

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

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

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**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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.  
visit.





APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# 960473  
DATE ASSIGNED

APPLICANT:

Name: Eric Wills  
Address: 7224 Spruce Ave.  
Daytime Phone: 202-413-5150

E-mail: ebwills@yahoo.com  
City: Takoma Park Zip: 20912  
Tax Account No.: 01061878

AGENT/CONTACT (if applicable):

Name: Maria Wright  
Address: 7505 Jackson Ave.  
Daytime Phone: 443-994-8777

E-mail: maria@mjwdesignsllc.com  
City: Takoma Park Zip: 20912  
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name Takoma Park Historic District  
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: Street: Spruce Avenue  
Town/City: Takoma Park Nearest Cross Street: Park Avenue  
Lot: 30 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 type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input checked="" type="checkbox"/> Window/Door          |
|   |  | <input type="checkbox"/> Other:                          |

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.

Signature of owner or authorized agent

Date



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

<b>Owner's mailing address</b> 7224 Spruce Avenue Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b> Maria Wright 7505 Jackson Ave. Takoma Park, MD 20912
<b>Adjacent and confronting Property Owners mailing addresses</b>	
7226 Spruce Avenue Takoma Park, MD 20912	
7222 Spruce Avenue Takoma Park, MD 20912	
7303 Willow Ave. Takoma Park, MD 20912	

Adjacent and Confronting Properties:

Takoma Park, MD 20912

7226 Spruce Avenue

7222 Spruce Avenue

7221 Spruce Avenue

7303 Willow Avenue

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

Dutch colonial built in 1913 - apparently a  
Sears kit house. Small garage/shed down  
the driveway. Back of house has deck with  
stairs - first floor of property opens out onto  
deck. Door on deck can possibly be viewed  
by neighbor across from us, but <sup>the view</sup> is mostly obscured  
by vegetation on both properties.

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

Replace back door leading out to deck.  
existing door is not historic and was probably  
installed in the 1990s. Existing door is  
half-lite - top half is glass. We want  
to replace with a full-lite door that ~~it~~  
will let more light into the house.  
Door is behind a screen door and the  
change when viewed from the backyard of  
the property should be minimal.



Work Item 1: back door

Description of Current Condition:

BACK door installed in  
the 1990s probably.  
half-lite with top  
portion glass.

Proposed Work:

Replace existing door  
with new door that  
is full-lite-

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

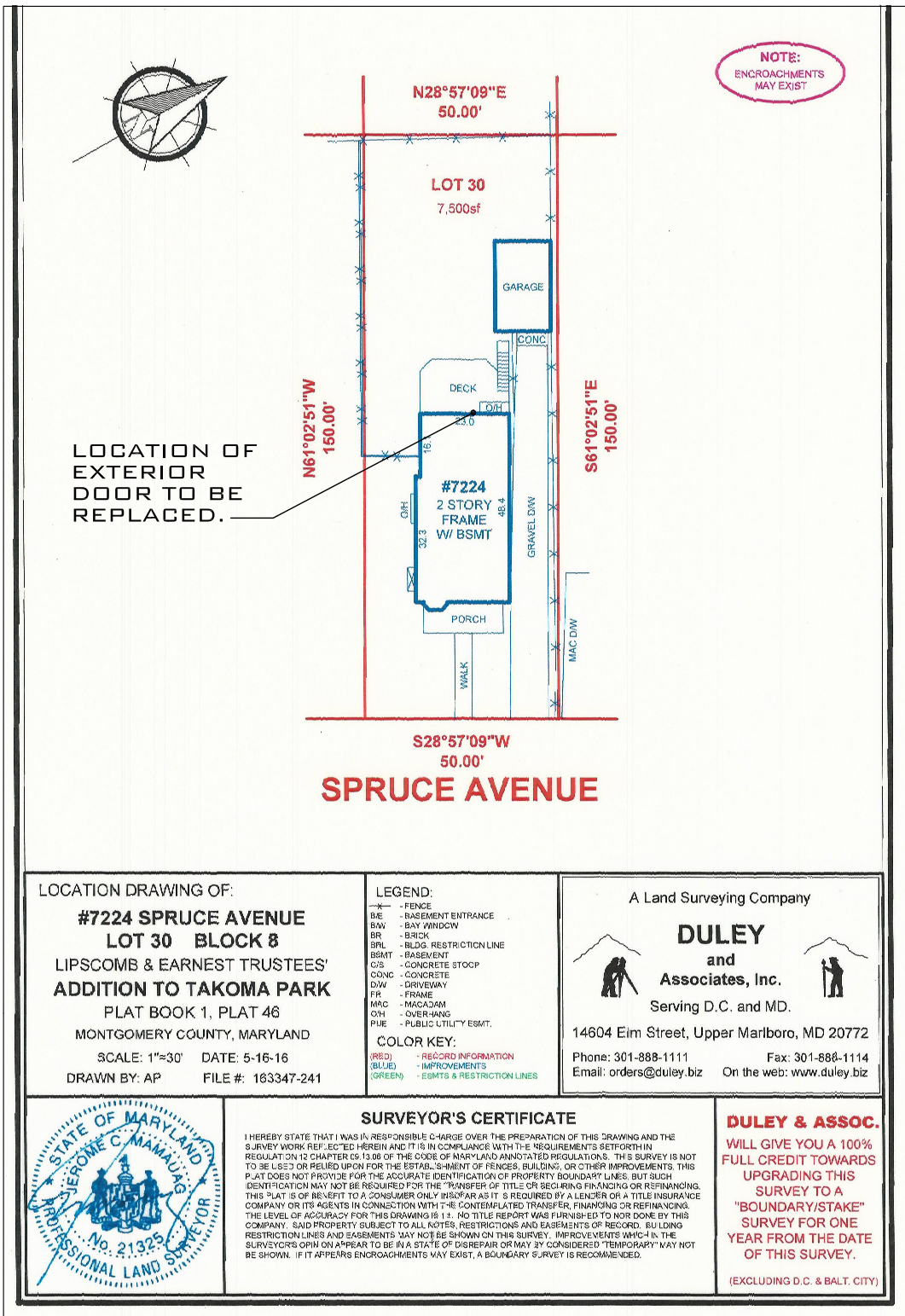
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



7224 SPRUCE AVE, TAKOMA PARK, MD

HISTORIC AREA WORK PERMIT -

REAR EXTERIOR DOOR REPLACEMENT



EXISTING PHOTOS

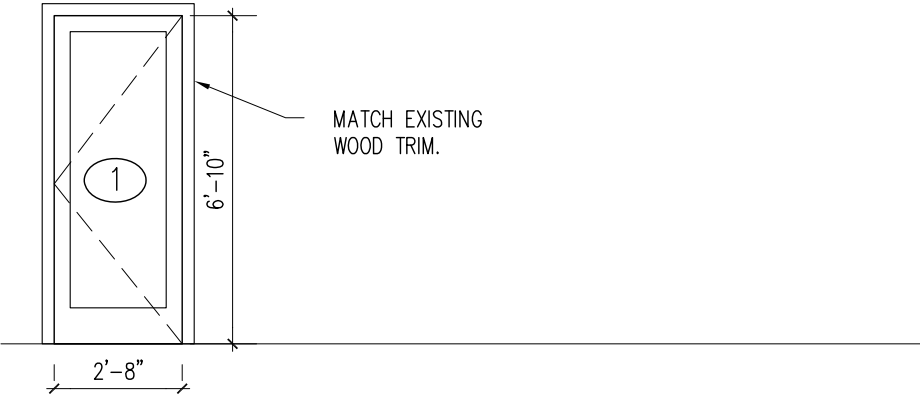


PATIO DOOR TO BE REPLACED.



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		



M J W  
DESIGNS

Project Architect - Maria Wright  
443.994.8777

maria@mjdsgnsllc.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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