

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7207 Spruce Ave.	Meeting Date:	07/14/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	07/07/17
Applicant:	William and Hillary Henning	Public Notice:	06/31/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-17MM	Staff:	Dan Bruechert
Proposal:	Replacement Front Door & Replacement Window		

STAFF RECOMMENDATION

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

1. Details and profiles for the proposed replacement window grilles door were not included and must be submitted for review with final authority for approval delegated to staff.
2. The historic wood window should be retained.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1903

The subject property is a two-story, front-gable, clapboard house with a one-story porch with a hipped roof. The house is two bays wide with the principal entrance to the left and a six-over-one sash window to the right. On the right side of the house there is a one-story, rectangular, non-historic bay. The bay has four-over-one sash windows to the front and rear with a tripled set of six-lite casement windows on the right elevation.

BACKGROUND

This property received an approved HAWP on April 19, 2017 for the reintroduction of the transom above the front door, the alteration of sash and casement windows in the non-historic bay, the addition of a sash window in the right rear of the house, the relocation of a historic window, and the replacement of rear, non-historic sliding glass doors.

PROPOSAL

The applicant is proposing to replace the non-historic front door with a Craftsman-style Pella front door, and has amended their previously approved HAWP, now proposing to remove the historic wood window and replace it with a new, clad sash window in the previously approved location.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

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

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

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

Original size and shape of window and door openings should be maintained, where feasible

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

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms

of scale and massing

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; 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
- (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.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF DISCUSSION

Replacement Door

The current door at 7207 Spruce Ave. is a non-historic wood door in a design not compatible with the historic style of the house. The applicant is proposing to replace this door with a Pella Plank Craftsman Light Entry Door (Architect Series). The door will have six lites with a lower plank pattern. Details and profiles for the grille to create the simulated divided lites were not supplied and need to be reviewed before final approval is granted. The proposed door is solid fiberglass. Substitute materials are acceptable for Contributing Resources in the Takoma Park Historic District on a case-by-case basis, and in this instance, the historic fabric has been lost and the design and appearance of the proposed door are in keeping with the building and the surrounding district.

The applicant did not provide the finish for the door, however, the manufacture offers it in a stained, wood grain or a solid color finish. Staff believes that either of these finish options would be acceptable, provided they are paintable.

Window

The applicant has indicated that relocating the historic window on the left elevation (see circle _____) is cost prohibitive and is proposing a replacement window in the previously approved location. The proposed window is a clad window with an aluminum exterior and wood interior. The opening size will be similar in size, with the proposed replacement 6/8" (six-eighths inch) taller and 9/16" (nine-sixteenths inch) wider.

In the previous HAWP application, the HPC authorized the relocation of the historic window based on the reasoning identified by Staff: it was preserving the historic material and opening size, the window relocation would not disrupt a regular fenestration pattern, and the window was set back a significant distance making it less visible from the public right-of-way. Staff finds that the current proposal to install a modern window, using substitute materials, in a different size opening is a significant alteration, not in keeping with 24A-8(b)(1) and does not maintain the character of the building, per 24A-8(b)(2) and Staff recommends that the Commission not approval this element of the scope of work..

The HPC may determine, however, that current proposal is in keeping with the Takoma Park Historic District Design Guidelines. Specifically, that the proposed changes to Contributing Resources should be evaluated based on their impact to the streetscape and their compatibility with the existing patterns, rather than a close scrutiny of architectural details. Following these guidelines, and based on the reasoning in the first HAPW, the HPC may determine that while this proposed change would not be acceptable to an Outstanding Resource, it is appropriate in this instance.

If the HPC determines that the replacement window is acceptable, Staff recommends that the Commission add a condition of approval requiring the Applicant to provide window specifications establishing that the proposed windows will be compatible with the resource and have permanently affixed interior and exterior muntins with spacer bars, delegating to staff final review and approval authority.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with two (2) conditions** the HAWP application;

1. Details and profiles for the proposed replacement window grilles door were not included and must be submitted for review with final authority for approval delegated to staff.
2. The historic wood window should be retained.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: wrhening@yahoo.com Contact Person: Will Hening
 Tax Account No.: 01074643 Daytime Phone No.: _____
 Name of Property Owner: William + Hilary Hening Daytime Phone No.: _____
 Address: 7207 Space Ave Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: New City Construction, LLC Phone No.: 202.800.7100
 Contractor Registration No.: MHIC 125536
 Agent for Owner: Will Hening Daytime Phone No.: 701.441.8785

LOCATION OF BUILDING/PREMISE

House Number: 7207 Street: Space Ave.
 Town/City: Takoma Park Nearest Cross Street: Trip Ave
 Lot: P8 Block: 7 Subdivision: C+E Sub 20025
 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: Door

1B. Construction cost estimate: \$ 1000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches None
 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/assessment

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.

Will Hening Signature of owner or authorized agent 5/22/17 Date

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

800370

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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:

Single family framed building with painted
single exterior built in 1903 per the tax record.
Located in the Takoma Park Historic District

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

Replace non-historic front entry door.

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.

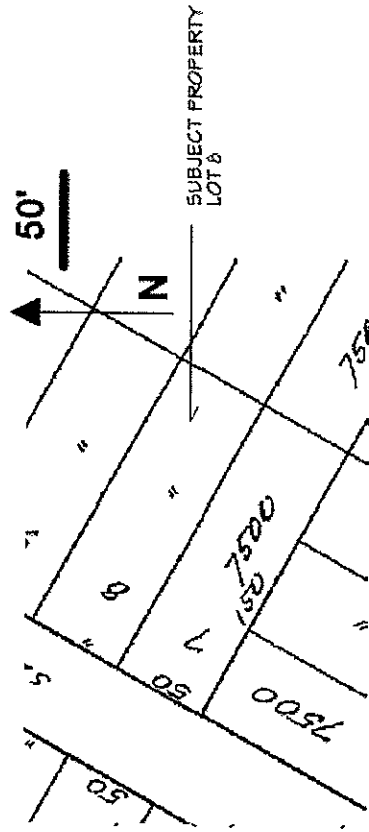
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Will Hening 7207 Spruce Ave. Takoma Park, MD 20912	Will Hening 7207 Spruce Ave. Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
7205 Spruce Ave.	7209 Spruce Ave.
7209 Spruce Ave	7208 Spruce Ave
7210 Spruce Ave	504 Tulip Ave

506 Tulip Ave



NO CHANGE TO SITE PLAN
EXISTING SITE HAS HOUSE AND DETACHED GARAGE



7207 Spruce Ave - Non-historic existing front door

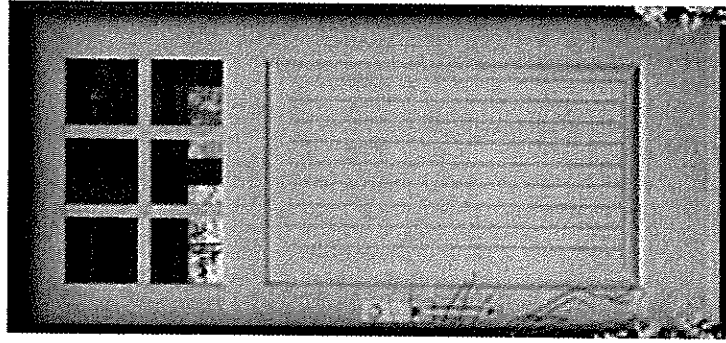
Screen door closed



Screen door opened



7207 Spruce Ave - New front door



**Pella Plank Craftsman Light Entry
Door with Glass**

Architect Series

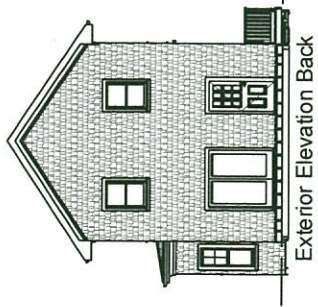
Link on Pella website:

<http://www.pella.com/doors/plank-craftsman-light-entry-doors/architect-series/>

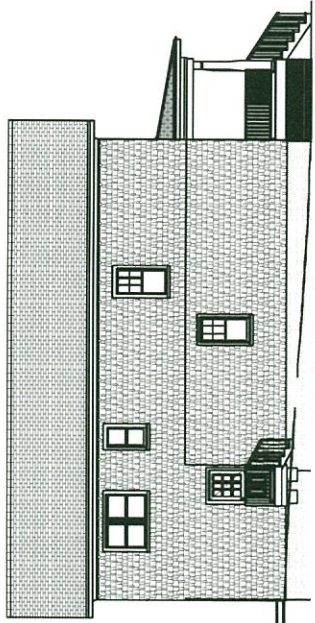
APPROVED
 Montgomery County
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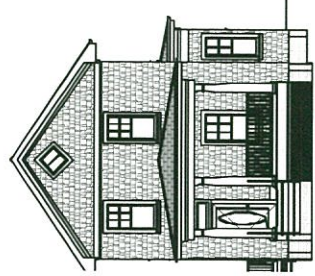
EXISTING CONDITIONS



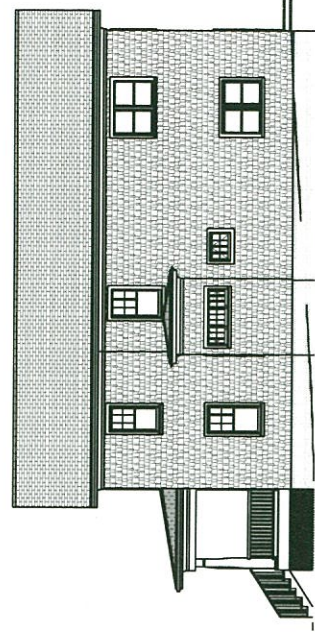
Exterior Elevation Back



Exterior Elevation Left

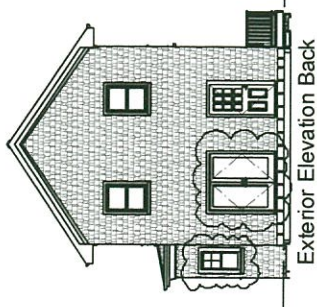


Exterior Elevation Front



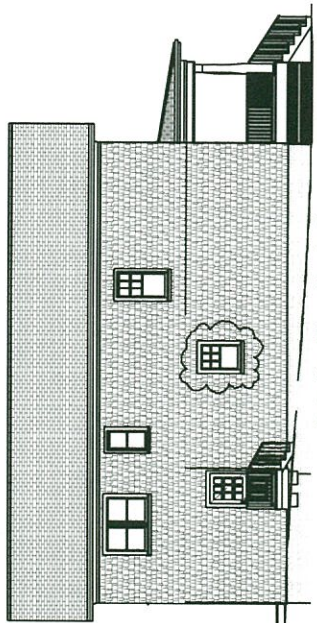
Exterior Elevation Right

PROPOSED CONDITIONS



Exterior Elevation Back

Resize window in bay
 Replace sliders with French Doors
 Add new window in new master bath



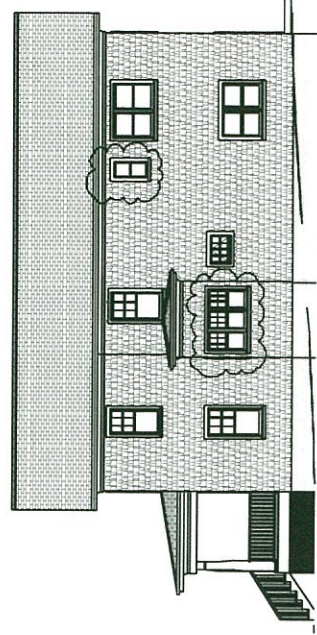
Exterior Elevation Left

Relocate existing kitchen window



Exterior Elevation Front

Resize window in bay
 Reopen transom over front door



Exterior Elevation Right

Resize windows in bay
 Add new window in new master bath

ALL WINDOWS TO BE REPLACED WITH MATERIALS THAT ARE LIKE AND KIND WITH EXISTING BUILDING (WOOD WINDOWS)



202-800-7100
 www.NewCityBuilds.com
 info@newcitycompanies.com

7207 Spruce Street
 Takoma Park, MD

Elevations

Approval

Date
 Tuesday, March 28, 2017

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