

31/03-07M 1054-56 CARROLL-TAKOMA  
PARK



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 4/26/07

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Michele Oaks, Planner Coordinator  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #448755, Alley Gate

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approve at the April 25, 2007 meeting.

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

Applicant: SBK, LLC (Sam Kittner, Agent)

Address: 7054-56 Carroll Ave, Takoma Park (Takoma Park Historic District)

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.

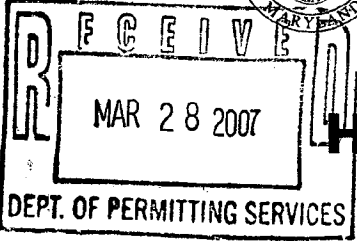




RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240.777.6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400



APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Sam Kittner

Daytime Phone No.: 301-270-8750

Tax Account No.: 01065570

Name of Property Owner: SBK, LLC Daytime Phone No.: 301-270-8750

Address: 7054-7056 Carroll Ave. #200 Takoma Park, MD 20912  
Street Number City Street Zip Code

Contractor: City Ornamental Iron Phone No.: 301-270-8750

Contractor Registration No.: MHIC-37944

Agent for Owner: Sam Kittner Daytime Phone No.: 301-270-8750

LOCATION OF BUILDING/PREMISE

House Number: 7056 - 7054 Street: Carroll Ave.

Town/City: Takoma Park Nearest Cross Street: Tulip Ave.

Lot: 22 Block: 6 Subdivision: 025

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed
  - Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family
  - Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 1495

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 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.

[Signature] 3/18/07  
Signature of owner or authorized agent Date

Approved: X Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 4/27/07

Application/Permit No.: 448755 Date Filed: 3/28/07 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:

Two Story brick building in Old Takoma Business district

---

---

---

---

---

---

---

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Place black wrought iron gate in private alley to ensure public safety

---

---

---

---

---

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

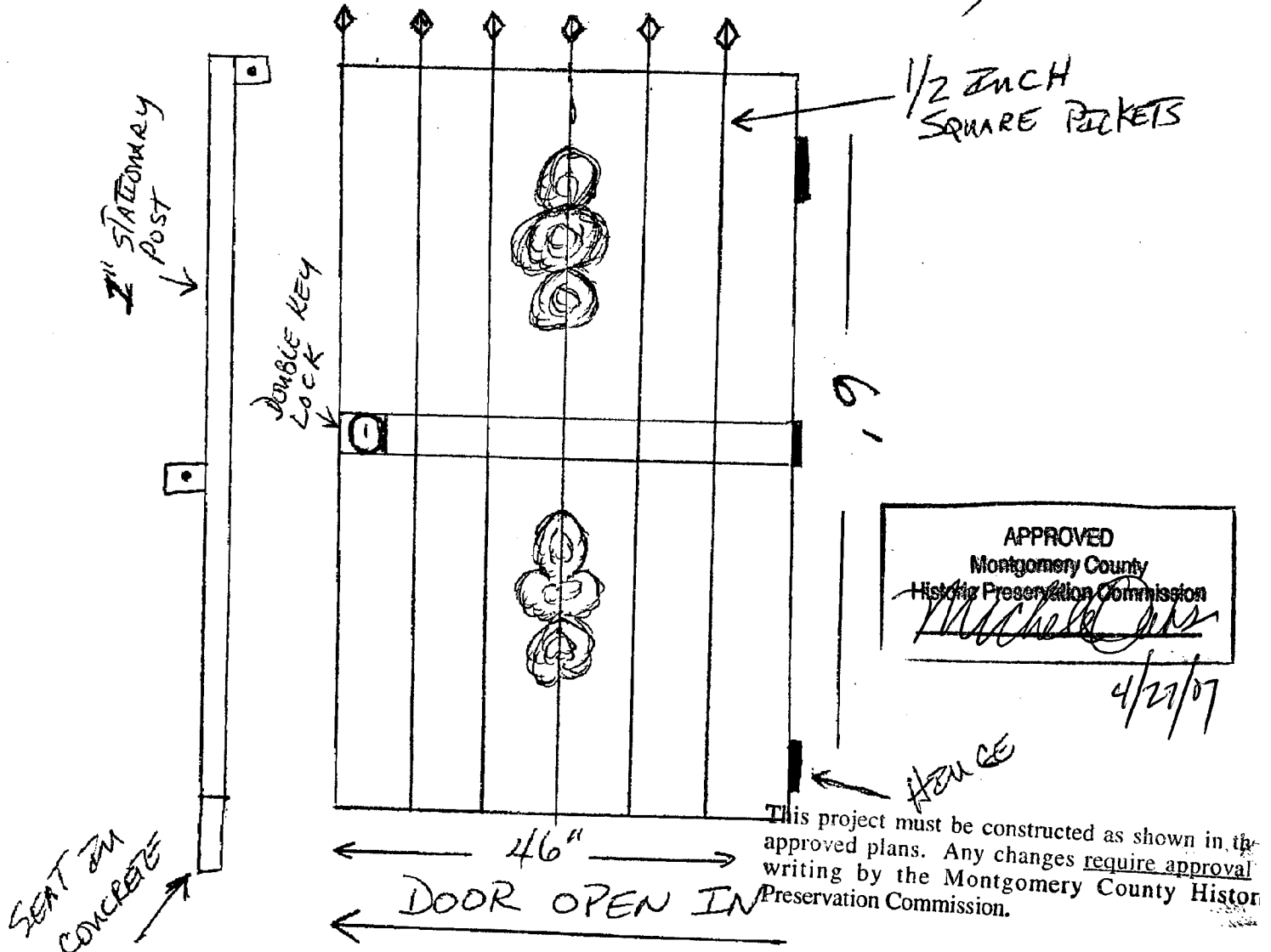
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



8642 Old Ardmore Road, Landover, Maryland 20785  
301-925-9510 or 202-882-9411 / 301-341-5009 or 301-390-5366 (fax)

MR. KITTNER  
7056 CARROLL AVE  
TAKOMA PARK, MD.

(FRONT)

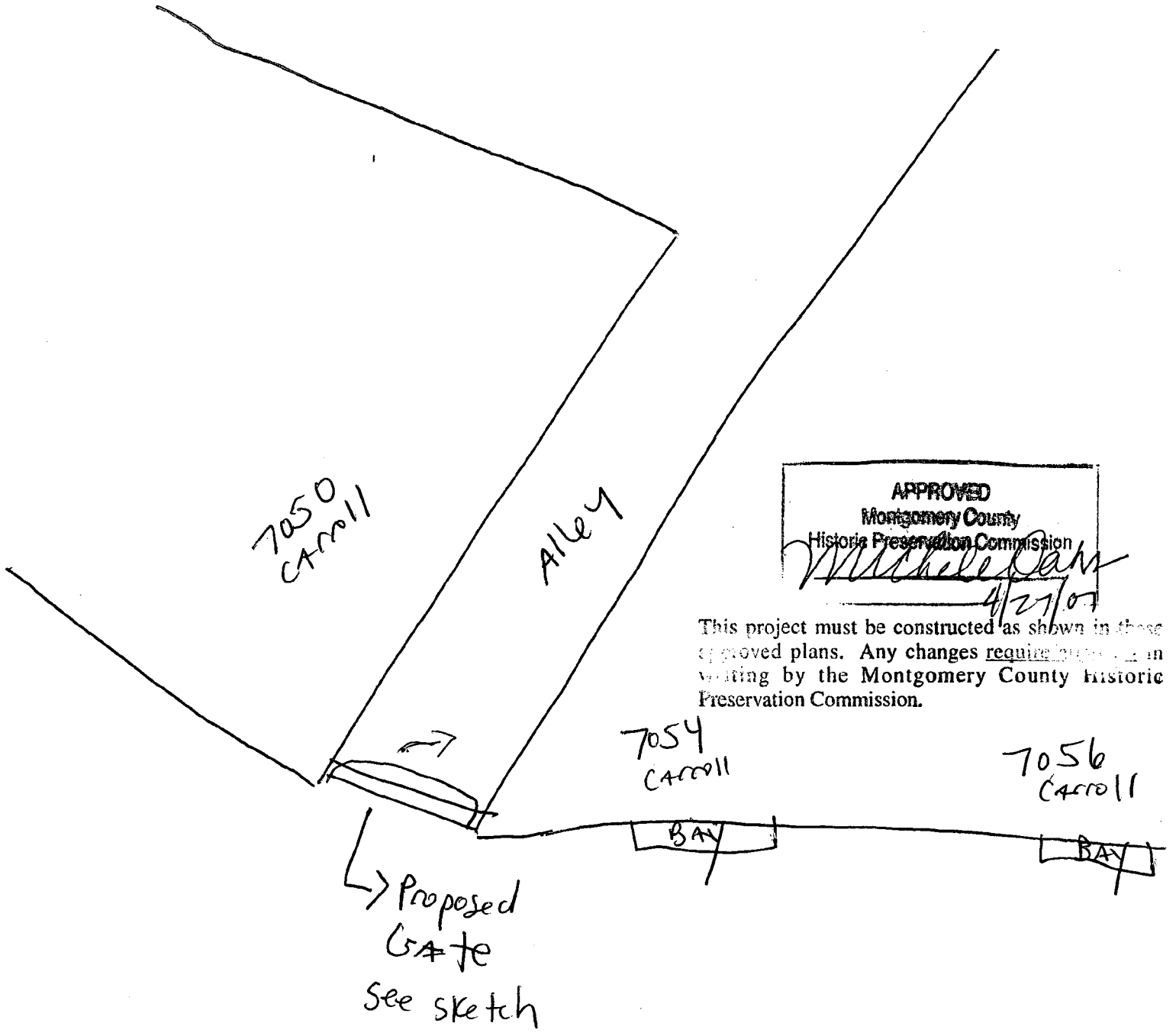


APPROVED  
Montgomery County  
Historic Preservation Commission  
*Michelle [Signature]*

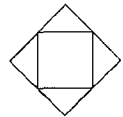
4/21/07

This project must be constructed as shown in the approved plans. Any changes require approval writing by the Montgomery County Historic Preservation Commission.

Site Plan



Also see PLATT Survey



Shade portion to indicate North

Applicant: SBK, LLC

# City of Takoma Park, Maryland

Housing & Community Development

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



7500 Maple Avenue  
Takoma Park, MD 20912

12 April 2007

Ms. Julia O'Malley, Chair  
Historic Preservation Commission  
1109 Spring Street, Suite 801  
Silver Spring, Maryland 20910

RE: HAWP Application - 37/3-07M - 7054-6 Carroll Avenue, Takoma Park

Dear Ms. O'Malley:

The Takoma Park Facade Advisory Board met on Monday, March 12, 2007 to review the HAWP application submitted by Mr. Sam Kittner, owner of 7054-7056 Carroll Avenue, for the installation of a six foot cast iron, black enamel dip gate between 7050 and 7054 Carroll Avenue at the sidewalk. The gate will be hinged upon the 7050 side of the opening and contain a decorative cast iron element between the bars in the center of the gate. The application is to be considered by the Historic Preservation Commission on April 25, 2007.

The Board found the proposal to be in general compliance with the design guidelines developed for the Old Town/Takoma Junction area and endorsed the proposal with the following recommendation:

- The rails of the gate will be square and not round.

If you have any questions regarding our support of the pending HAWP, please call.

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district.

Sincerely,

Ilona Blanchard  
Senior Planner, HCD

Scale: 1" = 20'

Surveyor's Certificate

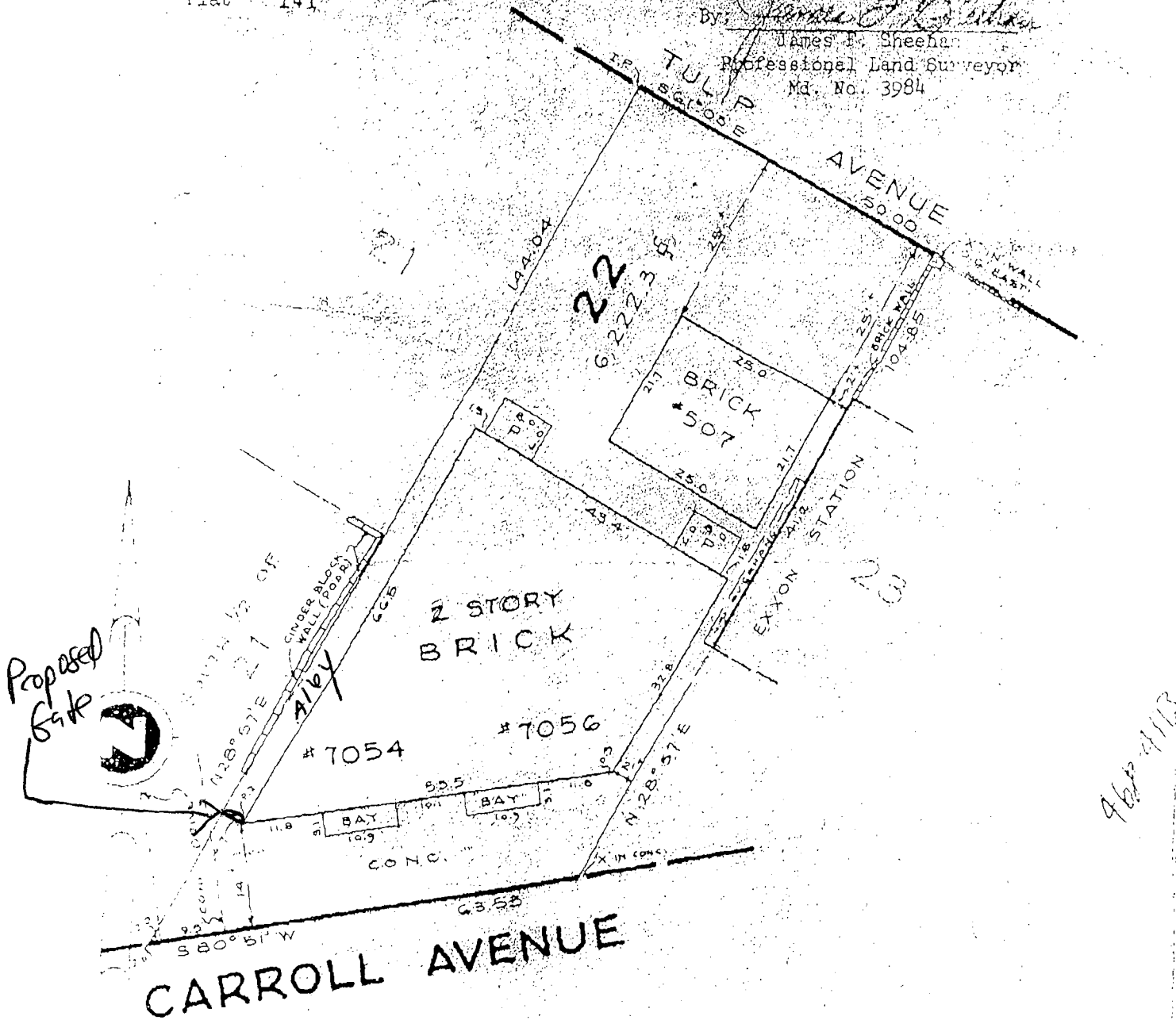
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: March 31, 1977

Frey, Sheehan, Stoker & Assoc., Inc.  
Land Planning Consultants  
Phone 588-3120

Flat Book 2  
Plat 141

By: James F. Sheehan  
James F. Sheehan  
Professional Land Surveyor  
Md. No. 3984





See Page 2 - Addresses need for  
Alley Gate.

P-1

## Commercial Security Survey

January 31, 2007

Case #: 07-1469

**Business:** SBK, LLC  
**Owner:** Sam Kittner  
**Phone #:** 301-270-8750  
**Addresses:** 7054 Carroll Avenue (Salon Jam)  
7056 Carroll Avenue 2<sup>nd</sup> Floor (SKB, LLC)  
7056 Carroll Avenue 1<sup>st</sup> Floor (Subway)

A Commercial Security Survey was completed of you business properties on January 31, 2007 at 1:30 p.m. by Corporal Tina Smith of the Takoma Park Police Department. Below you will find a list of the items discussed and recommendations. If you have any questions or need clarification concerning the survey, contact Corporal Smith at 301-891-7125 or by e-mail at [tinas@takomagov.org](mailto:tinas@takomagov.org).

### **Exterior: (Entire Building)**

**Front (sidewalk area):** sidewalk is free of debris, no cracks, no items for patrons/employees to fall over. Sidewalk/store fronts are very dark at night. Additional lighting should be added for protection of patrons/employees. Possibly add lighting under umbrella to entrance of all three businesses. This will prevent subjects from hiding in the dark area of store front doorways.

**Store fronts (windows):** should be kept clear of posters. This allows individuals, especially the Police a clear view of what's happening inside, example: robbery.

**7054** - window display completely covers window and lighting inside does not provide a view into business at all.

**7056 (2<sup>nd</sup> floor)** - door is always kept locked with buzzer system entry.

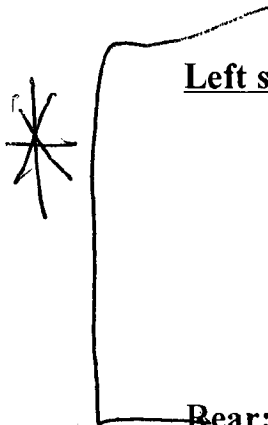
**7056 (1<sup>st</sup> floor)** - spoke with owner, has removed some items from window and entry door glass to create a better view into business. Inside is very bright, creating a clear view for anyone walking or driving by business to see inside.

SBK-

9

**Right side: (by mechanic shop)**

Light fixture does not work, this area is very dark at night. Spoke with owner of mechanic shop to add light to side of building also.



**Left side: (alley walk way to rear)**

Recommend closing off (with gate) for safety reasons. This area has been utilized in the past as an escape route for robbery suspects. Also, additional lighting could be added to brighten area to prevent subjects hiding and spray painting (graffiti) on wall. Recommended finding a free lance artist to paint a decorative picture on wall. Vandals normally like clear (plain) walls to paint on.

**Rear: (parking lot)**

Clear of debris. Trash cans are emptied regularly. Fire escape exit clear and visible. Lighting is very bright, illuminates out to sidewalk.

**Back door: (lower level)**

Stairwell clear of debris. Recommend adding a light top of door to keep out subjects that may utilize this area to sleep or other activity.

**Safety Measures Taken by Owners:**

All three businesses utilize alarm systems that are monitored. Subway has recently added surveillance protection.

**Entry doors to businesses:**

Doors and strike plates are in good condition on all three businesses. Strike plate to Subway (bottom lock) is missing top screw. This should be **fixed** right away. The lock will not properly work until it is secured properly.

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

Owner's mailing address	Owner's Agent's mailing address
SBK, LLC c/o Sam Kittner 7056 Carroll Ave. #200 TAKOMA PARK, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Douglas Dembling, ET AL 504 Tulip Ave. TAKOMA PARK MD 20912	Eduardo Cartagena 505 Tulip Ave. TAKOMA PARK, MD 20912
LARRY RAVITZ + MariKA Partridge 506 Tulip Ave. TAKOMA PARK MD. 20912	TAKOMA Tower, LP 7051 Carroll Ave. TAKOMA PARK MD 20912
Chitaypunjagul, Somchai, et al 7060 Carroll Ave. TAKOMA PARK, MD 20912	Jeff Kay 7050 Carroll Ave. LLC 7050 Carroll Ave. TAKOMA PARK, MD 20912

Tulip  
=

# 7050 Carroll Avenue, LLC

---

7050 Carroll Avenue Takoma Park, MD 20912

Phone 301-270-0522

Fax 301-270-0521

Cell 301-775-7625

[Unified@erols.com](mailto:Unified@erols.com)

27 February 2007

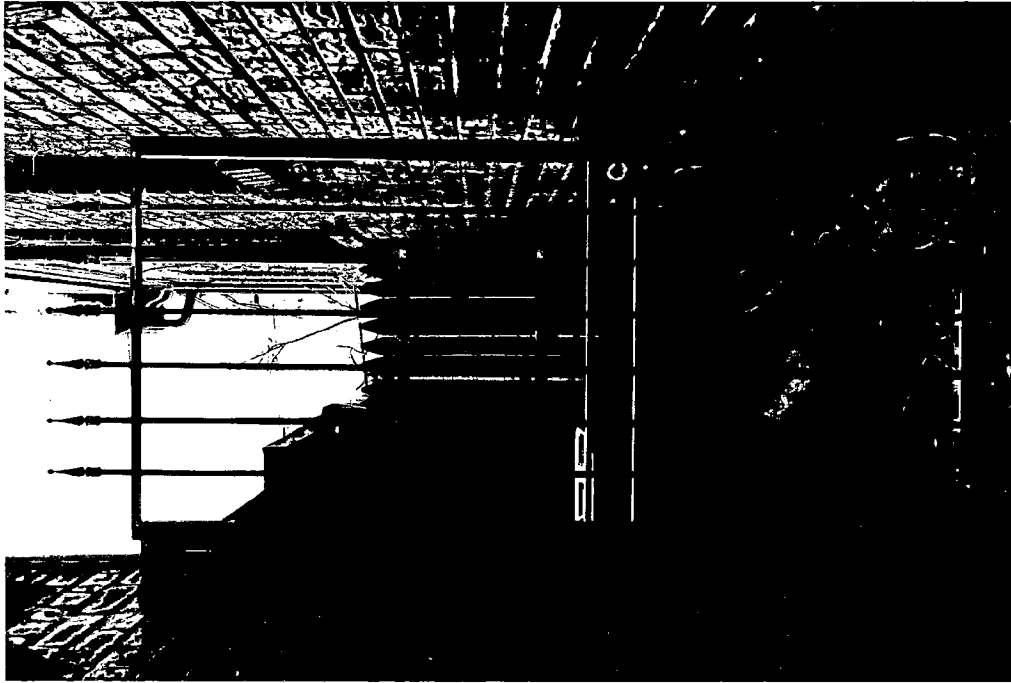
MEMO TO: Whom it May Concern

FROM: Jeffrey Kay, Partner, 7050 Carroll Avenue, LLC

SUBJECT: Gate between 7050 and 7056 Carroll Avenue

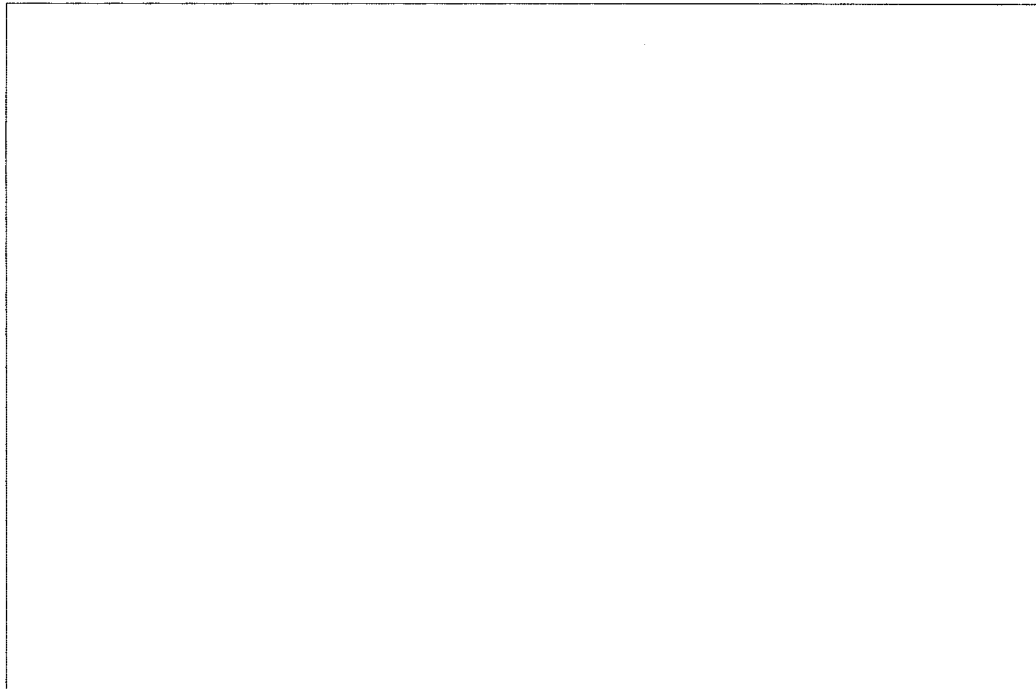
SBK, LLC represented by Sam Kittner has our permission to attach gate hardware to our building adjacent to the passageway between 7050 and 7056 Carroll Avenue, Takoma Park, MD. We reserve the right to review and approve the means and method of attachment.

Existing Property Condition Photographs (duplicate as needed)



Similar- But not exact-  
type of Gate to be installed.  
See sketch.

Detail: \_\_\_\_\_

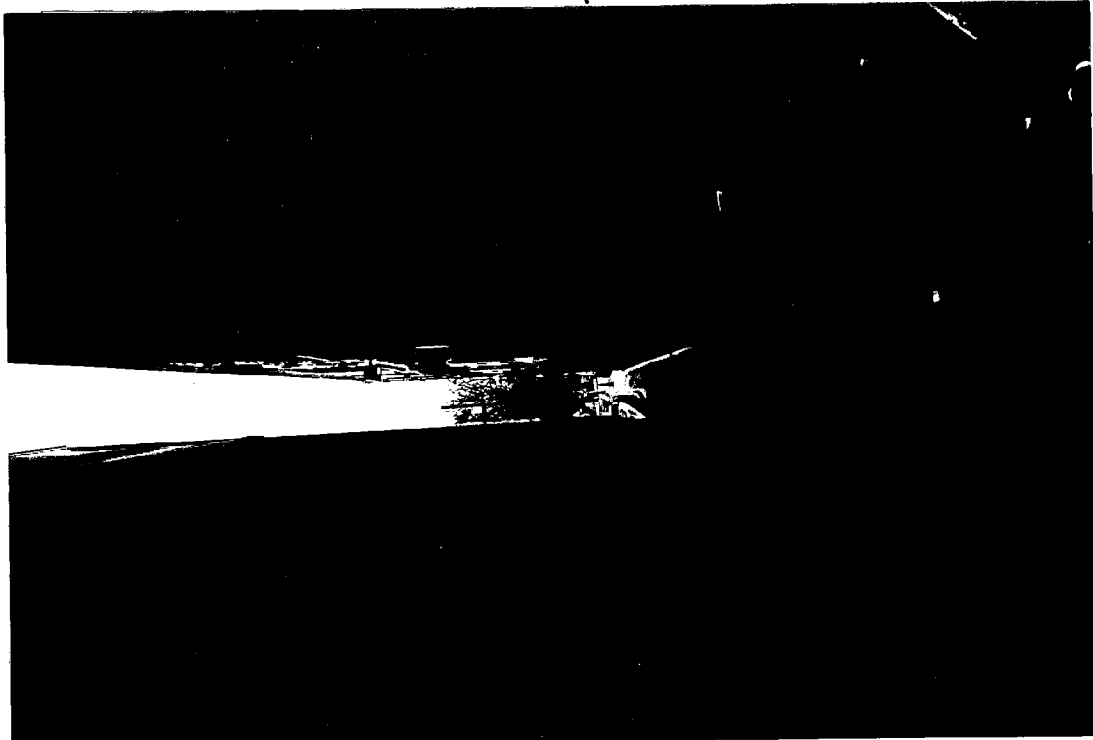


Detail: \_\_\_\_\_

Existing Property Condition Photographs (duplicate as needed)



Alley detail



Detail:

Alley detail

Existing Property Condition Photographs (duplicate as needed)



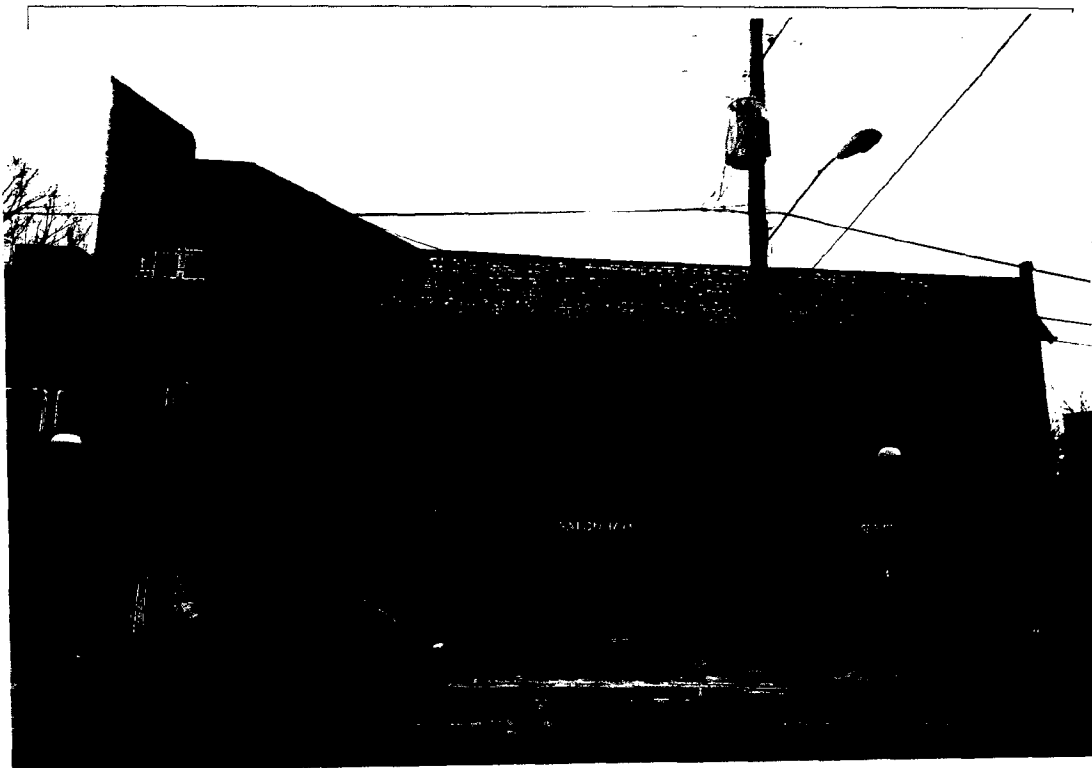
Full Front view



Detail:

Full BACK view

Existing Property Condition Photographs (duplicate as needed)



Full Front view



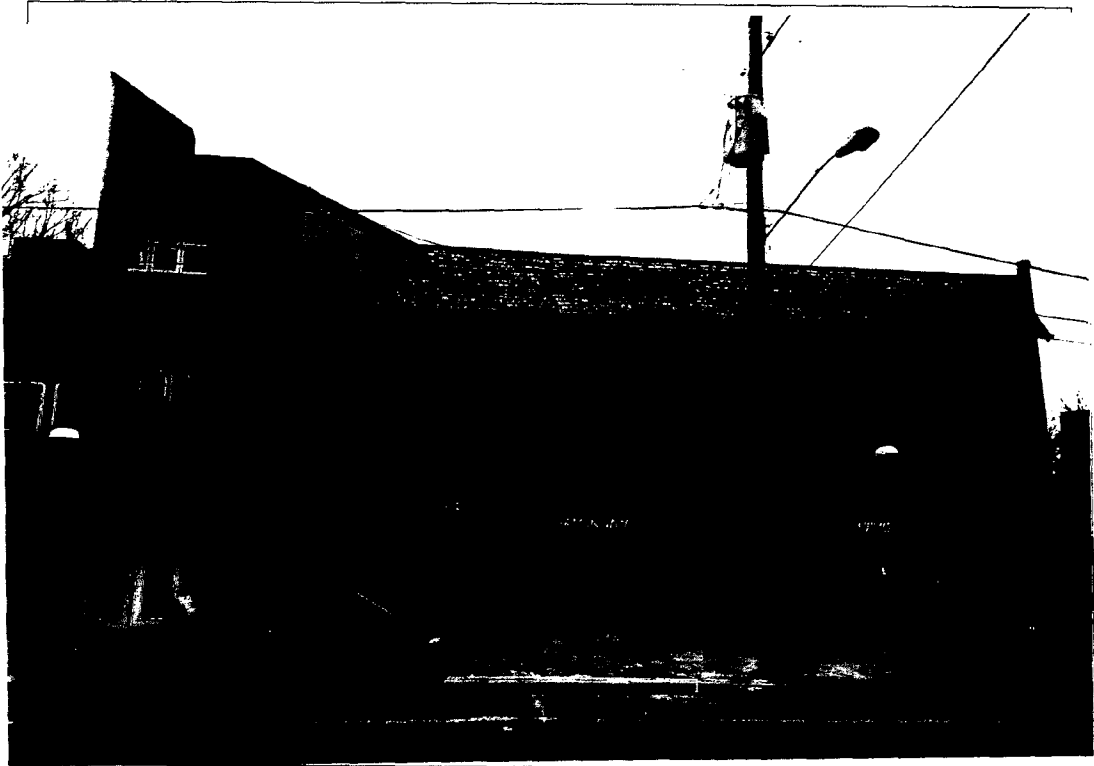
Detail:

Full BACK view

Applicant: SBK, LLC



Existing Property Condition Photographs (duplicate as needed)



Full Front view



Detail:

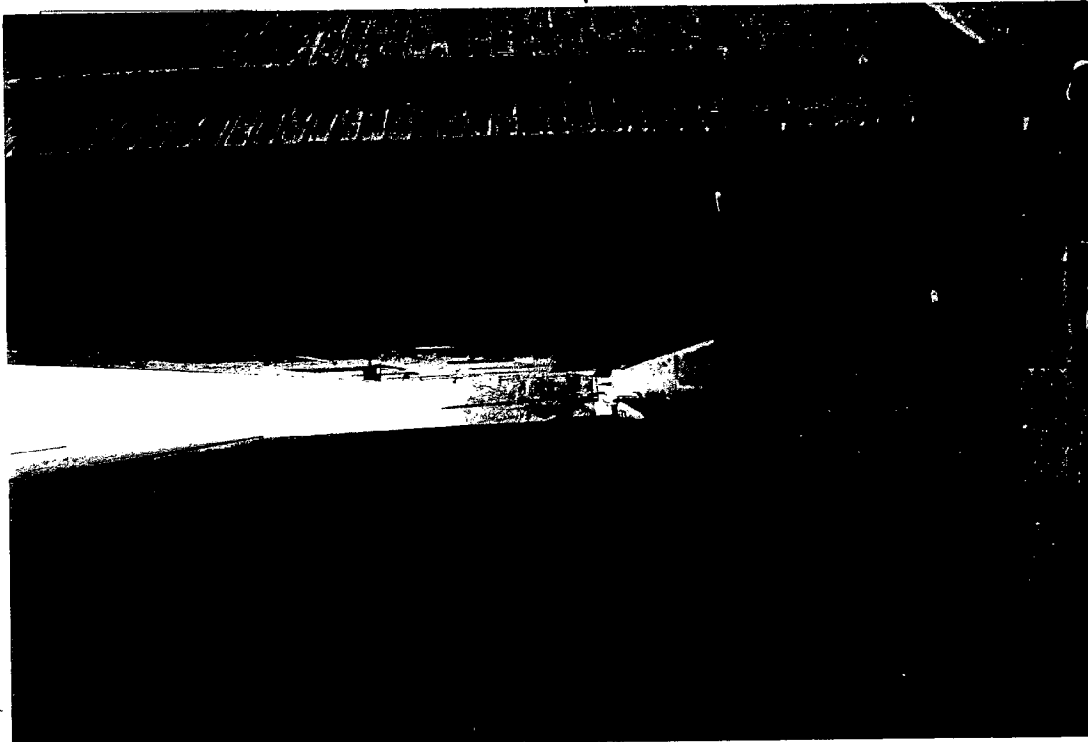
Full BACK view

Applicant: SBK, LLC

Existing Property Condition Photographs (duplicate as needed)



Alley detail



Detail:

Alley detail

# 7050 Carroll Avenue, LLC

---

7050 Carroll Avenue Takoma Park, MD 20912

Phone 301-270-0522  
Fax 301-270-0521  
Cell 301-775-7625  
[Unified@erols.com](mailto:Unified@erols.com)

27 February 2007

MEMO TO: Whom it May Concern

FROM: Jeffrey Kay, Partner, 7050 Carroll Avenue, LLC

SUBJECT: Gate between 7050 and 7056 Carroll Avenue

SBK, LLC represented by Sam Kittner has our permission to attach gate hardware to our building adjacent to the passageway between 7050 and 7056 Carroll Avenue, Takoma Park, MD. We reserve the right to review and approve the means and method of attachment.

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

Owner's mailing address	Owner's Agent's mailing address
SBK, LLC c/o Sam Kittner 7056 Carroll Ave. #200 TAKOMA PARK, MD 20912	
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Douglas Dembling, ETAL 504 Tulip Ave. TAKOMA PARK MD 20912	Eduardo CASTAGENA 505 Tulip Ave. TAKOMA PARK, MD 20912
LARRY RAVITZ + Marika Partridge 506 Tulip Ave. TAKOMA PARK MD. 20912	TAKOMA Tower, LP 7051 Carroll Ave. TAKOMA PARK MD 20912
Chitaypun JAGUL, Somchai, et al 7060 Carroll Ave. TAKOMA PARK, MD 20912	JEFF Kay 7050 Carroll Ave. LLC 7050 Carroll Ave. TAKOMA PARK, MD 20912

Tulip  
=

**Right side: (by mechanic shop)**

Light fixture does not work, this area is very dark at night. Spoke with owner of mechanic shop to add light to side of building also.

**Left side: (alley walk way to rear)**

Recommend closing off (with gate) for safety reasons. This area has been utilized in the past as an escape route for robbery suspects. Also, additional lighting could be added to brighten area to prevent subjects hiding and spray painting (graffiti) on wall. Recommended finding a free lance artist to paint a decorative picture on wall. Vandals normally like clear (plain) walls to paint on.

**Rear: (parking lot)**

Clear of debris. Trash cans are emptied regularly. Fire escape exit clear and visible. Lighting is very bright, illuminates out to sidewalk.

**Back door: (lower level)**

Stairwell clear of debris. Recommend adding a light top of door to keep out subjects that may utilize this area to sleep or other activity.

**Safety Measures Taken by Owners:**

All three businesses utilize alarm systems that area monitored. Subway has recently added surveillance protection.

**Entry doors to businesses:**

Doors and strike plates are in good condition on all three businesses. Strike plate to Subway (bottom lock) is missing top screw. This should be **fixed** right away. The lock will not properly work until it is secured properly.

See Page 2 - Addresses need for  
Alley Gate.

P-1

## **Commercial Security Survey**

**January 31, 2007**

**Case #: 07-1469**

**Business:** SBK, LLC  
**Owner:** Sam Kittner  
**Phone #:** 301-270-8750  
**Addresses:** 7054 Carroll Avenue (Salon Jam)  
7056 Carroll Avenue 2<sup>nd</sup> Floor (SKB, LLC)  
7056 Carroll Avenue 1<sup>st</sup> Floor (Subway)

A Commercial Security Survey was completed of you business properties on January 31, 2007 at 1:30 p.m. by Corporal Tina Smith of the Takoma Park Police Department. Below you will find a list of the items discussed and recommendations. If you have any questions or need clarification concerning the survey, contact Corporal Smith at 301-891-7125 or by e-mail at [tinas@takomagov.org](mailto:tinas@takomagov.org).

### **Exterior: (Entire Building)**

**Front (sidewalk area):** sidewalk is free of debris, no cracks, no items for patrons/employees to fall over. Sidewalk/store fronts are very dark at night. Additional lighting should be added for protection of patrons/employees. Possibly add lighting under umbrella to entrance of all three businesses. This will prevent subjects from hiding in the dark area of store front doorways.

**Store fronts (windows):** should be kept clear of posters. This allows individuals, especially the Police a clear view of what's happening inside, example: robbery.

**7054 -** window display completely covers window and lighting inside does not provide a view into business at all.

**7056 (2<sup>nd</sup> floor) -** door is always kept locked with buzzer system entry.

**7056 (1<sup>st</sup> floor) -** spoke with owner, has removed some items from window and entry door glass to create a better view into business. Inside is very bright, creating a clear view for anyone walking or driving by business to see inside.

SBK-

9

Scale: 1"=20'

Surveyor's Certificate

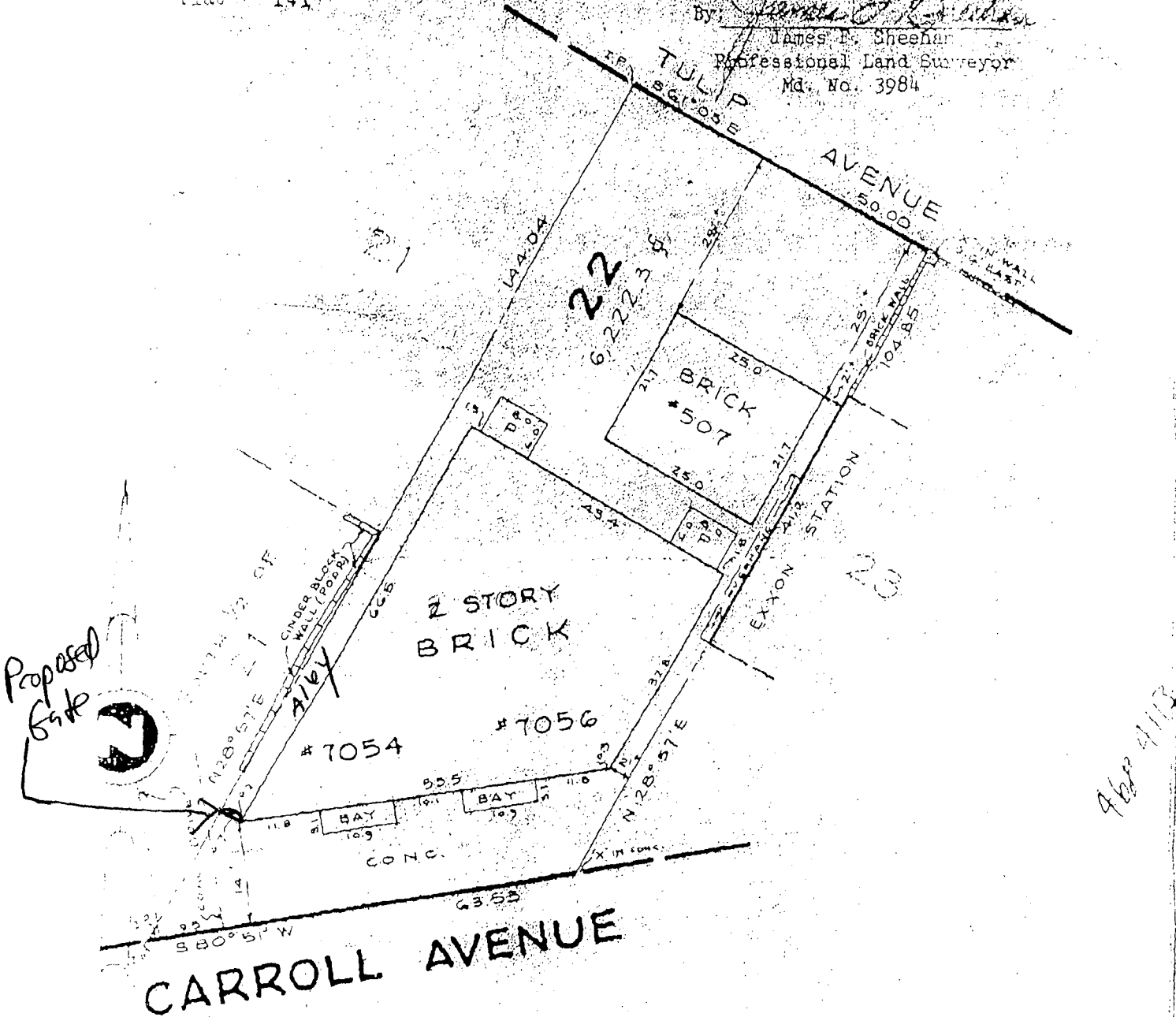
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown.

Date: March 31, 1977

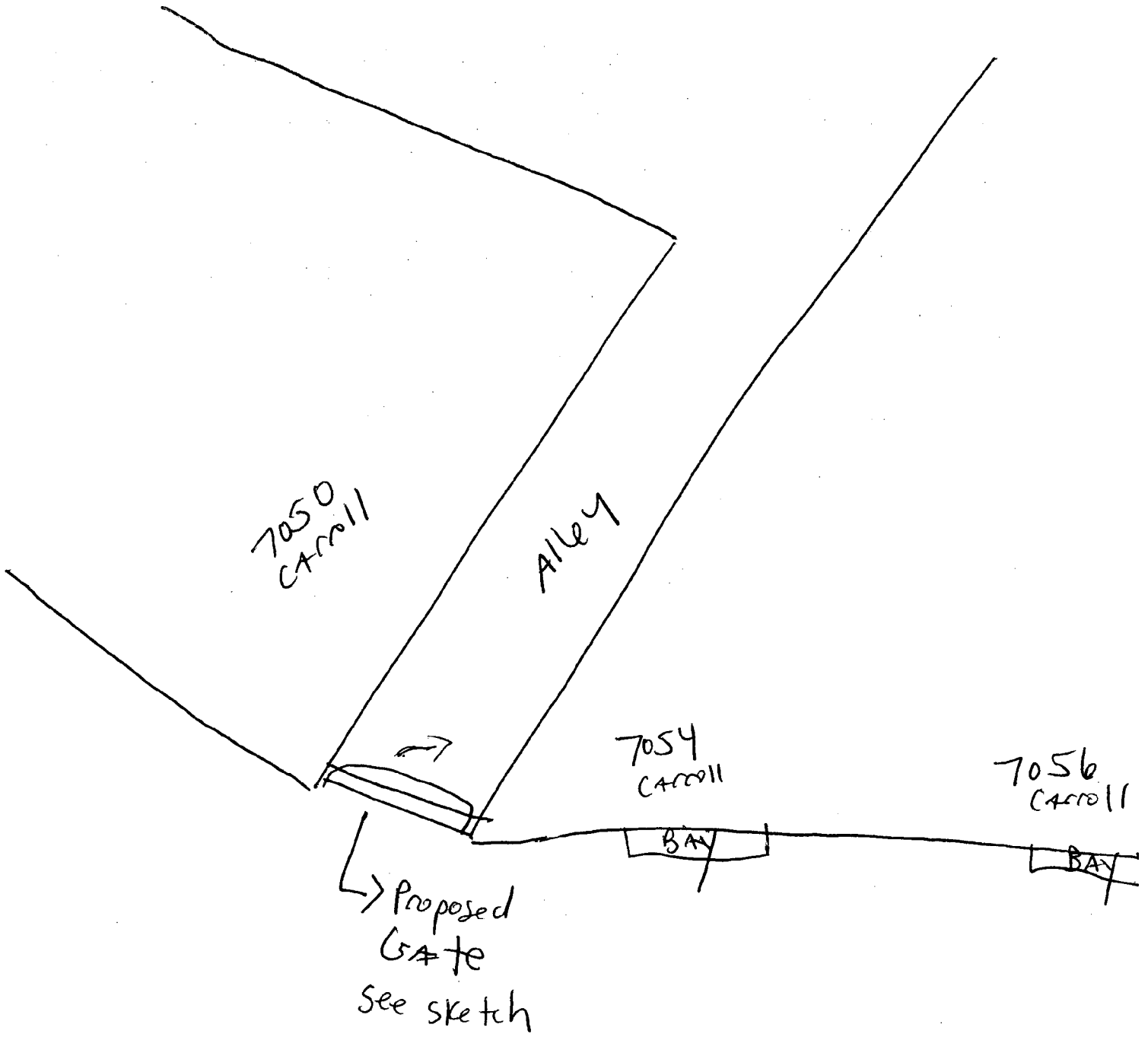
Frey, Sheehan, Stoker & Assoc., Inc.  
Land Planning Consultants  
Phone 588-3110

Plat Book 2  
Plat 141

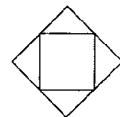
By: James P. Sheehan  
James P. Sheehan  
Professional Land Surveyor  
Md. No. 3984



Site Plan



Also see plat survey



Shade portion to indicate North

Applicant: SBK, LLC

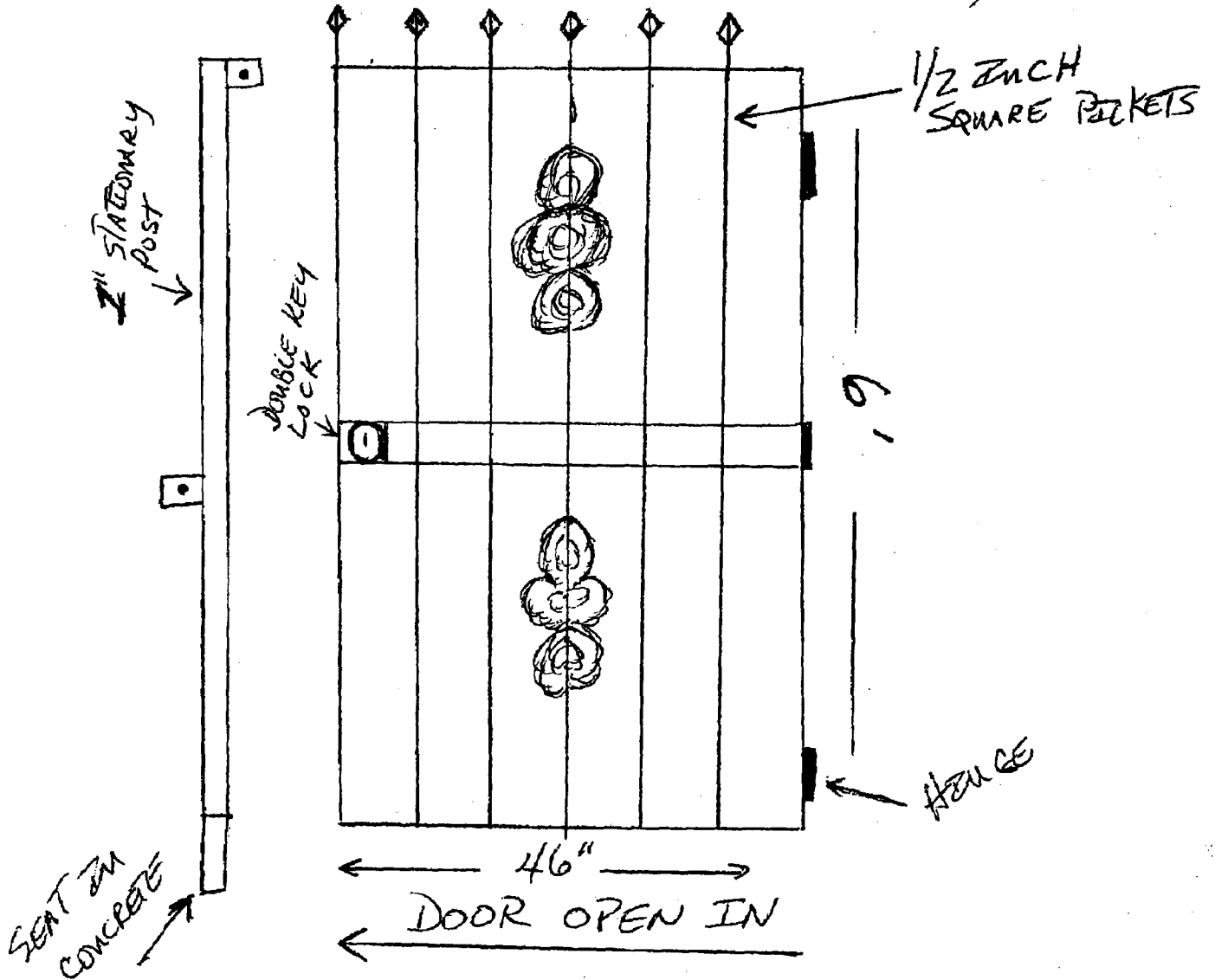




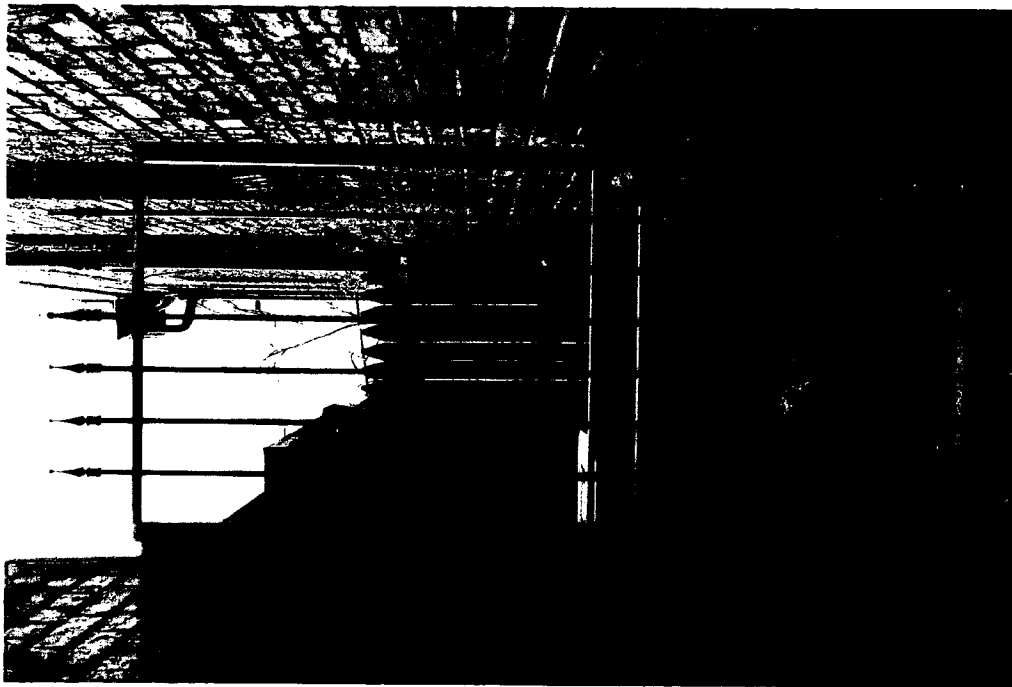
8642 Old Ardmore Road, Landover, Maryland 20785  
 301-925-9510 or 202-882-9411 / 301-341-5009 or 301-390-5366 (fax)

MR. KITTNER  
 7056 CARROLL AVE  
 TAKOMA PARK, MD.

(FRONT)

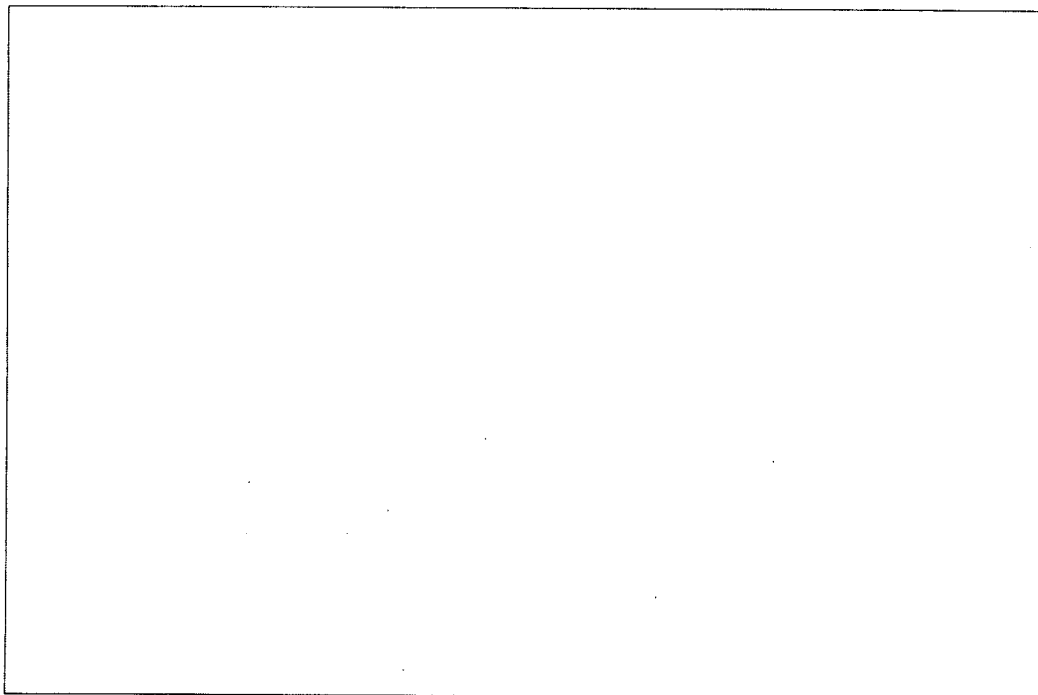


Existing Property Condition Photographs (duplicate as needed)



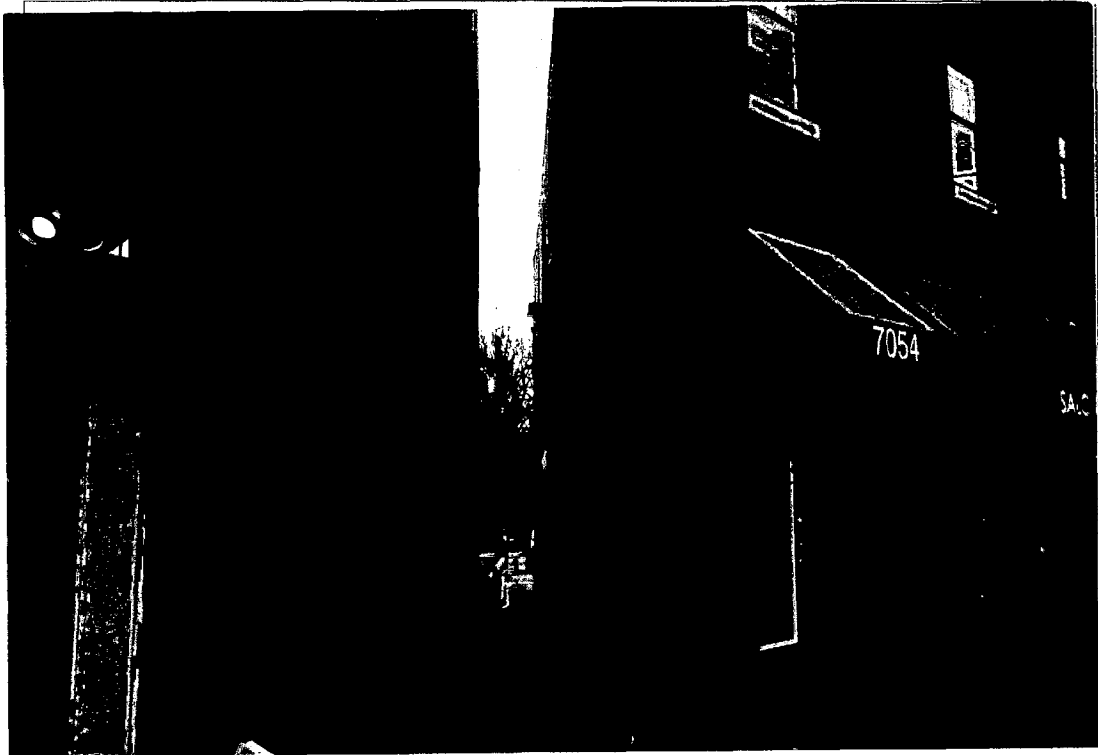
Similar - But not exact -  
type of Gate to be installed.  
See sketch.

Detail: \_\_\_\_\_

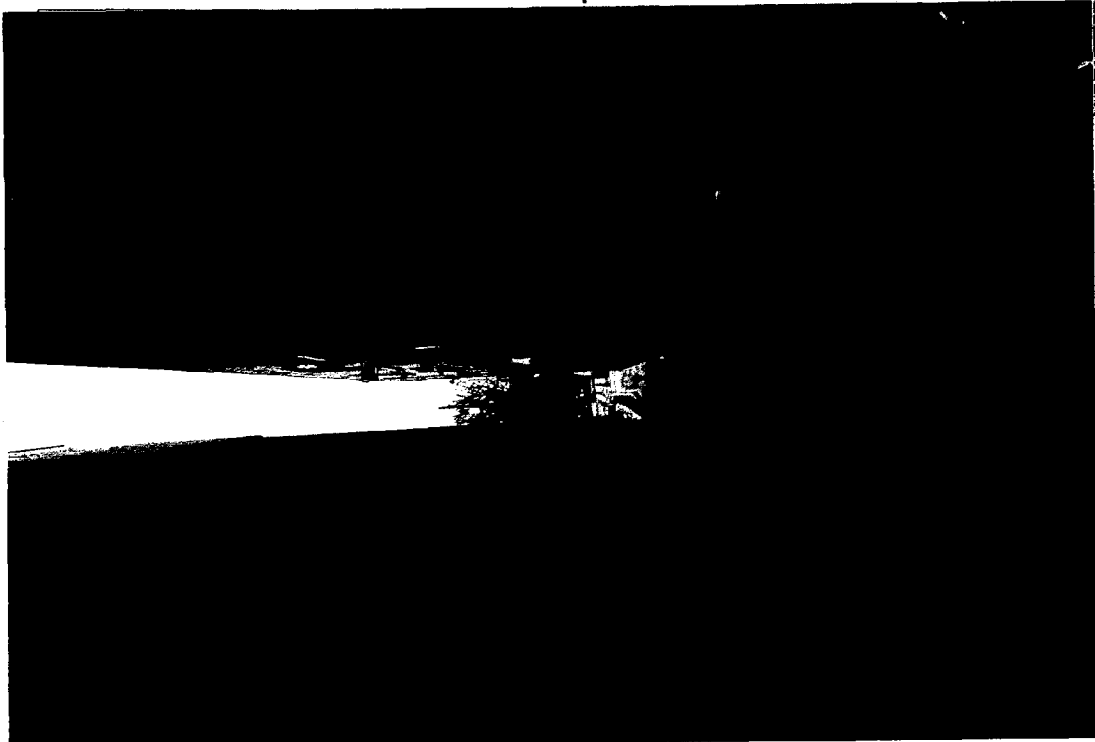


Detail: \_\_\_\_\_

Existing Property Condition Photographs (duplicate as needed)



Alley detail



Detail:

Alley detail

Existing Property Condition Photographs (duplicate as needed)



Full Front view



Detail:

Full BACK view

Applicant: SBK, LLC

**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:

Two Story brick building in Old Takoma Business district

---

---

---

---

---

---

---

---

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Place black wrought iron gate in private alley to ensure public safety

---

---

---

---

---

---

---

---

**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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

M

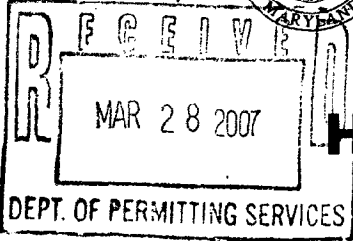


RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850  
240 777-5276

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT



Contact Person: Sam Kittner

Daytime Phone No.: 301-270-8750

Tax Account No.: 01065570

Name of Property Owner: SBK, LLC Daytime Phone No.: 301-270-8750

Address: 7054-7056 Carroll Ave. #200 Takoma Park, MD 20912  
Street Number City State Zip Code

Contractor: City Ornamental Iron Phone No.: 301-270-8750

Contractor Registration No.: MHIC-37944

Agent for Owner: Sam Kittner Daytime Phone No.: 301-270-8750

LOCATION OF BUILDING/PREMISE

House Number: 7056 - 7054 Street: Carroll Ave.

Town/City: Takoma Park Nearest Cross Street: Tulip Ave.

Lot: 22 Block: 6 Subdivision: 025

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed
- Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family
- Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 1495

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 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.

Sam Kittner  
Signature of owner or authorized agent

3/18/07  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 448755 Date Filed: 3/28/07 Date Issued: \_\_\_\_\_

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

<b>Address:</b>	7054 Carroll Ave, Takoma Park	<b>Meeting Date:</b>	4/25/2007
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	4/18/2007
<b>Applicant:</b>	SBK, LLC (Sam Kittner, Agent)	<b>Public Notice:</b>	4/11/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-070	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Alley Gate		
<b>RECOMMENDATION:</b>	Approve		

**STAFF RECOMMENDATION:**

- Approval  
 Approval with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival; Commercial  
**DATE:** c1925-35

**PROPOSAL:**

Applicant is proposing to install a wrought iron gate between two commercial buildings to enclose an alley. The gate will be six (6') feet in height and 46" in length. The gate is being proposed for public safety.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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 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

- 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.

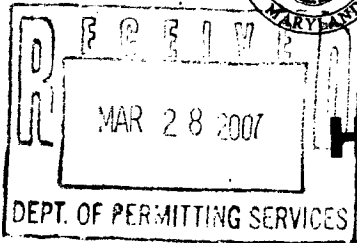
and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKY HILL PIKE, 2nd FLOOR, ROCKY HILL, MD 20850  
246-777-3377

DPS - #8



**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Sam Kittner  
Daytime Phone No.: 301-270-8750

Tax Account No.: 01065570  
Name of Property Owner: SBK, LLC Daytime Phone No.: 301-270-8750  
Address: 7054-7056 Carroll Ave. #200 Takoma Park, MD 20912  
Street Number City State Zip Code  
Contractor: City Ornamental Iron Phone No.: 301-270-8750  
Contractor Registration No.: MHIC-37944  
Agent for Owner: Sam Kittner Daytime Phone No.: 301-270-8750

**LOCATION OF BUILDING/PREMISE**

House Number: 7056 - 7054 Street: Carroll Ave.  
Town/City: Takoma Park Nearest Cross Street: Tulip Ave.  
Lot: 22 Block: 6 Subdivision: 025  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- |                                    |                                  |   |  |                                    |  |  |                               |                               |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC                              | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |  |                               |                               |

1B. Construction cost estimate: \$ 1495

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_
- 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

- 3A. Height 10 feet 0 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.

Sam Kittner  
Signature of owner or authorized agent

3/18/07  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 448755 Date Filed: 3/28/07 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:

Two Story brick building in Old Takoma Business district.

---

---

---

---

---

---

---

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Place black wrought iron gate in private alley to ensure public safety.

---

---

---

---

---

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

④

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

Owner's mailing address	Owner's Agent's mailing address
SBK, LLC c/o Sam Kittner 7056 Carroll Ave. #200 TAKOMA PARK, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Douglas Dembling, et al 504 Tulip Ave. TAKOMA PARK MD 20912	Eduardo Castagna 505 Tulip Ave. TAKOMA PARK, MD 20912
LARRY RAVITZ + Marike Partridge 506 Tulip Ave. TAKOMA PARK MD. 20912	TAKOMA Tower, LP 7051 Carroll Ave. TAKOMA PARK MD 20912
Chitsaypunjagul, Somchai, et al 7060 Carroll Ave. TAKOMA PARK, MD 20912	Jeff Kay 7050 Carroll Ave. LLC 7050 Carroll Ave. TAKOMA PARK, MD 20912

Tulip  
=

See Page 2 - Addresses need for  
Alley Gate.

P-1

## Commercial Security Survey

January 31, 2007

Case #: 07-1469

**Business:** SBK, LLC  
**Owner:** Sam Kittner  
**Phone #:** 301-270-8750  
**Addresses:** 7054 Carroll Avenue (Salon Jam)  
7056 Carroll Avenue 2<sup>nd</sup> Floor (SKB, LLC)  
7056 Carroll Avenue 1<sup>st</sup> Floor (Subway)

A Commercial Security Survey was completed of you business properties on January 31, 2007 at 1:30 p.m. by Corporal Tina Smith of the Takoma Park Police Department. Below you will find a list of the items discussed and recommendations. If you have any questions or need clarification concerning the survey, contact Corporal Smith at 301-891-7125 or by e-mail at [tinas@takomagov.org](mailto:tinas@takomagov.org).

### Exterior: (Entire Building)

**Front (sidewalk area):** sidewalk is free of debris, no cracks, no items for patrons/employees to fall over. Sidewalk/store fronts are very dark at night. Additional lighting should be added for protection of patrons/employees. Possibly add lighting under umbrella to entrance of all three businesses. This will prevent subjects from hiding in the dark area of store front doorways.

**Store fronts (windows):** should be kept clear of posters. This allows individuals, especially the Police a clear view of what's happening inside, example: robbery.

**7054 -** window display completely covers window and lighting inside does not provide a view into business at all.

**7056 (2<sup>nd</sup> floor) -** door is always kept locked with buzzer system entry.

**7056 (1<sup>st</sup> floor) -** spoke with owner, has removed some items from window and entry door glass to create a better view into business. Inside is very bright, creating a clear view for anyone walking or driving by business to see inside.

SBK-



**Right side: (by mechanic shop)**

Light fixture does not work, this area is very dark at night. Spoke with owner of mechanic shop to add light to side of building also.

**Left side: (alley walk way to rear)**

Recommend closing off (with gate) for safety reasons. This area has been utilized in the past as an escape route for robbery suspects. Also, additional lighting could be added to brighten area to prevent subjects hiding and spray painting (graffiti) on wall. Recommended finding a free lance artist to paint a decorative picture on wall. Vandals normally like clear (plain) walls to paint on.

**Rear: (parking lot)**

Clear of debris. Trash cans are emptied regularly. Fire escape exit clear and visible. Lighting is very bright, illuminates out to sidewalk.

**Back door: (lower level)**

Stairwell clear of debris. Recommend adding a light top of door to keep out subjects that may utilize this area to sleep or other activity.

**Safety Measures Taken by Owners:**

All three businesses utilize alarm systems that area monitored. Subway has recently added surveillance protection.

**Entry doors to businesses:**

Doors and strike plates are in good condition on all three businesses. Strike plate to Subway (bottom lock) is missing top screw. This should be **fixed** right away. The lock will not properly work until it is secured properly.

# 7050 Carroll Avenue, LLC

---

7050 Carroll Avenue Takoma Park, MD 20912

Phone 301-270-0522  
Fax 301-270-0521  
Cell 301-775-7625  
[Unified@erols.com](mailto:Unified@erols.com)

27 February 2007

MEMO TO: Whom it May Concern

FROM: Jeffrey Kay, Partner, 7050 Carroll Avenue, LLC

SUBJECT: Gate between 7050 and 7056 Carroll Avenue

SBK, LLC represented by Sam Kittner has our permission to attach gate hardware to our building adjacent to the passageway between 7050 and 7056 Carroll Avenue, Takoma Park, MD. We reserve the right to review and approve the means and method of attachment.

Upscomb & Earnest, Trustees, Addition to Takoma Park  
Montgomery County, Maryland

Scale: 1"=20'

Surveyor's Certificate

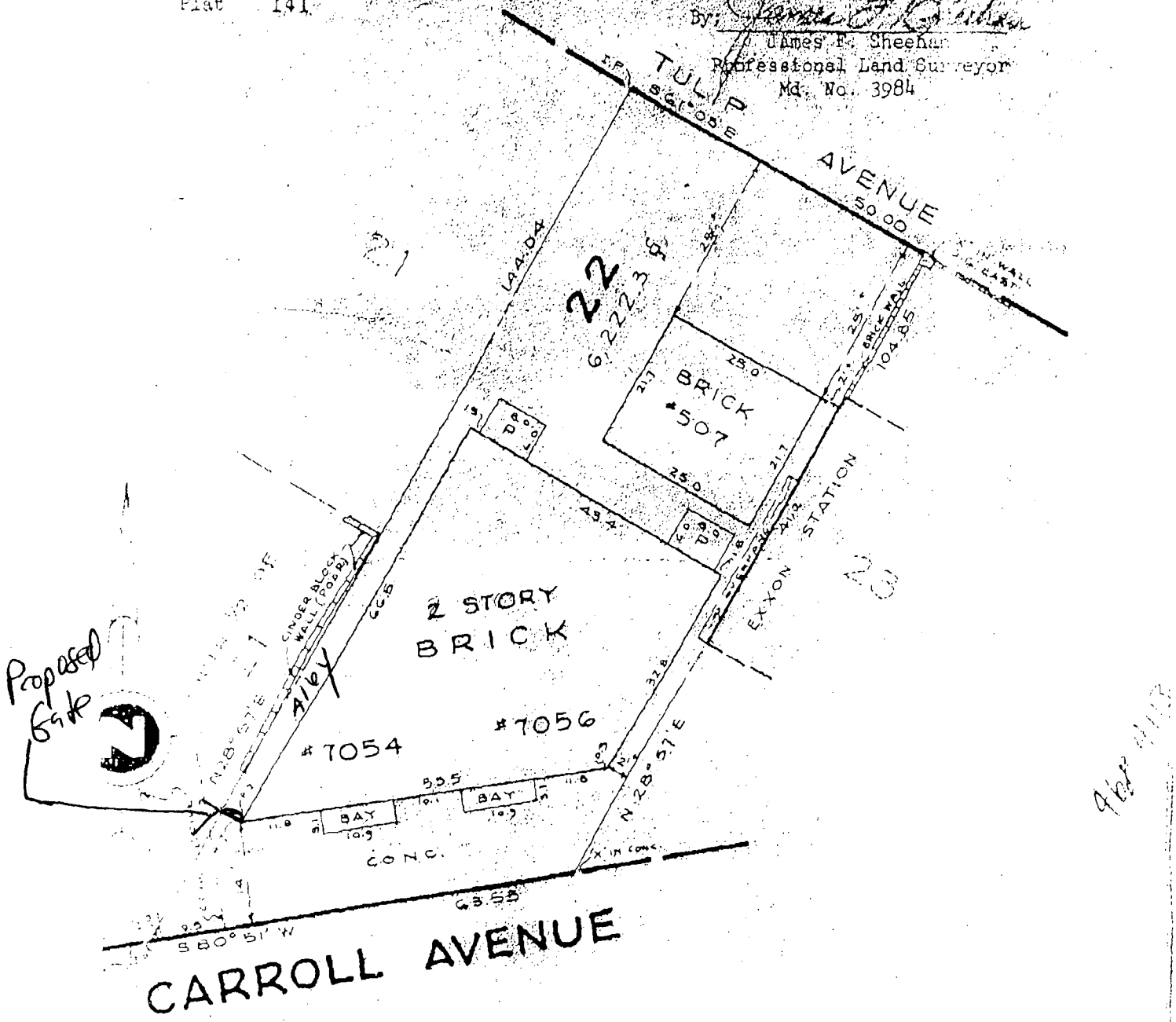
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: March 31, 1977

Frey, Sheehan, Stoker & Assoc., Inc.  
Land Planning Consultants  
Phone 588-3110

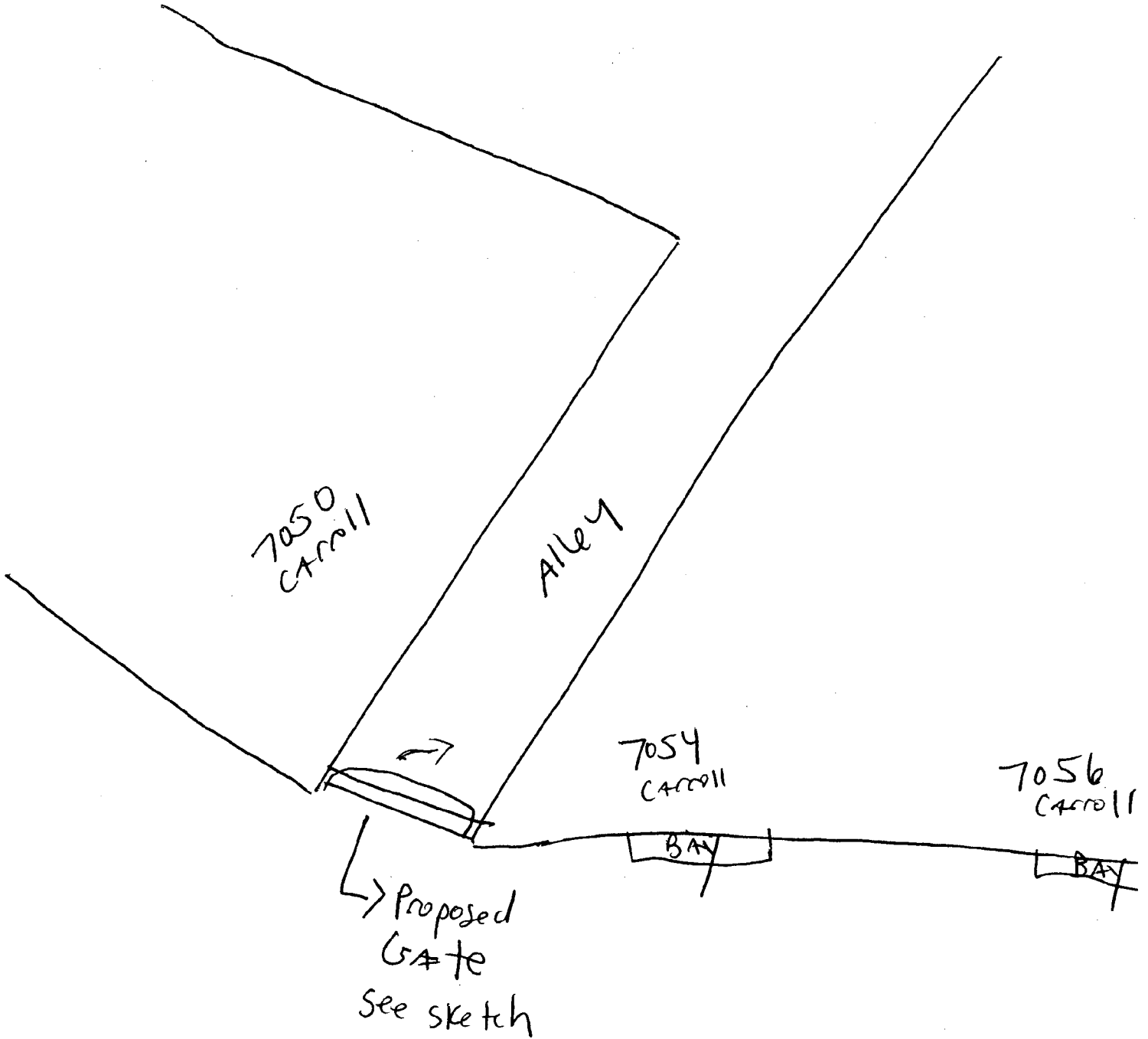
Plat Book 2  
Plat 141

By: James E. Sheehan  
James E. Sheehan  
Professional Land Surveyor  
Md. No. 3984

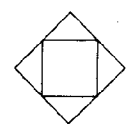


SBK

Site Plan



Also see plat survey



Shade portion to indicate North

Applicant: SBK, LLC

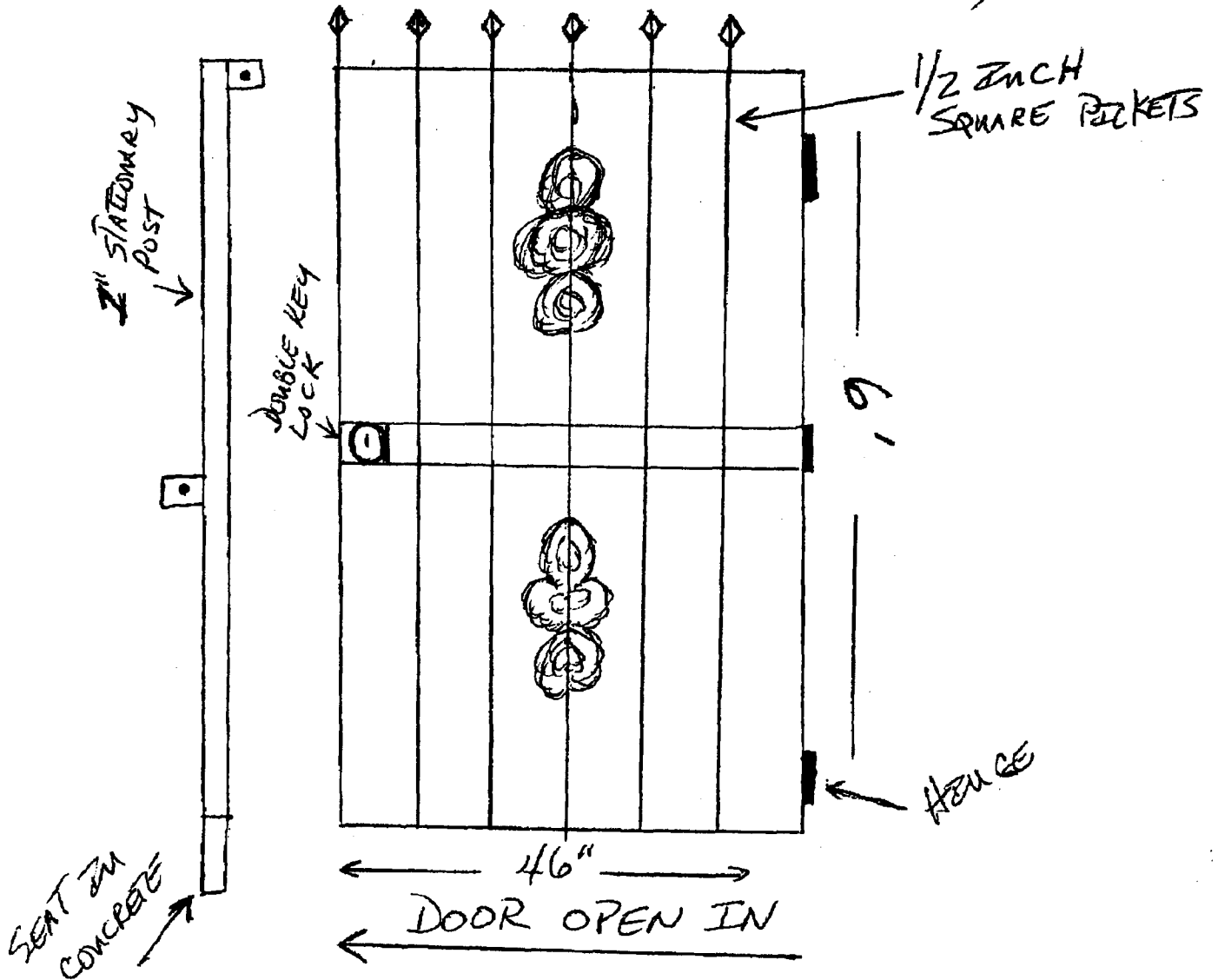




8642 Old Ardmore Road, Landover, Maryland 20785  
301-925-9510 or 202-882-9411 / 301-341-5009 or 301-390-5366 (fax)

MR. KITTNER  
7056 CARROLL AVE  
TAKOMA PARK, MD.

(FRONT)



Existing Property Condition Photographs (duplicate as needed)



Full Front View

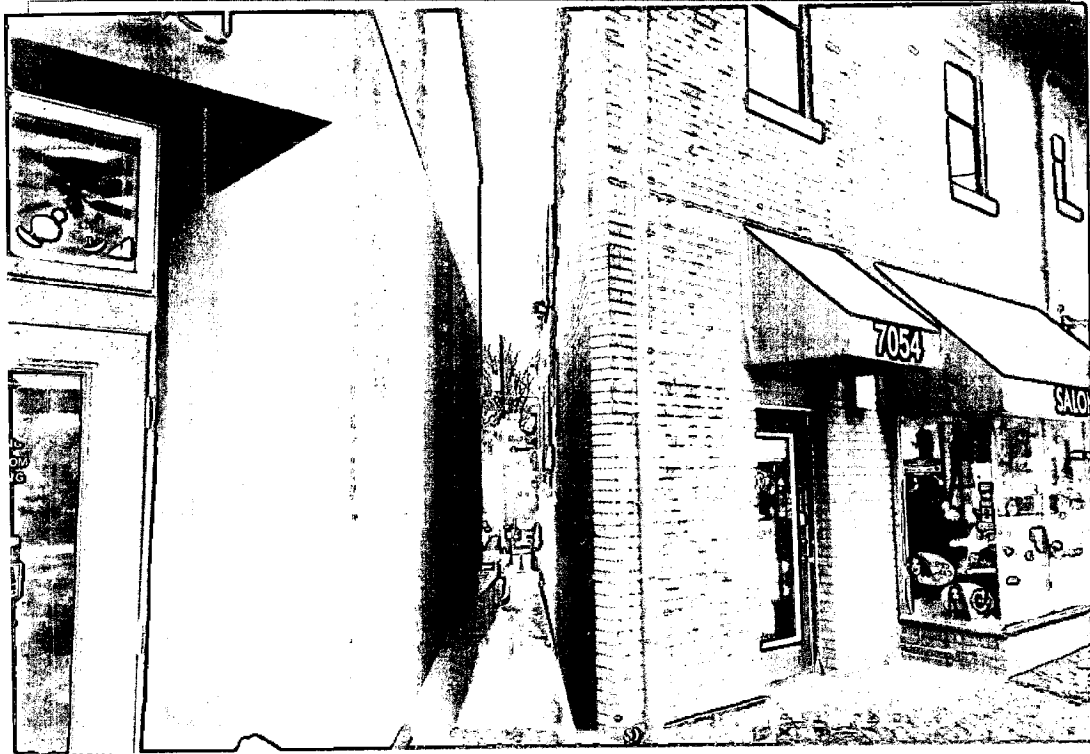


Detail:

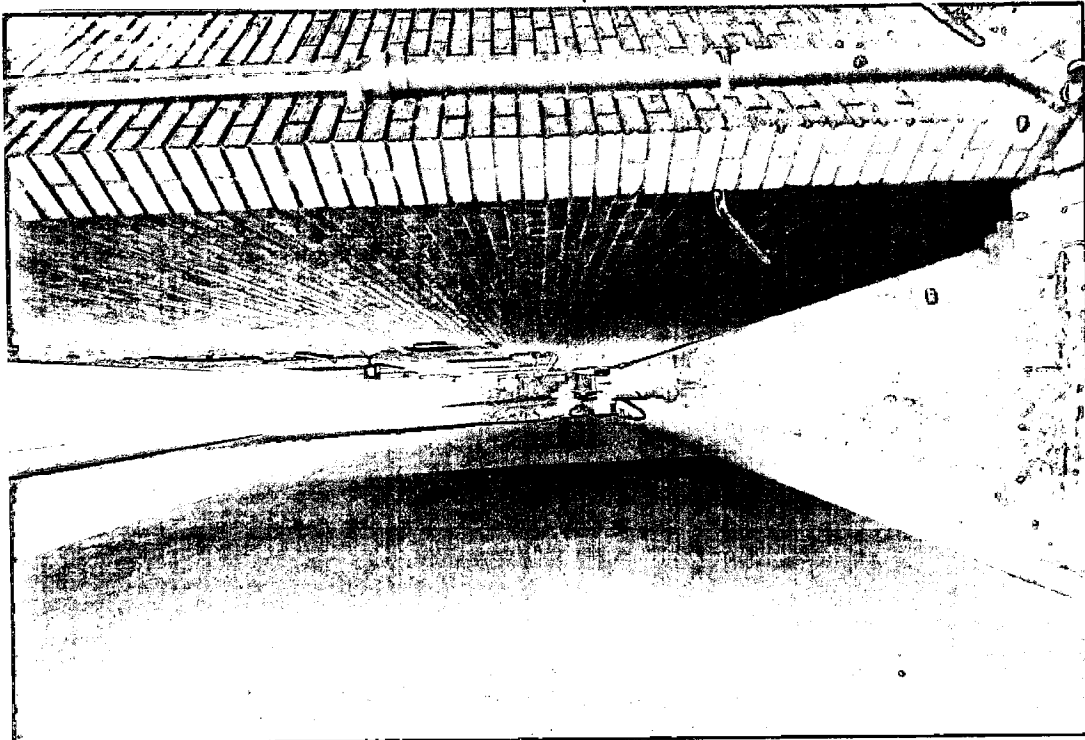
Full Back View

Applicant: SBK, LLC

Existing Property Condition Photographs (duplicate as needed)



Alley detail



Detail:

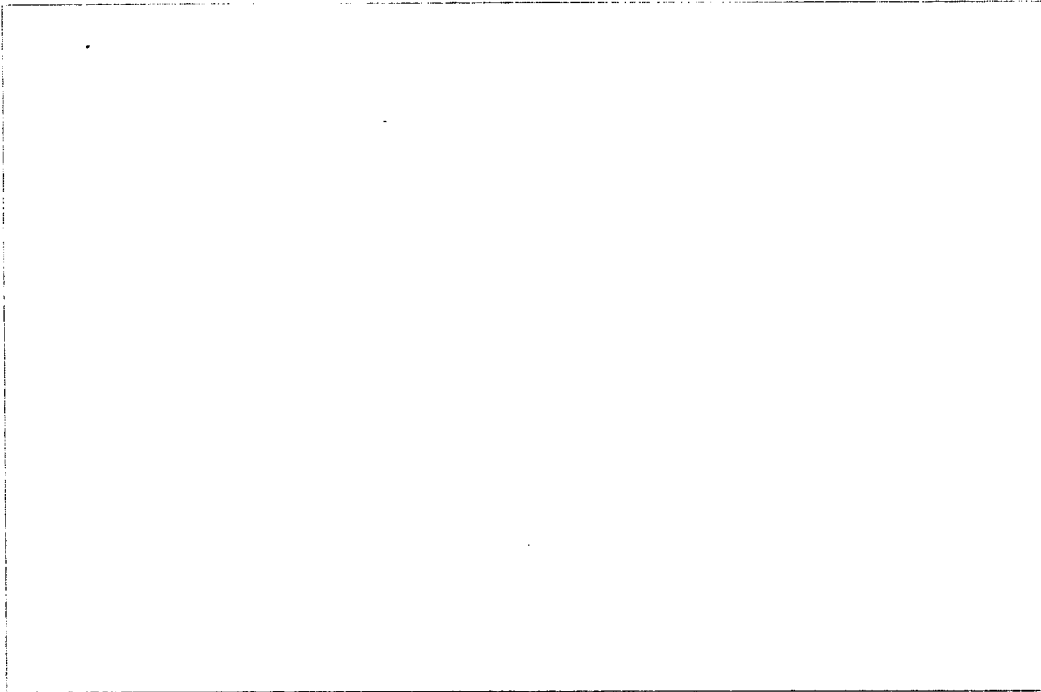
Alley detail

Existing Property Condition Photographs (duplicate as needed)



Similar - But not exact -  
type of Gate to be installed  
(see sketch)

Detail: \_\_\_\_\_



Detail: \_\_\_\_\_

Applicant: SBK, LLC

Page: 1