

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7205 Spruce Avenue, Takoma Park	Meeting Date:	3/23/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/16/2022
Applicant:	Robert Jones (Richard J Vitullo, Architect)	Public Notice:	3/9/2022
Review:	HAWP	Tax Credit:	N/A
		Staff:	Michael Kyne

Permit Number: 984555

PROPOSAL: Door replacement on main house, garage alterations

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

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

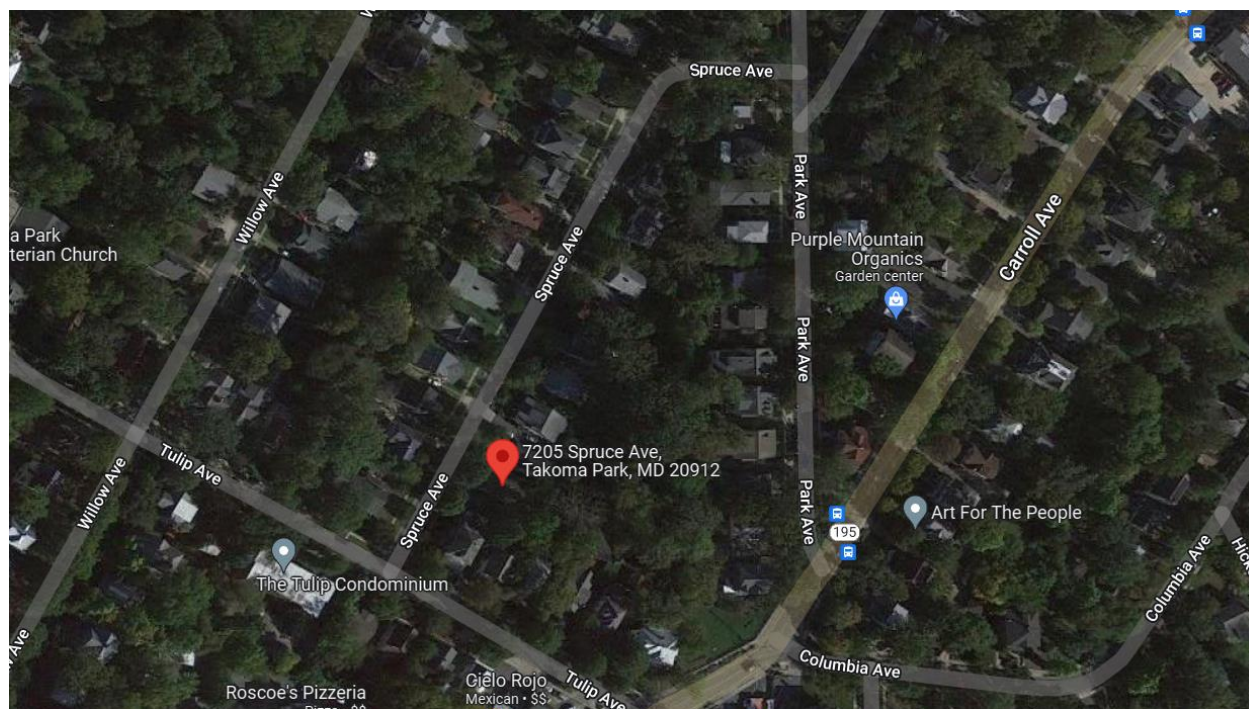


Fig. 1: Subject property.

PROPOSAL

The applicants propose door replacement on the main house and garage alterations 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.

The *Guidelines* define Contributing Resources as:

A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

The *Guidelines* state the following regarding the review of Contributing Resources:

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. 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 (it is expected that the majority of new additions will be reviewed for their impact on the overall district).

The guidelines applicable to this project include the following:

- 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.
- Minor alterations to areas that do not directly front on a public right-of-way - such as vents, metal stovepipes, air conditioners, fences, skylights, etc. - should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- 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.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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
 - (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 subject property is a c. 1915-25 Four Square-style Contributing Resource within the Takoma Park Historic District. There is a single car garage at the southeast (rear/right, as viewed from the public right-of-way of Spruce Avenue) corner of the property. The garage is likely original, and it appears in the 1959 Sanborn Fire Insurance Map (see *Fig. 2* below). However, staff notes that the garage has experienced prior alterations, with an 8' long masonry front addition (see *Figs. 3 & 4* below), which was subsequently removed with the HPC's approval in 2009.

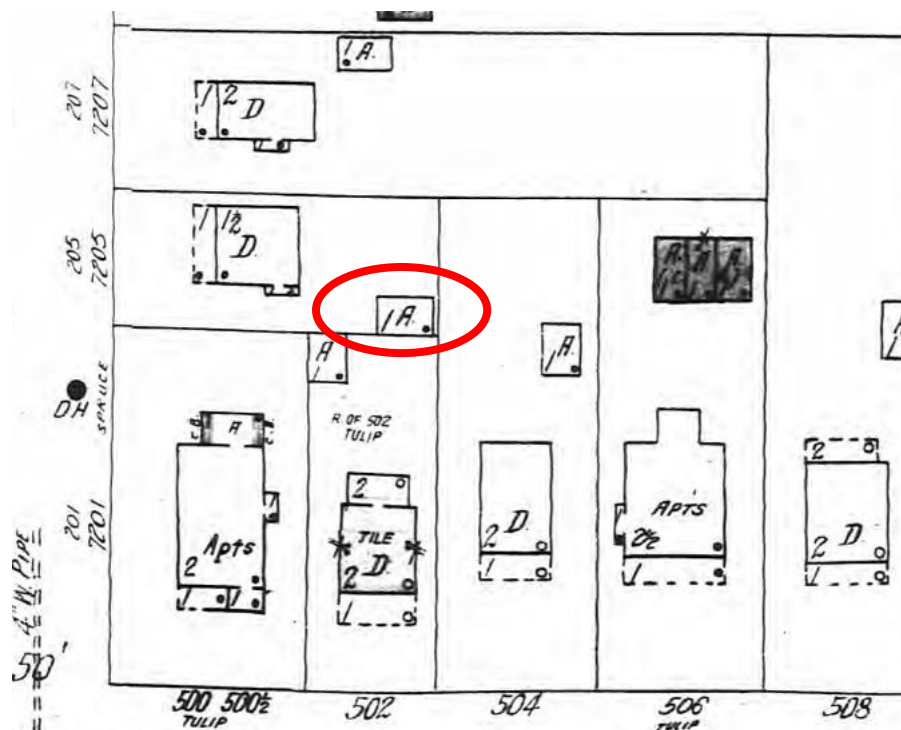


Fig. 2: 1959 Sanborn Fire Insurance Map, with subject property garage circled in red.





Figs. 3 (previous page) & 4: November 2009 photographs, showing a previous masonry addition at the front of the garage (since removed with the HPC's approval).

The applicants propose the following work items at the subject property:

Main House

- Replacement of the existing, non-original 15-lite wood front door with a new three-lite, two-panel wood front door.

Garage

- Replacement of the existing wood trim with fiber cement trim.
- Replacement of the existint, non-original fiberglass lift up front garage door with paired wood outswing front garage doors.
- Replacement of the existing four-lite wood casement window on the south (right) elevation with a four-lite aluminum- or fiberglass-clad wood casement window within the existing opening.
- Alteration of the fenestration on the north (left) elevation, with the existing four-lite wood casement window being removed, and a six-lite aluminum- or fiberglass-clad wood door and paired single-lite aluminum- or fiberglass-clad wood casement windows being installed.
- Installation of one skylight on the northern roof slope.
- In-kind replacement of the existing three-tab asphalt shingle roofing.

Staff fully supports the applicant's proposal. The front door to be replaced is non-original, and the proposed new door is generally compatible with the historic house, in terms of material and style. As noted above, the garage to be altered has experienced previous alterations, the front garage door that is proposed to replaced is not original, and the proposed new front garage door is generally compatible, in terms of material and style. The proposed fenestration alterations on the north and south elevations of the garage, as well as the proposed new skylight on the northern roof slope, will not be visible from the

public right-of-way, and, per the *Guidelines*, should be approved as a matter of course. Additionally, staff finds that fiber cement trim is a compatible and appropriate material, and that replacing wood trim with fiber cement trim on an accessory structure at the rear/right corner of the property will not detract from the surrounding streetscape.

Staff finds that the proposed work items will not remove or alter character-defining features or materials of the subject property and/or surrounding streetscape, per *Standards #2* and *#9*. In accordance with *Standard #10*, the proposed alterations could be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission, staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9 and #10*, 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 electronic 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# 984555

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Robert Jones
Address: 7205 Spruce Avenue
Daytime Phone: 240-638-6403

E-mail: rjone07@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01076961

AGENT/CONTACT (if applicable):

Name: Richard J Vitullo AIA
Address: 7016 Woodland Avenue
Daytime Phone: 301-806-6447

E-mail: rjv@vitullostudio.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
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: 7205 Street: Spruce Avenue
Town/City: Takoma Park Nearest Cross Street: Tulip Avenue
Lot: Pt. of 6 Block: 7 Subdivision: L & E Takoma 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 checked="" 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 checked="" 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.

Richard J. Vitullo AIA

2/24/2022

Signature of owner or authorized agent

Date

Robert Jones & Jodi Kanter
7205 Spruce Ave.
Takoma Park, MD 20912

Adjoining Property Owners

HAWP

Tara O'Flaherty & Nick Mitchell
7204 Spruce Ave.
Takoma Park, MD 20912

William & Hillary Henning
7207 Spruce Ave.
Takoma Park, MD 20912

Iris Gorman
7208 Spruce Ave.
Takoma Park, MD 20912

Lois Weinberg
Joshua Castleman
500 Tulip Ave.
Takoma Park, MD 20912

7203 Spruce Avenue,
Takoma Park, MD 20912

502 Tulip Avenue
Takoma Park, MD 20912

504 Tulip Avenue
Takoma Park, MD 20912

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

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

See attached

Work Item 1: _____	
Description of Current Condition:	Proposed Work:
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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

7205 Spruce Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Four Square house built in 1918, and it is located in the Takoma Park Historic District. There is a detached wood framed garage on the property, 10.3' x 18.3';

a. Garage Structure: *The structure is wood framed and is gabled (6:12 slope); the wood frame is set on a 2'-0" high concrete foundation wall. It is finished with painted cedar shake shingles, and an asphalt shingle roof.*

The garage door is a lift-up fiberglass door. There are two identical painted wood casement windows, 2'-0" x 2'-0" each.

b. Front Entry: *The existing front entry door is painted wood, and is non-original, with 15-lites.*

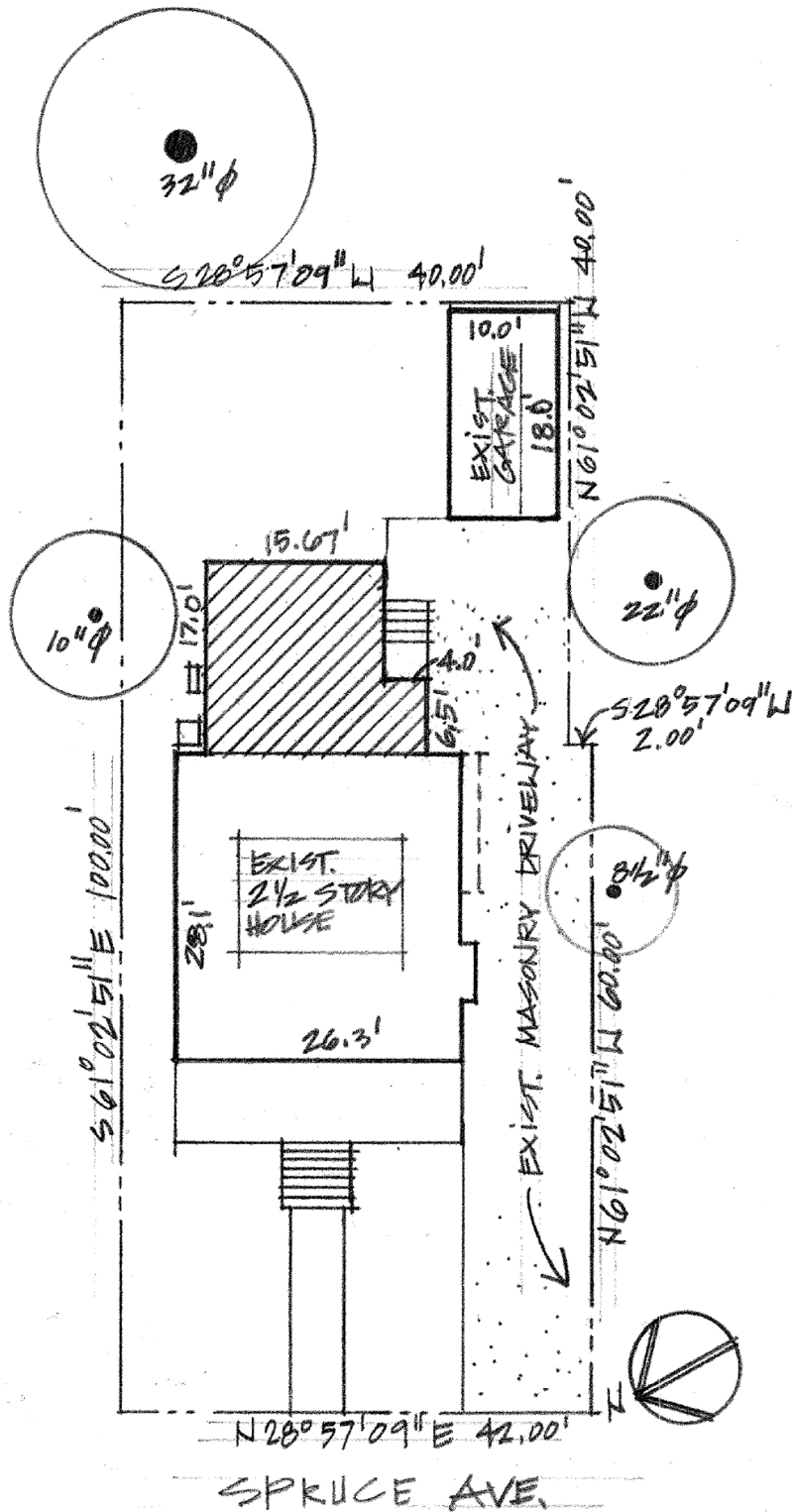
DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
7205 Spruce Ave., Takoma Park, MD 20912

Alteration to existing House:

- a. **Entry Door:** A new 3'-0" x 6'-8" wood entry door will replace the existing non-original door. New door will be Douglas fir, with 3 small lites.

Alteration to Rear Garage:

- b. **Interior spaces:** The existing garage will be renovated to include a 4'-6" x 9'-0" Storage room at the front. It will have two new painted custom-built wood carriage doors, outward opening.
In the rear portion of the garage, it will renovated to be a 8'-4" x 11'-9" Office.
- c. **Exterior finish:** The existing painted cedar shakes will remain, the existing wood trim will be replaced with fiber cement trim.
- d. **Windows and door:** The new windows (two 2'-0" x 4'-0" casements) and new door (facing north) will be aluminum or fiberglass clad wood. (Since we are keeping the existing 10" eave overhang, there will be little protection from weather for the widnows and door.) The 2'-0" x 2'-0" casement window facing south will also be replaced with a aluminum or fiberglass clad window of the same size, and with 4 equal lites. There will be a new 2'-0" x 3'-0" skylight in the roof facing north (not visible from right-of-way).
- e. **Roofing:** If needed, the asphalt shingles will be replaced with new asphalt shingles.



Site Plan

1" = 20'-0"

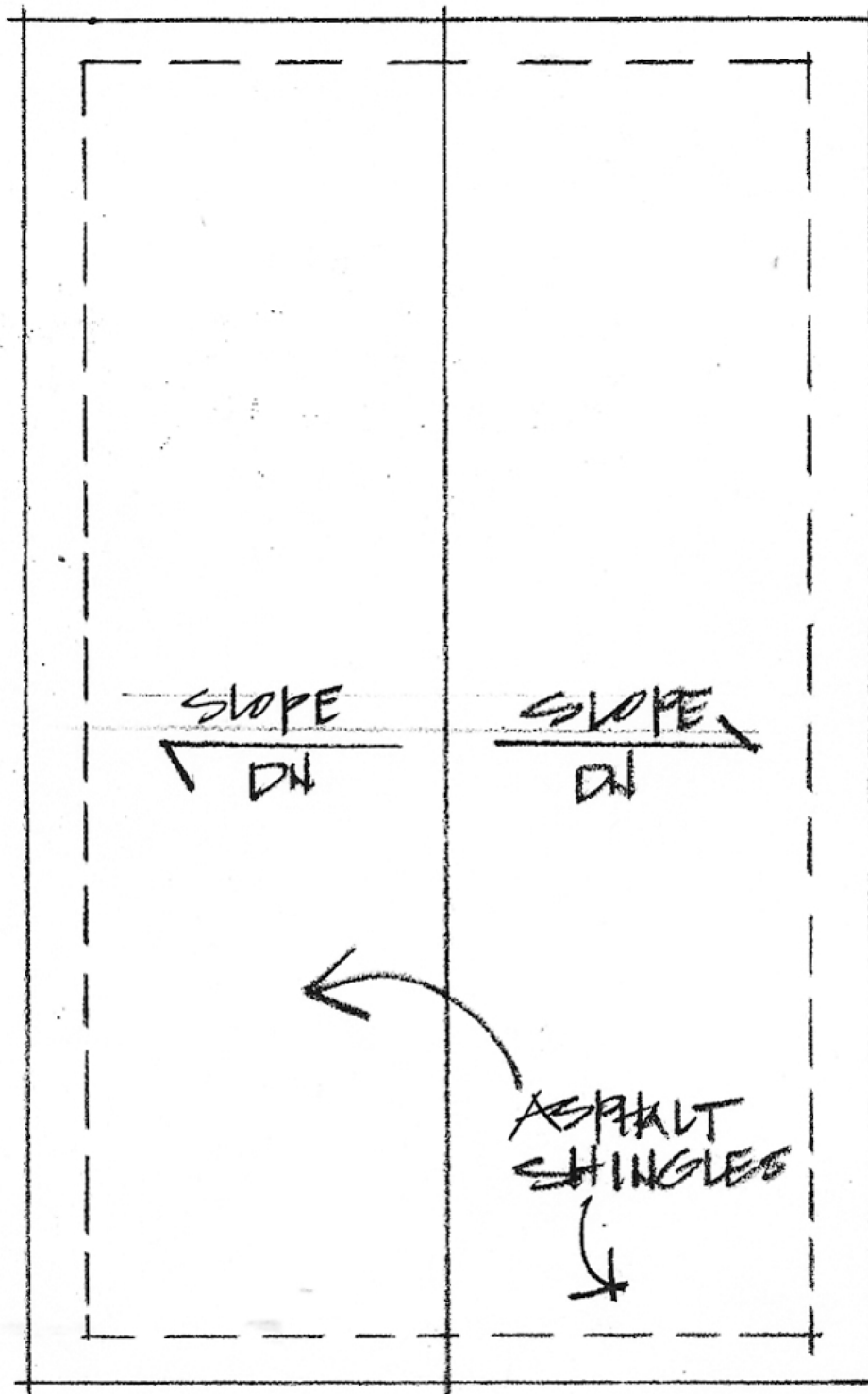
House/Site Information:

Lot: Parts of 6 & 7 Block: 7

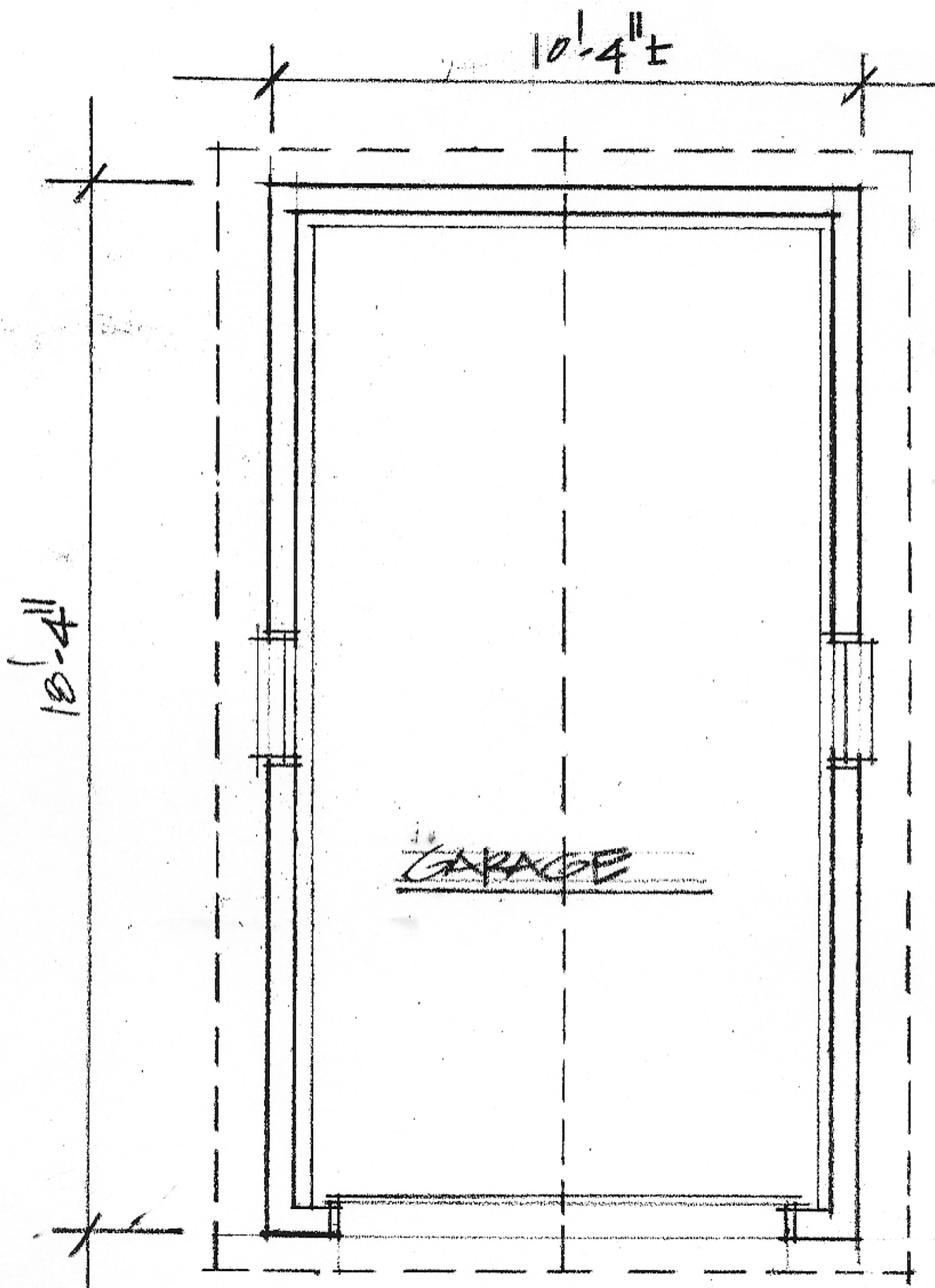
Subdivision: B.F. Gilbert's Addition to Takoma Park

Address: 7205 Spruce Ave., Takoma Park, MD 20912

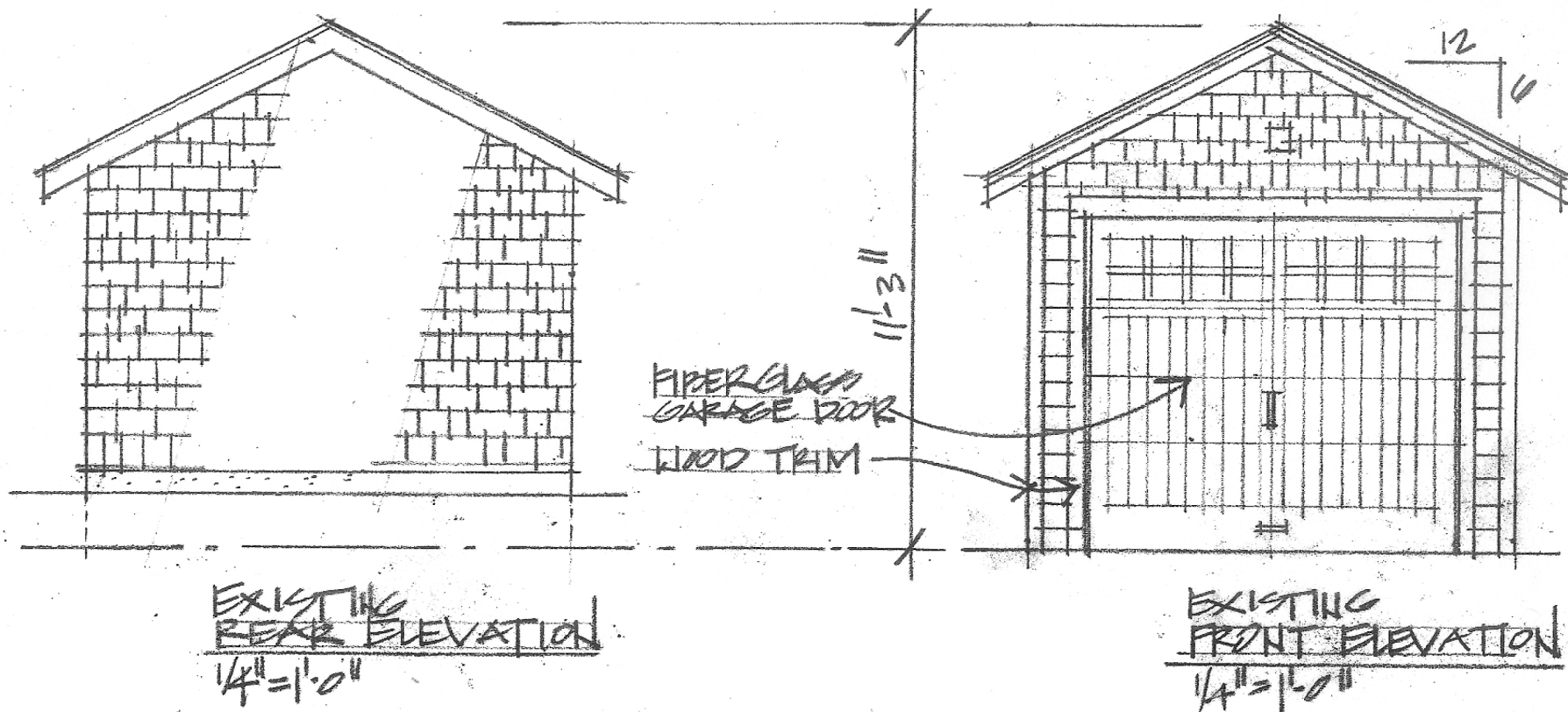
Year built: 1918+/- Zoning: R-60

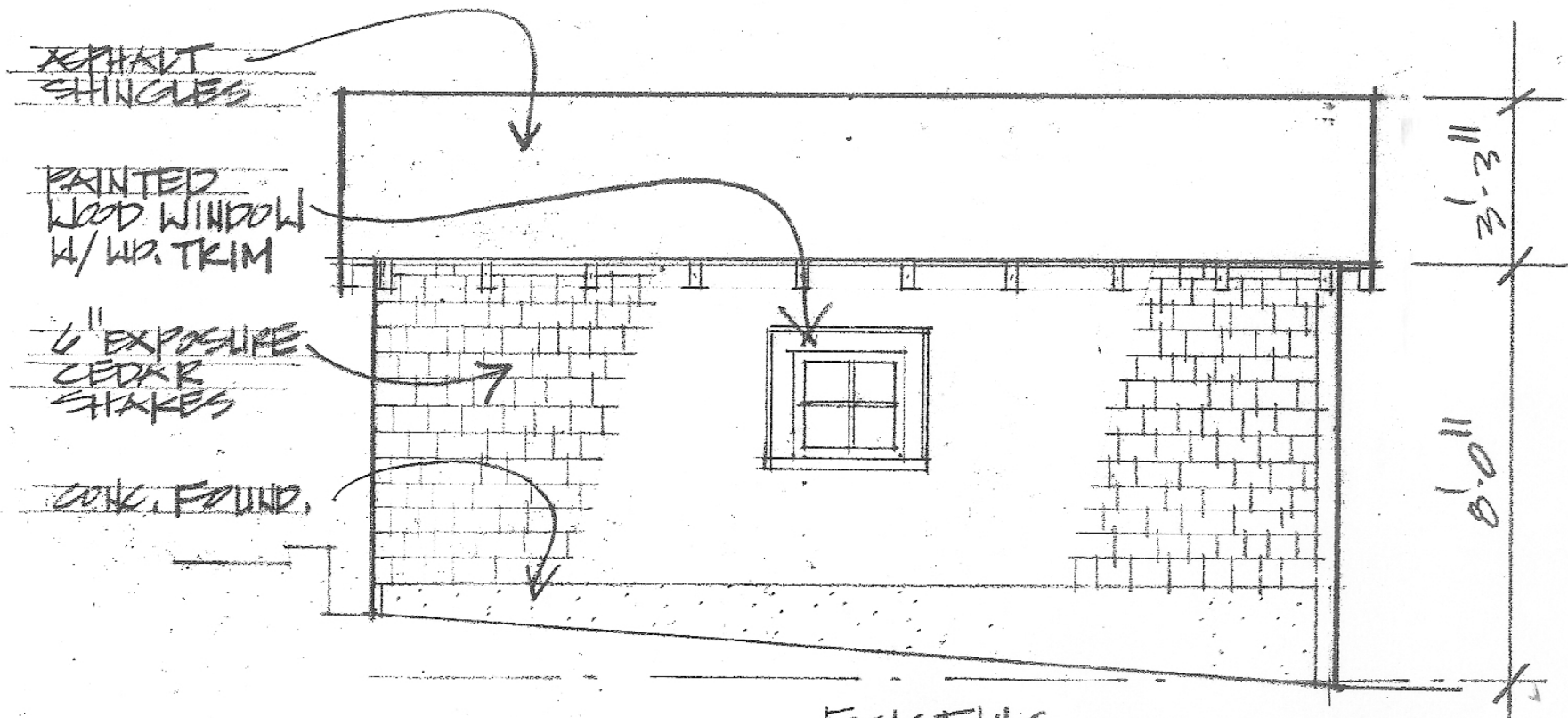


ROOF PLAN
1/4" = 1'-0"

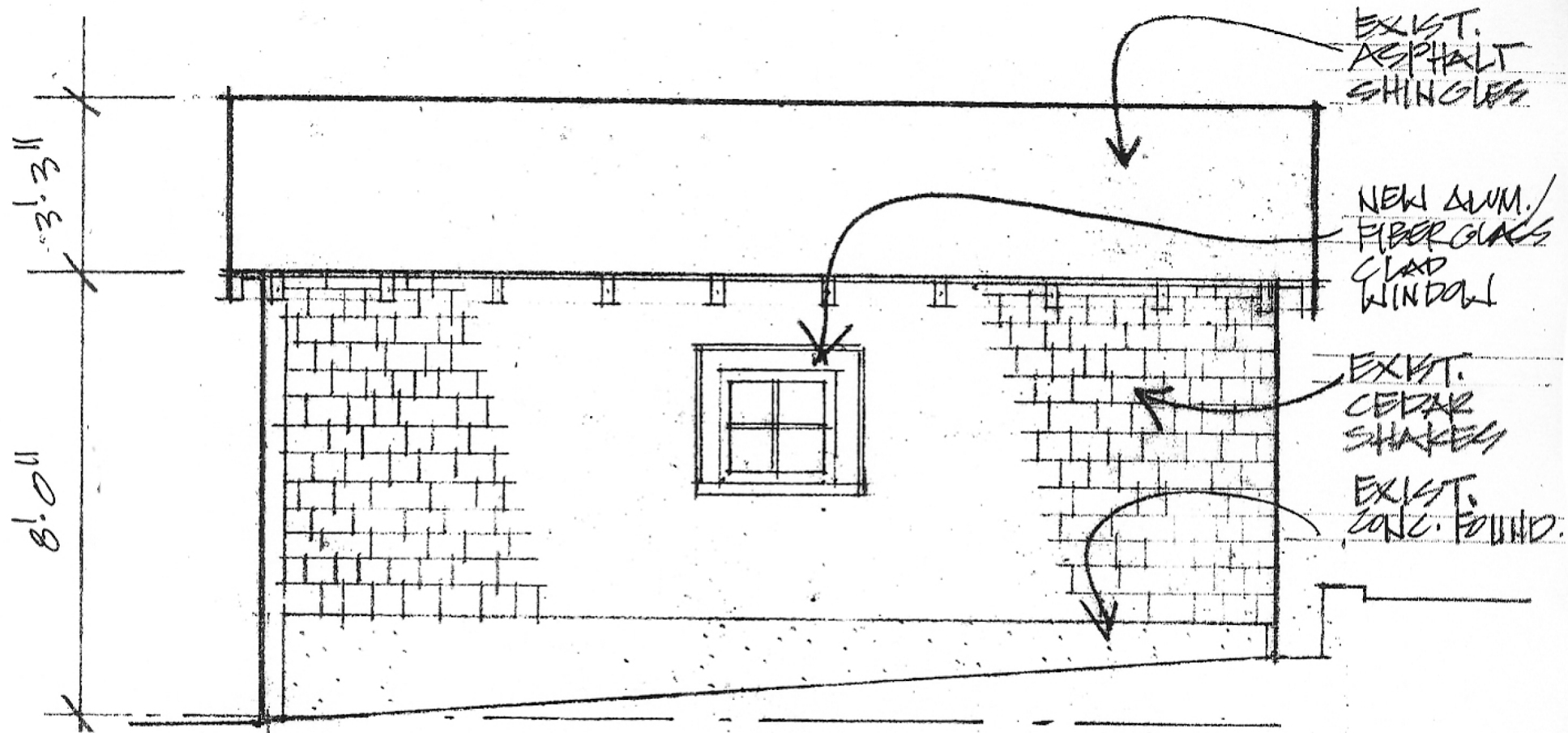


EXISTING GARAGE PLAN
1/4" = 1'-0"

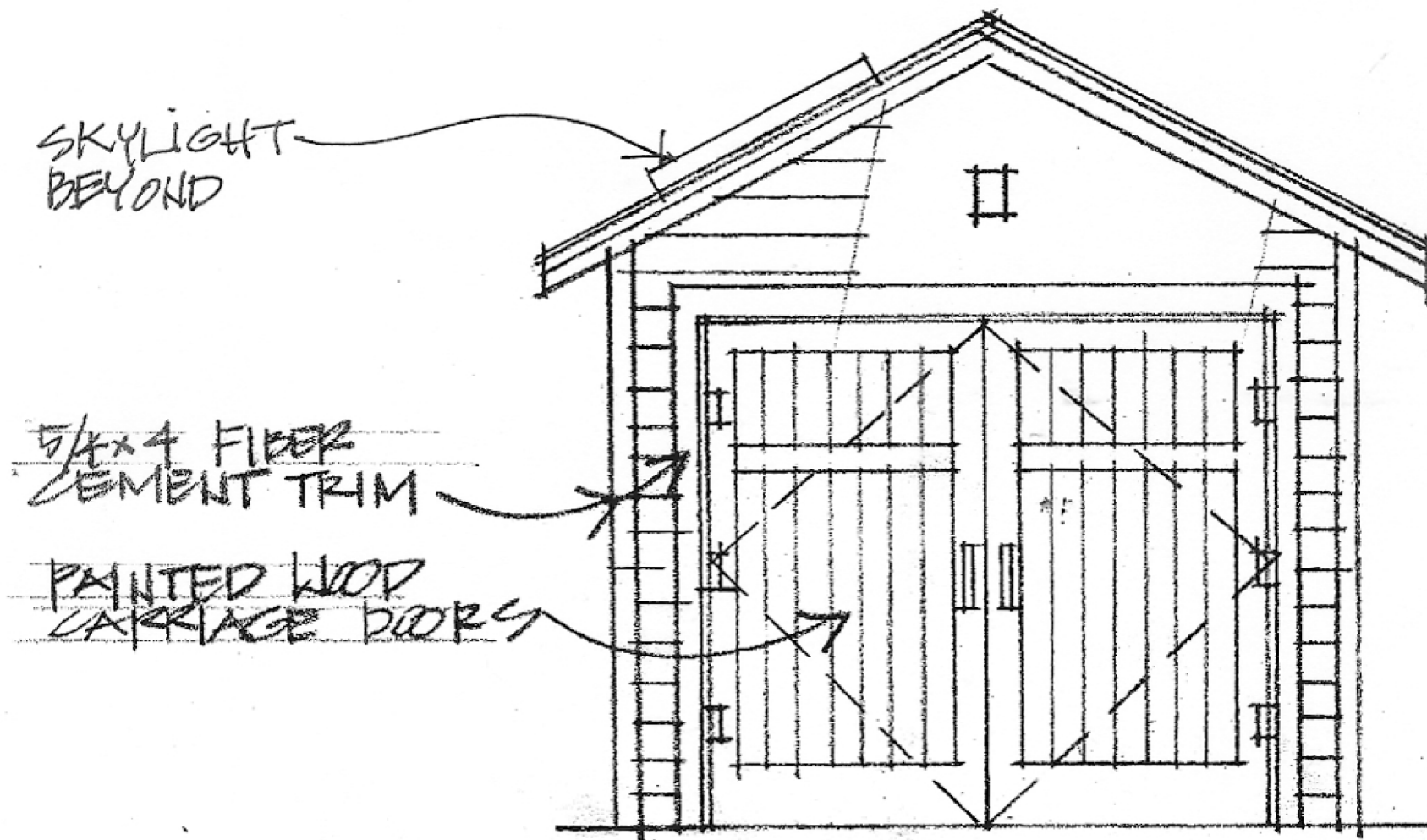




EXISTING
TYPICAL SIDE ELEVATION
1/4" = 1'-0"

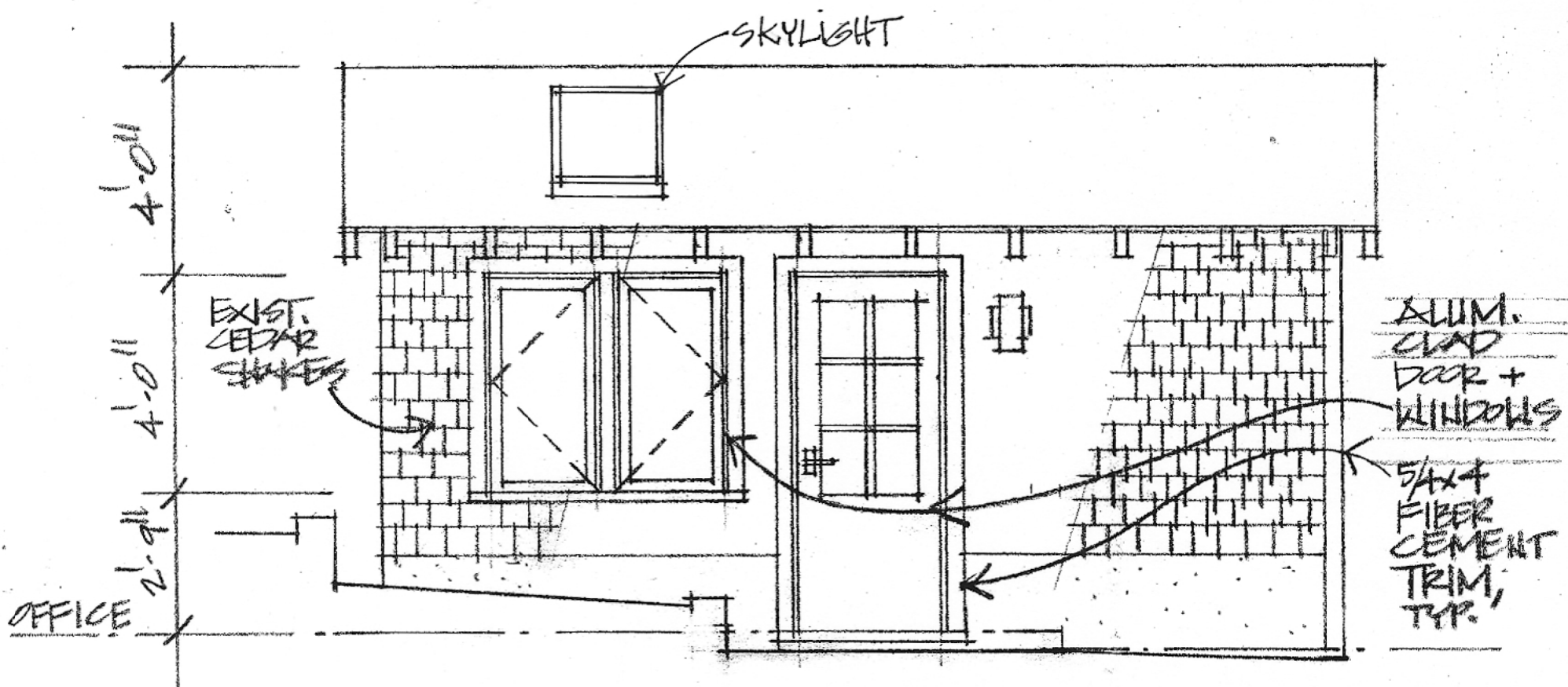


PROPOSED
SIDE ELEVATION
 $\frac{1}{4}" = 1'0"$

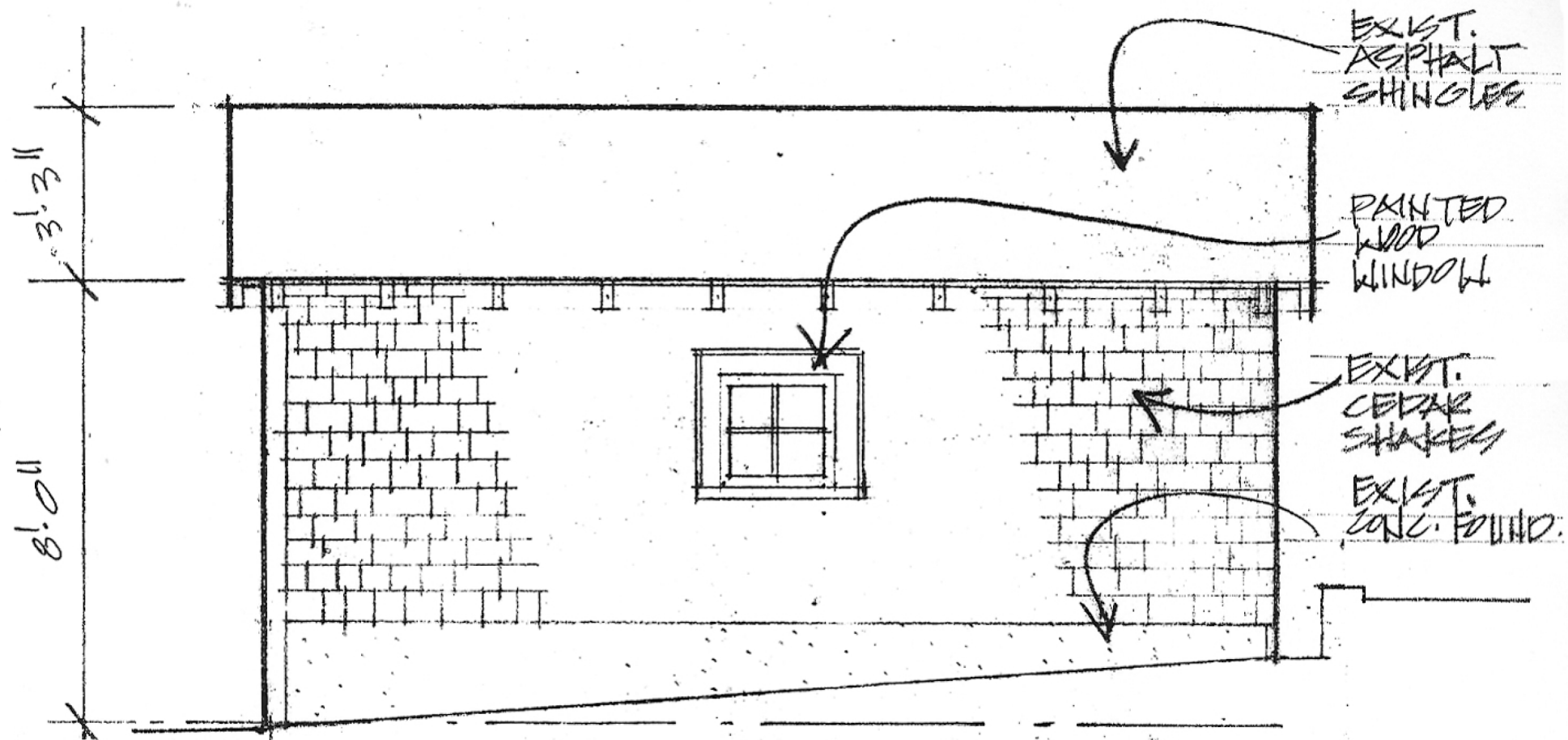


PROPOSED
FRONT ELEVATION

$\frac{1}{4}'' = 1'-0''$



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



EXISTING
SIDE ELEVATION
 $\frac{1}{4}" = 1'0"$



+16



Hover Image to Zoom

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Krosswood Doors >

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22 questions and 6 answers for this product

WRITE A REVIEW

ASK A QUESTION

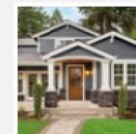
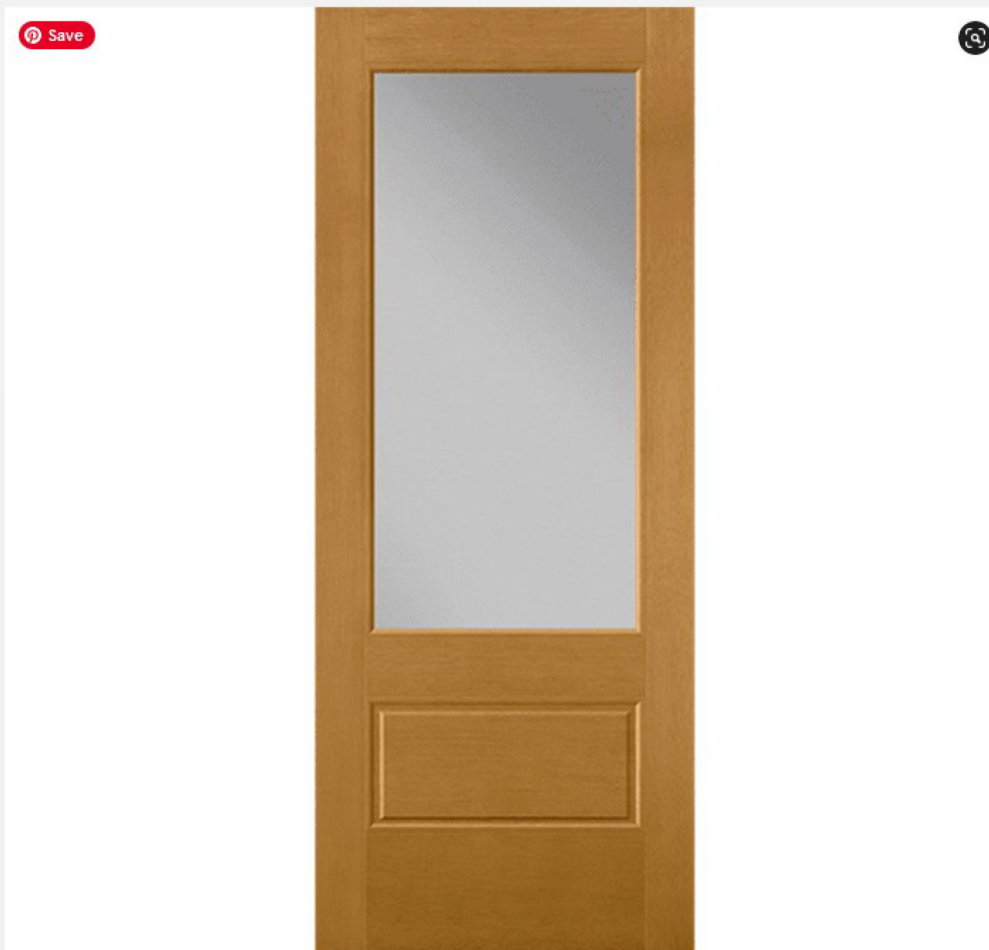
- Douglas Fir wood features a straight pronounced grain for a clean modern
- Purchase door unfinished or choose from 6 stain options. *Stain color may depending on natural variations in the wood grain.
- Customize to fit your space with matching single, double sidelites or slab
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- High performing and exceptionally durable fiberglass p
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HOW TO GET IT

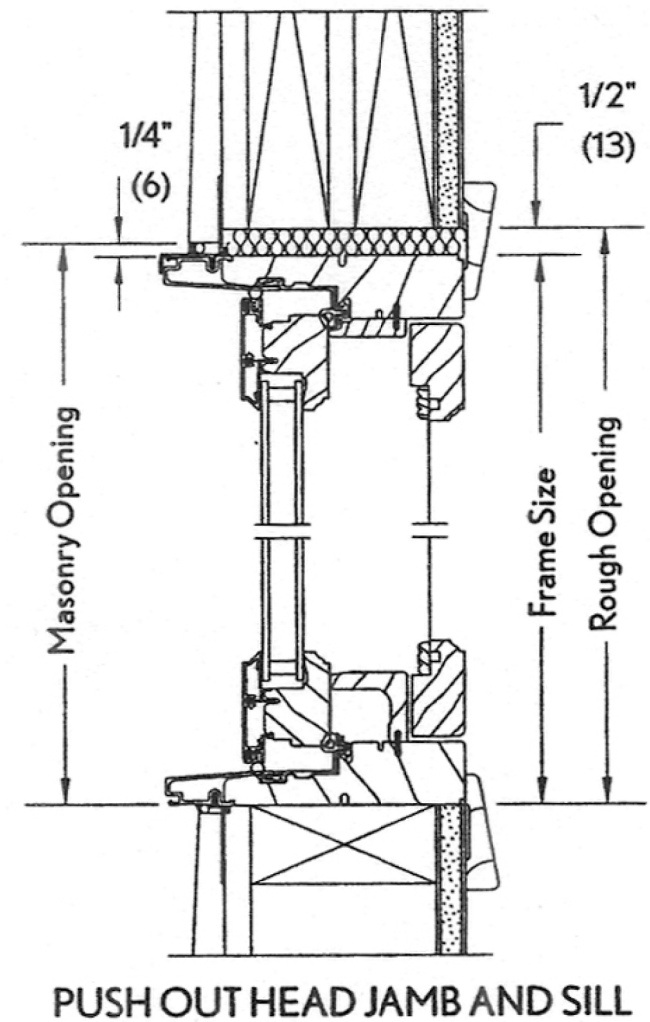
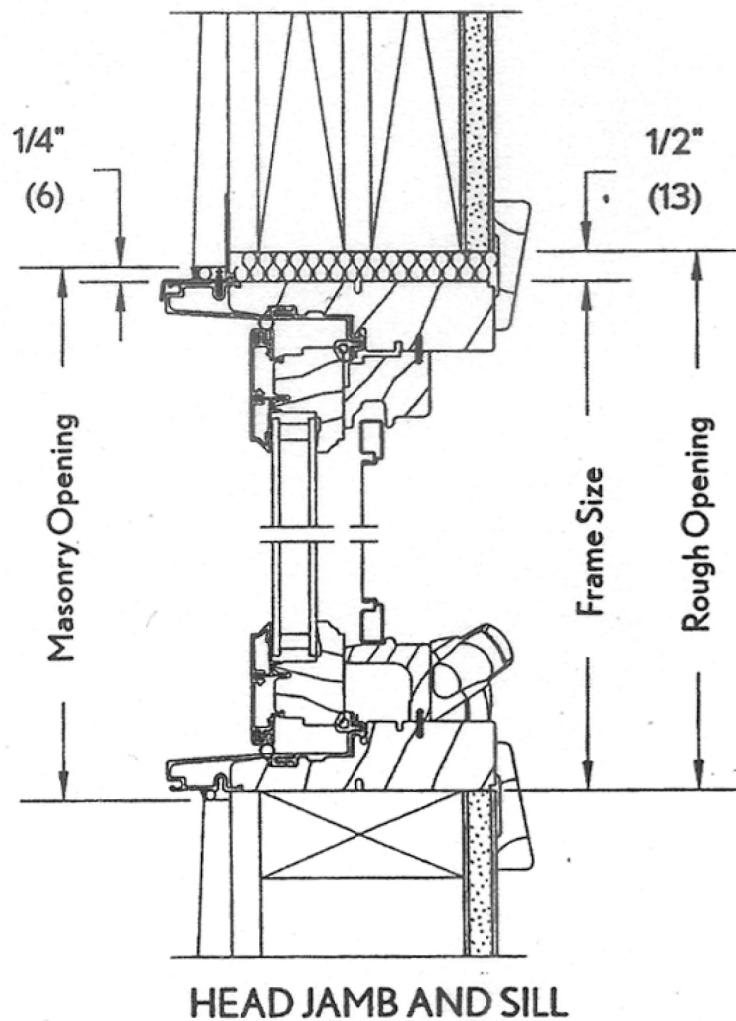
Delivering to 20782 - [Update](#)

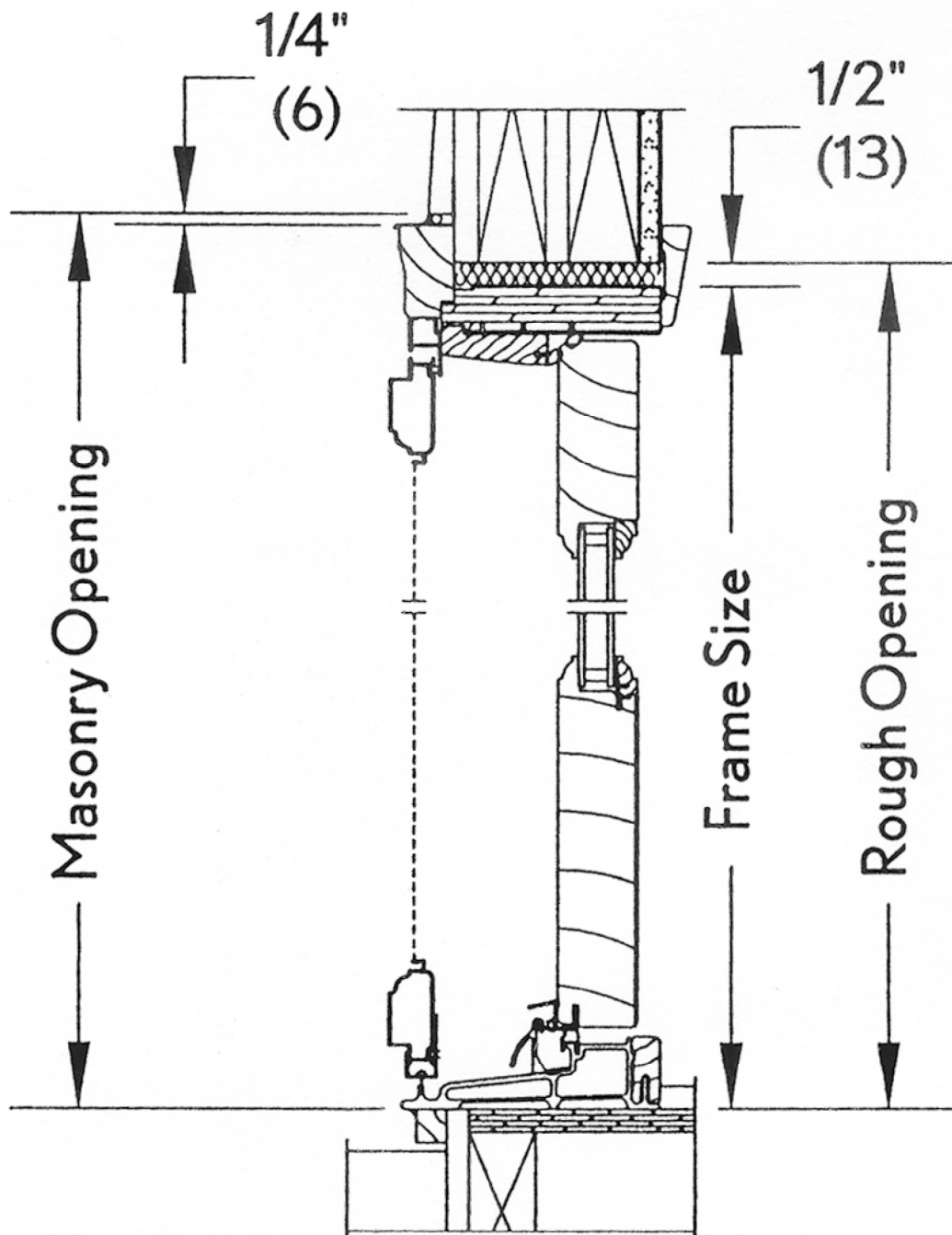
Job Site Delivery

Free Warehouse

CLAD ULTIMATE CASEMENT/PUSH OUT CASEMENT

CONSTRUCTION DETAILS

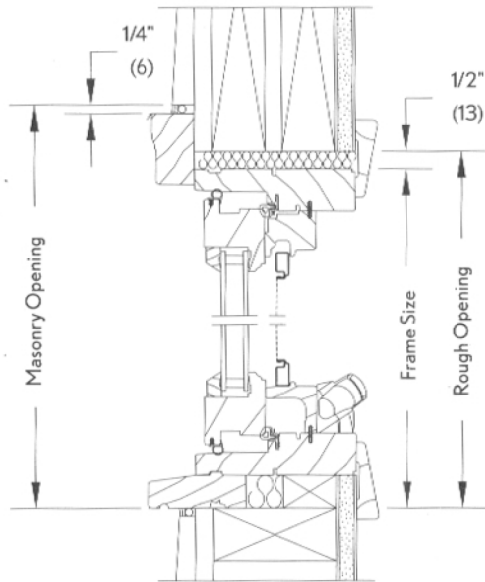




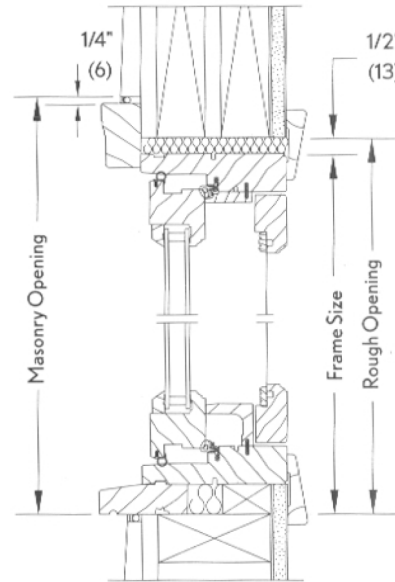
WOOD INSWING HEAD JAMB AND SILL
WITH STANDARD SWINGING SCREEN

WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT

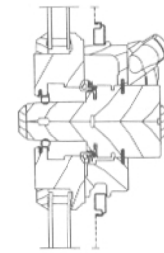
CONSTRUCTION DETAILS



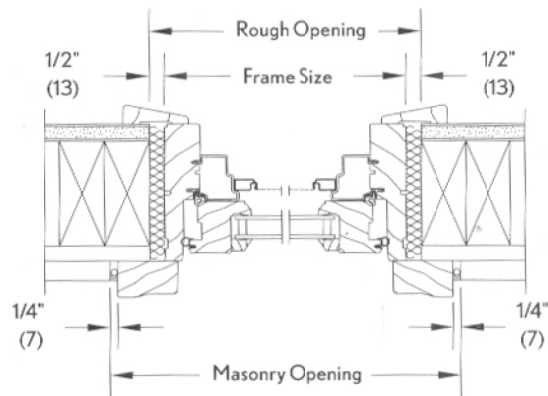
OPERATOR
HEAD JAMB AND SILL



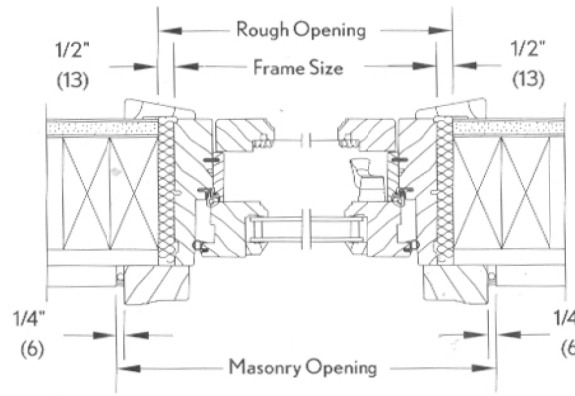
PUSH OUT OPERATOR
HEAD JAMB AND SILL



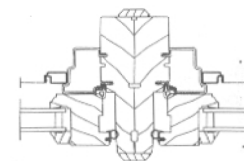
HORIZONTAL MULLION



OPERATOR JAMB



PUSH OUT OPERATOR JAMB



VERTICAL MULLION













