

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7204 Spruce Ave., Takoma Park	Meeting Date:	11/14/2018
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/7/2018
Applicant:	Nicolas Mitchell	Public Notice:	10/31/2018
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18RRR	Staff:	Dan Bruechert
PROPOSAL:	Hardscape and Fencing Alterations		

STAFF RECOMMENDATION:

- Approve**
- Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1915-25

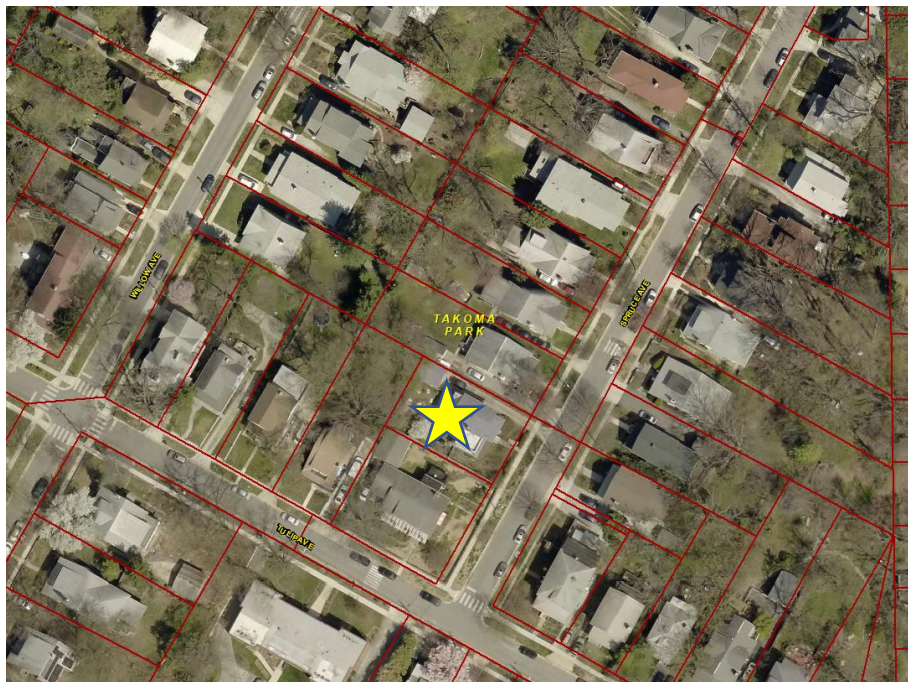


Figure 1: 7204 Spruce Ave. is located mid-block in the Takoma Park Historic District.

PROPOSAL

The applicant proposes several areas of work as part of this HAWP including:

- Remove a decorative CMU wall with a wooden gate;
- Install a 48” (forty-eight inch) tall section of wood fence with a new gate designed to match the existing fencing;
- Replace the right-rear concrete walkway with an irregular colonial stone path (shown in exhibit 9 and 10);
- Replace the left-rear stone and wood path with an irregular colonial stone path (shown in exhibit 9 and 10);
- Replace the concrete front walkway with an irregular colonial stone path (shown in exhibit 9 and 10);
- Replace the concrete block driveway curb with a stone curb (shown in exhibit 15 and 16); and
- Remove and replace a 12” (twelve inch) tall brick knee wall at basement stairs with a stone wall in matching dimensions in stone that matches the appearance of the stone installed as a driveway curb.

APPLICABLE GUIDELINES:

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

2. Modifications to a property, which do not significantly alter its visual character.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to 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

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the 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.

5

855136



DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: NICOMITCHELL@GMAIL.COM Contact Person: NICOLAS MITCHELL Daytime Phone No.: 617 835 1680

Tax Account No.:

Name of Property Owner: NICOLAS MITCHELL Daytime Phone No.: 617 835 1680

Address: 7204 SPROLE AVE TAKOMA PARK 20912

Contractor: TBD / N/A Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7204 Street: SPROLE AVE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE

Lot: P1+1 Block: 8 Subdivision: LIPSCOMB + EARNEST TUSTEE'S ADDITION

Liber: 4835 Folio: 549 Parcel: TO TAKOMA PARK

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct, Alter/Renovate, Wreck/Raze, Revision, Repair, Revocable

CHECK ALL APPLICABLE:

- A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other

1B. Construction cost estimate: \$ 10,000

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 X WSSC 02 Septic 03 Other

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 5 feet 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 of owner or authorized agent

9/7/2018 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

SEE ATTACHED

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

SEE ATTACHED

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.

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.

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

<p>Owner's mailing address NICOLAS MITCHELL 7204 SPRUCE AVE TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>RENATA & MATT GORMAN 7208 SPRUCE AVE TAKOMA PARK, MD 20912</p>	
<p>JODI KANTER 7205 SPRUCE AVE TAKOMA PARK, MD 20912</p>	
<p>JIM & LINDA RETTBERG 408 TULIP AVE TAKOMA PARK, MD 20912</p>	

**DESCRIPTION OF EXISTING STRUCTURE 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 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) **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 4th part of that grid is the main usable exterior area, a patio. See Plat 1.
- 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. The left side addition has a gable-roof with the ridge parallel to the street. See Exs. 1 & 2.
- 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.
- 4) **Frame Wall Finish/Trim:** The exterior finish on the original structure and additions are painted cedar shakes.
- 5) **Foundation:** The foundation of the original structure is painted brick. The foundations of the later additions are painted CMU, with a crawlspace.
- 6) **Driveway:** The driveway is on the right side of the property, and consists of several types of concrete and concrete block, which has been added to and patched over the years.
- 7) **Walkways:** At the front of the property, the walkway from the sidewalk to the front steps is made of poured concrete. At the rear of the property, there are walkways made of poured concrete, loose gravel, and irregular colonial stone.
- 8) **Fence:** The left and right sides of the property have approximately 5 foot tall, wooden spaced-board colonial-gothic style fences. The rear of the property has an approximately 4 foot tall CMU wall. The back yard and the front yard are separated by approximately 4 foot tall CMU walls, with wooden gates. The front of the property does not have a fence/wall.

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

The proposed projects consist of hardscaping and driveway curb:

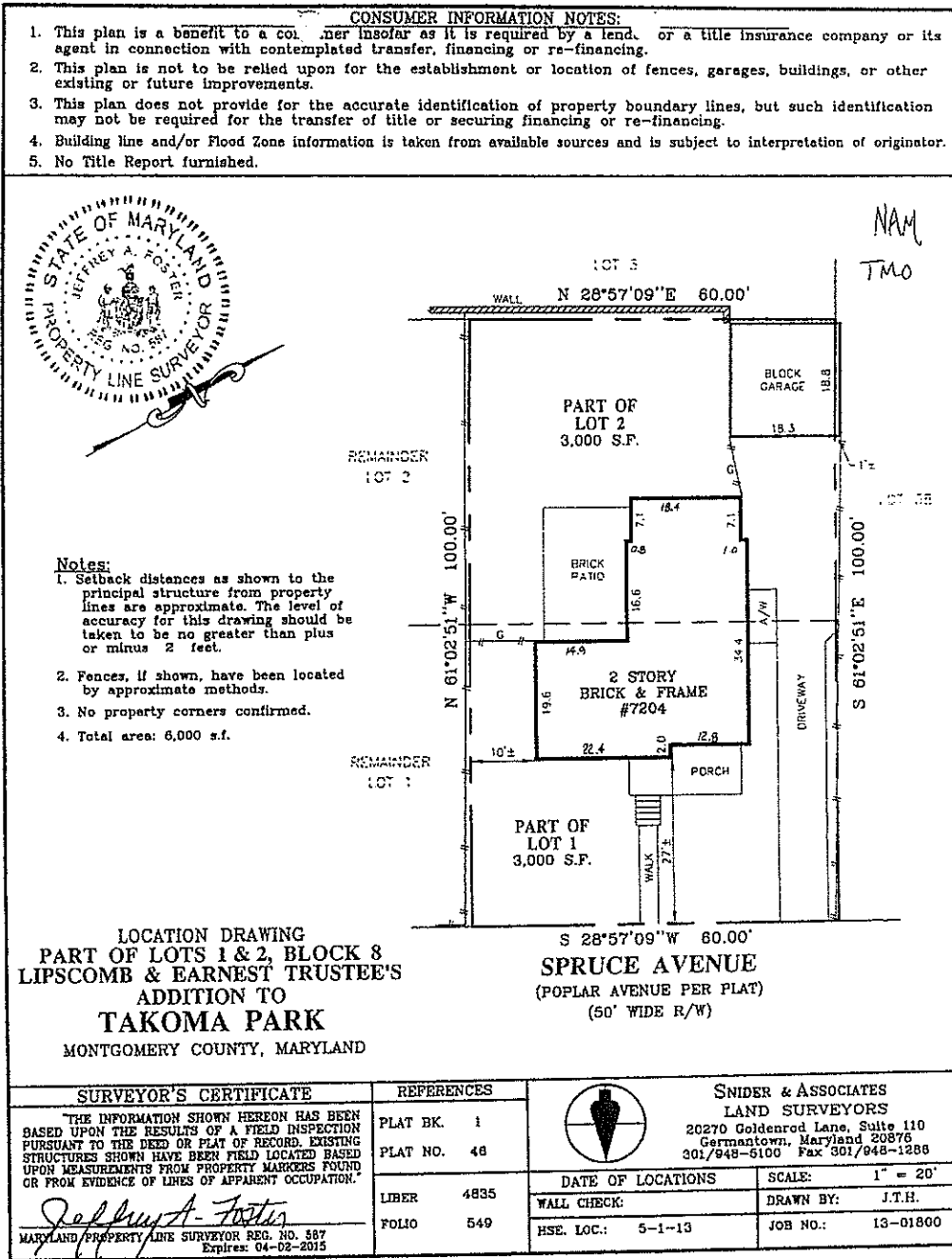
- (1) **Rear Right Walkway:** (See Plat 3.) Currently, on the right side of the property, in the back yard, there is an approximately 3 foot wide by 20 foot long pathway, made of poured concrete. The pathway leads from the right side gate/driveway to the back patio. See Ex. 8. The pathway is cracked and deteriorating. The proposal is to demolish and remove the concrete pathway, and replace it with a similarly sized irregular colonial stone pathway. See Ex. 9. The new pathway would match the stone pathway currently existing elsewhere in the back yard. See Ex. 10.
- (2) **Rear Left Walkway:** (See Plat 3.) Currently, on the left side of the property, in the back yard, there is a an approximately 3.5 foot wide by 9.5 foot long pathway, made of loose stone and pressure-treated timber. The pathway leads from the left side gate to the back patio. See Ex. 11. The proposal is to demolish and remove the loose stone pathway, and replace it with a similarly sized irregular colonial stone pathway. See Ex. 9. The new pathway would match the stone pathway currently existing elsewhere in the back yard. See Ex. 10.
- (3) **Front Walkway:** (See Plat 3.) Currently, at the front of the property, the walkway from the sidewalk to the front steps consists of an approximately 4 foot wide by 18 foot long pathway, made of poured concrete. See Ex. 12. The pathway is cracked and deteriorating. The proposal is to demolish and remove the concrete pathway, and replace it with a similarly sized irregular colonial stone pathway. See Ex. 9. The new pathway would match the stone pathway currently existing elsewhere in the back yard. See Ex. 10.
- (4) **Driveway Curb:** (See Plat 4.) Currently, the left side of the driveway has an approximately 6 inch tall by 45 foot long curb made of concrete block. See Ex. 13 & 14. The concrete block curb is deteriorating. The proposal is to remove the concrete block curb, and replace it with a stone curb of similar dimensions. See Exs. 15 & 16. The stone would be cobblestone, granite, belgium block, or similar equivalent.
- (5) **Driveway / Basement Wall:** (See Plat 4.) Currently, between the driveway and exterior stairs to the basement, there is a 12 inch tall by 14 foot long wall (“L” shaped), made of brick. See Exs. 17 & 18. The brick wall is above-ground and is not a retaining wall (it sits on top of the retaining wall, which will not be replaced). The brick is deteriorating. The proposal is to replace the brick wall with a stone wall of similar dimensions. The stone would be colonial stone, or equivalent (to match the new stone driveway curb).

This project will be performed using the following materials:

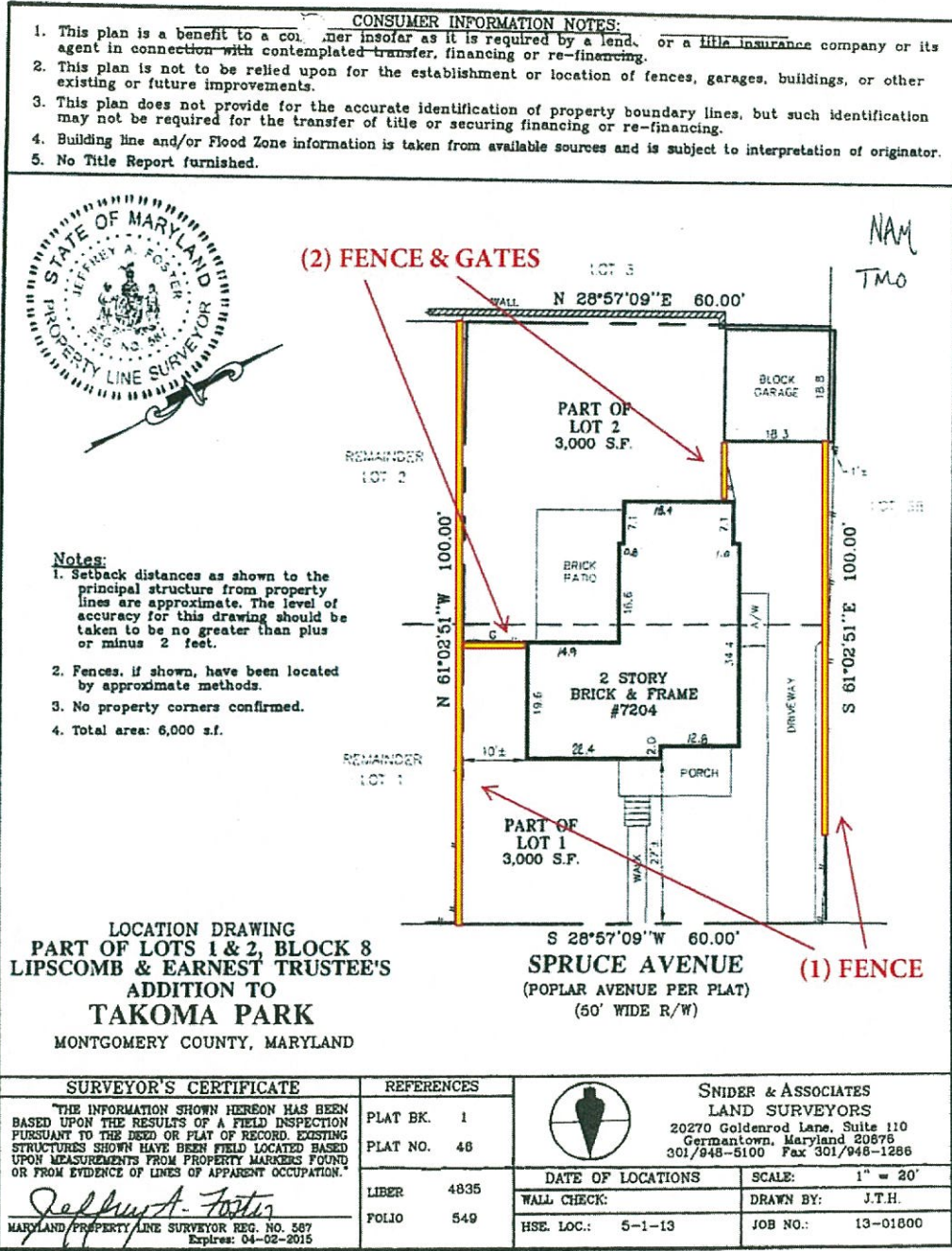
- Sledge hammers;
- Jack hammers;
- Crowbars; and
- Shovels.

All demolished materials will be removed from the property.

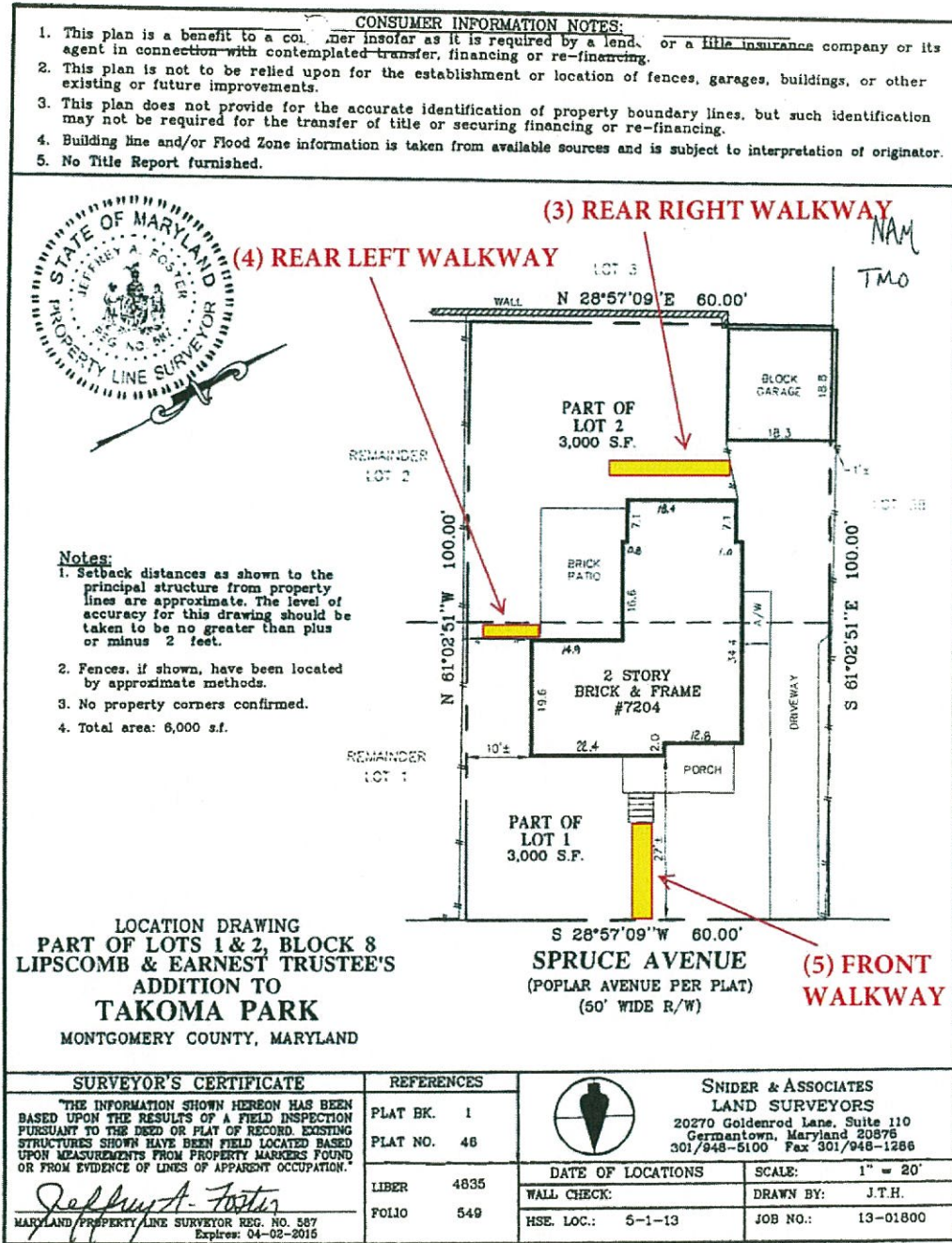
PLAT 1



PLAT 2 – PROJECTS 1 & 2



PLAT 3 – PROJECTS 3, 4, & 5



PLAT 3 - PROJECTS 6 & 7

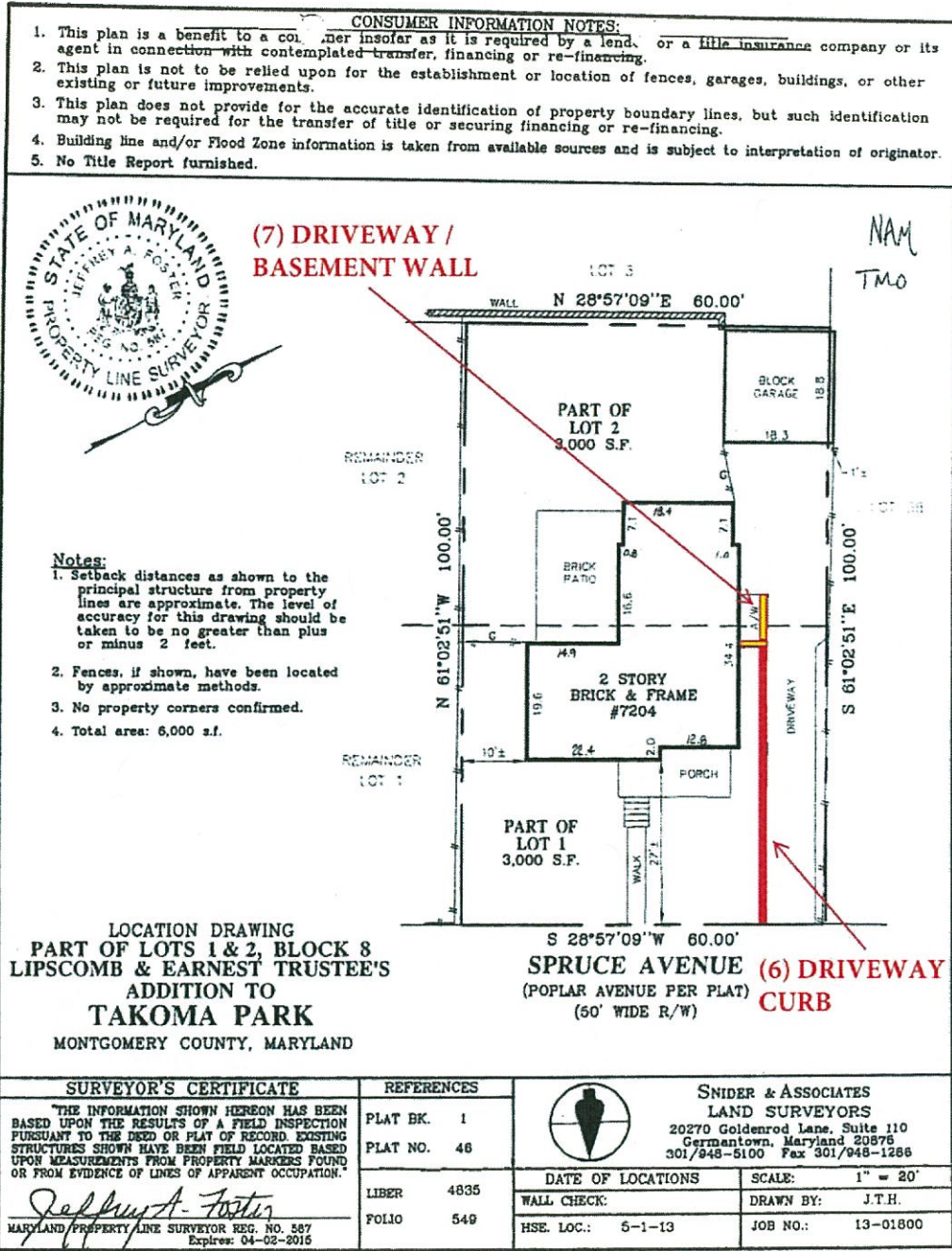


EXHIBIT 1.



Detail: Front of 7204 Spruce Ave., Takoma Park, Maryland.

EXHIBIT 2.



Detail: Front of 7204 Spruce Ave., Takoma Park, Maryland.

EXHIBIT 3.



Detail: Current fence left side (taken from neighbor's property).

EXHIBIT 4.



Detail: Current fence right side.

EXHIBIT 4.b



Detail: Current fence detail.

EXHIBIT 5.



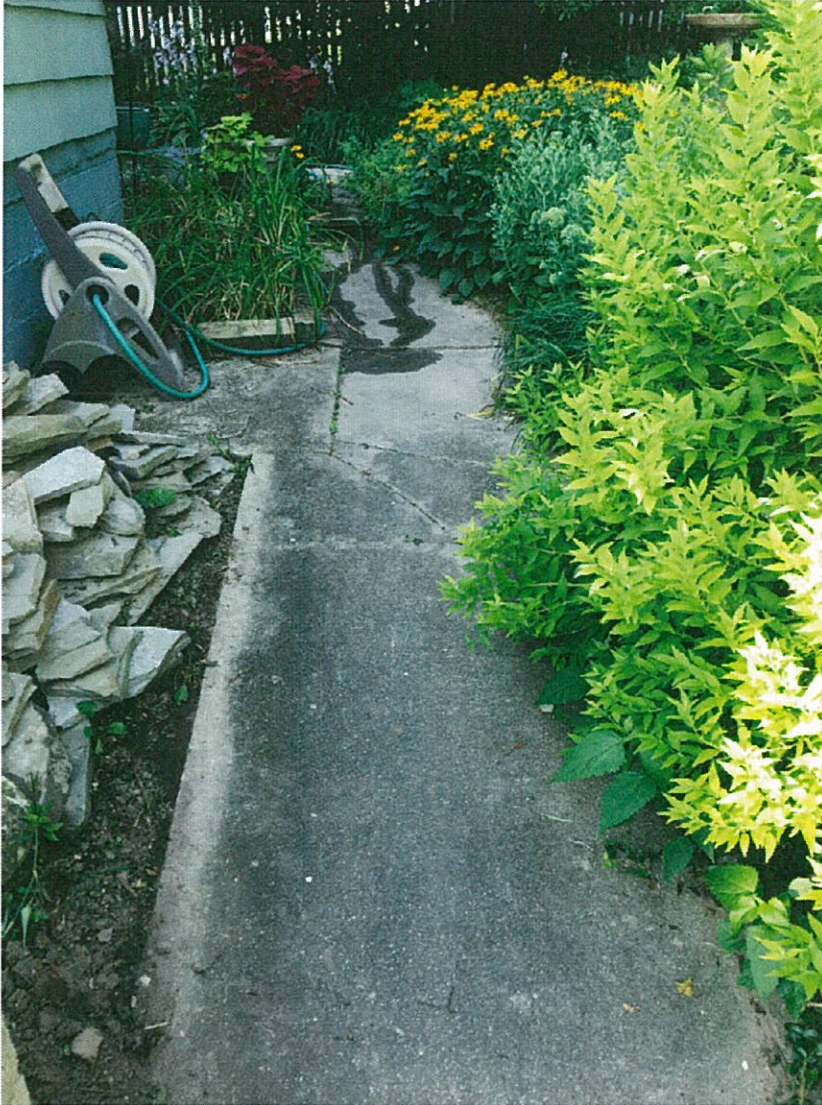
Detail: Current gate left side between back yard and front yard.

EXHIBIT 6.



Detail: Current gate right side between back yard and driveway.

EXHIBIT 8.



Detail: Current rear right walkway in back yard.

EXHIBIT 9.



Detail: Current irregular colonial stone pathway in back yard.

EXHIBIT 10.



Detail: Current irregular colonial stone pathway in back yard.

EXHIBIT 11.



Detail: Current rear left loose stone and pressure-treated timber walkway in back yard.

EXHIBIT 12.



Detail: Current poured concrete walkway in front yard.

EXHIBIT 13.



Detail: Current driveway concrete block curb.

EXHIBIT 14.



Detail: Current driveway concrete block curb.

EXHIBIT 15.



Detail: Proposed driveway stone curb (or similar style).

EXHIBIT 16.



Detail: Proposed driveway stone curb (or similar style).

EXHIBIT 17.



Detail: Current driveway / basement wall.

EXHIBIT 18.



Detail: Current driveway / basement wall.