EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7204 Spruce Ave., Takoma Park
Meeting Date: 11/14/2018

Resource: Contributing Resource
Report Date: 11/7/2018
Takoma Park Historic District

Public Notice: 10/31/2018

Applicant: Nicolas Mitchell
Tax Credit: n/a

Review: HAWP
Staff: Dan Bruechert

Case Number: 37/03-18RRR

PROPOSAL: Hardscape and Fencing Alterations

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

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

Figure 1: 7204 Spruce Ave. is located mid-block in the Takoma Park Historic District.
**PROPOSAL**
The applicant proposes several areas of work as part of this HAWP including:

- Remove a decorative CMU wall with a wooden gate;
- Install a 48” (forty-eight inch) tall section of wood fence with a new gate designed to match the existing fencing;
- Replace the right-rear concrete walkway with an irregular colonial stone path (shown in exhibit 9 and 10);
- Replace the left-rear stone and wood path with an irregular colonial stone path (shown in exhibit 9 and 10);
- Replace the concrete front walkway with an irregular colonial stone path (shown in exhibit 9 and 10);
- Replace the concrete block driveway curb with a stone curb (shown in exhibit 15 and 16); and
- Remove and replace a 12” (twelve inch) tall brick knee wall at basement stairs with a stone wall in matching dimensions in stone that matches the appearance of the stone installed as a driveway curb.

**APPLICABLE GUIDELINES:**
The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48” to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

**Montgomery County Code; Chapter 24A-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:

(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
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.

STAFF RECOMMENDATION:
Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.
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 SPEECE AVE  TAKOMA PARK  20912

Contractor: T&O  1/1/1
Contractor Registration No.: __________________________

Agent for Owner: __________________________  Daytime Phone No.: __________________________

LOCATION OF BUILDING PERMIT:

House Number: 7204  Street: SPEECE AVE
Town/City: TAKOMA PARK  Nearest Cross Street: TULIP AVE
Lot: 84  Block: 3  Subdivision: IMPAL CORE BARNES TURSTEAD'S ADDITION
Parcel: 4835  Folio: 549  Parcel: TO TAKOMA PARK

PART ONE: PERMIT INFORMATION:

A. Check all applicable:

X Construct ☐ Extand ☐ Alter/Remodel
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable
☐ Fence/Wall (complete Section 4) ☐ Other: $10,000

B. Construction cost estimate: $10,000

C. 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 ☐ LWSC  02 ☐ Septic  03 ☐ Other:

2B. Type of water supply: 01 ☐ LWSC  02 ☐ Well  03 ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL:

3A. Height: 5 feet

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ 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.

Signature of owner or authorized agent: __________________________  Date: 9/7/2018

Approved: __________________________  For Chairperson, Historic Preservation Commission
Disapproved: __________________________  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

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

   SEE ATTACHED

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 resources 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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>NICOLAS MIRHELL</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 RETTBERG</td>
</tr>
<tr>
<td>408 TULIP AVE</td>
</tr>
<tr>
<td>TAKOMA PARK, MD 20912</td>
</tr>
</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 ¼ of the main buildable area of the site. The 4th part of that grid is the main usable exterior area, a patio. See Plat 1.

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. See Exs. 1 & 2.

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.

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

6) **Driveway:** The driveway is on the right side of the property, and consists of several types of concrete and concrete block, which has been added to and patched over the years.

7) **Walkways:** At the front of the property, the walkway from the sidewalk to the front steps is made of poured concrete. At the rear of the property, there are walkways made of poured concrete, loose gravel, and irregular colonial stone.

8) **Fence:** The left and right sides of the property have approximately 5 foot tall, wooden spaced-board colonial-gothic style fences. The rear of the property has an approximately 4 foot tall CMU wall. The back yard and the front yard are separated by approximately 4 foot tall CMU walls, with wooden gates. The front of the property does not have a fence/wall.
DESCRIPTION OF THE PROPOSED PROJECT AND ITS EFFECT ON THE HISTORIC RESOURCE:
7204 Spruce Ave., Takoma Park, MD 20912

The proposed projects consist of hardscaping and driveway curb:

(1) **Rear Right Walkway**: (See Plat 3.) Currently, on the right side of the property, in the back yard, there is an approximately 3 foot wide by 20 foot long pathway, made of poured concrete. The pathway leads from the right side gate/driveway to the back patio. See Ex. 8. The pathway is cracked and deteriorating. The proposal is to demolish and remove the concrete pathway, and replace it with a similarly sized irregular colonial stone pathway. See Ex. 9. The new pathway would match the stone pathway currently existing elsewhere in the back yard. See Ex. 10.

(2) **Rear Left Walkway**: (See Plat 3.) Currently, on the left side of the property, in the back yard, there is an approximately 3.5 foot wide by 9.5 foot long pathway, made of loose stone and pressure-treated timber. The pathway leads from the left side gate to the back patio. See Ex. 11. The proposal is to demolish and remove the loose stone pathway, and replace it with a similarly sized irregular colonial stone pathway. See Ex. 9. The new pathway would match the stone pathway currently existing elsewhere in the back yard. See Ex. 10.

(3) **Front Walkway**: (See Plat 3.) Currently, at the front of the property, the walkway from the sidewalk to the front steps consists of an approximately 4 foot wide by 18 foot long pathway, made of poured concrete. See Ex. 12. The pathway is cracked and deteriorating. The proposal is to demolish and remove the concrete pathway, and replace it with a similarly sized irregular colonial stone pathway. See Ex. 9. The new pathway would match the stone pathway currently existing elsewhere in the back yard. See Ex. 10.

(4) **Driveway Curb**: (See Plat 4.) Currently, the left side of the driveway has an approximately 6 inch tall by 45 foot long curb made of concrete block. See Ex. 13 & 14. The concrete block curb is deteriorating. The proposal is to remove the concrete block curb, and replace it with a stone curb of similar dimensions. See Exs. 15 & 16. The stone would be cobblestone, granite, belgium block, or similar equivalent.

(5) **Driveway / Basement Wall**: (See Plat 4.) Currently, between the driveway and exterior stairs to the basement, there is a 12 inch tall by 14 foot long wall (“L” shaped), made of brick. See Exs. 17 & 18. The brick wall is above-ground and is not a retaining wall (it sits on top of the retaining wall, which will not be replaced). The brick is deteriorating. The proposal is to replace the brick wall with a stone wall of similar dimensions. The stone would be colonial stone, or equivalent (to match the new stone driveway curb).
This project will be performed using the following materials:

- Sledge hammers;
- Jack hammers;
- Crowbars; and
- Shovels.

All demolished materials will be removed from the property.
PLAT 3 – PROJECTS 6 & 7

CONSUMER INFORMATION NOTES:
1. This plan is a benefit to a cons, or its transferee as it is required by a lender, or a like insurance company, or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. 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.
4. Building Line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

(7) DRIVEWAY / BASEMENT WALL

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

SURVEYOR'S CERTIFICATE

REFERENCE
PLAT BK. 46
PLAT NO. 46
DATE OF LOCATIONS
SCALE: 1" = 20'

SNIDER & ASSOCIATES
30799 Gentleman Lane, Suite 110
Germantown, Maryland 20874
301/948-5100 Fax 301/948-1886

LEADER: 4835
FED.: 549
HEI. LOC.: 5-1-13
JOB NO.: 13-01800

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EXHIBIT 1.

Detail: Front of 7204 Spruce Ave., Takoma Park, Maryland.

EXHIBIT 2.

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

EXHIBIT 3.

Detail: Current fence left side (taken from neighbor’s property).

EXHIBIT 4.

Detail: Current fence right side.
Applicant: Nicolas Mitchell (7204 Spruce Ave., Takoma Park, Maryland)

EXHIBIT 4.b

Detail: Current fence detail.
EXHIBIT 5.

Detail: Current gate left side between back yard and front yard.

EXHIBIT 6.

Detail: Current gate right side between back yard and driveway.
EXHIBIT 8.

Detail: Current rear right walkway in back yard.
EXHIBIT 9.

Detail: Current irregular colonial stone pathway in back yard.

EXHIBIT 10.

Detail: Current irregular colonial stone pathway in back yard.
EXHIBIT 11.

Detail: Current rear left loose stone and pressure-treated timber walkway in back yard.
Applicant: Nicolas Mitchell (7204 Spruce Ave., Takoma Park, Maryland)

EXHIBIT 12.

Detail: Current poured concrete walkway in front yard.
EXHIBIT 13.

Detail: Current driveway concrete block curb.

EXHIBIT 14.

Detail: Current driveway concrete block curb.
EXHIBIT 15.

Detail: Proposed driveway stone curb (or similar style).

EXHIBIT 16.

Detail: Proposed driveway stone curb (or similar style).
Applicant: Nicolas Mitchell (7204 Spruce Ave., Takoma Park, Maryland)

EXHIBIT 17.

Detail: Current driveway / basement wall.

EXHIBIT 18.

Detail: Current driveway / basement wall.