

37/3-93EE 7063 Carroll Avenue
Takoma Park Historic District

City of Takoma Park, Maryland

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
TELEPHONE 301-270-5900



7500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

October 11, 1993

Mr. Albert Randall, Chair
Montgomery County Historic
Preservation Commission
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 7063 Carroll Avenue HAWP Application

Dear Mr. Randall:


We understand that the Historic Preservation Commission will be hearing an application for a Historic Area Work Permit for a proposed restaurant at 7063 Carroll Avenue on Wednesday, October 13. We have also recently learned that the applicant now wishes to expand the restaurant to the second floor of the building, which will result in the need for 25 parking spaces, 17 to be provided on-site and 8 to be provided off-site. We understand that the parking arrangements for the building are not addressed in the current HAWP application, but that they will be the subject of a future HAWP application, and that the applicant will also be seeking parking waivers from the Montgomery County Department of Environmental Protection. Nevertheless, I wish to register our concern about the parking at this point, and make it clear that our comments on the current application should not be interpreted to extend to the parking for the building, which we will evaluate separately.

We have reviewed the application for compliance with the City's facade ordinance and have determined that all of the proposed changes as indicated in the preliminary drawings comply with the ordinance.

Finally, our planning staff person will be on leave during the latter part of October. I therefore request that any action by the HPC on the parking for the site be delayed until at least mid-

November. We feel that the HPC's action on the application should be delayed until at least that time in any case, due to the need for proper notice and community discussion of the application.

Sincerely,


Gloria Nance-Sims
Director, DHCD

cc: City Council
Frank Calcara, Applicant
Sherry Nesbit, Architect
John Reinhard, Montgomery County Dept.
of Environmental Protection
Beverly K. Habada

7063chpc.ltr

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: 10.14.93

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

1) handicapped-access ramp will be recessed 1' from
curb elevation

2) front lighting will be focussed on sign

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Frank Calcano

Address: 7063 Carroll Avenue, Takoma Park



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 01057546

NAME OF PROPERTY OWNER FRANK CALCANA TELEPHONE NO. 301-576-1065
(Contract/Purchaser) (Include Area Code)

ADDRESS 4105 LINDSEY WOOD DR #107 CITY MD STATE MD ZIP 20814

CONTRACTOR FRANK CALCANA TELEPHONE NO. 301-576-1065

PLANS PREPARED BY Sharon E. Meslin, Architect CONTRACTOR REGISTRATION NUMBER 1260 TELEPHONE NO. 301-519-0178
(Include Area Code)

REGISTRATION NUMBER 9245

LOCATION OF BUILDING/PREMISE

House Number 7042 Street Carroll Ave

Town/City Takoma Park MD Election District 13

Nearest Cross Street Talip

Lot 16 Block 16 Subdivision TAKOMA PARK

Liber 5219 Folio 726 Parcel STN 41 - 0000 - 0016 - 001

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<input checked="" type="checkbox"/> Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 55,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 10

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? yes, historic, historic type

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 () Well
03 () Other	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 7/1/13

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert Randall Date 10-13-93

APPLICATION/PERMIT NO: 920000064 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7063 Carroll Avenue Meeting Date: 10/13/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93EE Tax Credit: No
Public Notice: 9/29/93 Report Date: 10/6/93
Applicant: Frank Calcara Staff: Nancy Witherell
PROPOSAL: Alterations, signs RECOMMEND: Approve with
Conditions

The proposal concerns alterations to a historically residential property, now zoned for commercial purposes, designated a contributing resource in the Takoma Park Historic District. The Four-square house is clad with pebble-dash stucco and has a one-story front porch.

The applicant proposes using the building for a restaurant and making the following alterations: 1) constructing two small one-story additions at the rear, one for a restroom and the other to expand the proposed kitchen area; 2) constructing a ramp at the side of the building, attached to the front porch; 3) paving the concrete front walkway with flagstone; 4) installing two signs, one on the face of the building and the other a small hanging sign in the front yard; and, 5) constructing a balustrade on the roof of the one-story front porch.

STAFF DISCUSSION

1) Both of the proposed rear additions would be shed-roofed and would be clad with stucco. Double-hung wood sash windows would be installed. A small stoop would extend from the kitchen addition. The staff finds both additions to be small in scale and consistent with approved additions to contributing resources in the historic district.

2) The ramp would be constructed of wood and would project from the side of the front porch, running toward the rear of the building. Its wooden railing is designed to match the porch railing. The staff finds the location of the ramp acceptable, but would recommend that the top landing be recessed approximately one foot from the front facade of the building. This would still allow sufficient area for the required turning radius but

would allow the ramp to be distinguished from the bays of the front porch and the column at the northwest corner to continue to punctuate the corner.

3) Paving the front walkway with flagstone is acceptable. (Concrete is the more historically appropriate material, however.)

4) Two signs are proposed. The smaller sign would make use of an existing stand in the front yard (within the setback) and would be a two-sided wooden sign measuring 24" by 36". The larger sign would be a wooden sign, routed and stained, measuring 16" in height by 18' in length. The sign would be installed above the flat cornice of the building, at the bottom of the front gable under the paired windows. These signs conform to the city's ordinance and are deemed consistent with Chapter 24A by the staff.

5) Without historical documentation, it would be difficult to determine if a balustrade existed originally; however, the two door openings on the second floor are original. The proposed balustrade mimics the porch bay pattern below and uses the same square pickets. The staff finds the proposal for the balustrade to be consistent with the purposes of Chapter 24A, since it may be a near restoration of a feature that previously existed and because it is compatible with the style and period of the building. Concealed floodlights, directed toward the upper sign, are proposed for the porch roof. The staff would recommend that these are also acceptable in the context of the adjacent commercial buildings. The lights should be specifically directed, however, so that no residential properties are affected.

The applicant still needs to address parking requirements on the site. A parking, lighting, and landscaping plan will be presented to the HPC at a future meeting. The applicant has also applied to the county for a parking waiver, since the required 25 parking spaces cannot be accommodated on the property.

STAFF RECOMMENDATION

With the following two conditions, the staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be

avoided;

provided the ramp is reconfigured at the top to be set back from the front edge of the porch, and the lighting is tightly focussed on the front facade of the building, as discussed above.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 01057546

NAME OF PROPERTY OWNER FRANK CALCARA TELEPHONE NO. 301-570-3865
(Contract/Purchaser) (Include Area Code)

ADDRESS 4105 Morning wood Dr Olney, MD 20832
CITY STATE ZIP

CONTRACTOR FRANK CALCARA TELEPHONE NO. 301-570-3865

PLANS PREPARED BY Sherry E. Nesbit, Architect CONTRACTOR REGISTRATION NUMBER 1260 TELEPHONE NO. 301-565-0128
(Include Area Code)

REGISTRATION NUMBER 9245

LOCATION OF BUILDING/PREMISE

House Number 7063 Street Carroll Ave

Town/City Takoma Park, MD Election District 13

Nearest Cross Street Tulip

Lot 1 Block 16 Subdivision TAKOMA PARK

Liber 5219 Folio 726 Parcel JN41-0000-016-001

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<input checked="" type="checkbox"/> Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
			Revision	Fence/Wall (complete Section 4) Other					

1B. CONSTRUCTION COSTS ESTIMATE \$ 55,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # no

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepco

1E. IS THIS PROPERTY A HISTORICAL SITE? yes, "contributing" type

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY
01 <input checked="" type="checkbox"/> WSSC	01 <input checked="" type="checkbox"/> WSSC
02 <input type="checkbox"/> Septic	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other	03 <input type="checkbox"/> Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

01-100 (1)

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT - 7063 Canoll Ave.
"contributing" type
- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Existing house was built in 1926(?) and is an "craftsman" style house; 2 1/2 story; stucco exterior with exposed wood structural trim. House has a large front porch and several "shed" roof style additions ~~has~~ on rear of house. Front facade has some "tudor" trim work and "second floor balcony was removed at an earlier date. Existing house is being used as a retail use.

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

Owner proposes to convert house into a restaurant. Additional parking and new landscaping, ^{on front side} are planned for rear of house. A second story balcony and added trim work are planned to enhance ^{the front facade} and replace (?) what was removed earlier. An handicap ramp is to be incorporated into a porch addition on the side of building. Two additions on rear of house will allow for kitchen and bath room requirements. Work to have a low impact (as possible) because of location at side and rear of house and ^{similar} roof line and material.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

All new work will blend in with existing by the use of similar materials, shape of window + roof and wood trim details.

- b. the relationship of this design to the existing resource(s):

The addition will be in the same style "shed" roof, a stone wall as existing ones. New wood ramp with similar railing, balusters, etc. to blend in with front porch design.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

Work has a low impact due to location + design. Front work will enhance the facade and recreate the original character of 2 story porch.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

..ADJOINING PROPERTIES AND PROPERTIES THAT FACE
7063 CARROLL AVENUE, TAKOMA PARK, MD

7051 Carroll Avenue Lots 3-4-5 Lts 6-7 8 Gilbert & Wood
Montgomery County Revenue Authority
201 Maryland Avenue
Rockville, Maryland 20850

7057 Carroll Avenue 6 unit Building
Pinnick
7057 Carroll Avenue
Takoma Park, Md 20912

7060 Carroll Avenue L & E
Calcara / Sherman
8212 Old Georgetown Road
Bethesda, Md 20814

7071 Carroll Avenue Gilberts Add 6009/278
Sickler Andrew C & S L
5320 Ijamsville Road
Ijamsville, Maryland 21754

101 Park Avenue Hillcrest
Shapiro Ikene
101 Park Avenue
Takoma Park, Maryland 20912 301 270-3250

102 Park Ave Hillcrest 2637/384
Pedersen Emaanuel W & E et al
102 Park Avenue
Takoma Park, Md 20912 301- 270-4712

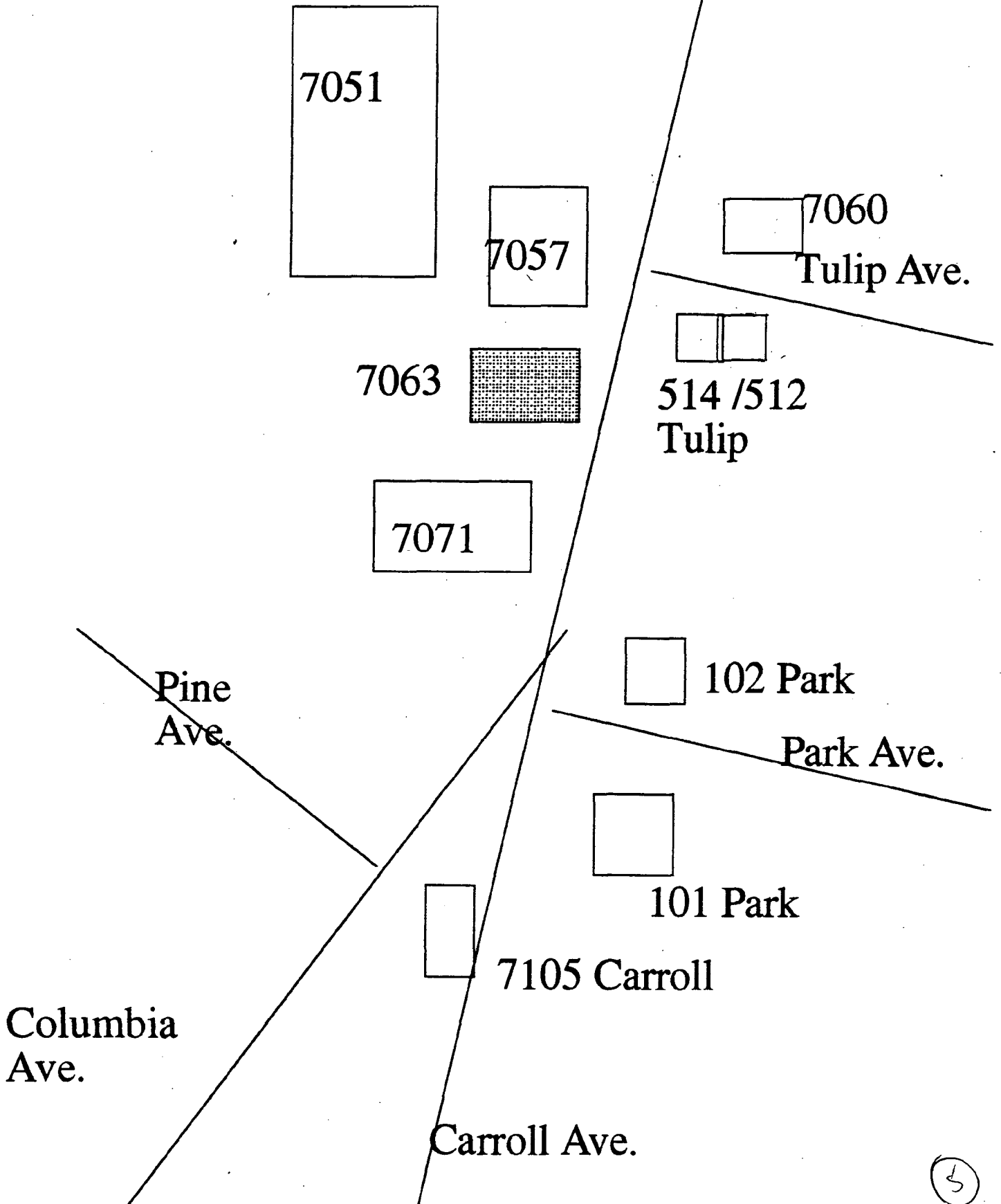
512 Tulip Avenue Lt 2 L & E Sub
Silberman Lawrence S
14118 Old Columbia Pike
Burtonsville, Maryland 20866 301 384-2811

514 Tulip Avenue Lt 2 L & E
Silberman Lawrence S
14118 Old Columbia Pike
Burtonsville, Maryland 20866 301 384-2811

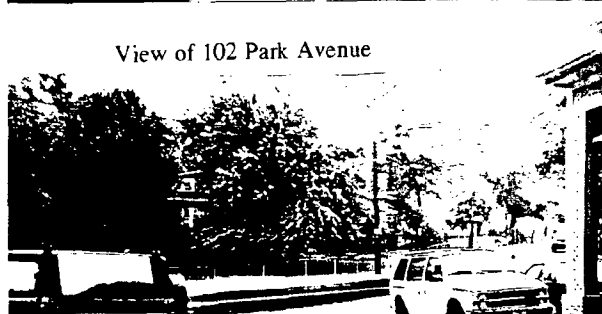
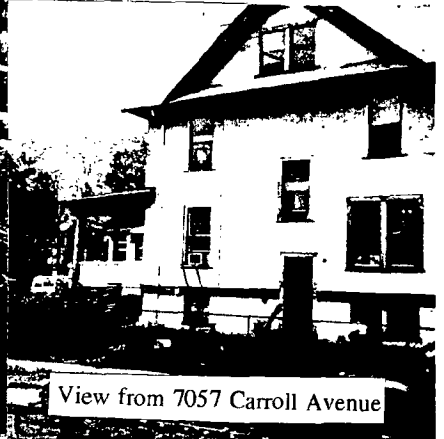
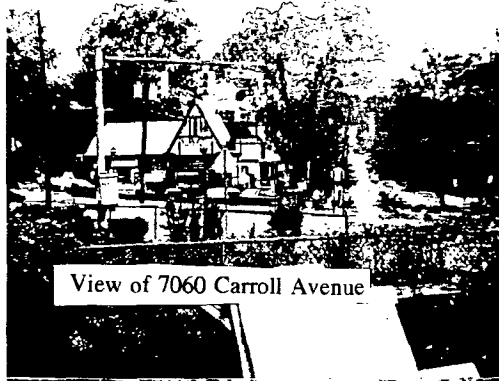
*508 TULIP AVE
TOMY MADIS, TRISHA ZIARA, JULIE ZANDERSON
508 TULIP AVE., TAKOMA PARK, MD 20912
7054 CARROLL AVE
ELIX & DAVID 1011 TILGNER AVE NE*

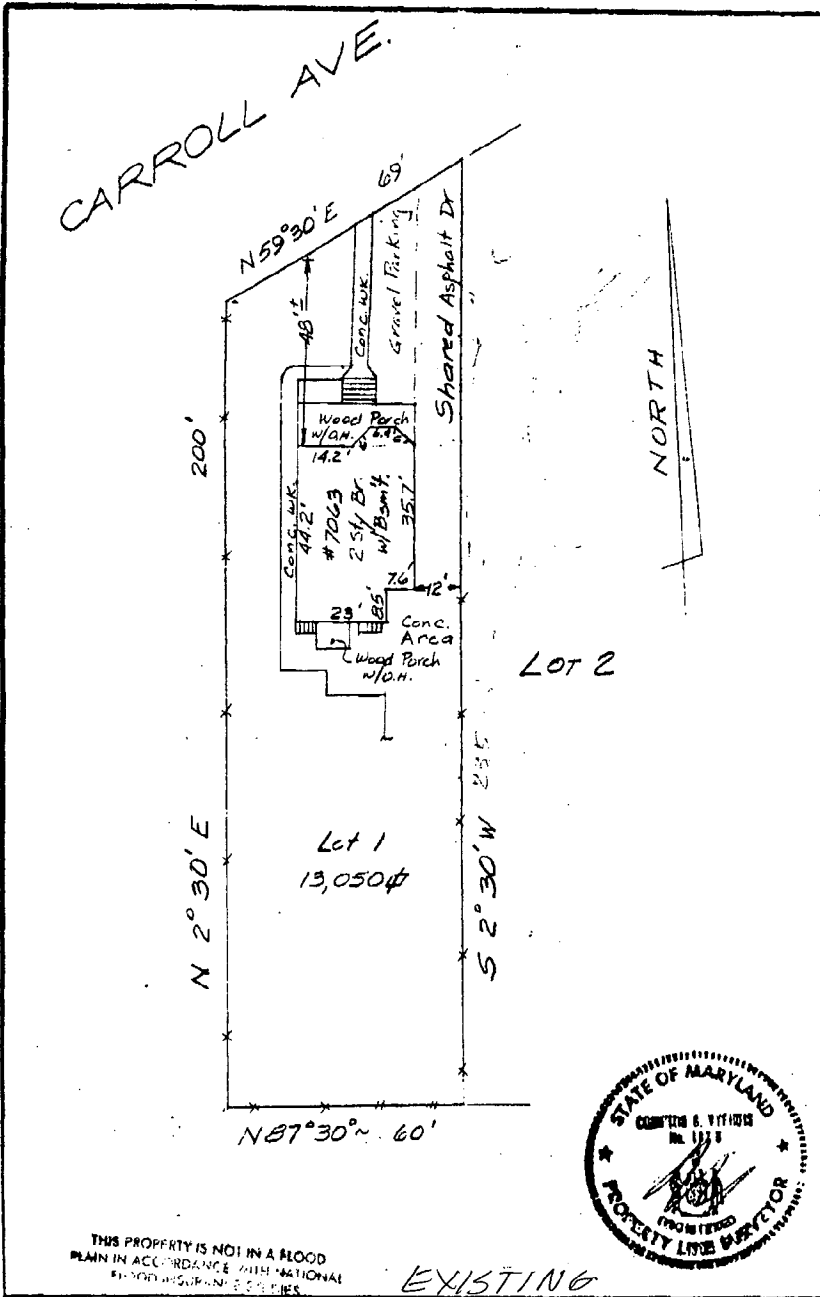
(A)

Map of Subject Properties



ADJOINING PERSPECTIVE VIEWS :
7063 CARROLL AVENUE, TAKESVILLE PARK, MARYLAND 20912





ENGINEERS
SURVEYORS
PLANNERS

VYFHUIS and ASSOCIATES
7951 Eastern Ave., S of Spring, Maryland 20810



THIS PROPERTY IS NOT IN A FLOOD PLAIN IN ACCORDANCE WITH NATIONAL FLOOD INSURANCE PROGRAMS.

EXISTING

HOUSE LOCATION PLAT	LOT 1	CERTIFICATION: I hereby certify that the plan shown hereon is correct, and the buildings have been located by actual measurements. This is not a property line survey.
7063 CARROLL AVENUE	BLOCK 16	
B.F. GILBERT'S ADDITION TO	PLAT BK. A	
"TAKOMA PARK"	PLAT NO. 2	
MONTGOMERY COUNTY,	SCALE 1" = 30'	
MARYLAND	DATE 9-13-93	
M5 CASE NO.	CHECKED BY <i>Compton G. Vyfhuis</i>	COMPTON G. VYFHUIS P.L.S.U.
	JOB NO. CALLED 9-3-61	

1

EXISTING 6 FLOOR PLAN

CALCARA RESTAURANT

7063 CARROLL AVE

TAKOMA PARK, MD

ARCHITECT

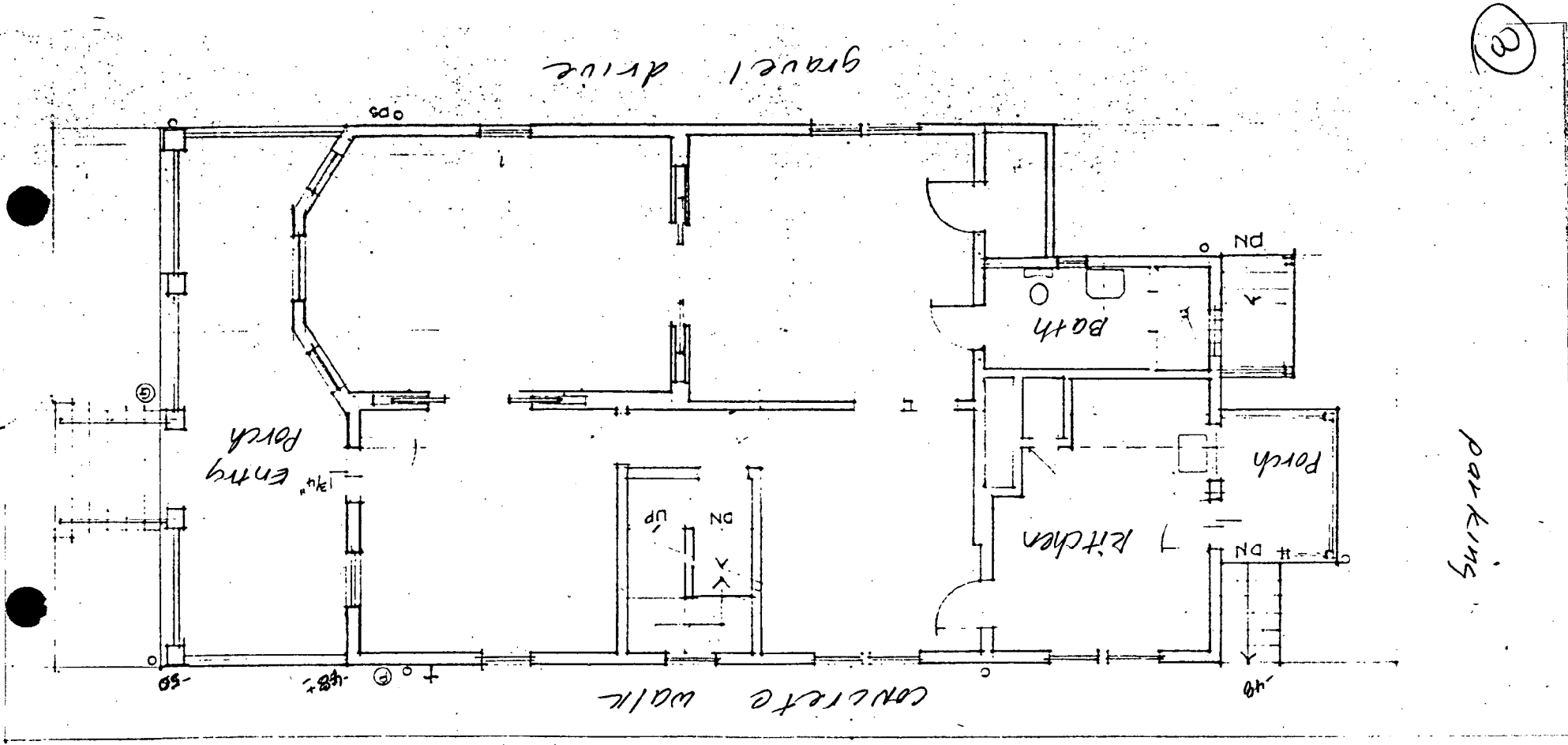
565-0123

SHERBY NESEBIT

DATES: HUP 9/22

SCALE: 1/8" = 1'-0"

30



gravel drive

13 1/2" Entry Porch

Bath

Porch

Kitchen

concrete wall

parking

garden

-50

-48 1/2

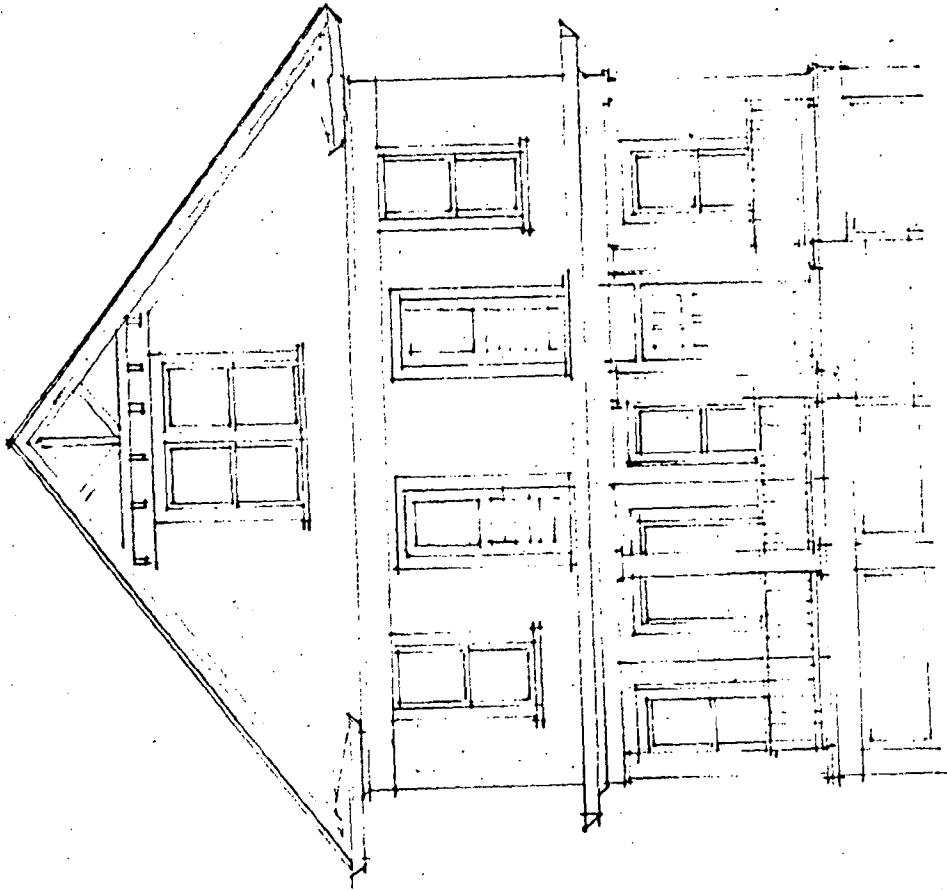
-48

DN

UP

DN

DN



NORTH ELEVATION

(9)

SCALE: 1/8" = 1'-0"

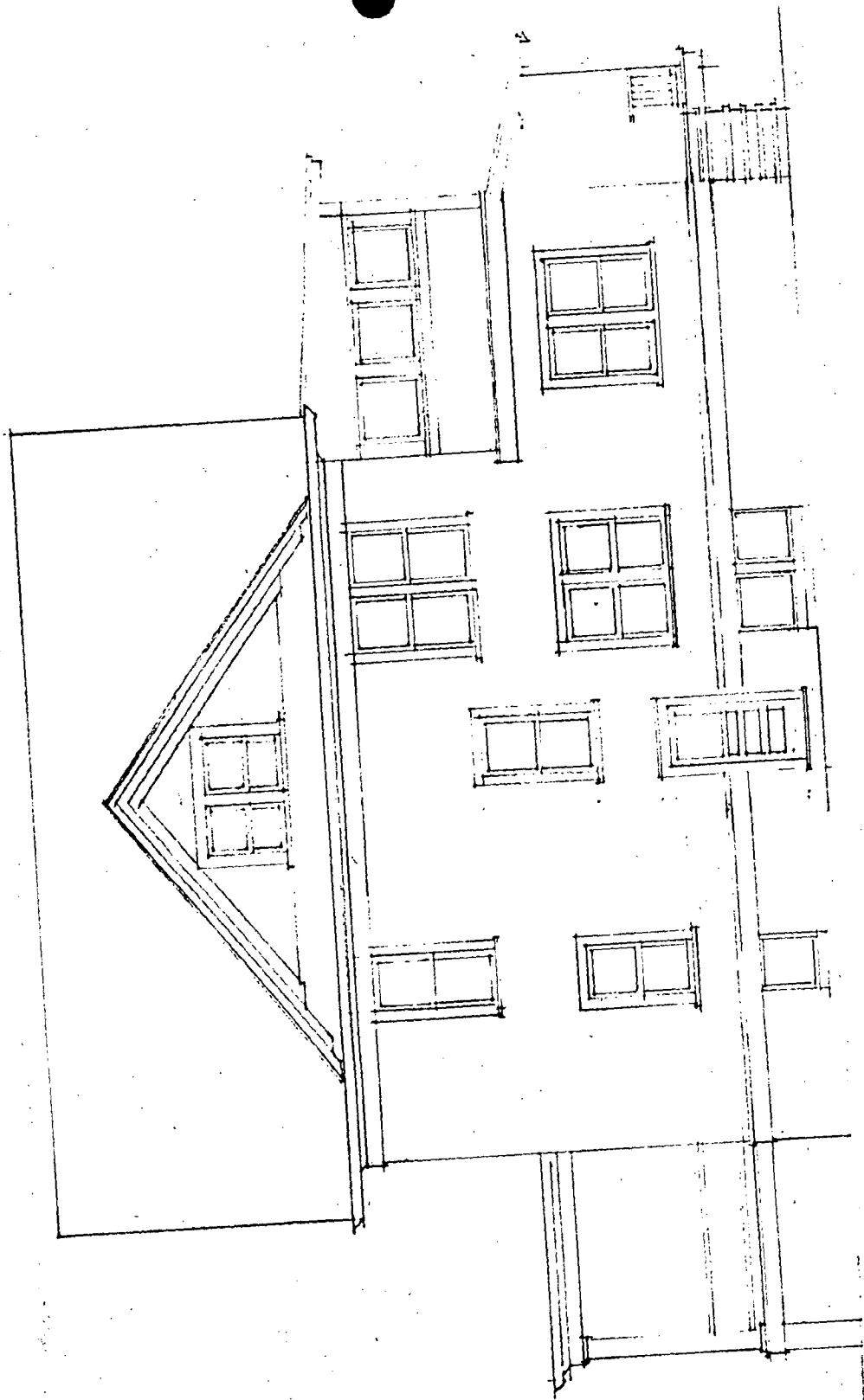
EXISTING STREET ELEVATION

DATE: 1/9/22

CALCARA RESTAURANT SHERY WEBB ARCHITECT

565-0128

TAKOMA PARK MD



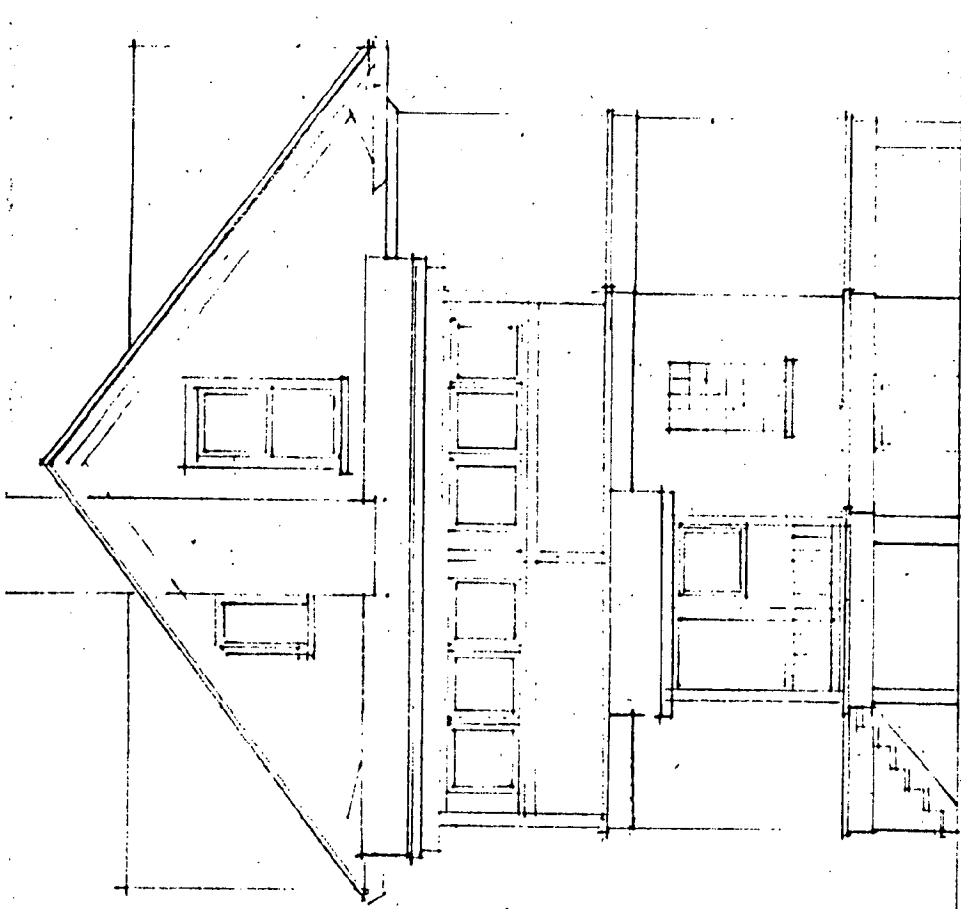
WEST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: HUOP 9:22
SHERY NESEIT
ARCHITECT
805-0128

6

EXISTING
CALCARA RESTAURANT
7063 CARROUL AVENUE
TAKOMA PARK, MD



(=)

SOUTH ELEVATION

EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"

DATES: HWP 9:22

SHERRY WEBBIT

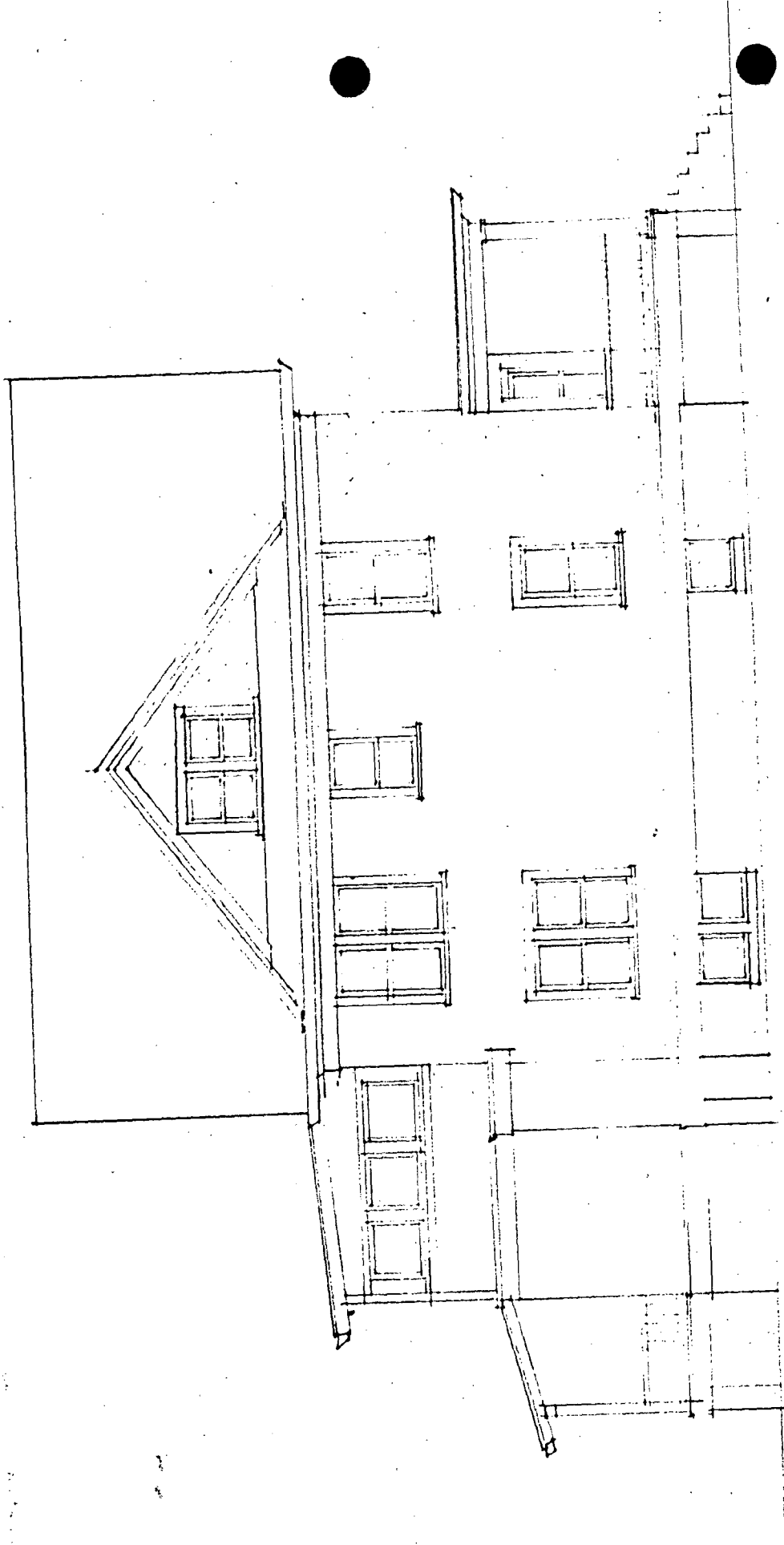
CALCARRA RESTAURANT

ARCHITECT

7003 CARROLL AVE

865-0125

TAKOMA PARK MD



(2)

EAST ELEVATION

SCALE: 1/8" = 1'-0"

EXISTING

SHERRY NESEBIT
ARCHITECT

DATE: 9/22

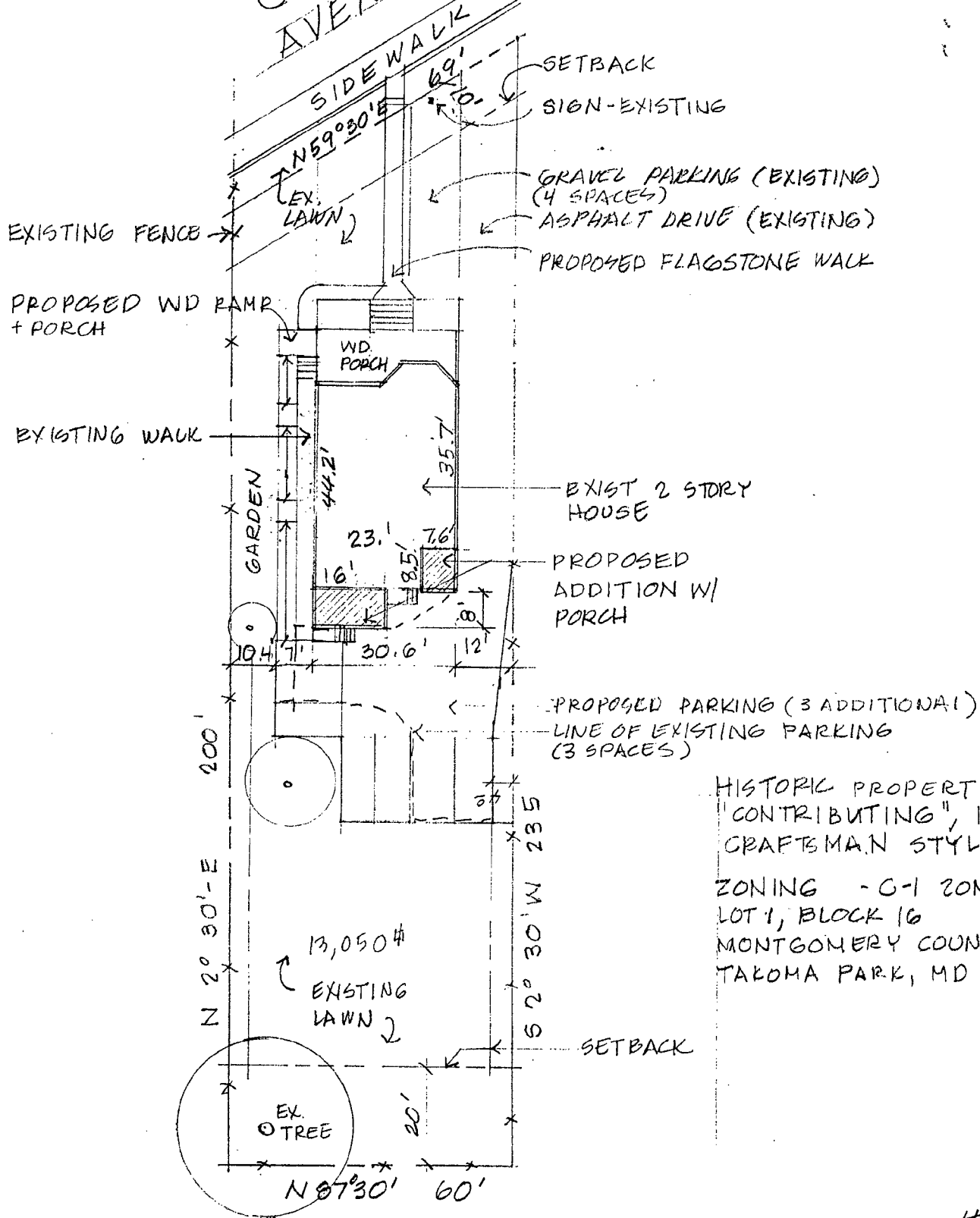
CALCARA RESTAURANT

7003 CARROLL AVE

TAKOMA PARK MD

ES-0123

CARROLL AVENUE

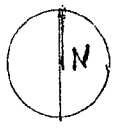


HISTORIC PROPERTY
"CONTRIBUTING", 1910's
CRAFTSMAN STYLE

ZONING - C-1 ZONE
LOT 1, BLOCK 16
MONTGOMERY COUNTY
TALOMA PARK, MD

SHERRY NESBIT
ARCHITECT
301 565-0128

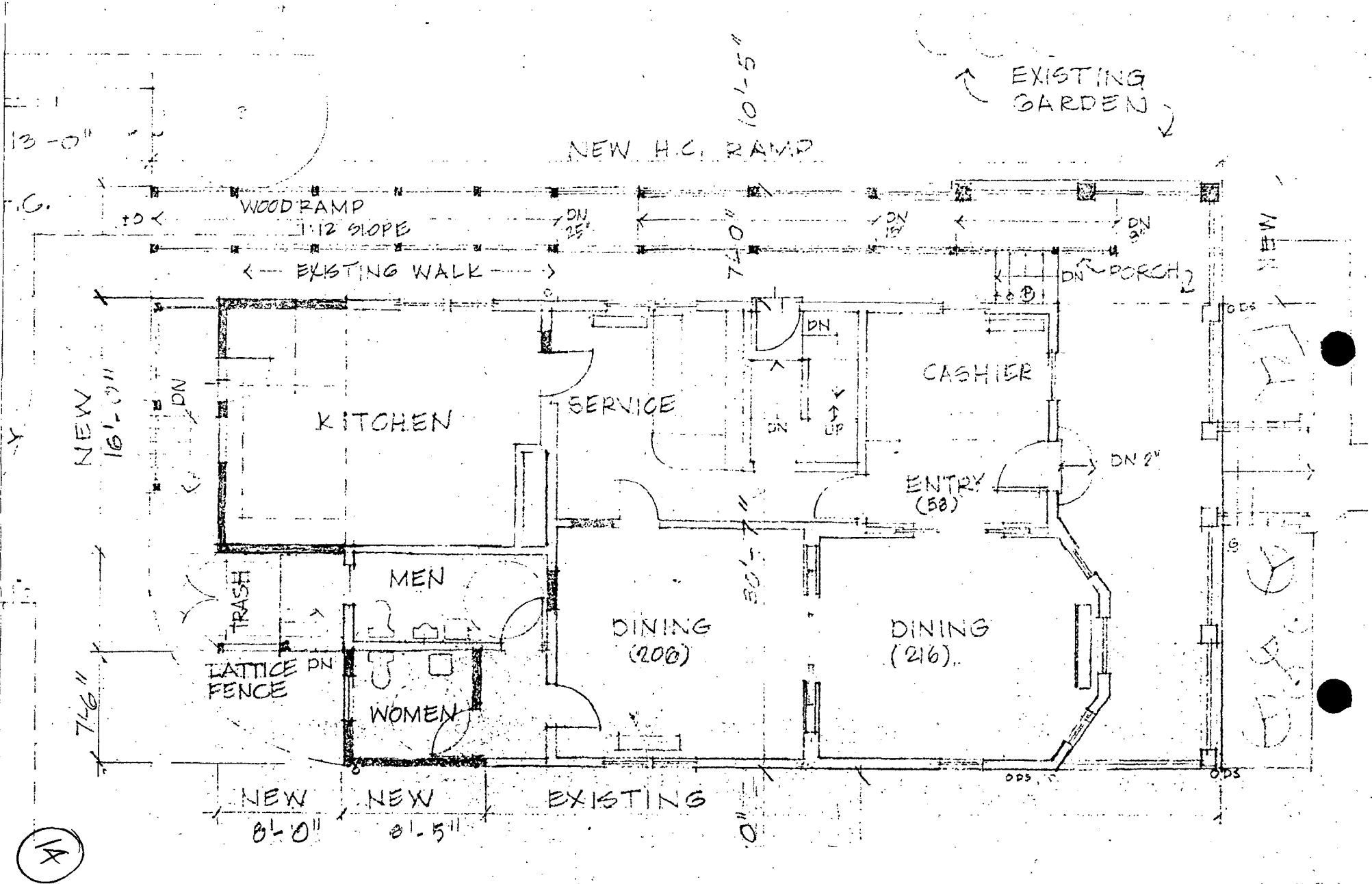
FRANK CALCHERA
7063 CARROLL AVE
TALOMA PARK, MD



HWP SET
NO.
DRN 5N
DATE 9.21.93
SCALE 1/30'

PROPOSED SITE PLAN

13



FLOOR PLAN: PROPOSED

SCALE: 1/8" = 1'-0"

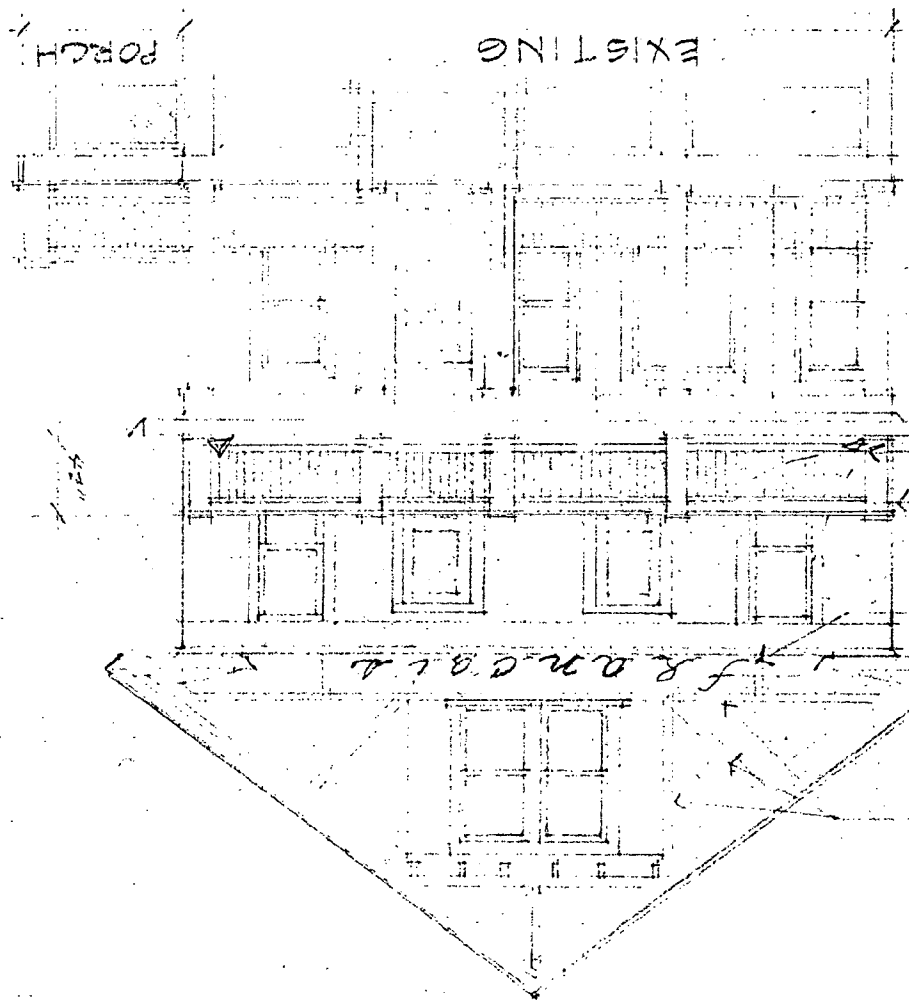
CALCARA RESTAURANT
 1003 CARROLL AVE

SHERRY NESBIT
 ARCHITECT

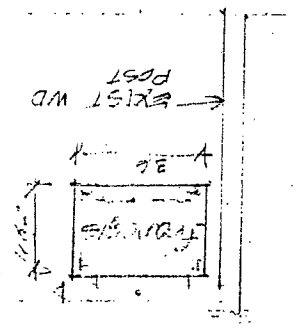
DATE: HWP 9.22

PROPOSED STREET ELEVATION
 CALCARA RESTAURANT
 7003 CARROLL AVE
 ARCHITECT
 SHERBY NESBIT
 DATES: HWP 9.22
 SCALE: 1/8" = 1'-0"

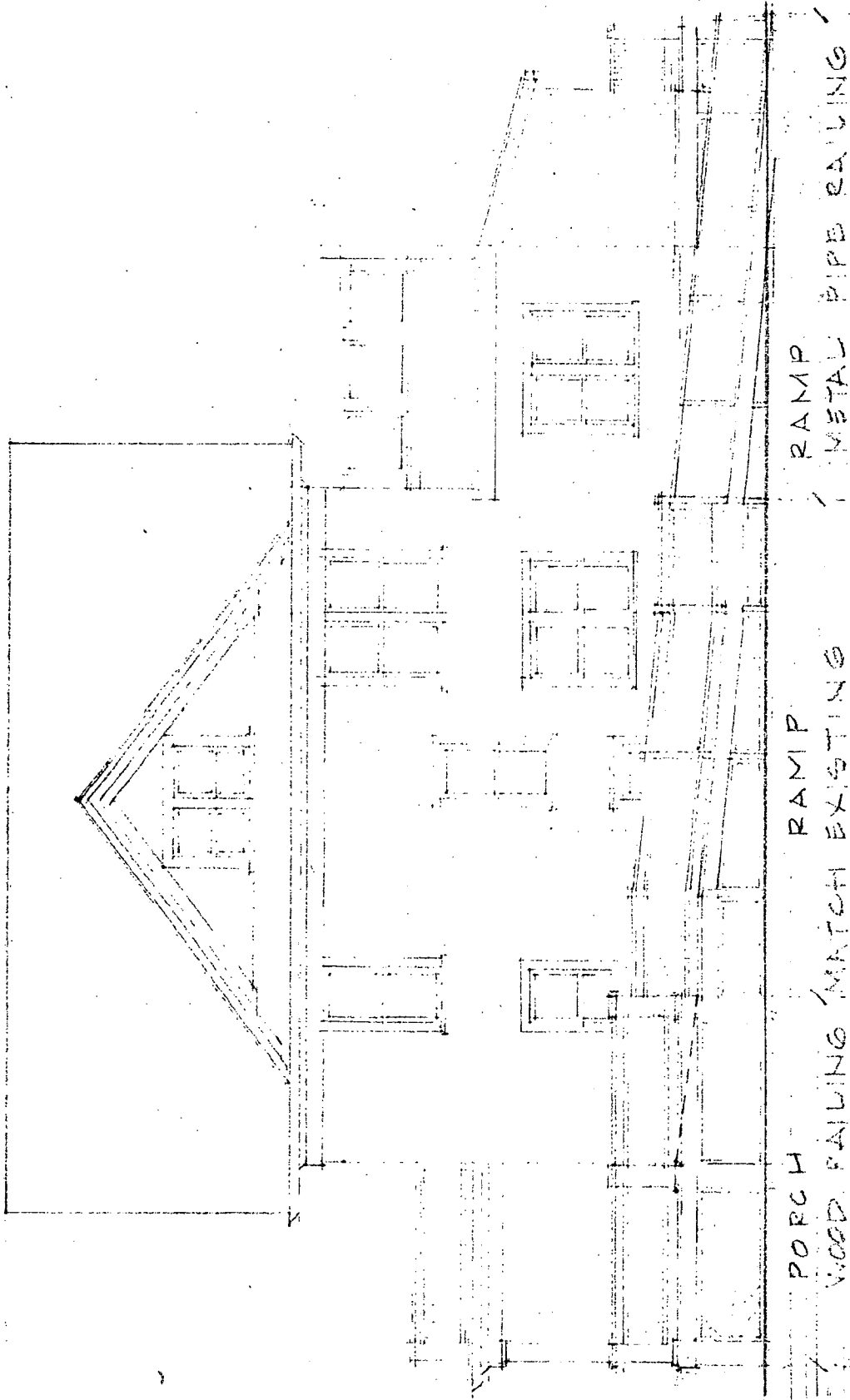
NORTH ELEVATION



(5)
 SIGN, GRIPED
 BY 7.26
 EXISTING STAIR
 GEOMETRICAL DETAILS



NATURAL
 WOOD STAIN
 CARVED WOOD
 SIGNATURE
 WOOD BALCONY
 MATCH EXISTING
 CONCEALED
 FLOOD LIGHTS



PORCH

WOOD PAILING MATCH EXISTING

RAMP

RAMP

METAL PIPE RAILING

WEST ELEVATION

6

PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

CALCORA RESTAURANT

SHERRY WESEIT

DATE: HOP 9.22

7003 CARROLL AVE

ARCHITECT

TAKOMA PARK MD

505-0123

12

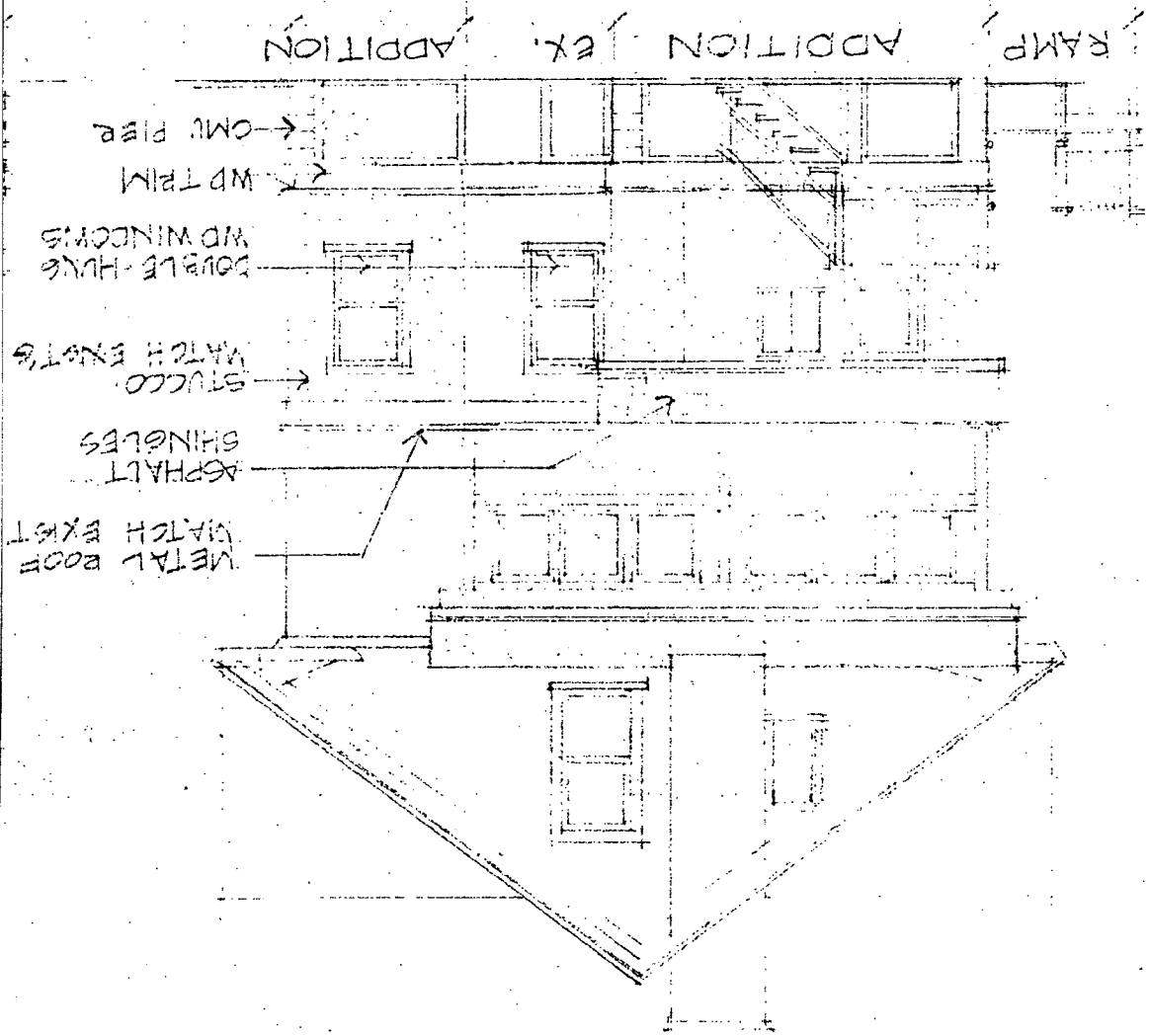
SOUTH ELEVATION

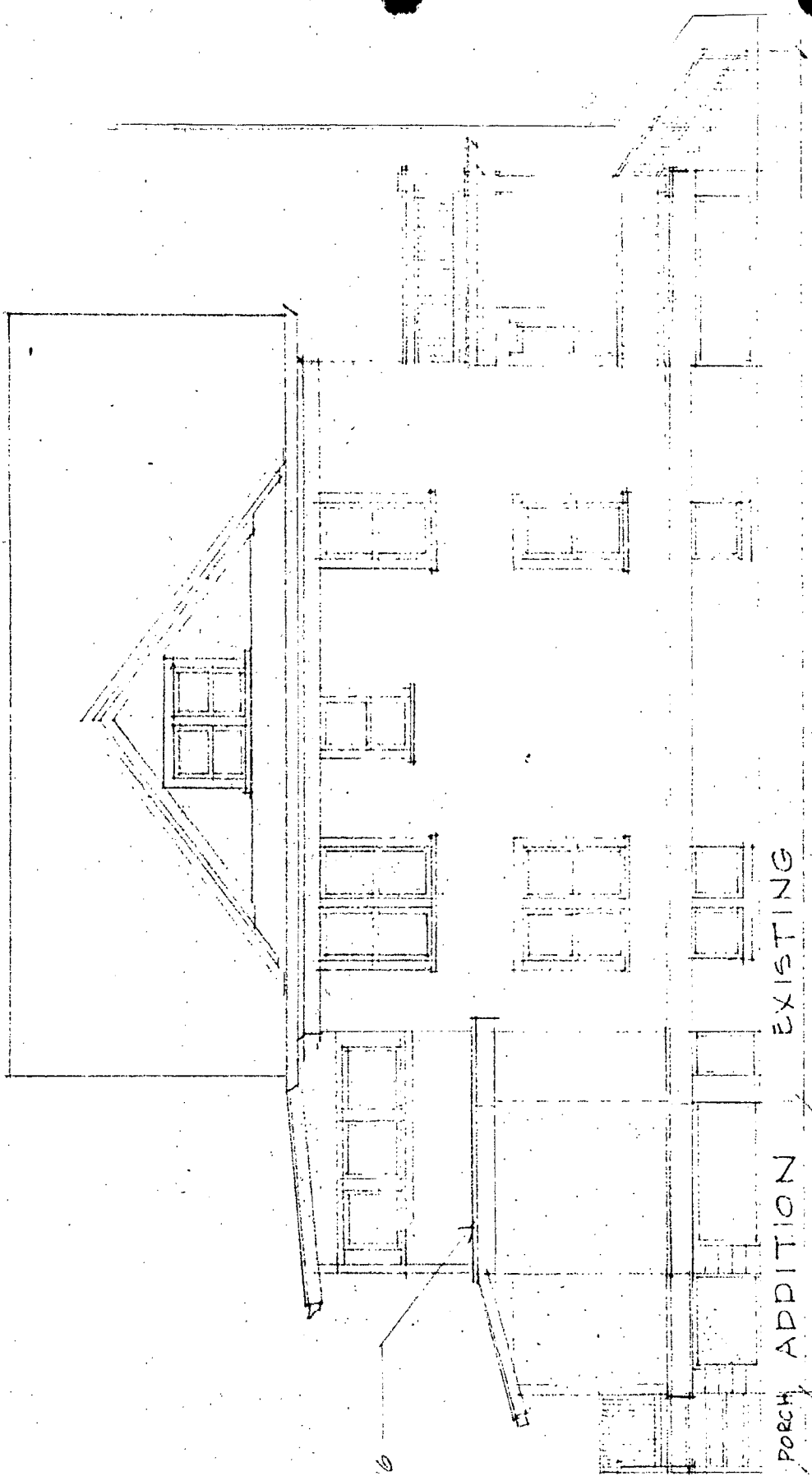
PROPOSED REAR ELEVATION

ICALCARA RESTAURANT
7003 CARROLL AVE
ARCHITECT
SHERBY KESBIT

DATE: HUP 9.22

SCALE: 1/8" = 1'-0"





18

EAST ELEVATION

PROPOSED EAST ELEVATION SCALE: 1/8" = 1'-0"
CALCARA RESTAURANT SHERRY NESBIT DATES: HWP 9.22
7063 CARROU AVE ARCHITECT
WATSON BOB VAN

ADJOINING PERSPECTIVE VIEWS:
7063 CARROLL AVENUE, TAKOMA PARK, MARYLAND 20912



View of 7060 Carroll Avenue



View from 7060 Carroll Avenue



View of 7057 Carroll Avenue



View from 7057 Carroll Avenue



View from 101 Park Avenue



View of 101 Park Avenue



View of 102 Park Avenue



View from 102 Park Avenue

ADJOINING PERSPECTIVE VIEWS :
7063 CARROLL AVENUE, TAKOMA PARK, MARYLAND 20912



View from 7071 Carroll Avenue



View of 7071 Carroll Avenue



View of 512 Tulip Avenue

View of 514 Tulip Avenue



View from 512 Tulip Avenue

View from 514 Tulip Avenue



FROM
7051

View of 7051 Carroll Avenue



VIEW OF
7051



View from 7051 Carroll Avenue

ADJOINING PERSPECTIVE VIEW
7063 CARROLL AVENUE, TAKOMA PARK, MARYLAND 20912



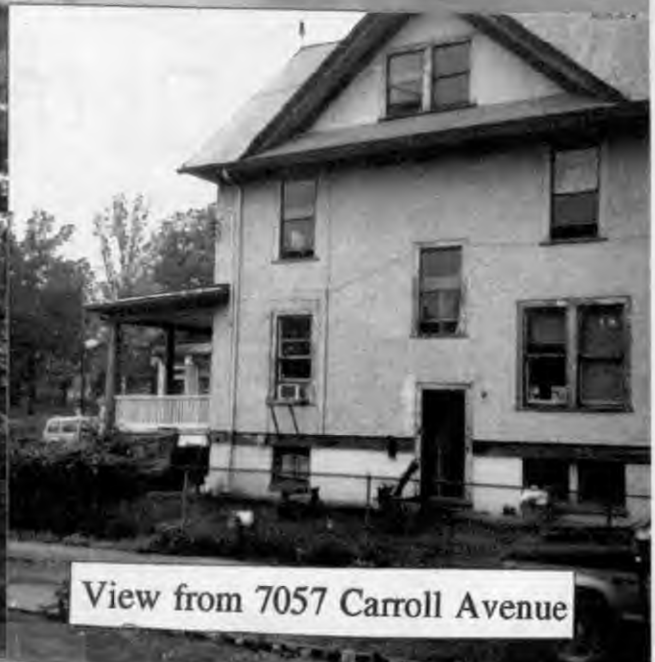
View of 7060 Carroll Avenue



View from 7060 Carroll Avenue



View of 7057 Carroll Avenue



View from 7057 Carroll Avenue



View from 101 Park Avenue



View of 101 Park Avenue



View of 102 Park Avenue



View from 102 Park Avenue

ADJOINING PERSPECTIVE VIEWS :
7063 CARROLL AVENUE, TAKOMA PARK, MARYLAND 20912



View from 7071 Carroll Avenue



View of 7071 Carroll Avenue



View of 512 Tulip Avenue

View of 514 Tulip Avenue



View from 512 Tulip Avenue

View from 514 Tulip Avenue



FROM
7051

View of 7051 Carroll Avenue



VIEW OF
7051



View from 7051 Carroll Avenue