

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7210 Spruce Avenue, Takoma Park	Meeting Date:	9/23/2020
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	9/16/2020
Applicant:	Miki Matsuura	Public Notice:	9/9/2020
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-20TTT	Staff:	Michael Kyne
PROPOSAL: New storm windows, new door and storm door, new HVAC			

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

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

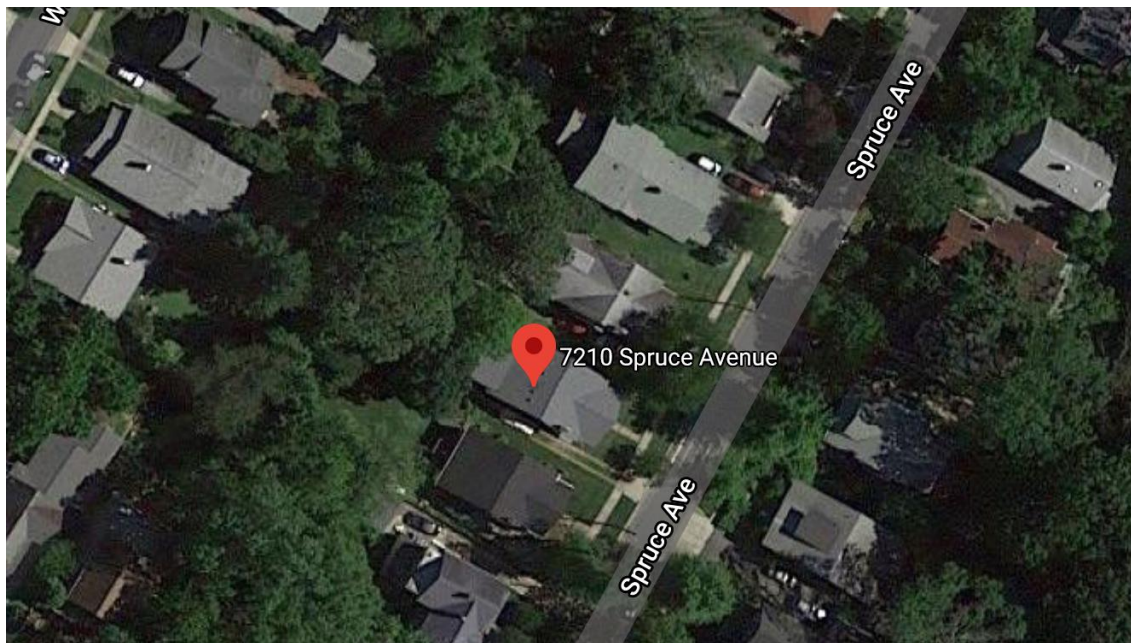


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Installation of seven (7) new storm windows at the basement level.
- Replacement of the existing front storm door.
- Replacement of the existing non-original front door with a new wood Craftsman-style front door.
- Installation of a ductless mini split AC, with exterior plumbing on the side elevations.
 - The exterior plumbing and wiring will be covered by paintable (painted to match the existing color) cover track.
 - The condenser unit be installed at the northeast (right) side of the house.

Note: The proposed replacement of 21 storm windows was previously approved by staff as an in-kind work item.

IV. 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.
3. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

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
 - (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 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 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 proportion, and massing to protect the integrity of the property and its environment.

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 and #9;

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: miki.matsuura39@gmail.com Contact Person: Ms. Miki Matsuura
Daytime Phone No.: (202) 714-4611

Tax Account No.: _____
Name of Property Owner: Ms. Miki Matsuura Daytime Phone No.: (202) 714-4611
Address: 7210 Takoma Park Spruce Avenue 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7210 Street: Spruce Avenue
Town/City: Takoma Park Nearest Cross Street: Tulip Avenue
Lot: 37 Block: 8 Subdivision: District 13
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: _____

1B. Construction cost estimate: \$ Unknown

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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.

[Signature]
Signature of owner or authorized agent

July 23, 2020
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 documents.

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

See attached documents.

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 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 Ms. Miki Matsuura 7210 Spruce Avenue Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Matthew Gorman 7208 Spruce Avenue Takoma Park, MD 20912	
Yuri Zelinsky 7212 Spruce Avenue Takoma Park, MD 20912	
Barry and Michele Pauls 7207 Willow Avenue Takoma Park, MD 20912	



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/23/2020

Application No: 921148
AP Type: HISTORIC
Customer No: 1379851

Comments

Since there is no place to upload HAWP application form, it will be submitted via email to MCP-Historic@mncppc-mc.org.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7210 SPRUCE AVE
TAKOMA PARK, MD 20912
Homeowner Matsuura (Primary)

Historic Area Work Permit Details

Work Type RESREP
Scope of Work Storm Window and Door Replacement Project. Ductless Mini Split A/C Exterior Plumbing Project

Storm Window and Door Replacement Project

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The house is in the historic neighborhood in Takoma Park. It is an early 1900s craftsman bungalow with deteriorating storm windows in need of replacement while preserving historic nature of the architectural style.

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

The existing storm windows (aluminum frames) need to be replaced because of the significant deterioration caused by mechanism failures, mixed and matched brands and designs, and missing pieces. Existing storm windows are triple track aluminum windows of about 45 years old and generic design. Deterioration features include frame corrosion, holes in screens, dry rotted gaskets, missing locks and track parts. Current storm windows have air and water leakage, lack of an ability to open and close, trapping moisture or preventing opening, and low energy efficiency. Deteriorated storm windows are creating an unsightly appearance and contributing to functionality problems.

The project involves in-kind replacement of 21 old storm windows, new installation of 7 storm windows in the basement, replacement of 1 old storm door, and one new entry door with original craftsman / mission style design more appropriate style for the craftsman bungalow.

1. The front. Existing 4 storm windows will be replaced to new storm windows. An existing storm door will be replaced to a new storm door. An existing wood door will be replaced to a new wood door.
2. Eastern side. Existing 10 storm windows (2 storm windows at the second floor, 5 storm windows at the first floor) will be replaced to new storm windows. New storm windows will be placed to 3 windows in the basement.
3. Western side. Existing 14 storm windows (2 storm windows at the second floor, 8 storm windows at the first floor) will be replaced to new storm windows. New storm windows will be placed to 4 windows in the basement.
4. The other changes to storm windows are at the back of the house invisible from the street.

The project will not alter the exterior features of an historic appearance and is compatible in character and nature with the historical, architectural and cultural features. The replacement storm windows selected will be made of exactly the same materials, and there will be no changes to the exterior appearance of the house. The changes to the wood door will enhance the appearance of the historical craftsman bungalow. The details of the specifications (storm window type, manufacture, size etc) are included below table 1.

Existing Window Photographs



Detail: Photo showing front view from Spruce Avenue.

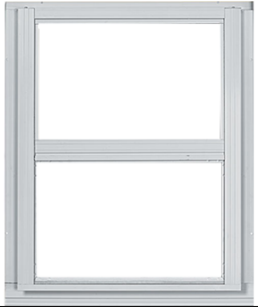




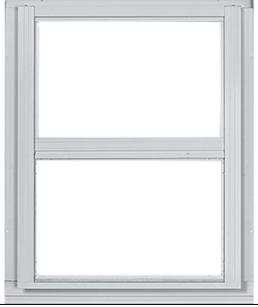
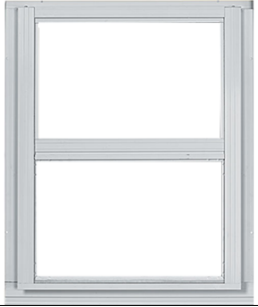
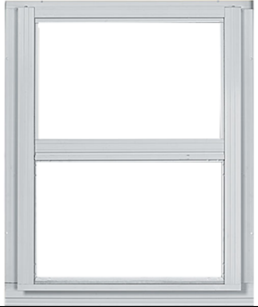
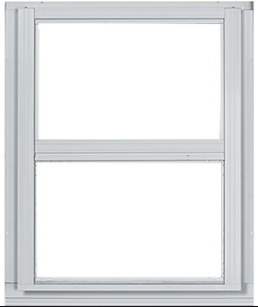
Detail: Photo showing the Eastern side of the house

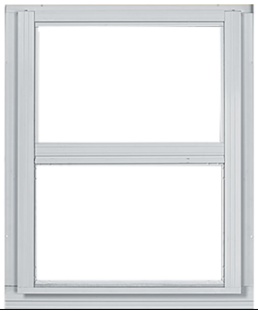




Detail: Photo showing the Western side of the house

Table 1. Storm Window and Door Schedule

Floor	Location	Type	Manufacture	Window/ Door Size	QTY
Second Floor	W1, W2, E1, E2 	Premium 3 Track Double Hung Storm Window Aluminum Construction White Paint	Larson L301E Low-E	28 ½ x 70	4
First Floor	D1 	Craftsman 6-Lite Unfinished Fir Prehung Front Door	Jeld-Wen	36 x 80	1
	D2 Storm Door 	Universal Self-Storing Aluminum Storm Door	Andersen 2500 Series	36 in. x 80 in.	1

	F1, F2, F3, F4, W5, W6, W7 	Premium 3 Track Double Hung Storm Window Aluminum Construction White Paint	Larson L301E Low- E	28 ½ x 66	7
	W3, W4 	Premium 3 Track Double Hung Storm Window Aluminum Construction White Paint	Larson L301E Low- E	24 x 46	2
	E4, E6, E7 	Premium 3 Track Double Hung Storm Window Aluminum Construction White Paint	Larson L301E Low- E	28 ½ x 46	3
	W8, W9, W10 	Premium 3 Track Double Hung Storm Window Aluminum Construction White Paint	Larson L301E Low- E	34 x 46	1

	E3, E5 	Premium 3 Track Double Hung Storm Window Aluminum Construction White Paint	Larson L301E Low- E	31 x 66	2
Basement	W11, W12 	Premium Picture Storm Window White Paint	Premium Series L503E Fixed Storm Window	22 ½ x 32 ½	2
	W13, W14, E8, E9, E10 	Premium Picture Storm Window White Paint	Premium Series L503E Fixed Storm Window	34 ½ x 32 ½	5



Performance Series L301E Double Hung Storm Window

Performance storm windows add a layer of comfort on the outside of your home.

[Where to Buy](#)

- Pre-punched installation holes for easy installation
- Add Low-E glass for increase energy efficiency
- Heavy-duty metal finger pulls and tilt keys for long life
- High tempered T-6 aluminum master frame
- Wrap around marine glazing for an added thermal barrier
- Expander compensates for uneven sills
- Available in White, Brown, and Mill
- Designed for top or bottom ventilation options

[Doors](#)[Windows](#)[Screens](#)[Inspiration](#)[Support](#)[Meet Us](#)

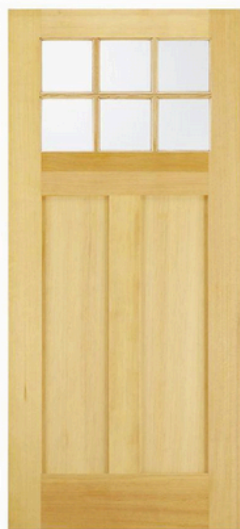
Premium Series L503E Fixed Storm Window

Exterior insulating storm windows mount outside your home to provide superior protection and energy efficient performance.

[Where to Buy](#)

- Double weatherstripping provides maximum protection against air infiltration
- Tubular frame design adds strength and durability
- Pocketed head, jamb and sill provides for an exceptionally tight fit
- Pre-punched installation holes for easy installation
- Heavy-duty metal finger pulls and tilt keys for long life
- Expander compensates for uneven sills
- Wrap around marine glazing for an added thermal barrier
- High tempered T-6 aluminum master frame
- Available in White, Brown, Almond, and Sandstone.

Store SKU #221856



Exterior View

JELD-WEN >

36 in. x 80 in. 6 Lite Unfinished Wood Front Door Slab

★★★★★ (0) [Write the First Review](#) [Questions and Answers](#)

- Engineered wood is crafted to withstand varying weather types
- Wood slab does not include frame to customize installation
- Fits into an existing 36 in. x 80 in. frame

\$209⁰⁰



Save up to \$100 on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

Door Size (WxH) in.: **36 x 80**

30 x 80

32 x 80

36 x 80



Andersen >

36 x 80 in. 3000 Series White Left-Hand Outswing Aluminum Retractable Anytime Storm Door Traditional Matte Black

★★★★★ (2,757) [Write a Review](#)

- Pre-assembled for easy installation with only basic tools in as little as 45 minutes
- One-Hand Retractable Screen rolls up into the frame when not in use
- Protected by a Limited Lifetime Warranty

\$393⁰⁶
/each

Choose Your Options

Door Size (WxH) in.: 36 x 80 in.

30 x 80 in.

32 x 80 in.

34 x 80 in.

36 x 80 in.

Color/Finish: White



Ductless Mini Split A/C Exterior Plumbing Project

c. Description of existing structure(s) and environmental setting, including their historical features and significance:

The house is in the historic neighborhood in Takoma Park. It is an early 1900s craftsman bungalow with deteriorating storm windows in need of replacement while preserving historic nature of the architectural style.

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

Ductless Minisplit AC will be installed in the home. This will involve the addition of exterior plumbing on the outside of the home, and installation of a ground mount condenser unit in the yard. All exterior plumbing and wiring will be run in unobtrusive exterior cover track which is paintable and will be painted according to the existing exterior color scheme of the home to make it blend in.

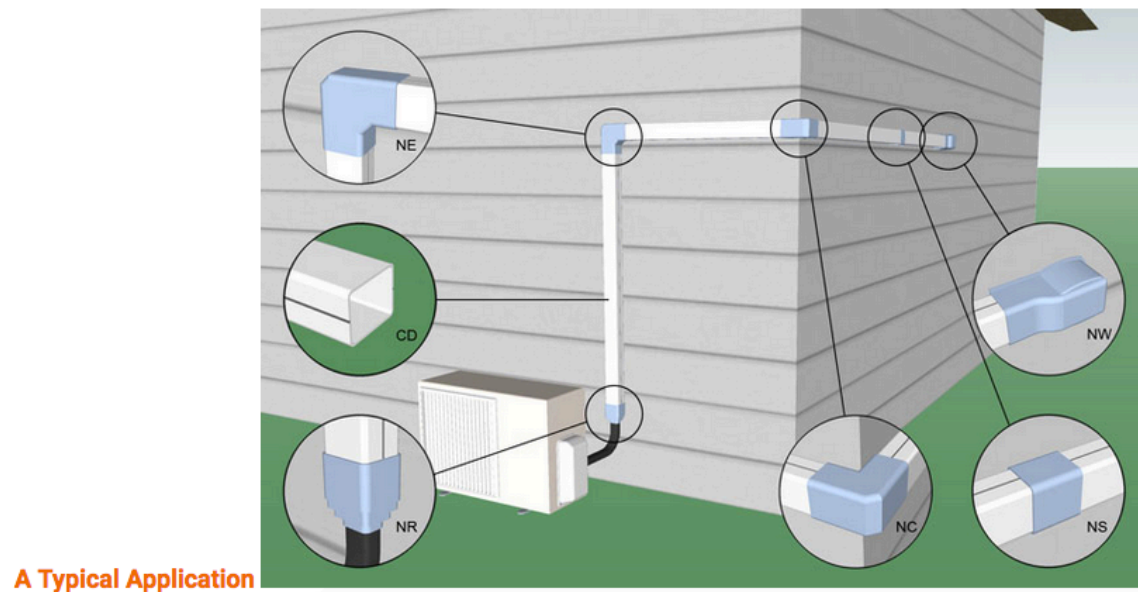
The project will not significantly alter the exterior features of historic appearance and is compatible in character and nature with the historical, architectural and cultural features. appearance of the historical craftsman bungalow. The approximate path of the plumbing covers is shown below.



Detail: Photo showing the Eastern side of the house with approximate path of plumbing shown in black scribble pen. Box is approximate location of ground mount condenser unit.



Detail: Photo showing the Western side of the house with approximate path of plumbing shown in black scribble pen.



Detail: Typical Line Set Exterior covers. Note that line set covers are paintable and will be painted according to the existing color scheme of the home.
