

7001 Carroll Avenue 1st PRELIM  
Takoma Park Historic District

**Tully, Tania**

---

**From:** Bruce Moyer [brumoyer@verizon.net]  
**Sent:** Thursday, January 12, 2006 8:07 AM  
**To:** Kathy Porter; 'Bruce Williams'; Joy Austin Lane; 'Ilona Blanchard'; 'Sara Daines'; Kreger, Glenn; Tully, Tania  
**Subject:** 7701 Carroll Avenue/WACO Letter

The developer team of the 7701 Carroll Avenue project delivered a December 7 briefing to WACO, further discussed at WACO's January meeting last week.

It was a constructive dialogue, but WACO determined that it is unprepared to render a definitive judgment, as requested by the developer, on the project's mass.

This resulted in the attached letter that WACO has sent to the developer, requesting further measures to provide greater understanding of the proposed mass and its implications.

Please contact me if you have any questions or comments.

*Bruce Moyer*  
*Westmoreland Area Community Organization*  
*Tel: 301-270-8115*  
*Email: brumoyer@verizon.net*



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

January 10, 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 further communicate the position of the Westmoreland Area Community Organization on the initial design plans you have proposed for residential and commercial development of the property located at 7001 Carroll Avenue, Takoma Park, Maryland.

Thank you for your attendance, joined by Bruce Levin and Dave Bagnoli, at our December 7 meeting to provide your latest plans, which involve a diminishment of the size of the top floor of the residential tower. At our January 5 meeting, we discussed those plans and the overall project. We appreciate the efforts you have undertaken to address our concerns over the scope and size of the project.

At the January 5 meeting, WACO reaffirmed its belief that mixed residential and commercial development of the 7001 Carroll Avenue site can provide a significant positive contribution to our community. We also reaffirmed the view that the current use of the property is not optimal. We favor 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 the traffic impact of the project. Development of the site poses significant physical, historical, cultural and business-related challenges, and we favor the least amount of physical impact upon the neighborhood, based upon the smallest amount of financially viable project mass.

Attendees at the meeting were complimentary of your approach to this project and your efforts to conduct the dialogue with WACO in a frank and straightforward manner.

In stating our concerns, we trust that you will understand that we believe we are seeking a common outcome: an economically viable project that enhances the quality of our neighborhood and contributes to a Smart Growth approach to development in our region.

We concluded at the January 5 meeting that WACO is not prepared to render a definitive judgment on the proposed mass of your design without additional measures that will enhance our understanding of the proposal, its physical character and its mass and scale in relationship to the neighborhood. Those additional measures include:

- Your administration, under collaborative arrangements with WACO, of a “balloon test” to provide visual markers of the proposed heights of several components of your design, including the residential tower.
- An on-site public briefing, coordinated with WACO, to provide a tour of the property for neighborhood residents and others, including your explanation of your proposal, its components and other details. This would preferably occur in the near future on a Saturday, ideally in conjunction with the balloon test.
- The use of computer-generated graphics to better illustrate the perspective, scale and proportion of the project vis-à-vis the surrounding neighborhood. We appreciate the fact that you have already embarked on efforts to generate such graphics, and invite you to attend the next WACO meeting on the evening of Tuesday, February 7, at the Takoma Park Community Center to share the product with us.

These efforts will assist residents to have a greater visual and conceptual understanding of your design, permitting a more thoughtful response.

Substantive and aesthetic considerations are related, of course, to the mass issue. How much mass is appropriate also turns upon the design and placement of the building, landscaping and screening, and the capacity of surrounding streets to accommodate the traffic and use demands. Accordingly, additional information about your proposed design and placement of the proposed mass, landscaping and screening options (especially to protect the privacy of the homes below the mews units) and ongoing efforts to address traffic concerns will be helpful in shaping WACO’s judgment. Since the traffic impact of the project has not been addressed by an authoritative study nor have mitigating measures been proposed, WACO will continue to reserve its overall judgment on the project until such studies are executed and reviewed.

We look forward to the continuance of a constructive dialogue between our groups and hope that you will be able to join us for our February 7 meeting. Thank you for your attention to the requests outlines in this letter.

Sincerely,



Bruce Moyer  
President  
Westmoreland Area Community Organization (WACO)

- cc: Kathy Porter, Mayor, City of Takoma Park
- Bruce Williams, Council Member, City of Takoma Park
- Joy Austin Lane, 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

**Tully, Tania**

---

**From:** Sarah Shipp [sshipp@cunninghamquill.com]  
**Sent:** Monday, March 27, 2006 8:32 AM  
**To:** Tully, Tania  
**Subject:** RE: 7001 Carroll Ave. HPC Submission

Thanks Tania for moving us to the April 26th Agenda and detailing the process through HPC and HAWP. We met with Stylianos on Friday to revise the design and look forward to sharing it with HPC. I will call you with additional questions as they come up and send over our presentation for the April 5th deadline.

Sarah Shipp  
(202)337-0090

---

**From:** Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]  
**Sent:** Thursday, March 23, 2006 3:39 PM  
**To:** Tully, Tania; Sarah Shipp  
**Subject:** RE: 7001 Carroll Ave. HPC Submission

Sarah - I'm moving this case to the April 26th Agenda.

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](http://www.mc-mncppc.org)

-----Original Message-----

**From:** Tully, Tania  
**Sent:** Wednesday, March 22, 2006 3:43 PM  
**To:** 'Sarah Shipp'  
**Subject:** RE: 7001 Carroll Ave. HPC Submission

Sarah -

You are welcome. I've moved the case to the next agenda and look forward to seeing the revised design.

There is not a specific form or format for Preliminary Consultation submissions, but the HAWP application requirements are a good guide. [http://www.mc-mncppc.org/historic/instructions/info\\_permits.shtml](http://www.mc-mncppc.org/historic/instructions/info_permits.shtml) The information that has been included in the presentations covers most of the requirements. The main elements are: Written Description, Site Plan, Plans/ Elevations, Material Specifications, Photographs, Tree Survey, Adjacent & Confronting Property Owner Names & Addresses.

Let me know if you have additional questions.

3/27/2006

-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

-----Original Message-----

From: Sarah Shipp [<mailto:sshipp@cunninghamquill.com>]

Sent: Wednesday, March 22, 2006 3:25 PM

To: Tully, Tania

Subject: 7001 Carroll Ave. HPC Submission

Tania-

I spoke with Stylianos and he agreed that we should wait until April 5th to submit for April 26th HPC consultation. Thank you for your advice not to submit the presentation from last week.

Is there a HPC calendar for formal submission, if so, how do we get on the calendar?

Also, Is there a checklist of submission materials required for formal submission? (or any other form we need for formal submission)?

Thank you,

Sarah Shipp  
Cunningham + Quill Architects, PLLC  
(202)337-0090

**Tully, Tania**

---

**From:** Bruce Moyer [brumoyer@verizon.net]  
**Sent:** Monday, March 20, 2006 12:02 PM  
**To:** Tully, Tania; Kreger, Glenn  
**Subject:** 7001 Carroll Avenue/WACO Letter

Hello Tania and Glenn –

The Westmoreland Area Community Organization in Takoma Park has sent the attached letter to ICG, the developer of the 7001 Carroll Avenue property in Takoma Park, presenting WACO's latest views and concerns with the project, particularly on mass and traffic-related issues.

I understand from ICG that they are planning to file their proposal with you in the next 30-60 days, probably foregoing another prelim discussion.

How do I learn of their filing with you, when that has occurred?

*Bruce Moyer  
Westmoreland Area Community Organization  
Tel: 301-270-8115  
Email: brumoyer@verizon.net*

3/20/2006

***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

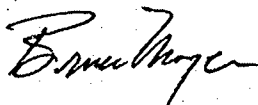


currently proposed, the garage entrance produces an unsafe condition, forcing drivers to pull out across the sidewalk before reasonable sightlines are established, placing both pedestrians and vehicles at risk.

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

3/15/06

# TAKOMA WALK - 7001-03 Carroll Ave

discussions w/ Lorena Clava & the clinic  
to try a combine

71 units, 19,000 sq ft Ret & Off  
also live work units

19,000

12 1/2 % MPDU's

studios 1+2 BR

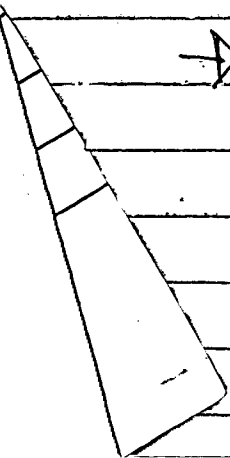
119 parking underground

loc. mirrors  
existing cond, but  
double # of spaces

3 stories w/ a penthouse  
stepped back top level

DPS will measure off of Carroll - 50' max  
Overlay zone requires ground floor commercial to  
get extra height  
They are county live-work as Comm. considered transitional

Live Work has rec'd lots of inquiry  
→ Get formal ruling on whether the live-work can  
be classified as commercial for the purpose  
of zoning



8 entrances

8 ~~the~~ units along Westmoreland - live-work  
29 news units

Dialogue w/ WACC supposed interest w/ small bus.

They have to convince the P.B. of compatibility

"Ground Entry Floor" - what is it?

Given Main chunk of the bldg. is Westmoreland  
need to acknowledge

They will ask for a waiver under the  
overlay zone

\* Look at Long Beach opinions

They will research other live-work units.

G - likes the L/W & considers them commercial  
suggesting selling w/ a covenant to ensure  
perpetual comm. use

Traffic + neighbors have perceived parking probs.  
studying effect of traffic

→ 14 mtgs w/ community thus far

\* Talk to Bruce w/ WACC

Build out of commercial 2nd floor of Canal Ave Bldg  
Took off 1 floor.  
Mews - 30x30 - sit on a green roof

Layers 10' where surface lot exists

★ - They will provide blow-ups of any slides

Setbacks? - how classified - Condo  
Mews - fronts are really sides  
use R-60 for side yard

Most extreme conditions - <sup>start</sup>  
height - tallest real measurement  
is 49' not counting  
penthouse bec. it doesn't  
come to the street.

Perceptions is important in order to get  
compatibility.

Proximity of last mews to Westwood  
& neighbor

Intend to file Preliminary & Site Plan  
Robert recommends Pro-Preliminary

Resident

or at least 1

Given - Decision ~~Concept~~ Comment  
eliminate 1st 2 news & extend  
main block over garage open  
Give a lot of physical breathing  
room - tall block will be  
further

Ch Cannot drop below 71 units

perhaps  
move  
news  
to main

1st 2 news have 7 units

1st news is in the front yard of the house

Given - Process - Do HPC Prelim

Can fill

Access to Eastern Ave is desirable to  
T.P. city - work w/ Orinda

News - perhaps squish some together

3/15/20

7001 Carroll Ave

Development Mtg

9 Atty:

HPC, DRC, Development Team, Community Ping

Balloon

3/15/00

Development Mtg

Name Group

~~Phone~~ Phone

Tania Tully	HPC	
Gwen Wright	HPC	
DAVID BAGNOLI	CQA	202 337-0090
ROBERT KRONENBERG	MNCPPC	301-495-2187
Glenn Kreger	M-NCPCC	301-495-4653
STYLIANOS CHRISTOFIDES	ICG TAKOMA	202-783-4700
LEE QUILT	CUNNINGHAM + QUILT	202-337-0090
Erin Girard	Unawes + Blocher	301-961-5153
Steve Kaufman	" "	301-961-5156
Sarah Shipp	CQA	202-337-0090
Bruce Levin	Keystar	301-330-4807

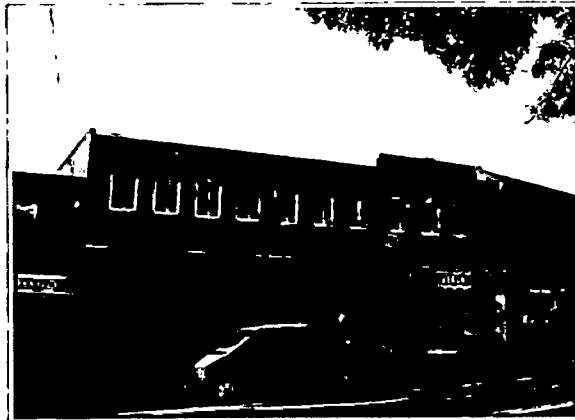
3/15/02

Development Mtg

Name Group ~~Phone~~ #

Tania Tully	HPC	
Gwen Wright	HPC	
DAN BAGNOLI	CQA	202 337-0090
ROBERT KRONENBERG	MNCPPC	301-495-2187
Glenn Kreger	M-NCPCC	301-495-4653
STYLIANOS CHRISTOFIDES	ICG TAKOMA	202-783-4700
LEE QUILL	CUNNINGHAM + QUILL	202-337-0090
Erin Girard	Unawes + Blocher	301-961-5153
Steve Kaufman	" "	301-961-5156
Saiiah Shipp	CQA	202-337-0090
Bruce Levin	Keystar	301-320-4807



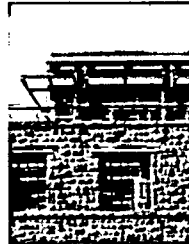
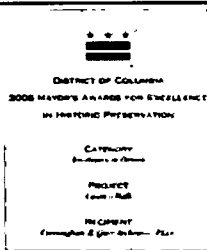
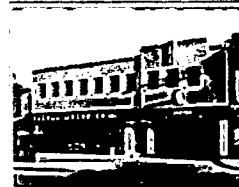


**701 CARROLL AVENUE**  
TAKOMA PARK TOWN COUNCIL

TAKOMA PARK, MARYLAND  
March 6, 2006

Owner:  
ICC Takoma Associates, LLC  
1600 K Street, NW, Suite 650  
Washington DC, 20005

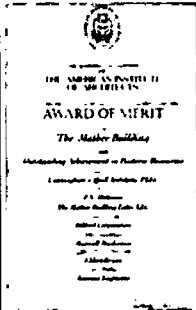
Architect:  
Cunningham + Quill Architects, PLLC  
1064 31st St., NW, Suite 315  
Washington DC, 20007



**CATON'S WALK**  
2005 Mayor's Award for Excellence in Historic Preservation



**THE GALLUP BUILDING**  
Washington Business Journal  
Best Rehab/Renovation  
(Historic Preservation)



**THE MATHER BUILDING**  
2004 Award of Merit for Outstanding Achievement in Historic Resources  
The American Institute of Architects, Washington Chapter



**THE BANCROFT AND PHELPS PROJECT**  
Kalorama Historic District, Washington DC

**701 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



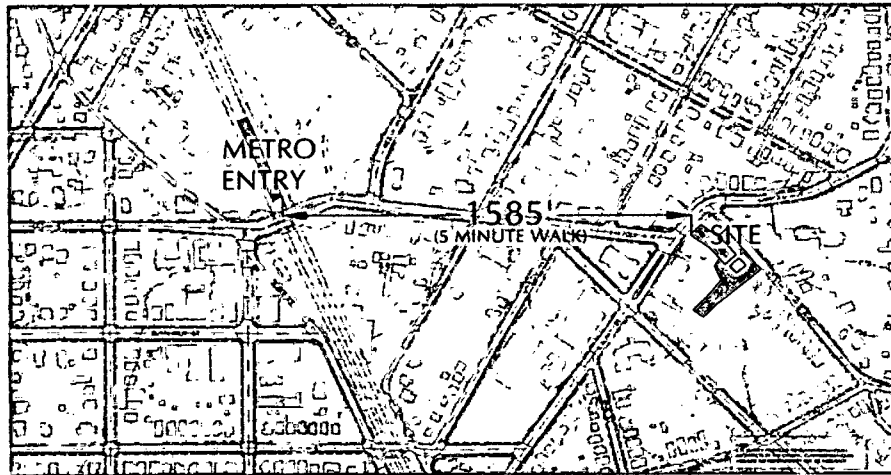
- 1) City of Takoma Park - June 22nd, 2005  
Suzanne R. Ludlow, Community and Government Liaison,  
Iona Blanchard, Associate Planner,  
Sara Anne Davies, Community Development Director
- 2) Community/Neighborhood Leader - August 18th, 2005  
Bruce Meyer, President of WACO
- 3) Community Members - August 2005  
Dana Kohn, Historic Takoma  
Westmorland Ave. Residents
- 4) Historic Takoma Officers - August 2005  
Sabrina Baron, President, Historic Takoma  
Lorraine Pearsall, VP Historic Takoma
- 5) Elected Council Members - August 29th, 2005  
Joy Aucion-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 Westmorland 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 Tuby, Planner
- 9) HPC Preliminary Consultation - October 26th, 2005  
HPC Board Meeting
- 10) WACO Neighborhood Meeting - December 5, 2005  
WACO Westmorland 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, 2006  
WACO Westmorland Ave. Community Organization
- 13) WACO Neighborhood Meeting - March 1, 2006  
WACO Westmorland Ave. Community Organization  
Bruce Williams, Council Member Ward 3
- 14) Takoma Park Town Council - March 6, 2006  
Elected Council Members

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**COMMUNITY DIALOGUE**

CUNNINGHAM - QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**Site Plan 1:100**

CUNNINGHAM - QUILL ARCHITECTS, PLLC



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



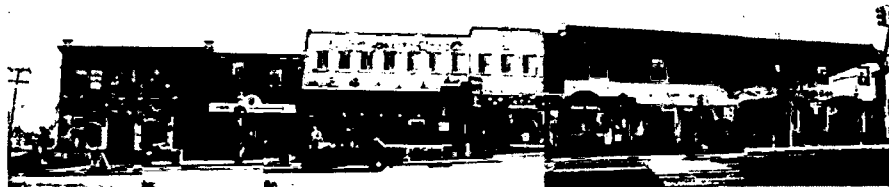
Historic Garage  
After 1941

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

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

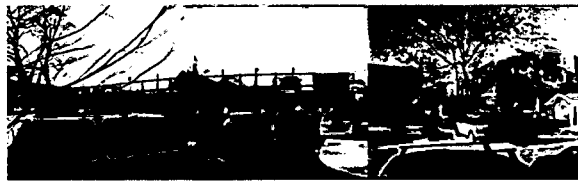
**PROPERTY EXTENTS**



VIEW 1  
Looking South at Carroll Ave Retail



VIEW 2  
Looking North West at Historic Storefront

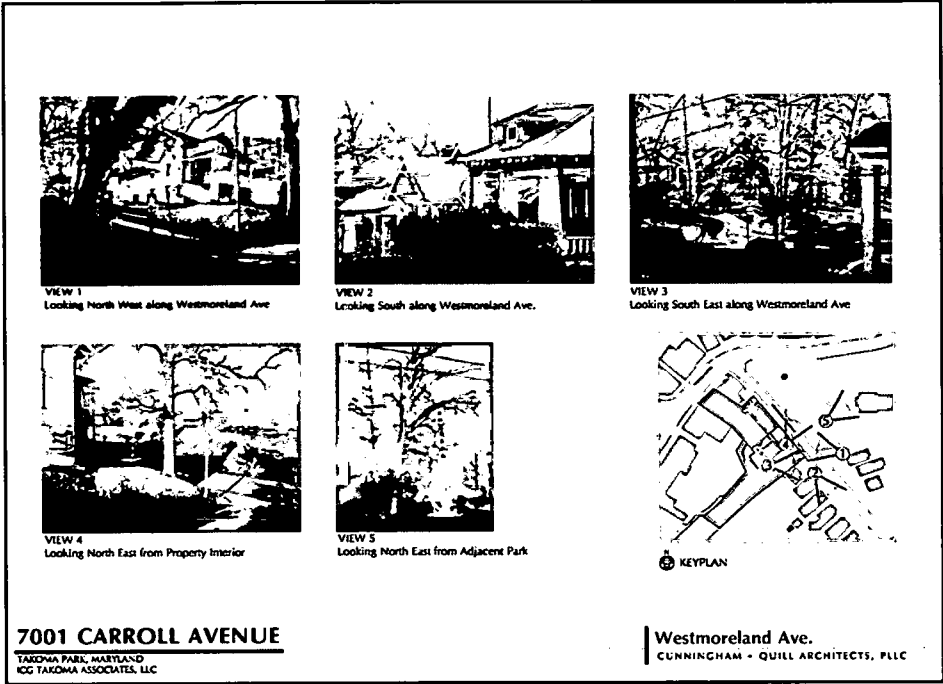


VIEW 4  
Looking North from Property Interior

**7001 CARROLL AVENUE**

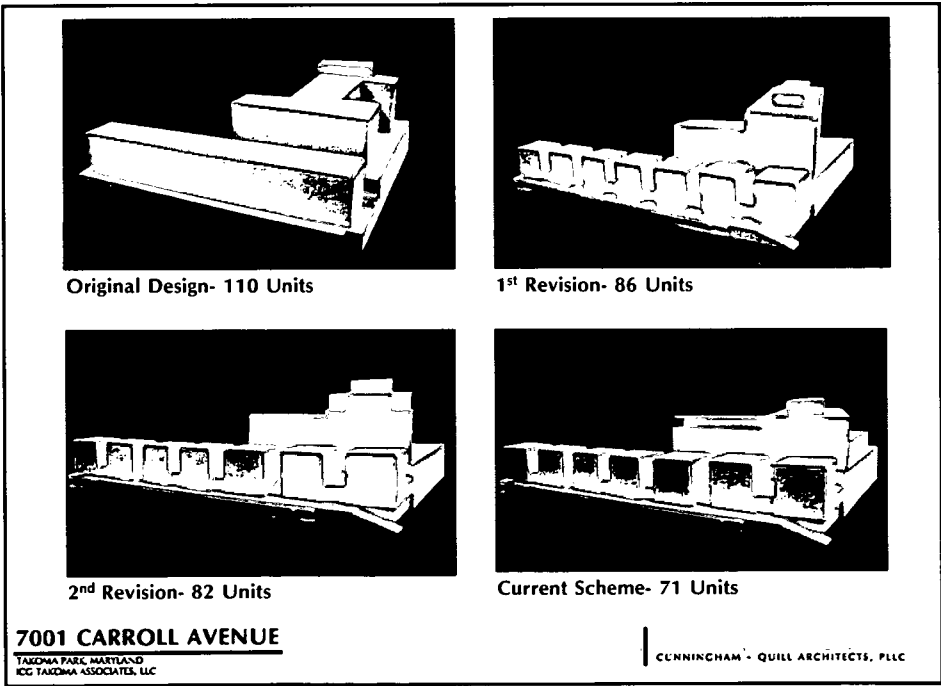
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

SITE IMAGES  
CUNNINGHAM + QUILL ARCHITECTS, PLLC



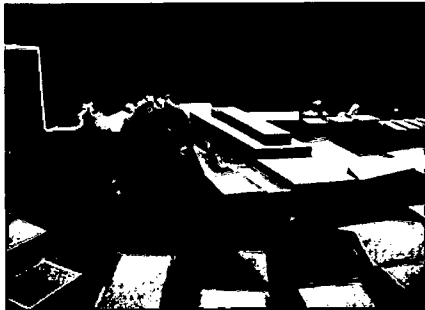
**7001 CARROLL AVENUE**  
 TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

**Westmoreland Ave.**  
 CUNNINGHAM - QUILL ARCHITECTS, PLLC



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

**CUNNINGHAM - QUILL ARCHITECTS, PLLC**

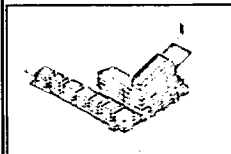
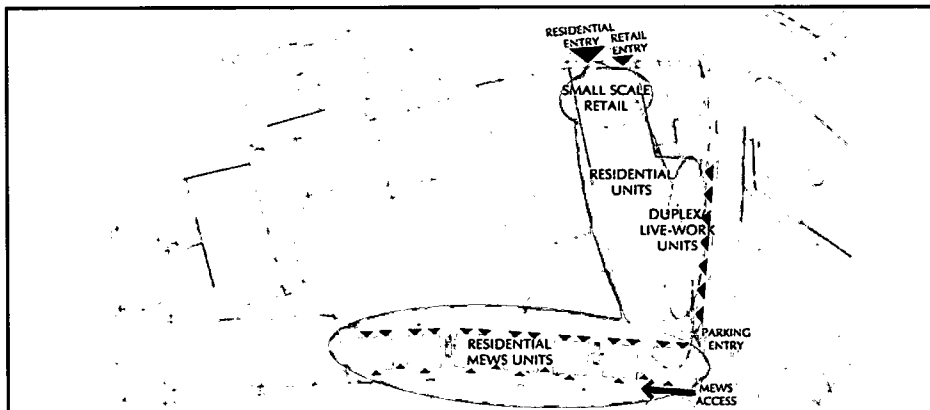


**7001 CARROLL AVENUE**

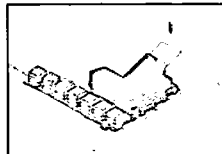
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**CURRENT SCHEME**

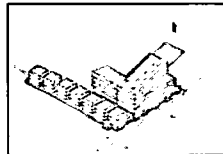
CUNNINGHAM + QUILL ARCHITECTS, PLLC



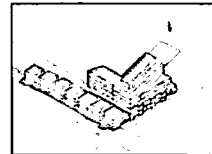
**RETAIL/COMMERCIAL**  
+/-8,900 GSF



**CONDOMINIUM UNITS**  
+/-47,400 GSF



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



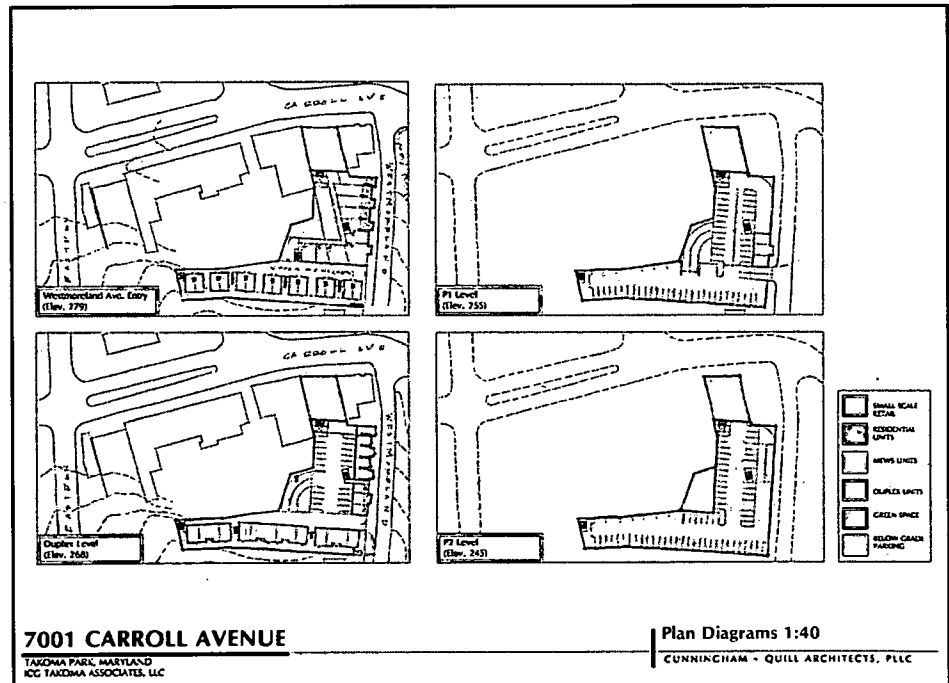
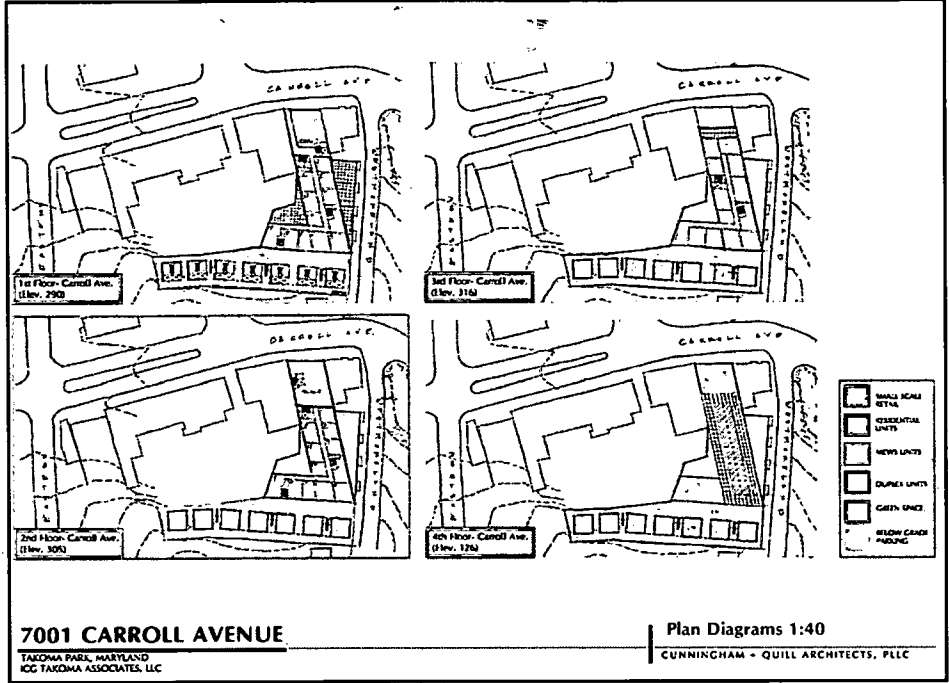
**MEWS UNITS**  
+/-20,900 GSF

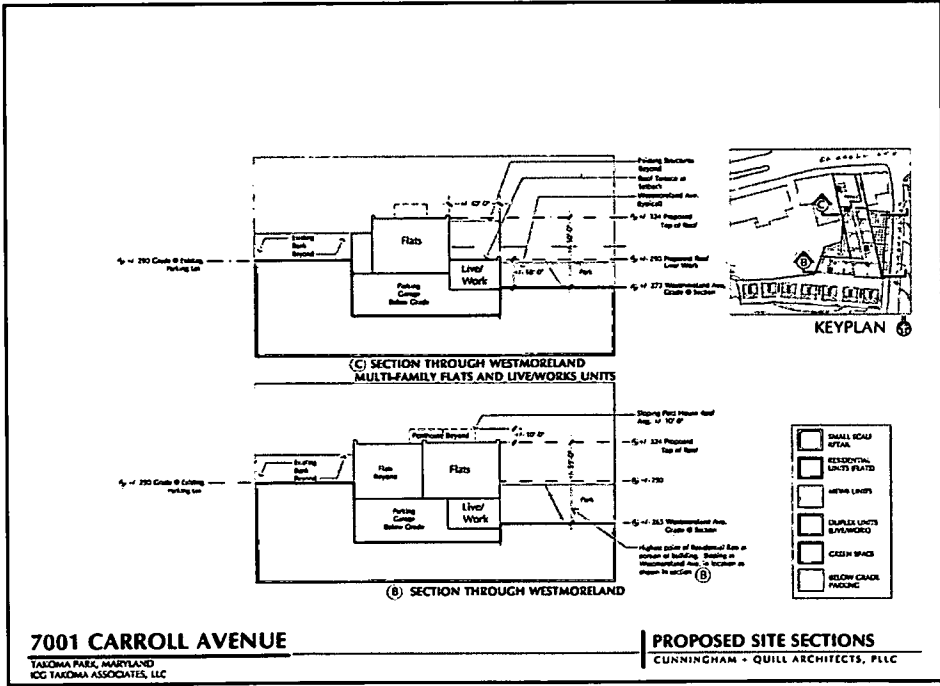
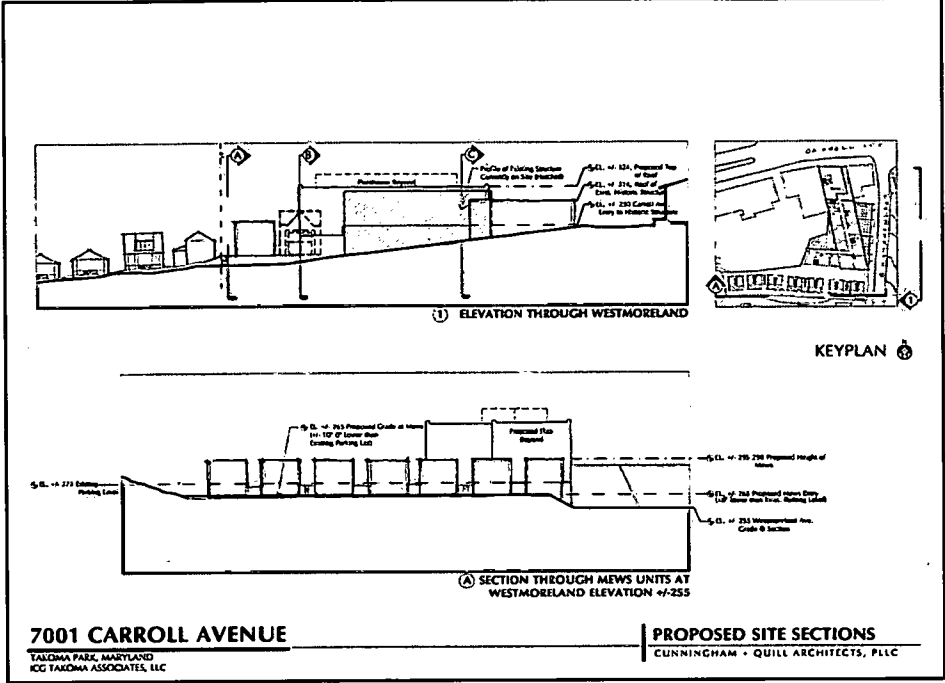
**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**Site Diagrams**

CUNNINGHAM + QUILL ARCHITECTS, PLLC







Carroll Ave. View across from Victory Towers

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Carroll Ave. View across from Victory Towers with Proposed Massing

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC





Westmoreland View

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC



Westmoreland View with Proposed Massing

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC



Carroll Ave. View

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC



Carroll Ave. Set Back Studies

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC



Back Yard View

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC

**DESIGN PROCESS:  
COMMUNITY CONTEXT  
RESEARCH**

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
KOG TAKOMA ASSOCIATES, LLC

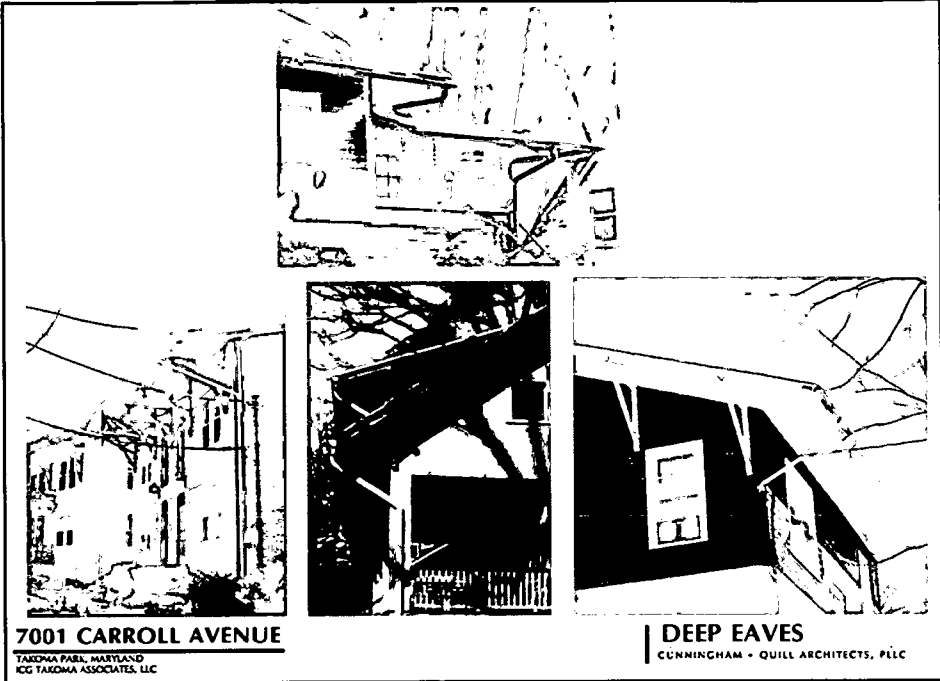
CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
KOG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

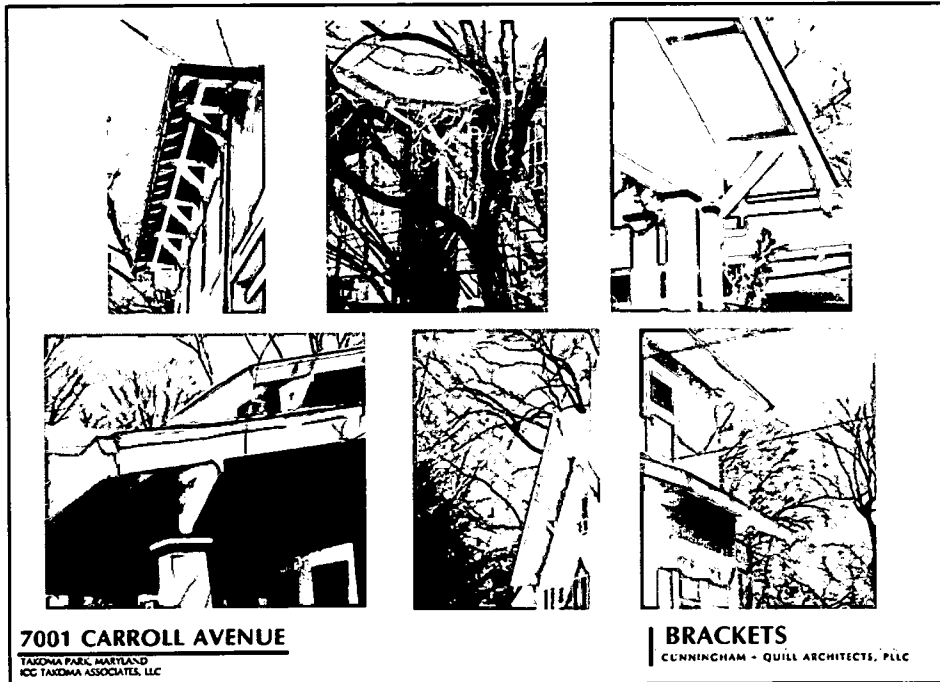


**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**DEEP EAVES**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**BRACKETS**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAYLOR PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**MASS/ SCALE**

CUNNINGHAM - QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAYLOR PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**PORCHES/ BALCONIES**

CUNNINGHAM - QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**COLUMNS**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**VERTICAL BAYS**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**SLOPED SITES**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



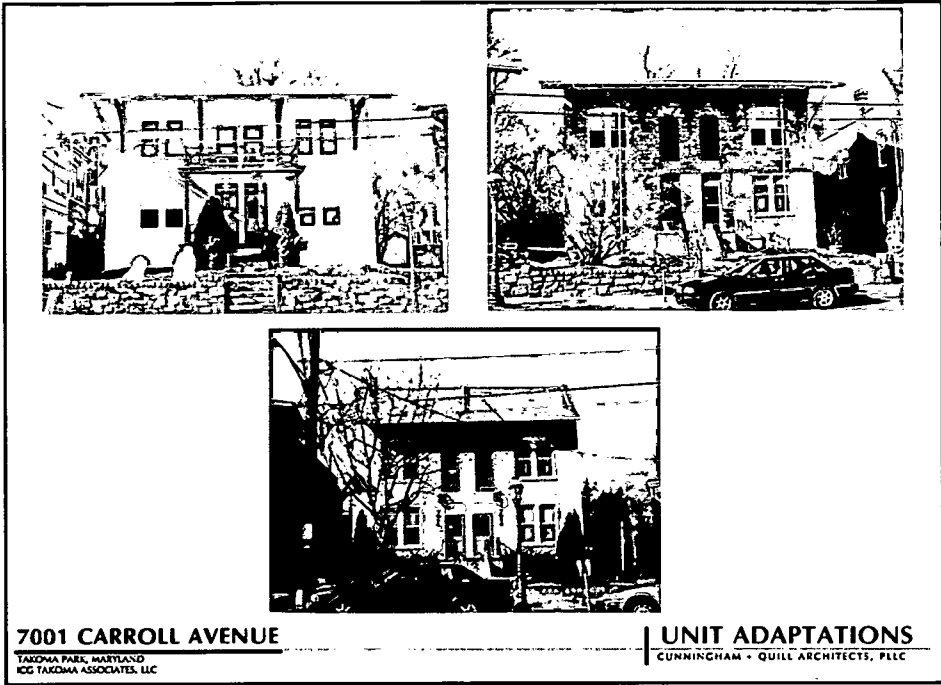
**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**COLOR/ MATERIAL**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



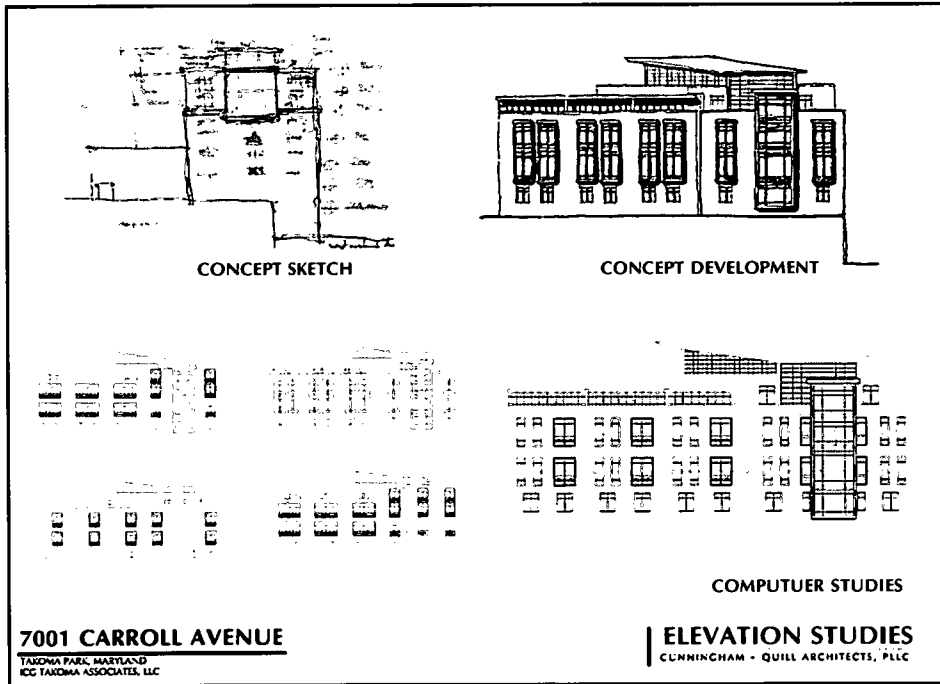
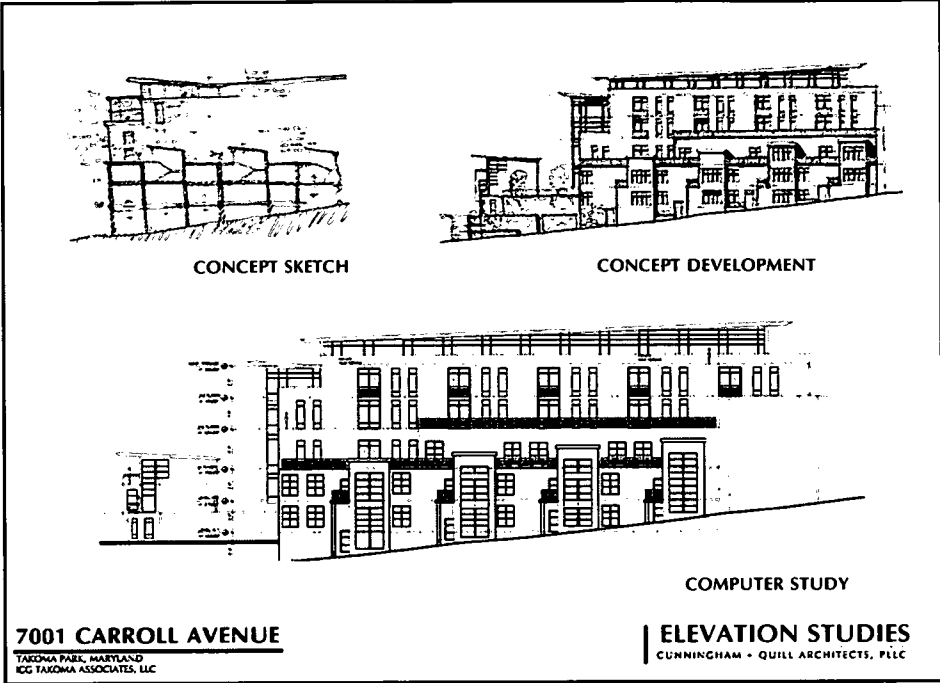


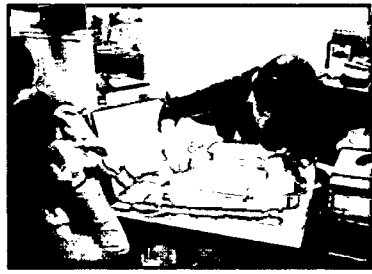
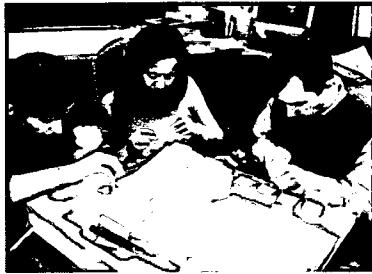
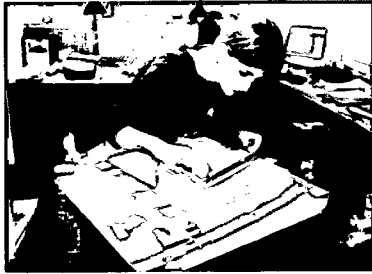
**DESIGN PROCESS:  
ELEVATION DEVELOPMENT**

**701 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM • QUILL ARCHITECTS, PLLC



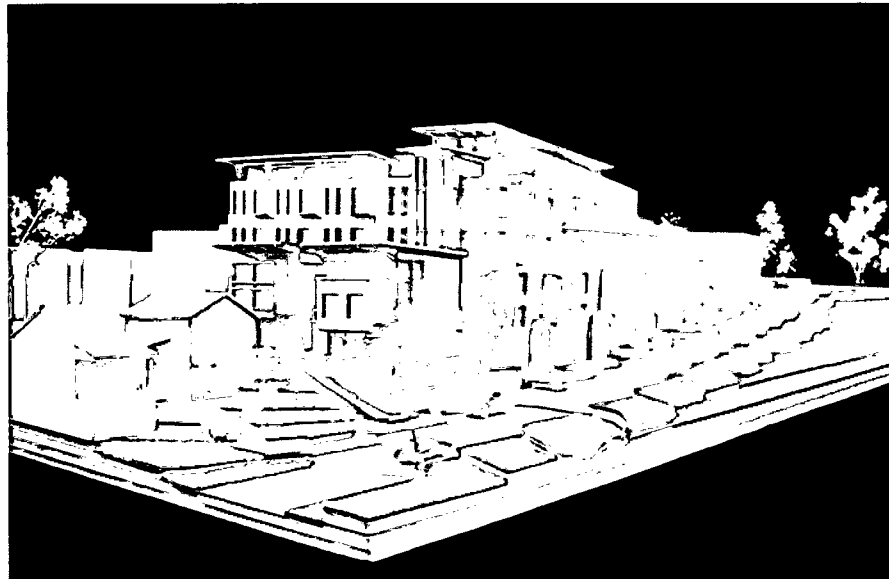


**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**MODEL DEVELOPMENT**

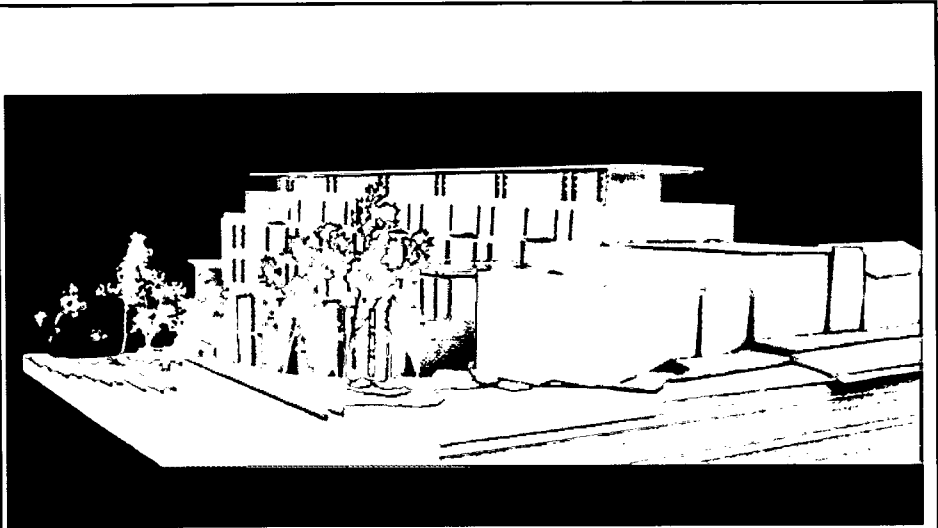
CUNNINGHAM • QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM • QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

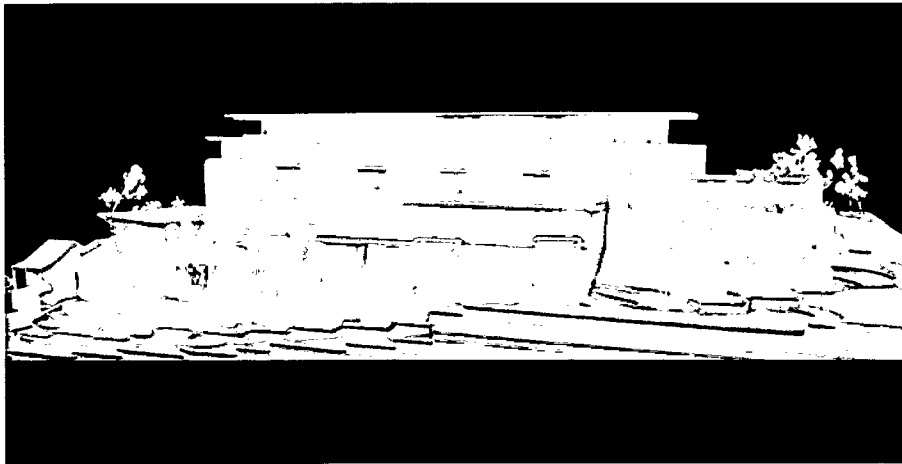
CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM • QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM • QUILL ARCHITECTS, PLLC

1

2

THE HISTORIC PRESERVATION COMMISSION

3

4 - - - - - X  
HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-05JJJ

5 7427 Buffalo Avenue :

6 - - - - - X

7 HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-05LLL  
City of Takoma Park :

8 - - - - - X

9 PRELIMINARY CONSULTATION - :

10 23633 Woodfield Road :

11 - - - - - X

12 PRELIMINARY CONSULTATION - :

13 7025 MacArthur Boulevard :

14 - - - - - X

15 PRELIMINARY CONSULTATION - :

16 7001 Carroll Avenue :

17 - - - - - X

18 PRELIMINARY CONSULTATION :

19 10932 Montrose Avenue :

20 - - - - - X

21 PRELIMINARY CONSULTATION :

22 7124 Carroll Avenue :

23 - - - - - X

24

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:

25

COMMITTEE CHAIRMAN

26

Julia O'Malley

27

COMMITTEE MEMBERS

28

Lee Burstyn

29

Caroline Alderson

30

Jeff Fuller

31

Thomas Jester

32

David Rotenstein

33

Warren Fleming

**Deposition Services, Inc.**

6245 Executive Boulevard

Rockville, MD 20852

Tel: (301) 881-3344 Fax: (301) 881-3338

info@DepositionServices.com www.DepositionServices.com

ALSO PRESENT:

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

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
HISTORIC PRESERVATION GRANT FUND	3
Susan Soderberg	3
CASE G	9
Mary Hennessey	12
Daniel Cunningham	12
CASE I	24
David Suls	25
Sara Daines	27
Sabrina Behren	32
CASE A	42
Deborah Kester	42
Doug Kenny	42
CASE E	55
Dean Brennenan	59
CASE B	63
Stylianos 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
CASE C	109
Pat Keating	113
Sean Mullins	114
Wayne Goldstein	121
CASE D	126
Kyle Greenlee	132
Sabrina Behrens	137
Joy Austin Lane	139
Wayne Goldstein	143
COMMISSION ITEMS	151
STAFF ITEMS	151





1 MS. O'MALLEY: Thank you.

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

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

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

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

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

24 They're proposing a five story condominium  
25 building atop three levels of parking, two story duplex, row  
26 houses along Westmoreland and then six smaller buildings

1 along the interior of the lot described as mews units. And  
2 as part of the lot, their property right now includes some  
3 surface parking which will be removed and placed under the  
4 new construction.

5 Staff finds that the project as a whole, given its  
6 location and the eclectic mix of residence and commercial  
7 buildings is generally well conceived. The use of the mix  
8 residential and the transition from the work units to the  
9 residential is appropriate to its site and with its  
10 location, the edge of the historic district.

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

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

25 However, staff still has concerns about the height  
26 and massing as its experienced along Westmoreland Avenue and

1 look for to the Commission's comments on that. The massing  
2 of the work units staff finds to be compatible. They are of  
3 a people scale and should seem appropriate for along  
4 Westmoreland Avenue.

5           The staff's comments on the news units are  
6 somewhat mixed. They are compatible in height roughly,  
7 appropriate mass and do provide a green buffer between the  
8 adjacent residences and the backs of the commercial  
9 buildings. However, they are a bit linear, perhaps too  
10 regular in form.

11           So overall staff see the proposal as heading in  
12 the right direction, although it does need some more  
13 modifications, working towards decreasing the massing at  
14 least visually, if not physically. Given the site and the  
15 mixed use of the project, there's an opportunity here for  
16 the applicant to take a modern approach to design of the  
17 buildings with the rhythm of the district and its  
18 architectural elements reflected in the design and avoiding  
19 something that is replicative.

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

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

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

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

9 MR. CHRISTOFIDES: Stylianos Christofides, I  
10 represent the developer.

11 MR. QUILL: Lee Quill, Cunningham Quill  
12 Architects.

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

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

1 the community.

2           So far we have met with the City of Takoma staff.

3 We have met with two council members. We've met with  
4 MNCPGC, Historic Preservation staff, and planning staff.

5 We've met in the community with WACO, Westmoreland Area  
6 Community Organization, Victory Tower, and a number of times  
7 with Historic Takoma.

8           Historic Takoma has been tremendously helpful, as  
9 well as HPC staff in providing us backgrounds, because we do  
10 do a fair amount of research we come into historic district.

11 As I mentioned, this is part of a, and we have met with  
12 members in the county dealing with fire, life safety, et  
13 cetera. And we're part of a process to inform the process  
14 tonight. We're going to run you quickly through what we  
15 have and then we're open to question and answer obviously.

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

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

26           As you go to looking at the site, we are located

1 about a five minute walk from Metro in a direct line. The  
2 site itself, as you can see, the gray is the older buildings  
3 components, historic resources and others, and the house  
4 that is in this area.

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

9 Working with Historic Takoma we've been able to do  
10 quite a bit of research on the site as its moved from the  
11 1921 original Ford dealership to, again, the area was, as  
12 you can see down below where the Tower is, with Gilbert,  
13 this was the location of the original sales area for Mr.  
14 Gilbert for Takoma Park.

15 In 1941 it was "revamped" to add the second story  
16 on the front and clean up the site as you see today. It  
17 also had the garage portion in the back with the sales. The  
18 intention is to restore it back to take our portion of the  
19 property in the streetscape, to restore it back to it's look  
20 of the 1941 condition with the exception, we will not be  
21 putting a service drive entrance into Rerun. We don't need

22 that, I think.

23 The context in the back you're probably familiar  
24 with to some degree. The slide right in the center, the  
25 image in the center is the back of the second floor, right  
26 in this area. It is only 12 to 15 wide as you will be

1 seeing in a model here. That is the area that Tania  
2 mentioned that we will be extending the second floor back  
3 into the main tower.

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

10 Again, these are the images the slope on the upper  
11 left hand corner is coming down from the parking lot down to  
12 Westmoreland, and these are images of some of the context  
13 around with the entrance going down and the bungalows on  
14 Westmoreland.

15 The site diagram quickly taking you through on  
16 Carroll. We are retaining and building back a small retail  
17 and office component, office retail component in that area.

18 Along Westmoreland will be the duplex Live/work units.  
19 Behind that is the residential tower component, behind the  
20 midrise and then a mews breaking the apartments and  
21 condominiums down into a series of smaller buildings facing  
22 the neighborhood.

23 You're looking at a series of diagrams. I have  
24 the models all here, but in the early diagram, this is what  
25 we work in model a lot. This is the existing condition,  
26 view from Carroll, view from Westmoreland. This is the

1 first scheme we looked at. It may be a little hard to see,  
2 but as you can see we had really originally looked at an  
3 idea of doing an H shaped building facing the park and a bar  
4 along the back of the block.

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

11 The next one we started to break it down to narrow  
12 the profile to make it relate to the park. Three components  
13 really. Started to look at the park component, the historic  
14 component in the front, the narrow component facing  
15 Westmoreland and then breaking down the bar into a series of  
16 residentially scaled units that reflect the neighborhood  
17 scale and to complete the residential character of the block  
18 and the interarea.

19 *After meeting with Maryland National Capital Park*  
20 *and Planning, Historic Preservation and beginning of the*  
21 *discussions with the community, we then looked at, actually*  
22 *Gwen was helpful in this, really working with the front to*  
23 *complete the historic resource in the front and pulling it*  
24 *back about 30, 40, 50 feet to work with the scale depending*  
25 *on what it is the adjacent buildings, and to also start to*  
26 *break down the scale on the Westmoreland neighborhood, which*



1 I'll show you the model here during question and answer.

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

4 So again, this is the diagram. The plans again  
5 were that there will be two layers above the ground parking.

6 The mews area which is in this area, which the parking lot  
7 is now about 8 to 7 or 10 feet in some areas above the  
8 adjacent grade. Will be lowered to the adjacent grade of  
9 the neighborhood to the east, and to the lawn there.

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

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

23 As you go up into the tower portion, the midrise  
24 portion, are the apartments in the block as you go up.  
25 These are some site sections which we should have showing  
26 the existing condition of how it works with that area.

1 Right now the parking and then stepping down into the  
2 neighboring yard, how we're going to lower that and put in a  
3 mews scale units in this particular area.

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

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

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

25 Currently right now so that you can start to see  
26 the relationship of our setbacks to what's out there.

1 Because actually what's out there is not just low level  
2 things. It's a very complex site as you can see in the  
3 blueprints.

4 I hope I made my seven minutes.

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

6 MR. QUILL: Thank you.

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

9 Are there any immediate questions from  
10 Commissioners, or would you like to hear questions from the  
11 audience?

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

14 MR. QUILL: Thank you.

15 MR. CHRISTOFIDES: Thank you.

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

18 MS. BEHREN: Good evening.

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

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

1 facade on Carroll.

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

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

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

17 MS. O'MALLEY: Any questions?

18 Yes? Did you have a question?

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

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

24 MS. BEHREN: My name is Sabrina Behren, I'm the  
25 president of Historic Takoma, Inc. in Takoma Park. We have  
26 met with the applicant and the architects both informally

1 and in an HTI board meeting, and I have attended other  
2 community meetings where presentations on the project have  
3 been made as well.

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

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

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

18 The project is proposed for an important and  
19 central address in the heart of our historic district, in  
20 the heart of our commercial district. You've heard the  
21 history of the site and the site is very vital to  
22 maintaining the character and atmosphere of Takoma Park.  
23 That atmosphere, of course, is the atmosphere of a small  
24 town.

25 The project is adjacent to important historic  
26 residential neighborhood, as well as important commercial

1 historic neighborhood and the impact of the project on those  
2 neighborhoods is very important. It is a very challenging  
3 site, no doubt.

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

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

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

25 The proposed height of the main building proposed  
26 to be added to the rear of 7001, 7003 Carroll is of concern

1 to us in two ways. We're concerned about the height of the  
2 proposed addition to the original Carroll Avenue storefront,  
3 as well as the height of the addition to the building in the  
4 rear and on the Westmoreland side.

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

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

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

21 As this Commission is aware, Historic Takoma is  
22 dedicated to preserving the historic integrity of this  
23 historic commercial strip. I would like to bring your  
24 attention back to another infill project that Orceollo  
25 Properties is proposing to build on the other end of the  
26 strip at 6901 Laurel Avenue, the intersection of Laurel and

1 Eastern Avenues.

2 And in that case, the Commission shared our  
3 concerns about the height massing and setback of the  
4 proposed new building, and instructed the developer in that  
5 case to bring down the height of the building and to  
6 increase the setback of the futuristic bent metal roof that  
7 was proposed for that building.

8 To our view, this project is the bookend at the  
9 other end of the Old Town commercial strip. And thus, it is  
10 our feeling that this building should not be any taller than  
11 the builder proposed at 6901 Laurel Avenue. I believe that  
12 building, and this is totally out of my memory, I haven't  
13 checked this, and if I'm wrong, please correct me, but I  
14 believe that building will be no taller than 40 to 45 feet  
15 tall. And thus, I believe this new proposal should not be  
16 any taller than the building that Orceollo Properties is  
17 building at the other end of the strip.

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

24 So I support the staff report concerns about the  
25 height and massing, particularly the residential high rise  
26 portion of this project. I believe it needs to be shorter.



1 It needs to be less dense. It needs to be less massive and  
2 I will go even further than the staff report to recommend  
3 that the height be brought down to the height of the  
4 Orceollo building, 45 feet at the highest point. Thank you.

5 MS. O'MALLEY: Thank you.

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

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

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

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

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

13 Mr. Redman.

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

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

26 We all know each other. We're very tight knit

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

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

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

23 There are really three frontages. There's a  
24 frontage on Carroll, there's a frontage on Westmoreland, but  
25 there's also a frontage on the residential area, and there's  
26 a house that's right next to it. And it's a little

1 difficult for me to envision how that's going to work for  
2 the family that lives right there. Who lives a few houses  
3 up from here.

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

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

18 The final example I have is, maybe that's all. Oh  
19 yes. The other thing is the example of, the point of  
20 blending with the Orceollo Property that it seems to me you  
21 have to think, I know you don't have control over this, but  
22 you have to think of it as an organic unit. That that  
23 presentation is going to appear seamless. It can appear  
24 seamless ugly and it can appear seamless beautiful. But if  
25 ~~you consider these two properties in isolation from each~~  
26 ~~other, then you're not likely to get an optimal solution.~~

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

7           MS. O'MALLEY: Thank you.

8           MR. PATTON: My name is Robert Patton. I live at  
9 7005 Westmoreland Avenue. I live right across the street  
10 from the development in that house right there next to the  
11 tower.

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

17           So my biggest concern is the traffic. Right now  
18 the plan is to have the traffic go in and out of the garage  
19 on Westmoreland Avenue. And it's difficult, as people said,  
20 to get out at the top of Westmoreland onto Carroll,  
21 especially turning left.

22           I never go up there that way. I go down  
23 Westmoreland Avenue and go out on Walnut. So if you have 73  
24 or however many units are there, and I think many of those  
25 cars are going to start going down Westmoreland to get out  
26 of the neighborhood, and that's really the negative impact

1 on our neighborhood. It's a narrow street. There's parking  
2 only on one side. Two cars can barely pass with the parking  
3 on one side.

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

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

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

25 But I'd like to see some space for trees to be put  
26 back in in a tree buffer. Other opportunities I think are



1 a residential building, but if there's a steep drop off in  
2 the back, it's going to look like a 50 foot building.

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

10 Now, of course, from the other side you're adding  
11 one or two stories to the existing commercial structure.

12 With the setback they're proposing, that really won't be a  
13 problem at all. But it's like a Dr. Jeckyl and Mr. Hyde.

14 You've got Dr. Jeckyl along Carroll Avenue, but you've got

15 Mr. Hyde what you see from Westmoreland Avenue, and so I

16 think you're going to have to really work to reduce the

17 height, the massing. There may be a way to keep some of

18 that in there, some of the height, but doing significant

19 stepping back.

20 Because if you look at the current building, it is

21 still quite high from Westmoreland, but it's a long distance

22 from Westmoreland, so it really does not impact the

23 residences the way the proposed building is. I see the

24 little cut out for a very modest step back, but it needs to

25 be far more considerable than than in order that the people

26 who live on Westmoreland, and even the people who would live



1 in the news, don't see this enormous wall towering over  
2 them.

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

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

14 MR. GREENLEE: I have additional comments.

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

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

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

1 the **safety issue**.

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

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

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

26 So these are my comments and I appreciate the time

1 for me letting me speak on this. And one other question for  
2 the developers, I saw a house outlined, and I didn't hear  
3 what you planned to do with that house that is outlined on  
4 your presentation. Thank you.

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

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

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

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

22 MR. BURSTYN: I just had a very minor comment at  
23 this point, I'm just reserving judgment as to how this  
24 develops, but I noticed in looking through the proposal of  
25 what you plan, and it talks about, what struck me was when  
26 it said walk ups. Are there going to be any provisions for

1 housing for special needs or accessibility? Could you  
2 comment on that?

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

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

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

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

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

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

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

25           People have been commenting that the park is very  
26 dark. It is dangerous at night. We felt that creating a

1 more residential feel along Westmoreland will address some  
2 of those concerns because at least we have lights there.  
3 You'll have some sort of people coming and going, so the  
4 security concerns currently of a dark environment at least  
5 were being addressed in that response.

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

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

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

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

22 MR. FULLER: I guess a couple of perspectives.  
23 The first one is just a generic aspect of things. From my  
24 perspective your project is very much smart growth. It's  
25 1500 feet from the Metro. If we have any chance of getting  
26 traffic congestion out of Takoma Park and out of Montgomery

1 County, it's going to be encourage as much density at sites  
2 like this as possible that can be accommodated within a  
3 reasonable scale.

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

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

14 I actually have more of a concern with what's  
15 happening on the news because there's not a lot of good  
16 historical or planning context for sort of a mid-block  
17 series of townhouses that are marching across the property.

18 It would be great if there could have been a mid-block  
19 crossing, but I know the adjoining property is now being  
20 developed as a garage.

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

25 So building height, I think, you know, it's all  
26 relative, yes. The absolutes that I'm hearing right now

1 don't bother me, but the massing of that element just as  
2 presented just feels heavy. But there's probably ways to  
3 solve that with facade or breaking it up as you move  
4 forward.

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

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

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

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

25 So that entire roof along, well, it's the roof,  
26 the garage, the parking facility, and it runs all along the



1 mews area in the back. All of that is a green roof.

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

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

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

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

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

21 One thing there's a step down, I just wanted to  
22 talk about is that the mid-block component is really meant  
23 to be, as you can see, forming an enclosure of the parking.

24 Currently right now all the runoff and all the headlights,  
25 and all the cars shine right down to the middle of the  
26 backyards of the block, and most people have been fairly

1 receptive to the idea that this would be, you know, brought  
2 down to level and then the individual units taken across.

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

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

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

26 And then bring back to you the next stage. The

1 [REDACTED] elevations. We have not intentionally omitted, you know,  
2 the elevation today, that's not the intention. Today was to  
3 get out in front of you early enough so we can help inform  
4 and shape this with those issues. And part of the step down  
5 with the mews condition is the existing house right next to  
6 the peak of that, we are only about 10 feet plus or minus  
7 above the peak of the adjacent roof with the top of mews  
8 units.

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

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

24 I just want to echo what Commissioner Fuller said.  
25 I was going to say that density does not have to be viewed  
26 as a negative, and it's a question of how it's integrated,

1 and if it's done cleverly, it can add vitality to the  
2 community and I think that's feeling the spirit of Takoma  
3 Park.

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

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

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

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

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

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

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

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

22 The residents' comments about the care that this  
23 Commission took with reviewing the, as we were calling it,  
24 the Pizza Mover's building at the other end of the block, I  
25 think the end of the block where your project is proposed  
26 warrants an equal amount of consideration and I hope we can

1 work well together to get to a position where the project  
2 works for you and for the community.

3 **MR. FLEMING:** Hi. I want to basically **hold my**  
4 **comments** until I get a chance to go down and look at this  
5 property. It's been awhile since I've been there, but I'm  
6 going to focus on the comments from the people, especially  
7 the community, how the pedestrians and traffic, and also the  
8 kids and the playground. So I want to make sure before my  
9 comments made. **On the next preliminary I'll give you my**  
10 **comment.** I'd like to go and look at it.

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

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

19 And we're doing that trying to be sensitive to our  
20 neighbors in order to bring the entire scale of the mews  
21 down and how much more, a slower increase as you're going up  
22 Westmoreland, so in effect, looking at the other houses  
23 further down the block, just you know following the slope  
24 straight up, and one of the things, I'm not sure whether  
25 it's evidence from the model of the mews, is that now by  
26 doing that **we're creating a rear yard for our neighbor** which

1 is almost at the same level as the front yard of the mews.

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

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

11 MR. CHRISTOFIDES: Pardon me?

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

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

20 I mean, I guess the best thing to say, when we're  
21 working in a large scale like this and a very complex site  
22 with a lot of step downs, these are the comments that are  
23 very helpful. But I also want to say that, you know, we are  
24 cognizant that we're not going to have this big huge wall  
25 right at the corner of Westmoreland and the edge of the  
26 property. It will be stepped down. We have to get up to

1 the mews for a series of stairs.

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

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

7 MR. QUILL: Yes, ma'am.

8 MR. CHRISTOFIDES: All parking now but will go  
9 underground.

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

14 MR. CHRISTOFIDES: We have had early on  
15 discussions even before starting the massing or anything  
16 with Mr. Orceollo. There is a physical obstacle to the  
17 actual slopes and the grades of the current condition.

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

24 So, having seen the sort of the height limits that  
25 were placed on that, we felt that might be something that  
26 was not workable. We are continuing discussions to see



1 whether there's anything that we can do in order to  
2 accommodate some sort of an opening towards Eastern Avenue,  
3 but again, there are these difficulties of private  
4 ownership.

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

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

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

25 But again, it's not controlled by private  
26 ownership. It's controlled by the state, so we would have

1 to work with them side by side.

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

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

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

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

25 And we find the user pattern from that of ride  
26 merge share of anyone from 50 to 70 percent in the

1 residential. Now obviously if you locate an office building  
2 there, it's different because people are coming from  
3 everywhere else.

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

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

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

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

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

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

4 MR. CHRISTOFIDES; Right. And we tried to have  
5 enough parking facilities there to also accommodate for any  
6 of the retail usage, at least in our project. But again, we  
7 are open to reopening the garage to be used for the retail  
8 in that particular area.

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

12 MS. O'MALLEY: I would like to second the idea of  
13 having a tree strip along the street there because any kind  
14 of a tree arrangement will help soften that side of the  
15 building. If there's a way that you could take off the top  
16 floor or the back end of the top floor so that you're still  
17 stepping up. I think that's the sum of our comments. So we

18 look forward to seeing you again.

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

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

26 MS. ALDERSON: I think there's a fair bit of room

1 for flexibility because there's a good deal of architectural  
2 variety. And I would say, what I would be more concerned  
3 with in which style you choose, would be where you have say  
4 a long length. That you use the tools of architectural  
5 separation to break up the mass. Articulate it.

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

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

16 MS. O'MALLEY: That's it.

17 MR. QUILL: Thank you very much.

18 MR. CHRISTOFIDES: Thank you for your time.

19

20 **BREAK**

21 MS. O'MALLEY: I'm going to adjourn the meeting if  
22 you don't all run out of her quite yet. The meeting is  
23 adjourned.

24 (Whereupon, at 11:51 p.m. the proceedings were  
25 concluded.)

26

C E R T I F I C A T E

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

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

November 15, 2005

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

At the outset, we convey our appreciation for your availability and that of your partner and architects in discussing your project's initial design concepts, as well as acquainting us with your background and experience in connection with other development projects. We appreciated your group's attendance at our September 7 meeting and hope that you will return in the near future (possibly as early as our next WACO meeting on December 7) to share your latest thinking with us.

At the November 1 WACO meeting, we identified and agreed upon the following positions with respect to development of the 7001 Carroll Avenue site and the proposal you have shared with us:

- We believe mixed residential and commercial development of the 7001 Carroll Avenue site can make a significant positive contribution to our community, and agree that the current use of the property is not optimal.
- Development of the 7001 Carroll Avenue site must occur in a measured and responsible manner that is compatible with the surrounding neighborhood, with appreciation for its historical and residential setting. Development of the site

poses significant physical, historical and cultural challenges, and we appreciate the opportunity to work with you to address them. We are also concerned that this project, as one of many concurrent projects proposing to build as many as 600 housing units in the area, may contribute to intolerable traffic congestion and significantly degrade the quality of life of our neighborhood and surrounding neighborhoods in Takoma Park and Washington, DC.

- Fundamentally, we have significant concerns over the size and scale and density of your current proposal. We do not believe that the project as currently envisioned is compatible with the scale of the surrounding neighborhood.
- We are also concerned about the density of the project (the total number of new residential units and that number in relation to the total number of residential units within the surrounding neighborhood) and its impact upon traffic, as well as its compatibility with the neighborhood.
- The mass of the project, especially its height, is troubling. The slope and topography of the site require a structure that is compatible with the site and the surrounding neighborhood. We believe the current proposal envisions buildings that are too large. The concept underlying the mews design may provide an appropriate transition to the adjacent residences on Westmoreland Avenue. However, we believe that the mews, as currently proposed are too large in both mass and height.
- It is unclear to us that the setback and height of the project on Carroll Avenue is sufficient to avert disturbance of the Carroll Avenue streetscape and its historic character. Additionally, we consider the height and mass of the project as currently proposed as not compatible with the existing surroundings on Westmoreland Avenue. The shadow-impact of your design upon Takoma Urban Park across the street is also of concern.
- The rendition of computer-assisted designs to portray mass, scale and shadow-impact from a variety of perspectives, and other diagnostics (including balloon-height tests) are essential to permit WACO and Takoma Park residents to assess your plan and further revisions. Without such studies, the community cannot make a favorable assessment of the project.
- The project's proposed design for exclusive entry/exit to its underground parking lot only via Westmoreland Avenue is unacceptable. This will throw a significant amount of traffic on to Westmoreland Avenue, a residential street. We support the creation of additional entry/exit to your parking lot through connection to the proposed parking garage associated with development of the property by Mr. Urciolo, in order to provide for exit by residents of your project to Eastern Avenue.



- As you know, storm water management is a significant concern to us, given the destructive consequences of runoff from the current site to nearby properties and residences in the first block of Westmoreland. We urge you, as the new owner of the 7001 Carroll Avenue property, to take all necessary actions to assure that runoff is minimized and that storm water management is compatible with all municipal and other legal requirements.
- We have concerns about the retail or quasi-retail impact of the live-work units on Westmoreland in terms of traffic and parking. At the same time, it appears that the project would reduce the total number of commercial units on the site, compared to the current number. WACO supports a healthy, financially viable Old Town commercial district, in balance with the adjacent residential neighborhood. We are not certain that the current plan will achieve that goal.
- Finally, we want ensure that the project will support and be consistent with Takoma Park's desire for diversity among its residents, which relates to the affordability of the project units.

Thank you for your attention to these thoughts and concerns as you continue to develop the project design. We look forward to the continuance of a constructive dialogue between our groups and hope that you will be able to join us for our December 7 meeting.

Sincerely,



Bruce Moyer  
President  
Westmoreland Area Community Organization (WACO)

cc: Kathy Porter, Mayor, City of Takoma Park  
Bruce Williams, Council Member, City of Takoma Park  
Joy Austin Lane, 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

**ICG Takoma Associates, LLC**  
c/o Infrastructure Capital Group, LLC  
1600 K Street NW, Suite 650  
Washington, DC 20006

October 6, 2005

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910

**VIA OVERNIGHT DELIVERY**

Dear Ms. Tully:

**RE: 7001 CARROLL AVENUE AND WESTMORELAND DEVELOPMENT – PRELIMINARY  
CONSULTATION WITH HPC ON OCTOBER 26<sup>TH</sup>, 2005**

Per your discussions with Mr. David Bagnoli of Cunningham and Quill, our architects on this development, please find enclosed 9 copies of our submission for the Preliminary Consultation with HPC, and accept this letter as our formal request to be included on the calendar for the October 26<sup>th</sup>, 2005 meeting.

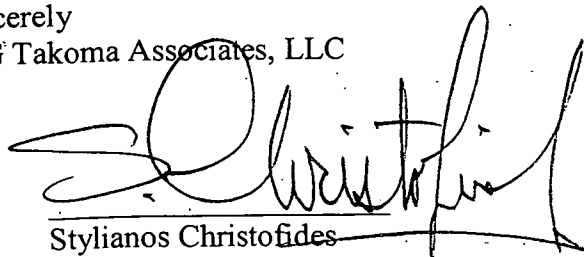
Our zoning counsel, Linowes and Blocher LLP, are currently compiling the list of neighbors with relevant contact information which shall be submitted under separate cover. The list should be completed later today but we did not wish to assume the risk of failing to meet your deadlines because of a delay in transmission of the information between our respective offices.

We also take this opportunity to confirm our meeting for next week on Tuesday October 11<sup>th</sup>, 2005 at 2:30 PM at 1109 Spring Street, Silver Spring.

Should you require additional information please feel free to communicate directly with our architects or contact Mr. Christofides at the numbers noted below or by email at [schristofides@icgdevelopment.com](mailto:schristofides@icgdevelopment.com).

Sincerely  
ICG Takoma Associates, LLC

By



Stylianos Christofides  
Infrastructure Capital Group  
Principal

Enclosures (9 Booklets)

Cc: Bruce Levin (Keystar, LLC w/out enclosures; fax: 301-320-4808)  
Dave Bagnoli (C&Q, w/out enclosures; fax: 337-0092)

**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

(October 6, 2005)

Tax Account No.	Name	Address	Lot/Parcel	Block
<b>Subject Property</b>				
13-01078446 13-01078468 13-01057901 13-01078435 13-01078481 13-01078470	ICG Takoma Associates LLC	c/o Infrastructure C G LLC 1600 K Street, NW #650 Washington, DC 20006-2835	P13	A
13-01070793	Mercy C & B Sandoval	7600 Westmoreland Avenue Takoma Park, MD 20912	39	A
13-01075113 13-01075124 13-01075135 13-01075102	Urciolo Properties LLC	6935 Laurel Avenue #100 Takoma Park, MD 20912-4413	49 P50 51 52	A A A A
13-01074038	Potomac Conf Corp 7 <sup>th</sup> Day Adv	606 Greenville Avenue Staunton, VA 24401-4881		3
13-01076050 13-01076505	K C Associates LLC	7000 Carroll Avenue Takoma Park, MD 20912-4437	1 31	6 6
13-01069032	Julian Safran <u>et al.</u>	c/o Evmt St Partnership 7504 Royal Dominion Dr Bethesda, MD 20817-4658	P14	A
13-01079430	7007 Carroll LLC	7007 Carroll Avenue Takoma Park, MD 20912-3422	P14	A
13-01062246 13-01062235	Mary E Rummel, Trustee	250 Manor Cir Apt 2 Takoma Park, MD 20912-4559	30 29	6 6
13-01061867	Michael Podhorzer & Carol Browner	7003 Westmoreland Avenue Takoma Park, MD 20912	P8	F
13-01061594	Robert S Patten & Lois Wessel	7005 Westmoreland Avenue Takoma Park, MD 20912-4405	P8	F
13-01078492	Maryland-National Capital Park & Planning Commission	8787 Georgia Avenue Silver Spring, MD 20910	P7	F
13-01069987	Ibrahim A Samara, <u>et al.</u>	6845 Eastern Avenue Takoma Park, MD 20912-4424	P8	A
13-01072440	Urciolo Properties LLC	6935 Eastern Avenue #100 Takoma Park, MD 20912-4413	9	A
13-01060395	City of Takoma Park	7500 Maple Avenue Takoma Park, MD 20912		
<b>Homeowner and Civic Associations</b>				
	B.F. Gilbert Citizens Assn	Bill Kules, President 7006 Poplar Avenue Takoma Park, MD 20912	703-742-5106	
	Hodges Heights Citizens Assn.	Ann Hoffnar, President 100 Hodges Lane Takoma Park, MD 20912	---	
	Silver Spring Chamber of Commerce	Jane Redicker, Executive Director 8601 Georgia Avenue, #203 Silver Spring, MD 20910	301-565-3777	
	North Takoma Citizens Assn.	Lorraine Pearsall, Co-Chair 7708 Takoma Avenue Takoma Park, MD 20912	301-585-8062	

**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

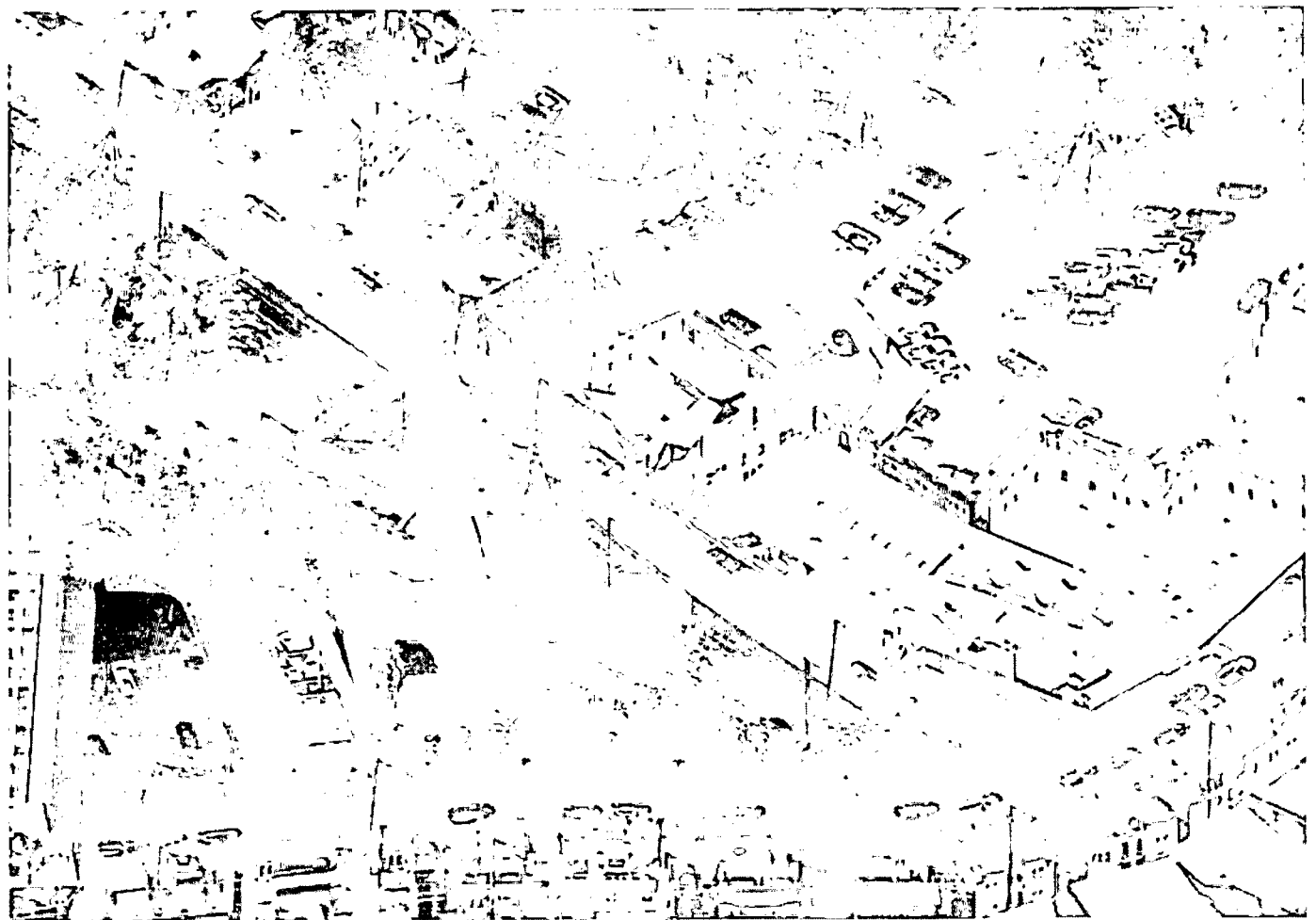
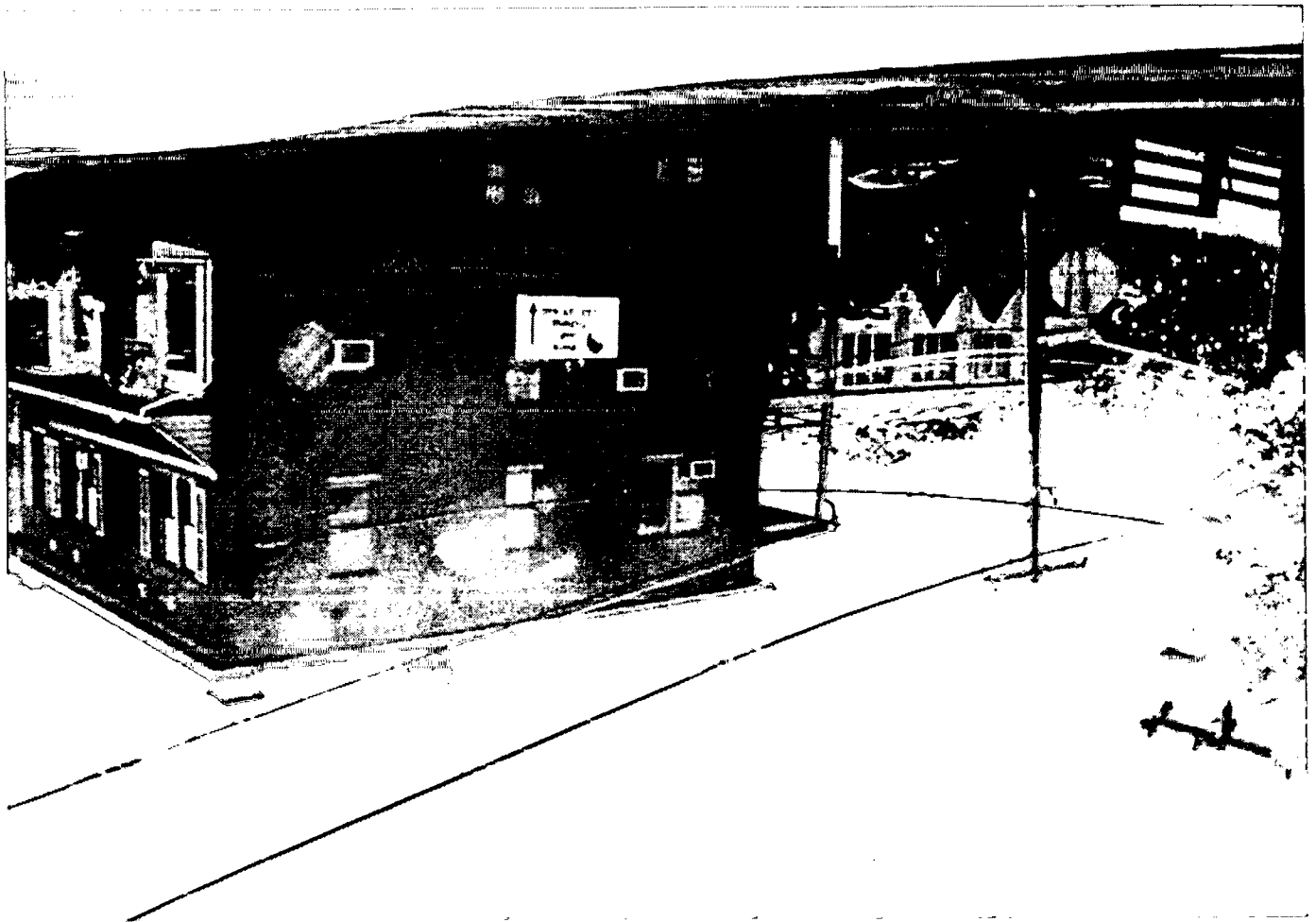
(October 6, 2005)

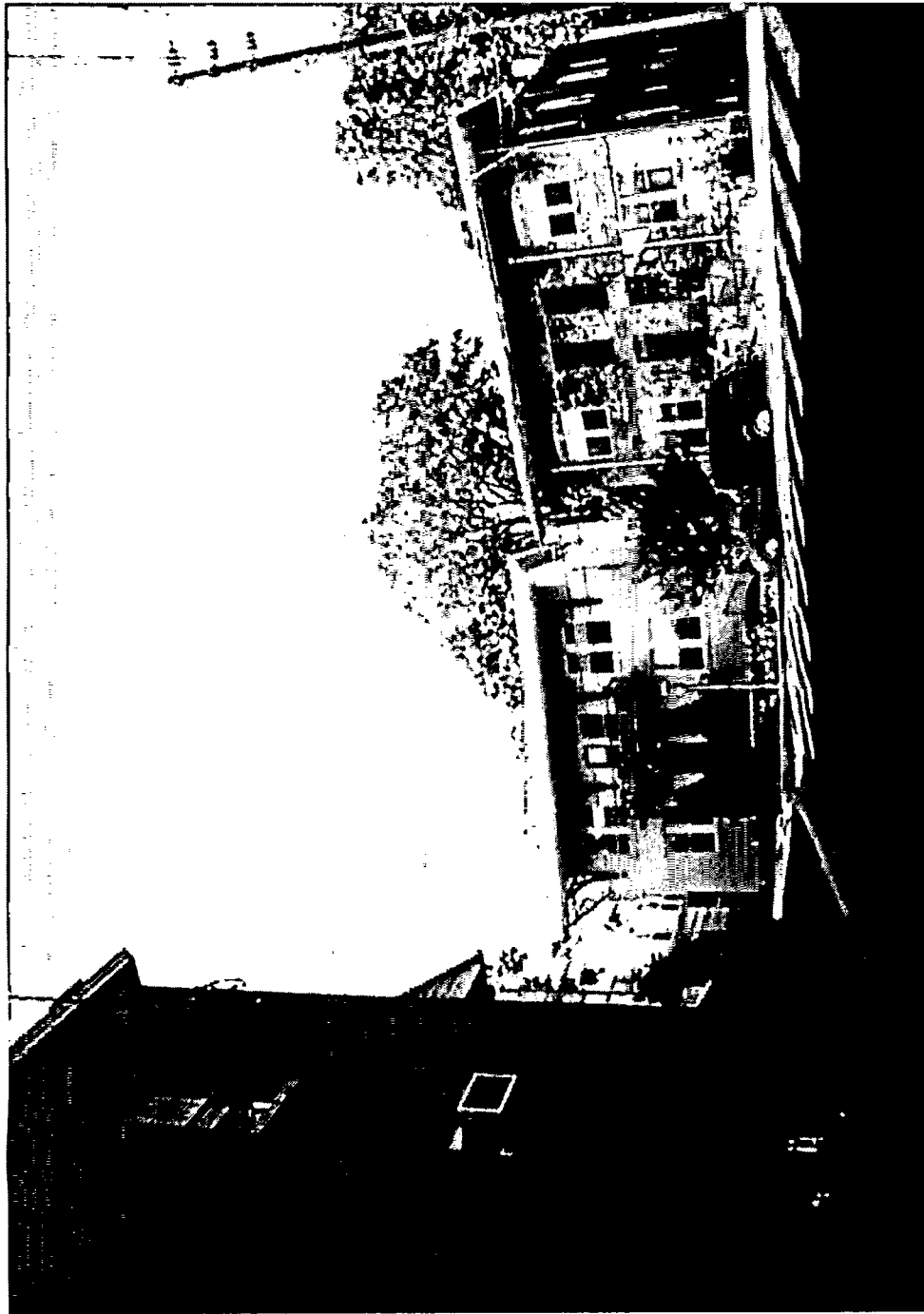
<b>Tax Account No.</b>	<b>Name</b>	<b>Address</b>	<b>Lot/Parcel</b>	<b>Block</b>
	S.S. Carroll Neighborhood Assn.	Jeffrey Trunzo, President 119 Sherman Avenue. Takoma Park, MD 20912	301-270-6016	
	South of Sligo Community Assn.	Robbi Kimball, President 1004 Hopewell Avenue Takoma Park, MD 20912	301-891-3173	
	North Takoma Citizens Assn.	Jim Evans, President 703 New York Ave. Takoma Park, MD 20912	301-495-0313	
	Allied Civic Group	Michael Diegel, President PO Box 13238 Silver Spring, MD 20911	301-681-7346	
	Allied Civic Group	William Anderson, Jr. 160 Norwood Road Silver Spring, MD 20905	301-384-9256	
	East Silver Spring Citizens Assn.	Robert Colvin, President 841 Gist Avenue Silver Spring, MD 20910	301-585-8326	
	City of Takoma Park	Kathy Porter, Mayor 7500 Maple Avenue Takoma Park, MD 20912	301-270-1700	
	Citizens For a Better Montgomery	George Sauer 8307 Post Oak Road Potomac, MD 20854	301-762-7260	
	Sligo Park Hills Citizens Assn.	Loren Bosies 11 Sussex Road Silver Spring, MD 20910	301-587-7478	
	S.S.-Takoma Traffic Coalition	Charles Wolff, President 635 Bennington Dive Silver Spring, MD 20910	---	
	Montgomery County Montgomery County Civic Federation	Dan Wilhelm, President 904 Cannon Road Colesville, MD 20904	703-883-6847	
	Carroll Ridge Neighborhood Assn.	David Freed, President 1539 Red Oak Drive Silver Spring, MD 20910	Unlisted	
	PROGRESS	Mike Kraft, Chairperson 120 Dale Drive Silver Spring, MD 20910	301-565-2119	
	Northern Montgomery County Alliance	Julius Cinque, Chair 223 Slidell Road Boyd's, MD 20841	301-972-1098	
	Long Branch-Sligo Citizens Assn.	Jim Bouie, President 7206 Trescott Avenue Takoma Park, MD 20912	---	
	Concerned Neighbors, Inc.	Icie Goodwin 7481 - 7 <sup>th</sup> Street, NW Washington, DC 20012	202-829-8295	

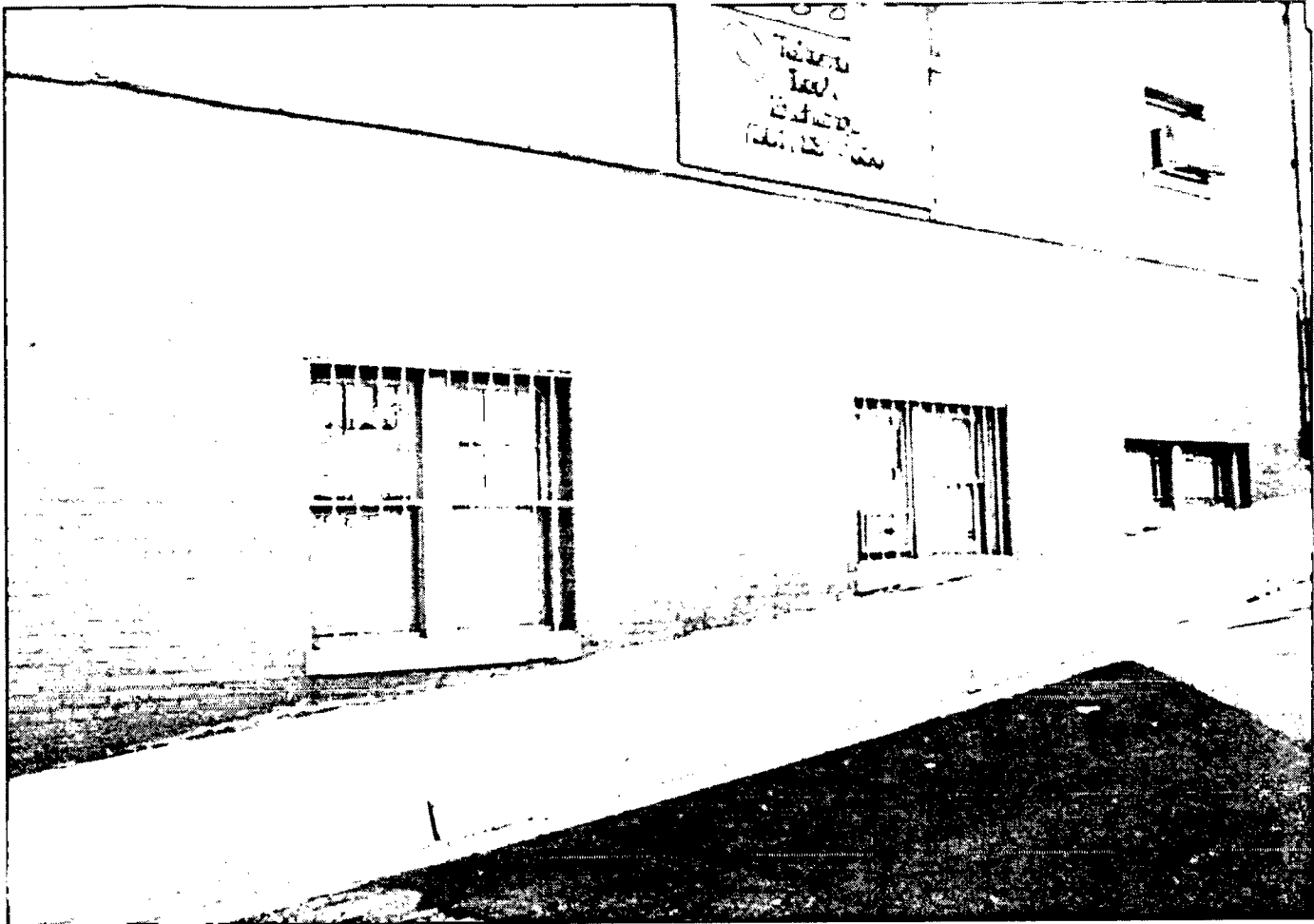
**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

(October 6, 2005)

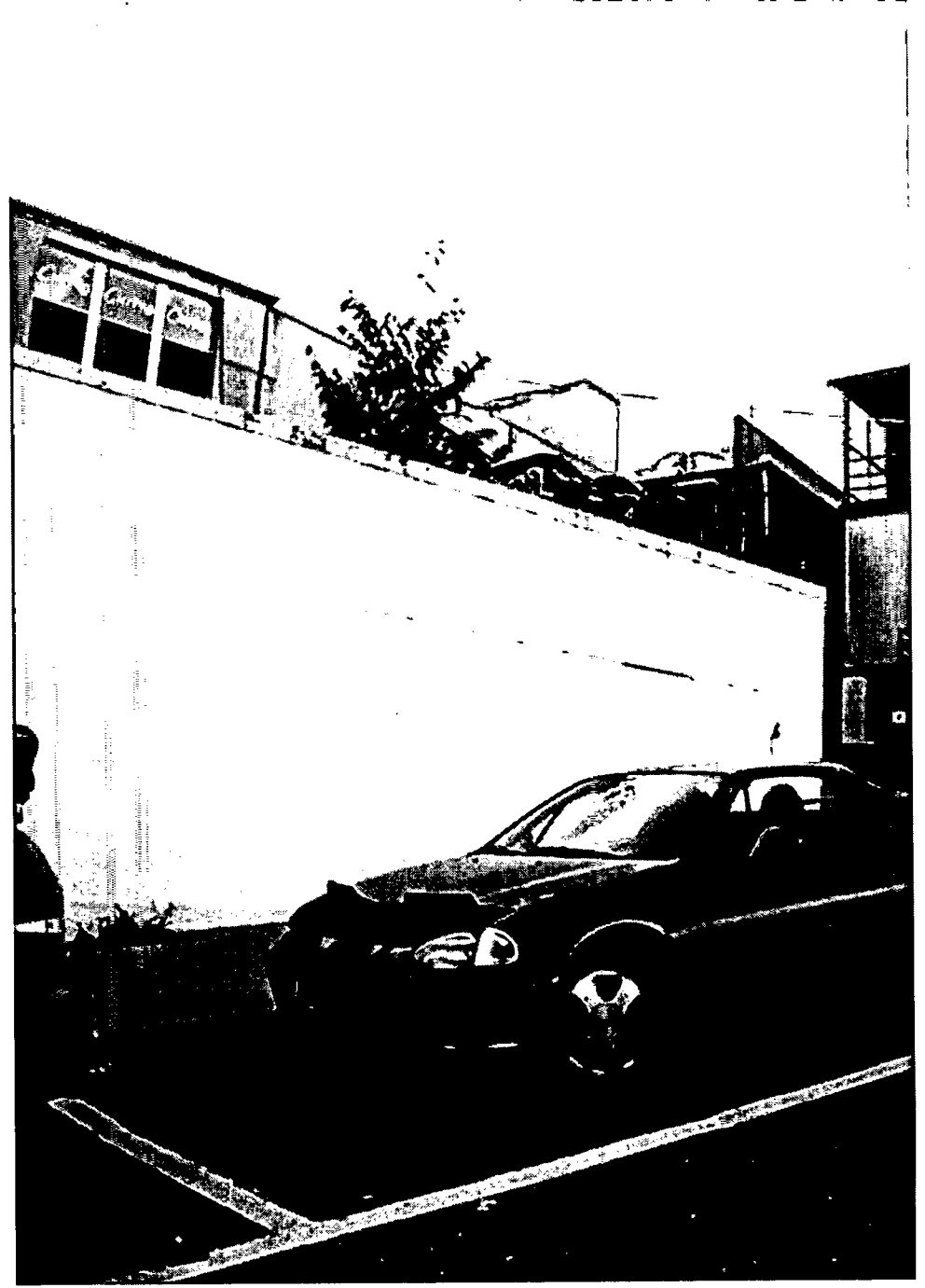
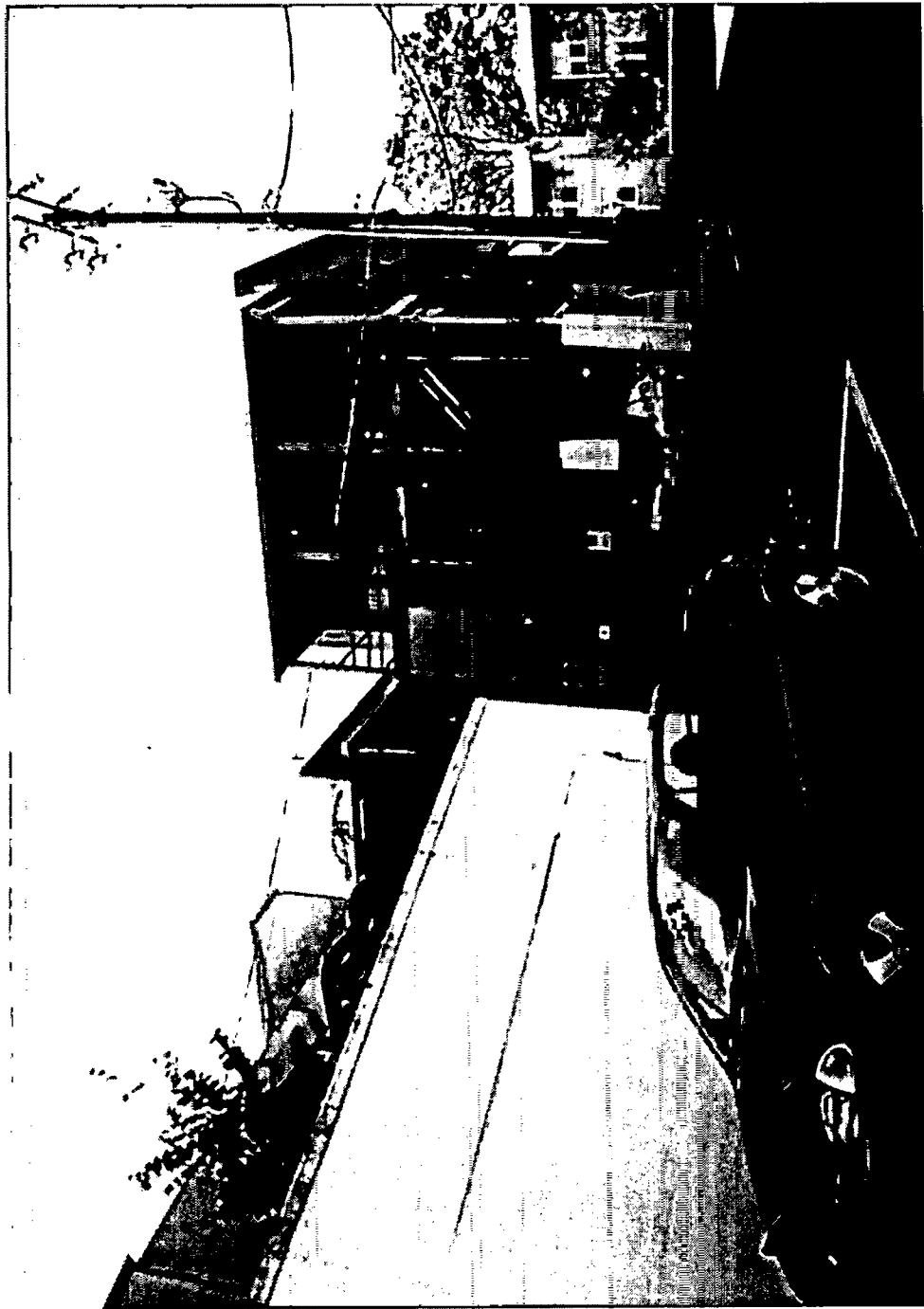
<b>Tax Account No.</b>	<b>Name</b>	<b>Address</b>	<b>Lot/Parcel</b>	<b>Block</b>
	TROT	Timothy McGrath, President PO Box 190 Dickerson, MD 20842	301-662- 0155	
	Spanish Speaking People of Montgomery	Pedro Porro, President 5729 Bradley Boulevard Bethesda, MD 20814	301- 32037612	
	Trout Unlimited	Guy Turenne 4261 Charley Forest St. Olney, MD 20832	301-774- 4015	
	Montgomery County Montgomery County Taxpayers League	Marvin Weinman President PO Box 826 Rockville, MD 20848-0826	301-946- 3799	
	Audubon Naturalist Society	Milmoe Delores, Contact 8940 Jones Mill Road Chevy Chase, MD 20815	301-652- 9188	
	Seniors Organized for Change (SOC)	President, Jewish Comm. Ctr. of Greater Wash. 6125 Montrose Road Rockville, MD 20852	301-881- 0100	
	Midatlantic Off Road enthusiast (M.O.R.E.)	Austin Steo, Contact 14142 Angelton Terrace Burtonsville, MD 20866-2042	301-847- 1023	
	Marylanders for a Second Crossing	Tom Reinheimer, Chairman 18303 Crestmount Road Boysds, MD 20841	301-916- 5881	
	Montgomery County Civic Federation	Donna Savage, Vice President District 18 10804 McComas Court Kensington, MD 20895	301-942- 2447	
	Montgomery Preservation, Inc.	Wayne Goldstein, President 3009 Jennings Road Kensington, MD 20895	301-942- 8079	
	Sierra Club – Montgomery County Group	Jim Fary, Chair 2836 Blue Spruce Lane Silver Spring, MD 20906-3166	301-460- 1581	
		Erin E. Girard, Esq. Linowes and Blocher LLP 7200 Wisconsin Avenue Suite 800 Bethesda, MD 20814	301-961- 5153	

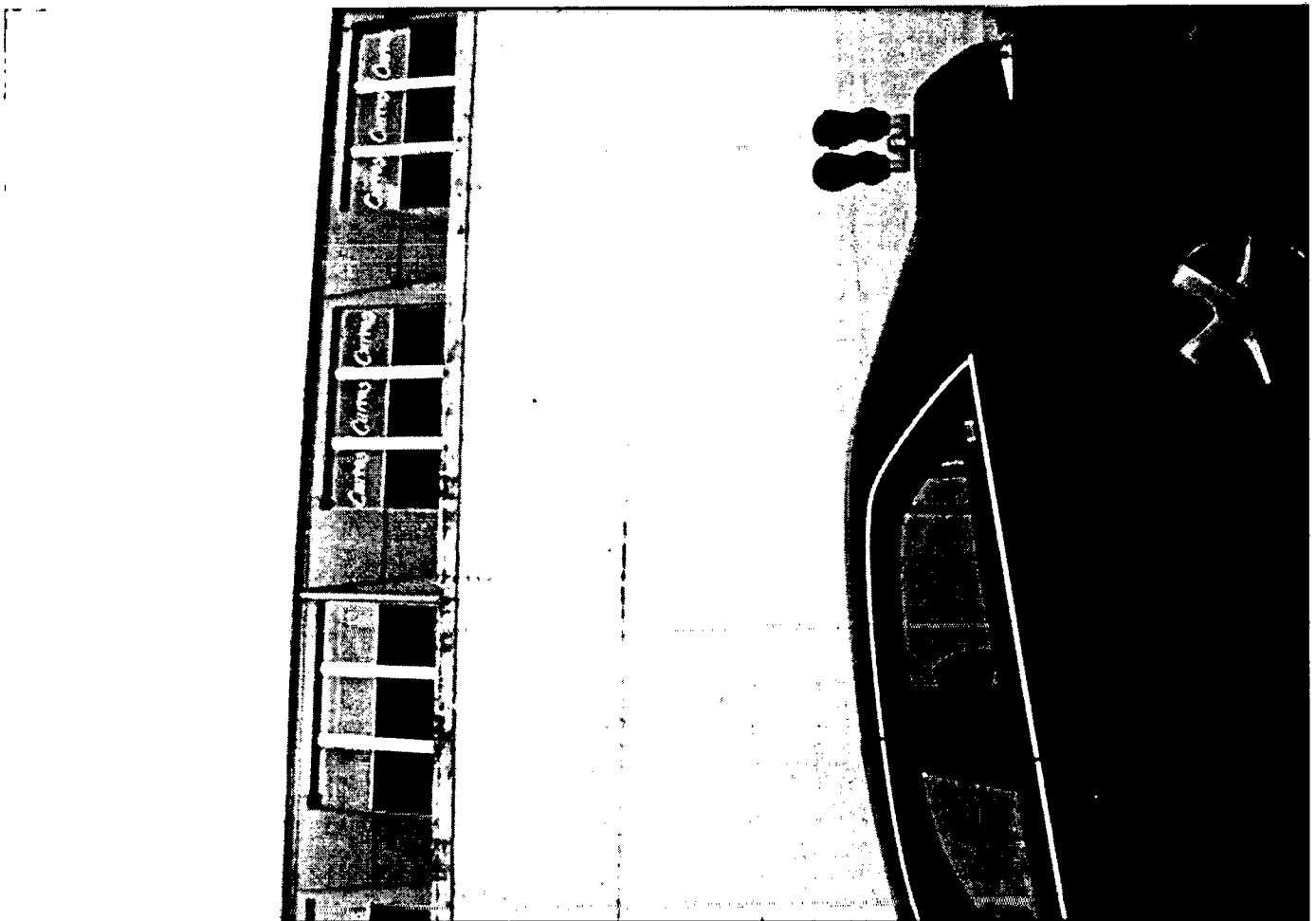
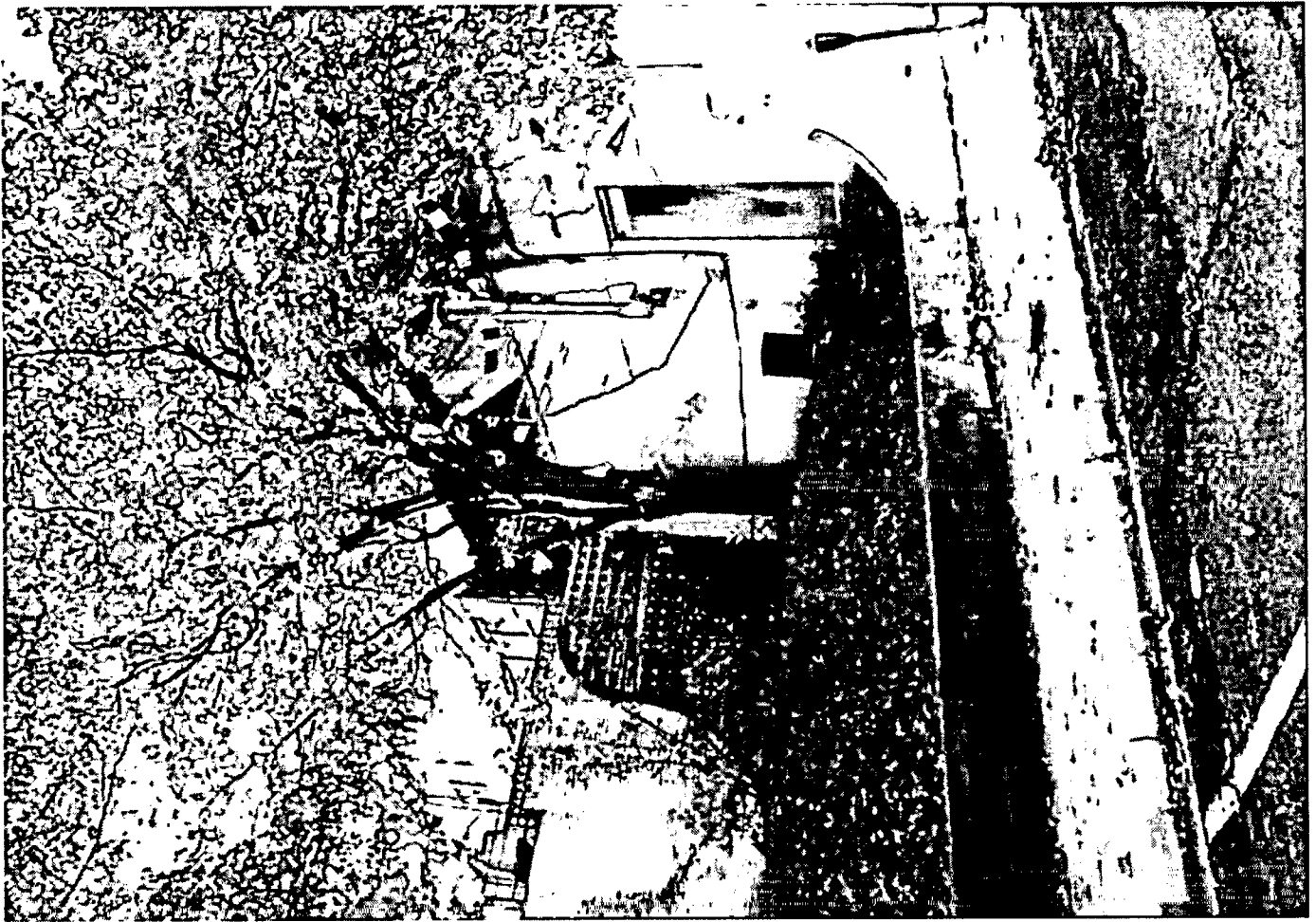




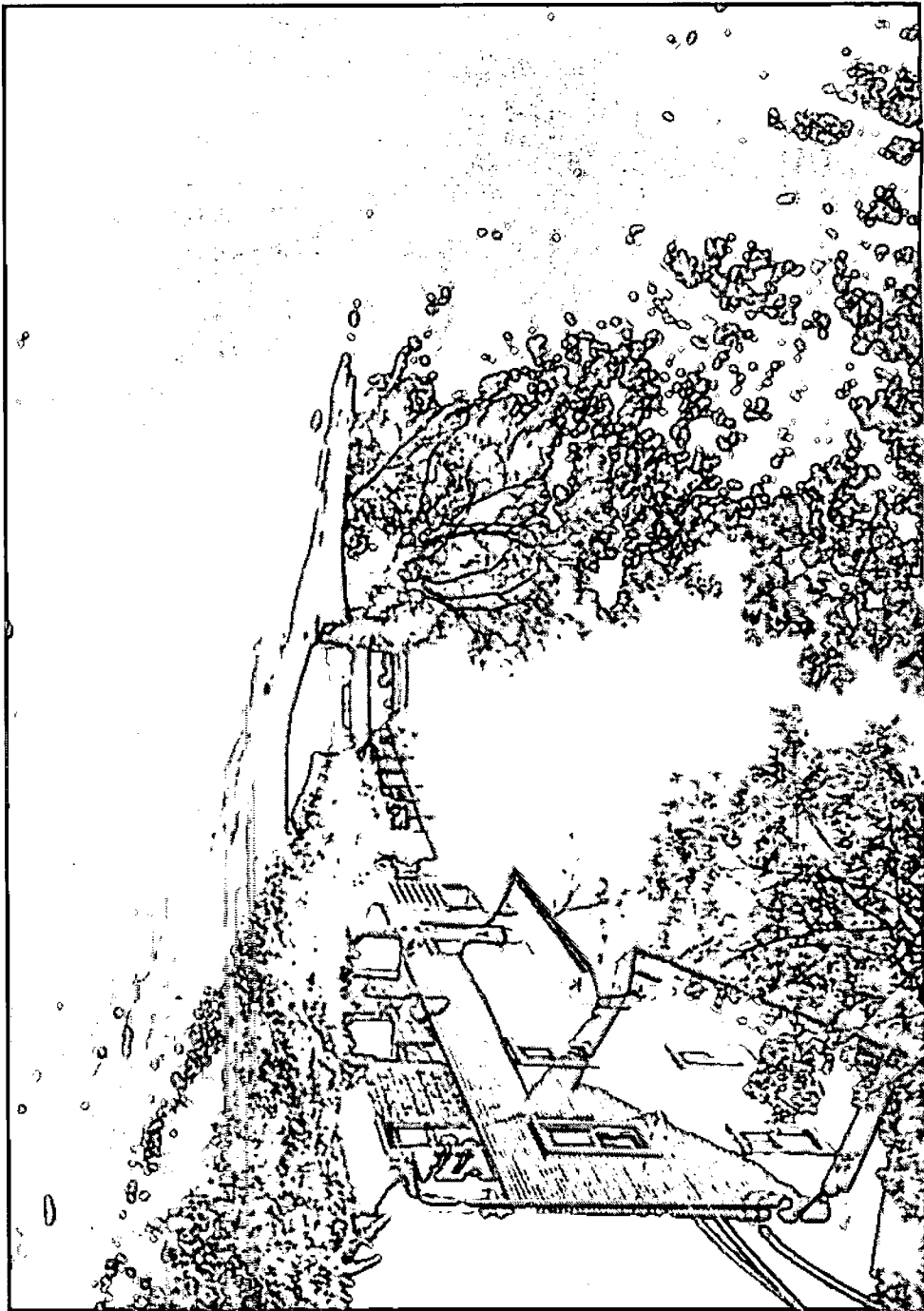
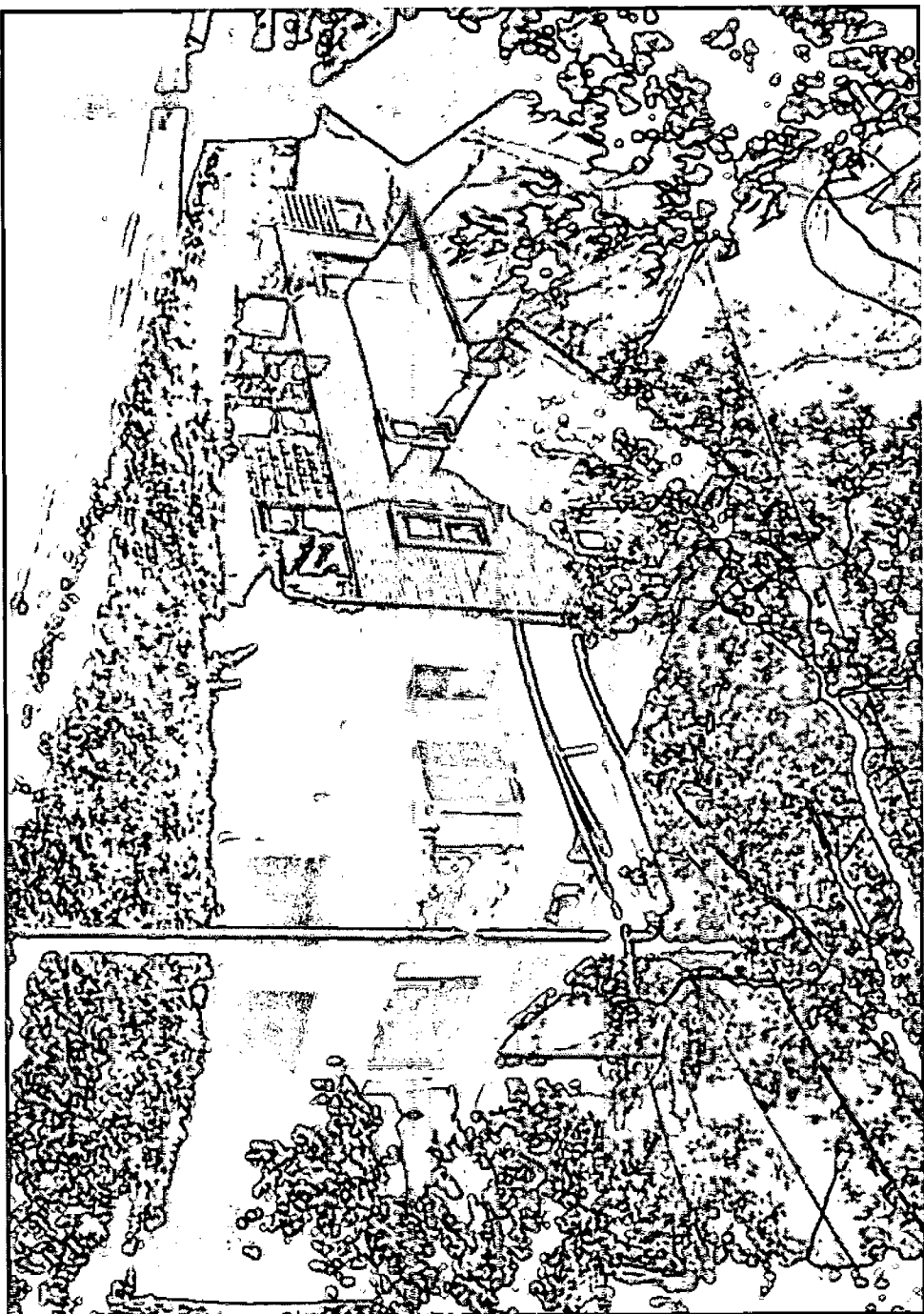


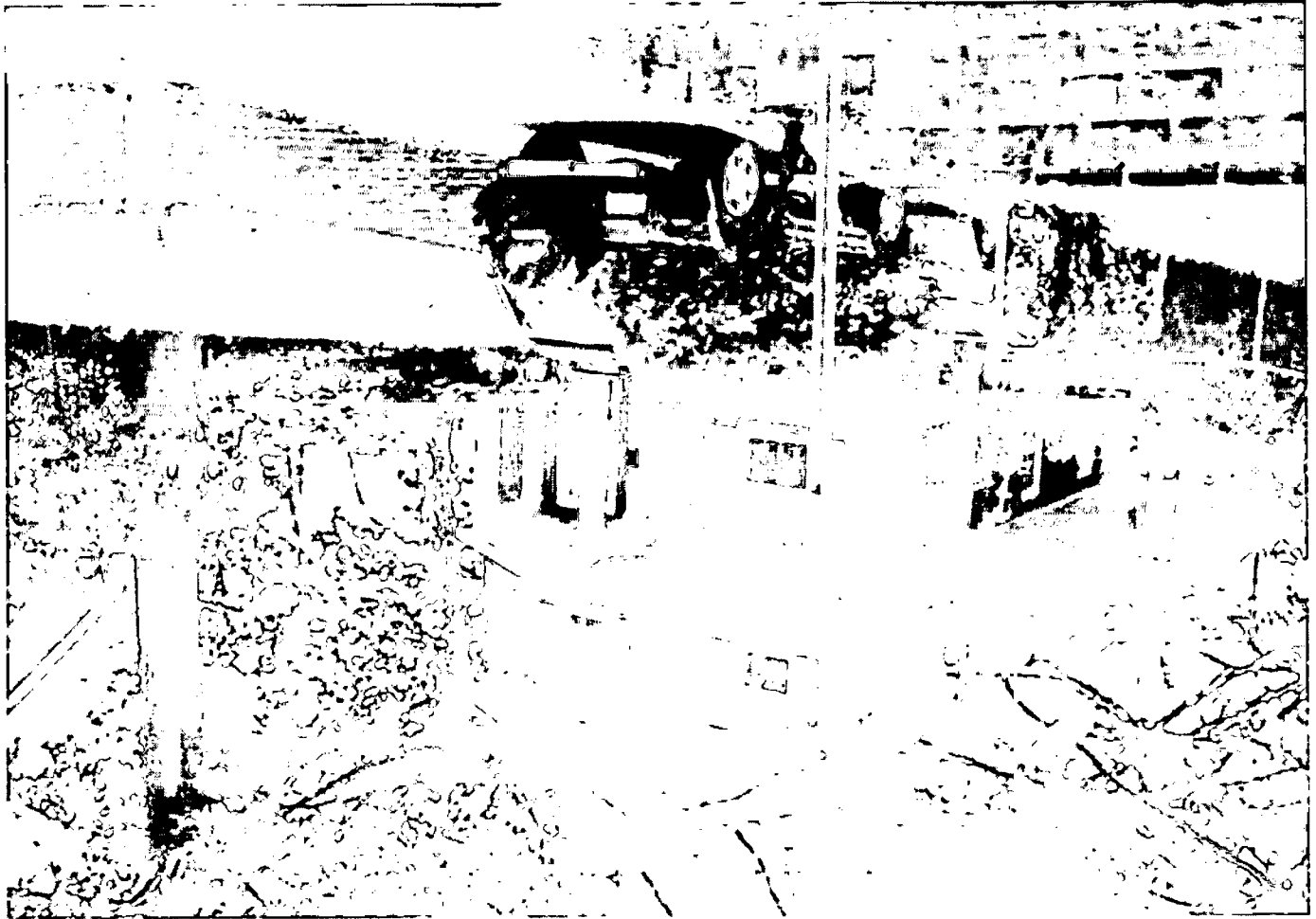


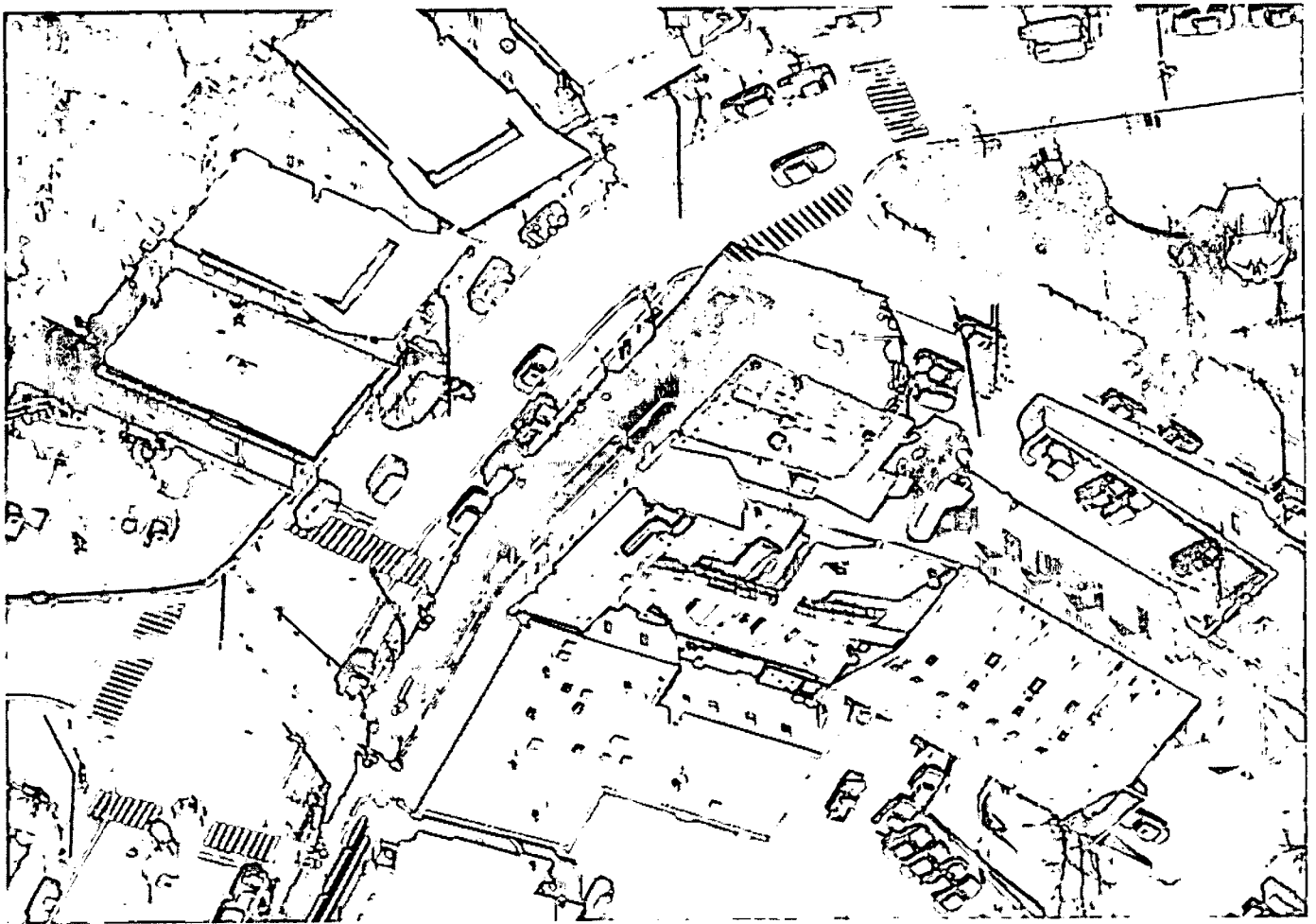












**Tully, Tania**

---

**From:** Bruce Moyer [brumoyer@verizon.net]  
**Sent:** Monday, October 31, 2005 12:25 PM  
**To:** Tully, Tania; Kreger, Glenn; 'Ilona Blanchard'  
**Cc:** 'Sara Daines'  
**Subject:** WACO Meeting Tuesday Night

Tania, Glenn and Ilona:

Thanks for your attendance at tomorrow night's WACO meeting to brief residents of our neighborhood on the underlying county and city review processes concerning the proposed development at 7001 Carroll Avenue.

**The meeting will be held at 6907 Westmoreland Avenue in Takoma Park (my home) and run from 7:30 – 9:30 pm. Westmoreland Avenue is the street next to the gazebo in Old Town Takoma Park**

I'll call upon each of you to provide an overview of the process, the scope and substance of the kinds of things the reviewer will be particularly focusing in on, and the process "entry points" for neighborhood input. We'll then follow with Q&A.

Tania, we also would appreciate, per your earlier offer, of your preliminary reactions development proposal.

An email sent out to WACO-area residents on Friday follows below.

Please contact me if you have any questions. Thanks. See you tomorrow night.

Bruce Moyer  
President, Westmoreland Area Community Organization (WACO)

---

**From:** Bruce Moyer [mailto:brumoyer@verizon.net]  
**Sent:** Friday, October 28, 2005 1:03 PM  
**To:** undisclosed-recipients:  
**Subject:** WACO Meeting Tuesday Night

**WACO Meeting on Tuesday Night, November 1 - at 7:30 pm. -- at the home of JoAnn Bowman and Bruce Moyer, 6907 Westmoreland Avenue.**

This month's meeting will focus primarily on the proposed 7001 Carroll Avenue development project and the review process that is beginning to unfold at the city and county levels.

11/1/2005

Representatives of the Montgomery County planning board, Montgomery County Historic Preservation Commission, and City of Takoma Park will attend to provide an understanding on how government authorities will review the project and how WACO can exert its voice during the review process.

There will also be a recap and discussion of the preliminary submission of the project made by the developer earlier this week to the Montgomery County Historic Preservation Commission.



**WESTMORELAND AREA COMMUNITY ORGANIZATION**  
**November 1, 2005 - 7:30 PM**

**Agenda**

Welcome and introductions

Confirmation of Next Meeting/Place:

Wednesday, December 7 –

Peter Wathen-Dunn and Muriel Morisey – 58 Walnut Avenue

Announcements

Proposed Development at 7001 Carroll Avenue – Presentations/discussion

MNCPPC

Glenn Kreger *Lead Planner in CBP (SS/TP)*

Miguel Iraola *- Urban Planner (SS/TP)*

Michael Ma *- Development Review*

Montgomery County Historic Preservation Commission

Tania Tully

City of Takoma Park

Ilona Blanchard

City Council update – Councilmember Bruce Williams

Other Business?

Adjourn

CT Zone → Overlay Zone  
goal is to stimulate participation

Regulatory Process

Consolidate Lots = finding match  
Site Plan Review - " - "

now as part of Planning & City of IP  
DRC formal process

~~Preliminary / APT test - adequate public facility  
ie traffic traffic study required~~

Site Plan

- 1) Re App Mtg
- 2) Formal App - lots of info required
- 3) Review Process

- 4) DRC Mtg
- 5) Final Plan → Staff Report
- 6) 10 day notice
- 7) Planning Board
- 8) Opinion

- 9) Final Plan based on P.B. Opinion
- 10) Certificate

15

Get Document from Glen

Get Pictometry of the site

Zone Req.

Loc of Bldgs

Pools - Adequate Safe & Efficient  
Structure & Use compatibility

Forest Cons.

Traffic Engineers

Scoping Mtg w/ Applicant

To determine what must be considered

When does PB look @ height  
Incl Plan  
Site Plan

Takoma Park can make a resolution  
opposing something,  
the PB can override only w/ a  
Super Majority

Hona Blanchard Economic + Community Dev/P

Main contact @ Development Review  
Coord w/ Developer, Engineer

*Chad*

November 1, 2005

Where is the 7001 Carroll Avenue development project in the HAWP process?

- Preliminary Consultations

What does that mean?

- The development team appears before the Commission at a public hearing,
- Commissioners make comments and suggestions regarding the proposal as to what elements would or would not be approvable.
- No formal vote is made.
- Applicants work with staff to make changes to the proposal per Commission comments.

When does the applicant file for a HAWP?

- Ideally it is after the project receives mostly positive comments from the Commission and the Commission recommends filing.
- The applicant can choose to file at any time. Preliminary Consultations are voluntary, though highly recommended on large, complicated, or controversial projects.
- After the owner files a HAWP application with DPS, HPC staff reviews and presents it to the Commission at a public hearing, normally within three weeks, and no more than 45 days, after filing.

How does noticing occur?

- Agenda is posted in the Examiner 2 weeks prior to the meeting.
- Adjacent & confronting property owners are sent the agenda 2 weeks prior to the meeting
- LAPs are mailed copies of the applications 2 weeks prior to the meeting

How can citizen groups participate?

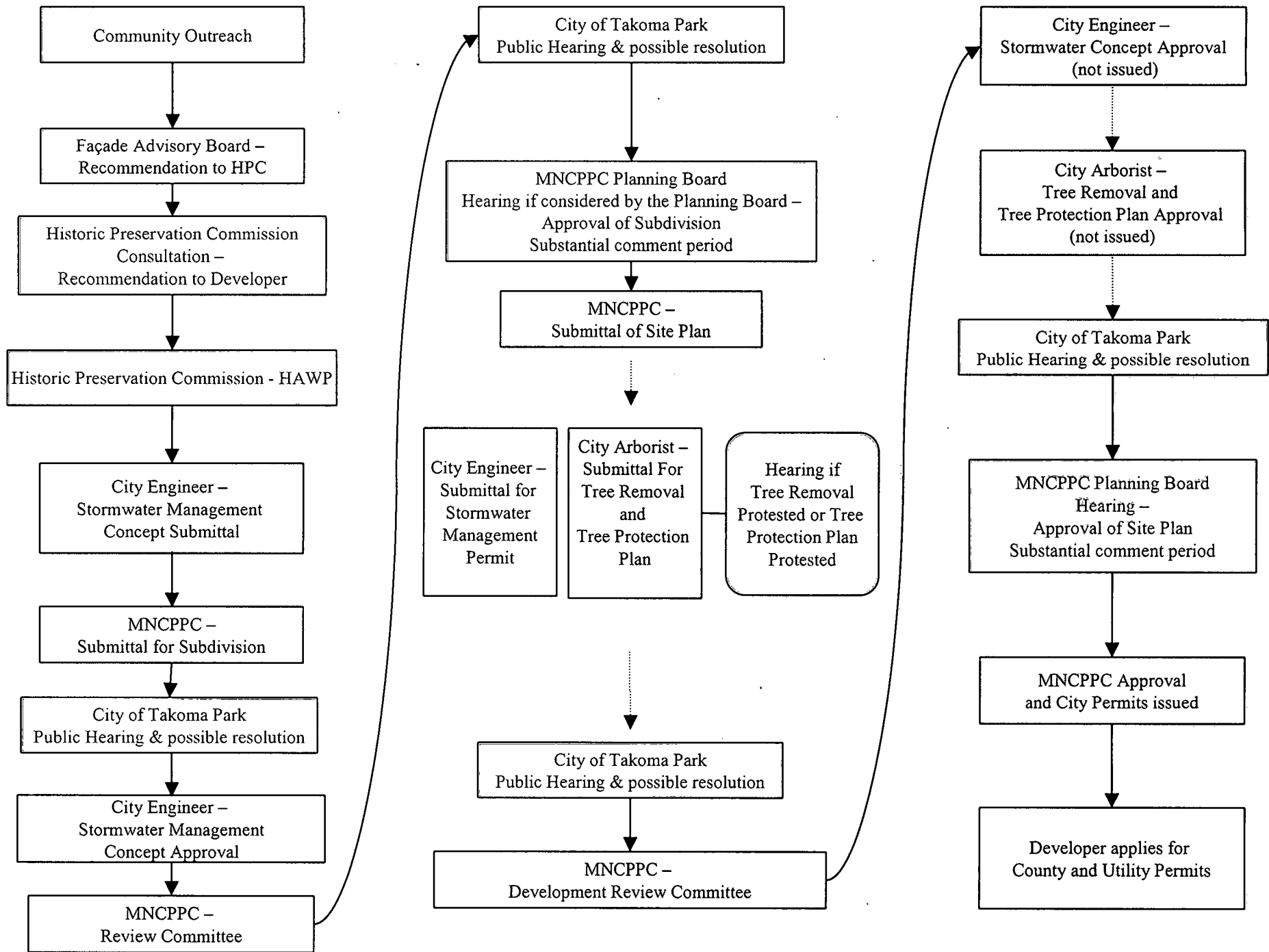
- Request to be on the noticing list for a particular HAWP application.
- Write letters to the Commission
- Attend the meetings and speak at the public hearings

COMMISSION COMMENTS 1<sup>ST</sup> PRELIMINARY  
Carroll/Westmoreland Development

- Generally supportive of the concept.
- Massing and apparent height of the high-rise needs work.
- Concerned about the impact on the Westmoreland neighborhood.
- Concerned about the view from lower Carroll.
- Comments regarding how this development will mesh with the Urciola/Pizza Movers new construction. Bookend concept
- Encouraged continued attempts to get vehicular access through the block to Eastern Avenue.
- I think the real test will be how it looks once the "architecture" is placed on the massing study.
- The articulation and material choices will greatly affect the visual impact of the buildings.

## 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.



**MEMORANDUM OF UNDERSTANDING  
BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD  
AND THE CITY OF TAKOMA PARK  
MAY 31, 2001**

This Memorandum of Understanding represents an agreement between the City of Takoma Park and the Montgomery County Planning Board concerning the City's role in the development review process for subdivision applications and Division 59-D-3 site plan applications. In addition, the City, the Planning Board and Montgomery County agree that a coordinated review process, including approval of various City permits, involving staffs of the City, the Planning Board and the Montgomery County Department of Permitting Services (MCDPS) is needed for certain projects to assure that future commercial development or redevelopment proposed within the Commercial Revitalization Overlay Zone is in accordance with the recommendations and guidelines of the Takoma Park Master Plan and satisfies all applicable regulations, guidelines and laws administered by the City, the Planning Board and Montgomery County.

This memorandum describes how the elected officials and professional staff of the City of Takoma Park and the Planning Board and staff of the Department of Park and Planning will participate in each phase of the development approval processes for subdivisions and site plans submitted within the corporate limits of the City. In addition, this memorandum establishes a coordinated review process for how the City and its staff will participate with staff of the Department of Park and Planning (the Department) and staff of MCDPS in the review of building permits submitted for properties located within the Commercial Revitalization Overlay Zone.

**SUBDIVISION AND SITE PLAN APPLICATIONS**

The Takoma Park City Council and the Montgomery County Planning Board agree on the following points relating to the review and approval of subdivision applications and Division 59-D-3 site plan applications filed for properties located within the corporate limits of the City of Takoma Park:

- When an application for a preliminary plan of subdivision, a site plan or a record plat is submitted to the Department, it will be forwarded to the City for review and comment within two weeks of submission of the complete application. The transmittal will include a copy of the application, the proposed plan, any supporting information submitted by the applicant and, if applicable, the schedule for presentation of the application to the Development Review Committee (DRC).
- An application for a preliminary plan of subdivision will not be complete for initiation of review by staff unless a stormwater management (SWM) concept is submitted to the City prior to submission of the application to the Department. A site plan application will not be complete for staff review unless a final SWM concept, approved by the city, is submitted to the Department with the application.

- The City's staff will review the application packet and prepare preliminary comments and recommendations for presentation to the DRC at the scheduled DRC meeting. The City's staff will also attend pre-DRC meetings to discuss application issues involving the reviewing agencies. The pre-DRC meeting is normally held on the Wednesday preceding the scheduled DRC meeting. The Department and City agree to notify the other of all meetings concerning an application involving the applicant, interested citizens or other reviewing departments or agencies.
- The City's staff will attend the scheduled DRC meeting and provide comments and written preliminary recommendations concerning an application. The City will provide specific comments regarding access to public streets, stormwater management, tree permits and other issues of significance to the City. The Department will provide the City with minutes of the DRC discussions within one week of the DRC meeting.
- The City and the Department will cooperate in scheduling any preliminary plan of subdivision or site plan application for Planning Board action recognizing the County Council mandated review periods for processing such applications. The City will provide written recommendations and resolutions to the Department for inclusion into the public record at least ten days prior to the scheduled Planning Board public hearing.
- The City, at its discretion, may attend public hearings for preliminary plans of subdivision and site plans and present testimony to the Planning Board concerning all issues of relevance to the City. In accord with the provisions of Article 28, a two-thirds majority vote of the Planning Board is required to take any action relating to land use planning within the City that is contrary to a Resolution of the Mayor and City Council.
- All Planning Board actions on preliminary plans and site plans for land within the City will be transmitted to the City at the same time that such actions are transmitted to applicants and all other parties of record.
- Record plats are not reviewed by the DRC and follow a different approval process, as reflected on the attached flow chart, included as Attachment # 2 . Record plat applications will be transmitted to the City within one week of receipt by the Department, as stipulated for other types of applications described above. The City's staff will review plats for compliance with City regulations and requirements that may apply in addition to conditions of preliminary plan and site plan approvals, if applicable. City's staff will transmit comments to the Department



within one week of receipt of the application noting if there are any errors, omissions or deficiencies on the plat, as submitted. The Department will then schedule the record plat for Planning Board approval, in accordance with the normal plat approval procedures. Any comments provided by the City's staff will be provided to the Planning Board for their consideration prior to taking action on the record plat.

- Where appropriate, the City may recommend specific conditions to be noted on a record plat relating to matters within the City's authority; such as stormwater management, tree save and street access. In such instances, the plat should be signed by the City Administrator prior to recordation.
- Upon recordation, a copy of the new record plat for property within the City will be transmitted to the City by the Department for the City's records.

### **BUILDING PERMIT REVIEW PROCESS**

The City of Takoma Park, the Montgomery County Planning Board and Montgomery County agree on the following points relating to the implementation of a coordinated review process for building permits submitted for projects located in the Commercial Revitalization Overlay Zone located in Takoma Park. A joint review of County building permit applications and City building permits will provide an opportunity for the City's staff and the Department to coordinate project reviews so that Master Plan recommendations, conditions of subdivision and site plan approval and any development regulations or guidelines intended to apply to new development or redevelopment within the Zone can be implemented in a timely manner that assures implementation of public plans, regulations, policies and guidelines. The major points of the permit review process are as follows:

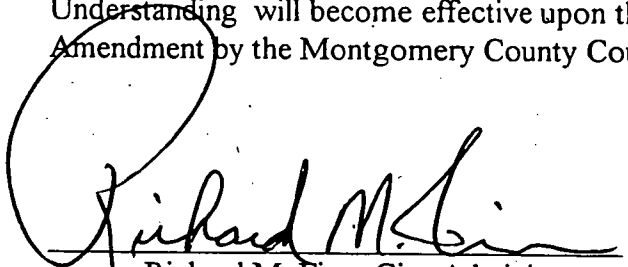
- When a County building permit is submitted for any project involving land located within the Commercial Revitalization Overlay Zone located within the corporate limits of the City of Takoma Park, MCDPS will promptly forward copies of the permit application to the Department and the City of Takoma Park for building permit review and "sign-off", as currently required by applicable laws and regulations. In addition, MCDPS will advise the applicant to contact the City to initiate the review process for the City's permits and thus facilitate the expedited review desired by this process. The County building permit application instructions will also be revised to provide notice to applicants that for projects located within the City of Takoma Park, in the Commercial Revitalization Overlay Zone, certain permits must be approved by the City prior to commencing construction.
- The City's review team will consist of staff of the Departments of Housing and

Community Development, Public Works and other staff, as appropriate. The Department's review team will consist of staff of the Community Based Planning, Development Review and other Divisions, as appropriate.

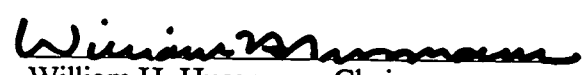
- City's staff will schedule a meeting to be held in City offices and invite staff of the Department to attend and discuss the application for purposes of identifying all issues and proposing solutions that assure implementation of applicable laws, plans, policies, regulations and guidelines. The intent is to provide for coordinated, concurrent review by the City and the Department. In order to assure that the review is timely, the meeting should occur within five working days of receipt of the application packet from MCDPS by both the City and the Department. The application packet consists of the application form and site plans of the proposed development. The meeting will be conducted by appropriate City staff who will be responsible for preparing and distributing minutes of the review team meetings. Minutes must be finalized and distributed to the meeting participants within one week of the meeting. Additional meetings may be scheduled, as necessary, to assure that issues are resolved in an expeditious manner.
- The City and Planning Board agree that new development and/or redevelopment projects within the Commercial Revitalization Overlay Zone are of critical importance to the long term viability of these areas and are crucial to the interests of both Montgomery County and the City of Takoma Park. Therefore, the implementation of applicable laws, plans, policies and guidelines within this overlay Zone must occur in a coordinated approach as described in this memorandum. The reviews must be expedited by both staff of the City and the Department in order to assure a timely review process that will not unduly delay projects.
- The Department will provide comments concerning a building permit review to MCDPS and the applicant in accordance with current procedures. The Department will perform the normal electronic "sign-off" for a building permit so that MCDPS will know that the Department's review has been completed. As the City completes its review and action on stormwater management plans, street access permits, tree permits and other permits required by the City, City staff will provide comments/notice to MCDPS. Both the Department and the City staff will inform the other of permit approvals and "sign-offs".
- It is understood by the City and M-NCPPC that the building permit approval by MCDPS cannot be delayed if the project meets all of the requirements for building permit approval as established in County law. MCDPS will provide weekly reports to the City identifying the location of properties subject to new building permit applications and sediment and erosion control permit applications filed during the preceding week.

- The City, the Department and MCDPS agree to cooperate in sharing development and permit data and will seek ways to provide opportunities for the City to access both the Department's computerized development review system and the MCDPS computerized permitting system. The City should be able to review the status of permit applications and to provide comments electronically, as appropriate, so as to further streamline the development approval process.

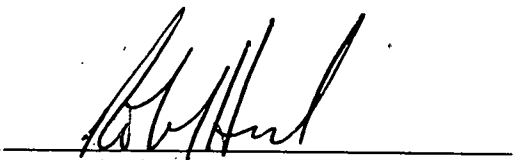
Attached to this memorandum are flow charts depicting the subdivision and site plan processes, the record plat process and the proposed building permit review process. This Memorandum of Understanding will become effective upon the approval of the Takoma Park Sectional Map Amendment by the Montgomery County Council, sitting as the District Council.

  
Richard M. Finn, City Administrator  
City of Takoma Park

6-1-01  
Date

  
William H. Hussmann, Chairman  
Montgomery County Planning Board

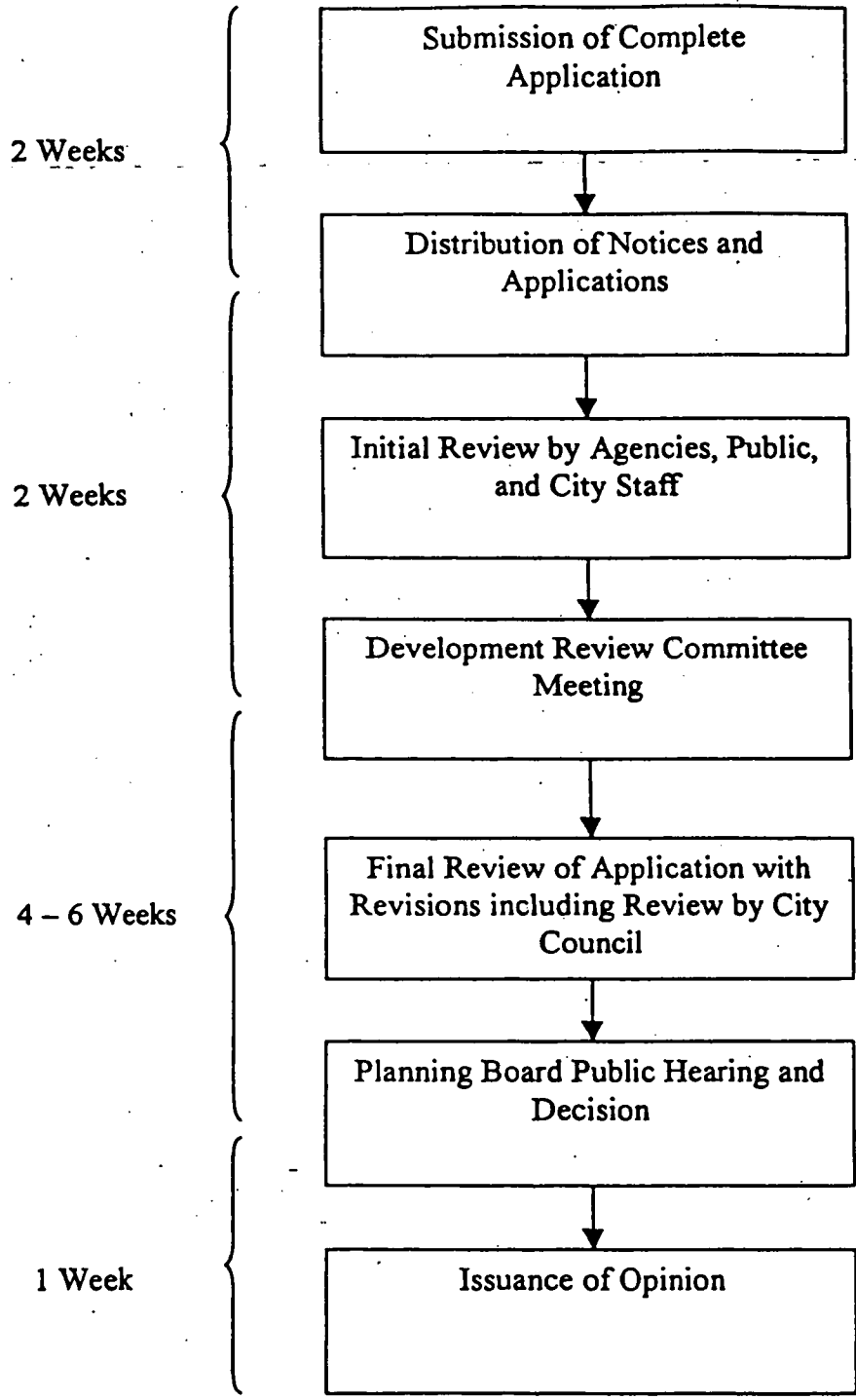
5/31/01  
Date

  
Robert Hubbard, Director  
Montgomery County Department of Permitting Services

6/14/01  
Date

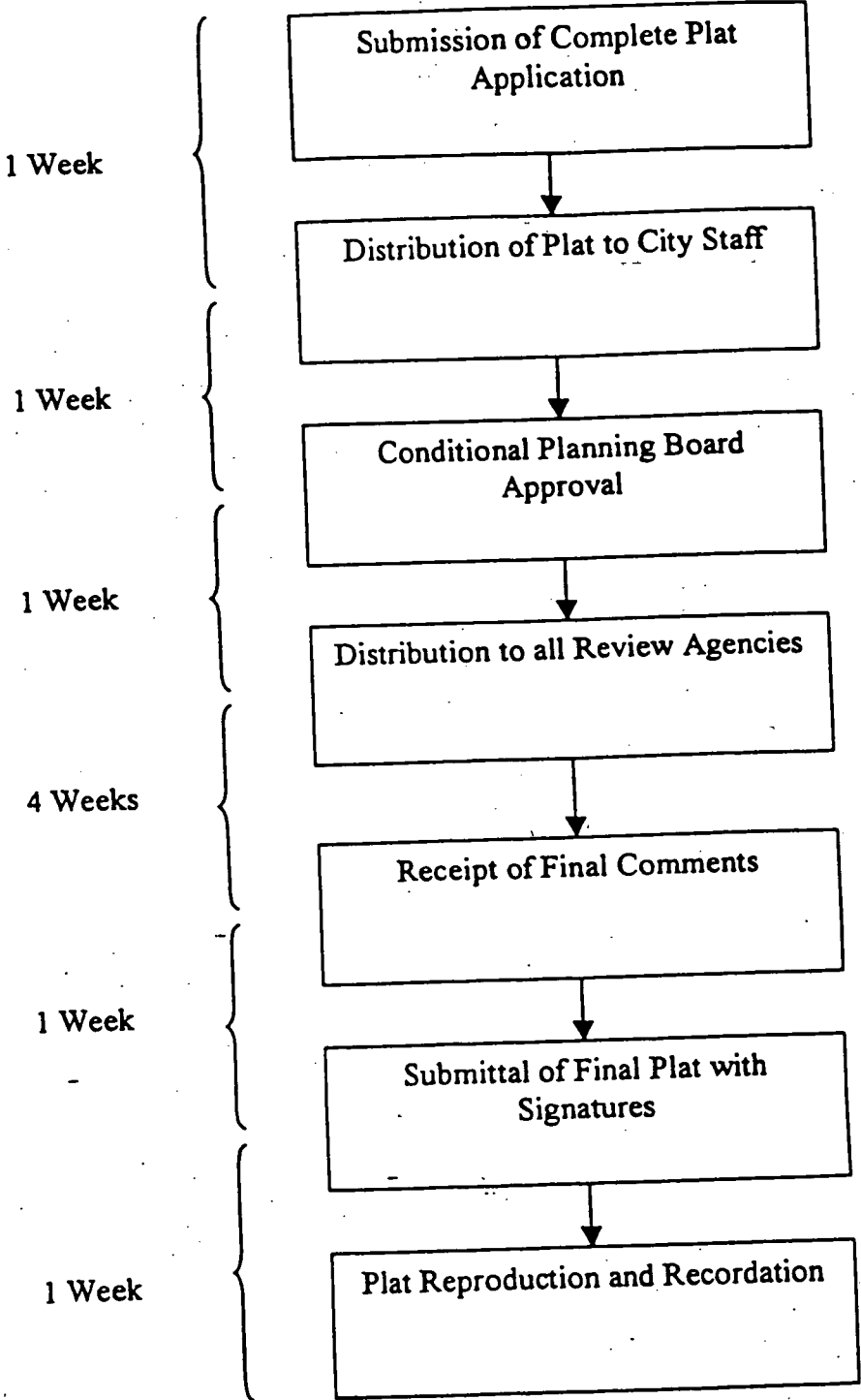
Attachments

**GENERALIZED FLOW CHART  
OF THE SUBDIVISION AND SITE PLAN PROCESS  
WITH RECOMMENDED PROCESS TIME**



**Total Timeline: 9 to 11 Weeks**

**GENERALIZED FLOW CHART  
OF THE RECORD PLAT PROCESS  
WITH RECOMMENDED PROCESS TIME**



**Total Timeline: 9 Weeks**

Art. 28, § 8-112.3

ANNOTATED CODE OF MARYLAND

(b) *Public hearing required.* — It is further provided that no such ordinance shall be enacted by any local municipal corporation without first providing for full public hearing on all issues involved therein.

(c) *Approval by County Council; certified copy to district council.* — Such an ordinance is not effective until approved by the Prince George's County Council. Any municipal corporation in Prince George's County which enacts zoning ordinances or regulations in accordance with this section shall deliver, within five days after the enactment of the ordinance and at least 30 days prior to the effective date of the ordinance, a certified copy of any such ordinance to the Prince George's district council.

(d) *Indecision by district council.* — Any zoning ordinance enacted in accordance with the authority of this section upon which no decision is rendered by the Prince George's district council after receipt of the certified copy of the ordinance and before the effective date of the ordinance shall be considered disapproved and may not take effect. (1977, ch. 613; 1983, ch. 57, § 1.)

Cited in *Mayor of Forest Heights v. Frank*,  
291 Md. 331, 435 A.2d 425 (1981).

§ 8-112.2. City of Takoma Park.

(a) *Enforcement of county zoning ordinances.* — The City of Takoma Park shall have concurrent jurisdiction to enforce the Montgomery County zoning ordinances within its corporate limits.

(b) *Zoning actions by county contrary to resolution of Mayor and City Council of Takoma Park.* — A two-thirds majority vote of both the planning board and the district council of Montgomery County is required to take any action relating to zoning within the City of Takoma Park that is contrary to a resolution of the Mayor and City Council of Takoma Park.

(c) *Planning actions by county contrary to resolution of Mayor and City Council.* — A two-thirds majority vote of the planning board of Montgomery County is required to take any action relating to land use planning within the City of Takoma Park that is contrary to a resolution of the Mayor and City Council of Takoma Park. (1986, ch. 771; 1989, ch. 701; 1997, ch. 93.)

*Effect of amendments.* — The 1997 amendment, effective July 1, 1997, in (a), deleted "Prince George's County and" following "to enforce the" and deleted "respectively" following "zoning ordinances"; deleted "Prince George's County or" preceding "Montgomery County" in (b) and (c); and deleted former (d).

§ 8-112.3. Exercise of powers in revitalization overlay zones created for Prince George's County.

(a) *Applicability.* — This section applies to revitalization overlay zones created by the District Council for Prince George's County.

(b) *Zone situated within municipal corporation.* — (1) Subject to paragraphs (2) and (3) of this subsection, for any portion of a revitalization overlay zone situated within a municipal corporation, the District Council may provide

## Tully, Tania

---

**From:** Tully, Tania  
**Sent:** Wednesday, November 02, 2005 10:29 AM  
**To:** 'Bruce Moyer'  
**Cc:** Wright, Gwen  
**Subject:** RE: WACO Meeting Last Night

Good Morning Bruce-

Than you for hosting the meeting. It was helpful to me and to the process to have community groups involved this early in a project's development.

I've attached the text of my staff report. When we receive the minutes from the October 26 meeting I will forward them to you as well. Please let me know if I can be of further assistance.

Cordially,  
Tania Tully

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](http://www.mc-mncppc.org)

-----Original Message-----

**From:** Bruce Moyer [mailto:[brumoyer@verizon.net](mailto:brumoyer@verizon.net)]  
**Sent:** Wednesday, November 02, 2005 9:10 AM  
**To:** Tully, Tania  
**Cc:** Wright, Gwen; Wright, Gwen  
**Subject:** WACO Meeting Last Night

Hi Tania - Thanks very much for your attendance at last night's WACO meeting to discuss the proposed development at 7001 Carroll Avenue. The exchange was very helpful and informative.

WACO clearly intends to be engaged in the HPC review process as it goes forward to assure that the development is compatible with the surrounding neighborhood. We look forward to staying in touch with you and others at HPC and MNCPPC.

Could you please send me the initial comments you delivered last week to the Planning Board on the project? Thanks.

Bruce Moyer  
President  
Westmoreland Area Community Organization (WACO)  
6907 Westmoreland Avenue  
Takoma Park, MD 20912-4408

11/2/2005

Tel: 301-270-8115  
Fax: 301-270-8255  
Email: [brumoyer@verizon.net](mailto:brumoyer@verizon.net)



## Tully, Tania

---

**From:** Kreger, Glenn  
**Sent:** Wednesday, October 26, 2005 2:22 PM  
**To:** Tully, Tania  
**Subject:** RE: HPC - Carroll / Westmoreland Development

Thanks. Actually, I'd love it if HP staff could routinely send me materials that involve redevelopment of sites in SS/TP (as opposed to permit requests for minor modifications) or proposed designations. That way I won't need to bug anyone. I often get calls from citizens inquiring about such matters-- as happened today re: 7001 Carroll-- and I'd like to sound informed when they call. Will you be joining us on Tuesday evening to meet with the Westmoreland Community Association? I told Bruce Moyer that you or Gwen need to address the HP process. CBP staff (and possible Development Review staff) will be able to address the master plan recommendations and the regulatory process.

7001 Carroll is located within the Commercial Revitalization Overlay Zone. The property owner met with Gwen, me, Miguel and some DR staff a few months ago. Miguel and I then did a site visit. If the property owner feels that HPC would be supportive and willing to grant a HAWP, he will initiate a regulatory process culminating in site plan review. CBP will seek to ensure that the proposal is consistent with the master plan vision; community compatibility issues are addressed; and the intent of the CROZ is achieved. Although someone in DR will package the plan for the Planning Board, HP staff and CBP staff will need to be involved throughout. Let's try to keep each other informed as things evolve. Many thanks-Glenn

-----Original Message-----

**From:** Tully, Tania  
**Sent:** Wednesday, October 26, 2005 2:03 PM  
**To:** Kreger, Glenn  
**Cc:** Wright, Gwen; Thompson, Abigail  
**Subject:** HPC - Carroll / Westmoreland Development

Hi Glenn-

The City of Takoma Park should have received the staff report in the mail. I will be attending the meeting Tuesday evening and will be able to discuss my staff report as well as the Commission comments from tonight's meeting.

I will make sure that you are added to the contact list on this project so that you don't need to ask for future staff reports. Please let me know how it is best to work with you on this. Although I have been the staff on National Park Seminary, my participation in Planning Board items has been limited.

Thanks,  
Tania

Tania Tully  
Historic Preservation Commission  
301-563-3404

-----Original Message-----

**From:** Kreger, Glenn  
**Sent:** Wednesday, October 26, 2005 10:49 AM  
**To:** Thompson, Abigail; Wright, Gwen  
**Cc:** Tully, Tania  
**Subject:** RE: HPC

Thanks. I'd love to have the graphics as well. Was a copy of the report provided to Takoma Park staff? The neighborhood civic group would like HP and CBP staff to discuss this with them on Tuesday evening.  
glenn

-----Original Message-----

**From:** Thompson, Abigail  
**Sent:** Wednesday, October 26, 2005 10:42 AM  
**To:** Wright, Gwen; Kreger, Glenn  
**Cc:** Tully, Tania  
**Subject:** RE: HPC

Glenn - Here is the staff report for this case. There are some supplemental graphics appended to the report as well which I can bring over or fax.

Abi

<< File: 102605\_TP\_PRE7001 Carroll Avenue.doc >>

Abigail G. Thompson  
Historic Preservation Office  
301.563.3400

-----Original Message-----

**From:** Wright, Gwen  
**Sent:** Wednesday, October 26, 2005 10:41 AM  
**To:** Kreger, Glenn  
**Cc:** Tully, Tania; Thompson, Abigail  
**Subject:** RE: HPC

Tania Tully is the staffperson for this case. She will not be in until noon, so I cannot email you her staff report (it is on her computer). However, Abi Thompson will call you to see if you want a copy faxed or brought over to you at MRO:

**Gwen Wright**  
**Historic Preservation Supervisor**  
**Montgomery County Department of Park and Planning**  
**8787 Georgia Avenue**  
**Silver Spring, MD 20910**  
**(301) 563-3400**  
**gwen.wright@mncppc-mc.org**

-----Original Message-----

**From:** Kreger, Glenn  
**Sent:** Wednesday, October 26, 2005 9:08 AM  
**To:** Wright, Gwen  
**Cc:** Tully, Tania  
**Subject:** HPC

Do you have a staff report for the Carroll Ave. redevelopment preliminary consultation?  
Glenn

~~Dr. H. Steph~~, Bruce Lewis, Prolem 1  
7001 Conall Ave

City of Tok Park  
Council member - 2  
WACO  
Victory Law  
Historic Takoma  
MURPPC - HPC of HP  
County Fire & Safety also

Austin  
~~Step~~ Lone? — electric official, Council member  
Strong concerns about access to parking  
so Westwoodland isn't so great  
w/

Sabrina Bares — Historic Takoma  
small town atmosphere  
2 pentages — challenge  
consider who will view the bldg  
Height, Massing.  
↳ addition to hist bldg  
new const  
50' — zoning  
from Westwoodland the bldg is 85' tall  
Ureola Project — this one is backyard  
↳ this one should be no  
taller  
Modern — not good, perhaps  
slater, less massive

Rock Neighbor —  
scale — concerns — this will be what you  
see or not see  
barbara presence

Cohesion → Kyle Greenlee

playground across from  
more traffic  
want form or shape  
more cohesion

John Redmond - neighbor

fight kind community

he needs the Commission to look after  
them & how this interfaces w/ them  
lives.

Consider + no pent divisions shown yet

+ three pentagons - the neighborhood

+ Sears Bungalow & how it

compares & blends w/ new  
architecture

+ Urcola property - organic unit

Robert Patten - 700 E Westminster - neighbor  
across the street

1) today it is ugly - new & better  
would be nice

2) traffic major concern

★ Developer tries to work w/ Urcola on  
an exit onto Costum Ave. ★

3) Green buffer strip natural  
between live-work units &  
Westmead Place.

4) Green building element opportunities  
stormwater etc... Provide

Zip Car space

5) agree w/ staff on architecture

Wayne Goldstein

Bridget Heitz a concern

from Westminster and 82' tall

Dr. Sekell & Mr. Hudel

Enroll Westminster

architecture

Lee - accessibility? yes - in warm beds

Landmark - stepping down

sit back from Council

grade deep very big

concern w/ backtracking

+ there some height off by block &

step it down

mixed use for 24 hr in grade

breadth not do much on level

views from lower Council & adj. residents

Jay - sweat grade - grade

stepdown low - low

height is relative

warm adjacent properties

concern w/ views & wind-block houses

connect w/ neighbors adjacent and get creating

massing @ low level

low @ ground level - (above parking garage & adjacent units)

Town

massing water in right direction

echo full of density in ref view, a negative

variety of units good

balancing masses & to coherence whole is.

choking

at w/ views in concept

warm mass - ok from Council

break down & create perception of smaller

overall height - consider shadows on adj prop

green roof concept

David - Height is a concern  
comments re: Pizza Moreno - who deserves  
an equal suit of consideration

Warren - hold off until his been to the site  
Community Comments - traffic, kids etc...

Julie - tie in w/ parking garage on Costum?  
(physical obstacle of a grade change)

Tom # of spaces?  
145 spaces total at this time

Julie - tree strip good  
take off the top floor or end of top floor

Andrine - use tools of architectural separation  
articulate

Lee - look @ Forest Glen project  
dang different things

HISTORIC PRESERVATION COMMISSION STAFF REPORT

<b>Address:</b>	7001 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	10/26/2005
<b>Applicant:</b>	Stylianos Christofides (Lee Quill, AIA)	<b>Report Date:</b>	10/19/2005
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Public Notice:</b>	10/12/2005
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	N/A	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	New Construction	<b>RECOMMENDATION:</b>	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 2<sup>nd</sup> 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 2<sup>nd</sup> 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?

### *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.



## 7001 CARROLL AVENUE

**MNCPPC**

Historic Preservation Commission: Preliminary Submission

**Owner:**

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

TAKOMA PARK, MARYLAND  
October 5th, 2005

**Architect:**

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



9

This proposed mixed-use retail, office and residential building 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. In addition, the project seeks to bring a critical mass of approximately 75-80 new owners to this important retail area of Takoma Park. The project will also replace a variety of altered structures along Westmoreland Ave and a large surface parking lot at the interior of the block.

During the discovery phase of the process, Infrastructure Capitol Group- Takoma and Cunningham + Quill Architects, with the assistance and input of a broad range of local community groups including Historic Takoma, researched the history of the city and the site. During this period it became clear that the property played an important role in the history of the city, 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 historic 1941 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 city, it quickly became the intention of the team to restore the structure's stone and glass façade while retaining its ground floor retail with office or retail above.

In addition to the restoration of the 7001 Carroll Avenue building, the project seeks to improve the street frontage along Westmoreland Avenue. Residential units, planned to front onto Westmoreland Avenue and the town-owned park across the street, are intended to be a series of walk-up, live/work units to allow for possible use as small professional offices or low-traffic retail shops for homeowners. Above these walkups are 4 additional stories of residential units in a single, thin mass which has been pulled back from both Carroll and Westmoreland Avenues.

In an effort to mitigate the change of use and scale between Carroll Avenue and the residential neighborhood along lower Westmoreland Ave, the design includes 7 buildings along a residential mews at the interior "dog-leg" portion of the site. These buildings will blend in scale with the residential neighborhood to the south, which includes many bungalow homes of the 1920's and 1930's. Similar in concept to the Bungalow Courts of the 1920's and 1930's, this mews is a series of flat and duplex units that front onto shared, pedestrian only, green spaces. Finally, it is proposed that all 145 proposed parking spaces will be underground and accessed from Westmoreland Avenue.

## 7001 CARROLL AVENUE

MNCPPC

Historic Preservation Commission: Preliminary Submission

**Owner:**

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

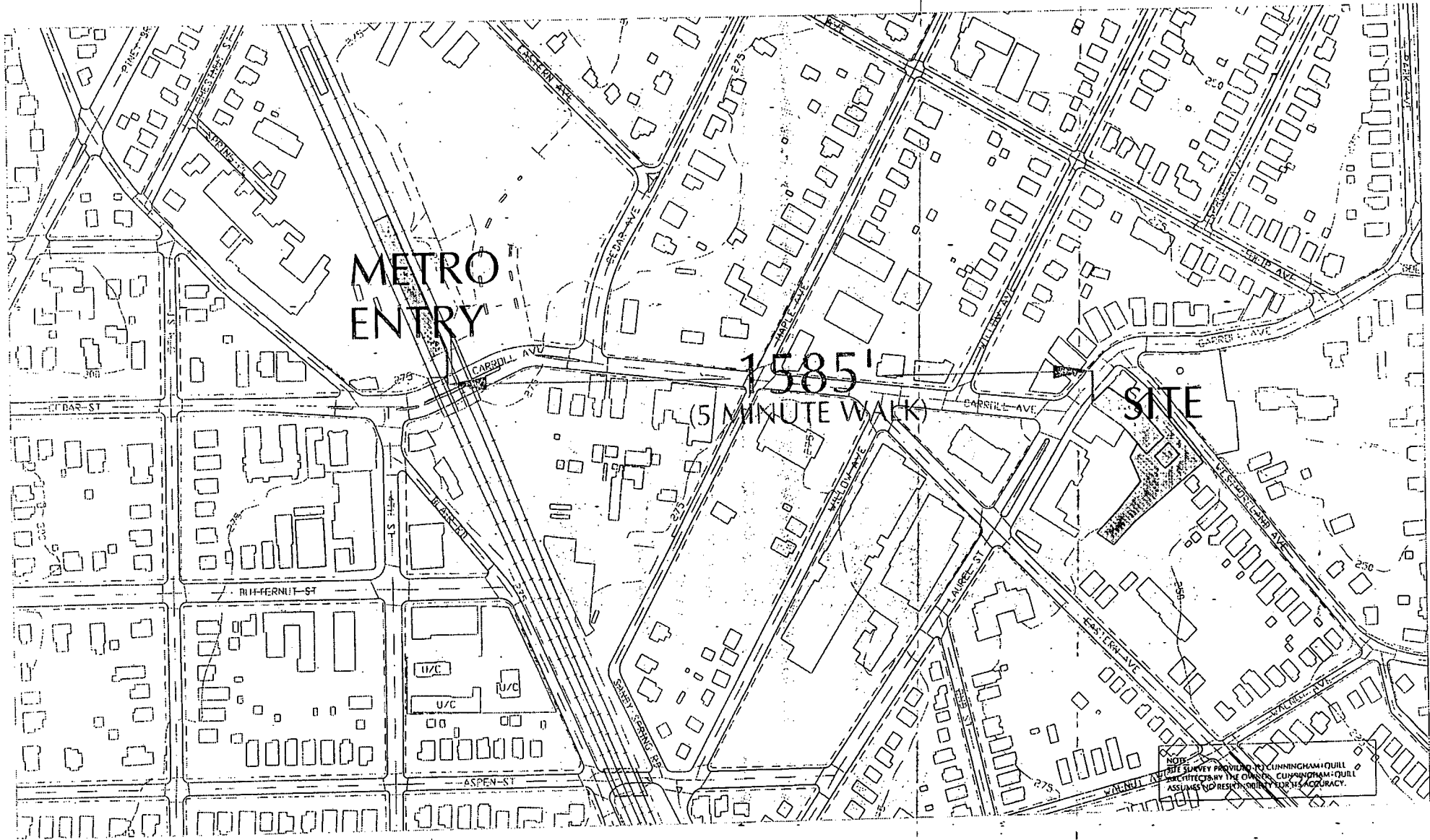
TAKOMA PARK, MARYLAND  
October 5th, 2005

**Architect:**

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



7



NOTE: THIS SURVEY PROVIDED BY CUNNINGHAM+QUILL ARCHITECTS BY THE OWNER. CUNNINGHAM+QUILL ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

# 7001 CARROLL AVENUE

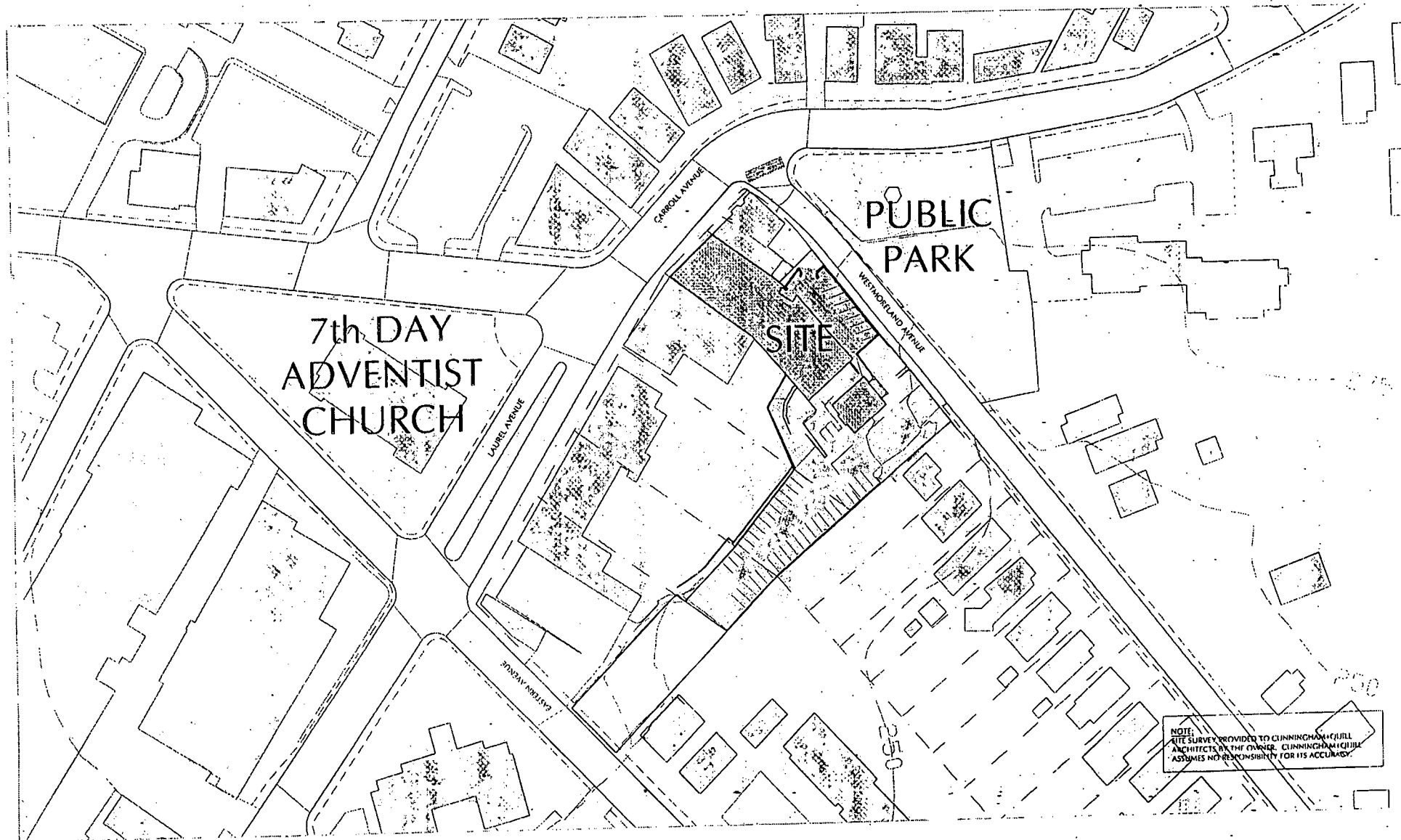
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE PLAN 1:100

CUNNINGHAM + QUILL ARCHITECTS, PLLC



8



# 7001 CARROLL AVENUE

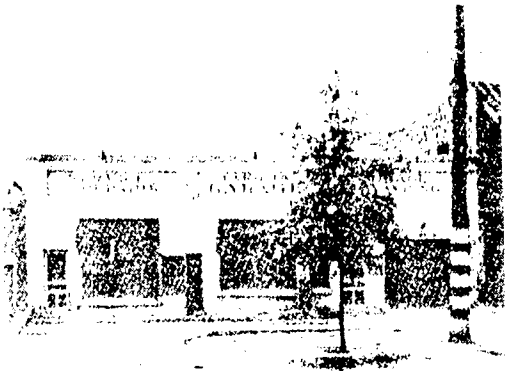
TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, I.L.C

## SITE PLAN 1:40

CUNNINGHAM + QUILL ARCHITECTS, PLLC



①



Original Garage Prior to 1941



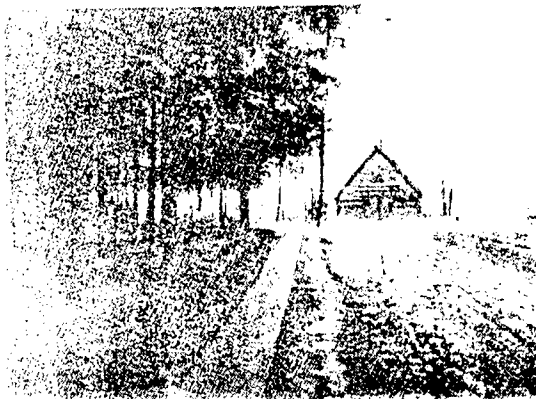
Original Garage Prior to 1941



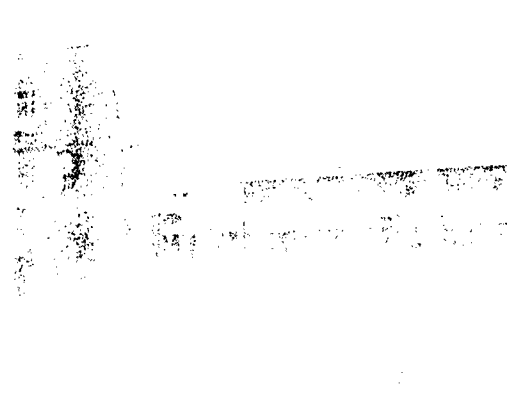
Original Garage Prior to 1941



Benjamin Franklin Gilbert, 1847-1901  
founder of the school and the town



Looking up Carroll Ave. to Laurel and the log cabin, ca. 1903  
Note the board sidewalk



Carroll and Laurel Avenues, ca. 1983. Park Pharmacy has served  
Takoma Park for many years



Log cabin and tower, built by B.F. Gilbert in  
1888 and 1889 respectively

## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
© TAKOMA ASSOCIATES, LLC

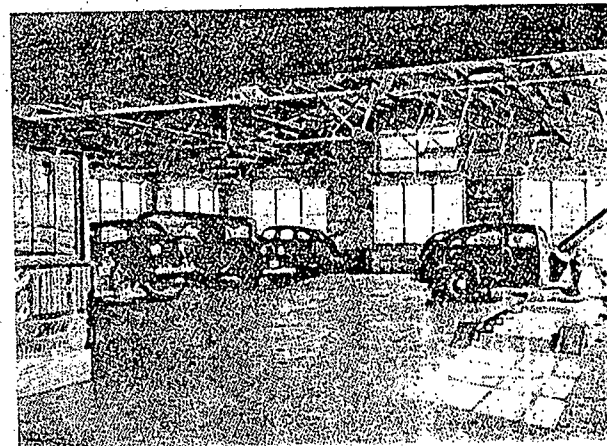
**HISTORIC IMAGES** (Courtesy of Historic Takoma)  
CUNNINGHAM + QUILL ARCHITECTS, PLLC







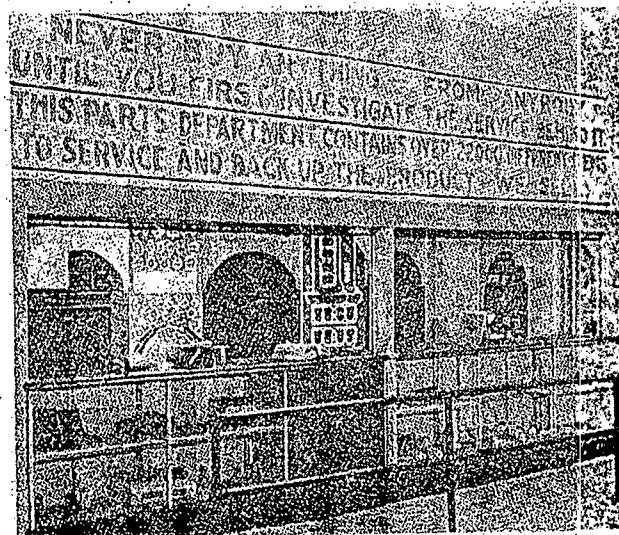
Garage in 1941



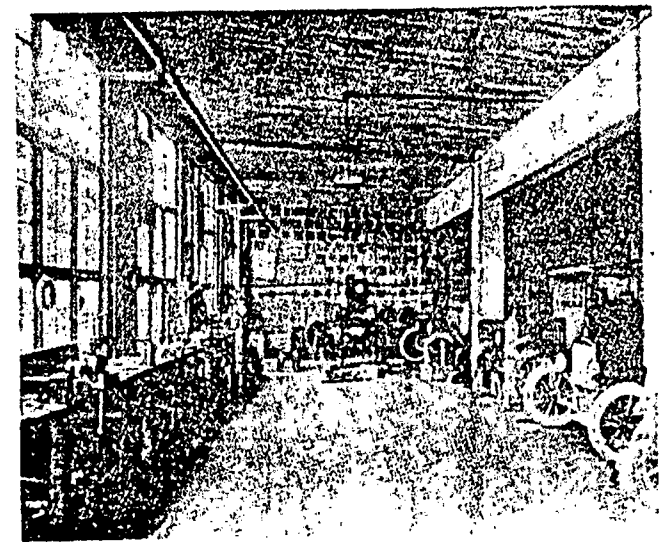
Garage in 1941



Original Garage Prior to 1941



Garage in 1941



Original Garage Prior to 1941

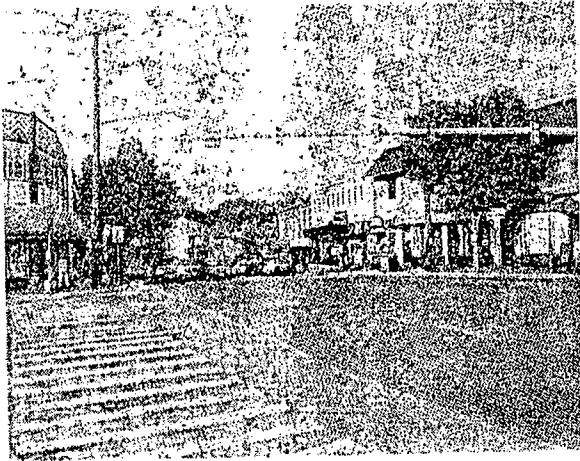
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**HISTORIC IMAGES** (Courtesy of Historic Takoma)

CUNNINGHAM + QUILL ARCHITECTS, PLLC

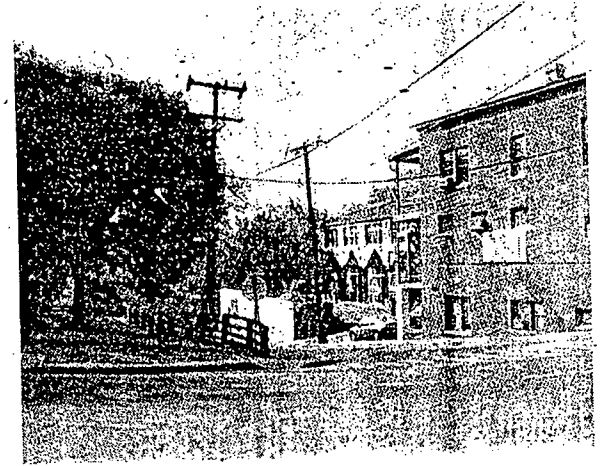




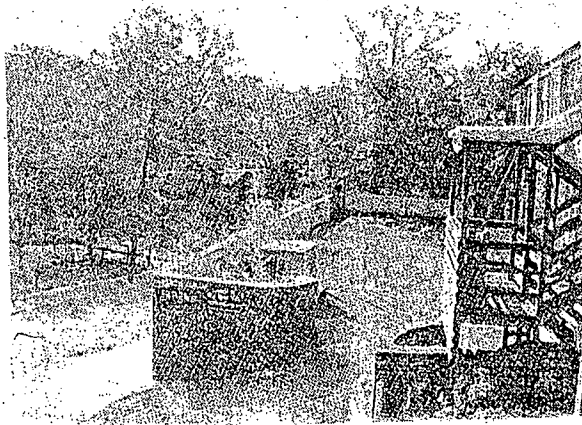
VIEW 1  
Looking East along Carroll Ave



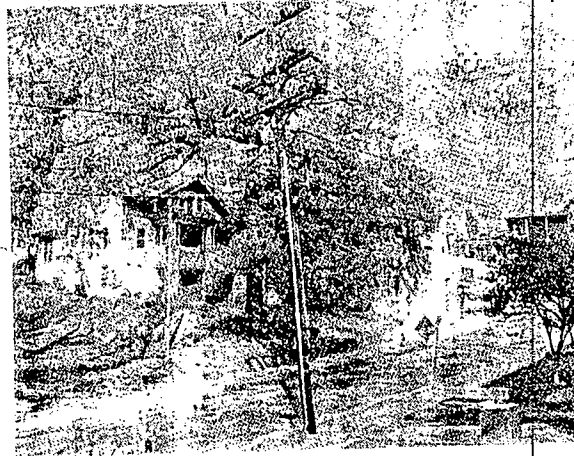
VIEW 2  
Looking West along Carroll Ave



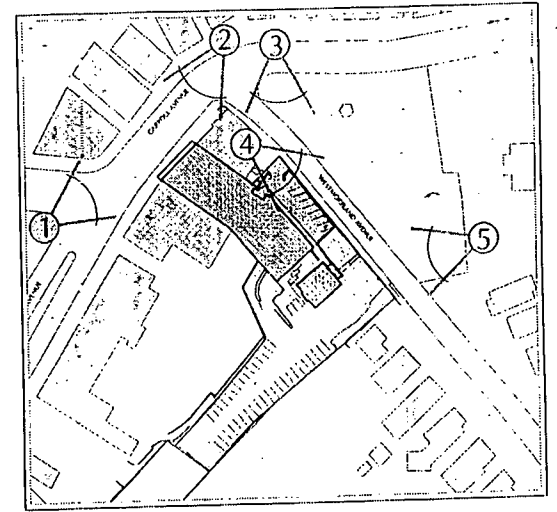
VIEW 3  
Looking South along Westmoreland Ave



VIEW 4  
Looking South from Property Interior



VIEW 5  
Looking North along Westmoreland Ave



N  
KEYPLAN

# 7001 CARROLL AVENUE

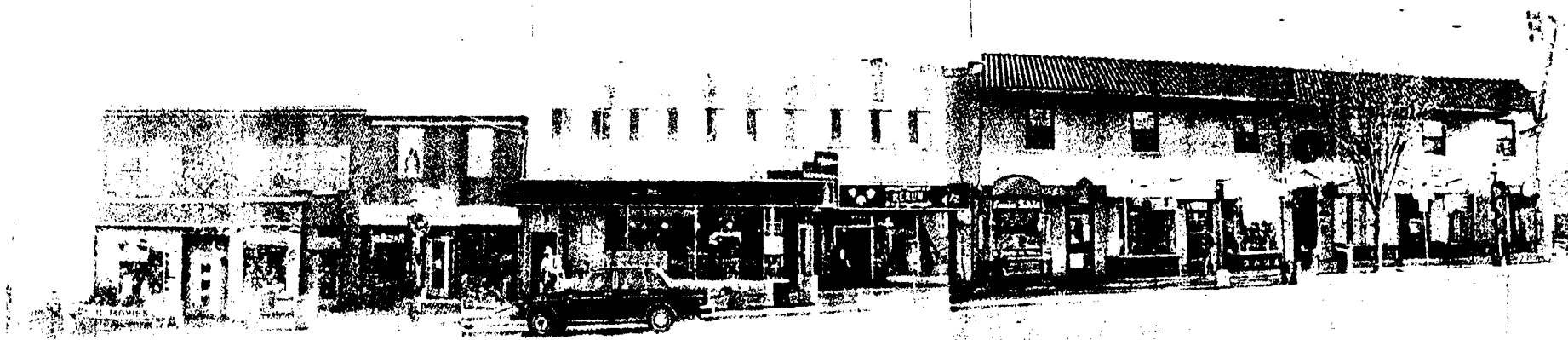
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE CONTEXT

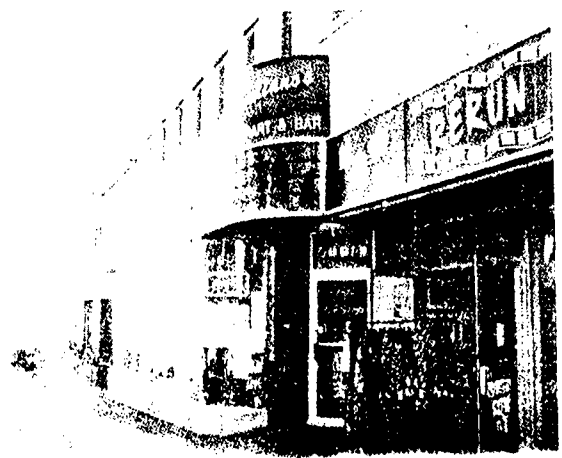
CUNNINGHAM + QUILL ARCHITECTS, PLLC

(12)

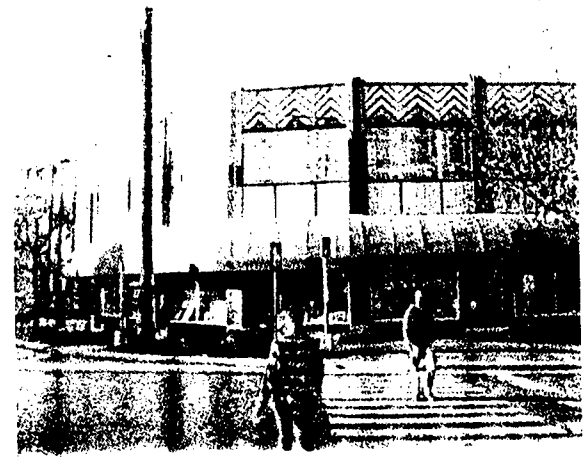
PROPERTY EXTENTS



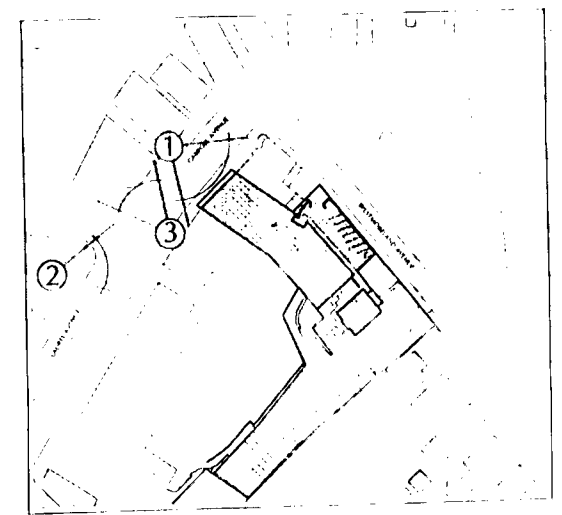
VIEW 1  
Looking South at Carroll Ave Retail



VIEW 2  
Looking East along Carroll Ave



VIEW 3  
Looking North across Carroll Ave

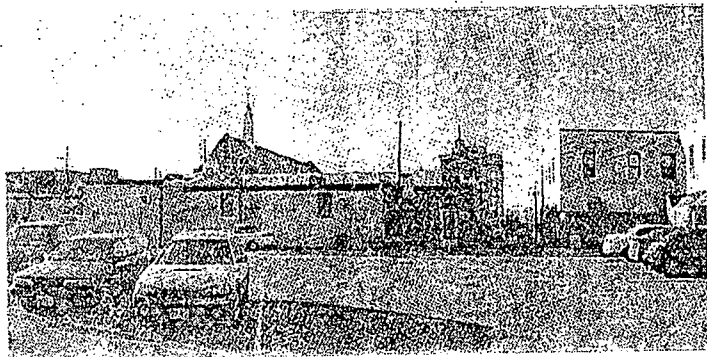


N  
KEYPLAN

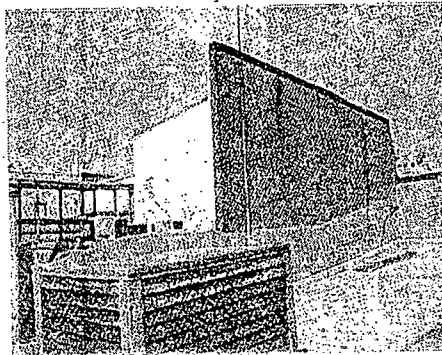
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
© C. TAKOMA ASSOCIATES, LLC

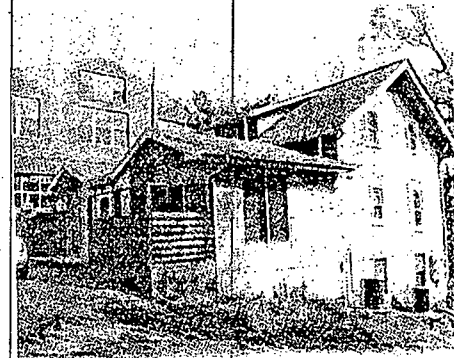
CARROLL AVE  
CUNNINGHAM + QUILL ARCHITECTS, PLLC



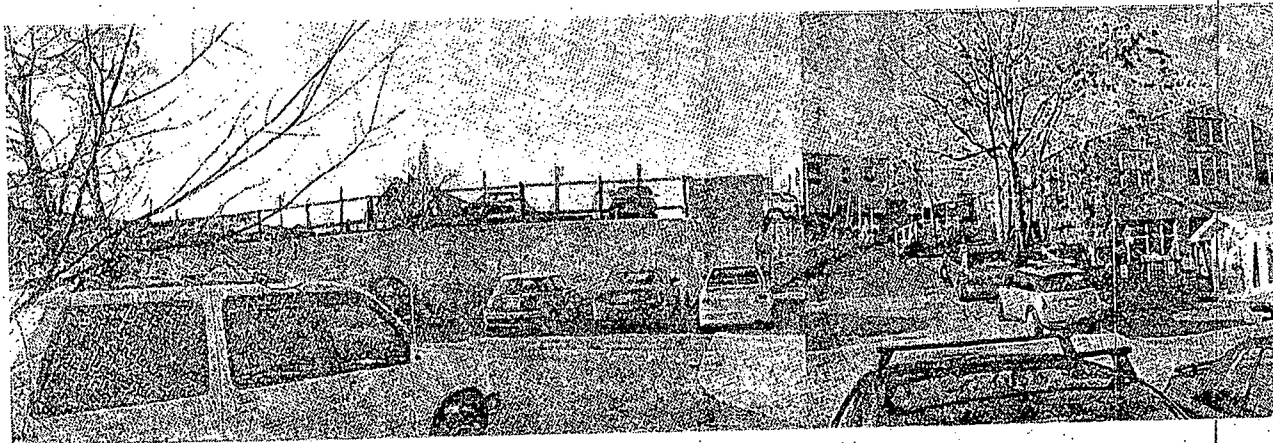
VIEW 1  
Looking North from Adjacent Property



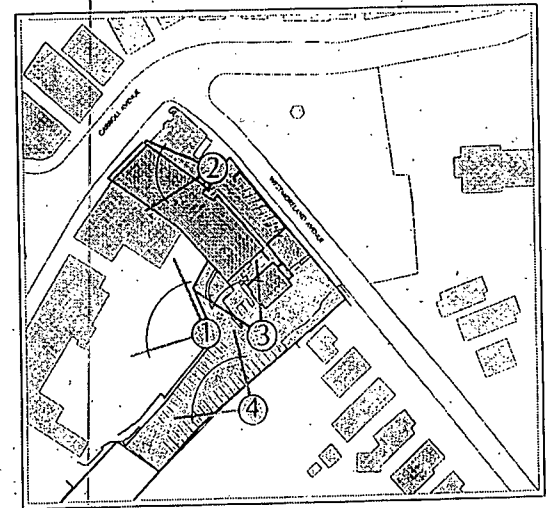
VIEW 2  
Looking North West at Historic Storefront



VIEW 3 -  
Looking North East from Property Interior



VIEW 4  
Looking North from Property Interior



N  
KEYPLAN

# 7001 CARROLL AVENUE

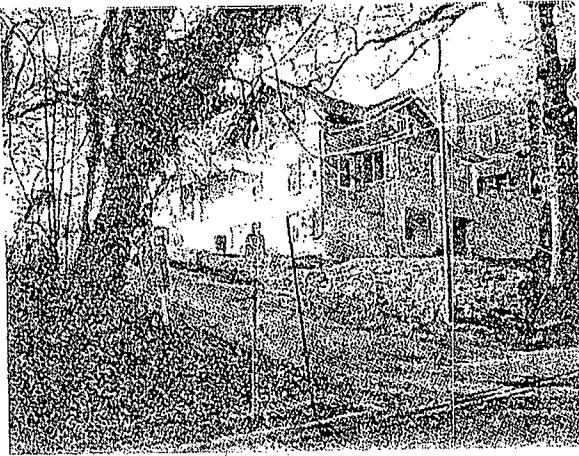
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## PROPERTY INTERIOR

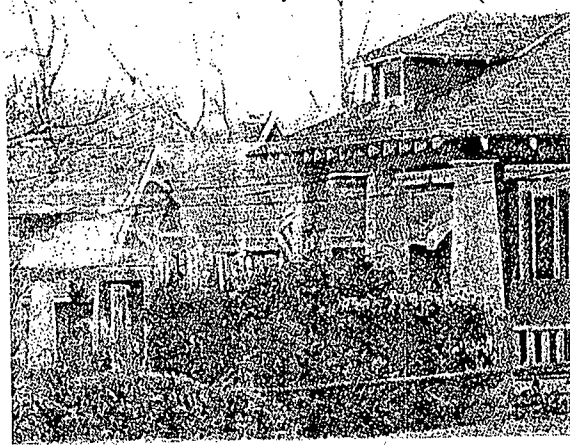
CUNNINGHAM + QUILL ARCHITECTS, PLLC

17





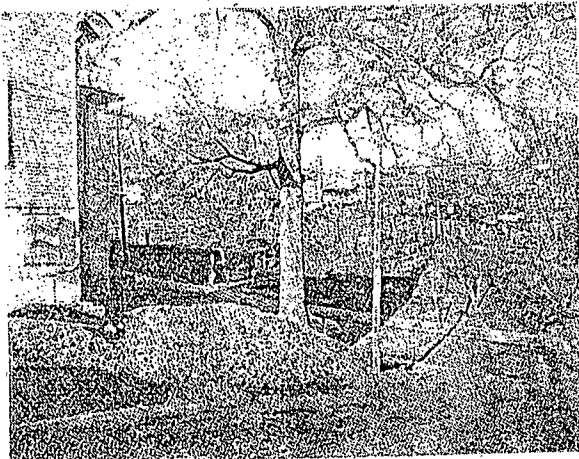
VIEW 1  
Looking North West along Westmoreland Ave



VIEW 2  
Looking South along Westmoreland Ave.



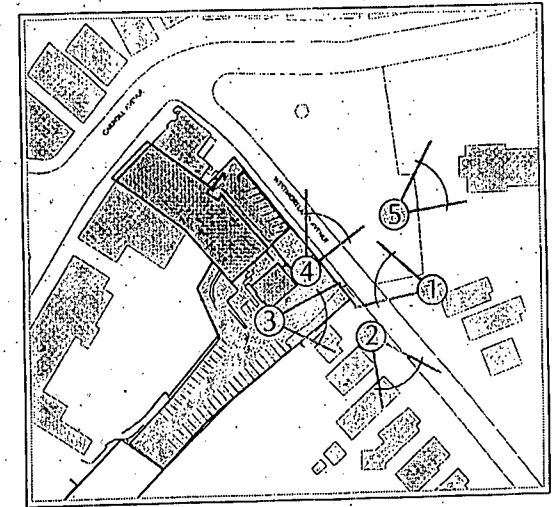
VIEW 3  
Looking South East along Westmoreland Ave



VIEW 4  
Looking North East from Property Interior



VIEW 5  
Looking North East from Adjacent Park



N  
KEYPLAN

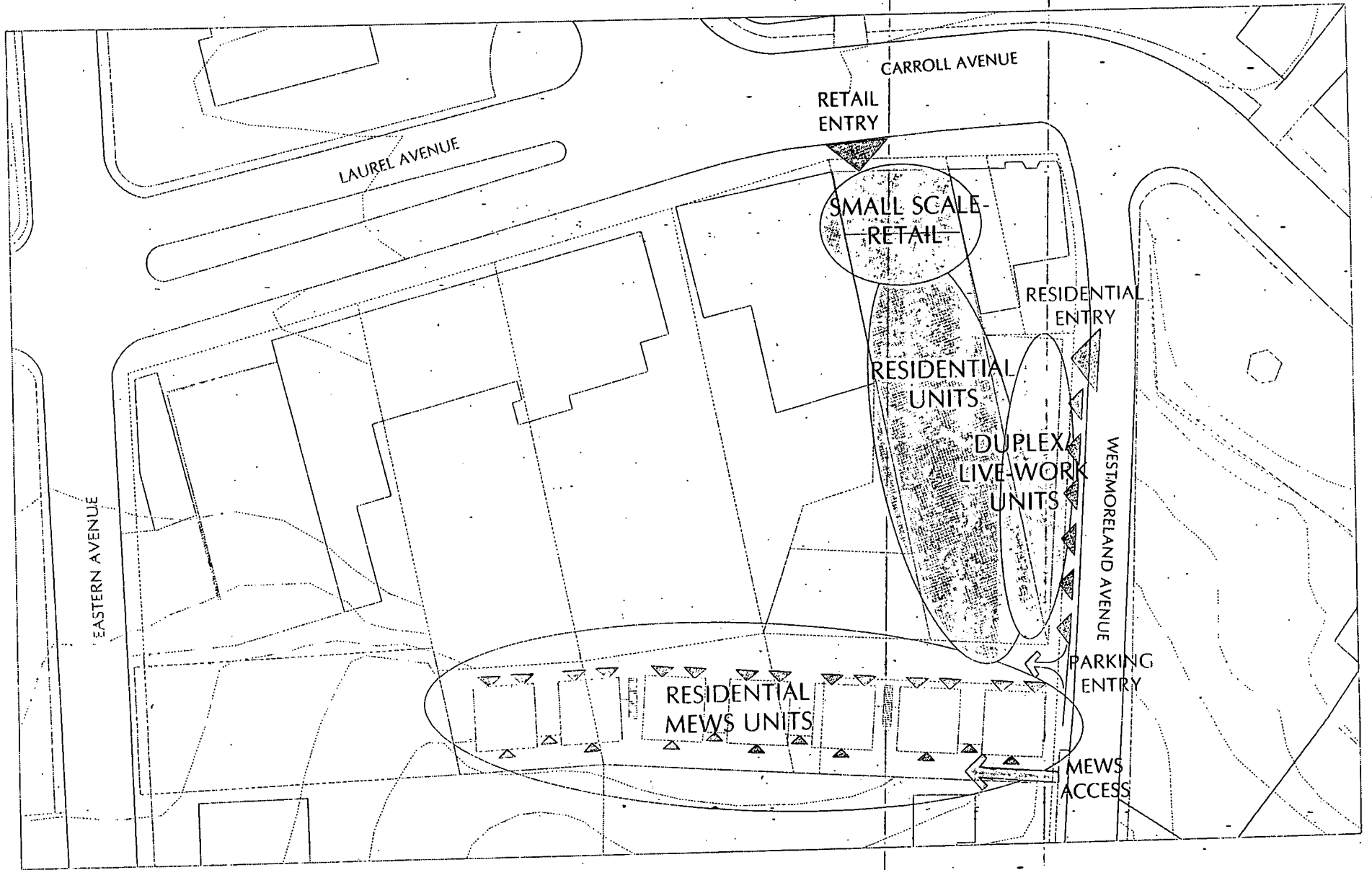
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

# WESTMORELAND AVE.

CUNNINGHAM + QUILL ARCHITECTS, PLLC

15

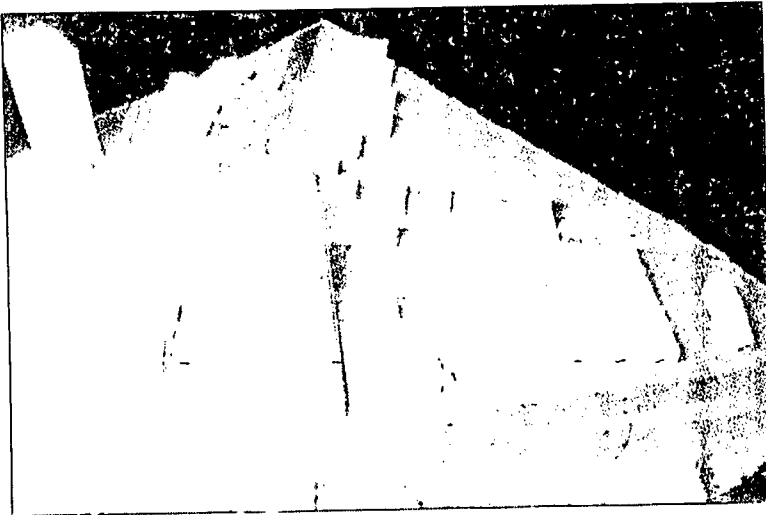


# 7001 CARROLL AVENUE

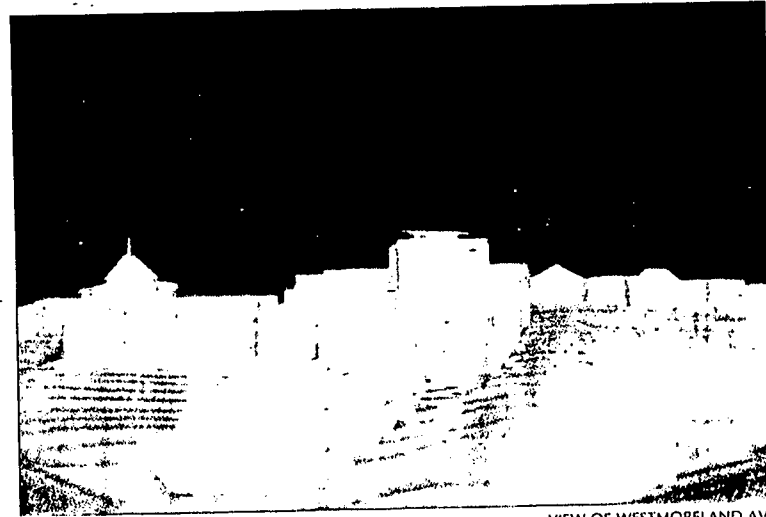
TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

16

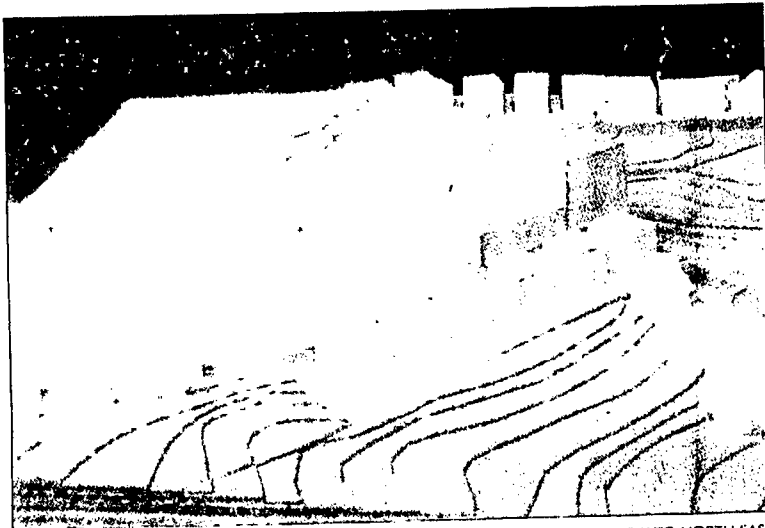
**PROPOSED SITE DIAGRAM**   
 CUNNINGHAM + QUILL ARCHITECTS, PLLC



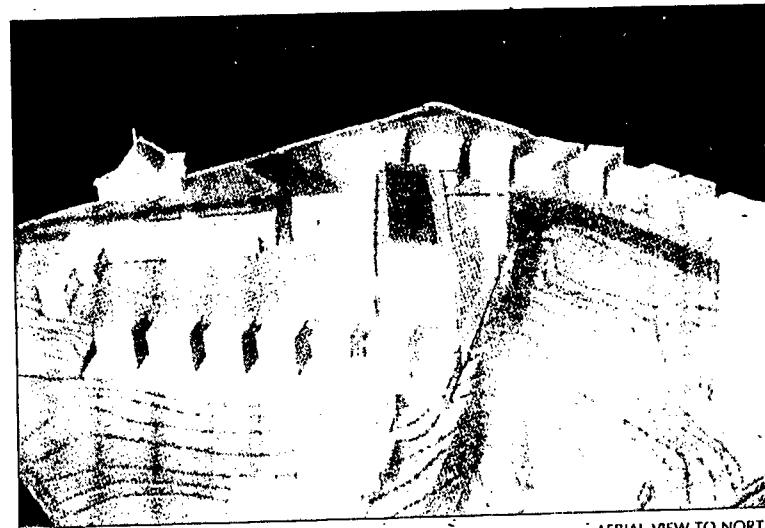
AERIAL VIEW TO SOUTH



VIEW OF WESTMORELAND AVE  
TOWARD CARROLL AVE



AERIAL VIEW TO NORTH EAST



AERIAL VIEW TO NORTH

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	MEWS UNITS
	DUPLEX UNITS
	GREEN SPACE

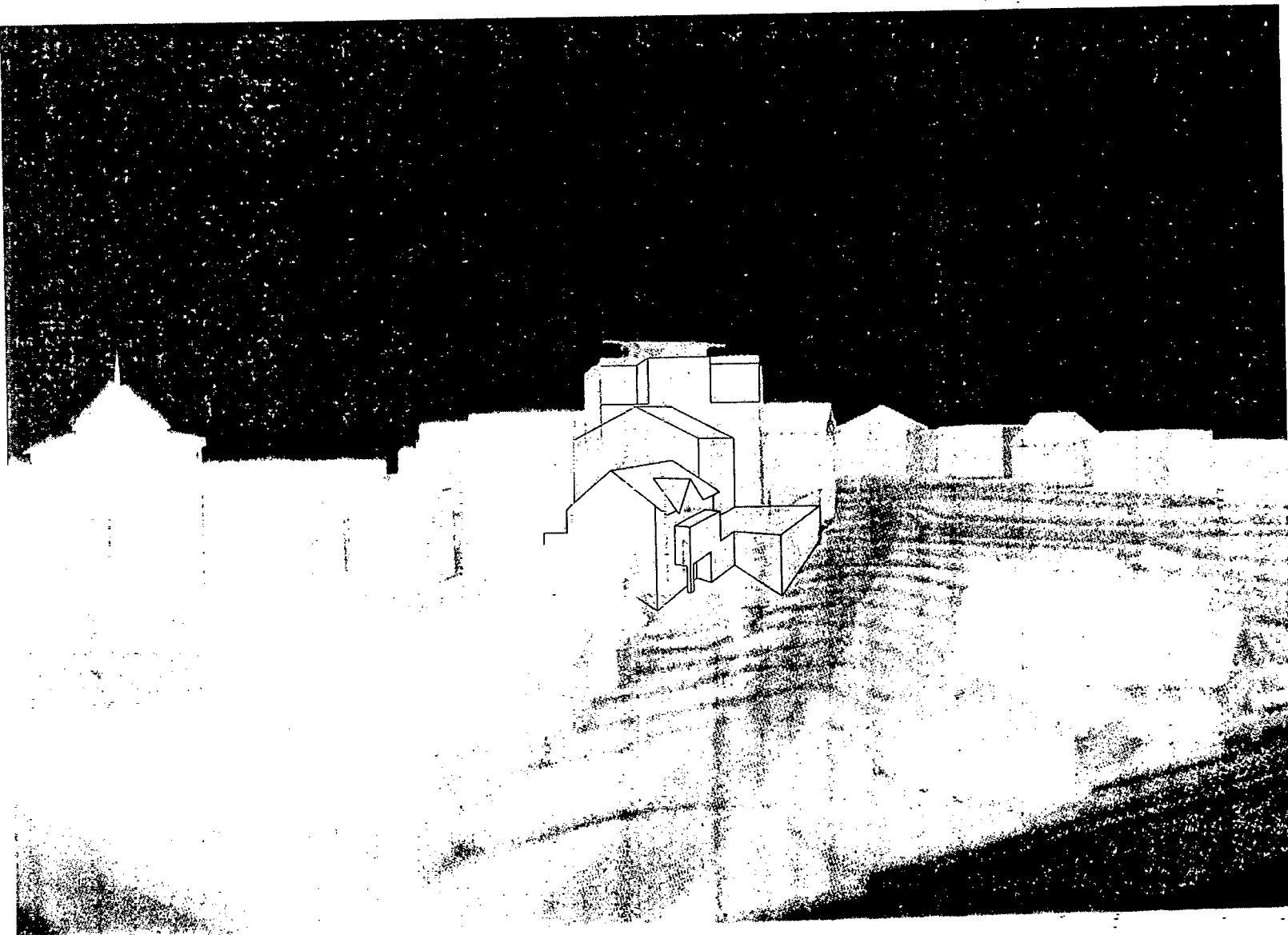
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

17

## SITE USES

CUNNINGHAM + QUILL ARCHITECTS, PLLC



- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS
- GREEN SPACE

# 7001 CARROLL AVENUE

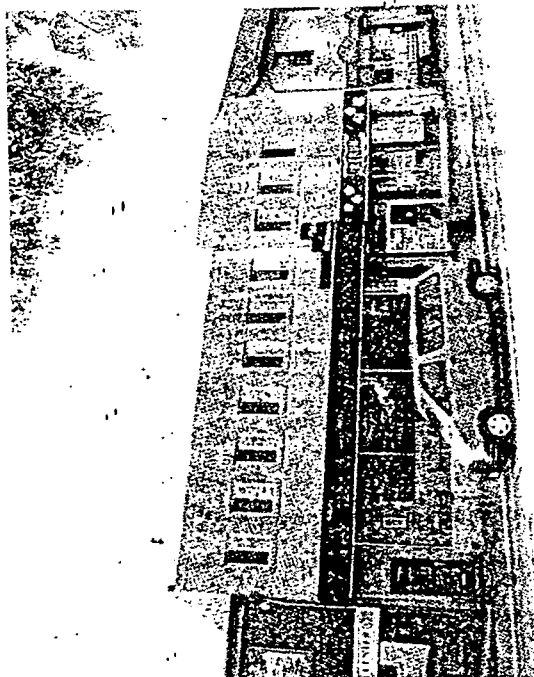
TAKOMA PARK, MARYLAND  
© TAKOMA ASSOCIATES, LLC

## EXISTING-CONDITION OVERLAY

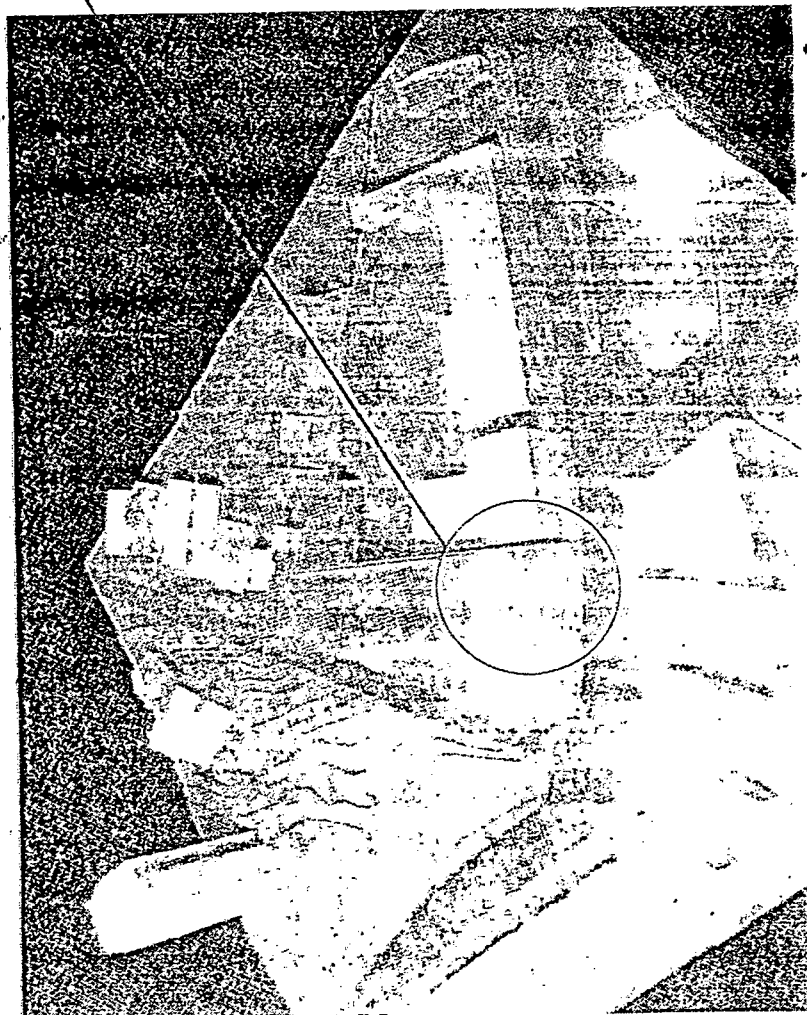
CUNNINGHAM + QUILL ARCHITECTS, PLLC

31





HISTORIC STOREFRONT RESTORATION

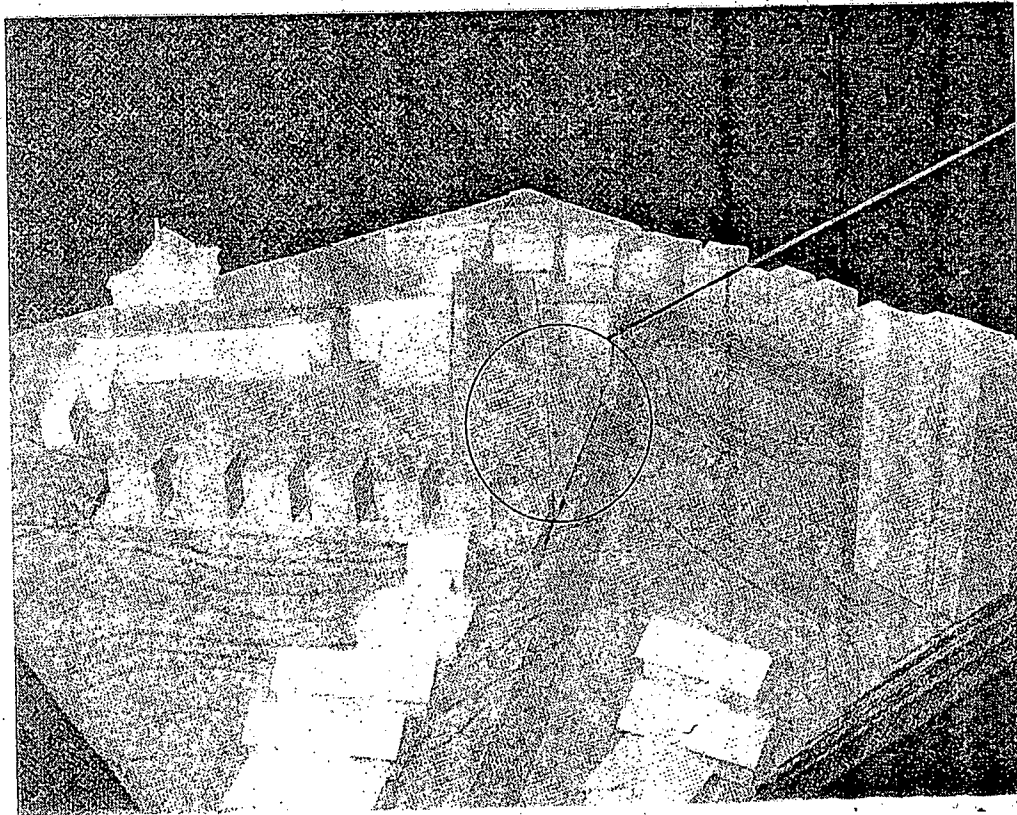


<input type="checkbox"/>	SMALL SCALE RETAIL
<input type="checkbox"/>	RESIDENTIAL UNITS
<input type="checkbox"/>	NEWS UNITS
<input type="checkbox"/>	DUPLEX UNITS
<input type="checkbox"/>	GREEN SPACE

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

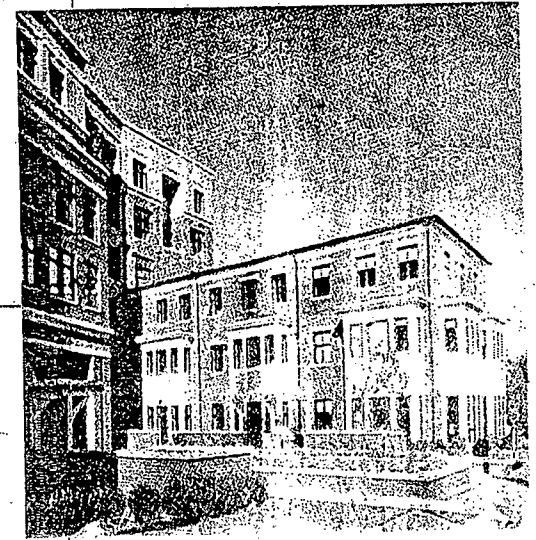
**SITE IMAGES- PRECEDENTS**  
CUNNINGHAM + QUILL ARCHITECTS, PLLC



# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

20

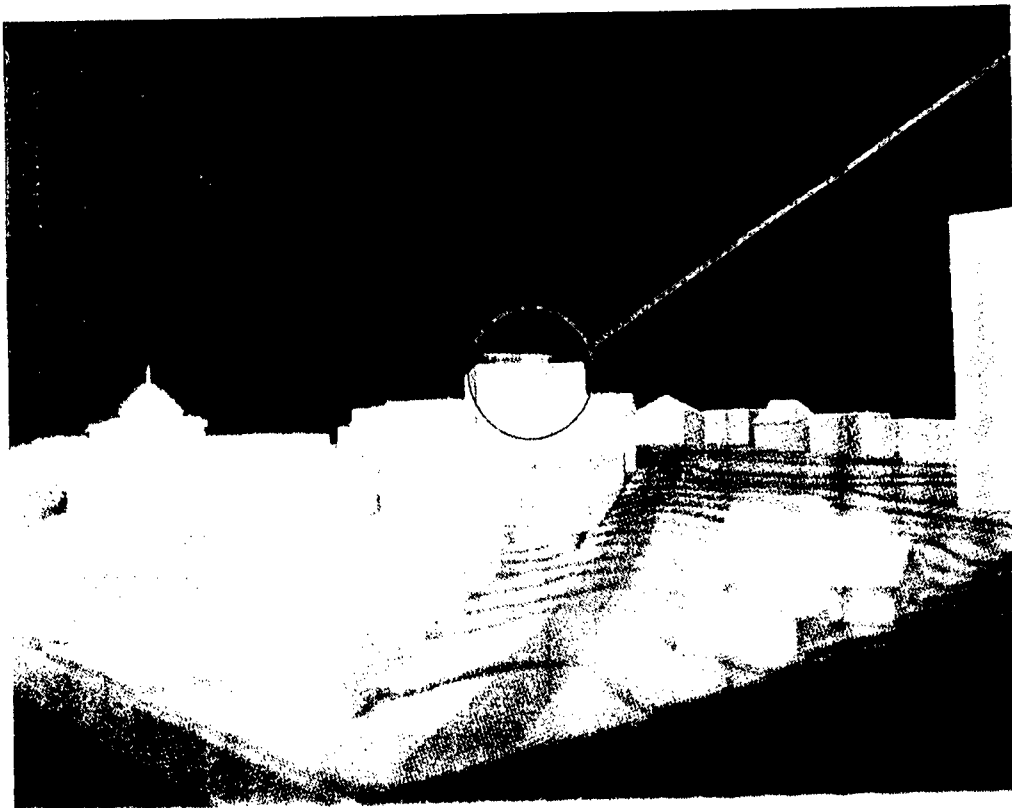


TENLEY HILL  
 CUNNINGHAM + QUILL, Washington, DC

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	MEWS UNITS
	DUPLEX UNITS
	GREEN SPACE

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



CATON'S WALK,  
CUNNINGHAM + QUILL, Washington, DC

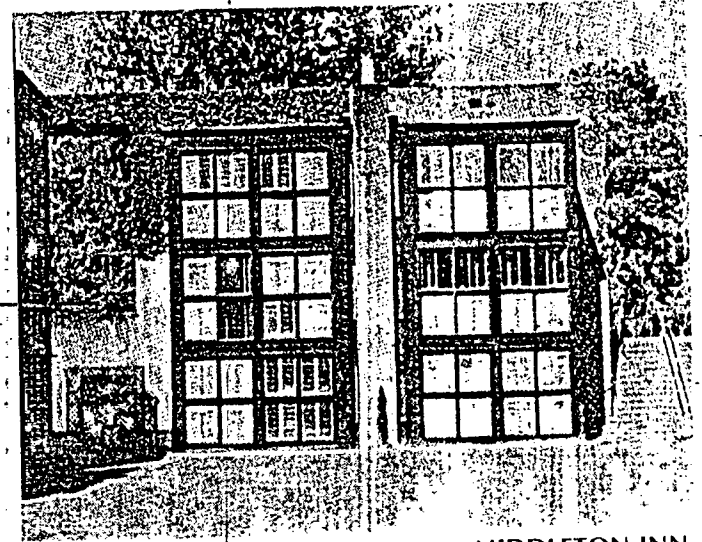
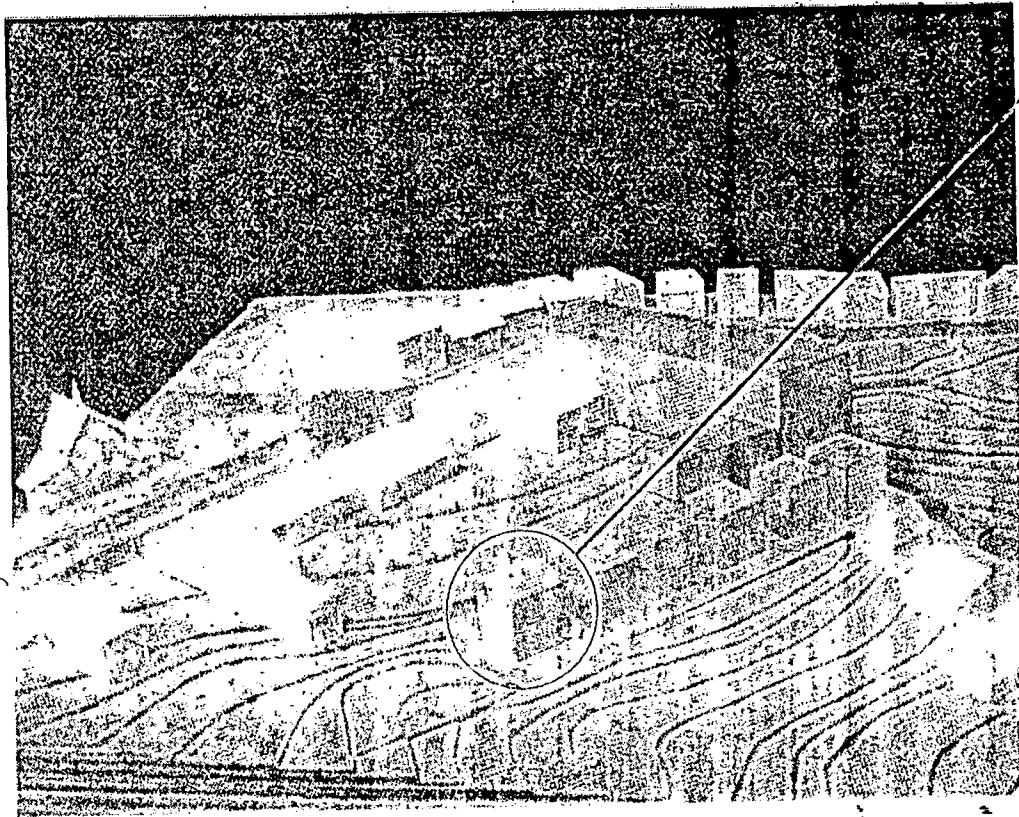
- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MFWS UNITS
- DUPLEX UNITS
- GREEN SPACE

## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



MIDDLETON INN,  
W.G. CLARK, Charleston, SC

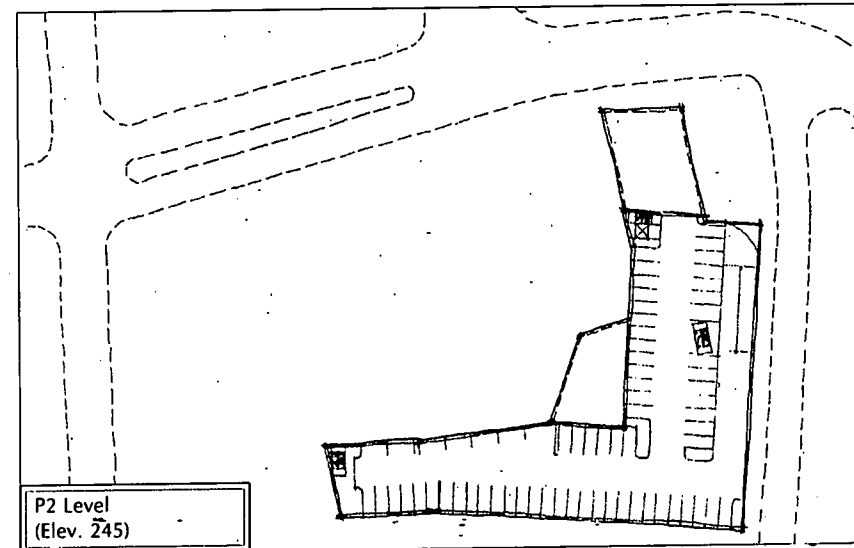
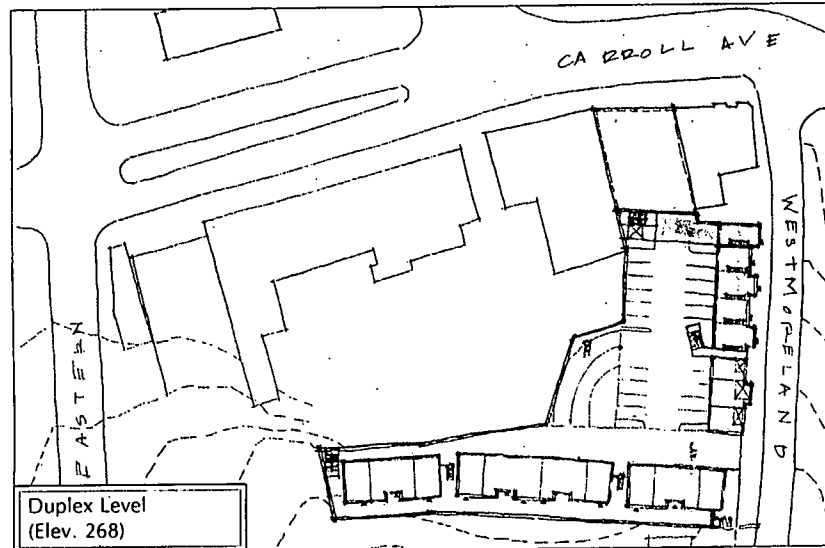
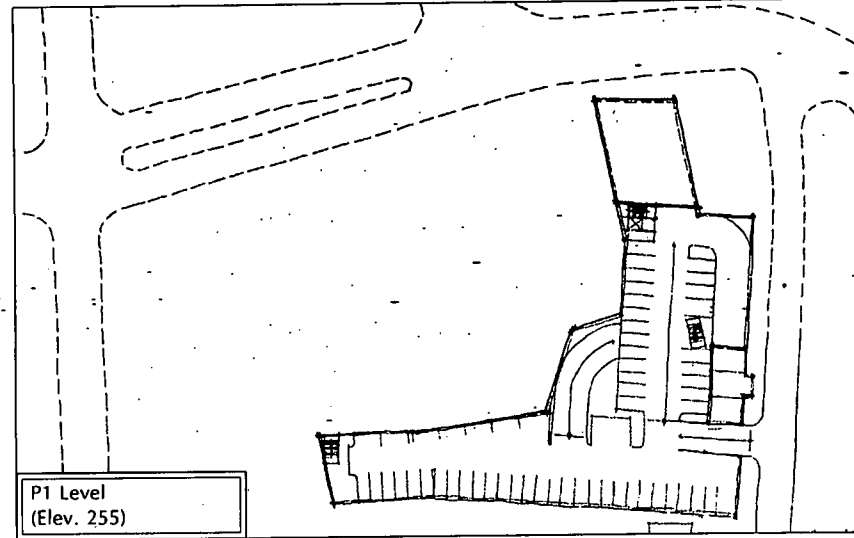
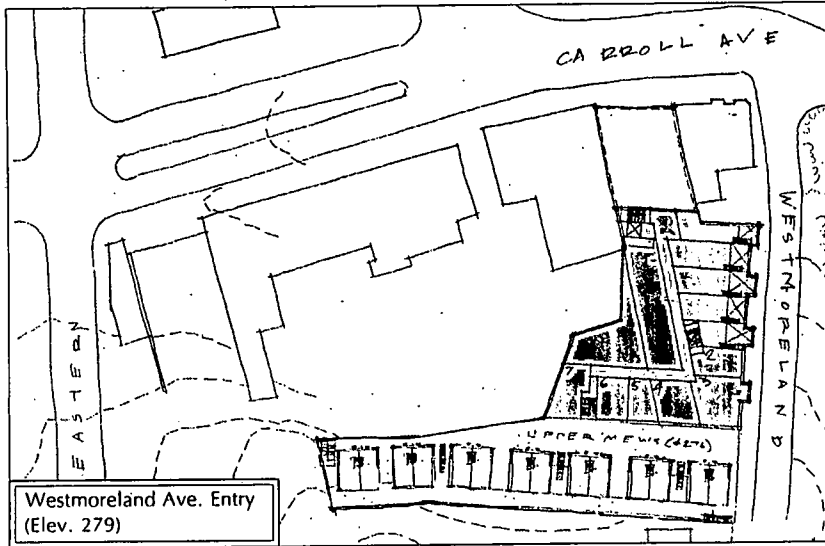
- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS
- GREEN SPACE







## 701 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC

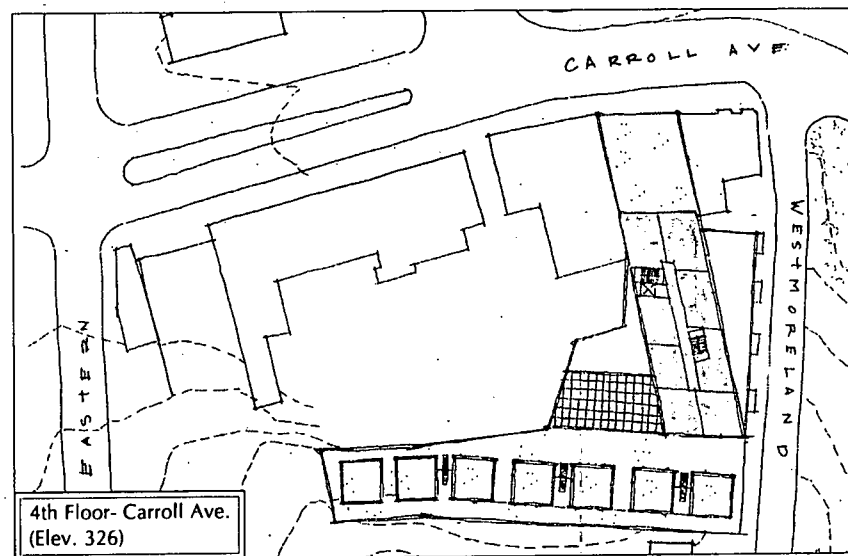
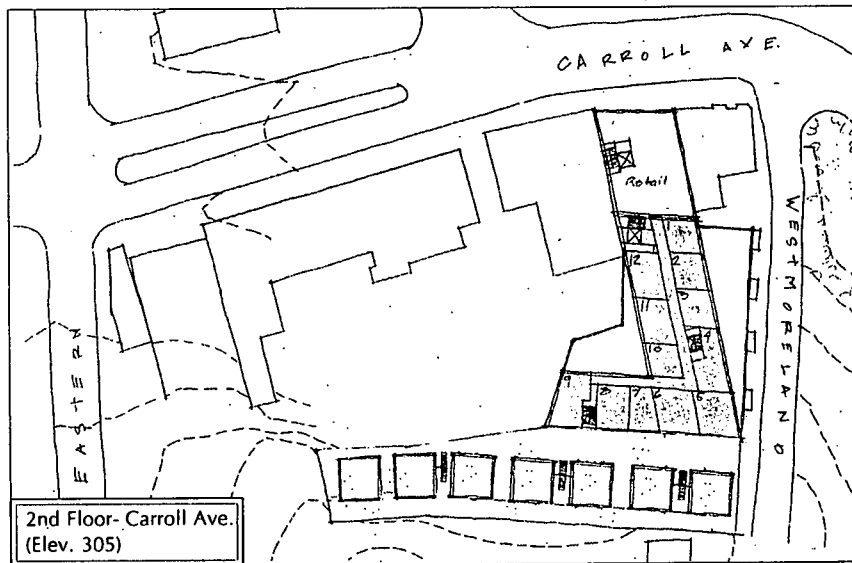
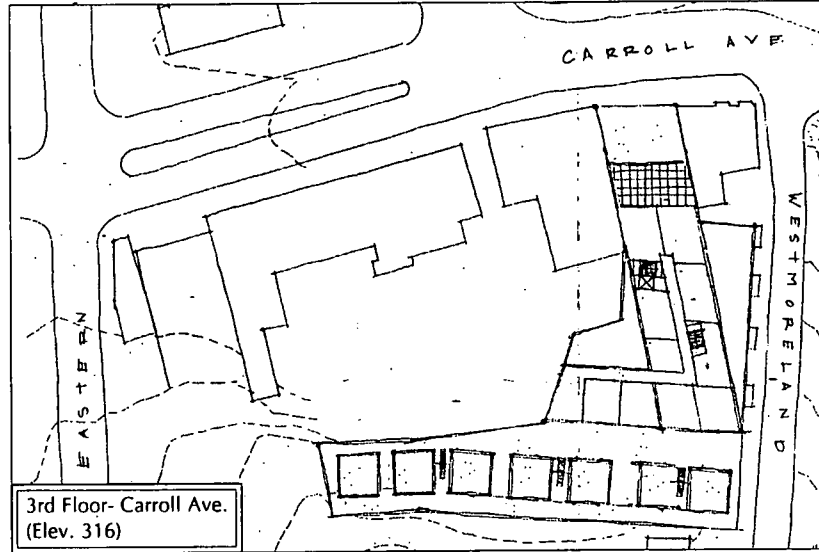
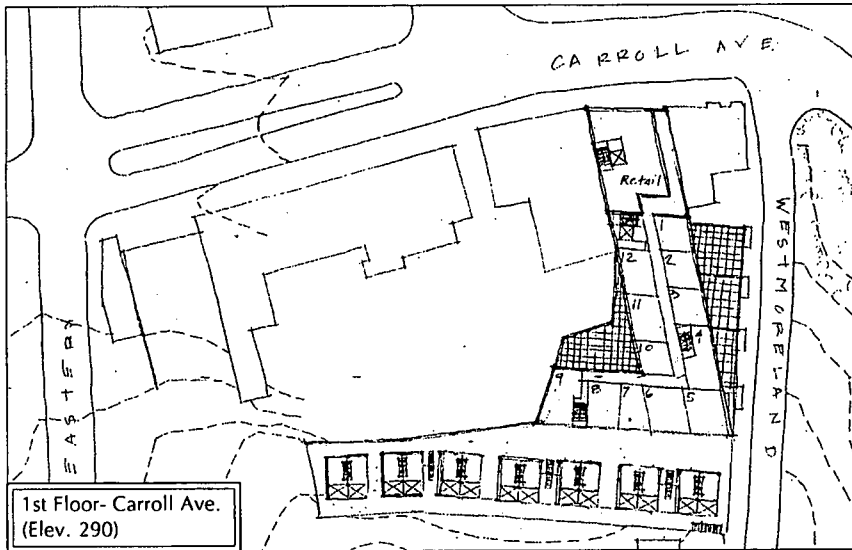


-  SMALL SCALE RETAIL
-  RESIDENTIAL UNITS
-  MEWS UNITS
-  DUPLEX UNITS
-  GREEN SPACE
-  BELOW GRADE PARKING

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

PLAN DIAGRAMS 1:40   
CUNNINGHAM + QUILL ARCHITECTS, PLLC



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

# 701 CARROLL AVENUE

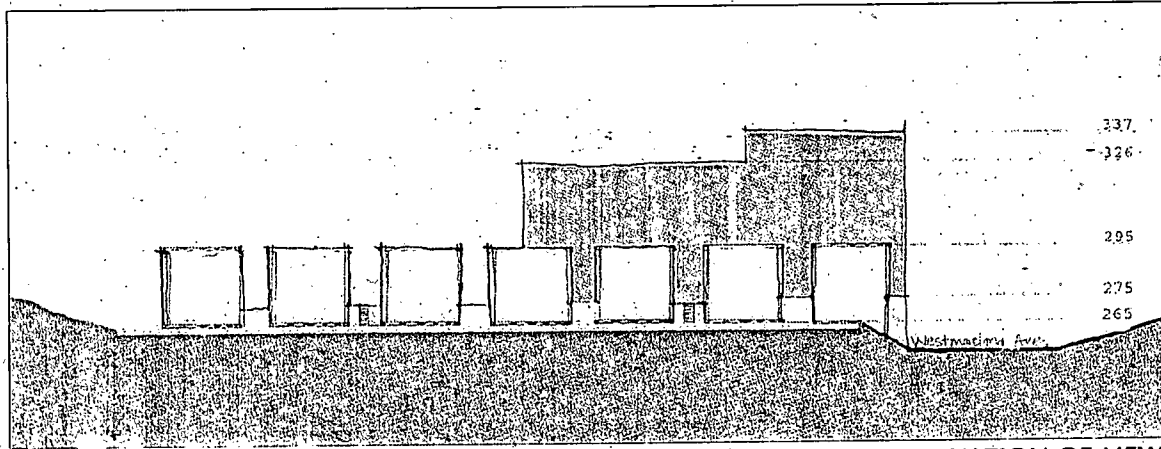
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

PLAN DIAGRAMS 1:40

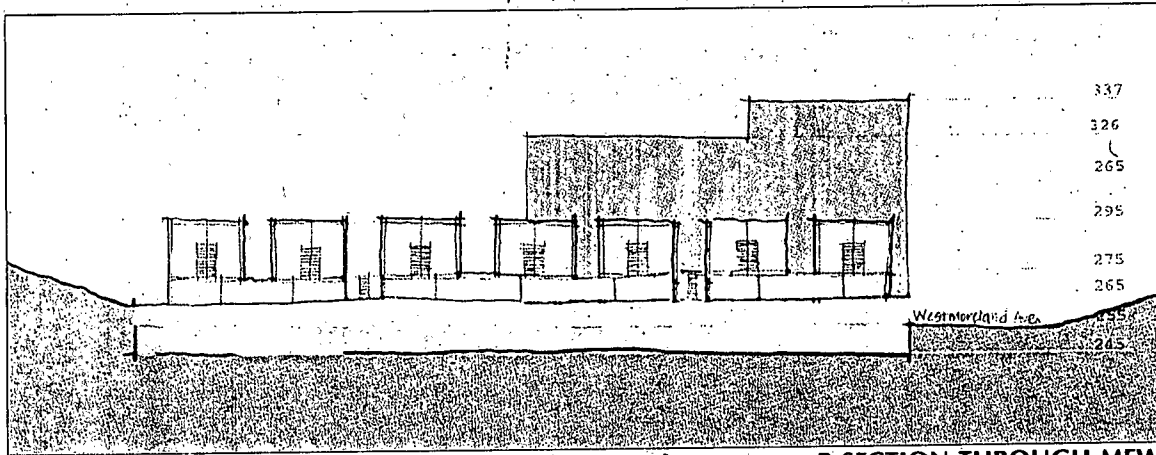
CUNNINGHAM + QUILL ARCHITECTS, PLLC



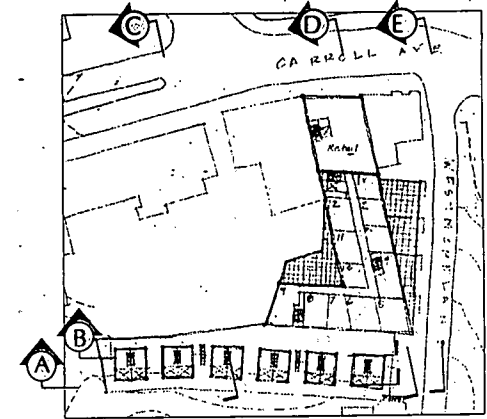
72









A-ELEVATION OF MEWS



B-SECTION THROUGH MEWS



KEYPLAN

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

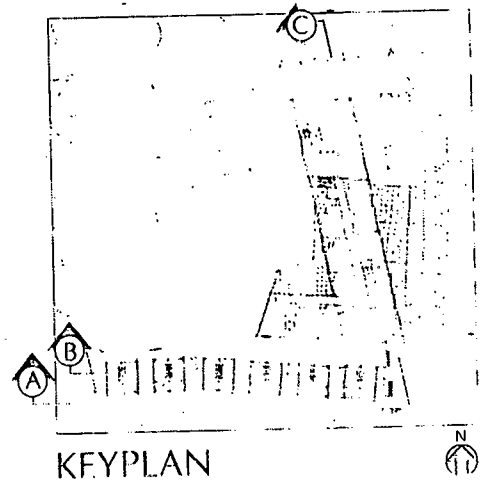
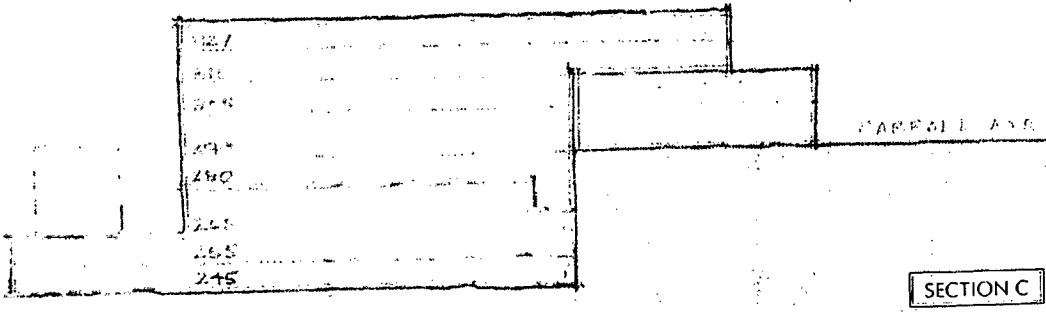
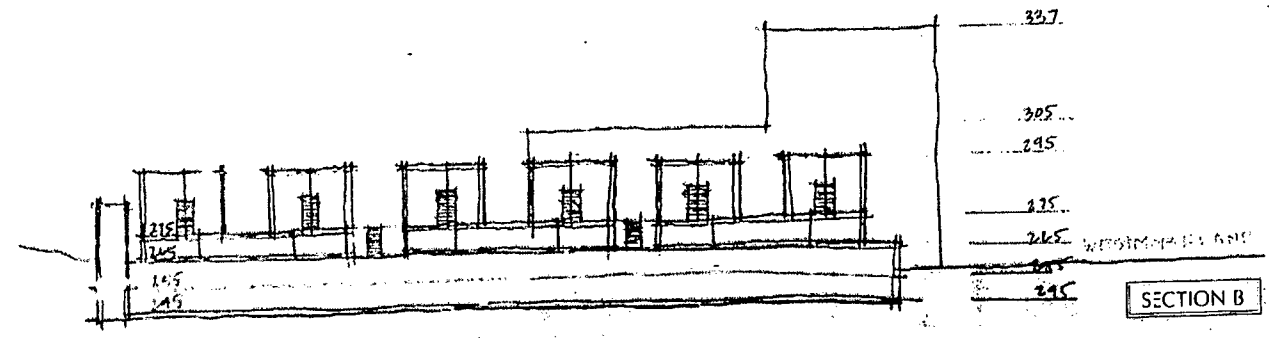
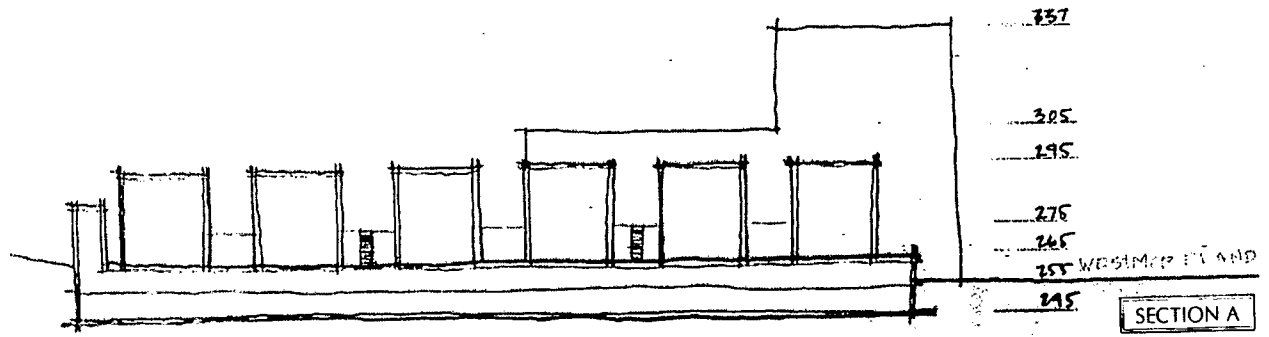
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## PROPOSED SITE SECTIONS 1:20

CUNNINGHAM + QUILL ARCHITECTS, PLLC

25



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

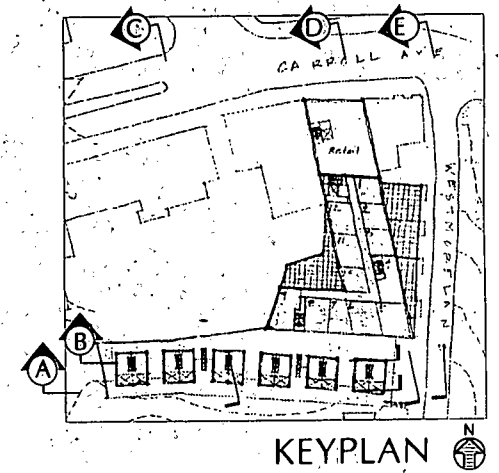
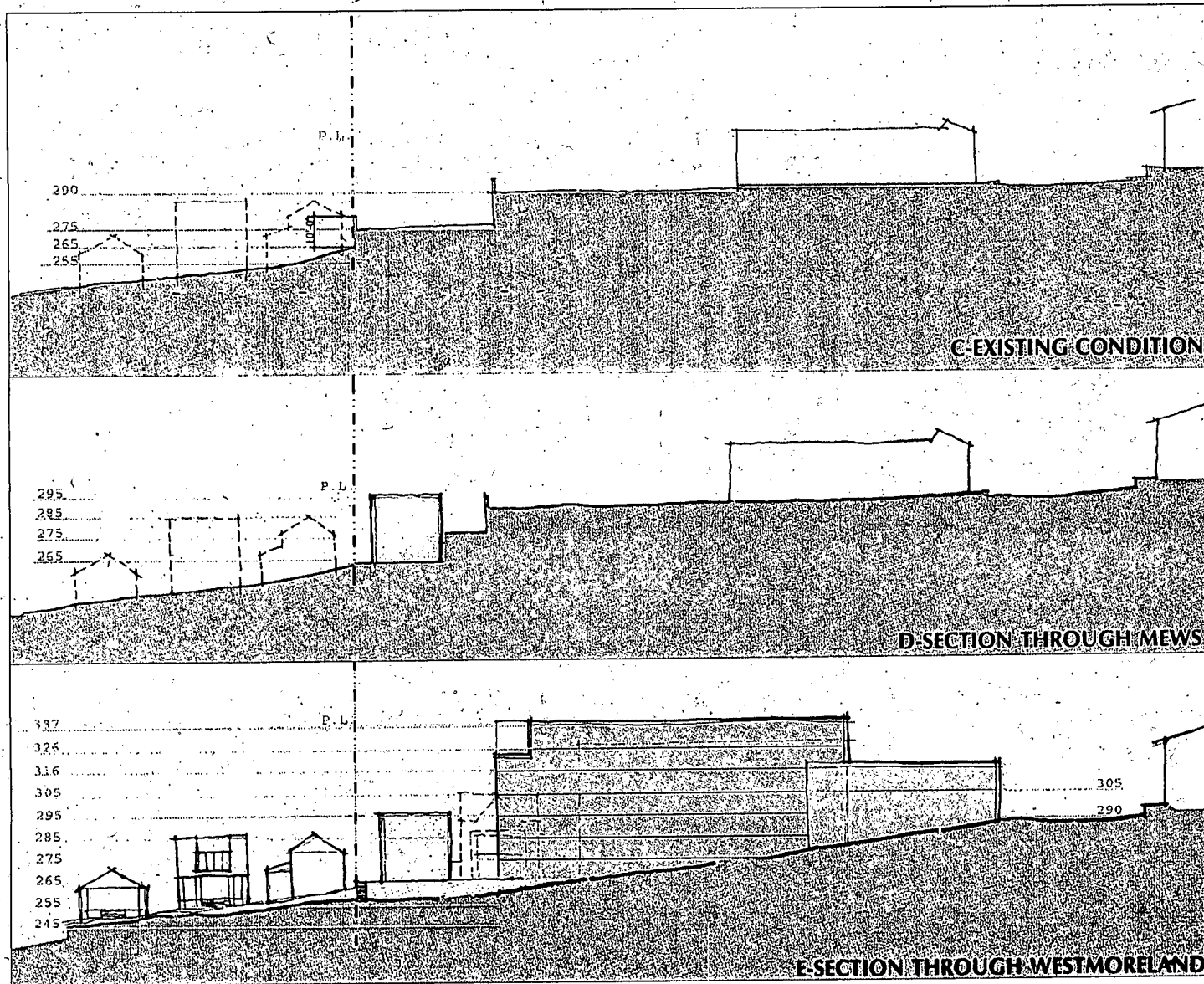
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## PROPOSED SITE SECTIONS 1:20

CUNNINGHAM + QUILL ARCHITECTS, PLLC





- |  |                     |
|--|---------------------|
|  | SMALL SCALE RETAIL  |
|  | RESIDENTIAL UNITS   |
|  | MEWS UNITS          |
|  | DUPLEX UNITS        |
|  | GREEN SPACE         |
|  | BELOW GRADE PARKING |

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## PROPOSED SITE SECTIONS 1:20

CUNNINGHAM + QUILL ARCHITECTS, PLLC

27



David Baker + Partners Architects  
18th + Arkansas lofts



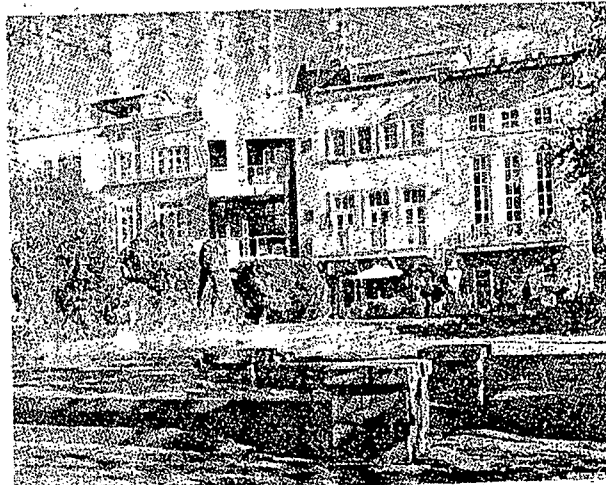
Jonathan Segal, FAIA  
Kettner Row



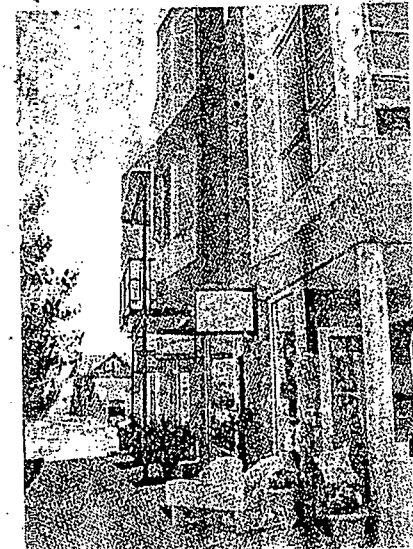
David Baker + Partners Architects  
Indiana Industrial Lofts



David Baker + Partners Architects  
Folsom Dore Supportive Apartments



Duany Plater-Zyberk & Company  
Seaside Town plan



Duany Plater-Zyberk & Company  
Prospect-Longmont Town plan

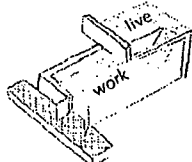
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## LIVE/WORK STREETSCAPE PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC

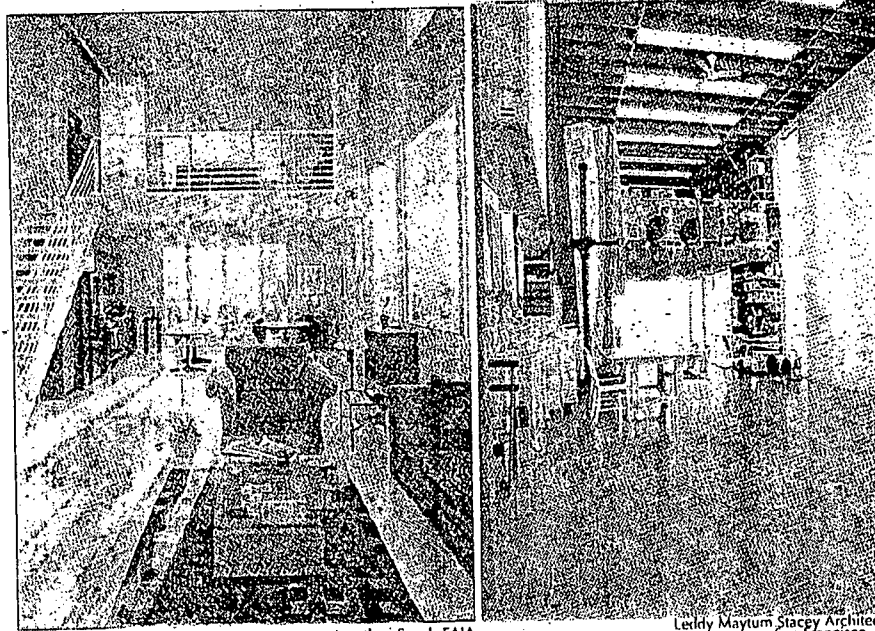
28



NIA Architects

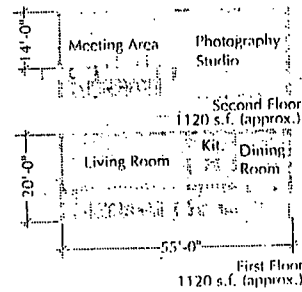
### Integrated Loft

- Flexible Kitchen/Dining
- Visually connected
- 33% Live/ 66% Work



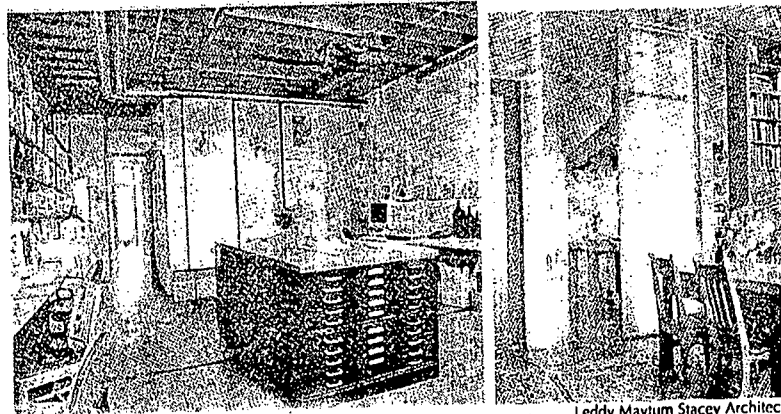
Jonathan Segal, FAIA  
Kellner Row  
San Diego, CA

Leddy Maytum Stacey Architects  
San Francisco, CA

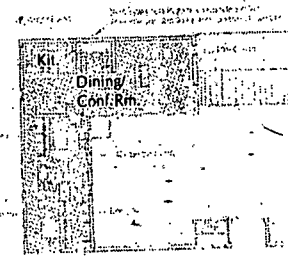


### Segregated by Floors

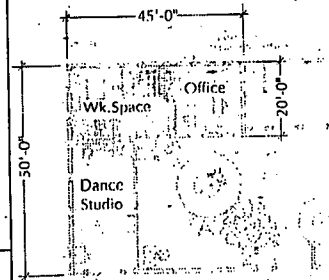
- First Floor Living
- Second Floor Work Space
- 50 % Live/ 50 % Work



Leddy Maytum Stacey Architects  
San Francisco, CA



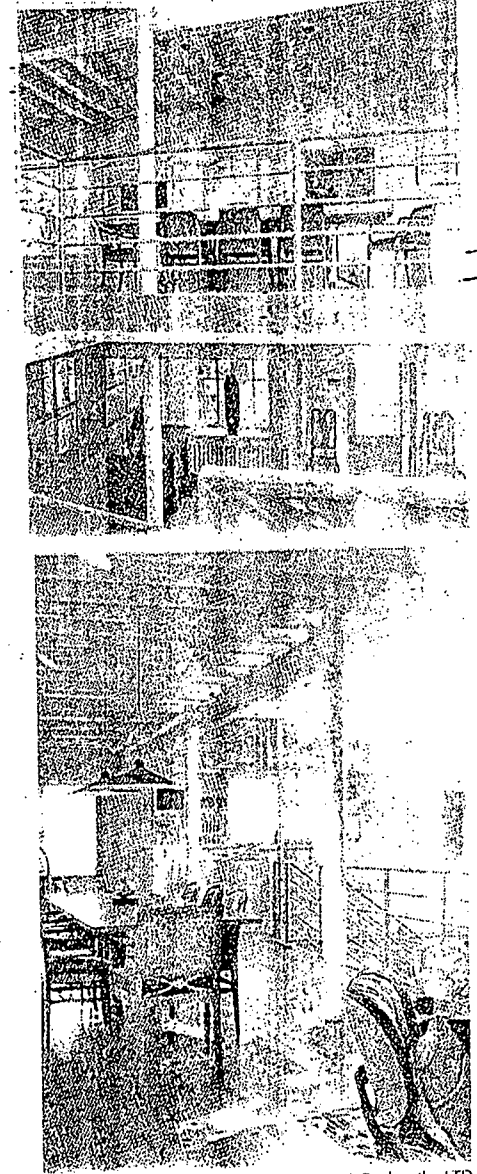
Second Floor  
1460 s.f. (approx.)



First Floor  
1460 s.f. (approx.)

### Segregated by Floors

- First Floor Work Space
- Second Floor Living with Flexible Dining/Conference
- 50 % Live/ 50% Work



Meyer, Scherer & Rockcastle, LTD.  
Minneapolis, MN

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## LIVE/WORK PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

Division 59-C-18

- (1) If the building exceeds the standards of the underlying zone, any alteration, repair, or reconstruction of the building must not increase the gross floor area or the height of the building above that which existed as of the date of application of the Ripley/South Silver Spring Overlay Zone; or
- (2) If the building does not exceed the standards of the underlying zone, any alteration, repair, or reconstruction of the building must conform to the standards of the underlying zone, except as may be further regulated by the Ripley/South Silver Spring Overlay Zone.

**59-C-18.205. Procedure for application and approval.**

A site plan and, where applicable a project plan, for any development in the Ripley/South Silver Spring Overlay Zone must be approved under the provisions of Divisions 59-D-2 and D-3.

(Legislative History: Ord. No. 14-16, § 1; Ord. No. 14-24, § 1; Ord. No. 15-41, § 1.)

**Sec. 59-C-18.21. Takoma Park/East Silver Spring commercial revitalization overlay zone.**

**59-C-18.211. Purpose.**

- (a) The purpose of the Takoma Park/East Silver Spring commercial revitalization overlay zone is to:
  - (1) Foster economic vitality and attractive community character in areas needing revitalization;
  - (2) Promote an enhanced pedestrian environment and an improved circulation system to pedestrians and bicycles as well as motor vehicles;
  - (3) Ensure consistency with the master plan vision for specific existing commercial areas;
  - (4) Provide for the combination of residential with commercial uses.
- (b) This overlay zone will accomplish this by:
  - (1) Providing for flexibility of certain development standards which may allow for more commercial development and better design than would otherwise be achieved;

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-C-18.21

Division 59-C-18

- (2) Providing for design review either through site plan review, or administrative review for minor changes;
- (3) Allowing or limiting uses consistent with the master plan vision for specific commercial areas;
- (4) Enabling the master plan to modify the development standards of the base zones.

Editor's note—The outline of subsection 59-C-18.211 is provided for the convenience of the reader and was not in the original text of the Ordinance.

**59-C-18.212. Regulations.**

- (a) Land uses. All permitted or special exception uses allowed in the underlying commercial zones are allowed in the overlay zone as regulated below:

- (1) In areas zoned C-1, the following additional uses are allowed by right:

Bowling alley  
Clinic  
Delicatessen  
Educational institution, private  
Express or mailing office  
Fire station, publicly supported  
Hospital, veterinary, except that there must not be any runs, exercise yards, or other facilities for the keeping of animals in any exterior space, and all interior spaces must be soundproofed.  
International organizations, public  
Libraries and museums  
Offices, general  
Pet shop  
Parking lots, automobile  
Retail trades, businesses, and services of a general commercial nature  
Theater, indoor  
Tourist home

- (2) In areas zoned C-1, the following additional use is allowed by special exception:  
Nursing home

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

Division 59-C-18

- (3) In areas zoned C-1, C-2, or O-M, dwellings are allowed by right
- (4) In areas zoned C-1 or C-2, the following uses, as allowed in the underlying zones, are allowed in the overlay zone only if the use does not adjoin or confront land in a residential zone:

- Automobile sales, indoor
- Automobile filling station
- Automobile fluid maintenance station
- Automobile, light truck and trailer rentals
- Automobile repair and services
- Automobile storage lot
- Automobile truck and trailer rentals, outdoors
- Car wash
- Funeral parlors or undertaking establishments<sup>2</sup>

Must comply with all County building and related codes. Application for a building permit must be accompanied by a letter or other communication indicating that the State Department has been notified of the proposed location.

If the operation includes a crematorium as an accessory use.

**59-C-18.213. Development standards.**

All development must comply with the standards and requirements of the underlying zone, except as modified by this overlay zone.

- (a) The Planning Board may, in the course of site plan review:
  1. Waive the requirements for parking setbacks and numbers of spaces where it finds that such waivers will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment and encouraging the use of transit;
  2. Where recommended in the master plan, allow direct pedestrian access for all uses from the exterior of a structure in the O-M zone, and
  3. Reduce building setbacks to accomplish master plan objectives.

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-C-18.21

Division 59-C-18

(b) Dwellings

1. Dwellings in the overlay zone must comply with the following standards and requirements:
  - (A) Dwellings must be compatible with existing or planned development on the same lot or tract and be compatible with the surrounding area.
  - (B) Dwellings must meet the development standards of the applicable underlying zone for minimum setbacks, green area, and lot coverage. The required green area may be adjusted to assure compatibility of uses, or to provide adequate area to accommodate housing, if appropriate.
  - (C) Access must be provided by one or more direct driveways to a public street. The entrance must be located and appropriately lighted to assure safe access for residents, whether or not commercial uses on the same lot are in operation.
  - (D) The ground entry floor for a project that includes residential uses must be devoted to commercial use unless this requirement is waived by the Planning Board.

(c) Building Height

1. Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable master plan.

**59-C-18.214. Procedure for application and approval.**

- (a) A site plan, in accordance with the provisions of Division 59-D-3, for development in the overlay zone is required for:
  - (1) New construction,
  - (2) Any addition, reconstruction, or exterior alteration to a building that changes the gross floor area by more than 1,000 square feet.



MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

Division 59-C-18

- (3) An expansion of a building by 1,000 square feet or less, that is subject to the provision of 59-C-18.216(b)(i),
  - (4) A waiver of more than 50 percent of the off-street parking requirements set forth in Division 59-E-3.7, and
  - (5) Conversion of an existing structure to residential use.
- (b) For any addition, reconstruction, or alteration that changes a building by less than 1,000 square feet that is not subject to site plan review under 59-C-18.214(a)(3), there will be a review of the building permit by the Planning Board or its designee to determine compliance with master plan recommendations and the provisions of this overlay zone. If existing buildings are located on the site or on an adjacent property, then the minimum setback of the zone may be reduced by the applicant to conform to the existing setback on the site or on the adjacent property.

**59-C-18.215. Planning Board approval.**

The procedures for Planning Board approval under Section 59-D-3.4 are modified for this overlay zone to require the following additional findings:

- (a) the site plan is consistent with the recommendations in the applicable master or sector plan for the area.
- (b) the site plan meets all of the purposes and requirements of this overlay zone as well as the applicable requirements of the underlying zone; and
- (c) each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

**59-C-18.216. Special provisions.**

- (a) Building Permits:
  - (i) Construction pursuant to a building permit applied for as of the effective date of Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone may proceed under the provisions of the underlying zone. If a building permit expires, then the provisions of the overlay zone must be met.

PC



MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-C-18.21

Division 59-C-18

- (ii) A building permit for construction within the City of Takoma must be referred by the Department of Permitting Services to the City for use in initiating certain municipal review processes.
- (b) Existing Buildings and Uses:
  - (i) Any building existing on the effective date of the Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone that was a conforming building on that date, but that does not conform to the standards of the overlay zone, may continue as a conforming building and may be rebuilt, repaired, or reconstructed.
  - (ii) Any use existing on the effective date of the Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone that was a conforming use on that date, but does not conform to the standards of the overlay zone, may continue as a conforming use.
  - (iii) Any building or use as identified in (i) or (ii) may expand up to 1,000 square feet, subject to site plan review in accordance with 59-C-18.214.

(Legislative History: Ord. No. 14-33, § 1.)

**Sec. 59-C-18.22. Neighborhood retail overlay zone.**

**59-C-18.221. Purpose.**

It is the purpose of this overlay zone to allow for neighborhood-serving retail commercial uses in multi-family zones as recommended in the applicable master plan.

**59-C-18.222. Regulations.**

- (a) Land uses. All permitted or special exception uses allowed in the underlying multi-family zones are allowed in the respective zones within the overlay zone. Commercial uses are allowed in a multi-family zone where designated as suitable in the applicable master plan. Such uses are limited to those allowed in Sec. 59-G-2.47(a).
- (b) Development standards. All development must comply with the standards and requirements of the underlying zone except as modified by this overlay zone.

# Letter of Transmittal

To: M-NCPPC  
 1109 Spring Street, Suite 801  
 Silver Spring, Maryland 20910-3760  
 Attention: Tania Tully  
 301-563-3400

Date: 10-17-05  
 Project: 7001 Carroll Ave, Takoma Park  
 Project No.: 20502  
 RE: revised site sections and plans

**We are sending you attached the following items:**

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Addendum/Change Order | <input type="checkbox"/> Copy of letter | <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Prints          |
| <input type="checkbox"/> Samples               | <input type="checkbox"/> Shop drawings  | <input type="checkbox"/> Specifications   | <input type="checkbox"/> Other: Proposal |

If enclosures not as indicated, kindly notify us at once.

Copies	Date	No.	Description
9	10-17-05	1	Proposed Site Sections
9	10-17-05	1	Proposed Site Sections
9	10-17-05	1	Plan Diagrams
9	10-17-05	1	Plan Diagrams

**These are transmitted as checked below:**

- |  |   |   |                         |
|--|---|---|-------------------------|
| <input type="checkbox"/> For approval            | <input type="checkbox"/> Accepted as submitted  | <input type="checkbox"/> Resubmit                         | copies for review       |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Accepted as noted      | <input type="checkbox"/> Submit                           | copies for distribution |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Returned for revisions | <input type="checkbox"/> Return revised prints            |                         |
| <input type="checkbox"/> For review and comment  | <input type="checkbox"/> For bid due            | <input type="checkbox"/> Prints returned after loan to us |                         |
| <input type="checkbox"/> Other:                  |   |   |                         |

**Remarks:**

Tania- Enclosed are four updated section and plan sheets (9 copies of each) for 7001 Carroll Ave. There is an additional sheet of sections to clarify existing and proposed conditions, the first page of sections is the A-Elevation of news page. Thank you very much for replacing the updated drawings into the packets for the Oct. 26<sup>th</sup> meeting with HPC. Please call with any questions.

Thanks again,

Signed: \_\_\_\_\_  
 Sarah Shipp

copies to:  Chron File  Project file  Other:

10/11/05

Sara Ship

Kreptar + ICG are Partners

9/7 WACO 9/15 Historic Lakenna

mts w/ community a lot

Museum only @ the moment - post skin

Maya Points:

Restore

front facade

add 2nd story w/ full on HS

height -- (suit zone)

elevations

HT in June - 2 historic works

Lu'ail

Michael Cokanny → DPS

How does this work design-wise

How is this using the zone law + possible precedents

Sachin Dronensh dev'd reflect the model

Swen wants variety in positions with laws  
concern about if haven't space between

newer + Main building

Look @ as 3 building

Fabrice

not replicative

clearly modern

10/11/02

2002

10/11/02  
10/11/02

10/11/02  
10/11/02

10/11/02  
10/11/02

10/11/02  
10/11/02

10/11/02  
10/11/02

10/11/02  
10/11/02

10/11/02  
10/11/02

10/11/02  
10/11/02

10/11/02  
10/11/02

10/11/02  
10/11/02

10/11/02  
10/11/02

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7001 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	10/26/2005
<b>Applicant:</b>	Stylianos Christofides (Lee Quill, AIA)	<b>Report Date:</b>	10/19/2005
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Public Notice:</b>	10/12/2005
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	N/A	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	New Construction	<b>RECOMMENDATION:</b>	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 2<sup>nd</sup> 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 2<sup>nd</sup> 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?



### *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.



## 7001 CARROLL AVENUE

**MNCPPC**

Historic Preservation Commission: Preliminary Submission

**Owner:**

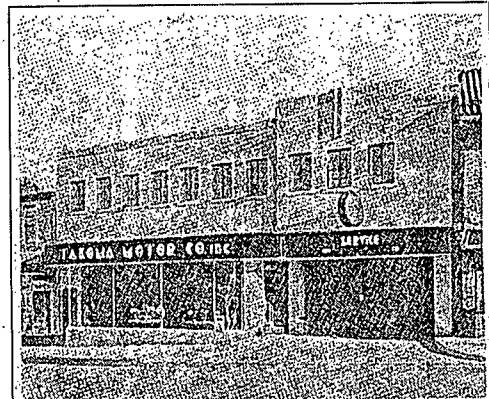
**ICG-Takoma Associates, LLC**  
1600 K Street, NW, Suite 650  
Washington DC 20006

**TAKOMA PARK, MARYLAND**

October 5th, 2005

**Architect:**

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



9

This proposed mixed-use retail, office and residential building 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. In addition, the project seeks to bring a critical mass of approximately 75-80 new owners to this important retail area of Takoma Park. The project will also replace a variety of altered structures along Westmoreland Ave and a large surface parking lot at the interior of the block.

During the discovery phase of the process, Infrastructure Capitol Group- Takoma and Cunningham + Quill Architects, with the assistance and input of a broad range of local community groups including Historic Takoma, researched the history of the city and the site. During this period it became clear that the property played an important role in the history of the city, 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 historic 1941 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 city, it quickly became the intention of the team to restore the structure's stone and glass façade while retaining its ground floor retail with office or retail above.

In addition to the restoration of the 7001 Carroll Avenue building, the project seeks to improve the street frontage along Westmoreland Avenue. Residential units, planned to front onto Westmoreland Avenue and the town-owned park across the street, are intended to be a series of walk-up, live/work units to allow for possible use as small professional offices or low-traffic retail shops for homeowners. Above these walkups are 4 additional stories of residential units in a single, thin mass which has been pulled back from both Carroll and Westmoreland Avenues.

In an effort to mitigate the change of use and scale between Carroll Avenue and the residential neighborhood along lower Westmoreland Ave, the design includes 7 buildings along a residential mews at the interior "dog-leg" portion of the site. These buildings will blend in scale with the residential neighborhood to the south, which includes many bungalow homes of the 1920's and 1930's. Similar in concept to the Bungalow Courts of the 1920's and 1930's, this mews is a series of flat and duplex units that front onto shared, pedestrian only, green spaces. Finally, it is proposed that all 145 proposed parking spaces will be underground and accessed from Westmoreland Avenue.

## 7001 CARROLL AVENUE

MNCPPC

Historic Preservation Commission: Preliminary Submission

**Owner:**

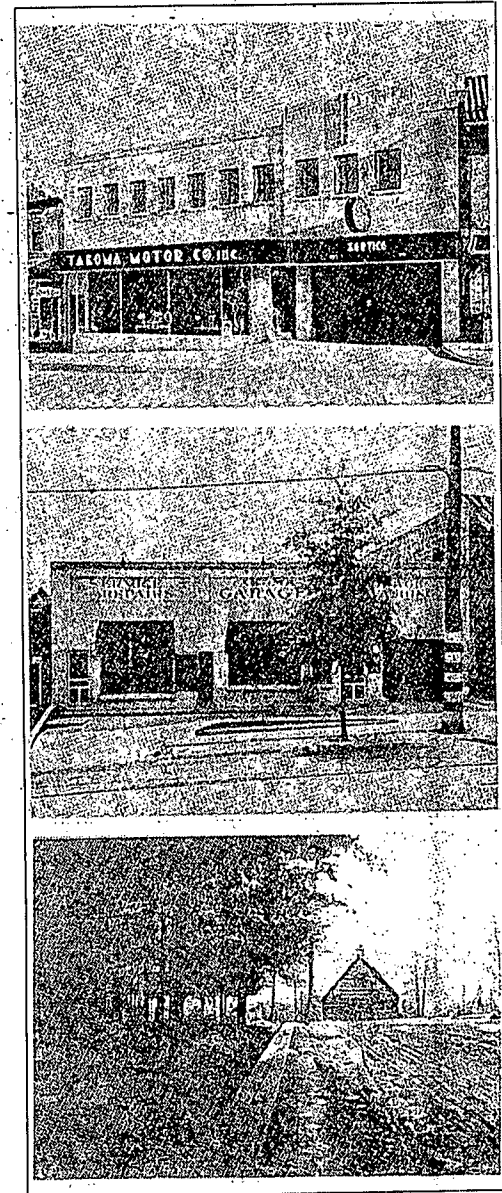
ICG-Takoma Associates, LLC  
1600 K Street, NW, Suite 650  
Washington DC 20006

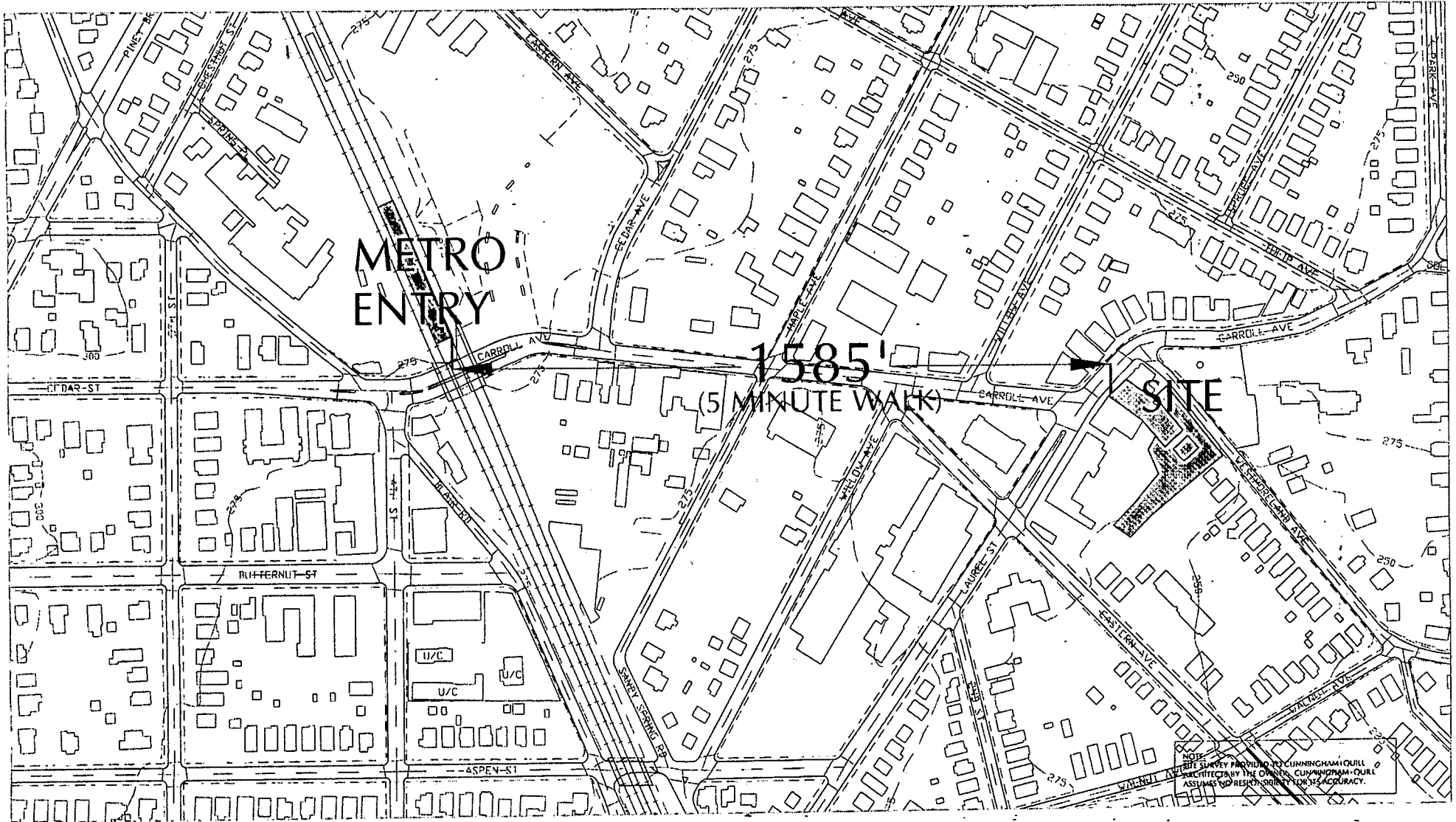
TAKOMA PARK, MARYLAND

October 5th, 2005

**Architect:**

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





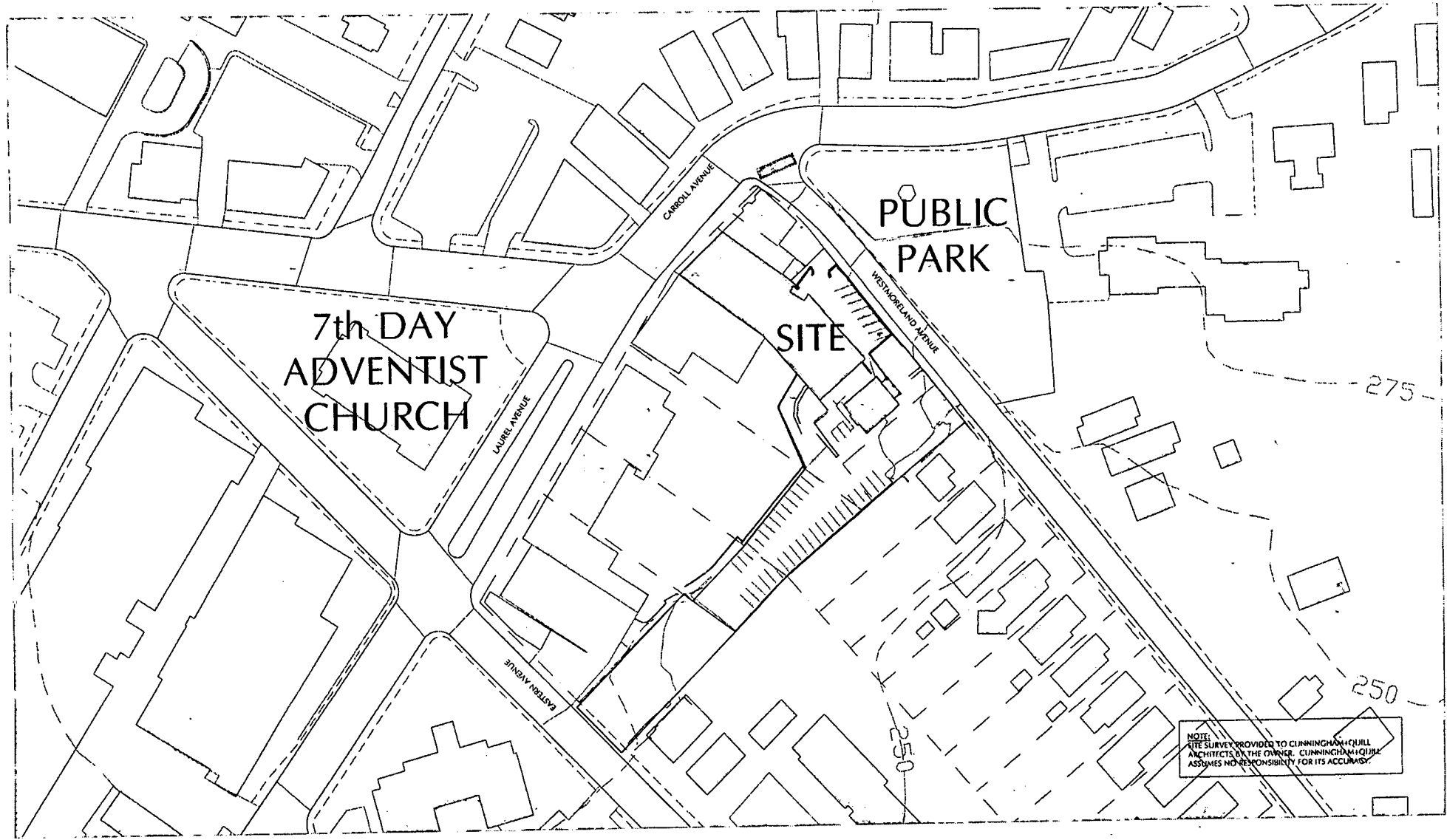
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**SITE PLAN 1:100**

CUNNINGHAM + QUILL ARCHITECTS, PLLC





NOTE:  
 SITE SURVEY PROVIDED TO CUNNINGHAM+QUILL  
 ARCHITECTS BY THE OWNER. CUNNINGHAM+QUILL  
 ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

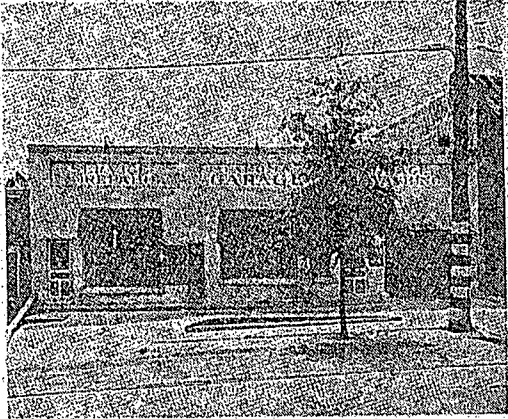
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

## SITE PLAN 1:40

CUNNINGHAM + QUILL ARCHITECTS, PLLC





Original Garage Prior to 1941



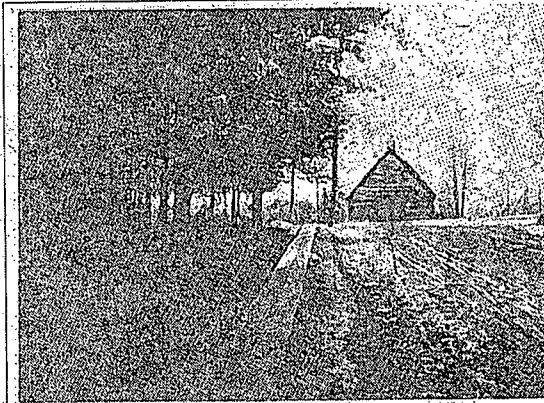
Original Garage Prior to 1941



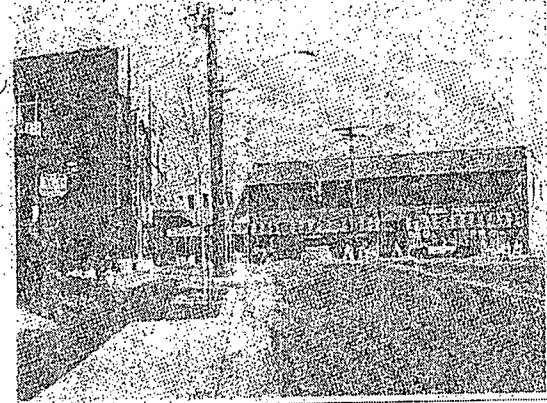
Original Garage Prior to 1941



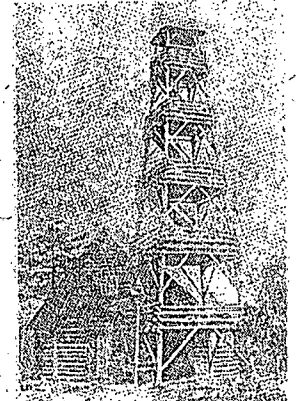
Benjamin Franklin Gilbert, 1841-1907.  
Founder, first settler, and first mayor.



Looking up Carroll Ave. to Laurel and the log cabin, ca. 1903.  
Note the board sidewalk.



Carroll and Laurel Avenues, ca. 1983. Park Pharmacy has served  
Takoma Park for many years.



Log cabin and tower, built by B.F. Gilbert in  
1888 and 1889 respectively.

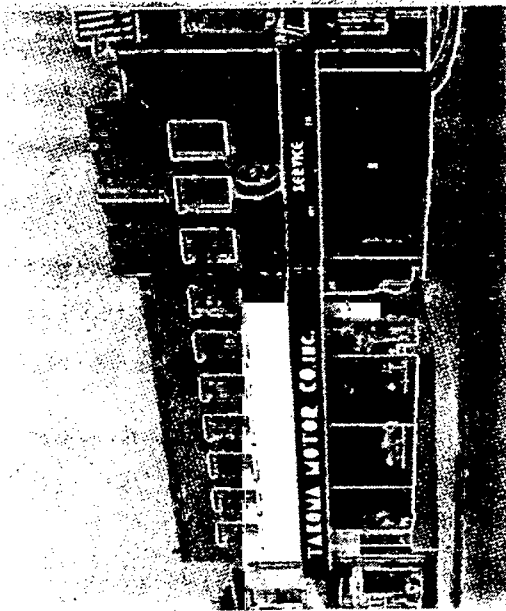
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

HISTORIC IMAGES (Courtesy of Historic Takoma)

CUNNINGHAM + QUILL ARCHITECTS, PLLC





Garage in 1941

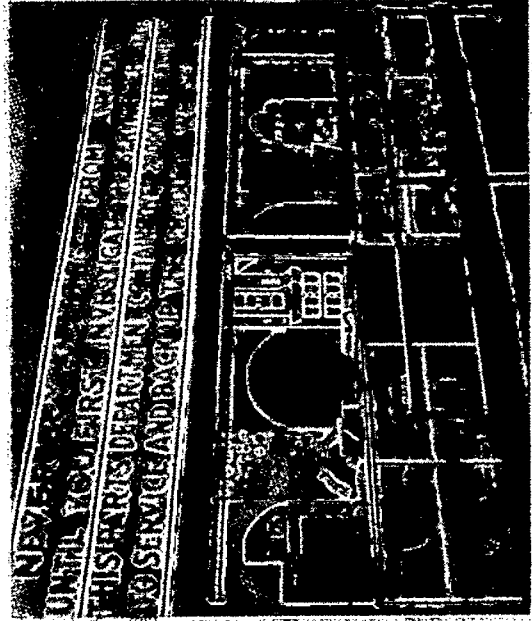


OUR MODERN SERVICE DETACHMENT

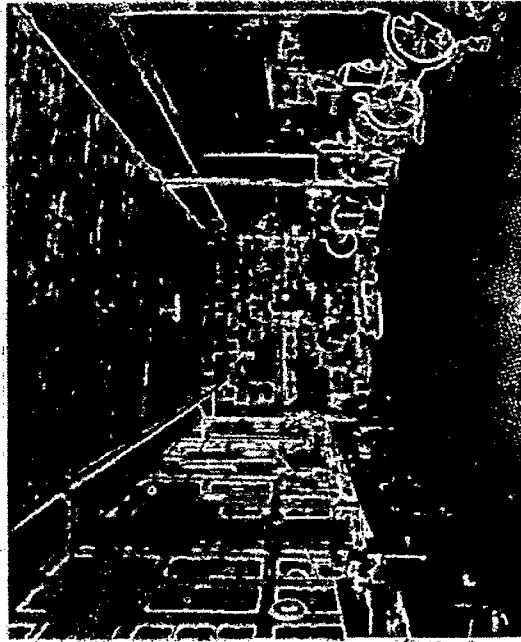
Garage in 1941



Original Garage Prior to 1941



Garage in 1941



Original Garage Prior to 1941

# 7001 CARROLL AVENUE

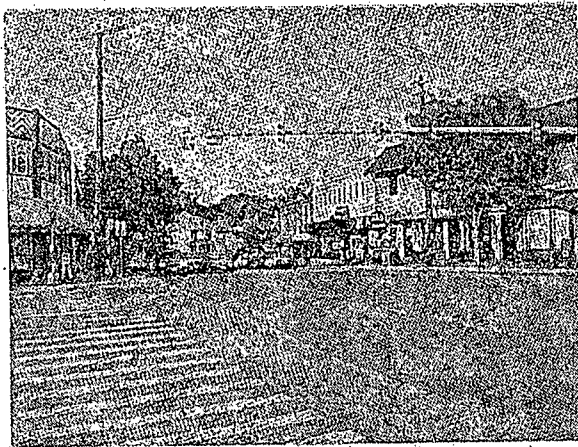
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

# HISTORIC IMAGES

(Courtesy of Historic Takoma)

CUNNINGHAM + QUILL ARCHITECTS, PLLC

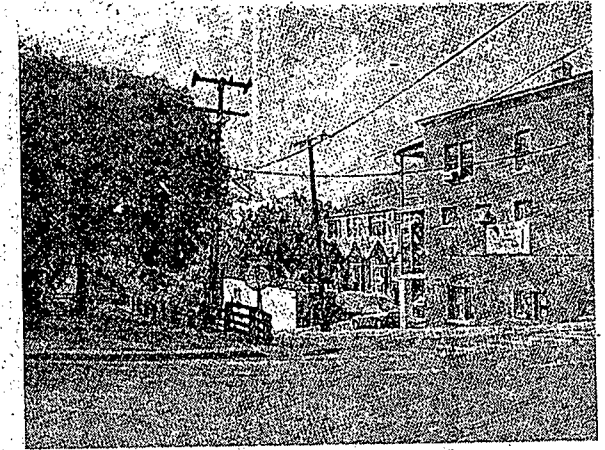




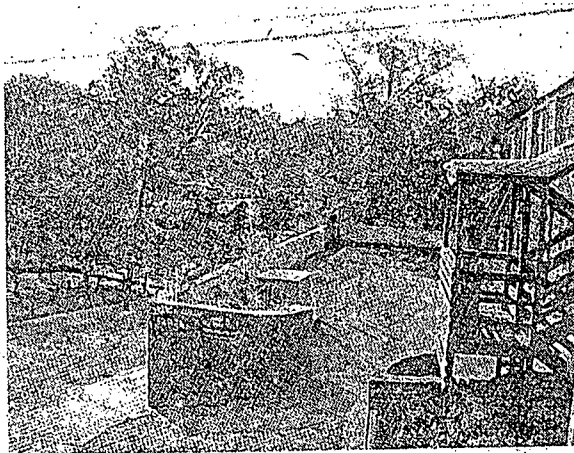
VIEW 1  
Looking East along Carroll Ave



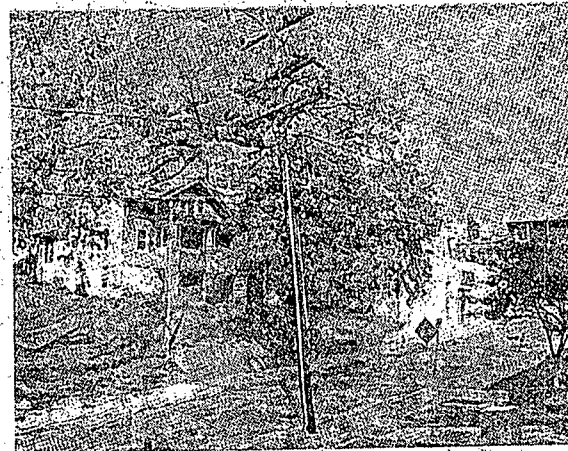
VIEW 2  
Looking West along Carroll Ave



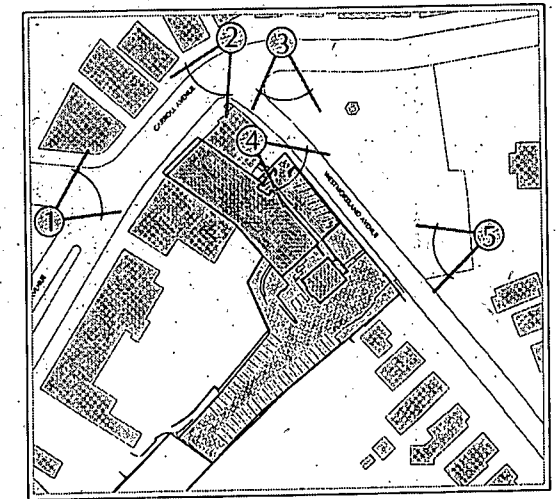
VIEW 3  
Looking South along Westmoreland Ave



VIEW 4  
Looking South from Property Interior



VIEW 5  
Looking North along Westmoreland Ave



N  
KEYPLAN

# 7001 CARROLL AVENUE

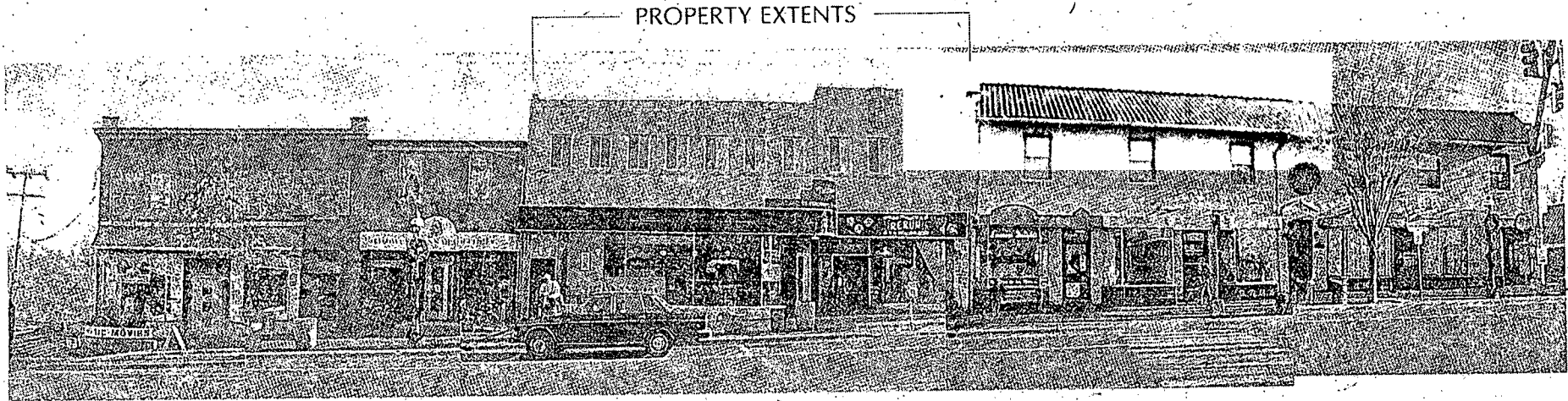
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE CONTEXT

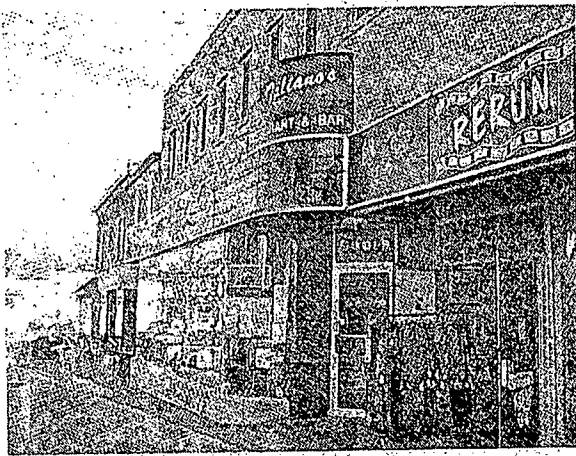
CUNNINGHAM + QUILL ARCHITECTS, PLLC

21

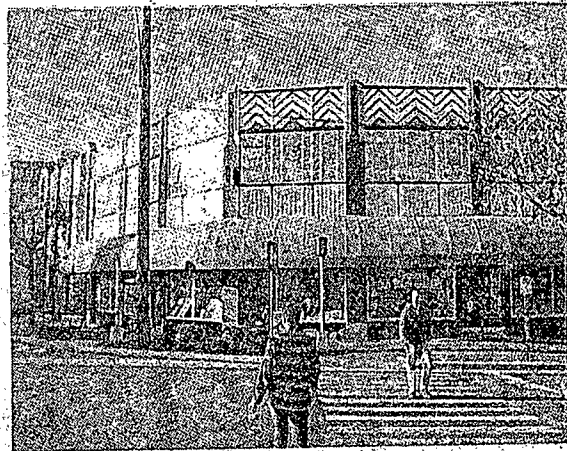




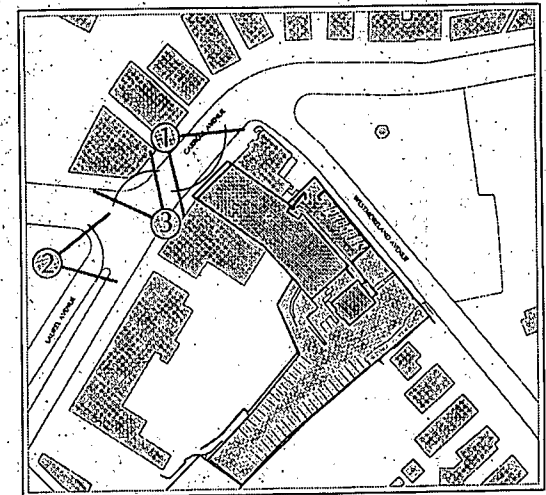
VIEW 1  
Looking South at Carroll Ave Retail



VIEW 2  
Looking East along Carroll Ave



VIEW 3  
Looking North across Carroll Ave



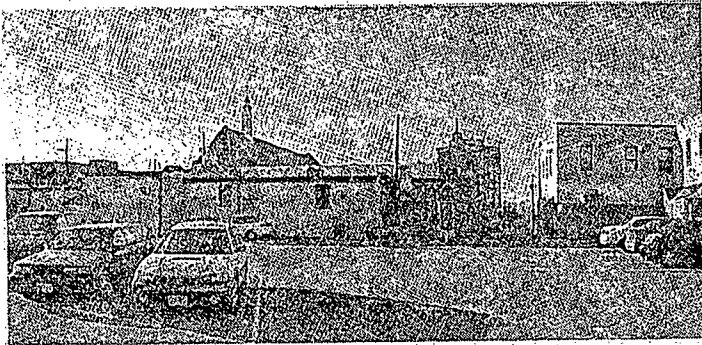
N  
KEYPLAN

# 7001 CARROLL AVENUE

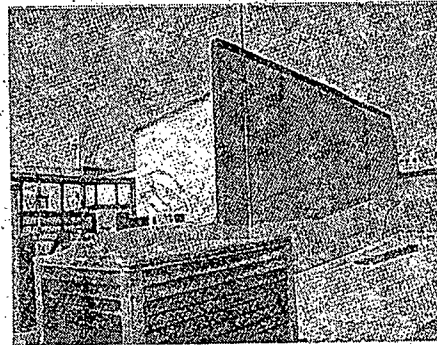
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

# CARROLL AVE

CUNNINGHAM + QUILL ARCHITECTS, PLLC



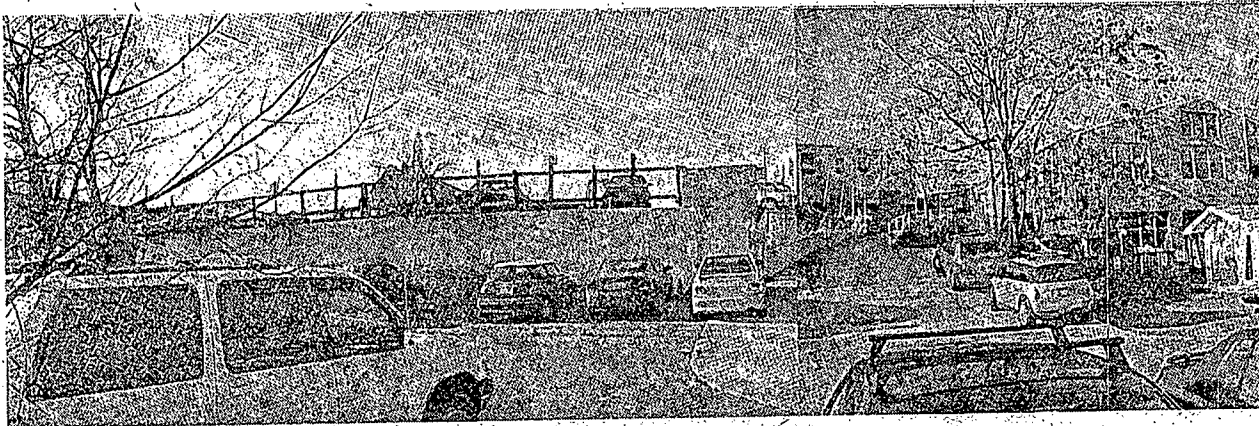
VIEW 1  
Looking North from Adjacent Property



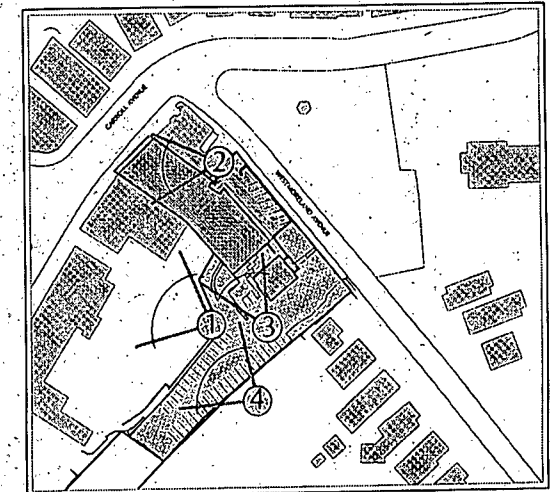
VIEW 2  
Looking North West at Historic Storefront



VIEW 3  
Looking North East from Property Interior



VIEW 4  
Looking North from Property Interior



N  
KEYPLAN

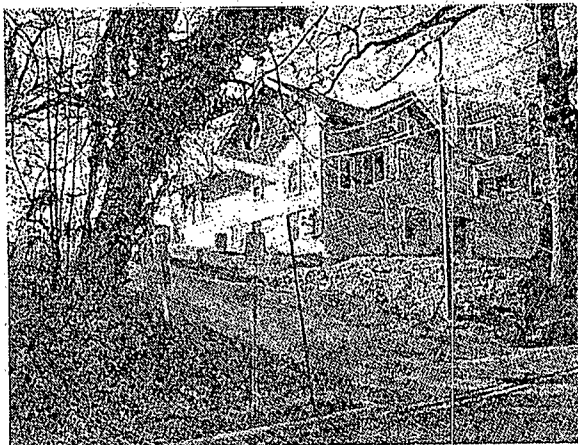
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC



## PROPERTY INTERIOR

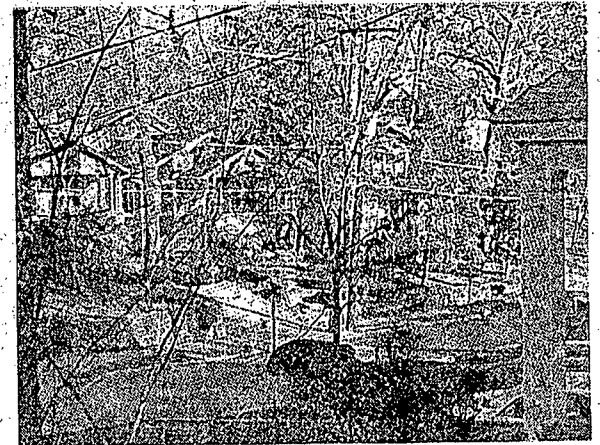
CUNNINGHAM + QUILL ARCHITECTS, PLLC



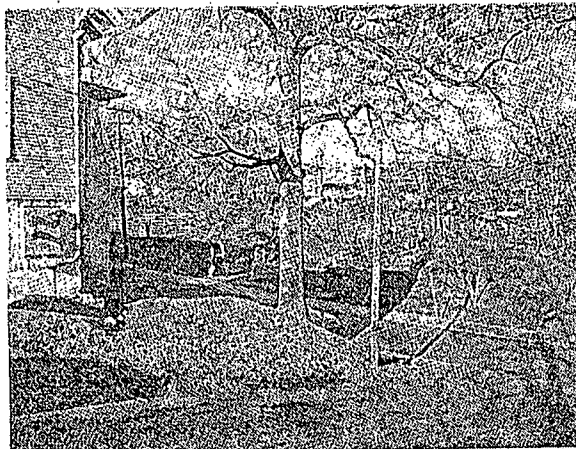
VIEW 1  
Looking North West along Westmoreland Ave



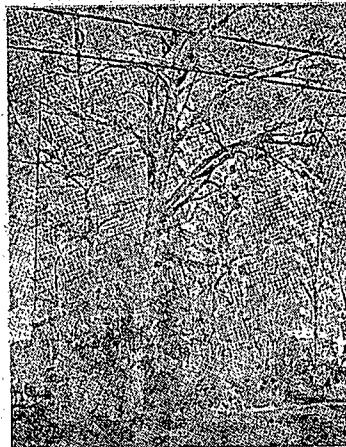
VIEW 2  
Looking South along Westmoreland Ave.



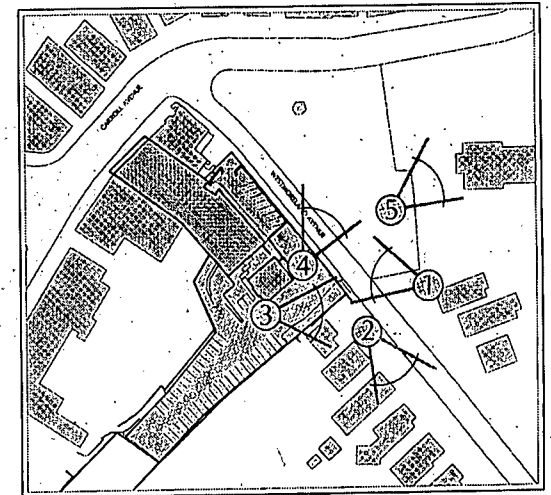
VIEW 3  
Looking South East along Westmoreland Ave



VIEW 4  
Looking North East from Property Interior



VIEW 5  
Looking North East from Adjacent Park



N  
KEYPLAN

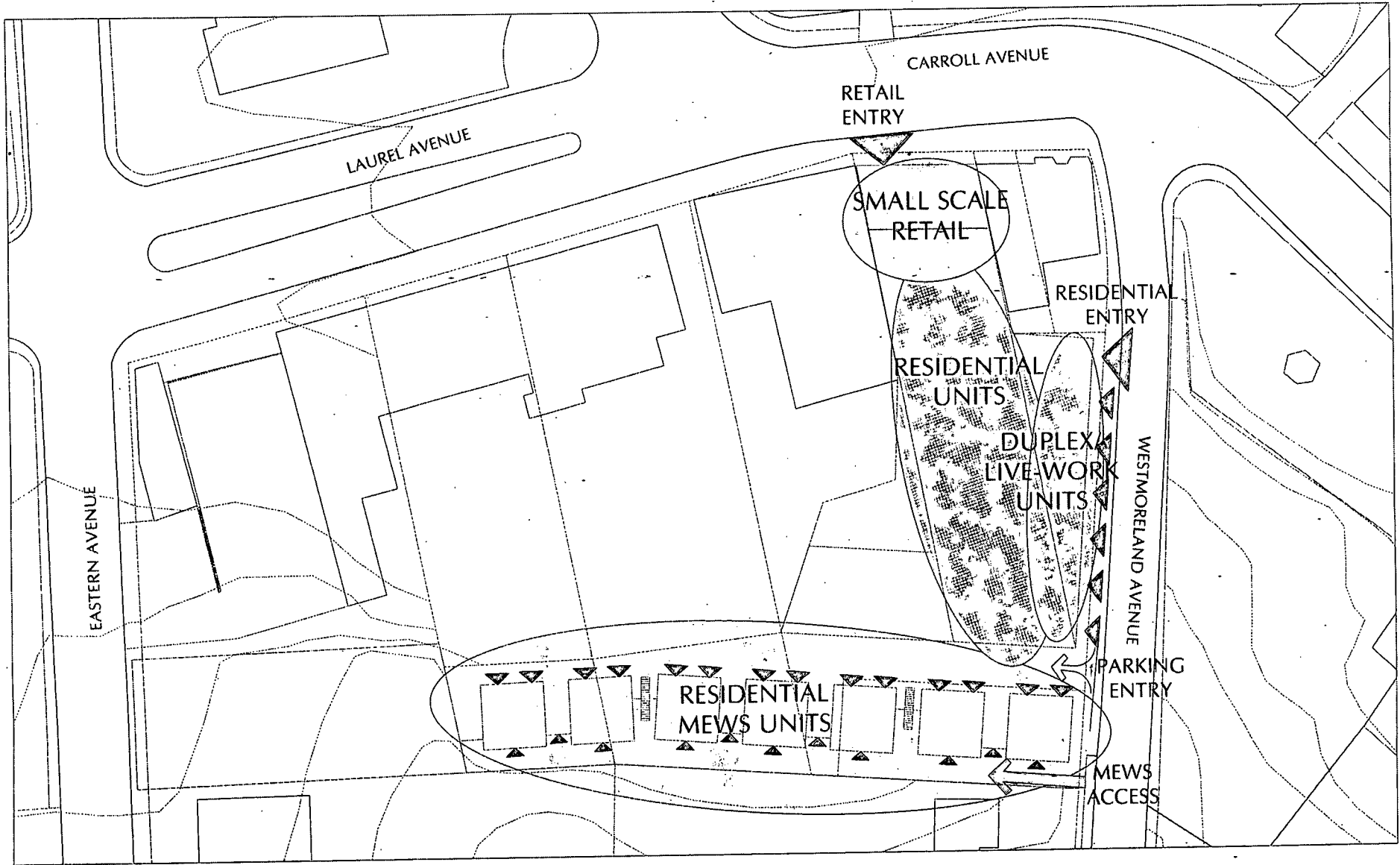
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

# WESTMORELAND AVE.

CUNNINGHAM + QUILL ARCHITECTS, PLLC

15

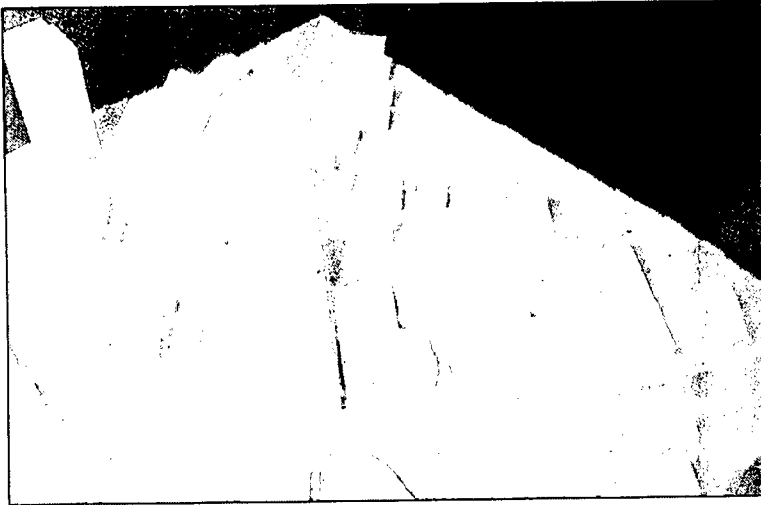


# 7001 CARROLL AVENUE

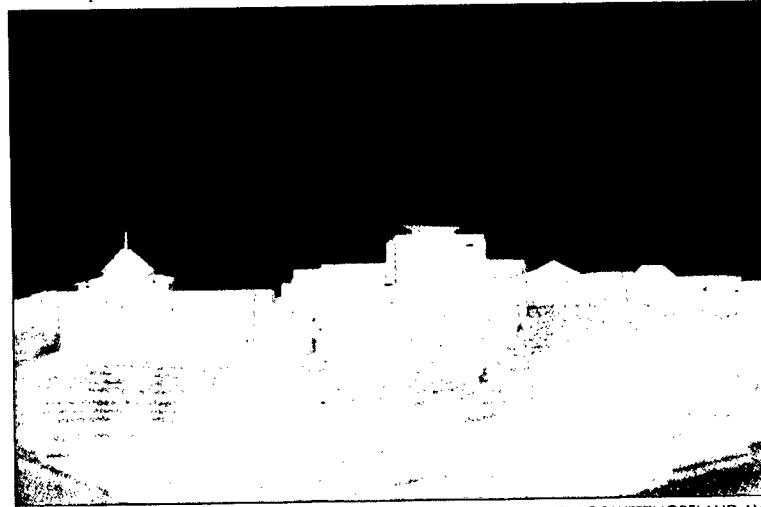
TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

16

**PROPOSED SITE DIAGRAM**   
 CUNNINGHAM + QUILL ARCHITECTS, PLLC



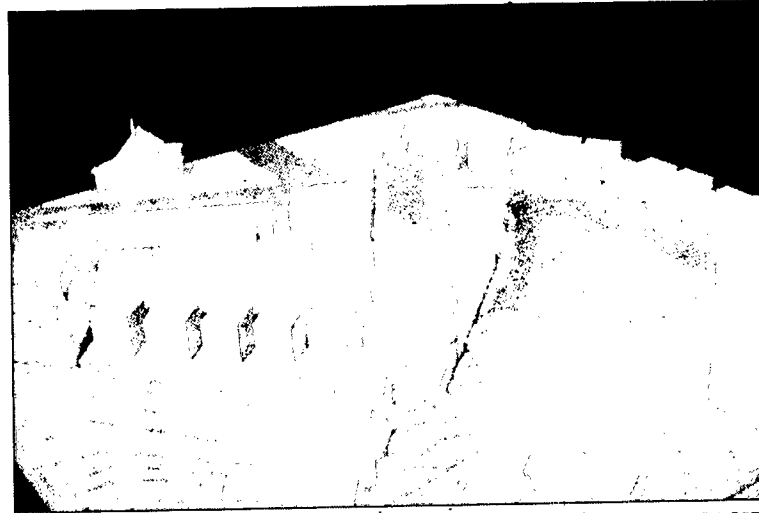
AERIAL VIEW TO SOUTH



VIEW OF WESTMORELAND AVE  
TOWARD CARROLL AVE



AERIAL VIEW TO NORTH EAST



AERIAL VIEW TO NORTH

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	MEWS UNITS
	DUPLEX UNITS
	GREEN SPACE

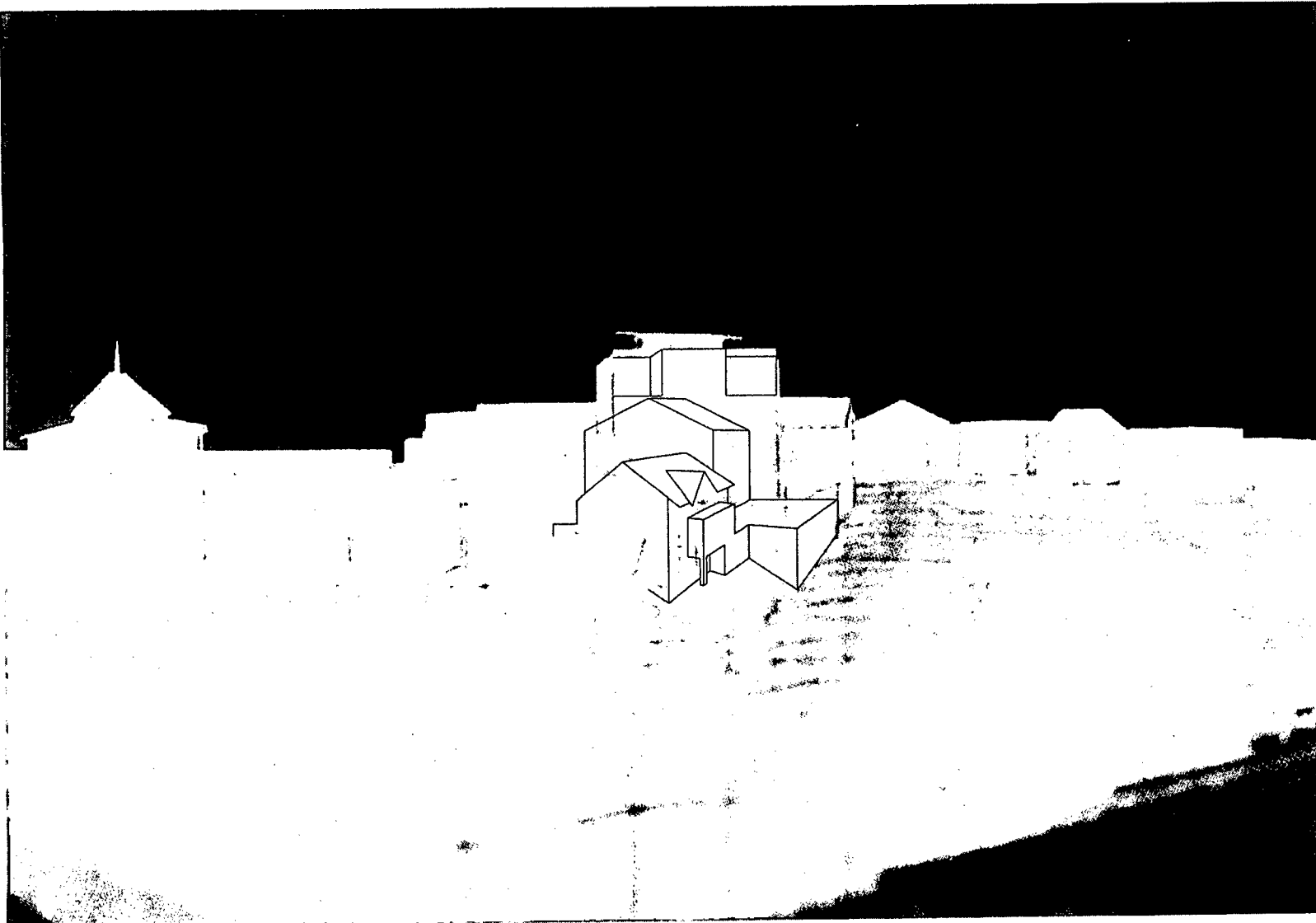
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC



## SITE USES

CUNNINGHAM + QUILL ARCHITECTS, PLLC



- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS
- GREEN SPACE

# 7001 CARROLL AVENUE

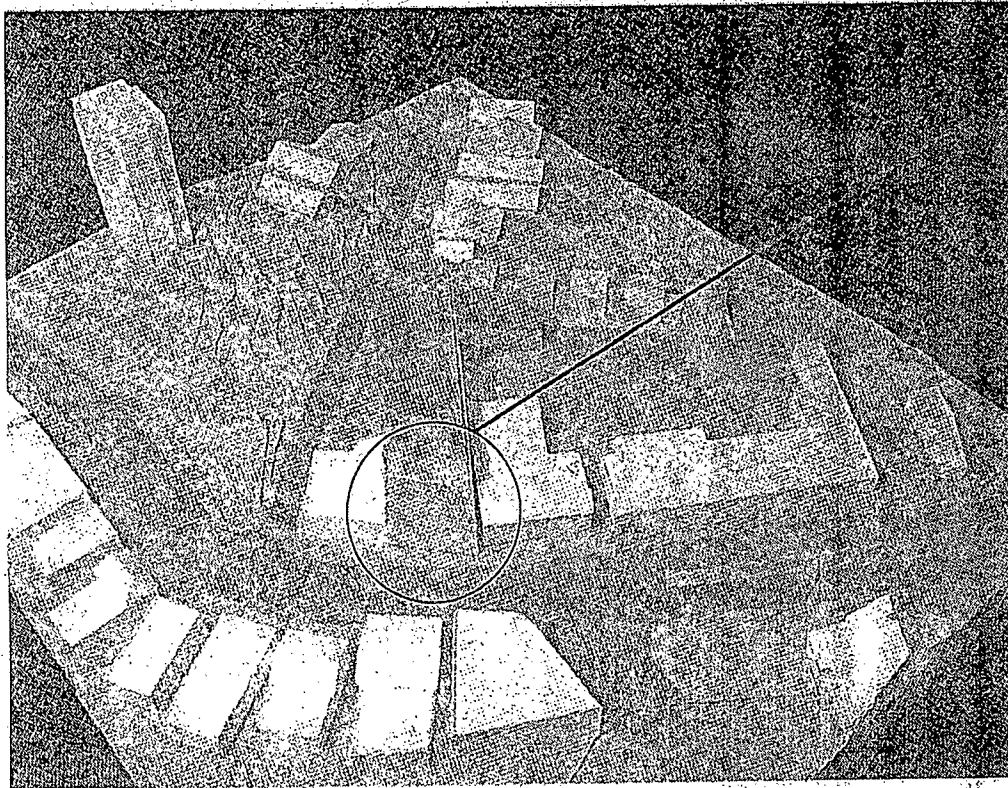
TAKOMA PARK, MARYLAND  
CG TAKOMA ASSOCIATES, LLC

18






## EXISTING CONDITION OVERLAY

CUNNINGHAM + QUILL ARCHITECTS, PLLC





HISTORIC STOREFRONT RESTORATION

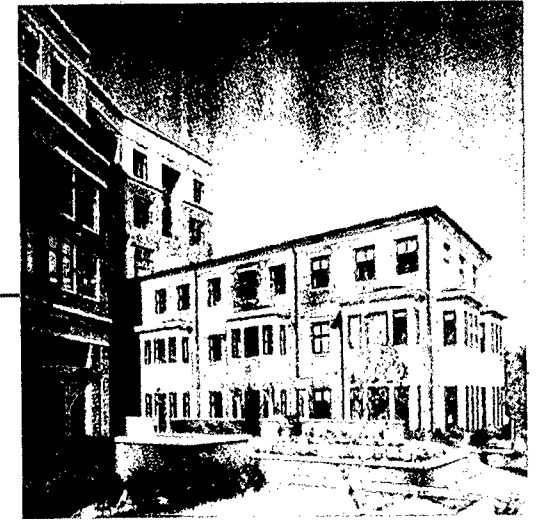
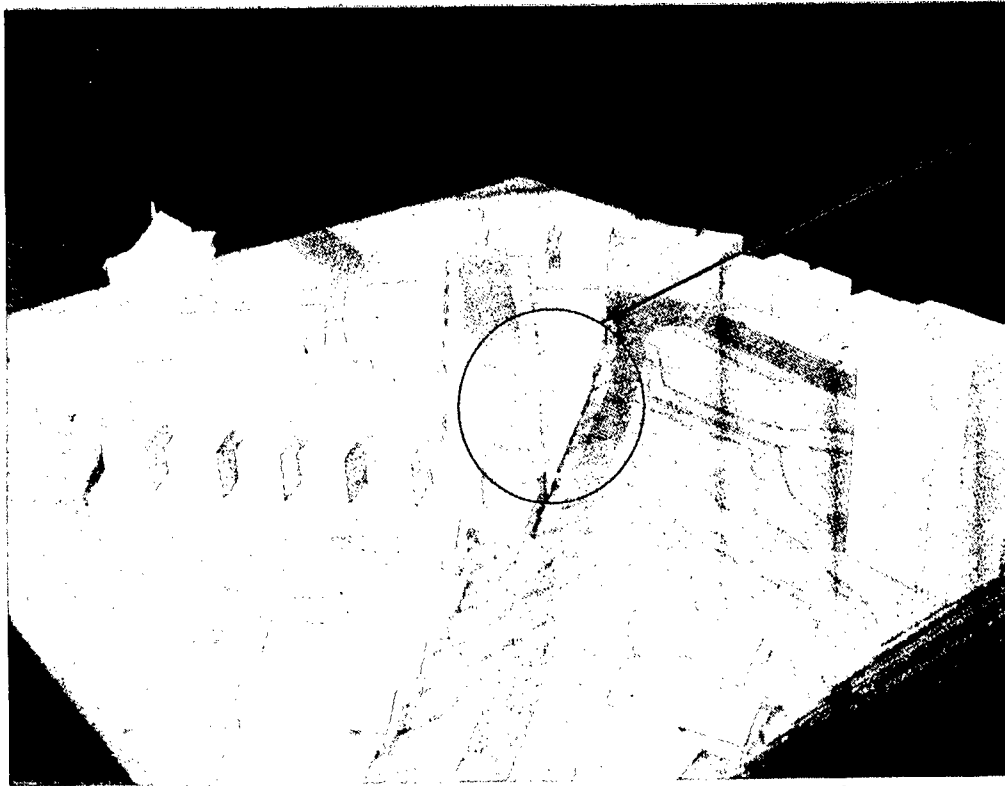
-  SMALL SCALE RETAIL
-  RESIDENTIAL UNITS
-  MEWS UNITS
-  DUPLEX UNITS
-  GREEN SPACE

## 7001 CARROLL AVENUE






TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



TENLEY HILL  
CUNNINGHAM + QUILL, Washington, DC

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	MEWS UNITS
	DUPLEX UNITS
	GREEN SPACE

## 7001 CARROLL AVENUE

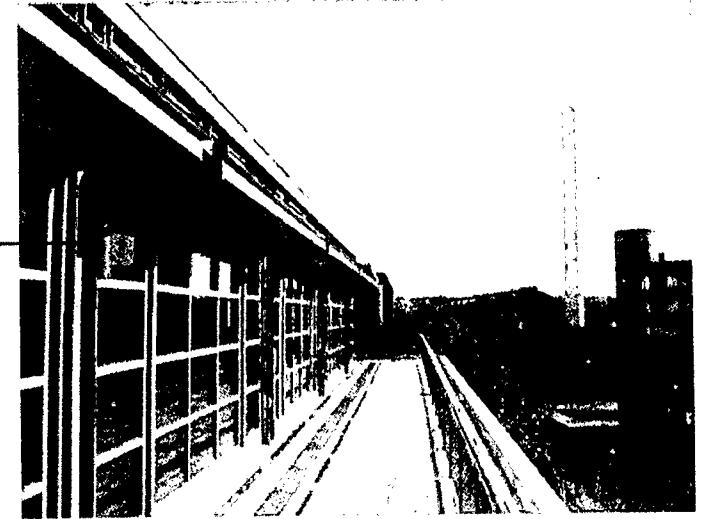
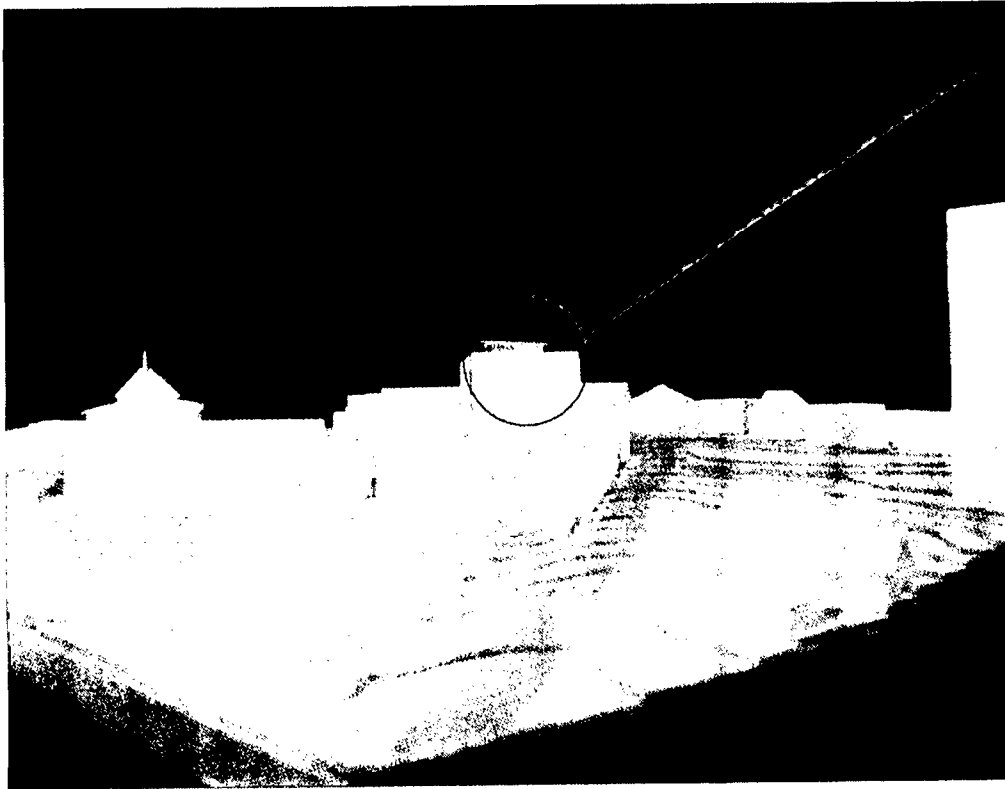
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

20

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC





CATON'S WALK,  
CUNNINGHAM + QUIÏLL, Washington, DC

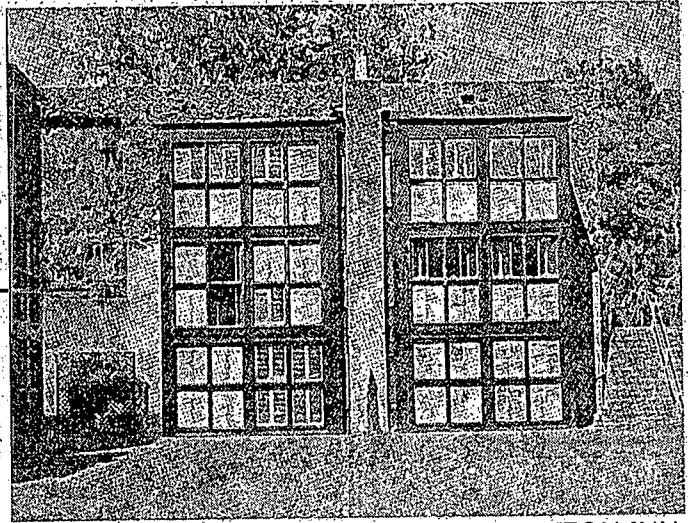
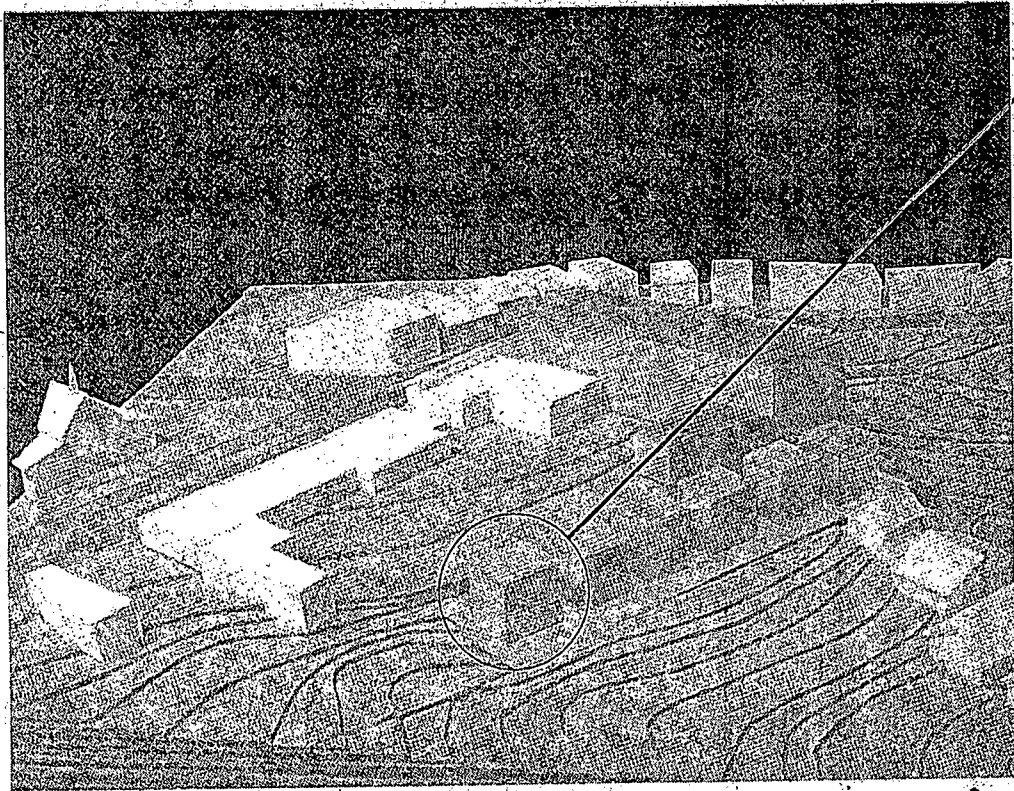
<input type="checkbox"/>	SMALL SCALE RETAIL
<input type="checkbox"/>	<b>RESIDENTIAL UNITS</b>
<input type="checkbox"/>	MEWS UNITS
<input type="checkbox"/>	DUPLEX UNITS
<input type="checkbox"/>	GREEN SPACE

## 7001 CARROLL AVENUE






TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUIÏLL ARCHITECTS, PLLC



MIDDLETON INN,  
W.G. CLARK, Charleston, SC

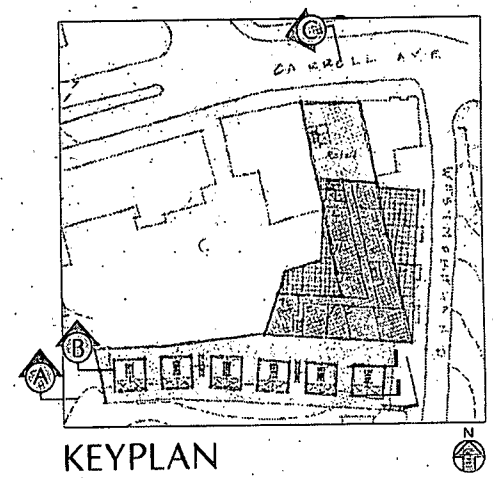
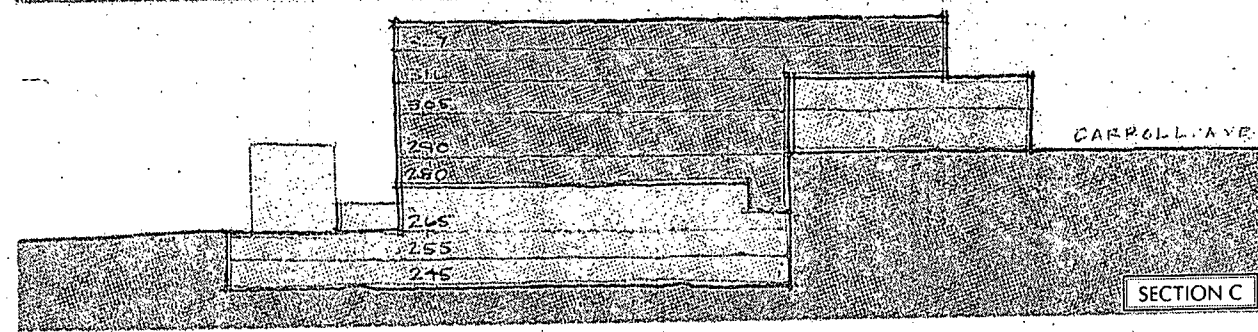
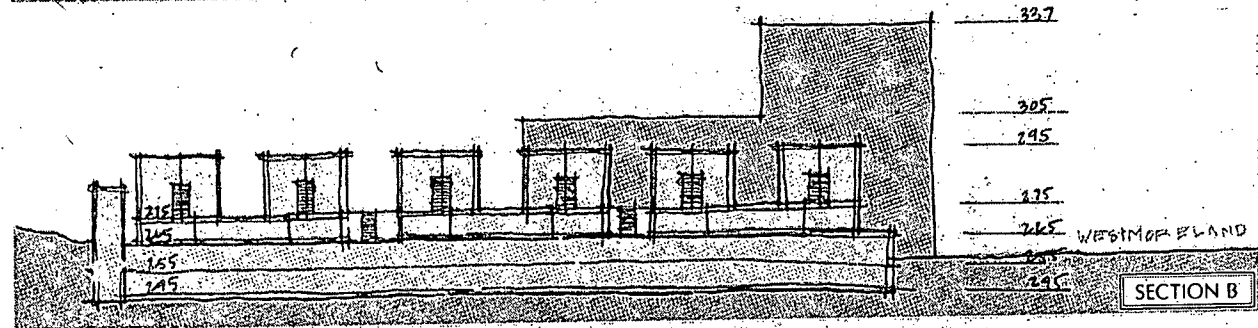
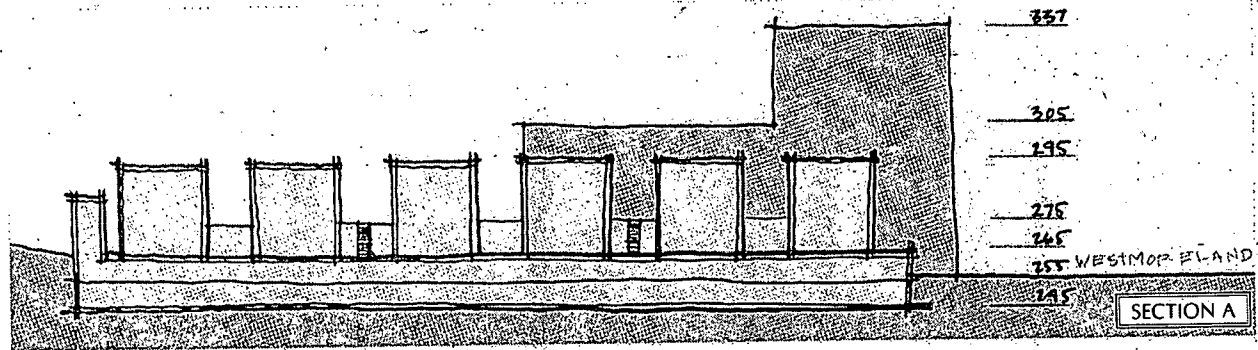
-  SMALL SCALE RETAIL
-  RESIDENTIAL UNITS
-  MEWS UNITS
-  DUPLEX UNITS
-  GREEN SPACE







# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



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

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## PROPOSED SITE SECTIONS 1:20

CUNNINGHAM + QUILL ARCHITECTS, PLLC





David Baker + Partners Architects  
18th + Arkansas lofts



Jonathan Segal, FAIA  
Kettner Row



David Baker + Partners Architects  
Indiana Industrial Lofts



David Baker + Partners Architects  
Folsom Dore Supportive Apartments



Duany Plater-Zyberk & Company  
Seaside Town plan



Duany Plater-Zyberk & Company  
Prospect-Longmont Town plan

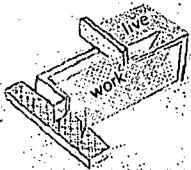
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## LIVE/WORK STREETScape PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC

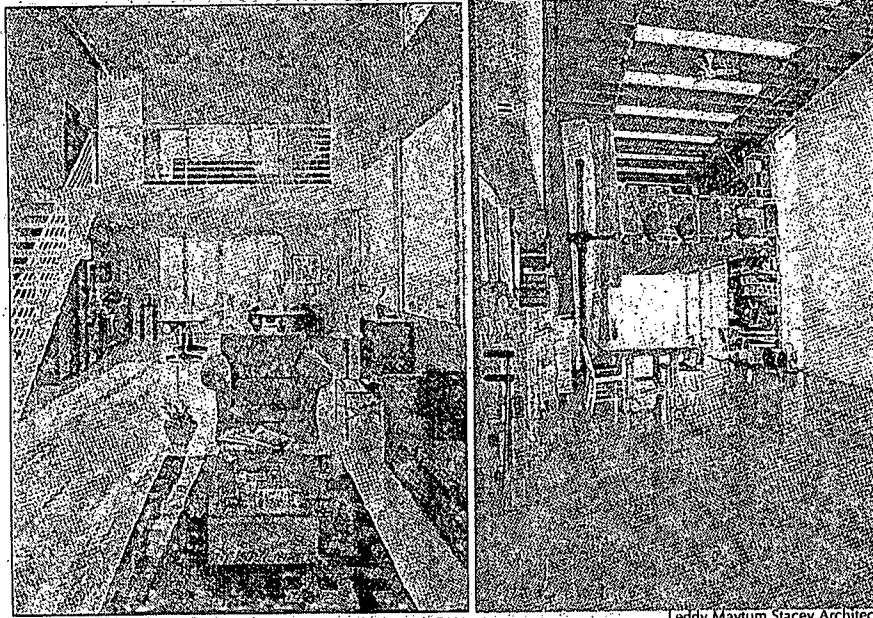
28



NIA Architects

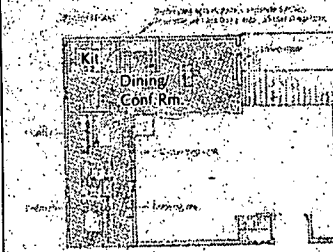
### Integrated Loft

- Flexible Kitchen/Dining
- Visually connected
- 33% Live/ 66% Work

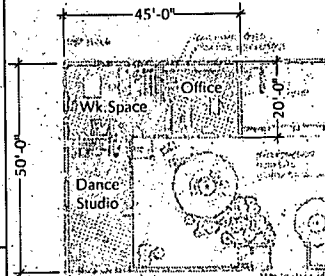


Jonathan Segal, FAIA  
Kettner Row  
San Diego, CA

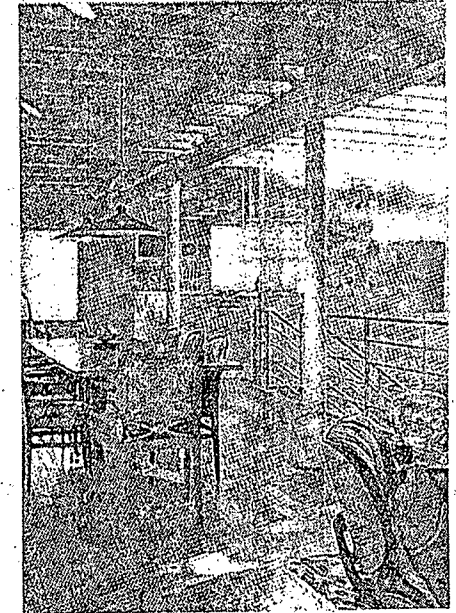
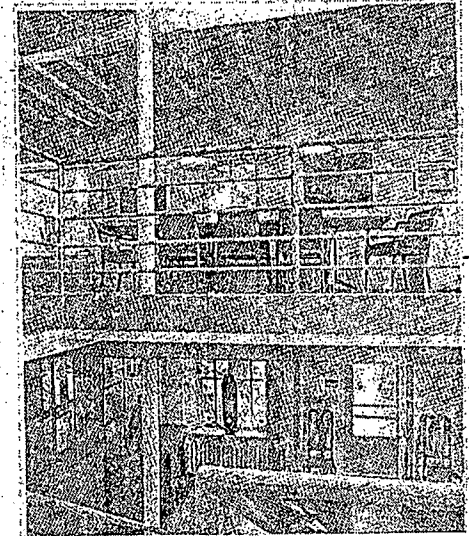
Leddy Maytum Stacey Architects  
San Francisco, CA



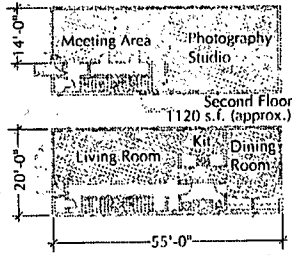
Second Floor  
1460 s.f. (approx.)



First Floor  
1460 s.f. (approx.)



Meyr, Scherer & Rockcastle, LTD.  
Minneapolis, MN



Second Floor  
1120 s.f. (approx.)



First Floor  
1120 s.f. (approx.)

### Segregated by Floors

- First Floor Living
- Second Floor Work Space
- 50 % Live/ 50 % Work



Leddy Maytum Stacey Architects  
San Francisco, CA

### Segregated by Floors

- First Floor Work Space
- Second Floor Living with Flexible Dining/Conference
- 50 % Live/ 50 % Work

## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## LIVE/WORK PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

Division 59-C-18

- (1) If the building exceeds the standards of the underlying zone, any alteration, repair, or reconstruction of the building must not increase the gross floor area or the height of the building above that which existed as of the date of application of the Ripley/South Silver Spring Overlay Zone; or
- (2) If the building does not exceed the standards of the underlying zone, any alteration, repair, or reconstruction of the building must conform to the standards of the underlying zone, except as may be further regulated by the Ripley/South Silver Spring Overlay Zone.

**59-C-18.205. Procedure for application and approval.**

A site plan and, where applicable a project plan, for any development in the Ripley/South Silver Spring Overlay Zone must be approved under the provisions of Divisions 59-D-2 and D-3.

(Legislative History: Ord. No. 14-16, § 1; Ord. No. 14-24, § 1; Ord. No. 15-41, § 1.)

**Sec. 59-C-18.21. Takoma Park/East Silver Spring commercial revitalization overlay zone.**

**59-C-18.211. Purpose.**

- (a) The purpose of the Takoma Park/East Silver Spring commercial revitalization overlay zone is to:
  - (1) Foster economic vitality and attractive community character in areas needing revitalization;
  - (2) Promote an enhanced pedestrian environment and an improved circulation system to pedestrians and bicycles as well as motor vehicles;
  - (3) Ensure consistency with the master plan vision for specific existing commercial areas;
  - (4) Provide for the combination of residential with commercial uses.
- (b) This overlay zone will accomplish this by:
  - (1) Providing for flexibility of certain development standards which may allow for more commercial development and better design than would otherwise be achieved;



MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-C-18.21

Division 59-C-18

- (2) Providing for design review either through site plan review, or administrative review for minor changes;
- (3) Allowing or limiting uses consistent with the master plan vision for specific commercial areas;
- (4) Enabling the master plan to modify the development standards of the base zones.

Editor's note—The outline of subsection 59-C-18.211 is provided for the convenience of the reader and was not in the original text of the Ordinance.

**59-C-18.212. Regulations.**

- (a) Land uses. All permitted or special exception uses allowed in the underlying commercial zones are allowed in the overlay zone as regulated below:

- (1) In areas zoned C-1, the following additional uses are allowed by right:

Bowling alley

Clinic

Delicatessen

Educational institution, private

Express or mailing office

Fire station, publicly supported

Hospital, veterinary, except that there must not be any runs, exercise yards, or other facilities for the keeping of animals in any exterior space, and all interior spaces must be soundproofed.

International organizations, public<sup>1</sup>

Libraries and museums

→ Offices, general

Pet shop

Parking lots, automobile

→ Retail trades, businesses, and services of a general commercial nature

Theater, indoor

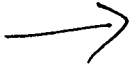
Tourist home

- (2) In areas zoned C-1, the following additional use is allowed by special exception:

Nursing home

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

Division 59-C-18



- (3) In areas zoned C-1, C-2, or O-M, dwellings are allowed by right
- (4) In areas zoned C-1 or C-2, the following uses, as allowed in the underlying zones, are allowed in the overlay zone only if the use does not adjoin or confront land in a residential zone:

- Automobile sales, indoor
- Automobile filling station
- Automobile fluid maintenance station
- Automobile, light truck and trailer rentals
- Automobile repair and services
- Automobile storage lot
- Automobile truck and trailer rentals, outdoors
- Car wash
- Funeral parlors or undertaking establishments<sup>2</sup>

<sup>1</sup> Must comply with all County building and related codes. Application for a building permit must be accompanied by a letter or other communication indicating that the State Department has been notified of the proposed location.

<sup>2</sup> If the operation includes a crematorium as an accessory use.

**59-C-18.213. Development standards.**

All development must comply with the standards and requirements of the underlying zone, except as modified by this overlay zone.

- (a) The Planning Board may, in the course of site plan review:
  - 1. Waive the requirements for parking setbacks and numbers of spaces where it finds that such waivers will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment and encouraging the use of transit;
  - 2. Where recommended in the master plan, allow direct pedestrian access for all uses from the exterior of a structure in the O-M zone, and
  - 3. Reduce building setbacks to accomplish master plan objectives.



MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-C-18.21

Division 59-C-18

(b) Dwellings

1. Dwellings in the overlay zone must comply with the following standards and requirements:

- (A) Dwellings must be compatible with existing or planned development on the same lot or tract and be compatible with the surrounding area.
- (B) Dwellings must meet the development standards of the applicable underlying zone for minimum setbacks, green area, and lot coverage. The required green area may be adjusted to assure compatibility of uses, or to provide adequate area to accommodate housing, if appropriate.
- (C) Access must be provided by one or more direct driveways to a public street. The entrance must be located and appropriately lighted to assure safe access for residents, whether or not commercial uses on the same lot are in operation.



- (D) The ground entry floor for a project that includes residential uses must be devoted to commercial use unless this requirement is waived by the Planning Board.

(c) Building Height



1. Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable master plan.

**59-C-18.214. Procedure for application and approval.**

- (a) A site plan, in accordance with the provisions of Division 59-D-3, for development in the overlay zone is required for:
  - (1) New construction,
  - (2) Any addition, reconstruction, or exterior alteration to a building that changes the gross floor area by more than 1,000 square feet,

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

Division 59-C-18

- (3) An expansion of a building by 1,000 square feet or less, that is subject to the provision of 59-C-18.216(b)(i),
  - (4) A waiver of more than 50 percent of the off-street parking requirements set forth in Division 59-E-3.7, and
  - (5) Conversion of an existing structure to residential use.
- (b) For any addition, reconstruction, or alteration that changes a building by less than 1,000 square feet that is not subject to site plan review under 59-C-18.214(a)(3), there will be a review of the building permit by the Planning Board or its designee to determine compliance with master plan recommendations and the provisions of this overlay zone. If existing buildings are located on the site or on an adjacent property, then the minimum setback of the zone may be reduced by the applicant to conform to the existing setback on the site or on the adjacent property.

**59-C-18.215. Planning Board approval.**

The procedures for Planning Board approval under Section 59-D-3.4 are modified for this overlay zone to require the following additional findings:

- (a) the site plan is consistent with the recommendations in the applicable master or sector plan for the area.
- (b) the site plan meets all of the purposes and requirements of this overlay zone as well as the applicable requirements of the underlying zone; and
- (c) each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

**59-C-18.216. Special provisions.**

- (a) Building Permits:
  - (i) Construction pursuant to a building permit applied for as of the effective date of Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone may proceed under the provisions of the underlying zone. If a building permit expires, then the provisions of the overlay zone must be met.

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-C-18.21

Division 59-C-18

- (ii) A building permit for construction within the City of Takoma must be referred by the Department of Permitting Services to the City for use in initiating certain municipal review processes.
- (b) Existing Buildings and Uses:
  - (i) Any building existing on the effective date of the Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone that was a conforming building on that date, but that does not conform to the standards of the overlay zone, may continue as a conforming building and may be rebuilt, repaired, or reconstructed.
  - (ii) Any use existing on the effective date of the Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone that was a conforming use on that date, but does not conform to the standards of the overlay zone, may continue as a conforming use.
  - (iii) Any building or use as identified in (i) or (ii) may expand up to 1,000 square feet, subject to site plan review in accordance with 59-C-18.214.

(Legislative History: Ord. No. 14-33, § 1.)

**Sec. 59-C-18.22. Neighborhood retail overlay zone.**

**59-C-18.221. Purpose.**

It is the purpose of this overlay zone to allow for neighborhood-serving retail commercial uses in multi-family zones as recommended in the applicable master plan.

**59-C-18.222. Regulations.**

- (a) Land uses. All permitted or special exception uses allowed in the underlying multi-family zones are allowed in the respective zones within the overlay zone. Commercial uses are allowed in a multi-family zone where designated as suitable in the applicable master plan. Such uses are limited to those allowed in Sec. 59-G-2.47(a).
- (b) Development standards. All development must comply with the standards and requirements of the underlying zone except as modified by this overlay zone.

11 B

**ICG Takoma Associates, LLC**  
c/o Infrastructure Capital Group, LLC  
1600 K Street NW, Suite 650  
Washington, DC 20006

October 6, 2005

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910

**VIA OVERNIGHT DELIVERY**

Dear Ms. Tully:

**RE: 7001 CARROLL AVENUE AND WESTMORELAND DEVELOPMENT – PRELIMINARY  
CONSULTATION WITH HPC ON OCTOBER 26<sup>TH</sup>, 2005**

Per your discussions with Mr. David Bagnoli of Cunningham and Quill, our architects on this development, please find enclosed 9 copies of our submission for the Preliminary Consultation with HPC, and accept this letter as our formal request to be included on the calendar for the October 26<sup>th</sup>, 2005 meeting.

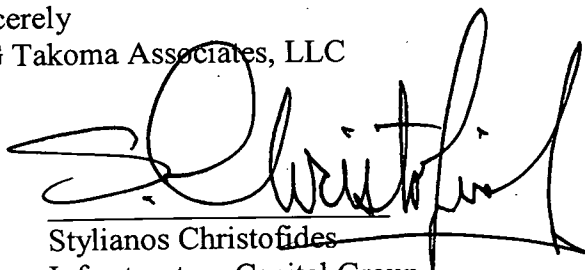
Our zoning counsel, Linowes and Blocher LLP, are currently compiling the list of neighbors with relevant contact information which shall be submitted under separate cover. The list should be completed later today but we did not wish to assume the risk of failing to meet your deadlines because of a delay in transmission of the information between our respective offices.

We also take this opportunity to confirm our meeting for next week on Tuesday October 11<sup>th</sup>, 2005 at 2:30 PM at 1109 Spring Street, Silver Spring.

Should you require additional information please feel free to communicate directly with our architects or contact Mr. Christofides at the numbers noted below or by email at [schristofides@icgdevelopment.com](mailto:schristofides@icgdevelopment.com).

Sincerely  
ICG Takoma Associates, LLC

By

  
Stylianos Christofides  
Infrastructure Capital Group  
Principal

Enclosures (9 Booklets)

Cc: Bruce Levin (Keystar, LLC w/out enclosures; fax: 301-320-4808)  
Dave Bagnoli (C&Q, w/out enclosures; fax: 337-0092)

**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

(October 6, 2005)

Tax Account No.	Name	Address	Lot/Parcel	Block
<b>Subject Property</b>				
13-01078446 13-01078468 13-01057901 13-01078435 13-01078481 13-01078470	ICG Takoma Associates LLC	c/o Infrastructure C G LLC 1600 K Street, NW #650 Washington, DC 20006-2835	P13	A
13-01070793	Mercy C & B Sandoval	7600 Westmoreland Avenue Takoma Park, MD 20912	39	A
13-01075113 13-01075124 13-01075135 13-01075102	Urciolo Properties LLC	6935 Laurel Avenue #100 Takoma Park, MD 20912-4413	49 P50 51 52	A A A A
13-01074038	Potomac Conf Corp 7 <sup>th</sup> Day Adv	606 Greenville Avenue Staunton, VA 24401-4881		3
13-01076050 13-01076505	K C Associates LLC	7000 Carroll Avenue Takoma Park, MD 20912-4437	1 31	6 6
13-01069032	Julian Safran <u>et al.</u>	c/o Evmt St Partnership 7504 Royal Dominion Dr Bethesda, MD 20817-4658	P14	A
13-01079430	7007 Carroll LLC	7007 Carroll Avenue Takoma Park, MD 20912-3422	P14	A
13-01062246 13-01062235	Mary E Rummel, Trustee	250 Manor Cir Apt 2 Takoma Park, MD 20912-4559	30 29	6 6
13-01061867	Michael Podhorzer & Carol Browner	7003 Westmoreland Avenue Takoma Park, MD 20912	P8	F
13-01061594	Robert S Patten & Lois Wessel	7005 Westmoreland Avenue Takoma Park, MD 20912-4405	P8	F
13-01078492	Maryland-National Capital Park & Planning Commission	8787 Georgia Avenue Silver Spring, MD 20910	P7	F
13-01069987	Ibrahim A Samara, <u>et al.</u>	6845 Eastern Avenue Takoma Park, MD 20912-4424	P8	A
13-01072440	Urciolo Properties LLC	6935 Eastern Avenue #100 Takoma Park, MD 20912-4413	9	A
13-01060395	City of Takoma Park	7500 Maple Avenue Takoma Park, MD 20912		
<b>Homeowner and Civic Associations</b>				
	B.F. Gilbert Citizens Assn	Bill Kules, President 7006 Poplar Avenue Takoma Park, MD 20912	703-742- 5106	
	Hodges Heights Citizens Assn.	Ann Hoffnar, President 100 Hodges Lane Takoma Park, MD 20912	---	
	Silver Spring Chamber of Commerce	Jane Redicker, Executive Director 8601 Georgia Avenue, #203 Silver Spring, MD 20910	301-565- 3777	
	North Takoma Citizens Assn.	Lorraine Pearsall, Co-Chair 7708 Takoma Avenue Takoma Park, MD 20912	301-585- 8062	

**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

(October 6, 2005)

<b>Tax Account No.</b>	<b>Name</b>	<b>Address</b>	<b>Lot/Parcel</b>	<b>Block</b>
	S.S. Carroll Neighborhood Assn.	Jeffrey Trunzo, President 119 Sherman Avenue Takoma Park, MD 20912	301-270-6016	
	South of Sligo Community Assn.	Robbi Kimball, President 1004 Hopewell Avenue Takoma Park, MD 20912	301-891-3173	
	North Takoma Citizens Assn.	Jim Evans, President 703 New York Ave. Takoma Park, MD 20912	301-495-0313	
	Allied Civic Group	Michael Diegel, President PO Box 13238 Silver Spring, MD 20911	301-681-7346	
	Allied Civic Group	William Anderson, Jr. 160 Norwood Road Silver Spring, MD 20905	301-384-9256	
	East Silver Spring Citizens Assn.	Robert Colvin, President 841 Gist Avenue Silver Spring, MD 20910	301-585-8326	
	City of Takoma Park	Kathy Porter, Mayor 7500 Maple Avenue Takoma Park, MD 20912	301-270-1700	
	Citizens For a Better Montgomery	George Sauer 8307 Post Oak Road Potomac, MD 20854	301-762-7260	
	Sligo Park Hills Citizens Assn.	Loren Bosies 11 Sussex Road Silver Spring, MD 20910	301-587-7478	
	S.S.-Takoma Traffic Coalition	Charles Wolff, President 635 Bennington Dive Silver Spring, MD 20910	---	
	Montgomery County Montgomery County Civic Federation	Dan Wilhelm, President 904 Cannon Road Colesville, MD 20904	703-883-6847	
	Carroll Ridge Neighborhood Assn.	David Freed, President 1539 Red Oak Drive Silver Spring, MD 20910	Unlisted	
	PROGRESS	Mike Kraft, Chairperson 120 Dale Drive Silver Spring, MD 20910	301-565-2119	
	Northern Montgomery County Alliance	Julius Cinque, Chair 223 Slidell Road Boyd's, MD 20841	301-972-1098	
	Long Branch-Sligo Citizens Assn.	Jim Bouie, President 7206 Trescott Avenue Takoma Park, MD 20912	---	
	Concerned Neighbors, Inc.	Icie Goodwin 7481 - 7 <sup>th</sup> Street, NW Washington, DC 20012	202-829-8295	

**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

(October 6, 2005)

<b>Tax Account No.</b>	<b>Name</b>	<b>Address</b>	<b>Lot/Parcel</b>	<b>Block</b>
	TROT	Timothy McGrath, President PO Box 190 Dickerson, MD 20842	301-662-0155	
	Spanish Speaking People of Montgomery	Pedro Porro, President 5729 Bradley Boulevard Bethesda, MD 20814	301-32037612	
	Trout Unlimited	Guy Turenne 4261 Charley Forest St. Olney, MD 20832	301-774-4015	
	Montgomery County Montgomery County Taxpayers League	Marvin Weinman President PO Box 826 Rockville, MD 20848-0826	301-946-3799	
	Auduboun Naturalist Society	Milmoe Delores, Contact 8940 Jones Mill Road Chevy Chase, MD 20815	301-652-9188	
	Seniors Organized for Change (SOC)	President, Jewish Comm. Ctr. of Greater Wash. 6125 Montrose Road Rockville, MD 20852	301-881-0100	
	Midatlantic Off Road enthusiast (M.O.R.E.)	Austin Steo, Contact 14142 Angelton Terrace Burtonsville, MD 20866-2042	301-847-1023	
	Marylanders for a Second Crossing	Tom Reinheimer, Chairman 18303 Crestmount Road Boys, MD 20841	301-916-5881	
	Montgomery County Civic Federation	Donna Savage, Vice President District 18 10804 McComas Court Kensington, MD 20895	301-942-2447	
	Montgomery Preservation, Inc.	Wayne Goldstein, President 3009 Jennings Road Kensington, MD 20895	301-942-8079	
	Sierra Club – Montgomery County Group	Jim Fary, Chair 2836 Blue Spruce Lane Silver Spring, MD 20906-3166	301-460-1581	
		Erin E. Girard, Esq. Linowes and Blocher LLP 7200 Wisconsin Avenue Suite 800 Bethesda, MD 20814	301-961-5153	

## Tully, Tania

---

**From:** Fothergill, Anne  
**Sent:** Thursday, October 06, 2005 12:08 PM  
**To:** Tully, Tania  
**Subject:** FW: Takoma Park

A long time ago (almost a year based on this email) Historic Takoma was very concerned about what could happen at 7001 Carroll--your new case--and asked me to find out more. So this email is just fyi...

-----Original Message-----

**From:** Kreger, Glenn  
**Sent:** Tuesday, November 23, 2004 8:05 AM  
**To:** Fothergill, Anne  
**Cc:** Wright, Gwen  
**Subject:** RE: Takoma Park

The Commercial Revitalization Overlay Zone (CROZ) allows new buildings up to 30' in height. The Planning Board may allow up to 42' for commercial development or up to 50' to accommodate residential development if they determine that it would be compatible with surrounding development and consistent with the master plan.

These standards establish the zoning envelope for new development. They do not eliminate any other protections that exist. The HPC would still have the same power to regulate the redevelopment of historically designated sites or districts.

-----Original Message-----

**From:** Fothergill, Anne  
**Sent:** Monday, November 22, 2004 11:29 AM  
**To:** Kreger, Glenn  
**Subject:** Takoma Park

hi Glenn,

I have another question--Historic Takoma has raised a concern about the overlay zone in the Old Town business district. Someone has told them that because of this overlay zone the existing commercial buildings on Carroll could be built up to 5-6 stories tall. They want to know if this is accurate. Where could I find out more about this specific overlay zone? I guess there is a property for sale and the seller is telling people they could build up, whereas the Historic Preservation Commission would not allow that.

Thanks, Anne



**Tully, Tania**

---

**From:** Wright, Gwen  
**Sent:** Tuesday, September 27, 2005 1:11 PM  
**To:** 'schristofides@icgdevelopment.com'; Tully, Tania  
**Cc:** Scott S. Matties; David Bagnoli; Lee Quill; David C. Stern; Bruce Levin; Darik Elwan  
**Subject:** RE: Takoma Park - 7001 Carroll Avenue and Westmoreland Development

I am assigning your case to Tania Tully on my staff. She will contact you about having a Preliminary Consultation with the HPC in October. At this point the only date available in October would be October 26th.

**Gwen Wright**  
**Historic Preservation Supervisor**  
**Montgomery County Department of Park and Planning**  
**8787 Georgia Avenue**  
**Silver Spring, MD 20910**  
**(301) 563-3400**  
**gwen.wright@mncppc-mc.org**

-----Original Message-----

**From:** Stylianos Christofides [mailto:schristofides@icgdevelopment.com]  
**Sent:** Tuesday, September 27, 2005 1:04 PM  
**To:** Wright, Gwen  
**Cc:** Scott S. Matties; David Bagnoli; Lee Quill; David C. Stern; Bruce Levin; Darik Elwan  
**Subject:** Takoma Park - 7001 Carroll Avenue and Westmoreland Development

Hello Ms. Wright,

We met at our meeting with Park and Planning in July of this year to discuss our prospects on the site in Takoma Park (address noted above). Having presented our model and additional views to the community and also Historic Takoma we felt it is time to request our first Preliminary meeting with the HPC. I would appreciate you advising on availability for the next meeting in October with deadlines on submissions for your board.

My contact information is noted below. Please feel free to contact me via the most convenient method.

Kind Regards,

<b>Stylianos C Christofides</b> <i>Principal</i>	<p style="text-align: right;">ICG Website</p> <p><b>Infrastructure Capital Group</b>  1600 K Street  Suite 650  Washington, DC 20006  tel: (202) 783-4700  fax: (202) 783-4701  mobile: (202) 390-0951</p>
schristofides@icgdevelopment.com	

Signature powered by Plaxo

Want a signature like this?

## Tully, Tania

---

**Subject:** tricia  
**Entry Type:** Phone call

**Start:** Tue 9/27/2005 11:33 AM  
**End:** Tue 9/27/2005 11:33 AM  
**Duration:** 0 hours

6810 westmoreland ave  
Jordan Honeyman LS Arch  
any discussion? attend meeting?  
202-737-0451

Holt Jordan Call wed night if not expedited  
h 301-270-7636  
m 202-439-4001

## Tully, Tania

---

**From:** Oaks, Michele  
**Sent:** Wednesday, September 07, 2005 8:27 AM  
**To:** Tully, Tania  
**Subject:** RE: Important meeting with Old Town developer

thanks so much! I am feeling a little overwhelmed (if you cannot tell be my response to Gwen's email...)

---

Michele Oaks, Senior Planner  
Historic Preservation Office  
Montgomery County Department of Park and Planning  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
michele.oaks@mncppc-mc.org  
www.mncppc.org

-----Original Message-----

**From:** Tully, Tania  
**Sent:** Tuesday, September 06, 2005 10:14 AM  
**To:** Oaks, Michele; Wright, Gwen; Fothergill, Anne  
**Subject:** RE: Important meeting with Old Town developer

I'll take it.

-T

-----Original Message-----

**From:** Oaks, Michele  
**Sent:** Thursday, September 01, 2005 8:35 AM  
**To:** Wright, Gwen; Fothergill, Anne; Tully, Tania  
**Subject:** RE: Important meeting with Old Town developer

I would prefer not to be given this case, because I have lots on my plate already including Stoneyhurst Development, Kruhm Development, Brookeville Farms Development, Marwood, Dyers and Cleaners project, Rezin/Duvall Farm Development and CV Park Mahany new construction.

---

Michele Oaks, Senior Planner  
Historic Preservation Office  
Montgomery County Department of Park and Planning  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
michele.oaks@mncppc-mc.org  
www.mncppc.org

-----Original Message-----

**From:** Wright, Gwen  
**Sent:** Wednesday, August 31, 2005 3:22 PM  
**To:** Fothergill, Anne; Tully, Tania; Oaks, Michele  
**Subject:** RE: Important meeting with Old Town developer

I had a meeting with the developer and Community-Based Planning staff and saw the initial proposal. I have also spoke with Lorraine Pearsall and Bruce Moyer about the project. Don't know yet when it will come our way. Anyone interested in tackling it?

Gwen Wright  
Historic Preservation Supervisor  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910  
(301) 563-3400  
gwen.wright@mncppc-mc.org

-----Original Message-----

From: Fothergill, Anne  
Sent: Wednesday, August 31, 2005 2:31 PM  
To: Wright, Gwen; Tully, Tania; Oaks, Michele  
Subject: FW: Important meeting with Old Town developer

FYI  
I imagine this proposed Takoma Park development will be coming our way soon, I am sure with a lot of attention from Historic Takoma and others...

>  
>Next Wednesday's meting is important because it will deal with the  
>development project proposed for 7001 Carroll Avenue and 7014 Westmoreland  
>Avenue. This is the site currently occupied by Taliano's, and the retail  
>shops and parking lot behind Taliano's, as well as the photography studio  
>on Westmoreland. Obviously, the development of this site will have  
>important consequences for the surrounding neighborhood, as well as Old  
>Town.

>  
>The developer -- Infrastructure Capital Group -- proposes to build a  
>commercial retail and condo housing complex, including about 75 condo  
>units. There are opportunities and challenges associated with something  
>like this. The plan will ultimately will require approval by the  
>Montgomery County Park & Planning Board, as well as the Montgomery County  
>Historic Commission. The City of Takoma Park, WACO and other neighborhood  
>and interest groups will have the chance to provide input on the plan to  
>both county decision-making bodies, as well as participate in dialogue  
>directly with the developer in shapng the plan. WACO will be an important  
>player.

>  
>The purpose of next Wednesday's WACO meeting is to provide an opportunity  
>to neighborhood folks to hear and see the developer's initial concepts for  
>the project -- and to ask questions and begin to provide feedback to the  
>developer and architect.

>  
>Although more meetings down the road with the developer/architect are  
>certainly likely, this first formative one next week will be quite  
>important.

>  
>Please put next Wednesday evening on your calendar and plan to attend.  
>I'll look forward to seeing you then.

>  
>Bruce Moyer  
>WACO Prez

>  
>



**Bruce Levin**

**KEYSTAR**

4701 Sangamore Road  
Suite 225 South  
Bethesda, Maryland 20816

Phone: 301.320.4807  
Fax: 301.320.4808  
[blevin@keystarrealestate.com](mailto:blevin@keystarrealestate.com)

STYLIANOS C. CHRISTOFIDES



Infrastructure Capital Group, LLC  
INFRASTRUCTURE AND REAL ESTATE DEVELOPMENT

PRINCIPAL



1600 K STREET NW, SUITE 650  
WASHINGTON, DC 20006

202.783.4700 FAX 202.783.4701

[schristofides@icgdevelopment.com](mailto:schristofides@icgdevelopment.com)

[www.icgdevelopment.com](http://www.icgdevelopment.com)

**David Bagnoli**  
Associate

**CUNNINGHAM + QUILL ARCHITECTS** PLLC

[www.cunninghamquill.com](http://www.cunninghamquill.com)

1054 31st Street NW  
Suite 315  
Washington, DC 20007

202 337 0090  
202 337 0092 fax  
[dbagnoli@cunninghamquill.com](mailto:dbagnoli@cunninghamquill.com)



Sarah Shipp

**CUNNINGHAM + QUILL ARCHITECTS** PLLC

[www.cunninghamquill.com](http://www.cunninghamquill.com)

1054 31st Street NW  
Suite 315  
Washington, DC 20007

202 337 0090  
202 337 0092 fax  
[sshipp@cunninghamquill.com](mailto:sshipp@cunninghamquill.com)

Lee Quill AIA  
Principal

**CUNNINGHAM + QUILL ARCHITECTS PLLC**

[www.cunninghamquill.com](http://www.cunninghamquill.com)

1054 31st Street NW  
Suite 315  
Washington, DC 20007

202 337 0090  
202 337 0092 fax  
[lquill@cunninghamquill.com](mailto:lquill@cunninghamquill.com)

ICG Takoma Associates LLC  
c/o Infrastructure C G LLC  
1600 K Street, NW #650  
Washington, DC 20006-2835

Mercy C & B Sandoval  
7600 Westmoreland Avenue  
Takoma Park, MD 20912

Urciolo Properties LLC  
6935 Laurel Avenue #100  
Takoma Park, MD 20912-4413

Potomac Conf Corp 7th Day Adv  
606 Greenville Avenue  
Staunton, VA 24401-4881

K C Associates LLC  
7000 Carroll Avenue  
Takoma Park, MD 20912-4437

Julian Safran et al.  
c/o Evmnt St Partnership  
7504 Royal Dominion Dr  
Bethesda, MD 20817-4658

7007 Carroll LLC  
7007 Carroll Avenue  
Takoma Park, MD 20912-3422

Mary E Rummel, Trustee  
250 Manor Cir Apt 2  
Takoma Park, MD 20912-4559

Michael Podhorzer &  
Carol Browner  
7003 Westmoreland Avenue  
Takoma Park, MD 20912

Robert S Patten &  
Lois Wessel  
7005 Westmoreland Avenue  
Takoma Park, MD 20912-4405

Maryland-National Capital Park &  
Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Ibrahim A Samara, et al.  
6845 Eastern Avenue  
Takoma Park, MD 20912-4424

Urciolo Properties LLC  
6935 Eastern Avenue #100  
Takoma Park, MD 20912-4413

City of Takoma Park  
7500 Maple Avenue  
Takoma Park, MD 20912

B.F. Gilbert Citizens Assn  
Bill Kules, President  
7006 Poplar Avenue  
Takoma Park, MD 20912

Hodges Heights Citizens Assn.  
Ann Hoffnar, President  
100 Hodges Lane  
Takoma Park, MD 20912

Silver Spring Chamber of Commerce  
Jane Redicker, Executive Director  
8601 Georgia Avenue, #203  
Silver Spring, MD 20910

North Takoma Citizens Assn.  
Lorraine Pearsall, Co-Chair  
7708 Takoma Avenue  
Takoma Park, MD 20912

S.S. Carroll Neighborhood Assn.  
Jeffrey Trunzo, President  
119 Sherman Avenue  
Takoma Park, MD 20912

South of Sligo Community Assn.  
Robbi Kimball, President  
1004 Hopewell Avenue  
Takoma Park, MD 20912

North Takoma Citizens Assn.  
Jim Evans, President  
703 New York Ave.  
Takoma Park, MD 20912

Allied Civic Group  
Michael Diegel, President  
PO Box 13238  
Silver Spring, MD 20911

Allied Civic Group  
William Anderson, Jr.  
160 Norwood Road  
Silver Spring, MD 20905

East Silver Spring Citizens Assn.  
Robert Colvin, President  
841 Gist Avenue  
Silver Spring, MD 20910

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

Citizens For a Better Montgomery  
George Sauer  
8307 Post Oak Road  
Potomac, MD 20854

Sligo Park Hills Citizens Assn.  
Loren Bosies  
11 Sussex Road  
Silver Spring, MD 20910

S.S.-Takoma Traffic Coalition  
Charles Wolff, President  
635 Bennington Dive  
Silver Spring, MD 20910

Montgomery County Montgomery  
County Civic Federation  
Dan Wilhelm, President  
904 Cannon Road  
Colesville, MD 20904

Carroll Ridge Neighborhood Assn.  
David Freed, President  
1539 Red Oak Drive  
Silver Spring, MD 20910





PROGRESS  
Mike Kraft, Chairperson  
120 Dale Drive  
Silver Spring, MD 20910

Northern Montgomery County Alliance  
Julius Cinque, Chair  
223 Slidell Road  
Boyd, MD 20841

Long Branch-Sligo Citizens Assn.  
Jim Bouie, President  
7206 Trescott Avenue  
Takoma Park, MD 20912

Concerned Neighbors, Inc.  
Icie Goodwin  
7481 - 7th Street, NW  
Washington, DC 20012

TROT  
Timothy McGrath, President  
PO Box 190  
Dickerson, MD 20842

Spanish Speaking People of  
Montgomery  
Pedro Porro, President  
5729 Bradley Boulevard  
Bethesda, MD 20814

Trout Unlimited  
Guy Turenne  
4261 Charley Forest St.  
Olney, MD 20832

Montgomery County Montgomery  
County Taxpayers League  
Marvin Weinman President  
PO Box 826  
Rockville, MD 20848-0826

Audubon Naturalist Society  
Milmoe Delores, Contact  
8940 Jones Mill Road  
Chevy Chase, MD 20815

Seniors Organized for Change (SOC)  
President, Jewish Comm. Ctr. of  
Greater Wash.  
6125 Montrose Road  
Rockville, MD 20852

Midatlantic Off Road enthusiast  
(M.O.R.E.)  
Austin Steo, Contact  
14142 Angelton Terrace  
Burtonsville, MD 20866-2042

Marylanders for a Second Crossing  
Tom Reinheimer, Chairman  
18303 Crestmount Road  
Boyd, MD 20841

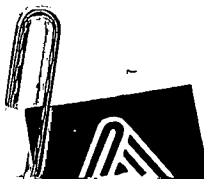
Montgomery County Civic Federation  
Donna Savage, Vice President  
District 18  
10804 McComas Court  
Kensington, MD 20895

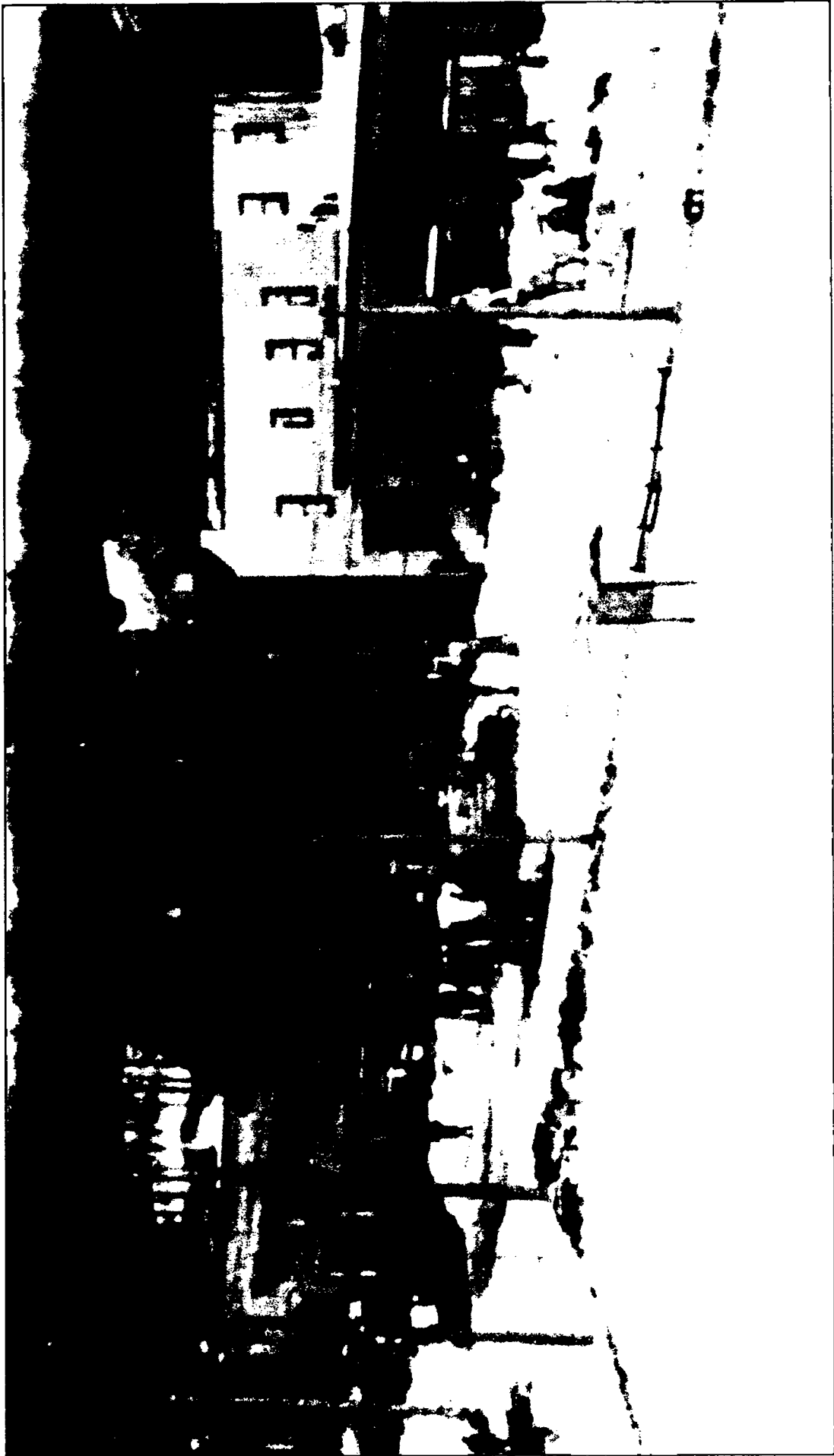
Montgomery Preservation, Inc.  
Wayne Goldstein, President  
3009 Jennings Road  
Kensington, MD 20895

Sierra Club - Montgomery County  
Group  
Jim Fary, Chair  
2836 Blue Spruce Lane  
Silver Spring, MD 20906-3166

Erin E. Girard, Esq.  
Linowes and Blocher LLP  
7200 Wisconsin Avenue  
Suite 800  
Bethesda, MD 20814



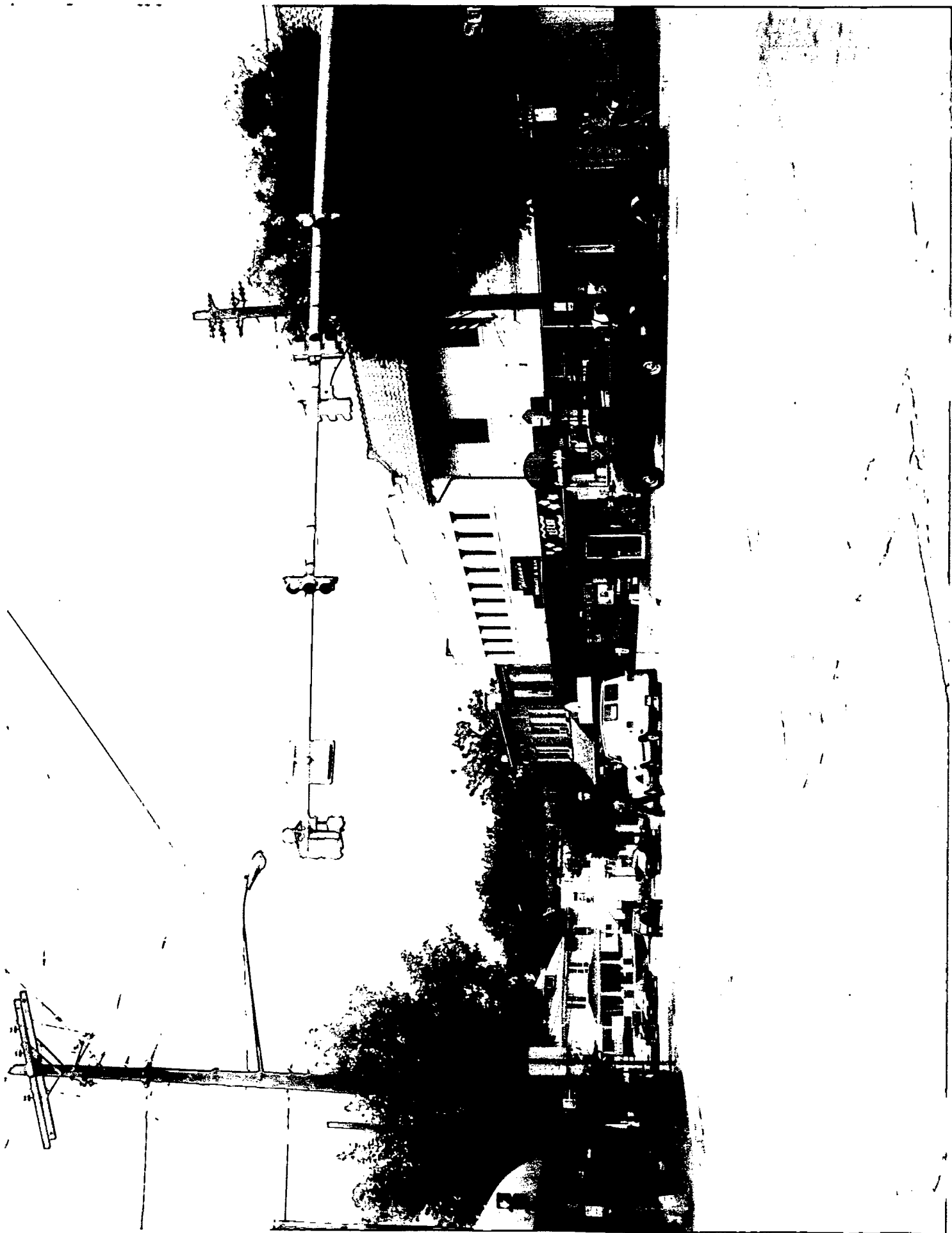




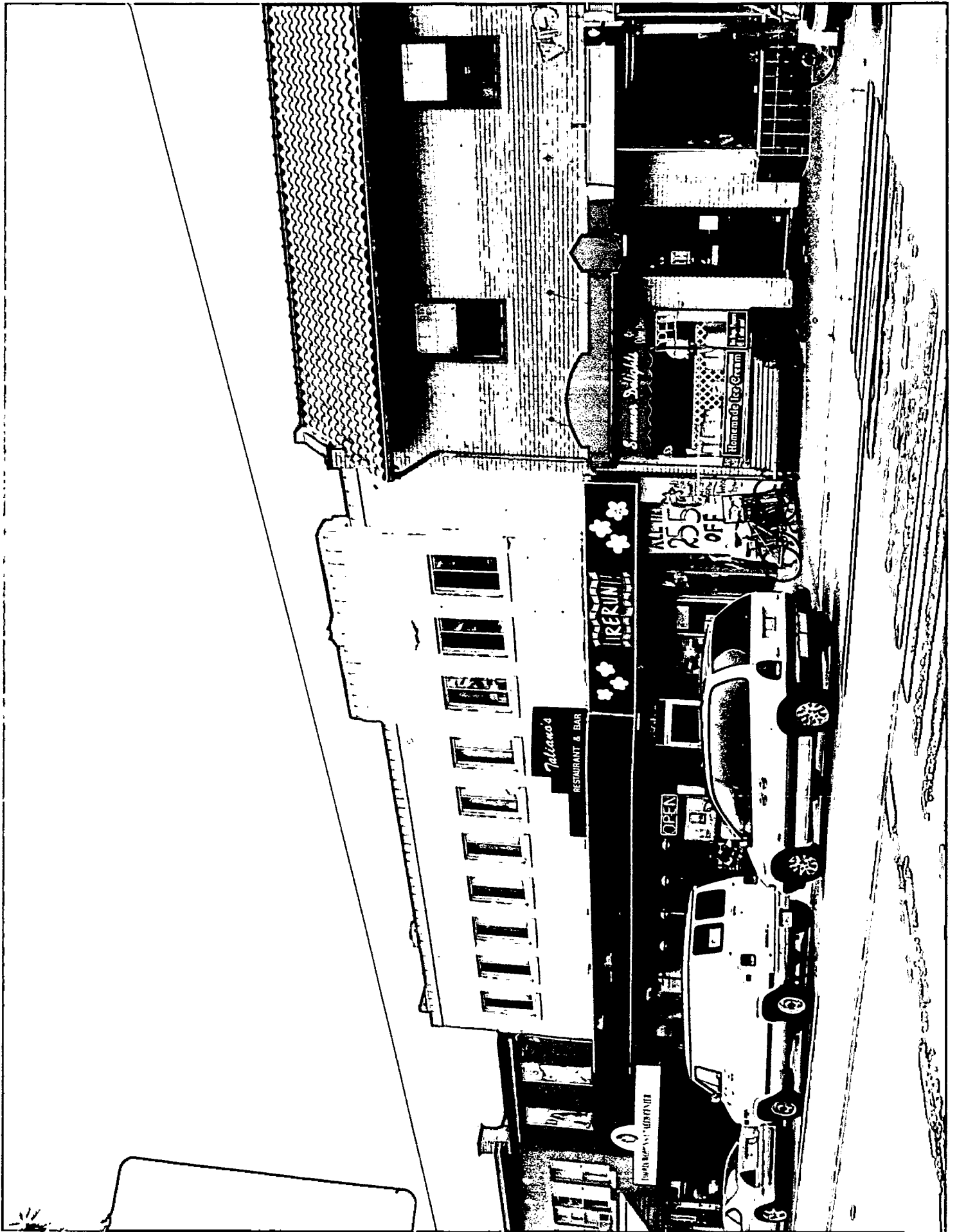


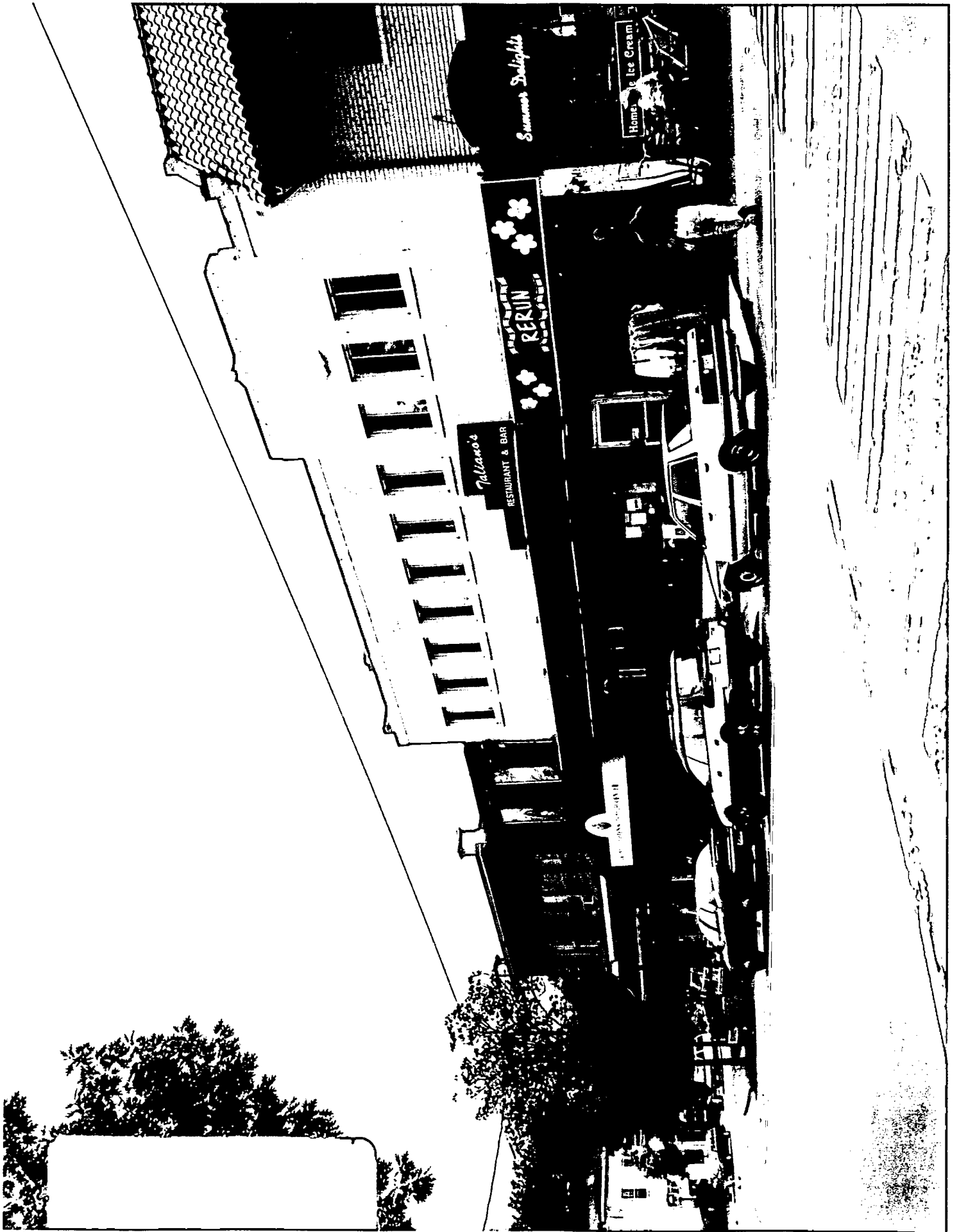






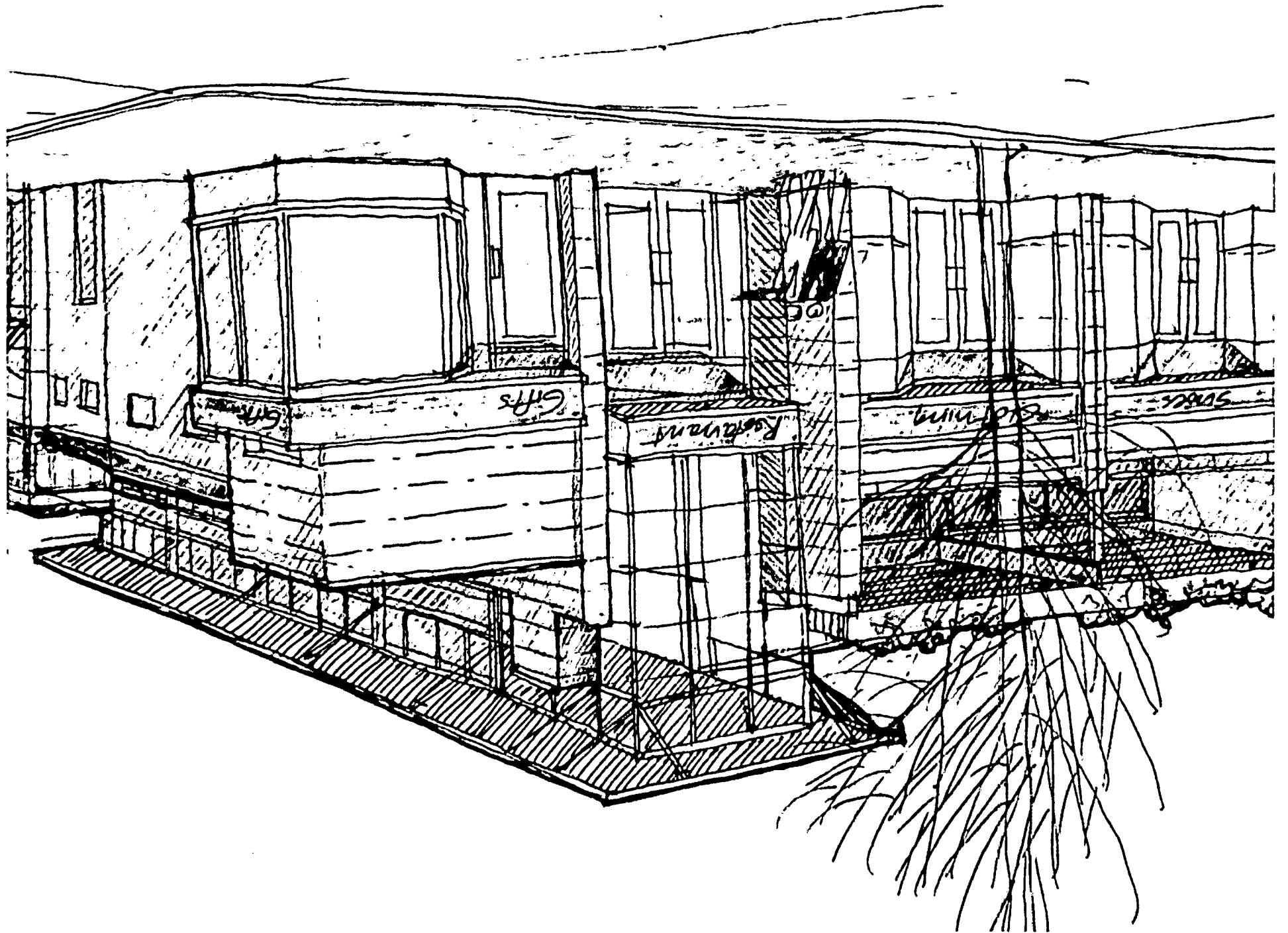














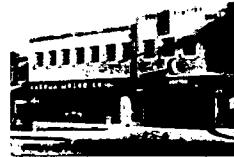


**701 CARROLL AVENUE**  
TAKOMA PARK TOWN COUNCIL

**OWNER:**  
ICC-Takoma Associates, LLC  
1600 K Street, NW, Suite 650  
Washington DC 20005

TAKOMA PARK, MARYLAND  
March 6, 2006

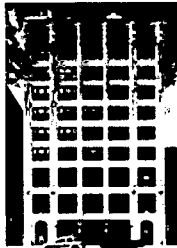
**Architect:**  
Cunningham + Quill Architects, PLLC  
1084 31st St., NW, Suite 315  
Washington DC 20007



**CATON'S WALK**  
2005 Mayor's Award for Excellence in Historic Preservation



**THE GALLUP BUILDING**  
Washington Business Journal  
Best Rehab/Renovation  
(Historic Preservation)



**THE MATHER BUILDING**  
2004 Award of Merit for Outstanding Achievement in Historic Resources  
The American Institute of Architects, Washington Chapter

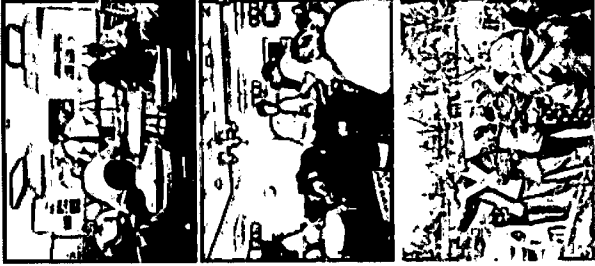


**THE BANCROFT AND PHELPS PROJECT**  
Kalorama Historic District, Washington DC

**701 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



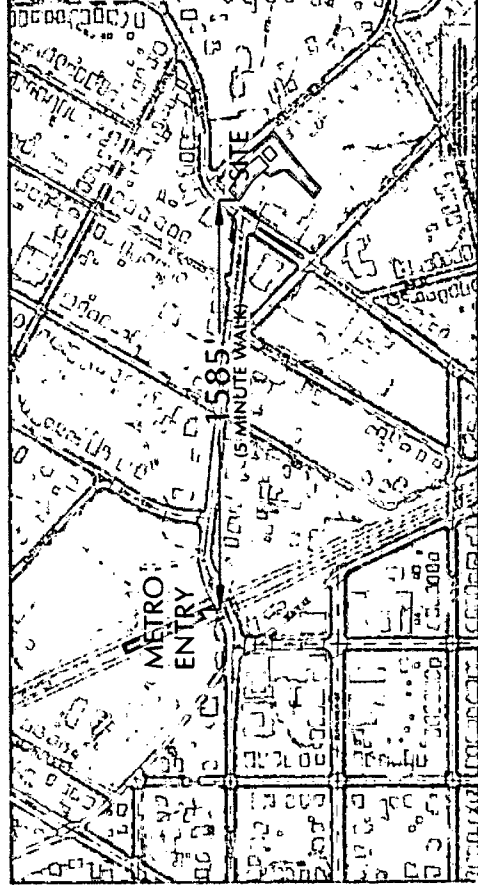
- 11. City of Tacoma Park, June 20th, 2005  
Suzanne S. Luebber, Community and Government Liaison  
Tacoma Park Association  
Sara Arno Deans, Community Development Director
- 12. Community Outreach Meeting, August 18th, 2005  
Sue Apple, President of WACCO  
WACCO Members
- 13. Community Members, August 2005  
WACCO Members  
Westmoreland Ave. Residents
- 14. Historic Tacoma Officers, August 2005  
Suzanne Barron, President, Historic Tacoma  
Lorraine Parrish, VP Historic Tacoma
- 15. Elected Council Members, August 22nd, 2005  
Amy Asensiano, Councilmember - Ward 1  
Wendy Adams, Councilmember - Ward 2  
Lorraine Parrish, VP Historic Tacoma  
Suzanne Barron, President, Historic Tacoma
- 16. Neighborhood Groups, September 7, 2005  
WACCO Westmoreland Ave. Community Organization  
Wendy Adams, Historic Tacoma  
Carolyn Jones, Historic Tacoma  
Bruce Williams, Council Member Ward 3  
Brook Williams, Council Member Ward 3
- 17. Historic Tacoma, September 15, 2005  
Historic Tacoma Board
- 18. WACCO Historic Preservation Office, October 11th, 2005  
Owen Wright, Director  
Tanya Yule, Planner
- 19. HPC Preliminary Consultation, October 26th, 2005  
HPC Board Meeting
- 19. WACCO Neighborhood Meetings, December 5, 2005  
WACCO Westmoreland Ave. Community Organization  
Bruce Williams, Council Member Ward 3
- 11. Historic Tacoma, February 8, 2006  
Historic Tacoma Board
- 13. WACCO Neighborhood Walk, Thursday, February 23, 2006  
WACCO Westmoreland Ave. Community Organization
- 13. WACCO Neighborhood Meeting, March 1, 2006  
WACCO Westmoreland Ave. Community Organization  
Bruce Williams, Council Member Ward 3
- 14. Tacoma Park Town Council, March 5, 2006  
Elected Council Members

**7001 CARROLL AVENUE**

TACOMA PARK, WASHINGTON  
KCO TACOMA ASSOCIATES, LLC

**COMMUNITY DIALOGUE**

CUNNINGHAM - QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TACOMA PARK, WASHINGTON  
KCO TACOMA ASSOCIATES, LLC

**Site Plan 1:100**

CUNNINGHAM - QUILL ARCHITECTS, PLLC



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

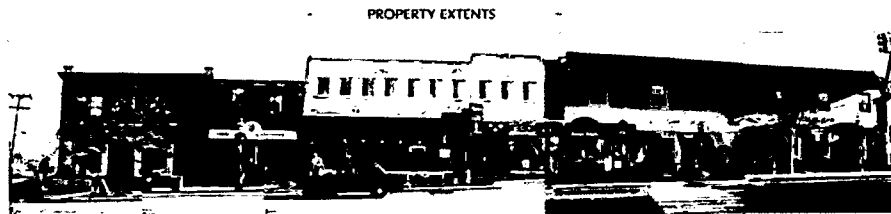


Historic Garage  
After 1941

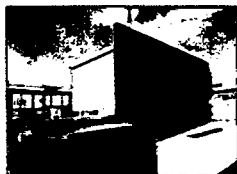
**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

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



VIEW 1  
Looking South at Carroll Ave Retail



VIEW 2  
Looking North West at Historic Storefront

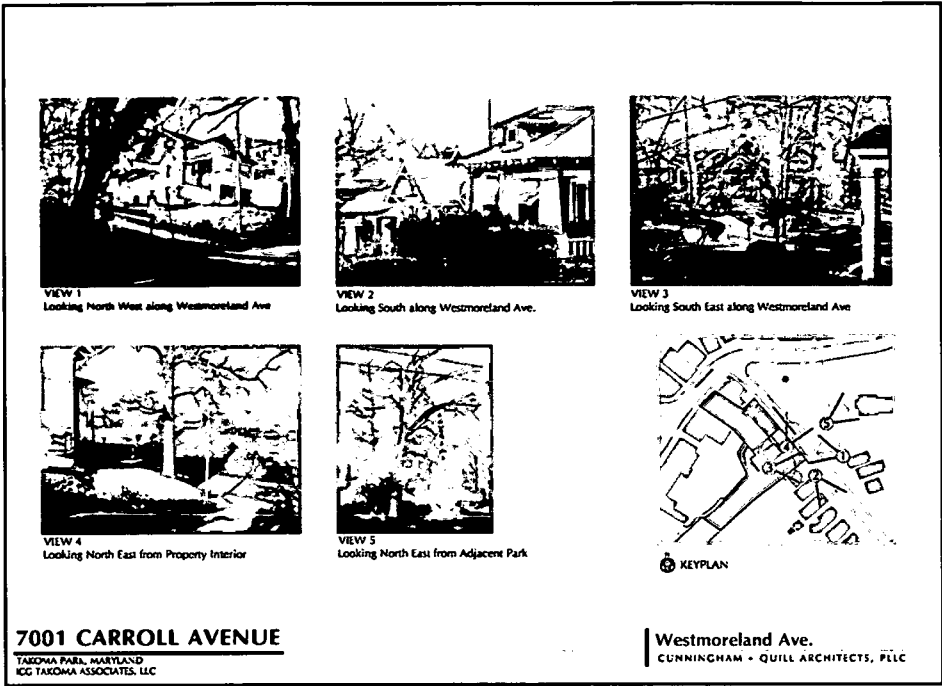


VIEW 4  
Looking North from Property Interior

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

SITE IMAGES  
CUNNINGHAM + QUILL ARCHITECTS, PLLC

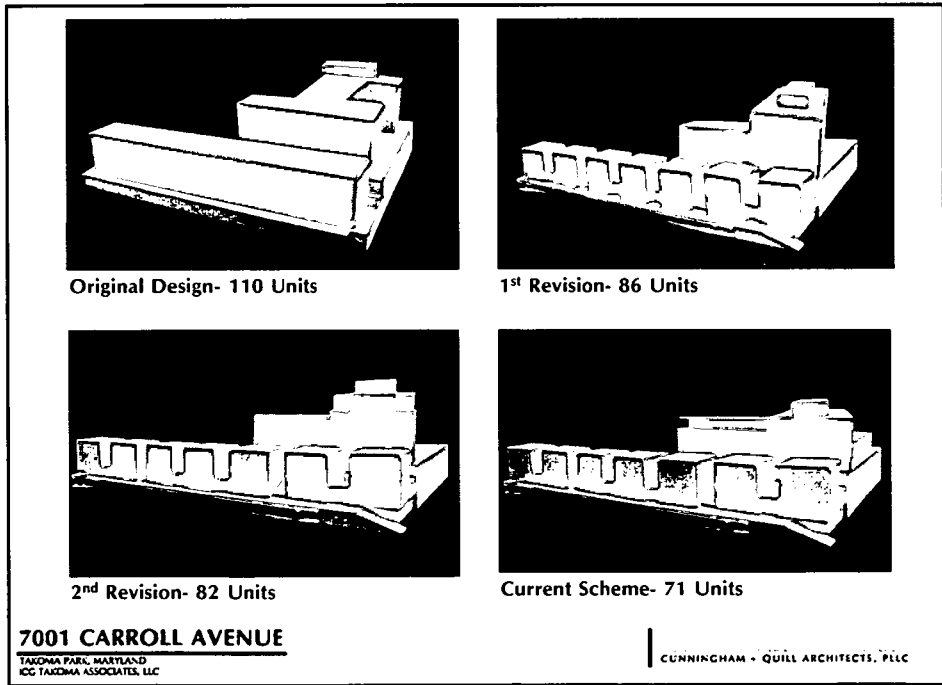


**7001 CARROLL AVENUE**

TAXOMA PARK, MARYLAND  
ICG TAXOMA ASSOCIATES, LLC

Westmoreland Ave.

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Original Design- 110 Units

1<sup>st</sup> Revision- 86 Units

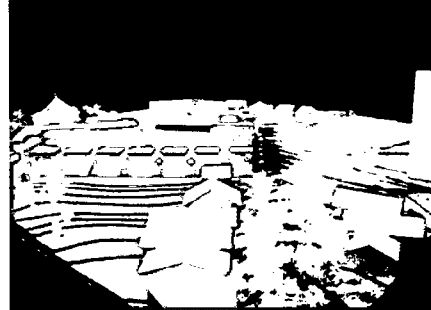
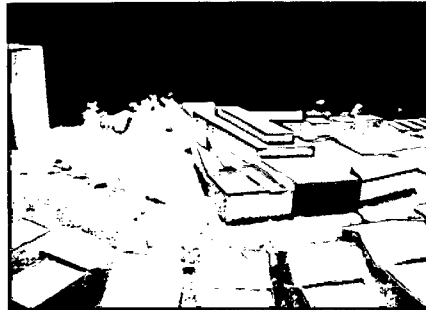
2<sup>nd</sup> Revision- 82 Units

Current Scheme- 71 Units

**7001 CARROLL AVENUE**

TAXOMA PARK, MARYLAND  
ICG TAXOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

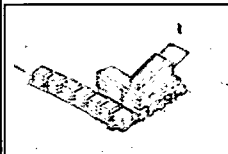
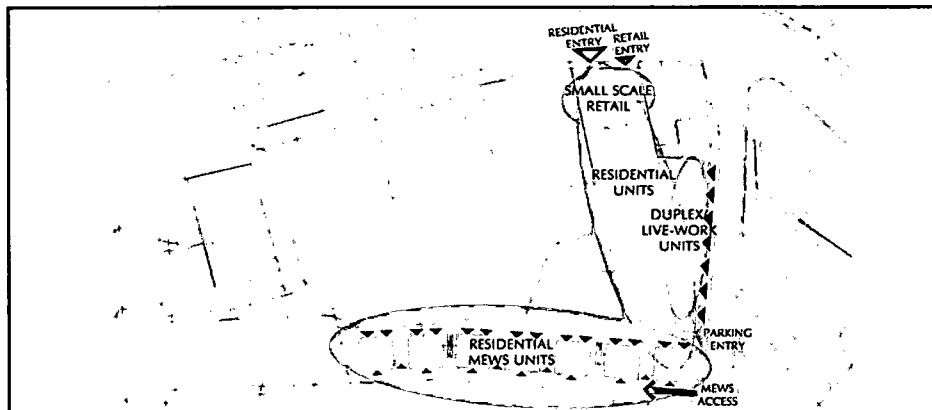


**701 CARROLL AVENUE**

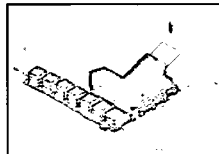
TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**CURRENT SCHEME**

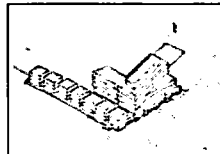
CUNNINGHAM + QUILL ARCHITECTS, PLLC



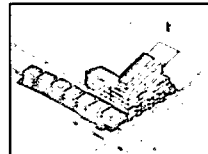
**RETAIL/COMMERCIAL**  
+/-8,900 GSF



**CONDOMINIUM UNITS**  
+/-47,400 GSF



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



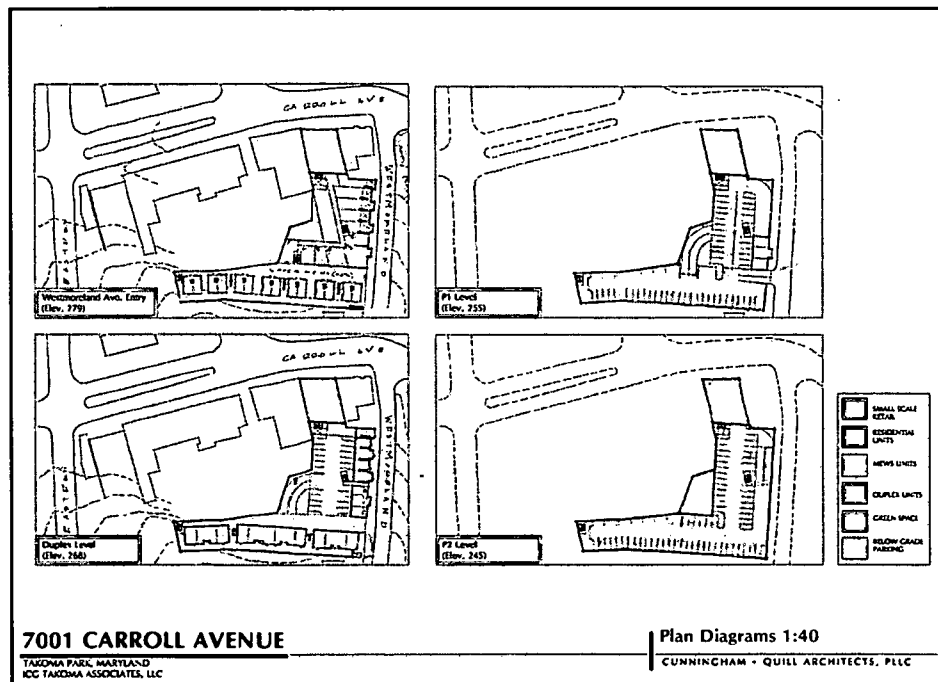
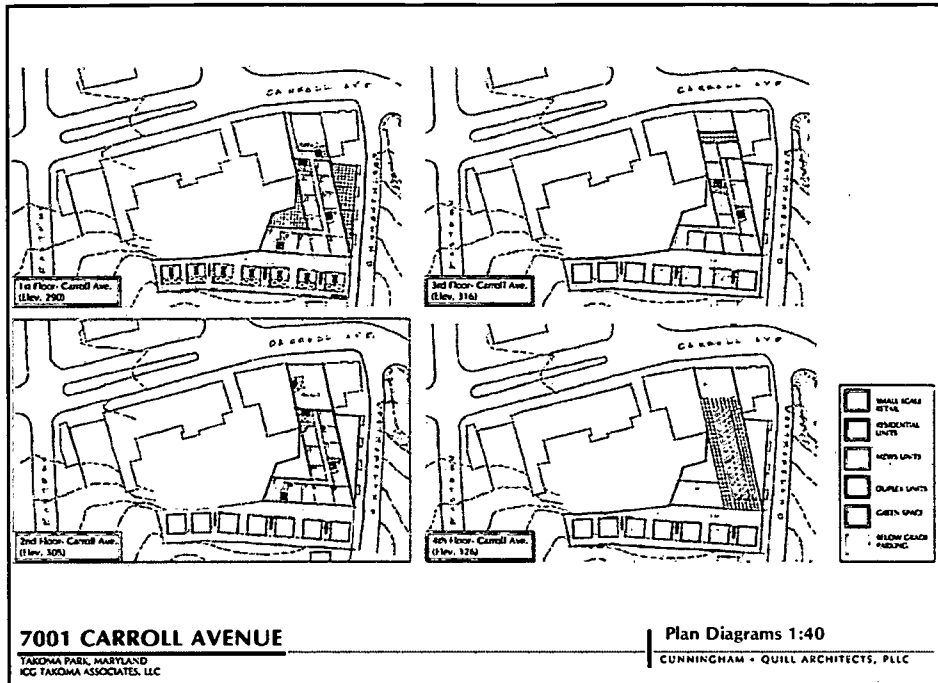
**MEWS UNITS**  
+/-20,900 GSF

**701 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**Site Diagrams**

CUNNINGHAM + QUILL ARCHITECTS, PLLC







Carroll Ave. View across from Victory Towers

**7001 CARROLL AVENUE**

TAYLOR PARK, MARYLAND  
ICC TAYLOR ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC



Carroll Ave. View across from Victory Towers with Proposed Massing

**7001 CARROLL AVENUE**

TAYLOR PARK, MARYLAND  
ICC TAYLOR ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC





Westmoreland View

**7001 CARROLL AVENUE**  
TADOMA PARK, MARTIN'S  
CITY TADOMA ASSOCIATES, LLC

CUNNINGHAM • QUILL ARCHITECTS, PLLC



Westmoreland View with Proposed Massing

**7001 CARROLL AVENUE**  
TADOMA PARK, MARTIN'S  
CITY TADOMA ASSOCIATES, LLC

CUNNINGHAM • QUILL ARCHITECTS, PLLC



Carroll Ave. View

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Carroll Ave. Set Back Studies

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Back Yard View

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

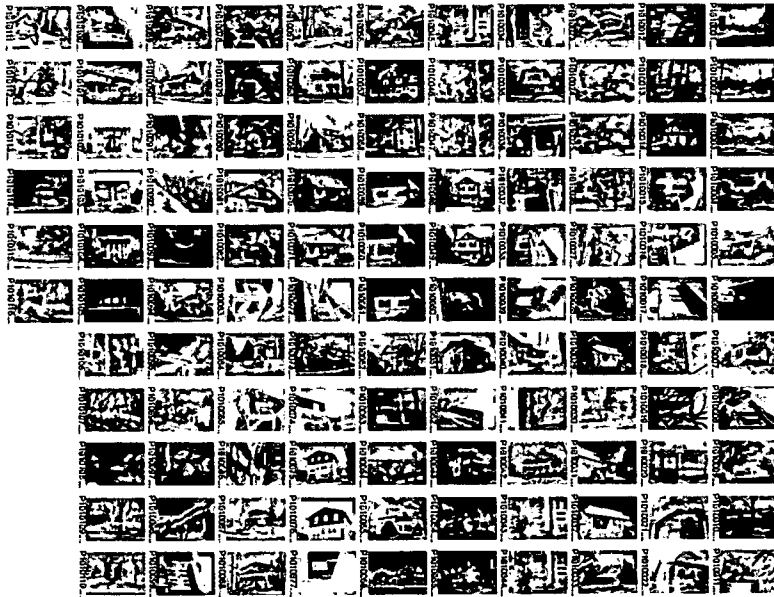
CUNNINGHAM + QUILL ARCHITECTS, PLLC

**DESIGN PROCESS:  
COMMUNITY CONTEXT  
RESEARCH**

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

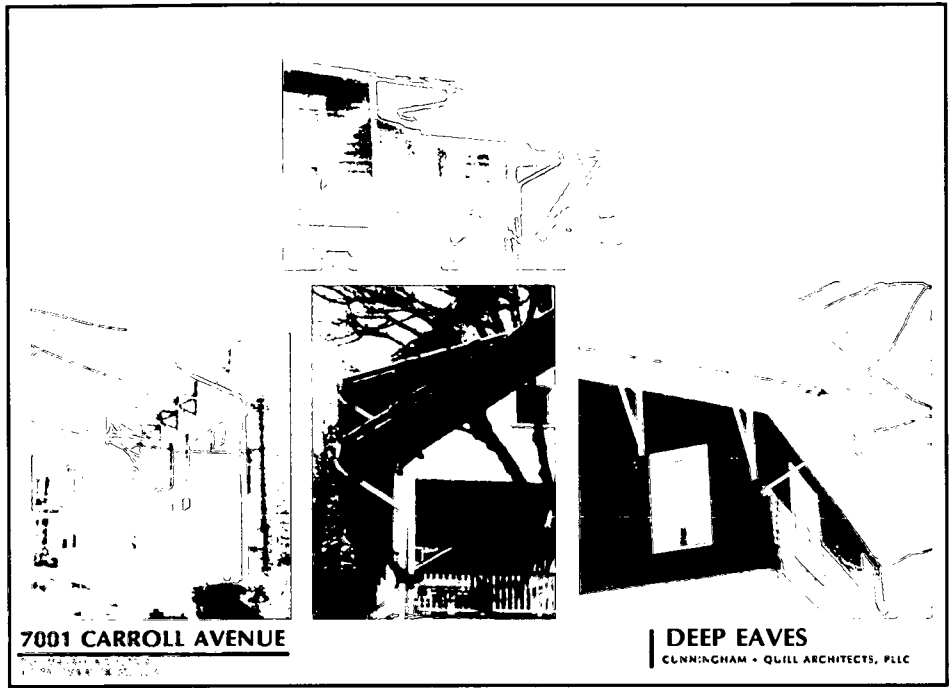
CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

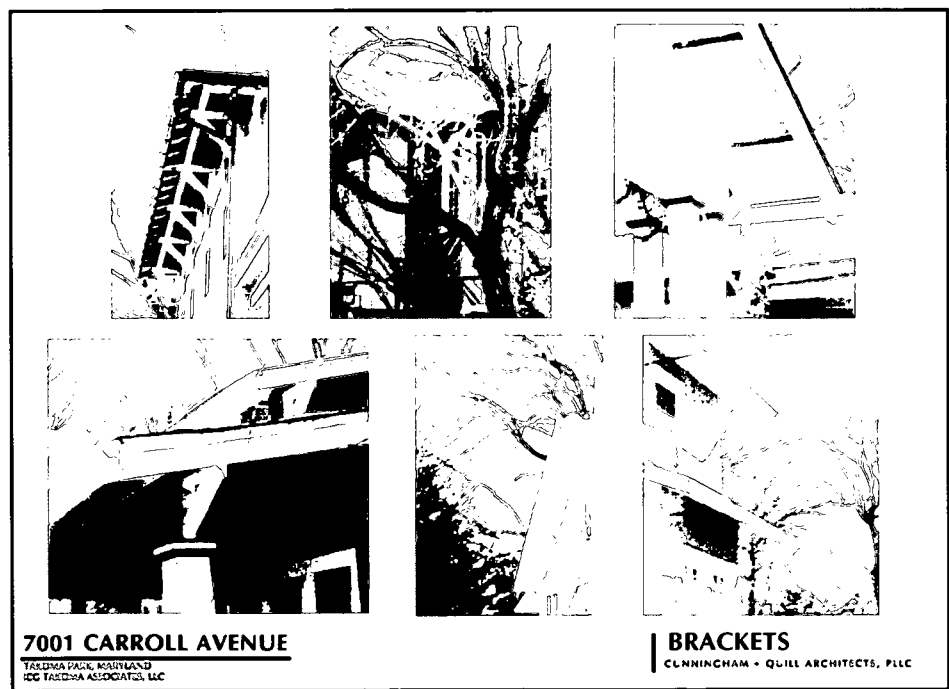


**7001 CARROLL AVENUE**

TASADIA PARR, ROYAL LIND  
 SOC. TASADIA ASSOCIATES, LLC

**DEEP EAVES**

CLINNINGHAM + QUILL ARCHITECTS, PLLC

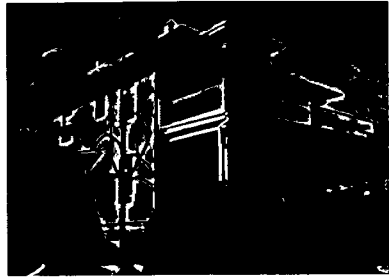


**7001 CARROLL AVENUE**

TASADIA PARR, ROYAL LIND  
 SOC. TASADIA ASSOCIATES, LLC

**BRACKETS**

CLINNINGHAM + QUILL ARCHITECTS, PLLC



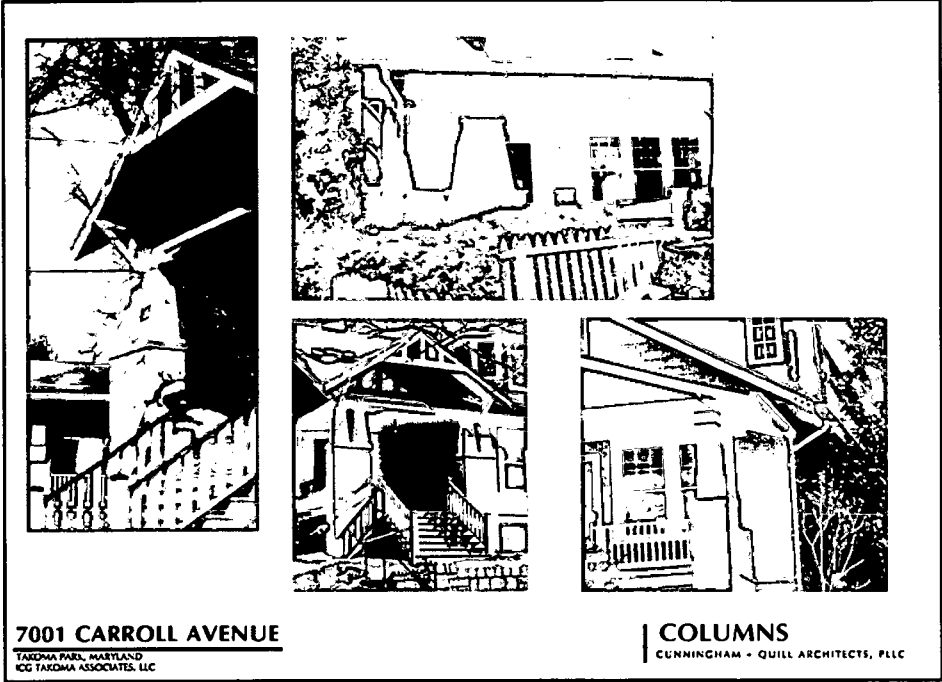
**7001 CARROLL AVENUE**  
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**MASS/ SCALE**  
CUNNINGHAM - QUILL ARCHITECTS, PLLC



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

**PORCHES/ BALCONIES**  
CUNNINGHAM - QUILL ARCHITECTS, PLLC

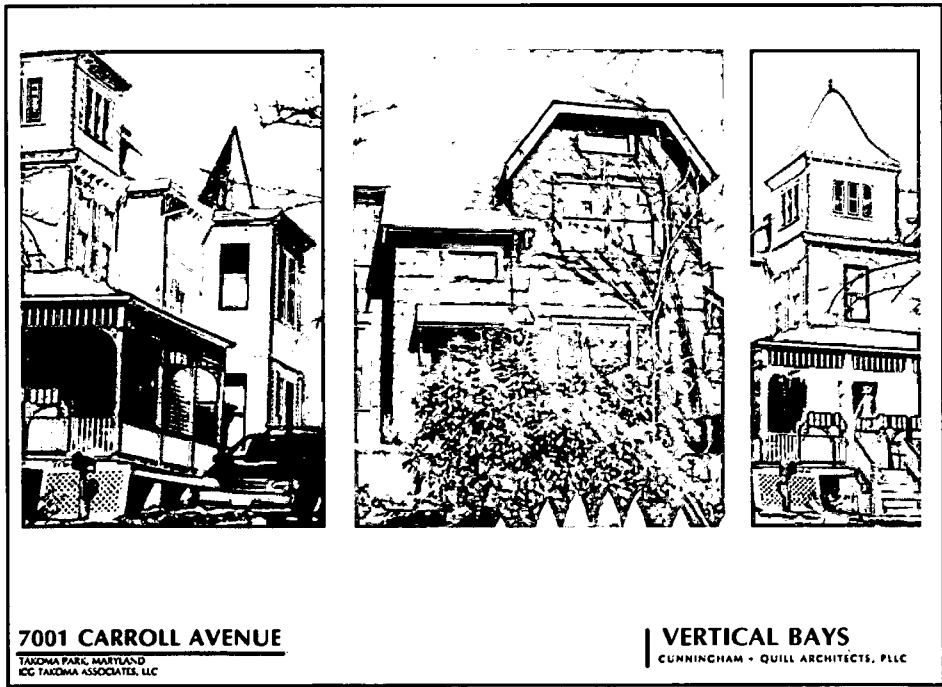


**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
 ECG TAKOMA ASSOCIATES, LLC

**COLUMNS**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
 ECG TAKOMA ASSOCIATES, LLC

**VERTICAL BAYS**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAEEDMA PARK, MARYLAND  
ICC TAKEDMA ASSOCIATES, LLC

**SLOPED SITES**

CLINNINGHAM - QUILL ARCHITECTS, PLLC



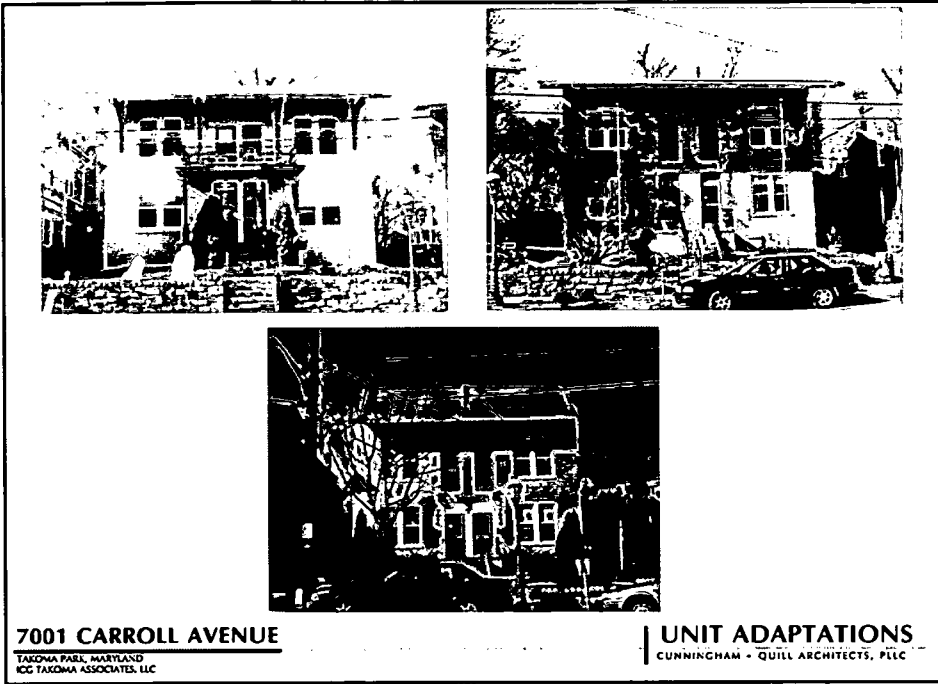
**7001 CARROLL AVENUE**

TAEEDMA PARK, MARYLAND  
ICC TAKEDMA ASSOCIATES, LLC

**COLOR/ MATERIAL**

CLINNINGHAM - QUILL ARCHITECTS, PLLC





**701 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**UNIT ADAPTATIONS**

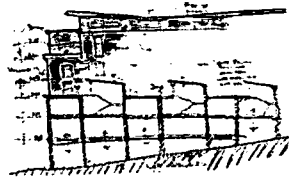
CUNNINGHAM + QUILL ARCHITECTS, PLLC

**DESIGN PROCESS:  
ELEVATION DEVELOPMENT**

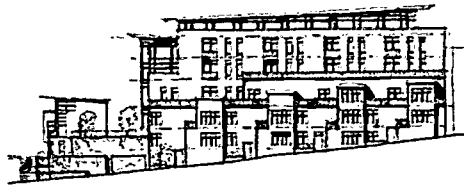
**701 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



CONCEPT SKETCH



CONCEPT DEVELOPMENT



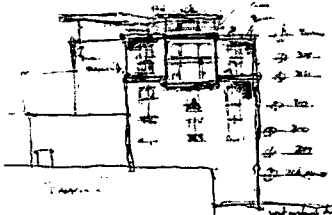
COMPUTER STUDY

**7001 CARROLL AVENUE**

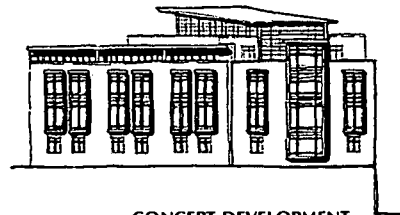
TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**ELEVATION STUDIES**

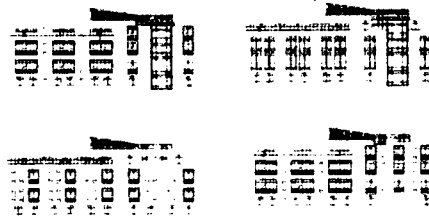
CUNNINGHAM + QUILL ARCHITECTS, PLLC



CONCEPT SKETCH



CONCEPT DEVELOPMENT



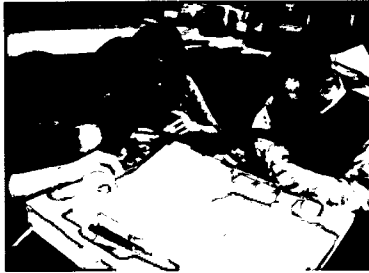
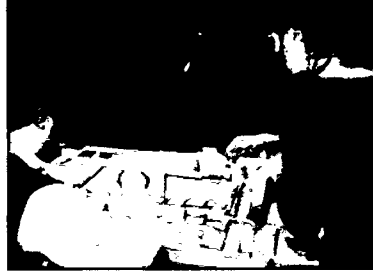
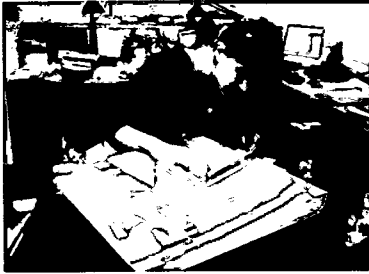
COMPUTER STUDIES

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**ELEVATION STUDIES**

CUNNINGHAM + QUILL ARCHITECTS, PLLC

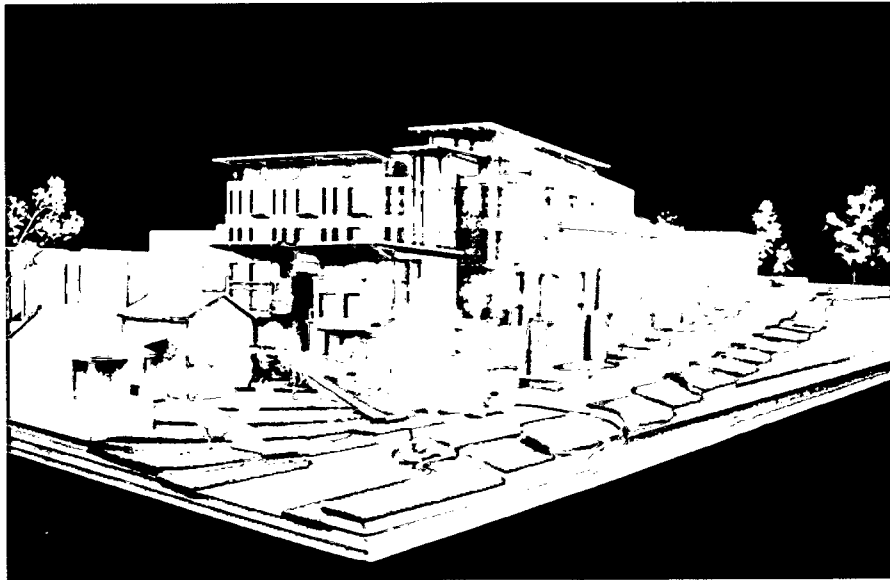


**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**MODEL DEVELOPMENT**

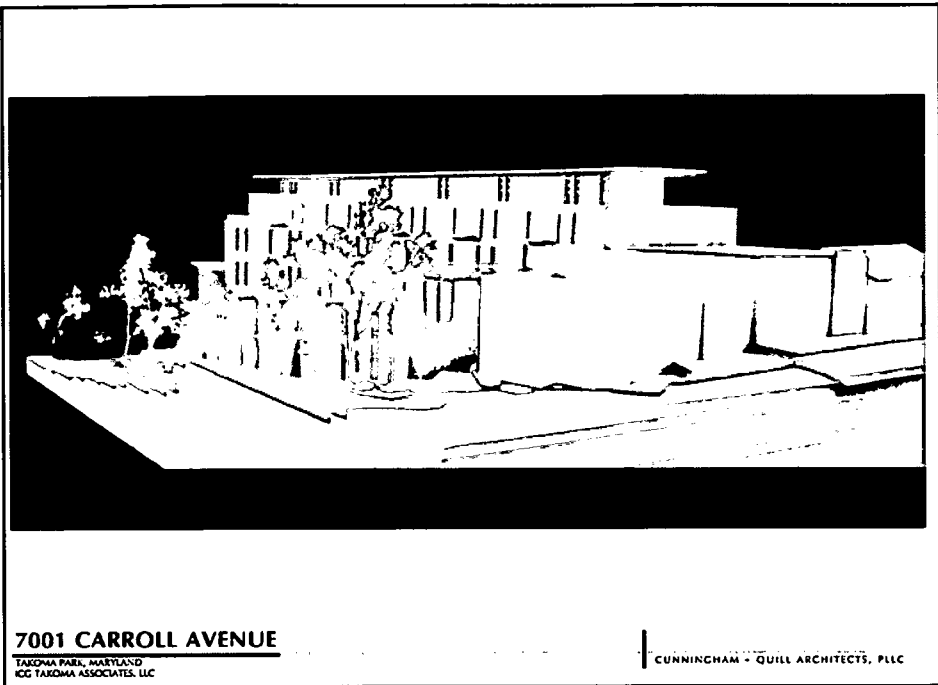
CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

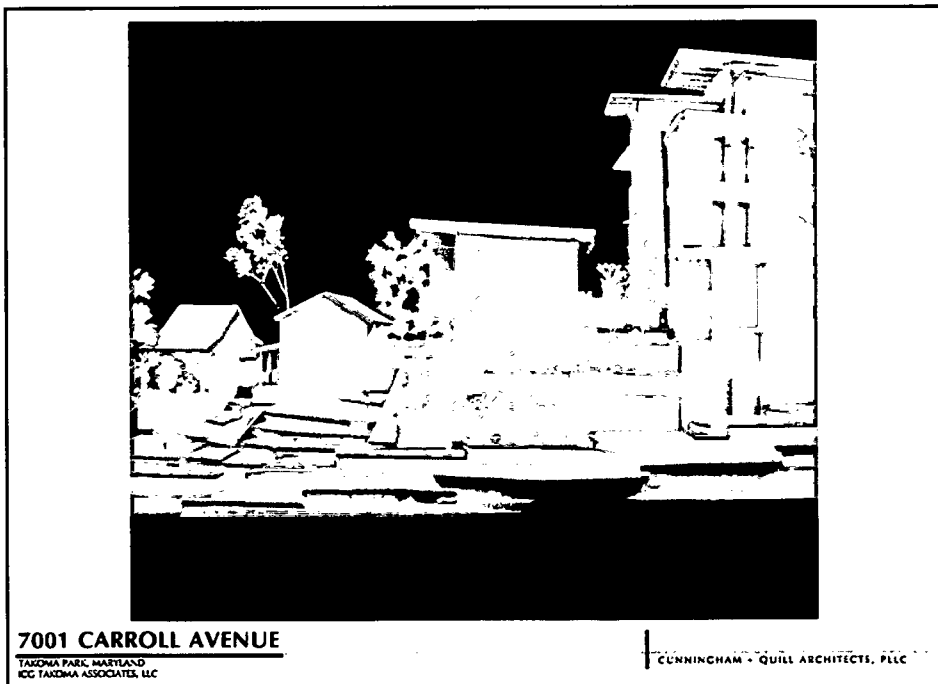
CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

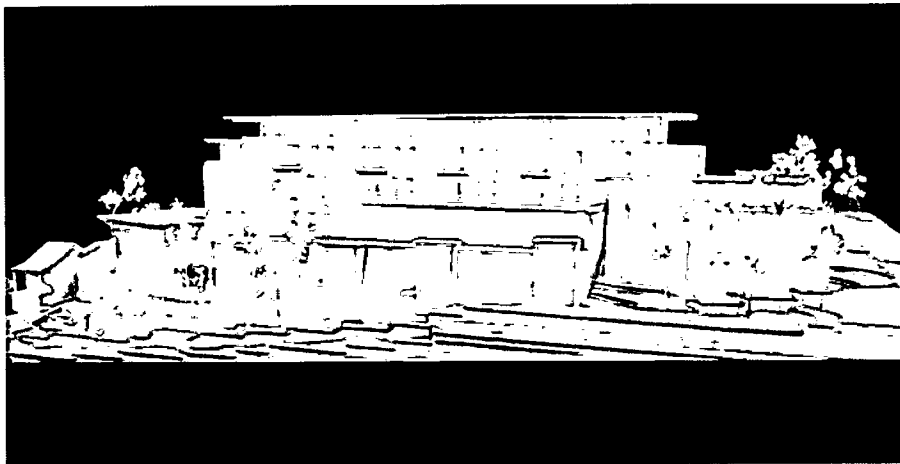
CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



## 7001 CARROLL AVENUE

MNCPPC

Historic Preservation Commission: Preliminary Submission

**Owner:**

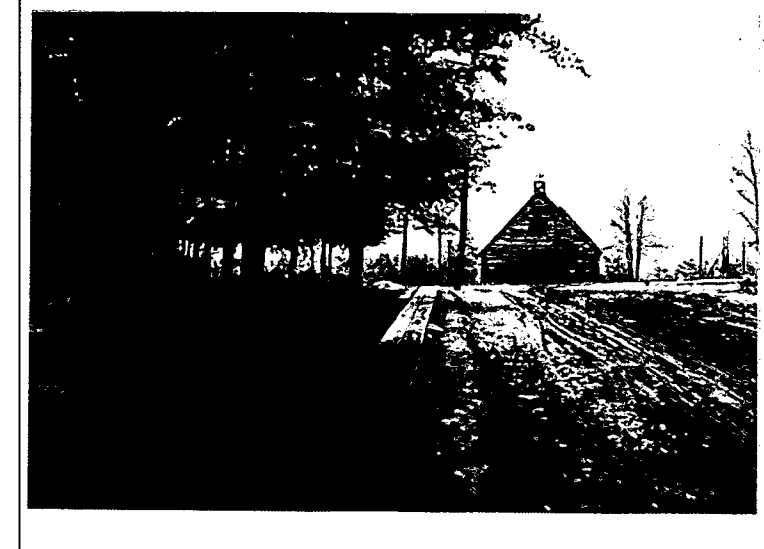
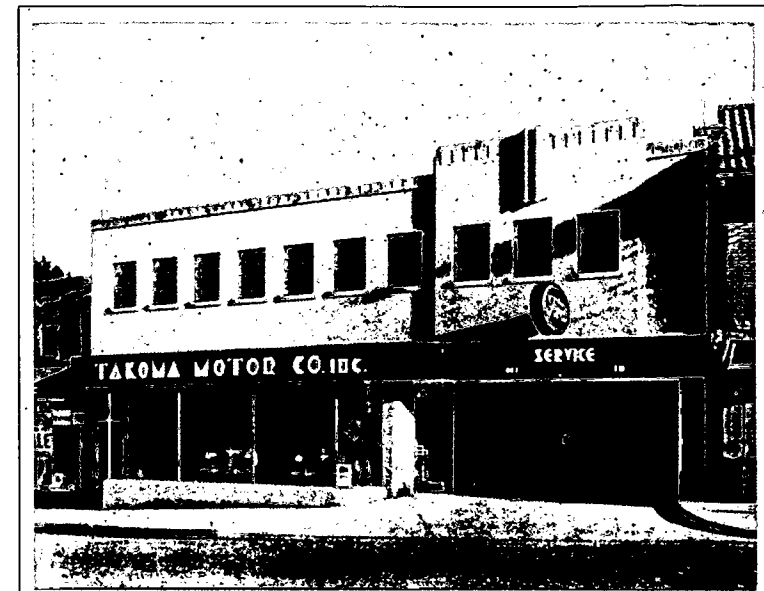
ICG-Takoma Associates, LLC  
1600 K Street, NW, Suite 650  
Washington DC 20006

TAKOMA PARK, MARYLAND

October 5th, 2005

**Architect:**

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



This proposed mixed-use retail, office and residential building 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. In addition, the project seeks to bring a critical mass of approximately 75-80 new owners to this important retail area of Takoma Park. The project will also replace a variety of altered structures along Westmoreland Ave and a large surface parking lot at the interior of the block.

During the discovery phase of the process, Infrastructure Capitol Group- Takoma and Cunningham + Quill Architects, with the assistance and input of a broad range of local community groups including Historic Takoma, researched the history of the city and the site. During this period it became clear that the property played an important role in the history of the city, 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 historic 1941 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 city, it quickly became the intention of the team to restore the structure's stone and glass façade while retaining its ground floor retail with office or retail above.

In addition to the restoration of the 7001 Carroll Avenue building, the project seeks to improve the street frontage along Westmoreland Avenue. Residential units, planned to front onto Westmoreland Avenue and the town-owned park across the street, are intended to be a series of walk-up, live/work units to allow for possible use as small professional offices or low-traffic retail shops for homeowners. Above these walkups are 4 additional stories of residential units in a single, thin mass which has been pulled back from both Carroll and Westmoreland Avenues.

In an effort to mitigate the change of use and scale between Carroll Avenue and the residential neighborhood along lower Westmoreland Ave, the design includes 7 buildings along a residential mews at the interior "dog-leg" portion of the site. These buildings will blend in scale with the residential neighborhood to the south, which includes many bungalow homes of the 1920's and 1930's. Similar in concept to the Bungalow Courts of the 1920's and 1930's, this mews is a series of flat and duplex units that front onto shared, pedestrian only, green spaces. Finally, it is proposed that all 145 proposed parking spaces will be underground and accessed from Westmoreland Avenue.

## 7001 CARROLL AVENUE

MNCPPC

Historic Preservation Commission: Preliminary Submission

**Owner:**

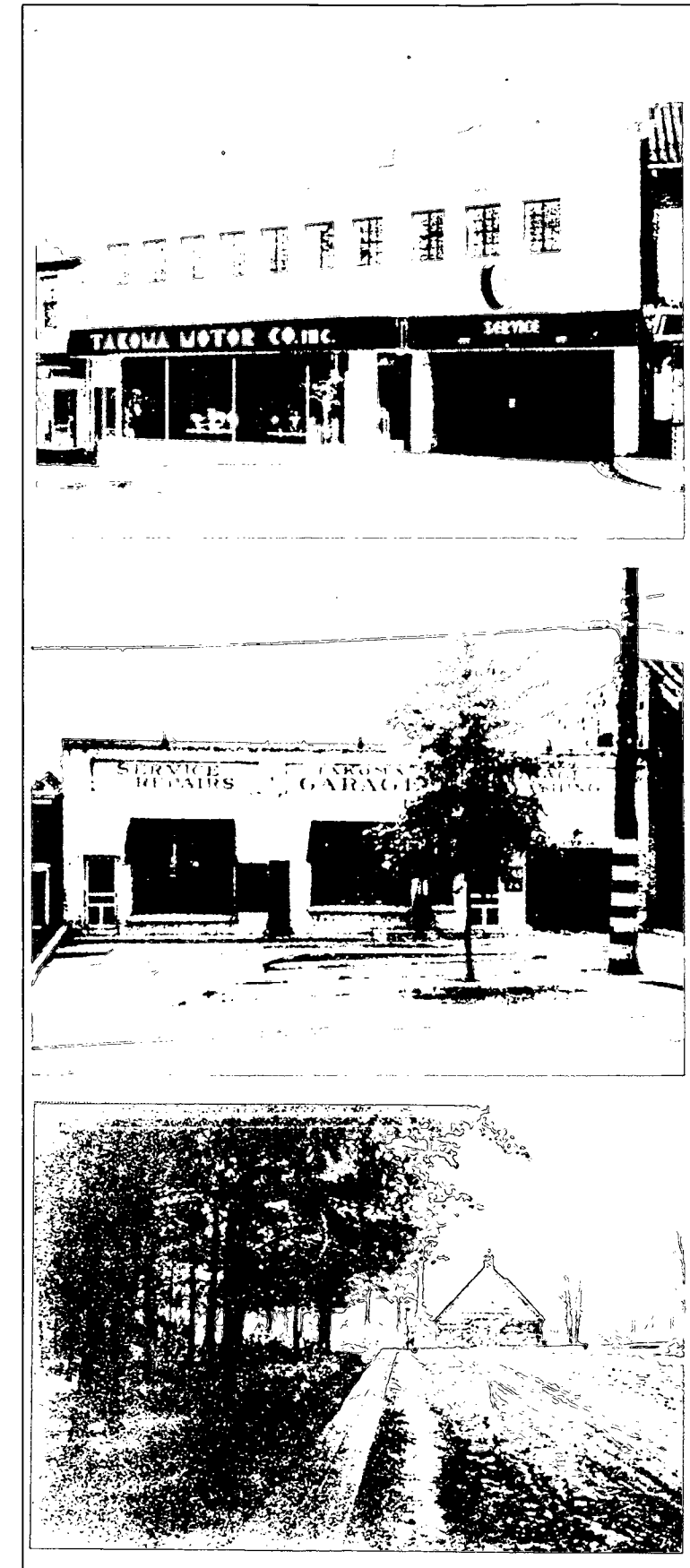
ICG-Takoma Associates, LLC  
1600 K Street, NW, Suite 650  
Washington DC 20006

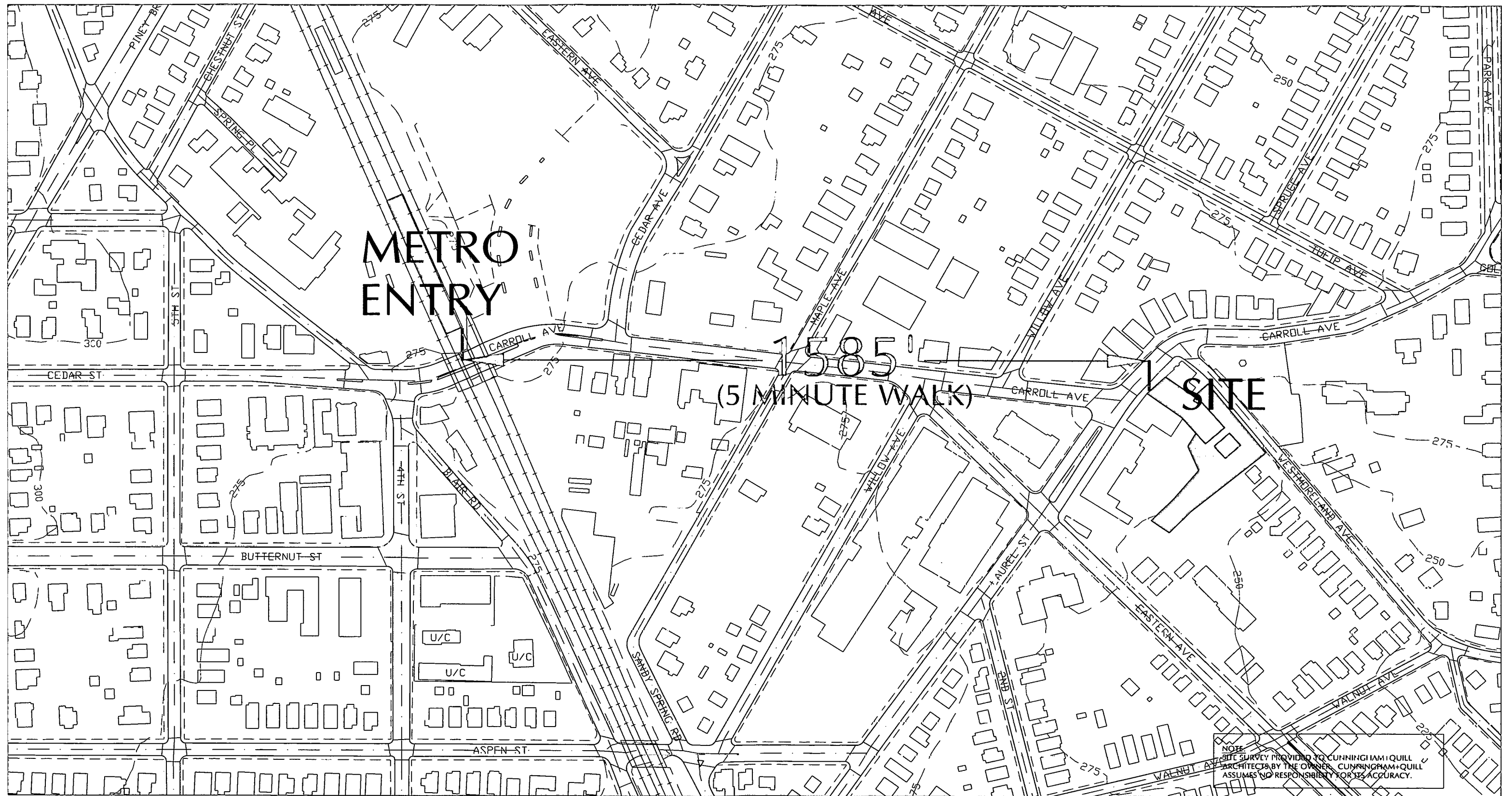
TAKOMA PARK, MARYLAND

October 5th, 2005

**Architect:**

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





# 7001 CARROLL AVENUE

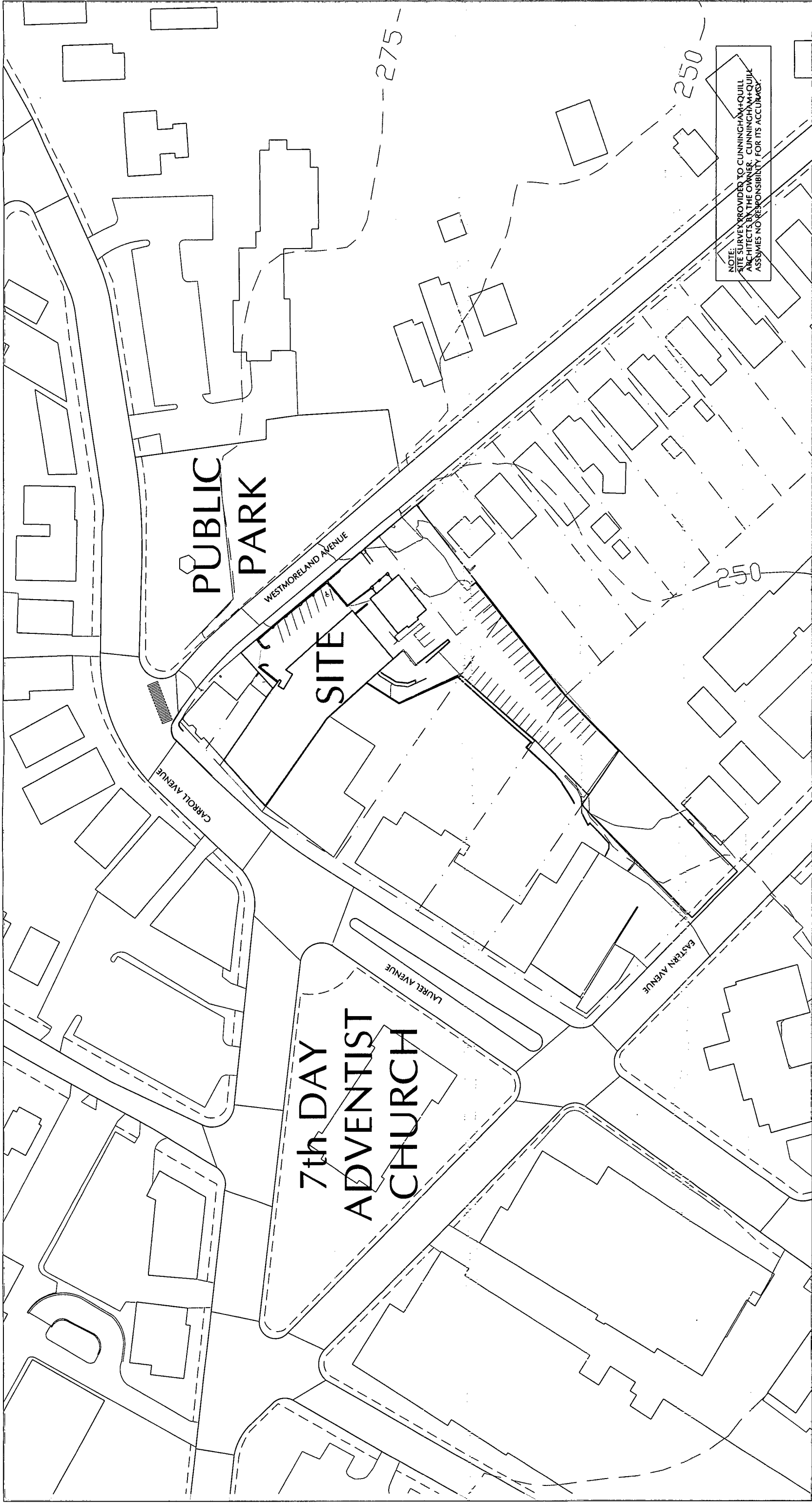
TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

# SITE PLAN 1:100

CUNNINGHAM + QUILL ARCHITECTS, PLLC







# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

# SITE PLAN 1:40

CUNNINGHAM + QUILL ARCHITECTS, PLLC





Original Garage Prior to 1941



Original Garage Prior to 1941



Original Garage Prior to 1941



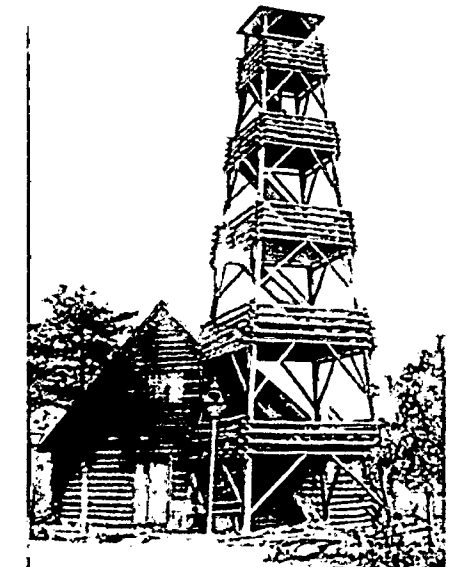
Benjamin Franklin Gilbert, 1841-1907, Founder, first settler, and first mayor.



Looking up Carroll Ave. to Laurel and the log cabin, ca. 1903. Note the board sidewalk.



Carroll and Laurel Avenues, ca. 1983. Park Pharmacy has served Takoma Park for many years.



Log cabin and tower, built by B.F. Gilbert in 1888 and 1889 respectively.

# 7001 CARROLL AVENUE

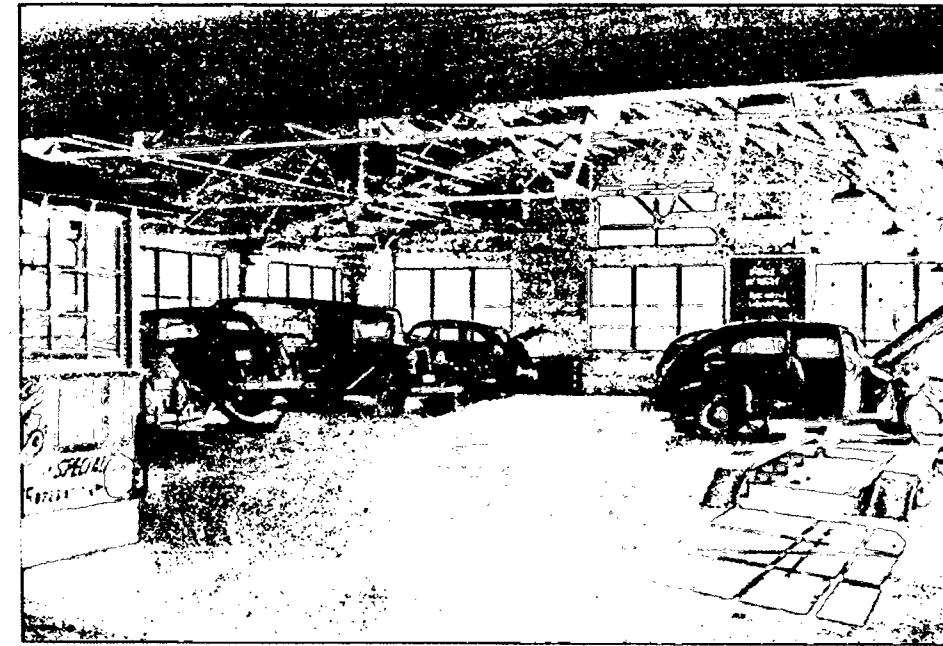
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**HISTORIC IMAGES** (Courtesy of Historic Takoma)

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Garage in 1941



OUR MODERN SERVICE DEPARTMENT

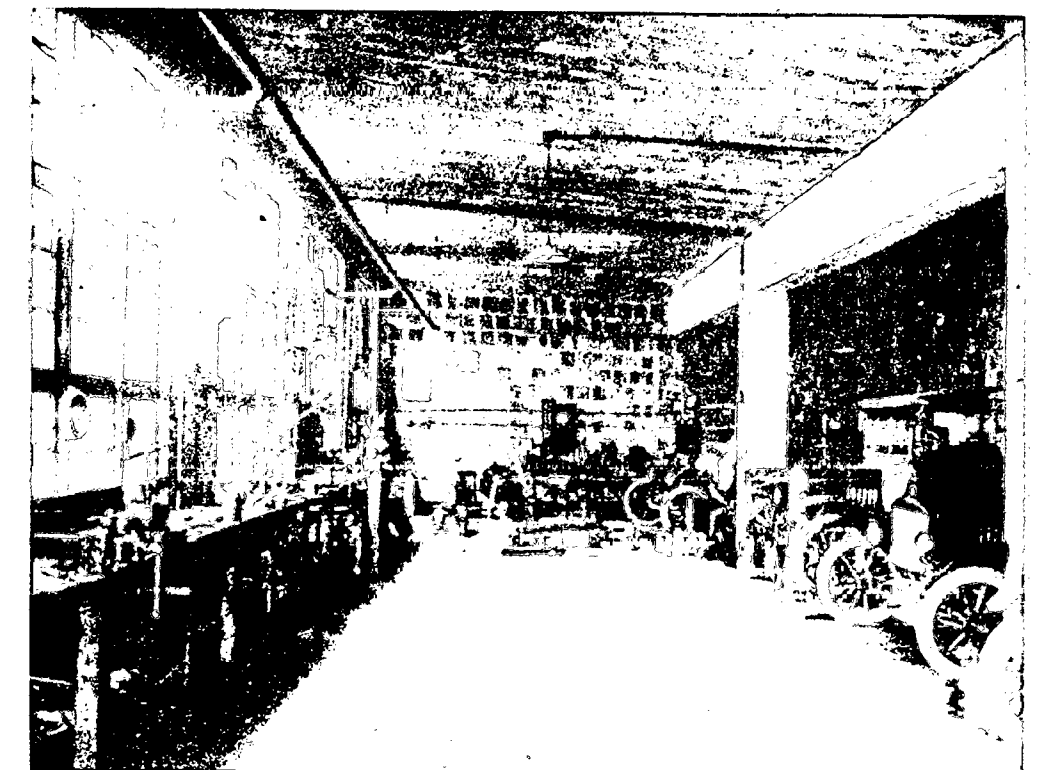
Garage in 1941



Original Garage Prior to 1941



Garage in 1941



Original Garage Prior to 1941

## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**HISTORIC IMAGES** (Courtesy of Historic Takoma)

CUNNINGHAM + QUILL ARCHITECTS, PLLC



VIEW 1  
Looking East along Carroll Ave



VIEW 2  
Looking West along Carroll Ave



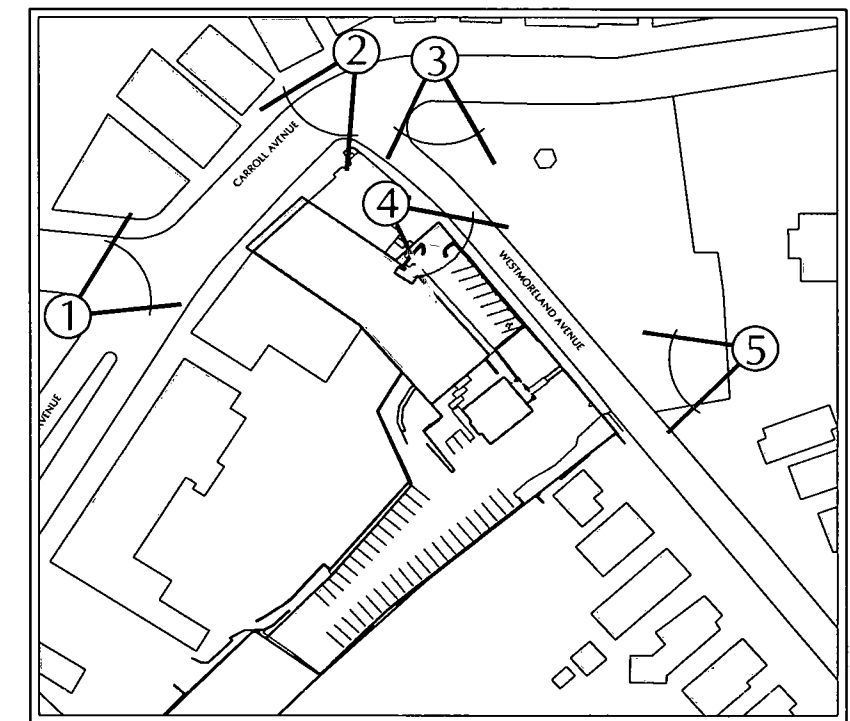
VIEW 3  
Looking South along Westmoreland Ave



VIEW 4  
Looking South from Property Interior



VIEW 5  
Looking North along Westmoreland Ave



N  
KEYPLAN

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE CONTEXT

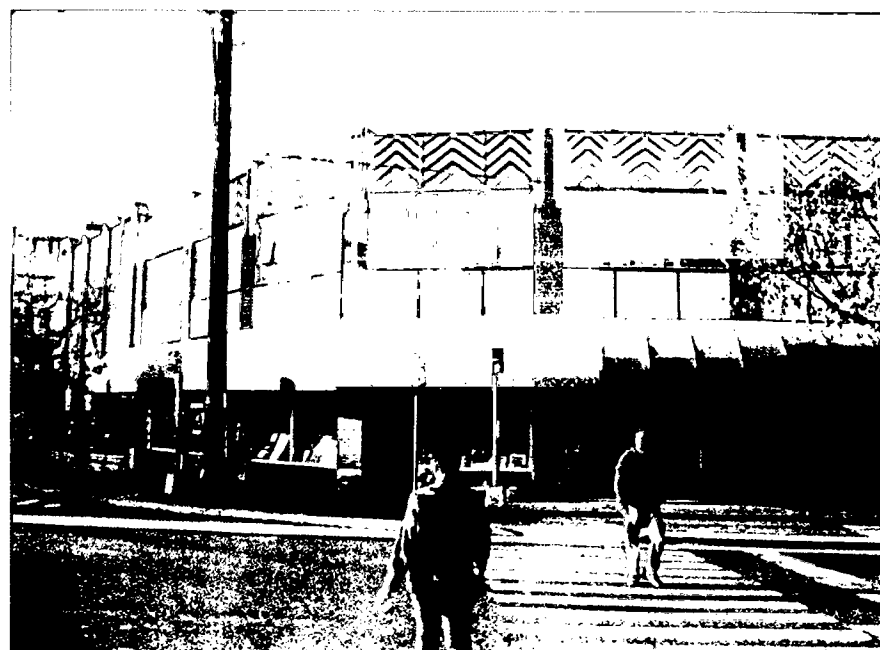
CUNNINGHAM + QUILL ARCHITECTS, PLLC



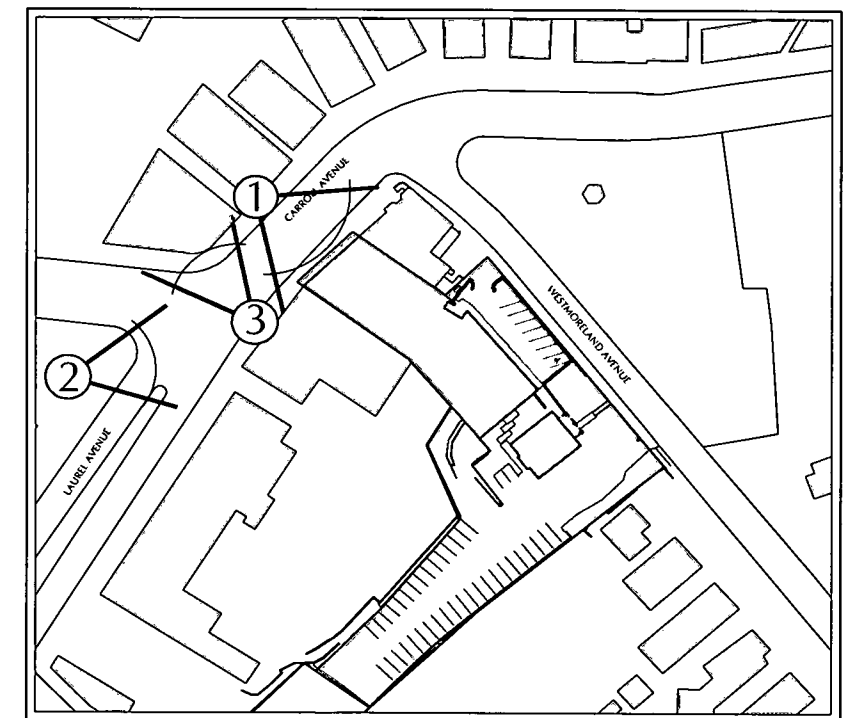
VIEW 1  
Looking South at Carroll Ave Retail



VIEW 2  
Looking East along Carroll Ave



VIEW 3  
Looking North across Carroll Ave



N  
KEYPLAN

# 7001 CARROLL AVENUE

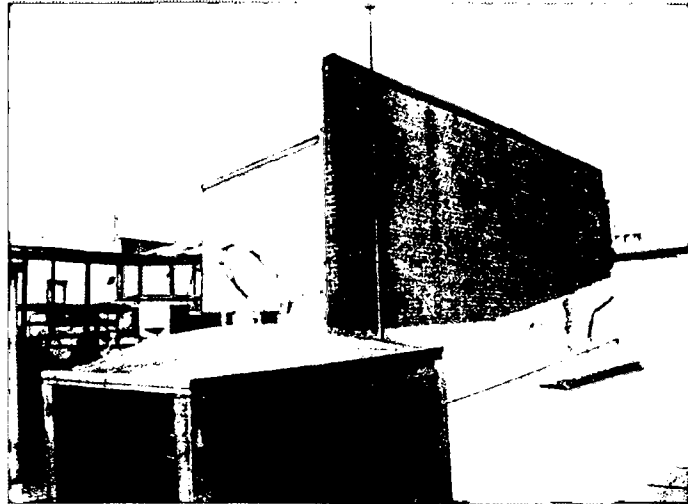
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

# CARROLL AVE

CUNNINGHAM + QUILL ARCHITECTS, PLLC



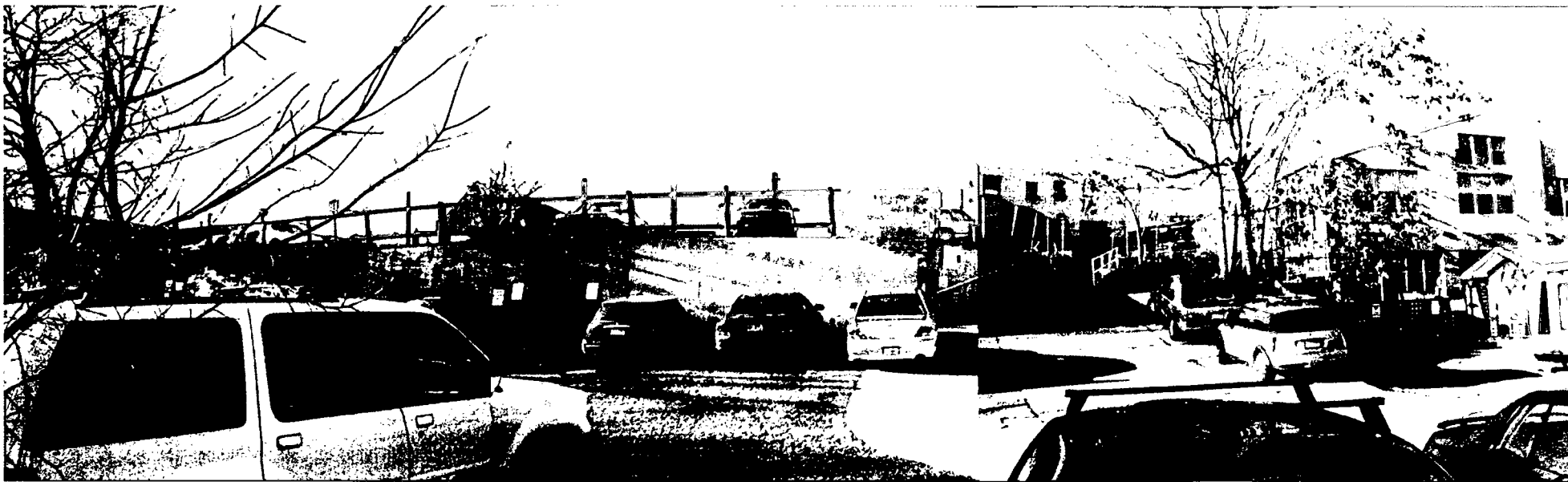
VIEW 1  
Looking North from Adjacent Property



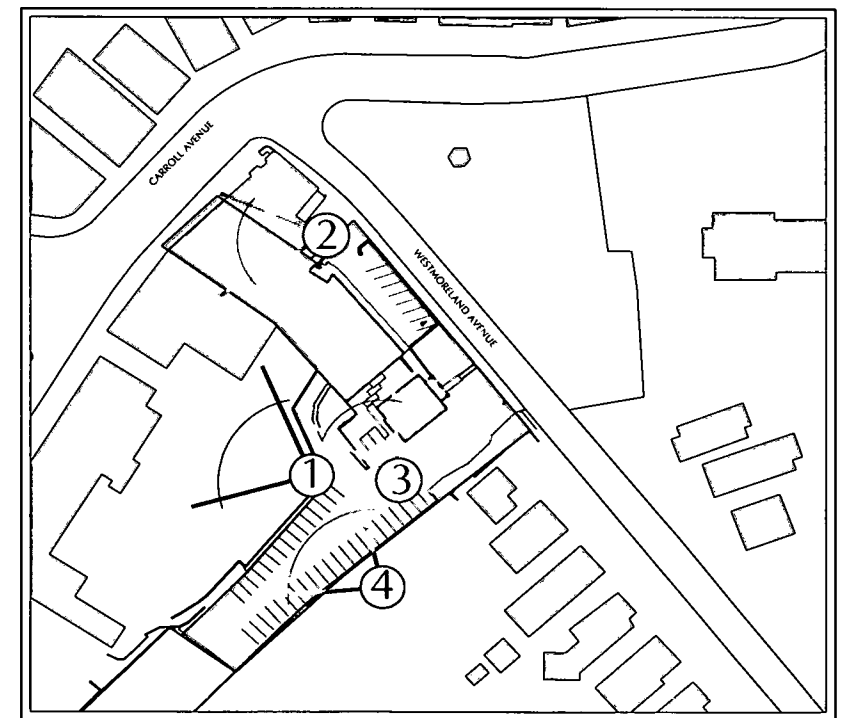
VIEW 2  
Looking North West at Historic Storefront



VIEW 3  
Looking North East from Property Interior



VIEW 4  
Looking North from Property Interior



N  
KEYPLAN

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

# PROPERTY INTERIOR

CUNNINGHAM + QUILL ARCHITECTS, PLLC





VIEW 1  
Looking North West along Westmoreland Ave



VIEW 2  
Looking South along Westmoreland Ave.



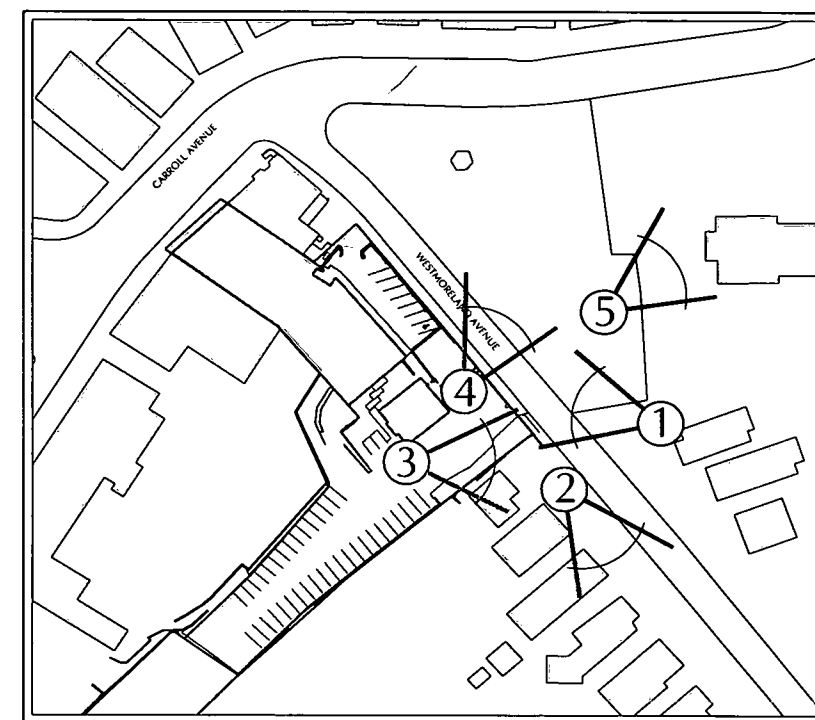
VIEW 3  
Looking South East along Westmoreland Ave



VIEW 4  
Looking North East from Property Interior



VIEW 5  
Looking North East from Adjacent Park



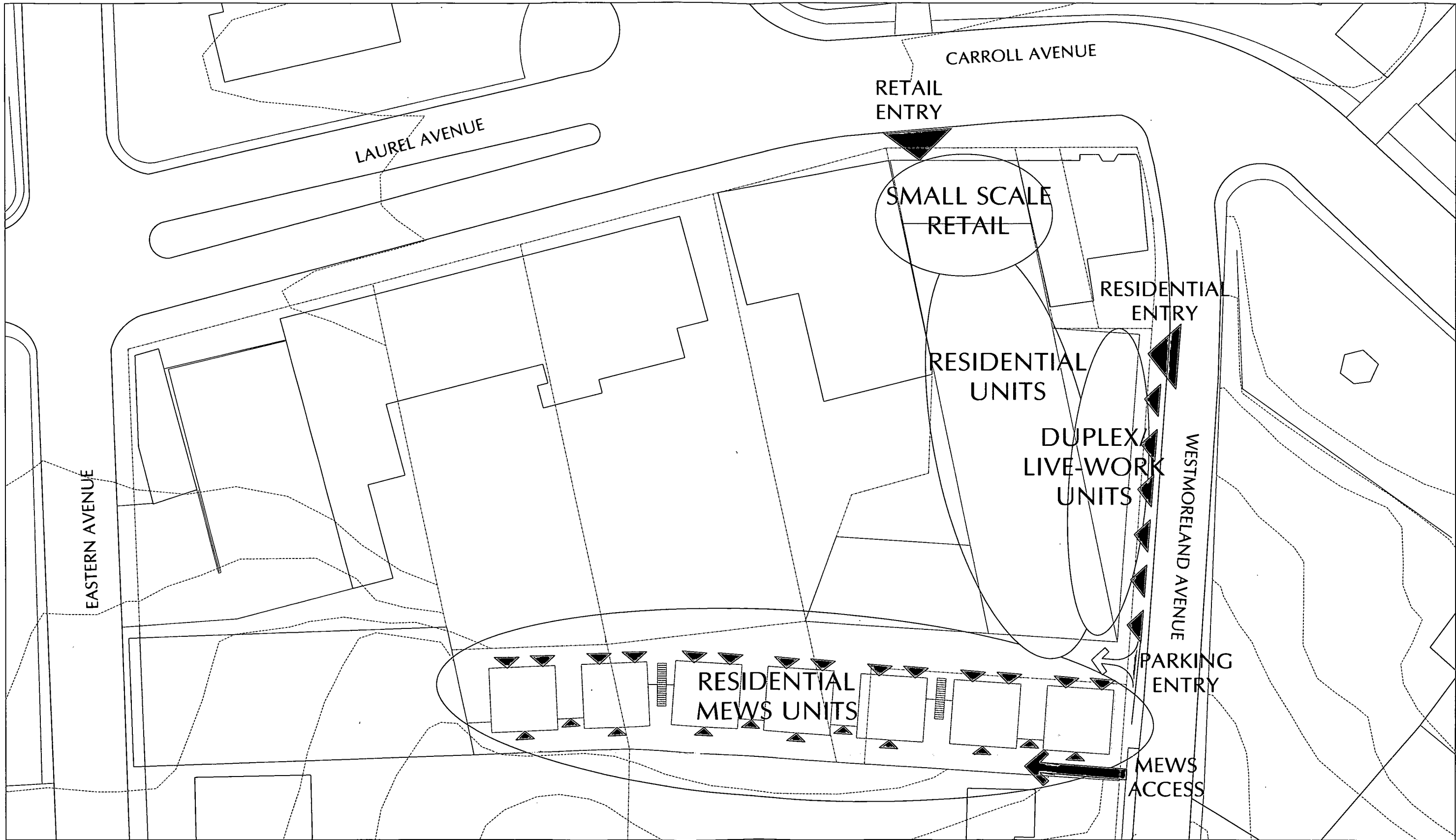
N  
KEYPLAN

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

# WESTMORELAND AVE.

CUNNINGHAM + QUILL ARCHITECTS, PLLC



# 7001 CARROLL AVENUE

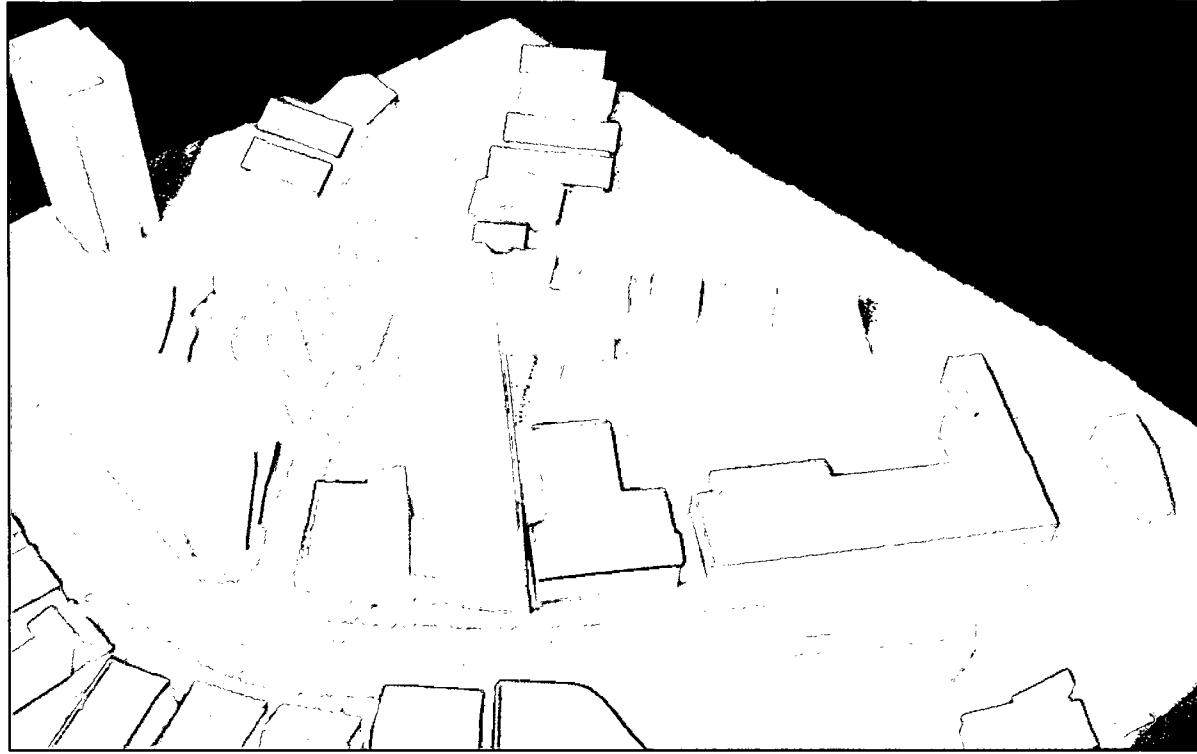
TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

# PROPOSED SITE DIAGRAM

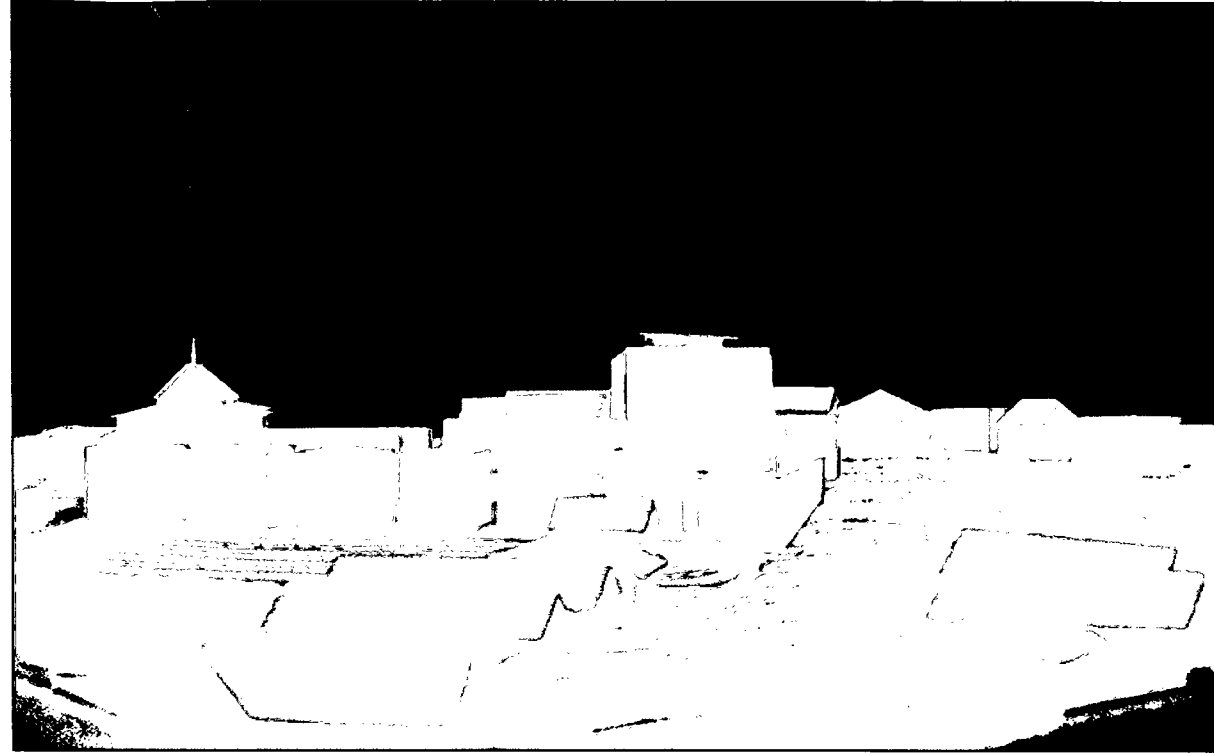
CUNNINGHAM + QUILL ARCHITECTS, PLLC



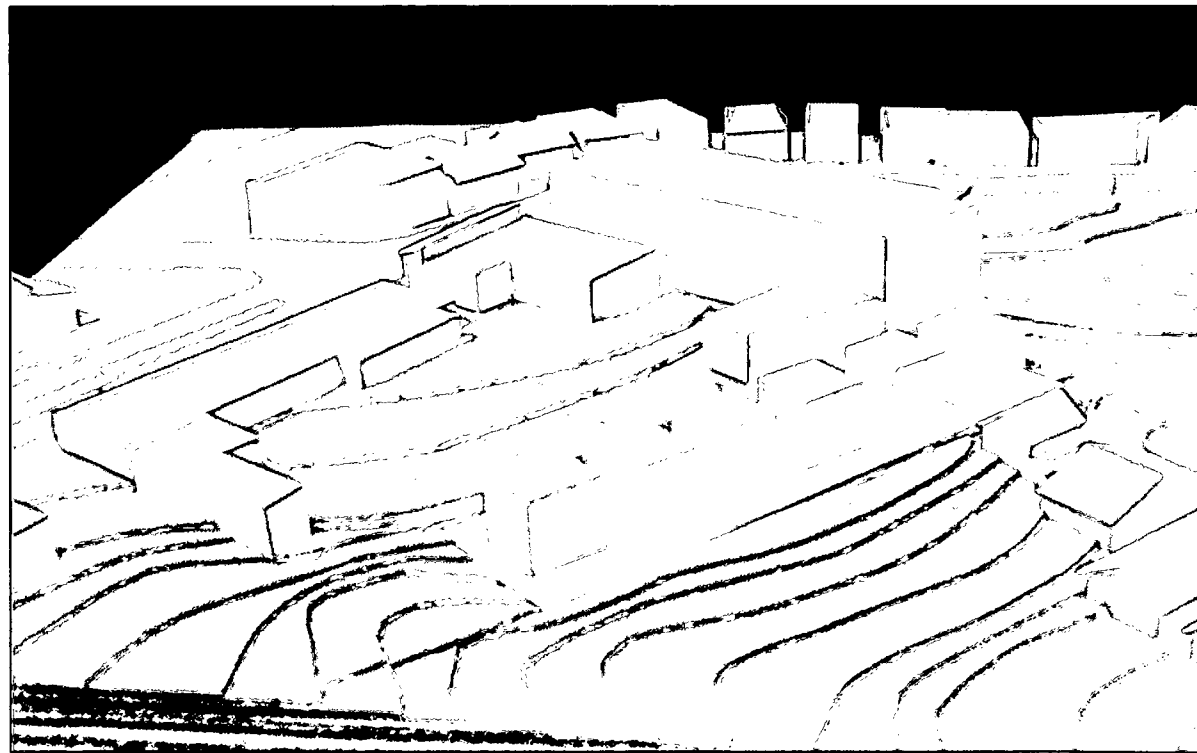




AERIAL VIEW TO SOUTH



VIEW OF WESTMORELAND AVE  
TOWARD CARROLL AVE



AERIAL VIEW TO NORTH EAST



AERIAL VIEW TO NORTH

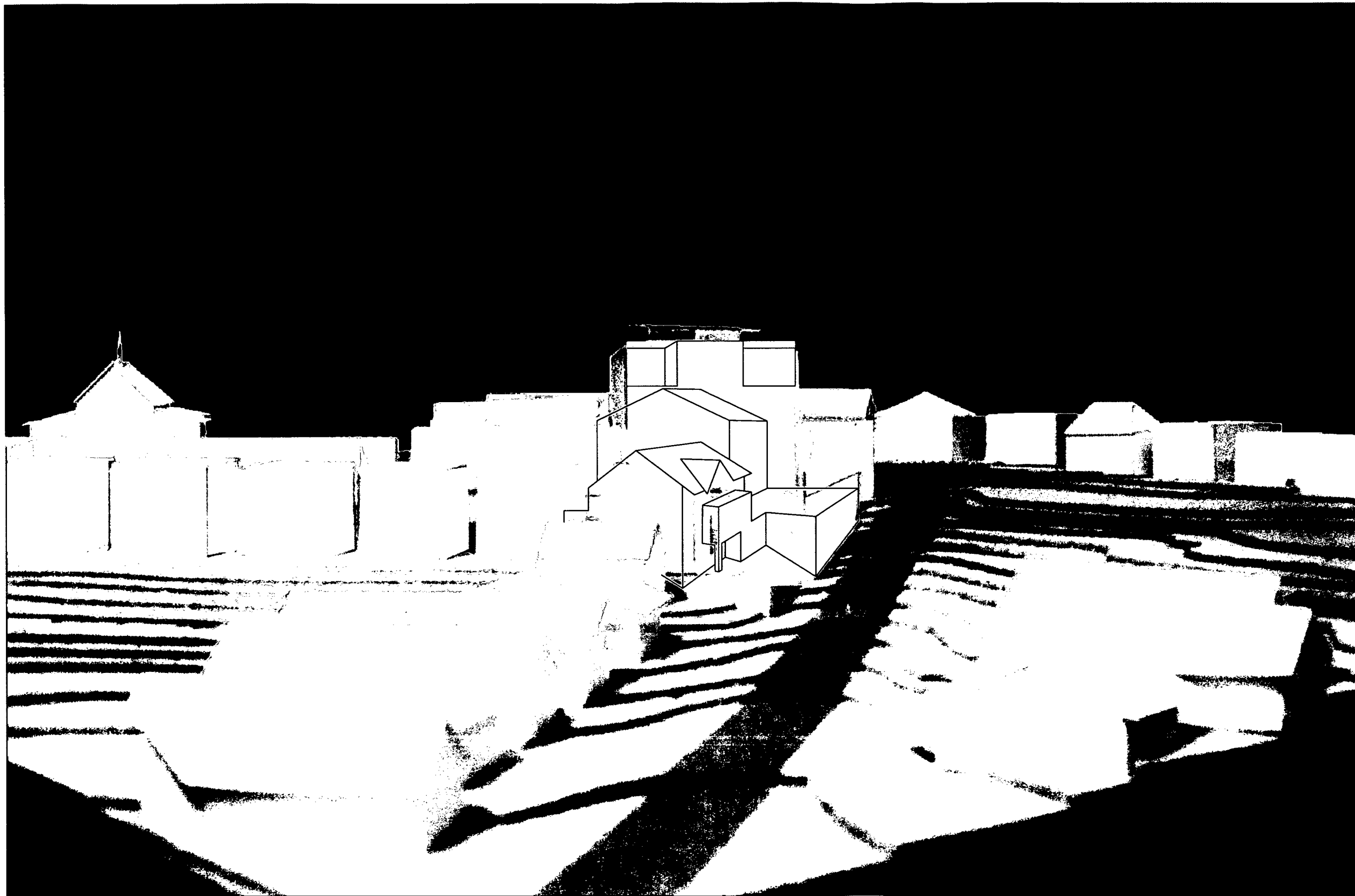
	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	MEWS UNITS
	DUPLEX UNITS
	GREEN SPACE

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE USES

CUNNINGHAM + QUILL ARCHITECTS, PLLC



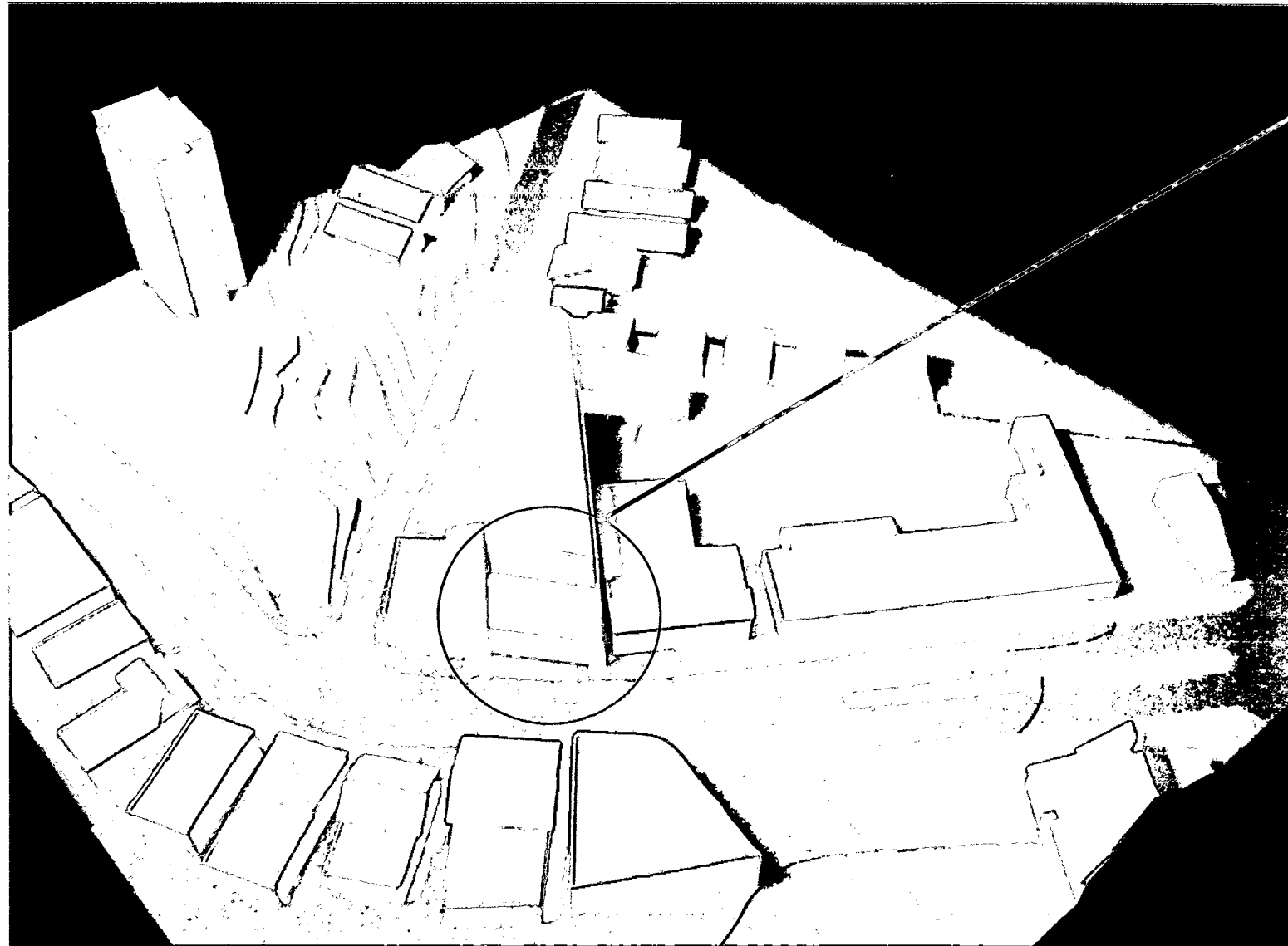
- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS
- GREEN SPACE

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
CG TAKOMA ASSOCIATES, LLC

## EXISTING CONDITION OVERLAY

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**HISTORIC STOREFRONT RESTORATION**

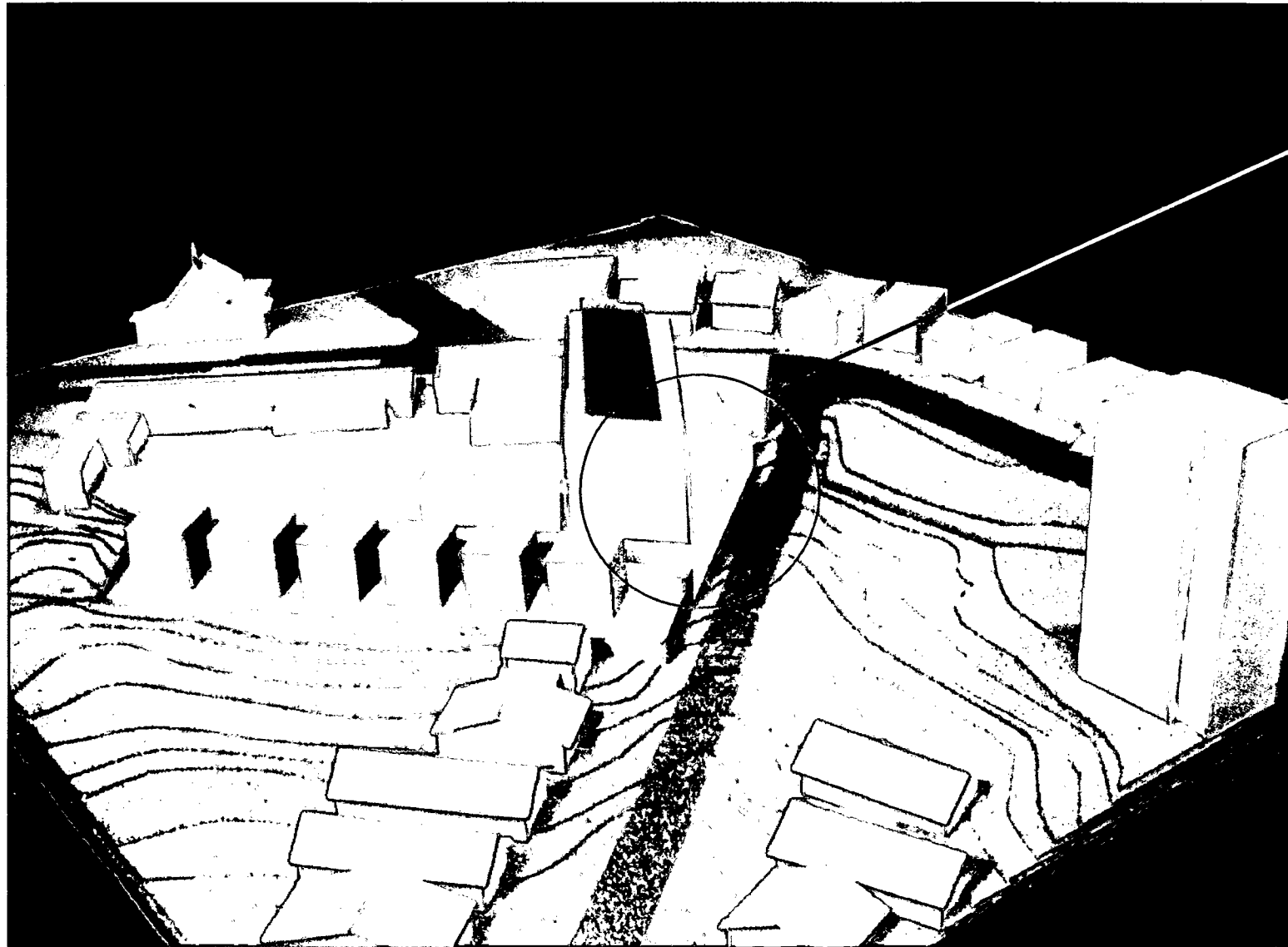
- SMALL SCALE RETAIL**
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS
- GREEN SPACE

## **7001 CARROLL AVENUE**

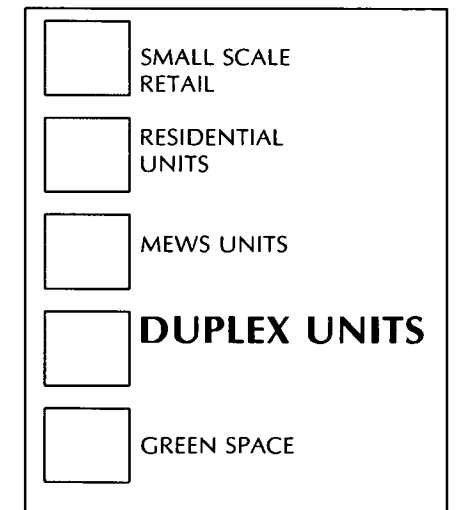
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## **SITE IMAGES- PRECEDENTS**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



TENLEY HILL  
CUNNINGHAM + QUILL, Washington, DC

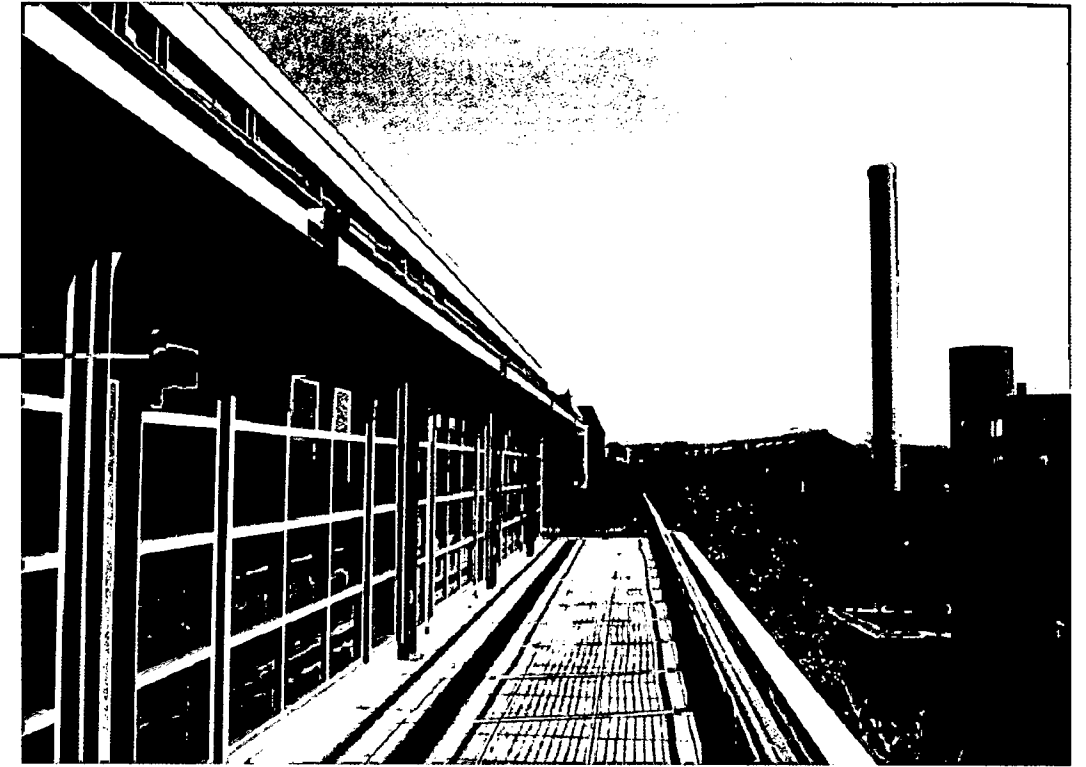
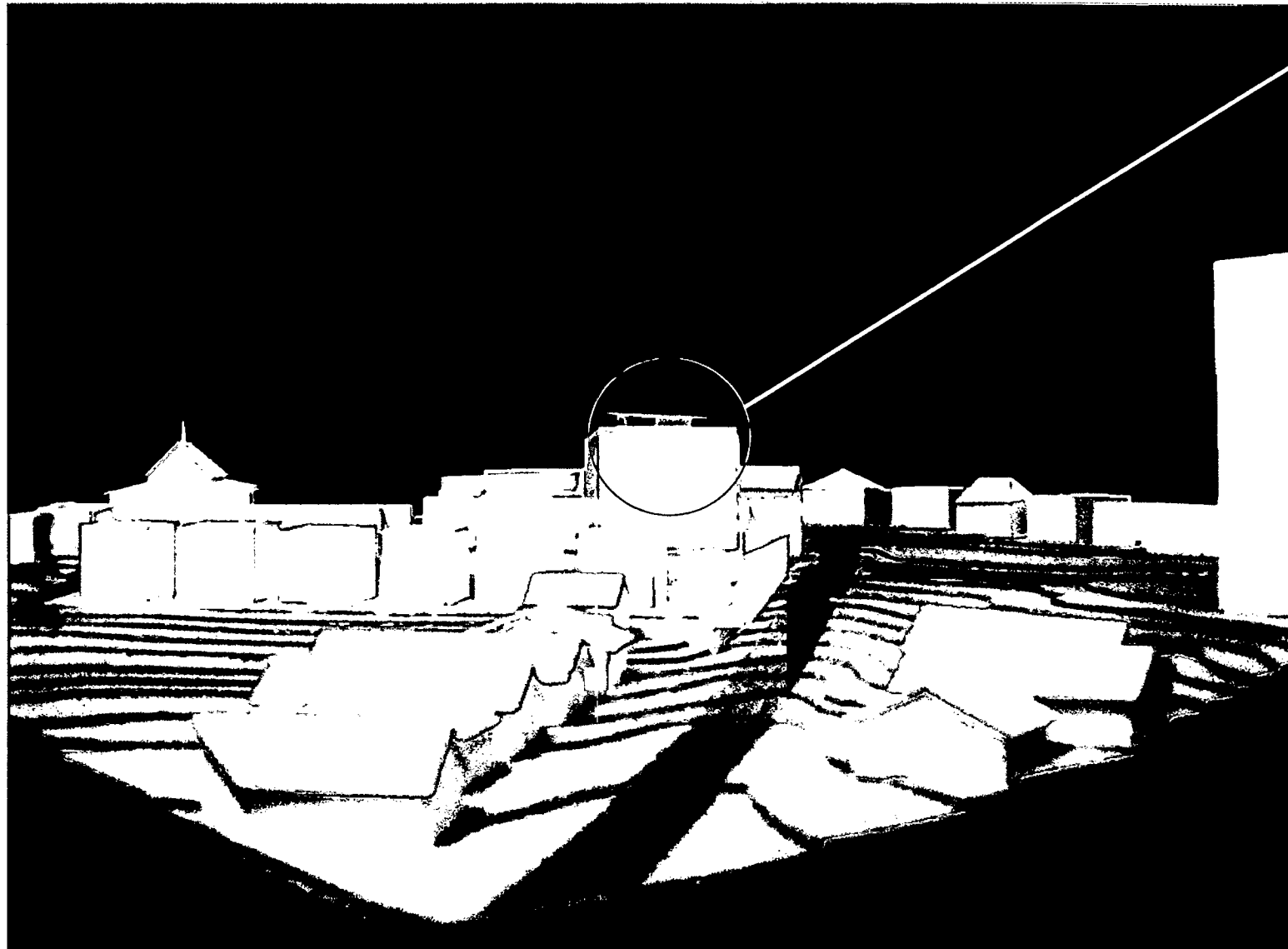


## 7001 CARROLL AVENUE






TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**CATON'S WALK,  
CUNNINGHAM + QUILL, Washington, DC**

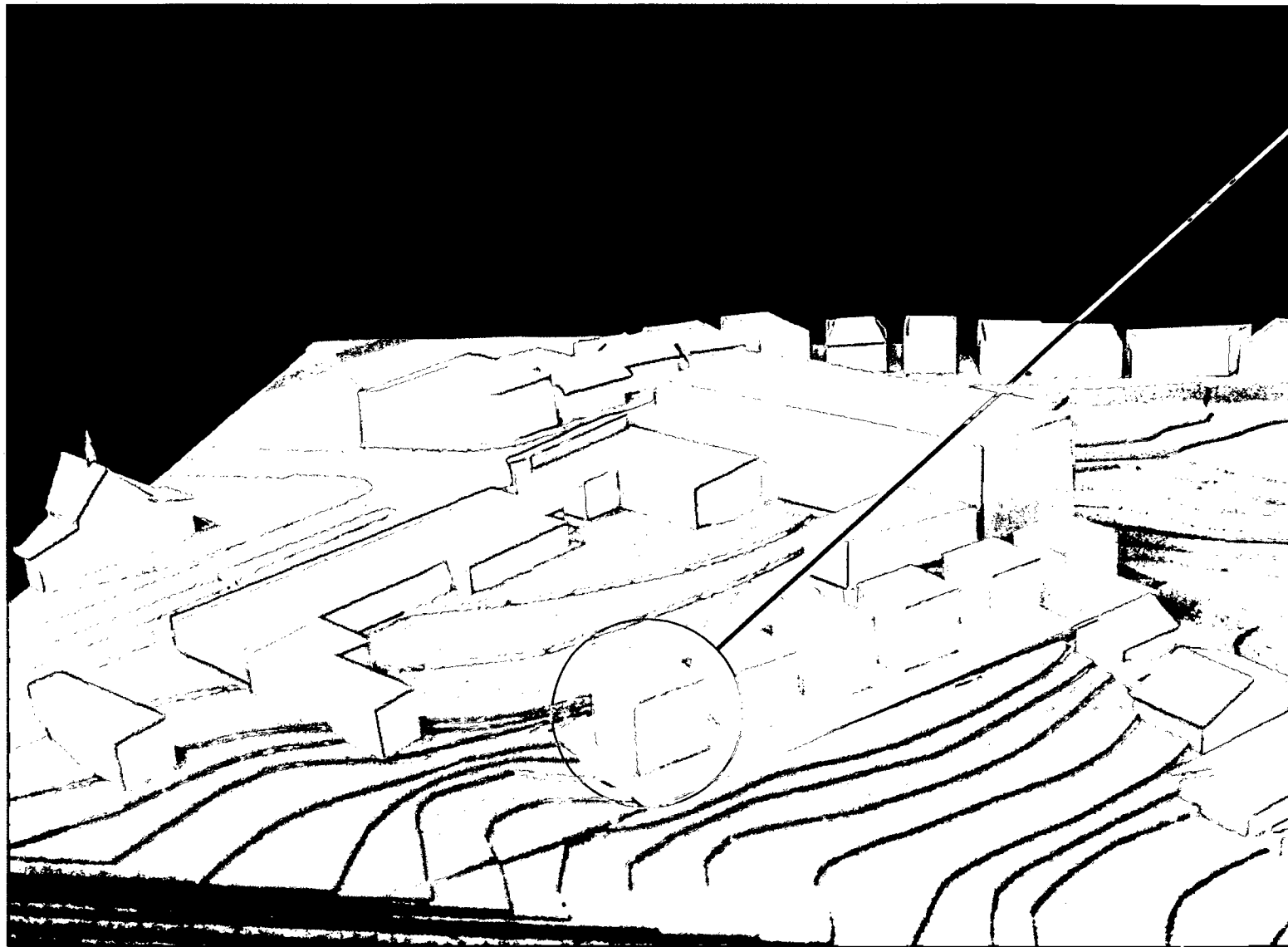
	SMALL SCALE RETAIL
	<b>RESIDENTIAL UNITS</b>
	MEWS UNITS
	DUPLEX UNITS
	GREEN SPACE

## **7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## **SITE IMAGES- PRECEDENTS**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**MIDDLETON INN,  
W.G. CLARK, Charleston, SC**

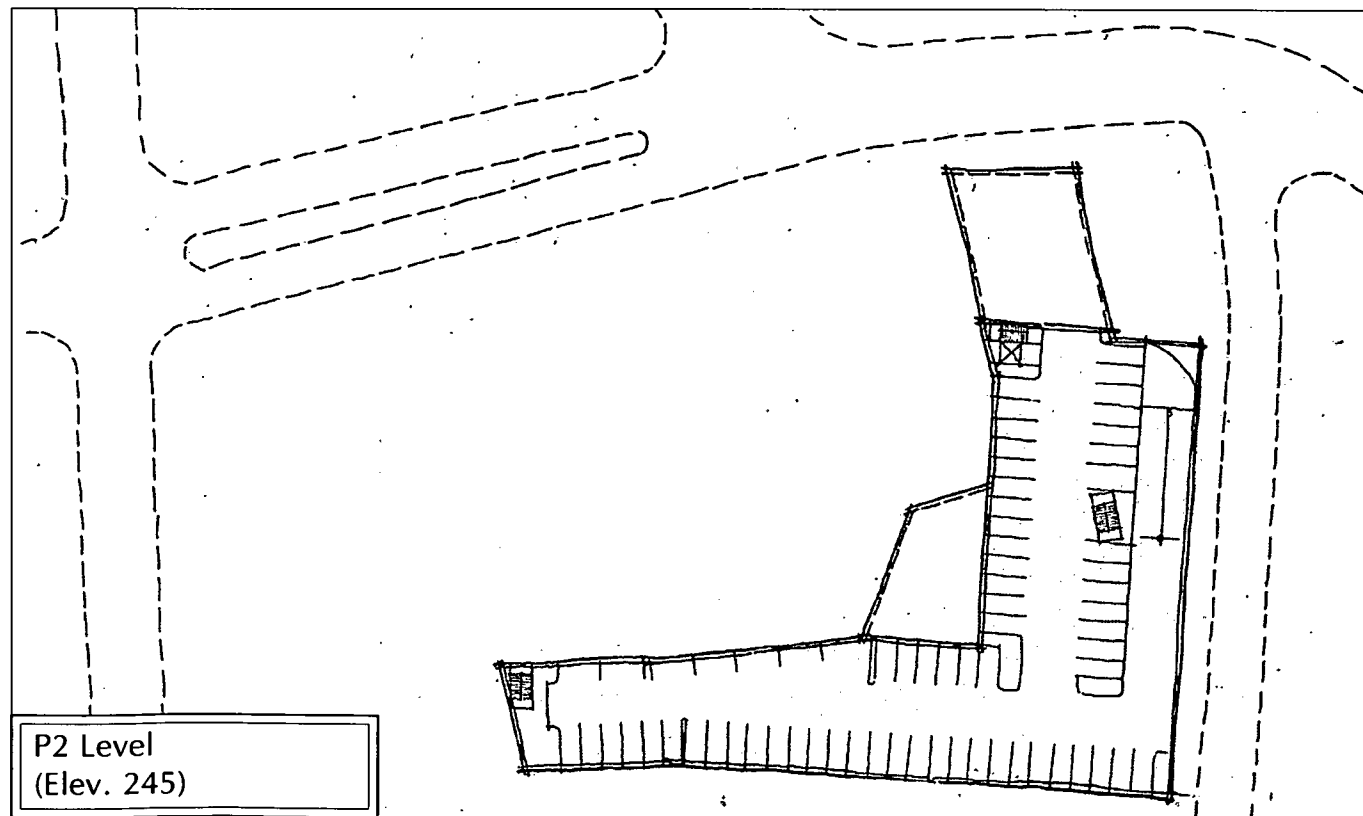
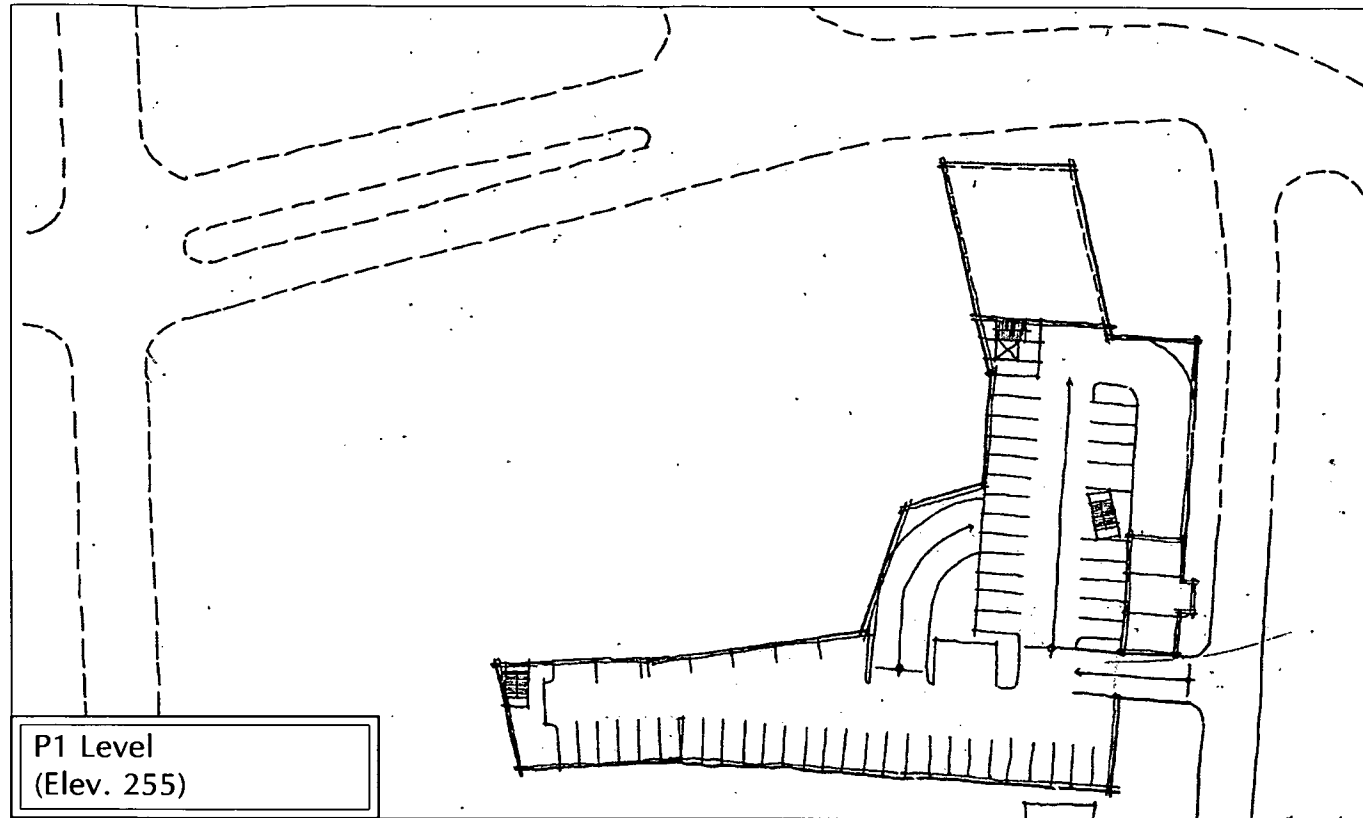
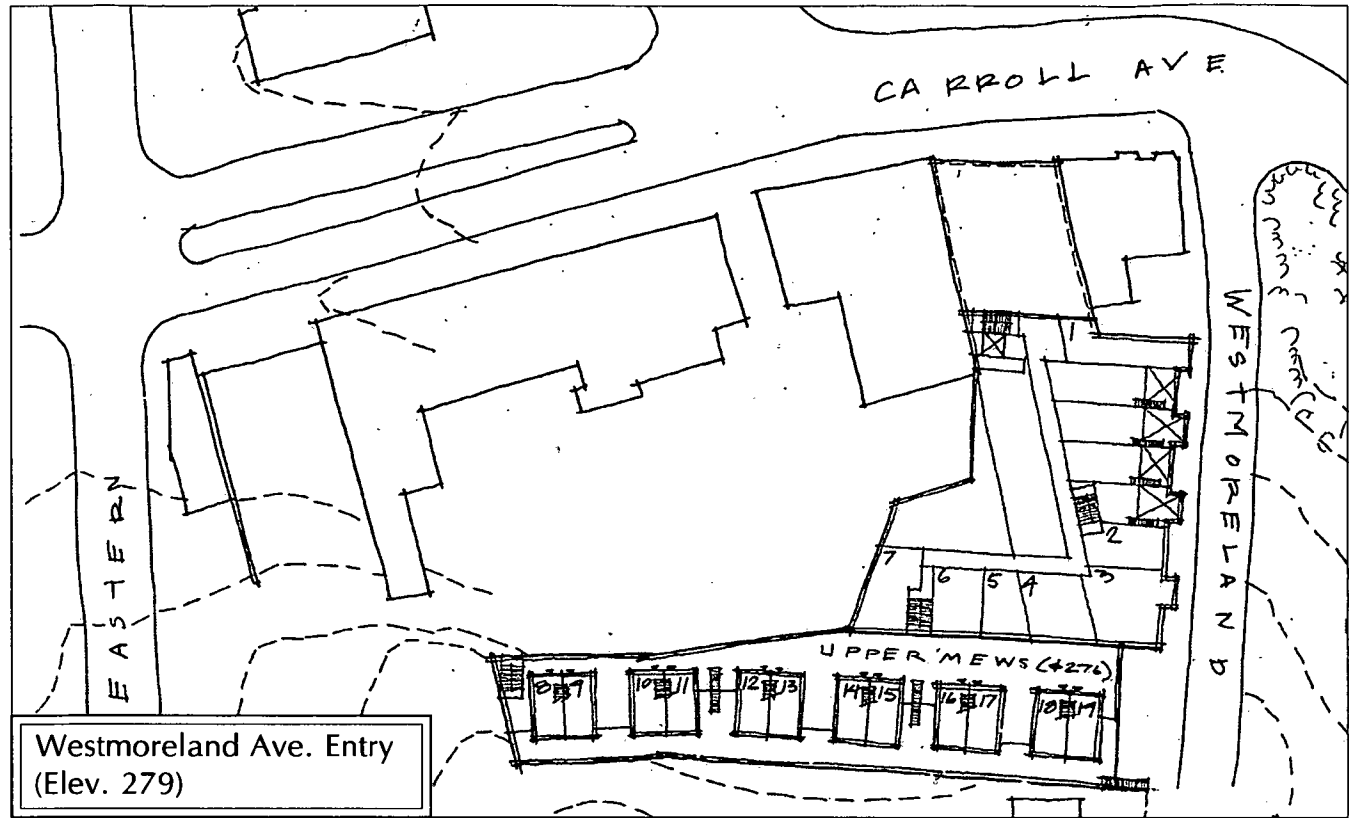
- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS
- GREEN SPACE

## **7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## **SITE IMAGES- PRECEDENTS**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



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

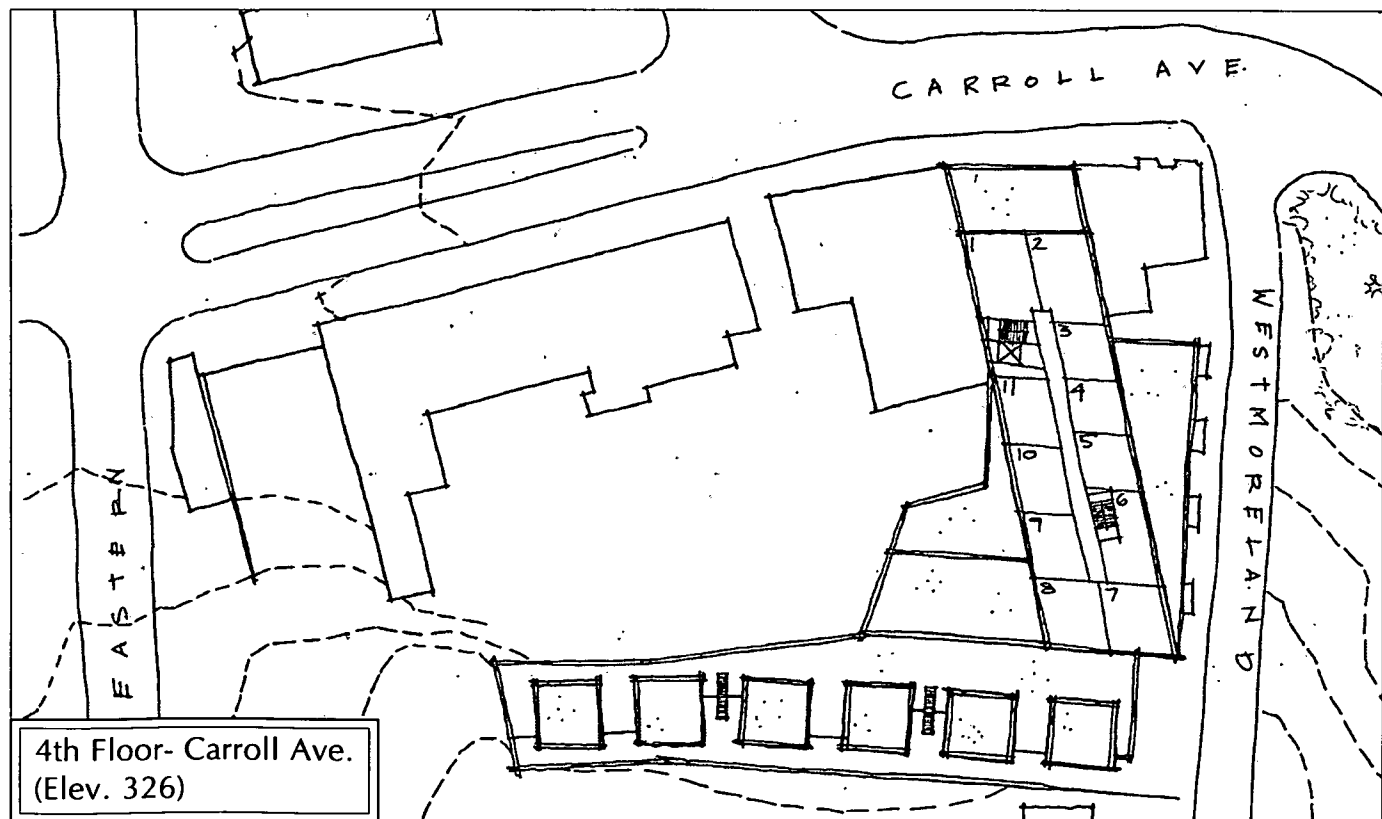
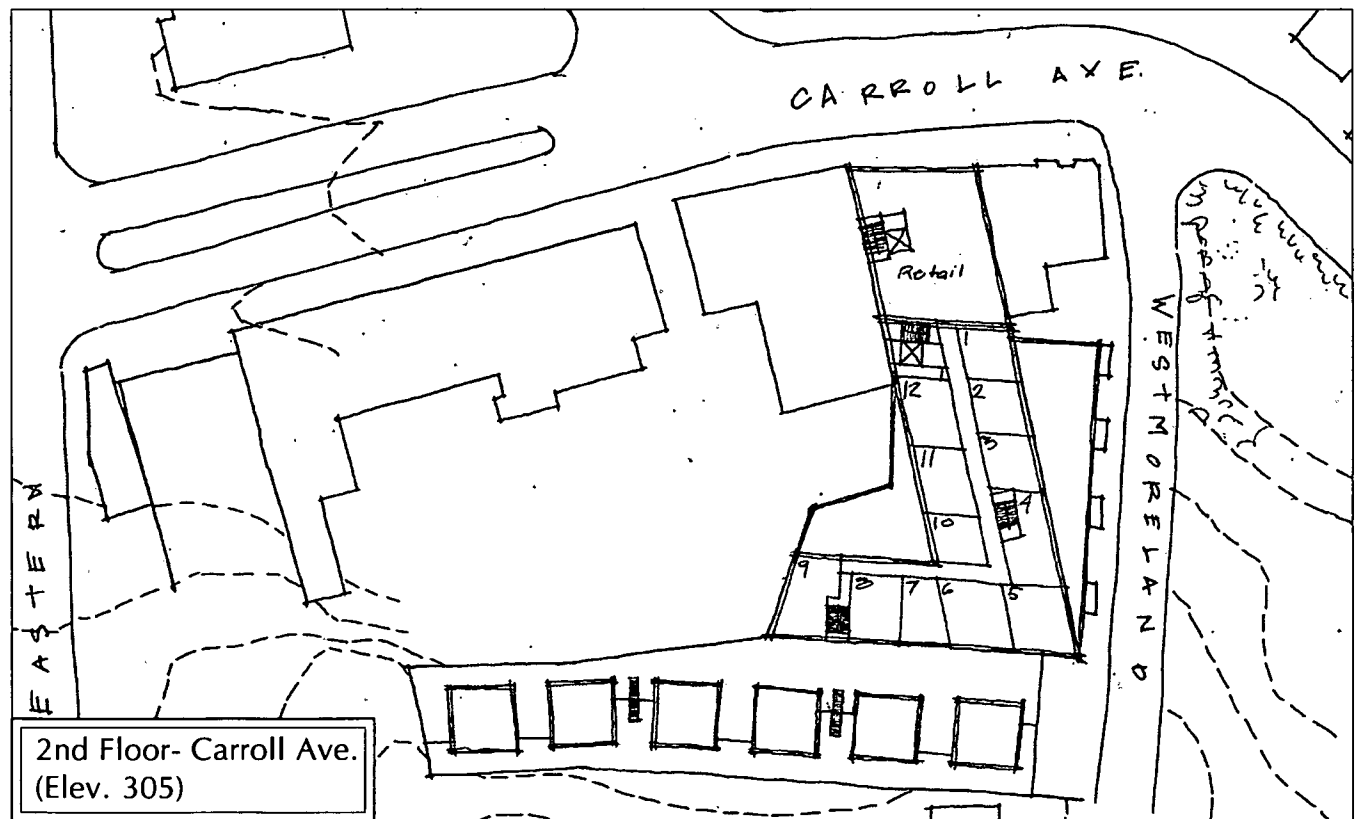
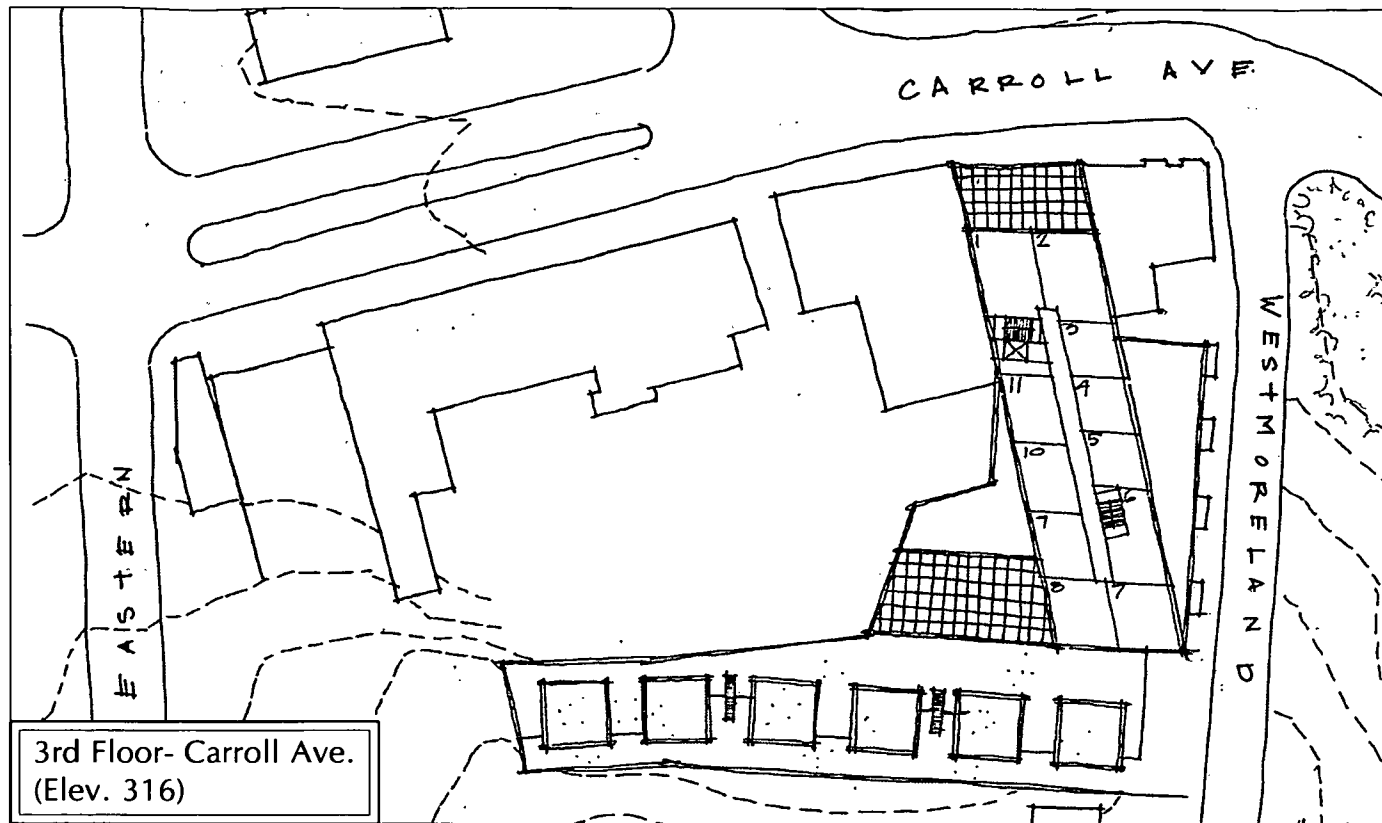
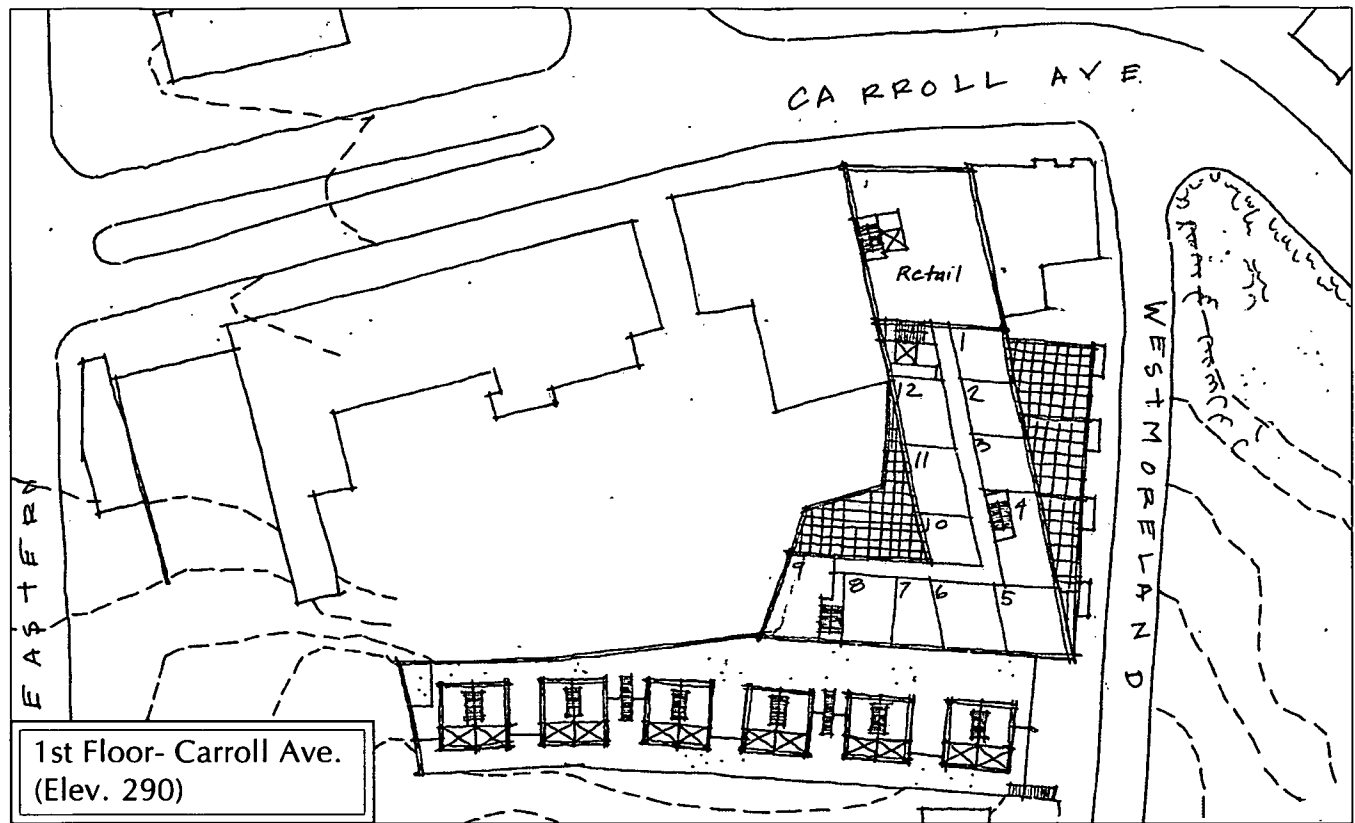
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

PLAN DIAGRAMS 1:40



CUNNINGHAM + QUILL ARCHITECTS, PLLC



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

# 7001 CARROLL AVENUE

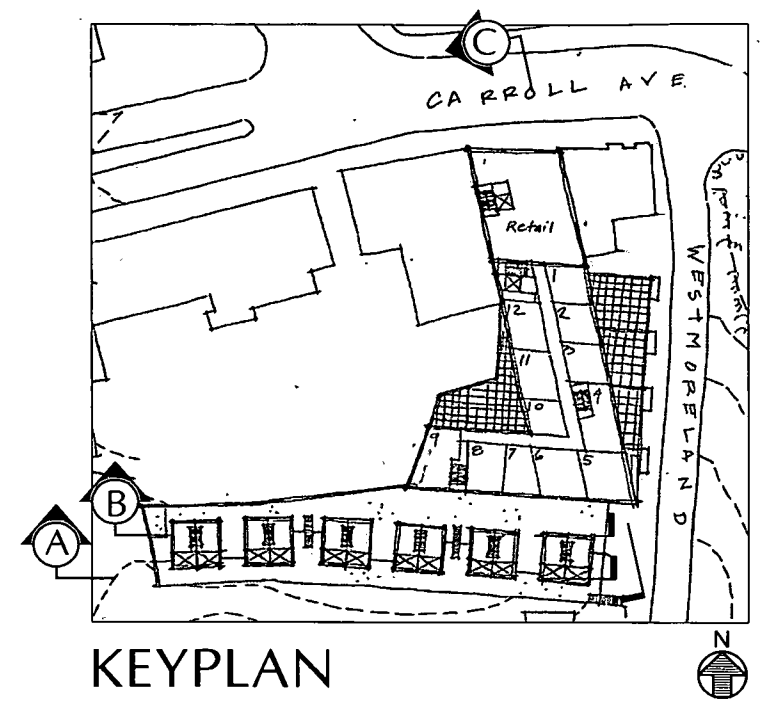
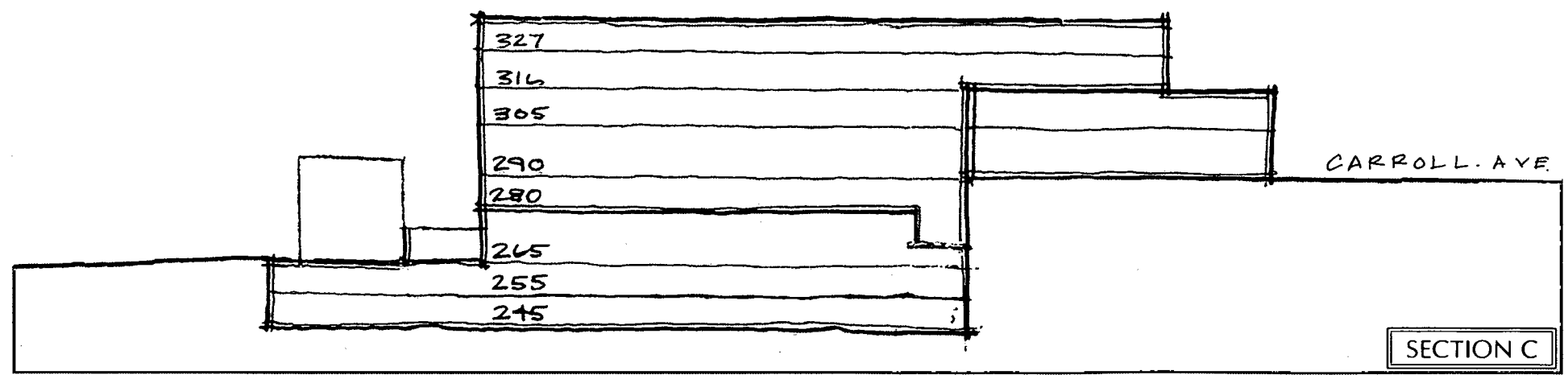
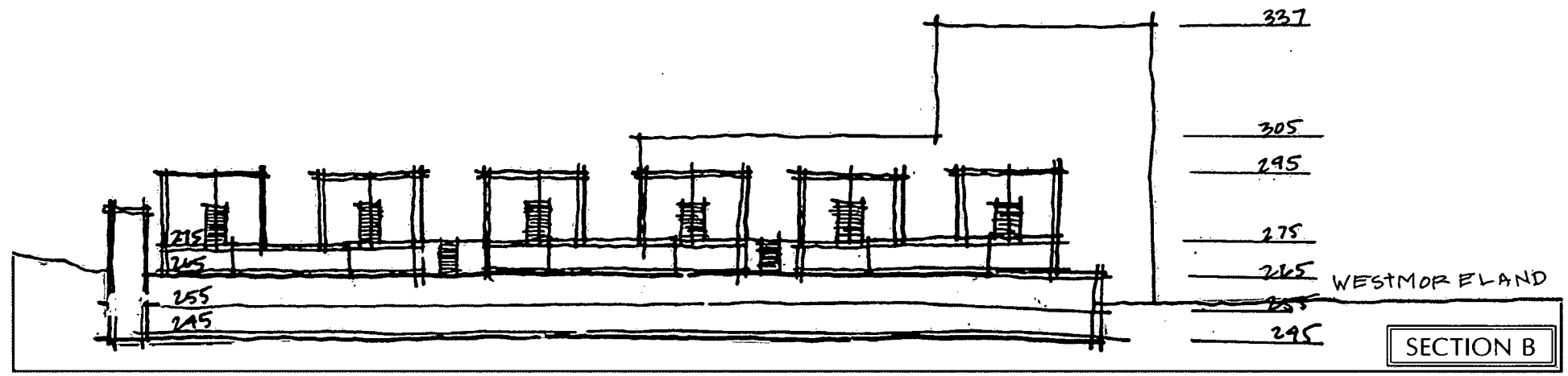
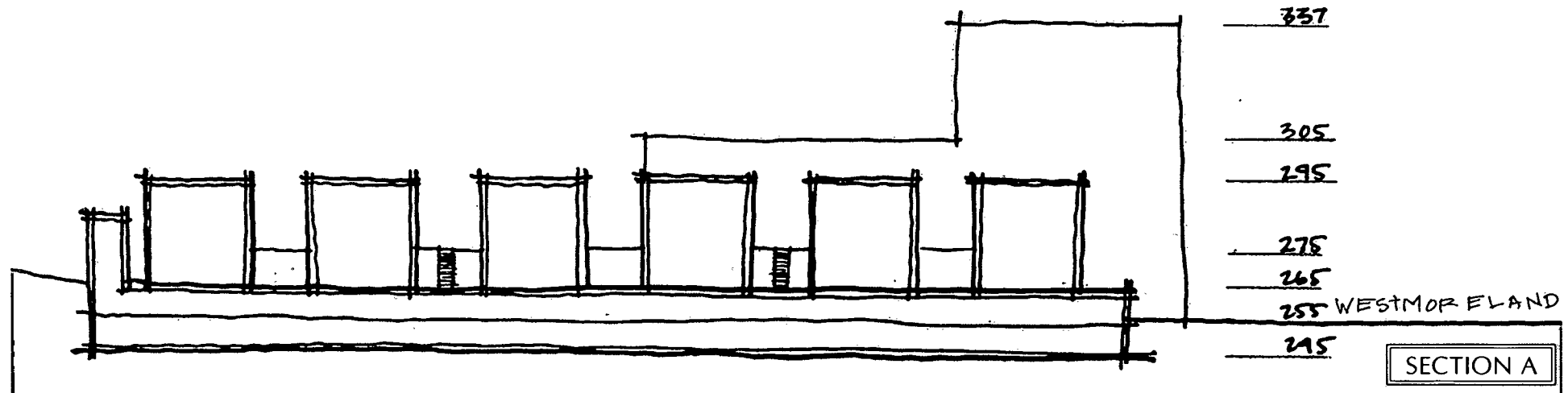
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## PLAN DIAGRAMS 1:40

CUNNINGHAM + QUILL ARCHITECTS, PLLC







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

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## PROPOSED SITE SECTIONS 1:20

CUNNINGHAM + QUILL ARCHITECTS, PLLC



David Baker + Partners Architects  
18th + Arkansas lofts



Jonathan Segal, FAIA  
Kettner Row



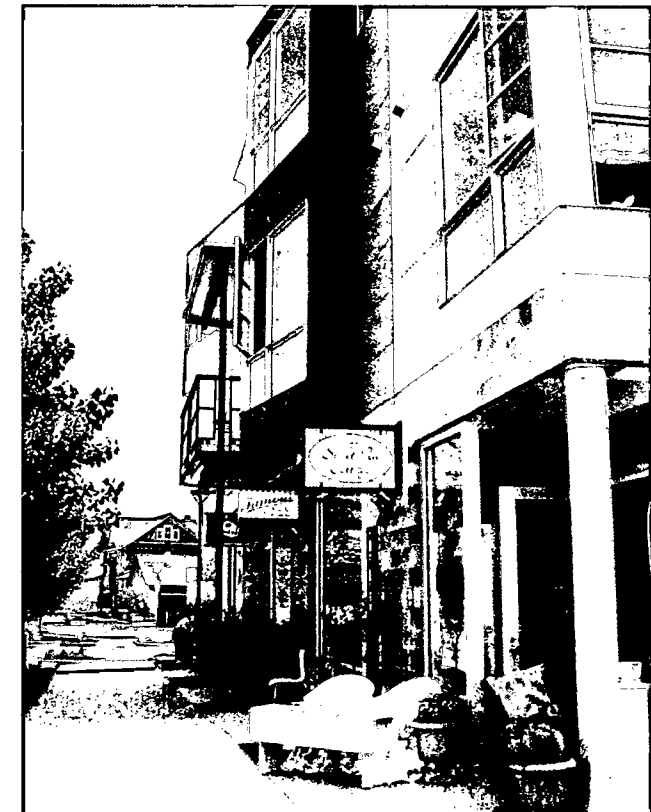
David Baker + Partners Architects  
Indiana Industrial Lofts



David Baker + Partners Architects  
Folsom Dore Supportive Apartments



Duany Plater-Zyberk & Company  
Seaside Town plan



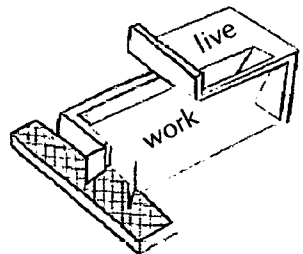
Duany Plater-Zyberk & Company  
Prospect-Longmont Town plan

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

# LIVE/WORK STREETSCAPE PRECEDENTS

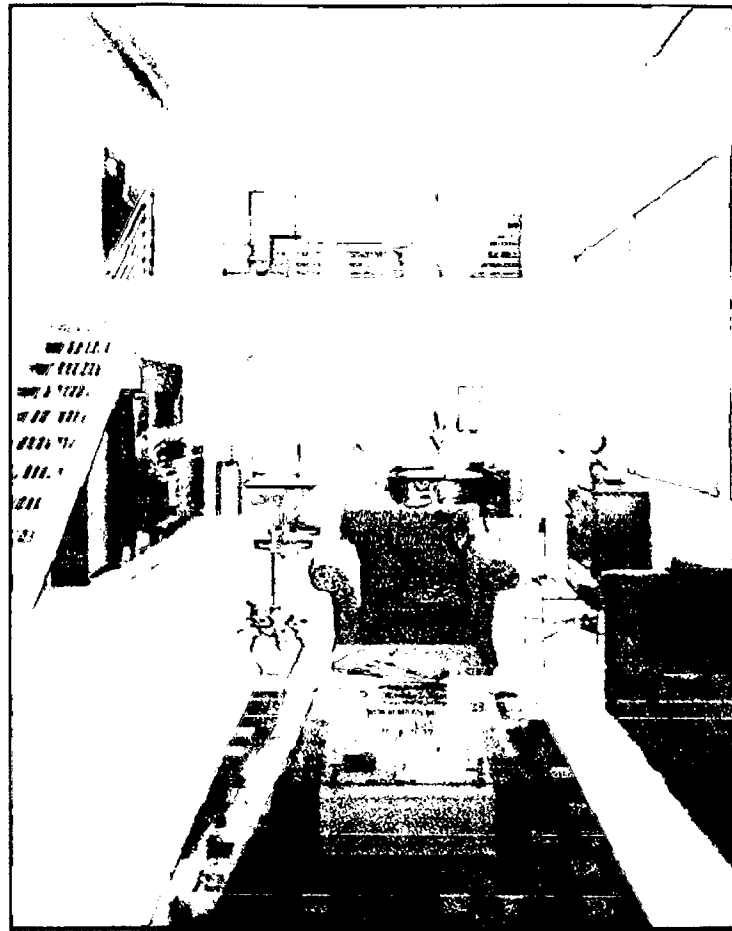
CUNNINGHAM + QUILL ARCHITECTS, PLLC



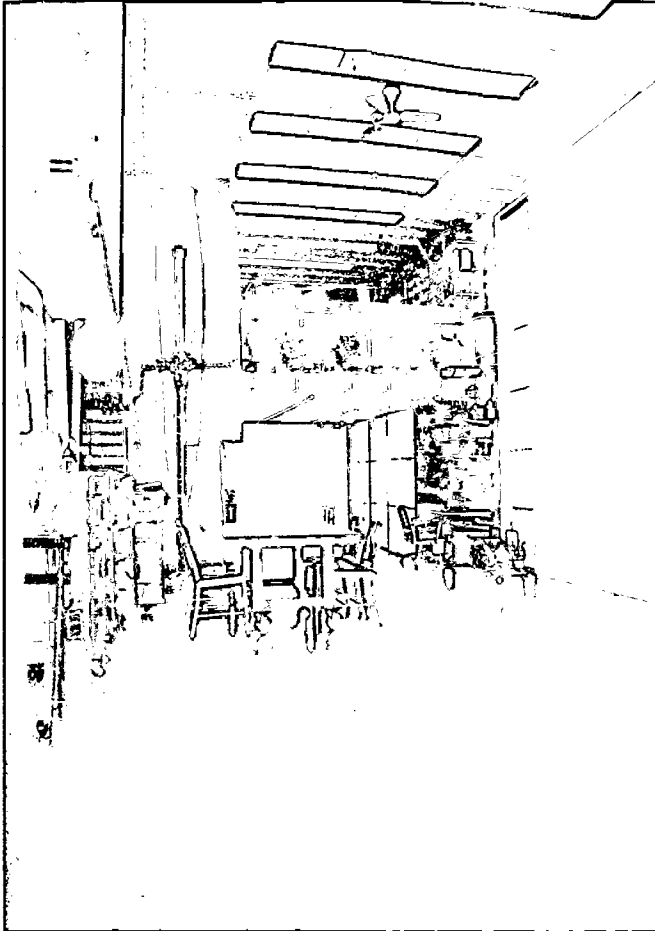
NIA Architects

### Integrated Loft

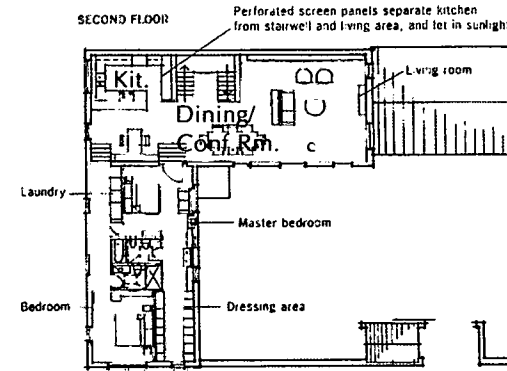
- Flexible Kitchen/Dining
- Visually connected
- 33% Live/ 66% Work



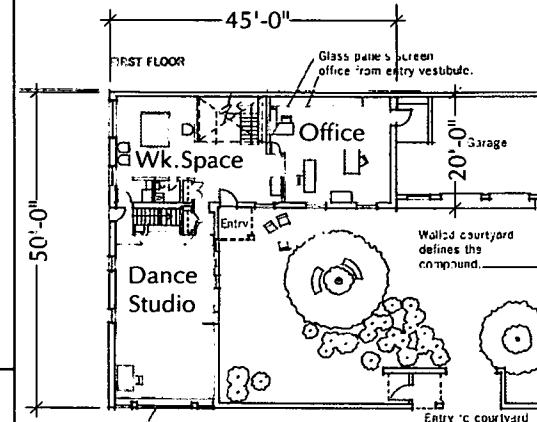
Jonathan Segal, FAIA  
Kettner Row  
San Diego, CA



Leddy Maytum Stacey Architects  
San Francisco, CA



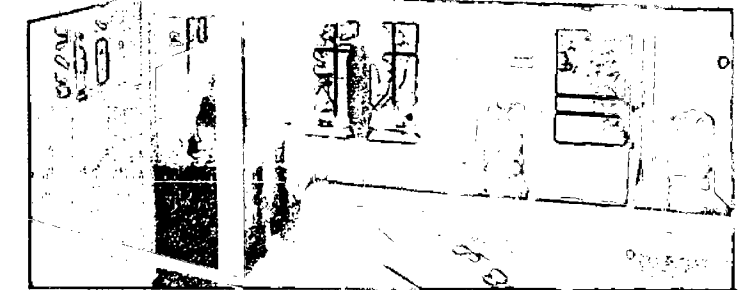
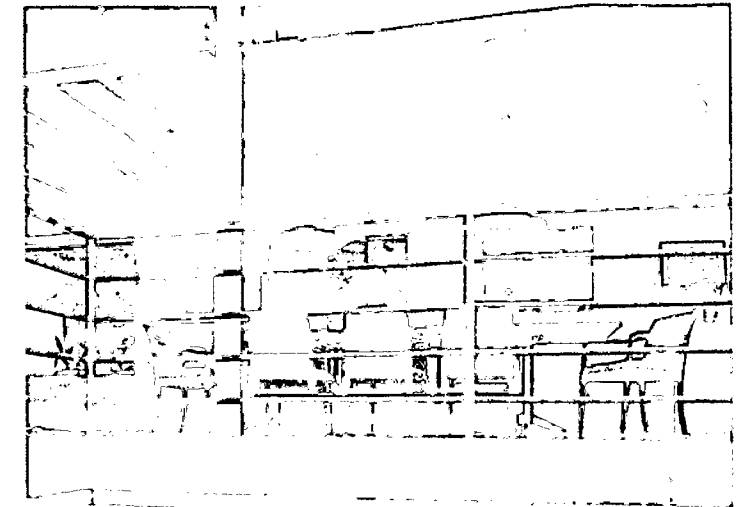
Second Floor  
1460 s.f. (approx.)



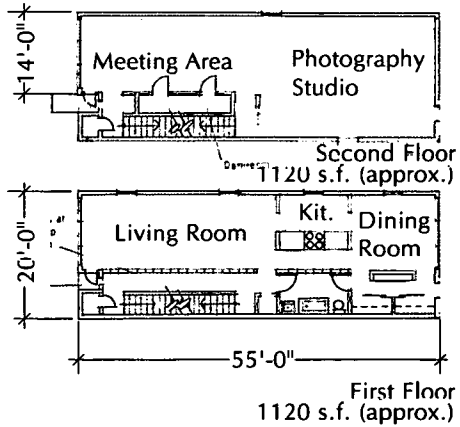
First Floor  
1460 s.f. (approx.)

### Segregated by Floors

- First Floor Work Space
- Second Floor Living with Flexible Dining/Conference
- 50 % Live/ 50% Work

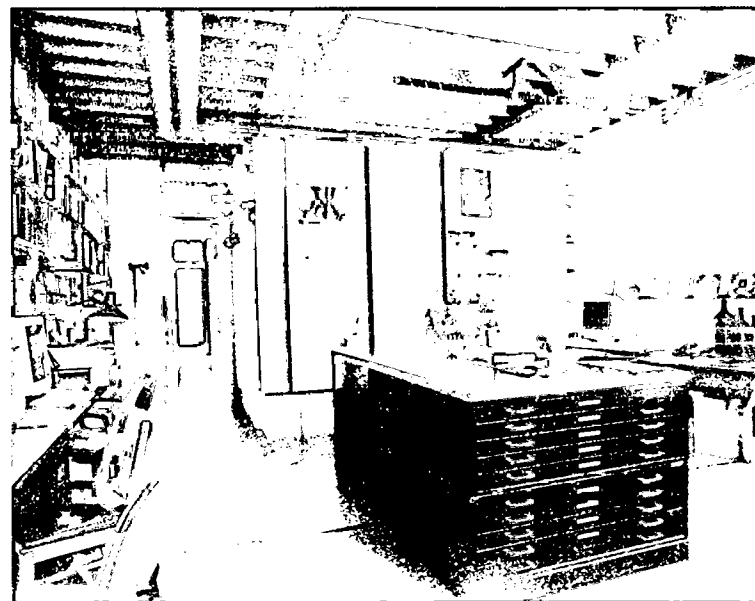


Meyer, Scherer & Rockcastle, LTD.  
Minneapolis, MN



### Segregated by Floors

- First Floor Living
- Second Floor Work Space
- 50 % Live/ 50 % Work



Leddy Maytum Stacey Architects  
San Francisco, CA

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## LIVE/WORK PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7001 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	10/26/2005
<b>Applicant:</b>	Stylianos Christofides (Lee Quill, AIA)	<b>Report Date:</b>	10/19/2005
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Public Notice:</b>	10/12/2005
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	N/A	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	New Construction	<b>RECOMMENDATION:</b>	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 2<sup>nd</sup> 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 2<sup>nd</sup> 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?

### *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.





## 7001 CARROLL AVENUE

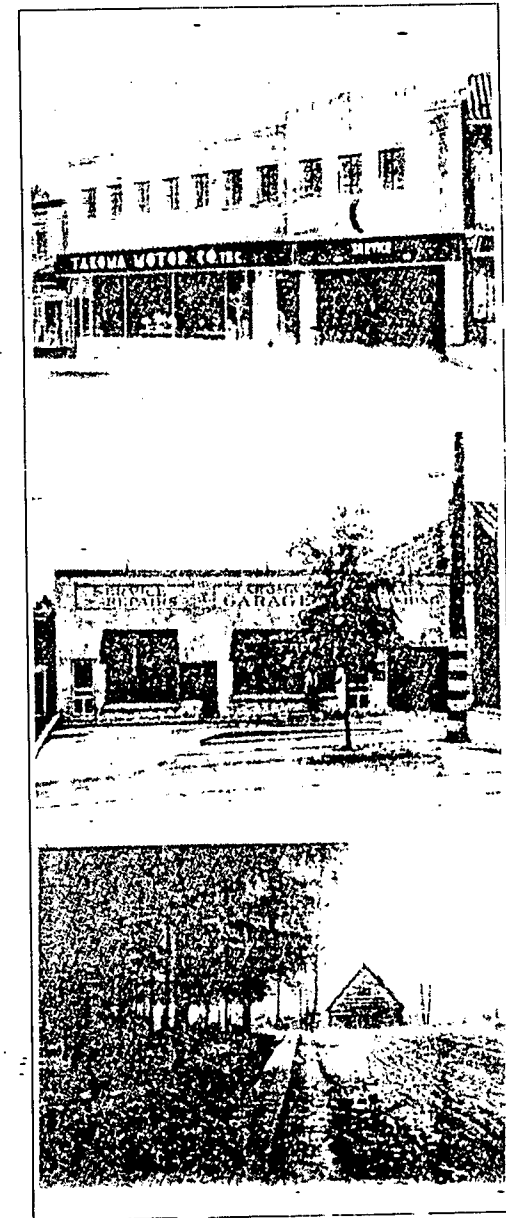
MNCPPC

Historic Preservation Commission: Preliminary Submission

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

TAKOMA PARK, MARYLAND  
October 5th, 2005

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



This proposed mixed-use retail, office and residential building 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. In addition, the project seeks to bring a critical mass of approximately 75-80 new owners to this important retail area of Takoma Park. The project will also replace a variety of altered structures along Westmoreland Ave and a large surface parking lot at the interior of the block.

During the discovery phase of the process, Infrastructure Capitol Group- Takoma and Cunningham + Quill Architects, with the assistance and input of a broad range of local community groups including Historic Takoma, researched the history of the city and the site. During this period it became clear that the property played an important role in the history of the city, 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 historic 1941 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 city, it quickly became the intention of the team to restore the structure's stone and glass façade while retaining its ground floor retail with office or retail above.

In addition to the restoration of the 7001 Carroll Avenue building, the project seeks to improve the street frontage along Westmoreland Avenue. Residential units, planned to front onto Westmoreland Avenue and the town-owned park across the street, are intended to be a series of walk-up, live/work units to allow for possible use as small professional offices or low-traffic retail shops for homeowners. Above these walkups are 4 additional stories of residential units in a single, thin mass which has been pulled back from both Carroll and Westmoreland Avenues.

In an effort to mitigate the change of use and scale between Carroll Avenue and the residential neighborhood along lower Westmoreland Ave, the design includes 7 buildings along a residential mews at the interior "dog-leg" portion of the site. These buildings will blend in scale with the residential neighborhood to the south, which includes many bungalow homes of the 1920's and 1930's. Similar in concept to the Bungalow Courts of the 1920's and 1930's, this mews is a series of flat and duplex units that front onto shared, pedestrian only, green spaces. Finally, it is proposed that all 145 proposed parking spaces will be underground and accessed from Westmoreland Avenue.

## 7001 CARROLL AVENUE

MNCPPC

Historic Preservation Commission: Preliminary Submission

**Owner:**

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

TAKOMA PARK, MARYLAND  
October 5th, 2005

**Architect:**

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



(7)

METRO  
ENTRY

1585'

(5 MINUTE WALK)

SITE

NOTE:  
THIS SURVEY PROVIDED TO CUNNINGHAM+QUILL  
ARCHITECTS BY THE CITY OF CUNNINGHAM+QUILL  
ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**SITE PLAN 1:100**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



7th DAY  
ADVENTIST  
CHURCH

PUBLIC  
PARK

SITE

CARROLL AVENUE

WESTMORELAND AVENUE

LAUREL AVENUE

PARK AVENUE

NOTE:  
SITE SURVEY PROVIDED TO CUNNINGHAM + QUILL  
ARCHITECTS BY THE OWNER. CUNNINGHAM + QUILL  
ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, I.L.C.

## SITE PLAN 1:40

CUNNINGHAM + QUILL ARCHITECTS, PLLC





Original Garage Prior to 1941



Original Garage Prior to 1941



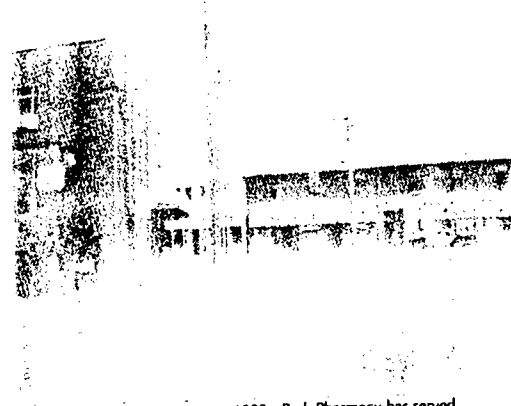
Original Garage Prior to 1941



Benjamin Franklin Gilbert, 1841-1907.  
Founder, first settler, and first mayor.



Looking up Carroll Ave. to Laurel and the log cabin, ca. 1903.  
Note the board sidewalk.



Carroll and Laurel Avenues, ca. 1983. Park Pharmacy has served Takoma Park for many years.



Log cabin and tower, built by B. F. Gilbert in 1888 and 1889 respectively.

## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG, TAKOMA ASSOCIATES, LLC

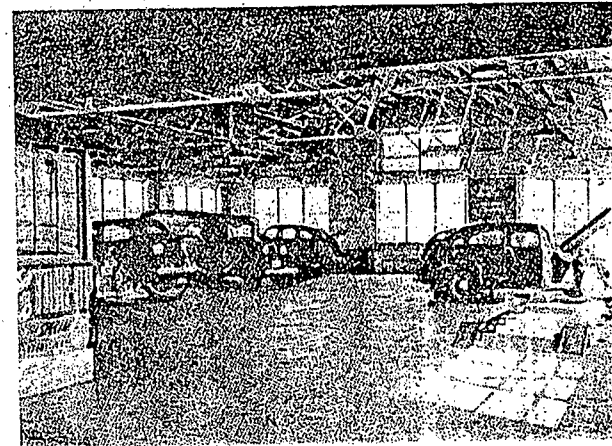
**HISTORIC IMAGES** (Courtesy of Historic Takoma)

CUNNINGHAM + QUILL ARCHITECTS, PLLC





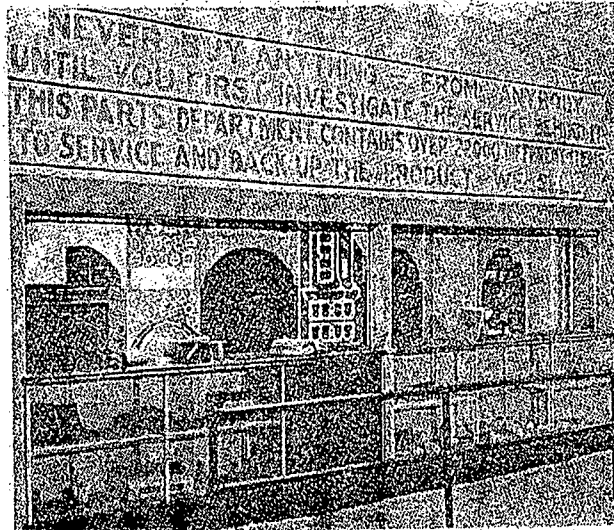
Garage in 1941



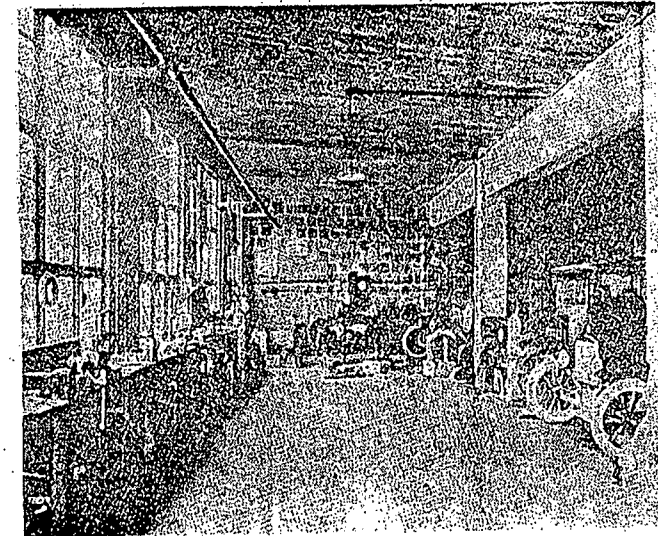
Garage in 1941



Original Garage Prior to 1941



Garage in 1941



Original Garage Prior to 1941

# 7001 CARROLL AVENUE

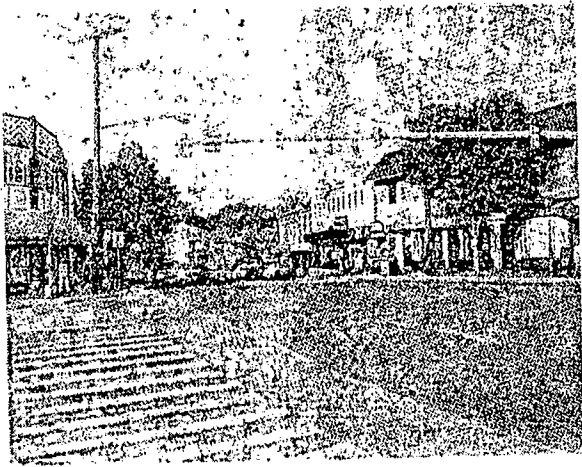
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**HISTORIC IMAGES** (Courtesy of Historic Takoma)

CUNNINGHAM + QUILL ARCHITECTS, PLLC







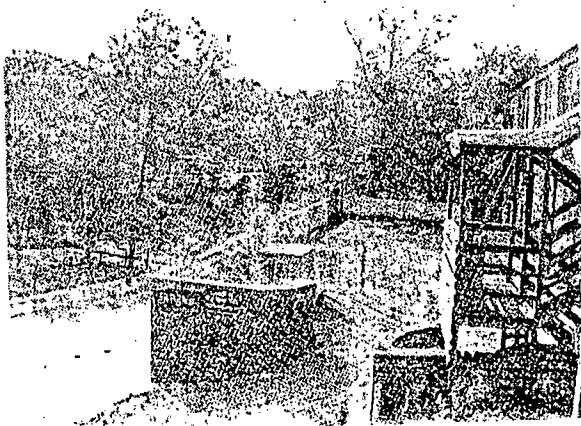
VIEW 1  
Looking East along Carroll Ave



VIEW 2  
Looking West along Carroll Ave



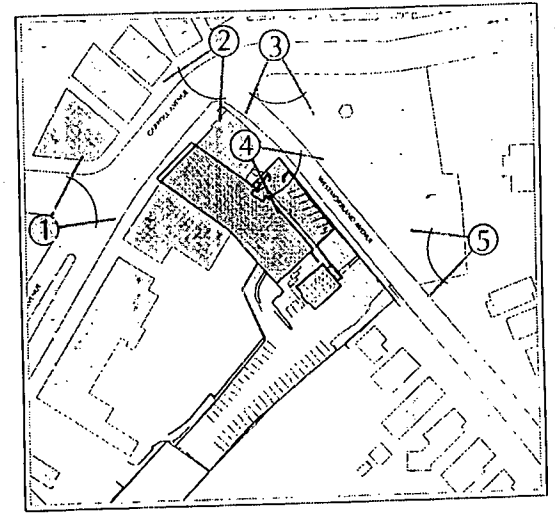
VIEW 3  
Looking South along Westmoreland Ave



VIEW 4  
Looking South from Property Interior



VIEW 5  
Looking North along Westmoreland Ave



N  
KEYPLAN

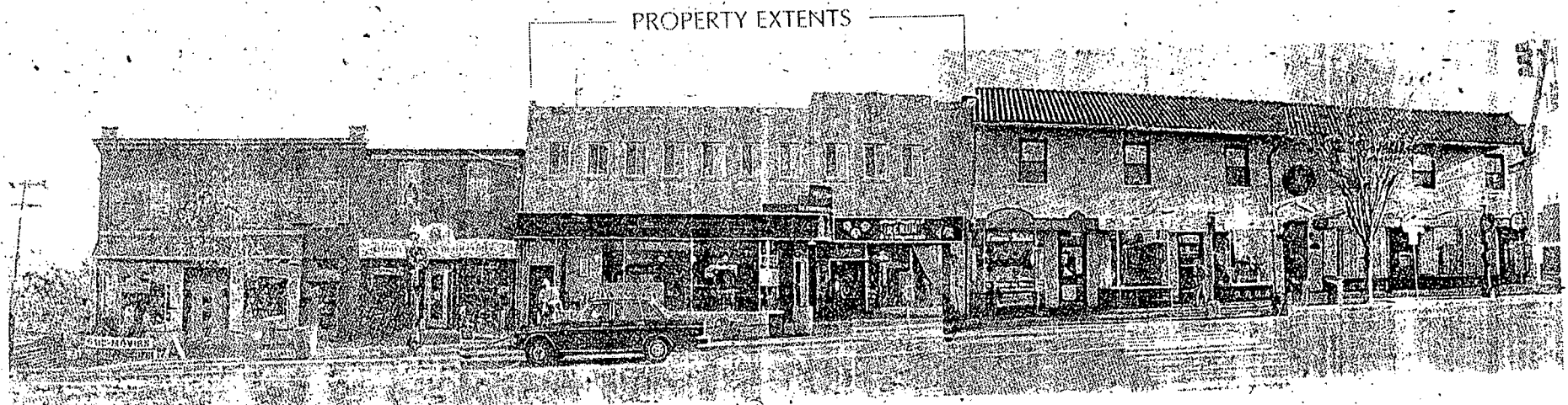
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE CONTEXT

CUNNINGHAM + QUILL ARCHITECTS, P.L.L.C.

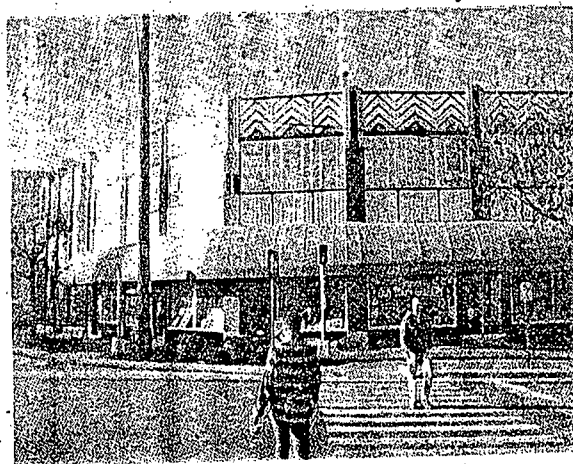
(12)



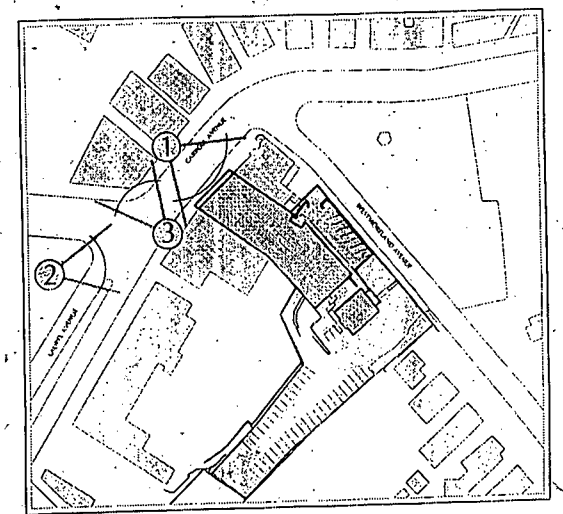
VIEW 1  
Looking South at Carroll Ave Retail



VIEW 2  
Looking East along Carroll Ave



VIEW 3  
Looking North across Carroll Ave



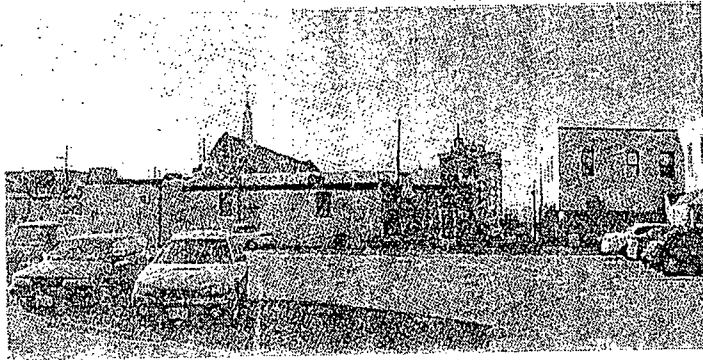
N  
KEYPLAN

# 7001 CARROLL AVENUE

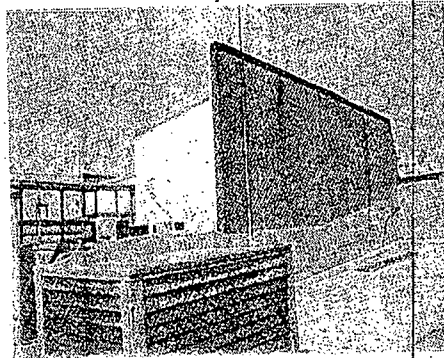
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, I.L.C.

**CARROLL AVE**  
CUNNINGHAM + QUILL ARCHITECTS, PLLC

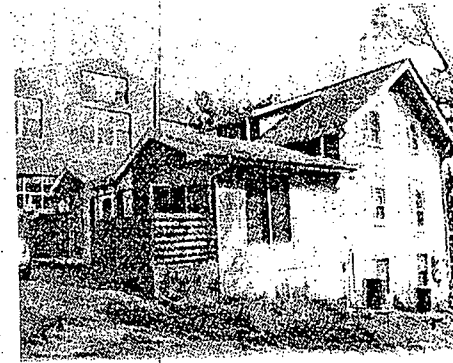




VIEW 1  
Looking North from Adjacent Property



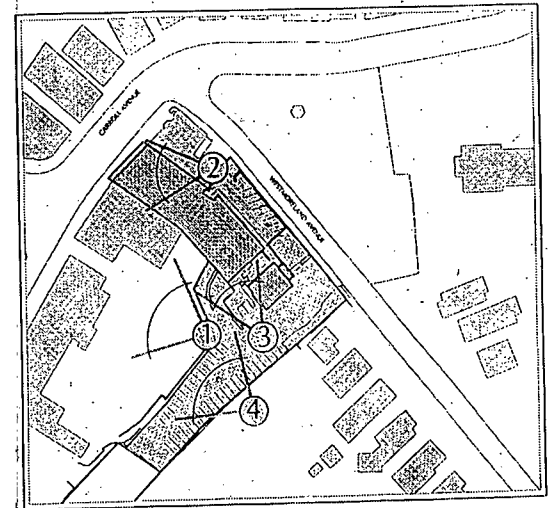
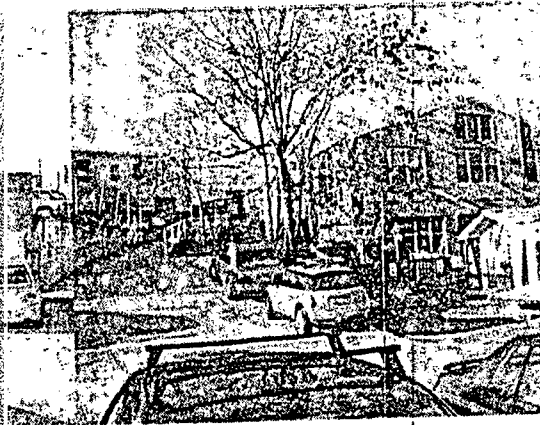
VIEW 2  
Looking North West at Historic Storefront



VIEW 3 -  
Looking North East from Property Interior



VIEW 4  
Looking North from Property Interior



N  
KEYPLAN

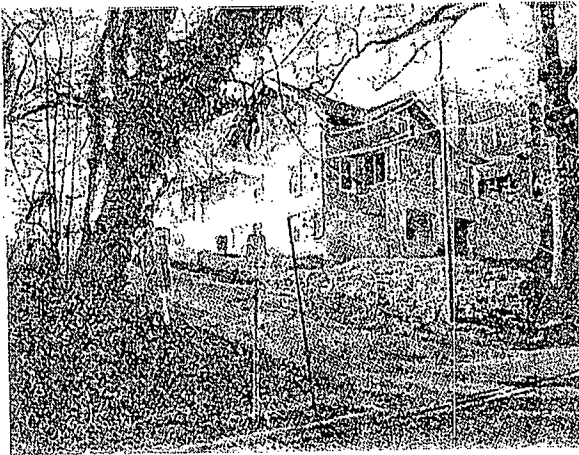
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

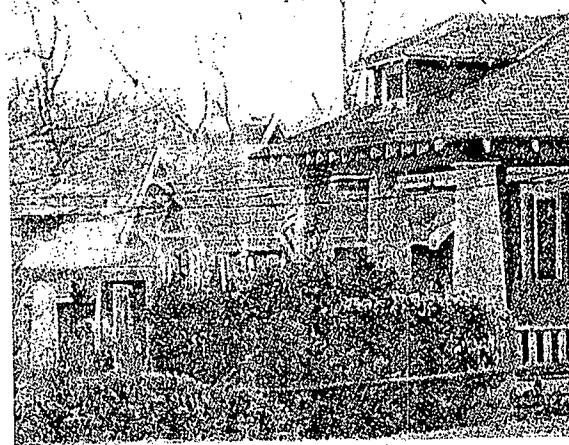
## PROPERTY INTERIOR

CUNNINGHAM + QUILL ARCHITECTS, PLLC

17



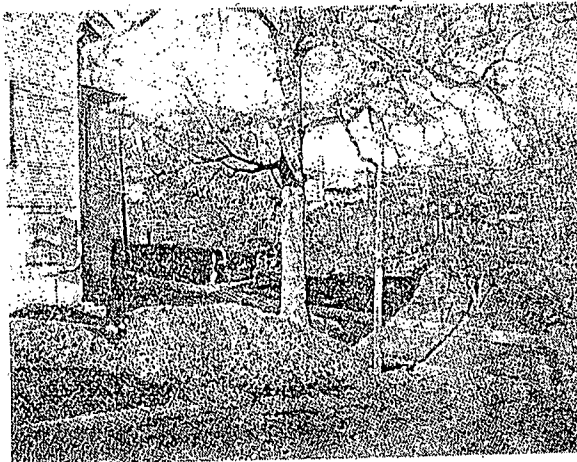
VIEW 1  
Looking North West along Westmoreland Ave



VIEW 2  
Looking South along Westmoreland Ave.



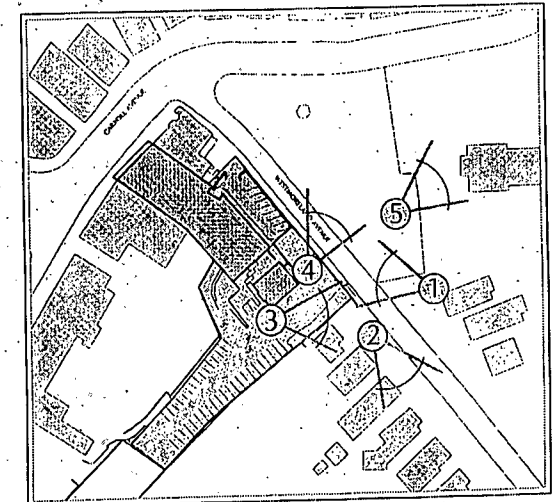
VIEW 3  
Looking South East along Westmoreland Ave



VIEW 4  
Looking North East from Property Interior



VIEW 5  
Looking North East from Adjacent Park



N  
KEYPLAN

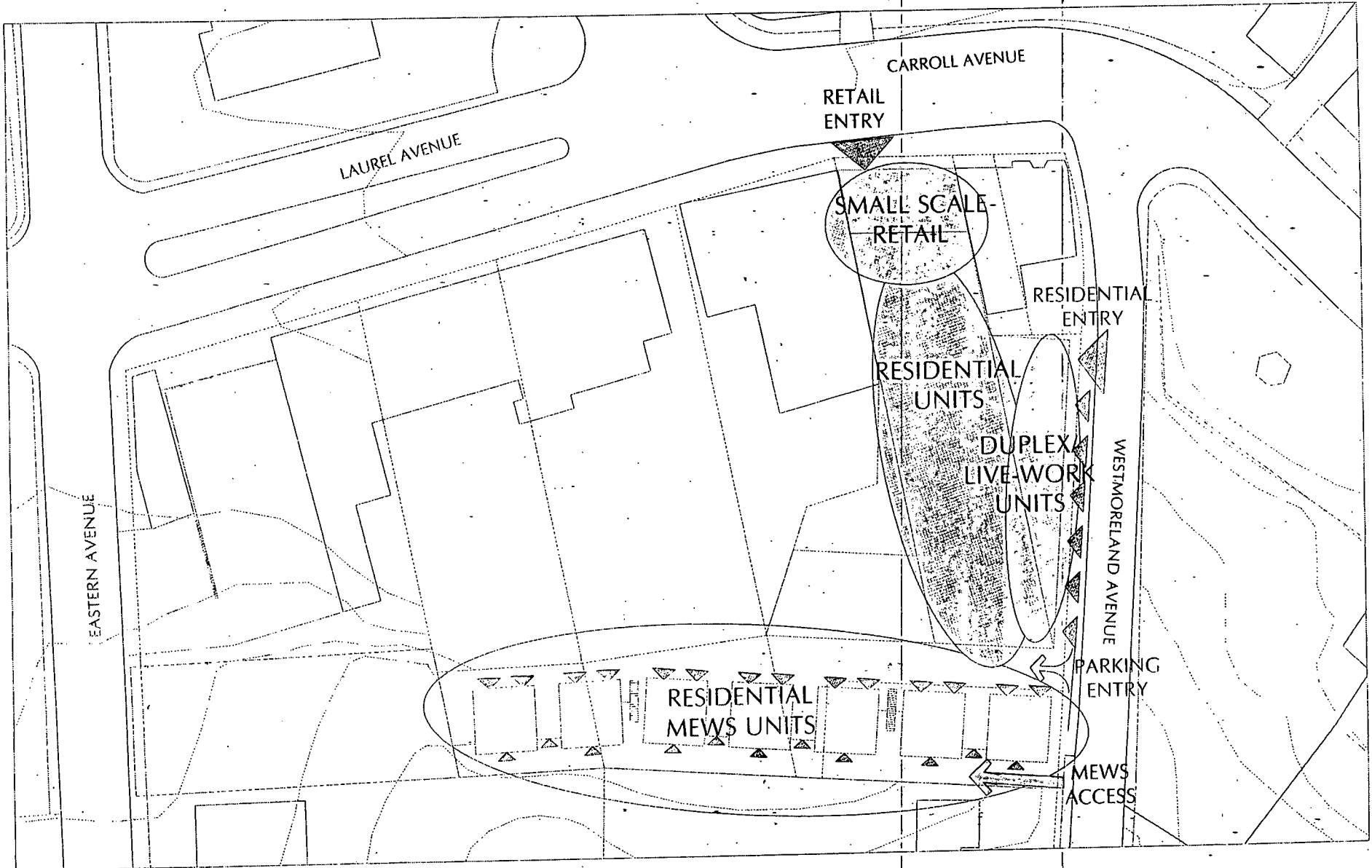
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

15

# WESTMORELAND AVE.

CUNNINGHAM + QUILL ARCHITECTS, PLLC



# 7001 CARROLL AVENUE

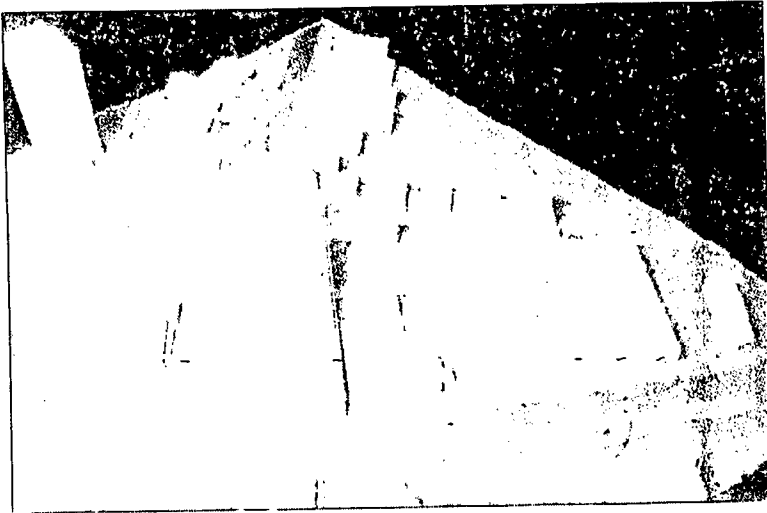
TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

## PROPOSED SITE DIAGRAM

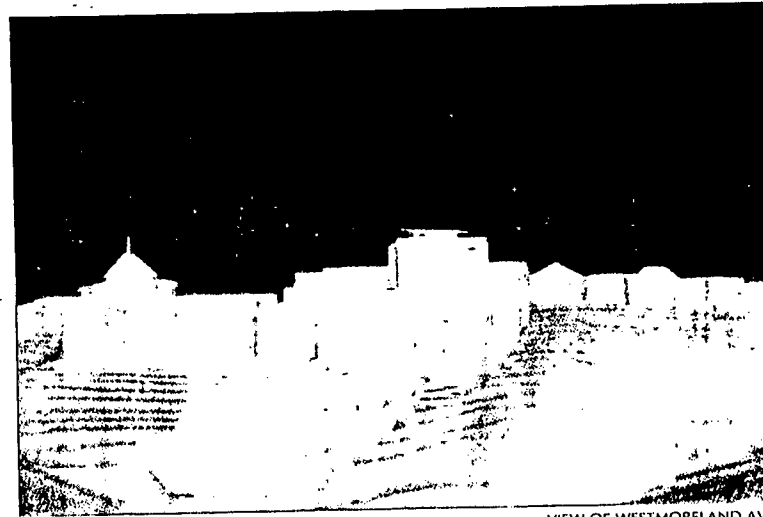
CUNNINGHAM + QUILL ARCHITECTS, PLLC



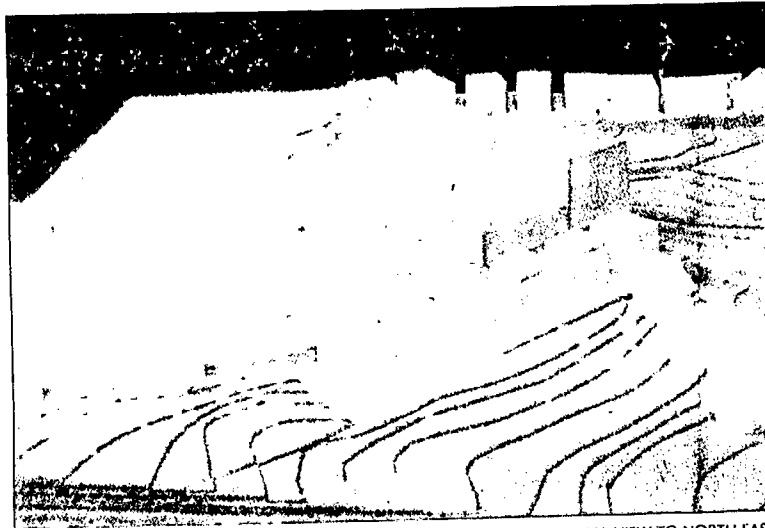
16



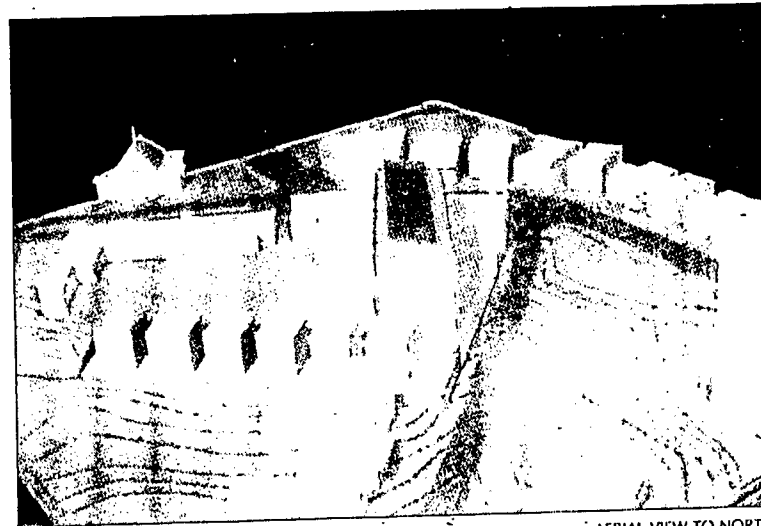
AERIAL VIEW TO SOUTH



VIEW OF WESTMORELAND AVE  
TOWARD CARROLL AVE



AERIAL VIEW TO NORTH EAST



AERIAL VIEW TO NORTH

- |  |                       |
|--|-----------------------|
|  | SMALL SCALE<br>RETAIL |
|  | RESIDENTIAL<br>UNITS  |
|  | MEWS UNITS            |
|  | DUPLEX UNITS          |
|  | GREEN SPACE           |

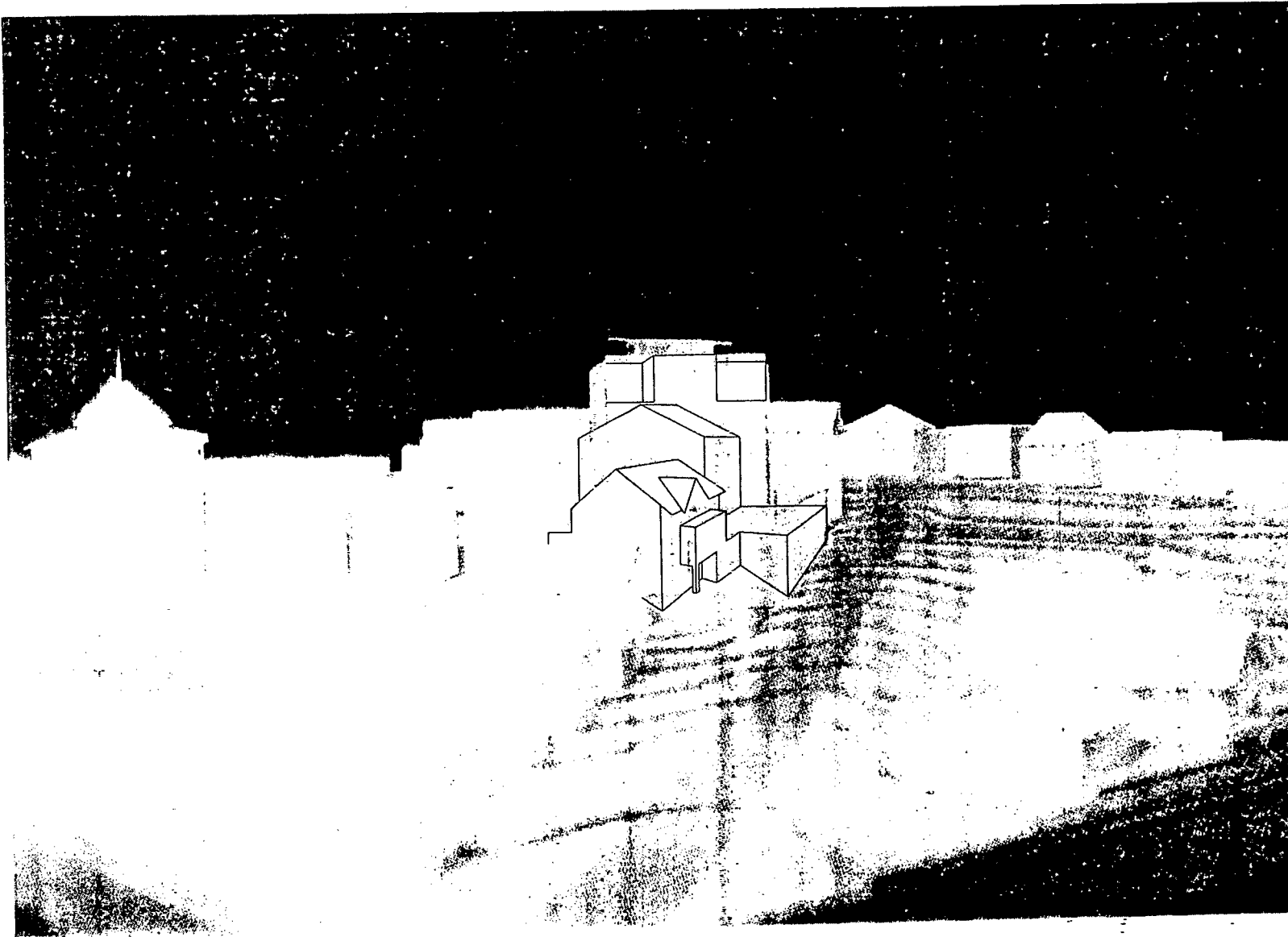
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

17

## SITE USES

CUNNINGHAM + QUILL ARCHITECTS, PLLC



- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS
- GREEN SPACE

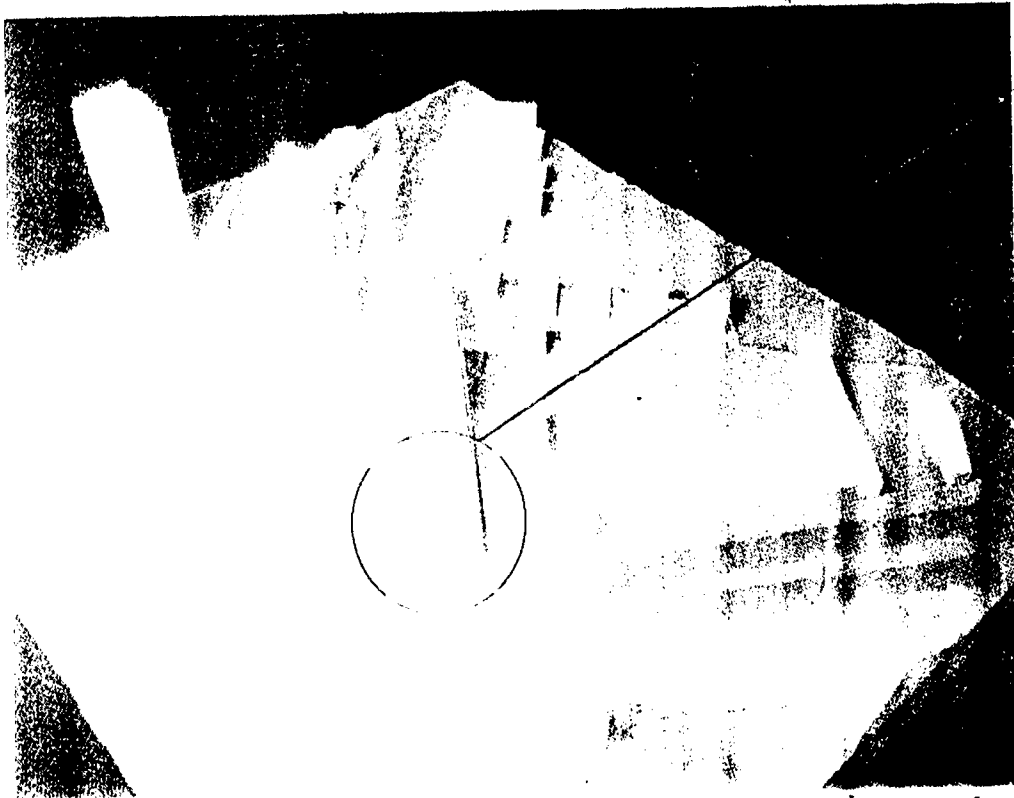
## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
CG TAKOMA ASSOCIATES, LLC

18

EXISTING-CONDITION OVERLAY

CUNNINGHAM + QUILL ARCHITECTS, PLLC



HISTORIC STOREFRONT RESTORATION

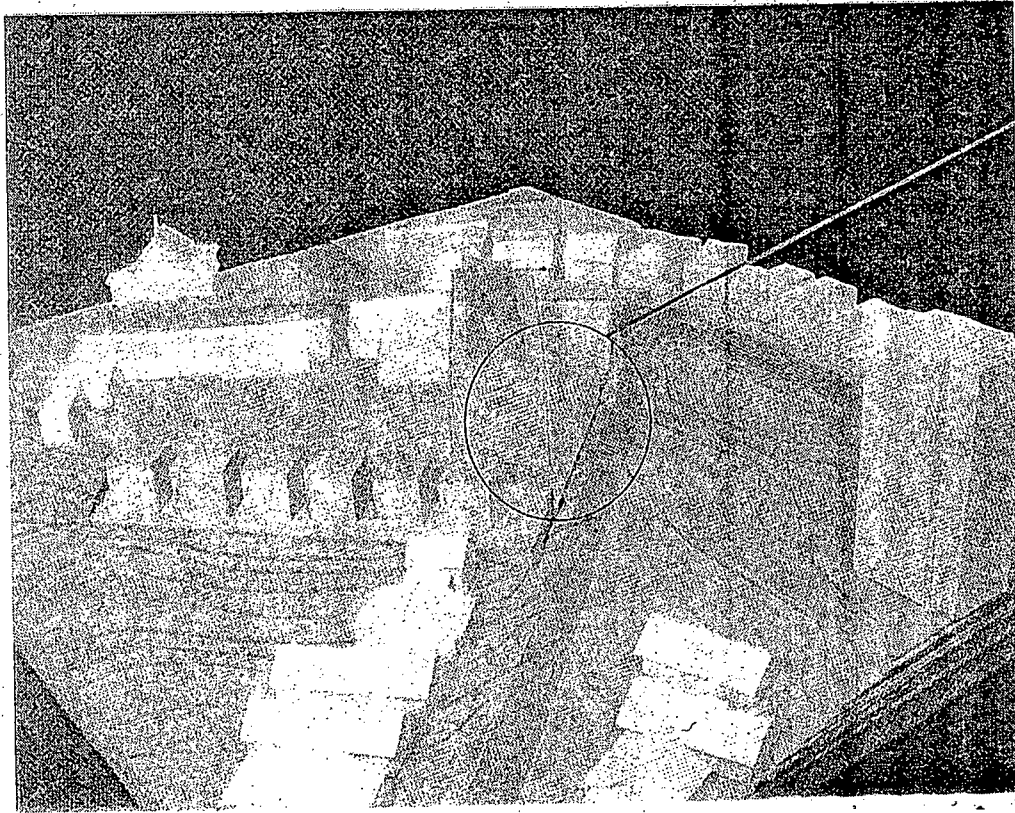
- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MFWS UNITS
- DUPLEX UNITS
- GREEN SPACE

## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
 H. G. TAKOMA ASSOCIATES, LLC

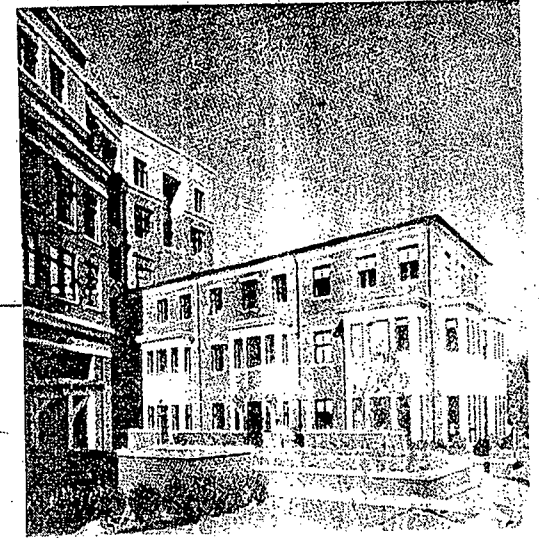
19

SITE IMAGES- PRECEDENTS  
 CUNNINGHAM + QUILL ARCHITECTS, PLLC

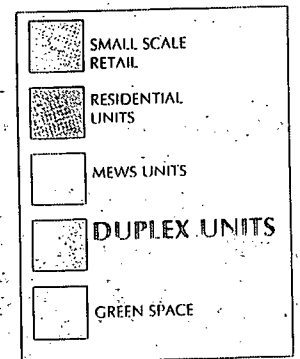


# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

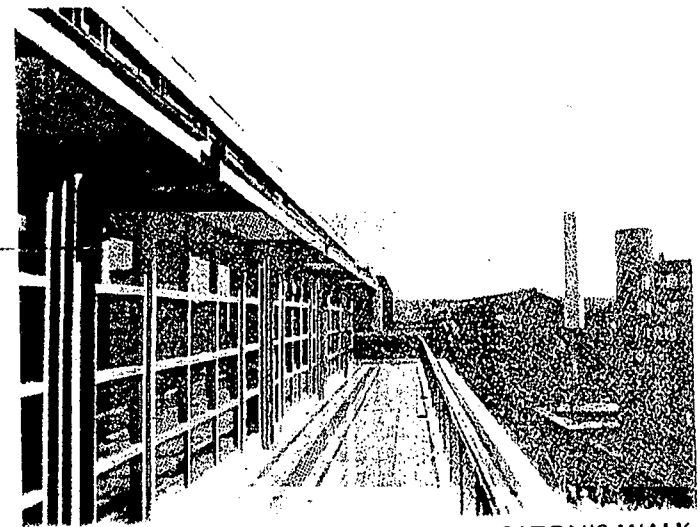
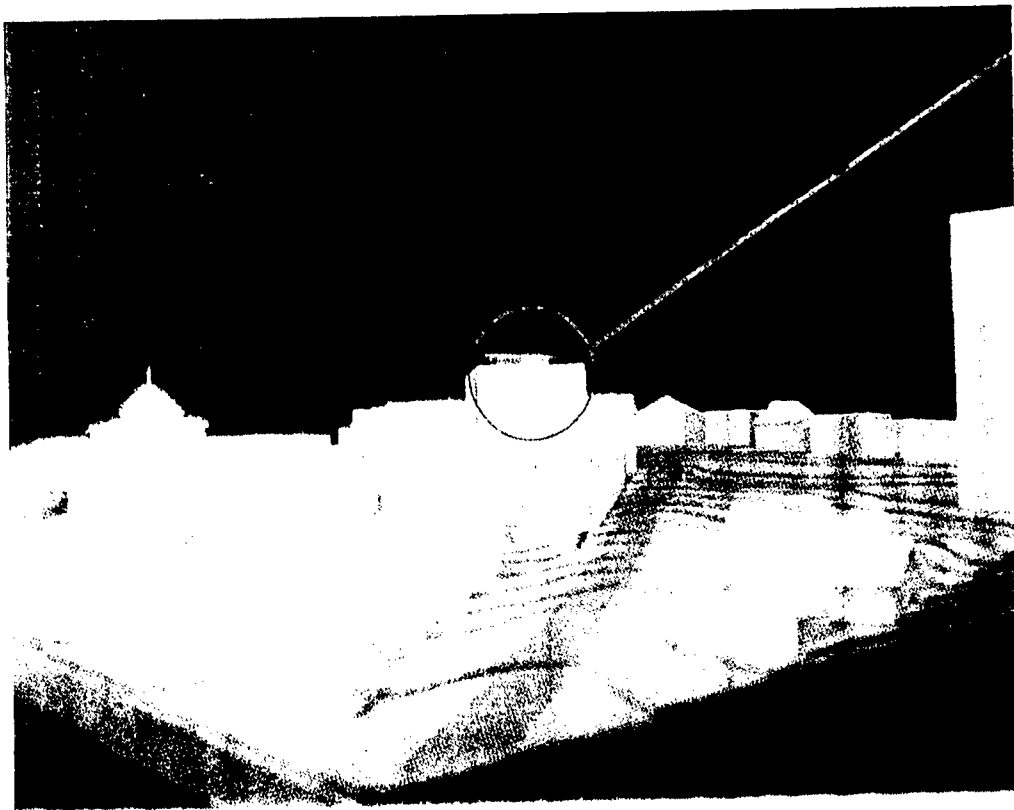


TENLEY HILL  
 CUNNINGHAM + QUILL, Washington, DC



## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



CATON'S WALK,  
CUNNINGHAM + QUILL, Washington, DC

- |                          |                              |
|--------------------------|------------------------------|
| <input type="checkbox"/> | SMALL SCALE<br>RETAIL        |
| <input type="checkbox"/> | <b>RESIDENTIAL<br/>UNITS</b> |
| <input type="checkbox"/> | MFWS UNITS                   |
| <input type="checkbox"/> | DUPLEX UNITS                 |
| <input type="checkbox"/> | GREEN SPACE                  |

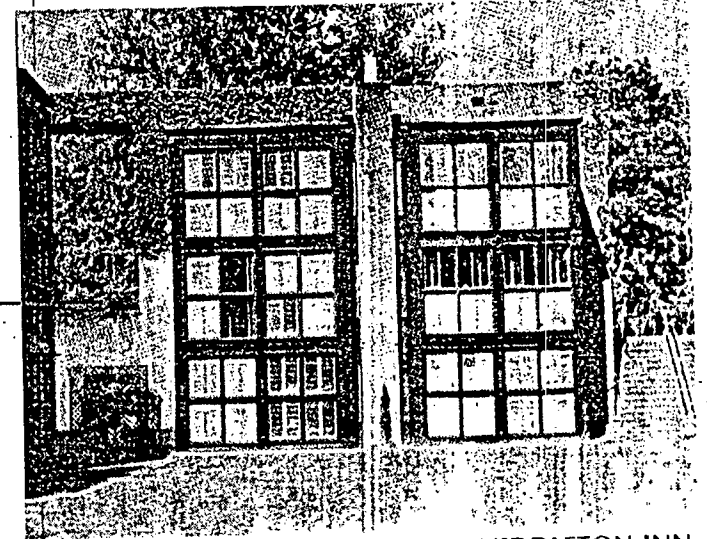
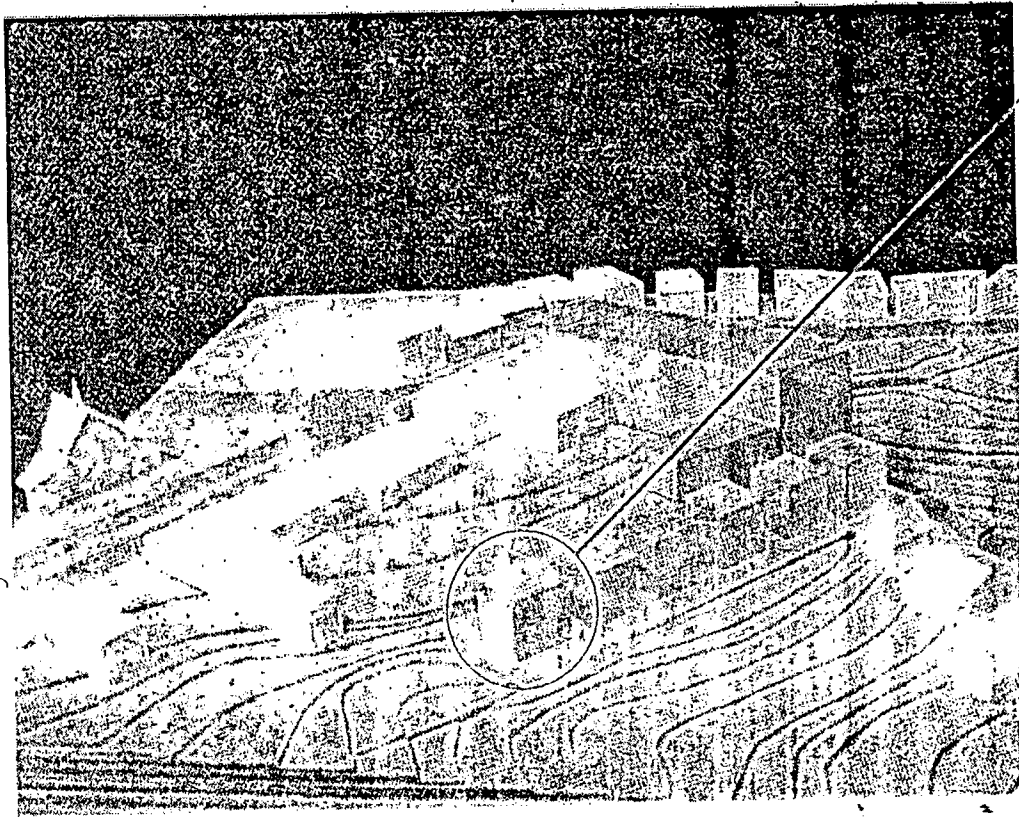
## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC





MIDDLETON INN,  
W.G. CLARK, Charleston, SC

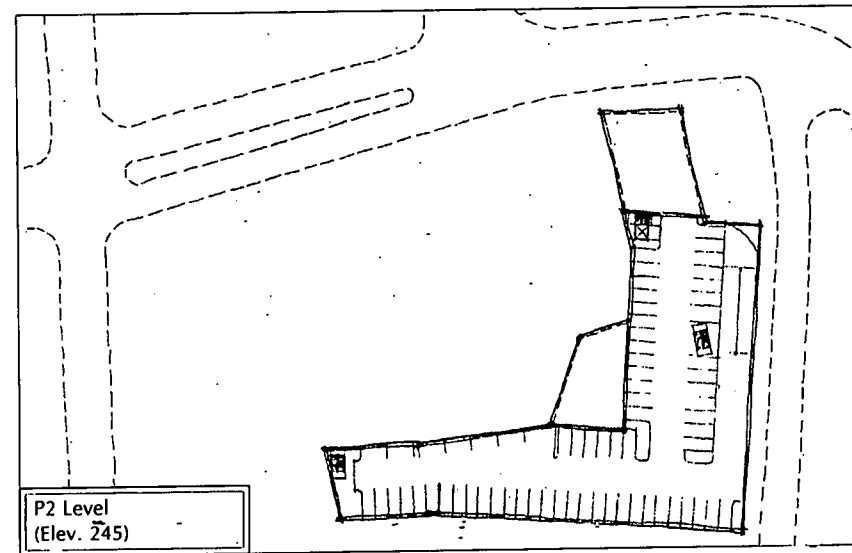
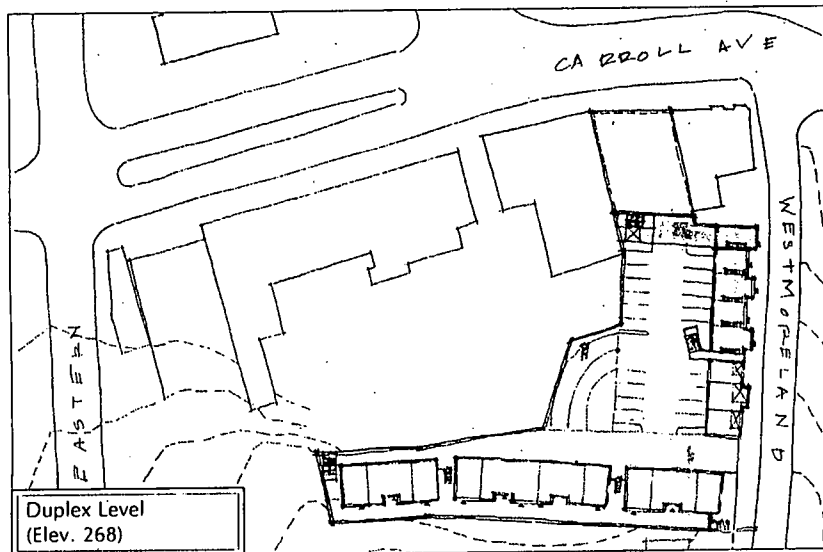
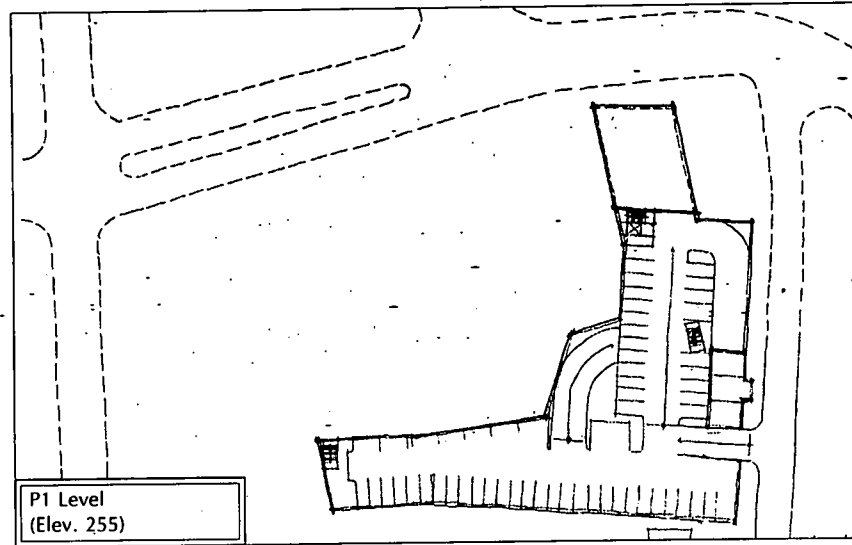
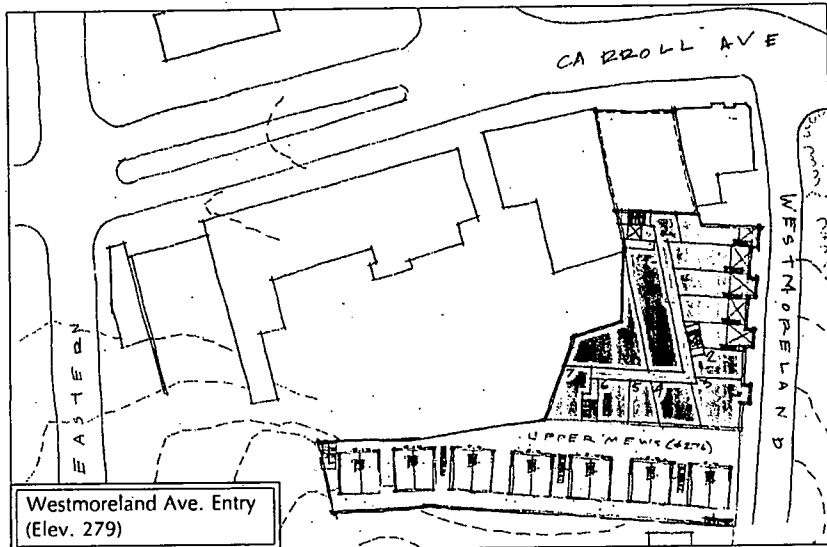
- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS
- GREEN SPACE

## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



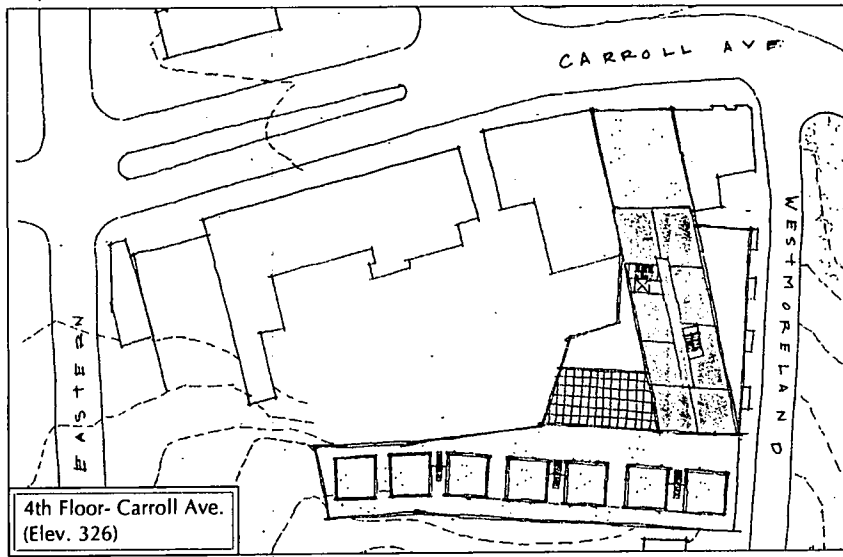
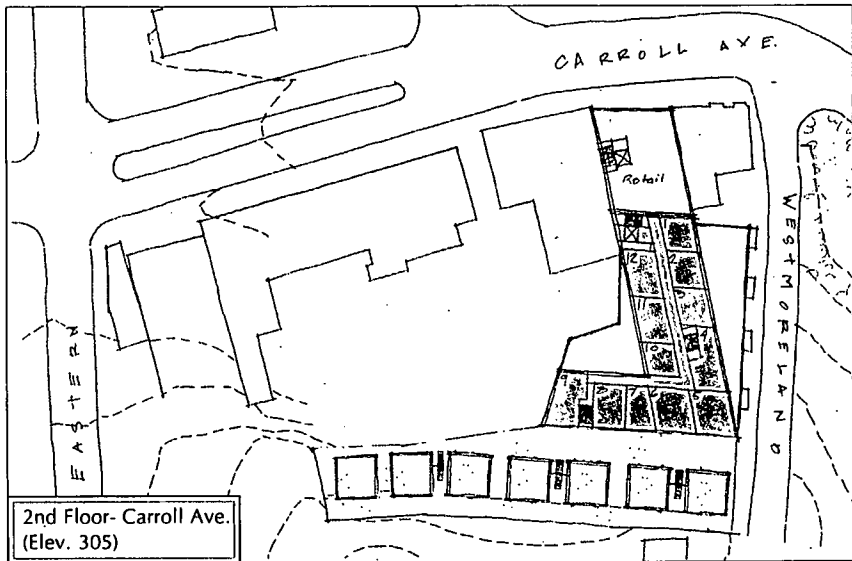
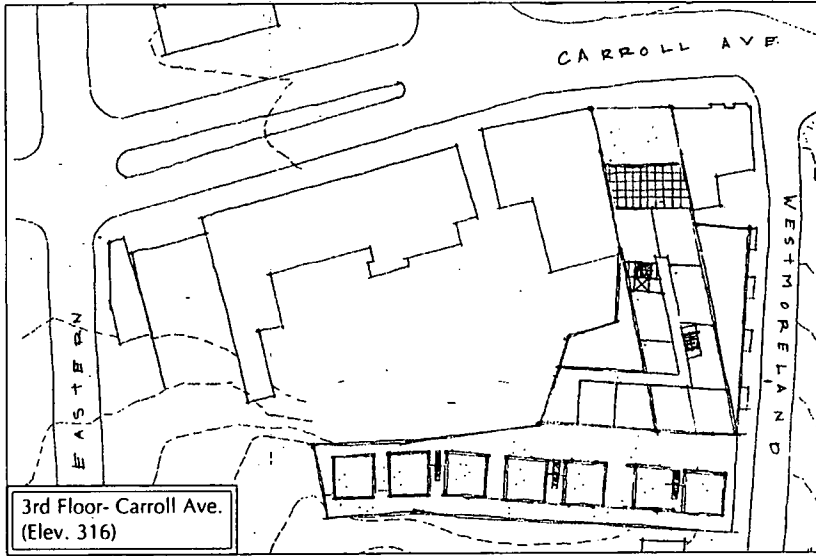
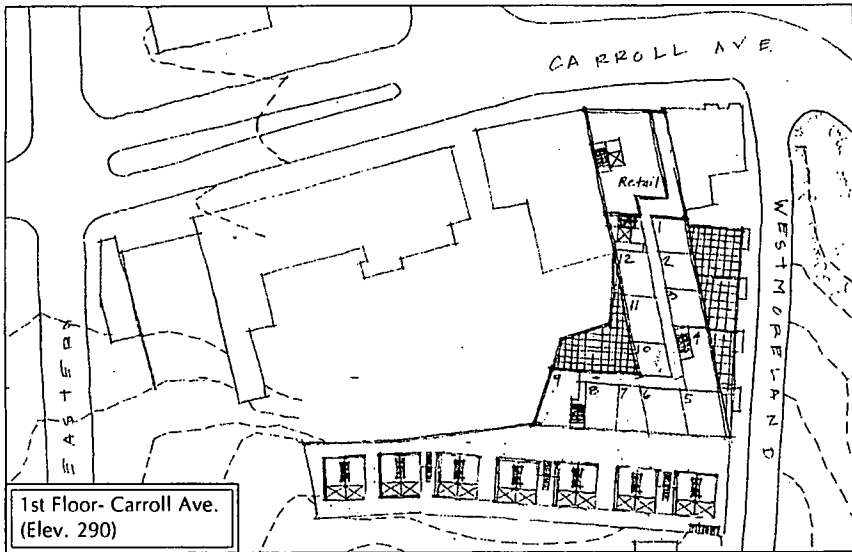
- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS
- GREEN SPACE
- BELOW GRADE PARKING

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

PLAN DIAGRAMS 1:40 - CUNNINGHAM + QUILL ARCHITECTS, PLLC

23



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

# 7001 CARROLL AVENUE

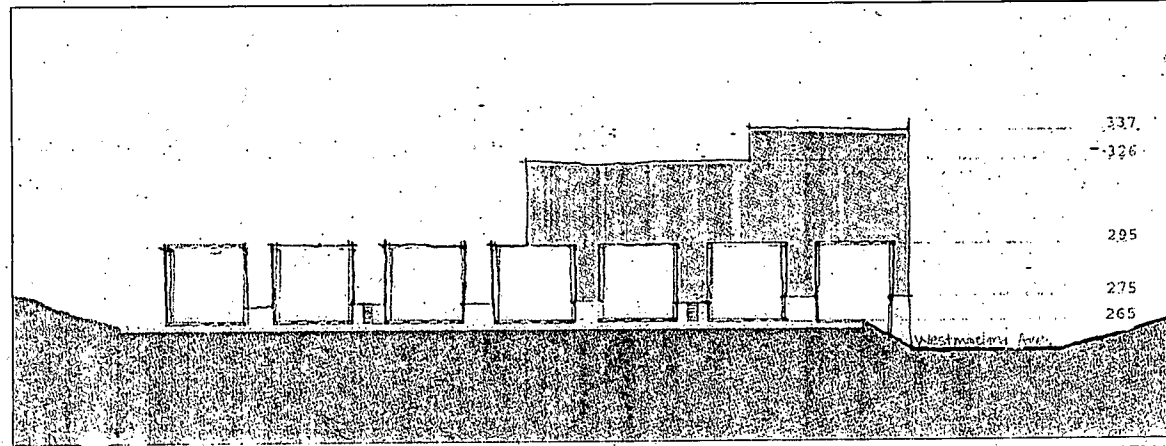
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## PLAN DIAGRAMS 1:40

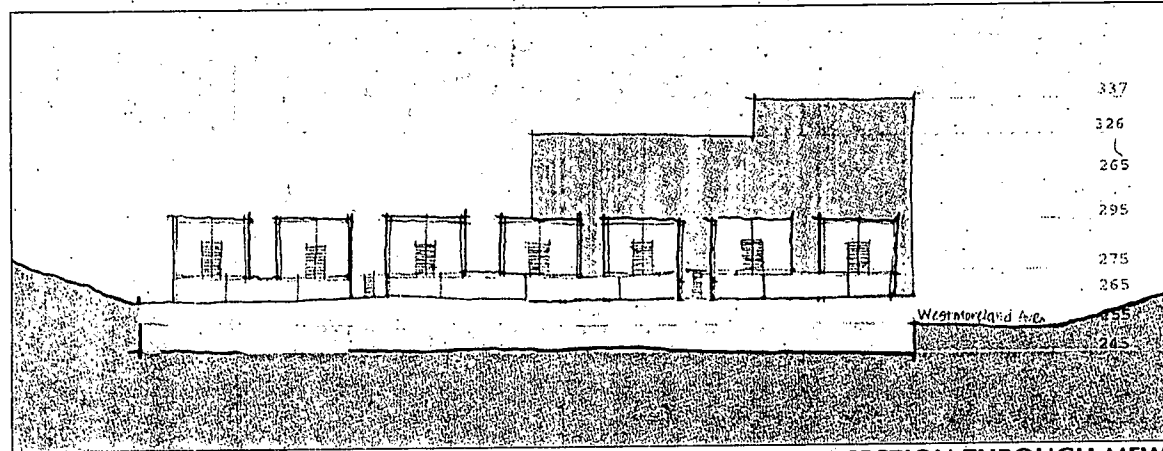
CUNNINGHAM + QUILL ARCHITECTS, PLLC



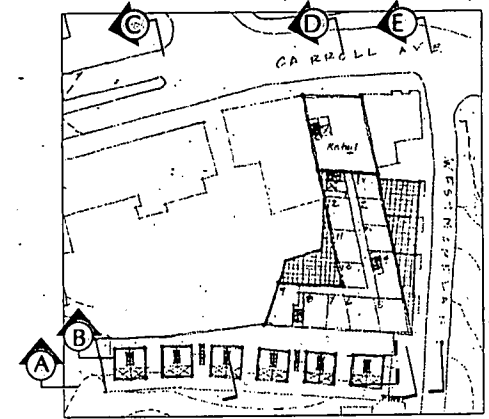
72



A-ELEVATION OF MEWS



B-SECTION THROUGH MEWS



KEYPLAN

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

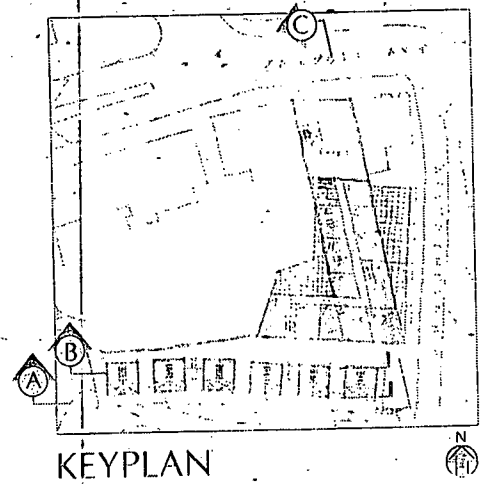
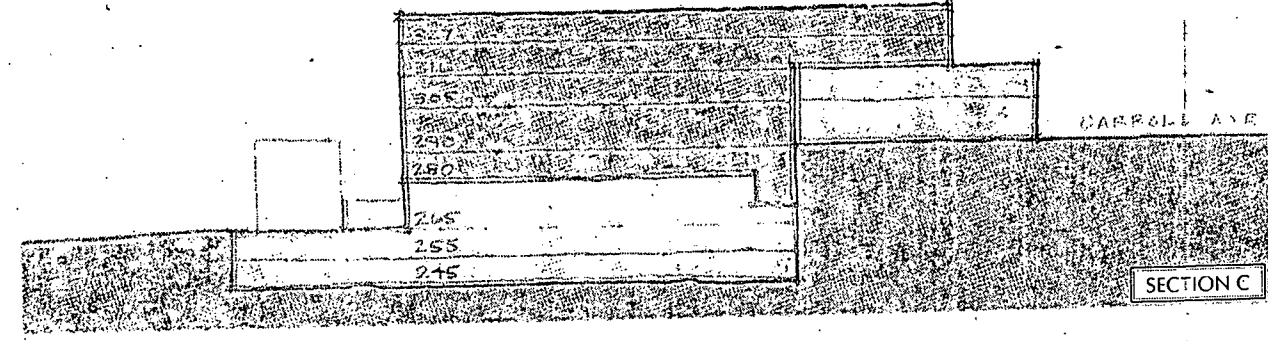
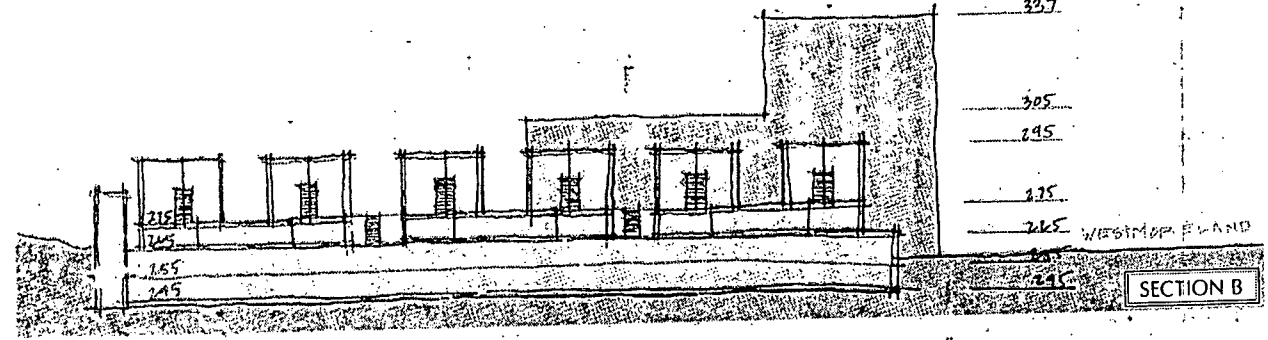
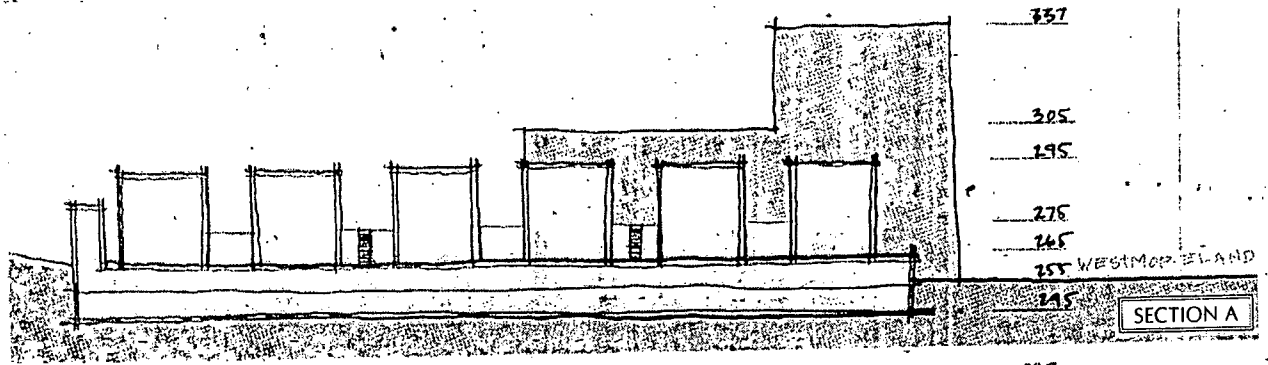
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## PROPOSED SITE SECTIONS 1:20

CUNNINGHAM + QUILL ARCHITECTS, PLLC

25



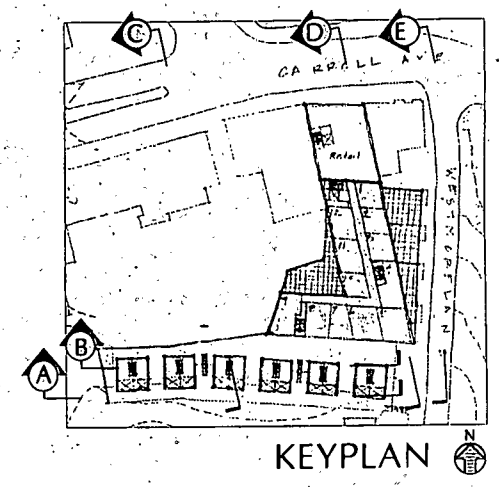
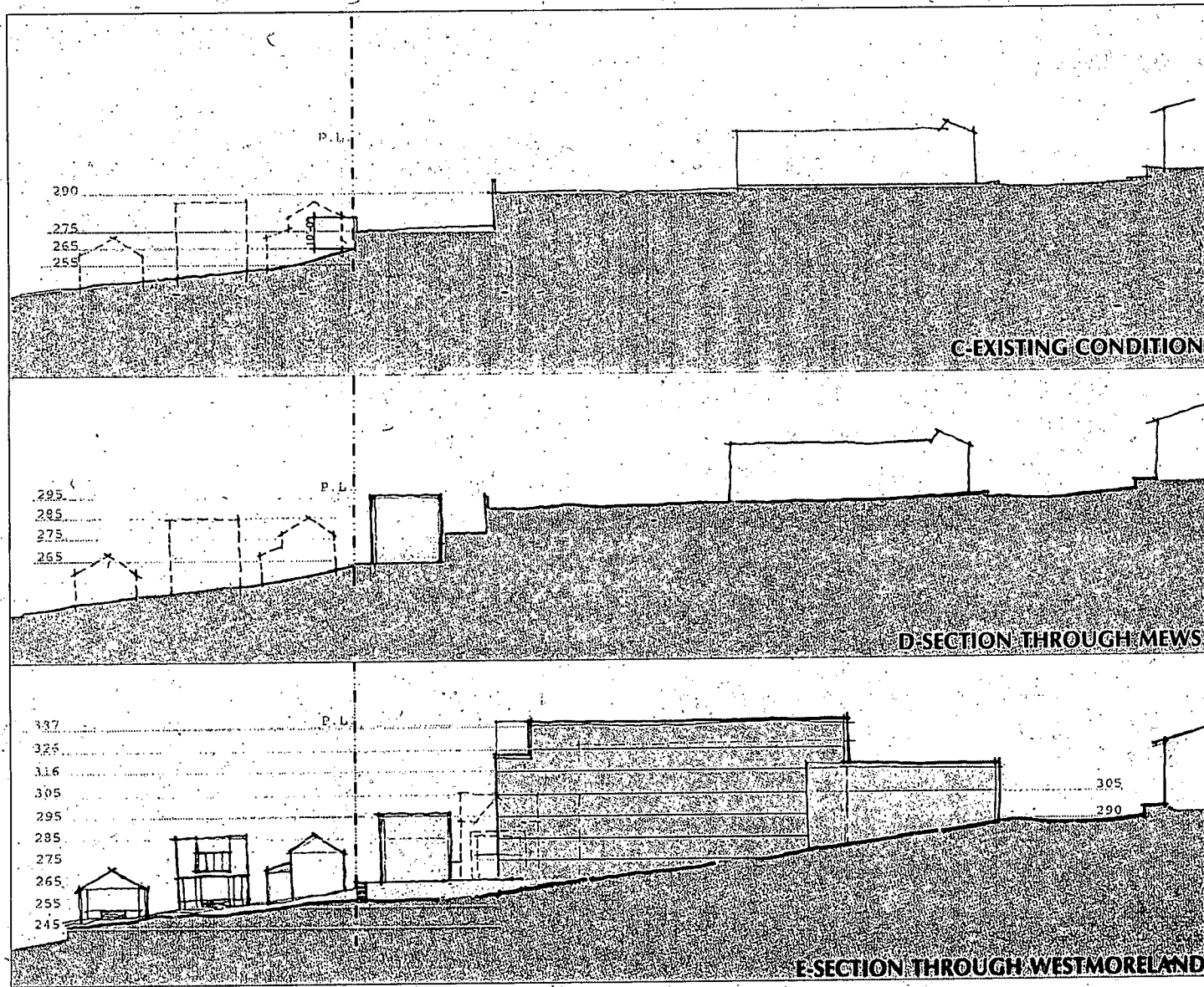
- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS
- GREEN SPACE
- BELOW GRADE PARKING

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

**PROPOSED SITE SECTIONS 1:20**  
 CUNNINGHAM + QUILL ARCHITECTS, PLLC

25



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

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

## PROPOSED SITE SECTIONS 1:20

CUNNINGHAM + QUILL ARCHITECTS, PLLC

27





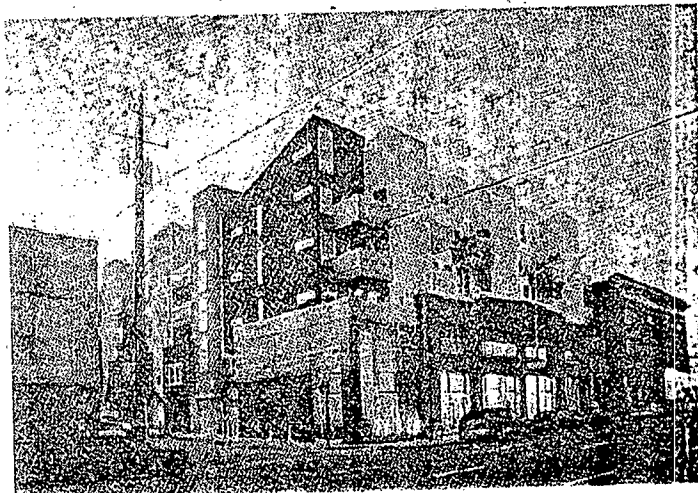
David Baker + Partners Architects  
17th + Arkansas lofts



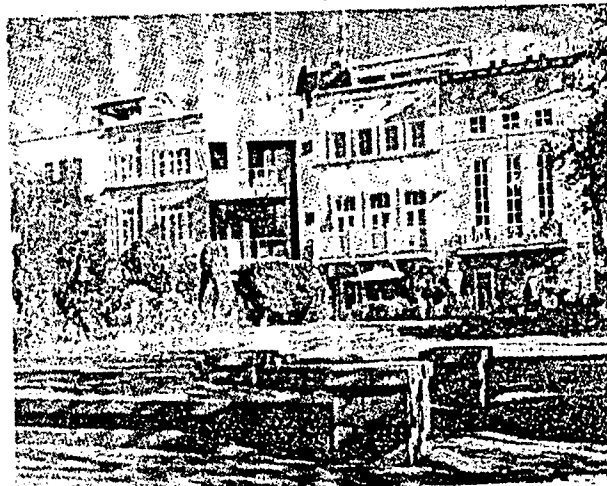
Jonathan Segal, FAIA  
Kettner Row



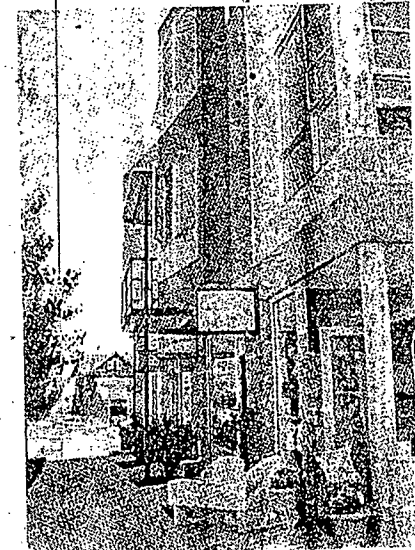
David Baker + Partners Architects  
Indiana Industrial Lofts



David Baker + Partners Architects  
Folsom Dore Supportive Apartments



Duany Plater-Zyberk & Company  
Seaside Town plan



Duany Plater-Zyberk & Company  
Prospect-Longmont Town plan

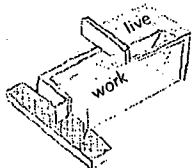
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## LIVE/WORK STREETSCAPE PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC

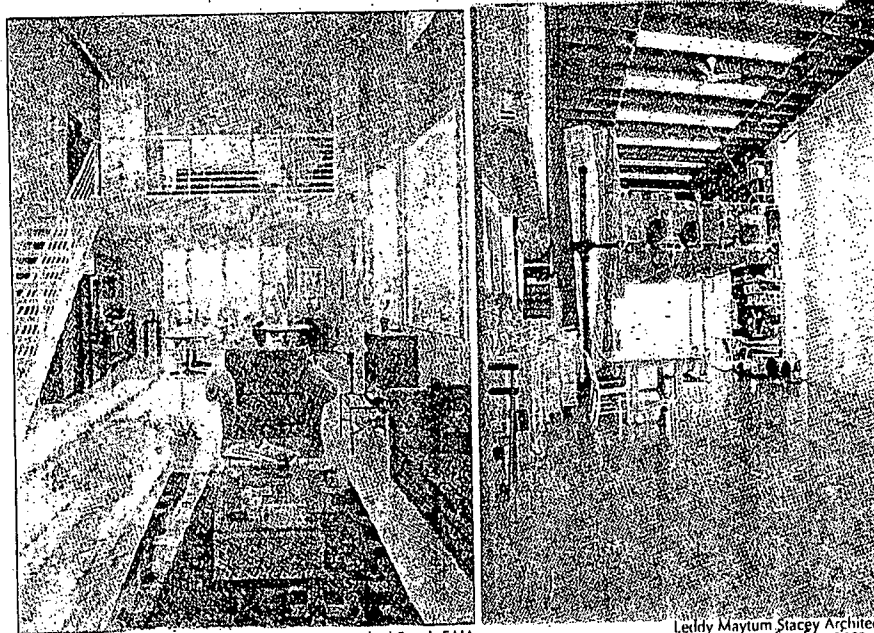
28



NIA Architects

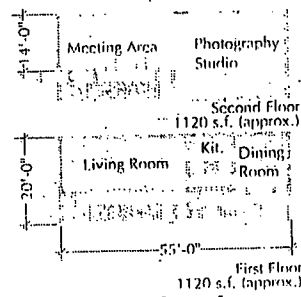
### Integrated Loft

- Flexible Kitchen/Dining
- Visually connected
- 33% Live/ 66% Work



Jonathan Segal, FAIA  
Kellner Row  
San Diego, CA

Leddy Maytum Stacey Architects  
San Francisco, CA

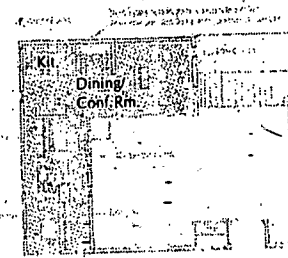


### Segregated by Floors

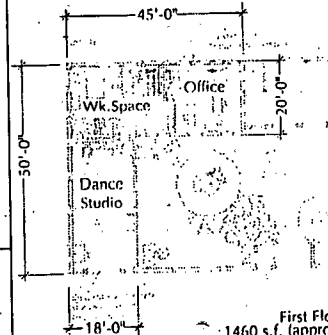
- First Floor Living
- Second Floor Work Space
- 50% Live/ 50% Work



Leddy Maytum Stacey Architects  
San Francisco, CA



Second Floor  
1460 s.f. (approx.)



First Floor  
1460 s.f. (approx.)

### Segregated by Floors

- First Floor Work Space
- Second Floor Living with Flexible Dining/Conference
- 50% Live/ 50% Work



Meyer, Scherer & Rockcastle, LTD.  
Minneapolis, MN

## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## LIVE/WORK PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC

29



MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

Division 59-C-18

- (1) If the building exceeds the standards of the underlying zone, any alteration, repair, or reconstruction of the building must not increase the gross floor area or the height of the building above that which existed as of the date of application of the Ripley/South Silver Spring Overlay Zone; or
- (2) If the building does not exceed the standards of the underlying zone, any alteration, repair, or reconstruction of the building must conform to the standards of the underlying zone, except as may be further regulated by the Ripley/South Silver Spring Overlay Zone.

**59-C-18.205. Procedure for application and approval.**

A site plan and, where applicable a project plan, for any development in the Ripley/South Silver Spring Overlay Zone must be approved under the provisions of Divisions 59-D-2 and D-3.

(Legislative History: Ord. No. 14-16, § 1; Ord. No. 14-24; § 1; Ord. No. 15-41, § 1.)

**Sec. 59-C-18.21. Takoma Park/East Silver Spring commercial revitalization overlay zone.**

**59-C-18.211. Purpose.**

- (a) The purpose of the Takoma Park/East Silver Spring commercial revitalization overlay zone is to:
  - (1) Foster economic vitality and attractive community character in areas needing revitalization;
  - (2) Promote an enhanced pedestrian environment and an improved circulation system to pedestrians and bicycles as well as motor vehicles;
  - (3) Ensure consistency with the master plan vision for specific existing commercial areas;
  - (4) Provide for the combination of residential with commercial uses.
- (b) This overlay zone will accomplish this by:
  - (1) Providing for flexibility of certain development standards which may allow for more commercial development and better design than would otherwise be achieved;

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-C-18.21

Division 59-C-18

- (2) Providing for design review either through site plan review, or administrative review for minor changes;
- (3) Allowing or limiting uses consistent with the master plan vision for specific commercial areas;
- (4) Enabling the master plan to modify the development standards of the base zones.

Editor's note—The outline of subsection 59-C-18.21 is provided for the convenience of the reader and was not in the original text of the Ordinance.

**59-C-18.212. Regulations.**

- (a) Land uses. All permitted or special exception uses allowed in the underlying commercial zones are allowed in the overlay zone as regulated below:

- (1) In areas zoned C-1, the following additional uses are allowed by right:

Bowling alley  
Clinic  
Delicatessen  
Educational institution, private  
Express or mailing office  
Fire station, publicly supported  
Hospital, veterinary, except that there must not be any runs, exercise yards, or other facilities for the keeping of animals in any exterior space, and all interior spaces must be soundproofed.  
International organizations, public  
Libraries and museums  
Offices, general  
Pet shop  
Parking lots, automobile  
Retail trades, businesses, and services of a general commercial nature  
Theater, indoor  
Tourist home

- (2) In areas zoned C-1, the following additional use is allowed by special exception:  
Nursing home

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

Division 59-C-18

- (3) In areas zoned C-1, C-2, or O-M, dwellings are allowed by right
- (4) In areas zoned C-1 or C-2, the following uses, as allowed in the underlying zones, are allowed in the overlay zone only if the use does not adjoin or confront land in a residential zone:

Automobile sales, indoor  
Automobile filling station  
Automobile fluid maintenance station  
Automobile, light truck and trailer rentals  
Automobile repair and services  
Automobile storage lot  
Automobile truck and trailer rentals, outdoors  
Car wash  
Funeral parlors or undertaking establishments<sup>2</sup>

Must comply with all County building and related codes. Application for a building permit must be accompanied by a letter or other communication indicating that the State Department has been notified of the proposed location.

If the operation includes a crematorium as an accessory use.

**59-C-18.213. Development standards.**

All development must comply with the standards and requirements of the underlying zone, except as modified by this overlay zone.

- (a) The Planning Board may, in the course of site plan review:
1. Waive the requirements for parking setbacks and numbers of spaces where it finds that such waivers will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment and encouraging the use of transit;
  2. Where recommended in the master plan, allow direct pedestrian access for all uses from the exterior of a structure in the O-M zone, and
  3. Reduce building setbacks to accomplish master plan objectives.

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-C-18.21

Division 59-C-18

(b) Dwellings

1. Dwellings in the overlay zone must comply with the following standards and requirements:

- (A) Dwellings must be compatible with existing or planned development on the same lot or tract and be compatible with the surrounding area.
- (B) Dwellings must meet the development standards of the applicable underlying zone for minimum setbacks, green area, and lot coverage. The required green area may be adjusted to assure compatibility of uses, or to provide adequate area to accommodate housing, if appropriate.
- (C) Access must be provided by one or more direct driveways to a public street. The entrance must be located and appropriately lighted to assure safe access for residents, whether or not commercial uses on the same lot are in operation.
- (D) The ground entry floor for a project that includes residential uses must be devoted to commercial use unless this requirement is waived by the Planning Board.

(c) Building Height

- ~~1.~~ Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable master plan.

**59-C-18.214. Procedure for application and approval.**

- (a) A site plan, in accordance with the provisions of Division 59-D-3, for development in the overlay zone is required for:
- (1) New construction,
  - (2) Any addition, reconstruction, or exterior alteration to a building that changes the gross floor area by more than 1,000 square feet.

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

Division 59-C-18

- (3) An expansion of a building by 1,000 square feet or less, that is subject to the provision of 59-C-18.216(b)(i).
  - (4) A waiver of more than 50 percent of the off-street parking requirements set forth in Division 59-E-3.7, and
  - (5) Conversion of an existing structure to residential use.
- (b) For any addition, reconstruction, or alteration that changes a building by less than 1,000 square feet that is not subject to site plan review under 59-C-18.214(a)(3), there will be a review of the building permit by the Planning Board or its designee to determine compliance with master plan recommendations and the provisions of this overlay zone. If existing buildings are located on the site or on an adjacent property, then the minimum setback of the zone may be reduced by the applicant to conform to the existing setback on the site or on the adjacent property.

**59-C-18.215. Planning Board approval.**

The procedures for Planning Board approval under Section 59-D-3.4 are modified for this overlay zone to require the following additional findings:

- (a) the site plan is consistent with the recommendations in the applicable master or sector plan for the area.
- (b) the site plan meets all of the purposes and requirements of this overlay zone as well as the applicable requirements of the underlying zone; and
- (c) each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

**59-C-18.216. Special provisions.**

- (a) Building Permits:
  - (i) Construction pursuant to a building permit applied for as of the effective date of Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone may proceed under the provisions of the underlying zone. If a building permit expires, then the provisions of the overlay zone must be met.

34

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-C-18.21

Division 59-C-18

- (ii) A building permit for construction within the City of Takoma must be referred by the Department of Permitting Services to the City for use in initiating certain municipal review processes.
- (b) Existing Buildings and Uses:
  - (i) Any building existing on the effective date of the Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone that was a conforming building on that date, but that does not conform to the standards of the overlay zone, may continue as a conforming building and may be rebuilt, repaired, or reconstructed.
  - (ii) Any use existing on the effective date of the Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone that was a conforming use on that date, but does not conform to the standards of the overlay zone, may continue as a conforming use.
  - (iii) Any building or use as identified in (i) or (ii) may expand up to 1,000 square feet, subject to site plan review in accordance with 59-C-18.214.

(Legislative History: Ord. No. 14-33, § 1.)

**Sec. 59-C-18.22. Neighborhood-retail overlay zone.**

**59-C-18.221. Purpose.**

It is the purpose of this overlay zone to allow for neighborhood-serving retail commercial uses in multi-family zones as recommended in the applicable master plan.

**59-C-18.222. Regulations.**

- (a) Land uses. All permitted or special exception uses allowed in the underlying multi-family zones are allowed in the respective zones within the overlay zone. Commercial uses are allowed in a multi-family zone where designated as suitable in the applicable master plan. Such uses are limited to those allowed in Sec. 59-G-2.47(a).
- (b) Development standards. All development must comply with the standards and requirements of the underlying zone except as modified by this overlay zone.

# Letter of Transmittal

To: M-NCPPC  
 1109 Spring Street, Suite 801  
 Silver Spring, Maryland 20910-3760  
 Attention: Tania Tully  
 301-563-3400

Date: 10-17-05  
 Project: 7001 Carroll Ave, Takoma Park  
 Project No.: 20502  
 RE: revised site sections and plans

**We are sending you attached the following items:**

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Addendum/Change Order | <input type="checkbox"/> Copy of letter | <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Prints          |
| <input type="checkbox"/> Samples               | <input type="checkbox"/> Shop drawings  | <input type="checkbox"/> Specifications   | <input type="checkbox"/> Other: Proposal |

If enclosures not as indicated, kindly notify us at once.

Copies	Date	No.	Description
9	10-17-05	1	Proposed Site Sections
9	10-17-05	1	Proposed Site Sections
9	10-17-05	1	Plan Diagrams
9	10-17-05	1	Plan Diagrams

**These are transmitted as checked below:**

- |  |   |   |                         |
|--|---|---|-------------------------|
| <input type="checkbox"/> For approval            | <input type="checkbox"/> Accepted as submitted  | <input type="checkbox"/> Resubmit                         | copies for review       |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Accepted as noted      | <input type="checkbox"/> Submit                           | copies for distribution |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Returned for revisions | <input type="checkbox"/> Return revised prints            |                         |
| <input type="checkbox"/> For review and comment  | <input type="checkbox"/> For bid due            | <input type="checkbox"/> Prints returned after loan to us |                         |
| <input type="checkbox"/> Other:                  |   |   |                         |

**Remarks:**

Tania- Enclosed are four updated section and plan sheets (9 copies of each) for 7001 Carroll Ave. There is an additional sheet of sections to clarify existing and proposed conditions, the first page of sections is the A-Elevation of mews page. Thank you very much for replacing the updated drawings into the packets for the Oct. 26<sup>th</sup> meeting with HPC. Please call with any questions.

Thanks again,

Signed: \_\_\_\_\_  
 Sarah Shipp

copies to:  Chron File  Project file  Other:

10/11/05

Sana Slip

Kauptai & ICG are Partners

9/7 Waco 9/15 Historic Lakema

mtg w/ community a lot

Missing only @ the moment - not skin

Maya Points:

Restate front Façade

add 2nd story upfill on HB

height - (mut zone)

elevations

HT in June - 2 historic books

Luigi

Michael Kokany → DPS

How does this work design-wise

How is this meeting the zone law & possible  
precedent

Section Drawings don't reflect the model

Gwen wants variety in position with news  
concerns abt ~~of~~ narrow space between  
news & Main building

Look @ as 3 buildings

Fabric

not repetitive  
clearly Modern



10/11/02

2002

control of IP & copyright  
rights in the  
past

the community to  
the moment  
the  
rights

control of IP & copyright  
rights in the  
past  
rights

rights in the  
past

rights in the  
past

rights in the  
past

rights in the  
past

rights in the  
past

rights in the  
past

rights in the  
past

rights in the  
past

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7001 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	10/26/2005
<b>Applicant:</b>	Stylianos Christofides (Lee Quill, AIA)	<b>Report Date:</b>	10/19/2005
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Public Notice:</b>	10/12/2005
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	N/A	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	New Construction	<b>RECOMMENDATION:</b>	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 2<sup>nd</sup> 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 2<sup>nd</sup> 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?

### *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.



## 7001 CARROLL AVENUE

**MNCPPC**

Historic Preservation Commission: Preliminary Submission

**Owner:**

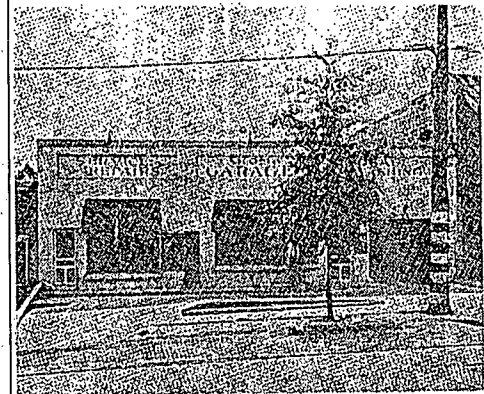
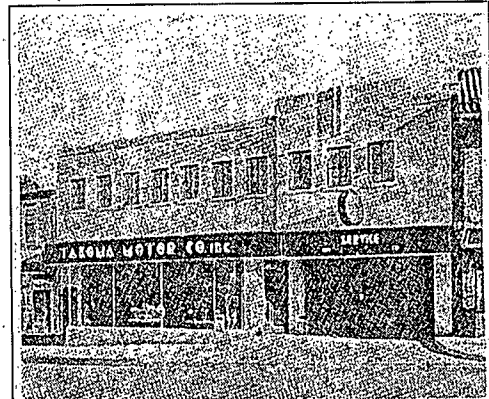
**ICG-Takoma Associates, LLC**  
1600 K Street, NW, Suite 650  
Washington DC 20006

**TAKOMA PARK, MARYLAND**

October 5th, 2005

**Architect:**

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



This proposed mixed-use retail, office and residential building 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. In addition, the project seeks to bring a critical mass of approximately 75-80 new owners to this important retail area of Takoma Park. The project will also replace a variety of altered structures along Westmoreland Ave and a large surface parking lot at the interior of the block.

During the discovery phase of the process, Infrastructure Capitol Group- Takoma and Cunningham + Quill Architects, with the assistance and input of a broad range of local community groups including Historic Takoma, researched the history of the city and the site. During this period it became clear that the property played an important role in the history of the city, 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 historic 1941 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 city, it quickly became the intention of the team to restore the structure's stone and glass façade while retaining its ground floor retail with office or retail above.

In addition to the restoration of the 7001 Carroll Avenue building, the project seeks to improve the street frontage along Westmoreland Avenue. Residential units, planned to front onto Westmoreland Avenue and the town-owned park across the street, are intended to be a series of walk-up, live/work units to allow for possible use as small professional offices or low-traffic retail shops for homeowners. Above these walkups are 4 additional stories of residential units in a single, thin mass which has been pulled back from both Carroll and Westmoreland Avenues.

In an effort to mitigate the change of use and scale between Carroll Avenue and the residential neighborhood along lower Westmoreland Ave, the design includes 7 buildings along a residential mews at the interior "dog-leg" portion of the site. These buildings will blend in scale with the residential neighborhood to the south, which includes many bungalow homes of the 1920's and 1930's. Similar in concept to the Bungalow Courts of the 1920's and 1930's, this mews is a series of flat and duplex units that front onto shared, pedestrian only, green spaces. Finally, it is proposed that all 145 proposed parking spaces will be underground and accessed from Westmoreland Avenue.

## 7001 CARROLL AVENUE

MNCPPC

Historic Preservation Commission: Preliminary Submission

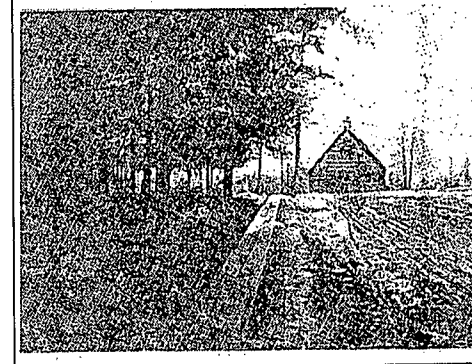
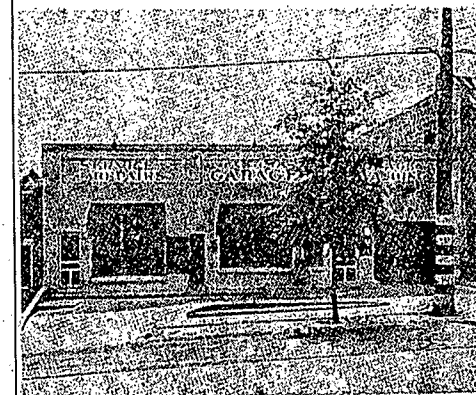
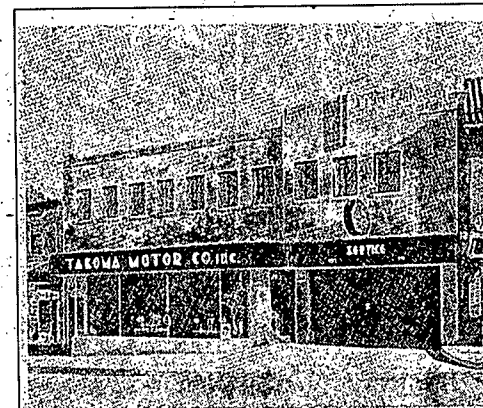
**Owner:**

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

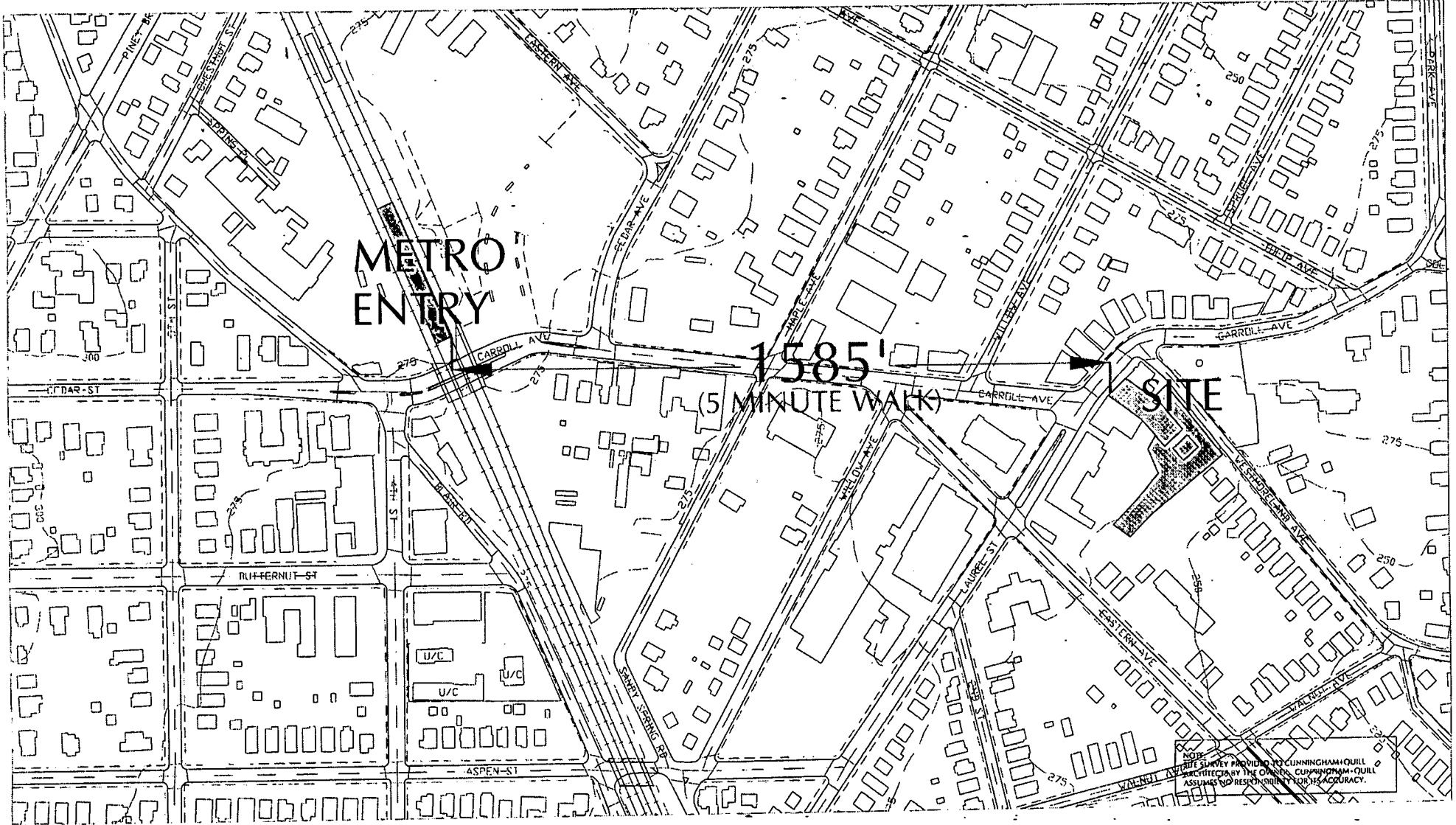
TAKOMA PARK, MARYLAND  
October 5th, 2005

**Architect:**

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







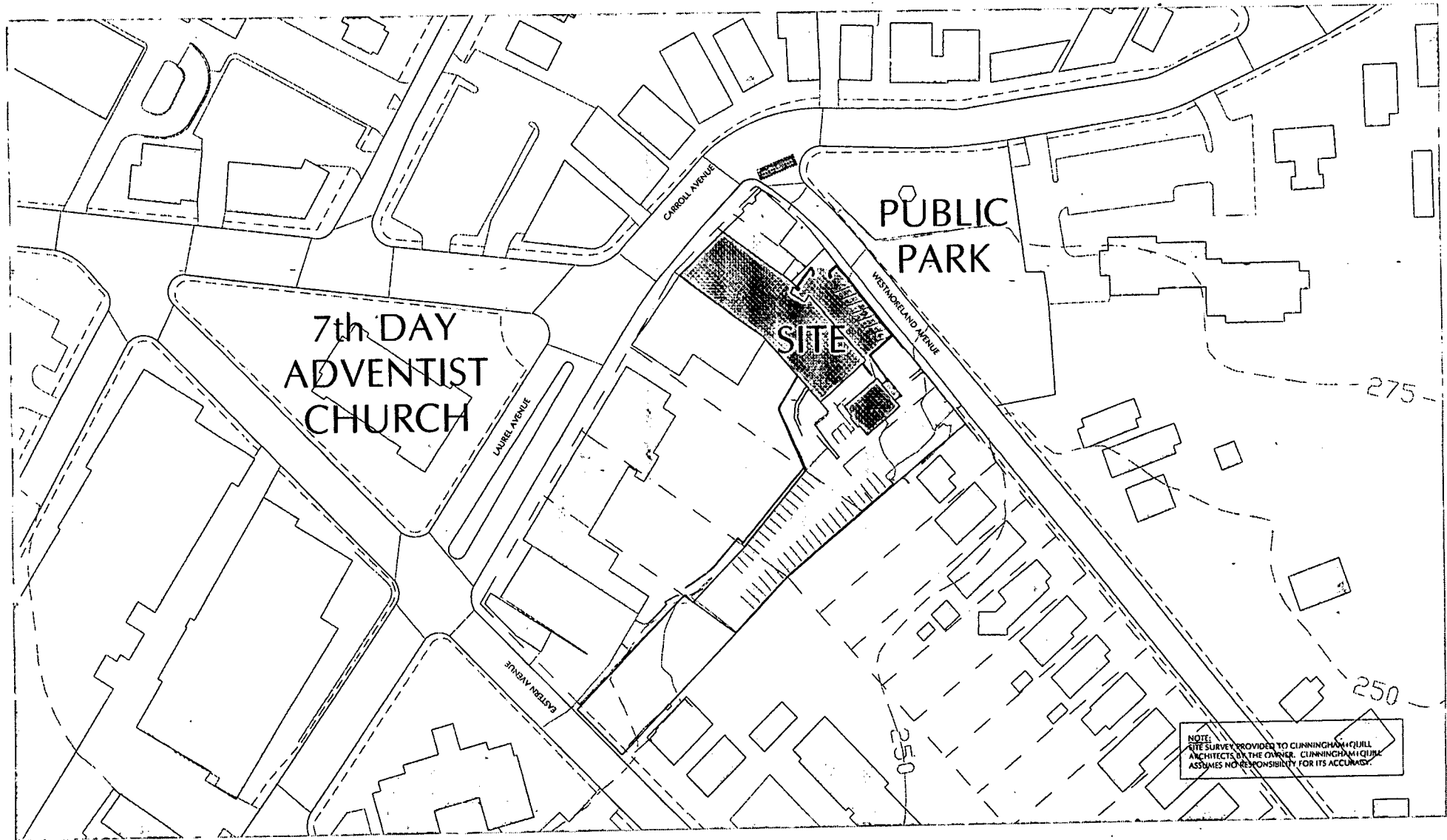
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

**SITE PLAN 1:100**

CUNNINGHAM + QUILL ARCHITECTS, PLLC





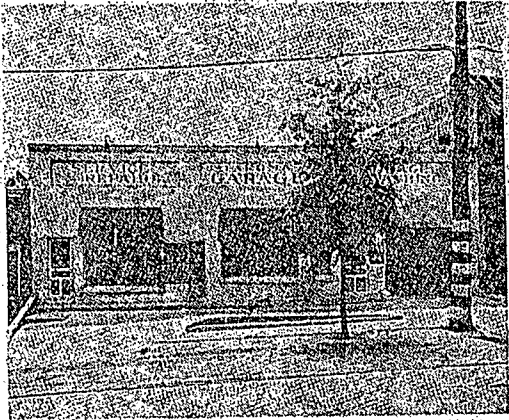
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

**SITE PLAN 1:40**

CUNNINGHAM + QUILL ARCHITECTS, PLLC

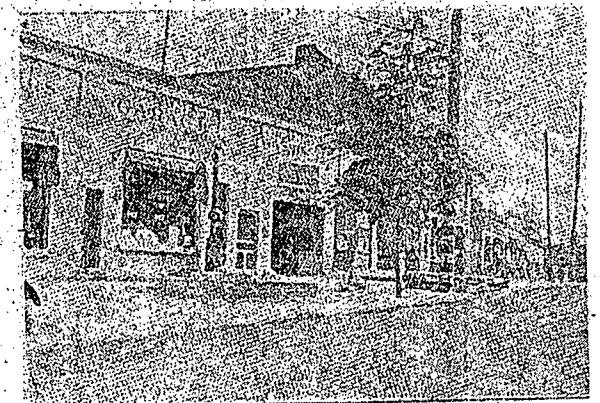




Original Garage Prior to 1941



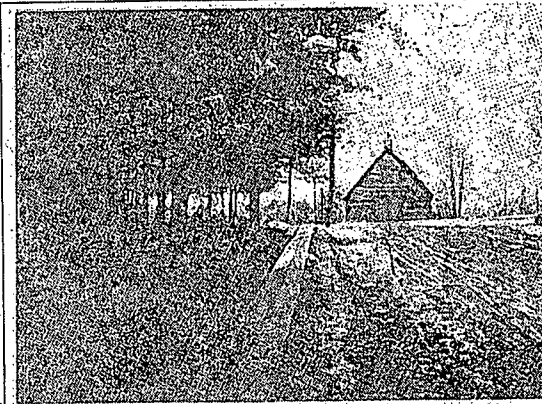
Original Garage Prior to 1941



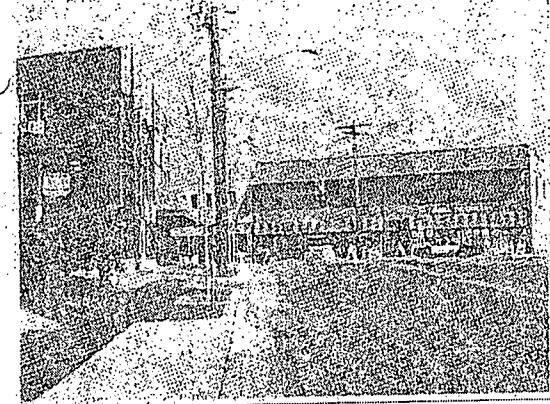
Original Garage Prior to 1941



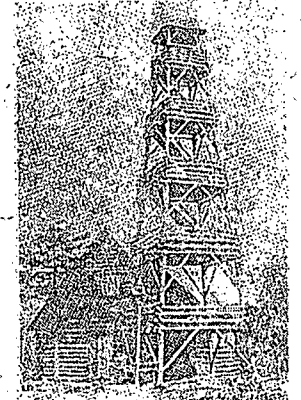
Benjamin Franklin Gilbert, 1841-1907.  
Founder, first settler, and first mayor.



Looking up Carroll Ave. to Laurel and the log cabin, ca. 1903.  
Note the board sidewalk.



Carroll and Laurel Avenues, ca. 1983. Park Pharmacy has served  
Takoma Park for many years.



Log cabin and tower, built by B.F. Gilbert in  
1888 and 1889 respectively.

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

HISTORIC IMAGES (Courtesy of Historic Takoma)

CUNNINGHAM + QUILL ARCHITECTS, PLLC



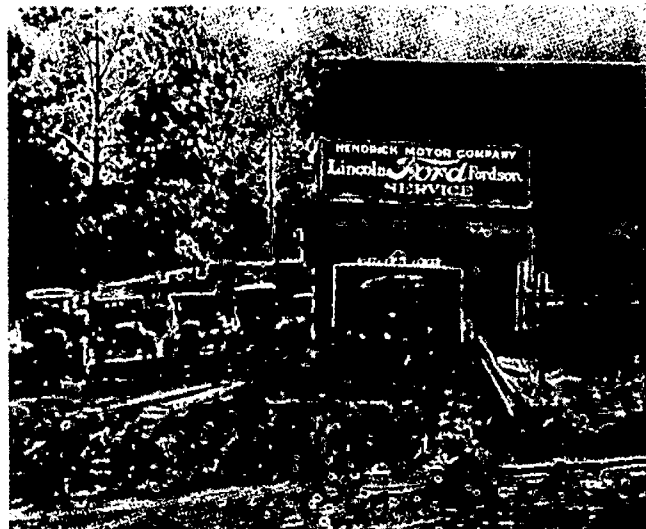


Garage in 1941

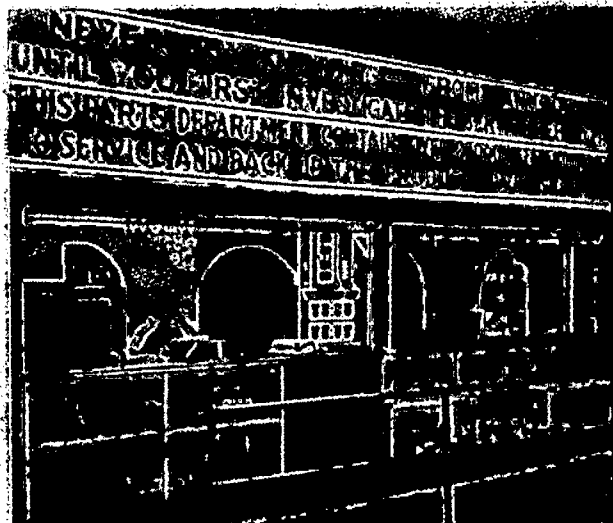


OUR MODERN SERVICE DEPARTMENT

Garage in 1941



Original Garage Prior to 1941



Garage in 1941



Original Garage Prior to 1941

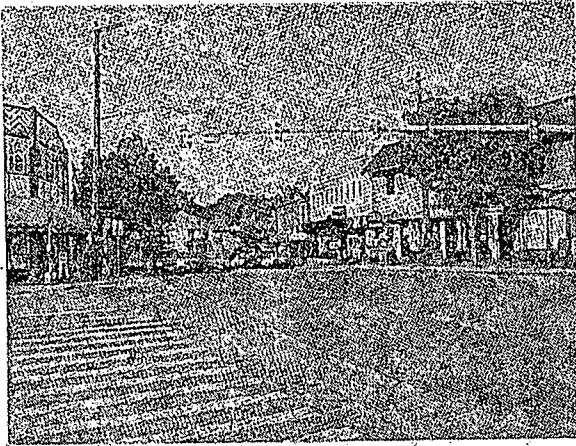
## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

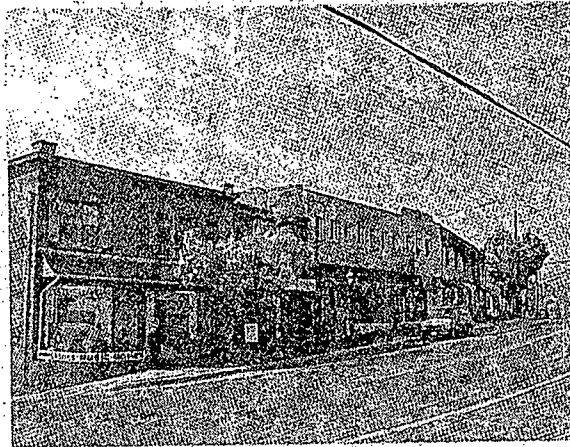
**HISTORIC IMAGES** (Courtesy of Historic Takoma)

CUNNINGHAM + QUILL ARCHITECTS, PLLC

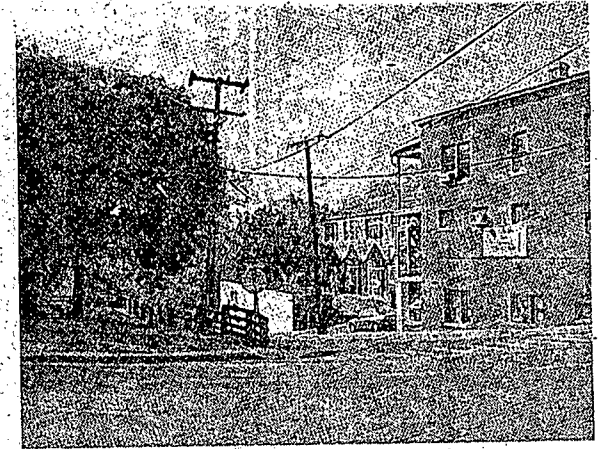




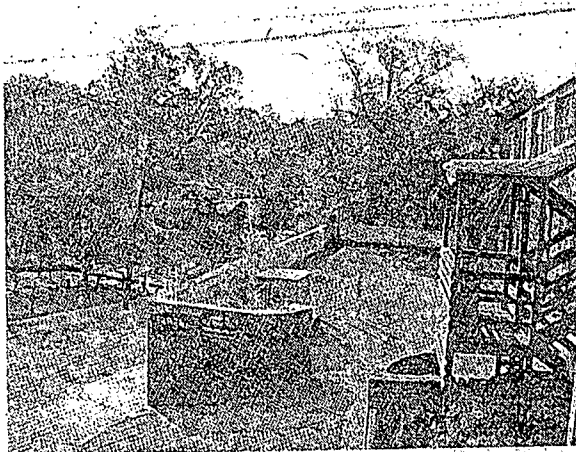
VIEW 1  
Looking East along Carroll Ave



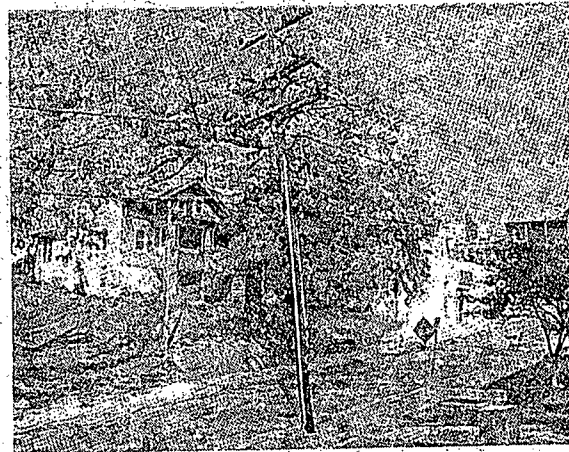
VIEW 2  
Looking West along Carroll Ave



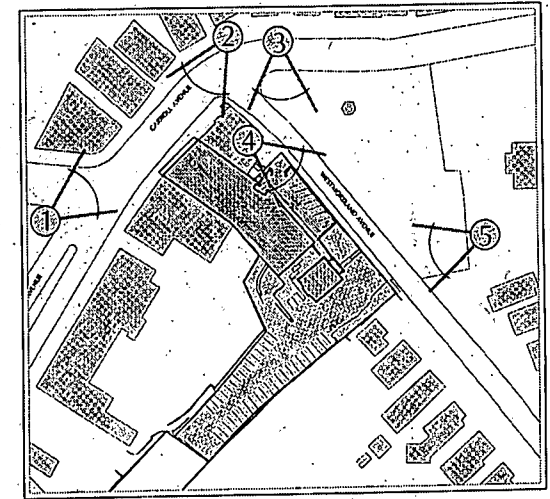
VIEW 3  
Looking South along Westmoreland Ave



VIEW 4  
Looking South from Property Interior



VIEW 5  
Looking North along Westmoreland Ave



N  
KEYPLAN

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

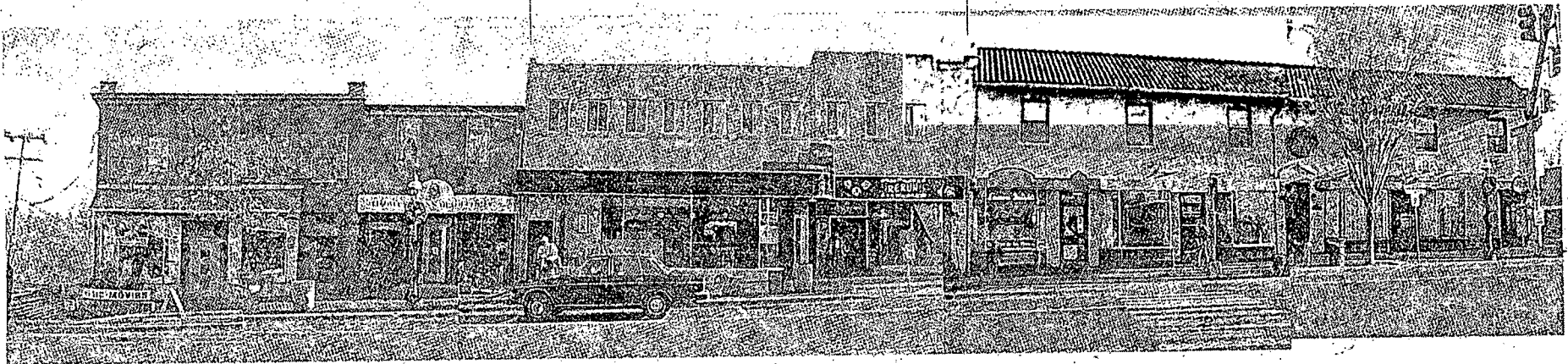
## SITE CONTEXT

CUNNINGHAM + QUILL ARCHITECTS, PLLC

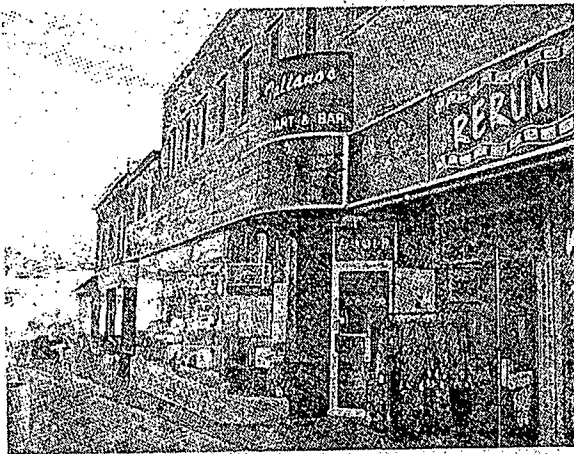
21



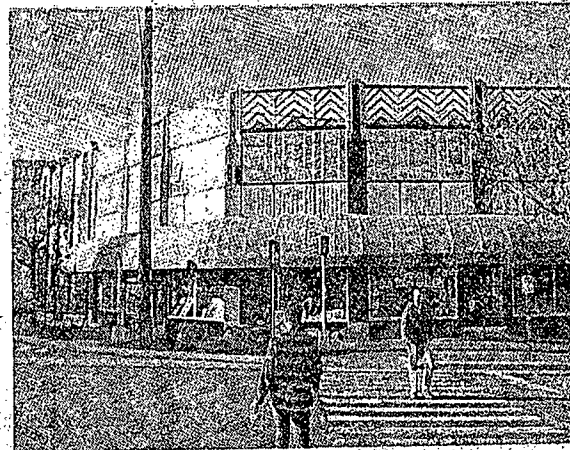
PROPERTY EXTENTS



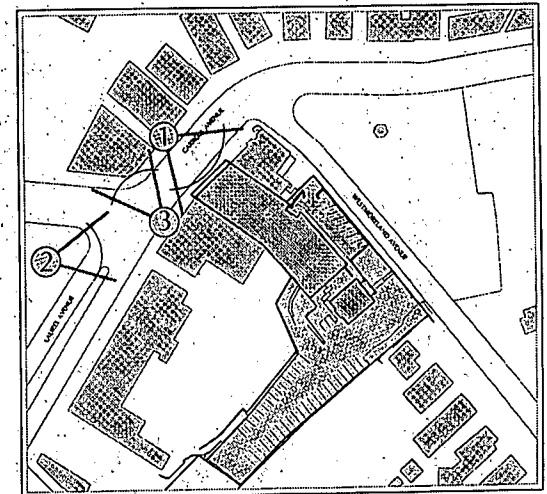
VIEW 1  
Looking South at Carroll Ave Retail



VIEW 2  
Looking East along Carroll Ave



VIEW 3  
Looking North across Carroll Ave



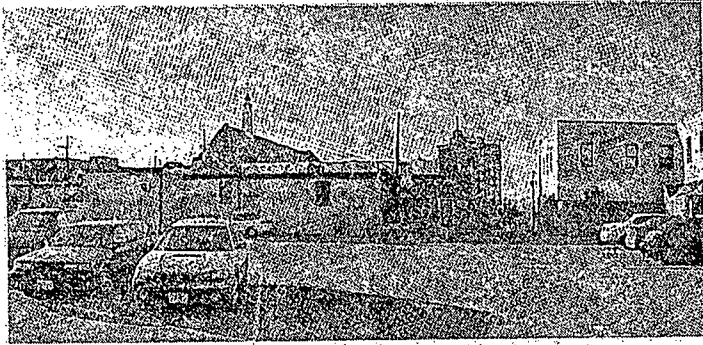
N  
KEYPLAN

# 7001 CARROLL AVENUE

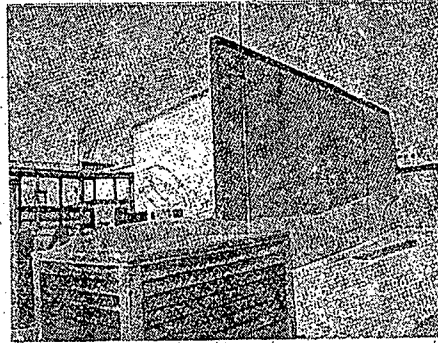
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

# CARROLL AVE

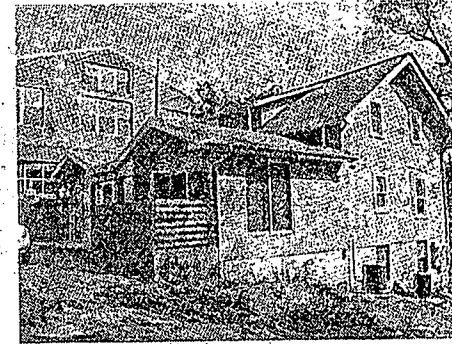
CUNNINGHAM + QUILL ARCHITECTS, PLLC



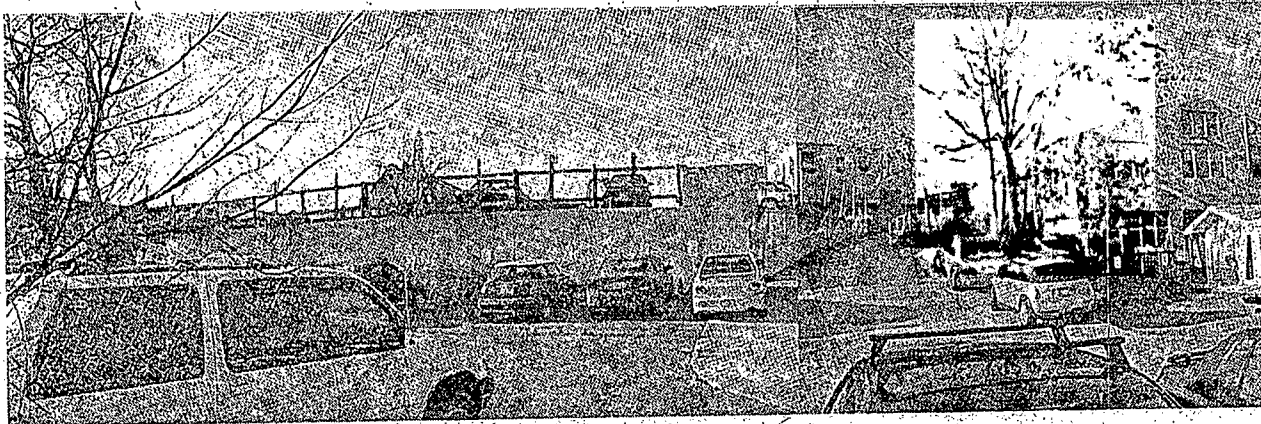
VIEW 1  
Looking North from Adjacent Property



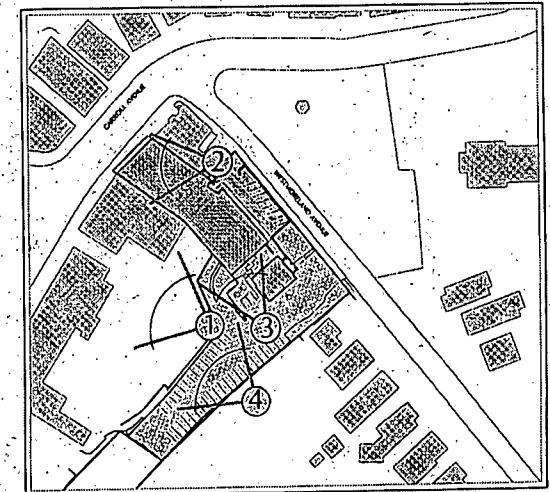
VIEW 2  
Looking North West at Historic Storefront



VIEW 3  
Looking North East from Property Interior



VIEW 4  
Looking North from Property Interior



N  
KEYPLAN

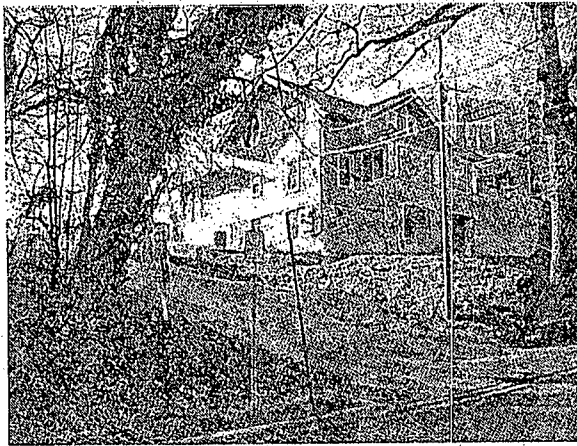
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

17

## PROPERTY INTERIOR

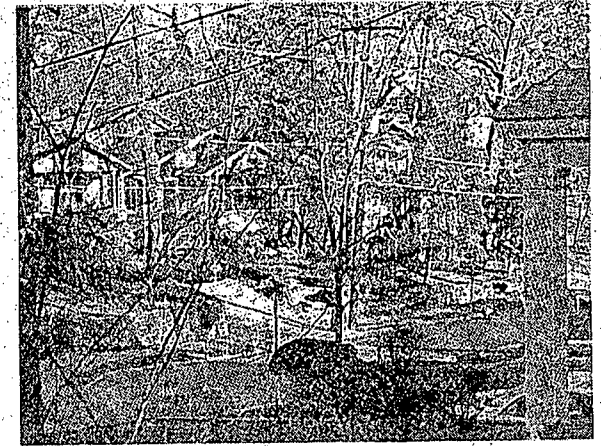
CUNNINGHAM + QUILL ARCHITECTS, PLLC



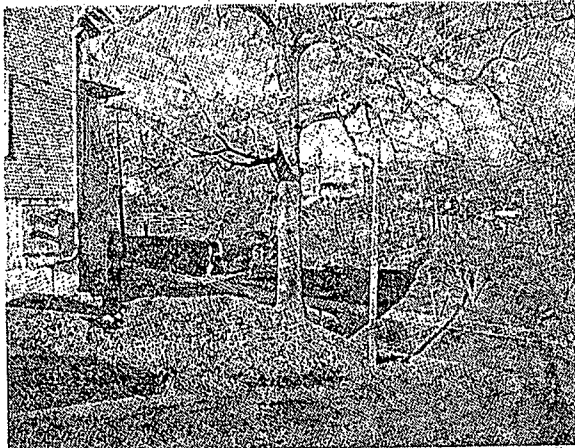
VIEW 1  
Looking North West along Westmoreland Ave



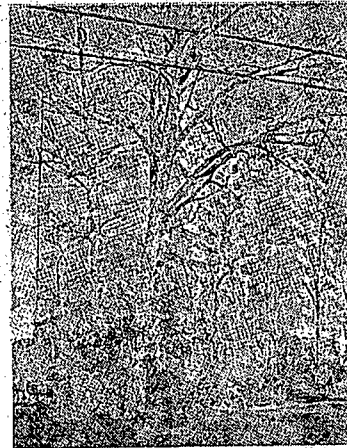
VIEW 2  
Looking South along Westmoreland Ave.



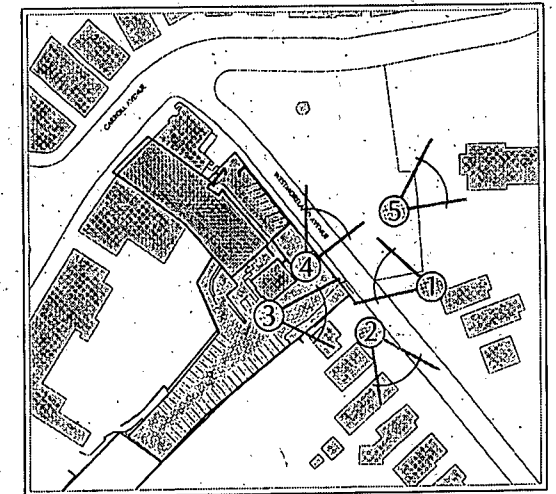
VIEW 3  
Looking South East along Westmoreland Ave



VIEW 4  
Looking North East from Property Interior



VIEW 5  
Looking North East from Adjacent Park



N  
KEYPLAN

# 7001 CARROLL AVENUE

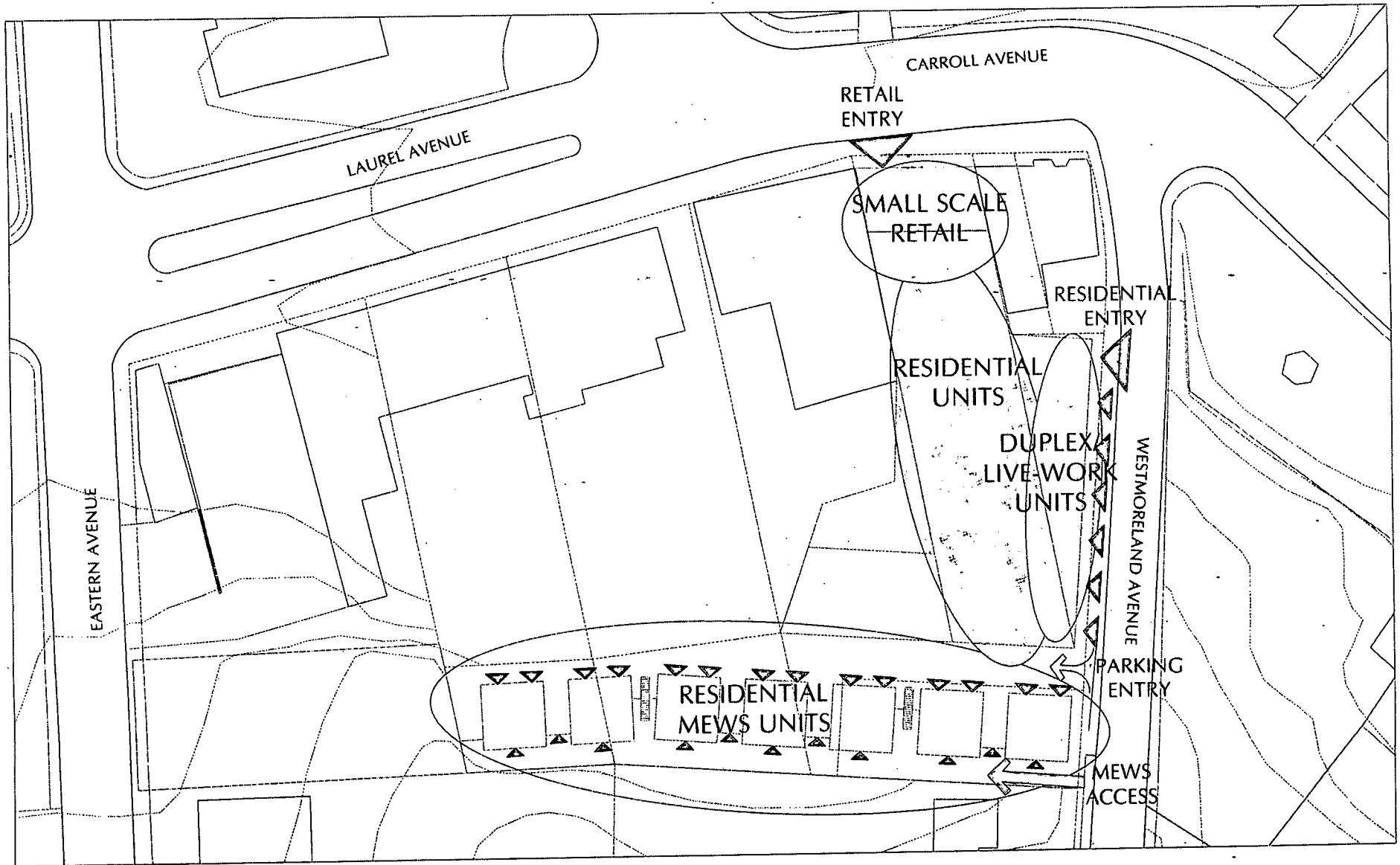
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

15

# WESTMORELAND AVE.

CUNNINGHAM + QUILL ARCHITECTS, PLLC

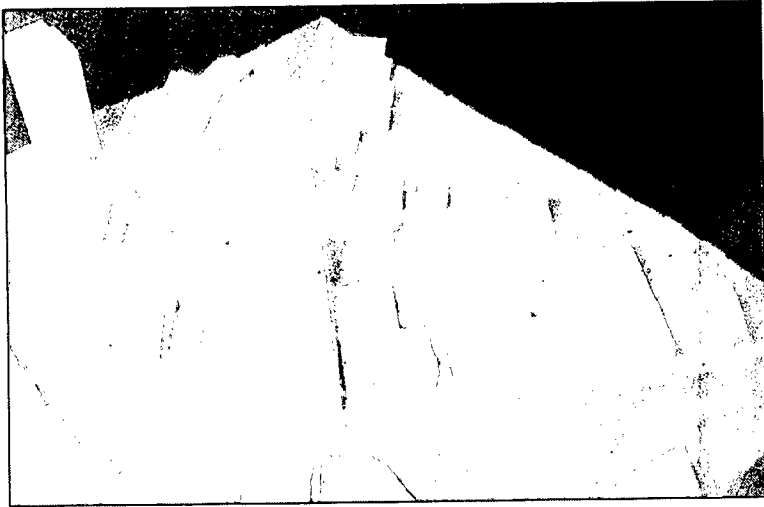




# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
 ICG TAKOMA ASSOCIATES, LLC

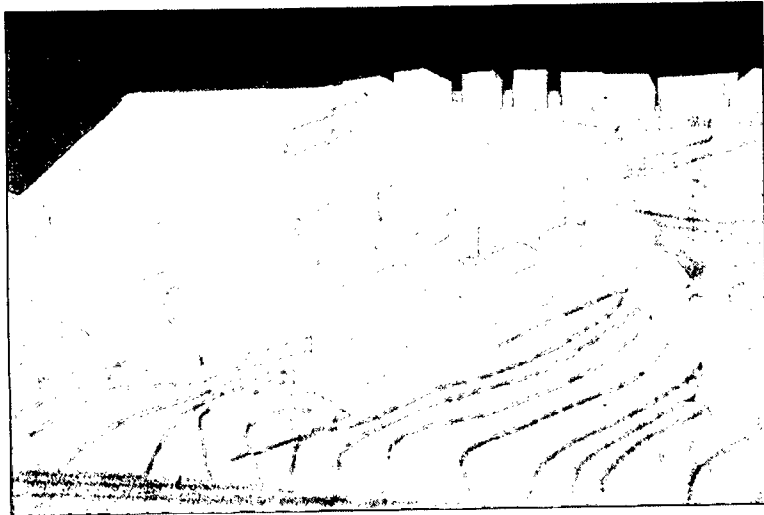
**PROPOSED SITE DIAGRAM**   
 CUNNINGHAM + QUILL ARCHITECTS, PLLC



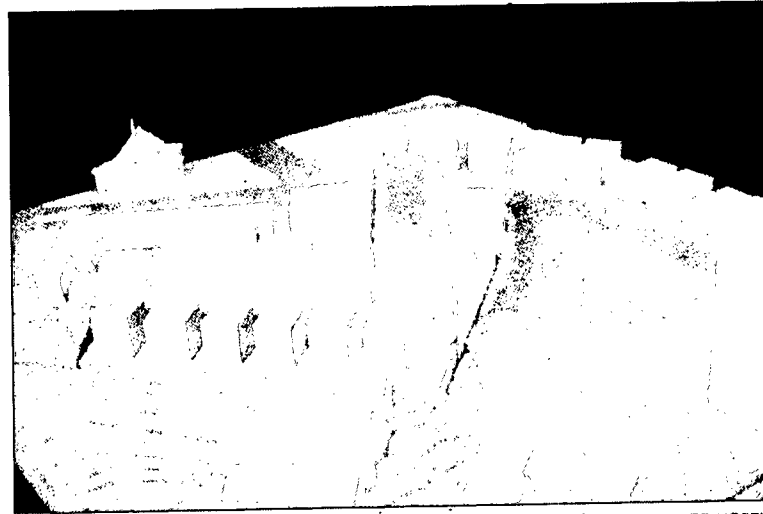
AERIAL VIEW TO SOUTH



VIEW OF WESTMORELAND AVE  
TOWARD CARROLL AVE



AERIAL VIEW TO NORTH EAST



AERIAL VIEW TO NORTH

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	MEWS UNITS
	DUPLEX UNITS
	GREEN SPACE

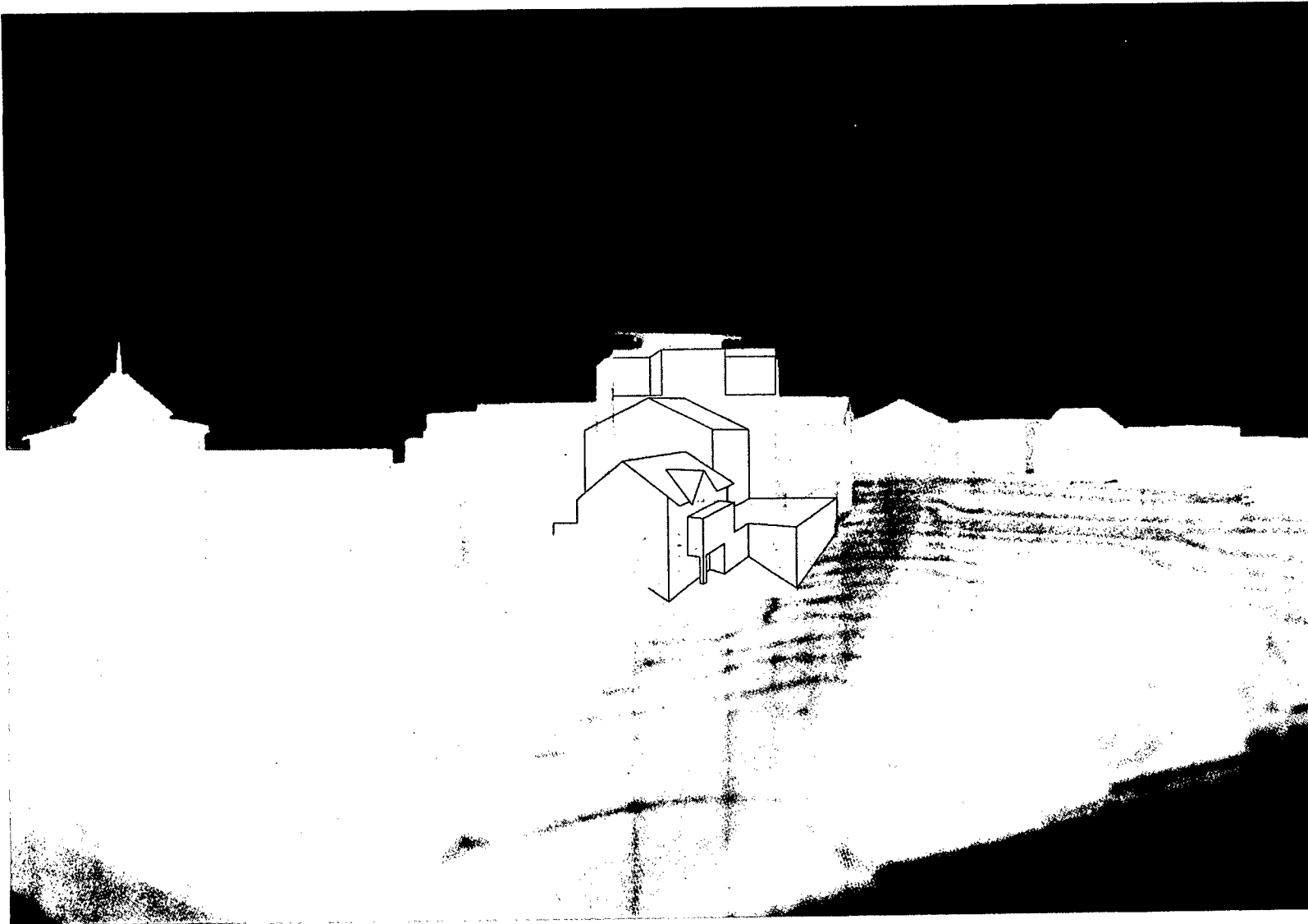
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC



## SITE USES

CUNNINGHAM + QUILL ARCHITECTS, PLLC



- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS
- GREEN SPACE

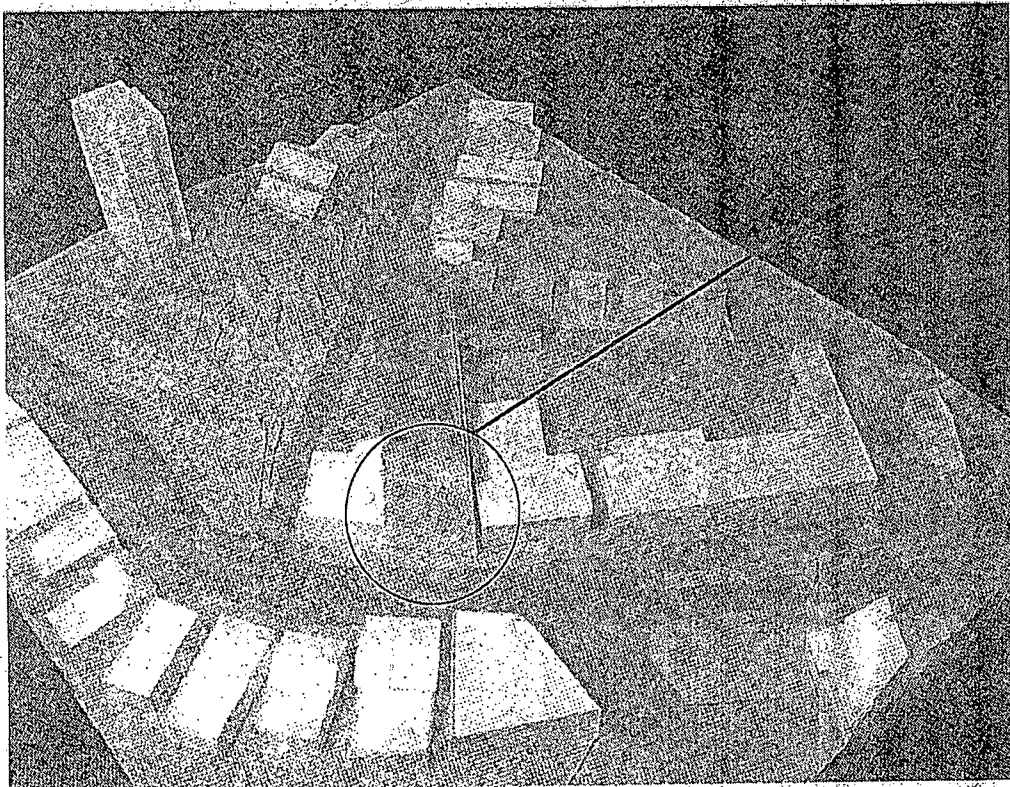
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
CG TAKOMA ASSOCIATES, LLC






## EXISTING CONDITION OVERLAY

CUNNINGHAM + QUILL ARCHITECTS, PLLC

18



HISTORIC STOREFRONT RESTORATION

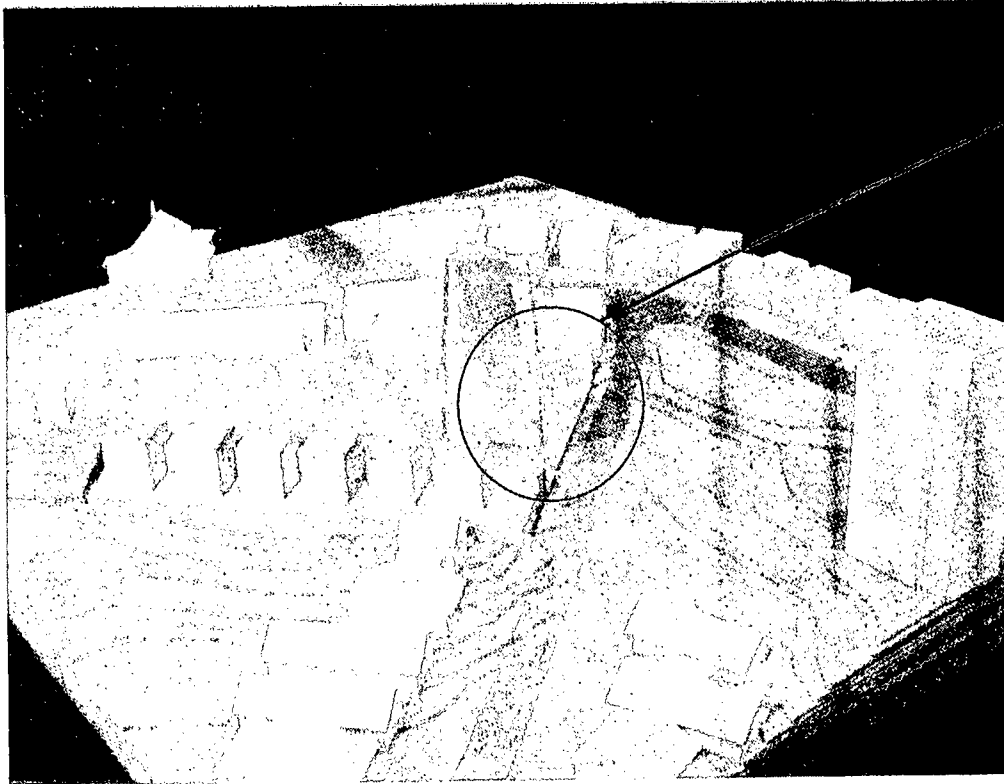
-  SMALL SCALE RETAIL
-  RESIDENTIAL UNITS
-  MEWS UNITS
-  DUPLEX UNITS
-  GREEN SPACE

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



TENLEY HILL  
CUNNINGHAM + QUILL, Washington, DC

	SMALL SCALE RETAIL
	RESIDENTIAL UNITS
	MEWS UNITS
	DUPLEX UNITS
	GREEN SPACE

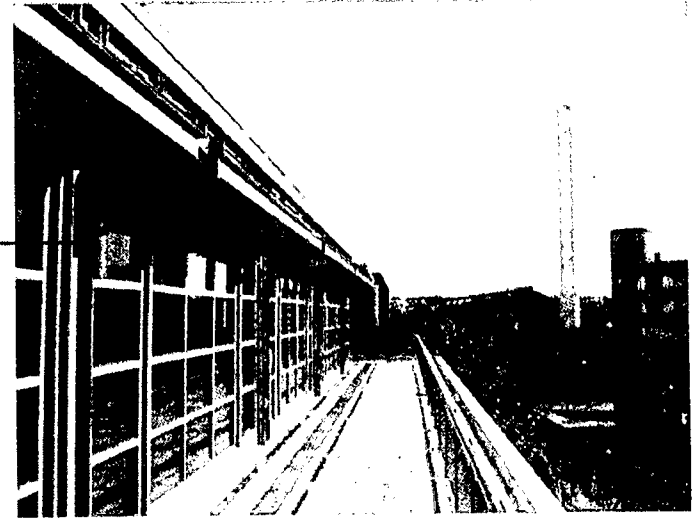
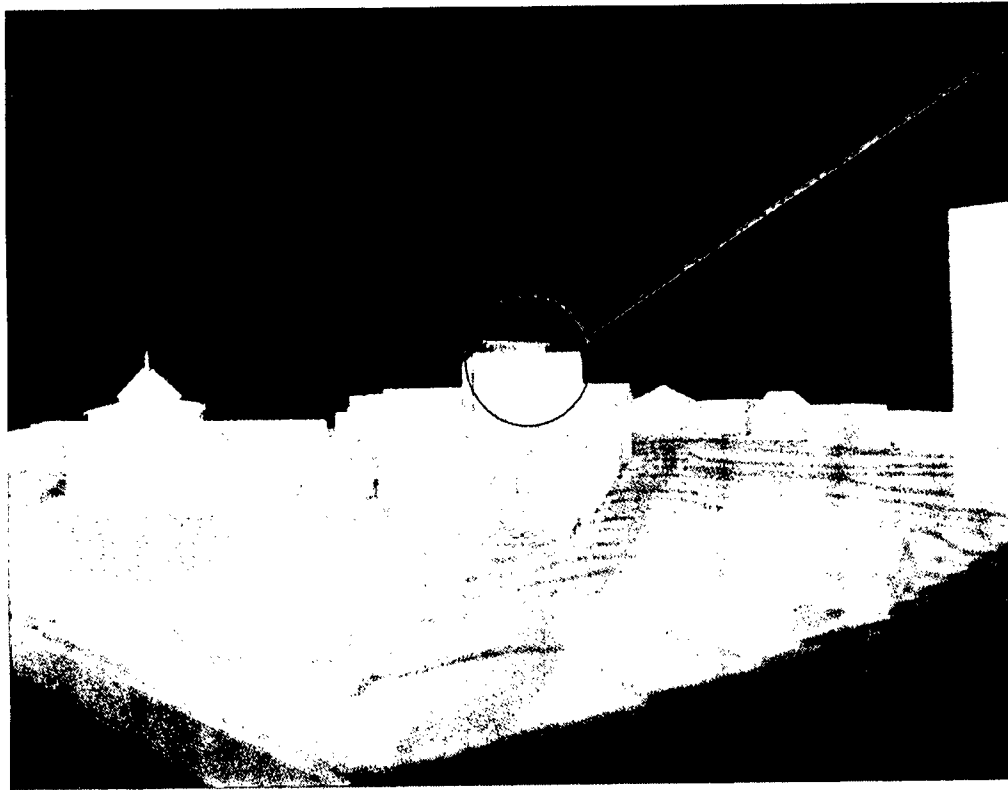
## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

20

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



CATON'S WALK,  
CUNNINGHAM + QUILL, Washington, DC

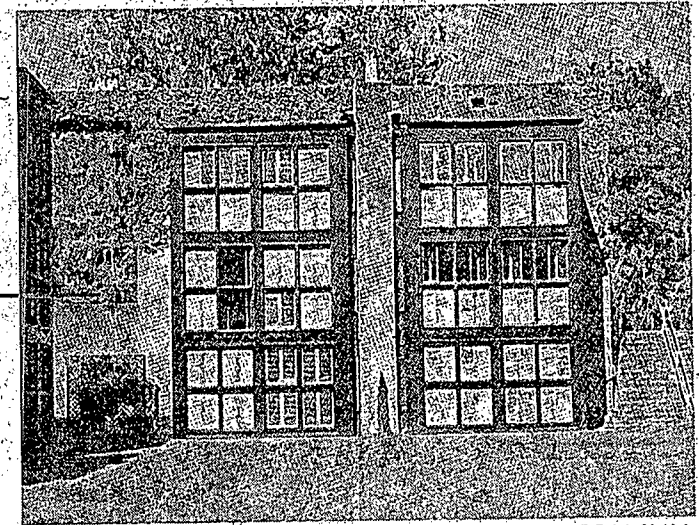
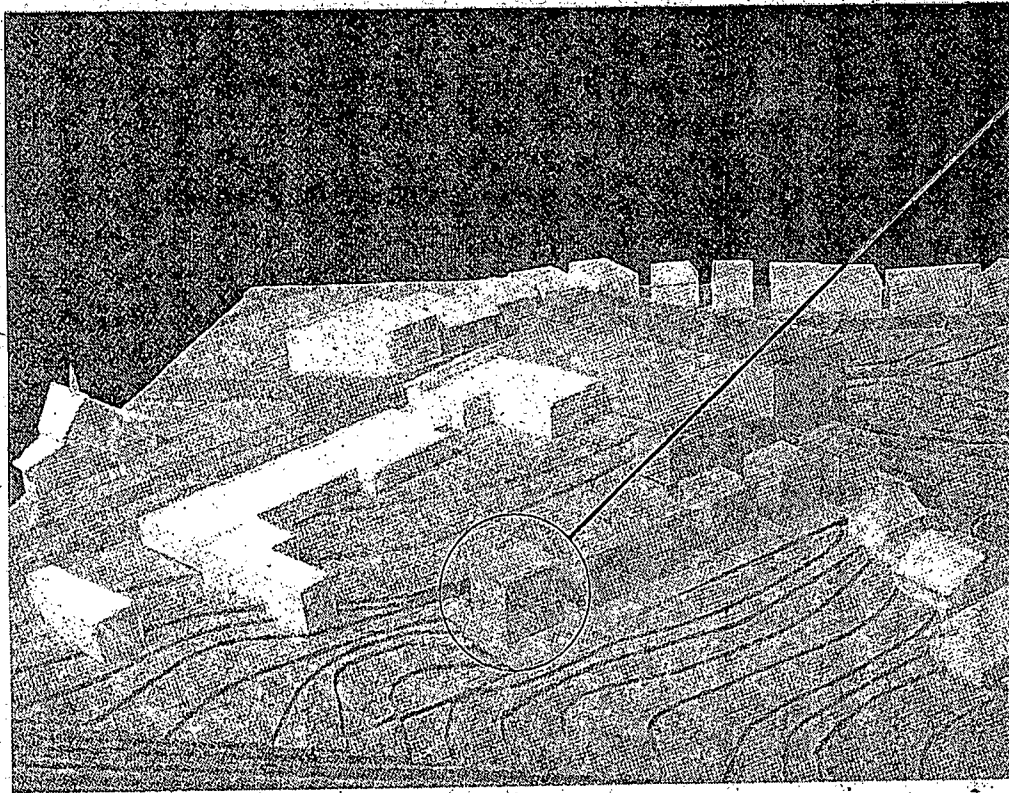
- SMALL SCALE RETAIL
- RESIDENTIAL UNITS
- MEWS UNITS
- DUPLEX UNITS
- GREEN SPACE

## 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



MIDDLETON INN,  
W.G. CLARK, Charleston, SC

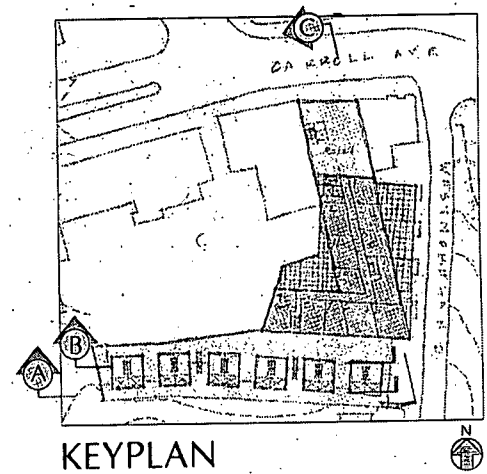
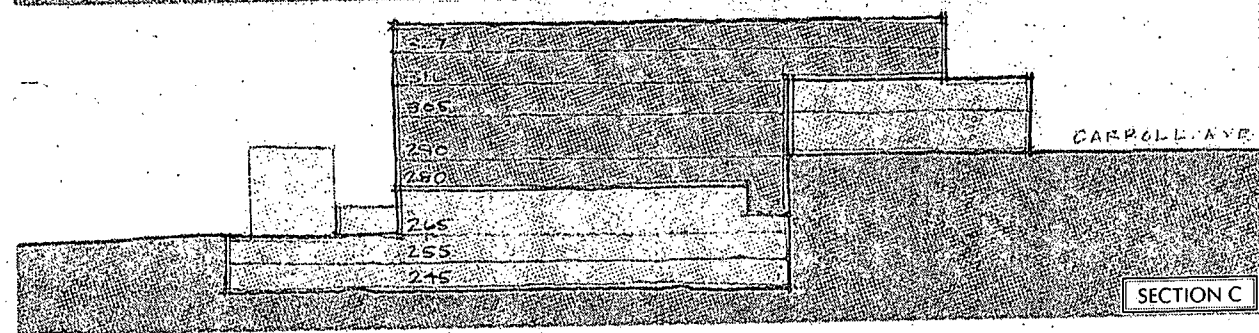
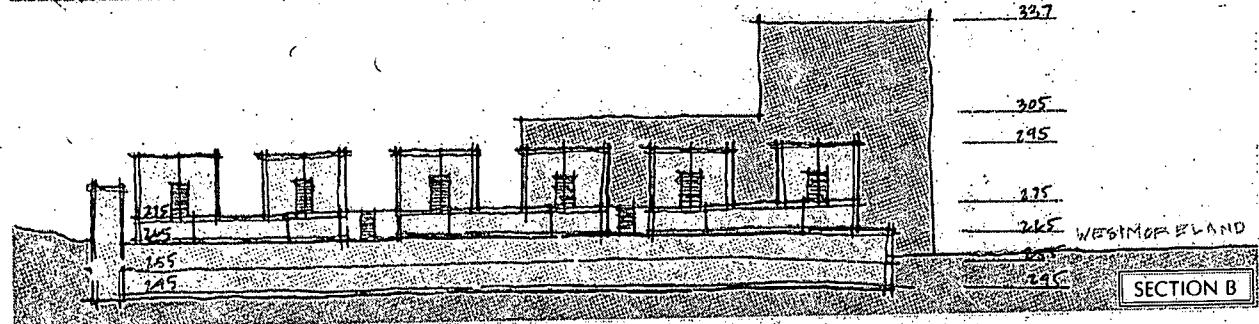
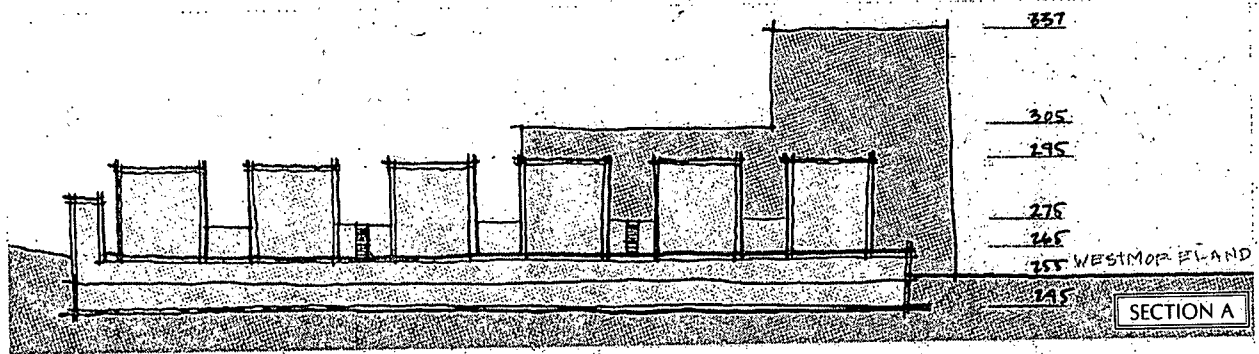
- |  |                       |
|--|-----------------------|
|  | SMALL SCALE<br>RETAIL |
|  | RESIDENTIAL<br>UNITS  |
|  | MEWS UNITS            |
|  | DUPLEX UNITS          |
|  | GREEN SPACE           |







# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## SITE IMAGES- PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



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

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## PROPOSED SITE SECTIONS 1:20

CUNNINGHAM + QUILL ARCHITECTS, PLLC

92





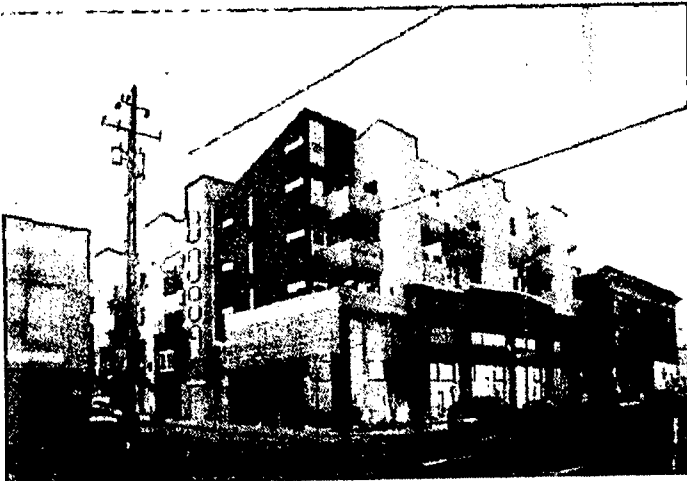
David Baker + Partners Architects  
18th + Arkansas lofts



Jonathan Segal, FAIA  
Kettner Row



David Baker + Partners Architects  
Indiana Industrial Lofts



David Baker + Partners Architects  
Folsom Dore Supportive Apartments



Duany Plater-Zyberk & Company  
Seaside Town plan



Duany Plater-Zyberk & Company  
Prospect-Longmont Town plan

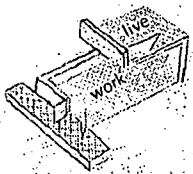
# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## LIVE/WORK STREETScape PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC

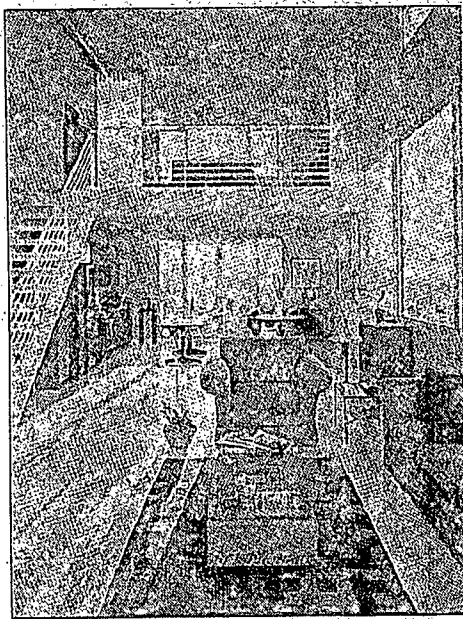
28



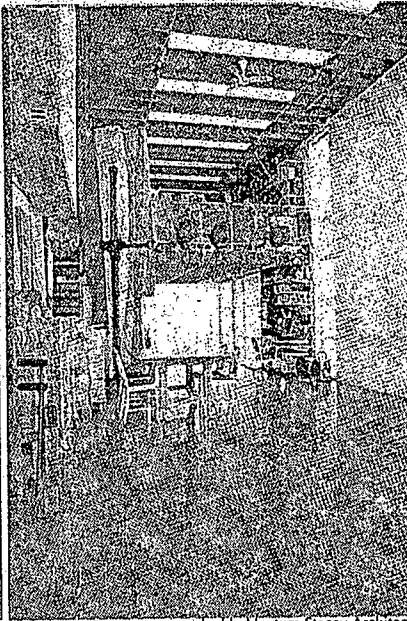
NIA Architects

### Integrated Loft

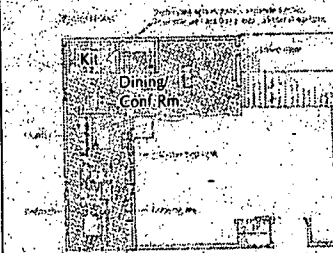
- Flexible Kitchen/Dining
- Visually connected
- 33% Live/ 66% Work



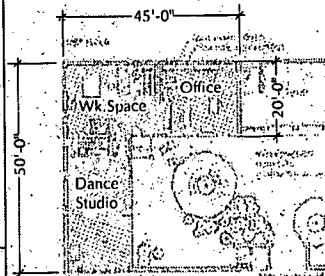
Jonathan Segal, FAIA  
Kettner Row  
San Diego, CA



Leddy Maytum Stacey Architects  
San Francisco, CA



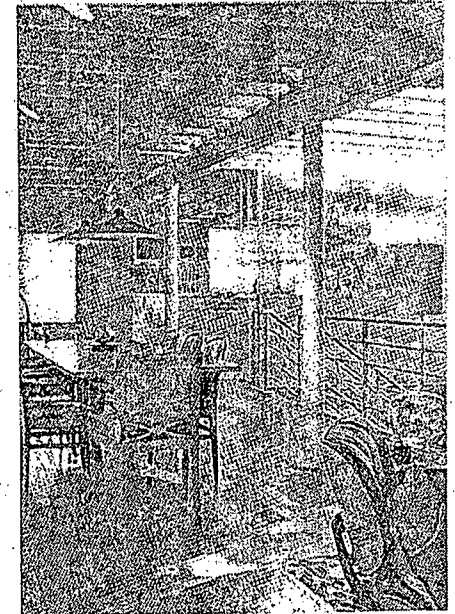
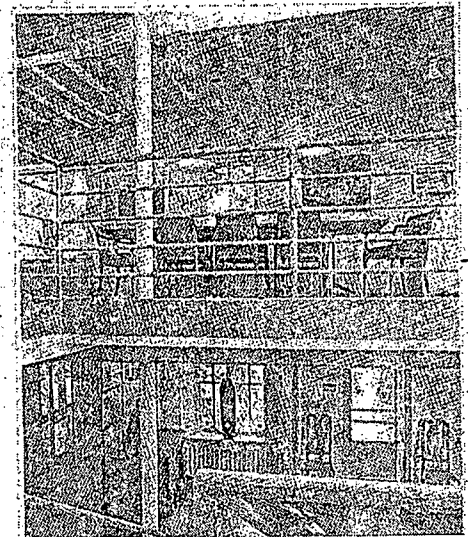
Second Floor  
1460 s.f. (approx.)



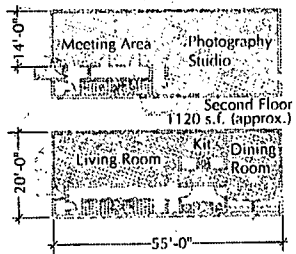
First Floor  
1460 s.f. (approx.)

### Segregated by Floors

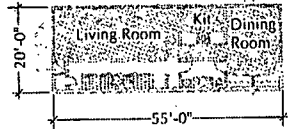
- First Floor Work Space
- Second Floor Living with Flexible Dining/Conference
- 50 % Live/ 50% Work



Meyer, Scherer & Rockcastle, LTD.  
Minneapolis, MN



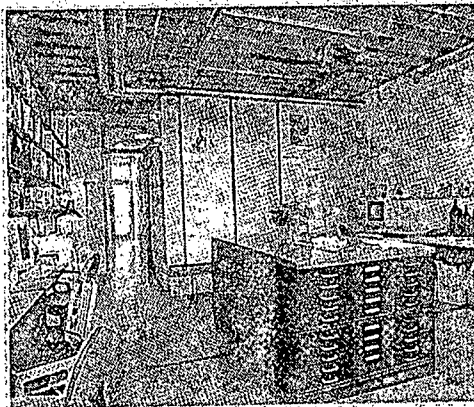
Second Floor  
1120 s.f. (approx.)



First Floor  
1120 s.f. (approx.)

### Segregated by Floors

- First Floor Living
- Second Floor Work Space
- 50 % Live/ 50 % Work



Leddy Maytum Stacey Architects  
San Francisco, CA

# 7001 CARROLL AVENUE

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

## LIVE/WORK PRECEDENTS

CUNNINGHAM + QUILL ARCHITECTS, PLLC



MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

Division 59-C-18

- (1) If the building exceeds the standards of the underlying zone, any alteration, repair, or reconstruction of the building must not increase the gross floor area or the height of the building above that which existed as of the date of application of the Ripley/South Silver Spring Overlay Zone; or
- (2) If the building does not exceed the standards of the underlying zone, any alteration, repair, or reconstruction of the building must conform to the standards of the underlying zone, except as may be further regulated by the Ripley/South Silver Spring Overlay Zone.

**59-C-18.205. Procedure for application and approval.**

A site plan and, where applicable a project plan, for any development in the Ripley/South Silver Spring Overlay Zone must be approved under the provisions of Divisions 59-D-2 and D-3.

(Legislative History: Ord. No. 14-16, § 1; Ord. No. 14-24, § 1; Ord. No. 15-41, § 1.)

**Sec. 59-C-18.21. Takoma Park/East Silver Spring commercial revitalization overlay zone.**

**59-C-18.211. Purpose.**

- (a) The purpose of the Takoma Park/East Silver Spring commercial revitalization overlay zone is to:
  - (1) Foster economic vitality and attractive community character in areas needing revitalization;
  - (2) Promote an enhanced pedestrian environment and an improved circulation system to pedestrians and bicycles as well as motor vehicles;
  - (3) Ensure consistency with the master plan vision for specific existing commercial areas;
  - (4) Provide for the combination of residential with commercial uses.
- (b) This overlay zone will accomplish this by:
  - (1) Providing for flexibility of certain development standards which may allow for more commercial development and better design than would otherwise be achieved;

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-C-18.21

Division 59-C-18

- (2) Providing for design review either through site plan review, or administrative review for minor changes;
- (3) Allowing or limiting uses consistent with the master plan vision for specific commercial areas;
- (4) Enabling the master plan to modify the development standards of the base zones.

Editor's note—The outline of subsection 59-C-18.211 is provided for the convenience of the reader and was not in the original text of the Ordinance.

**59-C-18.212. Regulations.**

- (a) Land uses. All permitted or special exception uses allowed in the underlying commercial zones are allowed in the overlay zone as regulated below:

- (1) In areas zoned C-1, the following additional uses are allowed by right:

Bowling alley  
Clinic  
Delicatessen  
Educational institution, private  
Express or mailing office  
Fire station, publicly supported  
Hospital, veterinary, except that there must not be any runs, exercise yards, or other facilities for the keeping of animals in any exterior space, and all interior spaces must be soundproofed.  
International organizations, public  
Libraries and museums  
→ Offices, general  
Pet shop  
Parking lots, automobile  
→ Retail trades, businesses, and services of a general commercial nature  
Theater, indoor  
Tourist home

- (2) In areas zoned C-1, the following additional use is allowed by special exception:  
Nursing home

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

Division 59-C-18



- (3) In areas zoned C-1, C-2, or O-M, dwellings are allowed by right
- (4) In areas zoned C-1 or C-2, the following uses, as allowed in the underlying zones, are allowed in the overlay zone only if the use does not adjoin or confront land in a residential zone:

- Automobile sales, indoor
- Automobile filling station
- Automobile fluid maintenance station
- Automobile, light truck and trailer rentals
- Automobile repair and services
- Automobile storage lot
- Automobile truck and trailer rentals, outdoors
- Car wash
- Funeral parlors or undertaking establishments<sup>2</sup>

<sup>1</sup> Must comply with all County building and related codes. Application for a building permit must be accompanied by a letter or other communication indicating that the State Department has been notified of the proposed location.

<sup>2</sup> If the operation includes a crematorium as an accessory use.

**59-C-18.213. Development standards.**

All development must comply with the standards and requirements of the underlying zone, except as modified by this overlay zone.

- (a) The Planning Board may, in the course of site plan review:
  - 1. Waive the requirements for parking setbacks and numbers of spaces where it finds that such waivers will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment and encouraging the use of transit;
  - 2. Where recommended in the master plan, allow direct pedestrian access for all uses from the exterior of a structure in the O-M zone, and
  - 3. Reduce building setbacks to accomplish master plan objectives.

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-C-18.21

Division 59-C-18

(b) Dwellings

1. Dwellings in the overlay zone must comply with the following standards and requirements:

- (A) Dwellings must be compatible with existing or planned development on the same lot or tract and be compatible with the surrounding area.
- (B) Dwellings must meet the development standards of the applicable underlying zone for minimum setbacks, green area, and lot coverage. The required green area may be adjusted to assure compatibility of uses, or to provide adequate area to accommodate housing, if appropriate.
- (C) Access must be provided by one or more direct driveways to a public street. The entrance must be located and appropriately lighted to assure safe access for residents, whether or not commercial uses on the same lot are in operation.
- (D) The ground entry floor for a project that includes residential uses must be devoted to commercial use unless this requirement is waived by the Planning Board.

(c) Building Height

- ~~1.~~ Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable master plan.

**59-C-18.214. Procedure for application and approval.**

- (a) A site plan, in accordance with the provisions of Division 59-D-3, for development in the overlay zone is required for:
  - (1) New construction,
  - (2) Any addition, reconstruction, or exterior alteration to a building that changes the gross floor area by more than 1,000 square feet,

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

Division 59-C-18

- (3) An expansion of a building by 1,000 square feet or less, that is subject to the provision of 59-C-18.216(b)(i),
  - (4) A waiver of more than 50 percent of the off-street parking requirements set forth in Division 59-E-3.7, and
  - (5) Conversion of an existing structure to residential use.
- (b) For any addition, reconstruction, or alteration that changes a building by less than 1,000 square feet that is not subject to site plan review under 59-C-18.214(a)(3), there will be a review of the building permit by the Planning Board or its designee to determine compliance with master plan recommendations and the provisions of this overlay zone. If existing buildings are located on the site or on an adjacent property, then the minimum setback of the zone may be reduced by the applicant to conform to the existing setback on the site or on the adjacent property.

**59-C-18.215. Planning Board approval.**

The procedures for Planning Board approval under Section 59-D-3.4 are modified for this overlay zone to require the following additional findings:

- (a) the site plan is consistent with the recommendations in the applicable master or sector plan for the area.
- (b) the site plan meets all of the purposes and requirements of this overlay zone as well as the applicable requirements of the underlying zone; and
- (c) each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

**59-C-18.216. Special provisions.**

- (a) Building Permits:
  - (i) Construction pursuant to a building permit applied for as of the effective date of Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone may proceed under the provisions of the underlying zone. If a building permit expires, then the provisions of the overlay zone must be met.

34

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-C-18.21

Division 59-C-18

- (ii) A building permit for construction within the City of Takoma must be referred by the Department of Permitting Services to the City for use in initiating certain municipal review processes.
- (b) Existing Buildings and Uses:
  - (i) Any building existing on the effective date of the Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone that was a conforming building on that date, but that does not conform to the standards of the overlay zone, may continue as a conforming building and may be rebuilt, repaired, or reconstructed.
  - (ii) Any use existing on the effective date of the Sectional Map Amendment implementing the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone that was a conforming use on that date, but does not conform to the standards of the overlay zone, may continue as a conforming use.
  - (iii) Any building or use as identified in (i) or (ii) may expand up to 1,000 square feet, subject to site plan review in accordance with 59-C-18.214.

(Legislative History: Ord. No. 14-33, § 1.)

**Sec. 59-C-18.22. Neighborhood retail overlay zone.**

**59-C-18.221. Purpose.**

It is the purpose of this overlay zone to allow for neighborhood-serving retail commercial uses in multi-family zones as recommended in the applicable master plan.

**59-C-18.222. Regulations.**

- (a) Land uses. All permitted or special exception uses allowed in the underlying multi-family zones are allowed in the respective zones within the overlay zone. Commercial uses are allowed in a multi-family zone where designated as suitable in the applicable master plan. Such uses are limited to those allowed in Sec. 59-G-2.47(a).
- (b) Development standards. All development must comply with the standards and requirements of the underlying zone except as modified by this overlay zone.



1113

**ICG Takoma Associates, LLC**  
c/o Infrastructure Capital Group, LLC  
1600 K Street NW, Suite 650  
Washington, DC 20006

October 6, 2005

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910

**VIA OVERNIGHT DELIVERY**

Dear Ms. Tully:

**RE: 7001 CARROLL AVENUE AND WESTMORELAND DEVELOPMENT – PRELIMINARY  
CONSULTATION WITH HPC ON OCTOBER 26<sup>TH</sup>, 2005**

Per your discussions with Mr. David Bagnoli of Cunningham and Quill, our architects on this development, please find enclosed 9 copies of our submission for the Preliminary Consultation with HPC, and accept this letter as our formal request to be included on the calendar for the October 26<sup>th</sup>, 2005 meeting.

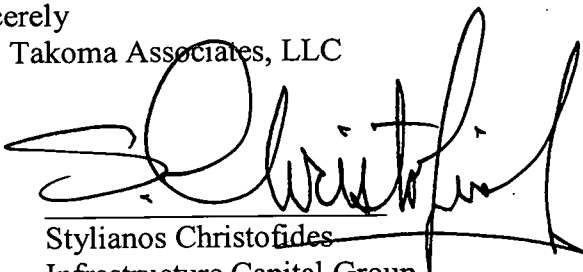
Our zoning counsel, Linowes and Blocher LLP, are currently compiling the list of neighbors with relevant contact information which shall be submitted under separate cover. The list should be completed later today but we did not wish to assume the risk of failing to meet your deadlines because of a delay in transmission of the information between our respective offices.

We also take this opportunity to confirm our meeting for next week on Tuesday October 11<sup>th</sup>, 2005 at 2:30 PM at 1109 Spring Street, Silver Spring.

Should you require additional information please feel free to communicate directly with our architects or contact Mr. Christofides at the numbers noted below or by email at [schristofides@icgdevelopment.com](mailto:schristofides@icgdevelopment.com).

Sincerely  
ICG Takoma Associates, LLC

By

  
Stylianos Christofides  
Infrastructure Capital Group  
Principal

Enclosures (9 Booklets)

Cc: Bruce Levin (Keystar, LLC w/out enclosures; fax: 301-320-4808)  
Dave Bagnoli (C&Q, w/out enclosures; fax: 337-0092)

**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

(October 6, 2005)

<b>Tax Account No.</b>	<b>Name</b>	<b>Address</b>	<b>Lot/Parcel</b>	<b>Block</b>
<b>Subject Property</b>				
13-01078446 13-01078468 13-01057901 13-01078435 13-01078481 13-01078470	ICG Takoma Associates LLC	c/o Infrastructure C G LLC 1600 K Street, NW #650 Washington, DC 20006-2835	P13	A
13-01070793	Mercy C & B Sandoval	7600 Westmoreland Avenue Takoma Park, MD 20912	39	A
13-01075113 13-01075124 13-01075135 13-01075102	Urciolo Properties LLC	6935 Laurel Avenue #100 Takoma Park, MD 20912-4413	49 P50 51 52	A A A A
13-01074038	Potomac Conf Corp 7 <sup>th</sup> Day Adv	606 Greenville Avenue Staunton, VA 24401-4881		3
13-01076050 13-01076505	K C Associates LLC	7000 Carroll Avenue Takoma Park, MD 20912-4437	1 31	6 6
13-01069032	Julian Safran <u>et al.</u>	c/o Evmt St Partnership 7504 Royal Dominion Dr Bethesda, MD 20817-4658	P14	A
13-01079430	7007 Carroll LLC	7007 Carroll Avenue Takoma Park, MD 20912-3422	P14	A
13-01062246 13-01062235	Mary E Rummel, Trustee	250 Manor Cir Apt 2 Takoma Park, MD 20912-4559	30 29	6 6
13-01061867	Michael Podhorzer & Carol Browner	7003 Westmoreland Avenue Takoma Park, MD 20912	P8	F
13-01061594	Robert S Patten & Lois Wessel	7005 Westmoreland Avenue Takoma Park, MD 20912-4405	P8	F
13-01078492	Maryland-National Capital Park & Planning Commission	8787 Georgia Avenue Silver Spring, MD 20910	P7	F
13-01069987	Ibrahim A Samara, <u>et al.</u>	6845 Eastern Avenue Takoma Park, MD 20912-4424	P8	A
13-01072440	Urciolo Properties LLC	6935 Eastern Avenue #100 Takoma Park, MD 20912-4413	9	A
13-01060395	City of Takoma Park	7500 Maple Avenue Takoma Park, MD 20912		
<b>Homeowner and Civic Associations</b>				
	B.F. Gilbert Citizens Assn	Bill Kules, President 7006 Poplar Avenue Takoma Park, MD 20912	703-742- 5106	
	Hodges Heights Citizens Assn.	Ann Hoffnar, President 100 Hodges Lane Takoma Park, MD 20912	---	
	Silver Spring Chamber of Commerce	Jane Redicker, Executive Director 8601 Georgia Avenue, #203 Silver Spring, MD 20910	301-565- 3777	
	North Takoma Citizens Assn.	Lorraine Pearsall, Co-Chair 7708 Takoma Avenue Takoma Park, MD 20912	301-585- 8062	

**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

(October 6, 2005)

<b>Tax Account No.</b>	<b>Name</b>	<b>Address</b>	<b>Lot/Parcel</b>	<b>Block</b>
	S.S. Carroll Neighborhood Assn.	Jeffrey Trunzo, President 119 Sherman Avenue Takoma Park, MD 20912	301-270-6016	
	South of Sligo Community Assn.	Robbi Kimball, President 1004 Hopewell Avenue Takoma Park, MD 20912	301-891-3173	
	North Takoma Citizens Assn.	Jim Evans, President 703 New York Ave. Takoma Park, MD 20912	301-495-0313	
	Allied Civic Group	Michael Diegel, President PO Box 13238 Silver Spring, MD 20911	301-681-7346	
	Allied Civic Group	William Anderson, Jr. 160 Norwood Road Silver Spring, MD 20905	301-384-9256	
	East Silver Spring Citizens Assn.	Robert Colvin, President 841 Gist Avenue Silver Spring, MD 20910	301-585-8326	
	City of Takoma Park	Kathy Porter, Mayor 7500 Maple Avenue Takoma Park, MD 20912	301-270-1700	
	Citizens For a Better Montgomery	George Sauer 8307 Post Oak Road Potomac, MD 20854	301-762-7260	
	Sligo Park Hills Citizens Assn.	Loren Bosies 11 Sussex Road Silver Spring, MD 20910	301-587-7478	
	S.S.-Takoma Traffic Coalition	Charles Wolff, President 635 Bennington Dive Silver Spring, MD 20910	---	
	Montgomery County Montgomery County Civic Federation	Dan Wilhelm, President 904 Cannon Road Colesville, MD 20904	703-883-6847	
	Carroll Ridge Neighborhood Assn.	David Freed, President 1539 Red Oak Drive Silver Spring, MD 20910	Unlisted	
	PROGRESS	Mike Kraft, Chairperson 120 Dale Drive Silver Spring, MD 20910	301-565-2119	
	Northern Montgomery County Alliance	Julius Cinque, Chair 223 Slidell Road Boyd's, MD 20841	301-972-1098	
	Long Branch-Sligo Citizens Assn.	Jim Bouie, President 7206 Trescott Avenue Takoma Park, MD 20912	---	
	Concerned Neighbors, Inc.	Icie Goodwin 7481 - 7 <sup>th</sup> Street, NW Washington, DC 20012	202-829-8295	

**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

(October 6, 2005)

<b>Tax Account No.</b>	<b>Name</b>	<b>Address</b>	<b>Lot/Parcel</b>	<b>Block</b>
	TROT	Timothy McGrath, President PO Box 190 Dickerson, MD 20842	301-662-0155	
	Spanish Speaking People of Montgomery	Pedro Porro, President 5729 Bradley Boulevard Bethesda, MD 20814	301-32037612	
	Trout Unlimited	Guy Turenne 4261 Charley Forest St. Olney, MD 20832	301-774-4015	
	Montgomery County Montgomery County Taxpayers League	Marvin Weinman President PO Box 826 Rockville, MD 20848-0826	301-946-3799	
	Auduboun Naturalist Society	Milmoe Delores, Contact 8940 Jones Mill Road Chevy Chase, MD 20815	301-652-9188	
	Seniors Organized for Change (SOC)	President, Jewish Comm. Ctr. of Greater Wash. 6125 Montrose Road Rockville, MD 20852	301-881-0100	
	Midatlantic Off Road enthusiast (M.O.R.E.)	Austin Steo, Contact 14142 Angelton Terrace Burtonsville, MD 20866-2042	301-847-1023	
	Marylanders for a Second Crossing	Tom Reinheimer, Chairman 18303 Crestmount Road Boys, MD 20841	301-916-5881	
	Montgomery County Civic Federation	Donna Savage, Vice President District 18 10804 McComas Court Kensington, MD 20895	301-942-2447	
	Montgomery Preservation, Inc.	Wayne Goldstein, President 3009 Jennings Road Kensington, MD 20895	301-942-8079	
	Sierra Club – Montgomery County Group	Jim Fary, Chair 2836 Blue Spruce Lane Silver Spring, MD 20906-3166	301-460-1581	
		Erin E. Girard, Esq. Linowes and Blocher LLP 7200 Wisconsin Avenue Suite 800 Bethesda, MD 20814	301-961-5153	

## Tully, Tania

---

**From:** Fothergill, Anne  
**Sent:** Thursday, October 06, 2005 12:08 PM  
**To:** Tully, Tania  
**Subject:** FW: Takoma Park

A long time ago (almost a year based on this email) Historic Takoma was very concerned about what could happen at 7001 Carroll--your new case--and asked me to find out more. So this email is just fyi...

-----Original Message-----

**From:** Kreger, Glenn  
**Sent:** Tuesday, November 23, 2004 8:05 AM  
**To:** Fothergill, Anne  
**Cc:** Wright, Gwen  
**Subject:** RE: Takoma Park

The Commercial Revitalization Overlay Zone (CROZ) allows new buildings up to 30' in height. The Planning Board may allow up to 42' for commercial development or up to 50' to accommodate residential development if they determine that it would be compatible with surrounding development and consistent with the master plan.

These standards establish the zoning envelope for new development. They do not eliminate any other protections that exist. The HPC would still have the same power to regulate the redevelopment of historically designated sites or districts.

-----Original Message-----

**From:** Fothergill, Anne  
**Sent:** Monday, November 22, 2004 11:29 AM  
**To:** Kreger, Glenn  
**Subject:** Takoma Park

hi Glenn,

I have another question--Historic Takoma has raised a concern about the overlay zone in the Old Town business district. Someone has told them that because of this overlay zone the existing commercial buildings on Carroll could be built up to 5-6 stories tall. They want to know if this is accurate. Where could I find out more about this specific overlay zone? I guess there is a property for sale and the seller is telling people they could build up, whereas the Historic Preservation Commission would not allow that.

Thanks, Anne

**Tully, Tania**

---

**From:** Wright, Gwen  
**Sent:** Tuesday, September 27, 2005 1:11 PM  
**To:** 'schristofides@icgdevelopment.com'; Tully, Tania  
**Cc:** Scott S. Matties; David Bagnoli; Lee Quill; David C. Stern; Bruce Levin; Darik Elwan  
**Subject:** RE: Takoma Park - 7001 Carroll Avenue and Westmoreland Development

I am assigning your case to Tania Tully on my staff. She will contact you about having a Preliminary Consultation with the HPC in October. At this point the only date available in October would be October 26th.

**Gwen Wright**  
**Historic Preservation Supervisor**  
**Montgomery County Department of Park and Planning**  
**8787 Georgia Avenue**  
**Silver Spring, MD 20910**  
**(301) 563-3400**  
**gwen.wright@mncppe-mc.org**

-----Original Message-----

**From:** Stylianos Christofides [mailto:schristofides@icgdevelopment.com]  
**Sent:** Tuesday, September 27, 2005 1:04 PM  
**To:** Wright, Gwen  
**Cc:** Scott S. Matties; David Bagnoli; Lee Quill; David C. Stern; Bruce Levin; Darik Elwan  
**Subject:** Takoma Park - 7001 Carroll Avenue and Westmoreland Development

Hello Ms. Wright,

We met at our meeting with Park and Planning in July of this year to discuss our prospects on the site in Takoma Park (address noted above). Having presented our model and additional views to the community and also Historic Takoma we felt it is time to request our first Preliminary meeting with the HPC. I would appreciate you advising on availability for the next meeting in October with deadlines on submissions for your board.

My contact information is noted below. Please feel free to contact me via the most convenient method.

Kind Regards,

<p><b>Stylianos C Christofides</b>  <i>Principal</i></p>	<p style="text-align: right;">ICG Website</p> <p><b>Infrastructure Capital Group</b>  1600 K Street  Suite 650  Washington, DC 20006  tel: (202) 783-4700  fax: (202) 783-4701  mobile: (202) 390-0951</p>
<p>schristofides@icgdevelopment.com</p>	

Signature powered by Plaxo

Want a signature like this?

## Tully, Tania

---

**Subject:** tricia  
**Entry Type:** Phone call  
**Start:** Tue 9/27/2005 11:33 AM  
**End:** Tue 9/27/2005 11:33 AM  
**Duration:** .0 hours

6810 westmoreland ave  
Jordan Honeyman LS Arch  
any discussion? attend meeting?  
202-737-0451

Holt Jordan Call wed night if not expedited  
h 301-270-7636  
m 202-439-4001

## Tully, Tania

---

**From:** Oaks, Michele  
**Sent:** Wednesday, September 07, 2005 8:27 AM  
**To:** Tully, Tania  
**Subject:** RE: Important meeting with Old Town developer

thanks so much! I am feeling a little overwhelmed (if you cannot tell be my response to Gwen's email...)

---

Michele Oaks, Senior Planner  
Historic Preservation Office  
Montgomery County Department of Park and Planning  
1109 Spring Street, Suite 801  
Silver Spring, MD, 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
michele.oaks@mncppc-mc.org  
www.mncppc.org

-----Original Message-----

**From:** Tully, Tania  
**Sent:** Tuesday, September 06, 2005 10:14 AM  
**To:** Oaks, Michele; Wright, Gwen; Fothergill, Anne  
**Subject:** RE: Important meeting with Old Town developer

I'll take it.

-T

-----Original Message-----

**From:** Oaks, Michele  
**Sent:** Thursday, September 01, 2005 8:35 AM  
**To:** Wright, Gwen; Fothergill, Anne; Tully, Tania  
**Subject:** RE: Important meeting with Old Town developer

I would prefer not to be given this case, because I have lots on my plate already including Stoneyhurst Development, Kruhm Development, Brookeville Farms Development, Marwood, Dyers and Cleaners project, Rezin/Duvall Farm Development and CV Park Mahany new construction.

---

Michele Oaks, Senior Planner  
Historic Preservation Office  
Montgomery County Department of Park and Planning  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
michele.oaks@mncppc-mc.org  
www.mncppc.org

-----Original Message-----

**From:** Wright, Gwen  
**Sent:** Wednesday, August 31, 2005 3:22 PM  
**To:** Fothergill, Anne; Tully, Tania; Oaks, Michele  
**Subject:** RE: Important meeting with Old Town developer



I had a meeting with the developer and Community-Based Planning staff and saw the initial proposal. I have also spoke with Lorraine Pearsall and Bruce Moyer about the project. Don't know yet when it will come our way. Anyone interested in tackling it?

Gwen Wright  
Historic Preservation Supervisor  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910  
(301) 563-3400  
gwen.wright@mncppc-mc.org

-----Original Message-----

From: Fothergill, Anne  
Sent: Wednesday, August 31, 2005 2:31 PM  
To: Wright, Gwen; Tully, Tania; Oaks, Michele  
Subject: FW: Important meeting with Old Town developer

FYI  
I imagine this proposed Takoma Park development will be coming our way soon, I am sure with a lot of attention from Historic Takoma and others...

>  
>Next Wednesday's meeting is important because it will deal with the  
>development project proposed for 7001 Carroll Avenue and 7014 Westmoreland  
>Avenue. This is the site currently occupied by Taliano's, and the retail  
>shops and parking lot behind Taliano's, as well as the photography studio  
>on Westmoreland. Obviously, the development of this site will have  
>important consequences for the surrounding neighborhood, as well as Old  
>Town.

>  
>The developer -- Infrastructure Capital Group -- proposes to build a  
>commercial retail and condo housing complex, including about 75 condo  
>units. There are opportunities and challenges associated with something  
>like this. The plan will ultimately will require approval by the  
>Montgomery County Park & Planning Board, as well as the Montgomery County  
>Historic Commission. The City of Takoma Park, WACO and other neighborhood  
>and interest groups will have the chance to provide input on the plan to  
>both county decision-making bodies, as well as participate in dialogue  
>directly with the developer in shaping the plan. WACO will be an important  
>player.

>  
>The purpose of next Wednesday's WACO meeting is to provide an opportunity  
>to neighborhood folks to hear and see the developer's initial concepts for  
>the project -- and to ask questions and begin to provide feedback to the  
>developer and architect.

>  
>Although more meetings down the road with the developer/architect are  
>certainly likely, this first formative one next week will be quite  
>important.

>  
>Please put next Wednesday evening on your calendar and plan to attend.  
>I'll look forward to seeing you then.

>  
>Bruce Moyer  
>WACO Prez  
>  
>

STYLIANOS C. CHRISTOFIDES



Infrastructure Capital Group, LLC  
INFRASTRUCTURE AND REAL ESTATE DEVELOPMENT

PRINCIPAL

---



1600 K STREET NW, SUITE 650  
WASHINGTON, DC 20006

202.783.4700 FAX 202.783.4701

[schristofides@icgdevelopment.com](mailto:schristofides@icgdevelopment.com)

[www.icgdevelopment.com](http://www.icgdevelopment.com)



**Bruce Levin**

**KEYSTAR**

4701 Sangamore Road  
Suite 225 South  
Bethesda, Maryland 20816

Phone: 301.320.4807  
Fax: 301.320.4808  
[blevin@keystarrealestate.com](mailto:blevin@keystarrealestate.com)

**David Bagnoli**  
Associate

**CUNNINGHAM + QUILL ARCHITECTS** PLLC

[www.cunninghamquill.com](http://www.cunninghamquill.com)

1054 31st Street NW  
Suite 315  
Washington, DC 20007

202 337 0090  
202 337 0092 fax  
[dbagnoli@cunninghamquill.com](mailto:dbagnoli@cunninghamquill.com)

Lee Quill AIA  
Principal

**CUNNINGHAM + QUILL ARCHITECTS** PLLC

[www.cunninghamquill.com](http://www.cunninghamquill.com)

1054 31st Street NW  
Suite 315  
Washington, DC 20007

202 337 0090  
202 337 0092 fax  
[lquill@cunninghamquill.com](mailto:lquill@cunninghamquill.com)

Sarah Shipp

**CUNNINGHAM + QUILL ARCHITECTS** PLLC

[www.cunninghamquill.com](http://www.cunninghamquill.com)

1054 31st Street NW  
Suite 315  
Washington, DC 20007

202 337 0090  
202 337 0092 fax  
[sshipp@cunninghamquill.com](mailto:sshipp@cunninghamquill.com)

ICG Takoma Associates LLC  
c/o Infrastructure C G LLC  
1600 K Street, NW #650  
Washington, DC 20006-2835

Mercy C & B Sandoval  
7600 Westmoreland Avenue  
Takoma Park, MD 20912

Urciolo Properties LLC  
6935 Laurel Avenue #100  
Takoma Park, MD 20912-4413

Potomac Conf Corp 7th Day Adv  
606 Greenville Avenue  
Staunton, VA 24401-4881

K C Associates LLC  
7000 Carroll Avenue  
Takoma Park, MD 20912-4437

Julian Safran et al.  
c/o Evmt St Partnership  
7504 Royal Dominion Dr  
Bethesda, MD 20817-4658

7007 Carroll LLC  
7007 Carroll Avenue  
Takoma Park, MD 20912-3422

Mary E Rummel, Trustee  
250 Manor Cir Apt 2  
Takoma Park, MD 20912-4559

Michael Podhorzer &  
Carol Browner  
7003 Westmoreland Avenue  
Takoma Park, MD 20912

Robert S Patten &  
Lois Wessel  
7005 Westmoreland Avenue  
Takoma Park, MD 20912-4405

Maryland-National Capital Park &  
Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Ibrahim A Samara, et al.  
6845 Eastern Avenue  
Takoma Park, MD 20912-4424

Urciolo Properties LLC  
6935 Eastern Avenue #100  
Takoma Park, MD 20912-4413

City of Takoma Park  
7500 Maple Avenue  
Takoma Park, MD 20912

B.F. Gilbert Citizens Assn  
Bill Kules, President  
7006 Poplar Avenue  
Takoma Park, MD 20912

Hodges Heights Citizens Assn.  
Ann Hoffnar, President  
100 Hodges Lane  
Takoma Park, MD 20912

Silver Spring Chamber of Commerce  
Jane Redicker, Executive Director  
8601 Georgia Avenue, #203  
Silver Spring, MD 20910

North Takoma Citizens Assn.  
Lorraine Pearsall, Co-Chair  
7708 Takoma Avenue  
Takoma Park, MD 20912

S.S. Carroll Neighborhood Assn.  
Jeffrey Trunzo, President  
119 Sherman Avenue  
Takoma Park, MD 20912

South of Sligo Community Assn.  
Robbi Kimball, President  
1004 Hopewell Avenue  
Takoma Park, MD 20912

North Takoma Citizens Assn.  
Jim Evans, President  
703 New York Ave.  
Takoma Park, MD 20912

Allied Civic Group  
Michael Diegel, President  
PO Box 13238  
Silver Spring, MD 20911

Allied Civic Group  
William Anderson, Jr.  
160 Norwood Road  
Silver Spring, MD 20905

East Silver Spring Citizens Assn.  
Robert Colvin, President  
841 Gist Avenue  
Silver Spring, MD 20910

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

Citizens For a Better Montgomery  
George Sauer  
8307 Post Oak Road  
Potomac, MD 20854

Sligo Park Hills Citizens Assn.  
Loren Bosies  
11 Sussex Road  
Silver Spring, MD 20910

S.S.-Takoma Traffic Coalition  
Charles Wolff, President  
635 Bennington Dive  
Silver Spring, MD 20910

Montgomery County Montgomery  
County Civic Federation  
Dan Wilhelm, President  
904 Cannon Road  
Colesville, MD 20904

Carroll Ridge Neighborhood Assn.  
David Freed, President  
1539 Red Oak Drive  
Silver Spring, MD 20910





PROGRESS  
Mike Kraft, Chairperson  
120 Dale Drive  
Silver Spring, MD 20910

Northern Montgomery County Alliance  
Julius Cinque, Chair  
223 Slidell Road  
Boysds, MD 20841

Long Branch-Sligo Citizens Assn.  
Jim Bouie, President  
7206 Trescott Avenue  
Takoma Park, MD 20912

Concerned Neighbors, Inc.  
Icie Goodwin  
7481 - 7th Street, NW  
Washington, DC 20012

TROT  
Timothy McGrath, President  
PO Box 190  
Dickerson, MD 20842

Spanish Speaking People of  
Montgomery  
Pedro Porro, President  
5729 Bradley Boulevard  
Bethesda, MD 20814

Trout Unlimited  
Guy Turenne  
4261 Charley Forest St.  
Olney, MD 20832

Montgomery County Montgomery  
County Taxpayers League  
Marvin Weinman President  
PO Box 826  
Rockville, MD 20848-0826

Audubon Naturalist Society  
Milmo Delores, Contact  
8940 Jones Mill Road  
Chevy Chase, MD 20815

Seniors Organized for Change (SOC)  
President, Jewish Comm. Ctr. of  
Greater Wash.  
6125 Montrose Road  
Rockville, MD 20852

Midatlantic Off Road enthusiast  
(M.O.R.E.)  
Austin Steo, Contact  
14142 Angelton Terrace  
Burtonsville, MD 20866-2042

Marylanders for a Second Crossing  
Tom Reinheimer, Chairman  
18303 Crestmount Road  
Boysd, MD 20841

Montgomery County Civic Federation  
Donna Savage, Vice President  
District 18  
10804 McComas Court  
Kensington, MD 20895

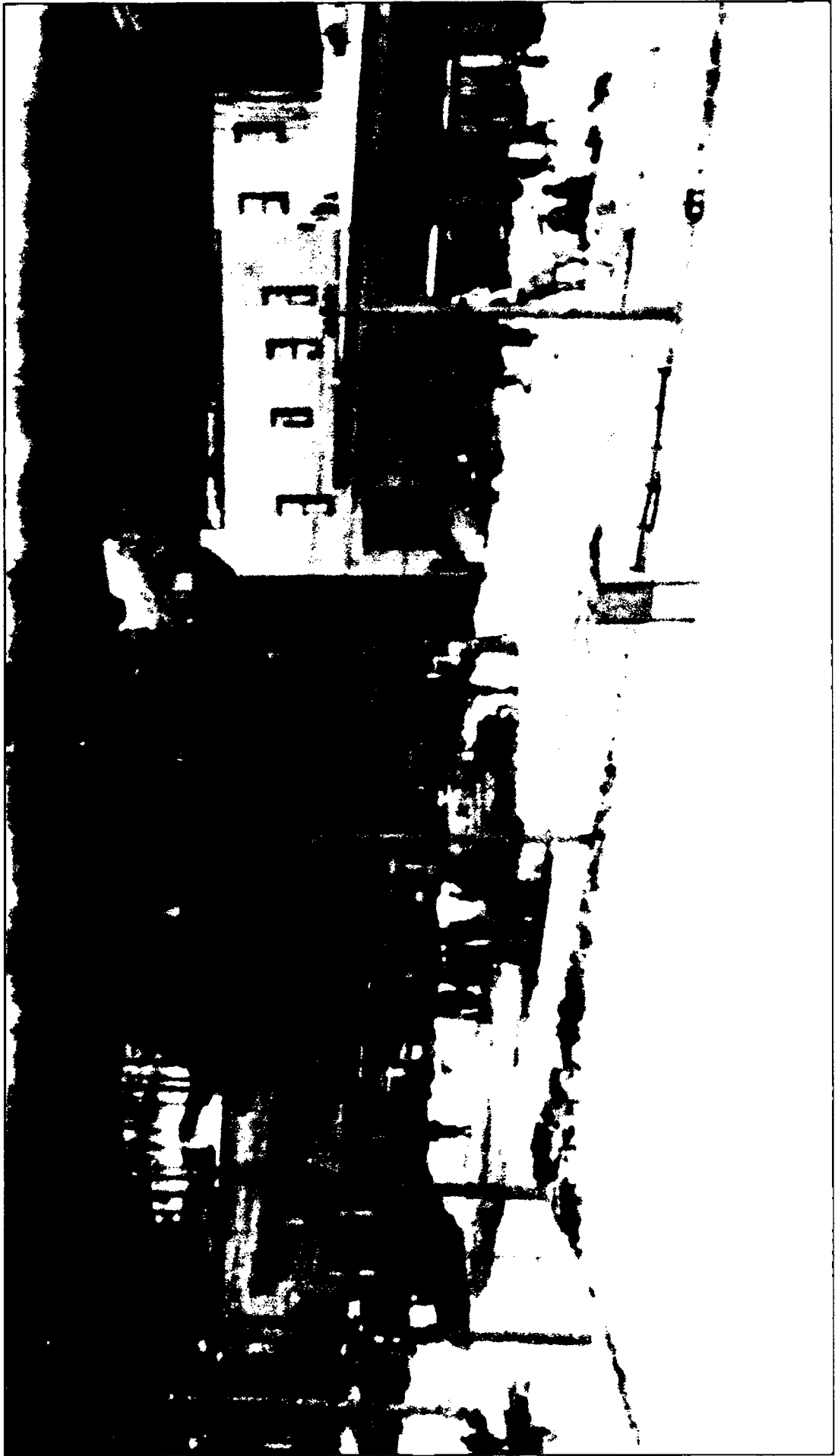
Montgomery Preservation, Inc.  
Wayne Goldstein, President  
3009 Jennings Road  
Kensington, MD 20895

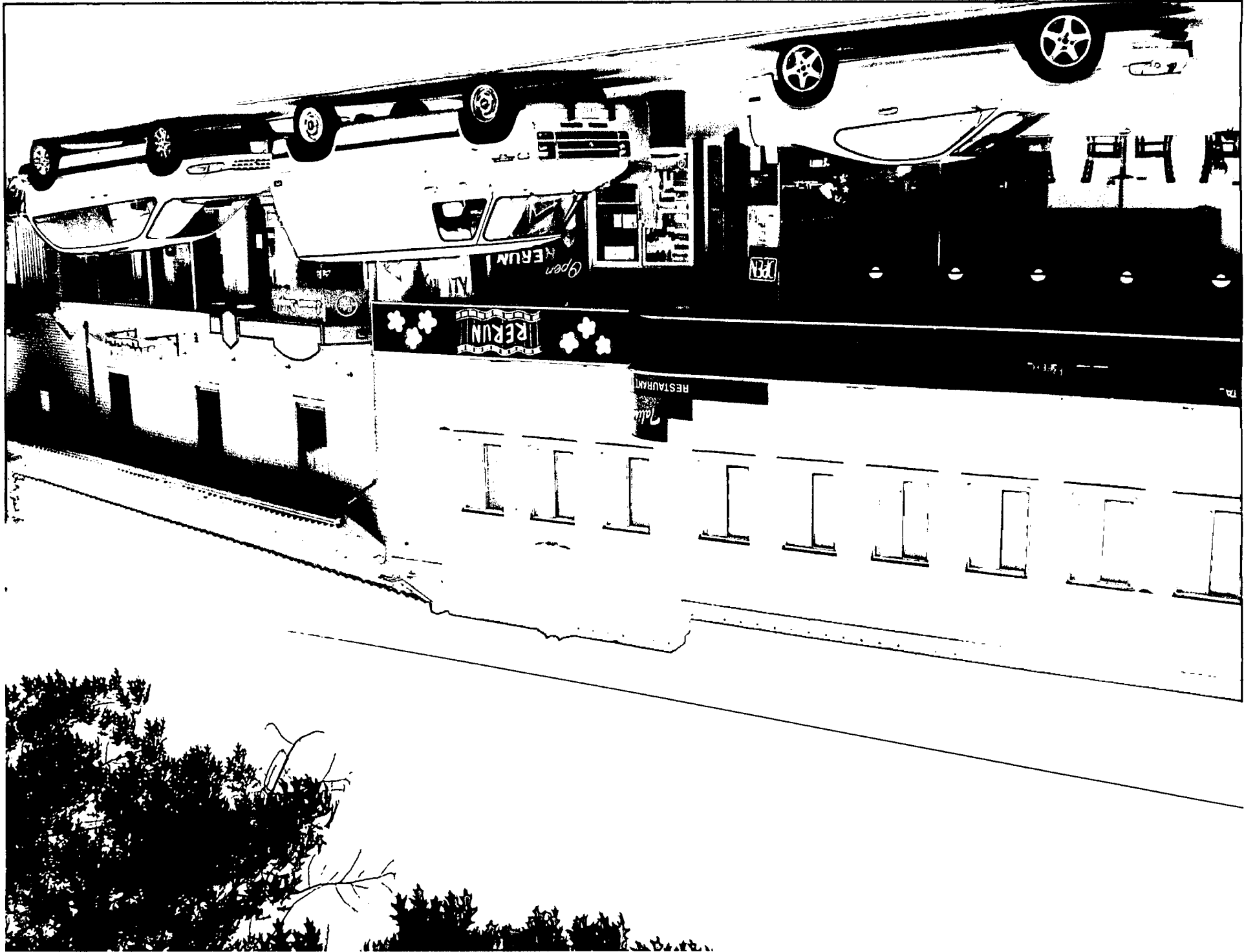
Sierra Club - Montgomery County  
Group  
Jim Fary, Chair  
2836 Blue Spruce Lane  
Silver Spring, MD 20906-3166

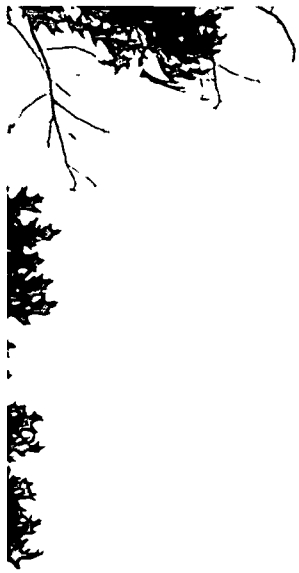
Erin E. Girard, Esq.  
Linowes and Blocher LLP  
7200 Wisconsin Avenue  
Suite 800  
Bethesda, MD 20814



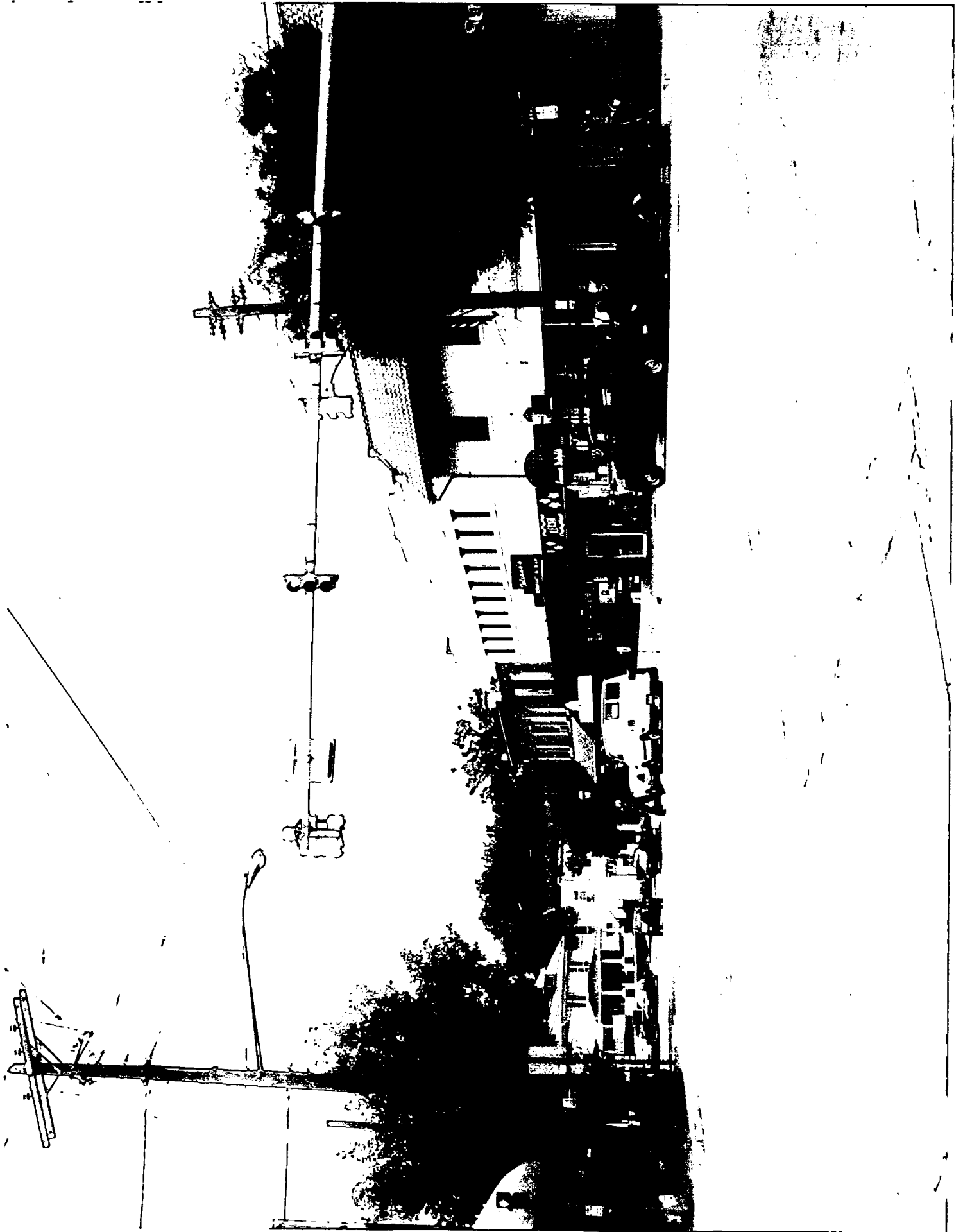








NTER





DETOUR  
→

Music Center

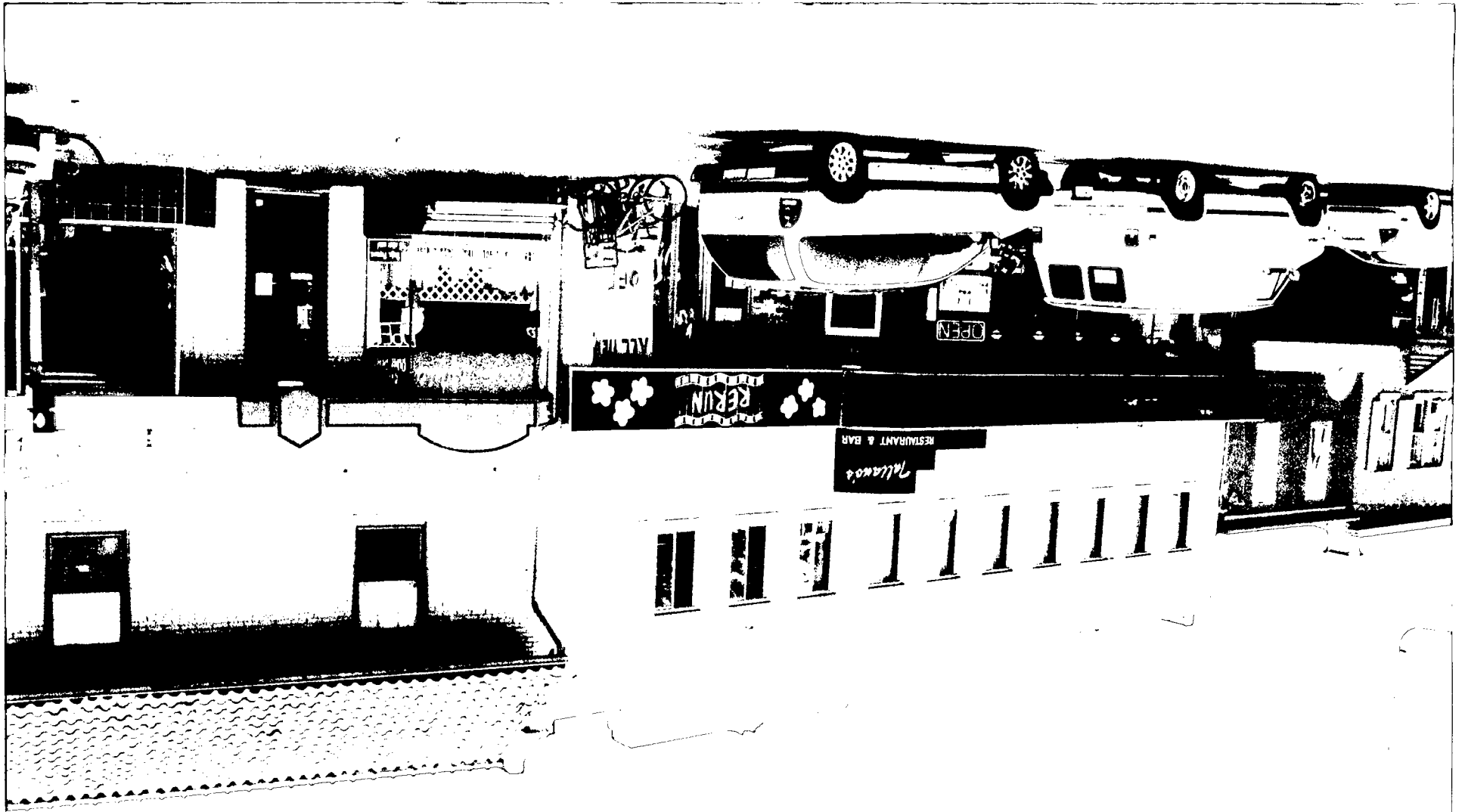
PARK.

83

irel  
nic  
DS

CARROLL AVE











Handwritten scribble or mark in the upper left corner.

TAKOMA WOMEN'S HEALTH CENTER

PASTA

MOVIES



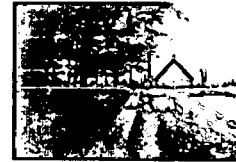


**701 CARROLL AVENUE**  
TAKOMA PARK TOWN COUNCIL

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

TAKOMA PARK, MARYLAND  
March 6, 2006

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



DISTRICT OF COLUMBIA  
2008 MAYOR'S AWARDS FOR EXCELLENCE IN  
HISTORIC PRESERVATION

CATE WIN  
PHILIP  
MURPHY

THE AMERICAN INSTITUTE OF ARCHITECTS  
WARD OF MERIT  
*The Mather Building*  
Outstanding Achievement in Historic Resources  
Cunningham + Quill Architects, PLLC  
1054 31st St., NW, Suite 315  
Washington DC 20007  
Architect

CATON'S WALK  
2005 Mayor's Award for Excellence in Historic Preservation

THE MATHER BUILDING  
2004 Award of Merit for Outstanding Achievement in Historic Resources  
The American Institute of Architects, Washington Chapter

THE GALLUP BUILDING  
Washington Business Journal  
Best Rehab/Renovation  
(Historic Preservation)

THE BANCROFT AND PHELPS PROJECT  
Kalorama Historic District, Washington DC

**701 CARROLL AVENUE**  
TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



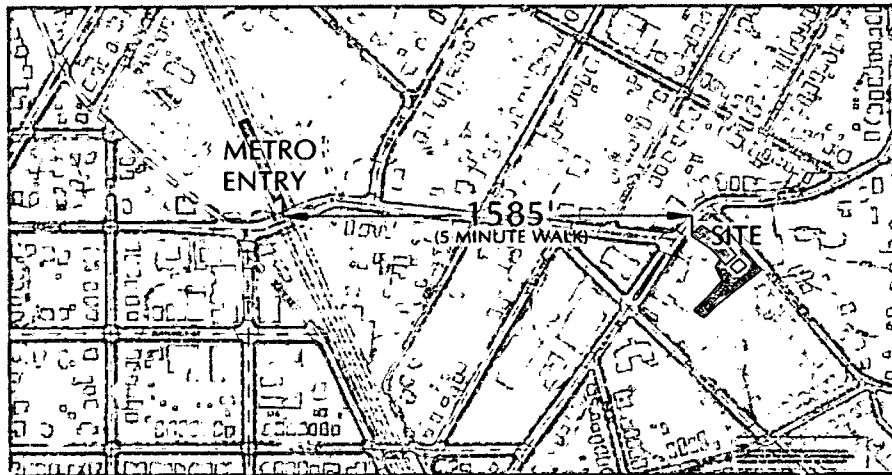
- 1) City of Takoma Park, June 22nd, 2005  
Suzanne R. Ludlow, Community and Government Liaison,  
Iona Blanchard, Associate Planner,  
Sara Anne Deines, Community Development Director
- 2) Community/Neighborhood Leader, August 18th, 2005  
Bruce Moyer, President of WACO
- 3) Community Members, August 2005  
Dane Korn, Historic Takoma  
Westmoreland Ave. Residents
- 4) Historic Takoma Officers, August 2005  
Suzanne Eaton, President, Historic Takoma  
Lorraine Pearsall, VP Historic Takoma
- 5) Elected Council Members, August 29th, 2005  
Joy Austin-Lane, Councilmember - Ward 3  
Bruce R. Williams, Councilmember - Ward 3  
Lorraine Pearsall, VP Historic Takoma  
Suzanne Eaton, President, Historic Takoma
- 6) Neighborhood Groups, September 7, 2005  
WACO Westmoreland Ave. Community Organization  
Victory Towers Residents  
Cathy Potter, Takoma Park Mayor  
Bruce Williams, Council Member Ward 3
- 7) Historic Takoma, September 15, 2005  
Historic Takoma Board
- 8) HNGPPC 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, 2006  
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

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**COMMUNITY DIALOGUE**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**Site Plan 1:100**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



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



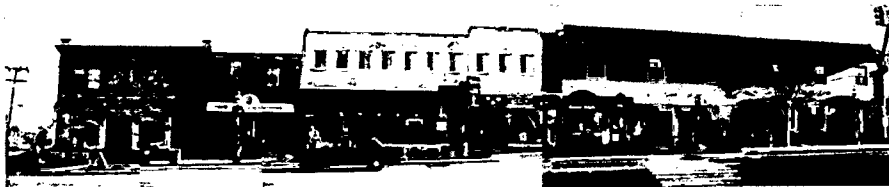
Historic Garage  
After 1941

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

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

**PROPERTY EXTENTS**



VIEW 1  
Looking South at Carroll Ave Retail



VIEW 2  
Looking North West at Historic Storefront



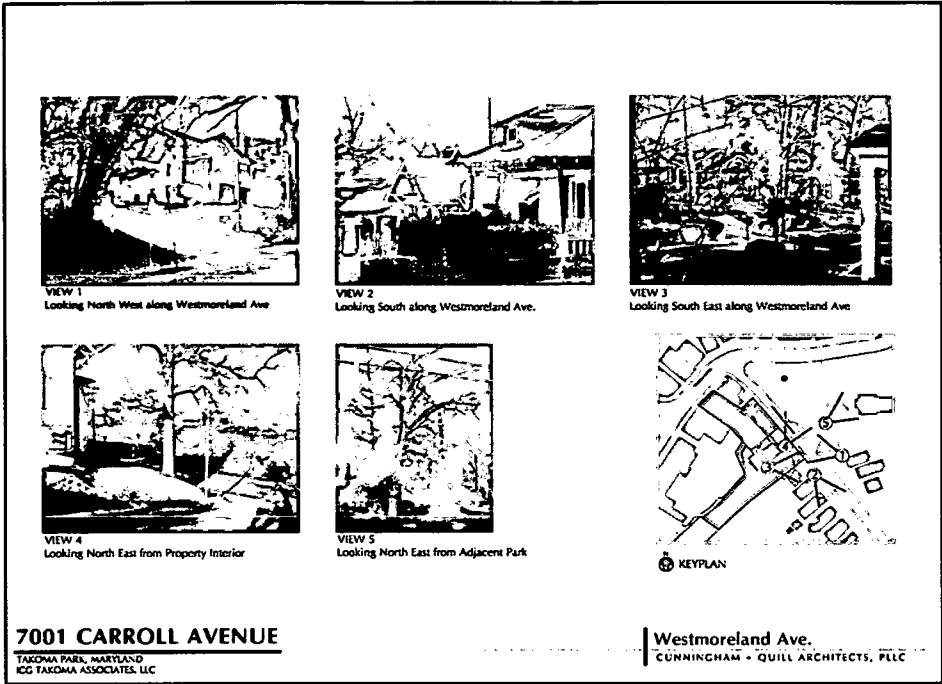
VIEW 4  
Looking North from Property Interior

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

SITE IMAGES  
CUNNINGHAM + QUILL ARCHITECTS, PLLC



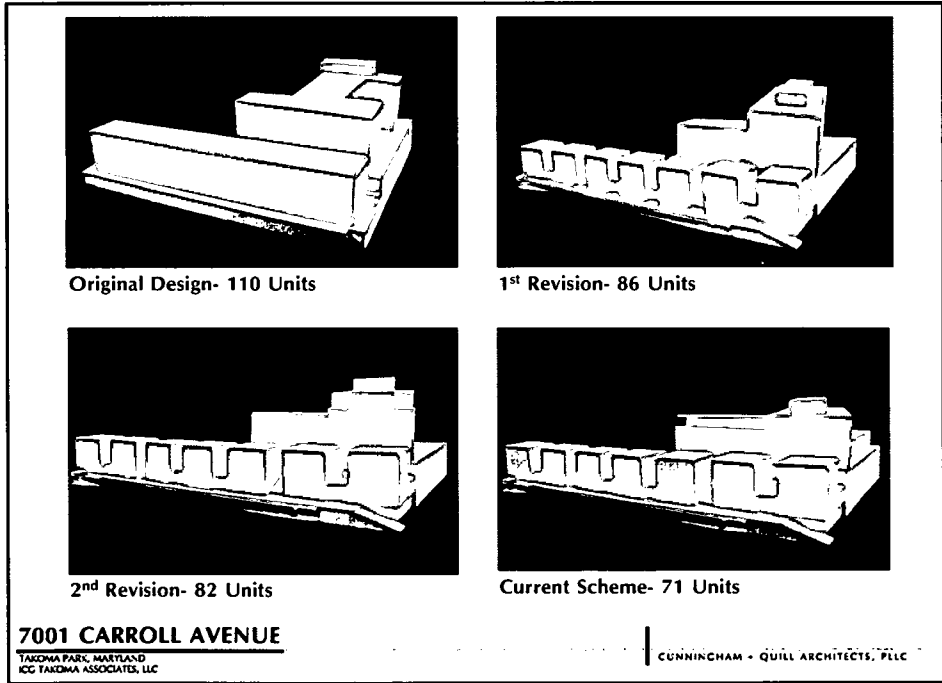


**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

Westmoreland Ave.

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Original Design- 110 Units

1<sup>st</sup> Revision- 86 Units

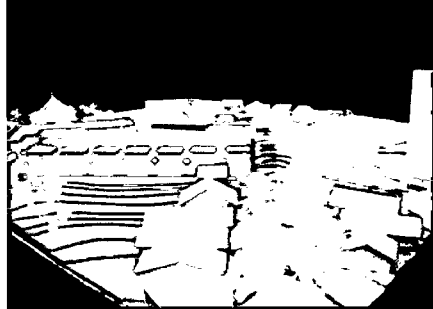
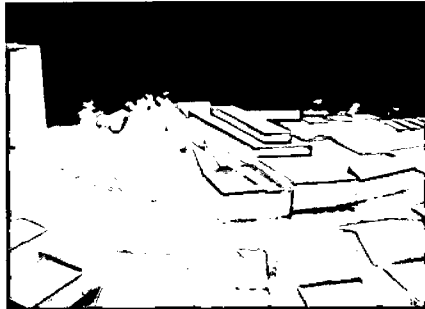
2<sup>nd</sup> Revision- 82 Units

Current Scheme- 71 Units

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

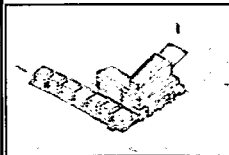
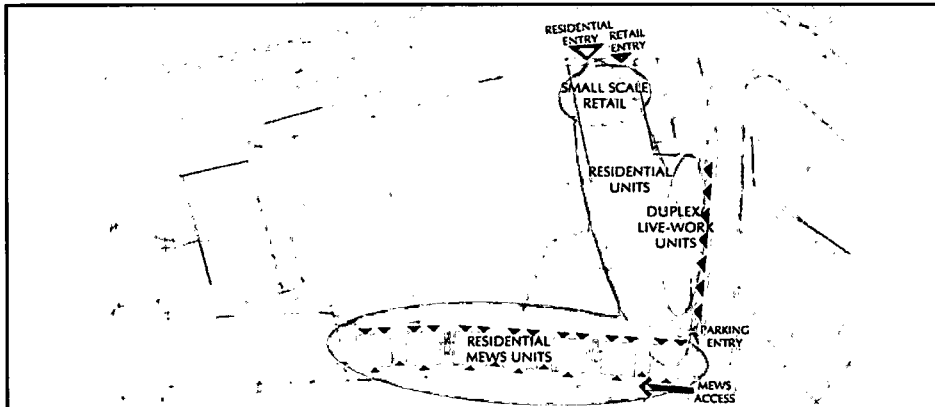


**7001 CARROLL AVENUE**

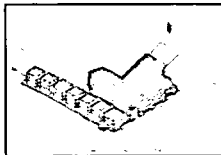
TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**CURRENT SCHEME**

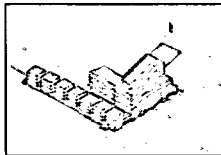
CUNNINGHAM + QUILL ARCHITECTS, PLLC



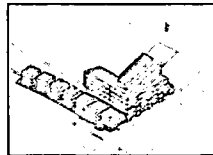
RETAIL/COMMERCIAL  
+/-8,900 GSF



CONDOMINIUM UNITS  
+/-47,400 GSF



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



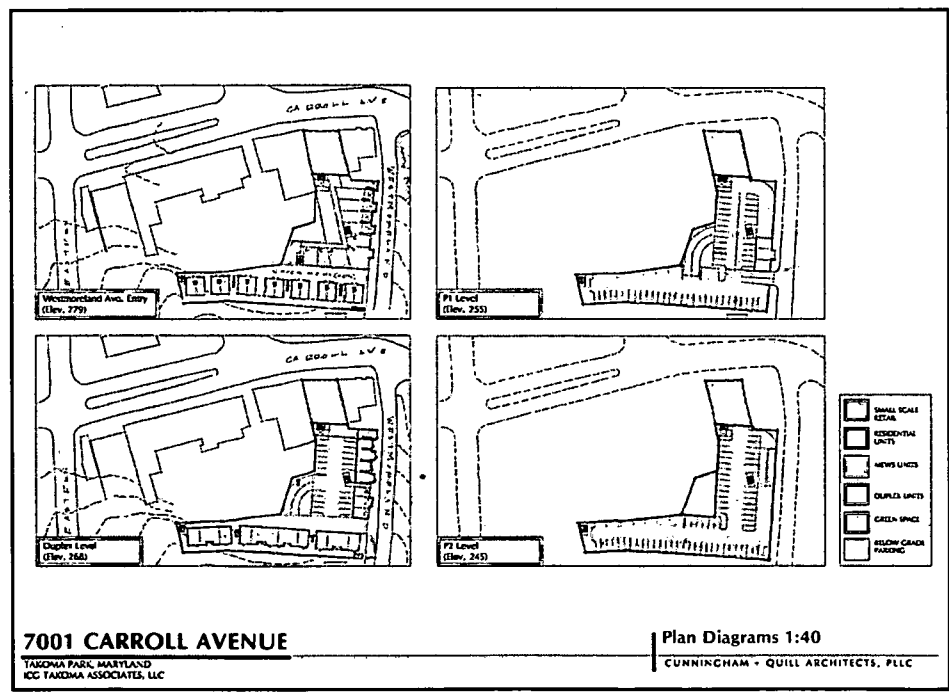
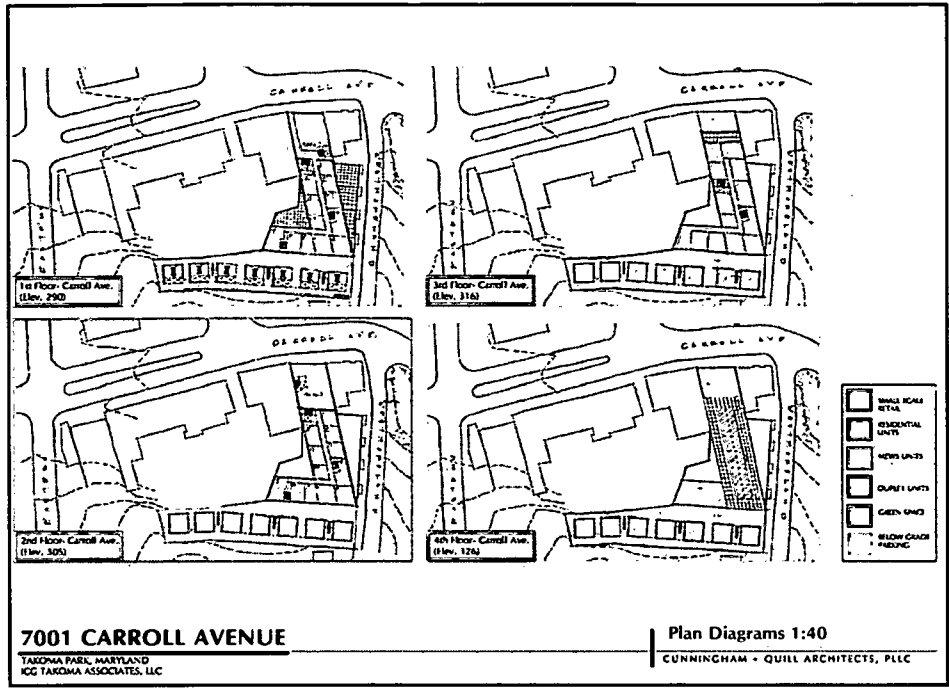
MEWS UNITS  
+/-20,900 GSF

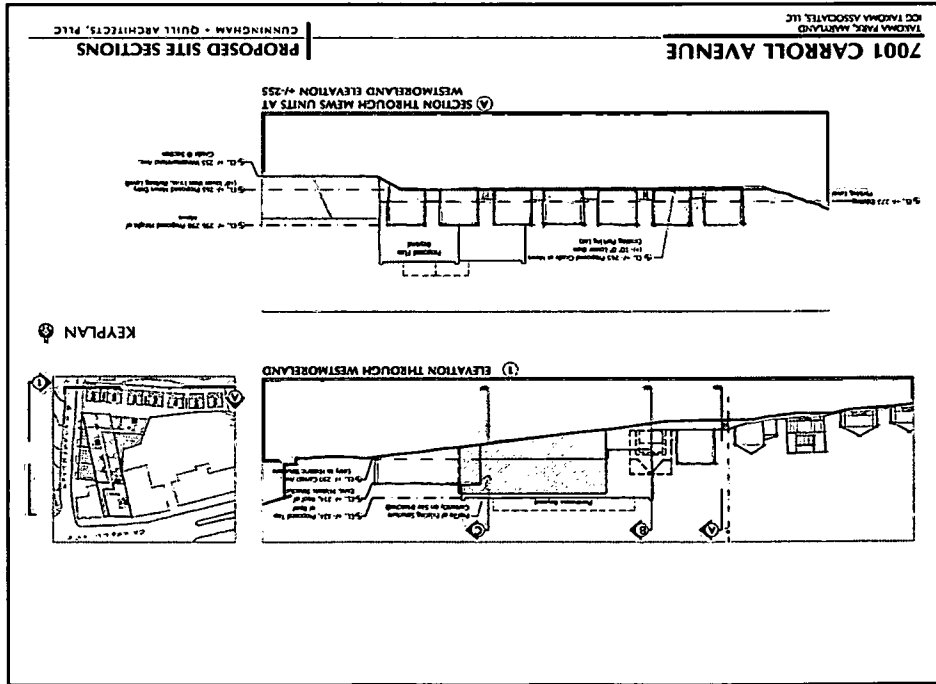
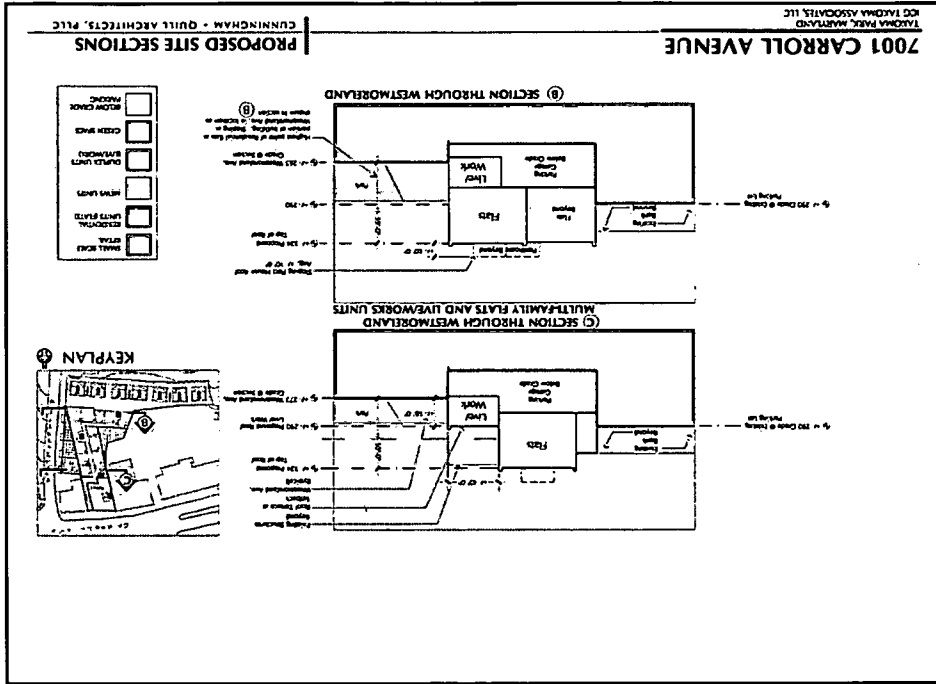
**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**Site Diagrams**

CUNNINGHAM + QUILL ARCHITECTS, PLLC







Carroll Ave. View across from Victory Towers

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC



Carroll Ave. View across from Victory Towers with Proposed Massing

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC



Westmoreland View

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
KOC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Westmoreland View with Proposed Massing

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
KOC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Carroll Ave. View

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Carroll Ave. Set Back Studies

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



Back Yard View

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC

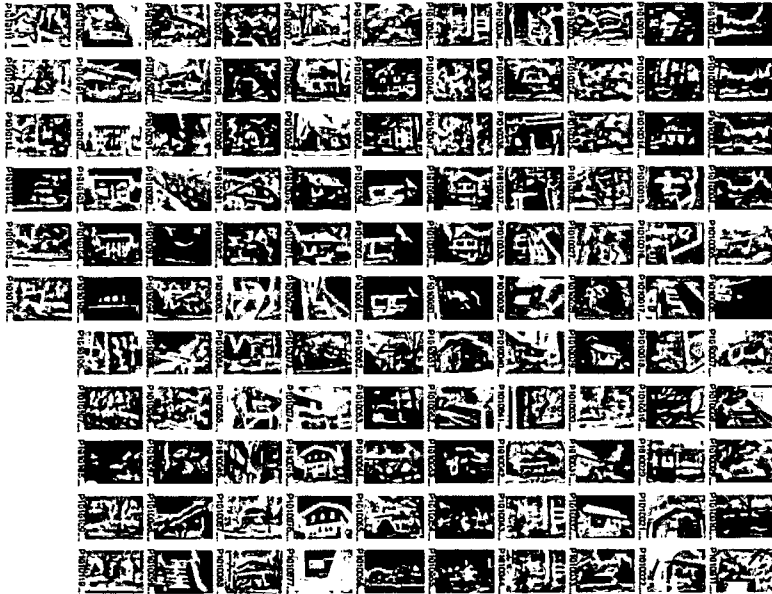


**DESIGN PROCESS:  
COMMUNITY CONTEXT  
RESEARCH**

**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

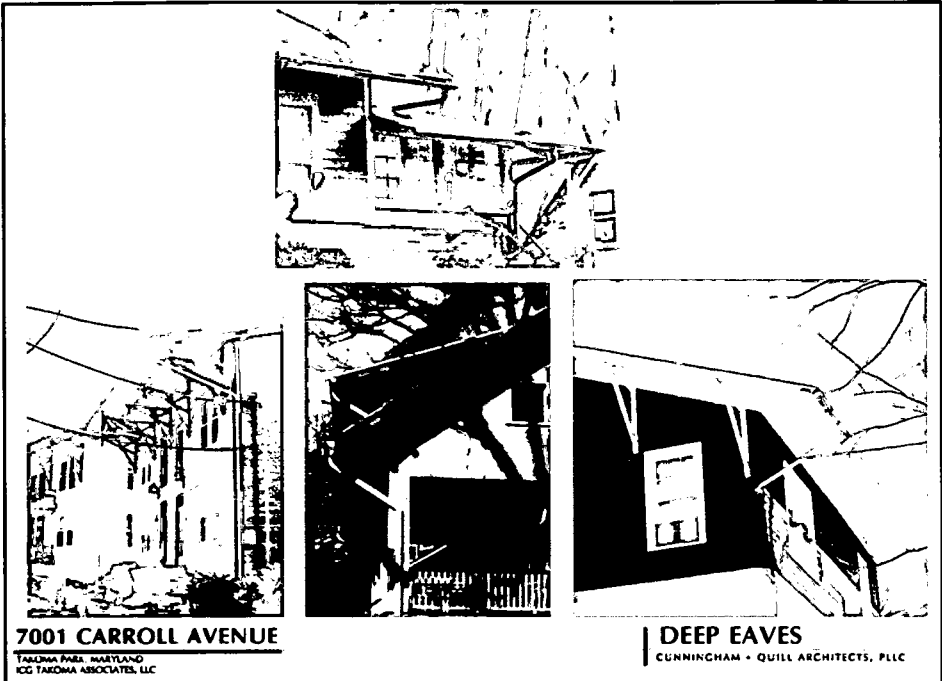
CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

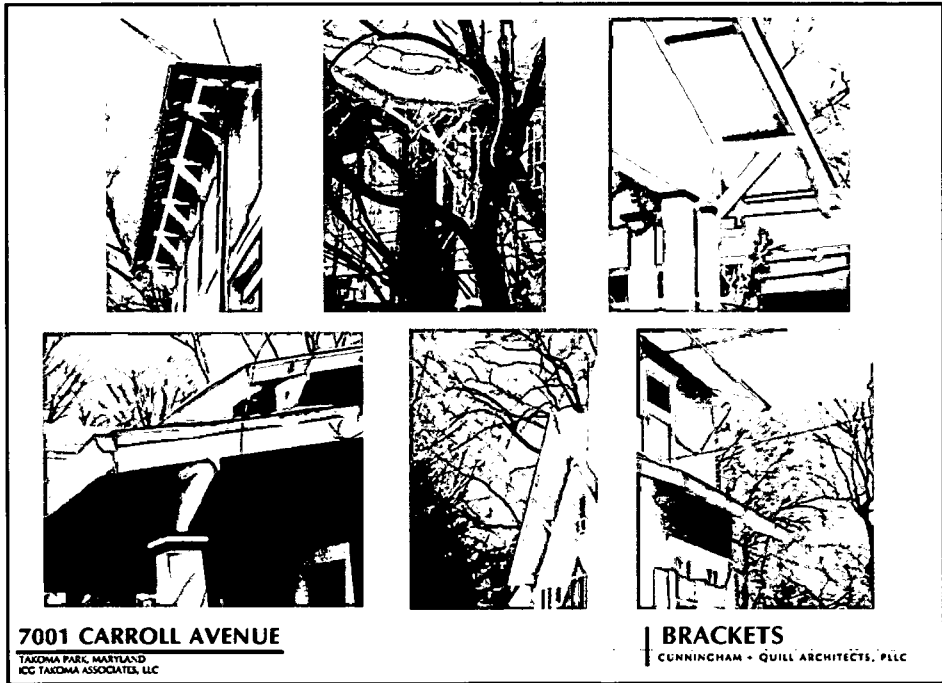


**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**DEEP EAVES**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**BRACKETS**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**MASS/ SCALE**

CUNNINGHAM - QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**PORCHES/ BALCONIES**

CUNNINGHAM - QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
KCC TAKOMA ASSOCIATES, LLC

**COLUMNS**

CUNNINGHAM • QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
KCC TAKOMA ASSOCIATES, LLC

**VERTICAL BAYS**

CUNNINGHAM • QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**SLOPED SITES**

CUNNINGHAM + QUILL ARCHITECTS, PLLC

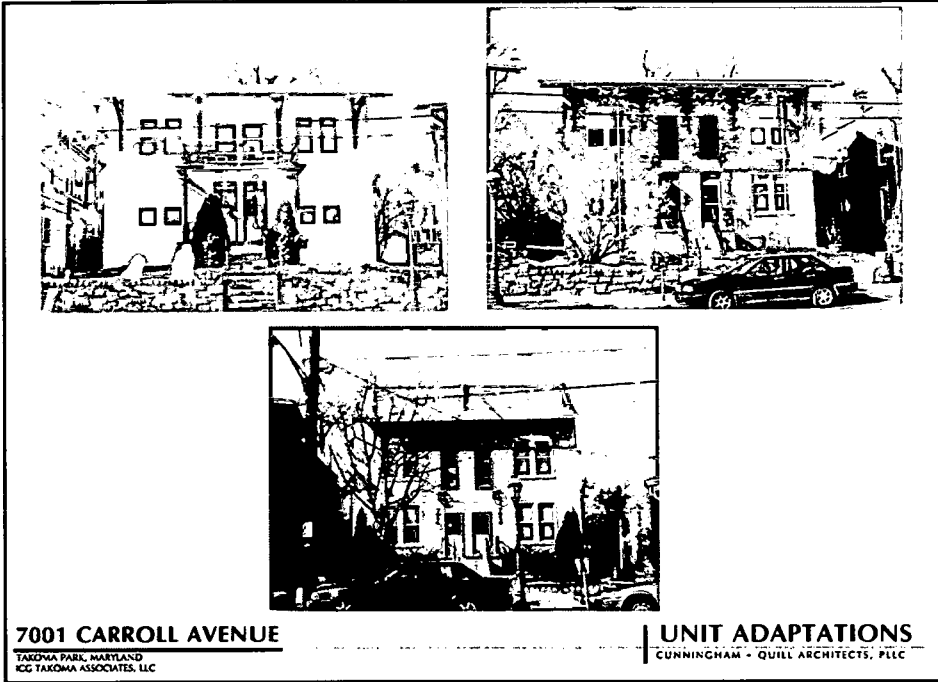


**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICG TAKOMA ASSOCIATES, LLC

**COLOR/ MATERIAL**

CUNNINGHAM + QUILL ARCHITECTS, PLLC



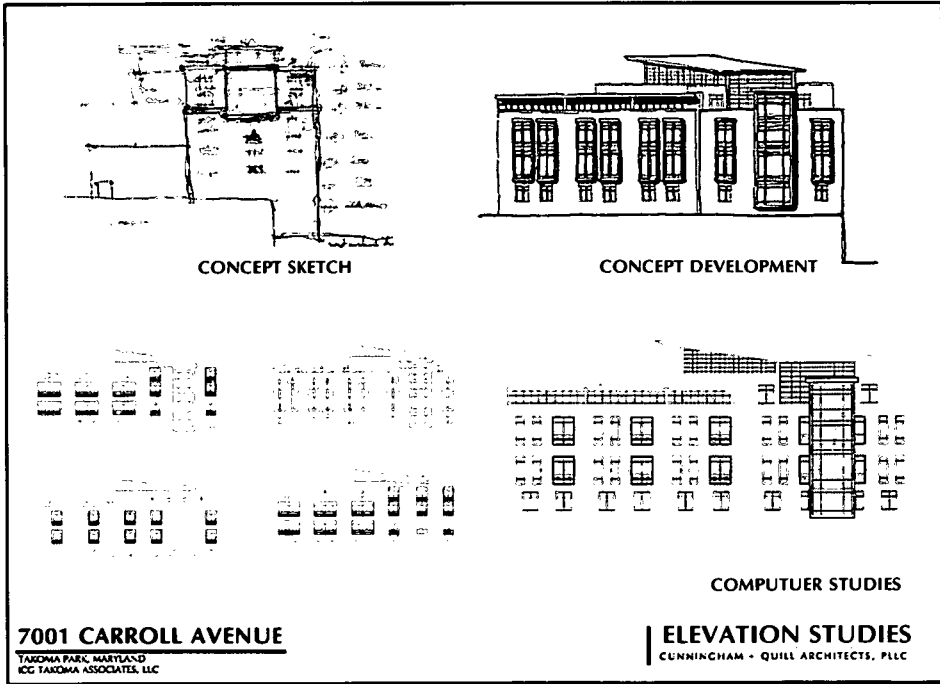
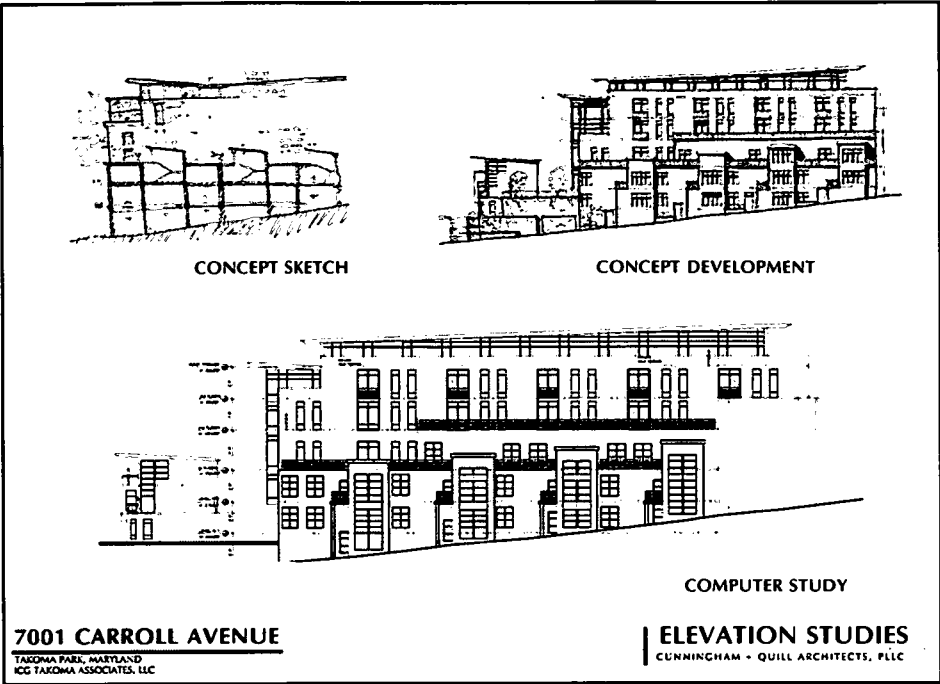
**7001 CARROLL AVENUE**  
TAKOMA PARK, MARYLAND  
KCC TAKOMA ASSOCIATES, LLC

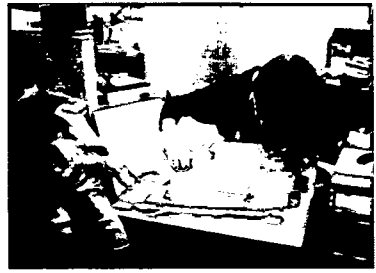
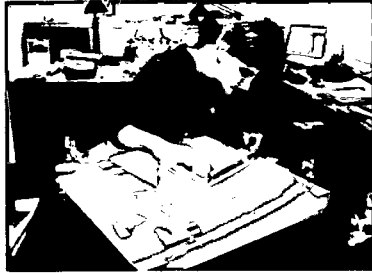
**UNIT ADAPTATIONS**  
CUNNINGHAM - QUILL ARCHITECTS, PLLC

**DESIGN PROCESS:  
ELEVATION DEVELOPMENT**

**7001 CARROLL AVENUE**  
TAKOMA PARK, MARYLAND  
KCC TAKOMA ASSOCIATES, LLC

**CUNNINGHAM - QUILL ARCHITECTS, PLLC**



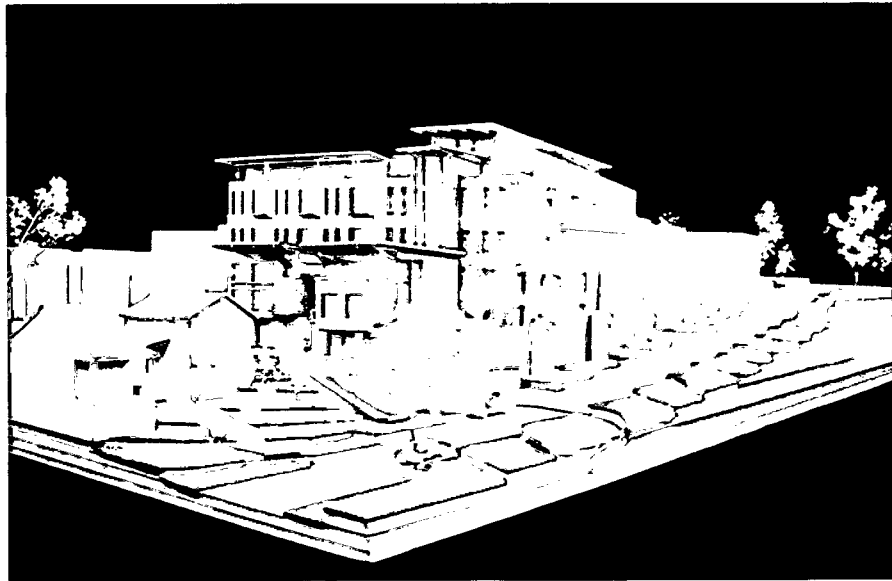


**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

**MODEL DEVELOPMENT**

CUNNINGHAM - QUILL ARCHITECTS, PLLC

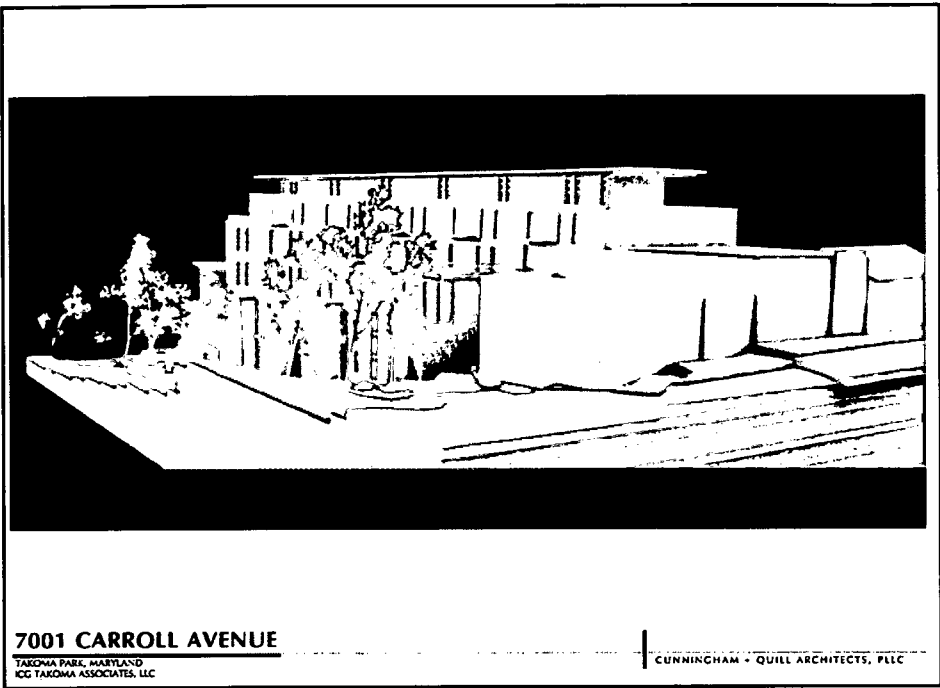


**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM - QUILL ARCHITECTS, PLLC

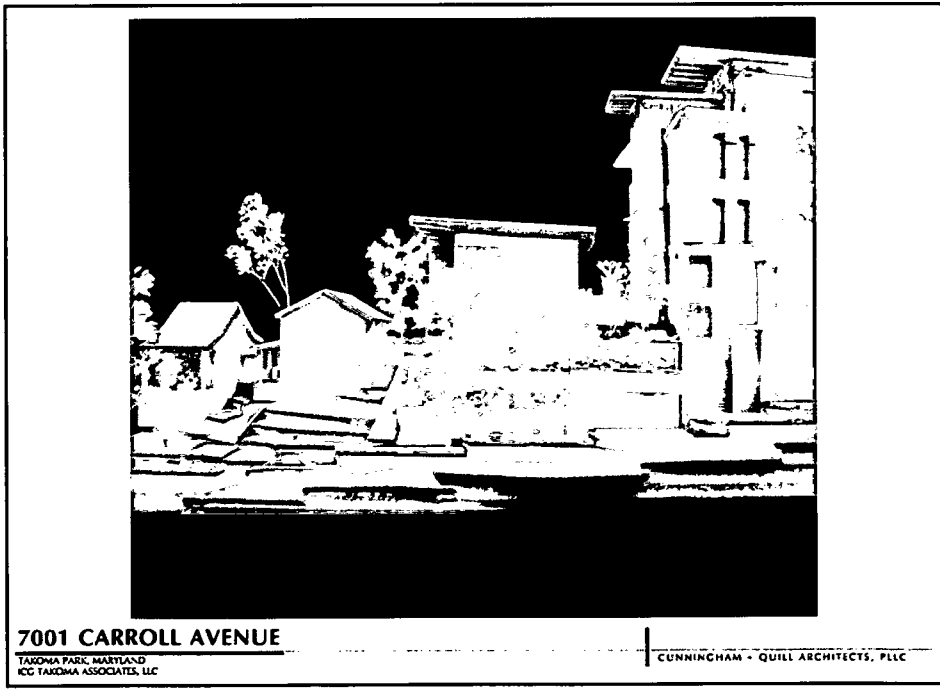




**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC



**7001 CARROLL AVENUE**

TAKOMA PARK, MARYLAND  
ICC TAKOMA ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS, PLLC

