

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

<b>Address:</b>	7054 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	3/11/2020
<b>Resource:</b>	Contributing Resource (Takoma Park Historic District)	<b>Report Date:</b>	3/4/2020
<b>Applicant:</b>	Sam and Bobbi Kittner (Rick Vitullo, Architect)	<b>Public Notice:</b>	2/26/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-19CC REVISION	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Egress stairs		

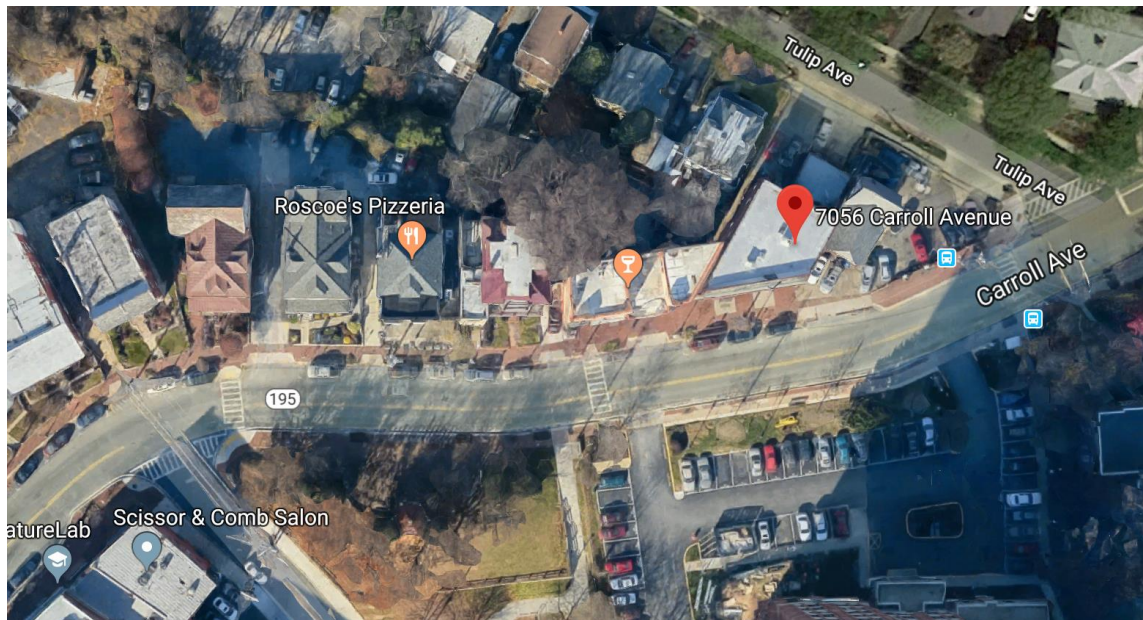
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

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



***Fig. 1: Subject property.***

## **BACKGROUND**

The Commission previously approved the applicants' proposal for a new fire escape at the July 24, 2019 HPC meeting<sup>1</sup>. At that time, the proposed fire escape was to be constructed from painted steel with attached galvanized steel wire mesh/cloth safety screening and open steel grate flooring.

## **PROPOSAL**

The applicants have revised their application to propose the following:

- ½” steel balusters are proposed in place of the previously approved wire mesh/cloth safety screening.
- Diamond patterned steel plate flooring is proposed in place of the previously approved open steel grate flooring.

## **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.

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<sup>1</sup> Link to July 24, 2019 HPC meeting audio/video transcript:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=62bbb12f-af0e-11e9-b703-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=62bbb12f-af0e-11e9-b703-0050569183fa)

Link to July 24, 2019 staff report: <https://montgomeryplanning.org/wp-content/uploads/2019/07/I.D-7054-Carroll-Avenue-Takoma-Park.pdf>

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 Commission previously approved the applicants' proposal for a new fire escape at the July 24, 2019 HPC meeting. At that time, the proposed fire escape was to be constructed from painted steel with attached galvanized steel wire mesh/cloth safety screening and open steel grate flooring.

Due to code requirements, the applicants have revised their application to propose diamond patterned steel plate flooring in place of the previously approved open steel grate flooring. Additionally, the applicants have revised their application to propose ½" steel balusters in place of the previously approved wire mesh/cloth safety screening for all landings and stairs, due to cost considerations. As revised, the previously approved wire mesh/cloth safety screening will be retained at the west side of the fire escape to serve as a plant trellis. It will be also be retained as screening for the vertical duct at the rear of the building.

The applicants' proposal was initially reviewed by the City's Façade Advisory Board (FAB) at their June 12, 2019 meeting, where 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.

To comply with the previous conditions, the applicants returned to the FAB with their proposed revisions. The proposed revisions were reviewed and approved by the FAB at their February 11, 2020 meeting.



Staff finds that the proposal will not detract from the character-defining features of the subject property, 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



DPB - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION 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:

## OPTIONAL TYPE OF PROJECT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☐ Install ☐ Wind/Rise  
☐ 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.

RJV  
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**

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**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 2<sup>nd</sup> floor to grade; there is a steel stair providing egress from the 1<sup>st</sup> 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.*

**From:** [Richard J. Vitullo](#)  
**To:** [Kyne, Michael](#)  
**Cc:** [bobby@kittner.com](mailto:bobby@kittner.com); ["Sam@kittner.com"](mailto:Sam@kittner.com)  
**Subject:** 7054 Carroll Ave., Takoma Park  
**Date:** Tuesday, February 18, 2020 3:51:41 PM  
**Attachments:** [7054 Carroll Avenue.pdf](#)

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Hi Michael:

Can you use this type of file for your purposes, or do you need separate PDFs? Let me know. Thank you for getting us on the March 11 agenda for the HPC meeting.

Here are the changes we had to make on this project:

1. **Flooring:** We had originally desired to have steel open grating for all of the horizontal floor surfaces, including the stair treads. Upon meeting with county code officials however we were told that that would not be code compliant. Only diamond patterned steel plate is compliant, which is what we are now using. (see attachment).
2. **Railings:** Because of availability of large quantities of material, and the familiarity of using this material by the local fabricator, the labor and material cost for using steel mesh was prohibitive to use everywhere. So, we had to eliminate the steel mesh at all of the landing and stair railings, except we did keep it at the west side as a planting "scaffolding" and as the vertical duct screening material. We have proposed using standard vertical ½" x ½" steel balusters at 4" o.c. for all landings and stairs.



**Richard J. Vitullo AIA**

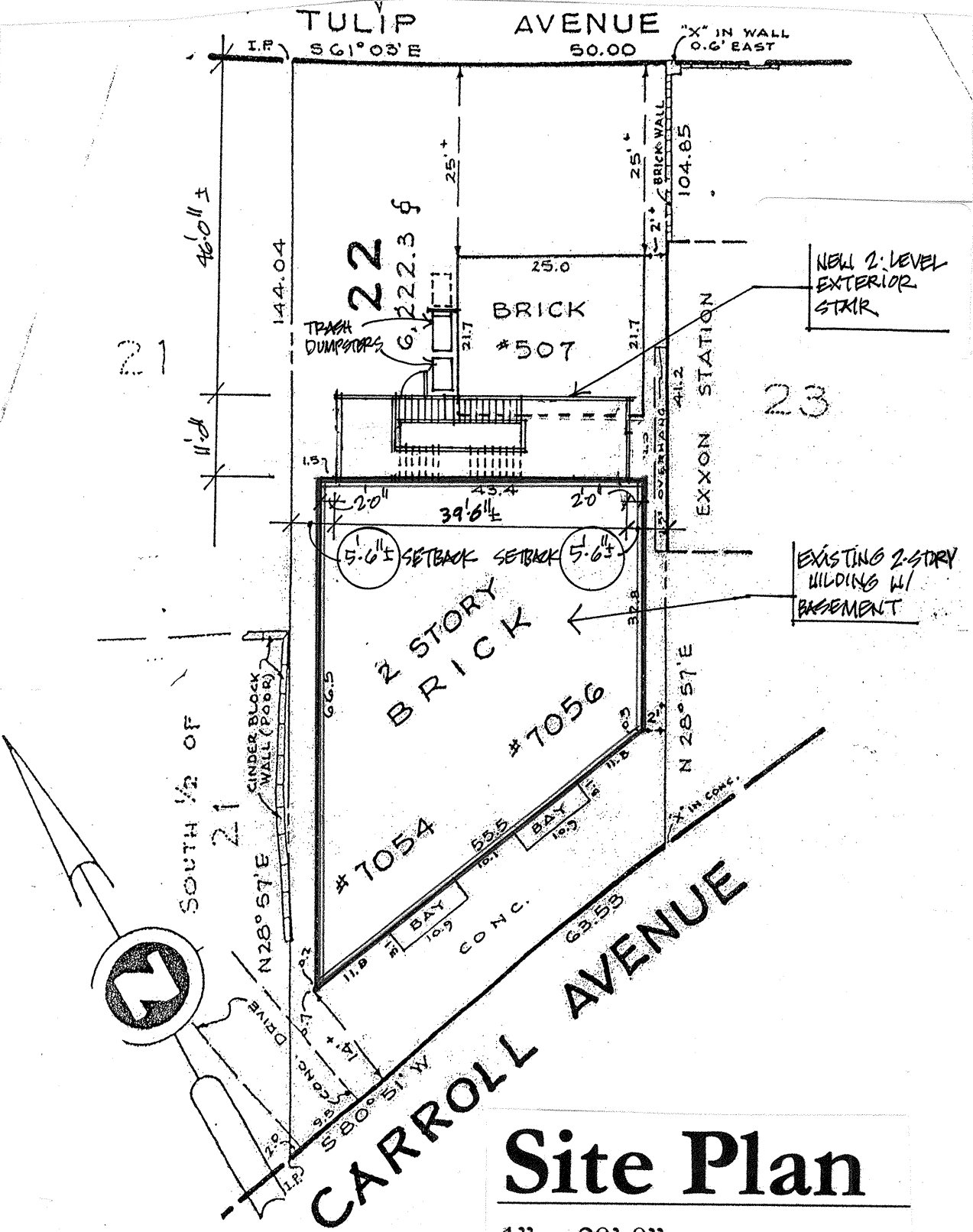
**Vitullo Architecture Studio, PC**

7016 Woodland Ave.

Takoma Park, MD 20912

**(301) 806-6447 cell**





#### Building/Site Information:

Lot: 22 Block: 6  
Subdivision: L & E Addition to Takoma Park  
Address: 7054 Carroll Ave., Takoma Park, MD 20912  
Year built: 1922+/-  
Zoning: Neighborhood Retail (NR)-0.75, H-50

#### Project Information:

Contributing Resource "Craftsman" commercial building in the Takoma Park Historic District. Replace existing dilapidated fire escape with new steel stairway.

#### Code Notes:

All construction shall be in conformance with the International Building Code (IBC), 2015 Edition, as amended by Mont. Co., Executive Reg. #4-15AMII.

#### Area Calculations:

##### EXISTING:

Lot Area: 6222 s.f.  
Lot Coverage/Building Area: 2155 s.f.  
Fire Escape (footprint): 132 s.f.  
% of Lot Coverage: 34.6%

##### PROPOSED:

Stair (footprint) 434 s.f.

## Rear Stair Addition for:

# 7054 Carroll Avenue

Takoma Park, MD 20912

## CODE ANALYSIS

	Existing Building	Proposed Alteration
IBC 2015 Occupancy Classification	B (Business)	B (Business)
Construction Type	IIB	IIB
Number of stories above grade	2	2
High Rise (Y/N)	No	No
Covered Mall (Y/N)	No	No
Fire Alarm	YES	YES
Fully sprinklered (Y/N)	No	No
Floor area of renovation	96 s.f. (Exist. fire escape)	434 s.f. (New exterior stair)

## GENERAL CONSTRUCTION NOTES:

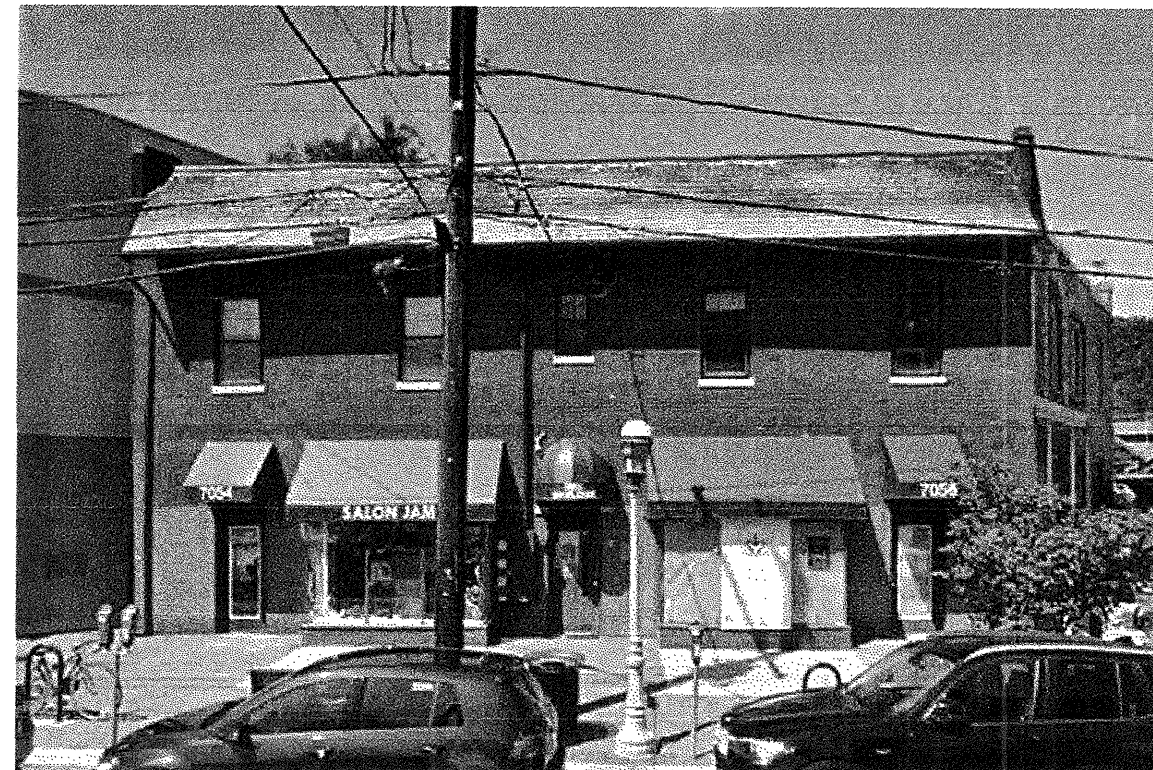
- This is only a replacement of an existing fire escape with a new stairway for an existing building.
- These drawings are to show only materials and layout of the design; means and methods are to be determined by contractor. The contractor shall fully acquaint him/herself with the conditions relating to construction and labor so that he/she understands the issues relating to the execution of the work.
- Contractor and fabricator shall provide all materials, labor and equipment and pay all freight charges, taxes, and handling of materials necessary for the full implementation of the work herein described on these drawings unless noted otherwise.
- Contractor and fabricator to verify all dimensions and assumed conditions in the field; bring any discrepancies, omissions, ambiguities or conflicts to the attention of the architect and owner as soon as possible before proceeding with any of this work in question.
- Contractor and fabricator to notify architect if any existing pipes, ducts, or structural elements (or any other relevant item) that are revealed by demolition and are scheduled to be removed or re-routed for the new plan are determined to be not easily moved, or removed.
- All construction will meet or exceed all applicable building and health codes, unless a code modification approval is granted.
- The owner's written authorization will be required before any work is executed or materials ordered that involve a change from the original specifications affecting the contract price.
- All plan dimensions on drawings are set to edge of framing members; all finishes are not taken into account unless otherwise noted. If dimension is taken to a finish surface, it shall be noted as "FINISH DIMENSION", "FIN. DIM.", or "CLEAR DIM.".
- All electrical outlets at exterior to be ground fault circuit interrupters (GFCI).
- All decorative light fixtures to be selected by owner, installed by contractor.
- This project conforms to all applicable building codes and zoning regulations for Montgomery County, Maryland. All codes subject to the Mont. Co. Maryland Amendments (Executive Reg. #4-15AMII) and all revisions:

#### Code Description

EXISTING BUILDING	IEBC 2012 International Existing Building Code
ELECTRICAL	NEC 2011/ NFPA 70- National Electrical Code
FIRE	NFPA 101 Life Safety Code 2015
ZONING	Montgomery County Zoning Ordinance Ch. 59, 2014

## SPECIFICATIONS

- Steel Wire Mesh:** McNichols Co. (or equivalent) Wire mesh, Rectangular, Carbon Steel, Cold Rolled, Mill Finish, Welded and Trimmed, 4" x 2" mesh (3.7500" x 1.7500" opening), 0.250" (2 3/4 Gauge) Thick Wire diameter, Long direction of opening (LWO) Parallel to Width of Sheet, 93% Open Area, 48" width x 120" length. Finish: clear-coat powder coated (color: "burnt sienna", or otherwise by owner).
- Platforms:** Diamond-pattern steel plate, 1/8"-thick, Finish: clear-coat powder coated or galvanized. TBD, by owner.
- Treads:** FS Industries (or equivalent) Open-riser diamond-pattern steel plate exterior stair treads, 11" deep (BOCA) x 44" wide x 1/8" thickness Finish: clear-coat powder coated or galvanized. TBD, by owner.
- 45-minute fire-rated windows:** 45-min. fire-rated glazing and window frames for 1<sup>st</sup> floor rear windows. Manufacturer and exterior finish TBD.



## Sheet No. Sheet Title

Cover	Site Plan/Project Description /General Notes & Specifications/ Code Analysis
A-1	1 <sup>st</sup> Floor Demolition Plan (1/4"=1'-0")/ Foundation Plan (1/4"=1'-0") / Electrical & Lighting Legend
A-2	First Floor Plan (1/4"=1'-0")/ First Floor Framing Plan (1/4"=1'-0")/ Mechanical Screening Plan (1"=1'-0")
A-3	Second Floor Plan (1/4"=1'-0")/ Second Floor Framing Plan (1/4"=1'-0")/
A-4	Exterior Elevation (Rear) (1/4"=1'-0")/ Fence/Gate Elevation (1/4"=1'-0")/ Handrail & Screening Details (Scale, as noted)
A-5	Exterior Elevations/Side (1/4"=1'-0")/ Building Section (1/4"=1'-0") Guardrail Sections (1 1/2"=1'-0")
A-6	Window & Door Schedule
S-1	Structural Connection Details (1 1/2"=1'-0")
S-2	Structural Connection Details (1 1/2"=1'-0")/ Wall Section @ Steel Column (1"=1'-0")
S-3	Structural Notes

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 #: 8221-R, Exp. Date: 7/22/20

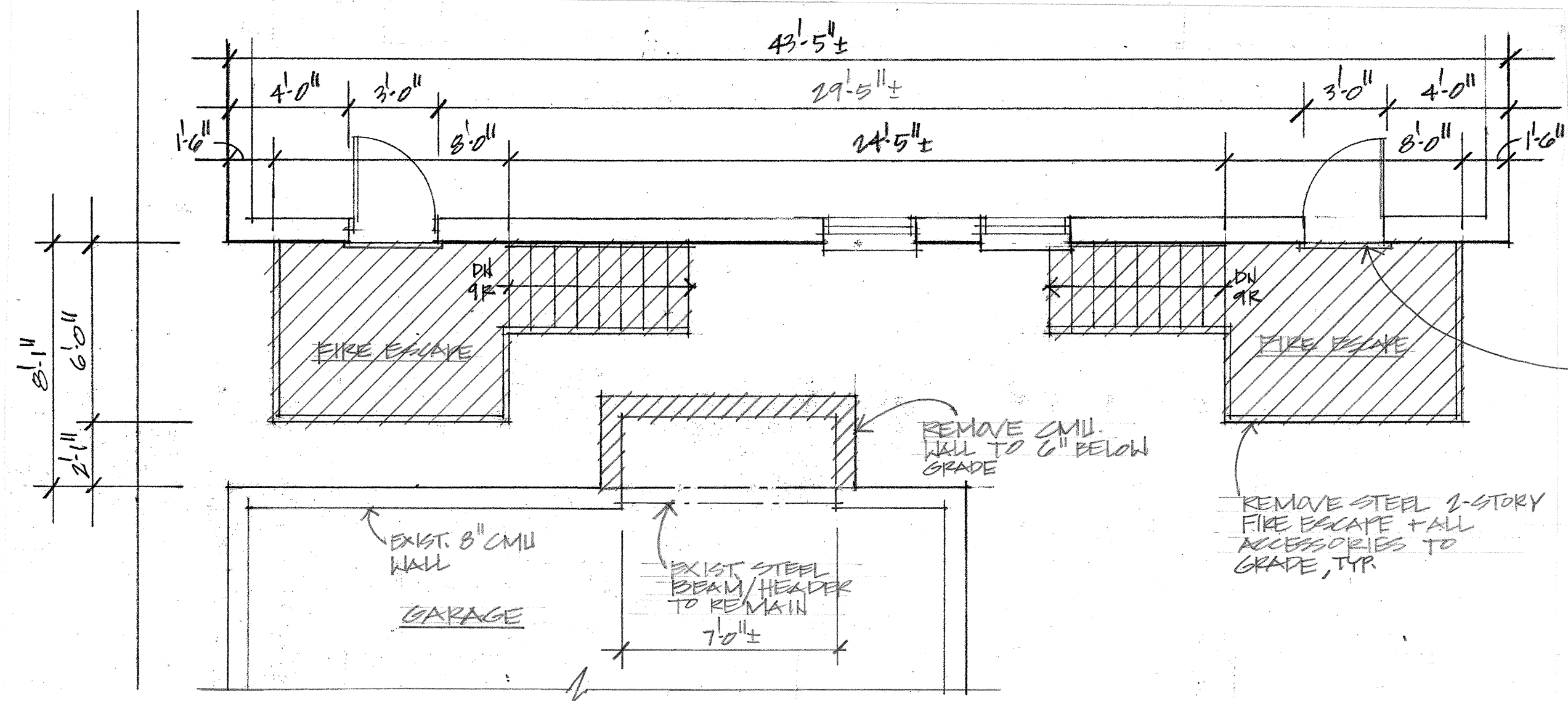
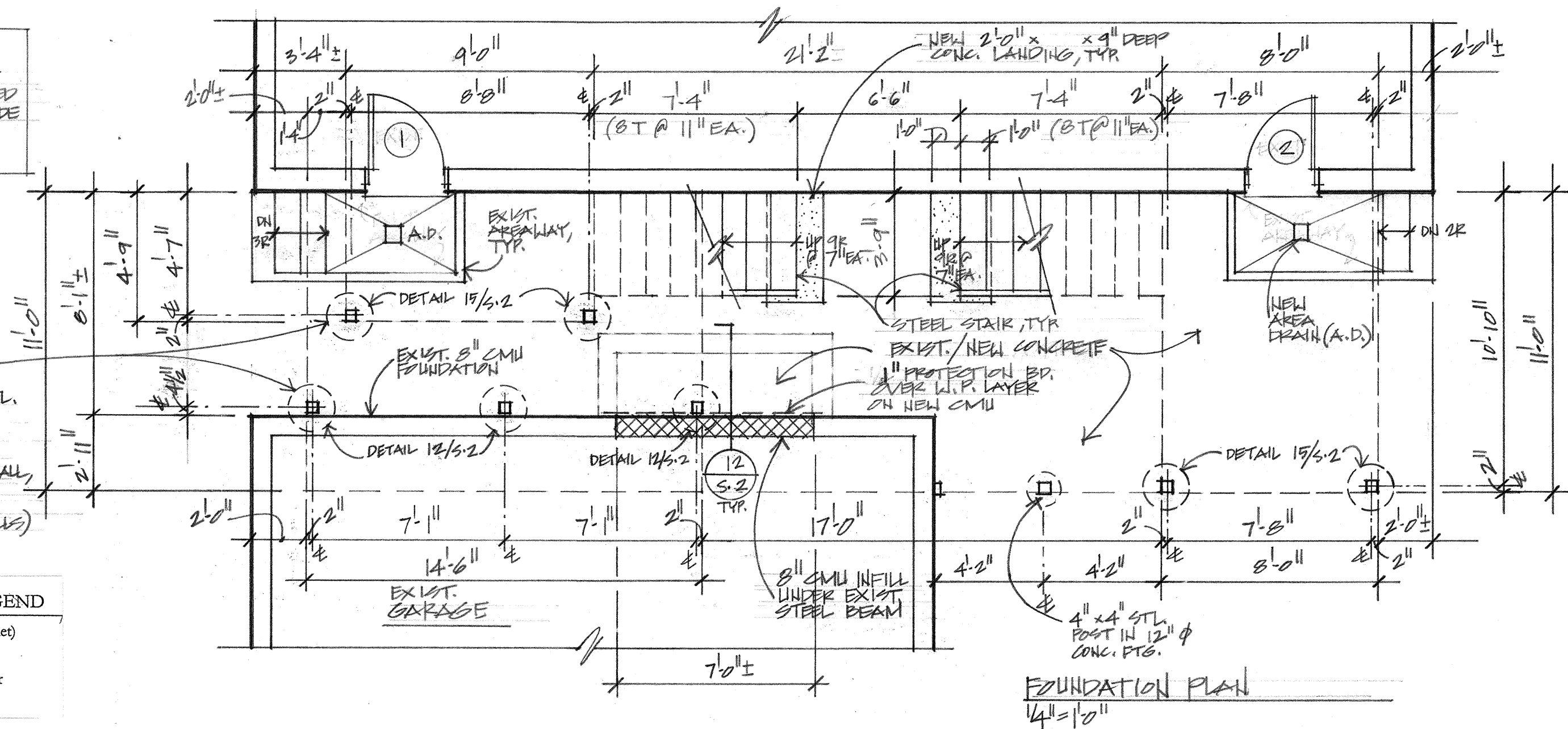
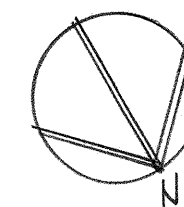
Vitullo Architecture Studio, PC  
7016 Woodland Ave.  
Takoma Park, MD 20912  
(301)806-6447 cell

7054 Carroll Ave. Building  
Takoma Park, MD 20912

COVER

4' x 4' x 14' HSS  
SQUARE STEEL  
COLUMN ON 9' x 9' x 1/2" STL.  
R. ON 20" Ø CONC. PIER  
W/ (5) #4'S VERT, W/ #3  
STIRRUPS @ 12" O.C., TYP.  
(AT EX. NEW WALL GARAGE WALL  
BREAKOUT CMU CELLS  
TO ALLOW PURED CONC.  
PIERS TO INFILTRATE CELLS)

"E"	Indicates existing unit (light or outlet) (all outlets to be made code-compliant)
⊖	Duplex Outlet/new
⊖ A/C	Duplex Outlet/new/above counter
⊖ GFCI	Duplex Outlet/new/GFCI (all outlets in kitchens, baths, and exterior are to be GFCI)
⊖ SM	Surface Mounted Light Fixture
⊖ W	Wall Mounted Light Fixture/Sconce
⊖ WP	Light Fixture / Waterproof
⊖ FL	Dual Flood Light


$$\|A\| = \|I\|$$


EXISTING TO REMAIN  
TO BE DEMOLISHED

— REMOVE  
PART OF  
STONE SILL  
AS NEC. TO  
ALLOW FLUSH  
INSTALLATION  
OF NEW  
STL. CHANNELS,  
TYR

**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 #: 8221-R, Exp. Date: 7/22/20**

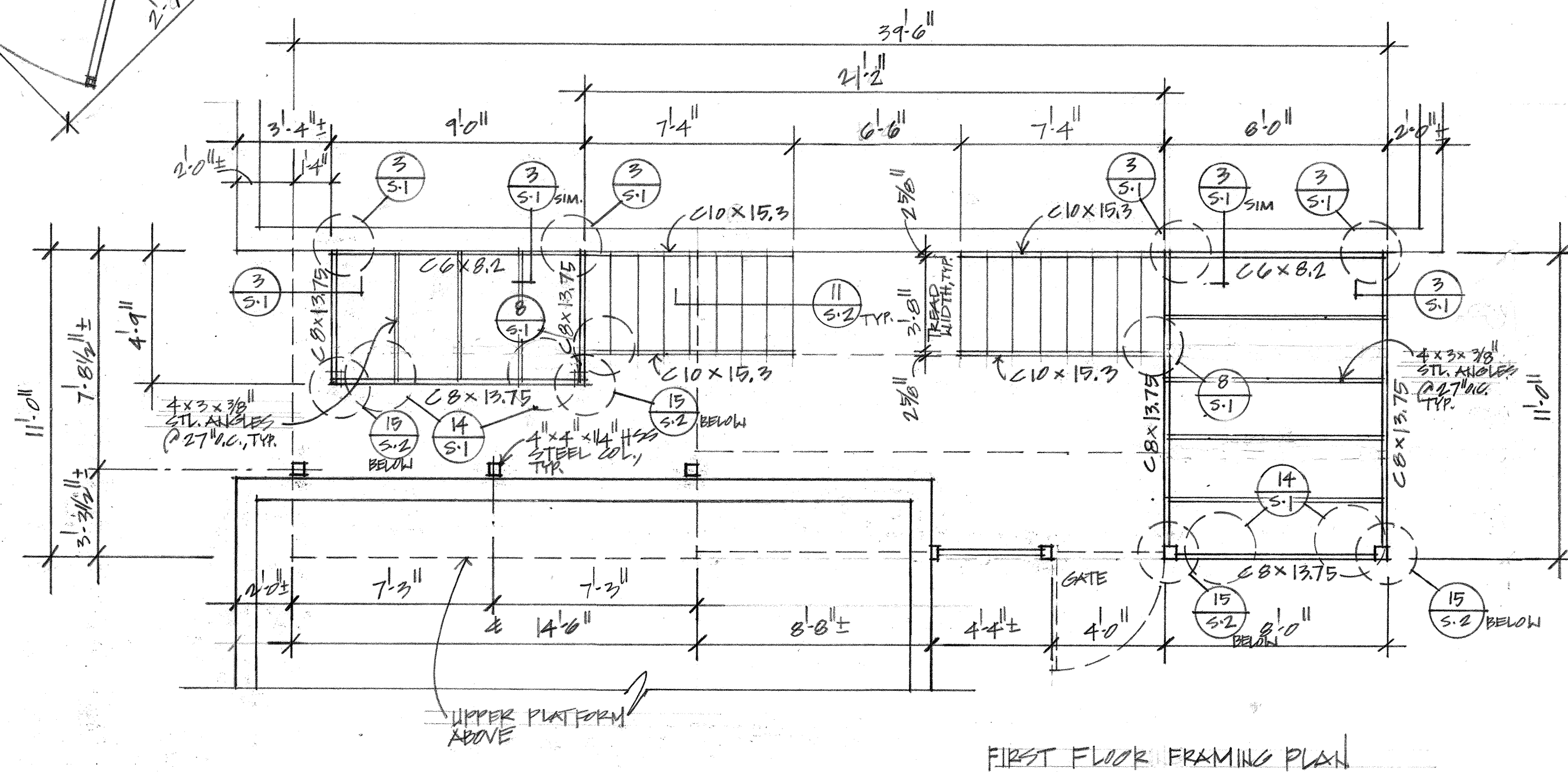
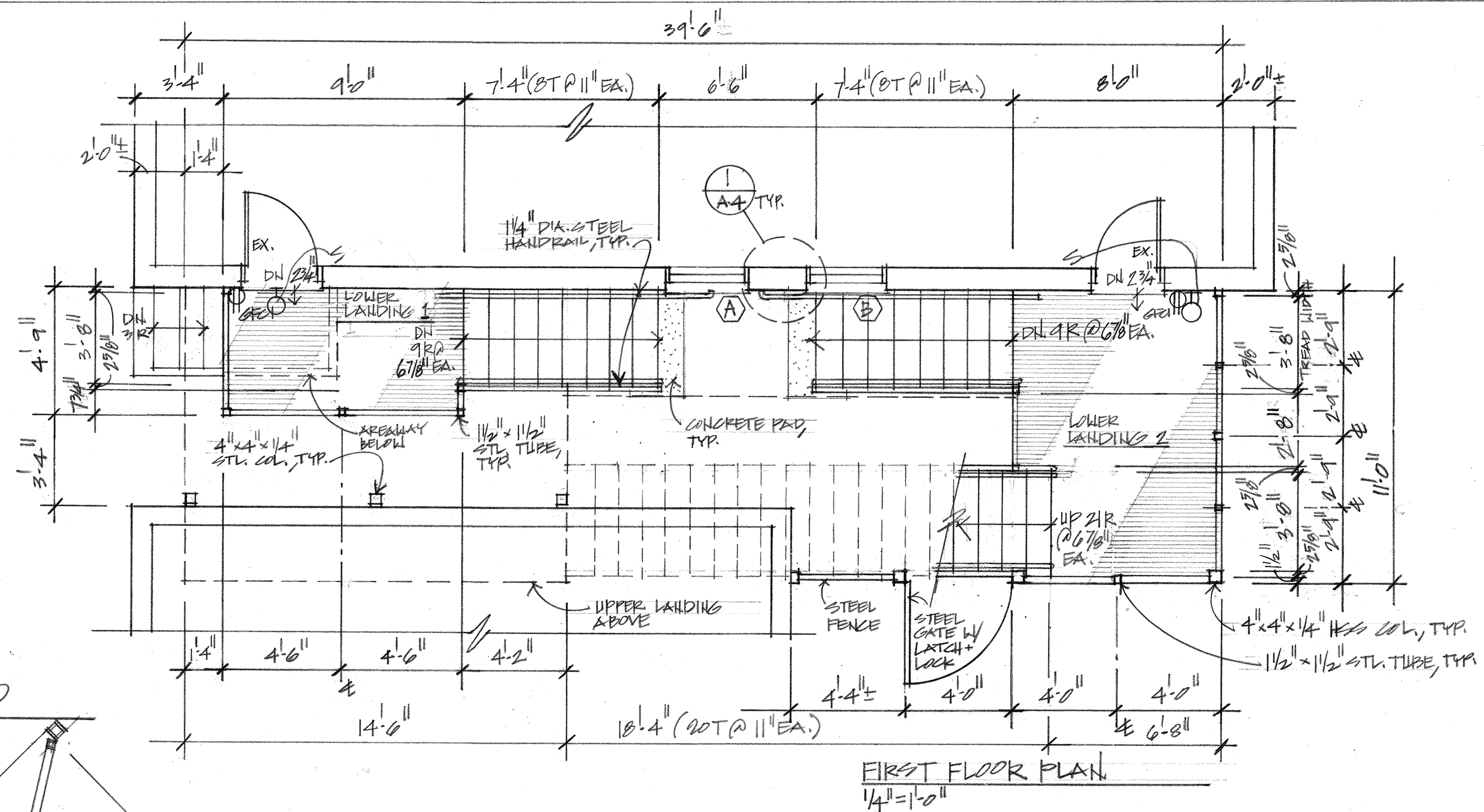
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# A-1





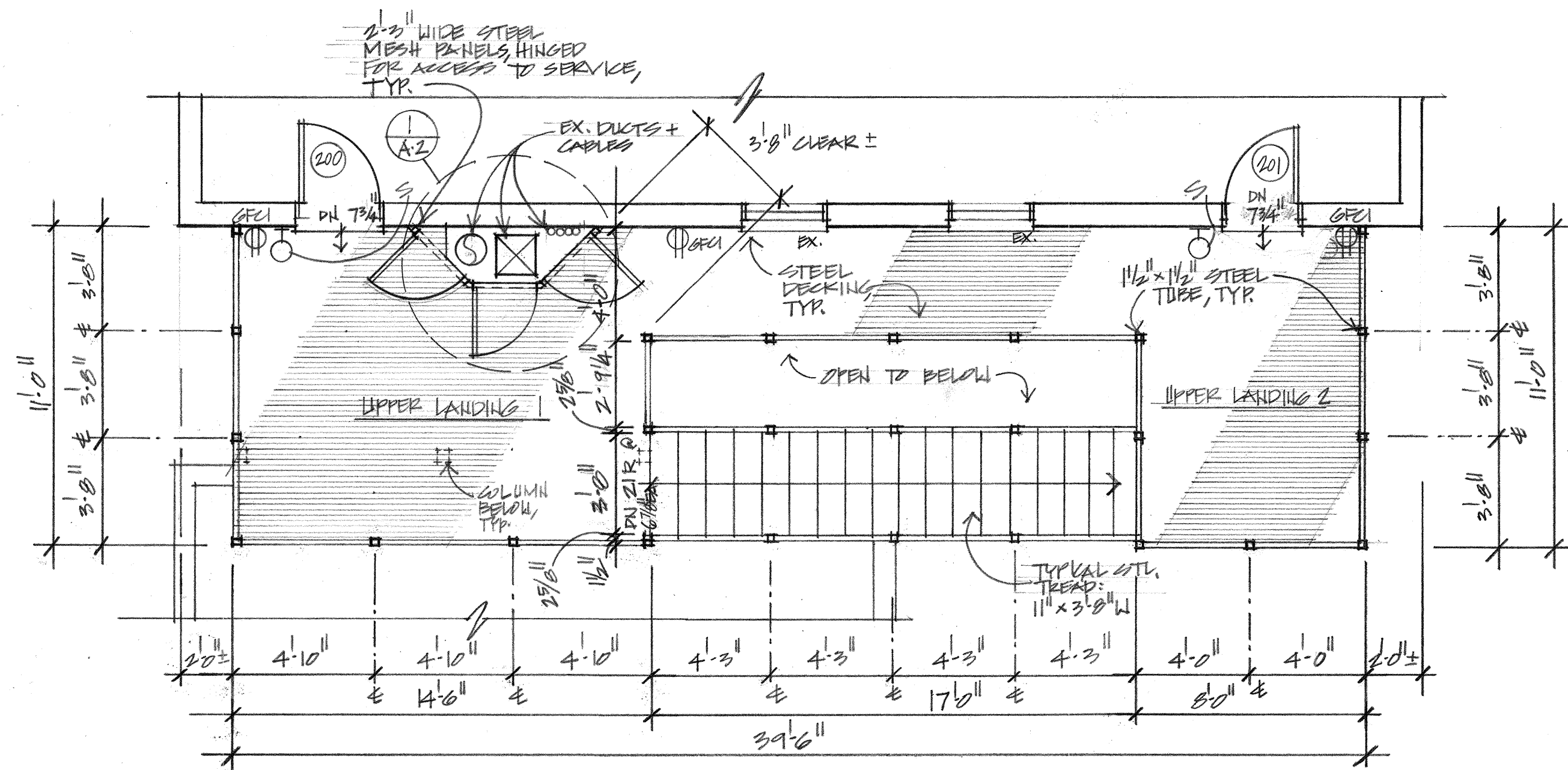
NOTE:  
ALL TREADS ARE PRE-FAB STEEL 1/8" THICK  
(3' 8" WIDE) DIAMOND PLATE (FS INDUSTRIES)

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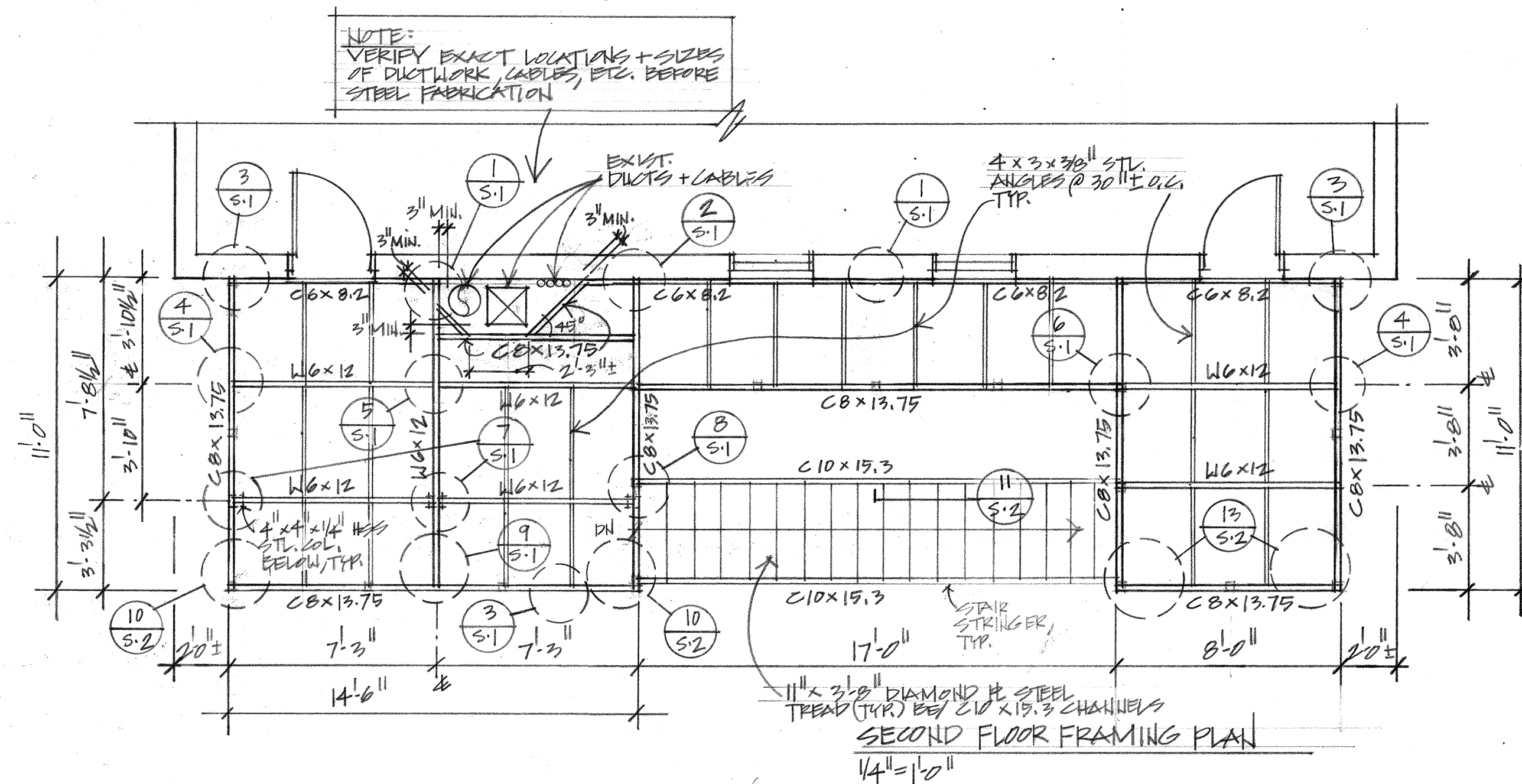
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A-2



SECOND FLOOR PLAN  
1/4" = 1'-0"



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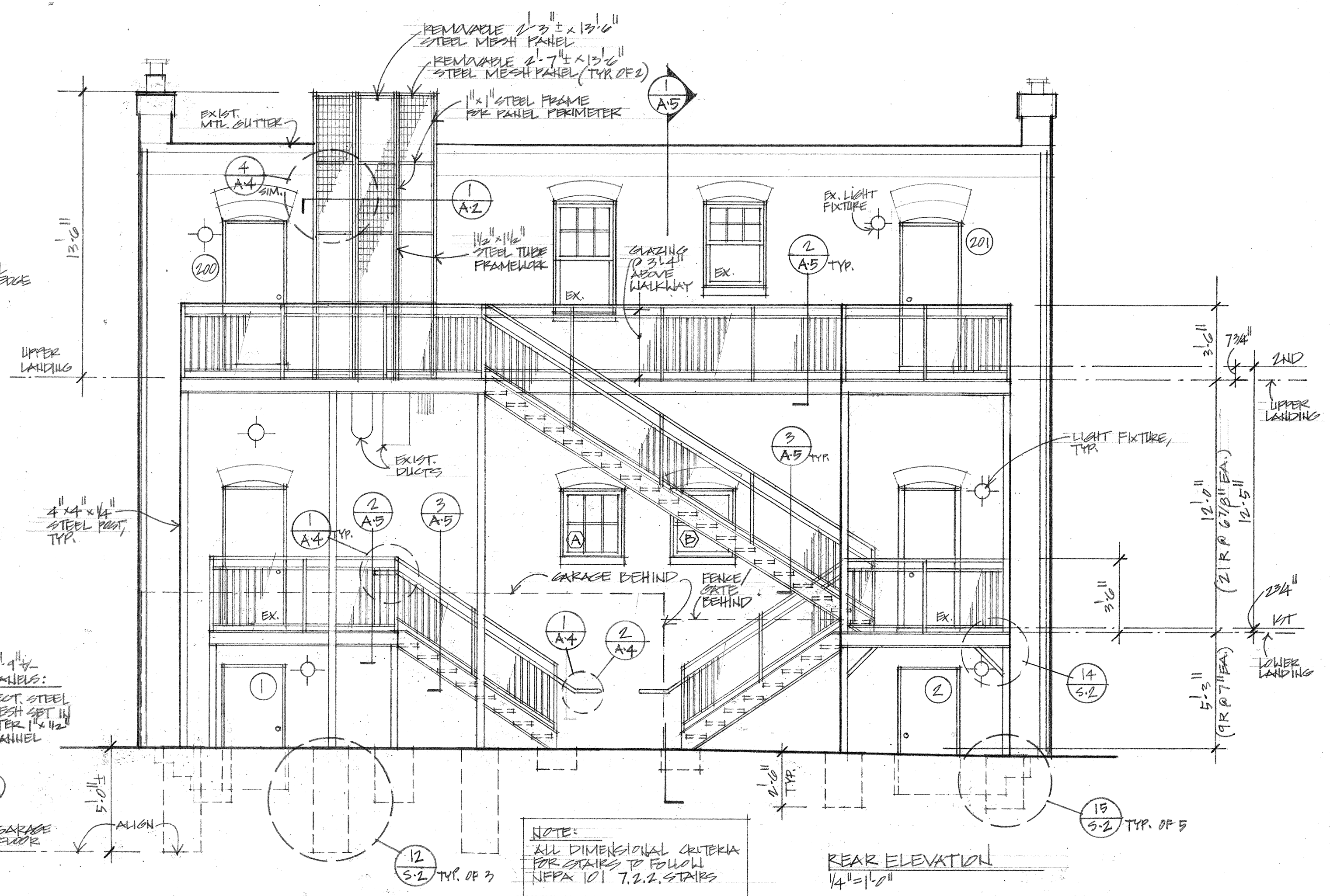
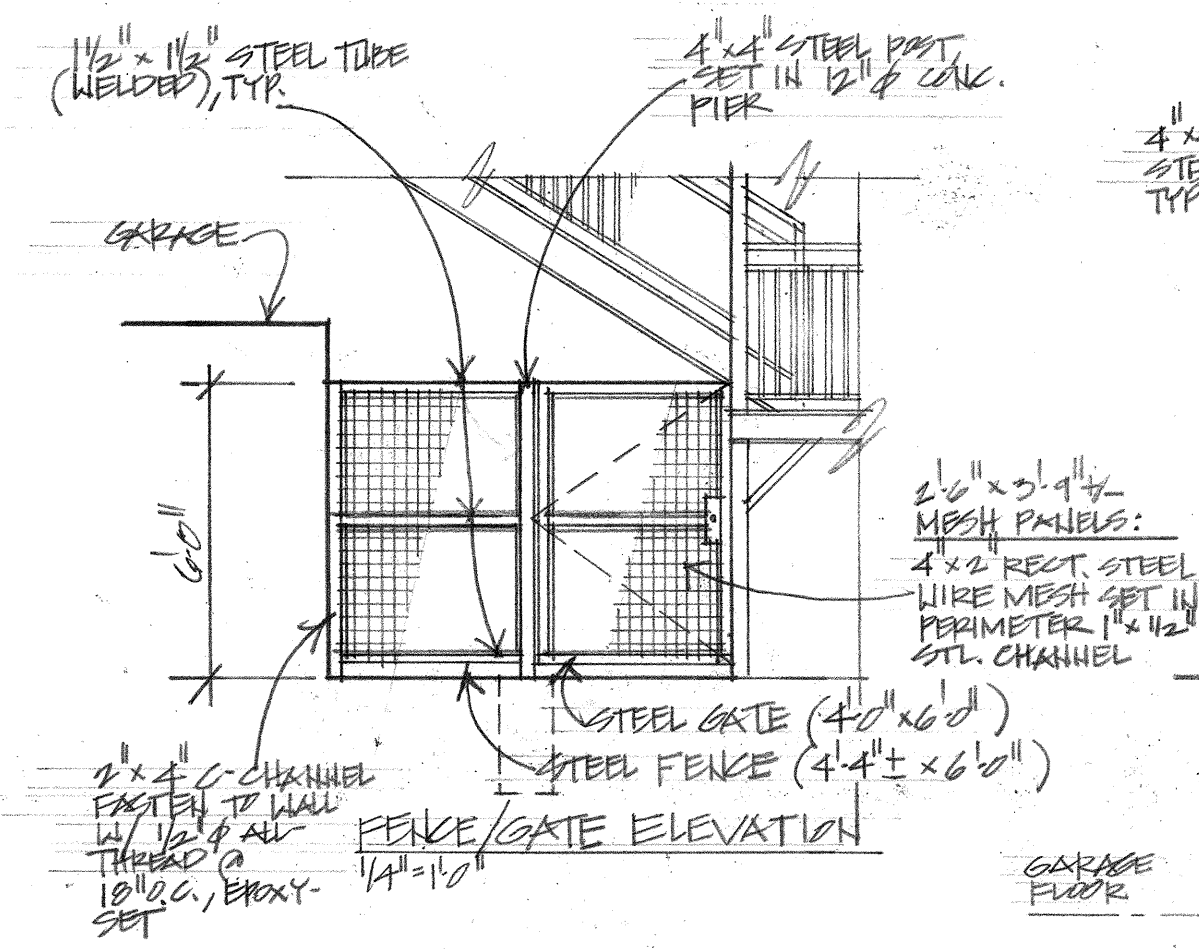
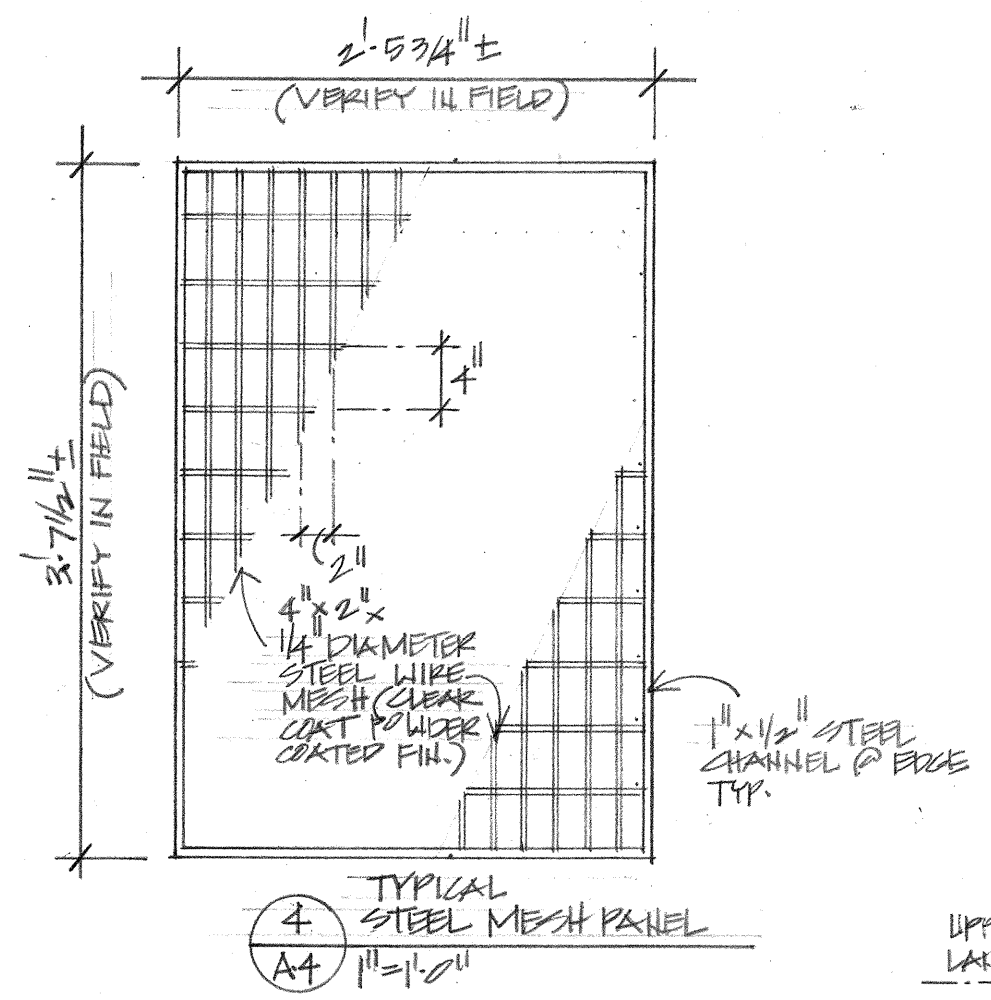
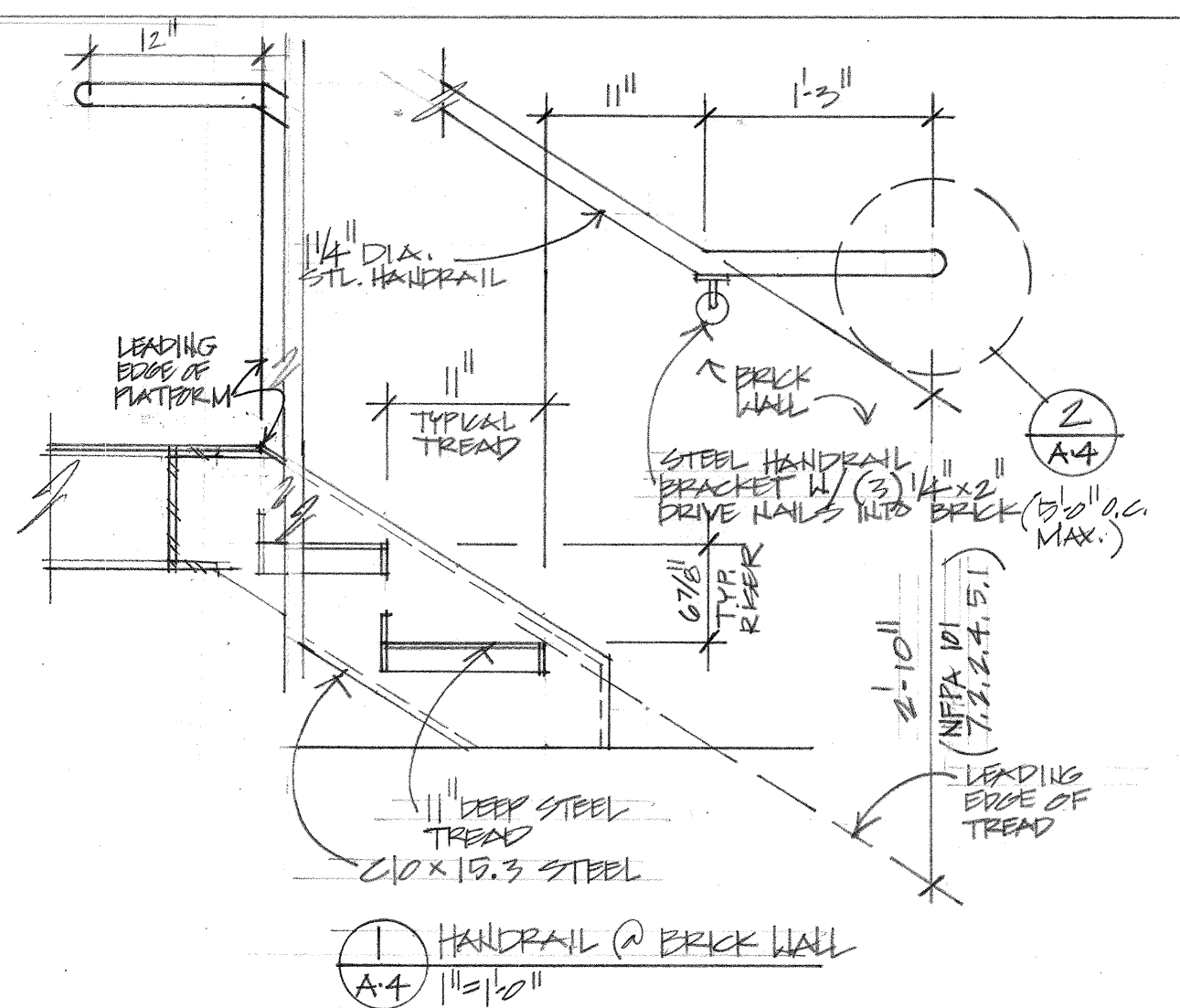
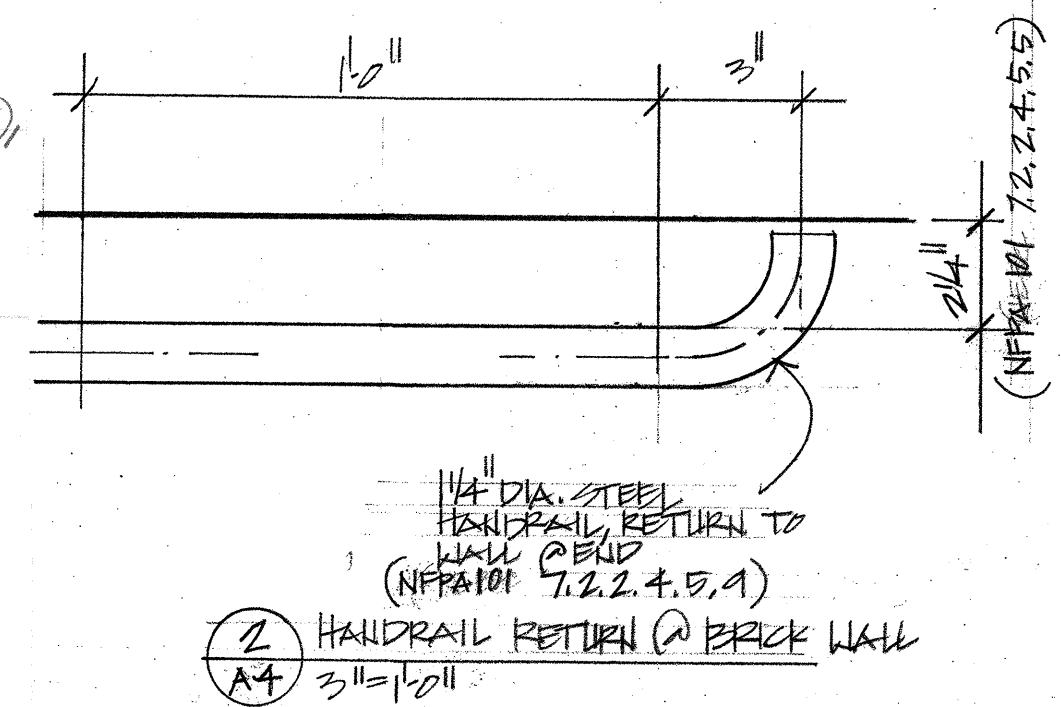
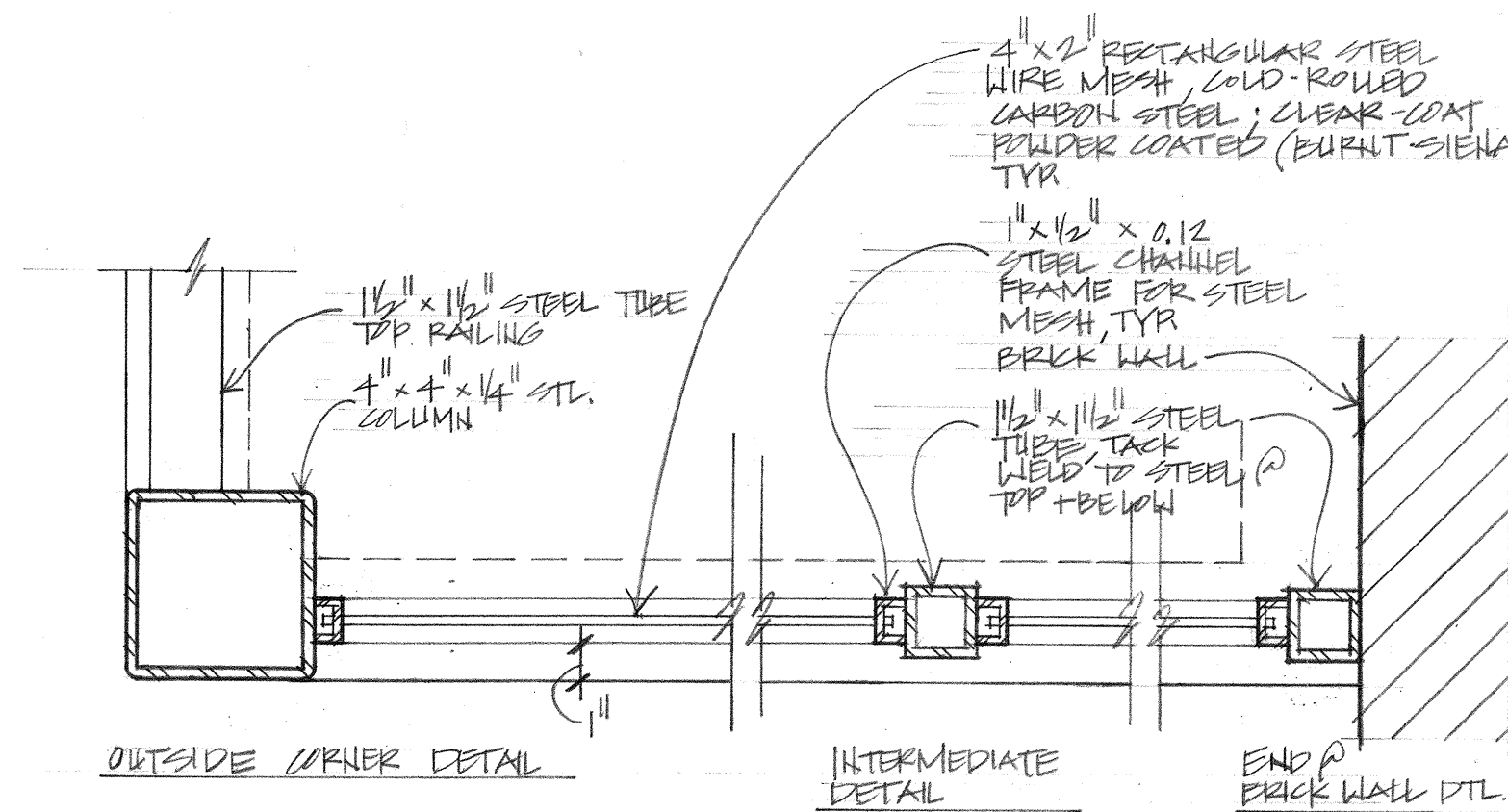
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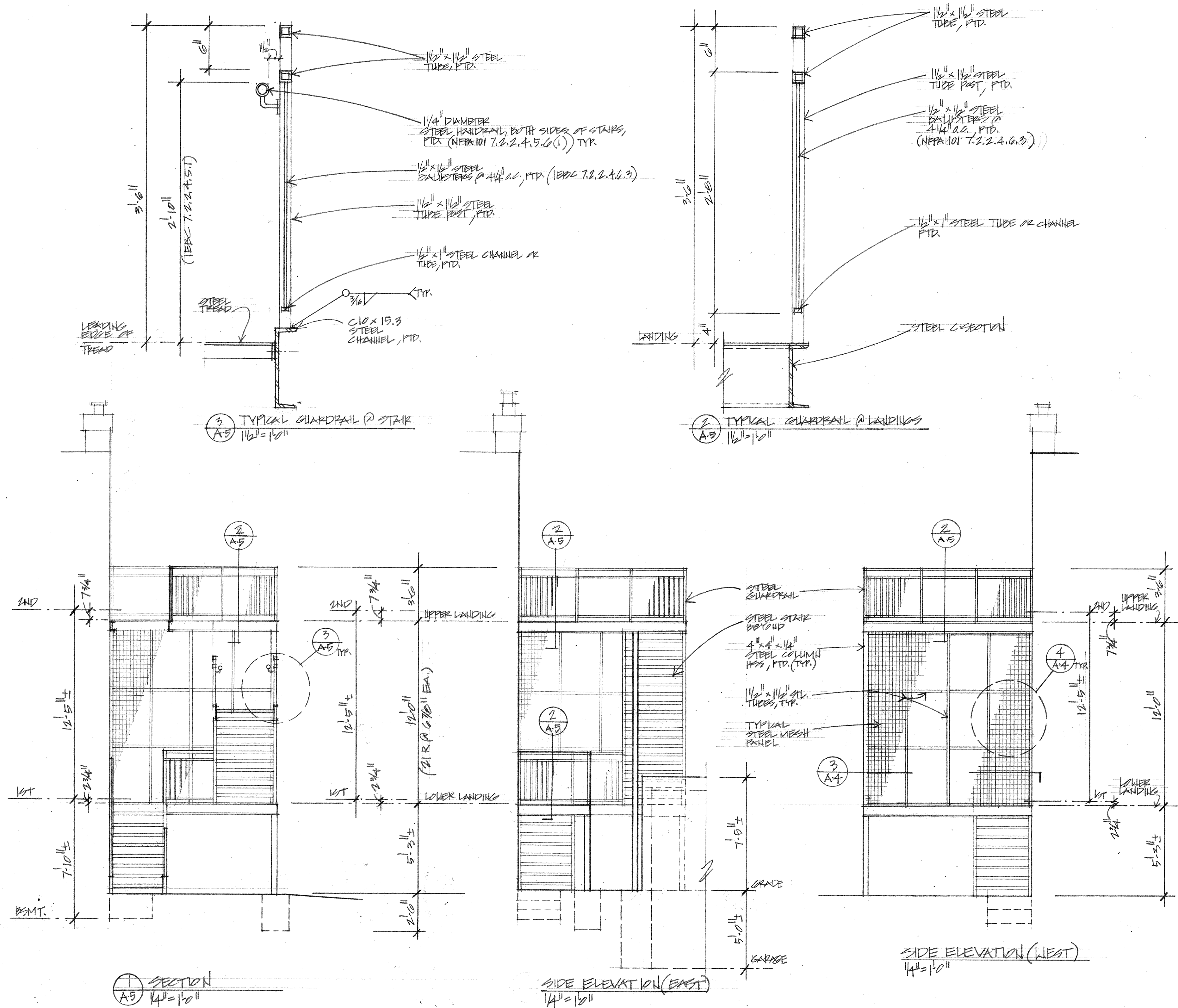
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A-3







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WINDOW SCHEDULE						Manufacturer- Windows: TBD									
No.	Mfr. No.	Height, Unit (M.O.)	Width, Unit (M.O.)	Jamb Depth	Window Type/Material	Glazing Type	Grille Structure	Screens / Screen Door	Hardware	Overall Glass Size (Total s.f.)	SHGC-value Total Unit	U-value Total Unit	Egress window	Quant.	Remarks
A	TBD	3'-3" +/- M.O.	3'-2" +/- M.O.	8" brick wall + 3 1/2" +/-	FIXED WINDOW /45-minute rated window and frame	45-minute rated glazing	6-lite	NO	n/a	8.5 s.f.	n/a	n/a	no	1	Verify dimensions in field
B	TBD	3'-3" +/- M.O.	3'-2" +/- M.O.	8" brick wall + 3 1/2" +/-	FIXED WINDOW /45-minute rated window and frame	45-minute rated glazing	6-over-1 appearance	YES	TBD	8.5 s.f.	n/a	n/a	no	1	Verify dimensions in field
SUBTOTAL														2 units	
DOOR SCHEDULE						Manufacturer- Doors: TBD									
No.	Mfr. No.	Height, Unit (M.O.)	Width, Unit (M.O.)	Jamb Depth	Door Type / Material	Glazing Type	Grille Structure	Screens / Screen Door	Exterior Color	Overall Opening Size (Glass s.f.)	SHGC-value Total Unit	U-value Total Unit	Swing direction (shown from outside room)	Quant.	
1	ThermaTru S100	6'-6" (6'-8" R.O.)	2'-8" (2'-10 3/8" M.O.)	8" brick wall + 3 1/2" +/-	FIBERGLASS INSWING DOOR/ Flush Door	n/a	n/a	n/a	n/a	n/a	n/a	n/a	"Inswing L"	1	Verify dimensions in field
2	ThermaTru S100	6'-6" (6'-8" R.O.)	2'-8" (2'-10 3/8" M.O.)	8" brick wall + 3 1/2" +/-	FIBERGLASS INSWING DOOR/ Flush Door	n/a	n/a	n/a	n/a	n/a	n/a	n/a	"Inswing R"	1	Verify dimensions in field
200	ThermaTru S100	6'-8" (6'-9 11/16" R.O.)	3'-0" (3'-2 3/8" R.O.)	8" brick wall + 3 1/2" +/-	FIBERGLASS INSWING DOOR/ Flush Door	n/a	n/a	n/a	n/a	n/a	n/a	n/a	"Inswing L"	1	Exterior Door / "Aluminum Sill"
201	ThermaTru S100	6'-8" (6'-9 11/16" R.O.)	3'-0" (3'-2 3/8" R.O.)	8" brick wall + 3 1/2" +/-	FIBERGLASS INSWING DOOR/ Flush Door	n/a	n/a	n/a	n/a	n/a	n/a	n/a	"Inswing R"	1	Exterior Door / "Aluminum Sill"
SUBTOTALS														4 units	
TOTALS														6 units	

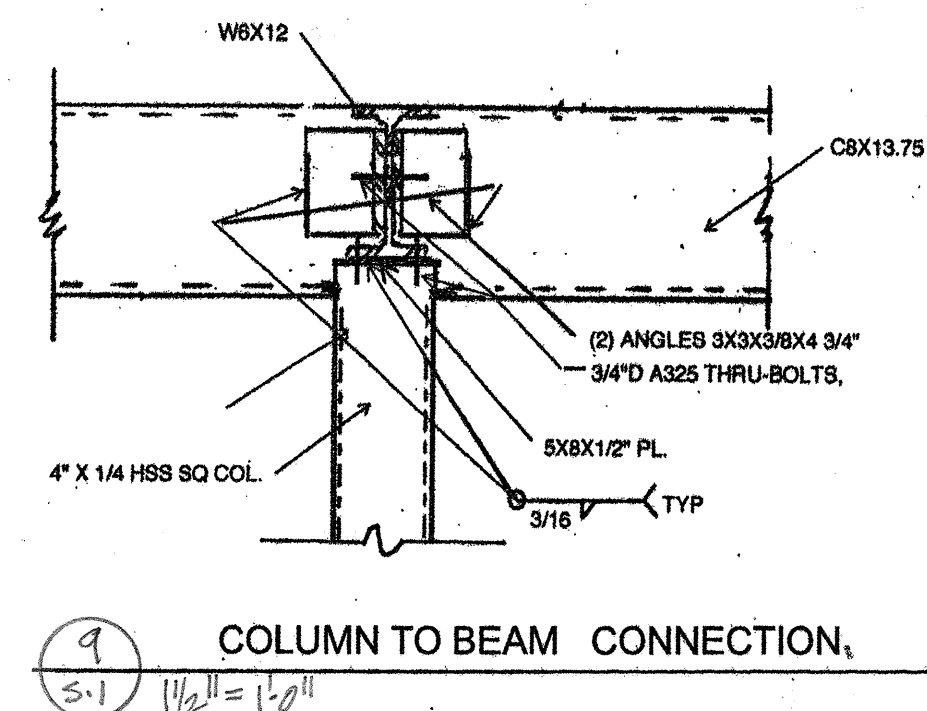
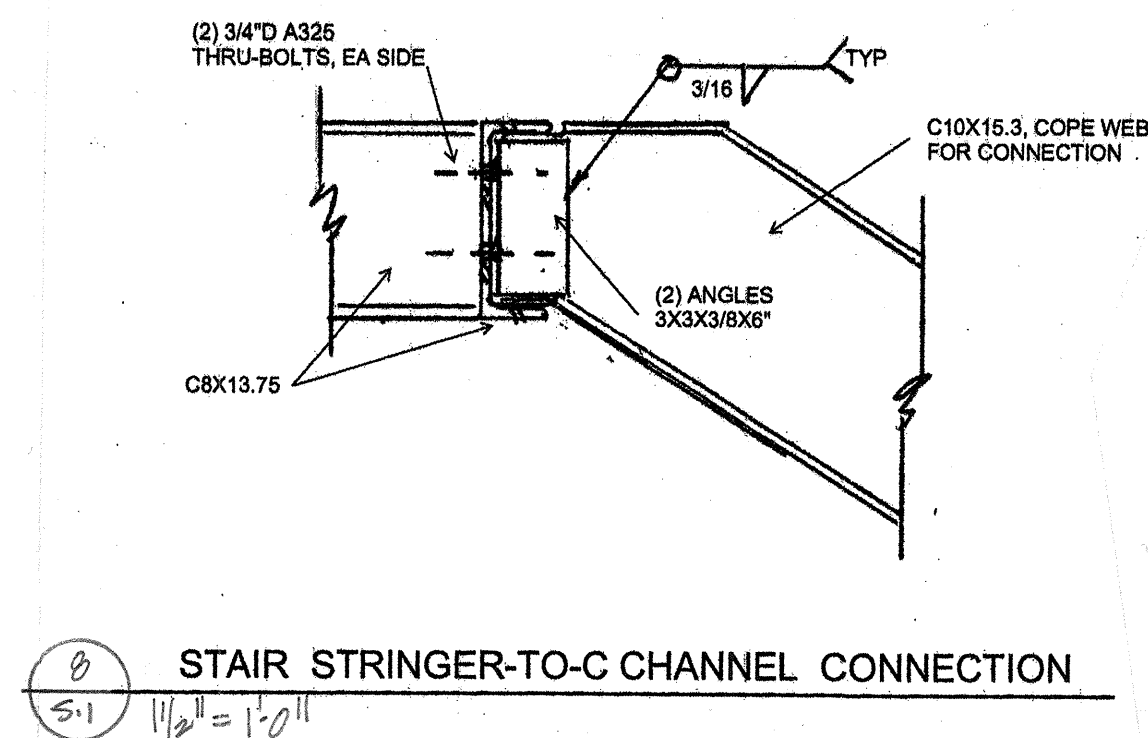
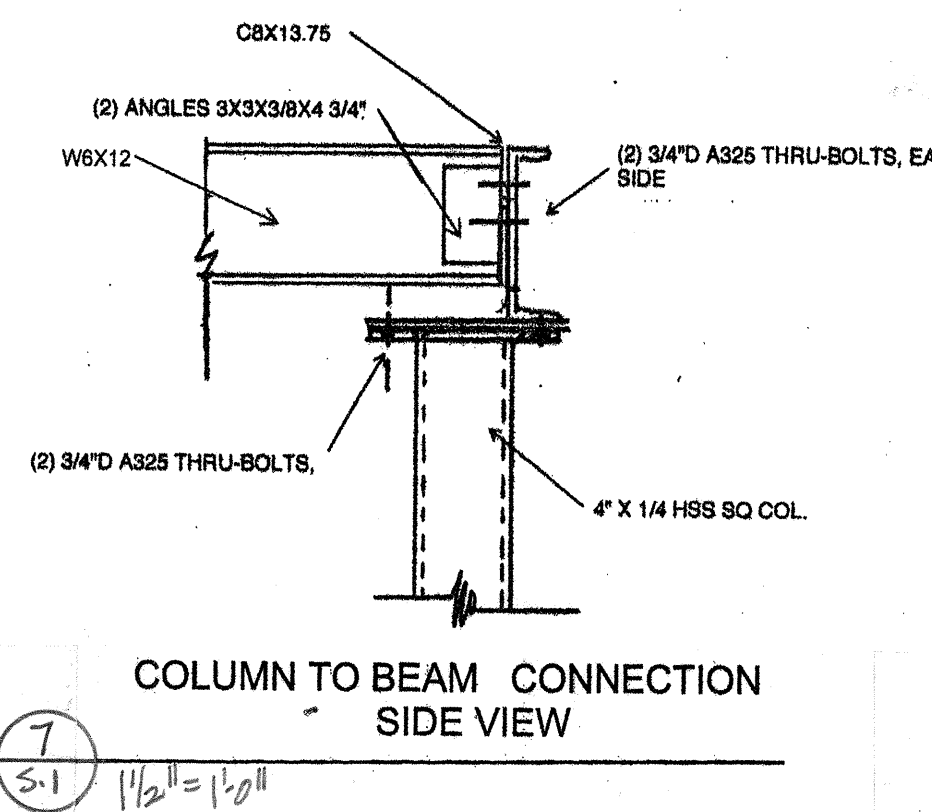
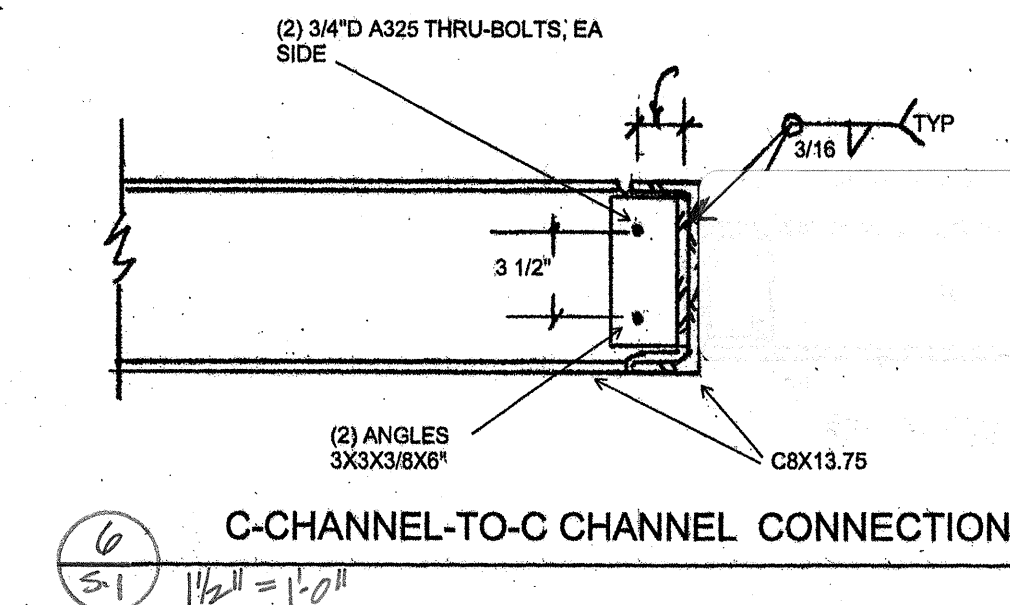
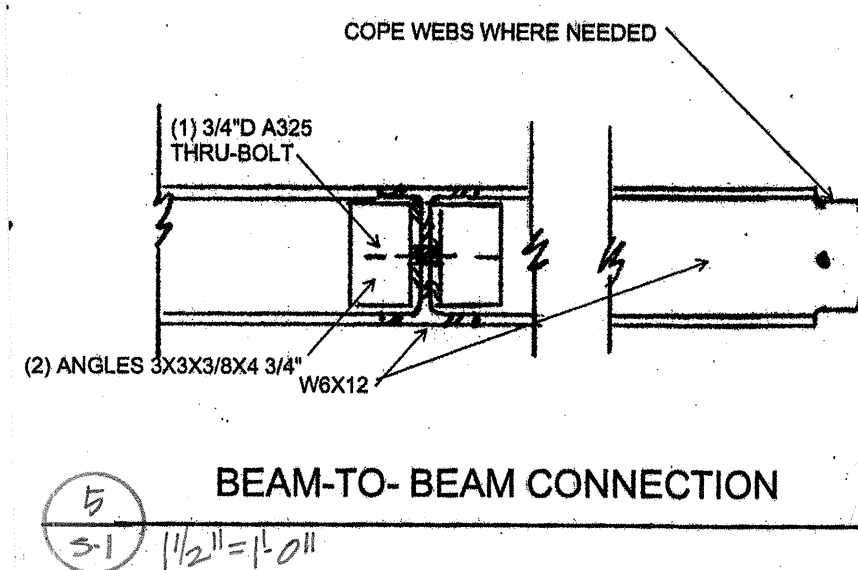
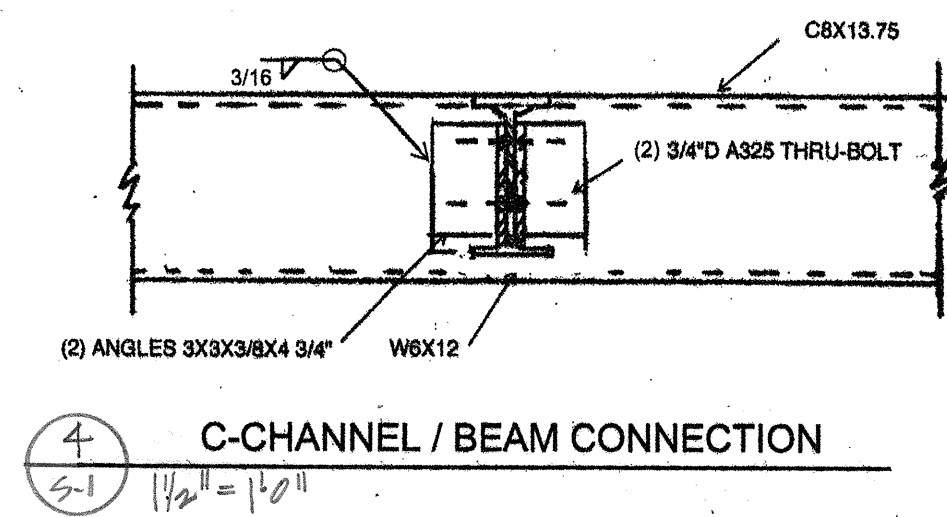
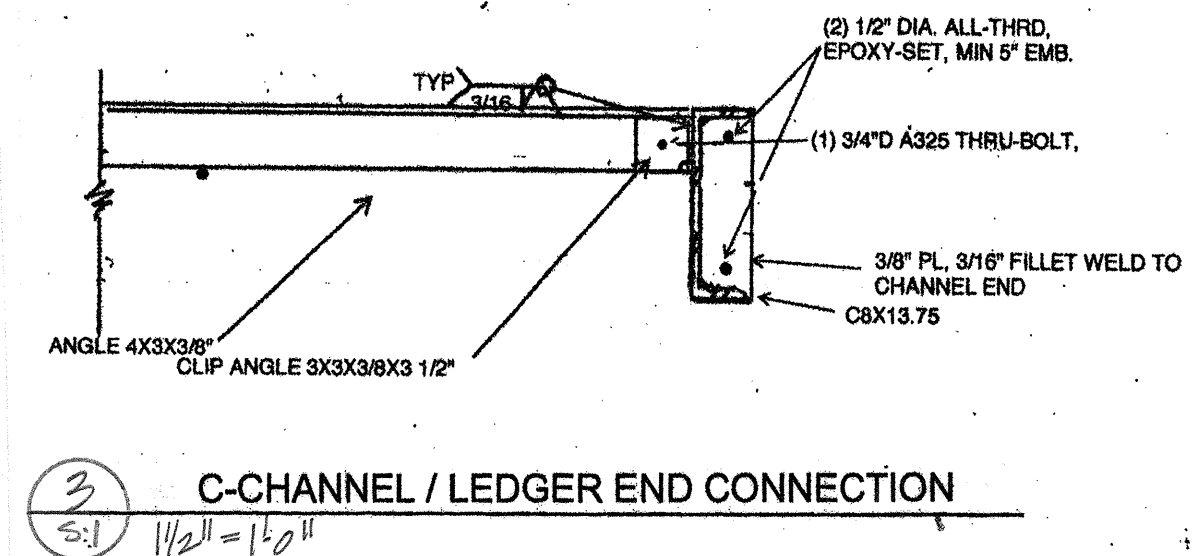
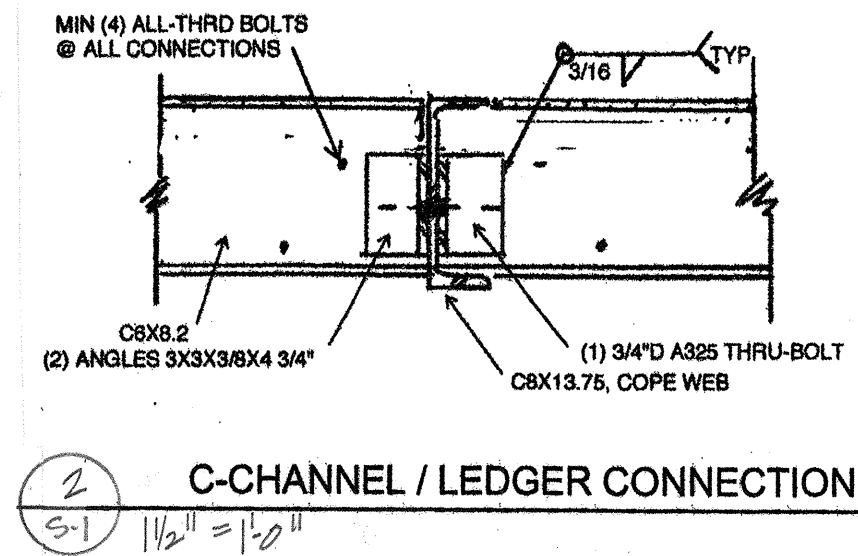
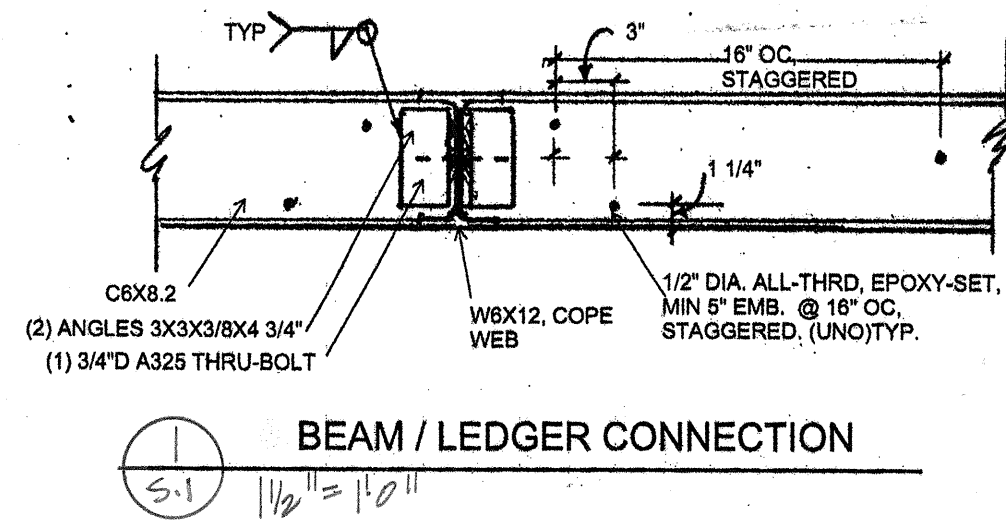
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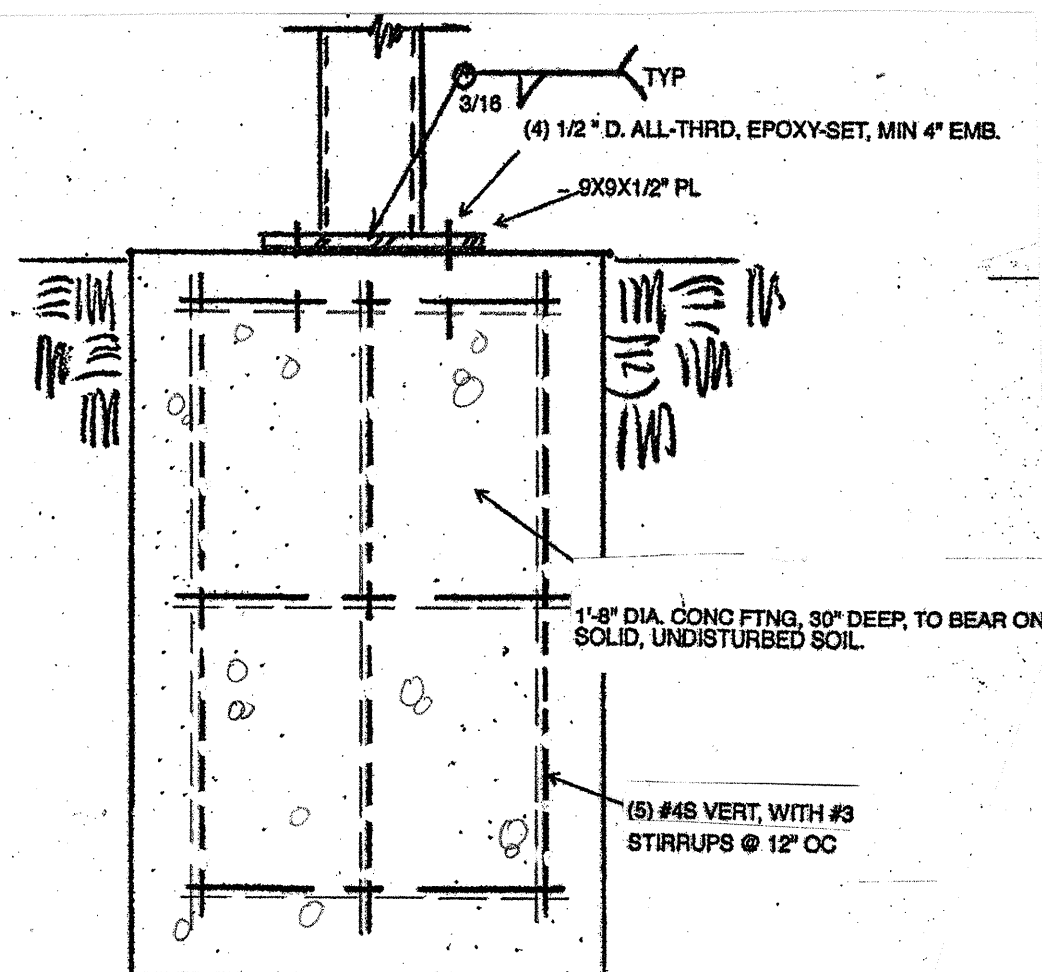
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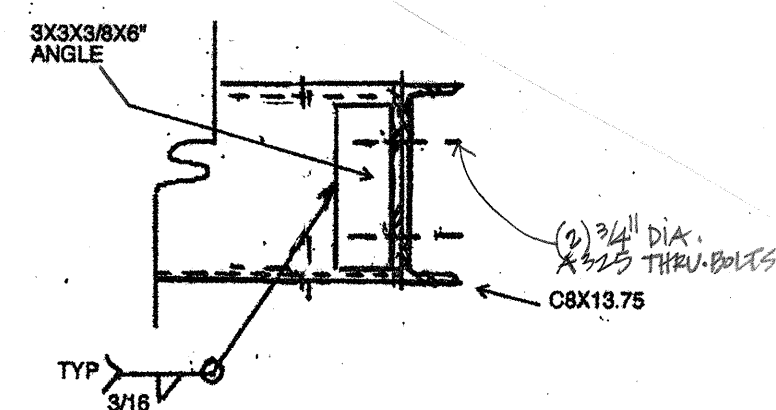
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S-1

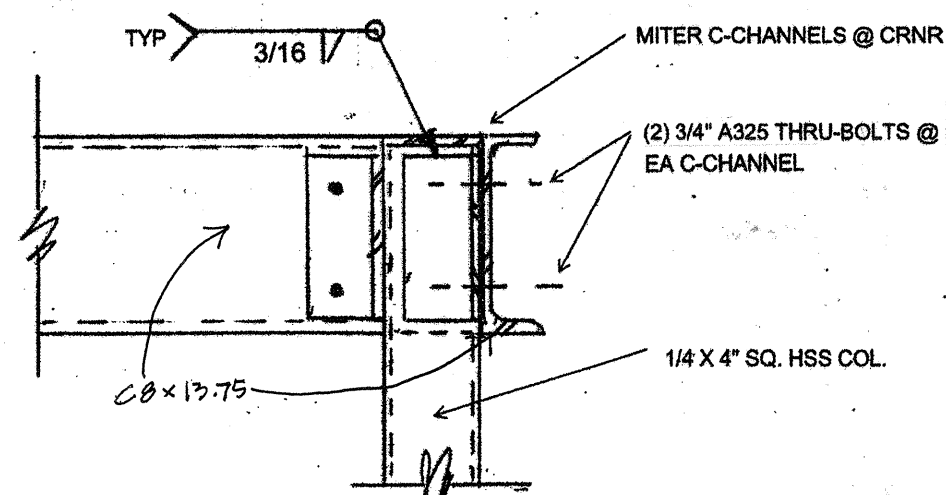


15  
S-2  
COLUMN / FOOTING / BEAM CONNECTIONS  
1/2" = 1'-0"

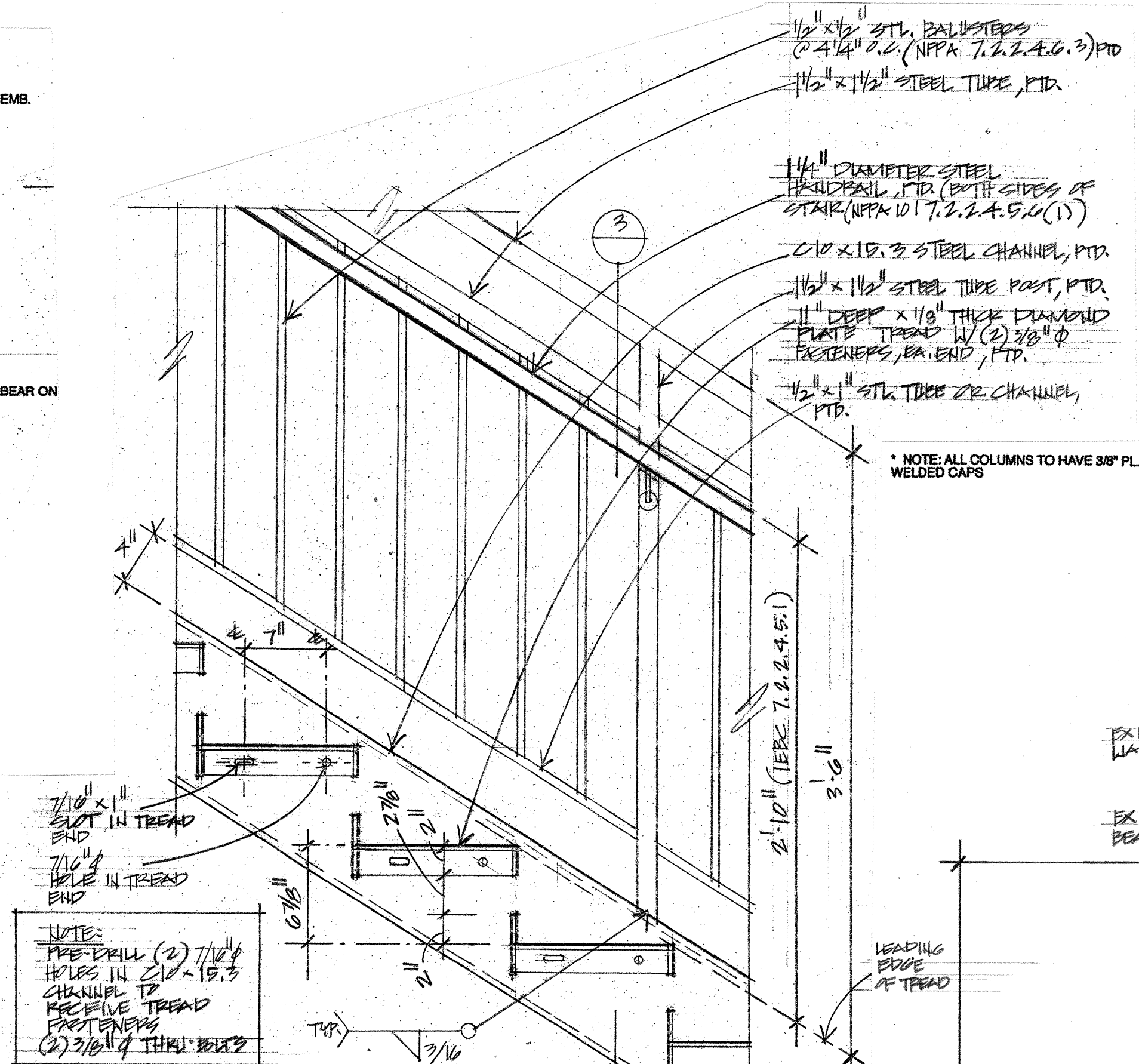
NOTE:  
ALL COLUMNS TO HAVE  
3/8" STL. PLATE WELDED  
CAPS.



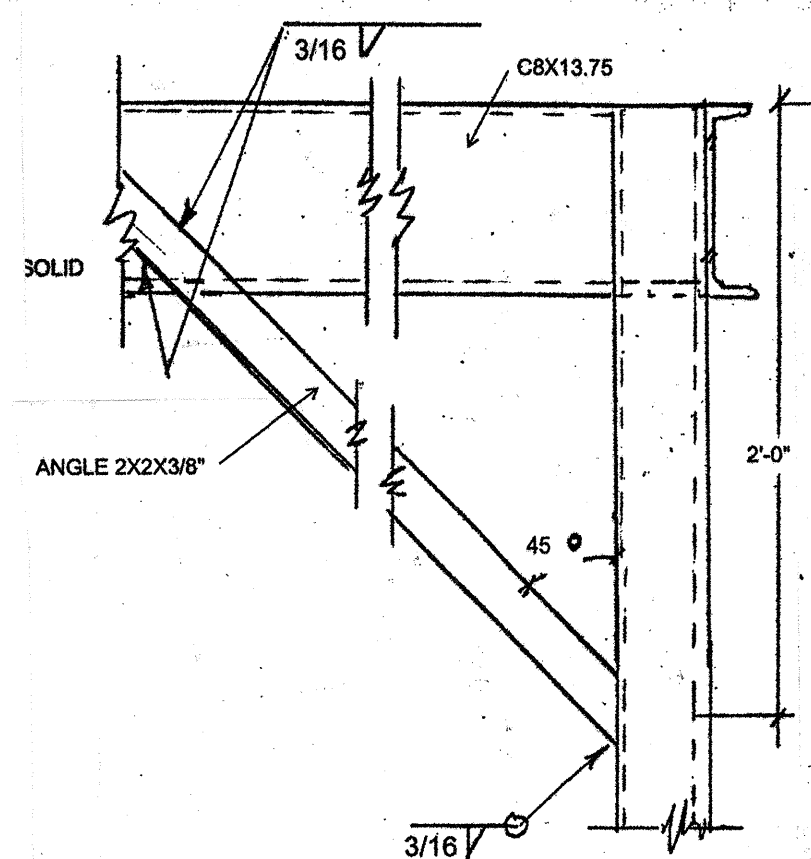
10  
S-2  
CORNER BEAM CONNECTIONS  
1/2" = 1'-0"



13  
S-2  
COLUMN CORNER DETAILS  
1/2" = 1'-0"

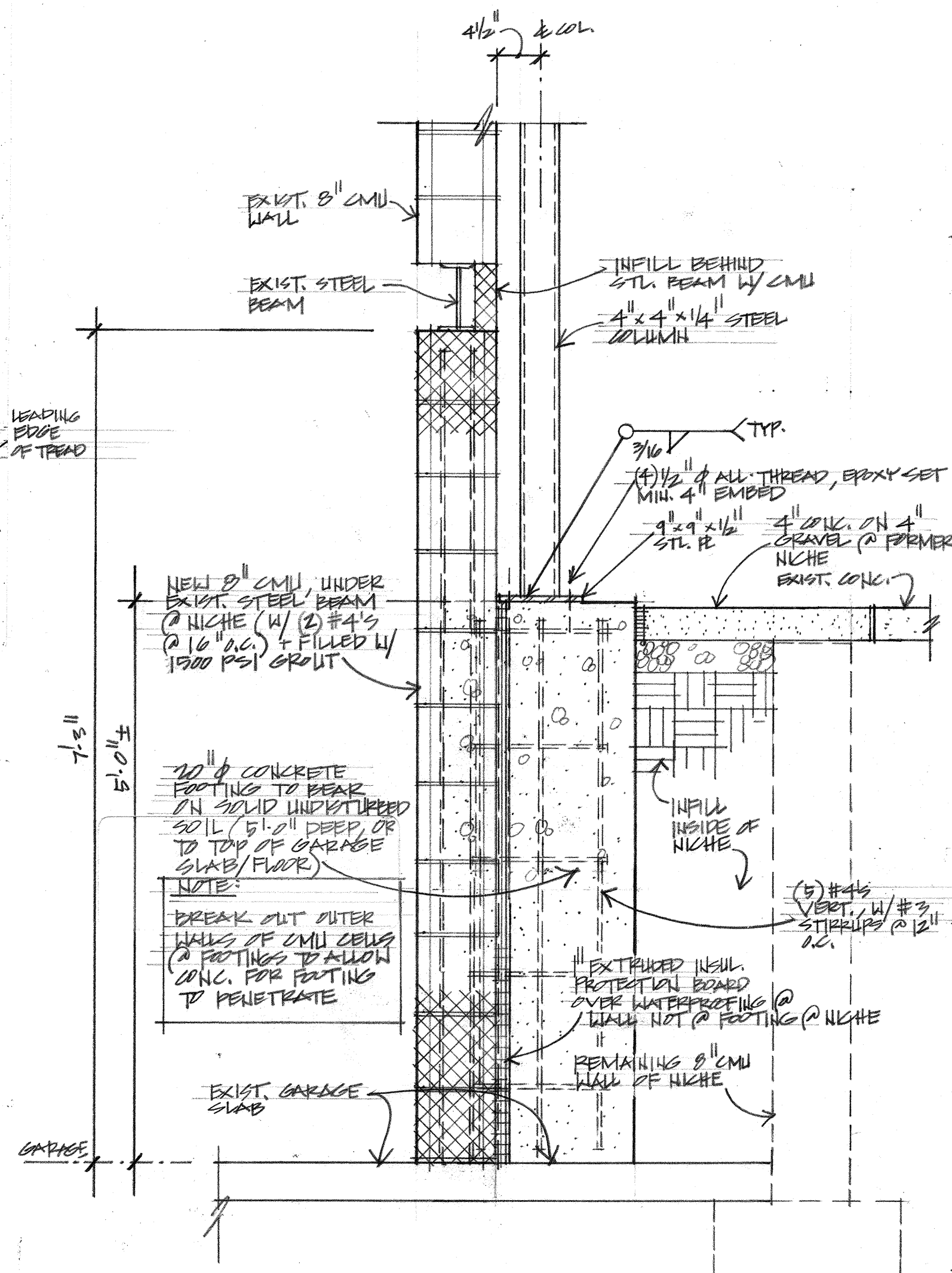


11  
S-2  
RAILING AND TREAD @ STAIR  
1/2" = 1'-0"



14  
S-2  
DIAGONAL BRACE DETAILS  
1/2" = 1'-0"

\* NOTE: ALL COLUMNS TO HAVE 3/8" PL.  
WELDED CAPS



12  
S-2  
WALL SECTION @ STEEL COLUMN  
1/2" = 1'-0"

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S-2



Division 1- General Requirements

Any Federal, State or Municipal laws, codes, rules or regulations as may be applicable shall be complied with, whether or not indicated and/or specified herein. This building is designed in conformance with the 2015 Edition of the International Commercial Code (ICC) and the 2013 edition of the International Building Code (IBC) along with any adopted amendments from local agencies. All work shall be performed in a workman like fashion in conformance with rules of accepted good practice.

All work performed in the District shall conform to the 2013 Washington, DC supplement and the DCMR 12B-2013.

- 1. Work performed shall comply with these general notes unless otherwise noted on plans.
- 2. Work performed shall comply with all applicable local and state codes, ordinance and regulations.
- 3. On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors.
- 4. Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly report it to the Designer for proper adjustment before proceeding with the work.
- 5. Omissions: In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
- 6. All work is to be performed in a professional manner and in accordance with standard practice and shall be in strict compliance with manufacturer’s specifications and/or recommendation.
- 7. Dimensions shall be read or calculated and never scaled. All dimensions are to be rough unless noted otherwise.
- 8. The General and Sub-Contractors shall carefully examine the drawings, inspect the site and acquaint themselves with all governing ordinances, laws, etc. and otherwise familiarize themselves with all matters which may affect performance of the work.
- 9. The structural integrity of the building is dependent upon completions according to the plans and specifications. The structural engineer of record assumes no liability for the structure during construction. The method of construction and sequence of operations is the sole responsibility of the contractor. The contractor shall supply any necessary bracing, guys, etc. to properly brace the structure against wind, dead and live loads until the building ic completed according to the plans specifications. Any questions regarding temporary bracing requirements should be forwarded to a structural engineer for review.

Division 2- Structural Requirements

Foundation

- 1. Soil bearing value at the bottom of all footings at 2,000 PSF. Notify the Engineer immediately about any changes in excavation work, unexpected soil or ground water conditions etc.
- 2. Bottom of all exterior footings shall bear a minimum of 1’-0” into original undisturbed soil, and be a minimum of 30” below finish exterior grade at the lowest point of the foundation hole. Where required, step footings in a ratio of two horizontal to one vertical.
- 3. Foundation walls are designed for lateral earth pressure of 60 PCF assuming a free draining material or draining board behind the wall with a perimeter drain tile system. Notify the Engineer if soil conditions differ.

Concrete

- 1. All concrete to have minimum compressive strength (F° c) = 3000 psi in 28 days, with a maximum slump of 4”. Extended slabs, including garage floor slabs, shall have a minimum strength of 4000 psi. All concrete shall be poured in accordance with ACI 301 specification. Concrete exposed to weather to be air entrained.
- 2. All reinforcing steel to meet ASTM-A-615 Grade 60. Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-315 “Manual of Standard Practice for Detailing Reinforced Concrete Structures.” Furnish support bars and all required accessories in accordance with C.R.S.I. Standards. All reinforcing to be spliced a minimum of 40 bar diameters. Welded wire fabric shall conform to ASTM A-165.
- 3. All reinforcing bars that intercept perpendicular elements shall terminate in hooks, place two (2) inches clear from outer face of element.
- 4. No concrete shall be placed until the Contractor has installed all reinforcing and had it inspected by the building official. Protective cover for reinforcing steel shall be as follows:
  - a. Footings- 3” from bottom
  - b. Beams and columns- 2” – exposed to weather
  - c. Slab- mid-depth (uno)
  - d. Walls – 1 ½” at interior face, 3” at exterior face.
  - e. Wire mesh to be placed at mid-depth of slab.
- 5. Concrete slabs-on-grade to be 4” thick, reinforced with 6x6 W1.4 x W1.4 and shall be placed on 6 mil vapor barrier over 4” of compacted gravel. If additional reinforcing is required, it will be showing in the Drawings.

Masonry

- 1. All concrete masonry units to conform to ASTM Spec. C-90 for load-bearing masonry. All masonry to be reinforced at 16” o.c. horizontally with ladder-type reinforcing. Mortar to be ASTM C-270 Type N for brick veneer, and Type M for all other conditions.
- 2. All vertical reinforcing shall be grouted in place with mortar of pea gravel concrete (min 1,500 psi). Provide dowels from all footings to masonry walls to match size and spacing of vertical reinforcing.
- 3. Unless noted otherwise, provide a 16” long by 24” deep solid block or grouted block under bearing ends of beams. Provide 16” long by 8” deep solid masonry at joist bearing.
- 4. The top of all foundation walls to be a one-course bond beam, with (2) #4s and min 1,500 psi grout. All expansion bolts or sleeve anchors in masonry walls shall be placed in grouted solid masonry.
- 5. Reinforcing steel to be ASTM A615 Grade 60 and placed in accordance with ACI Code.
- 6. All masonry lintels to have a minimum bearing of 4” on both ends.
- 7. Concrete block manufacture to conform to ASTM C90 with a minimum prism strength of 1000 psi.
- 8. Brick manufacture to conform to ASTM C62.
- 9. Masonry grout to conform to ASTM C476
- 10. Epoxy is AC Powers 100+ or equivalent

Design Live Loads

- 1. Roof (snow) - 30 psf
- 2. Floors - 40 psf Living areas  
- 30 psf Sleeping areas  
- 50 psf Decks
- 3. Wind - 90mph, 3 sec gust
- 4. Wall bracing for wind and seismic loads has been specified as per the IRC 2013, sections in 602.10 for wall bracing requirements, or designed for the wind loading, as stated above.
- 5. Seismic design category B
- 6. Equivalent fluid pressure: 40 psf
- 7. All footings to bear on solid, undisturbed soil, and a minimum of 30 inches below finished grade

Lumber

- 1. Lumber to be minimum- No.2 SPF with fb = 875 psi and E = 1,400,000 psi
- 2. Window and door headers to be minimum (2) 2x8s, unless noted otherwise.
- 3. Posts supporting sawn lumber beams and headers OVER 5’-0” to be a minimum of (2) 2x4’s.
- 4. Posts supporting manufactured lumber beams and headers to be a minimum of (2) 2x4’s.
- 5. Posts free-standing, posts at porches or decks to use Simpson PC caps, and the ABU bases, unless otherwise specified.
- 6. All rafter ends to be secured to tops of walls with hurricane clips (Simpson H2.5A or approved equal).
- 7. Manufactured lumber design values: fb = 2000 psi E=2,000,000 psi
- 8. Prefabricated truss manufacture and design to conform to ANSI/TPI 1 and WTCA standards
- 9. Minimum half sheets of sheathing to join the rim board to the wall framing system
- 10. All hardware noted is ‘Simpson Strong Tie,’ or equivalent

Steel

- 1. Reinforcing steel to be ASTM A615 Grade 60, and placed in accordance with ACI Code.
- 2. Structural steel to be ASTM A 36 fabricated in accordance with AISC Standards, supplied and installed with one coat of red-oxide primer.
- 3. Welding of structural steel to be performed by an AWS certified welder in accordance with AWS D1.1 Code using E70XX rod.
- 4. All field welds must be cleaned and painted with red-oxide primer.
- 5. The use of adjustable, screw-type steel columns is NOT permitted, unless the screw end is embedded in concrete.
- 6. Tubular steel to conform to ASTM A501. Unless noted otherwise, the following column caps and bases are to be used. Column cap for steel beam connections to be 4x8x1/2” plate with (2) A325, ¾” diameter, thru-bolts into each beam. Column base secured with (2) ½” dia. all-thread, epoxy-set , min 4” depth

Miscellaneous

- 1. Handrail assemblies shall conform to IRC, section 311.8.3, and the load requirements of IBC section 1607.7.1

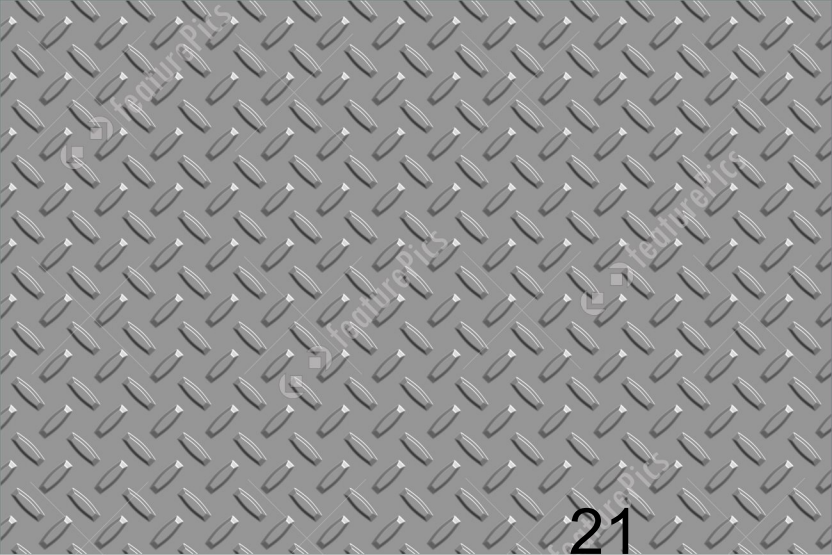
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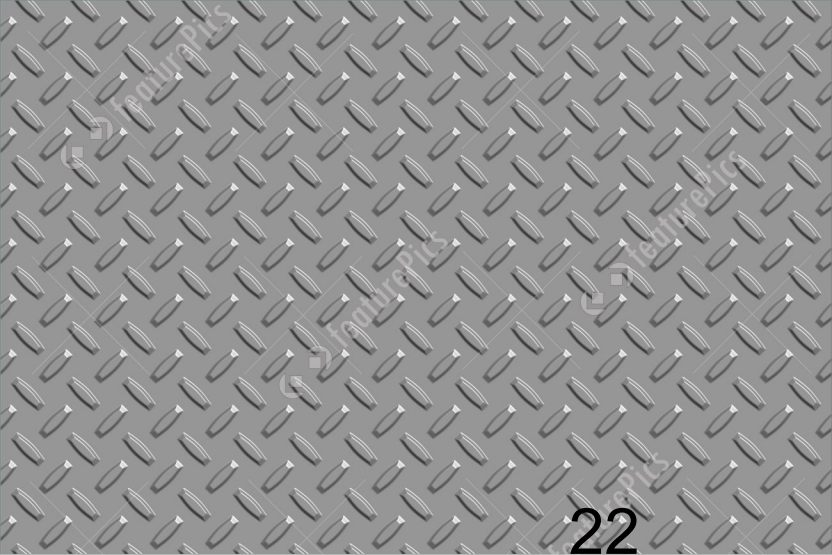
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1-11-20

S-3



21



22



# City of Takoma Park

Housing & Community  
Development

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



7500 Maple Avenue  
Takoma Park, MD 20912

February 12, 2020

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 February 11, 2020, to review the changes in the design proposal for 7054 and 7056 Carroll Avenue, Takoma Park, Maryland. The Board reviewed the original proposal in June, 2019. The proposal is to be considered by the Historic Preservation Commission.

Architect, Rick Vitullo and property owners, Bobbi and Sam Kittner, presented the modified 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 material changes.**

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