

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

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

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

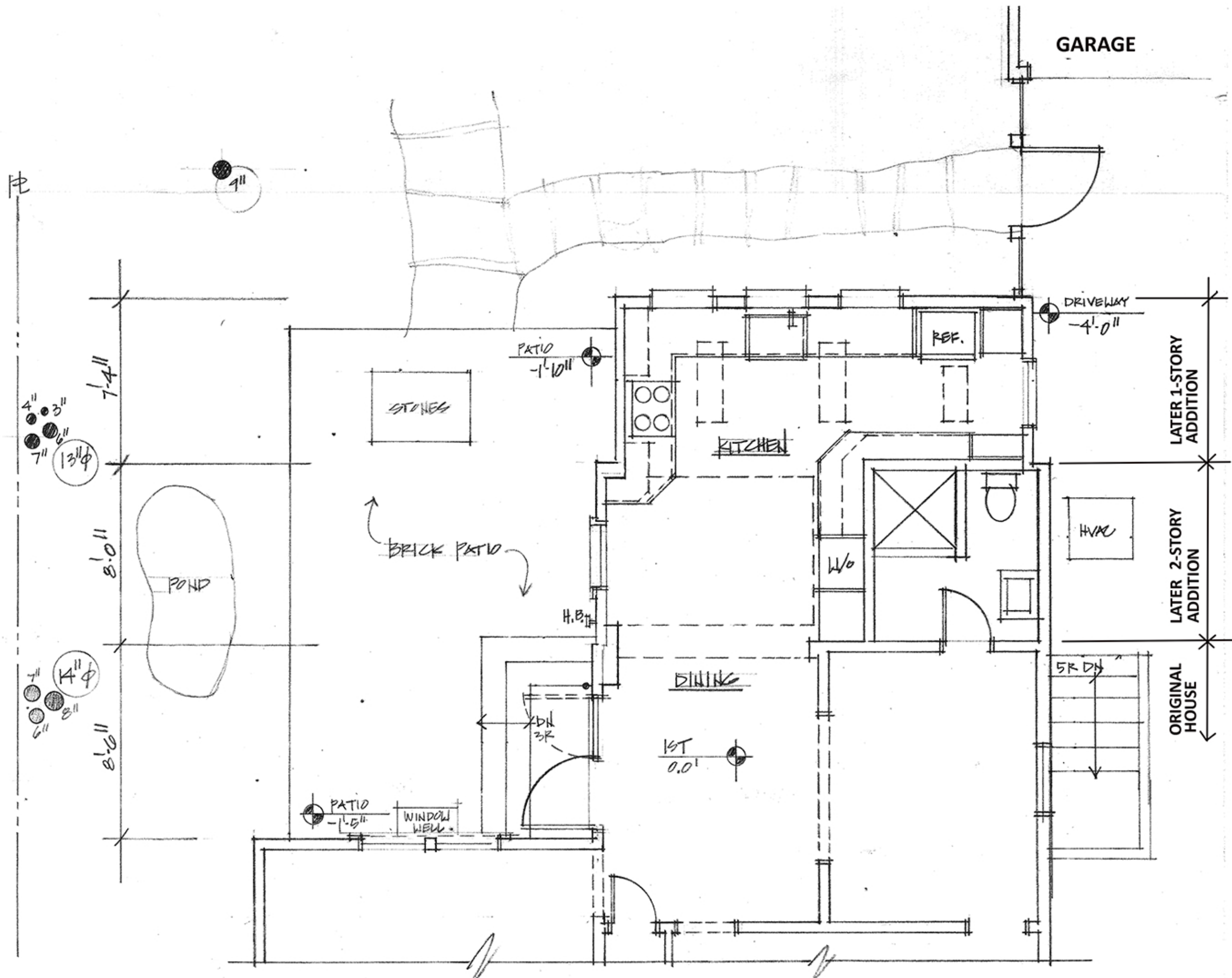
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

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

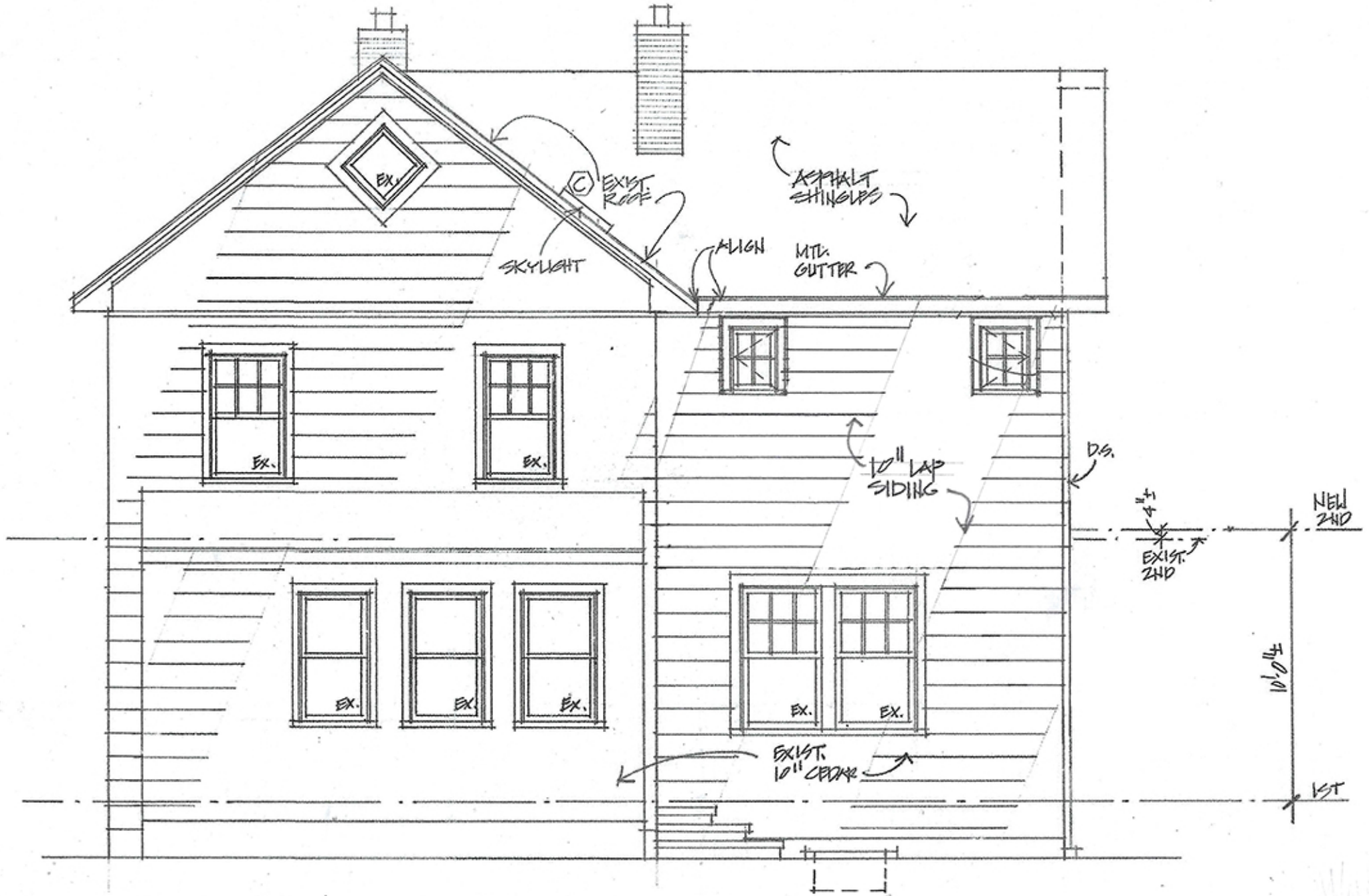
**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*





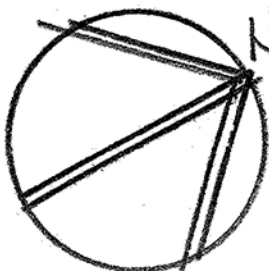
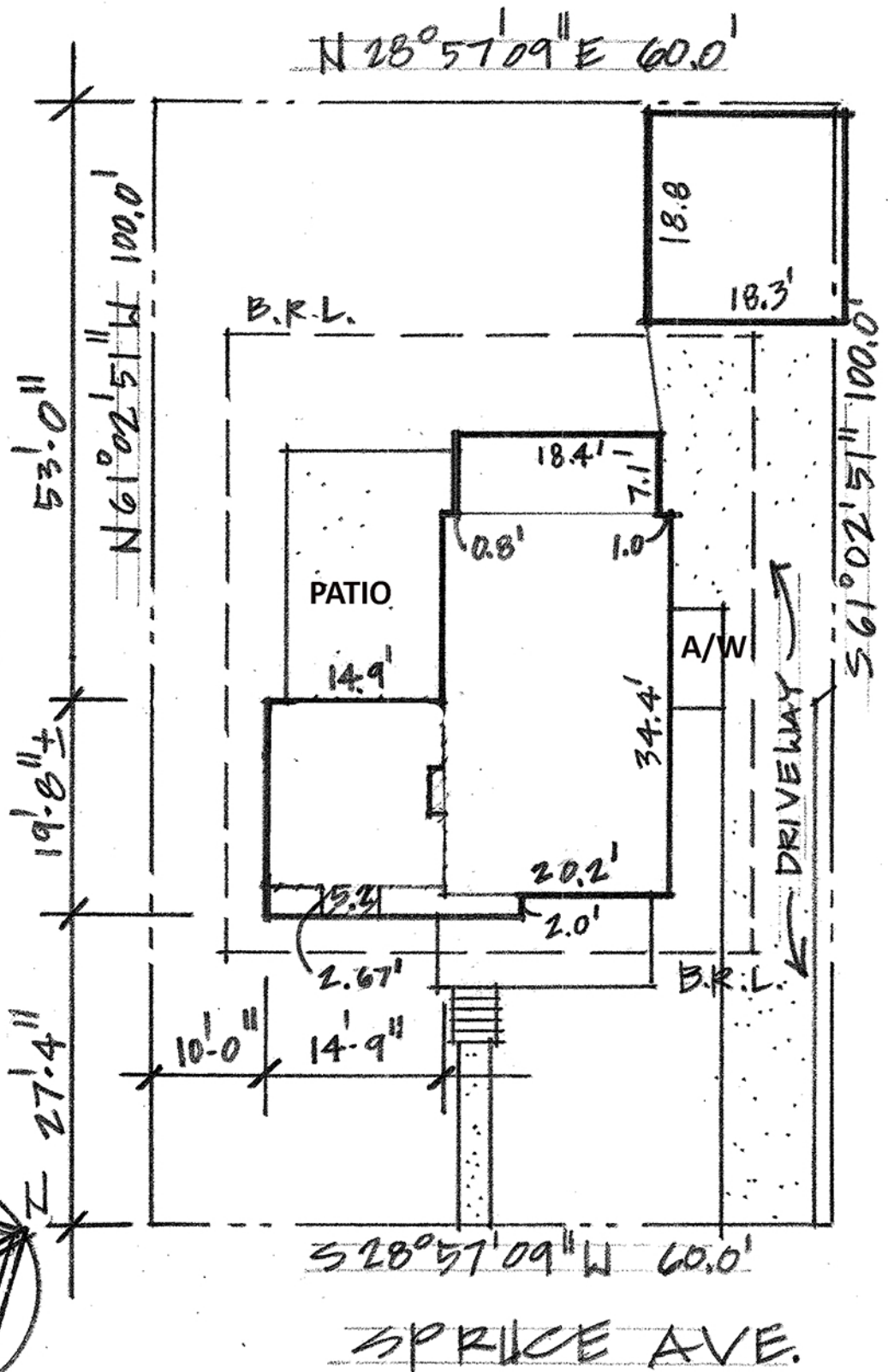
EXISTING FIRST FLOOR PLAN  
 1/4" = 1'-0"



**EXISTING REAR ELEVATION**

1/4"=1'-0"





EXISTING  
**Site Plan**

1" = 20'-0"





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

7204 Spruce Ave., Takoma Park, MD 20912

*This is a "Contributing Resource" Colonial Revival house, built in 1923, and it is located in the Takoma Park Historic District. It is a 2 1/2-story house, originally rectangular in shape, with the gable end and main entrance facing the street. (The Takoma Park Historic District Amendment to the Master Plan states that this house "could" be a Sears house, although my research does not indicate that any Sears house from their catalog matches, or even approximates, this house.) It has a full basement under the original structure (20'-3" wide x 26'-3" deep), with three later additions of unknown age: 1) a 2-story shed-roof addition at the rear of the original structure (20'-3" wide x 8'-0" deep) with the side walls flush with the original side walls, 2) a 1-story shed-roof addition at the rear of that (18'-6" wide x 7'-0" deep), inset from original width by 1'-0" on each side, and 3) a 1-story flat-roof addition on the left side (15'-0" wide x 20'-0" deep) with an inappropriate mansard-like parapet around it; a new 2<sup>nd</sup> story addition was added to this left side addition in 2015.*

- 1) **Site:** *If the buildable area of the site could be divided into a 4-part grid, the existing house structure sits on approximately  $\frac{3}{4}$  of the main buildable area of the site. The 4<sup>th</sup> part of that grid is the main usable exterior area: a patio.*
- 2) **Structure:** *It is a wood-framed structure with a gable-roof over the original structure, with the ridge perpendicular to the street, and has asphalt shingles on the sloped roofs. Main roof has a slope of 9:12 +/-, with shed roofs over the two rear additions: the 2-story shed-roof slope is approx. 4.5:12, and the 1-story shed-roof slope is approx. 3:12. The left side addition has a flat roof with a 3'-0" high mansard-type parapet around it.*
- 3) **Windows:** *The windows on both levels of the original house, as well as the left-side addition, are double-hung (6-over-1) and are painted wood. Most of the windows in the later rear additions are 1-over-1 double hung painted wood windows. The window/door openings on the front facade of the original structure are arranged asymmetrically, with the window/door on the left side 2'-4" from the corner, and the windows on the right side 4'-6" from the corner.*
- 4) **Finish/Trim:** *The exterior finish on the original structure and additions are 10 1/4" exposure painted cedar shakes. All trim at openings are 4" wide painted wood with a 3/4" backband on each outside edge.*
- 5) **Foundation:** *The foundation of the original structure is painted brick. The foundations of the later additions are painted CMU, with a crawlspace.*

DESCRIPTION OF THE *PROPOSED* PROJECT AND ITS  
EFFECT ON THE HISTORIC RESOURCE:  
7204 Spruce Ave., Takoma Park, MD 20912

Build a 15'-0" x 19'-0" Screen Porch addition at the rear of the property. It will have 7 skylights and a chimney for a wood stove/fireplace. A new side stoop and stair will exit from the rear of the right side of the house onto the driveway.

This addition will be built using the following materials/details:

**Screening:** *PVC screening with ¾" square track all around; bronze color.*

**Wood Screen Porch & Side Stoop:** *Wood framed porch with top rail only; no balusters. Wood framed side stoop and stair, with a wood railing as per details included. Decking will be 5/4 ipe deck boards.*

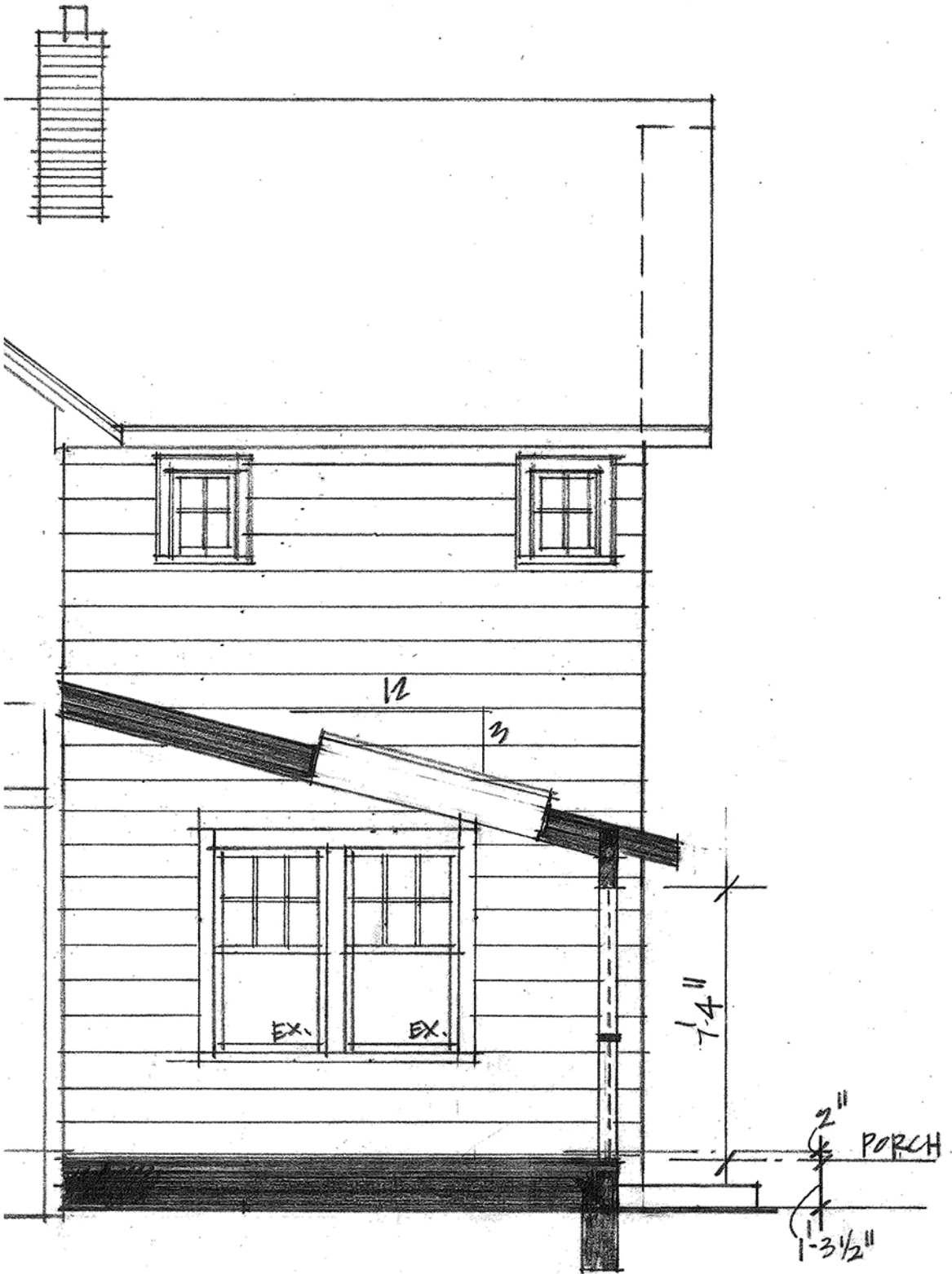
**Roofing:** *Asphalt shingles at all of the new gable roofs at the 2<sup>nd</sup> floor to match existing, and metal roofing to cover the shed roof over the 1<sup>st</sup> floor area at the front on either side of the bay window.*

**Trim:** *Painted 1 x 4 poly-ash or fiber cement trim at the new windows and doors, doors and corners, with a wood backband at the jambs and head to match the existing. 2"-high PVC Historic subsills to be used at all new windows.*

**Windows and Doors:** *The new windows and doors will be Marvin alum-clad wood casements. There will be 7 new skylights over the new porch. No skylight will be visible from the right-of-way. There will be 2 new window wells for new basement windows on the left side of the house. The non-original front door will be replaced with a solid wood, Craftsman-style door with 6 small lites.*

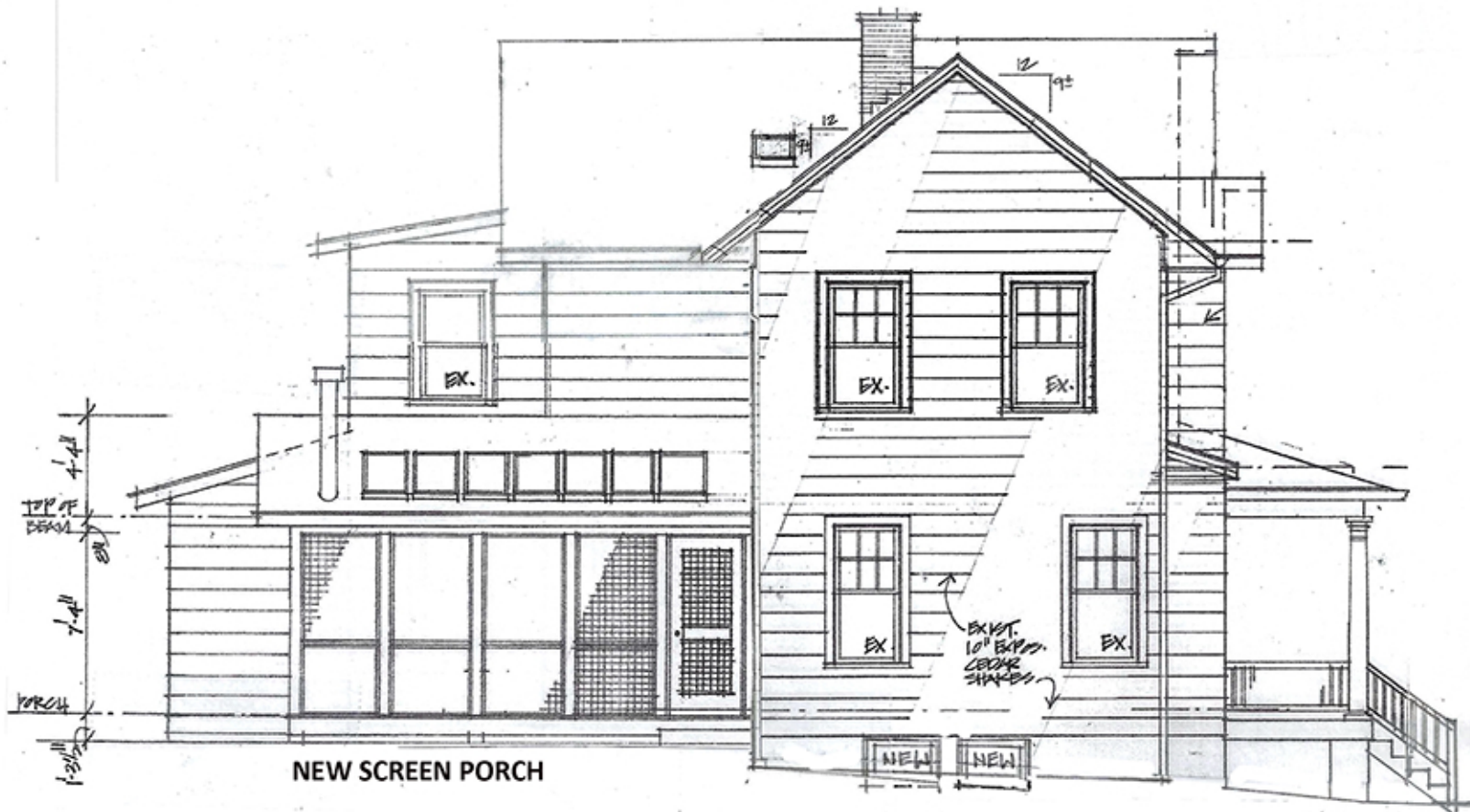






SECTION  
 $\frac{1}{4}'' = 1'-0''$

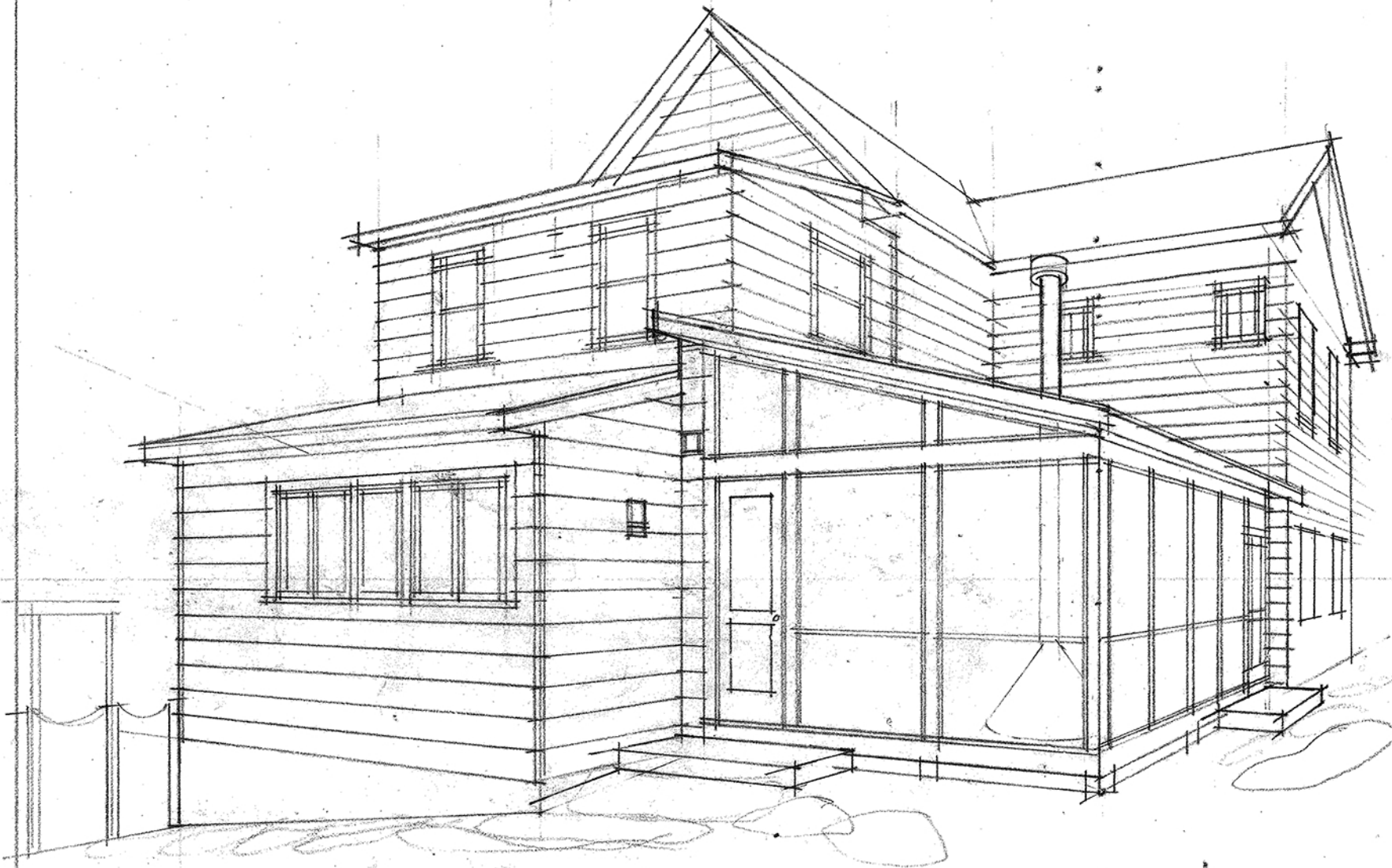
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PROPOSED SIDE ELEVATION  
1/4"=1'-0"



PROPOSED SECTION  
1/4" = 1'-0"

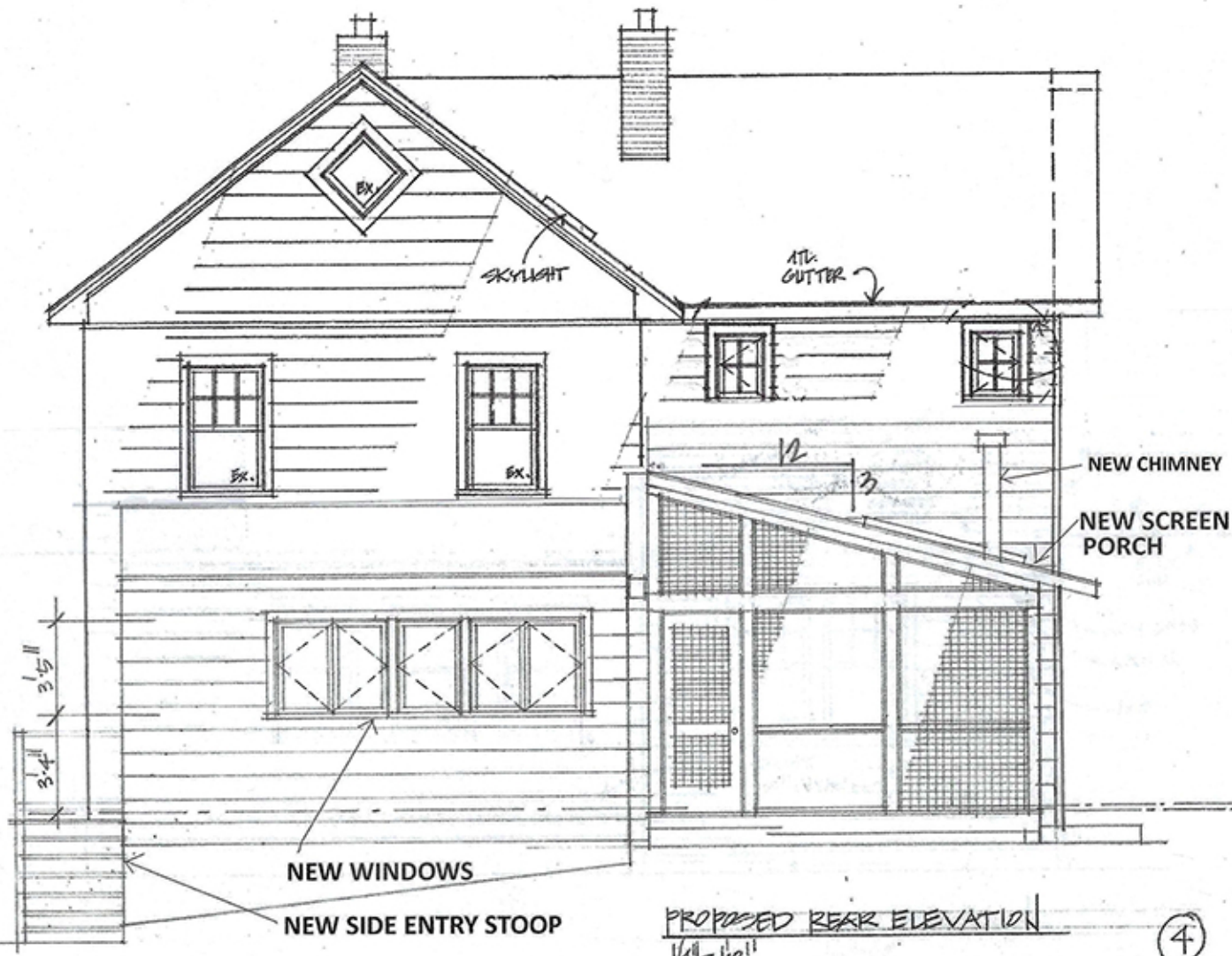


NEW SCREEN PORCH  
7004 SPRUCE AVENUE

①

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

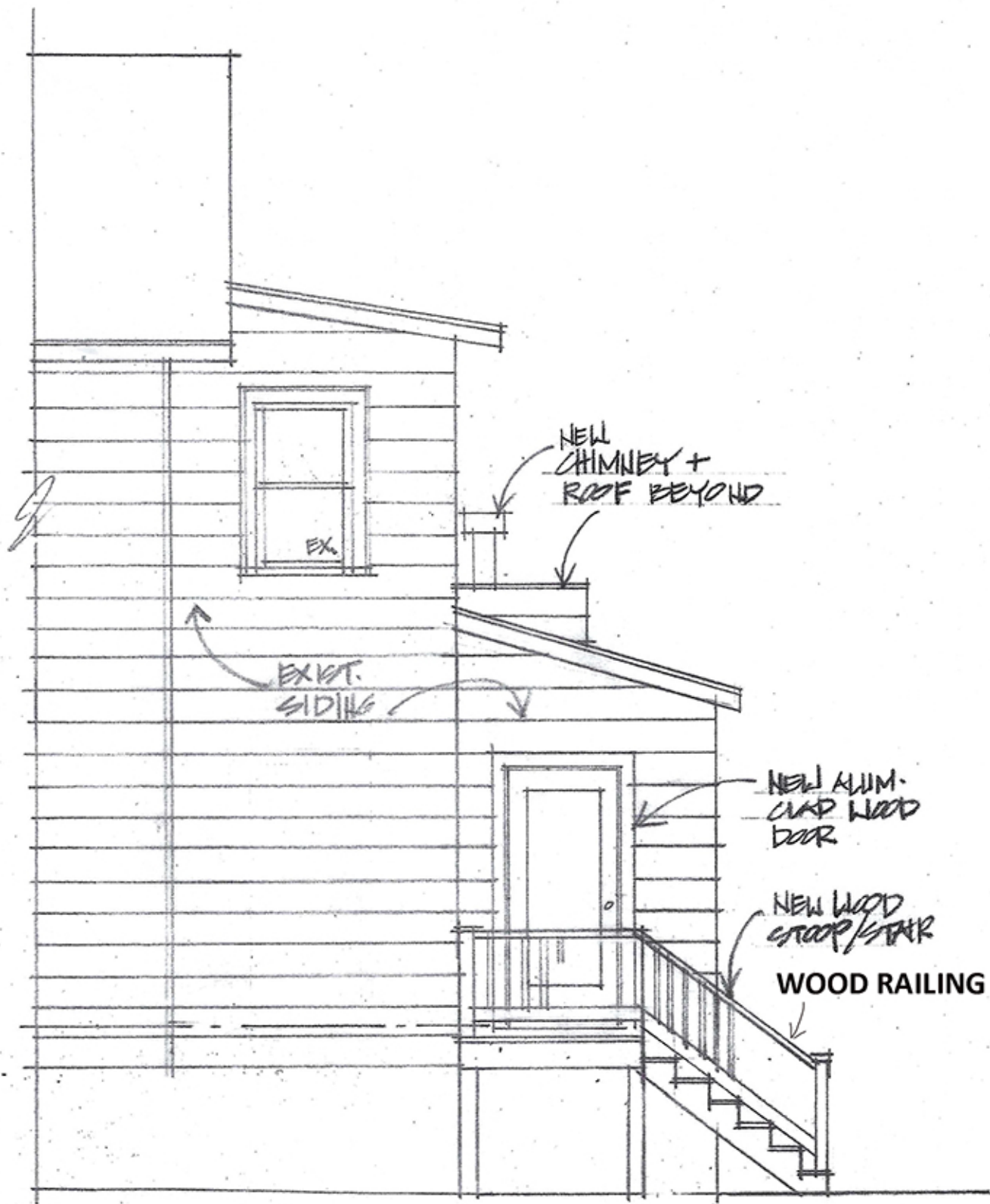
4.20.26



PROPOSED REAR ELEVATION

1/4" = 1'-0"

4



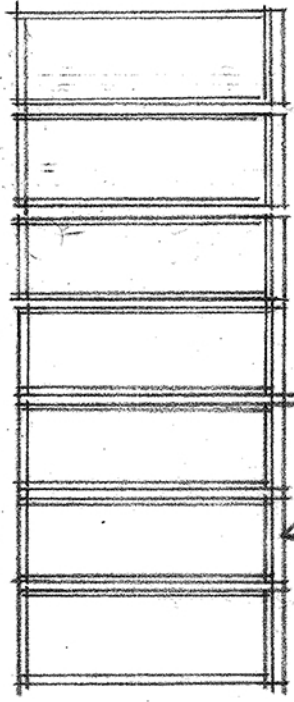
PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"

**PROPOSED ROOF**



CHIMNEY



SLOPE PIV

SKYLIGHTS



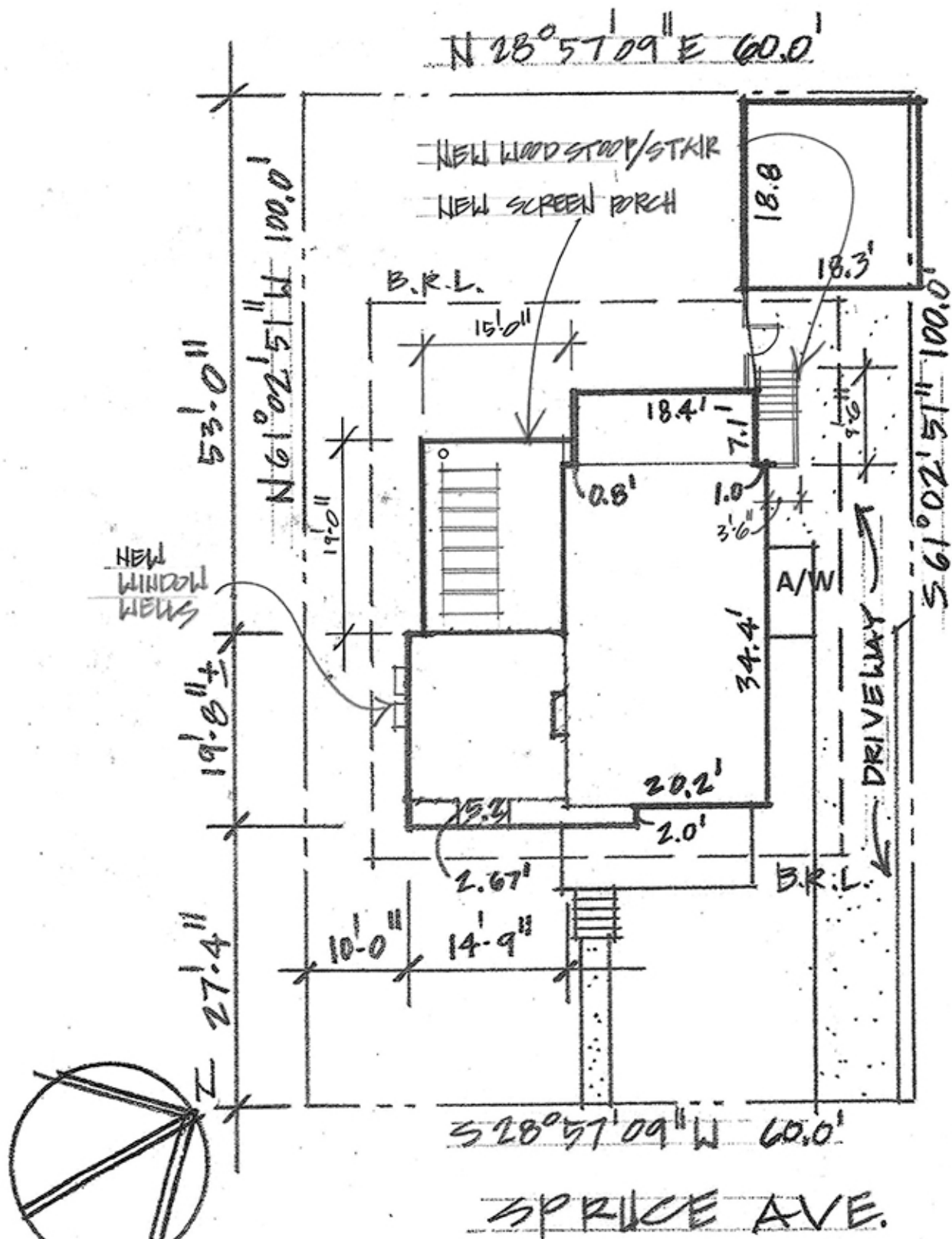
**EXISTING ROOF**



PROPOSED ROOF PLAN

1/4" = 1'-0"

3



PROPOSED  
**Site Plan**

1" = 20'-0"









**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name \_\_\_\_\_  
 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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ 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 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 type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input 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.

\_\_\_\_\_  
Signature of owner or authorized agent \_\_\_\_\_  
Date

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Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
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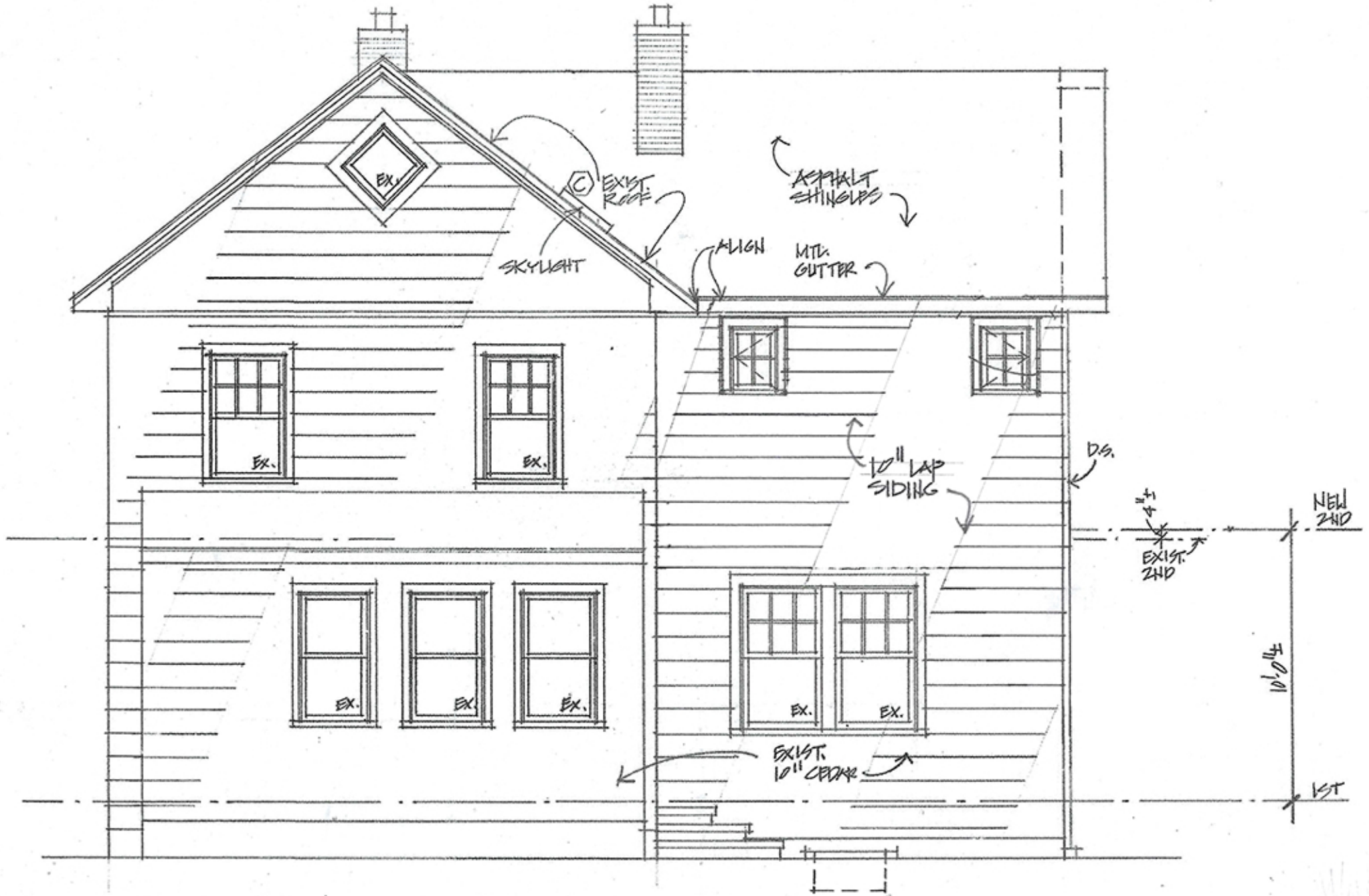








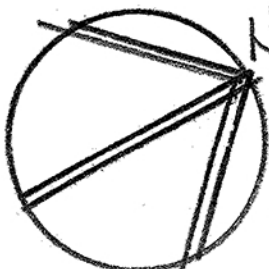
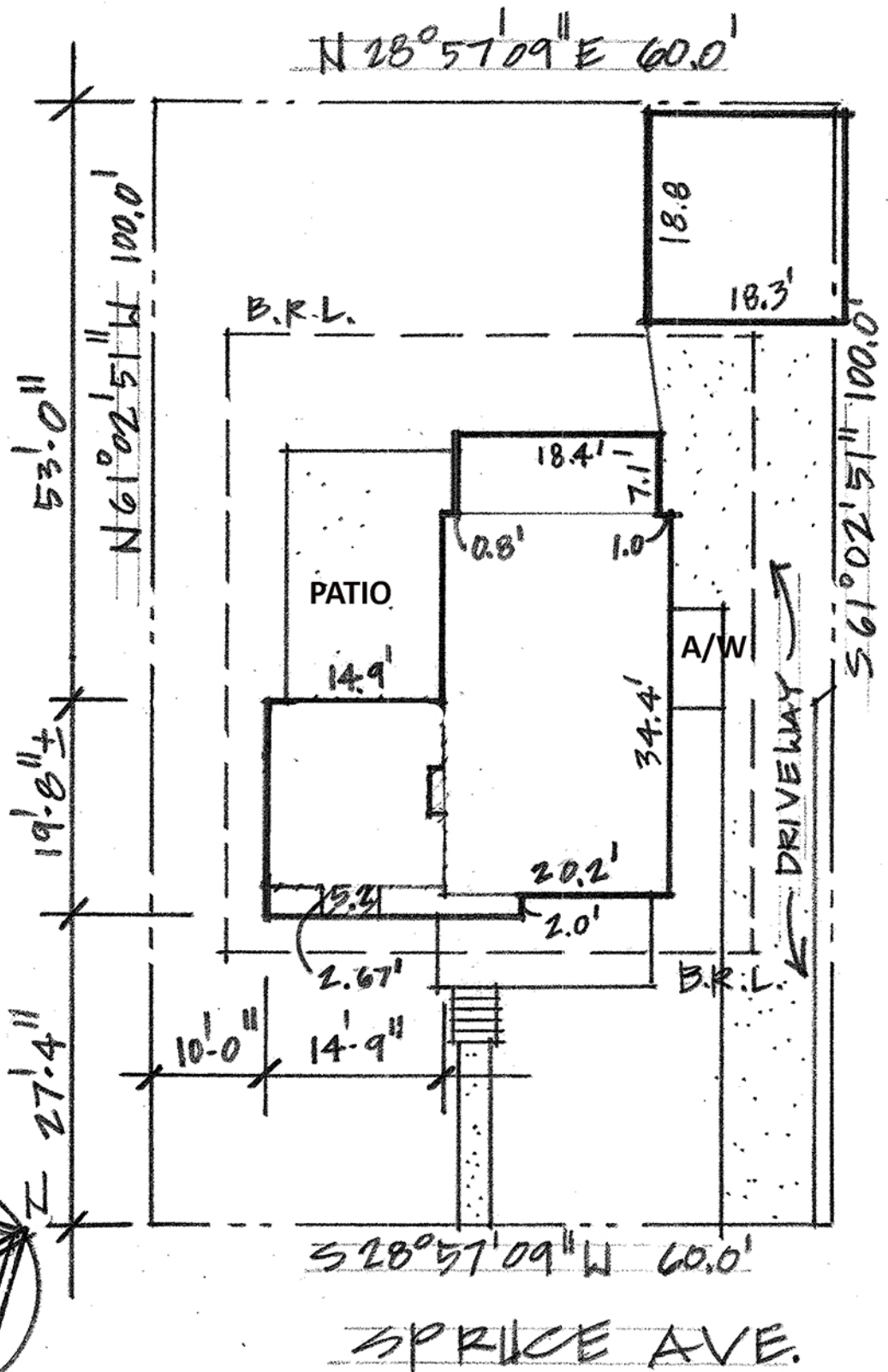




**EXISTING REAR ELEVATION**

1/4"=1'-0"

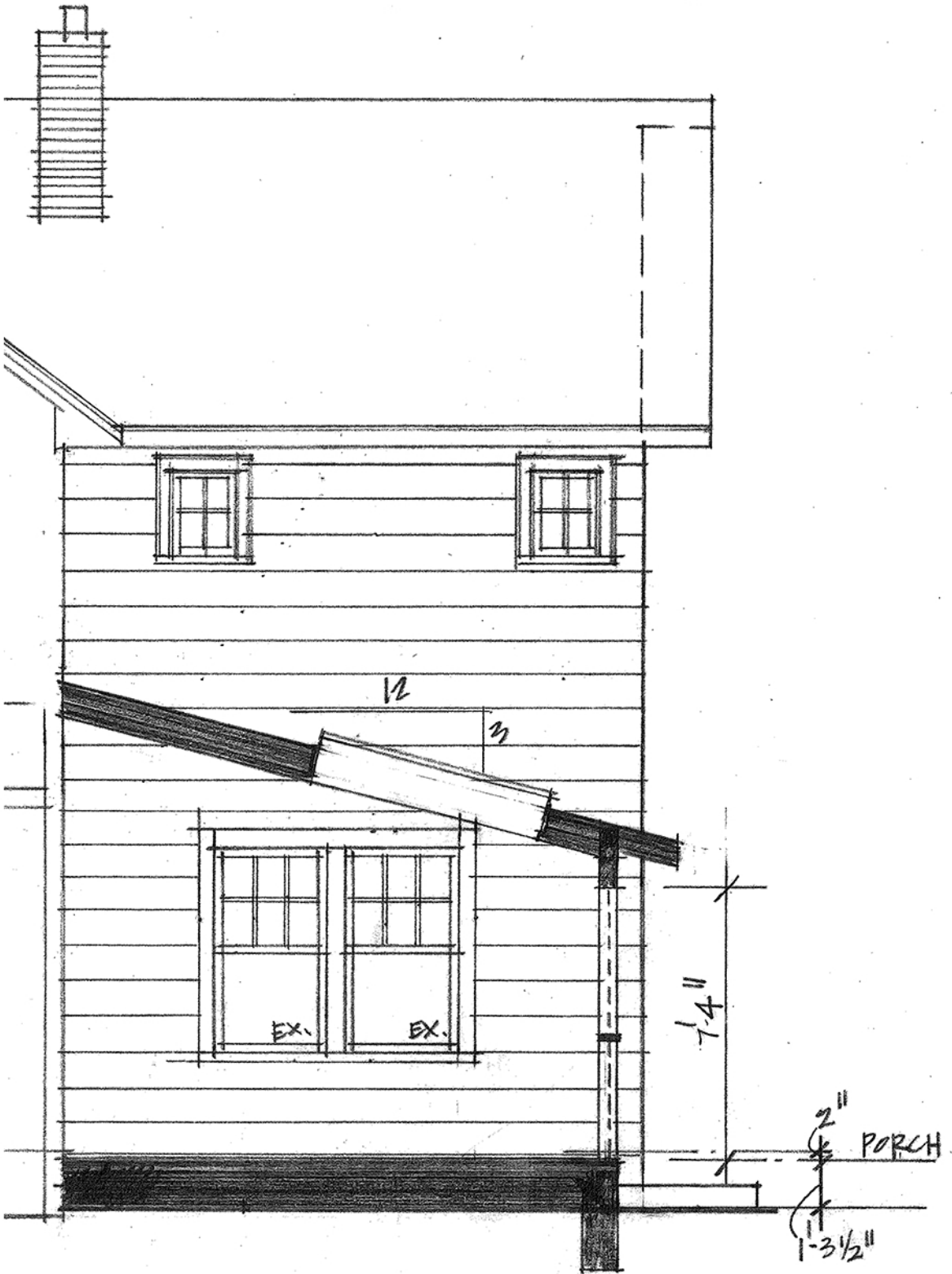




EXISTING  
**Site Plan**

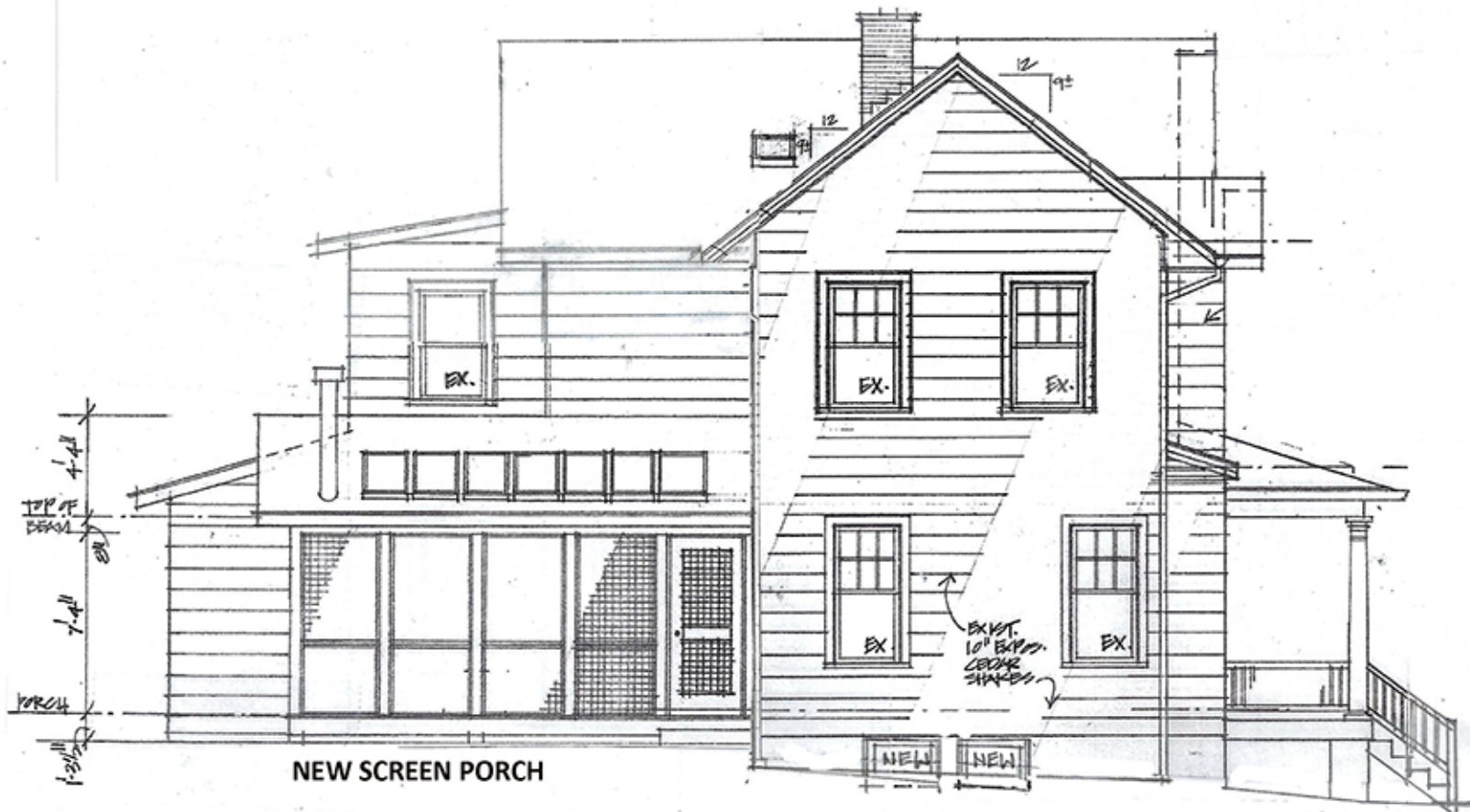
1" = 20'-0"





SECTION  
 $\frac{1}{4}'' = 1'-0''$

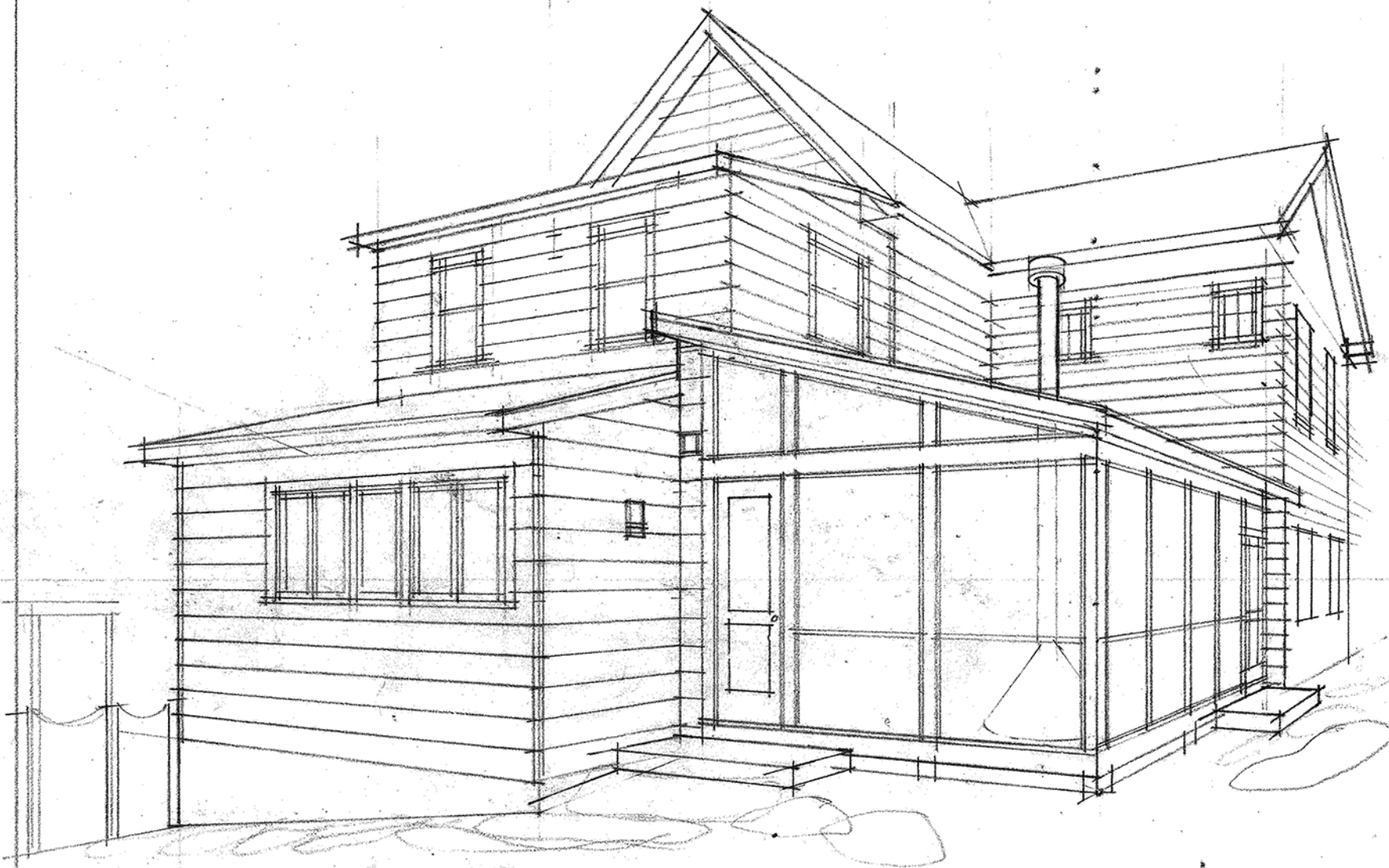
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PROPOSED SIDE ELEVATION  
1/4"=1'-0"



PROPOSED SECTION  
1/4" = 1'-0"

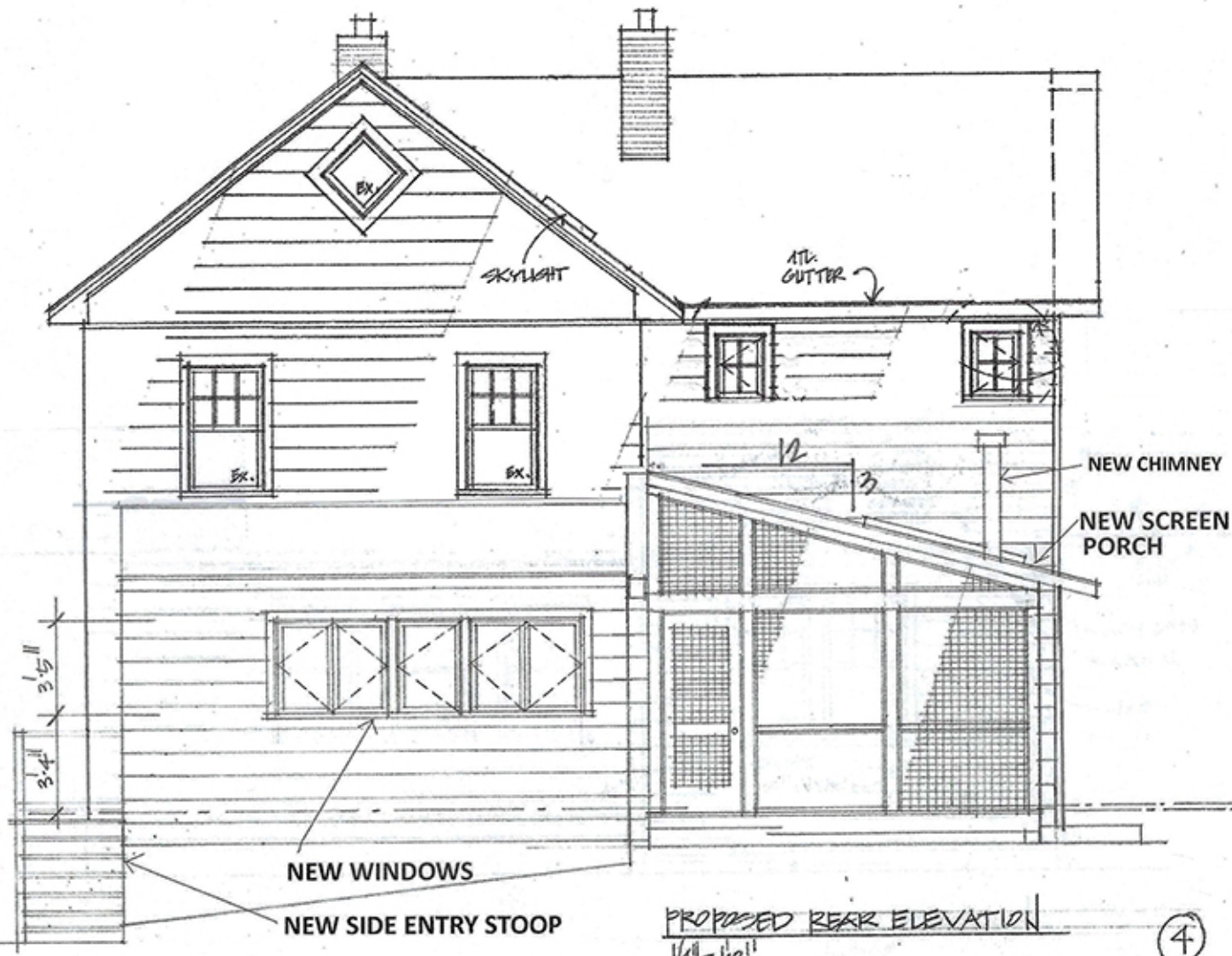


NEW SCREEN PORCH  
7004 SPRUCE AVENUE

①

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

4.20.26



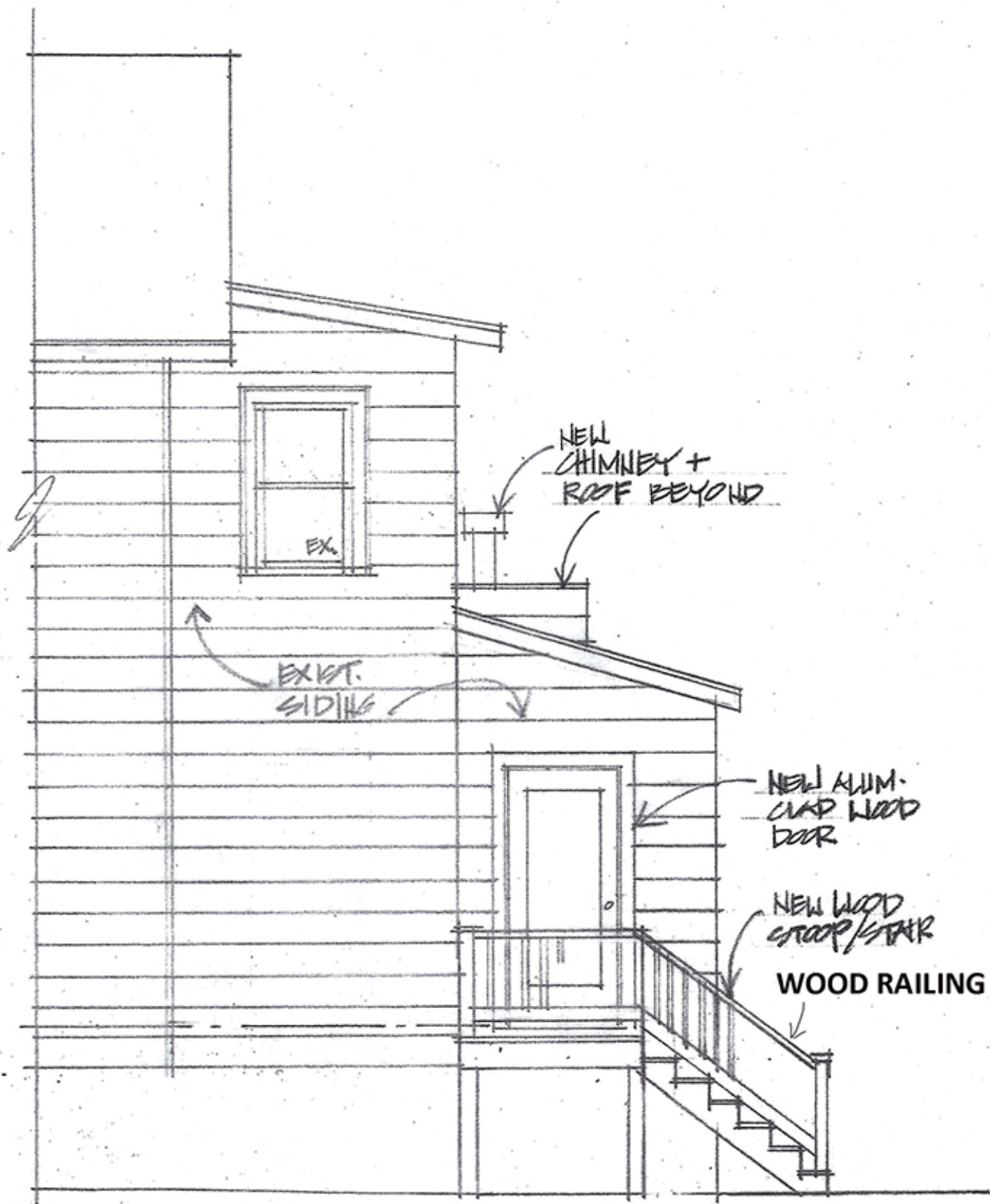
NEW WINDOWS  
 NEW SIDE ENTRY STOOP

ATV  
 CUTTER

NEW CHIMNEY  
 NEW SCREEN PORCH

PROPOSED REAR ELEVATION  
 $\frac{1}{4}'' = 1'-0''$

4



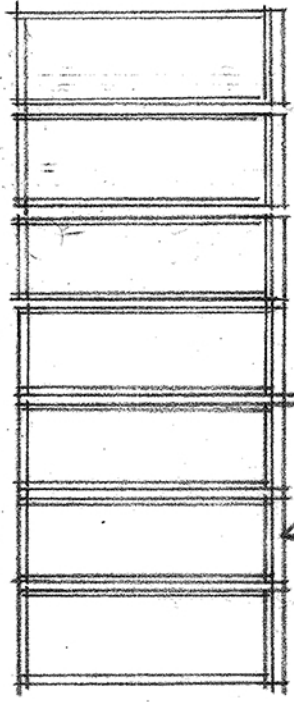
PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"

**PROPOSED ROOF**



CHIMNEY



SLOPE PIV

SKYLIGHTS



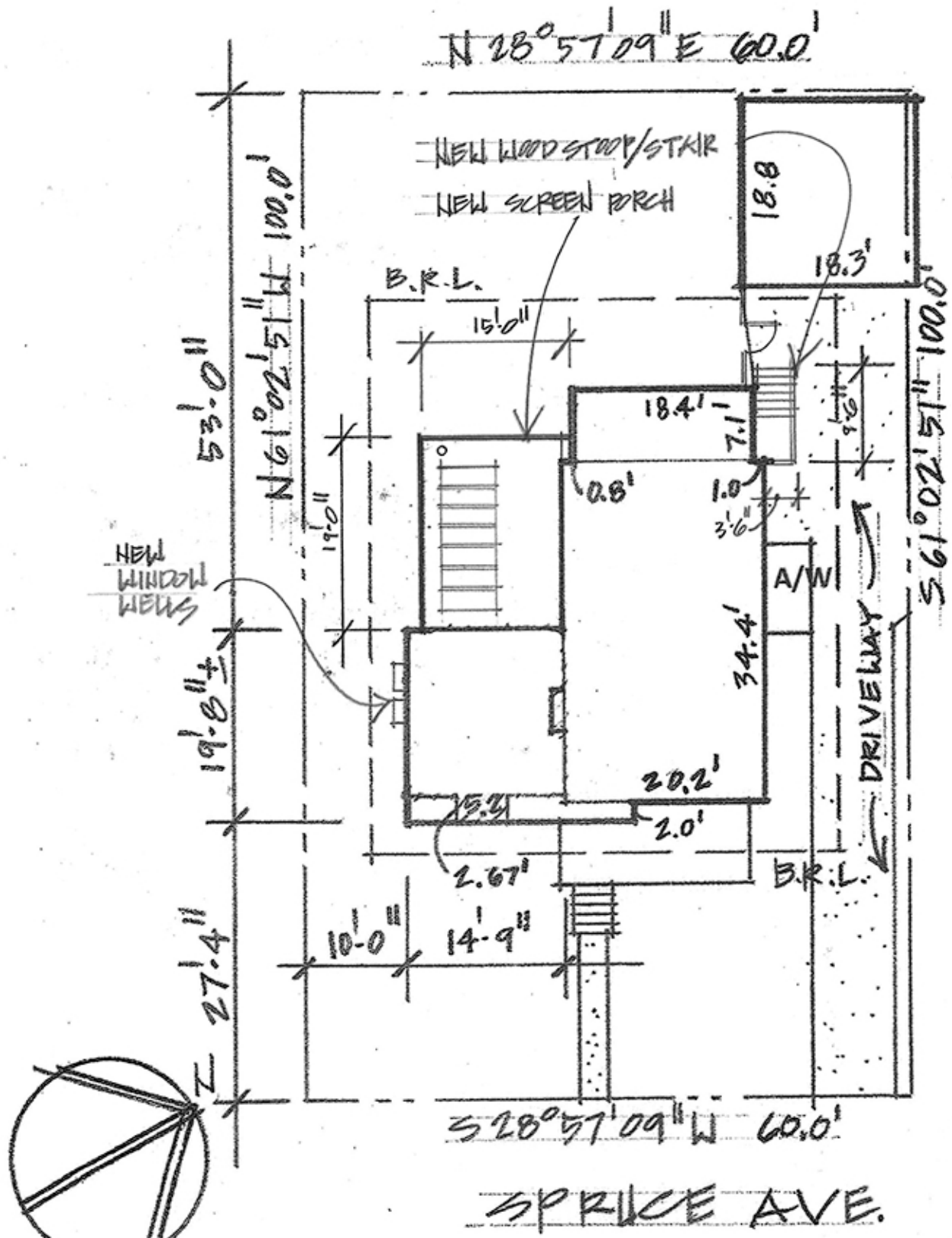
**EXISTING ROOF**



PROPOSED ROOF PLAN

1/4" = 1'-0"

3



PROPOSED  
**Site Plan**

1" = 20'-0"



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 4/22/2026

Application No: 1155550  
AP Type: HISTORIC  
Customer No: 1552124

## Comments

Contact Richard Vitullo for all correspondence 301-806-6447

## Affidavit Acknowledgement

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

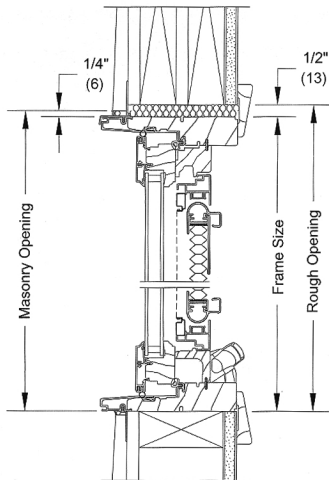
## Primary Applicant Information

Address 7204 SPRUCE AVE  
TAKOMA PARK, MD 20912  
Othercontact VITULLO  
Homeowner Mitchell (Primary)

## Historic Area Work Permit Details

Work Type ADD  
Scope of Work Build new 15' x 19' rear screen porch addition, and small side wood stoop.

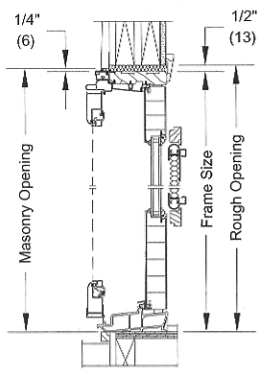
# CASEMENT / CASEMENT PUSH OUT CONSTRUCTION DETAILS



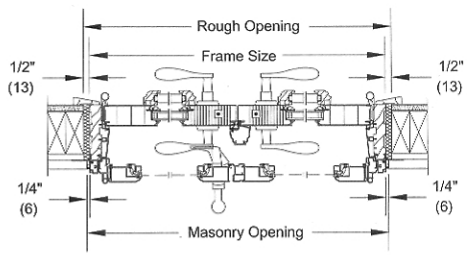
HEAD JAMB AND SILL - OPERATOR  
WITH OPTIONAL INTERIOR SHADES

# Fiberglass-clad Wood Inswing Door

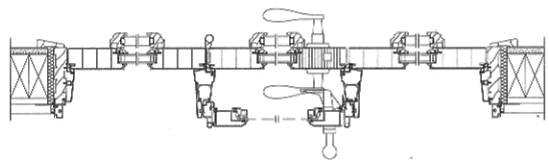
## CONSTRUCTION DETAILS



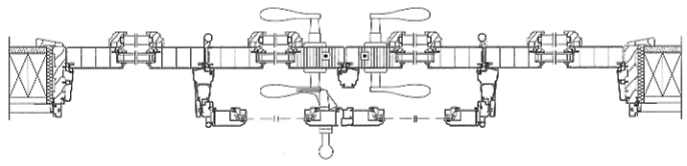
CLAD HEAD JAMB AND SILL  
WITH ULTIMATE SWINGING SCREEN -  
WITH OPTIONAL INTERIOR SHADES



CLAD 2 PANEL JAMB  
XX LHI WITH ULTIMATE SWINGING SCREEN -  
WITH INTERIOR SHADES



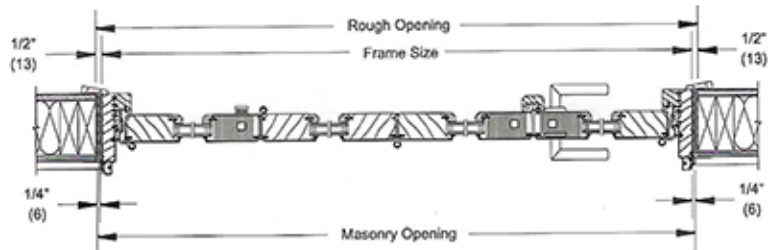
CLAD 3 PANEL JAMB  
OXO LHI WITH ULTIMATE SWINGING SCREEN -  
WITH INTERIOR SHADES



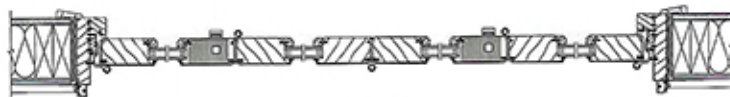
CLAD 4 PANEL JAMB  
OXXO LHI WITH ULTIMATE SWINGING SCREEN -  
WITH INTERIOR SHADES

# BI-FOLD DOOR

## CLAD CONSTRUCTION DETAILS - PERFORMANCE, LOW PROFILE, AND FLOOR CHANNEL SILL



JAMBS  
FOUR PANEL - 3L1R

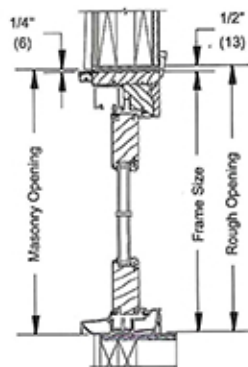


JAMBS  
FOUR PANEL - 4L

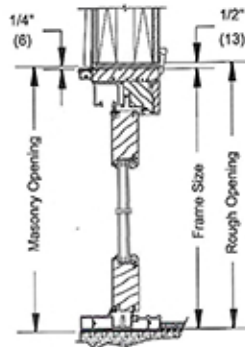


JAMBS  
FOUR PANEL - 2L2R

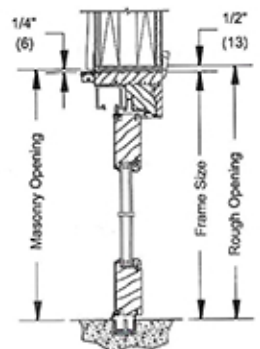
## CONSTRUCTION DETAILS - PERFORMANCE, LOW PROFILE, AND FLOOR CHANNEL SILLS



HEAD JAMB AND SILL  
SHOWN WITH PERFORMANCE SILL



HEAD JAMB AND SILL  
SHOWN WITH LOW PROFILE SILL



HEAD JAMB AND SILL  
SHOWN WITH FLOOR CHANNEL SILL

Details and Elevations not to scale.

- Configurations available from 1 to 16 operating panels
- Operating panel width: minimum 29 1/16"; maximum 41 1/16"
- Rough opening minimum size: 34" x 51 1/2"
- Rough opening maximum size: 665 1/4" x 114 3/4"

Please consult your local Marvin representative for more information.

For further details and drawings visit the "Tools and Documents" section at Marvin.com.

# Authentic Wood Exterior Door: 6203 Glass Panel

## Model Overview



**PROJECT TYPE**

New construction and replacement

**MAINTENANCE LEVEL**

Moderate

**GLASS**

Energy efficient.

**HARDWARE**

1 Hinge Option  
3 Hinge Finishes

**MATERIALS**

2 Wood Options



# HANDRAIL

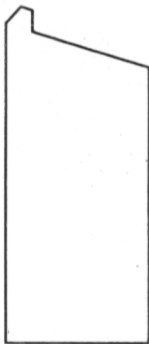
S  
T  
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SM-8840  
1-1/2 X 3-1/2  
TOP PORCH RAIL



LWM-237  
1-1/4 X 1-1/4  
BALUSTER STOCK

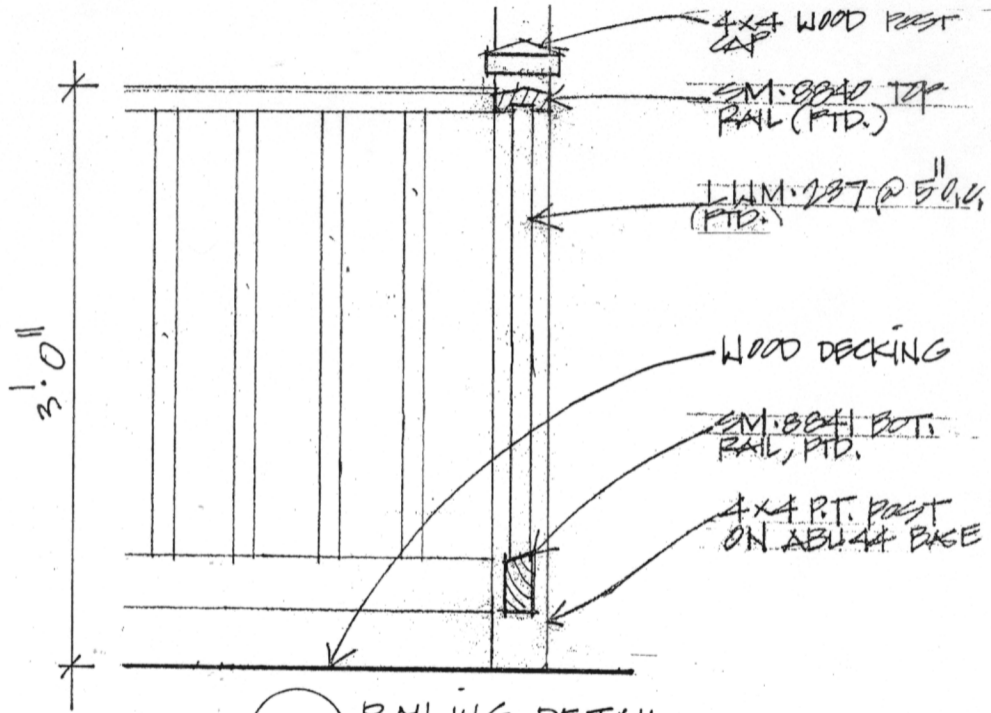


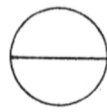
SM-8841  
1-1/2 X 3-1/2  
BOTTOM PORCH RAIL

SCALE: HALF SIZE

PAGE NO. A-54

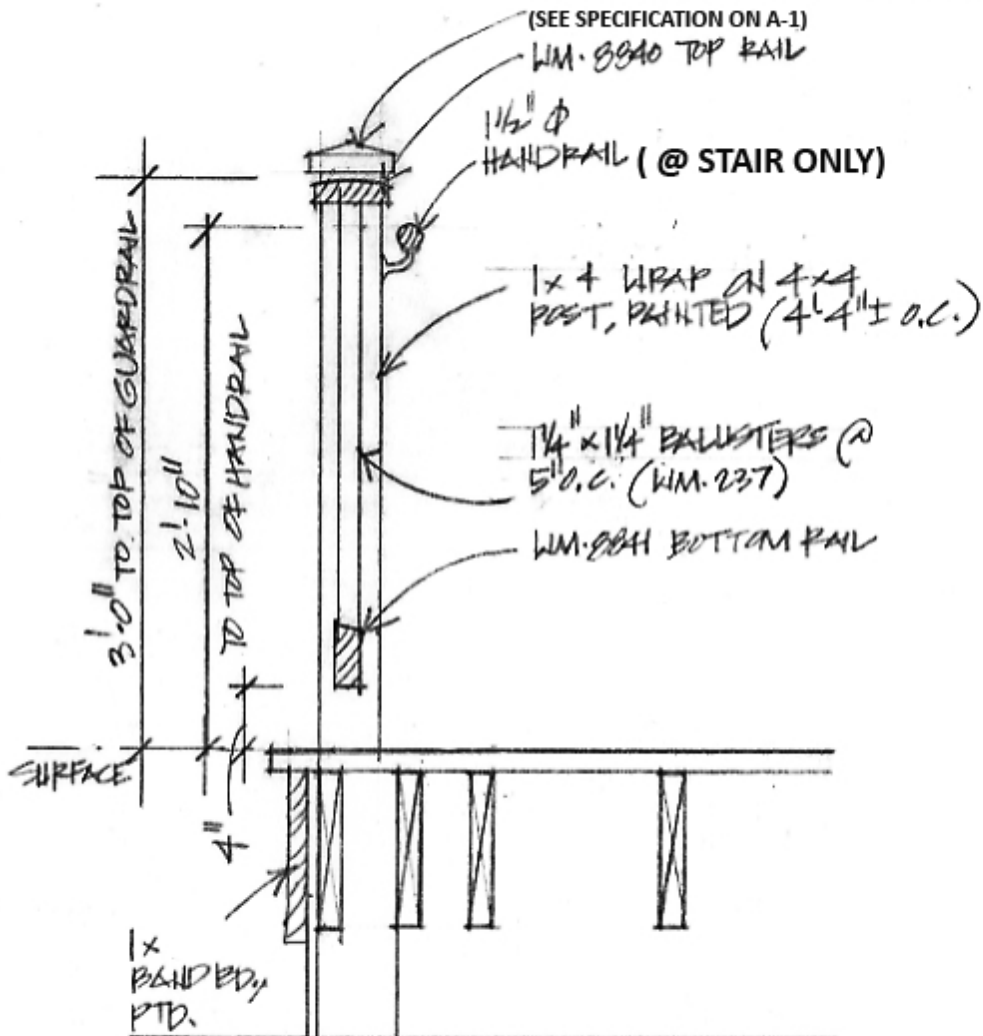
# BAR RAIL




 RAILING DETAIL  
 1/4" = 1'-0"

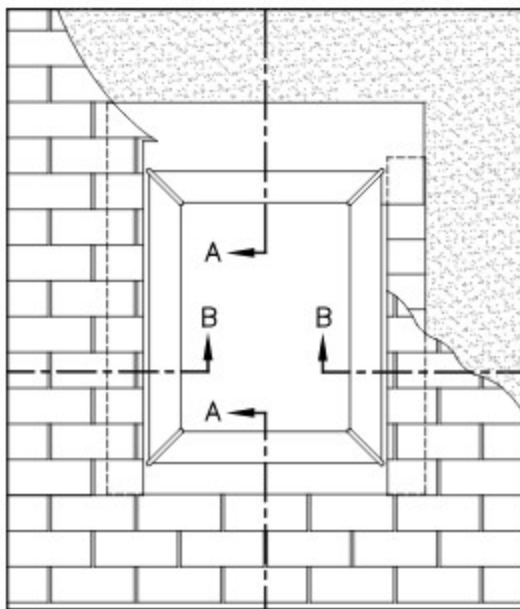
# MITRELESS MAHONGANY POST CAP

(SEE SPECIFICATION ON A-1)



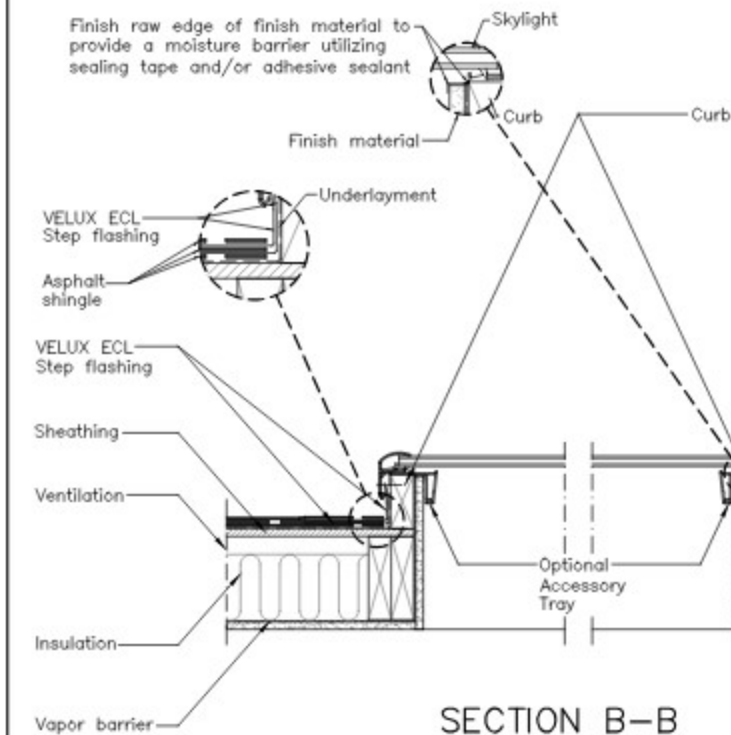
**WOOD RAILING DETAIL**

**1"=1'-0"**



**ELEVATION**

Finish raw edge of finish material to provide a moisture barrier utilizing sealing tape and/or adhesive sealant



**SECTION B-B**

BASIS OF DESIGN:  
VELUX FCM curb  
mounted fixed skylight

VELUX ECL  
Sill Flashing

Underlayment

Asphalt shingle

Finish material

127-133 mm  
5-5 1/4"

BASIS OF DESIGN:  
VELUX FCM curb  
mounted fixed skylight

Fasten to curb with screws  
furnished with skylight

Underlayment  
Note 1 & 3

Finish material

**SECTION A-A**

80-100 mm  
2 3/8-4"

Underlayment

VELUX ECL  
Saddle Flashing

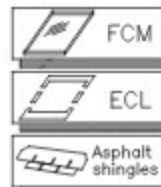
Sheathing

Insulation -  
place carefully  
around window

VELUX ECL Head Flashing  
placed between underlayment

Headers or blocking  
as required per code(s)

Vapor barrier



**GENERAL NOTES**

1. Underlayment to be folded up against all sides of curb.
2. Vapor barrier should be used to avoid moisture.
3. Wrap curb in adhesive underlayment provided with VELUX flashing. VELUX recommends use of VELUX type ZOZ 216 adhesive underlayment to wrap curb when not using VELUX flashings.

	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com	Name JDH	Date Mar 10
	Sky-Product Management	Checked by WQ,CJ	Aug 22
FCM-Residential/Commercial Roof Section (Cathedral Ceiling with Asphalt Shingles)		Drawing No. FCM-02-0310	

This drawing is an instrument of service and is provided for informational use only.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 4/22/2026

Application No: 1155550  
AP Type: HISTORIC  
Customer No: 1552124

## Comments

Contact Richard Vitullo for all correspondence 301-806-6447

## Affidavit Acknowledgement

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

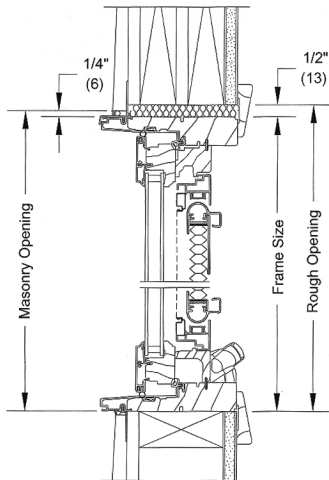
## Primary Applicant Information

Address 7204 SPRUCE AVE  
TAKOMA PARK, MD 20912  
Othercontact VITULLO  
Homeowner Mitchell (Primary)

## Historic Area Work Permit Details

Work Type ADD  
Scope of Work Build new 15' x 19' rear screen porch addition, and small side wood stoop.

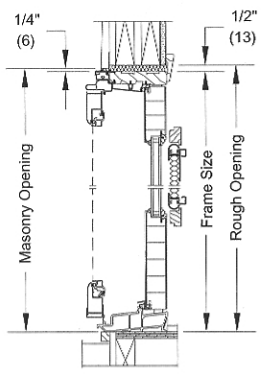
# CASEMENT / CASEMENT PUSH OUT CONSTRUCTION DETAILS



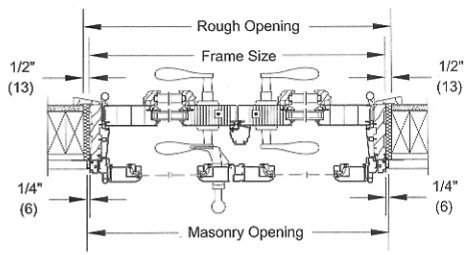
HEAD JAMB AND SILL - OPERATOR  
WITH OPTIONAL INTERIOR SHADES

# Fiberglass-clad Wood Inswing Door

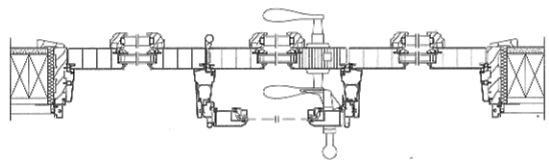
## CONSTRUCTION DETAILS



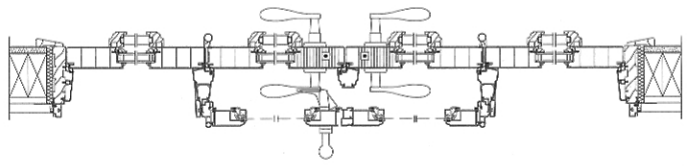
CLAD HEAD JAMB AND SILL  
WITH ULTIMATE SWINGING SCREEN -  
WITH OPTIONAL INTERIOR SHADES



CLAD 2 PANEL JAMB  
XX LHI WITH ULTIMATE SWINGING SCREEN -  
WITH INTERIOR SHADES



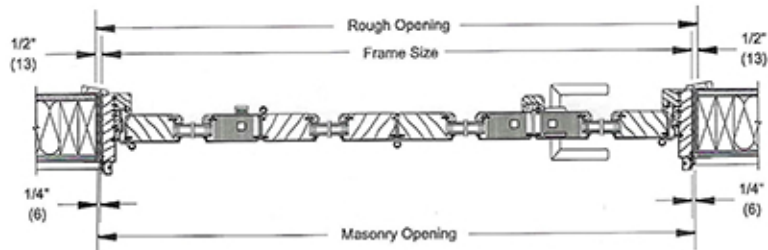
CLAD 3 PANEL JAMB  
OXO LHI WITH ULTIMATE SWINGING SCREEN -  
WITH INTERIOR SHADES



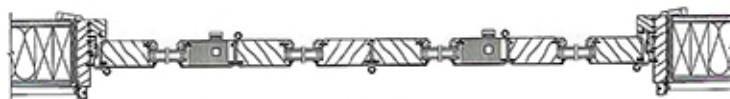
CLAD 4 PANEL JAMB  
OXXO LHI WITH ULTIMATE SWINGING SCREEN -  
WITH INTERIOR SHADES

# BI-FOLD DOOR

## CLAD CONSTRUCTION DETAILS - PERFORMANCE, LOW PROFILE, AND FLOOR CHANNEL SILL



JAMBS  
FOUR PANEL - 3L1R

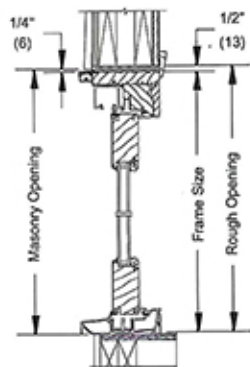


JAMBS  
FOUR PANEL - 4L

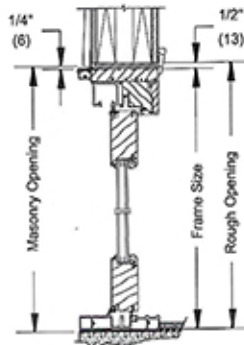


JAMBS  
FOUR PANEL - 2L2R

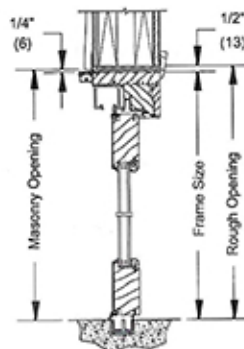
## CONSTRUCTION DETAILS - PERFORMANCE, LOW PROFILE, AND FLOOR CHANNEL SILLS



HEAD JAMB AND SILL  
SHOWN WITH PERFORMANCE SILL



HEAD JAMB AND SILL  
SHOWN WITH LOW PROFILE SILL



HEAD JAMB AND SILL  
SHOWN WITH FLOOR CHANNEL SILL

Details and Elevations not to scale.

- Configurations available from 1 to 16 operating panels
- Operating panel width: minimum 29 1/16"; maximum 41 1/16"
- Rough opening minimum size: 34" x 51 1/2"
- Rough opening maximum size: 665 1/4" x 114 3/4"

Please consult your local Marvin representative for more information.

For further details and drawings visit the "Tools and Documents" section at Marvin.com.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
**[Owner, Owner's Agent, Adjacent and Confronting Property Owners]**

**Owner's mailing address**  
7204 Spruce Ave.  
Takoma Park, MD 20912

**Owner's Agent's mailing address**  
Richard Vitullo  
7016 Woodland Avenue  
Takoma Park, MD 20912

**Adjacent and confronting Property Owners mailing addresses**

Robert Jones & Jodi Kanter  
7205 Spruce Ave.  
Takoma Park, MD 20912

Hillary Henning  
7207 Spruce Ave.  
Takoma Park, MD 20912

Matts Gorman  
7208 Spruce Ave.  
Takoma Park, MD 20912

James Rettberg  
408 Tulip Ave.  
Takoma Park, MD 20912

406 Tulip Ave.  
Takoma Park, MD 20912

500 Tulip Ave.  
Takoma Park, MD 20912

# Authentic Wood Exterior Door: 6203 Glass Panel

## Model Overview



**PROJECT TYPE**

New construction and replacement

**MAINTENANCE LEVEL**

Moderate

**GLASS**

Energy efficient.

**HARDWARE**

1 Hinge Option  
3 Hinge Finishes

**MATERIALS**

2 Wood Options



# HANDRAIL

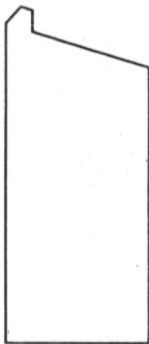
S  
T  
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C  
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E



SM-8840  
1-1/2 X 3-1/2  
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1-1/4 X 1-1/4  
BALUSTER STOCK

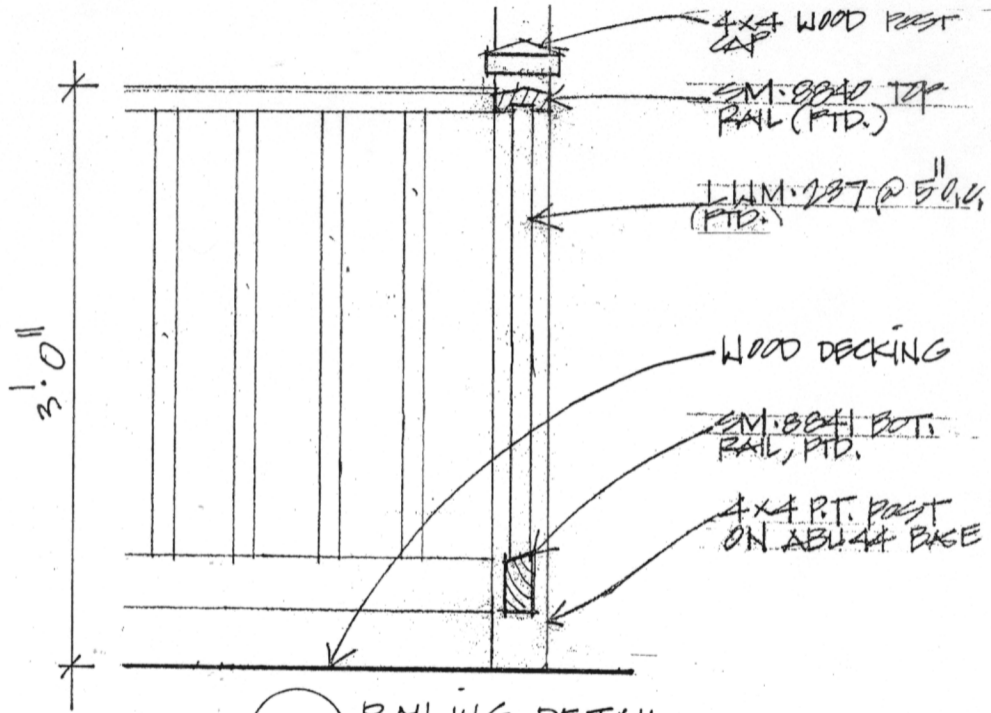


SM-8841  
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BOTTOM PORCH RAIL

SCALE: HALF SIZE

PAGE NO. A-54

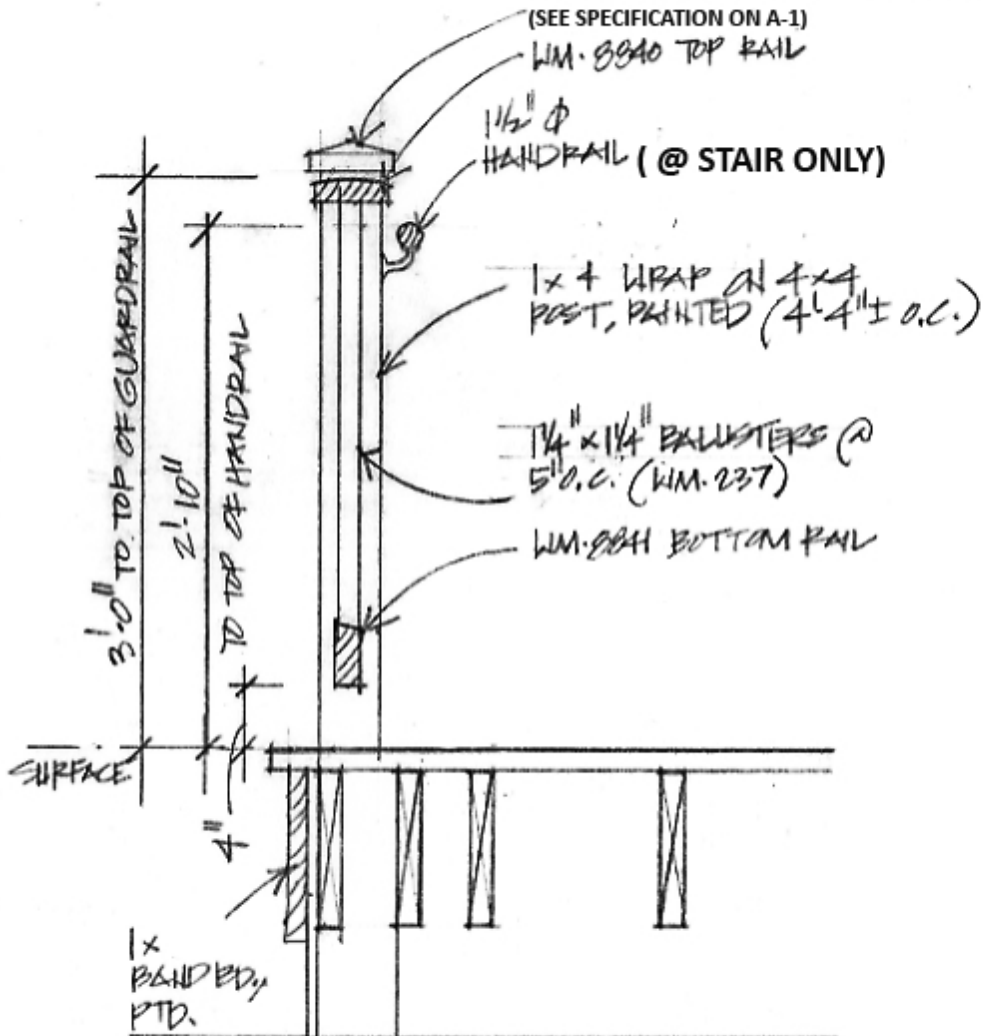
# BAR RAIL



○ RAILING DETAIL  
 1 1/2" = 1' 0 1/4"

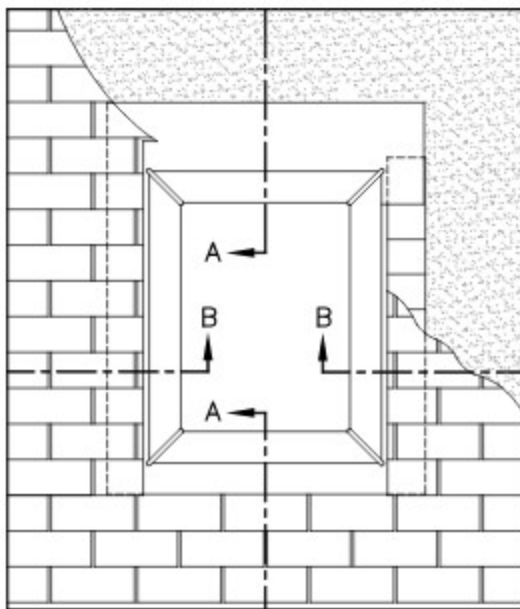
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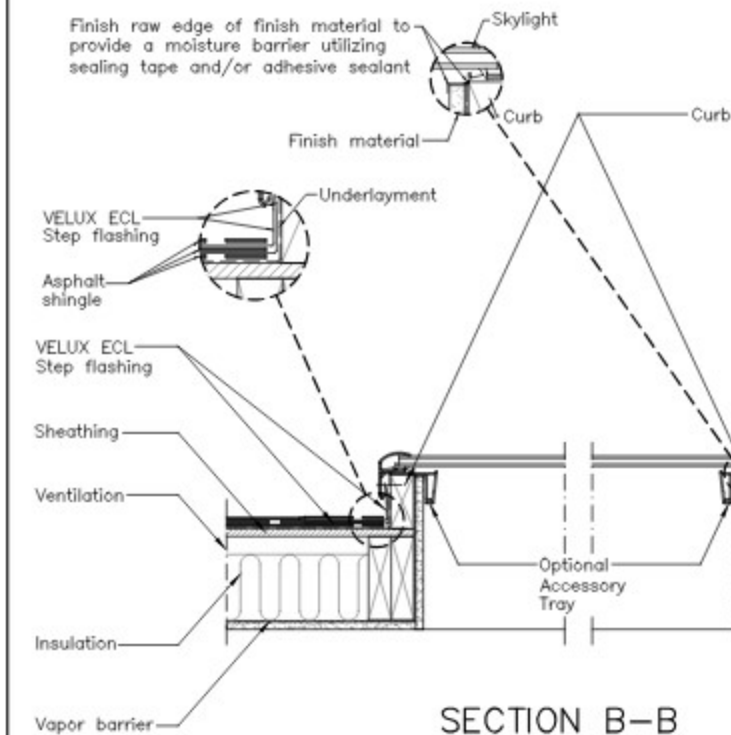
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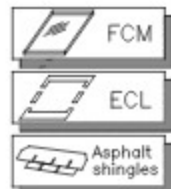
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