

37/3-94Z 7071 Carroll Avenue
Takoma Park Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7071 Carroll Avenue Meeting Date: 07/27/94
Resource: Takoma Park Historic District HAWP: Alterations
Case Number: 37/3-94Z Tax Credit: No
Public Notice: 07/13/94 Report Date: 07/20/94
Applicant: Linda Pompa/Andrew Sickler Staff: Patricia Parker
PROPOSAL: Streetfront patio;window alterations;rear wood deck; fencing;signage;gutter replacement
RECOMMEND: Approval w/ conditions

BACKGROUND

This Historic Area Work Permit requests approval for several proposed changes to a contributing resource in the Takoma Park Historic District. The property is improved by two structures - a 1920-1940's one-story frame building, of commercial use; and a secondary building, used as a garage. The primary structure fronts on Carroll Avenue and is adjacent to other contributing resources, all of commercial use. The proposal confines the proposed scope of work to the main structure. The applicant proposes to:

- 1) replace the original windows, if serious deterioration of the fabric is found.
- 2) replace the entrance door to meet ADA guidelines.
- 3) replace existing columns.
- 4) install new wood signage lighted by fixed gooseneck lamps on the exterior facade of the building.
- 5) install new site specific directional signage.
- 6) re-configure parking on the existing asphalt paving.
- 7) install a 6' wood privacy fence.
- 8) construct a brick patio in the front yard.
- 9) demolish a concrete platform and replace it with longer wood decking.
- 10) Replace gutters.
- 11) Paint the exterior.

The application does not involve removal of any trees. As part of this application, and at staff's request, the applicant has submitted further information more definitive of the proposed signage, proposed window changes, changes proposed for the columns and a revised site plan and description of the privacy fencing.

The applicant also proposes placing 12"x18" directional signage on site. Staff does not find the material suggested to be problematic; but, staff does need more information - specifically, what is the proposed height of the signage? The applicant needs to re-submit signage proposals to the Town of Takoma Park.

5. Re-configuration of parking. The applicant has submitted a revised proposal for parking (See attached). This proposal is **inconsistent** with the Guidelines. Vehicular parking should be confined to the rear and sideyards.

Parking areas shall be screened with adequate landscaping. The applicant does include landscaping at the edge of the property adjacent to the public sidewalk. Staff assumes from the application that the existing driveway will only be re-striped. If further change is proposed for this surface, a new HAWP may be necessary.

6. Privacy Fencing. The proposed installation of a 6' high solid board privacy fence enclosing the rear and sideyards and the dumpster is consistent with Guidelines. The revised parking plan indicates that the dumpster is to be placed at the rear of the property. However, a hard-surfaced fenced dumpster enclosure should be no more than 5'6" in height. If the enclosure is to be green, then an evergreen hedge should be no less than 4' in height.

7. Brick Frontyard Patio. Staff feels the construction of a brick patio in the front yard of this resource is a substantial change. However, there will be no tree removal. The existing front porch is paved with brick and the area to be used as a patio could be considered an extension of the porch area without roof. Staff would recommend HPC approval in furtherance of the objectives of the Guidelines - the creation of a unique neighborhood retail business district with enhanced economic viability.

8. Demolition of a Concrete Platform. This change is proposed at the rear of the property. Staff recommends HPC approval.

9. Gutter Replacement and Painting. No HAWP is necessary for ordinary maintenance. Exterior painting and replacement of gutters (if replaced in-kind) would fall within this category.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be

STAFF DISCUSSION

The approved and adopted Amendment to the Takoma Park Master Plan for Historic Preservation includes as a goal encouraging "new development that is sensitive to the historic and architectural character of Takoma Park.

In addition the Master Plan states:

Additional streetscape elements and patterns to be considered:

- a) principal building facades with their main structures oriented to the street.
- b) pedestrian building facades with their main entrances oriented to the street.
- c) orientation of driveways and parking areas to the rear and sides of buildings, but with pedestrian access to the parking from the building fronts.

1. **Window replacement.** The applicant proposes to replace the plexiglass in aluminum frame windows with glass in wood frames. The side openings are to be enlarged and receive similar treatment. The proposal is incomplete in that it does not include a substantive discussion of the configuration of the panes. In accordance with the Guidelines for the Takoma Park Historic District, window openings on the front facade are unchanged. Changes are proposed for the material set in the openings. Less scrutiny is offered on windows facing alleys, yards, or side streets. Therefore, the proposal is consistent with the Guidelines established for the Takoma Park Historic District.

2. **Entrance door.** The proposal includes the replacement of the entrance door with a wide door and sidelight to meet ADA guidelines. Consideration for the needs of the handicapped and the elderly are consistent with guidelines for the historic district.

3. **Column replacement.** This proposal to demolish the existing column and latticed treatment and replace it with 6-12" round ionic columns would be consistent with the commercial area of the Takoma Park Historic District. This round column element does appear within the District. However, this treatment may not be consistent with the guidelines. The Guidelines state that shopfronts and entrances shall be consistent with the original scale and character of the structure. The applicant needs to provide documentation for staff to determine if this treatment is consistent.

4. **Signage.** This proposal is inconsistent with the Guidelines. Signs within the district may be no more than 30 inches high and project not more than 8 inches from the outside face of the exterior wall. As proposed, the signage would be 36" in diameter. The material suggested is compatible with the district.

detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards for Rehabilitation #1 and #2 :

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment; and

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;

and with the Takoma Park Historic Preservation Review Guidelines;

and with the following conditions:

1. Revise signage proposals to be consistent with the Town of Takoma Park standards.

2. Delete parking spaces in the front yard.

and with the general condition for all Historic Area Work Permits: The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850

217-3625
250 Huntington Drive, Rockville 217-6370

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1077076

NAME OF PROPERTY OWNER Andrew Sickler TELEPHONE NO. (301) 831-3100
(Contract/Purchaser)
(Include Area Code)

ADDRESS 5320 Ijamsville Rd. Ijamsville, MD STATE MD ZIP 21754
CITY STATE ZIP

CONTRACTOR None selected TELEPHONE NO. _____
CITY STATE ZIP

PLANS PREPARED BY Harris Associates CONTRACTOR REGISTRATION NUMBER _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7071 Street Carroll Ave.

Town/City Takoma Park Election District 13-06

Nearest Cross Street Intersection Carroll / Columbia

Lot 2 Block 16 Subdivision 25 B.F. Gilbert's Addition

Liber 9022 Folio 164 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair
 Wreck/Raze Move Install Revocable Revision

Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other Patio/Fence

1B. CONSTRUCTION COSTS ESTIMATE \$ unknown at this point

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Category 2

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 6 feet 0 inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line Replacement, repair, and addition of portions
 2. Entirely on land of owner _____
 3. 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.

Linda M. Pompa (Linda M. Pompa) 7/5/94
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9407060067 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



1

Linda M. Pompa
10625 Weymouth St.
Bethesda, MD 20814

Department of Environmental Protection
250 Hungerford Dr.
Rockville, MD 20850

July 5, 1994

To whom it may concern:

Enclosed is an application and supplemental documentation for a Historic Area Work Permit for modifications to the property known as 7071 Carroll Ave., Takoma Park. I would like my proposed project to be placed on the agenda for the July 27 meeting.

I will be the lessee for the property, and am applying for the HAWP on the property owner's behalf. Renovations will be jointly coordinated by myself and the owner.

Please do not hesitate to contact me if you have any questions about the project. I can be reached at (301) 493-5786. Thank you for your consideration of this application.

Sincerely,



Linda M. Pompa

6

Supplemental Application for Historic Area Work Permit Required Attachments

1. WRITTEN DESCRIPTION OF PROJECT

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

The structure at 7071 Carroll Ave. is a 1-story frame house built in the early 1900's. The building may at one time have been an early gas station. The property is within the historic district of Old Town Takoma Park, and has been used commercially for 40+ years. The two properties on either side are also zoned C-1 for commercial use. The property is classified as a Contributing Resource.

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

Basically, the proposed project involves restoration/repair to the main structure/house, as well as the addition of a small brick patio on the front of the lot. The project is part of a change in use for the property from retail to restaurant. Request for Waiver from Department of Environmental Protection is currently pending (see enclosed copy of request submitted to DEP).

Over the years, many of the original windows of the building have been sealed. The project involves the addition of 2-4 windows on the sides of the building, either by restoring the original windows or matching those that are now open to the outside. In addition, the front windows will be modified, and the front door replaced to allow handicapped accessibility.

The parking arrangement in the front of the building will be changed (see site plan), and greenery will be added between the parking spaces and the sidewalk. An existing cement platform in the rear of the building will be replaced with a longer wooden deck to allow safe access to the rear door and accommodate compressors.

Fencing around the perimeter of the lot will be replaced, added, and repaired with wood (depending on the location). Wooden signage displaying the name of the restaurant will be attached to the front facade of the building. A smaller wooden sign will be displayed perpendicular to the building (approximately 36" x 36") at the front edge of the brick patio.

Gutters will be replaced, and the exterior of the building will be painted.

No trees will be removed for this project.

Overall, the project will improve the appearance of the property, and contribute to the attractiveness of the Old Town commercial district's streetscape.

2. Statement of project intent:

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

Proposed design will match the scale of the existing building, which is somewhat small. Materials used will be compatible with current materials. For example, the front "porch" is currently paved with brick. The brick patio proposed will be an extension of the existing design.

The proposed plan calls for the addition of greenery in the front of the parking spaces in front, and around the platform to be replaced in the rear. Type of greenery has not been decided, pending recommendations from Parks and Planning.

b. the relationship of this design to the existing resources:

The goal of the project is to work with the character of the building and enhance it. Any changes/additions are meant to harmonize with the structure as it currently exists.

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

All work is intended to conform with the requirements outlined in 24A-6. No modifications that require a HAWP will be made before it is issued. I believe that the proposed changes to the property are compatible in character with both the building and the district (Criteria for Issuance, 24A-8).

3. Project plan:

Site plans enclosed; one drawn in 1949, and one drawn during June of 1994.

4. Tree Survey:

N/A. No trees will be removed.

5. Design Features

Plans/drawings indicating proposed window openings and exact dimensions of proposed patio will be forthcoming.

6. Facades

Drawings forthcoming.

7. Materials specifications

Replacement platform in the rear will be wood; patio in front of building will be brick; any windows replaced will be glass.

8. Photos of resources:

Enclosed.

9. Photos of Context:

Enclosed.

10. Addresses of Adjacent Property Owners:

1 Columbia Ave. (C-1)

Leon Trager
7709 Brickyard Rd.
Potomac, MD 20854

5 Pine Ave. (R-60)

Harry Cimer mains Jr.
5 Pine St.
Takoma Park, MD 20912

9 Pine Ave. (R-60)

Elaine L. Orr
9 Pine Ave.
Takoma Park, MD 20912

7063 Carroll Ave. (C-1)

Frank Jr. and K.A. Calcara
8212 Old Georgetown Rd.
Bethesda, MD 20814

102 Park Ave. (R-60) Located directly across Carroll Ave.

Emanuel W. Pedersen
102 Park Ave.
Takoma Park, MD 20912



View from far side of intersection/Carroll and Columbia.



View from Carroll Ave. northeast of property.



View from far side of Carroll Ave. southwest of property. Signage will be affixed to front facade of building and illuminated by gooseneck lamp. Lattice columns on front facade are proposed to be replaced by plain columns.



Fence to be repaired/restored between property and parking area of 1 Columbia Ave. Six-foot wood fence will begin/connect at face of building. House shown across Carroll Ave. is 102 Park Ave.



View of left side of building adjoining 1 Columbia Ave. Fence to be replaced by 6' wood. One or two windows to be restored.



View of left side/rear from parking area of 1 Columbia Ave. Fence to be replaced by 6' wood.



View of right side of building from front of 7063 Carroll Ave.



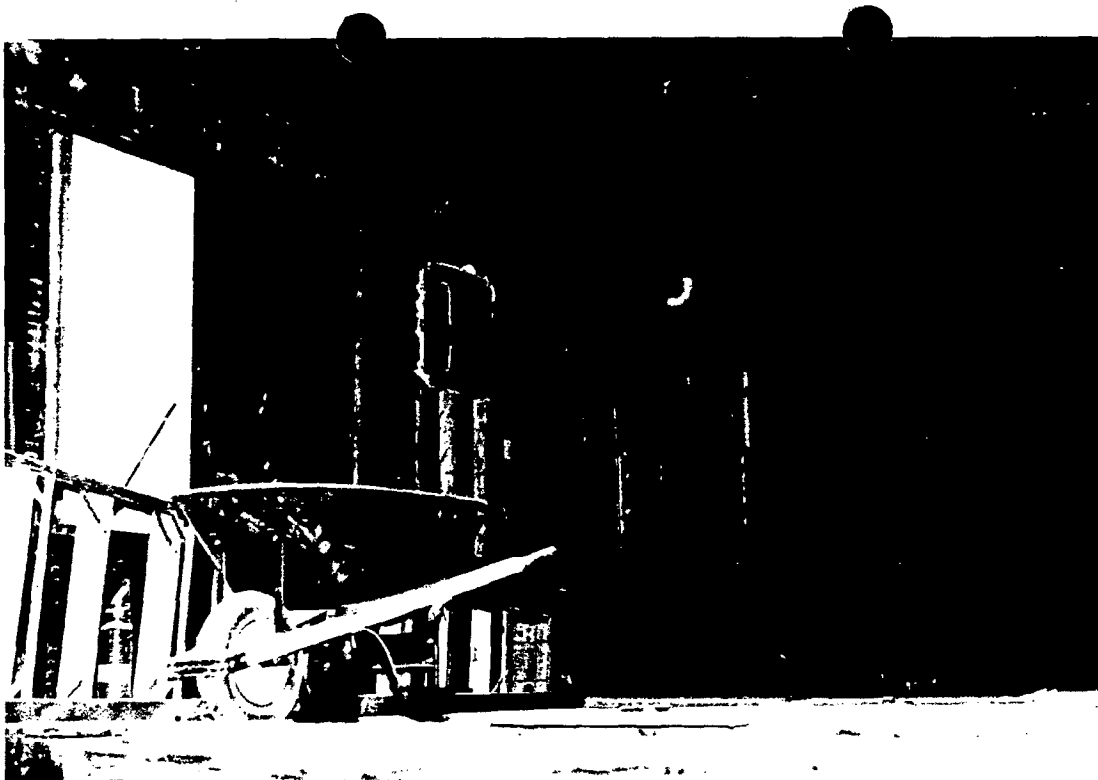
View of right side of building from front. One or two windows to be restored. Chain link gate to be removed.



Rear of property. Chain link fencing shown to be removed. Fence will remain from face of garage to rear right corner of lot. Deck/platform shown at top of stairs will be replaced and extended to left edge of building (under window) to accommodate compressors.



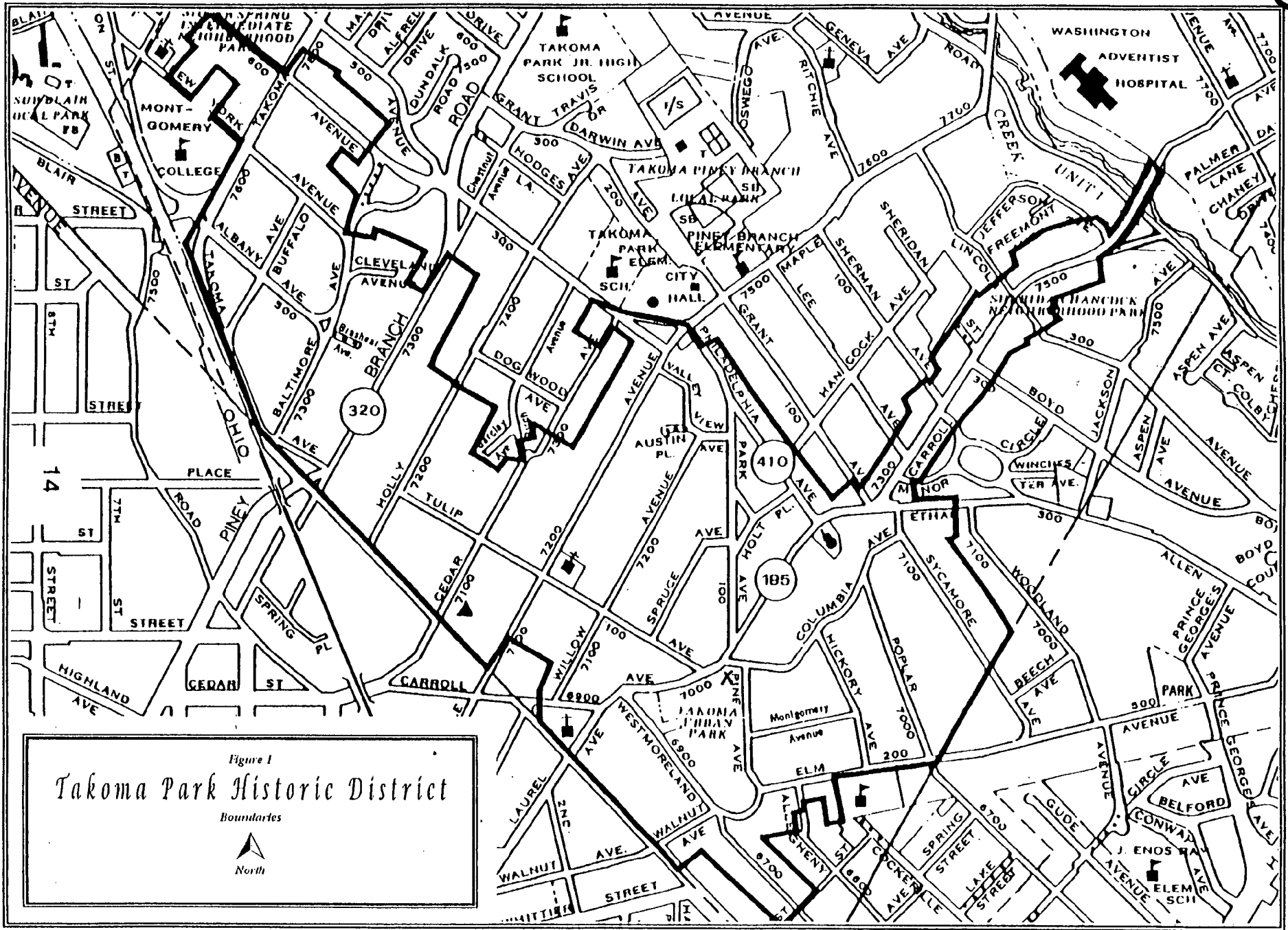
Rear of property/side of 7063 Carroll.
Chain link fencing shown to be removed.



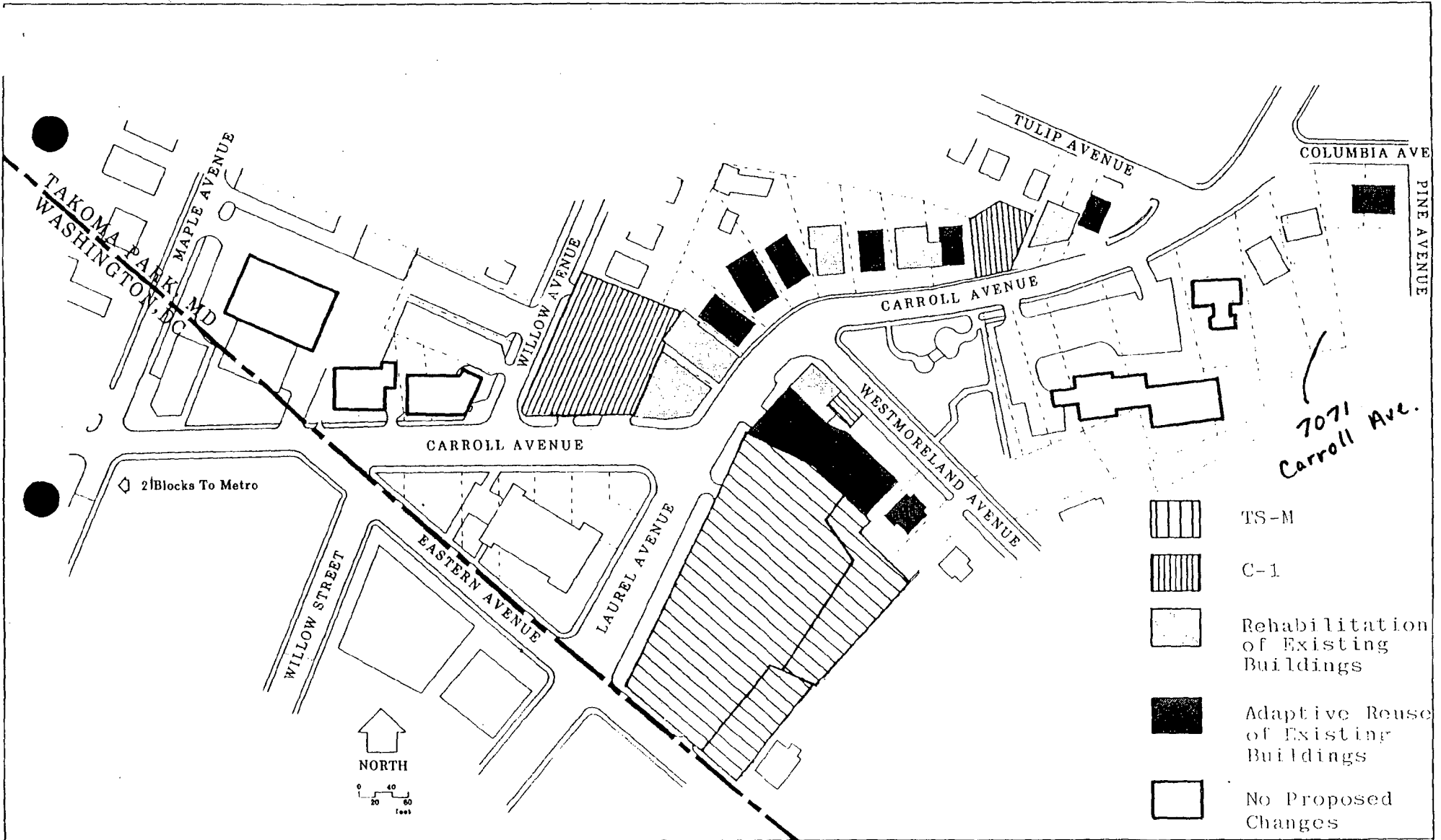
View of top floor left/rear from front of building. Would like to restore one or two windows on this side.








View of top floor right/rear from front of building. Open window at left in the photo faces rear of property. Would like to restore one or two windows on the right side of building.



1981



7071 Carroll Ave.

-  TS-M
-  C-1
-  Rehabilitation of Existing Buildings
-  Adaptive Reuse of Existing Buildings
-  No Proposed Changes

Prepared for the
 CITY of TAKOMA PARK, MD
 by
 Price & Partners, Architects

TAKOMA OLD TOWN

Proposed Land and Building Use Plan

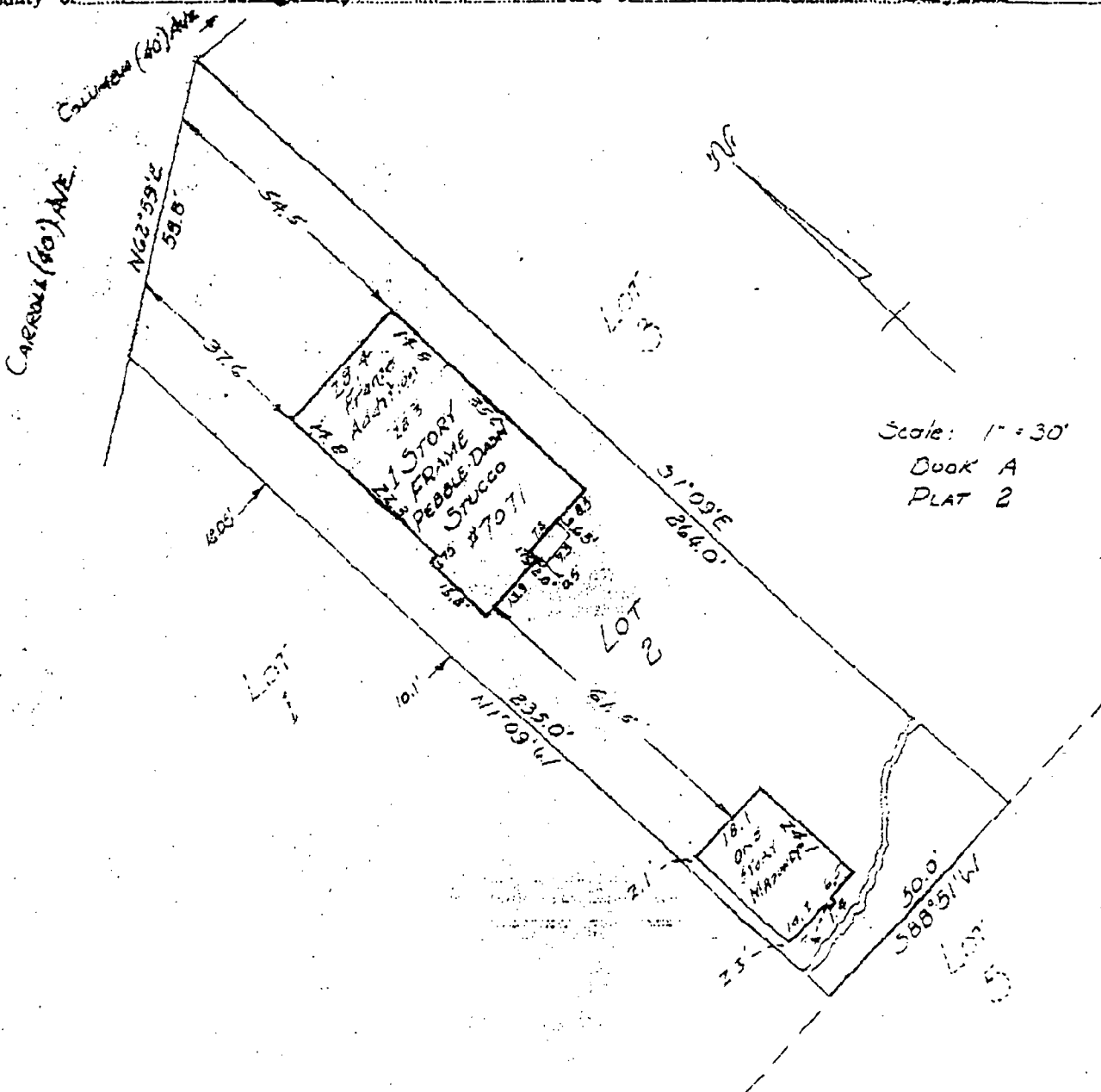
April 1949

ENGINEER'S CERTIFICATE

I hereby certify that I have surveyed and personally examined the parcel of land delineated hereon: said land, as described in the public land records, being LOT 2, BLOCK 16, B. F. GILBERT'S ADDITION

TAKOMA PARK

County of Montgomery State of Maryland



Scale: 1" = 30'
Book A
Plat 2

The above designated property is known as # 7071 7th Carroll Avenue
and is located on the Southeast Corner of Carroll and Columbia Avenues

I further certify that the building, or buildings situated upon the property are wholly within the boundary lines and that there are no encroachments upon the lot by the building, or buildings located upon the adjoining property, ~~except~~

April 8, 1949

Thomas B. McNeill
Registered Land Surveyor

Upon an examination made Jan 10 1956 no changes nor additions were noted except Frame addition to front of house, removal of garage & construction of
which are indicated above thus.

Jan. 11, 1956 MCNEILL SURVEYS, INC. BY Thomas B. McNeill



Linda M. Pompa
10625 Weymouth St.
Bethesda, MD 20814

June 30, 1994

Mr. Ted Graham
Director, Department of Environmental Protection
101 Monroe St.
Rockville, MD 20850

Dear Mr. Graham:

With the enclosed materials, I submit a waiver request relating to some of the requirements of Sec. 59-E of the Montgomery County Code. I propose a change of use from retail to restaurant for the property known as 7071 Carroll Avenue, historic Old Town Takoma Park.

The proposed operation will cater mostly to neighborhood residents, providing a casual atmosphere welcoming to families from early morning to early evening (late evening on weekends). The facility will provide indoor seating on three levels (all accessible to disabled patrons and baby strollers), as well as a small outdoor patio. The business will serve food for both eat-in and take-out, as well as offer retail gift items.

In general, the shape, age, and size of the lot prohibit the expansion necessary to accommodate the requirements of five sections of the current Code.

Specifically, the requirements of **Sec. 59-E-2.71 Landscaping strip area adjacent to a street right-of-way** are requested to be waived. The portion of the property adjacent to Carroll Avenue will accommodate a handicapped and regular parking space (see proposed site plan), but not a 10 foot wide landscaping strip. However, the small areas adjoining the two spaces will be landscaped, and the proposed patio will feature greenery.

The requirements of **Sec. 59-E-2.72 Perimeter landscape area adjoining property other than a street right of way** cannot be met because of the limitations of the current site. A perimeter landscape strip four feet wide along the neighboring commercially zoned (C-1) properties would cut into the driveways on either side of the property designated for ingress and egress to parking area in the rear of the building.

Similarly, the seven foot strip required along the adjoining residential properties (under **Sec. 59-E-2.81 Setback**) would reduce the parking capacity in the rear of the building quite significantly.

Sec. 59-E-2.73 Internal landscaping of surface parking facility requires that five percent of the internal area of a parking facility be landscaped with shade trees. Because of the need to maximize the number of parking spaces and ease ingress and egress, meeting this requirement would be nearly impossible. However, much of the perimeter of the rear parking lot is lined with mature shade trees. Also specified under this section is a requirement for two separately owned parking areas to be separated by a five foot wide strip. Because of the proximity

of the garage to the property line of the adjoining C-1 property's rear parking area (7063 Carroll Ave.), such a strip is not possible.

Finally, the number of parking spaces required for restaurant use under Sec. 59-E-3.7 cannot be met, given the physical limitations of the property (see site plans). Inside the building, 1150 square feet are expected to be devoted to patron use. At a rate of 25 spaces per 1,000 square feet, 29 spaces would be required. With outdoor seating expected to occupy 350 square feet, five more spaces would be needed (at a rate of 15 spaces per 1,000 square feet). A total of 34 spaces (including two handicapped spaces) would be required. According to the proposed site plan, 17 spaces (including two handicapped spaces) can be provided under existing conditions. I request that the need for an additional 17 spaces be waived.

I encourage you to waive the number of spaces required for several reasons specific to the setting. First of all, public transportation is very good in the immediate area. Ride-On bus stops exist within 50 feet of the property on either side of Carroll Avenue. The Takoma metro station (and bus depot) is within seven blocks, and metro bus lines are within five blocks. According to the 1990 Census, 32.2% of the population of Takoma Park [Montgomery County] use public transportation, as opposed to 8.1% for the state overall. Many residents walk through Old Town on their way to and from the bus or metro.

Old Town Takoma Park is surrounded by residential neighborhoods, and the setting encourages walking to the nearby shops. A study commissioned by the City of Takoma Park in 1993¹ confirms through interviews with local merchants that the majority of their patrons are from Takoma Park, and a significant number arrive at the shops on foot. Interviews with shoppers in town found that the majority of them walked to the shop where they were interviewed. A similar study conducted in 1981² found that 51% of residents walk to the stores located in Old Town.

According to City Council member Bruce Williams, tenants in Takoma Tower (a residential facility accommodating approximately 200 senior and disabled citizens three doors down from the site at 7051 Carroll Ave.) are eager to have a place to eat and take out food that is easily accessible. The proximity of the site, and the fact that it occupies the same side of the street, make it appealing to those residents. The presence of a new wheelchair lift will further encourage them to patronize the business proposed for the site.

Also with regard to the number of spaces required, within 500 feet of the site there is street parking on Carroll Ave. (parking meters), Pine, Tulip, Columbia, and Park--which will accommodate several cars.

I encourage you to grant my entire waiver request for several reasons. Takoma Park currently has several commercial spaces vacant in the historic Old Town and Takoma Junction areas of the city. The city and the citizens would like to see a thriving Old Town with occupied shops, and I would like to help in achieving that. In addition, the specific demand for a food-related business has been well documented over the last 12 years.

Although the proposed site has several limitations, I believe that it has the potential to be a great asset to the citizens. Because the majority of the parking will be in the rear, any visual impact from the street or sidewalk will be quite small. In the front of the property, the proposed plan actually reduces the number of existing spaces and adds some greenery that does not currently exist. Renovations planned for the exterior of the property include paint, new fencing, brick patio, and

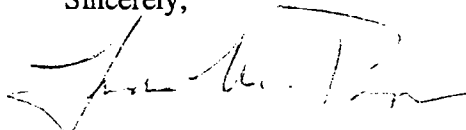
¹ Takoma Junction Market Assessment, July 1993, Giegerich & Associates.

² Takoma Old Town Commercial Revitalization Plan, September 1981.

new windows. The property, built in 1903, is classified as a Contributing Resource to the historic district. These renovations will enhance the property and hopefully contribute to the character of the Old Town district overall.

I hope that I have addressed the necessary issues with regard to the property and its use. If I can provide any further information on the proposed project, please do not hesitate to contact me at (301) 493-5786. Thank you for your consideration of this waiver request.

Sincerely,

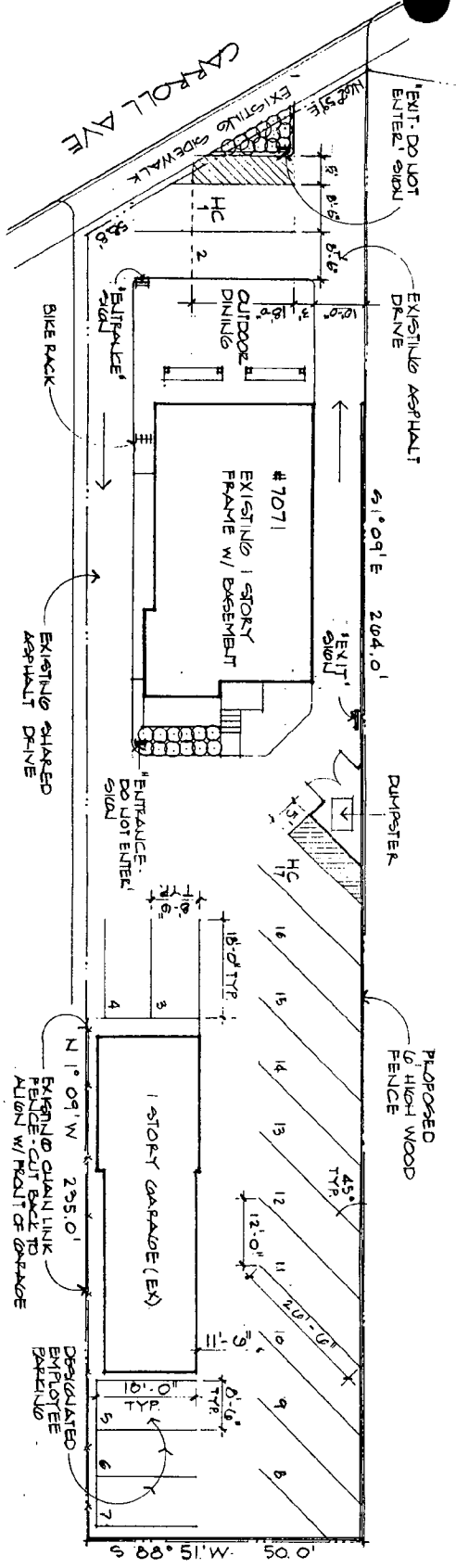
A handwritten signature in cursive script, appearing to read "Linda M. Pompa".

Linda M. Pompa

SITE PLAN
 1/8" = 1'-0"



LOT 2, BLOCK 16
 D.F. GILBERT'S ADDITION
 TAKOMA PARK
 MONTGOMERY CO., MARYLAND



PROPOSED SITE PLAN
CAFE ON CARROLL AVENUE
 7071 CARROLL AVENUE TAKOMA PARK, MARYLAND

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HARRIS ASSOCIATES

7004 Flower Avenue
 Takoma Park, Maryland 20912
 301.587.1779

Drawn	Scale
DKH	NOTED
Job No	Date
9414	02/29/14

To: Pat Parker
 From: Linda Pompa *Linda Pompa*
 Date: July 19, 1994
 Re: Addendum to HAWP Application

Clarifications to Application

Signage: Signage on the front of the building (pediment) will be round, approximately 36" diameter, painted wood illuminated by gooseneck lamp. A possible sign at a right angle to the building on the patio area will be painted wood, no more than 30" by 30", gooseneck lamp. Signs related to parking and "do not enter" for example will be 12" by 18" maximum, metal.

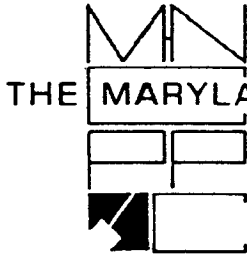
Windows: front elevation (currently aluminum and plexi-glass will be replaced with wood/glass panes. See attached drawing of front. Proposed changes to sides of the house include addition of two sets of french doors (to be used as windows) on each side of the building--all together 4 pairs of 7' tall 30" wide windows. Front and side windows are intended to harmonize. Front door will be replaced with a fixed-panel/wide door combination to accomodate handicapped patrons.

Columns: Replacement columns are proposed to be round ionic, between 6 and 12 inches diameter.

Fencing: Fencing to be replaced will be replaced with a six-foot solid wood fence.

Post-It™ brand fax transmittal memo 7571 # of pages = 3

To: PAT PARKER	From: Linda Pompa
Co.	Co.
Dept.	Phone # (202) 414-2602
Fax # 495-1307	Fax #



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 28, 1994

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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. Revise signage proposals to be consistent with the Town of Takoma Park standards.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Linda Pompa / Andrew Sickler

Property Address: 7071 Carroll Avenue, Takoma Park, Md.

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 28, 1994

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1077076

NAME OF PROPERTY OWNER Andrew Sickler TELEPHONE NO. (301) 831-3100
(Contract/Purchaser) (Include Area Code)

ADDRESS 5320 Ijamsville Rd. Ijamsville, MD STATE MD ZIP 21754

CONTRACTOR None selected TELEPHONE NO. _____

PLANS PREPARED BY Harris Associates CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. (301) 587-1729
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7071 Street Carroll Ave.

Town/City Takoma Park Election District 13-06

Nearest Cross Street Intersection Carroll / Columbia

Lot 2 Block 16 Subdivision 25 B.F. Gilbert's Addition

Liber 9022 Folio 164 Parcel _____

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

Construct	Extend/Add	<u>Alter/Renovate</u>	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
						<u>(Other) Patio/Fence</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ unknown at this point

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Category 2

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 6 feet 0 inches

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

- On party line/Property line Replacement, repair, and addition of portions
- 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.

Linda M. Pompa (Linda M. Pompa) 7/5/94
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X-101000100 For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date July 20, 1994

APPLICATION/PERMIT NO: 4117060067 FILING FEE: \$ _____

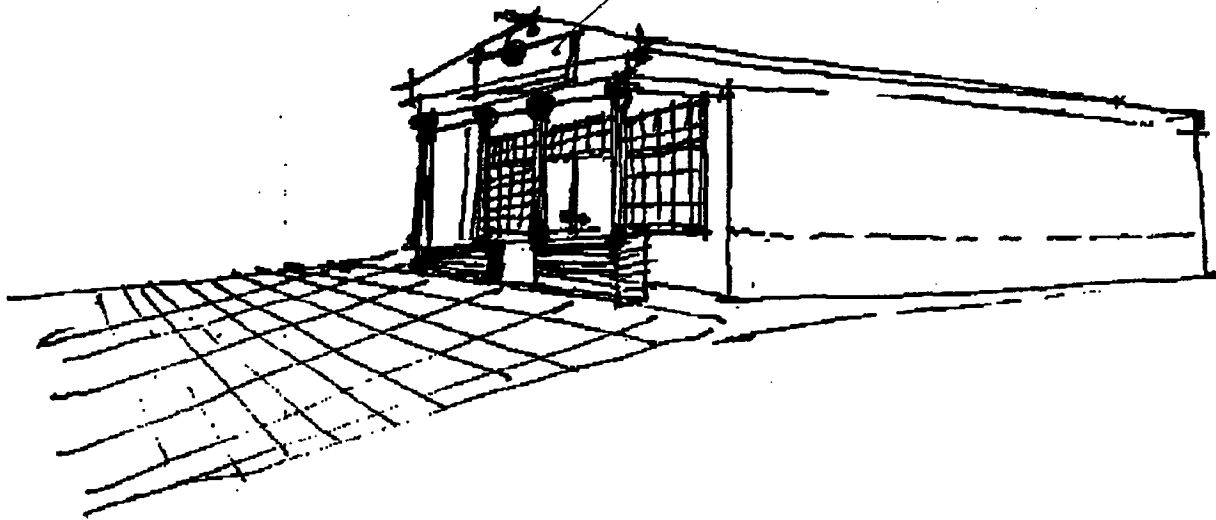
DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

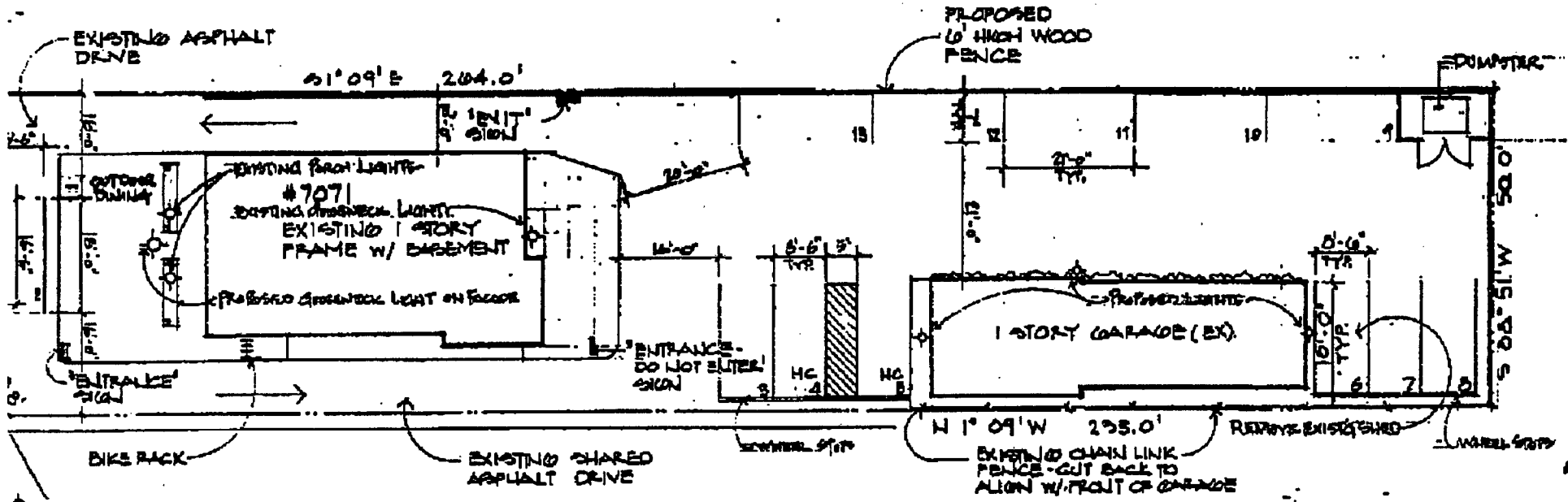
SEE REVERSE SIDE FOR INSTRUCTIONS

Signage to be consistent w/
Town of Takoma Park standards (p/p
per HPC.



APPROVED
Montgomery County
Historic Preservation Commission

Patricia Parker



SITE PLAN
 1/20" = 1'-0"
 N

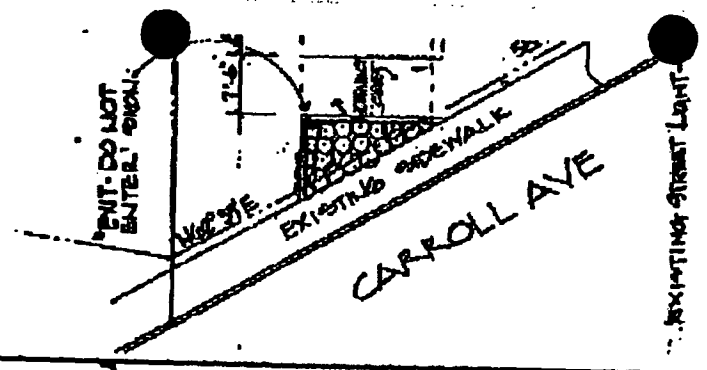
REVISED 7.20.94

LOT 2, BLOCK 16
 D.F. GILBERT'S ADDITION
 TAKOMA PARK
 MONTGOMERY CO., MARYLAND

APPROVED
 Montgomery County
 Historic Preservation Commission
Patricia Parker



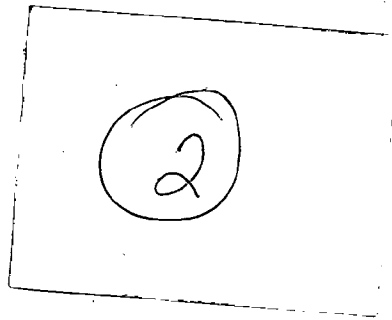
Page two
Parking plan



TOTAL P. 03

APPROVED
Montgomery County
Historic Preservation Commission

Patricia Parker



Linda M. Pompa
10625 Weymouth St.
Bethesda, MD 20814

Department of Environmental Protection
250 Hungerford Dr.
Rockville, MD 20850

July 5, 1994

To whom it may concern:

Enclosed is an application and supplemental documentation for a Historic Area Work Permit for modifications to the property known as 7071 Carroll Ave., Takoma Park. I would like my proposed project to be placed on the agenda for the July 27 meeting.

I will be the lessee for the property, and am applying for the HAWP on the property owner's behalf. Renovations will be jointly coordinated by myself and the owner.

Please do not hesitate to contact me if you have any questions about the project. I can be reached at (301) 493-5786. Thank you for your consideration of this application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Linda M. Pompa".

Linda M. Pompa

Supplemental Application for Historic Area Work Permit Required Attachments

1. WRITTEN DESCRIPTION OF PROJECT

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

The structure at 7071 Carroll Ave. is a 1-story frame house built in the early 1900's. The building may at one time have been an early gas station. The property is within the historic district of Old Town Takoma Park, and has been used commercially for 40+ years. The two properties on either side are also zoned C-1 for commercial use. The property is classified as a Contributing Resource.

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

Basically, the proposed project involves restoration/repair to the main structure/house, as well as the addition of a small brick patio on the front of the lot. The project is part of a change in use for the property from retail to restaurant. Request for Waiver from Department of Environmental Protection is currently pending (see enclosed copy of request submitted to DEP).

Over the years, many of the original windows of the building have been sealed. The project involves the addition of 2-4 windows on the sides of the building, either by restoring the original windows or matching those that are now open to the outside. In addition, the front windows will be modified, and the front door replaced to allow handicapped accessibility.

The parking arrangement in the front of the building will be changed (see site plan), and greenery will be added between the parking spaces and the sidewalk. An existing cement platform in the rear of the building will be replaced with a longer wooden deck to allow safe access to the rear door and accommodate compressors.

Fencing around the perimeter of the lot will be replaced, added, and repaired with wood (depending on the location). Wooden signage displaying the name of the restaurant will be attached to the front facade of the building. A smaller wooden sign will be displayed perpendicular to the building (approximately 36" x 36") at the front edge of the brick patio.

Gutters will be replaced, and the exterior of the building will be painted.

No trees will be removed for this project.

Overall, the project will improve the appearance of the property, and contribute to the attractiveness of the Old Town commercial district's streetscape.

2. Statement of project intent:

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

Proposed design will match the scale of the existing building, which is somewhat small. Materials used will be compatible with current materials. For example, the front "porch" is currently paved with brick. The brick patio proposed will be an extension of the existing design.

The proposed plan calls for the addition of greenery in the front of the parking spaces in front, and around the platform to be replaced in the rear. Type of greenery has not been decided, pending recommendations from Parks and Planning.

b. the relationship of this design to the existing resources:

The goal of the project is to work with the character of the building and enhance it. Any changes/additions are meant to harmonize with the structure as it currently exists.

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

All work is intended to conform with the requirements outlined in 24A-6. No modifications that require a HAWP will be made before it is issued. I believe that the proposed changes to the property are compatible in character with both the building and the district (Criteria for Issuance, 24A-8).

3. Project plan:

Site plans enclosed; one drawn in 1949, and one drawn during June of 1994.

4. Tree Survey:

N/A. No trees will be removed.

5. Design Features

Plans/drawings indicating proposed window openings and exact dimensions of proposed patio will be forthcoming.

6. Facades

Drawings forthcoming.

7. Materials specifications

Replacement platform in the rear will be wood; patio in front of building will be brick; any windows replaced will be glass.

8. Photos of resources:

Enclosed.

9. Photos of Context:

Enclosed.

10. Addresses of Adjacent Property Owners:

1 Columbia Ave. (C-1)

Leon Trager
7709 Brickyard Rd.
Potomac, MD 20854

5 Pine Ave. (R-60)

Harry Cimermain Jr.
5 Pine St.
Takoma Park, MD 20912

9 Pine Ave. (R-60)

Elaine L. Orr
9 Pine Ave.
Takoma Park, MD 20912

7063 Carroll Ave. (C-1)

Frank Jr. and K.A. Calcara
8212 Old Georgetown Rd.
Bethesda, MD 20814

102 Park Ave. (R-60) Located directly across Carroll Ave.

Emanuel W. Pedersen
102 Park Ave.
Takoma Park, MD 20912



View from far side of intersection/Carroll and Columbia.



View from Carroll Ave, northeast of property.



View from far side of Carroll Ave. southwest of property. Signage will be affixed to front facade of building and illuminated by gooseneck lamp. Lattice columns on front facade are proposed to be replaced by plain columns.



Fence to be repaired/restored between property and parking area of 1 Columbia Ave. Six-foot wood fence will begin/connect at face of building. House shown across Carroll Ave. is 102 Park Ave.

7071 Carroll Ave.



View of left side of building adjoining 1 Columbia Ave. Fence to be replaced by 6' wood. One or two windows to be restored.



View of left side/rear from parking area of 1 Columbia Ave. Fence to be replaced by 6' wood.

7071
Carroll Ave.



View of right side of building from front of 7063 Carroll Ave.



View of right side of building from front. One or two windows to be restored. Chain link gate to be removed.

7071 Carroll Ave.



Rear of property. Chain link fencing shown to be removed. Fence will remain from face of garage to rear right corner of lot. Deck/platform shown at top of stairs will be replaced and extended to left edge of building (under window) to accommodate compressors.



Rear of property/side of 7063 Carroll.
Chain link fencing shown to be removed.

7071 Carroll Ave.



View of top floor left/rear from front of building. Would like to restore one or two windows on this side.



View of top floor right/rear from front of building. Open window at left in the photo faces rear of property. Would like to restore one or two windows on the right side of building.

7071 Carroll Ave.

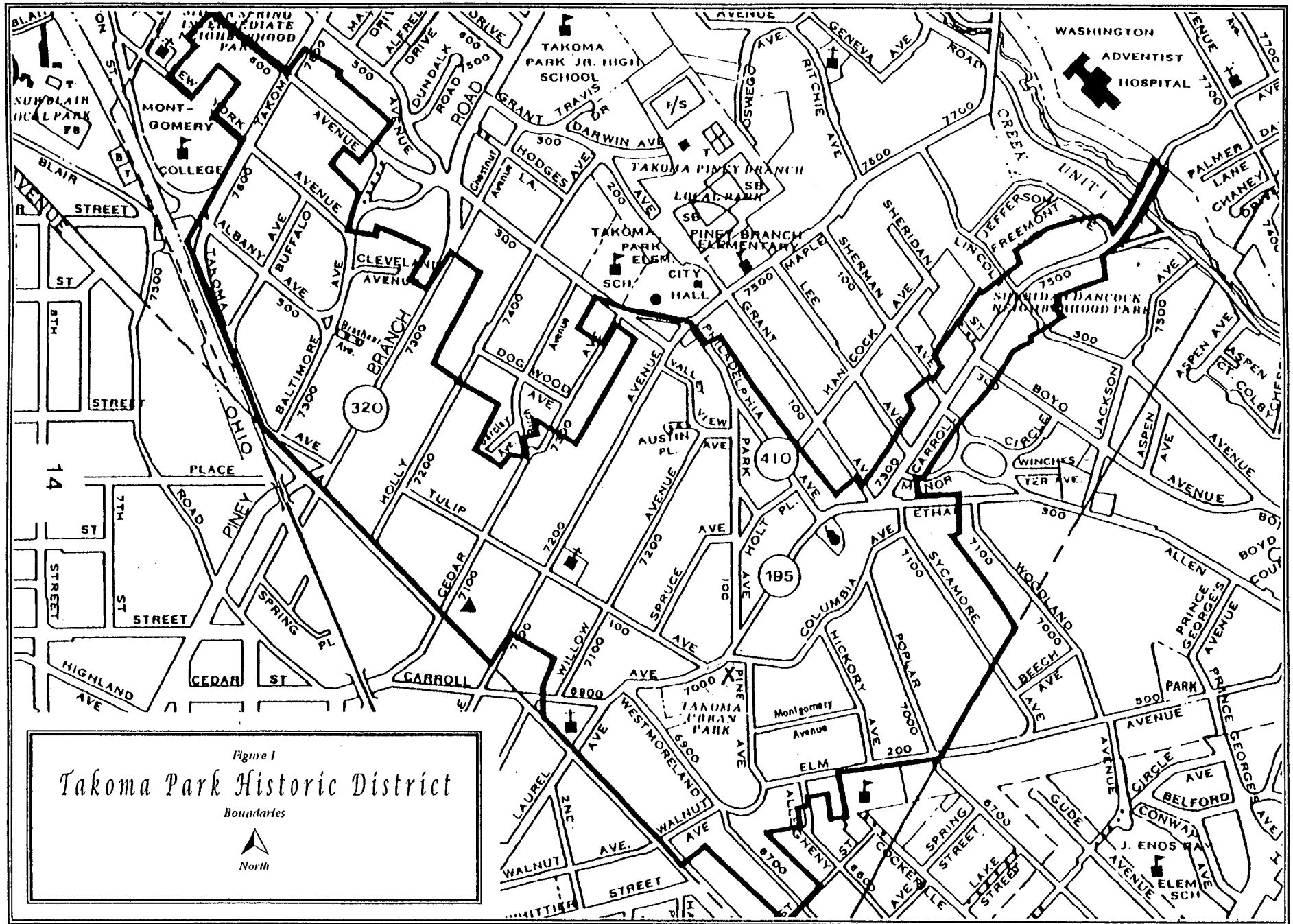
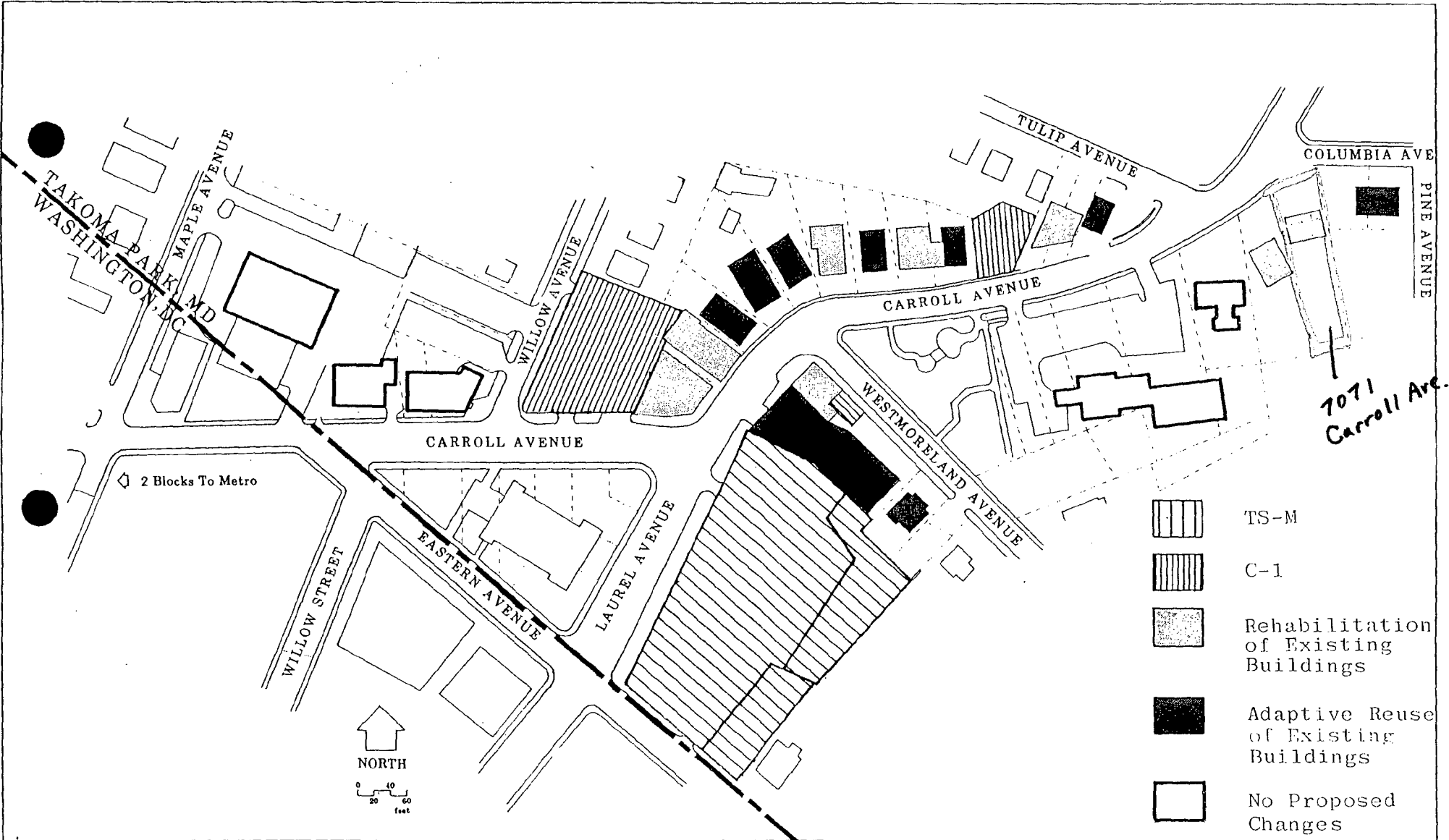


Figure 1
 Takoma Park Historic District
 Boundaries

1981



Prepared for the
 CITY of TAKOMA PARK, MD
 by
 Price & Partners, Architects

TAKOMA OLD TOWN

Proposed Land
 and Building
 Use Plan

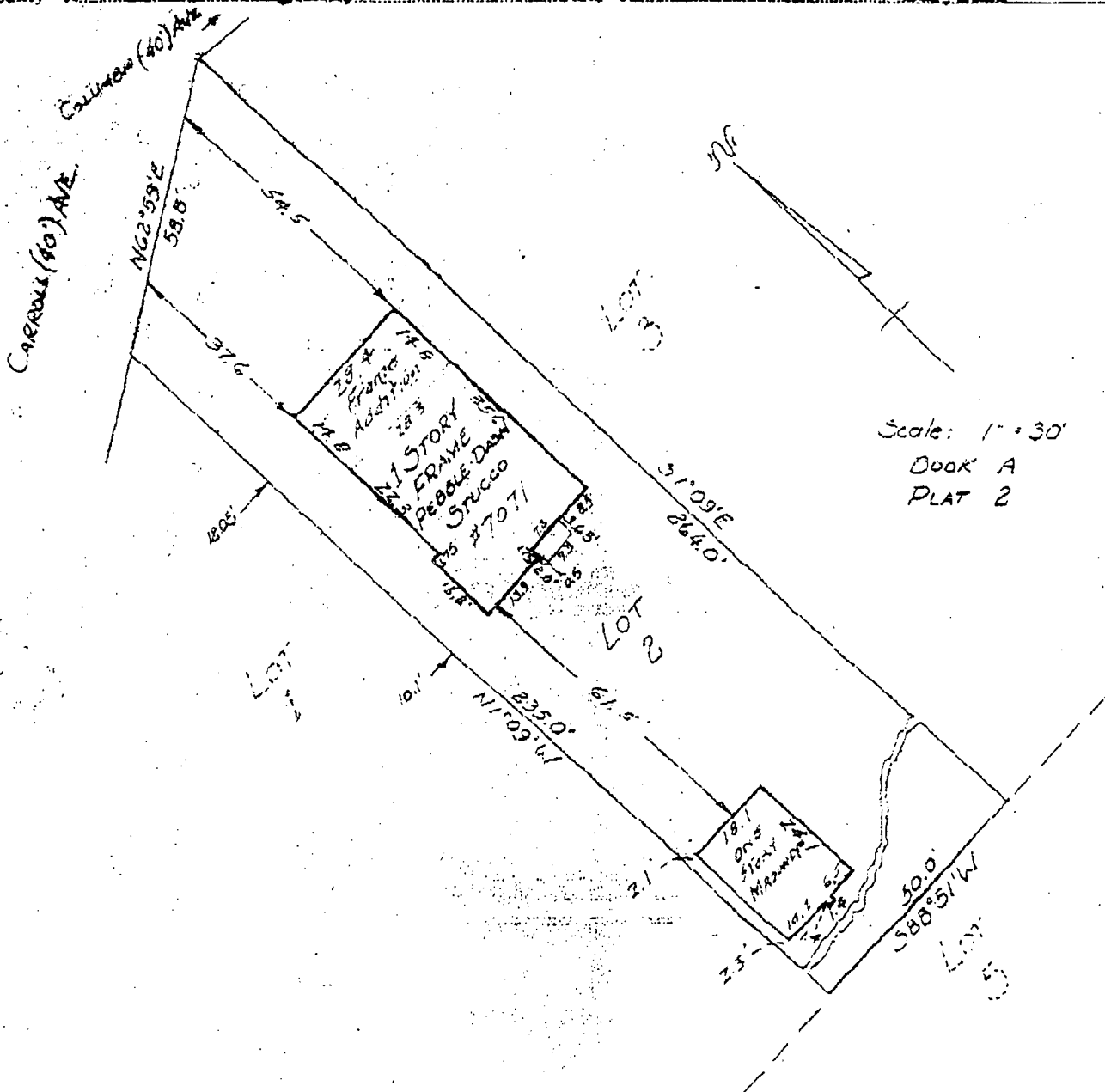
April 1949

ENGINEER'S CERTIFICATE

I hereby certify that I have surveyed and personally examined the parcel of land delineated hereon: said land, as described in the public land records, being LOT 2, BLOCK 16, B. F. GILBERT'S ADDITION

TAKOMA PARK

County of Montgomery State of Maryland



Scale: 1" = 30'
BOOK A
PLAT 2

The above designated property is known as #7071 40 Carroll Avenue
and is located on the Southeast Corner of Carroll and Columbia Avenues

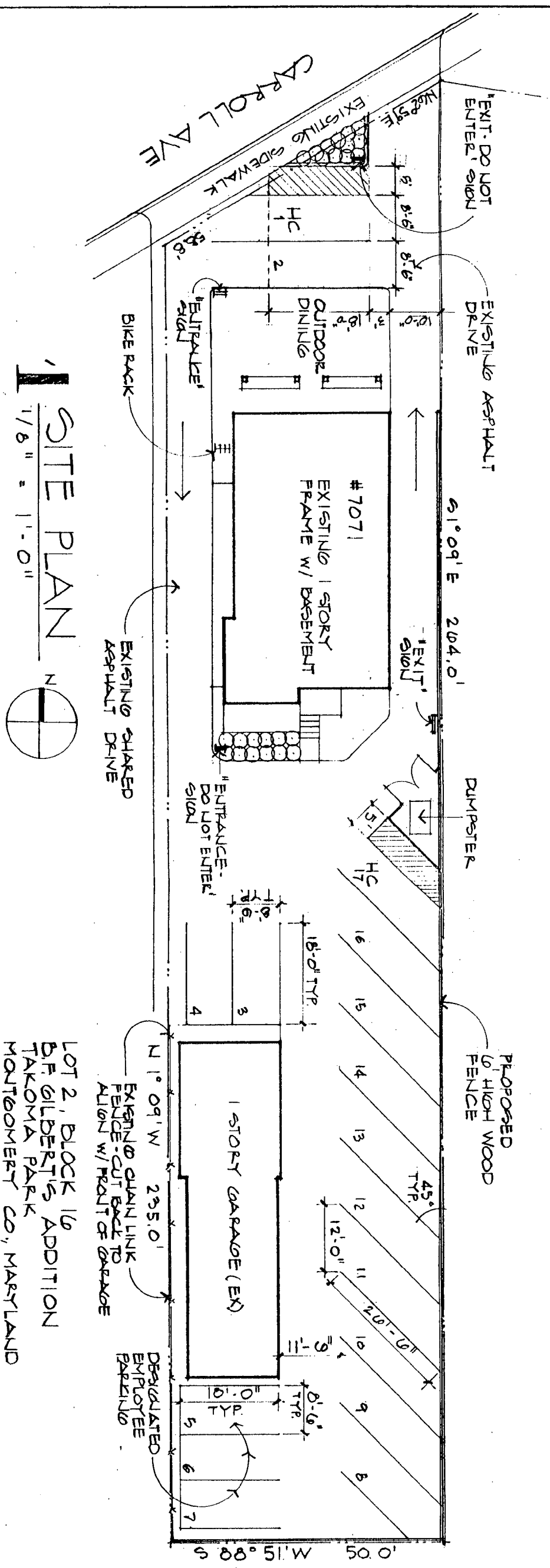
I further certify that the building, or buildings situated upon the property are wholly within the boundary lines and that there are no encroachments upon the lot by the building, or buildings located upon the adjoining property, ~~except~~

April 8, 1949

Thomas B. McNeill
Registered Land Surveyor

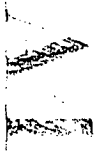
Upon an examination made Jan 10 1956 no changes nor additions were noted except Frame addition to front of house, removal of garage, & construction of
which are indicated above thus. masonry one-story add.

Jan. 11, 1956 MCNEIL SURVEYS, INC. BY Thomas B. McNeill



LOT 2, BLOCK 16
 D.F. SILBERT'S ADDITION
 TAKOMA PARK
 MONTGOMERY CO., MARYLAND

		PROPOSED SITE PLAN CAFE ON CARROLL AVENUE 7071 CARROLL AVENUE TAKOMA PARK, MARYLAND	
		Harris Associates expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of Harris Associates.	
7904 Flower Avenue Takoma Park, Maryland 20912 301.587.1729	DRAWN DKH	SCALE NOTED	DATE 6/28/94
JOB NO. 9414			



Linda M. Pompa
10625 Weymouth St.
Bethesda, MD 20814

June 30, 1994

Mr. Ted Graham
Director, Department of Environmental Protection
101 Monroe St.
Rockville, MD 20850

Dear Mr. Graham:

With the enclosed materials, I submit a waiver request relating to some of the requirements of Sec. 59-E of the Montgomery County Code. I propose a change of use from retail to restaurant for the property known as 7071 Carroll Avenue, historic Old Town Takoma Park.

The proposed operation will cater mostly to neighborhood residents, providing a casual atmosphere welcoming to families from early morning to early evening (late evening on weekends). The facility will provide indoor seating on three levels (all accessible to disabled patrons and baby strollers), as well as a small outdoor patio. The business will serve food for both eat-in and take-out, as well as offer retail gift items.

In general, the shape, age, and size of the lot prohibit the expansion necessary to accommodate the requirements of five sections of the current Code.

Specifically, the requirements of **Sec. 59-E-2.71 Landscaping strip area adjacent to a street right-of-way** are requested to be waived. The portion of the property adjacent to Carroll Avenue will accommodate a handicapped and regular parking space (see proposed site plan), but not a 10 foot wide landscaping strip. However, the small areas adjoining the two spaces will be landscaped, and the proposed patio will feature greenery.

The requirements of **Sec. 59-E-2.72 Perimeter landscape area adjoining property other than a street right of way** cannot be met because of the limitations of the current site. A perimeter landscape strip four feet wide along the neighboring commercially zoned (C-1) properties would cut into the driveways on either side of the property designated for ingress and egress to parking area in the rear of the building.

Similarly, the seven foot strip required along the adjoining residential properties (under **Sec. 59-E-2.81 Setback**) would reduce the parking capacity in the rear of the building quite significantly.

Sec. 59-E-2.73 Internal landscaping of surface parking facility requires that five percent of the internal area of a parking facility be landscaped with shade trees. Because of the need to maximize the number of parking spaces and ease ingress and egress, meeting this requirement would be nearly impossible. However, much of the perimeter of the rear parking lot is lined with mature shade trees. Also specified under this section is a requirement for two separately owned parking areas to be separated by a five foot wide strip. Because of the proximity

of the garage to the property line of the adjoining C-1 property's rear parking area (7063 Carroll Ave.), such a strip is not possible.

Finally, the number of parking spaces required for restaurant use under **Sec. 59-E-3.7** cannot be met, given the physical limitations of the property (see site plans). Inside the building, 1150 square feet are expected to be devoted to patron use. At a rate of 25 spaces per 1,000 square feet, 29 spaces would be required. With outdoor seating expected to occupy 350 square feet, five more spaces would be needed (at a rate of 15 spaces per 1,000 square feet). A total of 34 spaces (including two handicapped spaces) would be required. According to the proposed site plan, 17 spaces (including two handicapped spaces) can be provided under existing conditions. I request that the need for an additional 17 spaces be waived.

I encourage you to waive the number of spaces required for several reasons specific to the setting. First of all, public transportation is very good in the immediate area. Ride-On bus stops exist within 50 feet of the property on either side of Carroll Avenue. The Takoma metro station (and bus depot) is within seven blocks, and metro bus lines are within five blocks. According to the 1990 Census, 32.2% of the population of Takoma Park [Montgomery County] use public transportation, as opposed to 8.1% for the state overall. Many residents walk through Old Town on their way to and from the bus or metro.

Old Town Takoma Park is surrounded by residential neighborhoods, and the setting encourages walking to the nearby shops. A study commissioned by the City of Takoma Park in 1993¹ confirms through interviews with local merchants that the majority of their patrons are from Takoma Park, and a significant number arrive at the shops on foot. Interviews with shoppers in town found that the majority of them walked to the shop where they were interviewed. A similar study conducted in 1981² found that 51% of residents walk to the stores located in Old Town.

According to City Council member Bruce Williams, tenants in Takoma Tower (a residential facility accommodating approximately 200 senior and disabled citizens three doors down from the site at 7051 Carroll Ave.) are eager to have a place to eat and take out food that is easily accessible. The proximity of the site, and the fact that it occupies the same side of the street, make it appealing to those residents. The presence of a new wheelchair lift will further encourage them to patronize the business proposed for the site.

Also with regard to the number of spaces required, within 500 feet of the site there is street parking on Carroll Ave. (parking meters), Pine, Tulip, Columbia, and Park--which will accommodate several cars.

I encourage you to grant my entire waiver request for several reasons. Takoma Park currently has several commercial spaces vacant in the historic Old Town and Takoma Junction areas of the city. The city and the citizens would like to see a thriving Old Town with occupied shops, and I would like to help in achieving that. In addition, the specific demand for a food-related business has been well documented over the last 12 years.

Although the proposed site has several limitations, I believe that it has the potential to be a great asset to the citizens. Because the majority of the parking will be in the rear, any visual impact from the street or sidewalk will be quite small. In the front of the property, the proposed plan actually reduces the number of existing spaces and adds some greenery that does not currently exist. Renovations planned for the exterior of the property include paint, new fencing, brick patio, and

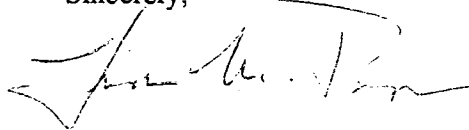
¹ Takoma Junction Market Assessment, July 1993, Giegerich & Associates.

² Takoma Old Town Commercial Revitalization Plan, September 1981.

new windows. The property, built in 1903, is classified as a Contributing Resource to the historic district. These renovations will enhance the property and hopefully contribute to the character of the Old Town district overall.

I hope that I have addressed the necessary issues with regard to the property and its use. If I can provide any further information on the proposed project, please do not hesitate to contact me at (301) 493-5786. Thank you for your consideration of this waiver request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Linda M. Pompa", written in dark ink.

Linda M. Pompa



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Robert Hubbard, Chief
Division of Development Services & Regulation
Department of Environmental Protection
Montgomery County Government
250 Hungerford Drive
Rockville, MD 20850-2589

August 30, 1994

Dear Mr. Hubbard:

Planning staff has reviewed the parking waiver request for an off-street parking facility located at 7071 Carroll Avenue, Takoma Park, Maryland, that you referred to us on August 11, 1994. Staff recommends approval of the requested waivers based on the finding that strict adherence to the standards of Article 59-E of the Ordinance would result in the loss of parking spaces essential to the type of activity being served by the facility, and that insignificant additional impacts to the adjoining properties will result from the granting of such waivers, as long as the plan is revised to conform with staff's recommendations.

Planning staff's detailed recommendations are as follows:

1. *Waiver of number of parking spaces from 34 (required) to 13 (proposed).*

Staff recommends approval of this waiver. As noted by Resolution 1994-44, adopted by the City Council of Takoma Park, the applicant has provided the maximum number of spaces possible on-site, and street parking is available in the area that could serve the needs of the proposed use. In addition, the site is well-served by public transportation, and is likely to have some patrons who walk to the restaurant.

2. *Waiver of ten-foot landscaping strip in front.*

Staff recommends approval of this waiver, because the outdoor dining area and small landscaped area proposed in front can be designed to achieve an attractive view from the street. The Historic Preservation Commission and Historic Preservation staff at M-NCPPC have reviewed and approved the lighting, fencing, signage and general landscaping. Staff recommends that a shade tree be planted in the triangular area in front of the site, along with ornamental plants.

3. *Waiver of four-foot perimeter landscaping strip adjoining commercial property and seven-foot landscaping strip adjoining residential property.*

Staff recommends approval of this waiver because it is necessary to allow adequate parking circulation. Staff recommends that the proposed dumpster be relocated from the side of the property adjacent to residential zoning to the side of the property abutting commercial uses, in order to minimize additional impacts to adjoining properties.

4. *Waiver of five percent landscaping of internal parking area.*

Staff recommends approval of this waiver because it is necessary to allow the maximum number of parking spaces, and, as noted by Takoma Park planning staff, there are several shade trees to the rear of the lot.

5. *Waiver of five-foot landscaped strip between two parking areas.*

Staff recommends approval of this waiver because, as noted by Takoma Park planning staff, there is no space for the strip between the existing garages on the two abutting lots.

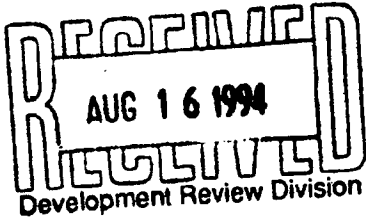
Thank you for the opportunity to comment on these waiver requests. If you have any questions concerning our comments, please contact Brooke Farquhar at (301) 495-4522.

Sincerely,



Bette McKown, Chief
Development Review Division

cc: ✓ Gwen Marcus
Brooke Farquhar
William Hussmann



Montgomery County Government

MEMORANDUM

August 11, 1994

TO: William Hussmann, Chairman
Montgomery County Planning Board

FROM: Edward Graham, Director
Department of Environmental Protection

SUBJECT: Parking Waiver Request

The Department of Environmental Protection is in receipt of a parking waiver request applied for under Section 59-E-5.52 of the Montgomery County Zoning Ordinance for an off-street parking facility located at 7071 Carroll Avenue, Takoma Park, Maryland.

The appellant, Linda Pompa, intends to convert an existing commercial building to a restaurant. Because of limitations imposed by the size and configuration of the subject property, waivers are requested of the required number of spaces (Section 59-E-3.7) and landscape provisions (Section 59-E-2.71, E-2.72, and E-2.73).

If you or appropriate staff have recommendations or comments concerning this request, please inform Robert Hubbard, Division Chief, Division of Development Services and Regulation, Department of Environmental Protection, in writing, prior to the hearing date of August 30, 1994, at 2:00 p.m. A copy of the site/landscape plan is also enclosed for reference purposes.

Thank you for your consideration in this matter. If you or your staff have further questions, please feel free to contact John Reinhard at (301) 217-6291.

JTR:bal/Hussman.mmo

Enclosure(s)

cc: RHubbard
JReinhard

Linda M. Pompa
10625 Weymouth St.
Bethesda, MD 20814

July 25, 1994

Mr. Ted Graham
Director, Department of Environmental Protection
101 Monroe St.
Rockville, MD 20850

Dear Mr. Graham:

With the enclosed materials, I submit a waiver request relating to some of the requirements of Sec. 59-E of the Montgomery County Code. I propose a change of use from retail to restaurant for the property known as 7071 Carroll Avenue, historic Old Town Takoma Park.

The proposed cafe-style operation will cater mostly to neighborhood residents, providing a casual atmosphere welcoming to families from early morning to early evening (late evening on weekends). The facility will provide indoor seating on three levels, as well as a small outdoor patio. Table service will not be provided. The cafe will serve food for both eat-in and take-out, as well as offer retail gift items for sale.

In general, the shape, age, and size of the lot prohibit the expansion necessary to accommodate the requirements of five sections of the current Code.

Specifically, the requirements of **Sec. 59-E-2.71 Landscaping strip area adjacent to a street right-of-way** are requested to be waived. The portion of the property adjacent to Carroll Avenue will accommodate two parking spaces (see proposed site plan), but not a 10 foot wide landscaping strip. However, the small area adjoining the two spaces will be landscaped, and the proposed patio will feature greenery.

The requirements of **Sec. 59-E-2.72 Perimeter landscape area adjoining property other than a street right of way** cannot be met because of the limitations of the current site. A perimeter landscape strip four feet wide along the neighboring commercially zoned (C-1) properties would cut into the driveways on either side of the property designated for ingress and egress to parking area in the rear of the building. Similarly, the seven foot strip required along the adjoining residential properties (**Sec. 59-E-2.81 Setback**) would reduce the parking capacity in the rear of the building quite significantly.

Sec. 59-E-2.73 Internal landscaping of surface parking facility requires that five percent of the internal area of a parking facility be landscaped with shade trees. Because of the need to maximize the number of parking spaces and ease ingress and egress, meeting this requirement would be nearly impossible. However, much of the perimeter of the rear parking lot is lined with mature shade trees and plants. Also specified under this section is a requirement for two separately owned parking areas to be separated by a five foot wide strip. Because of the proximity of the garage to the property line of the adjoining C-1 property's rear parking area (7063 Carroll Ave.), such a strip is not possible.

Finally, the number of parking spaces required for restaurant use under Sec. 59-E-3.7 cannot be met, given the physical limitations of the property (see site plan). Inside the building, 1150 square feet are expected to be devoted to patron use. At a rate of 25 spaces per 1,000 square feet, 29 spaces would be required. With outdoor seating expected to occupy 350 square feet, five more spaces would be needed (at a rate of 15 spaces per 1,000 square feet). A total of 34 spaces would be required. According to the proposed site plan, 13 spaces (including one or two handicapped spaces) can be safely provided under existing conditions. I request that the need for an additional 21 spaces be waived.

I encourage you to waive the number of spaces required for several reasons specific to the setting. First of all, public transportation is very good in the immediate area. Ride-On bus stops exist within 50 feet of the property on either side of Carroll Avenue. The Takoma metro station (and bus depot) is within seven blocks, and metro bus lines are within five blocks. According to the 1990 Census, 32.2% of the population of Takoma Park [Montgomery County] use public transportation, as opposed to 8.1% for the state overall. Many residents walk through Old Town on their way to and from the bus or metro.

Old Town Takoma Park is surrounded by residential neighborhoods, and the setting encourages walking to the nearby shops. A study commissioned by the City of Takoma Park in 1993¹ confirms through interviews with local merchants that the majority of their patrons are from Takoma Park, and a significant number arrive at the shops on foot. Interviews with shoppers in town found that the majority of them walked to the shop where they were interviewed. A similar study conducted in 1981² found that 51% of residents interviewed walk to the stores located in Old Town.

According to City Council member Bruce Williams, tenants in Takoma Tower (a residential facility accommodating approximately 200 senior and disabled citizens three doors down from the site at 7051 Carroll Ave.) are eager to have a place to eat and take out food that is easily accessible. The proximity of the site, and the fact that it occupies the same side of the street, make it appealing to those residents. The presence of a new wheelchair lift or ramp will further encourage them to patronize the business proposed for the site.

Also with regard to the number of spaces required, within 500 feet of the site there is street parking on Carroll Ave. (8 parking meters), Pine (approximately 16 spaces), Tulip (approximately 7 spaces--permit only Monday through Friday 8am - 5pm), Columbia (approximately 12 spaces), and Park (approximately 15 spaces--permit only Monday through Friday 8am - 5pm). I anticipate the greatest need for parking to be outside of permit hours--weekends and early evenings.

I encourage you to grant my entire waiver request for several reasons. Takoma Park currently has several commercial spaces vacant in the historic Old Town and Takoma Junction areas of the city. The city and the citizens would like to see a thriving Old Town with occupied shops, and I would like to help in achieving that end. This particular property has been vacant for a year, and the specific demand for a food-related business has been well documented over the last 12 years.

Although the proposed site has several limitations, I believe that it has the potential to be a great asset to the citizens. Because the majority of the parking will be in the rear, any visual impact from the street or sidewalk will be quite small. In the front of the property, the proposed plan actually reduces the number of existing spaces and adds some greenery (specific plantings to be recommended by Parks and Planning) that does not currently exist. Renovations planned for the

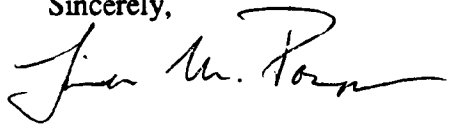
¹ Takoma Junction Market Assessment, July 1993, Giegerich & Associates.

² Takoma Old Town Commercial Revitalization Plan, September 1981.

exterior of the property include paint, some new fencing, patio, and some new windows. These changes will conform to the local facade ordinance guidelines. The property, built in the early part of this century, is classified as a Contributing Resource to the historic district. These renovations will enhance the property and contribute to the character of the Old Town district overall. A Historic Area Work Permit is pending.

I hope that I have addressed the necessary issues with regard to the property and its use. If I can provide any further information on the proposed project, please do not hesitate to contact me at (301) 493-5786. Thank you for your consideration of this waiver request.

Sincerely,



Linda M. Pompa

Properties Adjoining/Confronting 7071 Carroll Ave., Takoma Park:

1 Columbia Ave. (C-1)
Leon Trager
7709 Brickyard Rd.
Potomac, MD 20854

5 Pine Ave. (R-60)
Harry Cimermain Jr.
5 Pine St.
Takoma Park, MD 20912

9 Pine Ave. (R-60)
Elaine L. Orr
9 Pine Ave.
Takoma Park, MD 20912

11 Pine Ave. (R-60)
Joe Uehline/Kim Keller
11 Pine Ave.
Takoma Park, MD 20912

7063 Carroll Ave. (C-1)
Frank Jr. and K.A. Calcara
8212 Old Georgetown Rd.
Bethesda, MD 20814

102 Park Ave. (R-60) Located directly across Carroll Ave.
Emanuel W. Pedersen
102 Park Ave.
Takoma Park, MD 20912

Relevant Local Associations:

Old Takoma Citizens Association

B.F. Gilbert Citizens Association

Westmoreland Avenue Citizens Organization

Takoma Old Town Business Association

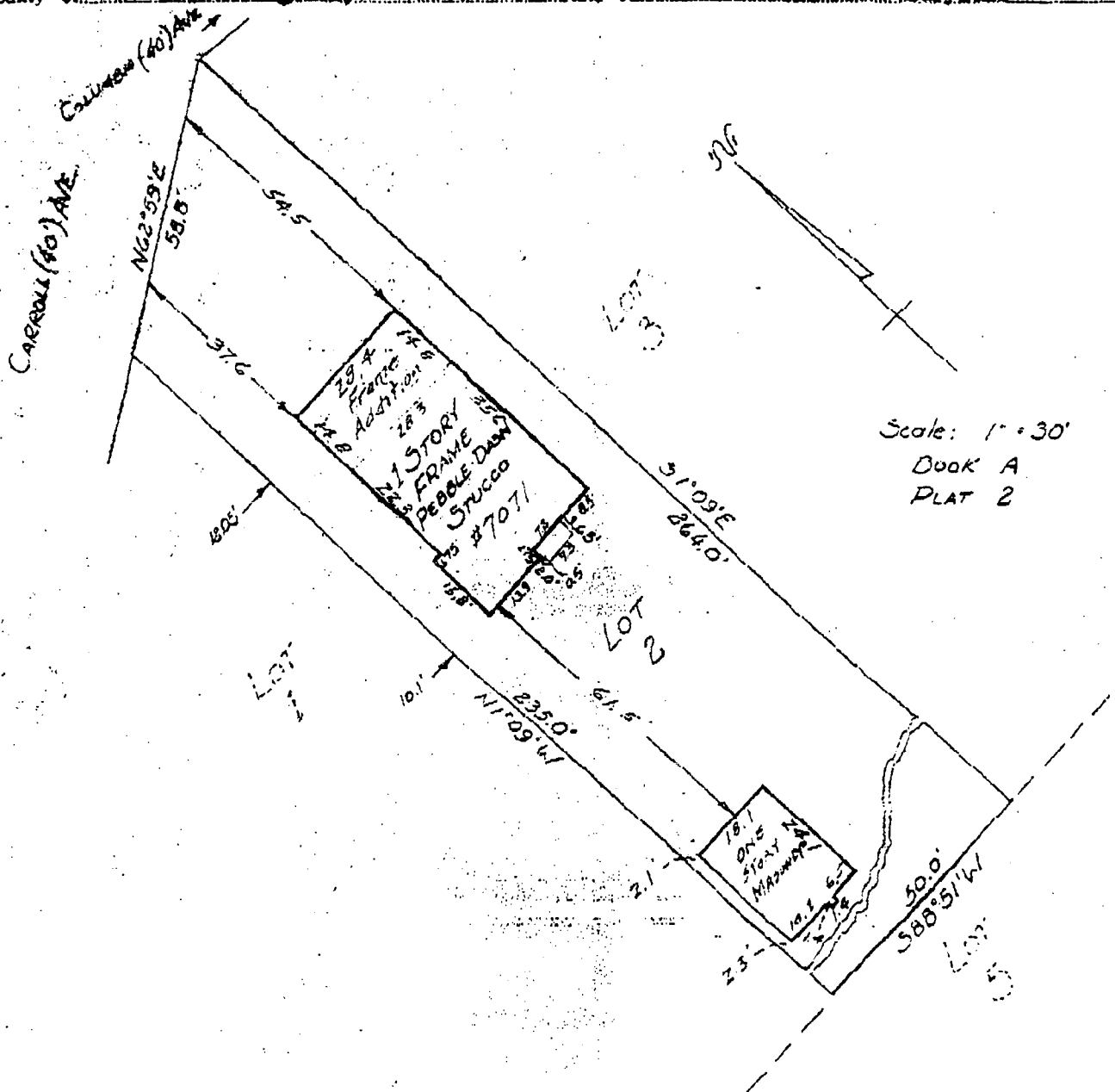
April 1949

ENGINEER'S CERTIFICATE

I hereby certify that I have surveyed and personally examined the parcel of land delineated hereon: said land, as described in the public land records, being LOT 2, BLOCK 16, B. F. GILBERT'S ADDITION

TAKOMA PARK

County of Montgomery State of Maryland



The above designated property is known as #7071 Carroll Avenue
and is located on the Southeast Corner of Carroll and Columbia Avenues

I further certify that the building, or buildings situated upon the property are wholly within the boundary lines and that there are no encroachments upon the lot by the building, or building located upon the adjoining property, ~~except as shown on the plat~~

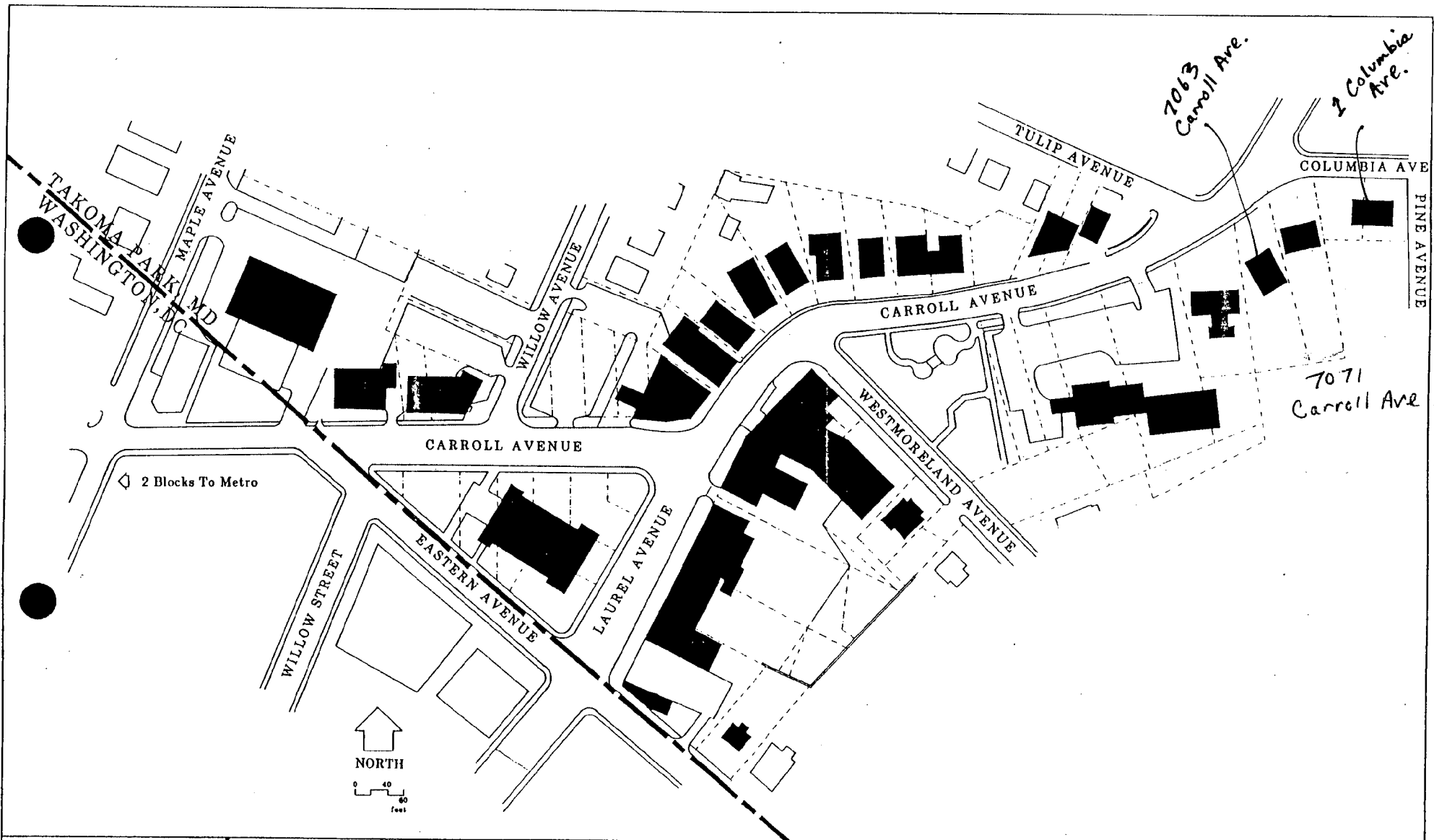
April 8, 1949

Thomas B. McNeill
Registered Land Surveyor.

Upon an examination made Jan 10 1956 no changes nor additions were noted except Frame addition to front of house, removal of garage & construction of
which are indicated above thus.

Jan. 11, 1956 McNEILL SURVEYS, INC. BY Thomas B. McNeill





Prepared for the
 CITY of TAKOMA PARK, MD
 by
 Price & Partners, Architects
 &
 Economic & Energy Resources, Inc.

TAKOMA OLD TOWN

Existing
 Business
 District

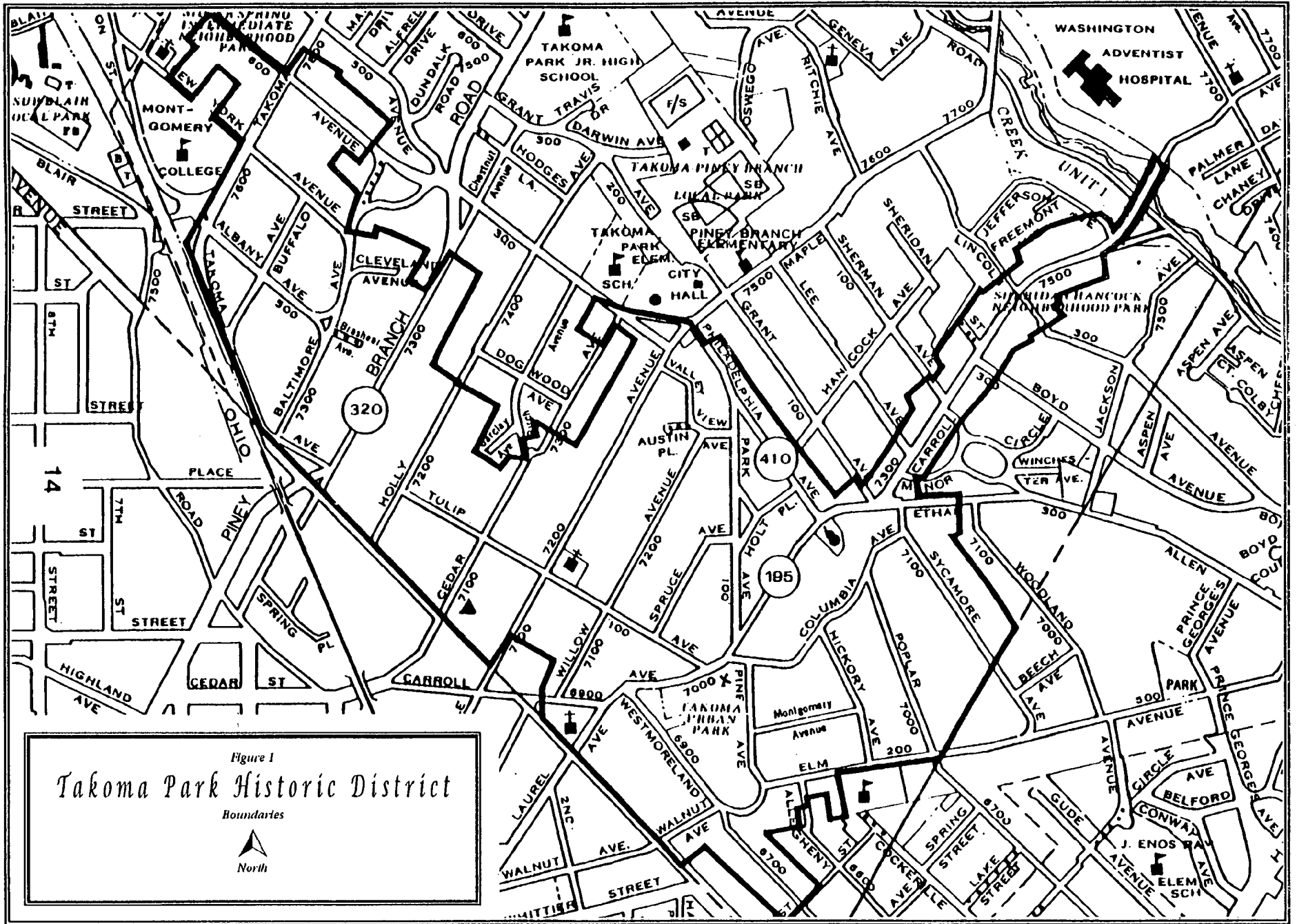


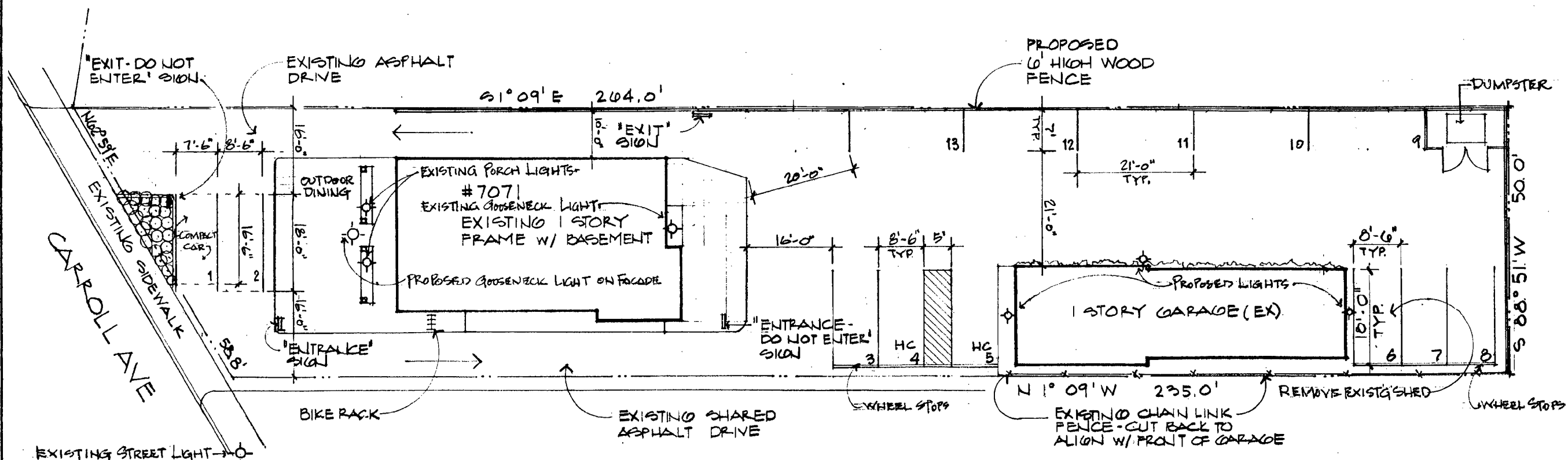
Figure 1
 Takoma Park Historic District
 Boundaries

REVISED 7 15 94

PROPOSED SITE PLAN CAFE ON CARROLL AVENUE

7071 CARROLL AVENUE TAKOMA PARK, MARYLAND

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1 SITE PLAN
1/20" = 1'-0"
N

LOT 2, BLOCK 16
B.F. GILBERT'S ADDITION
TAKOMA PARK
MONTGOMERY CO., MARYLAND

HARRIS
ASSOCIATES

7904 Flower Avenue
Takoma Park, Maryland 20912
301.587.1729

DRAWN DKH	SCALE NOTED
JOB NO. 9414	DATE 6/28/94



T



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 28, 1994

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

MEMORANDUM



LISA S. SCHWARTZ, AICP
PLANNER II
(COMMUNITY PLANNER)

7500 MAPLE AVENUE
TAKOMA PARK, MARYLAND 20912
OFFICE: (301) 270-5900

TO: City Council

VIA: Nancy M. Grimmer, Deputy City Administrator

FROM: Gloria Nance-Sims, Director, DHCD

DATE: July 15, 1994

SUBJECT: Parking Waiver Request for 7071 Carroll Avenue

Staff Recommendations

This is a complex case, and if the subject application were examined strictly from a technical point of view, staff would have difficulty asking the Council to consider approval. However, there are compelling economic development issues that merit Council consideration. Staff is therefore not recommending a Council position at this point, but is presenting the arguments on both sides, and is suggesting several conditions if Council should decide to support the application.

The key questions for Council to consider in formulating a position on this application are as follows:

- Does Council support development of this site as a restaurant, with the expected economic development benefits?
- Are neighborhood residents and businesses willing to tolerate the expected overflow parking from this use in order to obtain the benefits of a neighborhood restaurant?

If Council wishes to support the application, staff recommends that the following conditions be adopted:

- Require that M-NCPPC coordinate with City staff concerning the type and variety of landscaping for the front of the property. (Note: the City's landscape architect originally recommended that two ornamental trees (mature height 25-30 feet) be planted on either side of the front of the outdoor dining area. However, the applicant is concerned about the cost and feasibility of this recommendation.)
- Move spaces #3 and #4 as close to the property line as possible to allow more space for the drive aisle.
- Require that the parking waiver be restricted to the current applicant and type of restaurant.

Background

Attached is a request for waivers from the requirements concerning parking lots in the Montgomery County Zoning Code for the property located at 7071 Carroll Avenue. The property is owned by Andrew and Sharon Sickler, and is located in Takoma Old Town, between 7069 Carroll Avenue (owned by Frank Calcara) and 1 Columbia Avenue (owned by Leon Trager). The applicant, Linda M. Pompa, wants to open a cafe-style restaurant in this building, which has now been vacant for a year. The Department of Environmental Protection has not yet scheduled a hearing on this application, but expects to do so during the first or second week of August.

The application was reviewed by the City's Technical Review Committee on July 12. Notices of the City's worksession discussion on July 18th and Council action on August 1st have been sent out to all adjoining and confronting property owners, the Old Takoma Citizens' Association, the Westmoreland Area Community Organization, the B.F. Gilbert Citizens' Association, and the Takoma Old Town Business Association.

The subject property is zoned C-1 (convenience commercial), and the restaurant use is permitted in this zone. The proposed restaurant would operate from approximately 7 a.m. to 8 p.m. during the week (later hours on weekends). The applicant has not yet decided whether she will apply for a liquor license, and has said that she will base her decision on neighborhood sentiment.

The property is located within the Takoma Park Historic District. The applicant has applied to the Historic Preservation Commission for approval of proposed changes to the exterior of the building and the site, and has requested a hearing date of July 27.

Parking Waiver Requests

The applicant is requesting the following waivers (see application for further information):

1. Number of parking spaces - The number required is 34; 13 are being provided on-site.
2. 10 foot landscaping strip in front - Waiver being requested due to outdoor dining area and parking in front; however, a small landscaped area is proposed which is not currently there.
3. 4 foot perimeter landscaping strip adjoining commercial property and 7 foot landscaping strip adjoining residential property - Waiver requested due to circulation needs and significant reduction in parking

that would result if implemented.

4. 5 percent landscaping of internal parking area - Waiver requested to maximize number of spaces; shade trees currently line much of rear lot.
5. 5 foot landscaped strip between two parking areas - Waiver requested because presence of garage between this parking area and the neighboring one on the Calcara property (7069 Carroll Avenue) does not allow room for a landscaped strip.

The applicant has verbally provided the following additional information concerning her application:

--The owner of the property is unwilling to remove the garage, due to cost. (The garage is not historic in nature.)

--Potted trees, fencing, and hanging plants will be provided in the outdoor dining area.

--Valet parking is not feasible for the proposed restaurant.

--The number of square feet of patron area (1150 indoor; 350 outdoor) is the smallest amount that she considers feasible for the project.

Criteria for Waiver

The criteria for granting the requested parking waivers are as follows (Sec. 59-E-5.52; Montgomery County Code):

"Such waivers shall be based on a finding that strict adherence to these standards will result in undue hardship because of modifications or destruction of existing sound construction, loss of parking spaces essential to the type of activity being served by the facility, or other circumstances peculiar to a particular parking facility. In making such a finding, the director/planning board must determine that a reasonable attempt has been made to satisfy these standards and that insignificant additional impacts to adjoining properties will result from the granting of such waivers."

Staff Analysis

Given the technical difficulties and the economic development arguments, staff is presenting arguments that weigh both in favor and against the application:

Pro:

--It is evident that the number of parking spaces and amount of landscaping required by the Zoning Code for the proposed restaurant cannot be provided on this site. Strict adherence to the standards is therefore not possible in this case.

--The applicant appears to have presented the best possible solution given the constraints of the site.

--Public transportation in the area is good, and it is expected that a certain number of neighborhood residents will walk. In addition, some on-street parking is also available.

--The location of a restaurant in this area could be expected to provide a great boon for the economic development of Takoma Old Town.

--The proposed improvements would enhance the property's appearance, and the restaurant would provide a tenant for a vacant building.

Con:

--The original parking configuration presented to staff, which showed angle parking on the rear west side, was extremely tight, particularly for spaces 5, 6, and 7 at the rear of the lot. The applicant has since revised the site plan to provide parallel parking in the rear instead of angle parking, thus providing a 20 foot drive aisle (in contrast to the earlier 11'6" aisle) and making the parking less cramped. (The attached site plan is the revised plan). However, cars using the rear parking area will still need to back out under the revised scheme, which is likely to cause conflicts between vehicles, and the parallel parking reduced the number of on-site spaces from 17 to 13.

--The number of parking spaces that the applicant is seeking to waive (21) is very high, and no off-site parking is available to the applicant other than street parking. Restaurant patrons are likely to park on residential streets, and perhaps also on neighboring commercial properties.

--While neighborhood residents were supportive of a restaurant at 7063 Carroll, the owner of the adjoining commercial property at 1 Columbia Avenue, Leon Trager, has registered strong concerns about the impact of the proposed waiver on his property (see attached letter).

7071cwvr.mem

cc: B. Habada, D. Wortman, R. Knauf, M. Moskowitz

City of Takoma Park, Maryland

OFFICE OF CITY ADMINISTRATOR
TELEPHONE (301) 270-1700



7500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

August 9, 1994

Mr. Ted Graham, Director
Department of Environmental Protection
101 Monroe Street
Rockville, MD 20850

SUBJECT: Parking Waiver for 7071 Carroll Avenue

Dear Mr. Graham:

Please find enclosed a copy of Resolution 1994-44, adopted by the City Council of Takoma Park at a Special Session of the Council held August 1, 1994.

As you will note, the City Council of Takoma Park, Maryland supports the above referenced parking waiver, and recommends that the Montgomery County Department of Environmental Protection Approve the application with conditions that are outlined in the enclosed resolution. We would also like DEP to be aware that City staff plans to have discussions with the applicant and neighboring property owners to see what measures can be taken to improve the overall parking situation in the area.

If you have any questions regarding this Resolution, please contact Lisa Schwartz, Community Planner, at 270-5900, ext. 228.

Sincerely,

Beverly K. Habada
City Administrator

cc: City Council
Linda M. Pompa, Applicant
Nancy M. Grimmer
Tom Espinoza

7071crrs.ltr

Introduced By: Councilmember Williams

Resolution No. 1994-44

Resolution Recommending Approval, With Conditions,
of a Parking Waiver Application
for 7071 Carroll Avenue, Takoma Park

WHEREAS, Ms. Linda M. Pompa has submitted an application for parking waivers to the Montgomery County Department of Environmental Protection for the property located at 7071 Carroll Avenue, Takoma Park; AND

WHEREAS, the applicant is seeking to develop the property as a cafe-restaurant and seeks the requested waivers because the parking and landscaping requirements cannot be met on the site; AND

WHEREAS, this property is located in the City of Takoma Park and the application has therefore been referred to the City for review and comment; AND

WHEREAS, the application has been reviewed by City staff, which has provided its findings to the Council in the pertinent staff report dated July 15, 1994; AND

WHEREAS, the City has provided public notice and the Council has taken public comment on this matter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TAKOMA PARK, MARYLAND, THAT, the City Council hereby **supports** the parking waiver application and recommends that the Department of Environmental Protection **Approve** the application, **With conditions**, for the following reasons:

--Strict adherence to the standards for parking lots in the Zoning Code is not possible at this property for the restaurant use proposed.

--The applicant has provided the maximum number of spaces possible for the site.

--No additional off-street parking is available.

--Street parking is available in the area that could serve the needs of the proposed use.

--The property is located in the Takoma Old Town Business District, which is well-served by public transportation and encourages pedestrian traffic.

--The proposed cafe-restaurant would greatly enhance both the subject property and the economic development of the Takoma Old Town business district.

BE IT FURTHER RESOLVED THAT the Council recommends that the Department of Environmental Protection also impose the following Conditions on approval of the application:

1. Require that M-NCPPC coordinate with City staff concerning the type and variety of landscaping for the front of the property.
2. Require that the parking waiver be restricted to the current application and type of restaurant.

BE IT FURTHER RESOLVED THAT the City Administrator is hereby directed to transmit a copy of this Resolution to the appropriate Montgomery County authorities.

ADOPTED THIS 1ST DAY OF AUGUST, 1994.