

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7207 Spruce Ave.	Meeting Date:	04/19/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	04/12/17
Applicant:	William and Hillary Henning	Public Notice:	04/07/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-17Z	Staff:	Dan Bruechert
Proposal:	Window and Door Alterations		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application.

- Specifications and detailed drawings for the replacement windows in the bay and the second story window must be submitted for review, with final authority for approval delegated to staff.

ARCHITECTURAL DESCRIPTION

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

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.

PROPOSAL

The applicant is proposing to add or alter the following windows:

- Reintroduce the transom above the front door
- Alter the sash and casement windows on the non-historic bay
- Add a second story sash window on the right rear façade of the house
- Relocate a historic window on the east elevation by approximately 30 inches
- And replace the non-historic rear sliding glass doors with French doors.

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

The proposed changes will not have a significant impact to the historic features or appearance of the house.

Transom

Photographic evidence shows there was a transom above the front door at some time in the building's history that has been subsequently covered. The applicant is proposing to uncover the transom opening and install a window in its place. This proposal will reintroduce a historic element to the house and is compatible with the character of the house, per the Design Guidelines and 24A-8(b)(2).

Alterations to the Bay

The bay on the right side of the house is not a historic element and proposed changes should be granted wider latitude than changes to historic elements. For the front and rear of the bay, the applicant proposes removing the sash windows and shortening the opening and installing a new four-over-one sash window. This alteration will have a minimal impact and is not a substantial alteration to the historic house (see: 24A-8(b)(1)). On the right side of the bay, the applicant is proposing to remove the casement window and enlarge the opening to install tripled sash windows. Due to the placement of this bay and the limited building setback, this change will not be visible from the public right-of-way and will have a minimal impact on the building or the surrounding district.

New Second Floor Window

The applicant is proposing to introduce a new window on the second floor of the right side of the house near the rear. The window will be a one-over-one sash window in a new bathroom. The placement of this window appears to be acceptable as it will only be minimally visible from the public right-of-way and

is simply detailed so as not to detract from the historic building. Per the Design Guidelines, this proposal should be approved as a matter of course.

Relocate Historic Window

The applicant is proposing to relocate a historic six-over-one window on the left elevation by approximately 30" (thirty inches) to accommodate changes to the interior plan. The Design Guidelines state, "Original size and shape of window and door openings should be maintained." In this instance, the size and shape of the window opening is being maintained, but it's placement is being shifted. Ordinarily, Staff would not support the relocation of a first-floor window, however, in this instance Staff is supportive for several reasons. First, this window is set back a significant distance from the front corner of the house and will not be readily visible from the street. Second, its relocation will not disrupt a pattern of fenestration; the left façade does not contain a discernable pattern for window openings. Finally, the applicant is proposing to reinstall the historic window in the new opening. This window relocation will only result in a minimal change to the appearance of the historic house, on a secondary elevation, that will not impact the surrounding district (per 28A-8(b)(1)).

Non-historic Rear Glass Doors

Finally, the applicant is proposing to remove the non-historic sliding glass doors in the rear and replace them with full glass French doors. The general character of the doors will remain the same, in that the proposed French Doors are single light doors that will be similar in appearance to the sliding glass doors. This change will not be at all visible from the public right of way and should be supported as a matter of course.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application;

- Specifications and detailed drawings for the replacement windows in the bay and the second story window must be submitted for review, with final authority for approval delegated to staff.

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.



X
DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

\$10,000

Contact Email: wrhenning@yahoo.com Contact Person: Will Henning
 Daytime Phone No.: 401.441.8785
 Tax Account No.: 01074643
 Name of Property Owner: William + Hilary Henning Daytime Phone No.: 401.441.8785
 Address: 7207 Spruce Ave Takoma Park, MD 20912
Street Number City State Zip Code
 Contractor: New City Construction, LLC Phone No.: 202.800.7100
 Contractor Registration No.: MHC 125536
 Agent for Owner: Will Henning Daytime Phone No.: 401.441.8785

LOCATION OF BUILDING/PREMISE

House Number: 7207 Street: Spruce Ave
 Town/City: Takoma Park Nearest Cross Street: Tulip Ave
 Lot: P8 Block: 7 Subdivision: C + E SUB 0025
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Stab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: Window Adjustment

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

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
 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

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

794164

(5)

**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 shingle exterior.
Built in 1903 per tax record. Located in
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:

Minor adjustment to placement of 1 window on SEE DRAW
the left side of the house. Adjustment of the sizes of 3
windows on the bay located on the right side of the house
in the recent addition. Restoration of a transom in the original location
over the front door. Replace sliding doors with French doors (of rear
of property.) Replacement of existing windows with like in-kind
materials and finishes (budget allowing)

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

SEE DRAWINGS

- 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.

Property boundary from plat
and overhead view attached.
There are no changes to the site
plan.

3. **PLANS AND ELEVATIONS**

See drawings

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.

NOT APPLICABLE

4. **MATERIALS SPECIFICATIONS**

See drawings

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**

N/A

- 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.

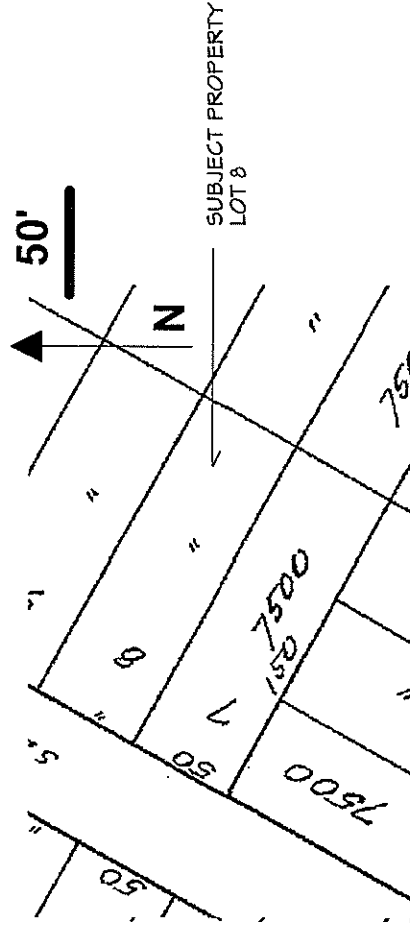
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address 7207 Spruce Ave. Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address 1925 13th St NW, Apt. B Washington, DC 20001</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>7205 Spruce Ave Takoma Park, MD</p>	<p>7209 Spruce Ave. Takoma Park, MD</p>
<p>7204 Spruce Ave Takoma Park, MD</p>	<p>7208 Spruce Ave. Takoma Park, MD</p>
<p>7210 Spruce Ave. Takoma Park, MD</p>	<p>504 Tulip Ave Takoma Park, MD</p>

506 Tulip Ave
 Takoma Park, MD

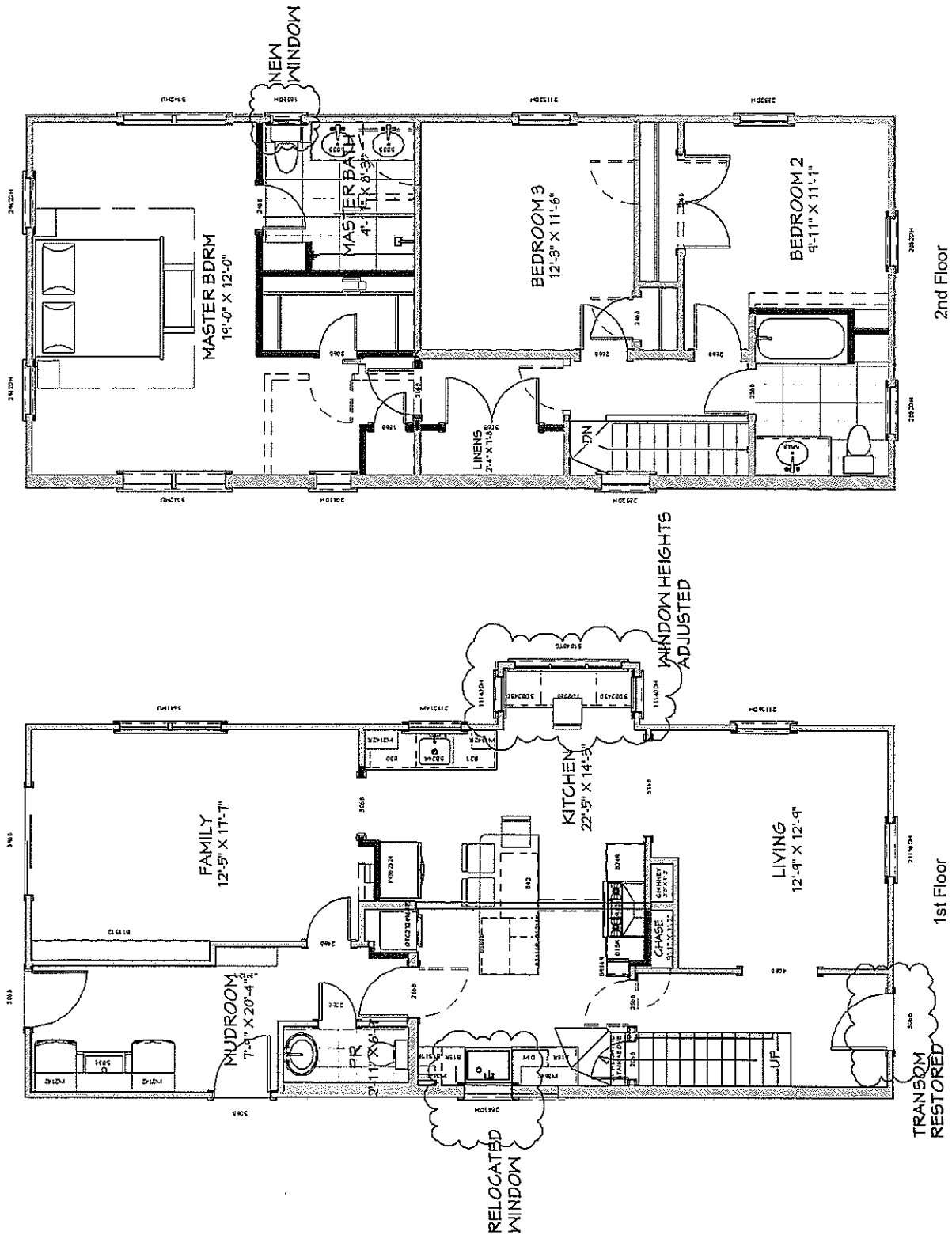


NO CHANGE TO SITE PLAN
 EXISTING SITE HAS HOUSE AND DETACHED GARAGE



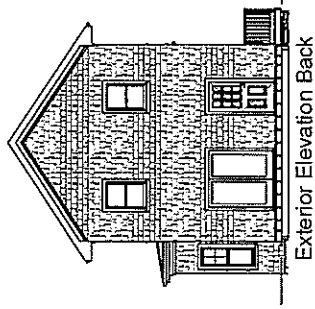
8

GENERAL NOTES

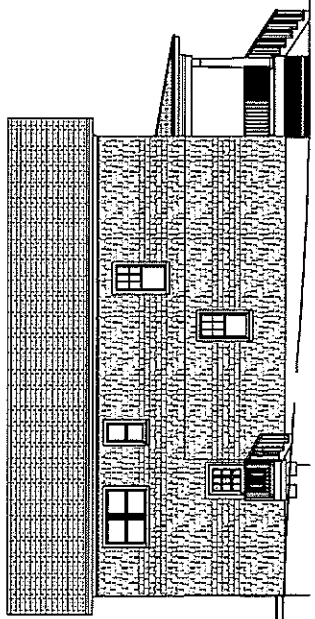


9

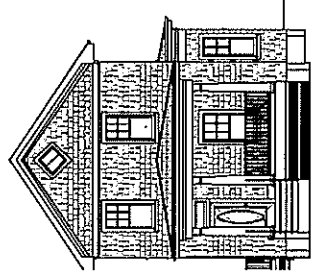
EXISTING CONDITIONS



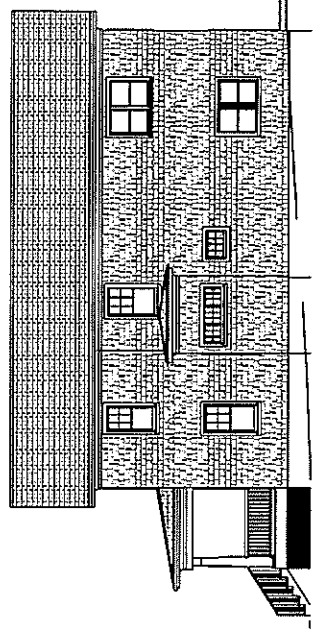
Exterior Elevation Back



Exterior Elevation Left

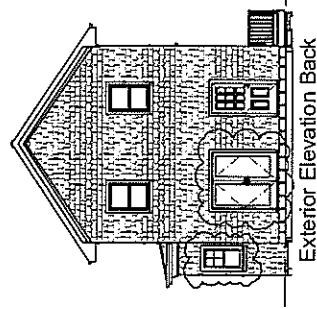


Exterior Elevation Front



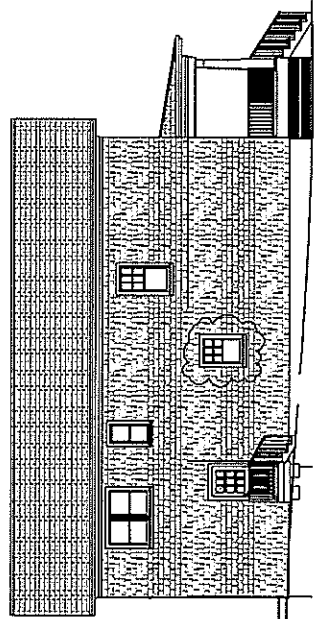
Exterior Elevation Right

PROPOSED CONDITIONS



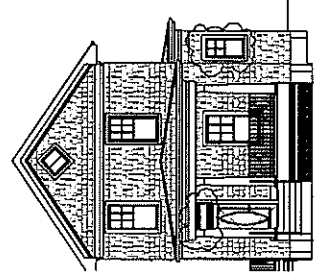
Exterior Elevation Back

Resize window in bay
Replace sliders with French Doors



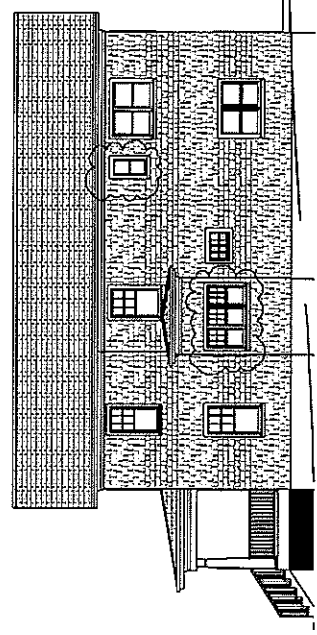
Exterior Elevation Left

Relocate and resize kitchen window



Exterior Elevation Front

Resize window in bay
Reopen transom over front door



Exterior Elevation Right

Resize window in bay
Add new window in new master bath

10

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



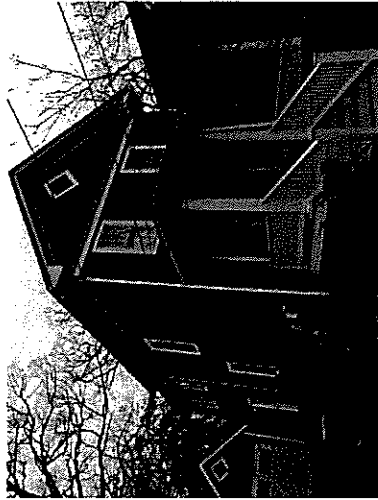
Transom

Front Elevation



Sliders

Rear Elevation



Front Left Corner Street View

Window to Be Shifted



Left Elevation



Rear of Bay



Front of Bay



New Window

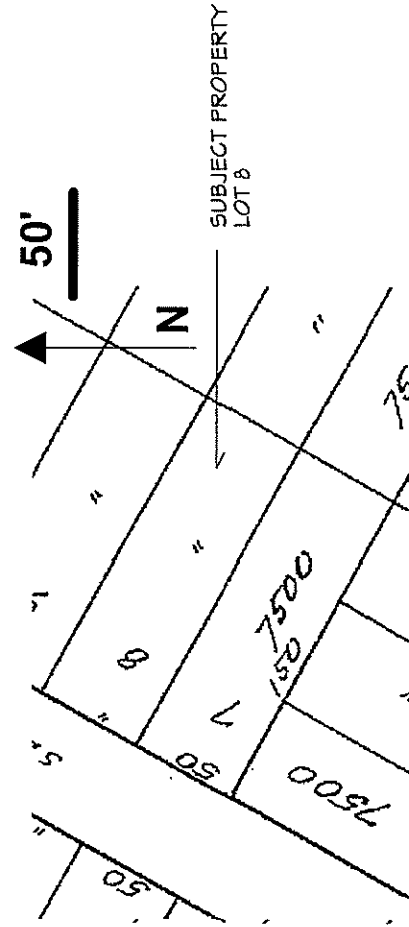
Rear Right Corner

Resize Windows





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



12