

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7429 Carroll Avenue, Takoma Park	Meeting Date:	2/25/2026
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	2/18/2026
Applicant:	Nicholas Fox (Rick Vitullo, Architect)	Public Notice:	2/11/2026
Review:	HAWP	Tax Credit:	n/a
Permit Number:	1147788	Staff:	Dan Bruechert
Proposal:	Garage Alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with three (3) conditions** the HAWP application with final approval delegated to Staff:

1. A tree impact assessment letter from the Takoma Park Arborist must be submitted to Staff before the issuance of the final HAWP approval documents.
2. Final design details for carriage house doors and hardware need to be submitted for Staff's review before issuance of the final HAWP approval documents.
3. A lighting specification must be submitted for Staff's review before issuance of the final HAWP approval documents.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1932



Figure 1: The subject property is located near the northeastern edge of the Takoma Park Historic District.

PROPOSAL

The applicant proposes to make alterations to the existing garage.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Non-Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*).

Takoma Park Historic District Design Guidelines

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

The design review emphasis will be restricted to changes that are 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 district.

Most alterations and additions to Non-Contributing/Out-of-Period resources should be approved as a matter of course. The only exceptions would be major additions or alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building constructed in place of a demolished building should be reviewed under the guidelines for new construction that follow.

Montgomery County Code, Chapter 24A Historic Resources Preservation

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

Secretary of the Interior's Standards for Rehabilitation

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

STAFF DISCUSSION

The subject property is two-story brick Colonial Revival House fronting Carroll Ave. The house's side gable, brick detached garage fronts Lincoln Ave. The garage has a 2' (two foot) wood-framed extension at the front. The entrance to the garage is bisected by an existing wood stockade fence. The applicant proposes to demolish the wood-framed extension and construct a front-gable addition in its place measuring 5' 8" × 15' 6" (five feet, eight inches deep by fifteen feet, six inches wide), perpendicular to the existing gable. The right side of the garage's front elevation will be enclosed in fiber cement siding with a pair of fiberglass doors. The existing garage plan shows a 27" d.b.h. (twenty-seven inch diameter at breast height) White Oak to the southeast of the garage, and a 32" d.b.h. (thirty-two inch diameter at breast height), White Oak to the northeast of the garage.

Staff finds that overall, the proposed garage will not have a substantial impact on the character of the site or the surrounding historic district. As a non-contributing resource, the primary considerations are the impacts of the size and mass of the work on the surrounding streetscape. In this instance, Staff finds that those impacts are nominal. The proposed garage addition will bring the front edge closer to the existing sidewalk, but notes that the garage's front wall plane will still be 25' (twenty-five feet) from the sidewalk, a distance that should not have an impact on the streetscape. Staff additionally finds the proposed front gable roof form and carriage-style/barn doors are compatible with the design of the house and garage. Furthermore, Staff finds an accessory structure with doors that can close is more in keeping with the character of the historic garages than the existing open configuration.

Staff finds the materials are appropriate for new construction and additions to non-contributing resources including the fiber cement siding, asphalt shingles, and wood carriage doors with boral trim. Staff would not recommend the HPC approve a fiberglass door without examining a material sample on a garage on an 'Outstanding' or 'Contributing' resource, but finds it is acceptable, under the *Design Guidelines*, for 'Non-Contributing' resources.

There are, however, three items that Staff finds need additional information, but due to the categorization of this resource, Staff recommends final approval authority for these elements be delegated to Staff. First, the applicant did not provide a letter from the Takoma Park Arborist regarding the potential impacts on the two trees identified above. The White Oak in the southeast corner is very close to the proposed building addition and is already surrounded by the asphalt driveway. Staff recommends the HPC add a condition requiring the submission of the Takoma Park Arborist before issuing final approval documents. Second, the proposed wood barn doors will be wood with paintable synthetic trim. Staff finds the materials are appropriate, but more information regarding the dimensions and hardware should be submitted for review and approval before Staff issues the final approval documents. Finally, the proposed elevation drawings show lights on either side of the carriage-style/barn doors. Staff finds lights in this location are appropriate, but that a material specification is required before the final approval documents

are issued. Staff recommends the HPC delegate final approval authority for any exterior lights to Staff. With these three recommended conditions, Staff finds the proposal under the *Design Guidelines*, 24A-8(b)(2) and (d), and *Standard #2*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application with final approval delegated to Staff:

1. A tree impact assessment letter from the Takoma Park Arborist must be submitted to Staff before the issuance of the final HAWP approval documents.
2. Final design details for carriage house doors and hardware need to be submitted for Staff’s review before issuance of the final HAWP approval documents.
3. A lighting specification must be submitted for Staff’s review before issuance of the final HAWP approval documents;

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

and with the *Secretary of the Interior’s Standards for Rehabilitation #2*;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

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

7429 Carroll Ave., Takoma Park, MD 20912

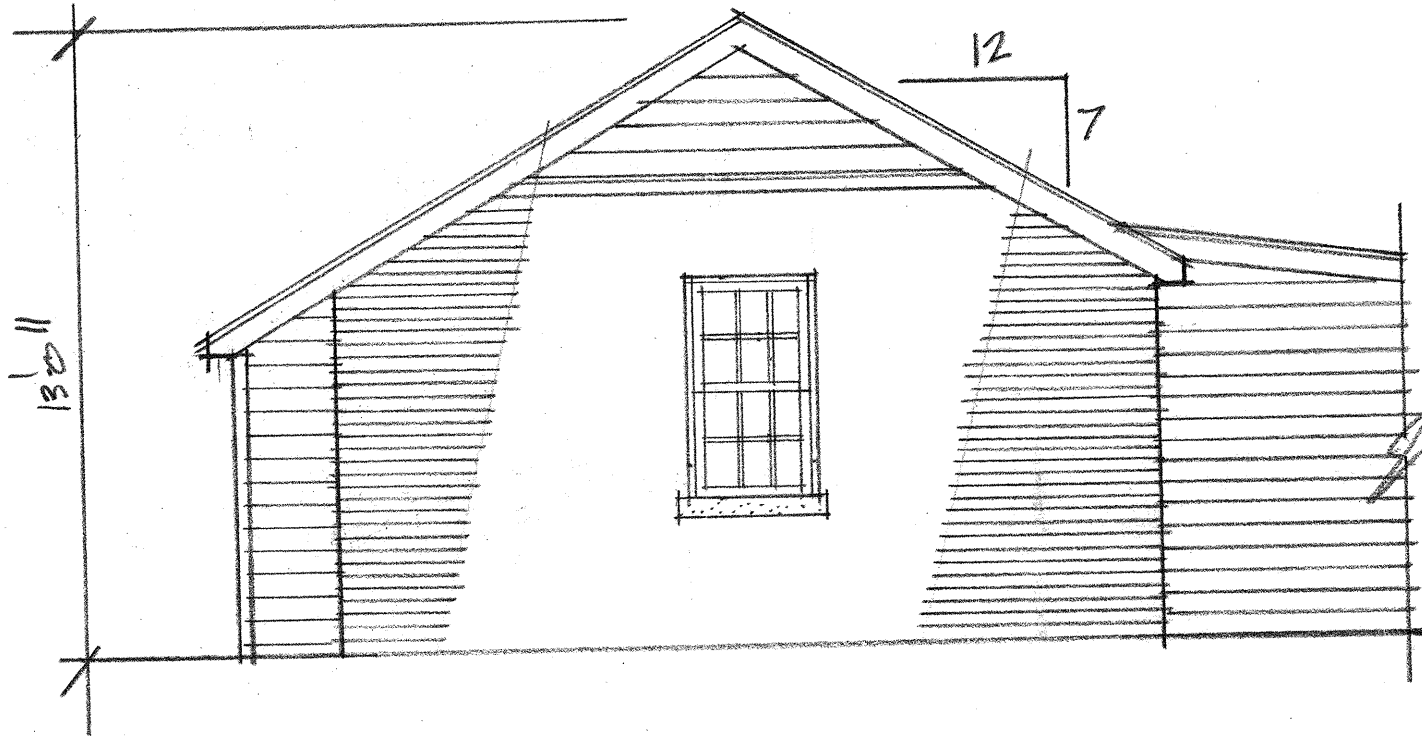
This is an "Non-Contributing Resource" Colonial Revival-style house, built in 1932, and it is located in the Takoma Park Historic District. It is a 2 -story house, rectangular in shape; the original house is 27'-6" wide x 42'-0" deep, with a 19'-0" x 25'-0" 1-story garage in the rear yard.

- a. Garage Structure:** *The garage structure is brick and is gabled (7:12 slope), with the ridge parallel to Lincoln Ave. There is no garage door at the front; it is entirely open. The interior space is divided by a wood fence that extends outward towards Lincoln Avenue and it also encloses the yard, with a gate; on one side is the garden storage area with the other side the main garage for car storage. There is a 2'-0" wood-framed wall and roof extension in the front as well.*
- b. Foundation:** *The foundation is brick, with a dilapidated concrete slab inside.*
- c. Exterior Finish:** *The exterior finish of the gabled upper part in the original house is 6 1/4"-exposure wood lap siding, and on the lower part is 8" solid brick.*
- d. Windows:** *The windows of the garage are all original and are painted wood.*

DESCRIPTION OF THE *PROPOSED* PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
7429 Carroll Avenue, Takoma Park, MD 20912

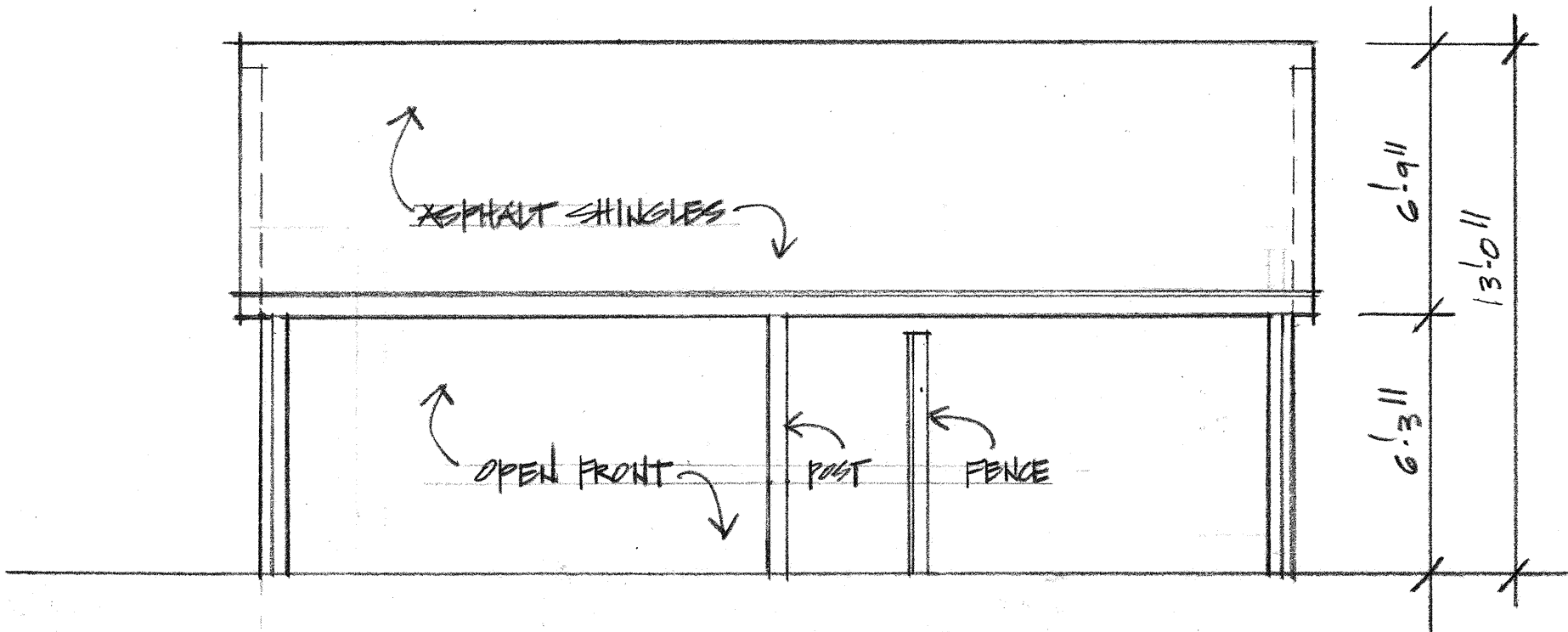
This project scope of work is demolishing the 2'-0" existing wood-framed front extension on the existing garage and constructing a new garage extension on the northeast side of the garage:

1. **Garage addition structure:** *A new 5'-8" x 15'-6" (88 sf) 1-level partial garage extension will be constructed in the front of the existing garage on a new concrete foundation. It will be gabled at a 7:12 pitch, to match the existing roof slope, and will be perpendicular to the existing gable. On the other side of the garage structure, the garden shed function of the space will be enclosed at the front with a new wall. This structure will be built using the following materials/details:*
 - a. **Siding:** *Painted fiber cement lap siding (6" exposure) on all façades, with a 5/4 x 4 Boral corner trim.*
 - b. **Roofing:** *Asphalt shingles.*
 - c. **Doors:** *There will be a pair of new fiberglass panelled doors for the storage shed side of the new garage space. The new garage doors will be custom made boral-faced solid wood doors with strap hinges.*
 - d. **Foundation/Garage floor:** *In order to minimize any damage to any existing tree roots under the existing garage slab, a new concrete slab will be poured over the existing slab, and will be extended over the existing driveway up the front of the new addition.*
 - e. **Fence:** *The existing 6'-0" high wood yard fence will be retained.*

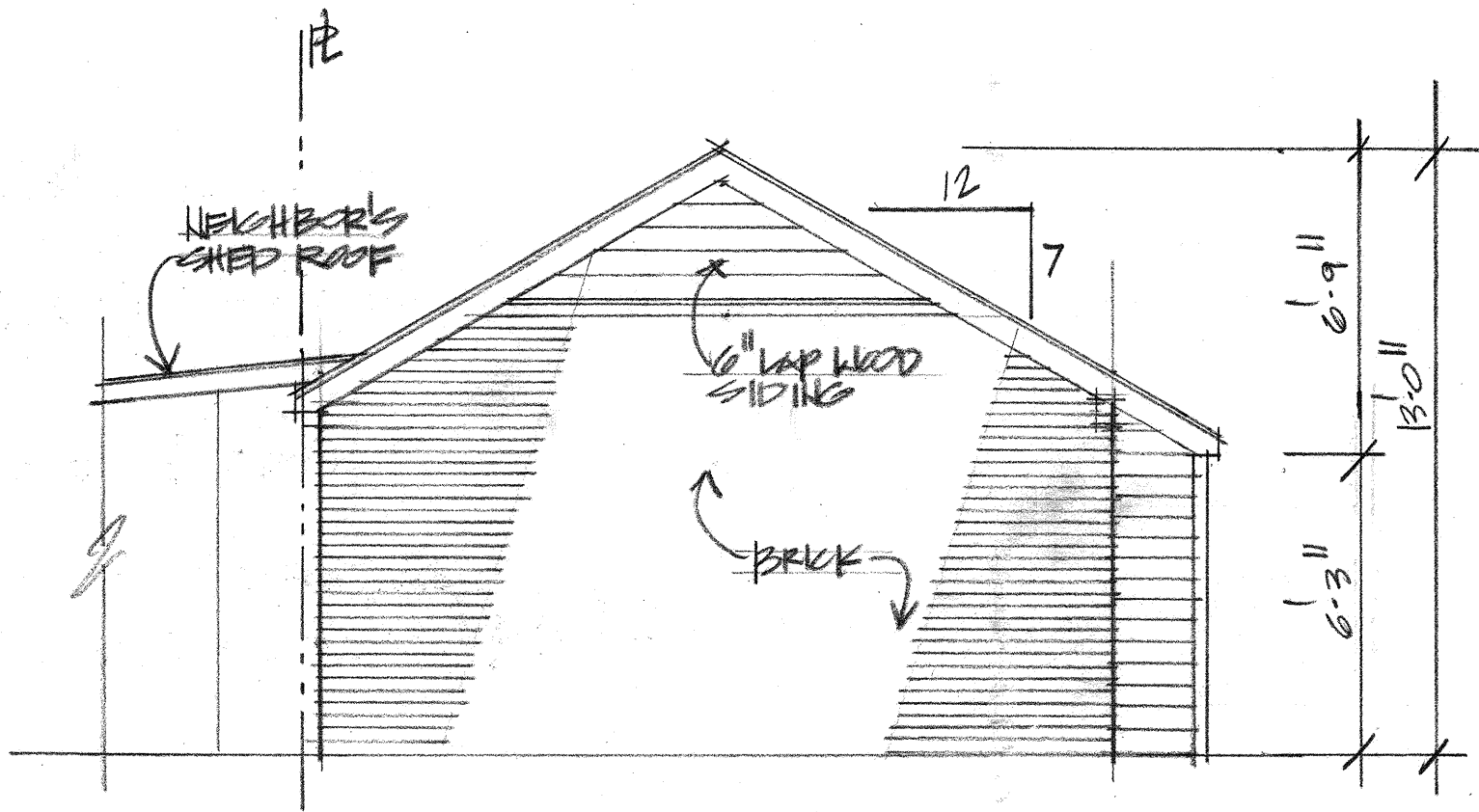


EXISTING RIGHT SIDE ELEVATION
 $\frac{1}{4}'' = 1'-0''$

5

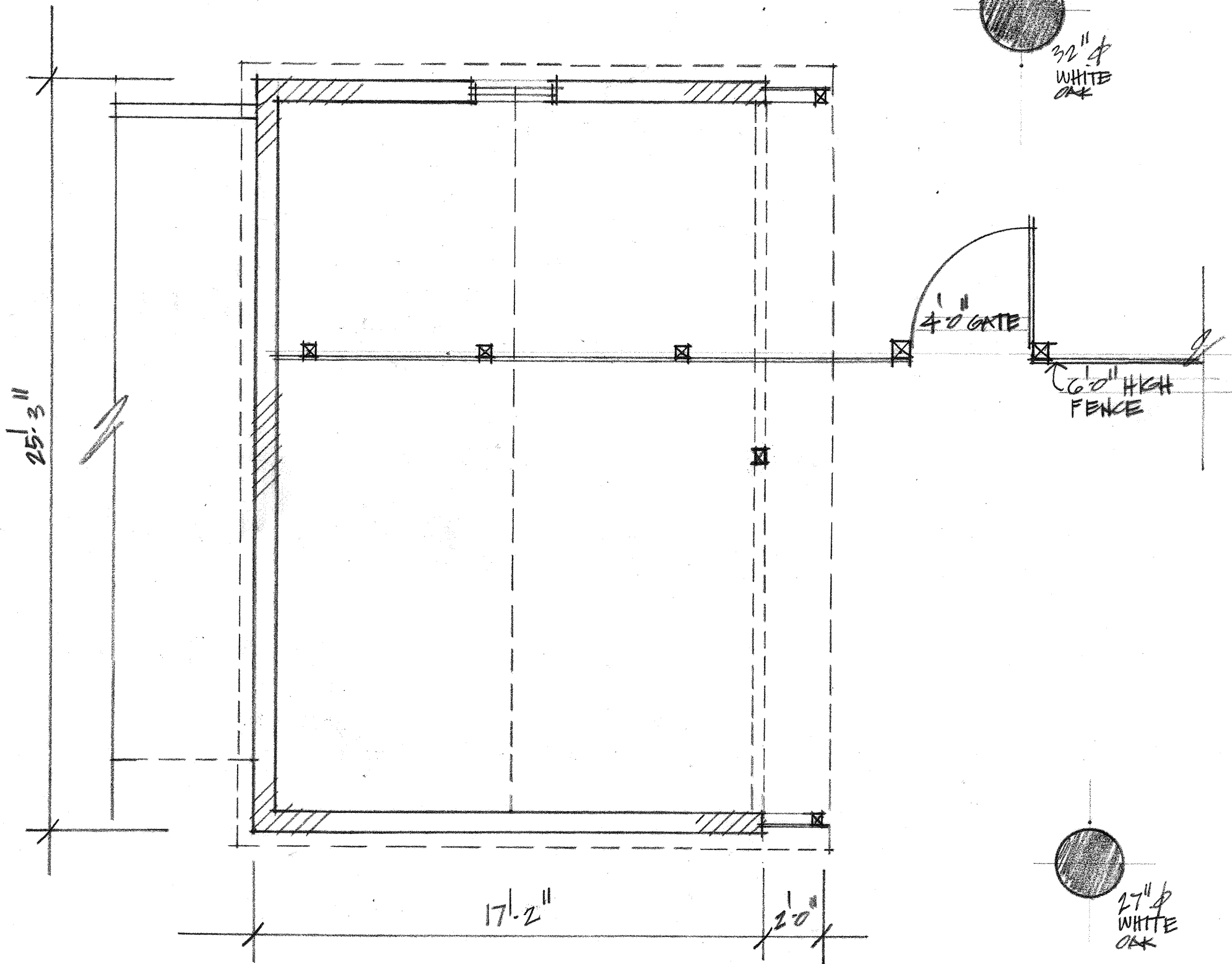


EXISTING FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$



EXISTING LEFT SIDE ELEVATION
 $\frac{1}{4}'' = 1'-0''$

4



EXISTING GARAGE PLAN
 1/4" = 1'-0"

3



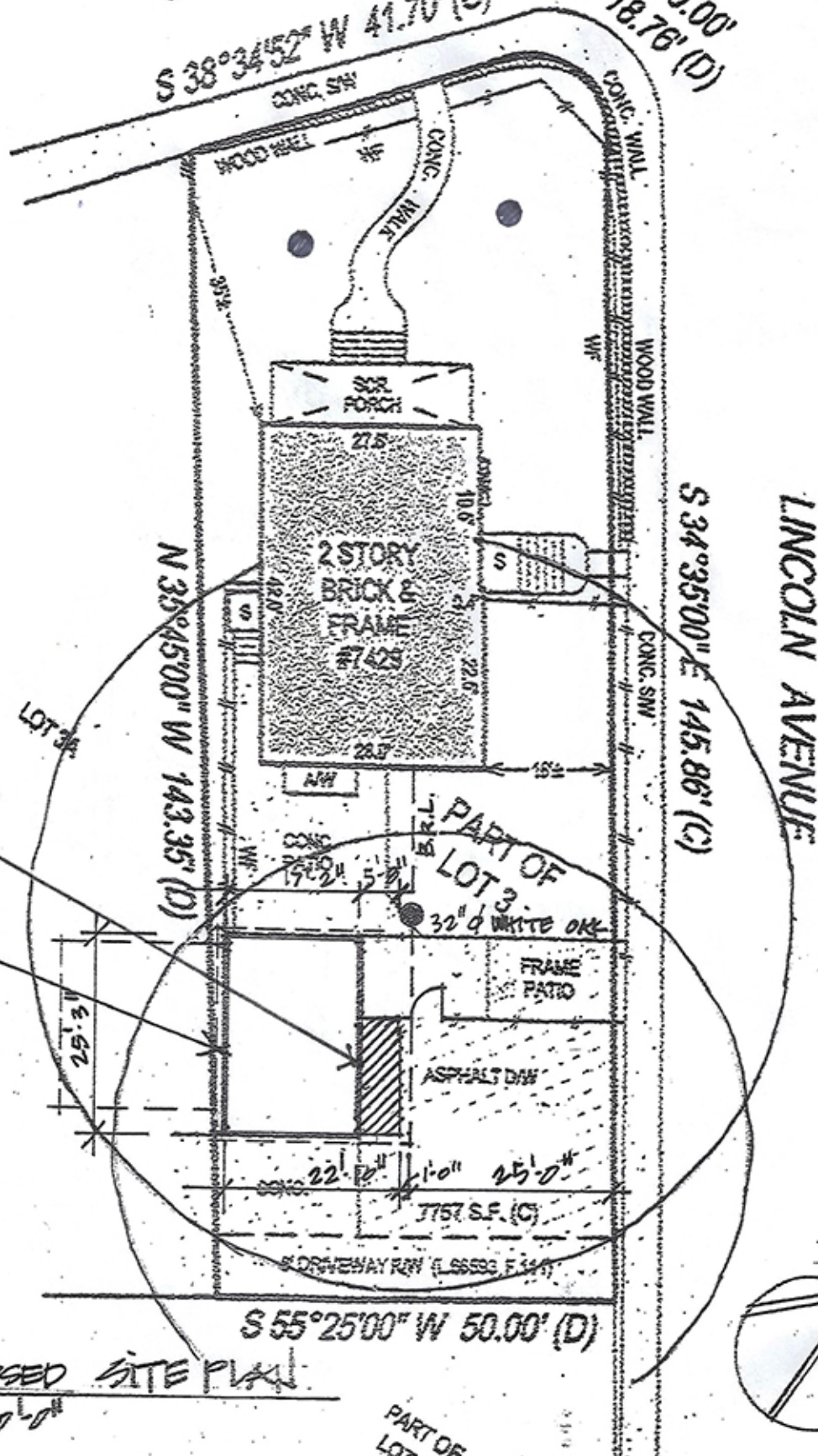




CARROLL AVENUE

S 38°34'52" W 41.70' (C)

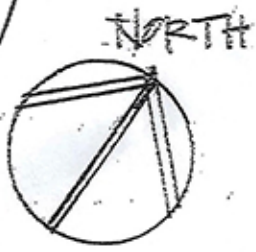
R=10.00'
A=18.76' (D)

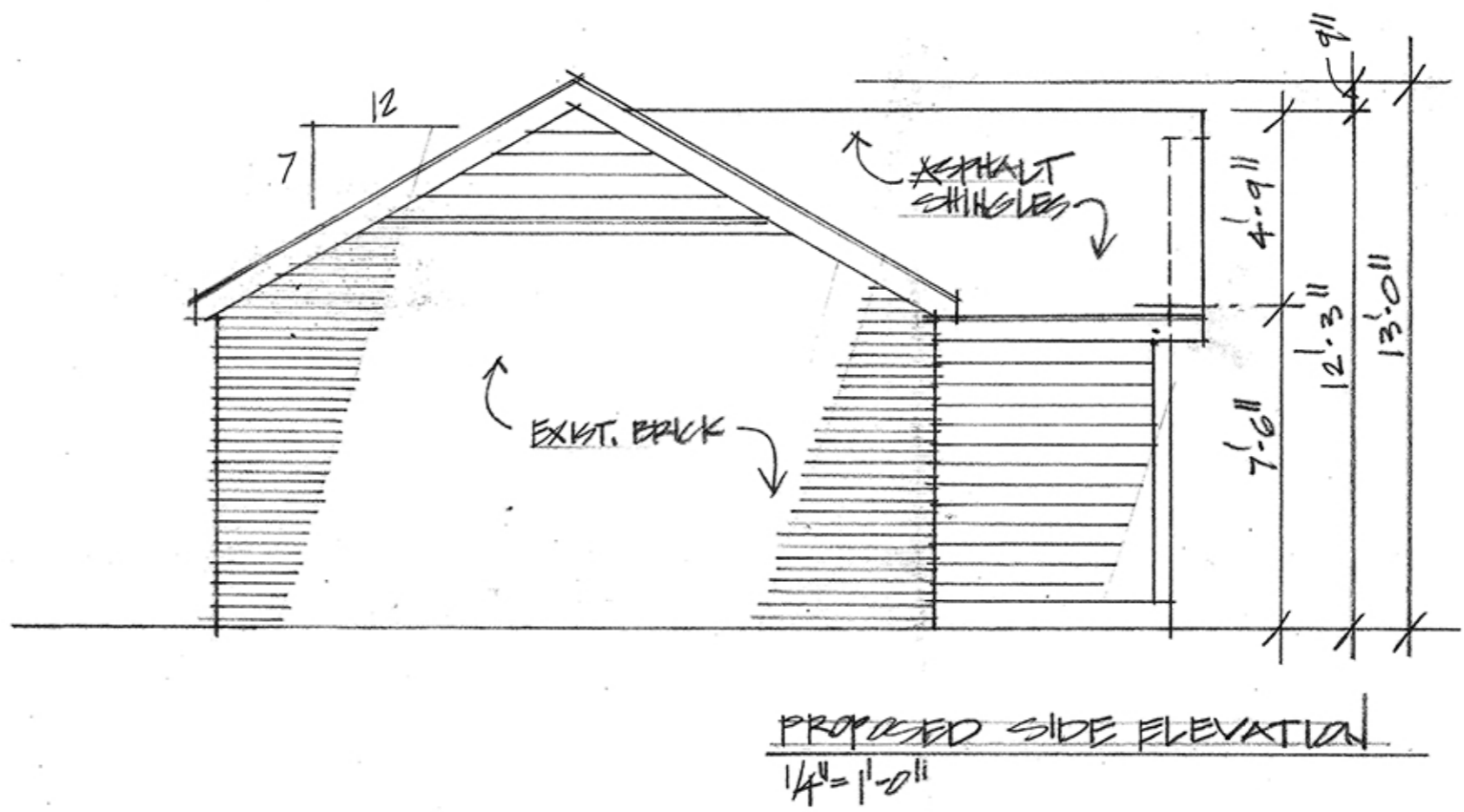
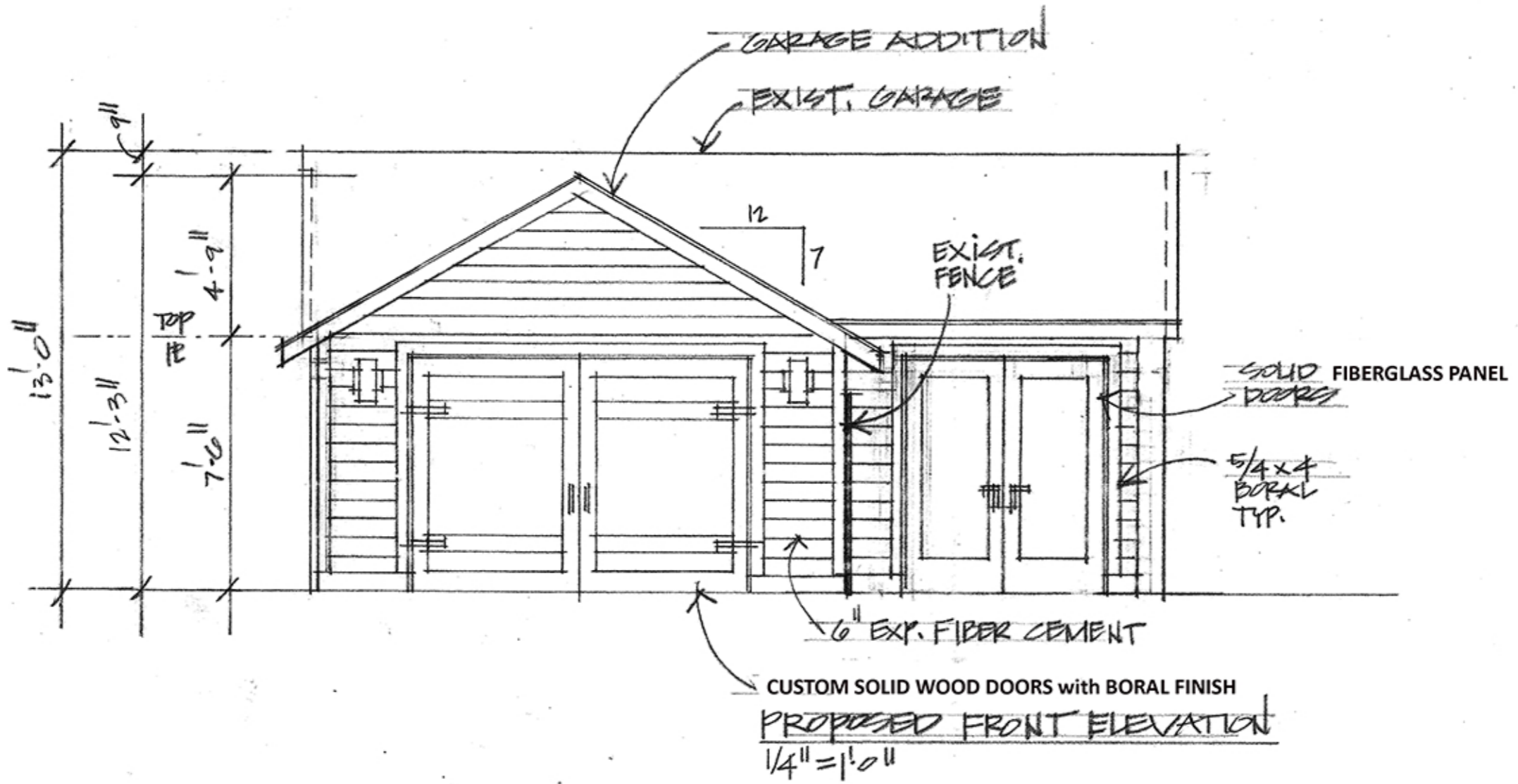


LINCOLN AVENUE

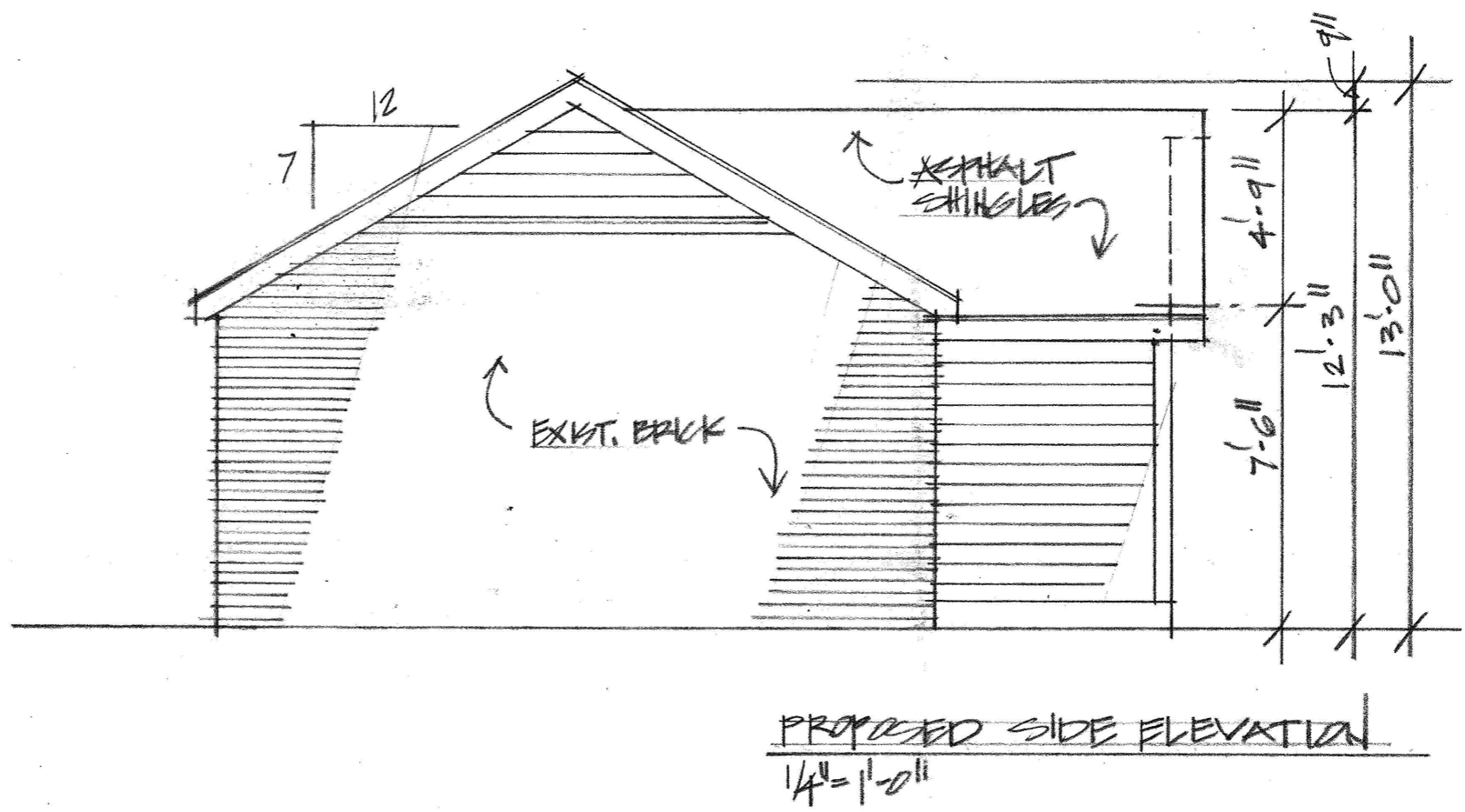
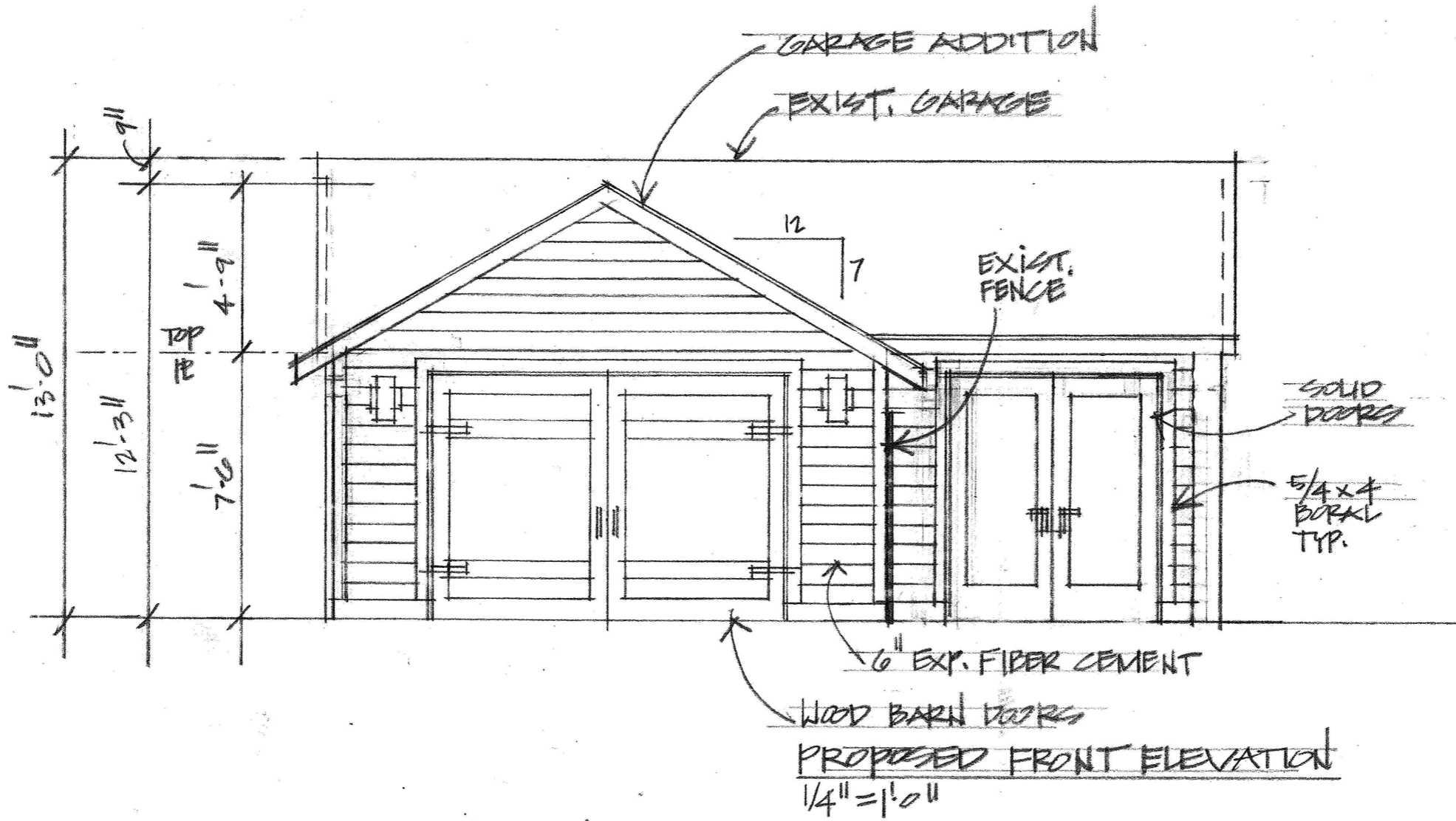
80 SF. ADDITION
EXISTING GARAGE

PROPOSED SITE PLAN
1" = 20'-0"

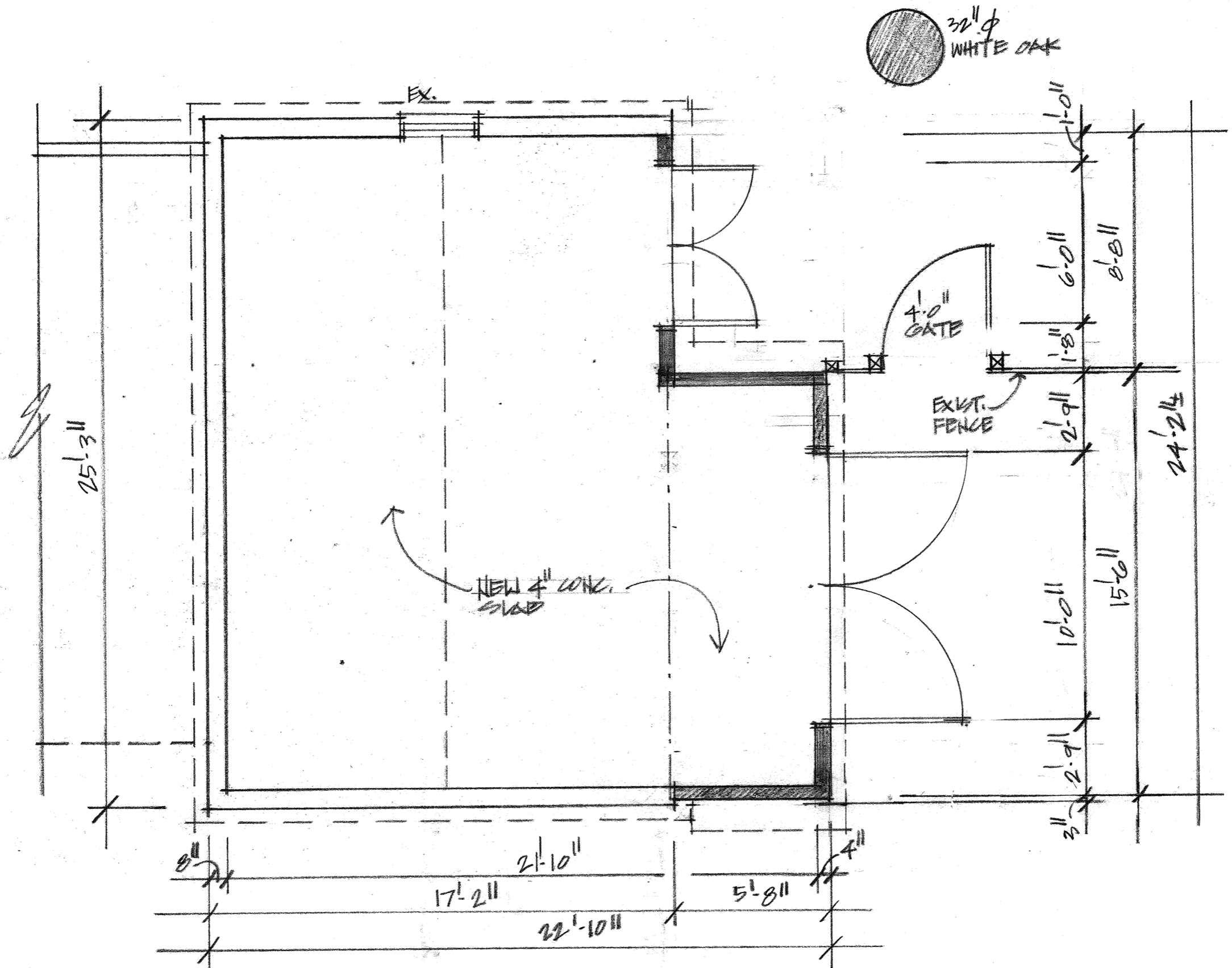




2



2



32" ϕ WHITE OAK

PETERSEN/FOX RESIDENCE
 7429 CARROLL AVE.
 TAKOMA PARK

PROPOSED GARAGE PLAN
 1/4" = 1'-0"

①



80" 1 Panel Shaker Smooth Fiberglass Single Door



SKU#: **S1100_1**

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~~\$987.00~~

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0% APR or as low as \$72/mo

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Lead Time:ship in ~ 30 days; some options may extend

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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/3/2026

Application No: 1147788
AP Type: HISTORIC
Customer No: 1546297

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7429 CARROLL AVE
TAKOMA PARK, MD 20912

Othercontact VITULLO

Homeowner Fox (Primary)

Historic Area Work Permit Details

Work Type ADD

Scope of Work Renovate and extend an existing garage space. A Takoma Park tree protection plan is in the works for this project. Contact Richard Vitullo (architect) for any necessary correspondence: rjv@vitullostudio.com or 301-806-6447