

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7200 Carroll Avenue, Takoma Park	Meeting Date:	3/23/2022
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	3/16/2022
Applicant:	Marwan Hishmeh (Richard J Vitullo, Architect)	Public Notice:	3/9/2022
Review:	HAWP	Tax Credit:	Partial
Permit Number:	984279	Staff:	Michael Kyne
PROPOSAL: New hardscape driveway, door replacement, wood repairs, other rehabilitation items			

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1920s



Fig. 1: Subject property.

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Replacement of the existing non-historic fan lite fiberglass front door with a new 6-lite painted wood front door.
- In-kind porch repairs, including repair/replacement of the existing non-original pressure treated porch flooring and stairs and repair and repainting of the existing painted wood railing.
- Replacement of the existing three-tab asphalt shingle roofing with architectural asphalt shingle roofing.
- Replacing the existing gravel ribbon driveway at the east (right, as viewed from the public right-of-way of Carroll Avenue) side of the property with a new concrete driveway within the same exact footprint.

APPLICABLE GUIDELINES:

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

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

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (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; 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.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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, as modified by the condition, 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 an electronic set 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.



FOR STAFF ONLY:

HAWP# 984279

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Marwan Hishmeh
Address: 904 Erie Avenue
Daytime Phone: 301-448-0704

E-mail: aceconstruction127@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Richard J Vitullo AIA
Address: 7016 Woodland Avenue
Daytime Phone: 301-806-6447

E-mail: rjv@vitullostudio.com
City: Takoma Park Zip: 20912
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

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

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

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

Building Number: 7200 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Philadelphia Avenue
Lot: Pt. of 1 Block: 3 Subdivision: Hillcrest Parcel: _____

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

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

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

Richard J. Vitullo AIA2/23/2022

Signature of owner or authorized agent

Date

OWNERS:

Ace Construction

7200 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

Kirsten Wyss & Matthew Preiss

7140 Carroll Ave.
Takoma Park, MD 20912

Estela Hevia

7133 Carroll Ave.
Takoma Park, MD 20912

Janice Ososky

6 Philadelphia Ave.
Takoma Park, MD 20912

7206 Carroll Avenue
Takoma Park, MD 20912

7142 Carroll Avenue
Takoma Park, MD 20912

7137 Carroll Avenue
Takoma Park, MD 20912

7211 Carroll Avenue
Takoma Park, MD 20912

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

See attached

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

See attached

Work Item 1: _____	
Description of Current Condition:	Proposed Work:
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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

7200 Carroll Ave. Takoma Park, MD 20912

This is an "Contributing Resource" Bungalow style house, built in 1923 +/-, and it is located in the Takoma Park Historic District. It is a 2-story house, rectangular in shape, 25'-4" across the front at Carroll Ave. and 38'-6" along the side with a full basement.

- 1) **Main Structure:** *It is a wood-framed structure house with a gable roof.*
- 2) **Windows/Doors:** *The windows are mostly vinyl-replacement double hung with painted wood exterior trim. Front entry door is fiberglass.*
- 3) **Finishes:** *The exterior finish is a pebble-dash stucco.*
- 4) **Foundation:** *The foundation is unpainted brick.*
- 5) **Porches/Decks:** *The front porch is covered by the roof of the main house, with 3 stucco-clad wood columns and a wood railing. The porch steps are wood. The porch flooring is open-joint wood 1 x 6.*
- 6) **Roof:** *The roofing is composed of asphalt shingles.*
- 7) **Driveway:** *Gravel and grass.*

DESCRIPTION OF THE **PROPOSED PROJECT** AND ITS
EFFECT ON THE HISTORIC RESOURCE:
7200 Carroll Ave. Takoma Park, MD 20912

Existing Front Porch:

- 1) **Porch floor:** *Replace the dilapidated wood flooring with new pressure-treated 1 x 6.*
- 2) **Wood railings:** *Repair/repaint wood railing as necessary.*
- 3) **Wood stairs:** *repair/replace with new pressure-treated wood.*

Main House:

1. **Front Entry:** *Replace existing fiberglass door with new painted wood door, with glass lites.*
2. **Roofing:** *Replace with new asphalt roofing.*

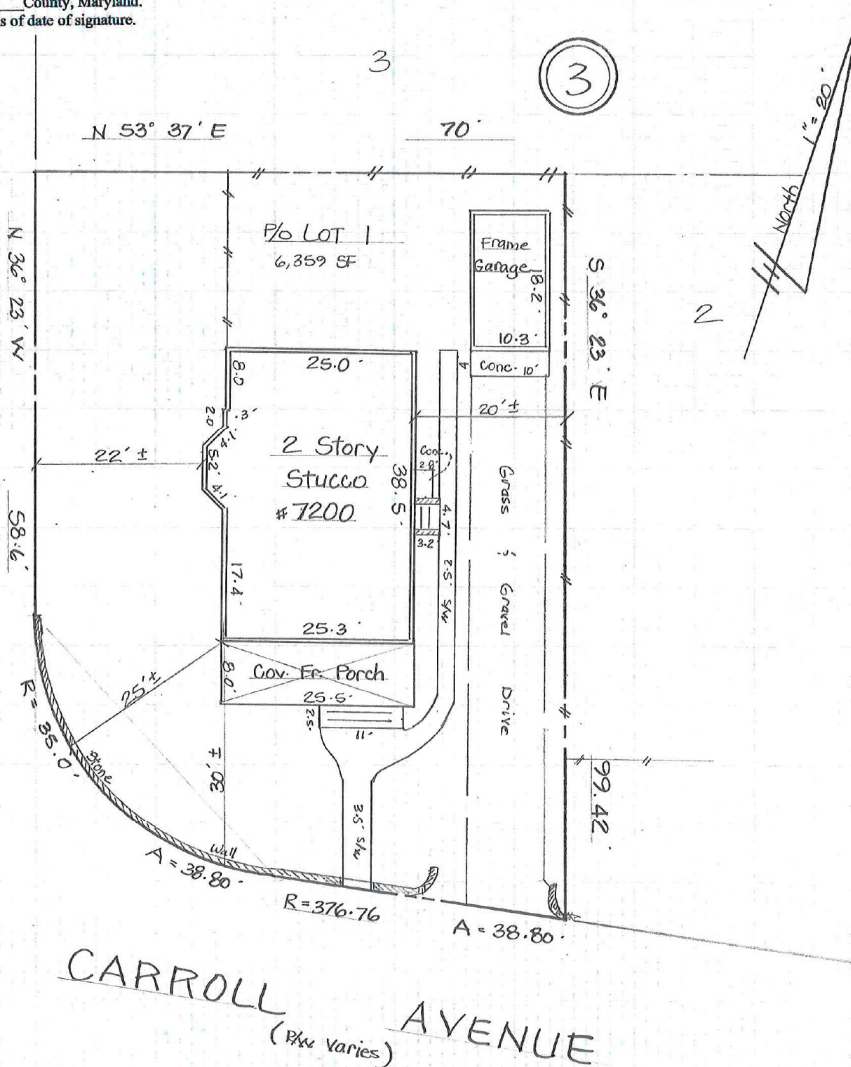
Yard:

1. **Driveway:** *Replace gravel driveway with new light-gray colored concrete.*

NOTES:

1. This plat is not intended for use in the establishment of property lines, but prepared for the exclusive use of the present property owners of record and/or those who purchase, mortgage or guarantee the title within six months from the date hereof and as to them i warrant this house location plat.
2. For title purposes only.
3. No title reports furnished at this time, subject to all easements and rights of ways of record.
4. Property corners have not been set with this survey. Property information was taken from the best available records.
5. This location plat is not to be used for the construction of fences or other improvements. A boundary Survey and lot stakeout would have to be performed to determine the location of all property lines as shown.
6. The Property shown hereon is located within Zone X as shown on F.E.M.A. Lood Insurance Rate Map Community Panel No. _____ of Montgomery County, Maryland.
7. This plat is valid within 6 months of date of signature.

PHILADELPHIA (40'±) AVENUE



CARROLL AVENUE
(R/W Varies)

DRAWN BY Tom O
CHECKED BY Brad
DATE 02-11-2022
SCALE: 1" = 20'
JOB NO. 1269-22
CASE NO. ACE Const.

SURVEYOR'S CERTIFICATE

I hereby certify that the position of all the existing improvements on the above described property has been carefully surveyed by me or directly under my supervision and that they are located as shown. THIS IS NOT A BOUNDARY SURVEY.

2-11-2022

Date

Gregory C. Benefiel
Registered Professional
Land Surveyor, MD, No. 10994

SURVEYS, INC.

SURVEYORS * ENGINEERS * LAND PLANNERS
PERMIT SERVICES

350 MAIN STREET
LAUREL, MARYLAND, 20707

PHONE 301-716-0561

E-MAIL SURVEYS@GMAIL.COM

HOUSE LOCATION PLAT

7200 Carroll Avenue

Lot(s)/Parcel P/O 1 TM/Block 3
Plat _____ Section _____ Phase _____

HILL-CREST

(13TH) Wheaton Election District
Montgomery County, Maryland

Plat Book 2 Plat No. 140
Liber 64750 Folio 163

S-5804















