

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7205 Spruce Ave., Takoma Park	Meeting Date:	1/23/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/16/2019
Applicant:	Robert Jones & Jodi Kanter Rick Vitullo, Architect	Public Notice:	1/9/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-19C	Staff:	Dan Bruechert
Proposal:	Rear Porch Enclosure		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application:

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1915-1925

The subject property is a two-story, front gable, Craftsman house with a full-width shed roof. All work proposed for this HAWP will impact the rear porch which appears to be an enclosed sleeping porch on the second floor with a screened-in porch below.

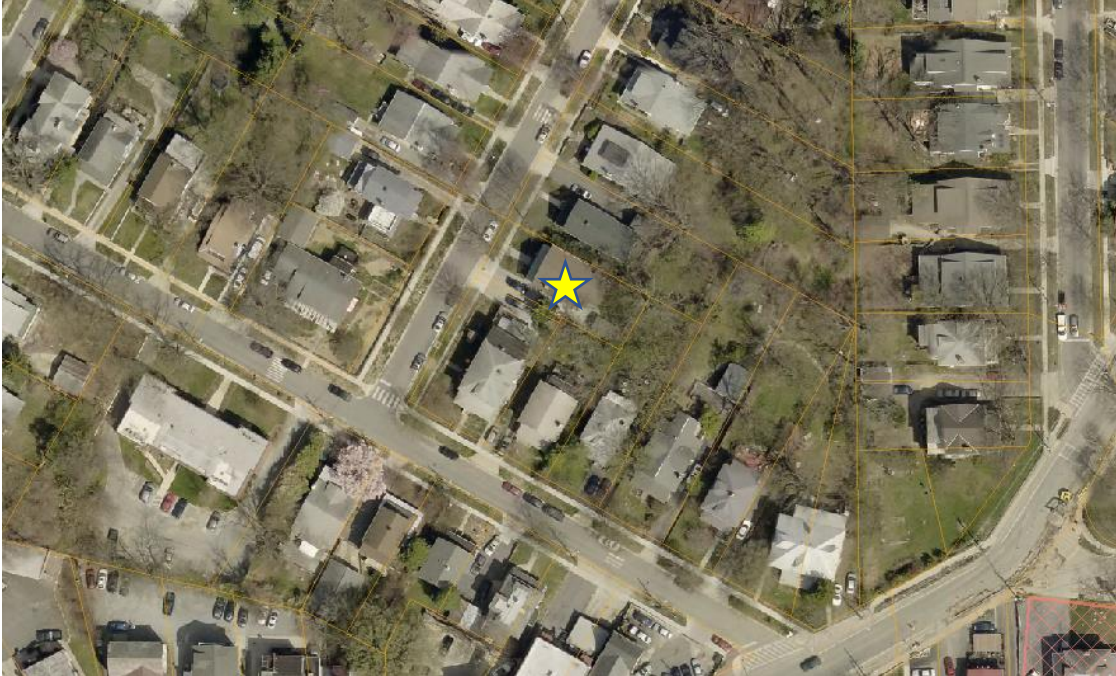


Figure 1: 7205 Spruce Ave. is located near the intersection of Tulip and Spruce Aves.

PROPOSAL

The applicant proposes to enclose the first floor of the rear porch.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (*Guidelines*), Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below.

Takoma Park Historic District Design Guidelines

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

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a

close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

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

STAFF DISCUSSION

The applicant proposes to enclose the first floor of the rear porch. This work is compatible with the historic character of the house and will be minimally visible from the public right-of-way and Staff recommends approval of this HAWP.

The rear porch is two-stories tall with a rear-facing gable roof. The second floor of the rear porch, which may have historically been a sleeping porch, has already been enclosed. This second-story porch enclosure is now clad in fiber cement and has four-lite awning windows in the side elevations and a pair of four-over-four windows in the rear facing elevation. The first floor is screened-in, framed in wood, with a wood railing. The rear entrance is accessed by the small porch with rear-loading stairs, covered in a shed roof.

The applicant proposes to enclose the first floor of the rear porch. The siding will be Hardi in a 6" (six inch) reveal to match the material used in the second floor with 4" (four inch) Hardi trim used throughout. The proposed windows will be Marvin wood, simulated divided lite, awning and casement windows. The applicant proposes two awning windows on the left elevation, with a gas fireplace vent in the middle of the wall. At the rear, the applicant proposes to install a pair of eight-lite casement windows flanked by four-lite casement windows. On the right elevation, the applicant proposes one four-lite awning window and one four-over-four sash window adjacent to the rear porch. The applicant is also proposing to install a new wood door at the rear elevation at the top of the stairs to access the newly enclosed porch.

Staff finds that the majority of this work will not be visible from the public right-of-way and should be allowed as a matter of course, per the *Design Guidelines*. Portions of the south elevation (right side) will be visible from an oblique angle. Staff finds that fiber cement siding, such as Hardi, has been determined to be an appropriate material in most instances for new construction and additions to 'Contributing' resources in the Takoma Park Historic District. Staff finds that to be the case here and that the alteration will not impact the historic character of the historic house or the surrounding district. Additionally, the wood casement, awning, and sash windows as well as the new wood door are all consistent materials and configurations with the historic and Staff finds that these are compatible with the character of the house per the *Design Guidelines* and Chapter 24A-8(b)(2).

Staff finds that the fireplace vent on the left elevation of the rear addition will not have an impact on the historic character of the house, and due to the narrow setback between 7205 and 7207 Spruce Ave., this feature will not be visible from the public right-of-way. Additionally, the *Design Guidelines* state that when features like a vent do not directly front the public right-of-way, they should be approved as a matter of course.

Staff finds that the proposed changes will have little impact on the historic character of the house or surrounding district and recommends approval for this HAWP.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: _____ Contact Person: RICHARD VITULLO AIA
 Daytime Phone No.: _____
 Tax Account No.: 01076961
 Name of Property Owner: ROBERT JONES + JDI KANTER Daytime Phone No.: _____
 Address: 7205 SPRUCE AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: RICHARD VITULLO AIA Daytime Phone No.: 301-806-6447

LOCATION OF BUILDING/PREMISE

House Number: 7205 Street: SPRUCE AVE.
 Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE.
 Lot: P6 Block: 7 Subdivision: B.F. GILBERT'S ADDN
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: \$ 40,000.00
 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 Sepoc 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ 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.

R. Vitullo
Signature of owner or authorized agent

1/21/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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**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:

2-STORY
1920 FOUR SQUARE HOUSE w/ 2009 REAR
ADDITION

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

ENCLOSE EXISTING SCREEN PORCH
TO CREATE FAMILY ROOM

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.

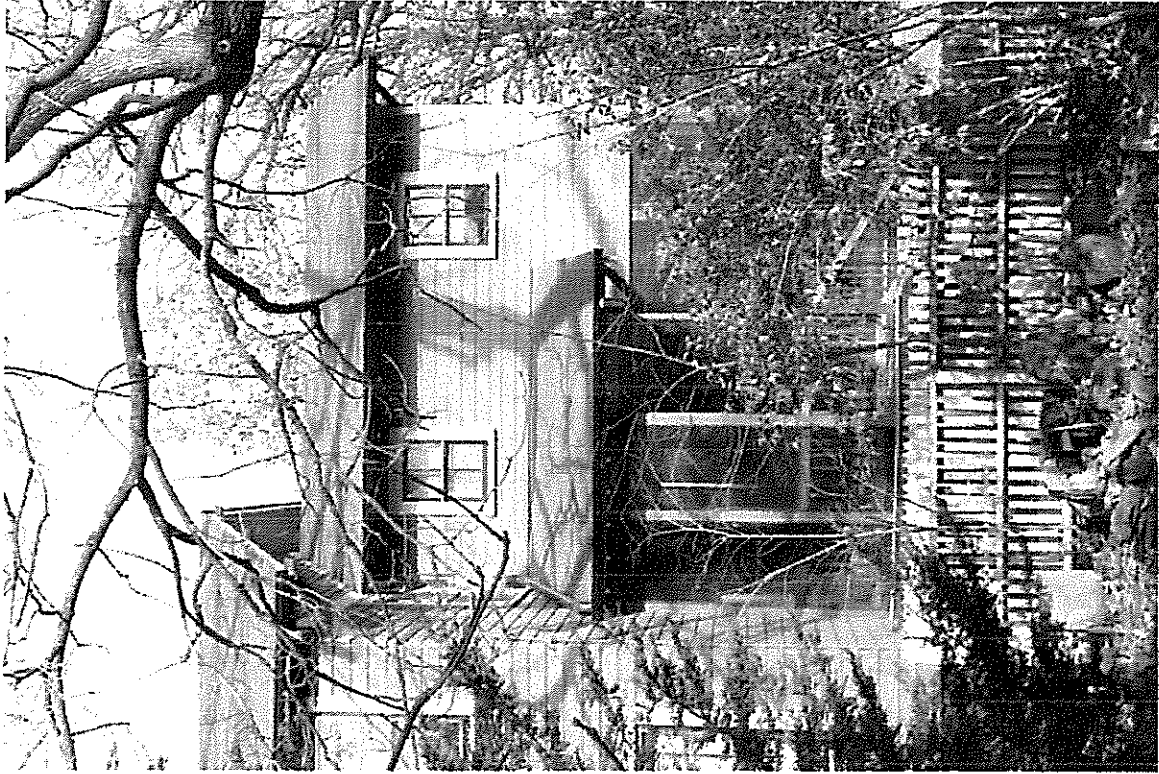
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.



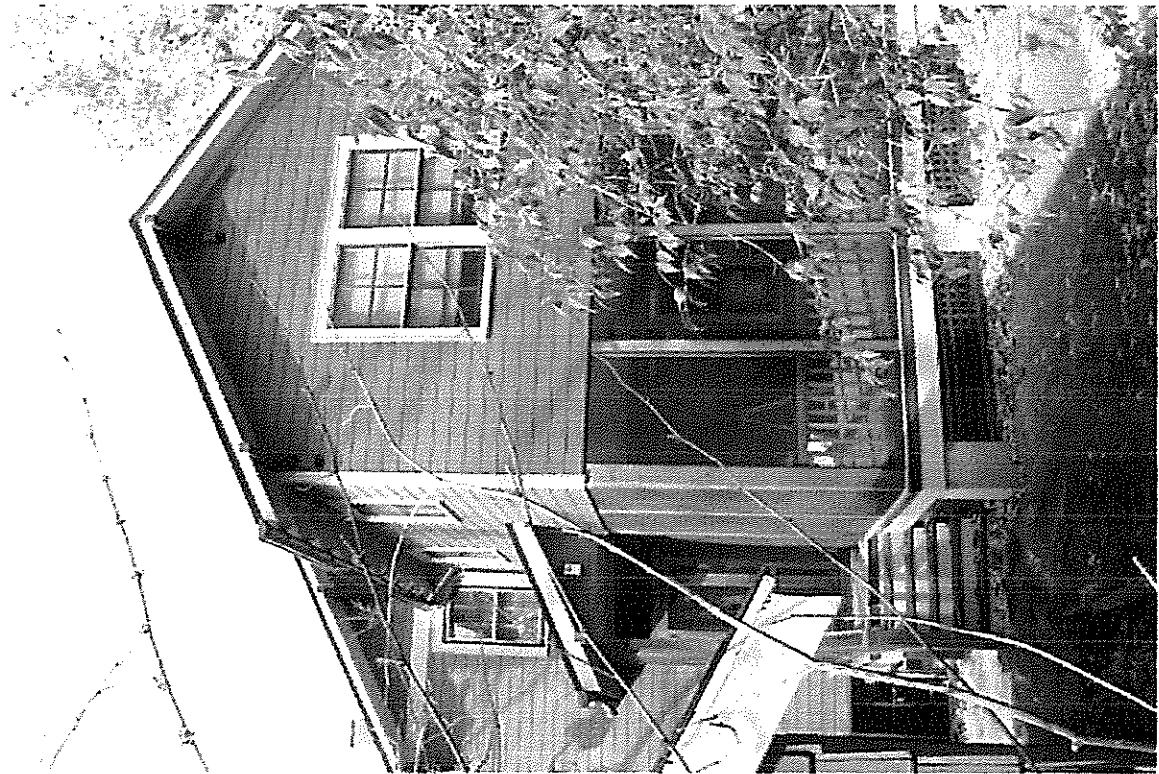
FRONT

7205 SPRUCE AVE.
TRKOMA PARK, MD



SIDE

7205 SPRUCE AVE.
TAKOMA PARK, MD



REAR

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

Adjoining Property Owners

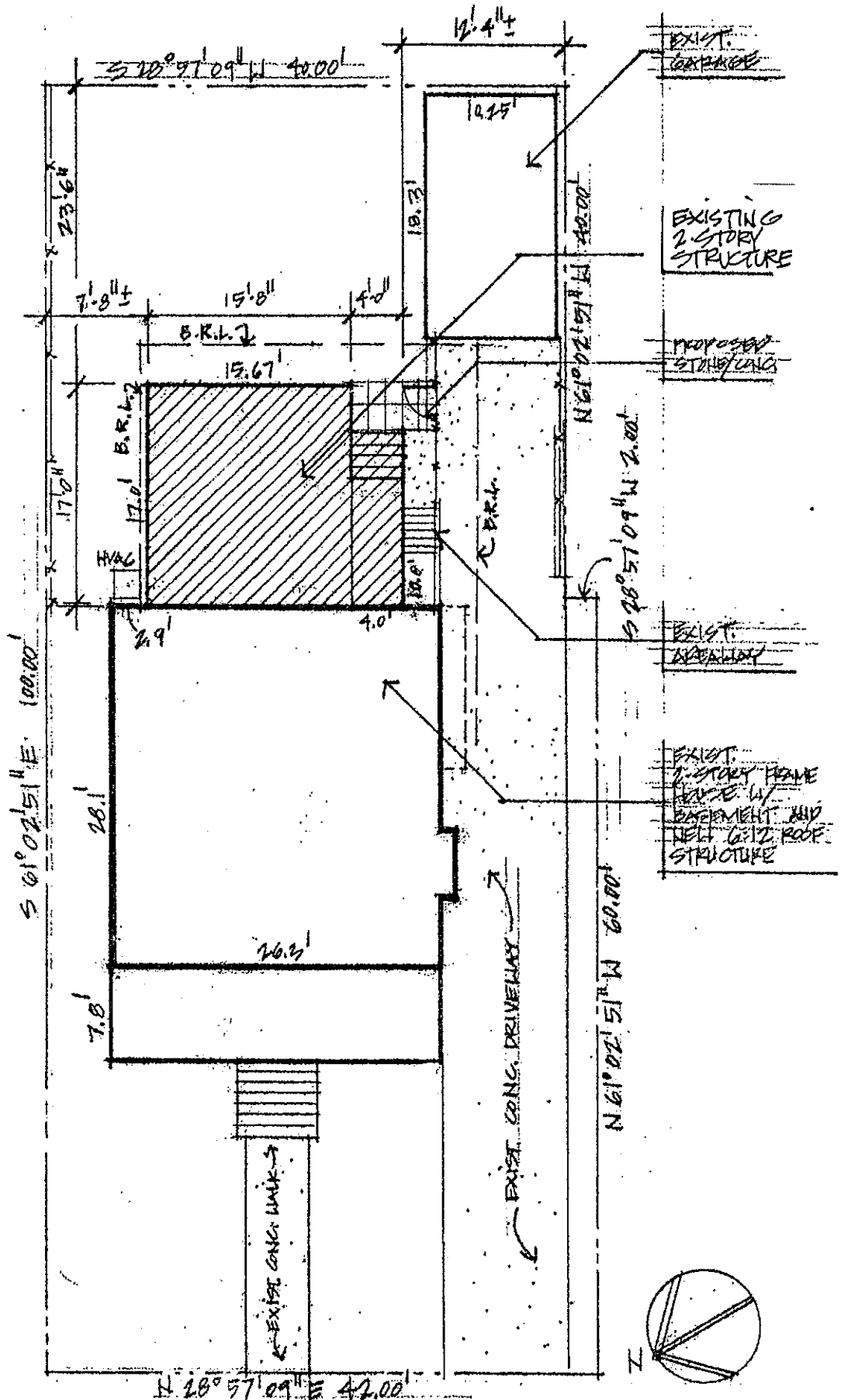
HAWP

Tara O'Flaherty & Nick Mitchell
7204 Spruce Ave.
Takoma Park, MD 20912

William & Hillary Henning
7207 Spruce Ave.
Takoma Park, MD 20912

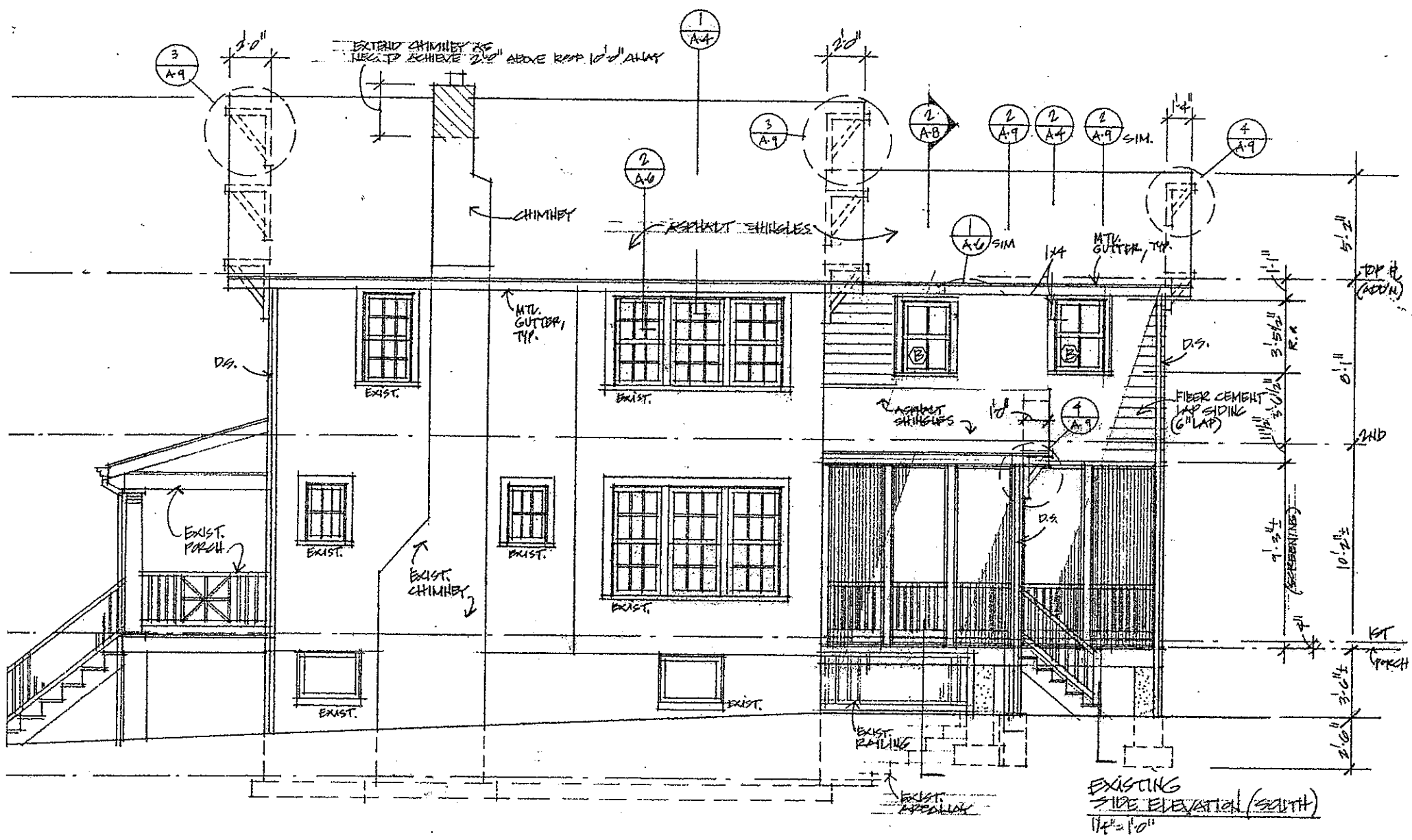
Iris Gorman
7208 Spruce Ave.
Takoma Park, MD 20912

Lois Weinberg
Joshua Castleman
500 Tulip Ave.
Takoma Park, MD 20912

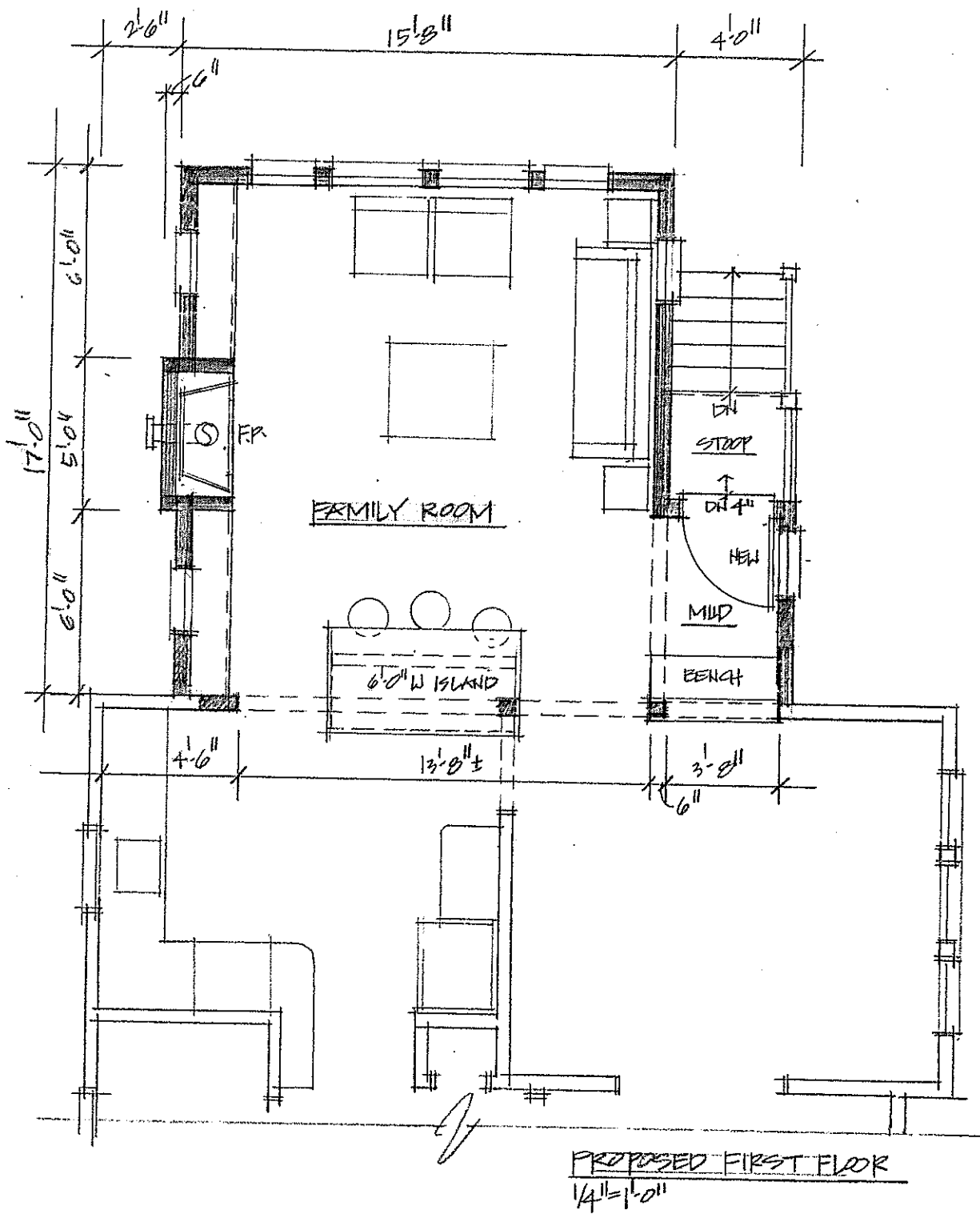


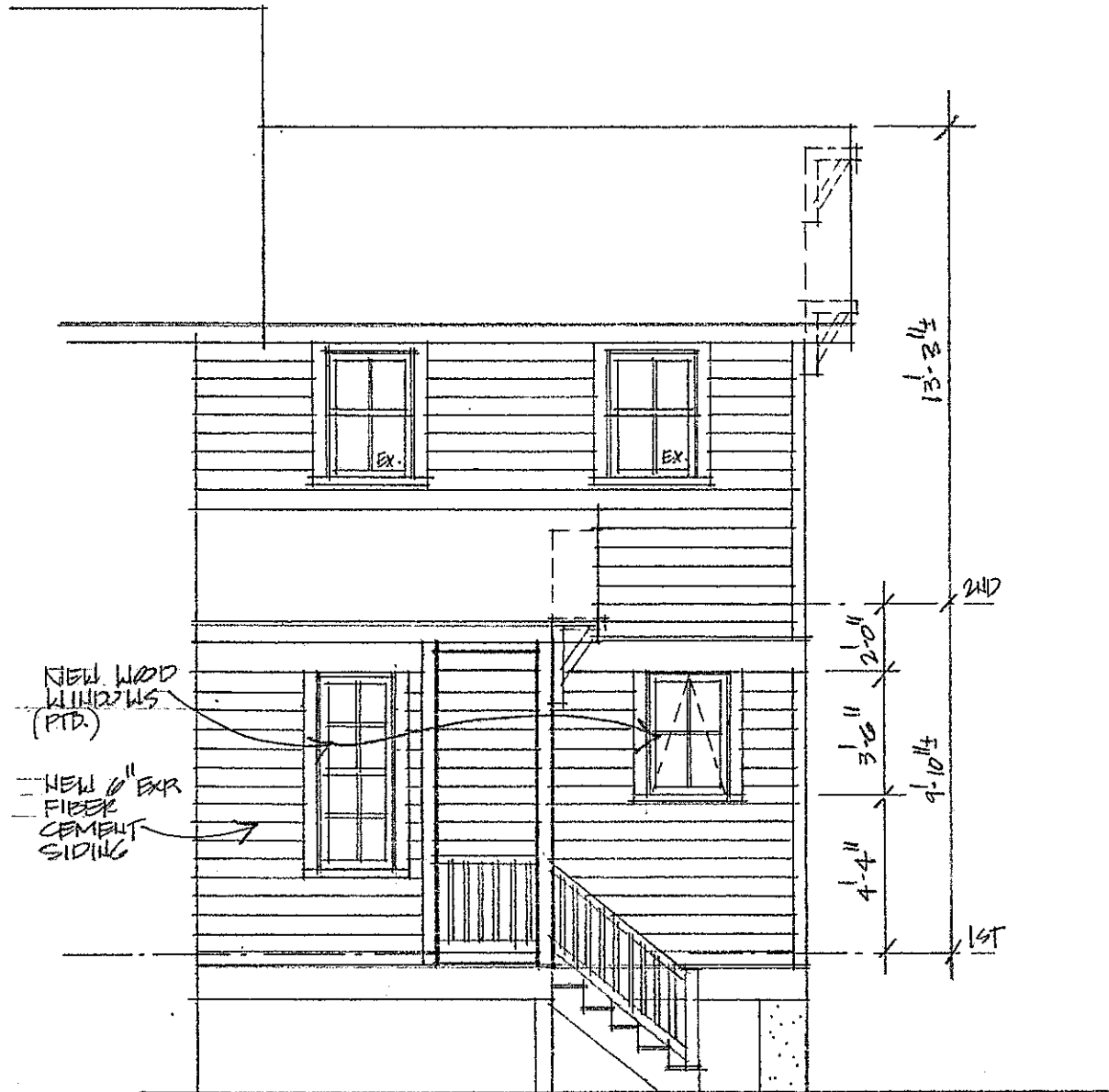
Site Plan 1" = 10'-0"

Lot: Parts of 6 & 7 Block: 7
 Plat Book: 1 Plat No.: 46
 Address: 7205 Spruce Ave., Takama Park, MD 20912
 Year built: 1918



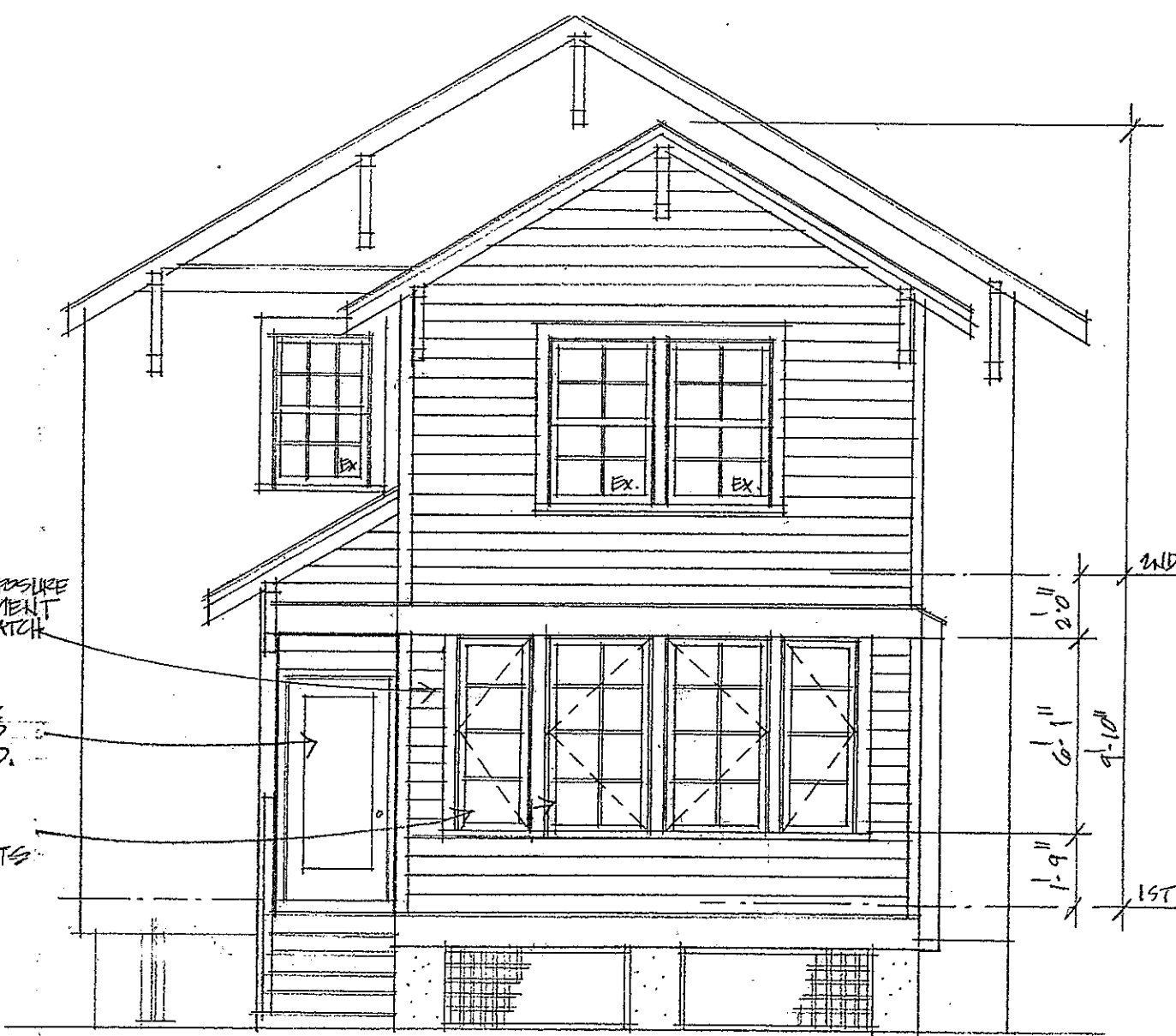
EXISTING
SIDE ELEVATION (SOUTH)
11'-2 1/2" x 10'-0"





PROPOSED SIDE ELEVATION

1/4" = 1'-0"



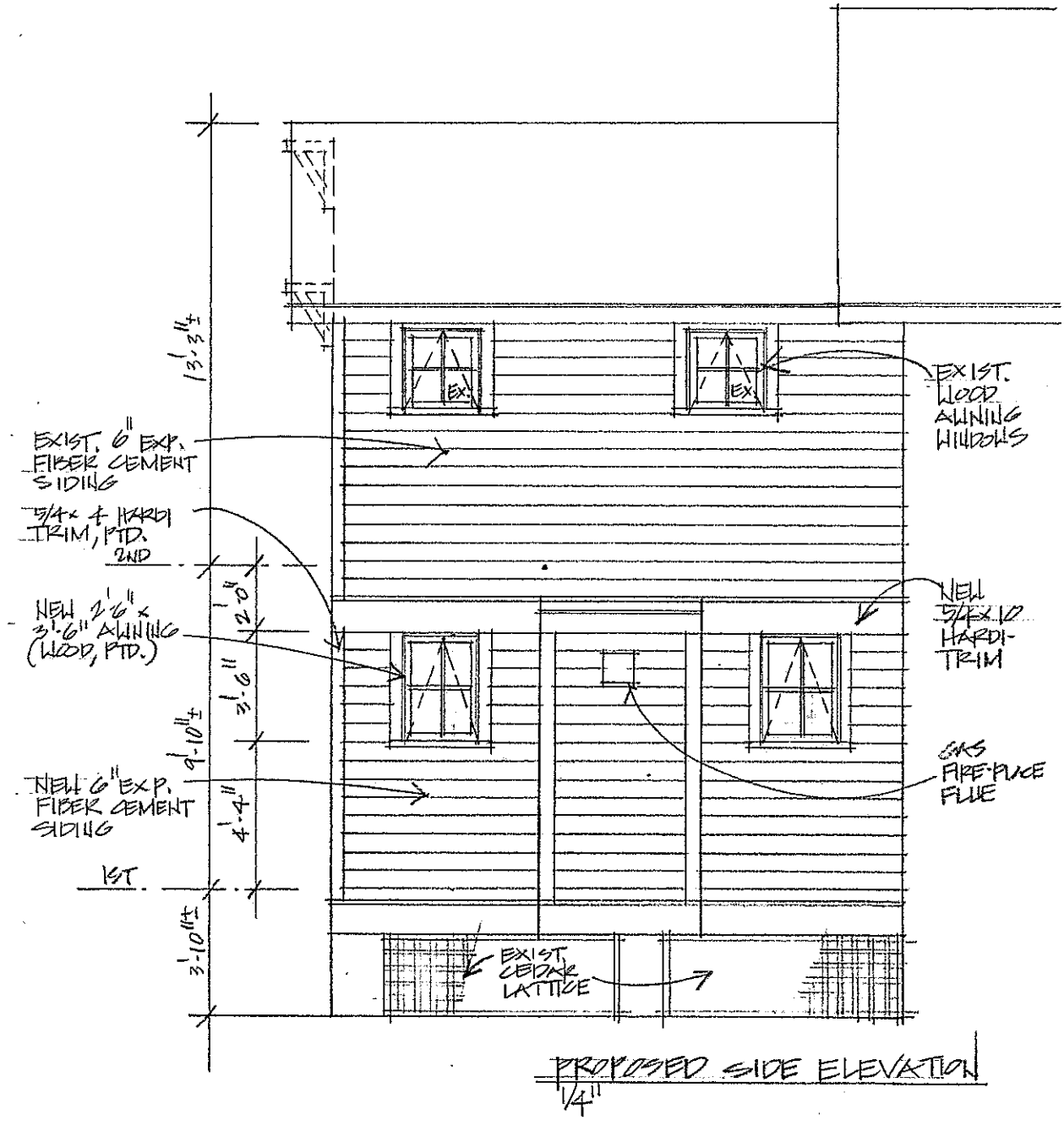
NEW 6" EXPOSURE
FIBER CEMENT
SIDING (MATCH
EXIST.)

NEW 3'-0" x
6'-8" WOOD
DOOR, PTD.

NEW 6'-1"
HIGH WOOD
CASEMENTS
(PTD.)

2ND
1'-11"
2'-0"
6'-1"
9'-10"
1'-9"
1ST

PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION
1/4"