

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7228 Spruce Ave., Takoma Park	Meeting Date:	6/24/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/17/2020
Applicant:	Paul Landefeld and Christine Dobridge (Richard Vitullo, Architect)	Public Notice:	6/10/2020
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-2000	Staff:	Michael Kyne
PROPOSAL:	Building addition and window replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1915-25

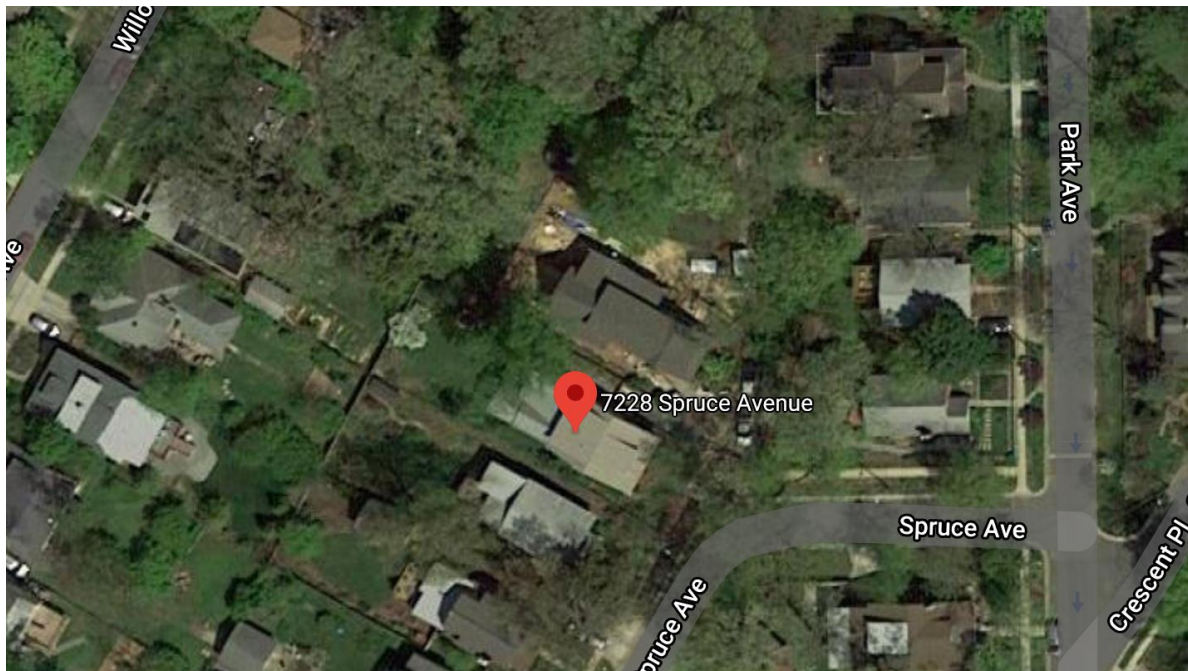


Fig. 1: Subject property.

BACKGROUND

The applicants previously appeared before the Commission for a preliminary consultation at the May 27, 2020 HPC meeting.¹

PROPOSAL

The applicants propose to construct a building addition and window replacement at the subject property.

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 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 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 historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

The *Guidelines* that pertain to this project are as follows:

- 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

¹ Link to the May 27, 2020 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=1e46bdfa-a0fc-11ea-9e08-0050569183fa

Link to the May 27, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/05/II.D-7228-Spruce-Avenue-Takoma-Park.pdf>

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.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- 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 from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 ensure 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
 - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall 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 Commission recommended the following at the May 27, 2020 preliminary consultation:

Building Addition

- The Commission was supportive of the proposed addition.

Chimney

- The Commission found the proposed fiber cement siding-clad chimney at the north (right) side of the existing c. 2007 rear addition too contemporary and incompatible with the historic house. Suggested alternatives included an interior or masonry chimney.
- Staff also suggested looking into a wall vent without a chimney feature.

Cricket Overbuild

- There was concern that the proposed cricket overbuild will create water and drainage issues; however, from a historic preservation perspective, there were no specific concerns.

Window Replacement/Egress Window

- The Commission was generally supportive of the proposed window replacement/egress window installation on the north (right) elevation of the historic house, finding it necessary to satisfy code requirements.

The applicants have returned for a HAWP application with the following revisions:

- A brick veneer is proposed for the proposed chimney at the north (right) side of the existing c. 2007 rear addition. The proposed brick veneer will match the existing exposed basement-level brick of the addition.

Staff fully supports the revised proposal. Staff finds that, in accordance with *Standards #2 and #9*, the proposal will not remove or alter character-defining features of the subject property or surrounding streetscape. Additionally, the proposed alterations will mainly affect existing non-historic additions, and, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. This is consistent with *Standard #10*.

After full and fair consideration of the applicant's submission staff finds the proposal, as modified by the conditions, as being consistent with the Criteria for Issuance in Chapter 24A-8(b) (1) and (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, 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 *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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 915356

DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Paul Landefeld & Christine Dobridge

E-mail: christine.dobridge@gmail.com

Address: 7228 Spruce Avenue

City: Takoma Park Zip: 20912

Daytime Phone: _____

Tax Account No.: 01069225

AGENT/CONTACT (if applicable):

Name: Richard J. Vitullo

E-mail: rjv@vitullostudio.com

Address: 7016 Woodland Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 301-806-6447

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name Takoma Park
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7228 Street: Spruce Avenue

Town/City: Takoma Park Nearest Cross Street: Park Avenue

Lot: 28 Block: 8 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>brick chimney</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Richard J. Vitullo R Vitullo

6/2/2020

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

See attached for Property Description

Description of Work Proposed: Please give an overview of the work to be undertaken:

See attached for Proposed Work Description

OWNERS:

Christine Dobridge & Paul Landefeld
7228 Spruce Ave.
Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Adjoining Property Owners

Curtis Tarnoff
7226 Spruce Ave.
Takoma Park, MD 20912

Anat Shahr & Aaron Kofner
7230 Spruce Ave.
Takoma Park, MD 20912

Jane Hurst & Joseph Murphy
7219 Spruce Ave.
Takoma Park, MD 20912

DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:
7228 Spruce Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Bungalow-style house, built in 1908, and it is located in the Takoma Park Historic District. It is a 2-story house, rectangular in shape (755 S.F. footprint), with a full walk-out basement at the rear of the sloping site.

- 1) **Original Structure:** *It is a gabled (6:12 slope) wood frame house, 27' x 33' (890 sf), with the main ridge parallel to the street, and a 16" overhang all around. The front porch is 27' x 8', with a shed roof (4.5:12 slope). The foundation is exposed brick; there is a 9" high bandboard watertable trim between the foundation and frame house above. The main siding is 5" exposure German siding.*
- 2) **2007 Rear Addition:** *This addition is in two parts:*
 - a.** *There is a 2-level addition consisting of a large shed-roofed family room on the 1st floor over a large recreation room in the basement. The 1st floor section is wood frame with 5" exposure fiber cement siding, with 1 x fiber cement trim; the basement section is exposed brick. Alongside this shed roof addition is a gabled addition consisting of a kitchen area; adjacent to and behind it is a 1-story gabled screen porch addition with deck and stairs to grade.*
 - b.** *There is a 1-level shed dormer master bedroom addition on the 2nd level over the rear portion of the existing gable roof set behind the existing ridge line.*
- 3) **Windows/Doors:** *The windows of the house, main house and addition, are painted wood double hung: 1-over-1, small painted wood awning windows, and some painted wood casements. The wood window and door trim is 1 x 5", with a drip cap-type trim at the top edge of the head; there is a 2" high solid wood window sill at each window.*
- 4) **Roof:** *The roofing is asphalt shingles.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:

7228 Spruce Ave., Takoma Park, MD 20912

Rear Addition: *This addition is as follows:*

- a. A new gabled 12'-9" x 22'-0" (240 sf) 1-level addition (Master Bedroom) will be constructed at the rear of the house on the 2nd floor over the 2007 Family Room addition (this later addition was inset 6" from original house). This addition will have a gable roof (7:12 slope). A cricket/overbuild will be built over the existing gabled Kitchen roof to accommodate this new addition (see proposed roof plan).
- b. The existing 2nd floor shed dormer, now 20'-0" wide, will be extended on each end by 2'-6" to approximately 25'-0" wide, total, with the same roof pitch as the existing.

This will be built using the following materials/details:

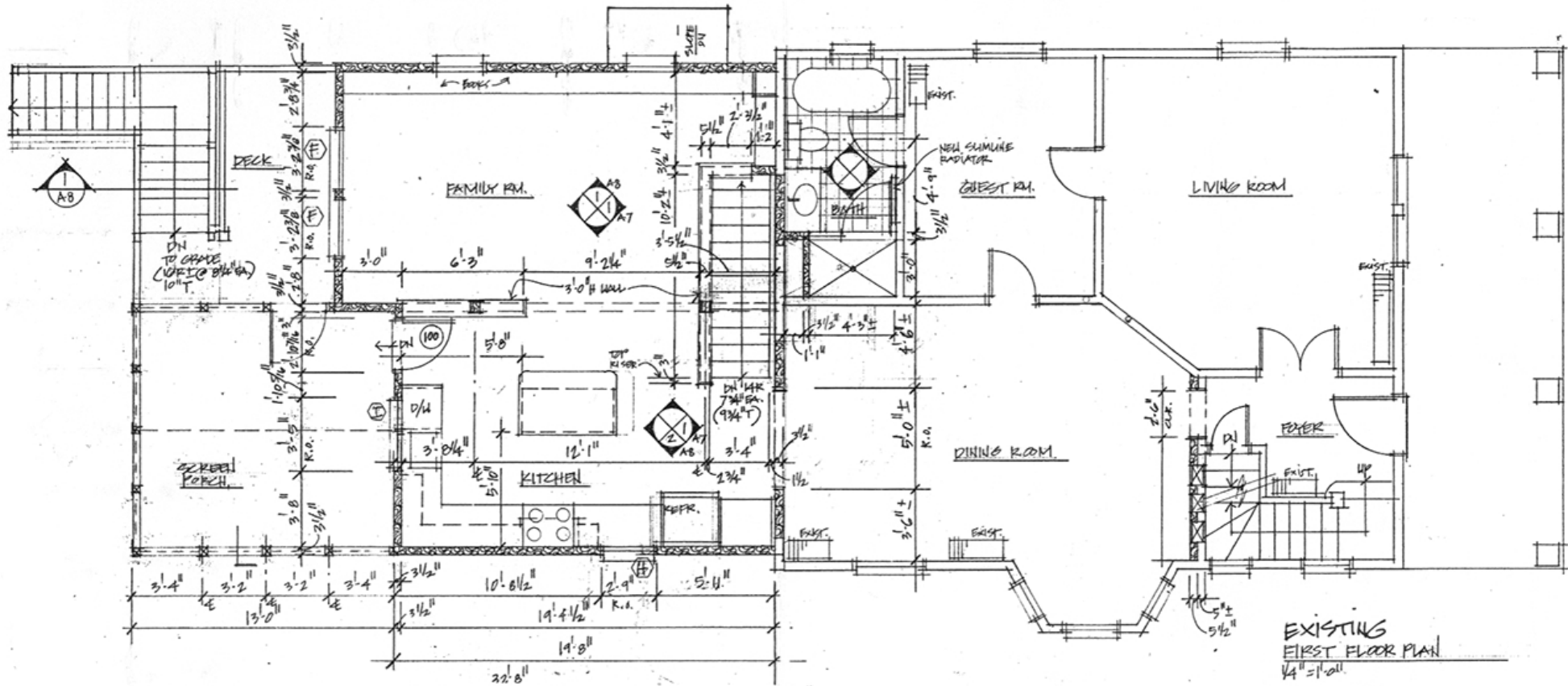
1) **Siding:** painted fiber cement siding (5" exposure) on all façades, with a 1 x 10 bandboard, with drip cap, between the 2007 1st floor addition and this new addition.

2) **Roofing:** Main roof is asphalt shingles, to match existing. Shallow shed roof dormer extension to be EPDM membrane, matching existing. Cricket overbuild roof to be metal standing seam.

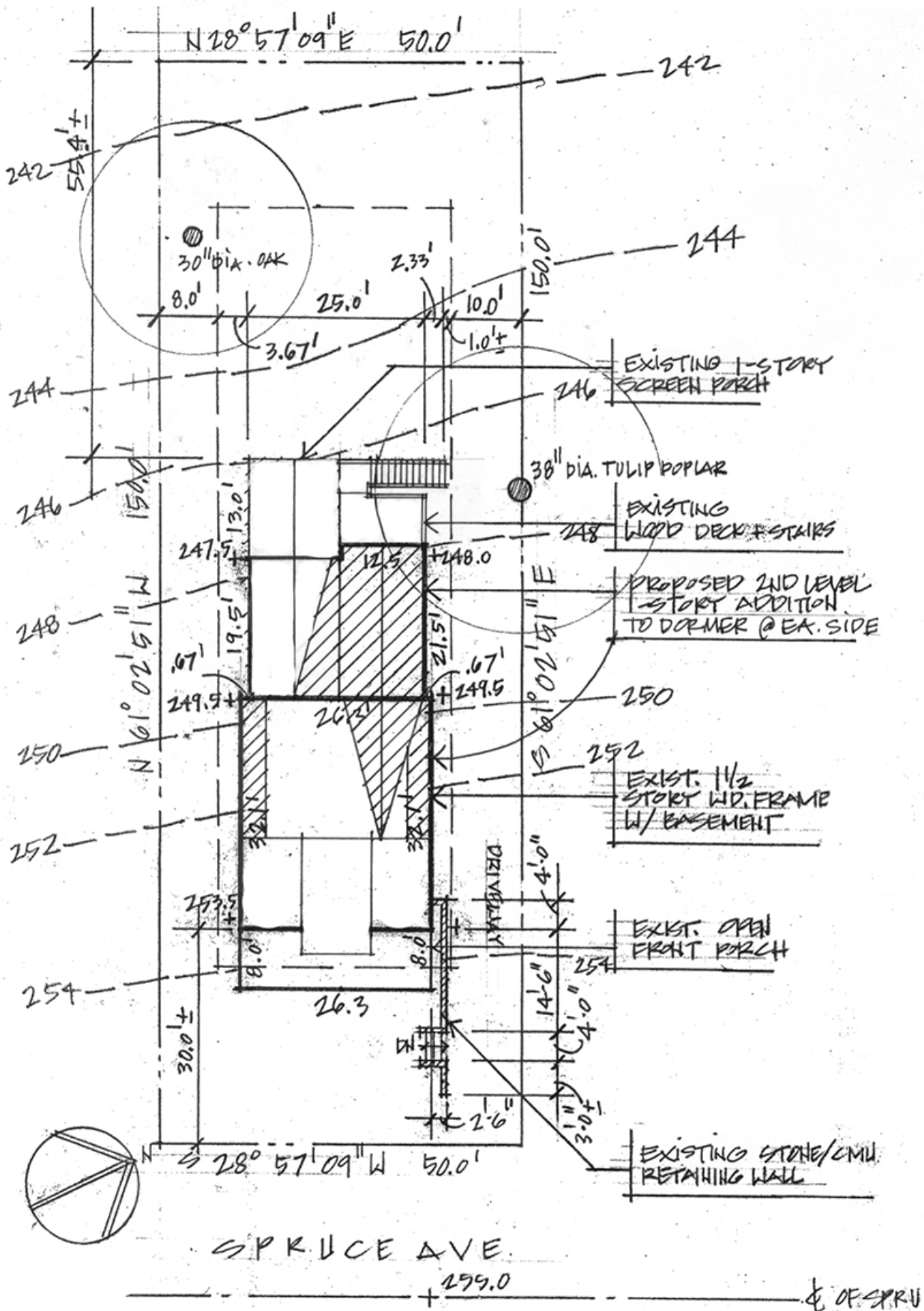
3) **Windows and Doors:** There will be new painted wood casement, double hung (1-over-1) and awning windows, none with mullions in the addition. In the 1st floor of the 2007 addition, we will add two large painted wood double hung windows (to match the existing) to the north side of the living room, replacing two small awning windows; at the west side, we will replace two large double hung windows with three narrower double hung windows, increasing the total window dimension in that wall. There will be painted 1 x 6 fiber cement at the windows and corners in the addition, with a drip cap at the top of the head trim, to match existing.

(NOTE: The only change to the original house is a new 2'-4" x 4'-0" egress painted wood casement window at the 2nd floor where the only window remaining in a bedroom, after the renovation, will be a casement window too small to be a code-compliant egress window.)

4) **Chimney:** This will be a new wood framed chimney (serving a 1st floor fireplace) from grade to the top, **with brick veneer to match existing brick.** It will be located adjacent to both the 2007 addition and this proposed addition.



EXISTING
FIRST FLOOR PLAN
1/4" = 1' 0"



PROPOSED

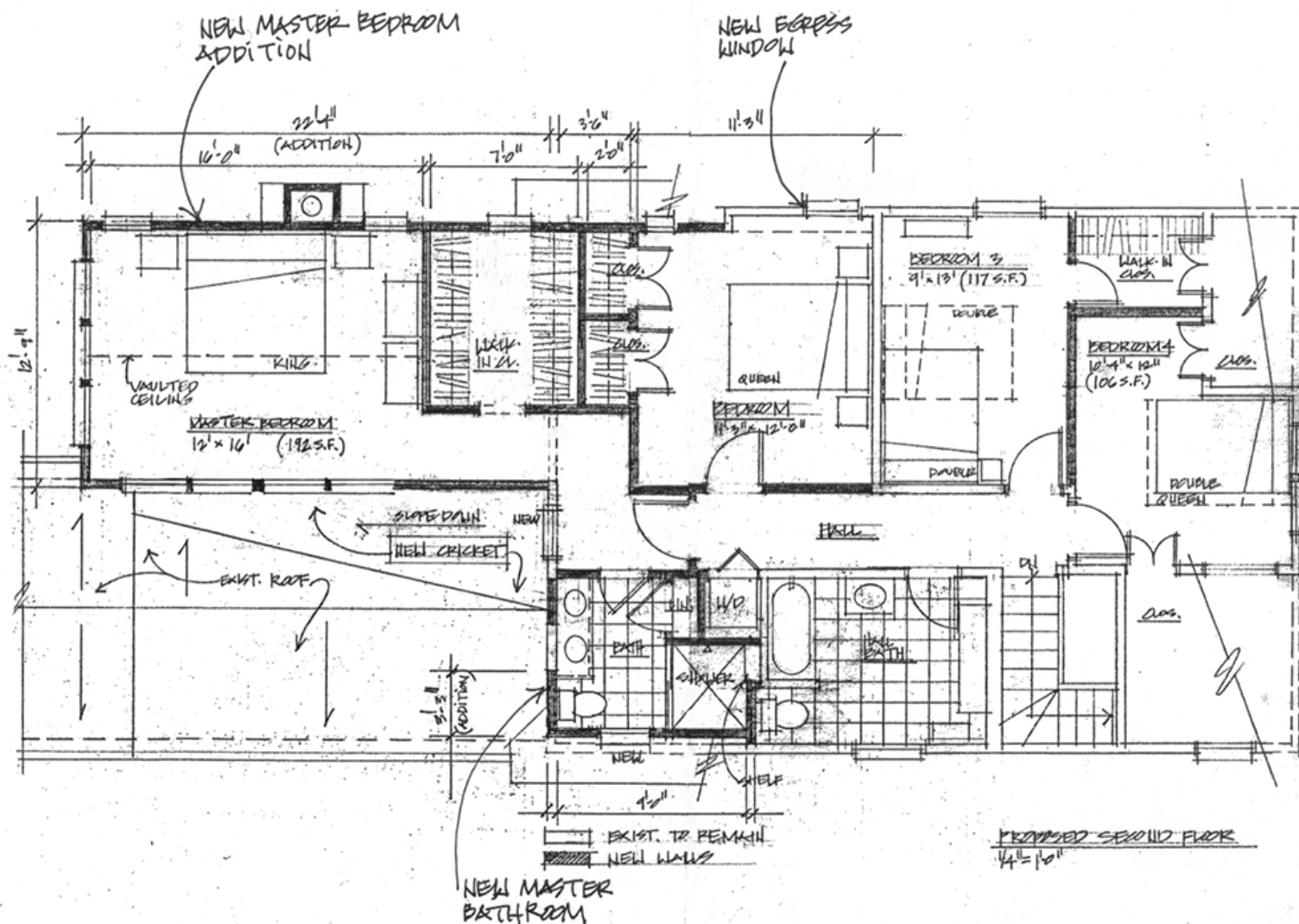
Site Plan 1" = 20'-0"

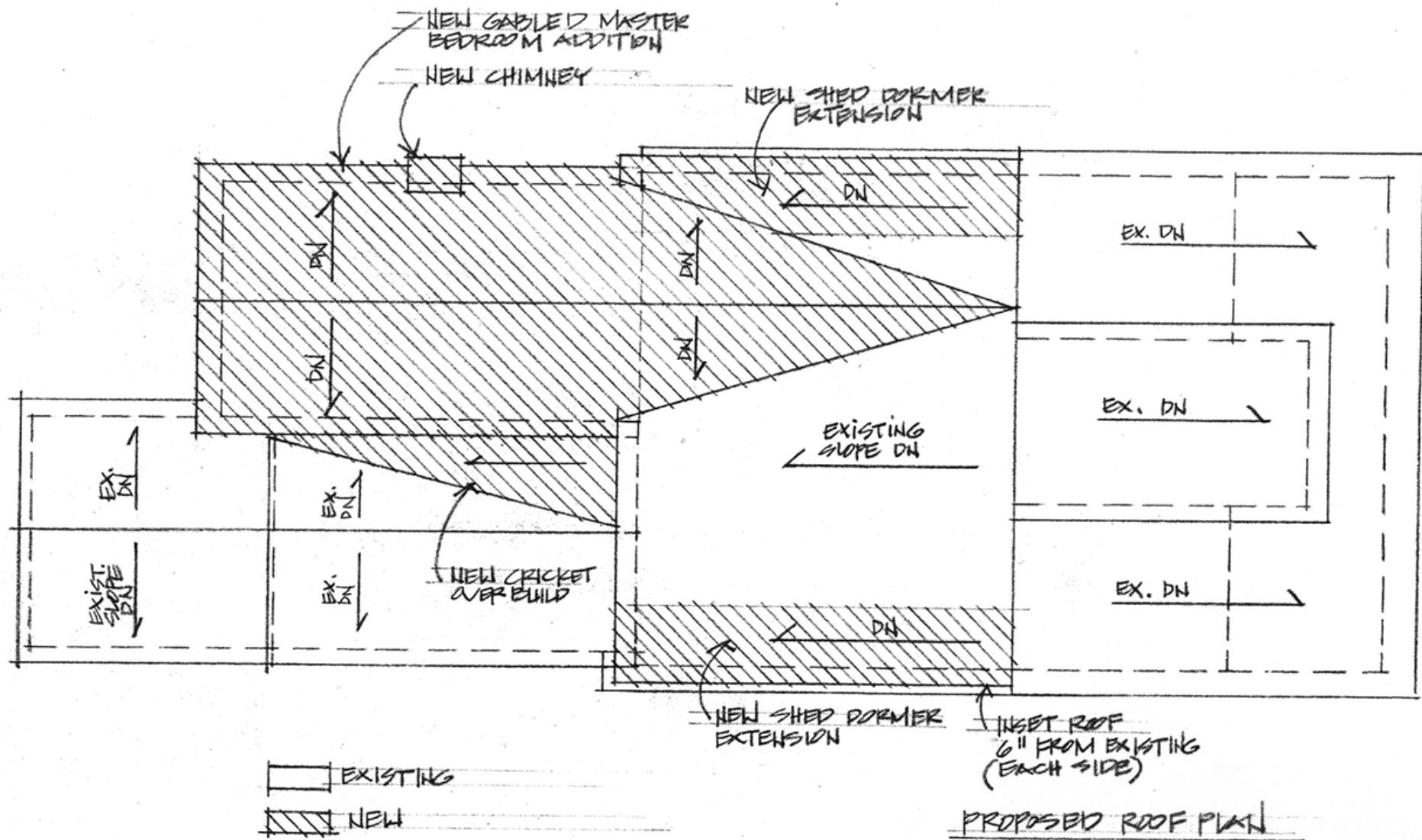
Plat Book: 1 Lot: 28 Block: 8

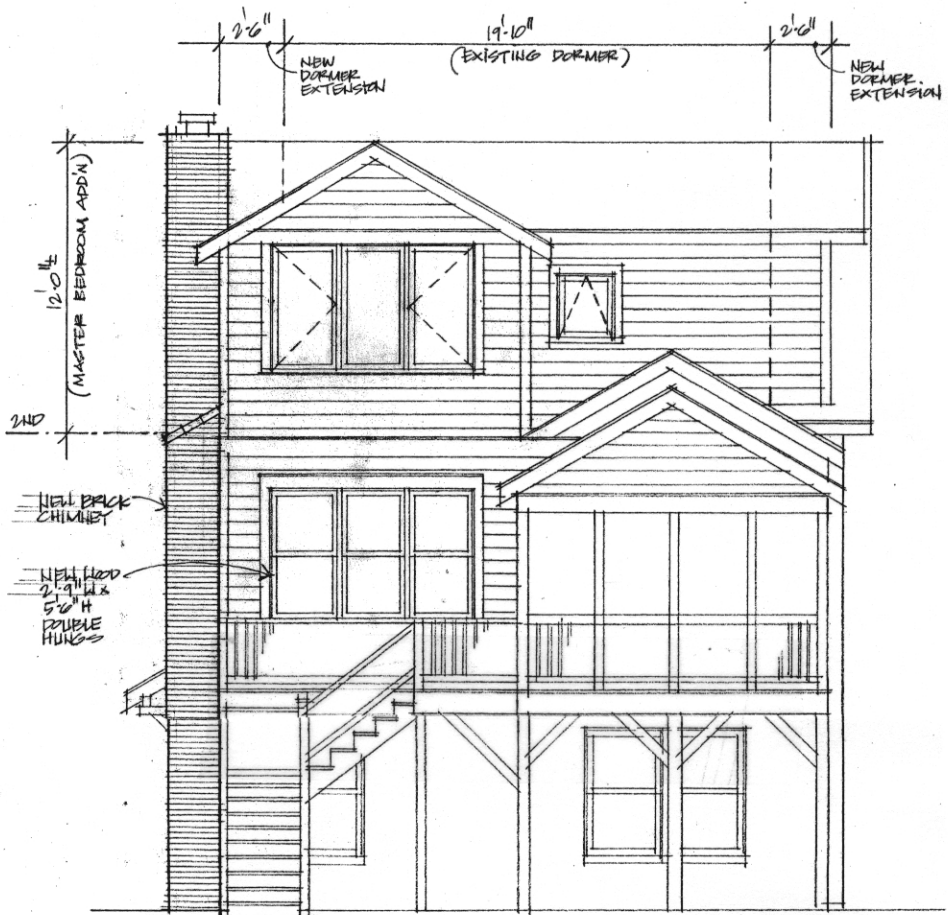
Plat No.: 46

Subdivision: Lipscomb and Earnest, Trustees' Addition to Takoma Park

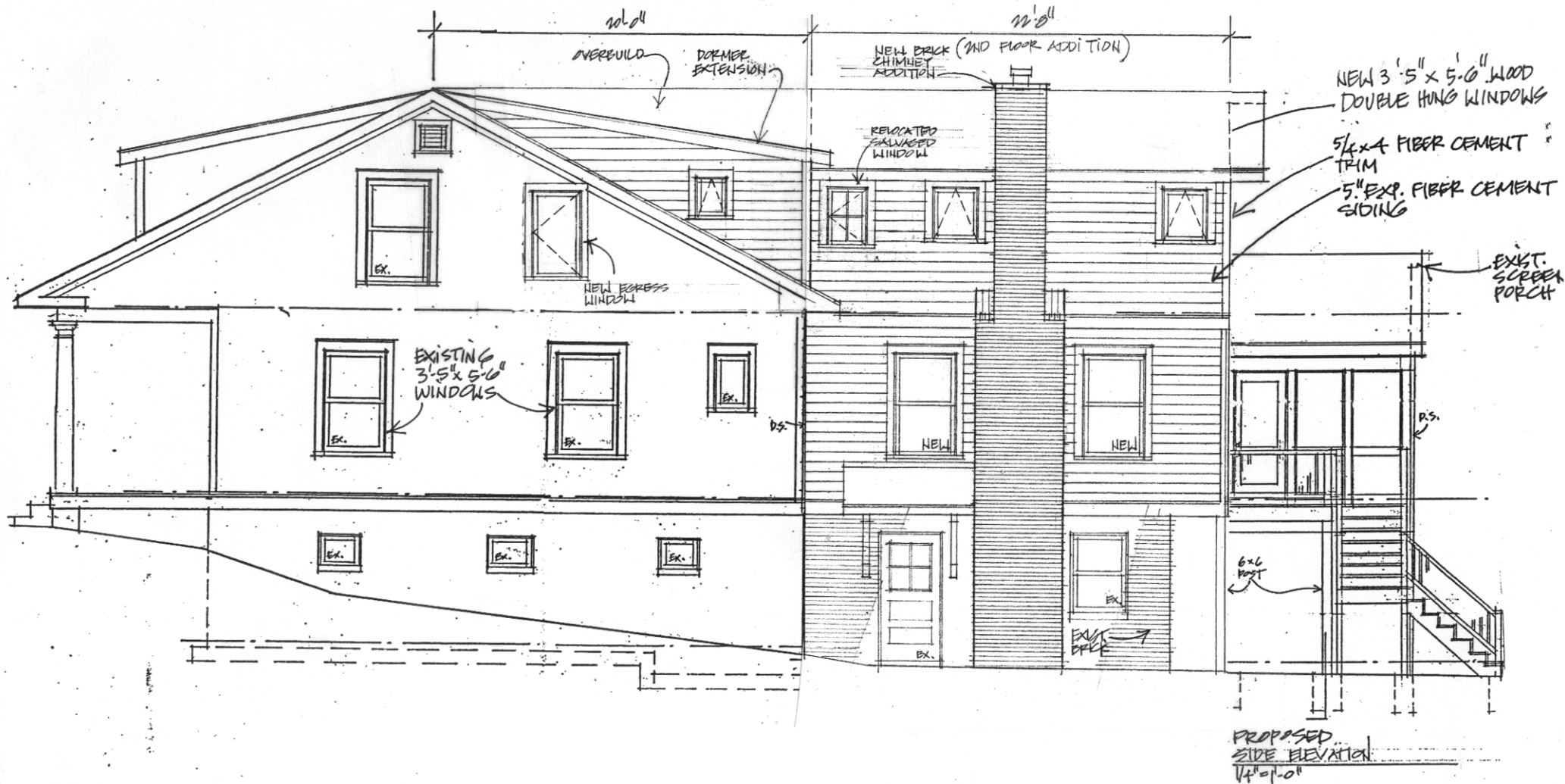
Address: 7228 Spruce Ave., Takoma Park, MD 20912

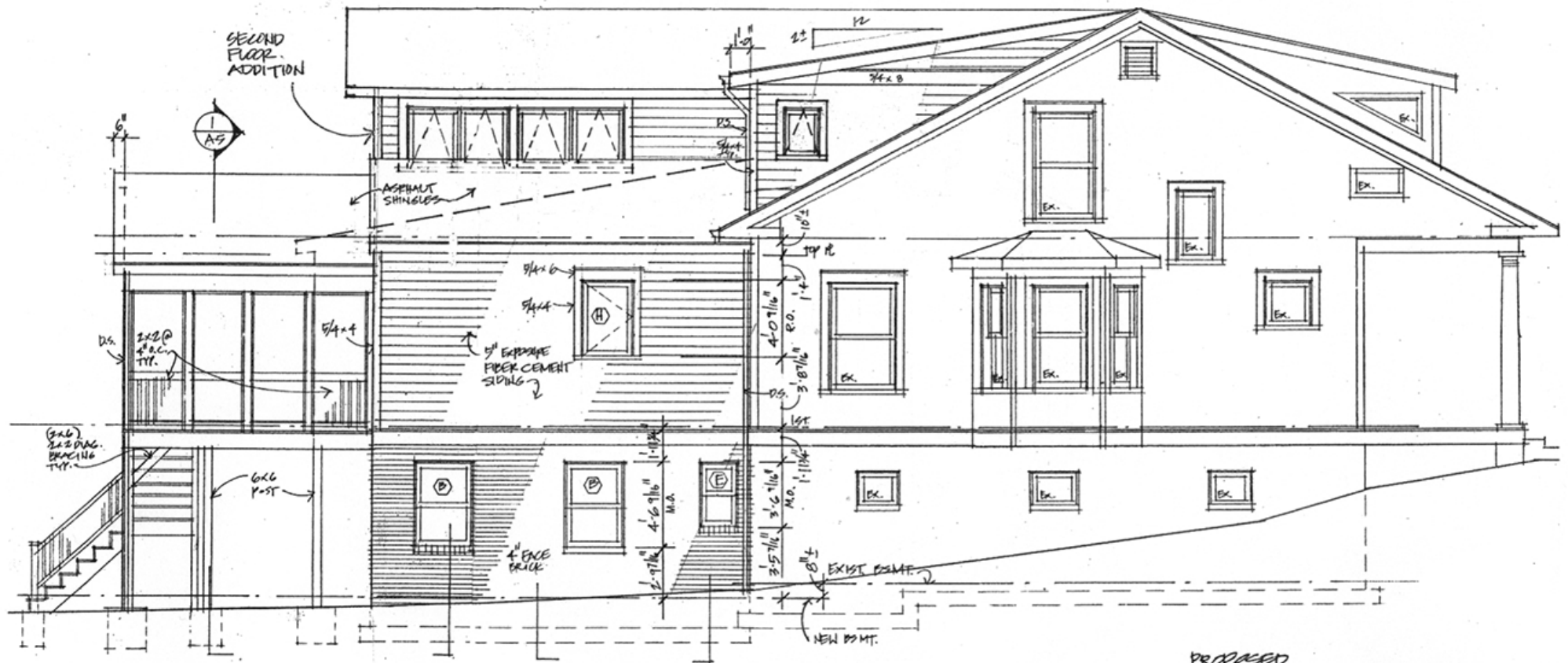




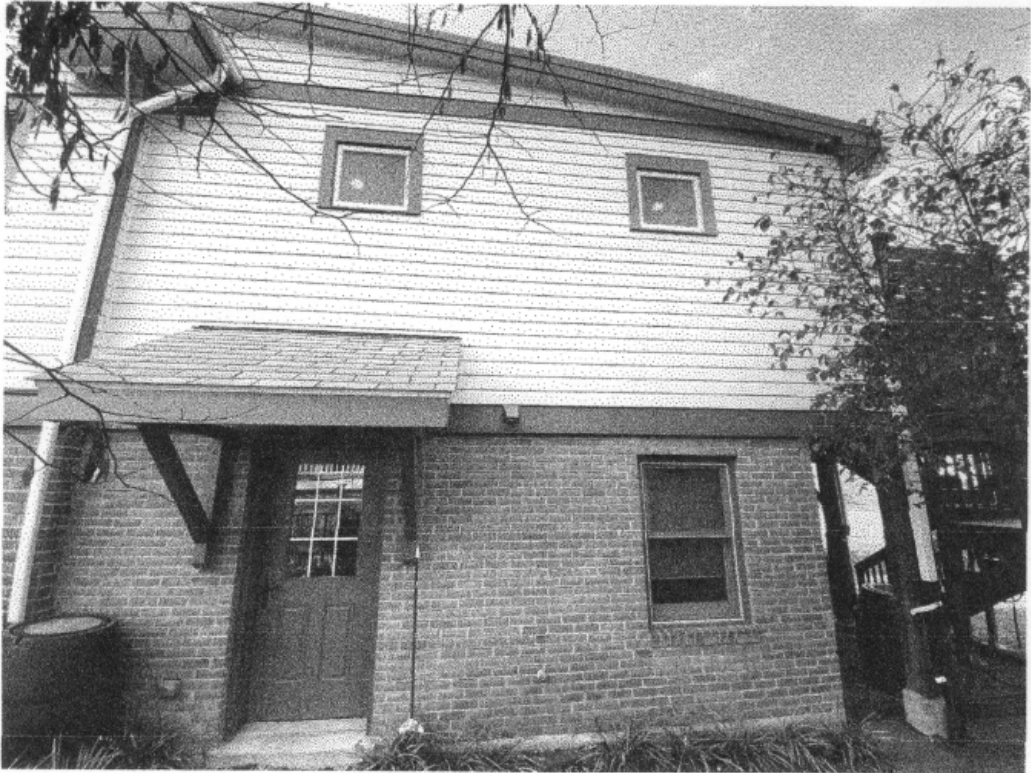


PROPOSED REAR ELEVATION
 $\frac{1}{4}" = 1'-0"$





PROPOSED
SIDE ELEVATION
1/4" = 1'-0"



SIDE ELEVATION (2007
ADDITION)



REAR ELEVATION



SIDE ELEVATION (NORTH)



SIDE ELEVATION (SOUTH)



