

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7006 Carroll Ave., Takoma Park	<b>Meeting Date:</b>	10/14/2020
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	10/7/2020
<b>Applicant:</b>	Chris Hishmeh	<b>Public Notice:</b>	9/30/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-20XXX	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Rear Alterations		

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**STAFF RECOMMENDATION**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c.1910-1920

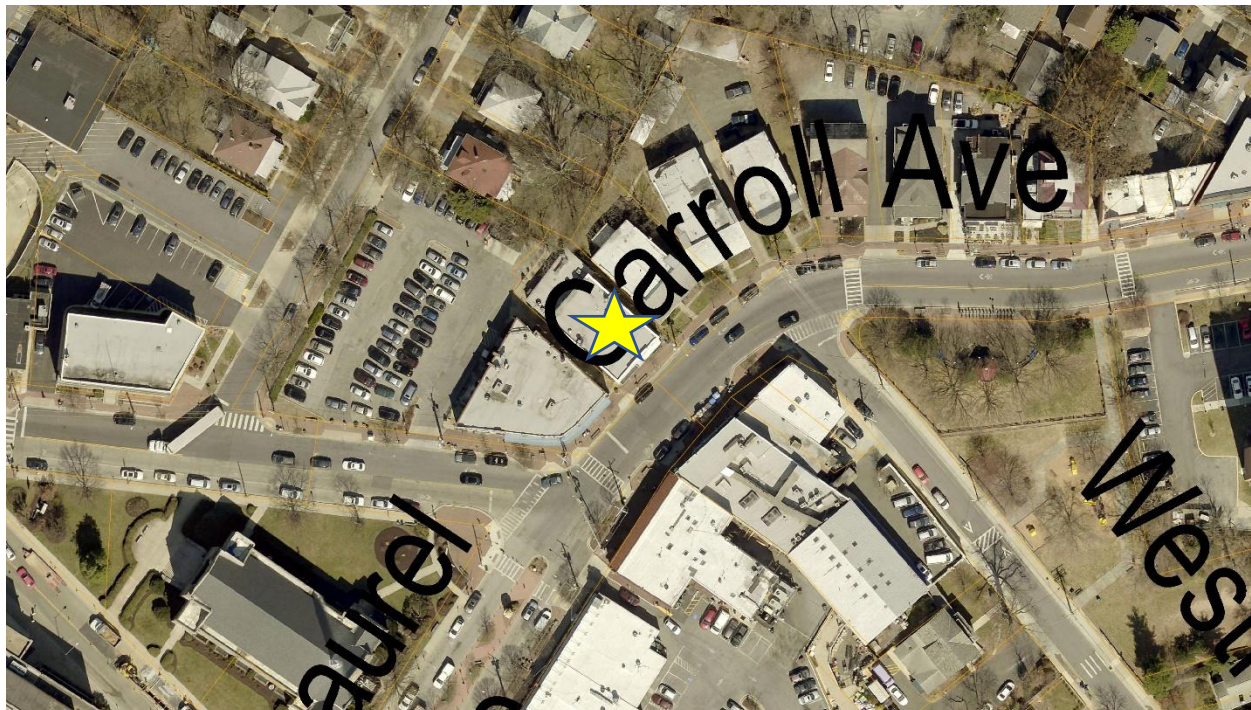


Figure 1: 7006 Carroll Ave., Takoma Park (note all work is proposed at the rear of the subject property).

## **PROPOSAL**

The applicant proposes constructing a covered, permanent seating area in the rear of the subject property adjacent to the parking lot. The new covered patio will be covered in an asphalt shingled shed roof supported by wood columns with brackets, and a wood railing with screening. Staff finds the design and materials are consistent with the historic resource and surrounding district. Additionally, this work is all proposed for the rear of the resource that, while visible from the right-of-way, has a much lower level of finish than the front. The Takoma Park Façade Advisory Board has reviewed the proposal and recommends HPC approval. The approval memo is attached to the HPC staff report.

## **APPLICABLE GUIDELINES**

### **Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

### **Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (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 detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

### ***Secretary of Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.





FOR STAFF ONLY:  
HAWP# 925555  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Chris Hishmeh  
Address: 7006 Carroll Ave  
Daytime Phone: 301-237-4727

E-mail: Mideastcuisine@hotmail.com  
City: Takoma Park Zip: 20912  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name Takoma Park  
No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7006 Street: Carroll Ave  
Town/City: Takoma Park Nearest Cross Street: Willow ST  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure  |
| <input type="checkbox"/> Addition                    | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                            |
| <input type="checkbox"/> Demolition                  | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting            |
| <input type="checkbox"/> Grading/Excavation          | <input checked="" type="checkbox"/> Roof     | <input type="checkbox"/> Window/Door                      |
|  |  | <input checked="" type="checkbox"/> Other: <u>Railing</u> |

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

Chris Hishmeh

9/2/20

Signature of owner or authorized agent

Date

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The building is one of two owned by landlord. It is private property that is occupied by several businesses. There is an Adventist Church on the corner. the proposed project would happen in the rear of the property not facing any major roads.

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

The work to be undertaken is to add a "deck style" roof over the patio area. The dimensions are 35 ft x 13ft.

Work Item 1: Patio

Description of Current Condition: There is a concrete area that serves as a patio for the restaurant Middle Eastern Cuisine/Olive Lounge. It currently has tables, chairs and pop umbrellas .

Proposed Work: The project is to cover this seating area with a roof made of wood and shingles. This would also include railing to meet the Montgomery ABS code for seating areas where alcohol is served.

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 9/2/2020

Application No: 925555  
AP Type: HISTORIC  
Customer No: 1384263

## Comments

The business is located in Takoma Parks historic area, with a patio in the rear of a private property/parking lot. We want to add a roof over the designated patio area.

## Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 7006 CARROLL AVE  
TAKOMA PARK, MD 20912  
Othercontact MIDDLE EASTERN CUISINE  
Othercontact Hishmeh (Primary)

## Historic Area Work Permit Details

Work Type ADD  
Scope of Work Adding a roof over a designated patio area

# City of Takoma Park

## Housing & Community Development

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



7500 Maple Avenue  
Takoma Park, MD 20912

September 9, 2020

Chairman Sandra Heiler  
Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: 7006 Carroll Avenue, Takoma Park, Maryland – Olive Lounge canopy

Dear Ms. Heiler,

The Takoma Park Façade Advisory Board met on September 8, 2020 to review the new design proposal for 7006 Carroll Avenue, Takoma Park, Maryland for the canopy on the rear of the building at the entrance of the Olive Lounge, as presented by Chris Hishmeh. The proposal is to be considered by the Historic Preservation Commission.

On September 8, 2020, the Takoma Park Façade Advisory Board passed the following resolution:

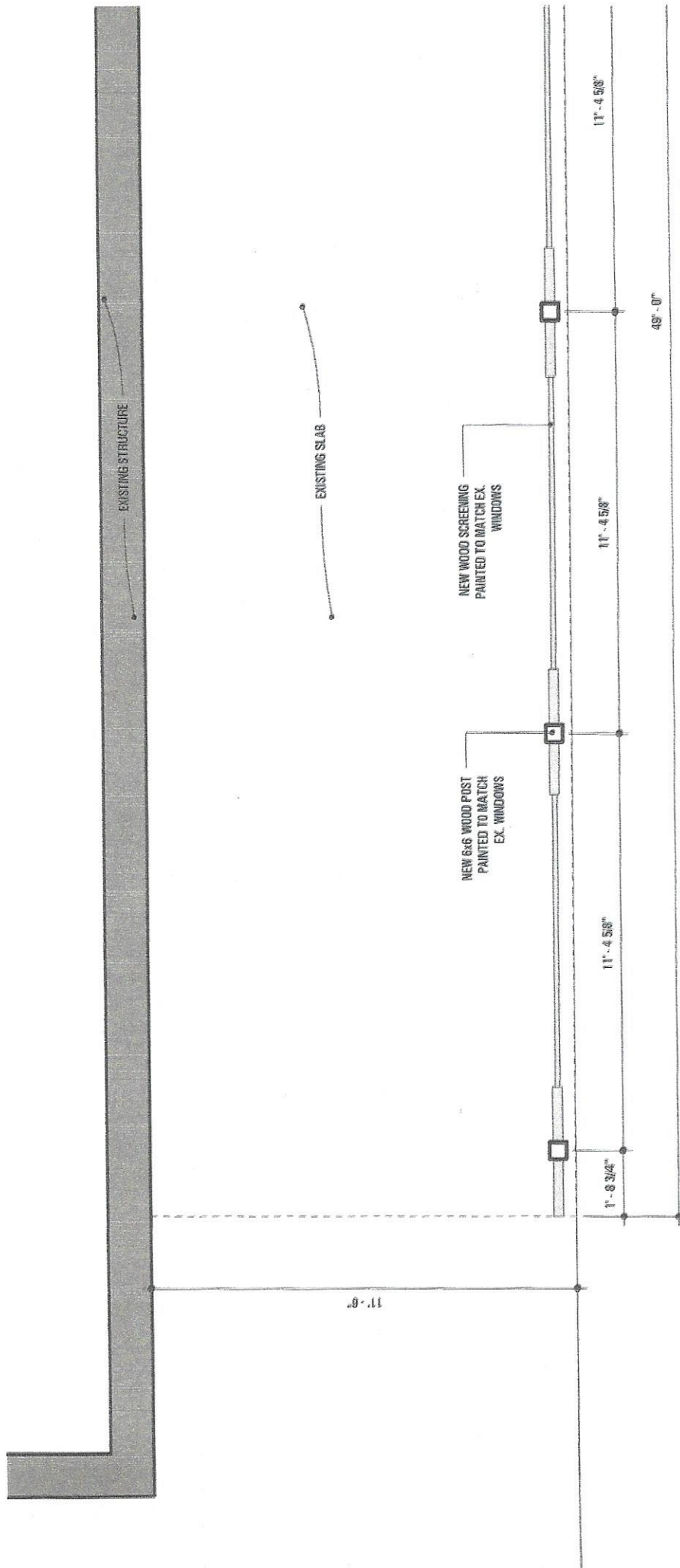
**The Board voted unanimously to approve the canopy on the rear of the building, at the entrance of Olive Lounge.**

Thank you for the efforts of the Commission to preserve the unique architectural character of our historic business district. If you have questions regarding the Board's action, please call me at 301-891-7205.

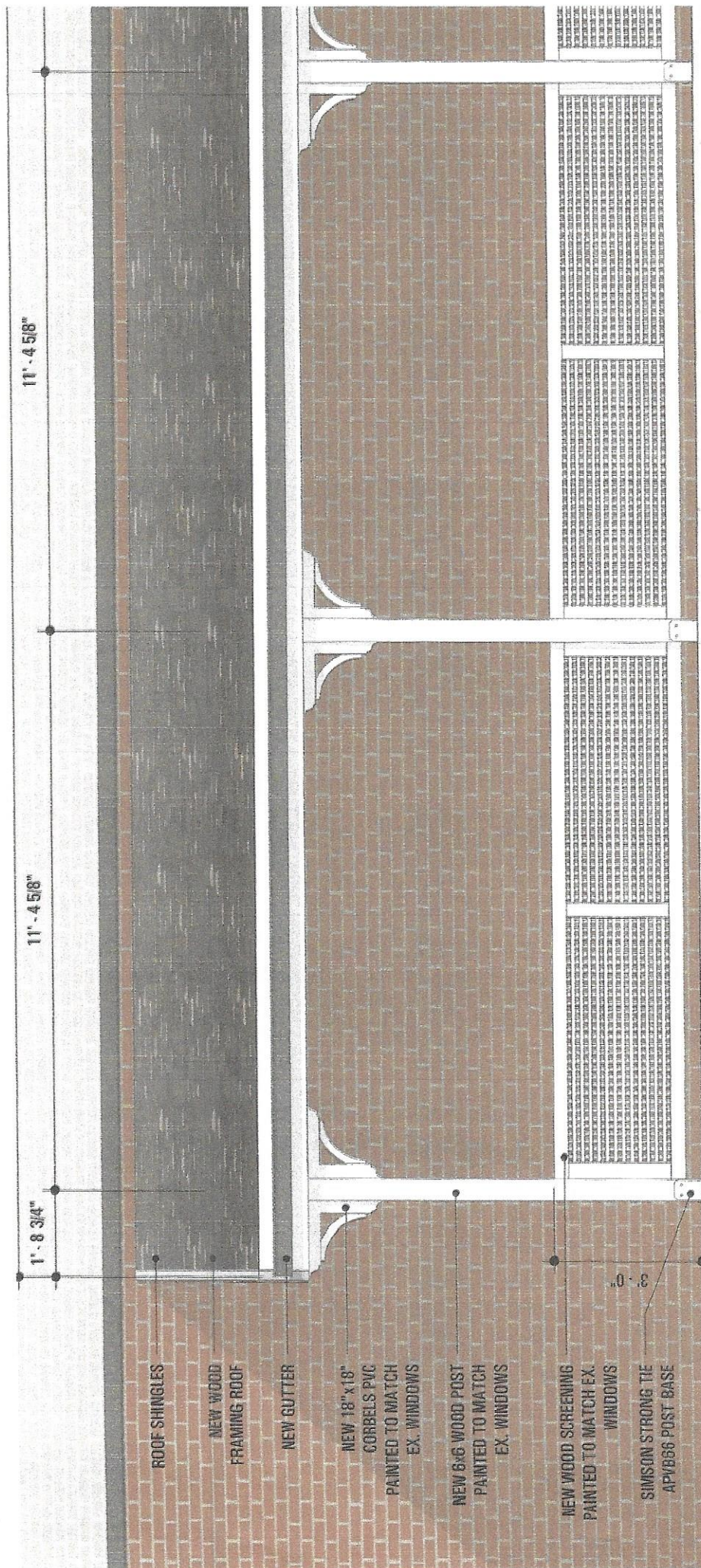
Sincerely,

Community Development Manager



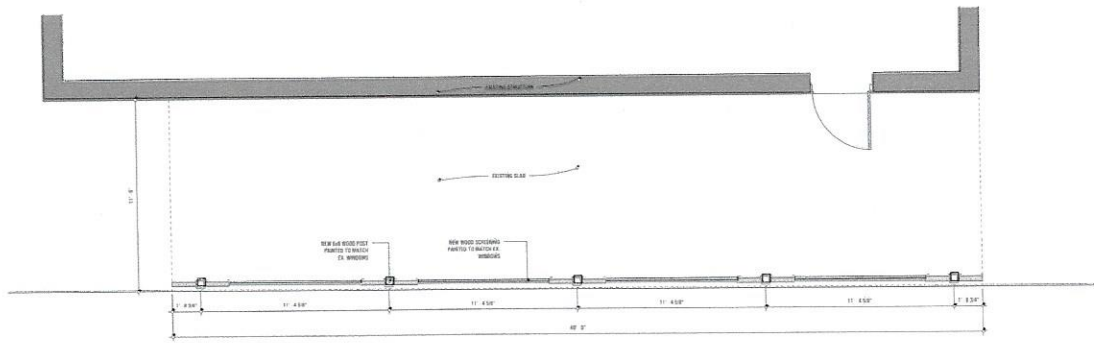


# 1 FLOOR PLAN

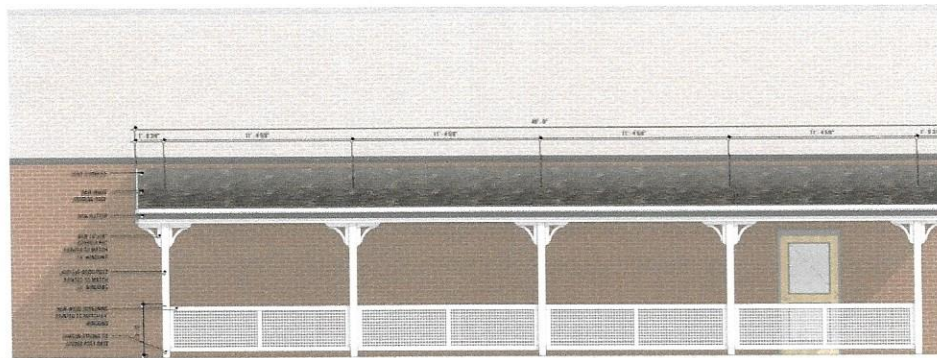


# FRONT ELEVATION





**1 FLOOR PLAN**  
SCALE: 3/8" = 1'-0"



**2 FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"

**RICHARD NEWLON ARCHITECT**  
2215 UNIVERSITY AVE  
FALLS CHURCH, VA 22034  
703.758.8886 (FAX) 703.753.8100

REVISIONS

SCHEMATIC  
DESIGN

FLOOR PLAN AND  
ELEVATION

**OLIVE LOUNGE & GRILLE**  
1000 CORNELL AVE. FALLS CHURCH, VA 22034

08/14/2020

**A100**



RICHARD NEWSON ARCHITECT  
2015 WASHINGTON  
RESTAURANT RENOVATION  
703-548-9900 FAX 703-704-9900

REVISIONS

SCHEMATIC  
DESIGN

RENOVATIONS PLANS FOR  
**OLIVE LOUNGE & GRILLE**  
7000 CARROLL AVE. TAKOMA PARK, MD 20912

05/16/2015

A200