



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: November 22, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #970383: Partial demolition and construction of new two story rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the November 17, 2021 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Jorge Salazar (Richard Vitullo, Architect)
Address: 7115 Carroll Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





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

FOR STAFF ONLY:
HAWP# 970383
DATE ASSIGNED _____

APPLICANT:

Name: Jorge Salazar
Address: 7115 Carroll Avenue
Daytime Phone: 352-239-0022

E-mail: salazarjorgeh@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01079122

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: 7115 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Columbia Avenue
Lot: 20 Block: 19 Subdivision: BFC

TYPE OF WORK PROPOSED: See the checklist on Page _____
for p. **REVIEWED** submitted with this application
be ac **By Michael Kyne at 12:23 am, Nov 22, 2021**

- | | | | |
|-------------------------------------|--------------------|-------------------------------------|---------------------|
| <input type="checkbox"/> | New Construction | <input type="checkbox"/> | Deck/Porch |
| <input checked="" type="checkbox"/> | Addition | <input type="checkbox"/> | Fence |
| <input checked="" type="checkbox"/> | Demolition | <input type="checkbox"/> | Hardscape/Landscape |
| <input checked="" type="checkbox"/> | Grading/Excavation | <input checked="" type="checkbox"/> | Roof |

APPROVED
Montgomery County
Historic Preservation Commission

Richard J. Vitullo

I hereby certify that I have the authority to make the foregoing 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 *[Signature]* 10/13/2021
Signature of owner or authorized agent Date

OWNERS:

Jorge Salazar
7115 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

Brain Karrer
Ariel Shaw
7117 Carroll Ave.
Takoma Park, MD 20912

Jeffrey Martini
Julia Lehning
7113 Carroll Ave.
Takoma Park, MD 20912

Craig Sharman
Brandi Roland
7114 Carroll Ave.
Takoma Park, MD 20912

Alberto Ramos
7118 Carroll Ave.
Takoma Park, MD 20912

24 Columbia Avenue
Takoma Park, MD 20912

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By Michael Kyne at 12:23 am, Nov 22, 2021

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**DESCRIPTION OF EXISTING STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:
7115 Carroll Ave. Takoma Park, MD 20912**

This is a "Contributing Resource" Four Square style house, built in 1913, and it is located in the Takoma Park Historic District. It is a 2-story house, square in shape, 28'-6" across the front at Carroll Ave. and 28'-7" along the side with a full basement.

- 1) **Main Structure:** *It is a wood framed structure house with a hip roof and an enclosed 2-story porch in the rear with a shed roof.*
- 2) **Windows/Doors:** *The windows are mostly wood double hung (1-over-1, typical) with painted wood trim; the shape/proportions of the windows are approximately 2:1 (height:width).*
- 3) **Finishes:** *The exterior finish is a pebble-dash stucco on the lower half over the original wood lap siding, and painted cedar shake shingles on the upper half, flaring out at the bottom edge. The rear addition is clad with wood beadboard, painted. (NOTE: the stucco needs repair as it is not original, and it is buckling.)*
- 4) **Foundation:** *The foundation is solid masonry, also with pebble-dash stucco. There is a small areaway in the rear.*
- 5) **Porches/Decks:** *The front porch has a shallow hip roof, with 4 large battered wood columns on a stuccoed masonry railing. The porch steps are concrete with stuccoed masonry flanking walls. The porch flooring is concrete. The rear wood stoop/stair is dilapidated.*
- 6) **Roof:** *The roofing is composed of asphalt shingles.*

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DESCRIPTION OF THE **PROPOSED PROJECT** AND ITS
EFFECT ON THE HISTORIC RESOURCE:
7115 Carroll Ave. Takoma Park, MD 20912

Rear Addition: A new 2-story addition, with basement (27'-3" long x 15'-0" wide). There is also a rear wood entry stoop, with wood stairs to grade. A new masonry areaway will be added at the rear to replace the existing inadequately sized areaway. This will all be built using the following materials/details:

- 1) **Main Structure:** hip roof structure at a 7.5:12 slope, matching the existing roof pitch. Walls and floors to be wood framing. Exterior walls to be clad partially in ½" thick, 6" exposure fiber cement shake shingles, and partially in smooth stucco over fiber cement panels. Window, door, corner and bandboard trim to be fly-ash trim, painted. (See elevations for location of different finishes.) Foundation to be parged concrete. Wood framed stoop, with wood decking and wood railings.
- 2) **Windows:** all windows to be painted wood double-hung (1-over-1).
- 3) **Doors:** The door at the rear of the 1st floor to be painted wood, with a large glass lite. The new basement door in the addition and the newly replaced door to the existing basement, replacing a dilapidated wood door, to be fiberglass clad over wood.
- 4) **Roof:** asphalt shingles.

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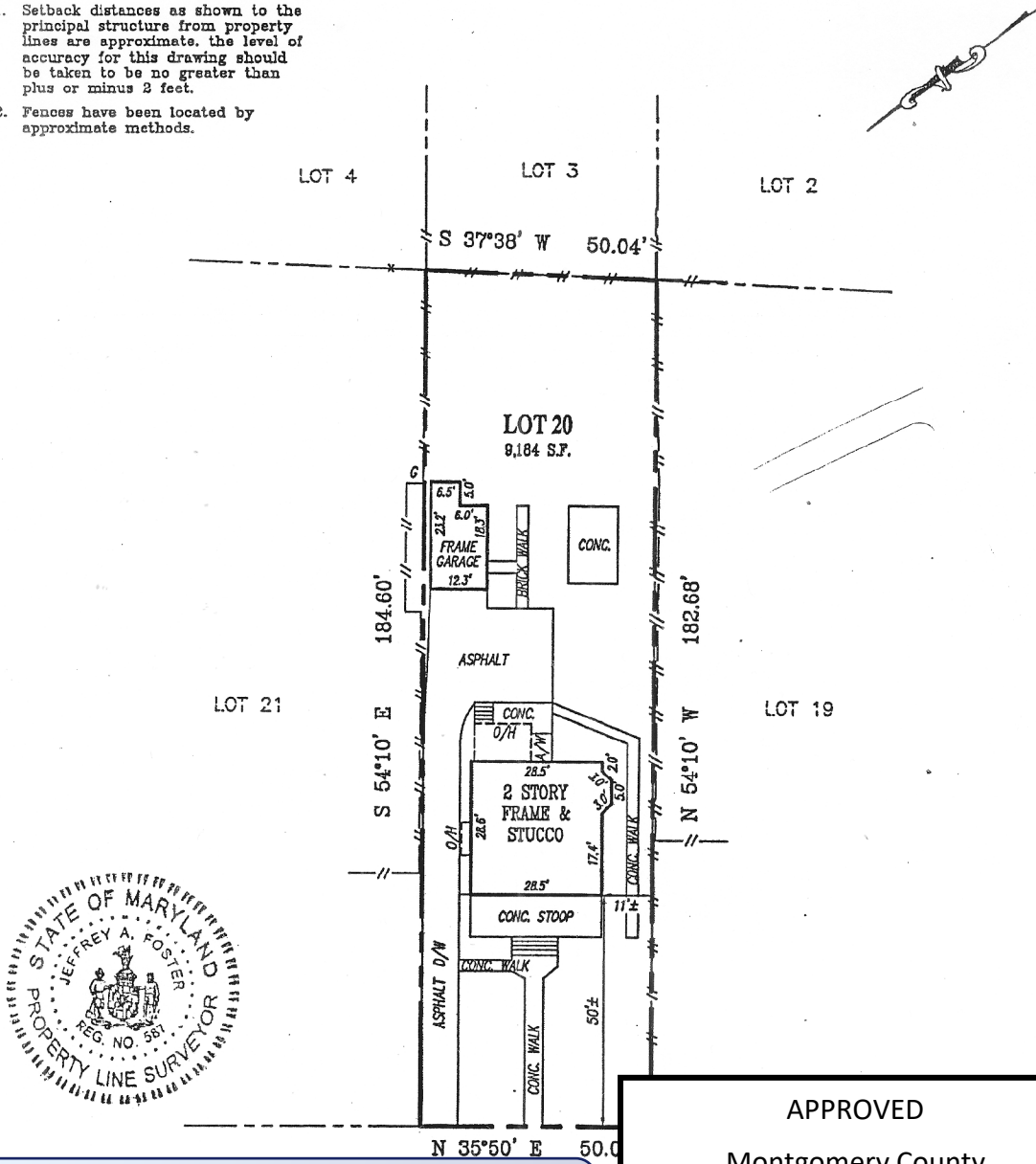


CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate, the level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
2. Fences have been located by approximate methods.



REVIEWED

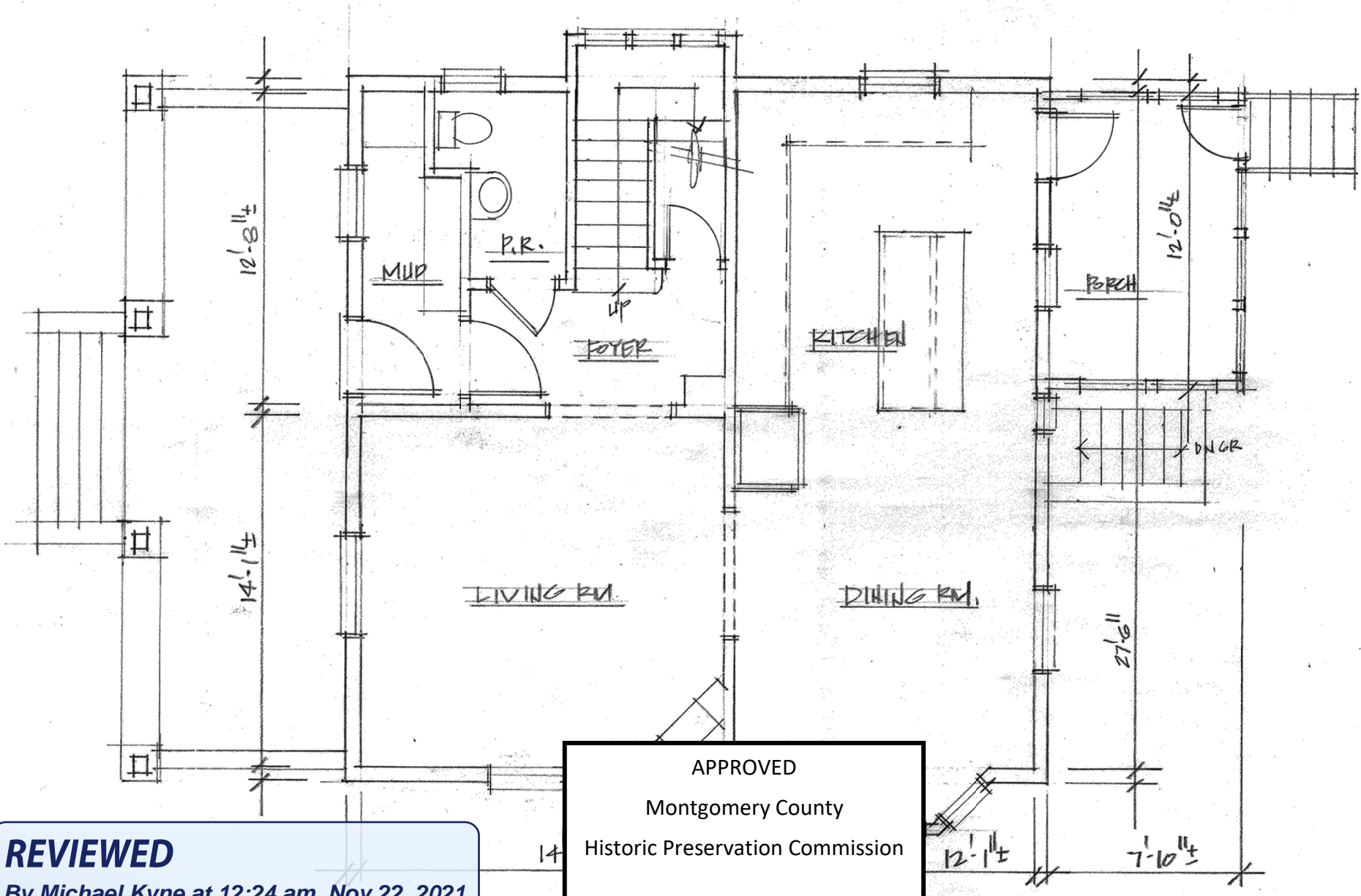
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CARROLL AVENUE
(R/W WIDTH VARIES)

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LOT 20 ~ BLOCK 19
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

| SURVEYOR'S CERTIFICATE | REFERENCES | LAND SURVEYORS | |
|--|--------------------------|---|-------------------|
| THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION. | PLAT BK. A PLAT NO. 2 | 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1288 | |
| MARYLAND/PROPERTY LINE SURVEYOR REG. NO. 587 Expires: 04-02-2019 | LIBER 55244 | DATE OF LOCATIONS | SCALE: 1" = 30' |
| | FOLIO 190 | WALL CHECK: | DRAWN BY: MP |
| | | HSE. LOC.: 11-21-2018 | JOB NO.: 18-04463 |



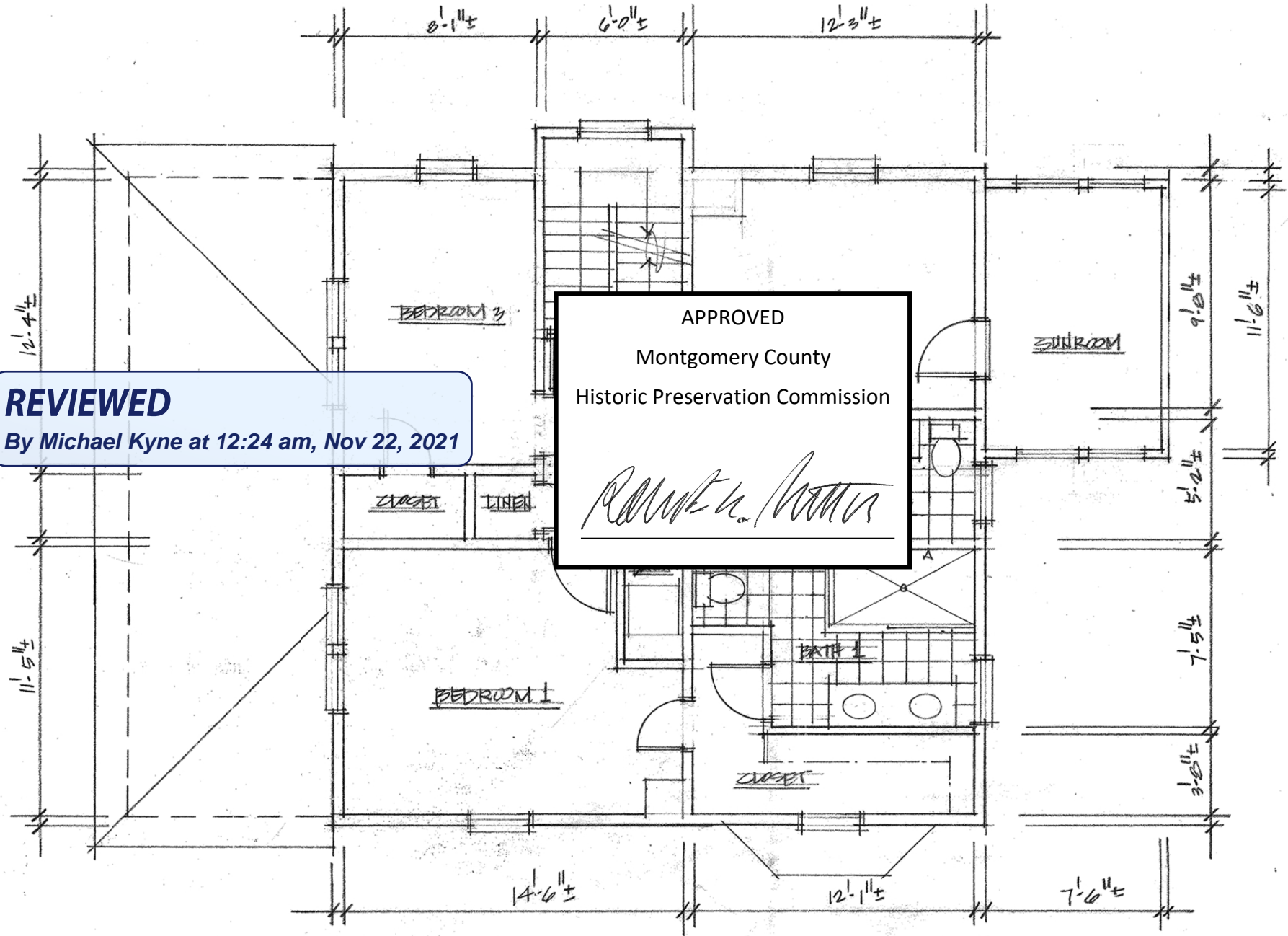
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Robert H. [Signature]

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

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Robert A. Adams

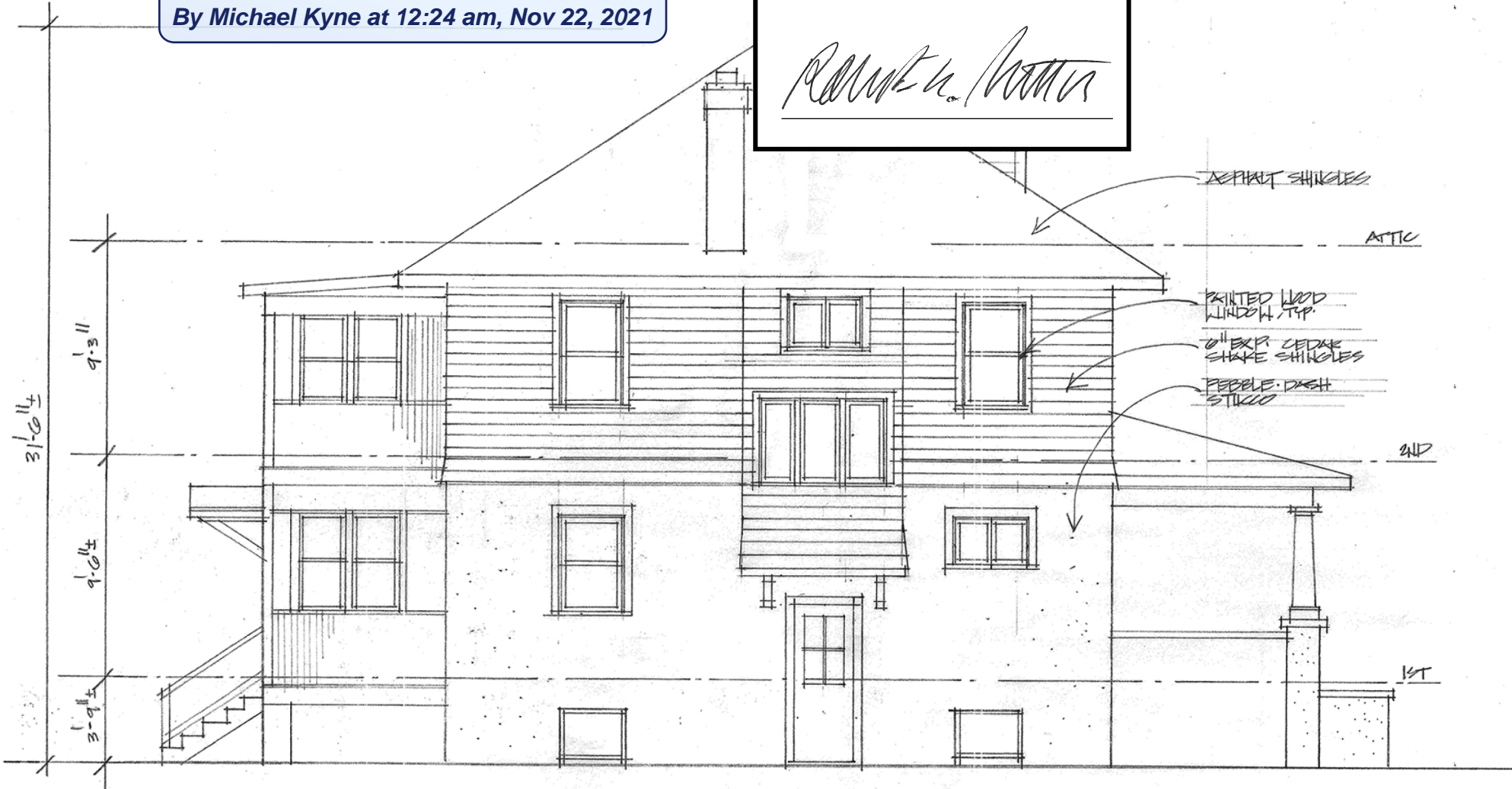
EXISTING SECOND FLOOR
1/4" = 1'-0"

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Robert H. Patton



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

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EXISTING WOOD
DOOR (DIL & PROTECT)

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

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Robert A. [Signature]

~~EXISTING~~ SIDE ELEVATION
1/4" = 1'-0"

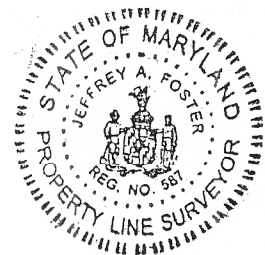
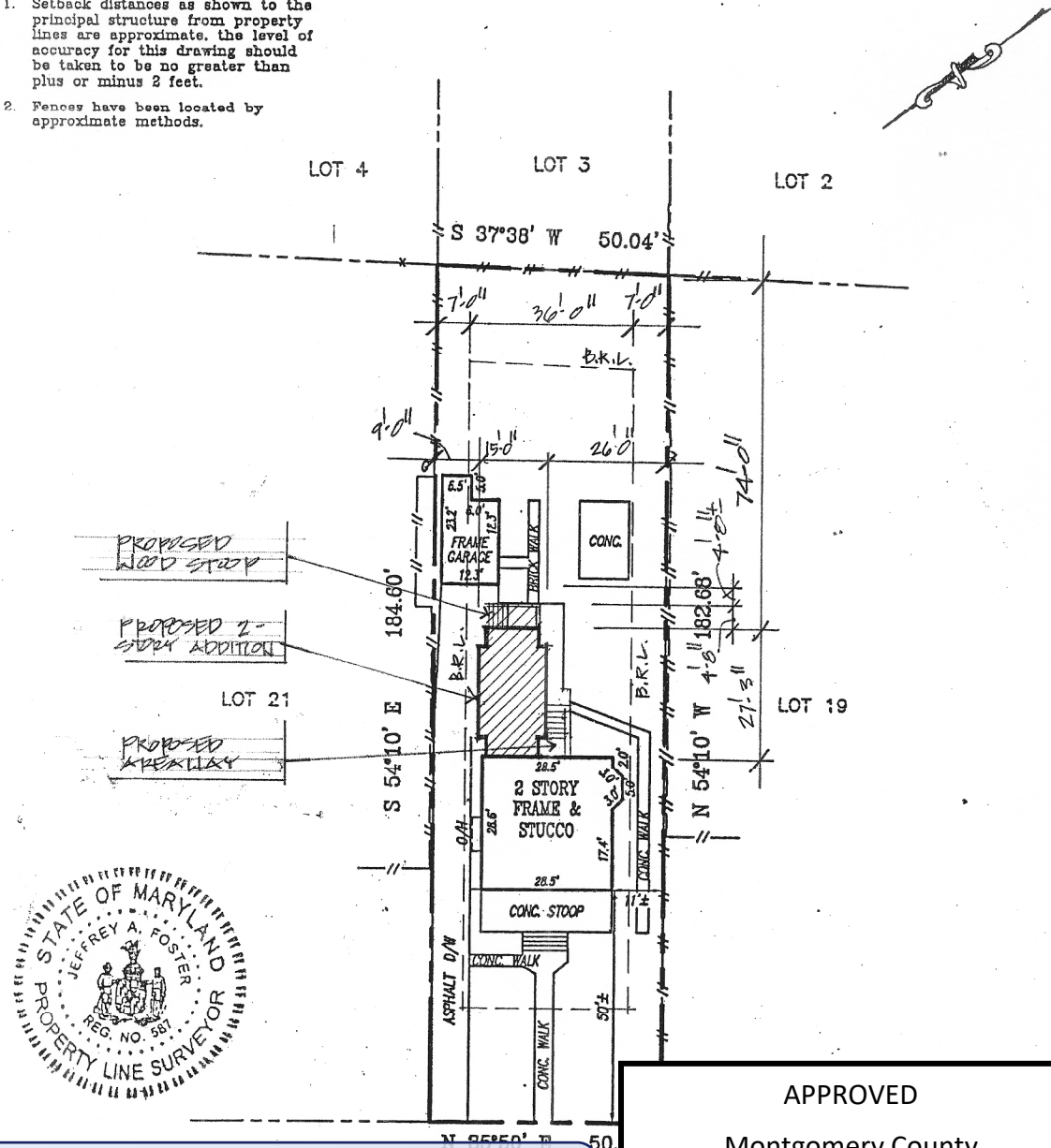
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LOCATION DRAWING
 LOT 20 ~ BLOCK 19
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

| SURVEYOR'S CERTIFICATE | | REFERENCES | |
|--|--|-----------------------|-------------------|
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| | | PLAT NO. | 2 |
| LIBER 55244 FOLIO 190 | | DATE OF LOCATIONS | SCALE: 1" = 30' |
| MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587 Expires: 04-02-2019 | | WALL CHECK: | DRAWN BY: MP |
| | | HSE. LOC.: 11-21-2018 | JOB NO.: 18-04483 |

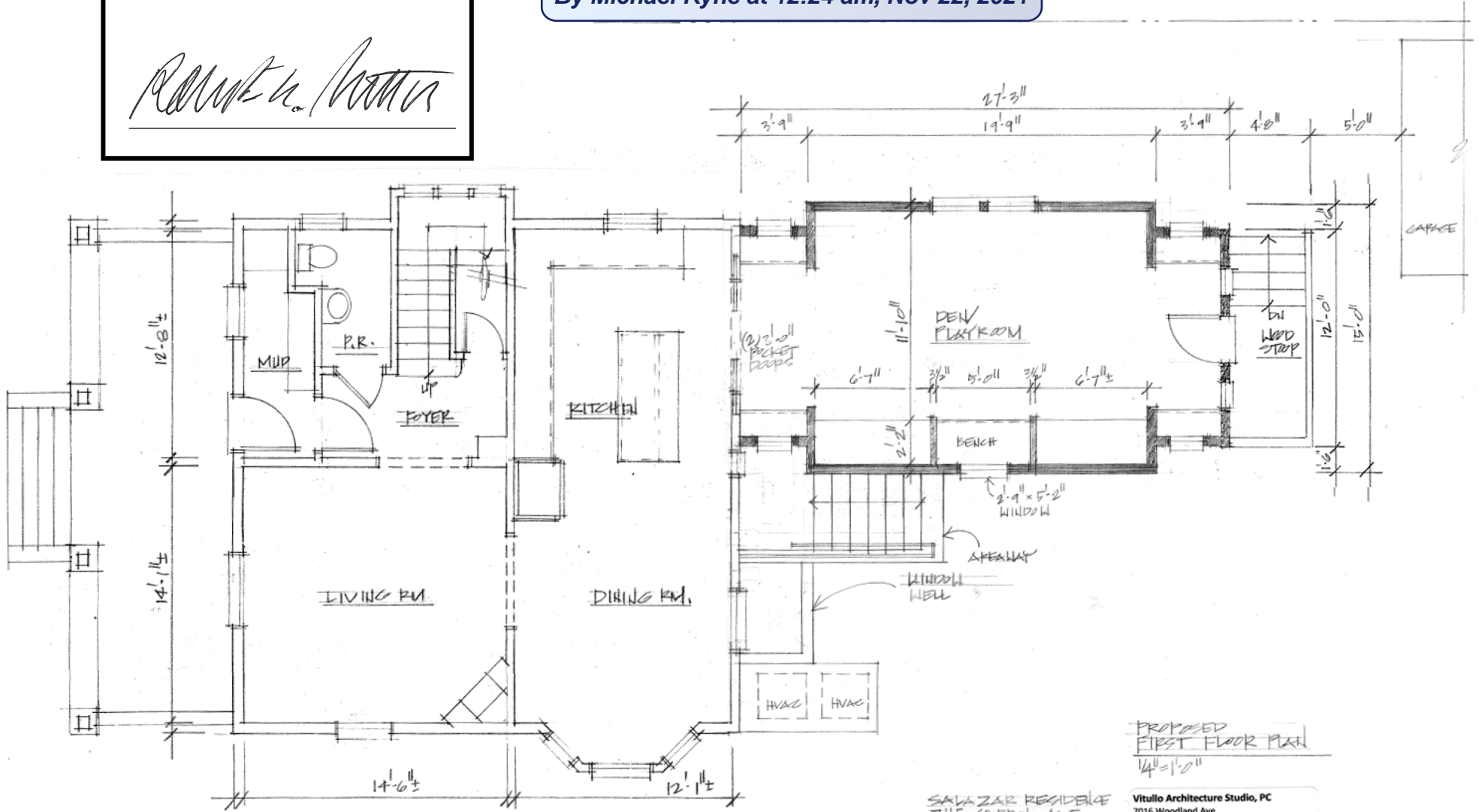


SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 Goldenrod Lane, Suite 110
 Germantown, Maryland 20878
 301/948-5100, Fax 301/948-1288

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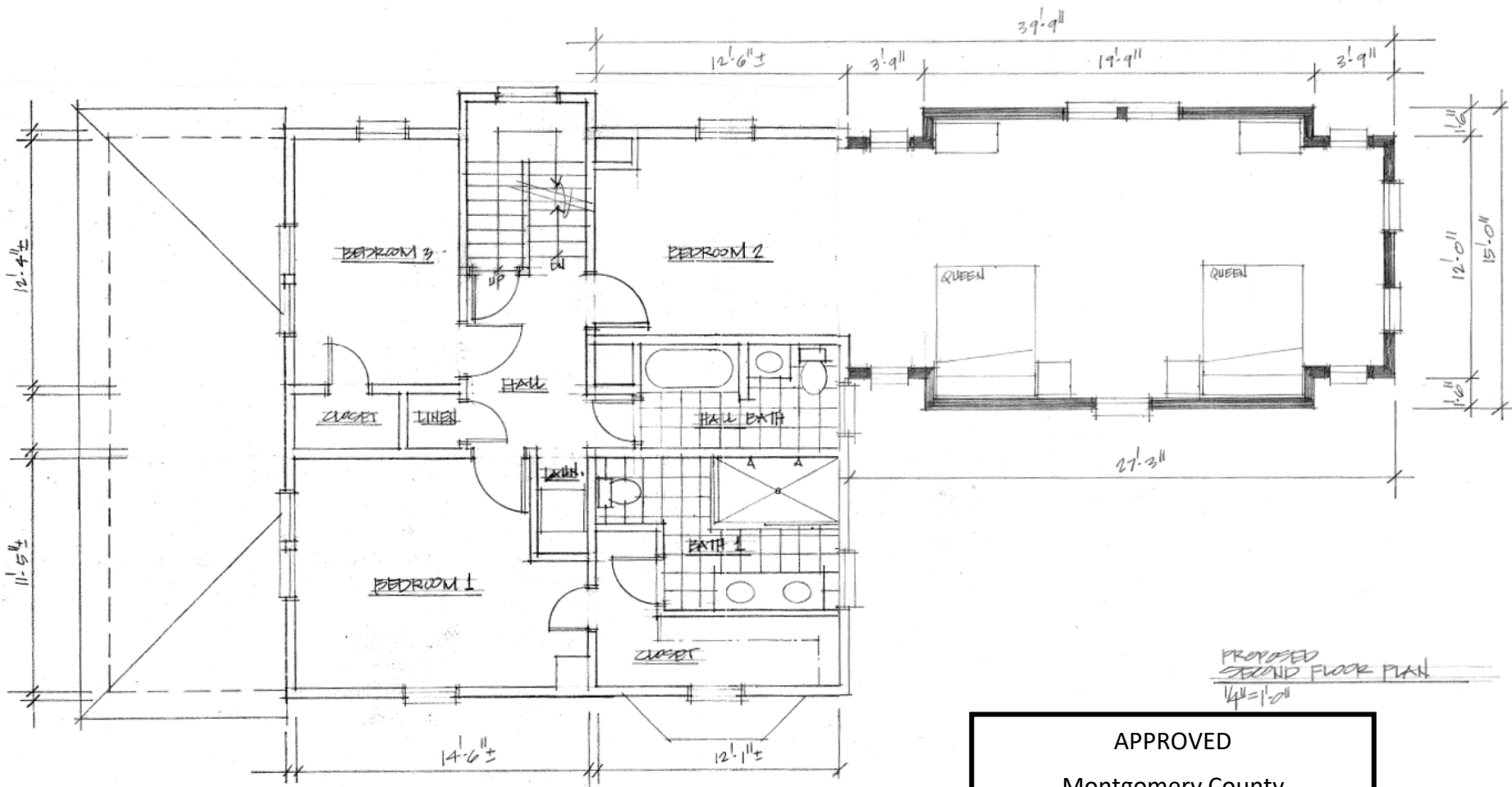


PROPOSED
 FIRST FLOOR PLAN
 1/4" = 1'-0"

SALAZAR RESIDENCE
 7115 CARROL AVE.
 TAKOMA PARK MD.
 10.7.21

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

①



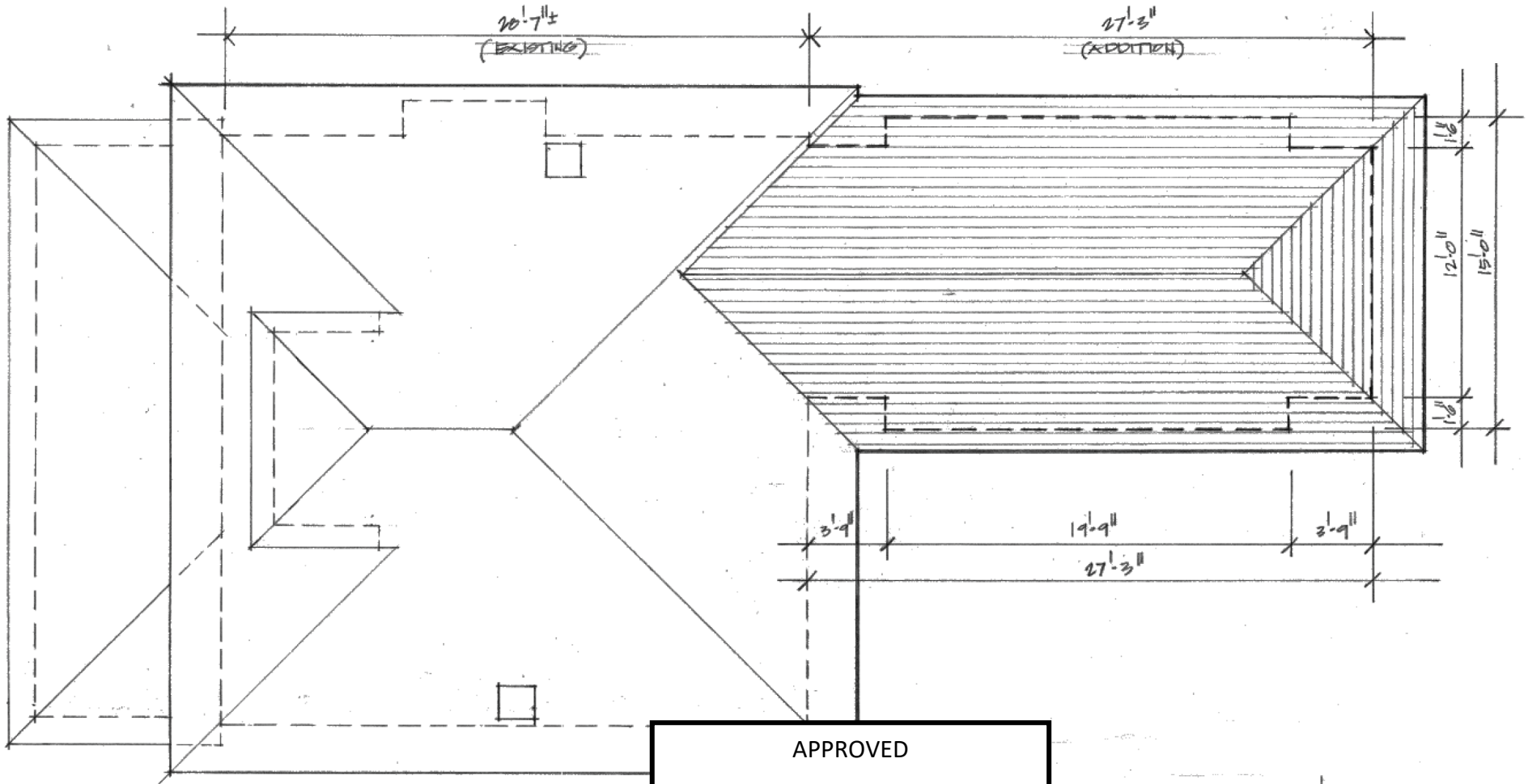
PROPOSED
SECOND FLOOR PLAN
1/4"=1'-0"

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Ronald H. [Signature]

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Ronald A. [Signature]

PROPOSED ROOF PLAN
 1/4" = 1'0"

3

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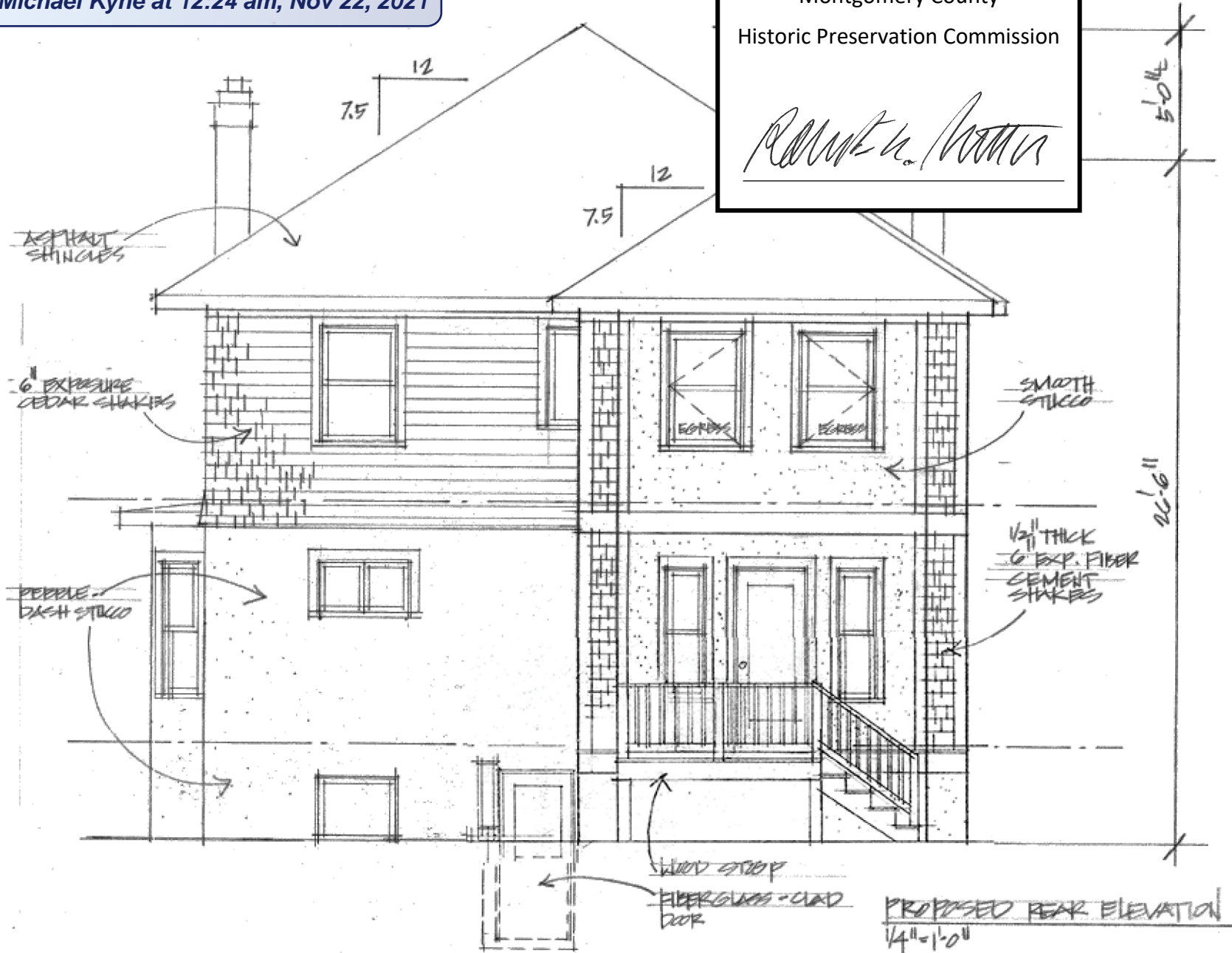
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WE BELIEVE
BLACK LIVES MATTER
NO HUMAN IS ILLEGAL
LOVE IS LOVE
Women's Rights Are Human Rights
SCIENCE IS REAL
WATER IS LIFE
Montgomery County Historic Preservation Commission



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Robert H. Adams



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