

**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

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

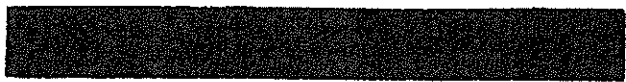
in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

\_\_\_\_\_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.



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 SPRUCE AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
 Contractor: N/A Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7204 Street: SPRUCE AVE  
 Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE  
 Lot: P1+1 Block: 8 Subdivision: LIPSCOMB + EARNEST TRUSTEE'S ADDITION TO  
 Liber: 4835 Folio: 549 Parcel: TAKOMA PARK

**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: \$ 1,000  
 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  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/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] 2/6/18  
 Signature of owner or authorized agent Date

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

827534

**SEE REVERSE SIDE FOR INSTRUCTIONS**

[Handwritten initials]

**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 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.

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>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Renata &amp; Matt Gorman 7208 SPRUCE AVE TAKOMA PARK, MD 20912</p>	
<p>JODI KANTER 7205 SPRUCE AVE TAKOMA PARK, MD 20912</p>	
<p>JIM &amp; 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 3/4 of the main buildable area of the site. The 4<sup>th</sup> 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 3/4" 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.*

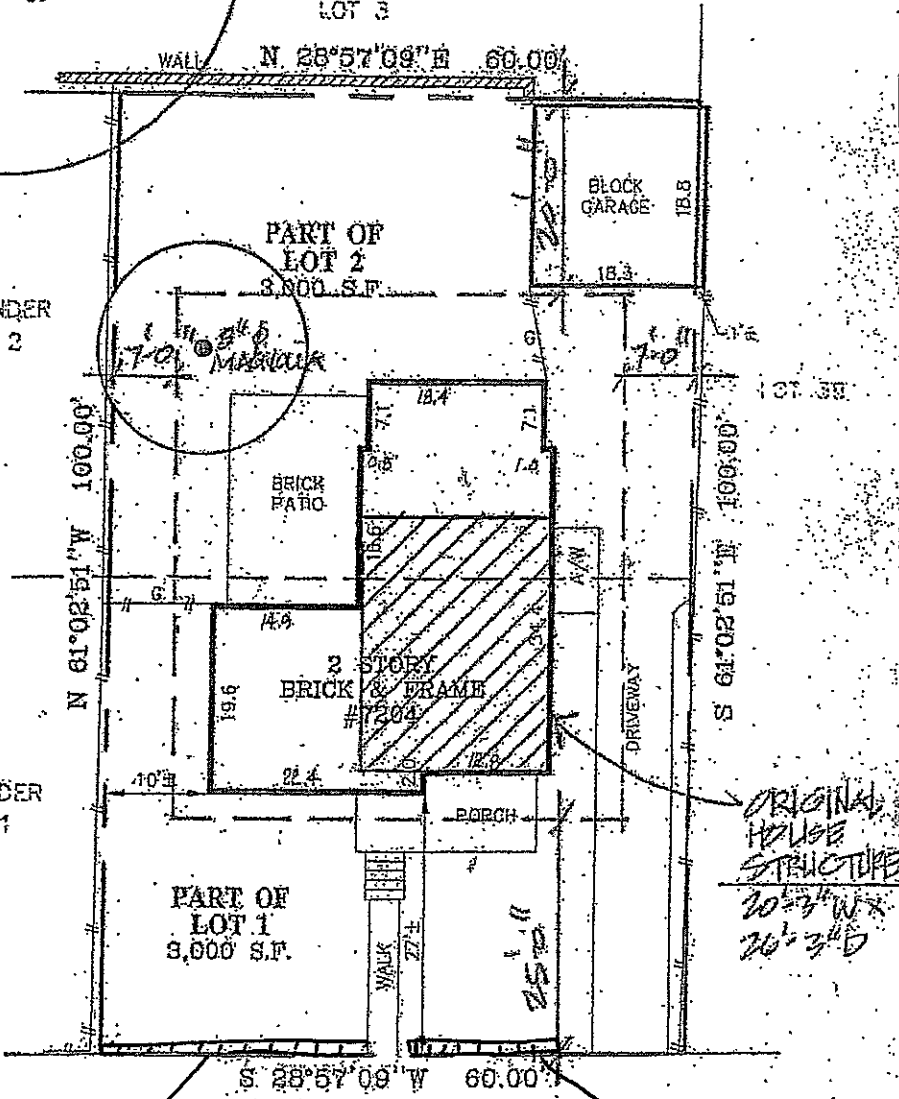
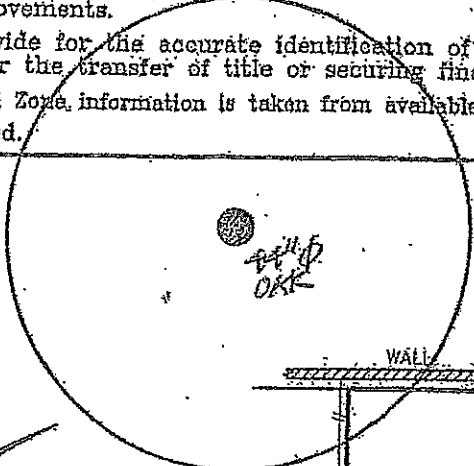
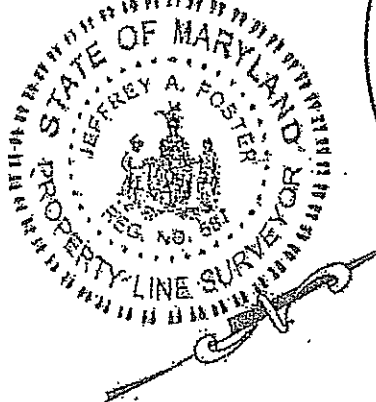
*The CMU wall is approximately 4 foot 6 inches at its highest point. The CMU wall is not a retaining wall. The CMU wall is interrupted by a walkway to the front door of the residence and by a driveway. When backing up a vehicle out of the driveway, the CMU wall obstructs views to the street and sidewalk, 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.*

- This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
- No Title Report furnished.



**Notes:**

- Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
- Fences, if shown, have been located by approximate methods.
- No property corners confirmed.
- Total area: 6,000 s.f.

LOCATION DRAWING  
PART OF LOTS 1 & 2, BLOCK 8  
LIPSCOMB & EARNEST TRUSTEE'S  
ADDITION TO  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS		
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK.	1		20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-8100 Fax 301/948-1286	
Jeffrey A. Foster MARYLAND PROPERTY LINE SURVEYOR REG. NO. 561 Expires: 04-02-2015		PLAT NO.	46		DATE OF LOCATIONS	SCALE 1" = 20'
		LIBER	4835	WALL CHECK	DRAWN BY: J.T.H.	
		FOLIO	549	USE, LOC.:	5-1-13	
				JOB NO.:	18-01800	

EXISTING

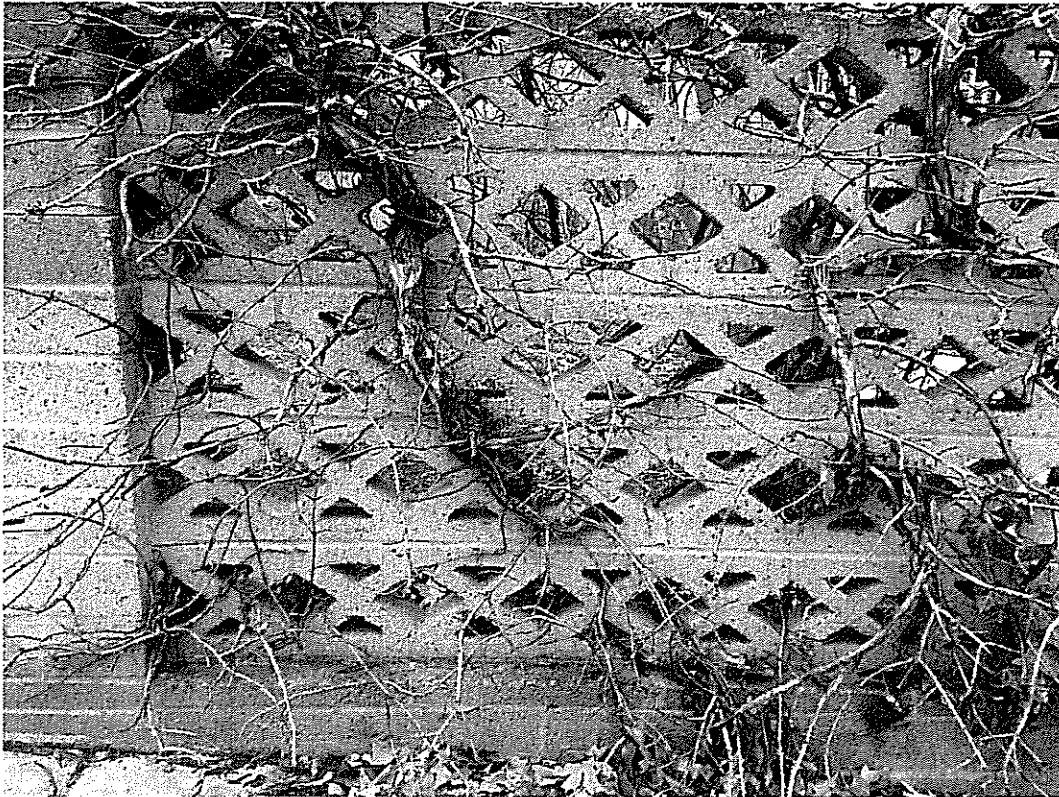
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Existing Property Condition Photographs



Detail: Front of house and CMU wall



Detail: CMU wall

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

Existing Property Condition Photographs



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)