MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7205 Spruce Ave., Takoma Park
Meeting Date: 1/23/2019

Resource: Contributing Resource
Report Date: 1/16/2019
Takoma Park Historic District

Applicant: Robert Jones & Jodi Kanter
Public Notice: 1/9/2019
Rick Vitullo, Architect

Review: HAWP
Tax Credit: n/a

Case Number: 37/03-19C
Staff: Dan Bruechert

Proposal: Rear Porch Enclosure

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STAFF RECOMMENDATION
Staff recommends the HPC approve the HAWP application:

ARCHITECTURAL DESCRIPTION
SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1915-1925

The subject property is a two-story, front gable, Craftsman house with a full-width shed roof. All work proposed for this HAWP will impact the rear porch which appears to be an enclosed sleeping porch on the second floor with a screened-in porch below.
I. E

PROPOSAL
The applicant proposes to enclose the first floor of the rear porch.

APPLICABLE GUIDELINES
When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

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.

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.

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.

While additions should be compatible, they are not required to be replicative of earlier architectural styles.

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.

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;
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.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to enclose the first floor of the rear porch. This work is compatible with the historic character of the house and will be minimally visible from the public right-of-way and Staff recommends approval of this HAWP.

The rear porch is two-stories tall with a rear-facing gable roof. The second floor of the rear porch, which may have historically been a sleeping porch, has already been enclosed. This second-story porch enclosure is now clad in fiber cement and has four-lite awning windows in the side elevations and a pair of four-over-four windows in the rear facing elevation. The first floor is screened-in, framed in wood, with a wood railing. The rear entrance is accessed by the small porch with rear-loading stairs, covered in a shed roof.

The applicant proposes to enclose the first floor of the rear porch. The siding will be Hardi in a 6” (six inch) reveal to match the material used in the second floor with 4” (four inch) Hardi trim used throughout. The proposed windows will be Marvin wood, simulated divided lite, awning and casement windows. The applicant proposes two awning windows on the left elevation, with a gas fireplace vent in the middle of the wall. At the rear, the applicant proposes to install a pair of eight-lite casement windows flanked by four-lite casement windows. On the right elevation, the applicant proposes one four-lite awning window and one four-over-four sash window adjacent to the rear porch. The applicant is also proposing to install a new wood door at the rear elevation at the top of the stairs to access the newly enclosed porch.

Staff finds that the majority of this work will not be visible from the public right-of-way and should be allowed as a matter of course, per the Design Guidelines. Portions of the south elevation (right side) will be visible from an oblique angle. Staff finds that fiber cement siding, such as Hardi, has been determined to be an appropriate material in most instances for new construction and additions to ‘Contributing’ resources in the Takoma Park Historic District. Staff finds that to be the case here and that the alteration will not impact the historic character of the historic house or the surrounding district. Additionally, the wood casement, awning, and sash windows as well as the new wood door are all consistent materials and configurations with the historic and Staff finds that these are compatible with the character of the house per the Design Guidelines and Chapter 24A-8(b)(2).
Staff finds that the fireplace vent on the left elevation of the rear addition will not have an impact on the historic character of the house, and due to the narrow setback between 7205 and 7207 Spruce Ave., this feature will not be visible from the public right-of-way. Additionally, the Design Guidelines state that when features like a vent do not directly front the public right-of-way, they should be approved as a matter of course.

Staff finds that the proposed changes will have little impact on the historic character of the house or surrounding district and recommends approval for this HAWP.

**STAFF RECOMMENDATION**

Staff recommends the HPC _approve_ the HAWP application; 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: RICHARD VITULLO AIA

Tax Account No.: 01076961

Name of Property Owner: REBERT JONES + LRA KANTER

Address: 7205 SPRUCE AVE, TAKOMA PARK MD 20912

Contact: ____________________________

Contractor Registration No.: ____________________________

Agent for Owner: RICHARD VITULLO AIA

LOCATION OF BUILDING PROJECT

House Number: 7205

Street: SPRUCE AVE

Town/City: TAKOMA PARK

Nearest Cross Street: TULIP AVE

Lot: ______ Block: 7

Subdivision: B.F. GILBERT ADMIN

PART ONE: TYPE OF WORK, MATERIALS AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Remodel

☐ Move ☐ Install ☐ Work/.jpg

☐ Reroute ☐ Repair ☐ Revocable

☐ Other: ____________________________

1B. Construction cost estimate: $ 40,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal: ☐ 01. WSCS ☐ 02. Septic ☐ 03. Other: ____________________________

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

PART THREE: COMMENTARY ONLY FOR THOSE 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 preceding application, that the application is correct, and that the construction will comply with plans approved by the agency 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: 11/21/15

Approved: ____________________________, Chairperson, Historic Preservation Commission

Disapproved: ____________________________, Signature: ____________________________, Date: ____________________________

Applications/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:
      2-STORE
      1900 FOUR-SQUARE HOUSE W/ 1909 REAR ADDITION
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      ENCLOSE EXISTING SCREEN PORCH
      TO CREATE FAMILY ROOM

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 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 drip line 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 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.
Robert Jones & Jodi Kanter
7205 Spruce Ave.
Takoma Park, MD 20912

Adjoining Property Owners          HAWP

Tara O'Flaherty & Nick Mitchell
7204 Spruce Ave.
Takoma Park, MD 20912

William & Hillary Henning
7207 Spruce Ave.
Takoma Park, MD 20912

Iris Gorman
7208 Spruce Ave.
Takoma Park, MD 20912

Lois Weinberg
Joshua Castleman
500 Tulip Ave.
Takoma Park, MD 20912
PROPOSED FIRST FLOOR
14'-10.01"
PROPOSED SIDE ELEVATION

1/4" = 1'-0"