

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

<b>Address:</b>	7105 Carroll Ave., Takoma Park	<b>Meeting Date:</b>	9/19/2017
<b>Resource:</b>	<b>Contributing Resource</b> Takoma Park Historic District	<b>Report Date:</b>	9/12/2017
<b>Applicant:</b>	Larry Ravitz (Rick Vitullo, Architect)	<b>Public Notice:</b>	9/5/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-17KKK	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b> Window alteration and new entrance			

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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c. 1915-1925

**PROPOSAL**

The applicant proposes the following work items:

- Remove two non-historic basement-level glass block/vent windows on the left side of the house.
- Install three casement egress windows and window wells at the basement-level on the left side of the house. A steel safety railing will be installed at grade above the proposed window wells.
- Remove an existing steel cellar hatch from the right side of the house.
- Create a concrete areaway at the right side of the house in the approximate area of the cellar hatch to be removed. The areaway will include a steel safety railing at grade and a full-lite wood clad door at the basement-level entry.
- Install one basement-level window under the existing bay window on the right side of the house. The proposed window will aluminum-clad and will be installed in a former window opening, which is currently infilled with brick.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*,

and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

### ***Sec. 24A-8. Same-Criteria for issuance.***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(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 insure 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
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(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.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10. New additions and adjacent or related new construction shall 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 DISCUSSION**

The subject property is a c. 1915-1925 Colonial Revival-style Contributing Resource within the Takoma

Park Historic District. The property is located on a corner lot, with its primary façade facing Carroll Avenue and its right side facing Columbia Avenue.

The applicant proposes the following work items:

- Remove two non-historic basement-level glass block/vent windows on the left side of the house.
- Install three casement egress windows and window wells at the basement-level on the left side of the house. A steel safety railing will be installed at grade above the proposed window wells.
- Remove an existing steel cellar hatch from the right side of the house.
- Create a concrete areaway at the right side of the house in the approximate area of the cellar hatch to be removed. The proposed areaway will include a steel safety railing at grade and a full-lite wood clad door at the basement-level entry.
- Install one basement-level window under the existing bay window on the right side of the house. The proposed window will aluminum-clad and will be installed in a former window opening, which is currently infilled with brick.

Staff fully supports the applicant's proposal. Most of the proposed work is at the basement-level and/or below grade on secondary elevations of the subject property. The only proposed features that are above grade are the code-compliant safety railings, which are entirely consistent with the Commission's typical requirements for railings and compatible with the subject property. The proposed work items will not alter or remove character-defining features of the subject property and will have a minimal visual impact on the surrounding historic district, at best.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Takoma Park Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Takoma Park Historic District Guidelines identified above, and therefore 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;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: \_\_\_\_\_ Contact Person: RICK VITULLO  
Daytime Phone No.: 301.806.6447  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: LARRY RAVITZ Daytime Phone No.: 301.332.3622  
Address: 7105 CARROLL AVE. TAKOMA PARK MD 20912  
Street Number City Street Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RICK VITULLO AIA Daytime Phone No.: 301.806.6447

## LOCATION OF BUILDING/REPAIRS

House Number: 7105 Street: CARROLL AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVE.  
Lot: P15 Block: 19 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF WORK/REPAIRS/ADDITIONS

### 1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☒ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family  
☐ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 5000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

## PART TWO: 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

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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.

R. Vitullo  
Signature of owner or authorized agent

8-11-17  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

810495  
Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

5

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

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

SEE ATTACHED

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

SEE ATTACHED

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**DESCRIPTION OF EXISTING STRUCTURE,  
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES  
AT:**

**7105 Carroll Ave. Takoma Park, MD 20912**

*This is a "Contributing Resource" Colonial Revival-style house, built c. 1915-25, and it is located in the Takoma Park Historic District; the property is on the corner of Carroll Ave. and Columbia Ave.. It is a 2 ½ -story house, basically rectangular in shape, with a basement and a semi-finished attic. There is also a circa-2011 rear structure that is a restoration/renovation of an original two-story porch structure.*

- 1) **Structure:** *It is gabled with the ridge parallel to the street. At the rear of the house, there is a 13'-8" x 19'-8" two-story structure with a 3:12 shed roof.*
- 2) **Windows/Doors:** *The windows in the basement area are approximately 2'-0" high x 2'-6" wide glass block, each with a center vented opening. The door currently is inside a painted steel hatch/cellar door and is unseen from the street.*
- 3) **Framed House Finish:** *The exterior finish is 2 1/2"-appearance/ 5" painted wood lap siding and 6" exposure painted wood shakes.*
- 4) **Foundation:** *The foundation is unpainted brick.*

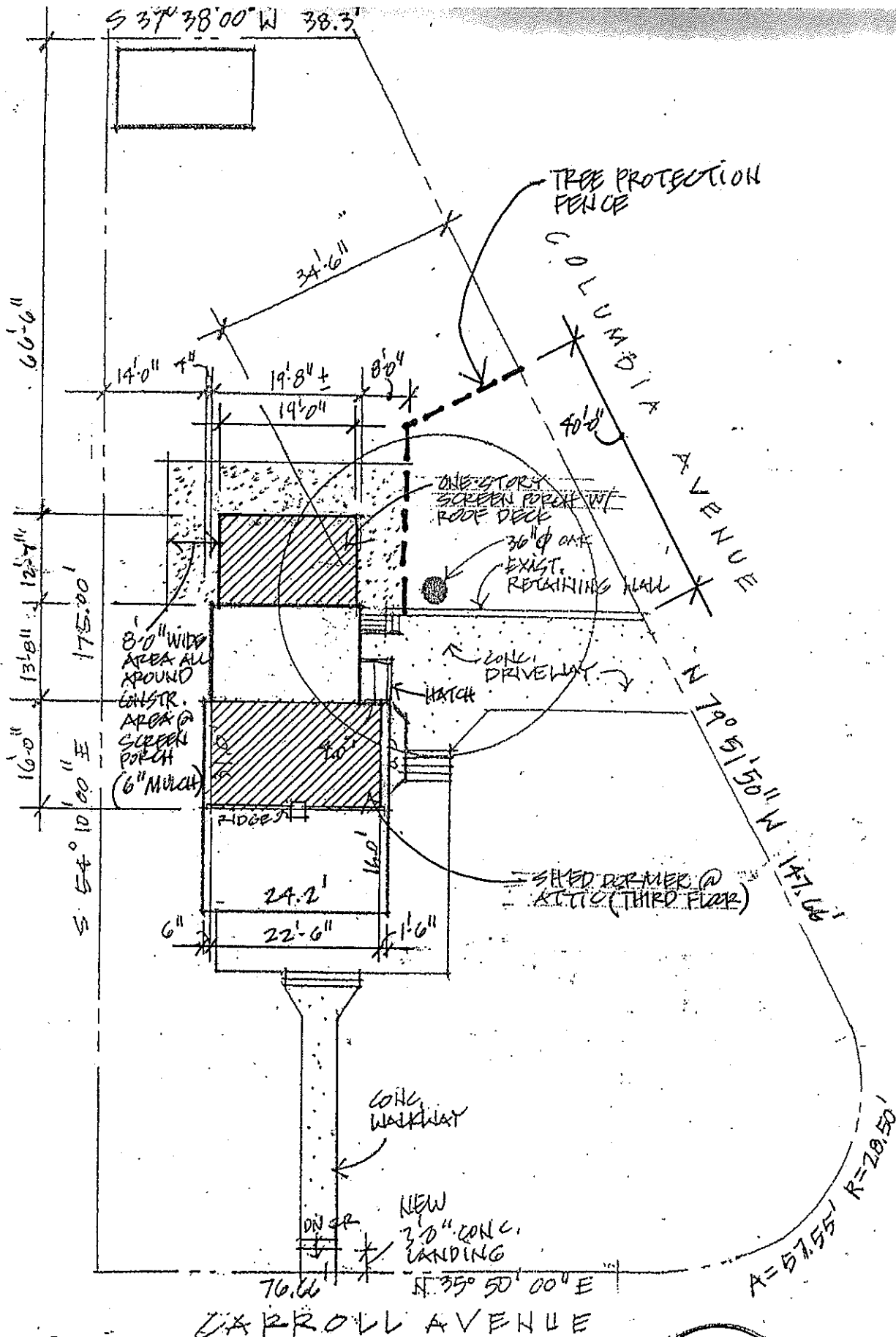
**DESCRIPTION OF THE PROPOSED PROJECT AND ITS  
EFFECT ON THE HISTORIC RESOURCE:**

**7105 Carroll Ave. Takoma Park, MD 20912**

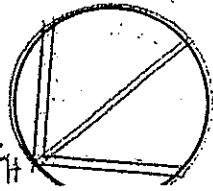
**Main House Foundation:** *At north/left side of house (away from Columbia Ave.), two existing (non-original) glass block/vent windows will be removed and replaced with three insulated aluminum-clad windows (casement egress-type windows). These will open into a new 3'-6" x 10'-6" window well, surrounded by a steel railing.*

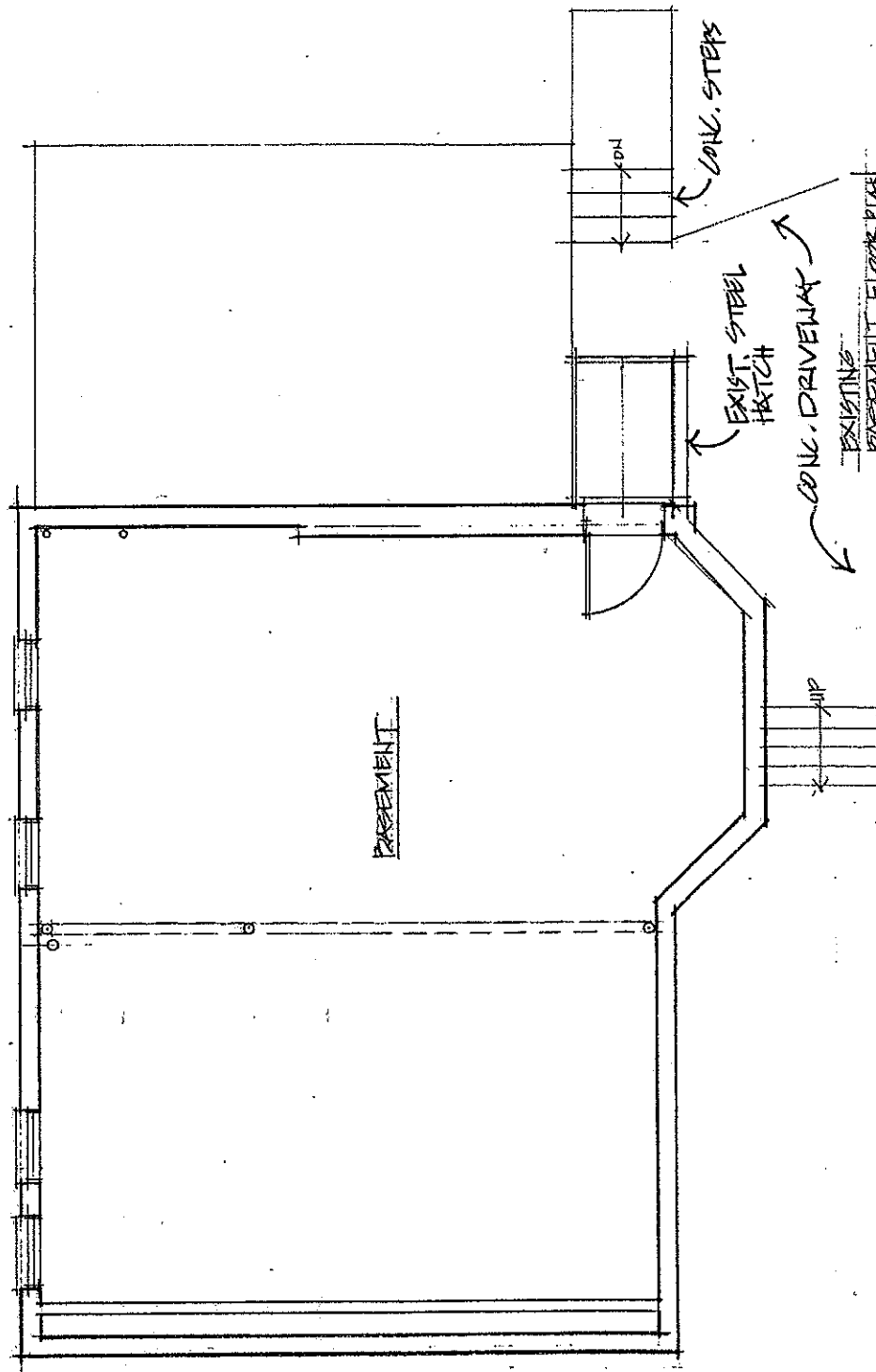
*At south/right side of house (along Columbia Ave.), an existing steel cellar hatch will be removed and replaced with a new larger concrete areaway accessing a deeper (underpinned) basement; this area will be surrounded by a steel railing. At the foundation wall entry, a new taller wood clad door with a full-lite will be installed. At the foundation wall under the bay window, one new insulated aluminum-clad window will be installed in the location of a former window opening (presently this former opening is bricked-up).*





EXISTING  
**Site Plan/Tree Protection**





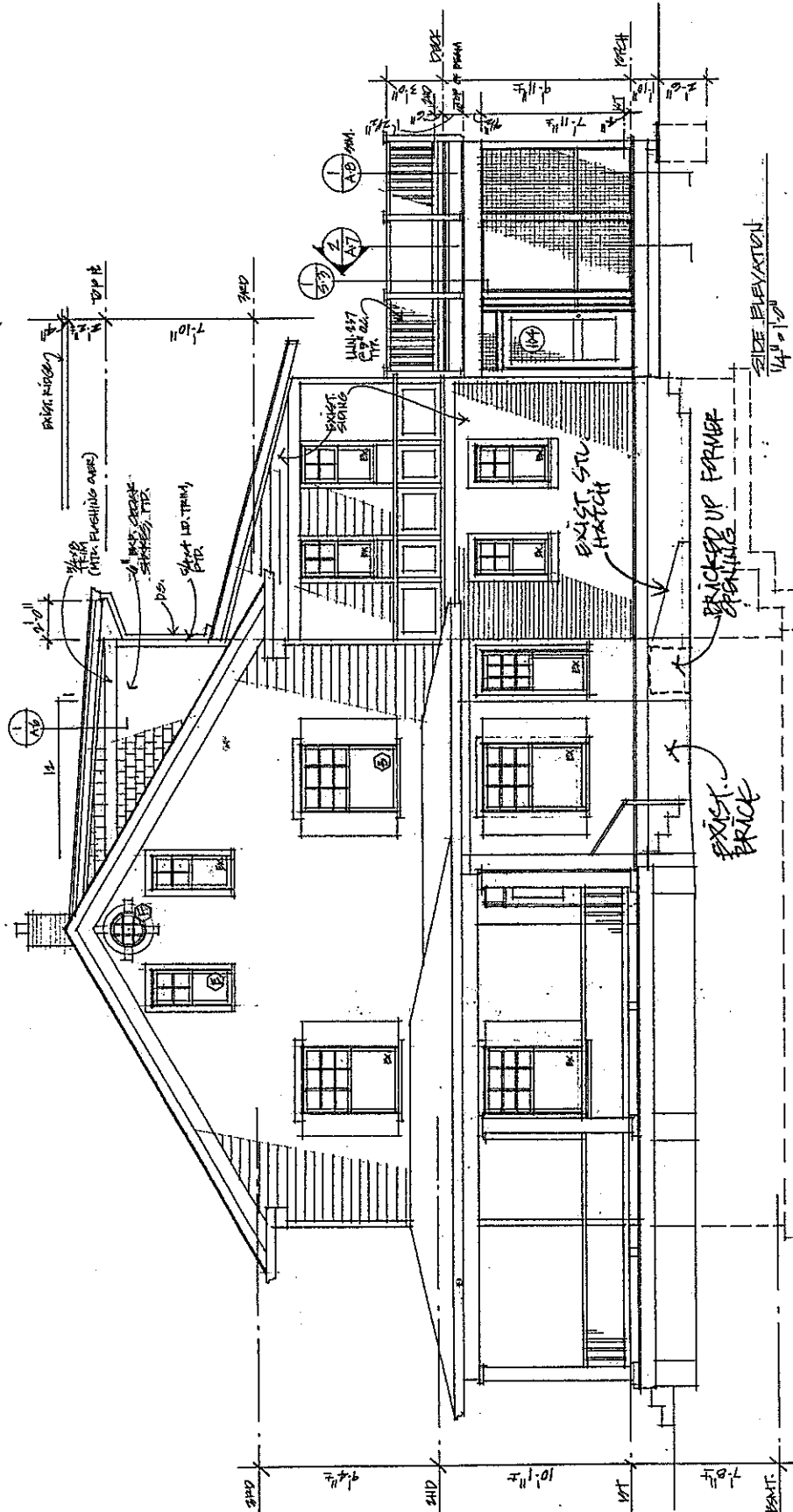
EXISTING  
BASEMENT FLOOR PLAN  
1/4" = 1'-0"

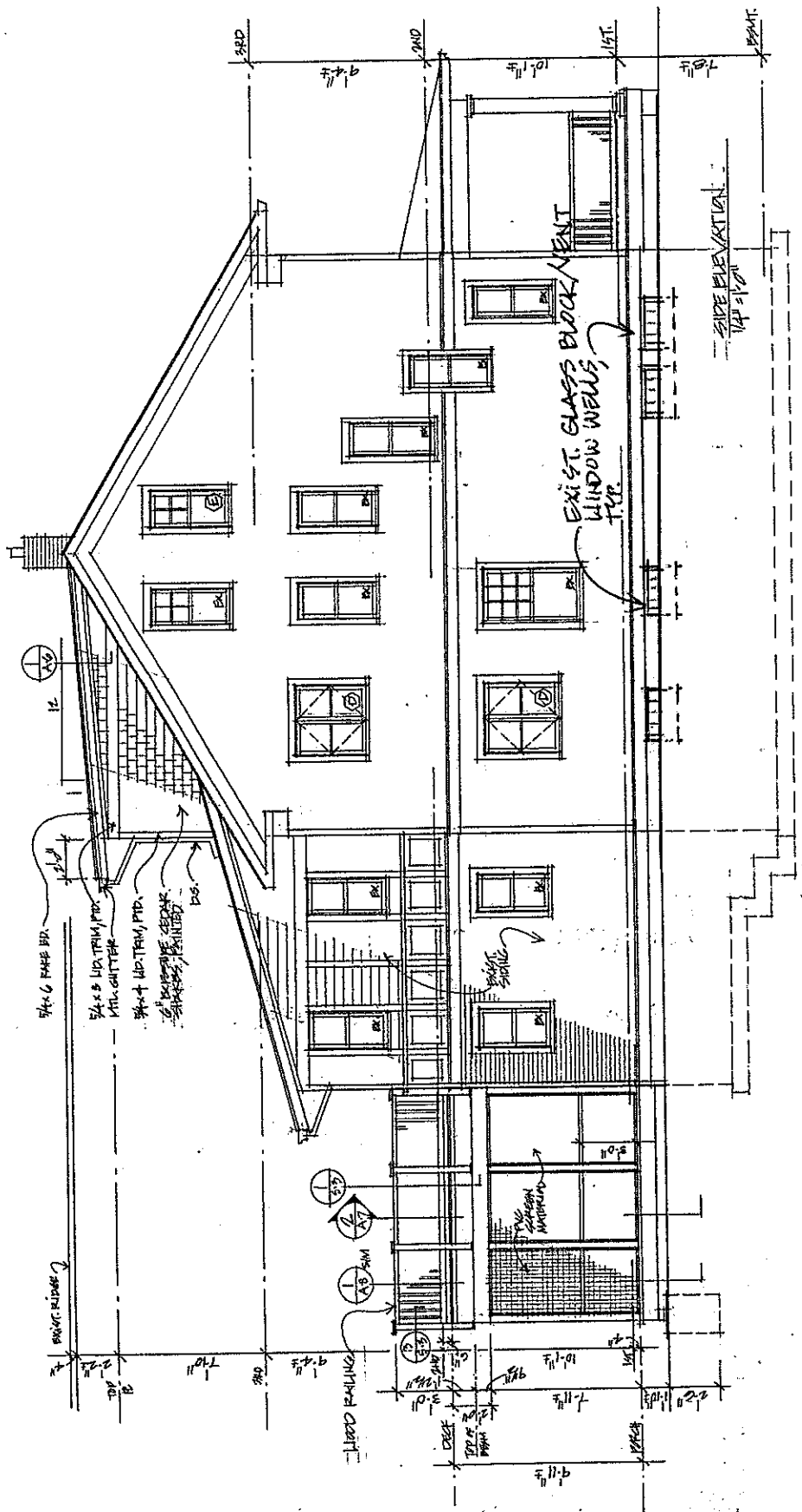
2

5.17.17

Ravitz Residence  
7105 Carroll Ave.  
Takoma Park, MD 20912  
2-22-17

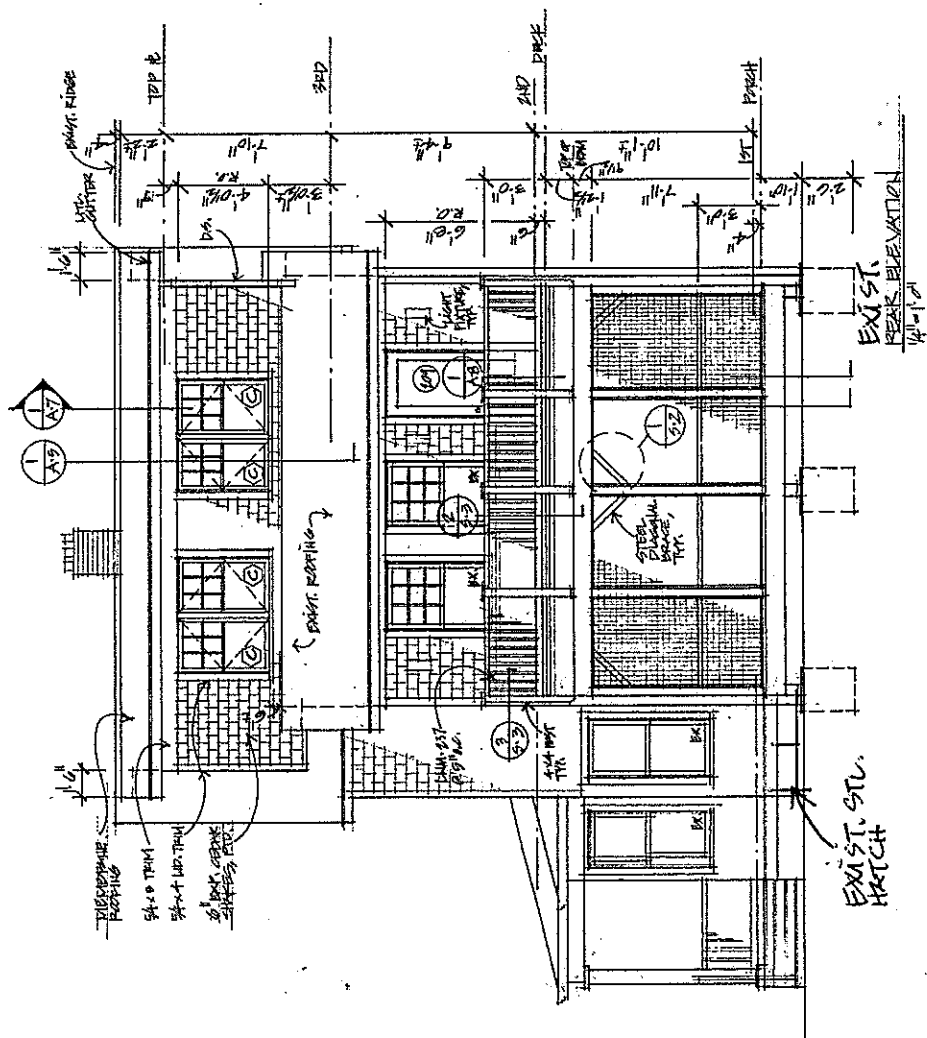
Professional Certification:  
I certify that these documents were prepared or  
approved by me, and that I am a duly licensed  
attorney under the laws of the State of Maryland.  
License #: 8221-R, Exp. Date: 7/22/18

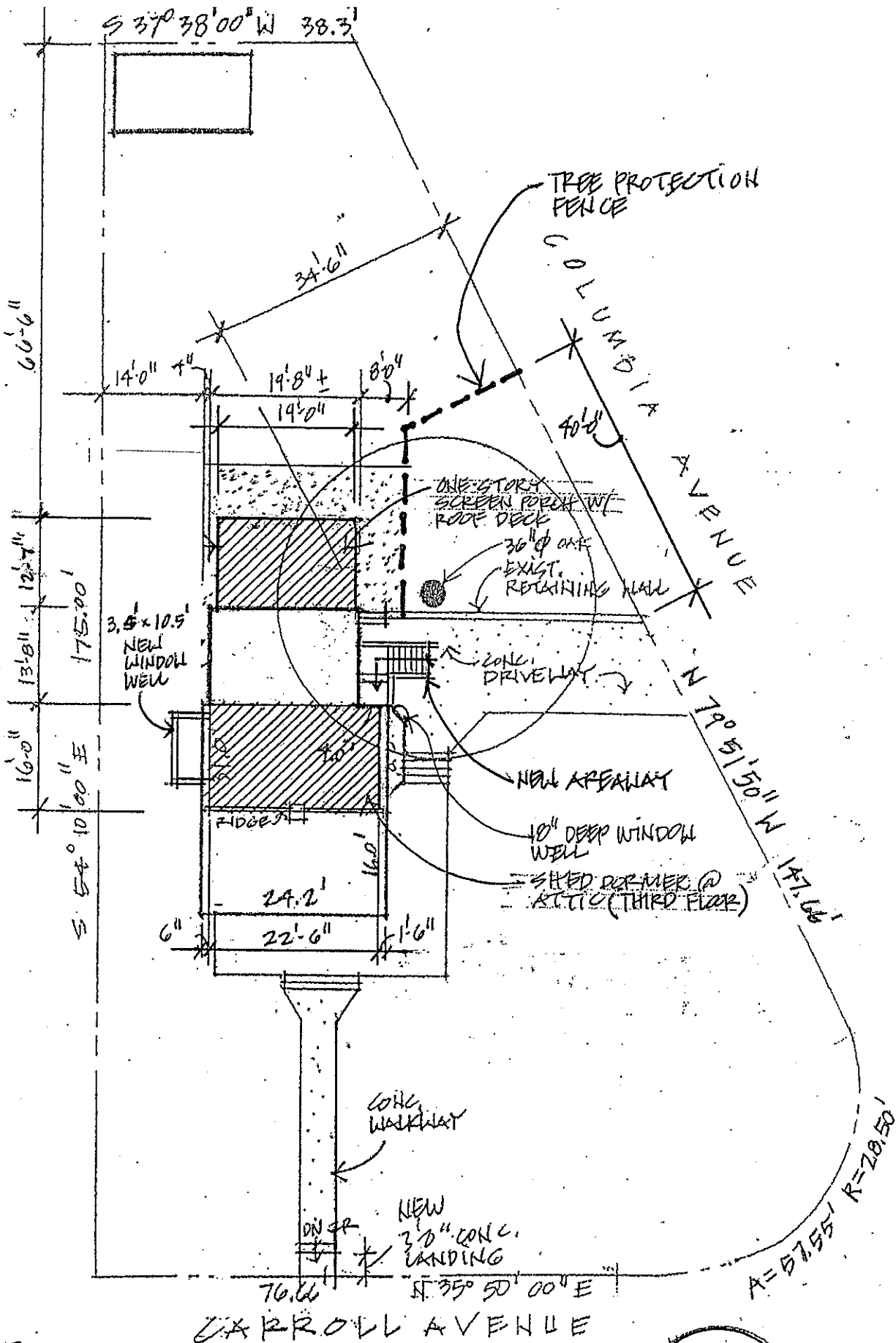




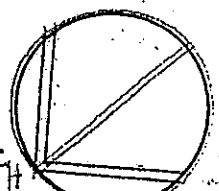
Vitalito Architecture Studio, PC  
7016 Woodland Ave.  
Takoma Park, MD 20912  
(301)920-0737

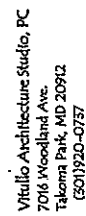
Professional Certification  
I certify that these documents were prepared or  
approved by me, and that I am duly licensed  
architect under the laws of the State of Maryland.  
License #: 8221-R, Exp. Date: 7/22/18





# PROPOSED Site Plan/Tree Protection





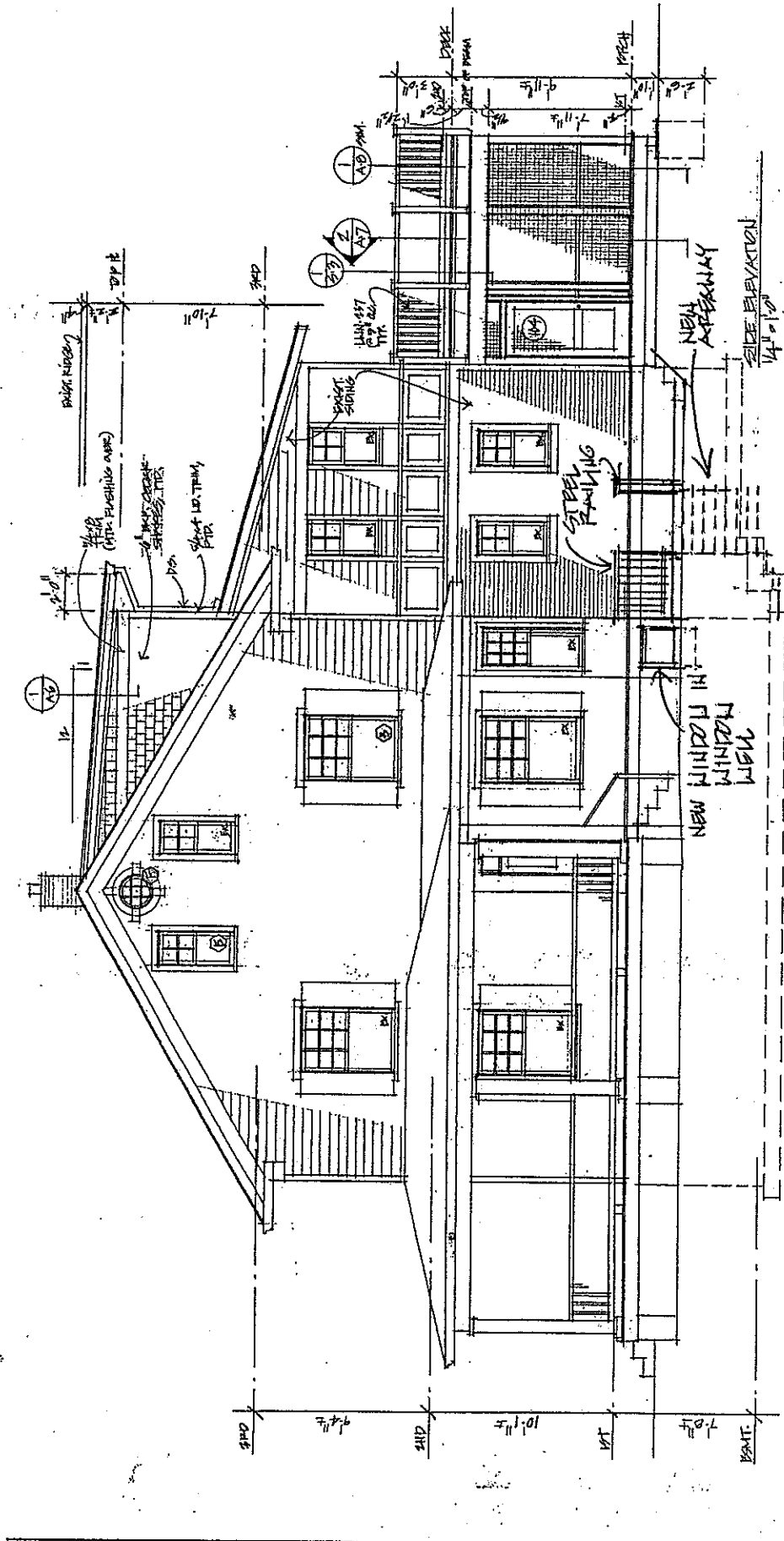
7105 CANTON AVE.  
KNOXVILLE, TENN.

5.17.17

Witz Residence  
05 Carroll Ave.  
Koma Park, MD 20912  
2-22-17

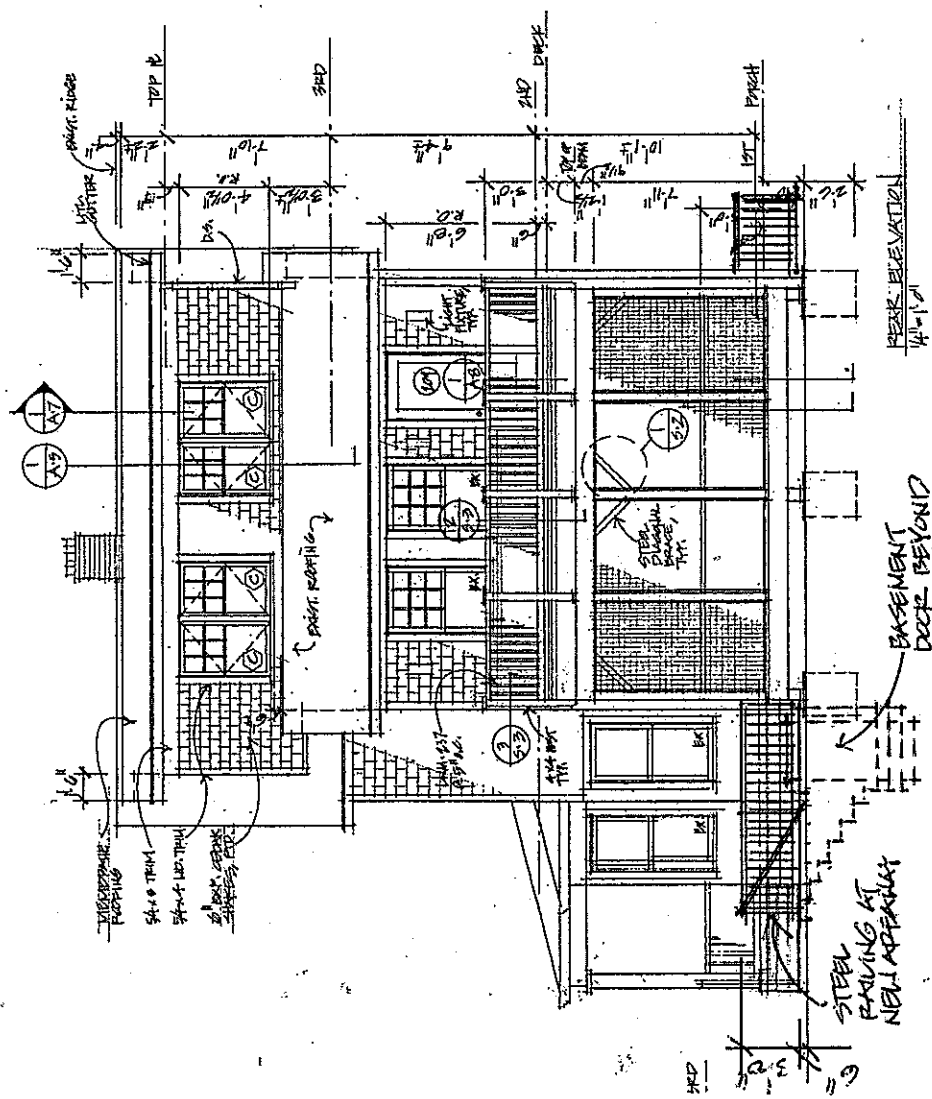
Vitullo Architecture Studio, PC  
7016 Woodland Ave.  
Takoma Park, MD 20912  
(301)920-0757

Professional Certification  
I certify that these documents were prepared or  
approved by me, and that I am a duly licensed  
engineer under the laws of the State of Maryland.  
License #: 8221-R, Exp. Date: 7/22/18

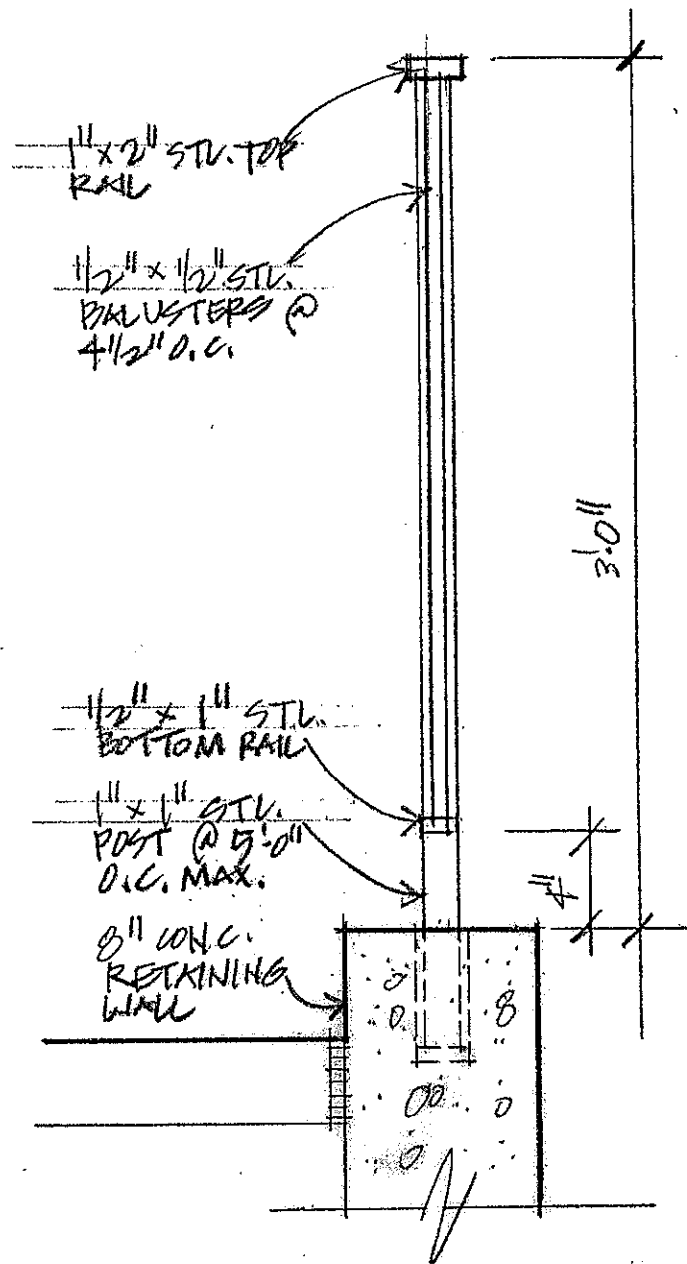




Professional Certification  
I certify that these documents were prepared or  
approved by me, and that I am a duly licensed  
architect under the laws of the State of Maryland.  
License #: 8321-R, Exp. Dates 7/22/18  
(301)920-0751

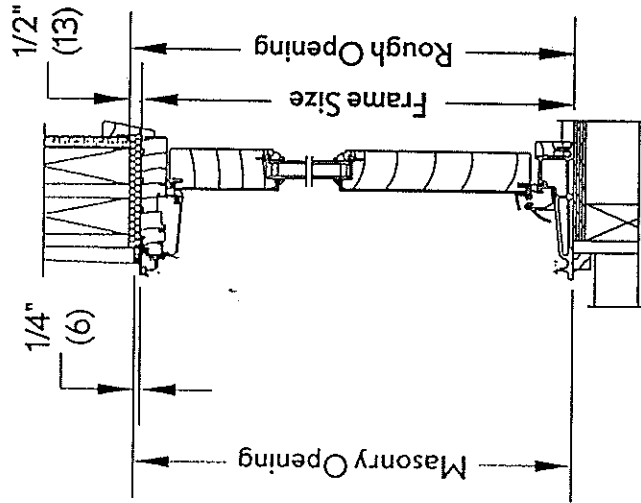






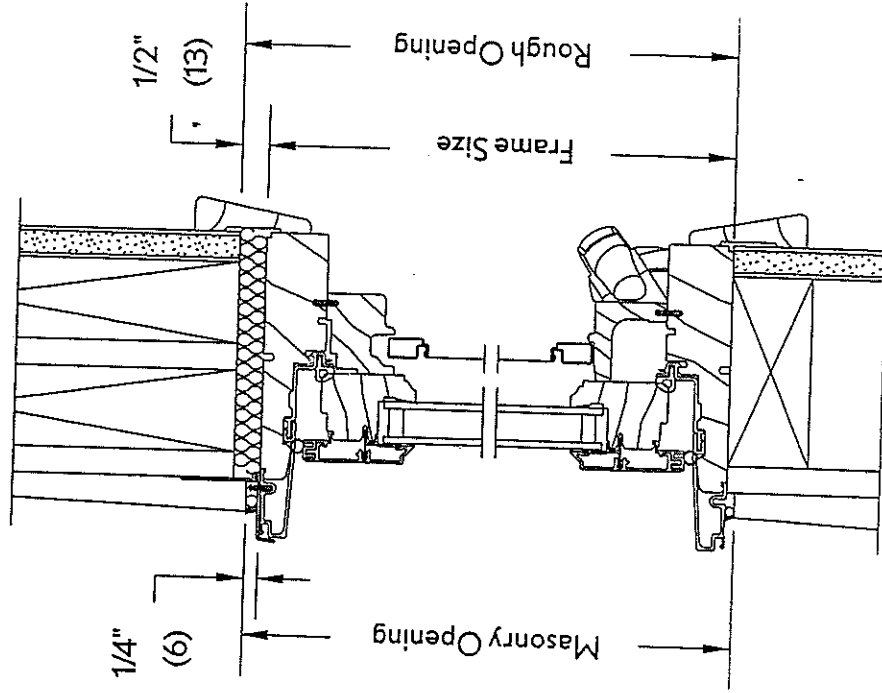
STEEL RAIL DETAIL  
 1/2" = 1'-0"

# ULTIMATE INSWING FRENCH DOOR



CLAD HEAD JAMB AND SILL

# CLAD ULTIMATE CASEMENT CONSTRUCTION DETAILS



HEAD JAMB AND SILL



HOUSE FRONT (ALONG CARROLL AVE.)

7105 CARROLL AVE.  
TAKOMA PARK, MD 20912



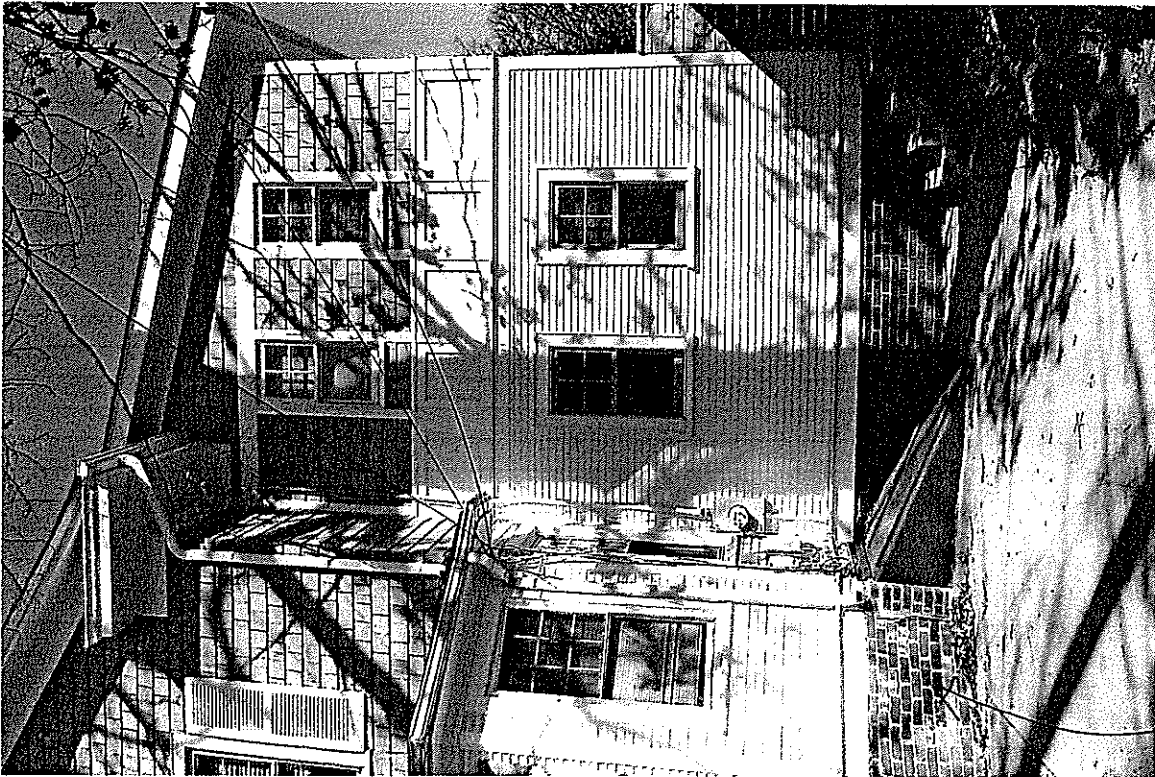
TYPICAL  
GLASS  
BLOCK W/  
VENT IN  
CENTER

SIDE VIEW @ LEFT SIDE



COMPLETE SIDE VIEW (ALONG COLUMBIA AVE.)

7105 CARROLL AVE.



SIDE VIEW (ALONG COLUMBIA AVE.)

BRICKED UP FORMER  
OPENING

7105 CARROLL AVE.  
TRAMON PARK, MD 20992

**Larry Ravitz**  
7105 Carroll Ave.  
Takoma Park, MD 20912

**Adjoining Property Owners**

**HAWP**

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**Jennifer Gillispie**  
7107 Carroll Ave.  
Takoma Park, MD 20912

**David & Lori Potts-Dupre**  
8 Columbia Ave.  
Takoma Park, MD 20912

**Brandi Roland & Craig Sharman**  
7114 Carroll Ave.  
Takoma Park, MD 20912