

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7207 Spruce Avenue., Takoma Park	Meeting Date:	2/26/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/19/2020
Applicant:	Will Henning	Public Notice:	2/12/2020
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-20M	Staff:	Dan Bruechert
Proposal:	Door Replacement and Storm Windows		

RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application:

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1903

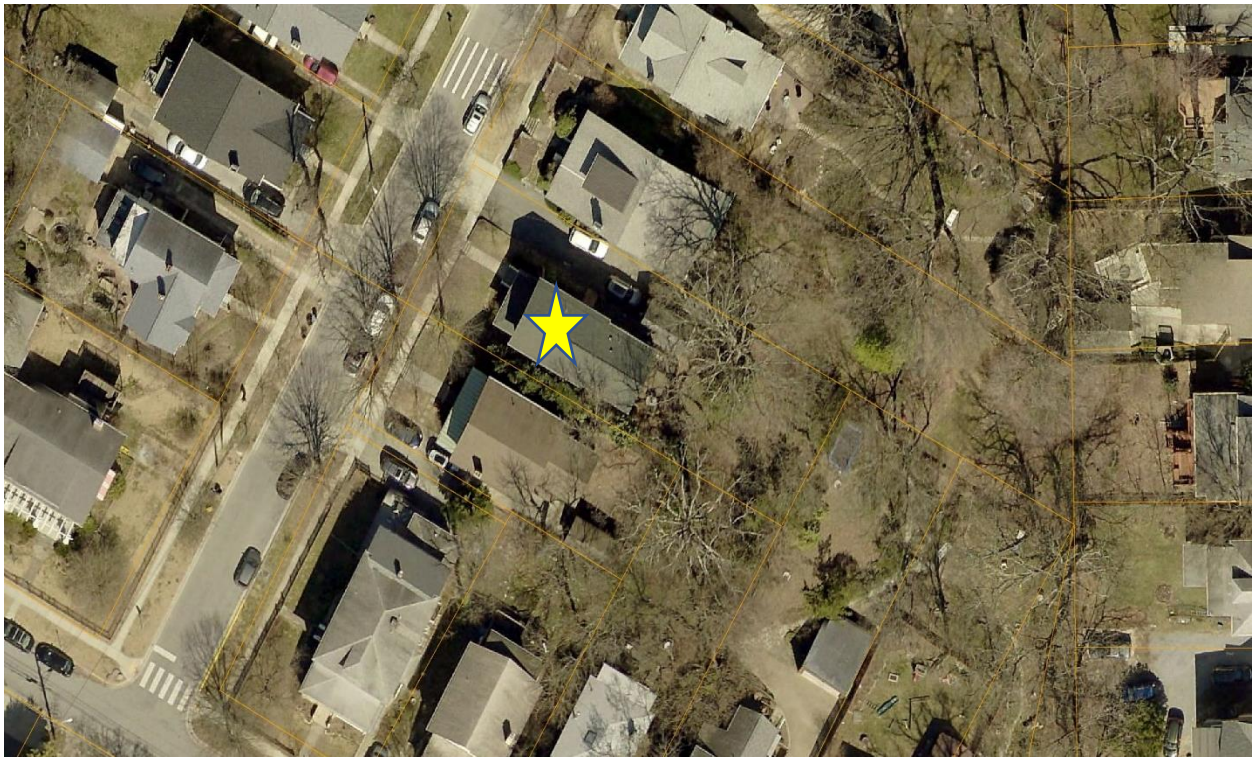


Figure : 7207 Spruce Ave., Takoma Park

PROPOSAL

The applicant proposes to replace two doors, install one window, and install storm windows and 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 (*Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). As this project is also in one of the two commercial districts in Takoma Park review of the project shall be guided by the *Design Guidelines for Commercial Buildings in the City of Takoma Park, Maryland*.

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

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

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

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

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

(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.)

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 replacing two doors and associated storm doors, installing one window, and installing four storm windows.

Replacement Doors

The existing left side and rear doors are non-historic, half-lite fiberglass doors. The rear door has an aluminum storm door. Both of these doors are in a non-historic rear addition to the house. Staff finds the removal of these doors will not affect the historic character of the resource or the surrounding district.

The applicant proposes installing full-lite fiberglass in the existing door openings. The door at the rear is not at all visible from the surrounding right-of-way and, per the *Design Guidelines*, should be approved as a matter of course. The left side door will be slightly visible from the street, however, Staff finds that this is an instance where a non-historic material may be utilized for two primary reasons. First, the subject property was constructed in two phases, the first in 1903 and a two-story rear addition was constructed sometime after 1963, based on the Staff's Sanborn maps. Second, the left side door is set so far from the street that its material will be difficult to determine from the right-of-way. Staff supports approval of the new side and rear doors.

The applicant proposes installing ¾-lite aluminum storm doors on the exterior of the proposed doors. Staff finds that these doors will improve the thermal performance of the house and is a recommended

practice. Staff further finds that the proposal will not have a significant impact on the surrounding district and recommends approval under the *Design Guidelines and 24A-8(d)*.

Replacement Window

On the left elevation in the basement, one of the existing openings has been filled in with a plexiglass panel with some wood trim pieces surrounding the opening. The applicant proposes removing this feature and installing a single fixed vinyl picture window.

Ordinarily, Staff would support a historically appropriate window material to be installed in what appears to be a historic opening. However, there only appears to be one historic basement window remaining, the other two appear to be aluminum replacements. The second reason Staff supports the proposed vinyl window is that it is at the basement level and is set back from the right of way, so it will have less impact on the character of the resource or the surrounding district than a more detailed window on the first or second floors.

Storm Windows

The applicant proposes installing a total of four storm windows at the basement level; two on the left and two on the right. The proposed aluminum storm windows will have a single lite be fixed in position. Storm windows are considered a historic preservation best practice and will improve the thermal performance of the house. As the storm windows are installed on the basement level they will have a minimal impact on the historic character of the house or the surrounding district. Staff recommends approval based on 24A-8(d), the *Design Guidelines*, and Standards 2, 9, and 10.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP under the Criteria for Issuance in Chapter 24A-8(b) (1) and (2), and(d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district, the *Takoma Park Historic District Guidelines*, and *Design Guidelines for Commercial Buildings in the City of Takoma Park, Maryland*; and the purposes of *Chapter 24A*;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*,

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: wrherring@yahoo.com Contact Person: Will Herring
Daytime Phone No.: 401.441.8785
Tax Account No.: _____
Name of Property Owner: Will Herring Daytime Phone No.: 401.441.8785
Address: 7207 Spruce St Tulip MD 20912
Street Number City State Zip Code
Contractor: ALC Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 7207 Street: Spruce
Town/City: _____ Nearest Cross Street: Tulip
Lot: _____ Block: _____ Subdivision: _____
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 ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: Day & Storm

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

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 ☐ 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 _____ 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.

Will Herring
Signature of owner or authorized agent

2/3/20
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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 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.

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

Owner's mailing address

7207 Spruce Ave

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

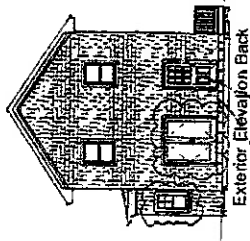
7207 Spruce Ave

7209 Spruce Ave

7205 Spruce Ave

Proposal to replace non-historic doors and plexiglass pane along with adding storm windows to basement windows.

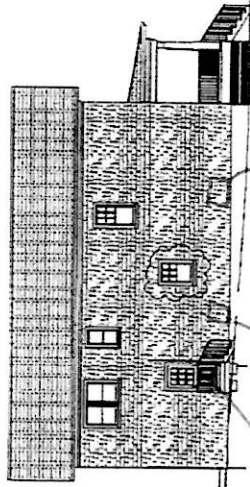
PROPOSED CONDITIONS



Exterior Elevation Back

Storm
Door

Replace
Entry Door



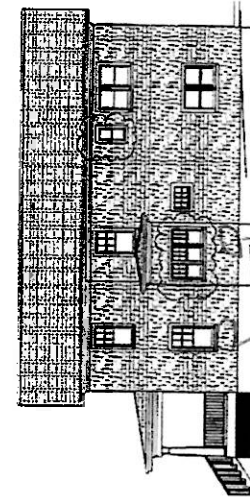
Exterior Elevation Left

Install
new window
to replace
plexiglass

Storm
Window



Exterior Elevation Front



Exterior Elevation Right

Storm
Window

Current non-historic door 1 (with storm door)



Non-historic's door 1's storm door:



Non-historic door 2:



Non-historic plexiglass/trim



Basement window 1



Basement window 2




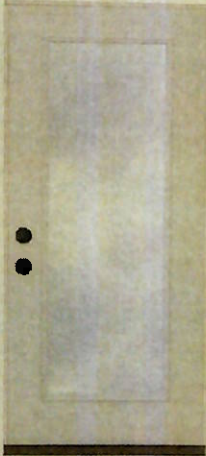
Basement window 3



New Entry Doors (2 are identical)

YOUR PROFESSIONAL-CLASS PRODUCT

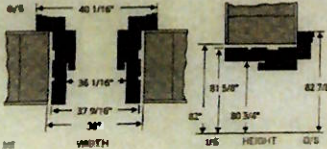
Heritage Smooth Fiberglass Entry Door with Clear Glass

OUTSIDE VIEW

INSIDE VIEW


SIZING



WIDTH: 36 1/16"

HEIGHT: 81 5/8"

HANDING




OUTSIDE

INSIDE

ENERGY

ENERGY PERFORMANCE RATINGS	
U-Value (BTU/HR·FT²)	Solar Heat Gain Coefficient
0.22	0.13

ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	
0.23	-



ENERGY STAR® Certified
In All 50 States

ProVia
THE PROFESSIONAL WAY
 877.369.0835
 2150 Stone Road, 39
 Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Henning
 Tag: Back Doors
 Qty: 2

DETAILS

Heritage Single Entry Door in FrameSever Frame
 36" x 80" Nominal Size
 Unit Size: 37 9/16" x 81 5/8"
 Frame Depth: 4 9/16"
 2" Standard Brickmold
 Left Hand Inswing - Inside Locking Out
 460 Style Heritage Smooth Fiberglass Door
 Comfortech DLA
 Prime Only Inside / Snow Mist White Outside

Hardware
 All Hardware in Aged Bronze Finish
 Georgian Lockset
 Thumbturn Deadbolt

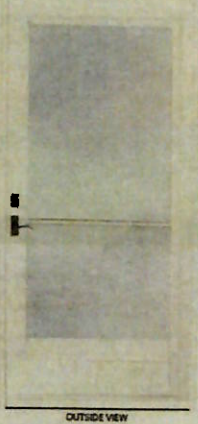
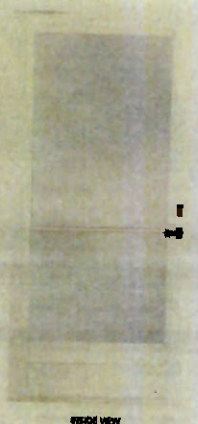
Frame
 Prime Only Inside Frame
 Bronze Sahara Threshold (6 1/16" Depth)
 Aged Bronze Ball Bearing Hinges
 Security Plate

R. hinge back door
L. hinge side door
Inside locking out

New Storm Door

YOUR PROFESSIONAL-CLASS PRODUCT

Spectrum Series Storm Door - Model 298 Three-Quarter View

SIZING

Standard Size: 36" x 80"

Minimum Opening Size: 36 1/4" x 79 13/16"

Maximum Opening Size: 36 1/8" x 80 11/16"

Unit Size (Outside Z-Bar): 33 5/8" x 78 3/4"

Tip-to-Tip (Outside Z-Bar): 38" x 80 7/8"

Slab Size: 35 1/4" x 79 1/8"


HANDING

Hinge on the Right
Outside Looking In

ENERGY

ENERGY PERFORMANCE RATINGS	
U-Factor (U50-F)	Solar Heat Gain Coefficient
1.04	0.86

ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Total LW
0.90	0.73



677.385.0036
2150 State Route 29
Sugar Creek, OH 44081

QUOTE INFORMATION

Job: Henning

Tag: Storm For Back Door 2

DETAILS

Spectrum 298 Three-Quarter View

With No Beveled Glass

36" x 80" Standard Size

Snow/Melt White

Standard Z-Bar

Pre-Hung

Color Matched Piano Hinge

Hinge on Right (Viewed from Outside)

1-1/2" Color Matched Bottom Expander

Reinforced Kick Panel

Aged Bronze Contemporary Curve Handleset (DH220)

Assign a Random Key Number

Handleset Prep at Standard Location (39") on Left (Viewed from Outside)

Color Matched Dual Closers (DH220-01)

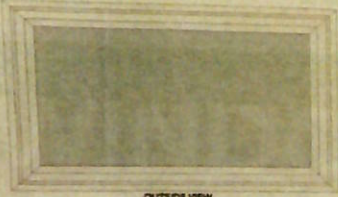
Clear Glass

Two Screens


New Window to replace plexiglass and mismatched trim

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 509 - Picture Window



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 25" to 29 1/4"

Opening Height Range: 16" to 16 1/4"

Window Size: 24 3/4" x 15 3/4"

Unit Width: 41"

Fixed Glass Size: 26 9/16" x 11 11/16" x 3/4"

Fixed Glass Viewable Size: 19 11/16" x 10 3/4"

HANDING

N/A

ENERGY

ENERGY PERFORMANCE RATING:

U-Value (Btu/h·ft²·°F)	Polar Heat Gain Coefficient
0.26	0.30

ADDITIONAL PERFORMANCE RATING:

Visible Transmittance	Condensation Resistance
0.55	60.00

ENERGY STAR
Northern/North-Central Regions

ProVia
THE PROFESSIONAL WAY

877.389.0625
2150 Skaneateles Road
Sugar Creek, ON

QUOTE INFORMATION

Job: Henning

Tag: Basement Window

DETAILS

Aspect Window - AP500 Series
509 - Picture Window
Euro White
Opening Size: 25" x 16"
Unit Size: 24 3/4" x 15 3/4"
Comfortech DLA
Single Strength Glass

Clinton

Picture Windows



#240 Clinton One-Lite Picture Window

FEATURES & BENEFITS

- Mitered frame corners provide superior strength
- Available with inside or outside removable sash
- Sash clips for removable screen and sash
- Full perimeter weatherstripping
- Available in select models 1, 2, 3, or 4 lite units