EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7204 Spruce Ave., Takoma Park  Meeting Date: 3/14/18
Resource: Contributing Resource  Report Date: 3/7/18
Takoma Park Historic District
Review: HAWP  Public Notice: 2/28/18
Case Number: 37/03-180  Tax Credit: n/a
Applicant: Nicolas Mitchel  Staff: Dan Bruechert
Proposal: Site wall removal

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1923

The subject property is a two-and-a-half story, front gable house, with clapboard siding, two bays wide with a full width covered porch. At the front of the property there is a CMU block wall that is partially overgrown.

The applicant proposes to remove this non-historic feature and fill it in with dirt, grass, and or plantings.

STAFF RECOMMENDATION:

__X__ Approval

_____ Approval with conditions.

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:

__x__ 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

__x__ 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: NICOLOMITCHELL@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 SPRUCE AVE  TAKOMA PARK  MD 20912

Contractor: N/A  Phone No.: 
Contractor Registration No.: 
Agent for Owner:  
Agent for Owner Phone No.: 

LOCATION OF BUILDING/PREMISE

House Number: 7204  Street: SPRUCE AVE
Town/City: TAKOMA PARK  Nearest Cross Street: TULIP AVE
Lot: 8141  Block: B  Subdivision: LIPSCOMB & EARNSI'TS TRUSTEE'S ADDITION TO TAKOMA PARK
Lib: 4835  Folio: 549  Parcel: 

PART ONE: TYPE OF PERMIT, ACTION, AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct  ☐ Extend  ☐ Alter/Remodel
☐ A/C  ☐ Slab  ☐ Room Addition  ☐ Porch  ☐ Deck  ☐ Shed
☐ Move  ☐ Install  ☒ Tear Down/New Build
☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single Family
☐ Revision  ☐ Repair  ☐ Adjustable
☒ Fence/Wall (complete Section 4)  ☐ Other: 

1B. Construction cost estimate: $1,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING 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: 4 feet 6 inches CMU WALL REMOVAL

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/assessory

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]

Signature of owner or authorized agent

2/6/18

Approved: 
For Chairperson, Historic Preservation Commission

Disapproved: 
Signature: 
Date:

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

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 "EXISTING STRUCTURE"

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

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 data;
   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 features 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. PHOTOGRAPH
   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 drip line of any tree 8" 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 UNTO MAILING LABELS.
# HAWP Application: Mailing Addresses for Notifying

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>NICOLAS MITCHELL</td>
<td></td>
</tr>
<tr>
<td>7204 SPRUCE AVE</td>
<td></td>
</tr>
<tr>
<td>TAKOMA PARK, MD 20912</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renata &amp; Matt Gorman</td>
</tr>
<tr>
<td>7208 SPRUCE AVE</td>
</tr>
<tr>
<td>TAKOMA PARK, MD 20912</td>
</tr>
<tr>
<td>Jodi Kanter</td>
</tr>
<tr>
<td>7205 SPRUCE AVE</td>
</tr>
<tr>
<td>TAKOMA PARK, MD 20912</td>
</tr>
<tr>
<td>Jim &amp; Linda Retberg</td>
</tr>
<tr>
<td>408 TULIP AVE</td>
</tr>
<tr>
<td>TAKOMA PARK, MD 20912</td>
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</tbody>
</table>
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 ¾ of the main buildable area of the site. The 4th part of that grid is the main usable exterior area: a patio.

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.

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. All trim at openings are 4” wide with a ¾” backband on each outside edge.

5) **Foundation:** The foundation of the original structure is painted brick. The foundations of the later additions are painted CMU, with a crawlspace.

6) **Front CMU Wall:** In the front yard parallel to the public sidewalk is a CMU wall, approximately 4 foot 6 inches at its highest point. The CMU wall is not a retaining wall. The CMU wall is interrupted by a walkway to the front door of the residence and by a driveway. When backing up a vehicle out of the driveway, the CMU wall obstructs views to the street and sidewalk, causing potentially dangerous conditions. Similarly, the CMU wall also obstructs views of the garden and house from the street and sidewalk.
DESCRIPTION OF THE PROPOSED PROJECT AND ITS EFFECT ON THE HISTORIC RESOURCE:
7204 Spruce Ave., Takoma Park, MD 20912

**Demolition of CMU Wall:** The CMU wall located in the front yard parallel to the public sidewalk will be demolished and removed. At this time, it will not be replaced with a fence/wall.

The CMU wall is approximately 4 foot 6 inches at its highest point. The CMU wall is not a retaining wall. The CMU wall is interrupted by a walkway to the front door of the residence and by a driveway. When backing up a vehicle out of the driveway, the CMU wall obstructs views to the street and sidewalk, causing potentially dangerous conditions. Similarly, the CMU wall also obstructs views of the garden and house from the street and sidewalk.

**This project will be performed using the following materials:**
- Sledge hammers;
- Crowbars; and
- Shovels (hand dug).

The CMU blocks will be removed from the property.
LOCATION DRAWING
PART OF LOTS 1 & 2, BLOCK 8
LIPSOMB & EARNEST TRUSTEE'S
ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE:
THE INFORMATION SHOWN HEREON HAS BEEN
BASED UPON THE RESULTS OF A FIELD INSPECTION
PURSUANT TO THE DEED OF Plat OF RECORD. ERECTED
STRUCTURES SHOWN HAVE BEEN Field LOCATED BASED
UPON MEASUREMENTS FROM PROPERTY IMPROVEMENTS FOUND
OR FROM EVIDENCE OF LINES OF ADJOINING PROPERTY.

REFERENCES

PLAT BK. 1
PLAT NO. 46

DATE OF LOCATIONS
SCALE: 1" = 20'

EXISTING:

SNIER & ASSOCIATES
LAND SURVEYORS
30070 Gertrude Lane, Suite 145
Germantown, Maryland 20874
301/993-8180 Fax 301/993-1228

SURVEYOR

308 E. 38th St., Davenport, IA 52807

DATE:
2-3-84

PREPARED

408-0180

408-0180

549

FOLIO

4685

LIBER

Plotted by M.H.
Existing Property Condition Photographs

Detail: Front of house and CMU wall

Detail: CMU wall

Applicant: Nicolas Mitchell (7204 Spruce Ave., Takoma Park, Maryland)
Detail: Front of house and CMU wall

Detail: Front of house and CMU wall

Applicant: Nicolas Mitchell (7204 Spruce Ave., Takoma Park, Maryland)
Existing Property Condition Photographs

Detail: Back of CMU wall, taken from yard towards street

Detail: Back of CMU wall, taken from yard towards street

Applicant: Nicolas Mitchell (7204 Spruce Ave., Takoma Park, Maryland)