

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7224 Spruce Ave., Takoma Park	Meeting Date:	8/18/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/11/2021
Applicant:	Eric Wills	Public Notice:	8/4//2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	960473	Staff:	Dan Bruechert
Proposal:	Door Replacement		

STAFF RECOMMENDATION

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: c.1920



Figure 1: 7224 Spruce Ave., Takoma Park.

PROPOSAL

The applicant proposes to replace the existing non-historic rear door with a new Andersen 200 Series vinyl-clad wood full-lite door. This door is not visible from the public right-of-way and should be approved as a matter of course per the *Design Guidelines*.

APPLICABLE GUIDELINES**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

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.
9. 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 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
- (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 relevant *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.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (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 and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2*;

and with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this

Historic Preservation Office if any changes to the approved plan are made;

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.
visit.

Adjacent and Confronting Properties:

Takoma Park, MD 20912

7226 Spruce Avenue

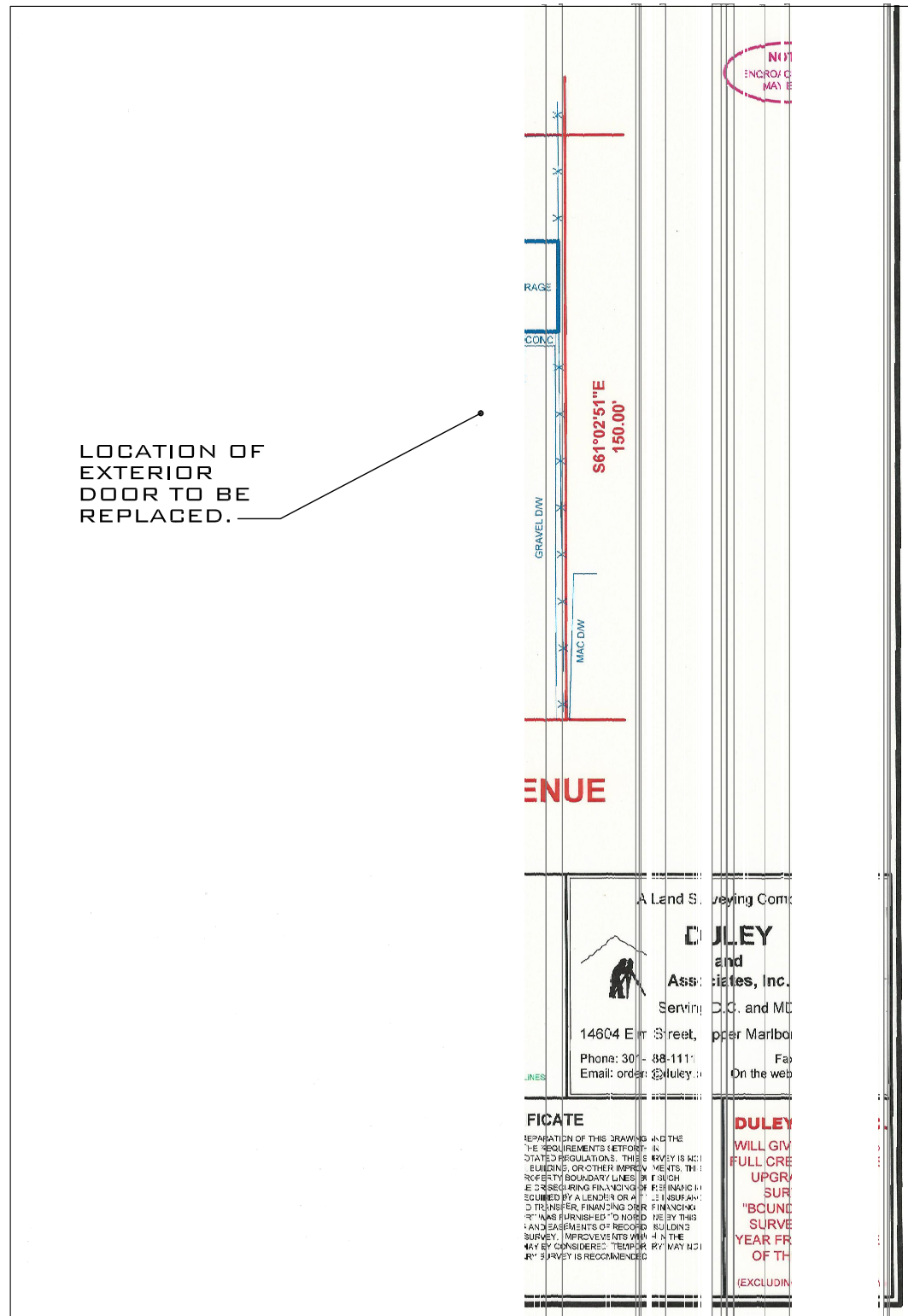
7222 Spruce Avenue

7221 Spruce Avenue

7303 Willow Avenue

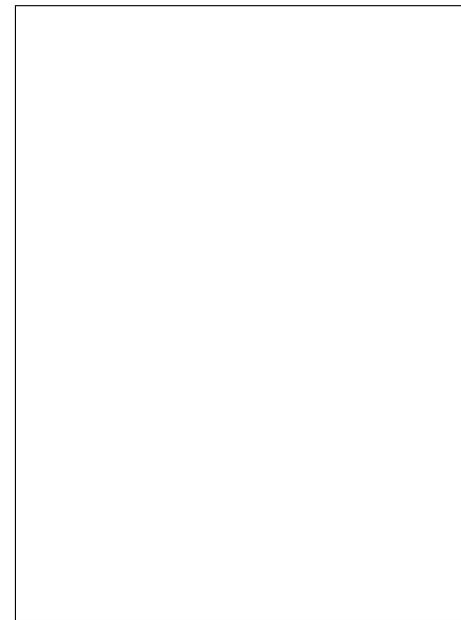
7224 SPRUCE AVE, TAKOMA PARK, MD

HISTORIC AREA WORK PERMIT - REAR EXTERIOR DOOR REPLACEMENT



LOCATION OF
EXTERIOR
DOOR TO BE
REPLACED.

EXISTING PHOTOS

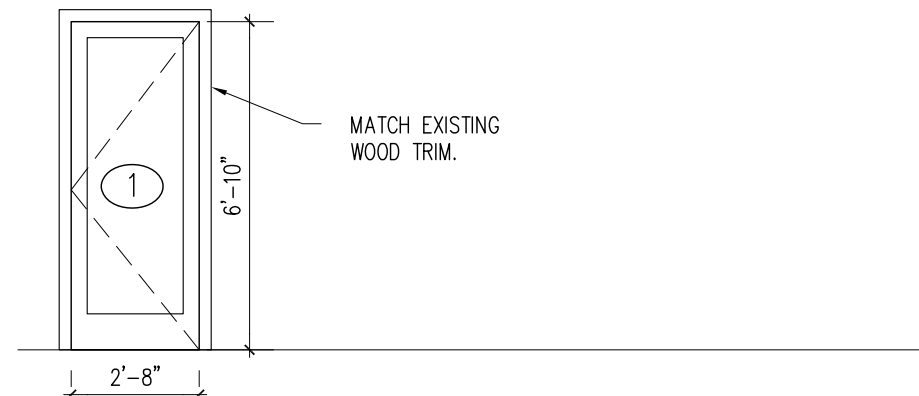


PATIO DOOR TO
BE REPLACED.



REAR ELEVATION

EXTERIOR DOOR SCHEDULE		QUANTITY			
		UP	LT.	RT.	FXD
①	REPLACEMENT PATIO DOOR 32"x82", NO DIVIDED LIGHTS, LOW E TEMPERED GLAZING. ISPD29611 ANDERSON 200 SERIES HINGED PATIO DOOR, WHITE INTERIOR & EXTERIOR, HARDWARE = ALBANY IN BLACK, EXTERIOR KEYED LOCK; WOOD DOOR WITH FIBERGLASS EXTERIOR FOR PROTECTION.		1		



MATCH EXISTING
WOOD TRIM.

**M J W
DESIGNS**

Project Architect - Maria Wright
443.994.8777

maria@mjwdesignsllc.com

WILLS RESIDENCE
7224 Spruce Ave
Takoma Park, MD 20912
Interior Renovation

Issue: HWAP Date: 2021.07.19

COVER SHEET

G001
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