

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7054 Carroll Avenue, Takoma Park	Meeting Date:	7/24/2019
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	7/17/2019
Applicant:	Sam and Bobbi Kittner (Rick Vitullo, Architect)	Public Notice:	7/10/2019
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-19CC	Staff:	Michael Kyne
PROPOSAL:	New fire egress at the rear		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1925-35

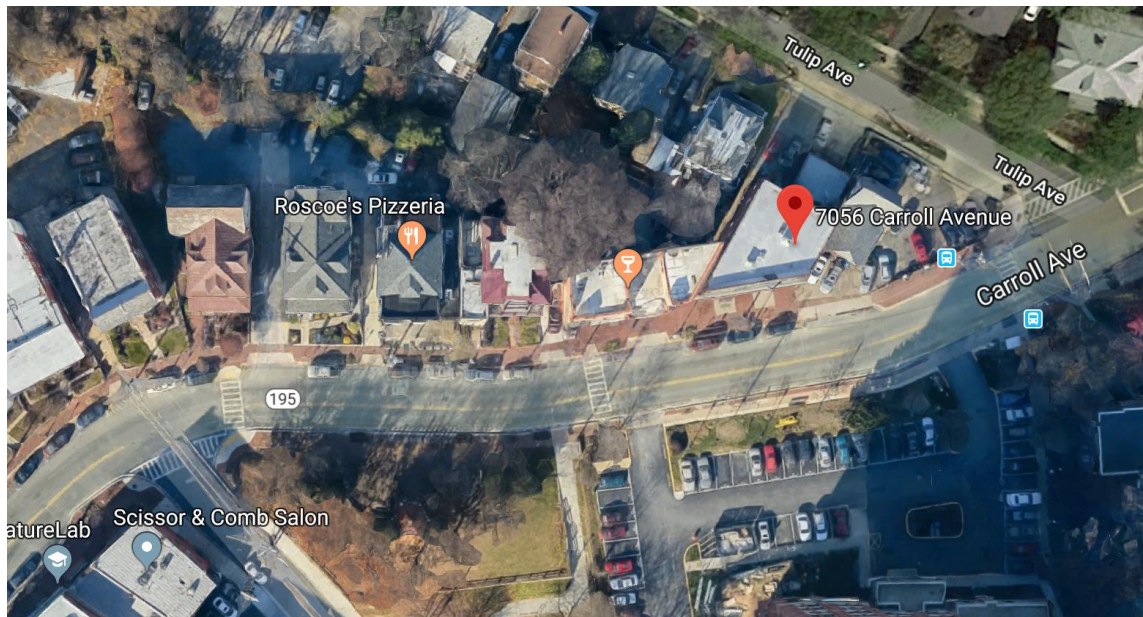


Fig. 1: Subject property.

PROPOSAL:

The applicants propose to replace the two existing fire escape structures at the rear of the subject building and adjacent building at 7056 Carroll Avenue with one new fire escape structure. The proposed new fire escapee will service both 7054 Carroll Avenue and 7056 Carroll Avenue.

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)*, the *Takoma Park Commercial District Façade Ordinance # 1999-43*, *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

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)*, *Ordinance #1999-43*, *Takoma Park Commercial District Façade Ordinance (Ordinance #1999-43)*, 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

Categorization of Resources

The purpose of categorizing the buildings within the Takoma Park Historic District is to provide the Historic Preservation Commission and property owners with guidance as to the significance of various structures. As provided by Section 24A-8 (d) of the Historic Preservation Ordinance, structures with the highest degree of historical and architectural importance would receive the most detailed level of design review, structures of little historical or architectural significance would receive the most lenient level of design review, etc.

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

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

The *Guidelines* specific to Commercial Areas (Takoma Old Town and Takoma Junction) state the

following:

The intent of including the Takoma Old Town and Takoma Junction areas within the Takoma Park Historic District is to recognize the historic importance of these commercial nodes in the development and growth of the City of Takoma Park. It is not the intent of historic designation to stop or limit new development in these areas, as allowed under current zoning. The goal is to encourage new development that is sensitive to the historic and architectural character of Takoma Park.

The City of Takoma Park has already done a great deal of work on design standards for Takoma Old Town and Takoma Junction. For example, important streetscape elements and revitalization strategies in Takoma Park's commercial areas are discussed in detail in the "Takoma Old Town Commercial Revitalization Plan".

In addition, the City of Takoma Park has enacted ordinances which provide design standards for Takoma Old Town (#2592 and #2701) and Takoma Junction (#1985-30) [***Ordinance #1999-43, Takoma Park Commercial District Façade Ordinance, repeals and supersedes ordinances #2592, #2701 and #1985-30***].

The design standards in these ordinances are very detailed and provide appropriate guidance for design review of alterations and additions to existing structures in the commercial areas of the Takoma Park Historic District. They should be used by the Historic Preservation Commission in reviewing applications for all HAWPs in the commercial areas.

As with the residential areas, there are structures in the commercial areas that have been classified as Outstanding, Contributing and Non-Contributing/Out-of-Period. Although the design standards that have already been adopted by the City of Takoma Park will be used for guidance with all structures, the level of scrutiny for each resource should be commensurate with its architectural and historical significance.

Also like the residential areas, demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

Design standards established by the Ordinance #1999-43, which are pertinent to this project include:

2F. Architectural Details

- k. Doorway steps, stoops, or ramps shall be compatible with the original design of the building. Where there are more than two risers, railings shall be installed.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property [or, as in this case, the historic district] shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

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.

STAFF DISCUSSION

The subject property is a c. 1925-35 Craftsman-style commercial building within the Takoma Park Historic District and Takoma Old Town Commercial District. The building fronts on Carroll Avenue to the south and the rear of the building faces Tulip Avenue to the northeast. There is a paved driveway to the rear of 7054 Carroll Avenue, providing access to the subject property from Tulip Avenue. There is a two-bay, one-story garage structure (507 Tulip Avenue) between the rear of 7056 Carroll Avenue and Tulip Avenue; however, the garage structure is partially below grade, and the rear of the subject property is highly visible from Tulip Avenue.

The proposed new fire escape structure will be constructed from painted steel with attached galvanized steel wire mesh/cloth safety screening. An existing restaurant exhaust vent at the rear of 7056 Carroll Avenue will be screened by galvanized steel wire mesh/cloth, and a galvanized steel wire mesh/cloth vine/planting trellis will be installed on the west side (right side, as viewed from the rear) of the proposed new fire escape.

The applicants' proposal was previously reviewed by the City's Façade Advisory Board (FAB) at their June 12, 2019 meeting. The FAB voted to approve the proposal, with the following conditions:

- Paint all steel elements, with the exception of the wire mesh, to match the building.
- Include screening of the kitchen exhaust ducts with tighter mesh.
- If, in the course of engineering, the project differs substantially from what has been presented, return to the Façade Advisory Board with an update.
- Recommended but not required: Include mesh for vines or a green wall along the west side of the property, if acceptable to the adjacent residential neighbor.

Prior to submitting their HAWP application, the applicants revised their proposal to be consistent with the conditions stipulated by the FAB. Staff finds that the proposal will not detract from the character-defining features of the subject property (including the adjacent building at 7056 Carroll Avenue), in accordance with the *Guidelines* and *Standards*. The proposed new fire escape will not be visible from the public right-of-way of Carroll Avenue. Although it will be highly visible from the rear, the proposed new fire escape is entirely consistent with the utilitarian features/character at the rear of the neighboring commercial structures in the historic district.

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-8(b) 1* and *2*, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2* and *#9*, 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), (1), (2) & (d)* having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, 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 #2* and *#9*;

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.



DPB - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: RJV@VITULLOSTUDIO.COM Contact Person: RICK VITULLO
Tax Account No.: SBK, LLC Daytime Phone No.: 301-806-6447
Name of Property Owner: (SAM + BOBBE KITTNER) Daytime Phone No.: 301-346-3534
Address: 1054 CARROLL AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: T.B.D. Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: RICK VITULLO XIA Daytime Phone No.: 301-806-6447

LOCATION OF BUILDING/PREMISE

House Number: 70564 Street: CARROLL AVE.
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE.
Lot: 22 Block: 6 Subdivision: LIFSCOMB + EARNEST TRUSTEES ADDITION TO T.P.
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PROJECT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- ☐ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other FIRE ESCAPE @ REAR

1B. Construction cost estimate: \$ 60,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Sepsoc 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.

Signature of owner or authorized agent

5.31.19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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 plot. 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.

OWNERS:

SBK LLC (Bobbi & Sam Kittner)

7003 Sycamore Ave.

(Premises address: 7054 /7056 Carroll Ave.)

Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA

Vitullo Architecture Studio, PC

7016 Woodland Ave.

Takoma Park, MD 20912

Adjoining Property Owners

Takoma Center LLC (Premises address: 7050 Carroll Ave.)

5950 Ager Road

Hyattsville, MD 20782

Somchai Chitaypuntagul et al

7060 Carroll Ave.

Takoma Park, MD 20912

Maria Ramon-Pardo

Jordi Balleste

505 Tulip Ave.

Takoma Park, MD 20912

Larry Ravitz

Marika Partridge

506 Tulip Ave.

Takoma Park, MD 20912

Douglas Dembling

504 Tulip Ave.

Takoma Park, MD 20912

Kenneth Quinto

Suzanne Berman

508 Tulip Ave.

Takoma Park, MD 20912

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

7054/7056 Carroll Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Craftsman-style commercial building, built in 1922, and it is located in the Takoma Park Historic District. It is a 2-story structure, trapezoidal in shape (2155 S.F. footprint), with a walk-out basement at the rear of the site.

- 1) **Original Main Structure:** *It is a brick masonry structure, with 2 egress doors on each of the two main levels, plus 2 egress doors in the basement.*
- 2) **Accessory Structure:** *There is 21'-7" x 25'-0" one story structure in the rear yard of this building, used currently as an auto repair shop associated with the Takoma Old Town Auto Service Center. (At the rear of this structure is a small masonry addition.)*
- 3) **Fire Escape:** *There are two main separate fire escape structures at the rear of the structure providing egress for each of the two doors on each level. Each structure is 6'-0" x 8'-0", with a steel ladder providing egress from the 2nd floor to grade; there is a steel stair providing egress from the 1st floor to grade. The current fire escape is painted wrought iron, with a steel tube railing.*
- 4) **Miscellaneous:** *A restaurant on the first floor of 7056 Carroll Ave. has two large exhaust ducts plus some electrical wiring etc. protruding at the rear.*



REAR



REAR



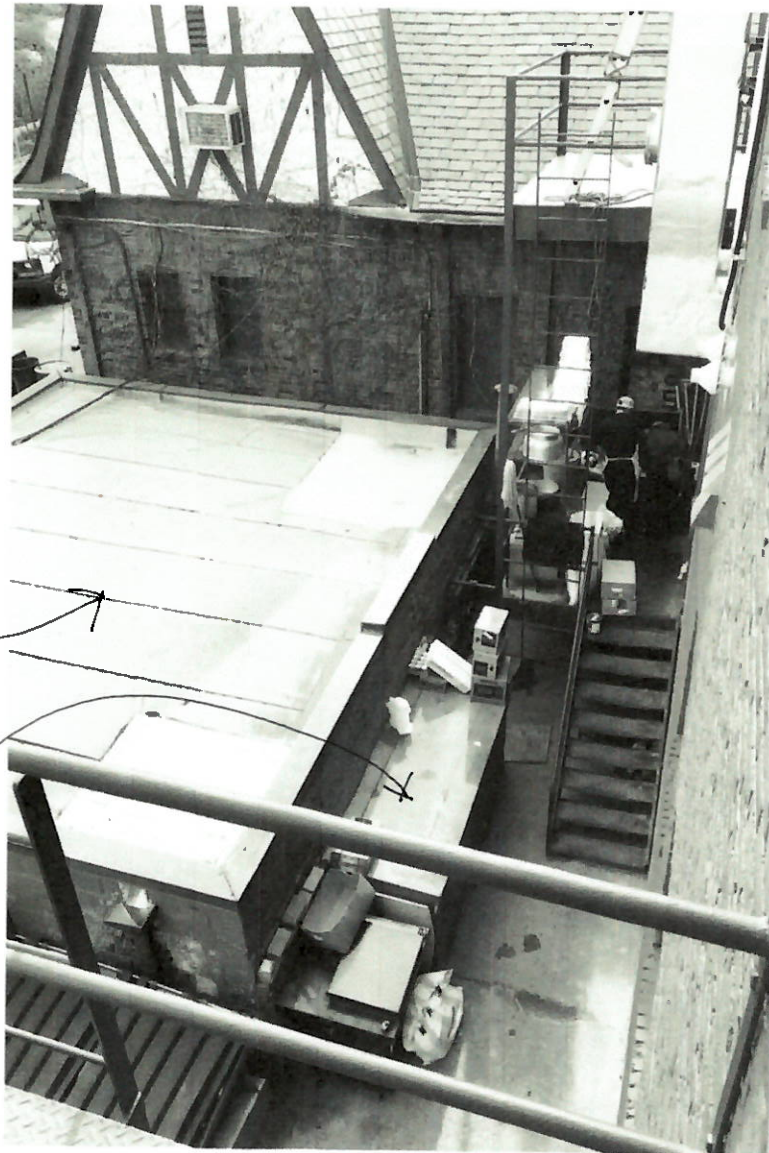
FRONT (ALONG CARROLL AVE.)
7054/7056 CARROLL AVE.



FIRE ESCAPE/SIDE



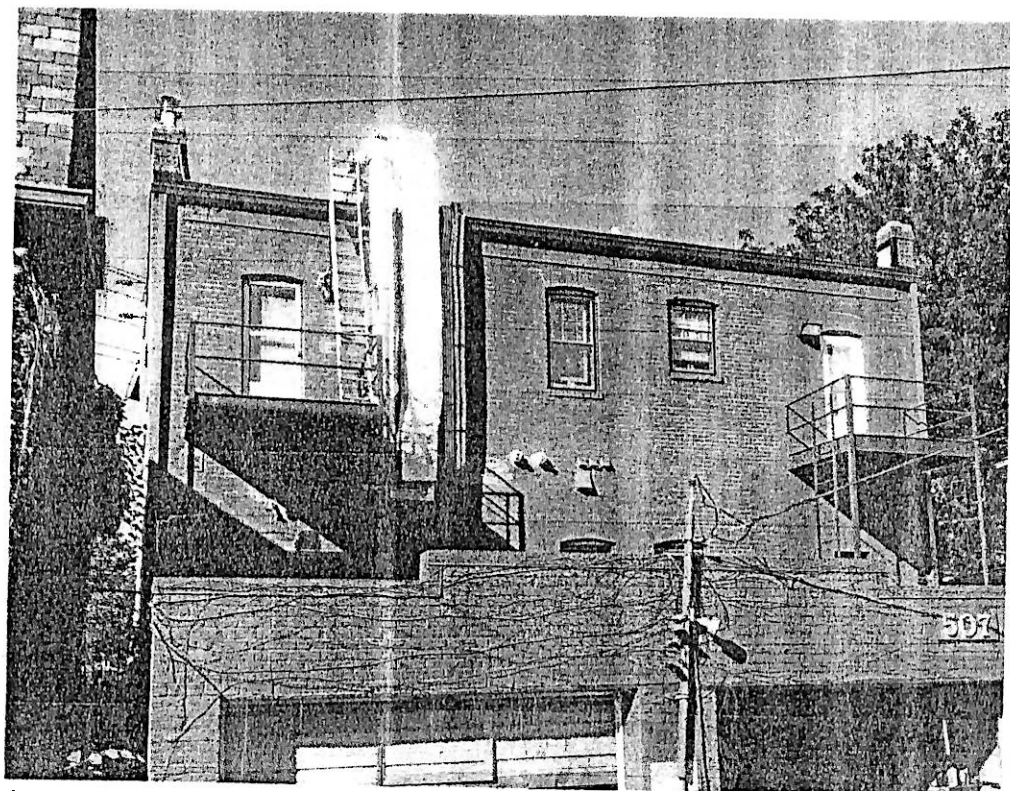
FIRE ESCAPE/REAR



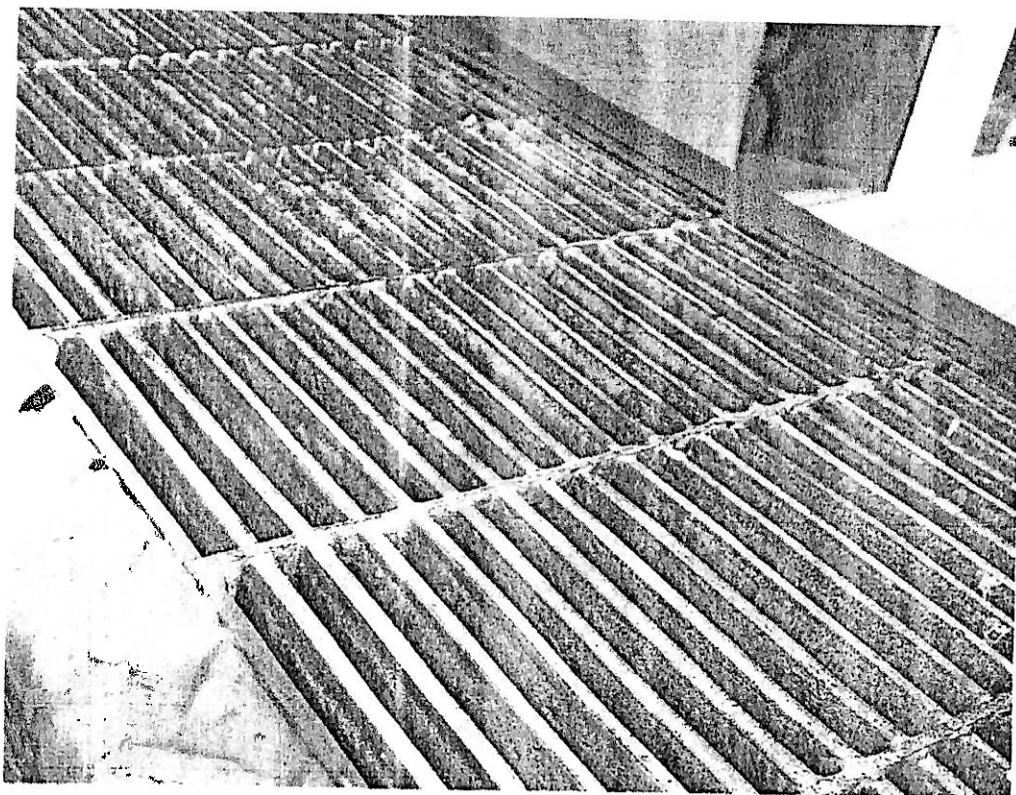
VIEW FROM TOP LEVEL OF
WEST FIRE ESCAPE



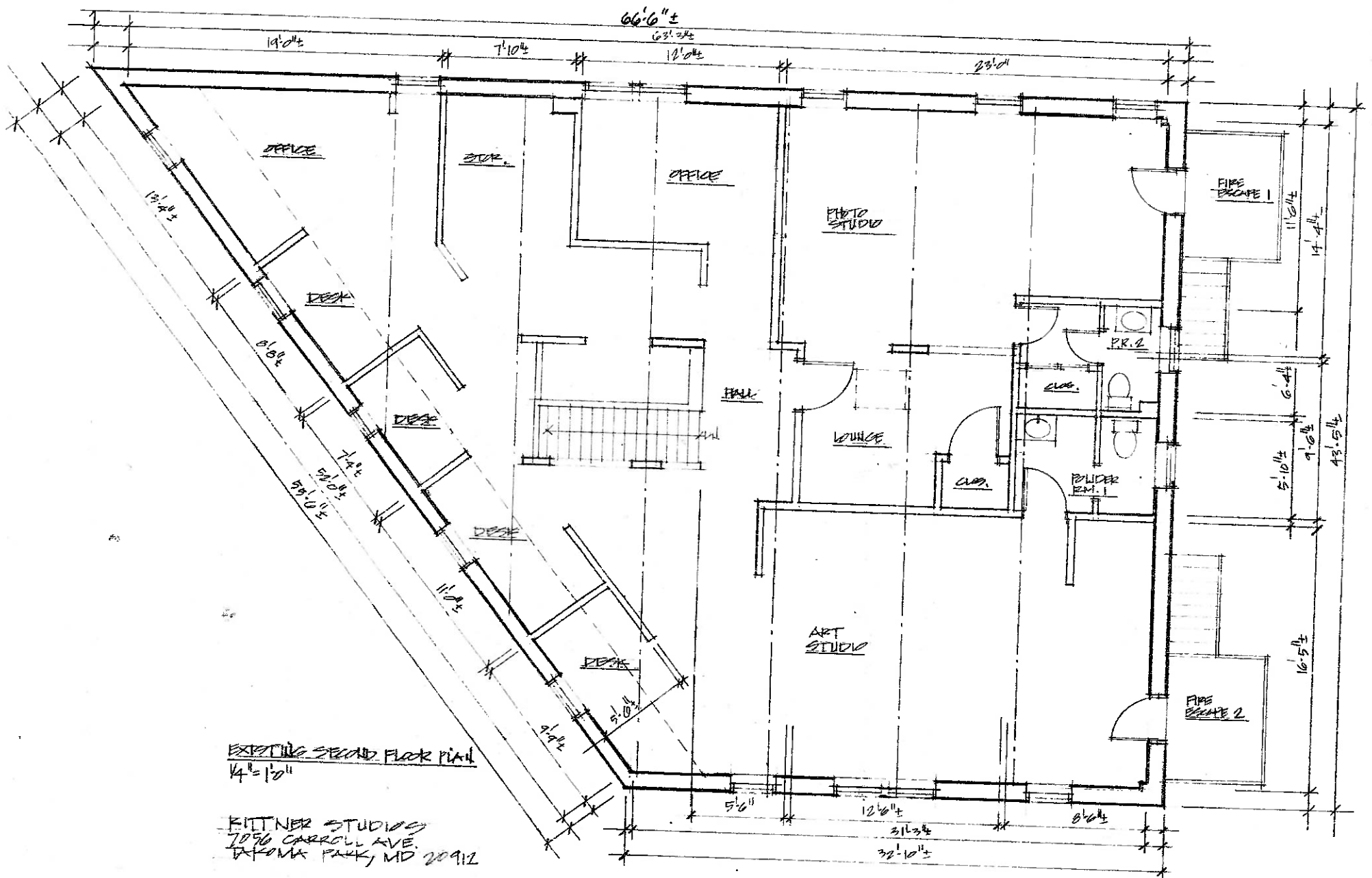
GROUND VIEW OF EAST
FIRE ESCAPE

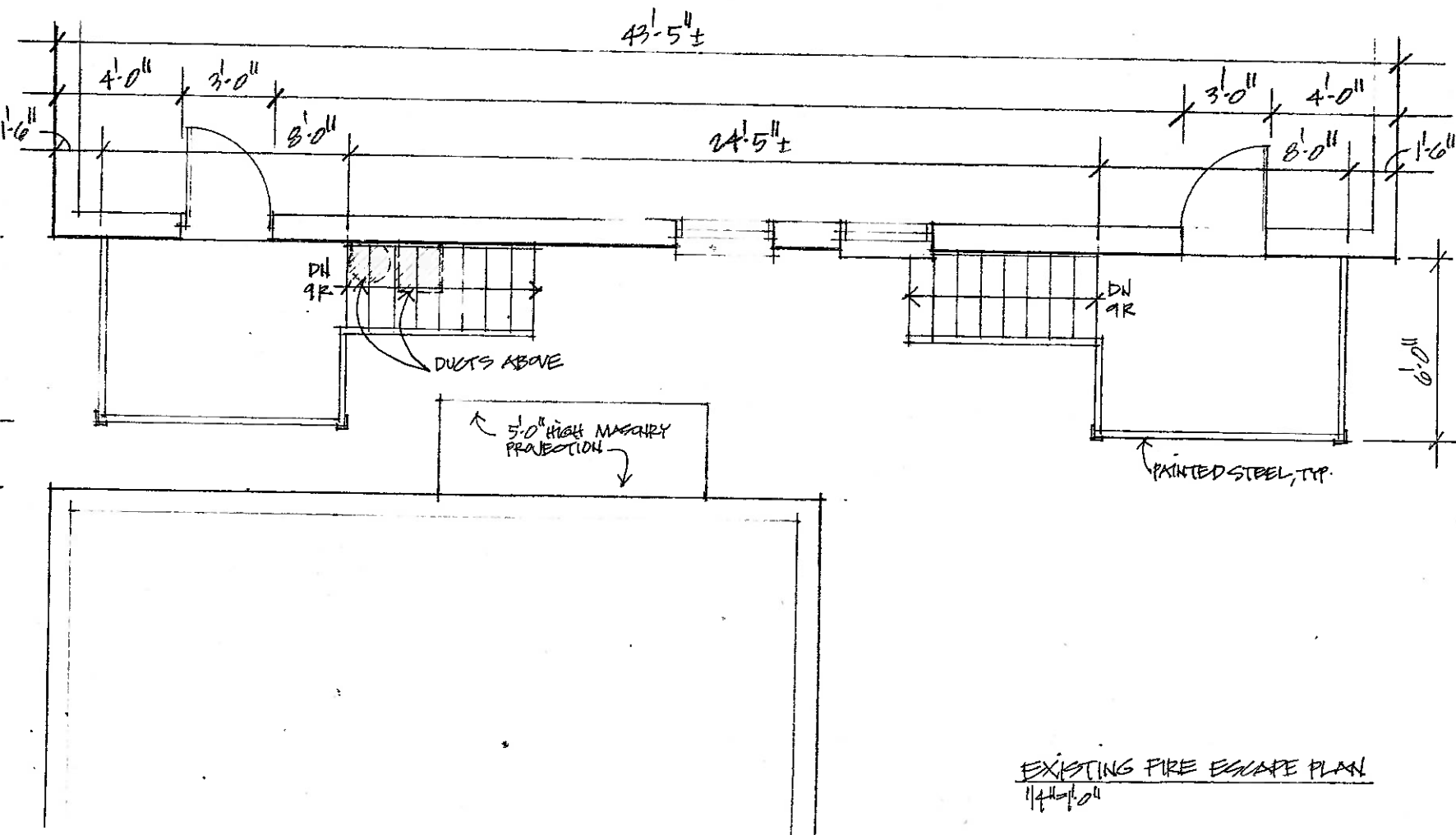


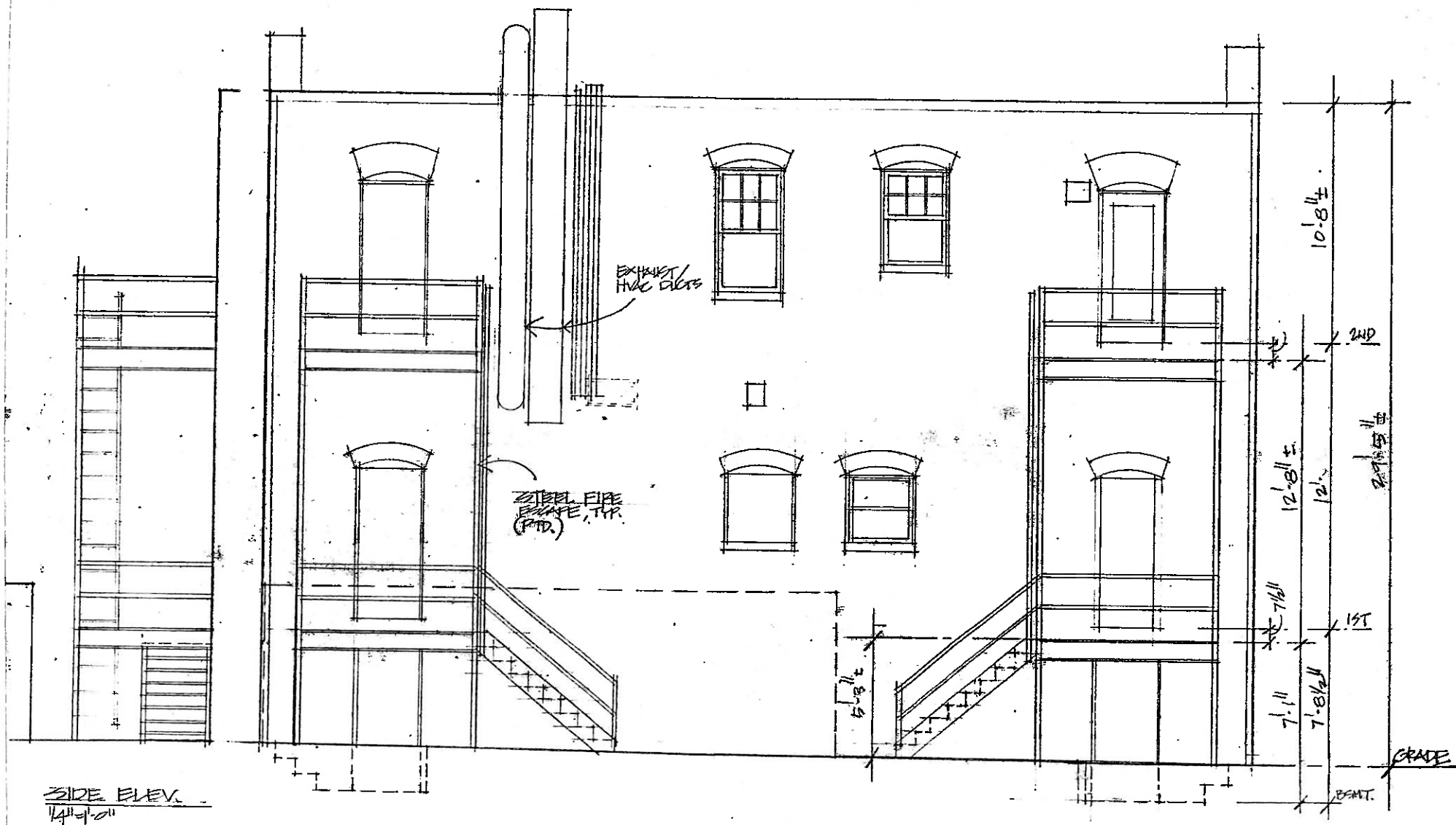
REAR



GALVANIZED STEEL BAR GRATING
(FOR ALL TREADS + UPPER PLATFORM)







SIDE ELEV.
1/4" = 1'-0"

EXISTING REAR ELEVATION
1/4" = 1'-0"

KITTNER BUILDING
7054 / 7056 CARROLL AVE.

**DESCRIPTION OF THE *PROPOSED* PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
7054/7056 Carroll Ave., Takoma Park, MD 20912**

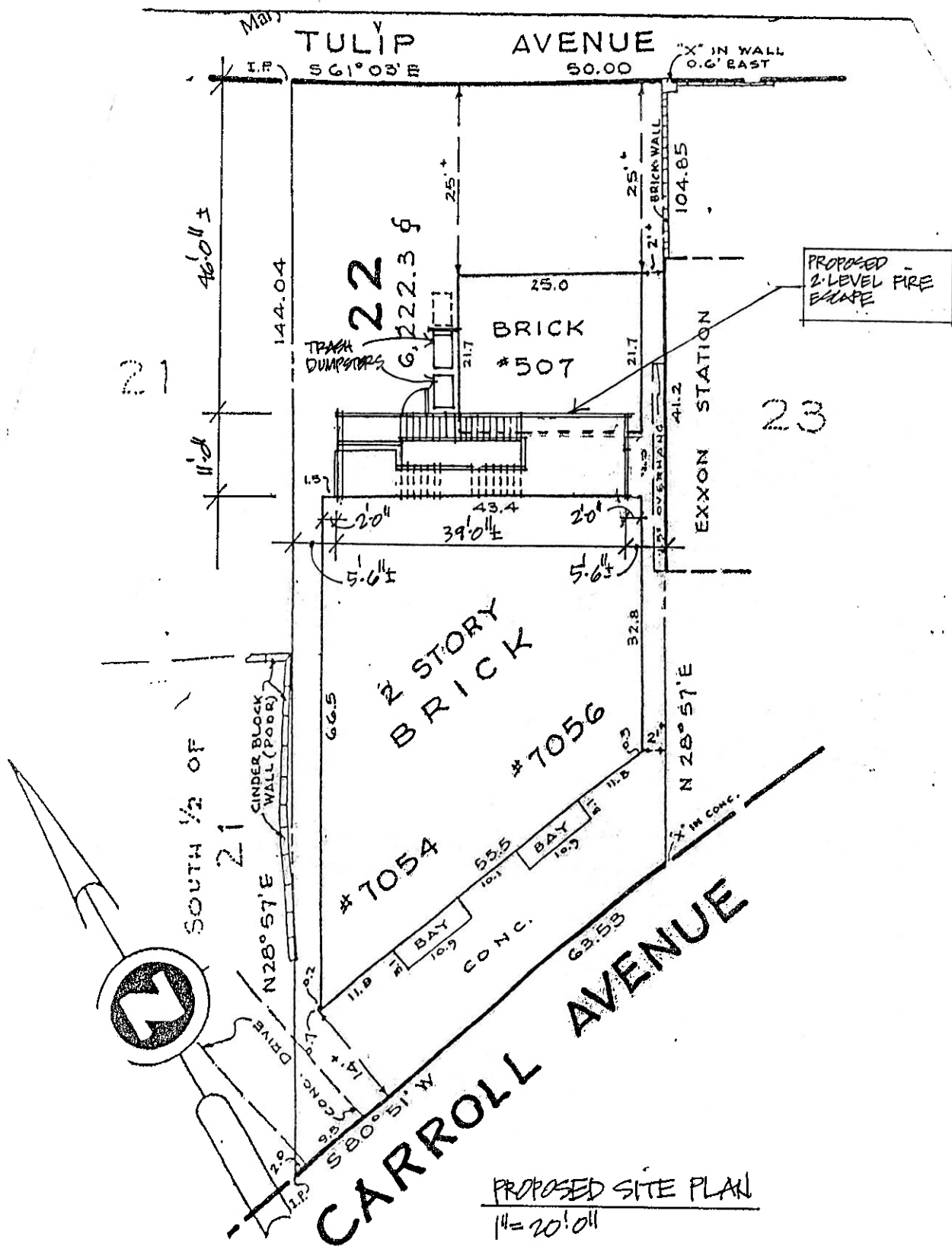
Rear Fire Escape Addition: A new 11'-0" x 39'-0" +/- 2-level fire escape will be constructed at the rear of the house and inset from the structure 2'-0" on each side. It will have one stair from the upper level to the lower level, with 2 separate stairs from each lower level to grade. This structure will be built using the following materials/details:

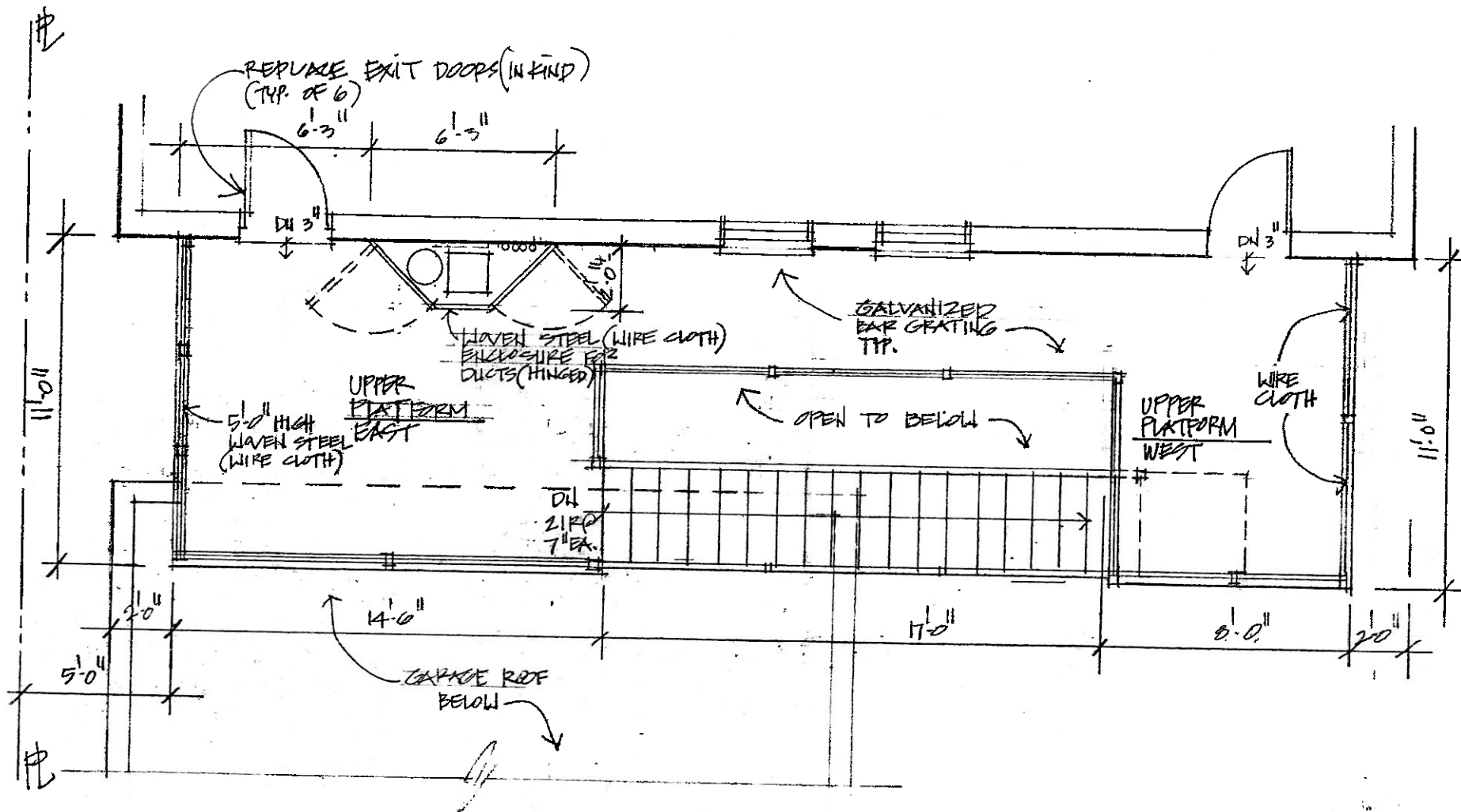
1) Painted steel:

- A. Platform framing: 6-inch steel channel, painted (ptd.).
- B. Columns: 3" x 3" x 3/16" steel tube (ptd.).
- C. Stair stringers: 10-inch steel channel, (ptd.).

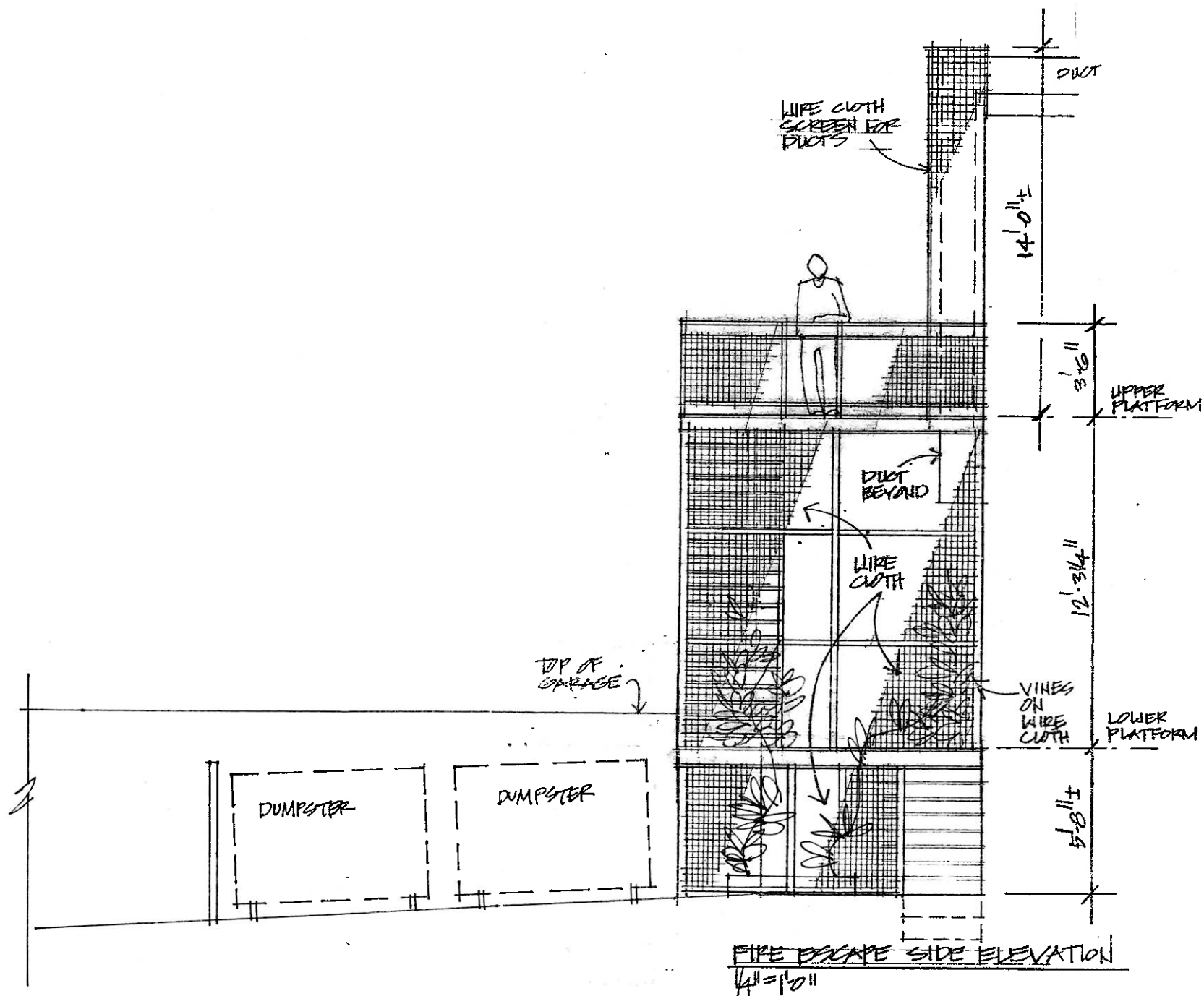
2) Galvanized Steel:

- A. Platform railings and stair railings: Galvanized wire mesh/cloth, cold-rolled, rectangular, 4" x 2" opening/ 4 gauge.
- B. Duct enclosure and Vine/Planting Trellis (at west side): Galvanized wire mesh/cloth, cold-rolled, rectangular, 2" x 2" opening/ 4 gauge.
- C. Upper Platform flooring and stair treads: Galvanized bar-grating.
- D. Lower Platform flooring: Galvanized "diamond" steel plate.





UPPER FIRE ESCAPE PLAN
1/4" = 1'-0"

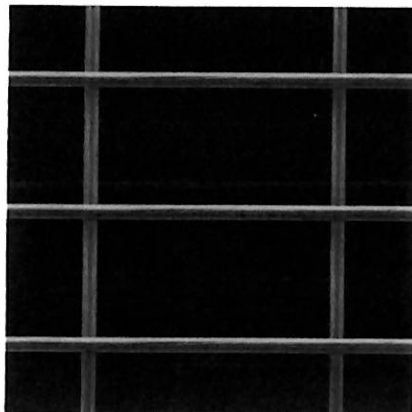


McNICHOLS®

Industrial & Architectural Hole Product Solutions Since 1952.



PAGE 1 OF 1

**McNICHOLS® WIRE MESH**

Rectangular, Carbon Steel, Cold Rolled, Welded - Trimmed, 4" x 2" Mesh (Rectangular), 3.7500" x 1.7500" Opening (Rectangular), 0.250" Thick (2-3/4 Gauge) Wire Diameter, 93% Open Area

McNICHOLS® Wire Mesh, Rectangular, Carbon Steel, Cold Rolled, Mill Finish, Welded - Trimmed, 4" x 2" Mesh (Rectangular), 3.7500" x 1.7500" Opening (Rectangular), 0.250" (2-3/4 Gauge) Thick Wire Diameter, Long Way of Opening (LWO) Parallel to Width of Sheet, 93% Open Area

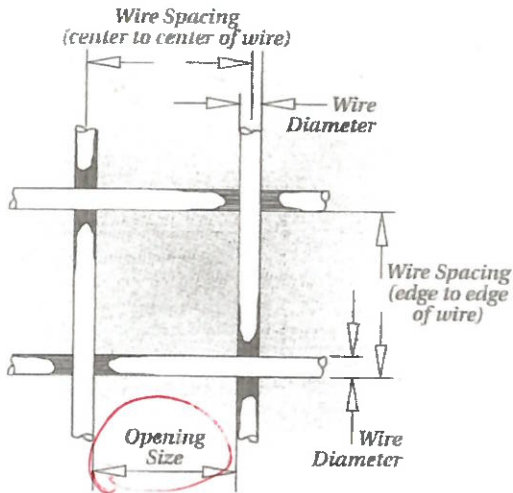
ITEM 3642250141 - 48" x 120"**ITEM SPECIFICATIONS**

Item Number	3642250141
Product Line	Wire Mesh
Mesh Type	Rectangular
Construction Type	Welded
Primary Material	Carbon Steel (CS)
Alloy, Grade or Type	Cold Rolled (CR)
Material Finish	Mill Finish
Weave or Trim Type	Welded - Trimmed
Mesh Size	4" x 2"
Opening Size	3.7500" x 1.7500"
Wire Diameter/Wire Gauge	0.250" Thick (2-3/4 Gauge)
Long Way of Opening (LWO) Parallel to	Width of Sheet
Percent Open Area	93%
Weight	1.75 Lbs./Square Foot
Product Form	Sheet
Sizes (Width x Length)	48" x 120"

←
WIRE MESH EXAMPLE

How to Describe Wire Cloth

WIRE SPACING • OPENING • WIRE DIAMETER Relationship



The basic relationship between wire spacing, wire diameter, and clear opening can be expressed by a simple algebraic relationship:

$$\text{WIRE SPACING} = \text{WIRE DIAMETER} + \text{OPENING SIZE}$$

OR

$$\text{OPENING SIZE} = \text{WIRE SPACING} - \text{WIRE DIAMETER}$$

OR

$$\text{WIRE DIAMETER} = \text{WIRE SPACING} - \text{OPENING SIZE}$$

This relationship is fundamental to almost everything we do with wire cloth.

PHYSICAL CONSTRUCTION

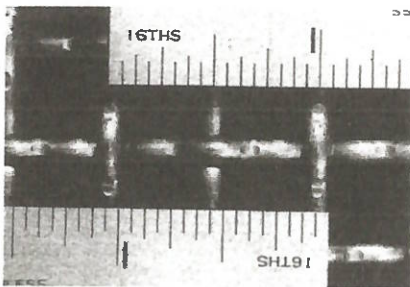
The most basic part of defining wire cloth is to describe its physical construction, which can be done by describing three items: WIRE SPACING, WIRE DIAMETER, and CRIMP STYLE.

WIRE SPACING

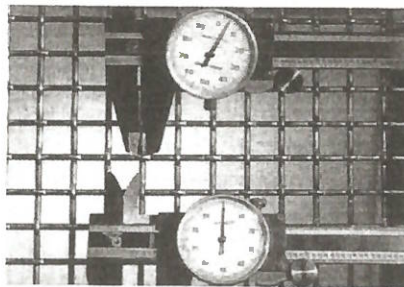
Wire spacing (also called mesh) can be defined either as a measured distance expressed in inches, or as the number of

openings per lineal inch expressed as a count. The first two illustrations demonstrate how to express wire spacing as a distance. The illustration at far right

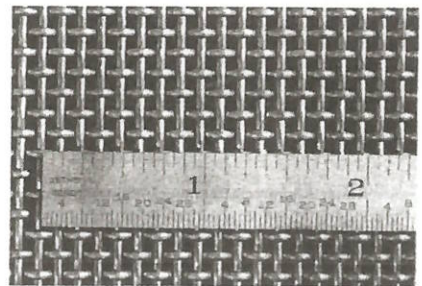
shows mesh as a count. Knowing the difference between the two uses of the word "mesh" can help to eliminate confusion when specifying wire cloth.



When expressed as an "inch" designation followed by the word "mesh" (e.g. 1/2" mesh), it directly defines the spacing of adjacent wires. Shown are two ways to measure wire spacing (mesh): wire center to wire center, or right edge to right edge.



Wire spacing can also be expressed as the sum of the clear opening between two parallel wires, and the wire diameter. Illustrated is a .50" opg with a .120" diameter wire. Wire spacing (mesh) is .50" + .120" = 0.620".



When expressed as a number with the word "mesh" after the number (e.g. 8 mesh), it defines how many openings per lineal inch there are. The reciprocal of mesh expressed as a number is the wire spacing (mesh) in inches. Thus an 8 mesh material could be described as 1/8" mesh (or .125" mesh).

WIRE DIAMETER

It is important that whenever possible, wire diameter be expressed in decimal format instead of wire gauge numbers. Confusion between steel wire gauge numbers and non-ferrous gauge numbers typically results in a too-large non-ferrous wire being specified. Standard diameters are listed to the right. As a point of reference, the

diameters of some common items are as follows: standard paperclip .035" • heavy duty paperclip .047" • a computer mouse cord about .125" • wood golf tee shank about .180" • wood pencil about .27". Whenever possible, use a caliper or a micrometer to accurately measure wire diameters.

.035	.047	.054	.063	.072
.080	.092	.105	.120	.135
.148	.162	.177	.192	.207
.225	.250	.312	.375	

1. **QUANTITY NEEDED** – How many rolls or pieces do you need? A standard roll is 100 lineal feet. When full rolls are shipped from stock, the length is subject to a variation of 10%. Additionally, on most items, we are often able to provide customers with cut-to-size pieces.
2. **DIMENSIONS NEEDED** – What is the length and width of each roll or piece. Stock widths are usually 24", 30", 36", 48", and 60". Special widths can be furnished exactly to fractions of an inch.
3. **MESH** – number of openings per lineal inch. OR Space Cloth – opening size (in inches) between parallel wires.
4. **WIRE DIAMETER** – expressed in decimal inches.
5. **METAL OR ALLOY** – Click here to see Descriptions of Commonly Used Alloys.
6. **TYPE OF WEAVE** – Plain, Twilled, Plain Dutch, Twilled Dutch, or specify if the material is welded.
7. **TYPE OF CRIMP** – Double, Intermediate, Lock, or Smooth.

- For example, a customer would place an order for the following:

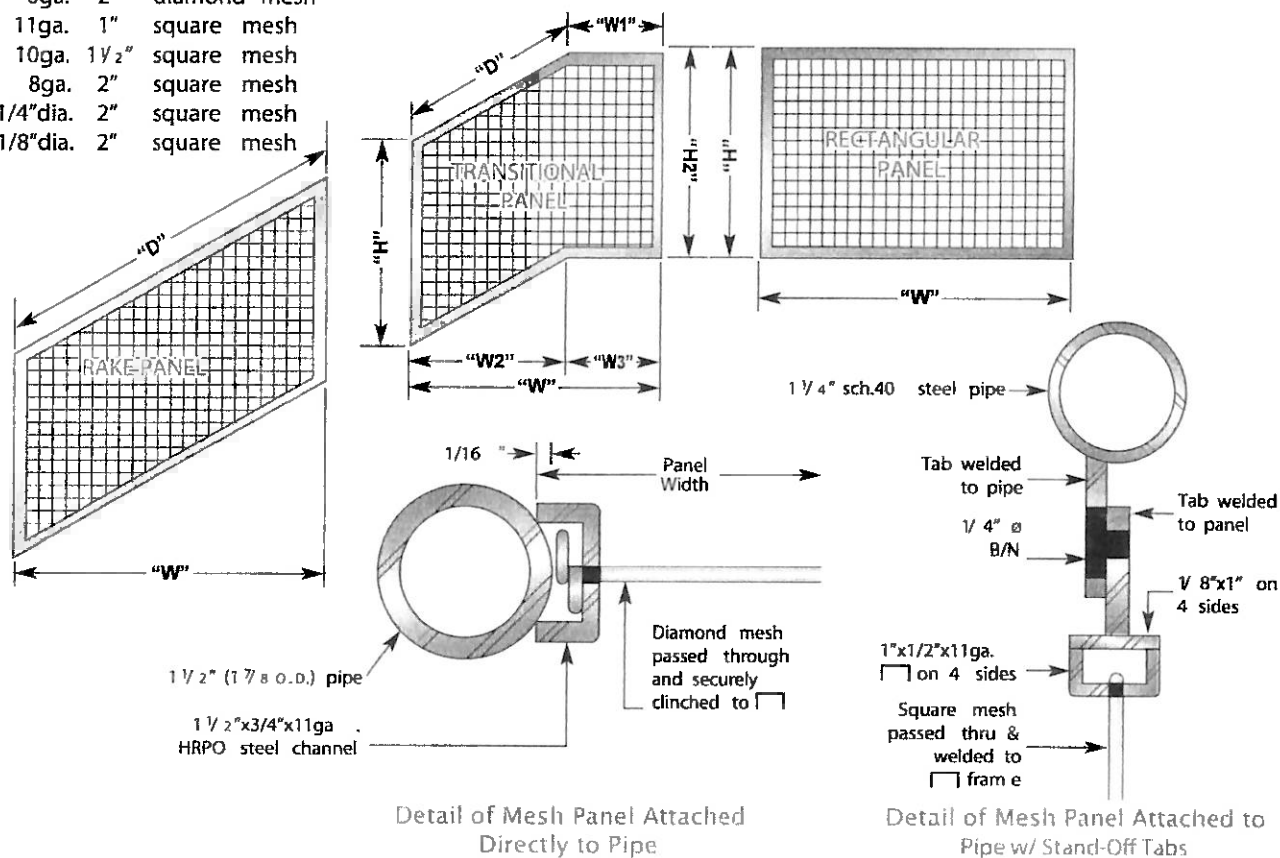
- 1 roll 100 ft x 36" wide or 1 piece 25 ft x 48" wide
- 4 x 4 mesh (4 openings per inch in each direction)
- .047" diameter wire
- Type 304 Stainless Steel Woven Wire Mesh
- Plain Weave

RAILING INFILL PANELS

AVAILABLE STANDARD MESHES

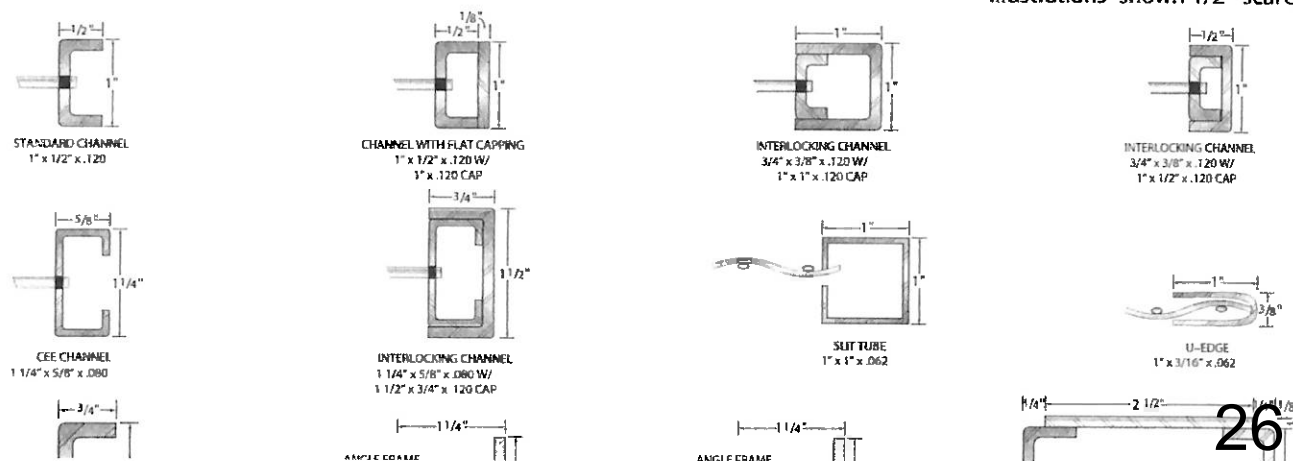
- 10ga. 1 1/2" diamond mesh
- 6ga. 2" diamond mesh
- 11ga. 1" square mesh
- 10ga. 1 1/2" square mesh
- 8ga. 2" square mesh
- 1/4" dia. 2" square mesh
- 1/8" dia. 2" square mesh

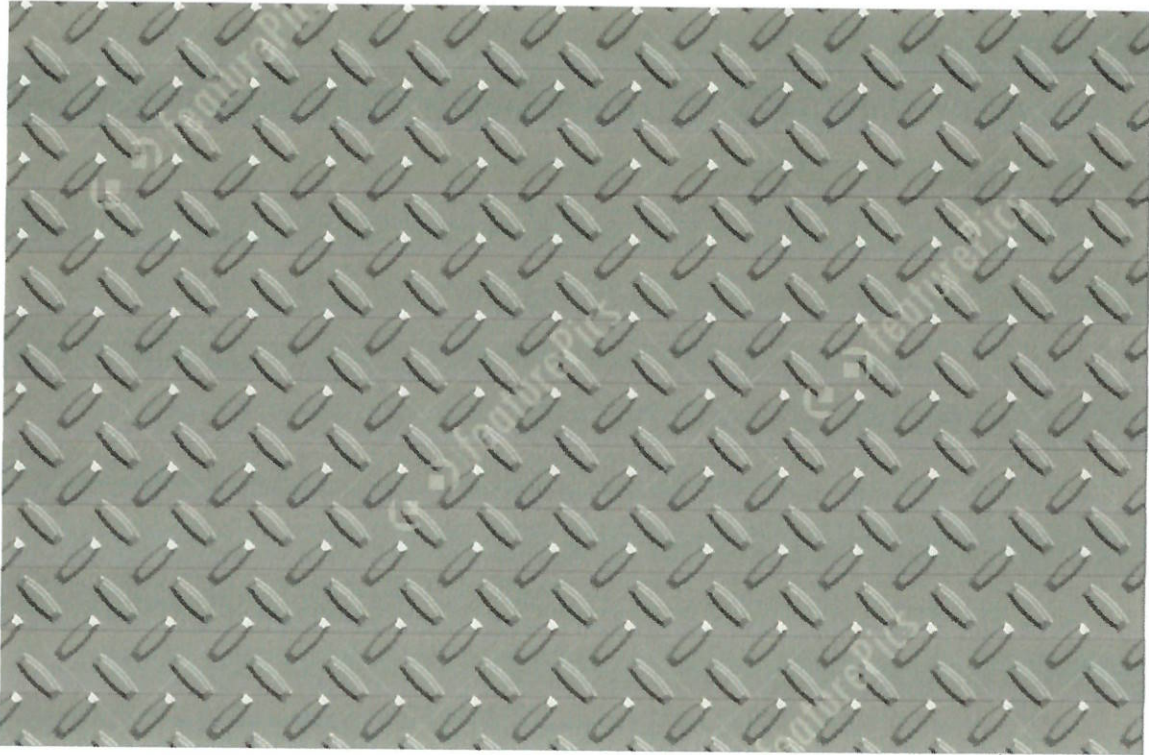
Note: Other custom meshes in various gauges and patterns available.



FRAMING OPTIONS

Illustrations shown 1/2" scale





DIAMOND STEEL PLATE / GALVANIZED
(FOR LOWER PLATFORMS)

City of Takoma Park

Housing & Community Development

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



7500 Maple Avenue
Takoma Park, MD 20912

June 12, 2019

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

RE: 7054 and 7056 Carroll Avenue, Takoma Park, Maryland – parking attendant booth

Dear Ms. Heiler,

The Takoma Park Façade Advisory Board met on June 11, 2019, to review the design proposal for 7054 and 7056 Carroll Avenue, Takoma Park, Maryland. The proposal is to be considered by the Historic Preservation Commission.

Property owners, Bobbi and Sam Kittner, and architect, Rick Vitullo, presented the proposal for a replacement of the fire escape on the rear of the building.

The Takoma Park Façade Advisory Board passed the following resolution:

The Board voted to approve the application as submitted with the following conditions:

- 1. Paint all steel elements, with the exception of the wire mesh, to match the building.**
- 2. Include screening of the kitchen exhaust ducts with tighter mesh.**
- 3. If, in the course of engineering, the project differs substantially from what has been presented, return to the Façade Advisory Board with an update.**

Recommended but not required: Include mesh for vines or a green wall along the west side of the property, if acceptable to the adjacent residential neighbor.

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