MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7207 Spruce Avenue., Takoma Park
Meeting Date: 2/26/2020
Resource: Contributing Resource
Report Date: 2/19/2020
Takoma Park Historic District
Public Notice: 2/12/2020
Applicant: Will Henning
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
**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 signal 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: wjdenny@yahoo.com  
Contact Person: Will Henry  
Daytime Phone No.: 401-441-8785

Tax Account No.: ________________________________  
Name of Property Owner: Will Henry  
Daytime Phone No.: 401-441-8785

Address: 7207 Spruce Ave, Tulane Pk, MD 20912  
Street Name: Spruce  
City: Tulane Pk  
State: MD  
Zip Code: 20912

Contractor: 4-H  
Contractor Registration No.: ________________________________  
Agent for Owner: ________________________________  
Daytime Phone No.: ________________________________

LOCATION OF WORK OR PROJECT
House Number: 7207  
Street: Spruce  
Town/City: Tulane Pk  
Lot: ______  
Block: ______  
Subdivision: ______  
Parcel: ______

PART A - PROJECT DATA
1A. CHECK ALL APPLICABLE:
☐ Construct  ☐ Extend  ☐ Alter/Renovate  ☐ New Construction
☐ Move  ☐ Install  ☐ Wreck/Ream  ☐ ALTERATION
☐ Revision  ☐ Repair  ☐ Reclaim  ☐ Reconstr.

1B. Construction cost estimate: $10,000

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

PART B - PERMITTED NEW CONSTRUCTION AND ALTERATIONS
2A. Type of sewage disposal:  
☐ 01 WSSC  ☐ 02 Septic  ☐ 03 Other: ________________________________

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

PART C - PERMITTED NEW FENCES, EXTENDING WALLS, PROJECTS
3A. Height ______ feet ______ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On property line  ☐ Entirely on land of owner  ☐ On public right of way/park

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: 2/3/20

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

   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 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 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. 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 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]

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<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>7207 Spruce Ave</td>
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<table>
<thead>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>7201 Spruce Ave</td>
</tr>
<tr>
<td>7205 Spruce Ave</td>
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Proposal to replace non-historic doors and plexiglass pane along with adding storm windows to basement windows.
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 2

Basement window 3
New Entry Doors (2 are identical)

YOUR PROFESSIONAL-CLASS PRODUCT
Heritage Smooth Fiberglass Entry Door with Clear Glass

QUOTE INFORMATION
For: Renovating
Type Back Doors
City: 2

DETAILS
Heritage Single Entry Door in Frame/Sider Frame
36" x 80" Minimum Size
Unit Size: 37 7/16" x 81 5/8"
Frame Depth: 4 9/16"
2" Standard Brickmold
Left Hand Hinging - Inside Locking Out
402 plus Heritage Smooth Fiberglass Door
ComforTech DLA
Frame Only Inside - Snow White Inside/Outside
Hardware
All Hardware in Aged Bronze Finish
Cylinder Lockcase
Thumbturn Deadbolt
Frame
Frame Only Inside
Bronze Sahara Threshold (1/8" Depth)
Aged Bronze Ball Bearing Hinges
Security Plate

R. hinge back door
L. hinge side door
Inc. deadbolt.

[Diagram showing door measurements and specifications]
### New Storm Door

**YOUR PROFESSIONAL-CLASS PRODUCT**

**Spectrum Series Storm Door - Model 268 Three-Quarter View**

#### Quote Information
- **Job:** Henning
- **Tag:** Storm For Back Door 2

#### Details
- Spectrum 268 Three-Quarter View
- With No Thrust Cables
- 80" x 80" Standard Size
- Storm Door White
- Standard J-Bar
- Pro-Hang
- Color: 21212 (Smooth Finish)
- Hinge on Right (Material from Outside)
- 1-1/2" Clear Non-Slip (no separator)
- Reinforced Stop Pump
- Aged Bronze Contemporary Curve Handle Set 191318
- Assign a Random Key Number
- Mortise Trim at Standard Location (3 3/4" on Left 1" from Outside)
- Color: Matched Door Closer 20KU220-H1
- Clear Glass
- Two Screens

#### Sizes
- Standard Size: 80" x 80"
- Minimum Opening Size: 30 1/4" x 80 1/4"
- Maximum Opening Size: 36 1/4" x 80 1/4"
- One Side Single-Door Entry: 35 1/4" x 79 1/4"
- Narrowly Flushed Sliding: 28" x 80 1/4"
- Sliding: 30 1/4" x 79 1/4"

#### Handing
- Hinge on the Right
- Class: Looking In

#### Energy

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<th>U Factor</th>
<th>SHGC</th>
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<tbody>
<tr>
<td>Standard Glass</td>
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<tr>
<td>Low-E Coated Glass</td>
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<td>0.86</td>
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</table>
New Window to replace plexiglass and mismatched trim
Storm windows

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