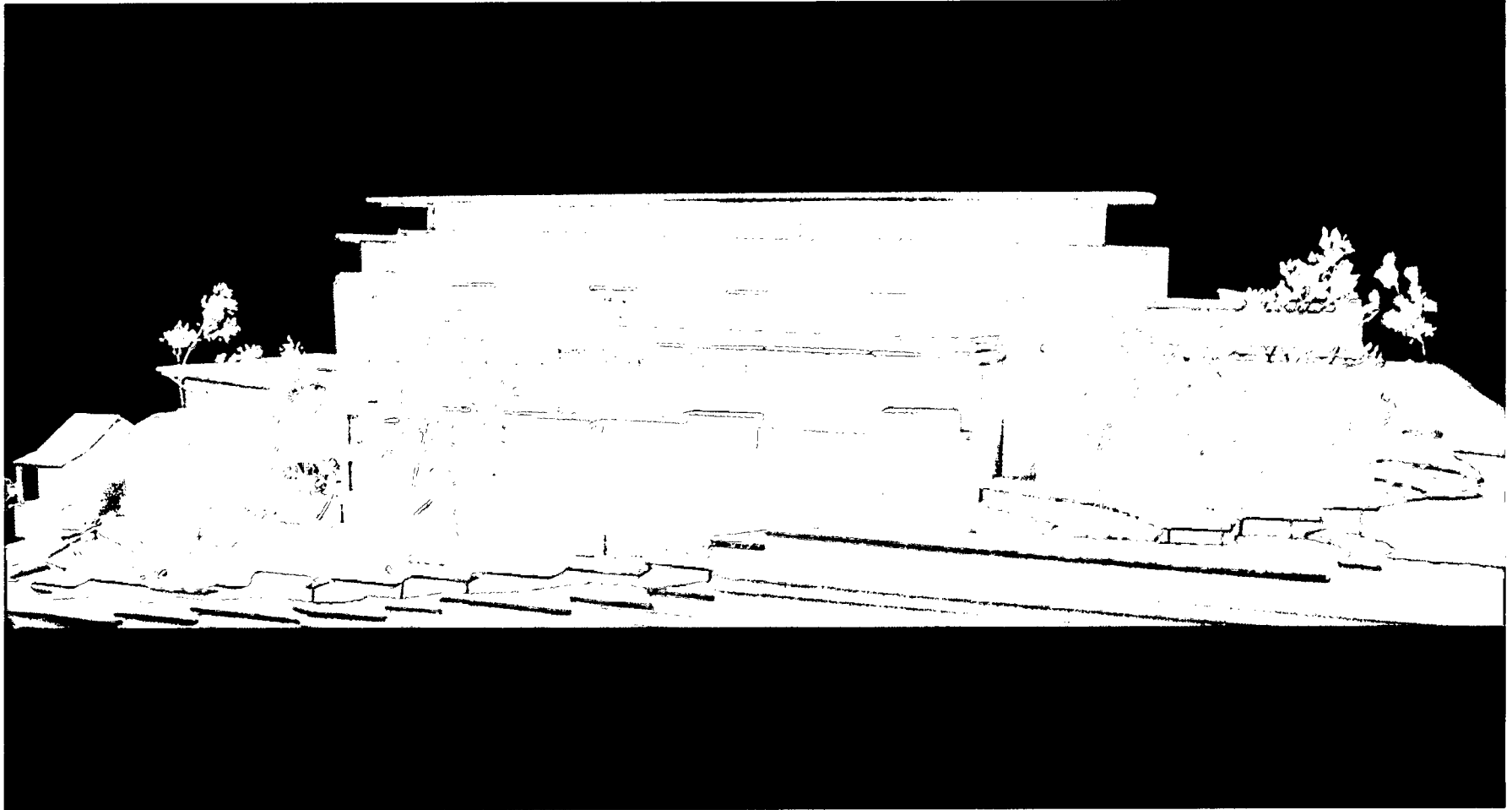
TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

Corner of Carroll

and Westmoreland.

CUNNINGHAM + QUILL ARCHITECTS; PLLC



TAKOMA WALK

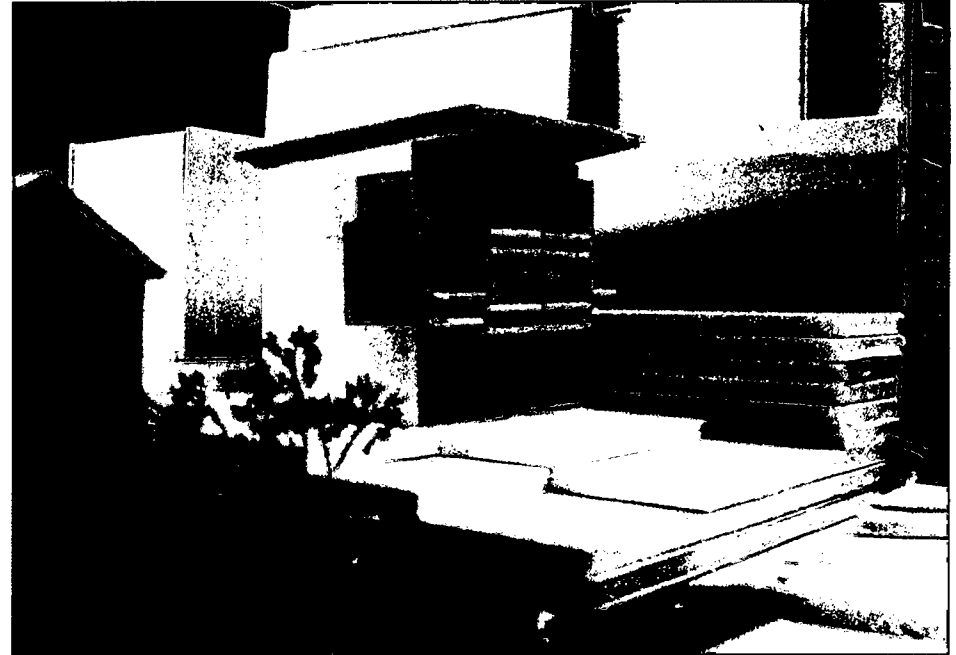
TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC





3rd Revision- 71 Units: Jan 2006



Current Scheme- 71 Units: March 2006

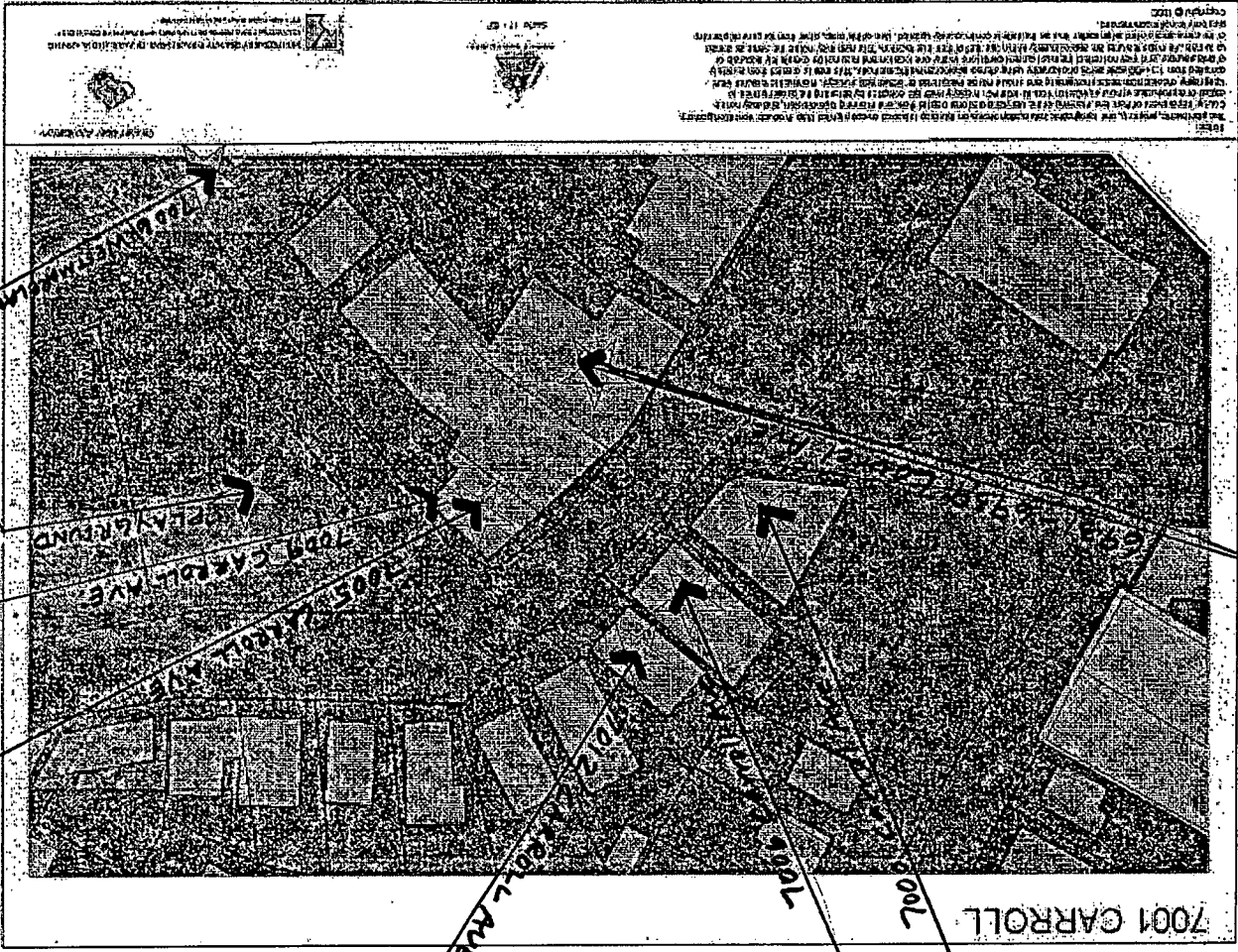
- Eliminated 1 mews unit at neighborhood edge
- Lowered 1st mews unit 10' at Westmoreland Ave.
- Aligned 1st mews unit with residences to south
- Reoriented 1st mews unit to address Westmoreland Ave.
- Pulled rear edge of building away from neighborhood edge

TAKOMA WALK

TAKOMA PARK, MARYLAND
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

(17)



2091a
 Takoma Park MD
 7006 Westmoreland Ave.
 'Mercy Sandoval'

Takoma Old town Urban
 Park. Westmoreland +
 Carroll Ave Playground
 (parts of fields with Takoma Park
 maintained by Mont. County, mss
 or miscel)

7007 Carroll LLC
 7007 Carroll AVE
 Takoma Park MD
 20912-3422

JULIAN, SAFRAN
 C/O EYWT ST PARTNERSHIP
 7504 ROYAL DOMINION DR.
 BETHESDA MD
 20817-4656

RUMMEL, MARY E TRUSTEE
 250 MANOR CIR Apt 2
 Takoma Park MD
 20912-4559

KC ASSOCIATES LLC
 7000 CARROLL AVE
 Takoma Park MD
 20912-4437

KC Associates LLC
 7000 Carroll Ave.
 Takoma Park MD
 20912-4437

LR1010 PROPERTIES LLC
 #100
 6935 Laurel Ave
 Takoma Park MD
 20912-4413

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 proportions, 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.

THE HISTORIC PRESERVATION COMMISSION

----- X
 ----- X
 PRELIMINARY CONSULTATION - :
 7001 Carroll Avenue :
 ----- X
 ----- X

A meeting in the above-entitled matter was held on October 26, 2005, commencing at 7:37 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

Lee Burstyn
 Caroline Alderson
 Jeff Fuller
 Thomas Jester
 David Rotenstein
 Warren Fleming
 Nuray Anahtar

ALSO PRESENT:

Gwen Wright, Staff
 Susan Soderberg, Staff
 Michele Oaks, Staff
 Tania Tully, Staff

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
CASE B	63
Stylianios Christofides	66
Lee Quill	66
Joy Austin Lane	74
Sabrina Behren	75
Ray Culbert	80
John Redman	81
Robert Patton	84
Wayne Goldstein	86
Kyle Greenlee	88

1 some more modifications, working towards decreasing the massing at least visually, if not physically.
2 Given the site and the mixed use of the project, there's an opportunity here for the applicant to take a
3 modern approach to design of the buildings with the rhythm of the district and its architectural elements
4 reflected in the design and avoiding something that is replicative.

5 With the scale of the building, staff believes there's a risk of perhaps a theme park feel if the
6 design were too replicative. With that in mind, staff and the applicants look forward to Commission
7 comments. I'd be happy to answer any questions, however, the applicants team is probably better suited
8 and they do have a presentation that will fill in a lot of the gaps that I did not provide.

9 MS. O'MALLEY: All right, maybe we will go directly to the applicant. We are going to try to
10 do this with our timer. The presentation should be aiming for seven minutes.

11 MR. QUILL: This is for question and answer, I'm not going to talk to the model.

12 MS. O'MALLEY: If you would state your names for the record.

13 MR. CHRISTOFIDES: Stylianos Christofides, I represent the developer.

14 MR. QUILL: Lee Quill, Cunningham Quill Architects.

15 Good evening Madam Chair, members of the Commission, again, my name is Lee Quill
16 from Cunningham Quill Architects. It's a pleasure to be before you tonight. With me again is our
17 development team of ICG Takoma. With me at the table is Stylianos Christofides and also Bruce Levin.
18 From our office today is Dave Bagnoli whose with the slides today. Sara Ship from Cunningham Quill, and
19 counsel's here tonight in case we have questions there.

20 This is part of a process that we are working on. An interactive process with the community
21 and with you. When we are at a meeting, Commissioner Alderson said she thought it would be a good
22 time to bring this forward and we said we're ready to go. Because this is meant to inform the project as we
23 move forward working with staff, with you and the community.

24 So far we have met with the City of Takoma staff. We have met with two council members.
25 We've met with MNCPGC, Historic Preservation staff, and planning staff. We've met in the community with
26 WACO, Westmoreland Area Community Organization, Victory Tower, and a number of times with Historic
27 Takoma.

28 Historic Takoma has been tremendously helpful, as well as HPC staff in providing us
29 backgrounds, because we do a fair amount of research we come into historic district. As I mentioned, this
30 is part of a, and we have met with members in the county dealing with fire, life safety, et cetera. And we're
31 part of a process to inform the process tonight. We're going to run you quickly through what we have and
32 then we're open to question and answer obviously.

33 Let me give you a little background on the site. We're not in Gaithersburg, we're in Takoma.
34 The project, portion of the project that we are dealing with the historic resource is the Talianos and the
35 Rerun site that you see in the slide there and you've got in your picture.

36 This is the face of the project. It faces on Carroll Avenue. An interesting fact is just the
37 building right next door where the ice cream shop is where Cunningham Quill Architects started 91/2 years
38 ago. I actually spent time here prior to that so we're familiar with the area.

39 As you go to looking at the site, we are located about a five minute walk from Metro in a
40 direct line. The site itself, as you can see, the gray is the older buildings components, historic resources
41 and others, and the house that is in this area.

1 The blue is the surface parking lot. Around that, this is all part of the C1 historic Takoma
2 revitalization overlay, so it's not historic zoned, but it is in that particular area, residential zone but it's in this
3 area.

4 Working with Historic Takoma we've been able to do quite a bit of research on the site as its
5 moved from the 1921 original Ford dealership to, again, the area was, as you can see down below where
6 the Tower is, with Gilbert, this was the location of the original sales area for Mr. Gilbert for Takoma Park.

7 In 1941 it was "revamped" to add the second story on the front and clean up the site as you
8 see today. It also had the garage portion in the back with the sales. The intention is to restore it back to
9 take our portion of the property in the streetscape, to restore it back to its look of the 1941 condition with
10 the exception, we will not be putting a service drive entrance into Rerun. We don't need that, I think.

11 The context in the back you're probably familiar with to some degree. The slide right in the
12 center, the image in the center is the back of the second floor, right in this area. It is only 12 to 15 wide as
13 you will be seeing in a model here. That is the area that Tania mentioned that we will be extending the
14 second floor back into the main tower.

15 The house, that is on the site which has been altered quite a bit, as you know. It's right
16 there. The change of gray in the lower slide which shows the upper parking lot going down to our portion
17 of the site, this is where we are. This about 8 to 10 feet above the adjacent property.

18 Again, these are the images the slope on the upper left hand corner is coming down from
19 the parking lot down to Westmoreland, and these are images of some of the context around with the
20 entrance going down and the bungalows on Westmoreland.

21 The site diagram quickly taking you through on Carroll. We are retaining and building back
22 a small retail and office component, office retail component in that area. Along Westmoreland will be the
23 duplex Live/work units. Behind that is the residential tower component, behind the midrise and then a
24 mews breaking the apartments and condominiums down into a series of smaller buildings facing the
25 neighborhood.

26 You're looking at a series of diagrams. I have the models all here, but in the early diagram,
27 this is what we work in model a lot. This is the existing condition, view from Carroll, view from
28 Westmoreland. This is the first scheme we looked at. It may be a little hard to see, but as you can see we
29 had really originally looked at an idea of doing an H shaped building facing the park and a bar along the
30 back of the block.

31 This was extremely massive we felt in-house looking at it before it went out. As well as the
32 H portion looked more like a double in the backside facing Westmoreland looking more like a double wide
33 drive-in movie screen facing Westmoreland. We thought that was a bit steep.

34 The next one we started to break it down to narrow the profile to make it relate to the park.
35 Three components really. Started to look at the park component, the historic component in the front, the
36 narrow component facing Westmoreland and then breaking down the bar into a series of residentially
37 scaled units that reflect the neighborhood scale and to complete the residential character of the block and
38 the interarea.

39 After meeting with Maryland National Capital Park and Planning, Historic Preservation and
40 beginning of the discussions with the community, we then looked at, actually Gwen was helpful in this,
41 really working with the front to complete the historic resource in the front and pulling it back about 30, 40,
42 50 feet to work with the scale depending on what it is the adjacent buildings, and to also start to break
43 down the scale on the Westmoreland neighborhood, which I'll show you the model here during question

1 and answer. It's just a little hard, but the idea is to break down the scale as it steps down to the
2 neighborhood.

3 So again, this is the diagram. The plans again were that there will be two layers above the
4 ground parking. The mews area which is in this area, which the parking lot is now about 8 to 7 or 10 feet in
5 some areas above the adjacent grade. Will be lowered to the adjacent grade of the neighborhood to the
6 east, and to the lawn there.

7 And then it will set up from that point to another mews. The live/work units will start stepping
8 up from the drive entry which is just down the southern end of the site right there along Westmoreland, and
9 then will start to work up the hill toward Carroll facing the park.

10 Behind that will start to be then the bringing in of the apartment scale units behind that. The
11 terrace on top of the live/work units and in the thin block that you saw coming down will be the
12 condominium apartments, and in the front on the first level and on the second level will be the retail and
13 commercial office areas with the main entrance coming off of Carroll Avenue at that particular point.

14 As you go up into the tower portion, the midrise portion, are the apartments in the block as
15 you go up. These are some site sections which we should have showing the existing condition of how it
16 works with that area. Right now the parking and then stepping down into the neighboring yard, how we're
17 going to lower that and put in a mews scale units in this particular area.

18 And then in the next one, is looking from the end, dotting in the building center there existing
19 with the house and dotted in the existing shed buildings on the back of the historic resource, and how our
20 building will step down. The purple is the live/work. The more tan color are the condominium apartments
21 beyond, the rest are mews he's point at down there, the condominium apartments, and the mews being
22 down next to the houses.

23 This is the section looking from the neighborhood up at an elevation blocking again of the
24 mews units and the step back of the building behind. And then a section through the units showing that,
25 you know, the flats on the first floor and the duplex units up above, so the entrance is off the mews and in
26 the upper mews area.

27 This is an overlay we've done to help in understanding where we are in relationship to what
28 is there. The black figure line drawings are the existing house, the existing shed building, et cetera, in that
29 particular area in the step. Then our building that goes beyond, and as you can see we're approximately
30 one story or about 10 to 12 feet above that.

31 Currently right now so that you can start to see the relationship of our setbacks to what's out
32 there. Because actually what's out there is not just low level things. It's a very complex site as you can
33 see in the blueprints.

34 I hope I made my seven minutes.

35 MS. O'MALLEY: Well, you did a great job.

36 MR. QUILL: Thank you.

37 MS. O'MALLEY: Sure we go ahead with a few questions before we have other speakers?

38 Are there any immediate questions from Commissioners, or would you like to hear questions
39 from the audience?

40 All right. Maybe we'll have the other speakers come up and then you can return.

1 MR. QUILL: Thank you.

2 MR. CHRISTOFIDES: Thank you.

3 MS. O'MALLEY: I call up Joy August Lane, Sabrina Behren and Rick Culbert.

4 MS. BEHREN: Good evening.

5 MS. O'MALLEY: Good evening. You can go first, and as an elected official you get seven
6 minutes too.

7 MS. LANE: I certainly won't use that much, and it's probably more appropriate for me to go
8 after the residents who are here tonight. What I wanted to say about this project is I have been briefed on
9 it. I have attended some of the community meetings, and I appreciate the improvements that they are
10 looking at doing to the historic facade on Carroll.

11 Another council member actually represents the residents on Westmoreland, which is the
12 other side of the project, and I don't want to claim to speak for him. What I've heard from residents, both at
13 the meetings and afterwards are a concern about the height of the building and the density of the
14 development.

15 Also, there are pretty strong concerns about the access to the parking area and looking for a
16 second access point so that Westmoreland Avenue is not where all the traffic comes in and out. Those are
17 the things I've heard about. I think about people will have more specifics and will be the actual people who
18 I have heard at these meetings, so I will be happy to yield my time to them.

19 If you have any questions, I'll be happy to answer them.

20 MS. O'MALLEY: Any questions?

21 Yes? Did you have a question?

22 MR. BURSTYN: No, I just have a comment. I think one of the town members is probably
23 bothered by the light in his eye.

24 MR. CULBERT: Thank you, I appreciate that. You're absolutely right.

25 MS. BEHREN: My name is Sabrina Behren, I'm the president of Historic Takoma, Inc. in
26 Takoma Park. We have met with the applicant and the architects both informally and in an HTI board
27 meeting, and I have attended other community meetings where presentations on the project have been
28 made as well.

29 In fact, we've had more opportunities to meet with these folks and we've been able to avail
30 ourselves of Mr. Quill of Cunningham & Quill has graciously invited us to visit his office to view other
31 projects which his firm has worked on, and I'm very sorry that my schedule has prevented that visit from
32 happening thus far.

33 We appreciate Quill Cunningham's experience with projects in historic districts and historic
34 buildings, and we're confident that they will demonstrate the same sensitivity as they work on this project in
35 Old Town Takoma.

36 The developer has also been very sensitive to community concerns about storm water
37 runoff, about traffic congestion and about the parking concerns that council member Austin Lane has just
38 referred to.

1 The project is proposed for an important and central address in the heart of our historic
2 district, in the heart of our commercial district. You've heard the history of the site and the site is very vital
3 to maintaining the character and atmosphere of Takoma Park. That atmosphere, of course, is the
4 atmosphere of a small town.

5 The project is adjacent to important historic residential neighborhood, as well as important
6 commercial historic neighborhood and the impact of the project on those neighborhoods is very important.
7 It is a very challenging site, no doubt.

8 One of the challenges on the site is that it in fact has two frontages. It has the historic
9 storefronts that front on Carroll Avenue and it also has another frontage on Westmoreland Avenue. And
10 due to the change in elevation from Carroll Avenue down Westmoreland, and the open park on the
11 southwest corner of the intersection of Carroll and Westmoreland, the Westmoreland frontage is barely
12 visible from Carroll Avenue.

13 And this perspective, by the way, is not included in the package of contextual photographs
14 that were submitted by the applicant, and this is very, if you know the commercial strip from the vantage
15 point of Finewares, House of Musical Traditions, the Long & Foster Real Estate and further on down Carroll
16 Avenue, those people look straight on, right on at what would be the Westmoreland frontage of this
17 building.

18 So we have several concerns about the project as currently proposed. We are also
19 concerned about height massing, the impact on the Carroll Avenue streetscape, and the impact of the
20 Westmoreland Avenue residential neighborhood.

21 The proposed height of the main building proposed to be added to the rear of 7001, 7003
22 Carroll is of concern to us in two ways. We're concerned about the height of the proposed addition to the
23 original Carroll Avenue storefront, as well as the height of the addition to the building in the rear and on the
24 Westmoreland side.

25 We're very concerned about the amount of setback and height of the proposed addition
26 floors on the Carroll front and from what prospective this will be visible.

27 On the Westmoreland frontage, the rear addition, these structures appear to be too tall and
28 too massive in the context of the existing surroundings. As I understand it, current zoning allows for a
29 building to be built to a height of 50 feet in this area. And on this site, that would be 50 feet on top of the 35
30 foot grade from Carroll Avenue down Westmoreland.

31 I'm a little bit confused by the numbers that are on the diagram in the submission package,
32 but my conclusion that this building is somewhere in the neighborhood of 85 feet tall from the
33 Westmoreland perspective, and if that is not the case, I would very much like to hear about that, that it is
34 not that tall.

35 As this Commission is aware, Historic Takoma is dedicated to preserving the historic
36 integrity of this historic commercial strip. I would like to bring your attention back to another infill project
37 that Urciola Properties is proposing to build on the other end of the strip at 6901 Laurel Avenue, the
38 intersection of Laurel and Eastern Avenues.

39 And in that case, the Commission shared our concerns about the height massing and
40 setback of the proposed new building, and instructed the developer in that case to bring down the height of
41 the building and to increase the setback of the futuristic bent metal roof that was proposed for that building.

42 To our view, this project is the bookend at the other end of the Old Town commercial strip.
43 And thus, it is our feeling that this building should not be any taller than the builder proposed at 6901 Laurel

1 Avenue. I believe that building, and this is totally out of my memory, I haven't checked this, and if I'm
2 wrong, please correct me, but I believe that building will be no taller than 40 to 45 feet tall. And thus, I
3 believe this new proposal should not be any taller than the building that Urciola Properties is building at the
4 other end of the strip.

5 I disagree slightly with the staff concerns about how modern the architectural style here
6 should be. I think a number of the models that have been proposed by the architect, and I know they're
7 just points of reference, but I think they're very, very modern, post-modern even, for the area that we're
8 talking about here.

9 So I support the staff report concerns about the height and massing, particularly the
10 residential high rise portion of this project. I believe it needs to be shorter. It needs to be less dense. It
11 needs to be less massive and I will go even further than the staff report to recommend that the height be
12 brought down to the height of the Urciola building, 45 feet at the highest point. Thank you.

13 MS. O'MALLEY: Thank you.

14 MR. CULBERT: Hi. I'm Ray Culbert. I'm one of the neighbors on the block, and I don't
15 speak for the neighbors, it's just a personal view. I'm like probably most of us in the neighborhood we've
16 been before this group to get changes made to our houses, and have been before you all to show the
17 preservation of the character of the area, and I've looked at the presentation and I can see the scale model
18 here, although I'm not quite sure I can see the scale in that.

19 But my real concern is that, you know, you had a little discussion earlier about the signage
20 for the gateway to the historic district. What we are talking about, the gateway to the historic district. This
21 is what you will see or not see because if it's built in the neighborhood that we live in will be behind this, or
22 be looking up at it.

23 And I just have, as one of the neighbors who is going to be there, I have real concerns just
24 so far from what I've seen of the plans of the, essentially the looming presence of this development. The
25 traffic is, of course, extraordinary concern to us, it's an awful intersection where they're building this. It's
26 really very bad.

27 I was talking to someone before who said they almost got hit there, and I said I probably
28 was one of the people who almost hit you because anyone who travels there, that's what it's about. But the
29 word scale, I guess, in the architecture of the preservation world, but I can just, I just, just visualizing this I
30 see a looming presence of buildings on a block which is cut off somewhat from the commercial area, but is
31 still quiet, and the neighborhood, and a historic neighborhood at that. And that's all I wanted to say.
32 Thanks.

33 MS. O'MALLEY: Thank you. John Redman, Robert Patton and Wayne Goldstein.

34 Mr. Redman.

35 MR. REDMAN: Thank you very much. First of all, being not a real volunteer, I want to thank
36 you all for taking the time for doing this because I really doubt that any of you are really getting rich doing
37 this.

38 I feel you provide a very valuable service to the community. I, as Rick, who is one of my
39 neighbors, I also live on Westmoreland Avenue down the street, and I really am out of my depth in terms of
40 the architectural implications of all of this. And I'd just like to say that your value to us going forward is
41 going to be really very immeasurable, because most of us have lived on this block in Westmoreland for
42 probably more than 25 years.

1 We all know each other. We're very tight knit group, and this is going to affect our life very
2 directly for probably the rest of our lives. And really there's nobody on our block who has the expertise that
3 you all have. And so I guess I'm here to ask you for a great favor, the dedication of your time and your
4 intelligence and your design sensibility to making sure that the way this interfaces with our lives is
5 something that we feel very good about. And at the same time the developer feels good about and is able
6 to come away with a reasonable rate of return.

7 I do, you know, as I said, I have no expertise in this area, but there are just some things that,
8 some issues that popped up looking at these pictures here that I would put in front of you as an examples
9 of the types of things that I would want you to give careful consideration to, and really only just examples of
10 the types of things. But, and some of these have already been mentioned.

11 There really is no front elevation given in here that I can see, and people have talked about
12 the massing and the height, and I notice things that are omitted sometimes, that are sometimes more
13 important than what's included. And I don't see any front elevation reproduction here.

14 There are really three frontages. There's a frontage on Carroll, there's a frontage on
15 Westmoreland, but there's also a frontage on the residential area, and there's a house that's right next to it.
16 And it's a little difficult for me to envision how that's going to work for the family that lives right there. Who
17 lives a few houses up from here.

18 The blending of the examples of the architecture they're showing as previous work with what
19 is essentially Sears Craftsman house. I live in a Sears Bungalow, and several of the houses on either side
20 of me are also Sears Bungalow, which I am sure that you're aware of the specifics or architectural era of
21 design and craftsmanship.

22 The things that they're showing here, and I think the representative from Historic Takoma
23 noted that too, that none of those examples seem to blend with the architecture in our neighborhood. And
24 it'll be interesting to see whether they have done anything within that architectural context before that they
25 could bring before you to show that they do have some experience and sensibility in working in that
26 particular architectural mode.

27 The final example I have is, maybe that's all. Oh yes. The other thing is the example of, the
28 point of blending with the Urciola Property that it seems to me you have to think, I know you don't have
29 control over this, but you have to think of it as an organic unit. That the presentation is going to appear
30 seamless. It can appear seamless ugly and it can appear seamless beautiful. But if you consider these
31 two properties in isolation from each other, then you're not likely to get an optimal solution.

32 So I'm sure I've taken up more time than I'm allotted, but I wanted to thank you again for the
33 time and dedication that you've shown, and we really are relying on your judgment and expertise to help us
34 maintain our quality of life which is why we're in Takoma Park to begin with. Thank you.

35 MS. O'MALLEY: Thank you.

36 MR. PATTON: My name is Robert Patton. I live at 7005 Westmoreland Avenue. I live right
37 across the street from the development in that house right there next to the tower.

38 So the development is very close to my house. Also I am of two minds on this development.
39 What I look at today is ugly. And I would like to see something different there, and I think if it was
40 something new that it would have a great chance of looking better than what is there.

41 So my biggest concern is the traffic. Right now the plan is to have the traffic go in and out of
42 the garage on Westmoreland Avenue. And it's difficult, as people said, to get out at the top of

1 Westmoreland onto Carroll, especially turning left.

2 I never go up there that way. I go down Westmoreland Avenue and go out on Walnut. So if
3 you have 73 or however many units are there, and I think many of those cars are going to start going down
4 Westmoreland to get out of the neighborhood, and that's really the negative impact on our neighborhood.
5 It's a narrow street. There's parking only on one side. Two cars can barely pass with the parking on one
6 side.

7 The street wasn't really prepared for that level of density. So the developers have been
8 trying to work with Urciola to get an exit to the garage onto Eastern Avenue, and I want to support that
9 effort all the way. I think that that dove tails in with what Mr. Redman said about these properties need to
10 go together.

11 If you go behind these properties, you'll see that the parking lots, you can't tell whose is
12 whose. You can't tell the area. So it really needs to be done together. And I know these developers have
13 made overtures to Mr. Urciola and so I'm hoping something can happen there that puts some things
14 together.

15 ~~I would like to see a green buffer strip restored on Westmoreland Avenue between the~~
16 ~~sidewalk and the live/work units.~~ We have small tree buffers on both sides of the street further down, but
17 they disappear both adjacent to the park, which is green, but there's no greenery where the development's
18 going to be except for one really huge tree, but the tree is not in good shape now because it drops limbs
19 constantly, and they'll have to take it out and it probably should come out for the development.

20 ~~But I'd like to see some space for trees to be put back in in a tree buffer.~~ Other opportunities
21 I think are for green building elements, things that will treat the storm water and water run off in more
22 innovative ways that we're learning about in our society. And I hope they're open to that. They have
23 expressed openness to using some of the spaces in the garage for say a zip car or for car sharing and
24 trying to, it's a great location to not, to live without a car.

25 And so we're really hoping that the development can be done in such a way so that we have
26 less cars than you would normally bring in with developments. It's a great location to structure things in
27 that way.

28 ~~I do agree with the staff's thought about the architecture,~~ that it might be better to do
29 something that's more modern than to try to replicate some kind of art deco or Victorian thing. And I think
30 my house was purchased at Montgomery Ward.

31 MS. O'MALLEY: Mr. Goldstein.

32 MR. GOLDSTEIN: I'm Wayne Goldstein, President of Montgomery Preservation, Inc. I
33 haven't seen the property, but I've talked with my colleagues in Takoma Park, and have been very involved
34 in building height, the building height measurement legislation. And I was sorry to see that the county
35 council did not include measuring the back of properties, particularly where you have the kind of steep drop
36 off that this property has because what will be now you are going to be allowed to go up to 35 feet in the
37 front for a residential building, but if there's a steep drop off in the back, it's going to look like a 50 foot
38 building.

39 And for the neighbors who live right behind, that's really going to loom over them. And in
40 looking at some of these elevations, that's going to be what's going to happen in this case with this
41 building. For example, if I'm reading this right, from Westmoreland it looks like, if you're right at street level,
42 the building will be 82 feet tall.

43 Now, of course, from the other side you're adding one or two stories to the existing

1 commercial structure. With the setback they're proposing, that really won't be a problem at all. But it's like
2 a Dr. Jeckyl and Mr. Hyde. You've got Dr. Jeckyl along Carroll Avenue, but you've got Mr. Hyde what you
3 see from Westmoreland Avenue, and so I think you're going to have to really work to reduce the height, the
4 massing. There may be a way to keep some of that in there, some of the height, but doing significant
5 stepping back.

6 Because if you look at the current building, it is still quite high from Westmoreland, but it's a
7 long distance from Westmoreland, so it really does not impact the residences the way the proposed
8 building is. I see the little cut out for a very modest step back, but it needs to be far more considerable than
9 that in order that the people who live on Westmoreland, and even the people who would live in the mews,
10 don't see this enormous wall towering over them.

11 So as you work on the design and massing, I hope you'll get that in mind. I think that's what
12 Takoma Park, the community is saying, the neighbors are saying. As for the architecture, it's always how
13 do you go, if you have a particular style you don't want to replicate it exactly. If you want to differentiate,
14 some seem to be saying differentiate it less than might otherwise be the case, so that it feels like it's part
15 of the existing architecture of the community. Thank you.

16 MS. O'MALLEY: Thank you. Would the applicants come back up, please.

17 MR. GREENLEE: I have additional comments.

18 MS. TULLY: If we could get you to at least state your name for the record.

19 MR. GREENLEE: Of course. I am Kyle Greenlee. I live at 7119 and 7120 Carroll Avenue.
20 Now the comments about the dove tailing of two sides of this project, going the other way toward Carroll
21 Avenue I'll be making a proposal later, and invite the neighbors who are here to stay because I'd love to
22 hear your comments on my proposal.

23 I haven't heard anyone mention the playground. One of the busiest in town, a very small
24 one. Directly across from this. My young two year old plays there all the time, and the traffic certainly will
25 affect that in terms of the safety issue.

26 I'd like the Commissioners and planners to look at that as one of the aspects of this. The
27 other is that I see in their planning nothing, whether or modern or not, that replicates the form and the
28 signs, the verticality of the Craftsman houses. In other words, I don't see any blending at all from their
29 design.

30 Now I don't know if that's because of the preliminary nature of it, and I would ask that staff
31 perhaps review that, and make suggestions. First of all to make a cohesive look to the community, but also
32 to please the neighbors, and I think the developer will find that it's much more saleable to blend in and
33 create a community of well proportioned. The traditional proportions are something pleasing, that's why
34 we're all here, I think.

35 The one other thing I would ask staff to do, we're an historic district. The purpose is to see a
36 cohesion amongst all of the areas, and to have an overview and appreciate it for more than the sum of its
37 part, and that's what I'm working toward in my work. And it's a tuft. Like a bob shield you have limited
38 areas to work with, and yet, you know you have to make, as a developer you have to make money, and still
39 make something that, if the community doesn't support it, you will definitely not be able to do it and not
40 succeed.

41 So these are my comments and I appreciate the time for me letting me speak on this. And
42 one other question for the developers, I saw a house outlined, and I didn't hear what you planned to do
43 with that house that is outlined on your presentation. Thank you.

1 MS. O'MALLEY: The applicants come up, please. Did you just want to state anything or do
2 you want to wait for our questions?

3 MR. QUILL: Well, we're delighted at the turnout. We've had a lot of interest in the project at
4 every single stage and every single meeting we've had with the community. We have tried to respond to a
5 lot of the concerns and a lot of the comments of the community, but the one thing I would like to address is
6 this is our first opportunity to actually hear your opinion on the subject as well.

7 And we're basically coming here with an open slate to try and gain some guidance from you
8 as to some of the elements that were addressed by the community members. So we would rather that you
9 take the lead and ask us whatever specific questions you would like us to respond to.

10 MS. O'MALLEY: All right. Maybe we should just work our way down. Who would like to
11 start the questions?

12 MR. BURSTYN: I just had a very minor comment at this point, I'm just reserving judgment
13 as to how this develops, but I noticed in looking through the proposal of what you plan, and it talks about,
14 what struck me was when it said walk ups. Are there going to be any provisions for housing for special
15 needs or accessibility? Could you comment on that?

16 MR. QUILL: Yes, sir. The walk ups are a series of different units that are on the mews.
17 However, the units which are in the main building, which I'll put in the model in a moment, will all be
18 accessible in the sense of access, and then there's a portion of these units that have to be fair housing.
19 Some have to be adapted for accessible with built-in, taking them out for access, changed over to put a
20 block and things like that, so yes, we'll be meeting all the codes for fair housing and that.

21 MS. ALDERSON: Well, I have had one chance to see it and the evolving iterations and I
22 think it always helps us a lot when developers talk to the community first before they come to us. What is
23 very nice is that you have thought of mitigating as you get closer to the street. I like the idea of stepping
24 down the scale. I like the setback from Carroll so that Carroll so that Carroll is pristine.

25 I share a concern that there's a terrific grade drop. And I am perhaps maybe more acutely
26 aware and sensitive to the affect of larger scale book ending, small scale residential block because that's
27 what I have at the end of my block. It's a more exaggerated height, that's mid-rise, not a high rise, but it's
28 two stories taller, but still, the fact is when the trees lose their leaves everybody sees it. And they see that
29 it's different.

30 That big wall, not just height or the width, this is probably more breadth than that other
31 building, so I'm inclined to think that from the view of the residences, which is part of the district, we have to
32 take that into account, this will appear pretty massive. So I'm looking at more ways to slice some height off
33 that chunk, and more ways to step it down.

34 I would almost rather trade off by putting my height in the mews and spreading it out a little
35 bit, but I think that that block is still a lot and I wanted to see what you could do with that.

36 MR. CHRISTOFIDES: If I may just address your having some concerns about the width of
37 the structure itself. I think it's very difficult to tell from all the views exactly the limits of our width, but once
38 you'll see it on the model, we are actually staying within the width of the existing structures.

39 What I think is throwing a lot of the interpretation off when people take a look at it, is the fact
40 that we are adding the live/work units which creates much more of a street presence than possibly exists
41 currently, but it does address some of the security and concerns that we've heard from the neighborhood,
42 at least we felt, in terms of creating a more vibrant neighborhood.

1 People have been commenting that the park is very dark. It is dangerous at night. We felt
2 that creating a more residential feel along Westmoreland will address some of those concerns because at
3 least we have lights there. You'll have some sort of people coming and going, so the security concerns
4 currently of a dark environment at least were being addressed in that response.

5 MS. ALDERSON: Oh, and I did mean to compliment that. I think the very deliberate
6 planning for mixed use on 24 hour is a terrific thing for that location, so I strongly commend mixing live and
7 work. I'm less concerned with breadth because there's so many ways to mitigate that, by breaking mass
8 and we've you do that elsewhere.

9 I'm more concerned with the height as it would appear from the residences. That's going to
10 look real big with that grade drop, so I think that needs to come down.

11 MR. CHRISTOFIDES: And you're talking more specifically about the main building? We're
12 not focusing so much on the mews because their --

13 MS. ALDERSON: Yes, I'm concerned with the main building as you would see it from the
14 lower portions of Carroll Avenue and HMT, the gazebo, that area, the playground and in particular from the
15 adjoining residences.

16 MR. FULLER: I guess a couple of perspectives. The first one is just a generic aspect of
17 things. From my perspective your project is very much smart growth. It's 1500 feet from the Metro. If we
18 have any chance of getting traffic congestion out of Takoma Park and out of Montgomery County, it's going
19 to be encourage as much density at sites like this as possible that can be accommodated within a
20 reasonable scale.

21 So from my perspective as much density as can be accommodated, but it needs to be able
22 to be accommodated. I really like what you're trying to do to step down the live/work units coming over
23 towards Westmoreland. I think that makes a lot of sense to have some street frontage there stepping down
24 towards Carroll Avenue.

25 You know, the height is all relative. You've got a very high neighbor next to you. I think the
26 issue is really your main adjoining properties, how are you not overbearing on them.

27 I actually have more of a concern with what's happening on the mews because there's not a
28 lot of good historical or planning context for sort of a mid block series of townhouses that are marching
29 across the property. It would be great if there could have been a mid-block crossing, but I know the
30 adjoining property is now being developed as a garage.

31 There's been some discussion about trying to interconnect your garages. If there's anyway
32 of doing that, obviously it's going to improve traffic flow. So anything like that that can be done.

33 So building height, I think, you know, it's all relative, yes. The absolutes that I'm hearing
34 right now don't bother me, but the massing of that element just as presented just feels heavy. But there's
35 probably ways to solve that with facade or breaking it up as you move forward.

36 One other comment was made about environmental concerns, I just want to point out that
37 with smart growth initiatives in the state, if you went to a green roof on this project you could eliminate all
38 underground storm water management or quantity requirements. We've been able to cost justify that your
39 pay back is immediate on comparable projects, so I'd look strongly at green roofs as a means of eliminating
40 your quantity requirements in storm water management.

41 MR. CHRISTOFIDES: May we respond to a couple of these points as we're going across,
42 or would you rather we take all the questions first?

1 MS. O'MALLEY: No, I think that's fine if you respond.

2 MR. CHRISTOFIDES: Okay. Let me address the last point you made, the green roof. We
3 are planning on the green roof which is right above the parking structure. And that is, we actually saw that
4 as a mitigating factor for the storm water runoff which is currently the problem in the area.

5 So that entire roof along, well, it's the roof, the garage, the parking facility, and it runs all
6 along the mews area in the back. All of that is a green roof.

7 MR. FULLER: If you reduce it by 20 percent, you're exempt from all quantity requirements.

8 MR. CHRISTOFIDES; Reduce the roof by 20 percent?

9 MR. FULLER: Reduce the impervious area on the site by 20 percent. The state smart
10 growth will now allow you to waive your quantity storm water management requirements. They can't the
11 green roof as a mitigation.

12 MR. QUILL: Yeah, I think from our green architecture approach we have to lead sort of,
13 three, excuse me, three lead certified architects in our firm, I'm not lead certified, but I rely upon them
14 heavily and we're a green building council.

15 The idea of trying to bring in green components of the building is more now today about
16 what makes actual sense from the design, not something exotic so, we're going to be looking at that further
17 in other parts of the project, as well as the area where the mews is. And as we said, this particular area
18 makes since in the sense of creating a grass condition at the end of the interior block as well.

19 One thing there's a step down, I just wanted to talk about is that the mid-block component is
20 really meant to be, as you can see, forming an enclosure of the parking. Currently right now all the runoff
21 and all the headlights, and all the cars shine right down to the middle of the backyards of the block, and
22 most people have been fairly receptive to the idea that this would be, you know, brought down to level and
23 then the individual units taken across.

24 I did want to speak to the model just for a minute, if I can. There's been a number of
25 comments with regard to the architecture of this model and that it doesn't look particularly pretty at this
26 point.

27 This is truly a mass model. There is no architecture to this yet. We have shown some
28 examples in the drawings that you've seen of conditions such as a step down. If you notice the one that
29 says Tenely Hill, this is on upper Wisconsin where you have the mass up on Wisconsin, you step down to a
30 townhouse scale element along 41st street, which is residential. These images are not meant to represent
31 the architecture yet, but they are meant to represent the scale and general volume so you can get some
32 feel of that.

33 The next stage of our work after getting input tonight on the general mass scale feel from
34 you all as part of this process, is then to go back and work on the architecture. You know, obviously we've
35 gotten some comment back from our community meetings and Historic Takoma, from HPC. We want to
36 hear from you all, and then we're going to go back and do a lot of research on the adjacent community and
37 the buildings, everything from the bungalows to historic storefronts.

38 And then bring back to you the next stage. The elevations. We have not intentionally
39 omitted, you know, the elevation today, that's not the intention. Today was to get out in front of you early
40 enough so we can help inform and shape this with those issues. And part of the step down with the mews
41 condition is the existing house right next to the peak of that, we are only about 10 feet plus or minus above
42 the peak of the adjacent roof with the top of mews units.

1 And again, the mews units, as you can see, are cherry space blocks right now and they will
2 be shaped and formed to having architecture, obviously two of them. We just don't know what style.
3 They'll be informed by all of these and we're trying to bring everybody's comments together. Hopefully, that
4 will address some of those issues you talked about.

5 MR. JESTER: I think it's obvious from some of the earlier slides you've shown that the
6 massings kind of move in the right direction. It's clear that you're keen to address some of the critical
7 issues. I mean there's such a grade change here that there's a lot of conditions you have to address. Both
8 the historic district its orientation from Carroll, but also obviously the neighborhood along Westmoreland.

9 I just want to echo what Commissioner Fuller said. I was going to say that density does not
10 have to be viewed as a negative, and it's a question of how it's integrated, and if it's done cleverly, it can
11 add vitality to the community and I think that's feeling the spirit of Takoma Park.

12 I like the fact there's kind of a variety of units incorporated. Again, that's also consistent with
13 Takoma's character. And by that, I don't mean the architecture, I mean just the overall character of that
14 place, and I think that's a positive.

15 There was a comment about concern that the compass of the potential to become kind of a
16 Disney Land, and I think there's kind of a balance here with the different types of masses that you're
17 incorporating to have it work, basically operate as a cohesive whole, but also kind of break it down for each
18 of the parts so that it works for each of the different conditions. I think you're beginning to address that.

19 I don't have a problem with the mews. I think there are some issues about how it relates to
20 the immediately adjacent properties that will need to be addressed, but I think that that probably can be
21 worked out as you get into more of the architecture and some elevation studies.

22 I think the main mass of the taller portion the set back generally works pretty well from
23 Carroll. I think that's probably sufficient. I think we'll be concerned about that Carroll Avenue elevation of
24 the taller portion, to see how that's resolved.

25 Again, I think there probably should be some more look at breaking down that mass a little
26 bit. I'm not saying necessarily reduce it X number of floors, but I think with a little bit more work you can
27 begin to create the perception that it's not quite as tall as it is, and have less of an impact.

28 As far as the overall height, I would say that maybe you want to think about the direct impact
29 on the adjacent properties where there's any creating shadows that are putting with other adjacent
30 properties and shadow for significant amounts of time.

31 Commissioner Fuller has already mentioned something about green building concept which
32 I think are worth exploring. I think that pretty much covers what I wanted to add.

33 MR. ROTENSTEIN: I don't have anything really substantive beyond what my architect
34 colleagues have said, other than the height of that main building is a concern, especially as it relates to the
35 adjacent nearby properties, and I just wanted to get on the record that I too, think that is a problem that you
36 should look more closely at.

37 The residents' comments about the care that this Commission took with reviewing the, as
38 we were calling it, the Pizza Mover's building at the other end of the block, I think the end of the block
39 where your project is proposed warrants an equal amount of consideration and I hope we can work well
40 together to get to a position where the project works for you and for the community.

41 MR. FLEMING: Hi. I want to basically hold my comments until I get a chance to go down

1 and look at this property. It's been awhile since I've been there, but I'm going to focus on the comments
 2 from the people, especially the community, how the pedestrians and traffic, and also the kids and the
 3 playground. So I want to make sure before my comments made. On the next preliminary I'll give you my
 4 comment. I'd like to go and look at it.

5 MS. O'MALLEY: Can you turn that a little bit so we can see what the massing looks like
 6 from Westmoreland?

7 MR. CRISTOFIDES: As you're looking at the model, if I may add, one thing which we've
 8 had difficulty actually addressing from the views we're showing, as well as in the community is that we are
 9 proposing to reduce the current elevation and the current, rather the current level of the parking, surface
 10 parking by about 10 feet.

11 And we're doing that trying to be sensitive to our neighbors in order to bring the entire scale
 12 of the mews down and how much more, a slower increase as you're going up Westmoreland, so in effect,
 13 looking at the other houses further down the block, just you know following the slope straight up, and one
 14 of the things, I'm not sure whether it's evidence from the model of the mews, is that now by doing that we're
 15 creating a rear yard for our neighbor which is almost at the same level as the front yard of the mews.

16 So in effect, where there's current a 10 foot wall, physical concrete wall, all of that is going to
 17 come down and everything comes off 10 feet, and now it becomes much more of a scale that you can work
 18 with in terms of a neighborhood. You're not looking at a concrete wall anymore, you're looking at your
 19 neighbor's front yard or back yard. And that's how we actually saw the step wise increase going up
 20 Westmoreland.

21 MS. ALDERSON: That wall is a real separator.

22 MR. CHRISTOFIDES: Pardon me?

23 MS. ALDERSON: That wall is a great separator between street and sidewalk and that
 24 building.

25 MR. QUILL: That's what that one section shows. If I could say one thing also, again when
 26 you're working in early massing model studies like now you'll notice on the lower corner, which I'll point to
 27 in just a moment, that you know there's a wall there. I mean this will be stepped down and the slope on the
 28 adjacent wall.

29 I mean, I guess the best thing to say, when we're working in a large scale like this and a
 30 very complex site with a lot of step downs, these are the comments that are very helpful. But I also want to
 31 say that, you know, we are cognizant that we're not going to have this big huge wall right at the corner of
 32 Westmoreland and the edge of the property. It will be stepped down. We have to get up to the mews for a
 33 series of stairs.

34 And these are the evolutions that will revolve which we'll be sharing with you in the next
 35 steps. But, you know, your comments tonight have been very helpful.

36 MS. O'MALLEY: So your parking area is actually underground then?

37 MR. QUILL: Yes, ma'am.

38 MR. CHRISTOFIDES: All parking now but will go underground.

39 MS. O'MALLEY: So the thought of you tying in with that parking garage so that the residents
 40 can traffic, that that traffic could go out on Eastern, which would be most desirable.

1 MR. CHRISTOFIDES: We have had early on discussions even before starting the massing
2 or anything with Mr. Urciola. There is a physical obstacle to the actual slopes and the grades of the current
3 condition.

4 There is a grade change at the end of our parking facility, and it steeply comes back up in
5 order to get out to Eastern Avenue, and our early studies indicated that the building we show as parking
6 facility will have to go even further up by another 10 to 12 feet for us to get access onto Eastern Avenue.

7 So, having seen the sort of the height limits that were placed on that, we felt that might be
8 something that was not workable. We are continuing discussions to see whether there's anything that we
9 can do in order to accommodate some sort of an opening towards Eastern Avenue, but again, there are
10 these difficulties of private ownership.

11 We were sensitive from the beginning in trying to accommodate something for the
12 neighborhood, and we understand the issue. And in terms of the traffic question, we were unaware of any
13 problems until about three or four weeks ago in one of our meetings with the community that there was
14 even a problem with that particular corner.

15 We have since requested the report from the Maryland particular division which deals with
16 the whole transportation issue. We have received the report. The only comment made by the report is that
17 they were going to change the pedestrian walk and pull it further out, and they were going to put something
18 interesting in terms of taking away two parking spaces along Carroll Avenue to improve the views and
19 improve the site.

20 For whatever reason, in terms of funding issues that hasn't gone forward. But again, we
21 have just become aware of it and we're always stated to the community we are willing to work with the
22 particular division of Montgomery County, whoever is going to be responsible for it, to see what we can
23 actually do as part of the project.

24 But again, it's not controlled by private ownership. It's controlled by the state, so we would
25 have to work with them side by side.

26 MS. O'MALLEY: It is a hard corner to get out of. So I think what the residents have said is
27 that a lot of traffic is going to go down the other way instead. And so, anyway that you can figure out that
28 would help alleviate that is important.

29 MR. QUILL: Yeah, that's high on the agenda. The other thing I would like to say is that from
30 our experience, and this is not to say that there's no traffic there, so don't take it in the wrong context, but
31 our discussions, most of the time when we're involved in a project which is within a five minute walk of
32 Metro, which really, this is on the outer ring of the five minute walk, but it's still referred to as a transit line
33 development site.

34 It's very different than sites that are located much closer, as you know. But, people
35 generally that will locate in a project such as this want to be involved in a place that is an active urban
36 condition where you can walk, which is what this is about.

37 And also, they can leave their car. And most of them that will, at least for their job, because
38 it's residential going to a job, a lot of people will buy in this particular type of project are those that want to
39 leave their cars during the week and take Metro.

40 And we find the user pattern from that of ride merge share of anyone from 50 to 70 percent
41 in the residential. Now obviously if you locate an office building there, it's different because people are
42 coming from everywhere else.

1 So generally that helps. And part of traffic analysis, which you know we'll be looking at, we'll
2 start to address that. So we're not going to say it takes away all cars, but as part of the transit line
3 development, part of the goal is to get a number of people out of their car, and also get them in a
4 revitalization zone of a downtown where they want to be so they can walk to things and not take their car
5 out every five minutes to a restaurant or walking down the street.

6 You know you can walk to CVS from here. You can walk to many restaurants, et cetera.
7 And that's a part of the, as Mr. Fuller talked about, smart growth. And we are excited about that
8 component of this.

9 MR. FULLER: Are you taking advantage of the county mixed use reductions in parking in
10 the proximity to Metro where you're providing all parking and adding together?

11 MR. QUILL: I'll have to go back and double check the specifics of what you're saying.
12 We're going back and working within the code to provide the number of spaces that are required. I don't
13 recall full reduction on that, but I have to go back and get that information.

14 MR. JESTER: When is your parking concept phase?

15 MR. QUILL: We have about 75, 80 units. We have about 145 spaces right now for the
16 whole project, which includes the retail office commercial parking.

17 MR. CHRISTOFIDES: Right. And we tried to have enough parking facilities there to also
18 accommodate for any of the retail usage, at least in our project. But again, we are open to reopening the
19 garage to be used for the retail in that particular area.

20 Because if we have the adequate parking and work park for the residence, then it's extra
21 parking we would like to use.

22 MS. O'MALLEY: I would like ~~to second the idea of having a tree strip along the street~~ there
23 because any kind of a tree arrangement will help soften that side of the building. If there's a way that you
24 could take off the top floor or the back end of the top floor so that you're still stepping up. I think that's the
25 sum of our comments. So we look forward to seeing you again.

26 MR. CHRISTOFIDES: Do you have any comments on before we start developing the skin
27 or the elevations or anything, any sort of particular preference? We've heard mixed use and we're sort of
28 looking for some guidance?

29 MS. O'MALLEY: Well, ~~I think that you've heard that people don't want it to be too modern,~~
30 ~~they want it to blend in with the community.~~

31 MS. ALDERSON: ~~I think there's a fair bit of room for flexibility because there's a good deal~~
32 ~~of architectural variety. And I would say what I would be more concerned with in which style you choose,~~
33 ~~would be where you have say a long length. That you use the tools of architectural separation to break up~~
34 ~~the mass. Articulate it.~~

35 MR. BURSTYN: I would also possibly suggest, you could look at the Forest Glenn
36 Seminary project that's coming along, and it's been before this Commission. And one thing that I am
37 impressed with being a realtor, it seems like so many town homes and projects in the Washington area,
38 they're all the same.

39 And when you look over at Forest Glenn, they look like they're trying to do some different
40 things, which I think is commendable that they're branching out and not just doing the same old stuff over
41 again.

- 1 MS. O'MALLEY: That's it.
- 2 MR. QUILL: Thank you very much.
- 3 MR. CHRISTOFIDES: Thank you for your time.

CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission.

Keena Lukacinsky

11/2/05

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues.

Takoma Park's commercial areas known as Old Town and Takoma Junction retain much of their early 20th century character. Most of the buildings are 1-2 story brick structures with simple detailing. **Particularly noteworthy examples are the Park Pharmacy building prominently located at the intersection of Laurel and Carroll and the commercial building at 7000 Carroll Avenue which exemplifies the Art Deco period with its zigzag motif cornice and polygonal light fixtures.** The Sovran Bank building at Carroll and Willow (originally the Suburban Trust) is a distinguished example of Beaux Arts design. The charming Tudor Revival character of the building at 7060 Carroll Avenue, historically known as the Glickman Service Station, is a familiar neighborhood landmark still in use servicing cars.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL

Through additions and new construction the applicants are proposing a mixed-use development of retail, office and residential. The proposal is extensive and can be seen in the submittal packed. Key elements are listed below.

- Rehabilitate the historic auto dealership/garage.
- Demolish all other existing buildings on the property including one residence along Westmoreland.
- Add a 2nd level to the historic building behind the existing parapet wall.
- Construct a 5-story condominium building atop three levels of parking.
- Construct 2-story duplex row houses along Westmoreland.
- Construct six smaller buildings along the interior of the lot. (Mews units – defined as 1. A group of buildings originally containing private stables often converted into residential apartments. 2. A small street, alley, or courtyard on which such buildings stand.)
- Move existing surface parking under the new buildings.

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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)*. Additional guidance to consider is in the *Approved and Adopted Takoma Park Master Plan (December 2000)* and the City of Takoma Park Façade Ordinances. 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.

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 of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

- #1 A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- #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 proportions, 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.

Approved and Adopted Takoma Park Master Plan

The intent of the Master Plan is to preserve the existing residential character and to reinforce the many desirable features of Takoma Park neighborhoods. These neighborhoods are appealing places with enduring character and historic value that are cherished by local residents. This Plan's challenge is to preserve livable qualities—stability, cohesiveness, scale, historic character, convenience, nearby natural resources—while addressing deficiencies and planning for change that is harmonious and beneficial to the community.

STAFF DISCUSSION

The applicants have been working on the massing and scale of this project for several months and have been meeting with representatives and citizens of Takoma Park. The program and massing provided reflect the numerous comments made by various concerned parties. They are now coming to the HPC for a Preliminary Consultation to get input from the Commission regarding the scope of the project thus far.

The packet provided by the applicants contains a number of items that will be useful to the Commission in evaluating the current proposal. They are listed below by Circle number.

- | | |
|-------------------------|---|
| 7 – Summary of proposal | 16 – Site/Program Diagram |
| 9 – Site Plan | 17 – Photographs of models depicting massing and uses |
| 10 – Historic Photos | 23 – Schematic Plans |
| 12 – Current Photos | 25 – Schematic Sections |

The Takoma Park Historic District is a significant historic district comprised of an eclectic mix of residences and commercial buildings ranging from the 1880s to the 1970s, with all of these eras represented near the proposed project. Any new construction that is introduced must be compatible with the surrounding buildings. Given the eclectic nature of Takoma Park, the zoning, and the goals of the *Master Plan*, this project is generally well-conceived.

Proposed Use

The choice of retail as the public function of the historic building is consistent with the Secretary's Standards and compatible with the historic appearance of the building. The transition to residential and live/work units is appropriate to the site and its location on the edge of the commercial district.

Historic Building

Staff is pleased that the front portion of the building will be rehabilitated and brought back close to its 1940s appearance. The addition of the 2nd level does not cause concern as this is a Contributing resource and the appearance from the front will not be altered.

Residential High-rise

Staff is most concerned with this portion of the proposal. Although the applicant has worked with staff and citizens, the height still seems too great. Positive aspects include pulling the tall portion of the building back to the ends of the existing buildings in order to keep the 2-story streetscape as much as possible. As will be seen in a new model at the meeting, the end (southern) wall of the high-rise has been manipulated to try and visually reduce its mass. Additionally, the building makes use of the grade change on the site to minimize the impact of the new buildings and to tuck away the parking. Staff appreciates these changes, but is still concerned that the height and massing as experienced heading north on Westmoreland Avenue is too great. Could the height be reduced by 1-story?

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Duplex (Live/Work) Units

Staff is not concerned with the mass of this part of the project. The execution of these units will make a huge difference on the impact, but as it is, the massing is people friendly. The units, which are essentially row houses, relate to pedestrians. As the design is developed it will be important to maintain the residential scale and feel of these units.

The Mews

Staff is of mixed views on these units. They are of compatible height, roughly appropriate in mass, and provide a greener buffer between the adjacent residences and the backs of the commercial buildings. They are also very linear in their placement and are perhaps too regular in form.

Overall

Taken in its entirety, the proposal is headed in the right direction as modifications work towards decreasing the massing, at least visually, if not physically. Given the site and the mixed use of the project, there is an opportunity here for the applicant take a modern approach to the design of the buildings. The rhythm of the district and its architectural elements should be reflected in the design and in the use of compatible materials, but a design that replicative should be avoided. With the scale of these buildings there is a risk that replicative design would create a theme-park feel. The design should use the vocabulary of the district with its openings, varying roof types, people scaled nooks, and others.

STAFF RECOMMENDATION:

Staff recommends that the applicant take the comments provided by staff and the Commission and continue in the evolution of the design. Although there are still some sticky issues regarding massing, it is possible that as the skin of the buildings is explored and the shapes of the building take-hold, that the massing will begin to lessen. The applicant should continue to work with staff and return for a second Preliminary Consultation when the design is a bit more determined.

***Westmoreland Area Community Organization
Takoma Park, Maryland***

March 16, 2006

Mr. Stylianos C. Christofides
Principal
Infrastructure Capital Group
1600 K Street, NW
Suite 650
Washington, DC 20006

Re: Development Proposal for 7001 Carroll Avenue, Takoma Park

Dear Mr. Christofides:

We write to communicate further the position of the Westmoreland Area Community Organization on the design plans you have proposed for residential and commercial development of the property located at 7001 Carroll Avenue, Takoma Park, Maryland.

Thank you for both the site tour of the property on February 25, as well as your attendance, joined by Bruce Levin, Lee Quill, and others of your team, at our March 1 meeting to share further details underlying the proposed project. Following your presentation, WACO members discussed the proposal and reached consensus on a series of views and comments, presented here.

As you know, WACO favors development of the 7001 Carroll Avenue site that occurs in a measured and responsible manner, compatible with the surrounding neighborhood and its residential character, with particular attention to minimizing traffic and other concerns that otherwise would degrade the quality of life in our neighborhood. Quite simply, we favor the least amount of physical impact upon the neighborhood, based upon the smallest amount of financially viable project mass.

The proposed project, as your architect Lee Quill noted during our March 1 meeting, occupies a transitional site, joining Takoma Park's commercial center and the adjacent single-family residential neighborhood. For us, this means that satisfactory resolution of massing, design and traffic safety issues is critical to earn our support for the project.

We continue to strongly support exploration of a traffic solution for the project that includes a vehicular entrance/exist from Eastern Avenue. Alternatively, vehicular access to and from the project depends critically upon the safety of the Carroll Avenue and Westmoreland Avenue intersection. The diversion of traffic into the WACO neighborhood because of concerns about the safety of the Carroll-Westmoreland intersection is unacceptable. WACO's support for your project is conditioned, in part, upon the attainment of remedial design of the Carroll-Westmoreland intersection to ensure the safety of pedestrians and vehicles, as well as the completion of traffic studies that favorably assess the impact of the project upon surrounding neighborhood streets. Because of the high priority of these matters, we urge you to devote immediate attention to your own and governmental efforts that address them.

Furthermore, we believe that the proposed massing of your project does not achieve an appropriate transition from your buildings, both the residential mews and residential tower, to the scale of residential properties in the neighborhood on Westmoreland Avenue. The proposed massing overwhelms the scale of the adjacent houses and inappropriately crowds them.

The mews units closest to Westmoreland Avenue are particularly a problem, crowding the adjacent property. Not only does the size of the mews units encroach upon the neighboring house, it results in proposed units looking directly at the sidewall and roof of the adjacent house, hardly a desirable condition. The end mews unit also extends closer to the street than the existing houses, interrupting the streetscape. Removing the mews unit closest to the street from your plan and re-orienting the second unit toward the street would improve this condition.

The southwest corner of the proposed residential tower also is too tall and extends too close to the adjacent residential properties and street. The tower mass crowds the proposed mews, frustrating efforts to create a smooth transition from the smaller mews to the larger residential tower. We appreciate your efforts, presented on March 1, to address this issue by removing the southeast corner unit of the top floor of the main building. However, we do not consider this setback is sufficient. We favor an alternative approach, either removing the southeast corner units on the upper three floors of the tower, setting back the tower one "bay", or at the very least, removing the second and third floor corner units. This would visually set the tower back and pull the tallest element away from the street frontage. Coupled with landscaping, including trees, on the current site of the end mews unit, this would ease the crowding and provide for a smoother transition from the residential neighborhood.

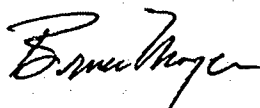
Removing the southeast corner units would create much-needed open "site" area at the southeast corner, permitting more graceful terracing of the mews landscape. In addition, the enlarged open space at the southeast corner would allow the parking garage entrance to be modified to improve the sightlines for drivers departing the garage. As

currently proposed, the garage entrance produces an unsafe condition, forcing drivers to pull out across the sidewalk before reasonable sightlines are established, placing both pedestrians and vehicles at risk.

Finally, without prematurely suggesting support for the project, we note for the record our concerns about the impact that construction will have upon the neighborhood and particularly homes near the development during the construction phase. We urge you to contemplate measures to provide consideration to and/or temporarily relocate residents whose home values or quality of life will undergo significant diminishment during or as a result of construction.

Once again, in stating our concerns, we trust that you will understand that we believe we are seeking a common outcome: an economically viable project that improves Takoma Park and contributes to a Smart Growth approach toward development in our region. Nonetheless, the matters we raise in this letter raise reasonable and legitimate concerns, underscored by the comments of members of the Takoma Park City Council, during your briefing to the Council on March 6. Thank you for your attention to these matters.

Sincerely,



Bruce Moyer
President
Westmoreland Area Community Organization (WACO)

cc: Kathy Porter, Mayor, City of Takoma Park
Joy Austin Lane, Council Member, City of Takoma Park
Colleen Clay, Council Member, City of Takoma Park
Bruce Williams, Council Member, City of Takoma Park
Terry Seamens, Council Member, City of Takoma Park
Mark Elrich, Council Member, City of Takoma Park
Doug Barry, Council Member, City of Takoma Park
Ilona Blanchard, Economic and Community Development, City of Takoma Park
Glenn Kreger, Maryland National Capital Park and Planning Commission
Tania Tully, Montgomery County Historic Preservation Commission