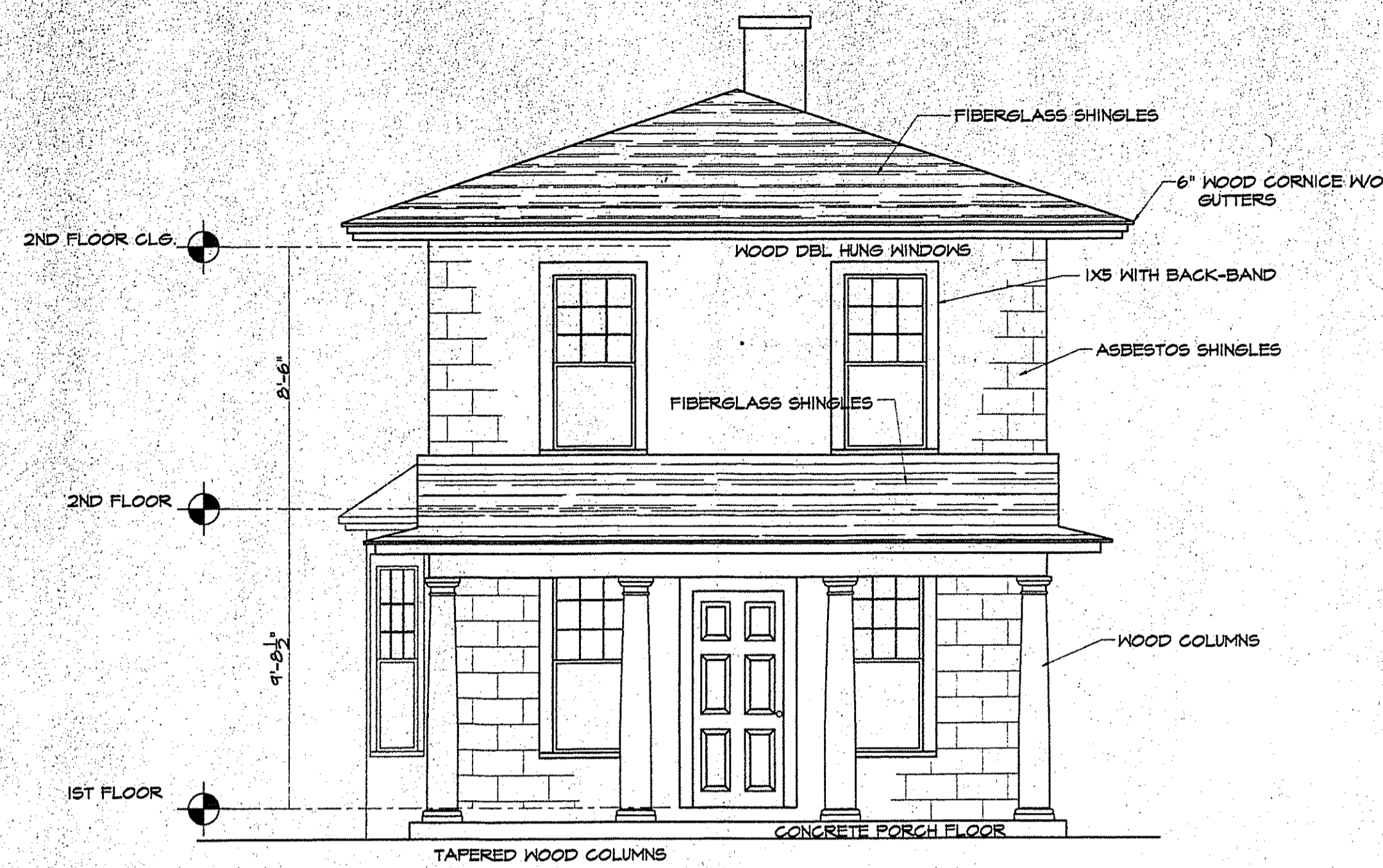
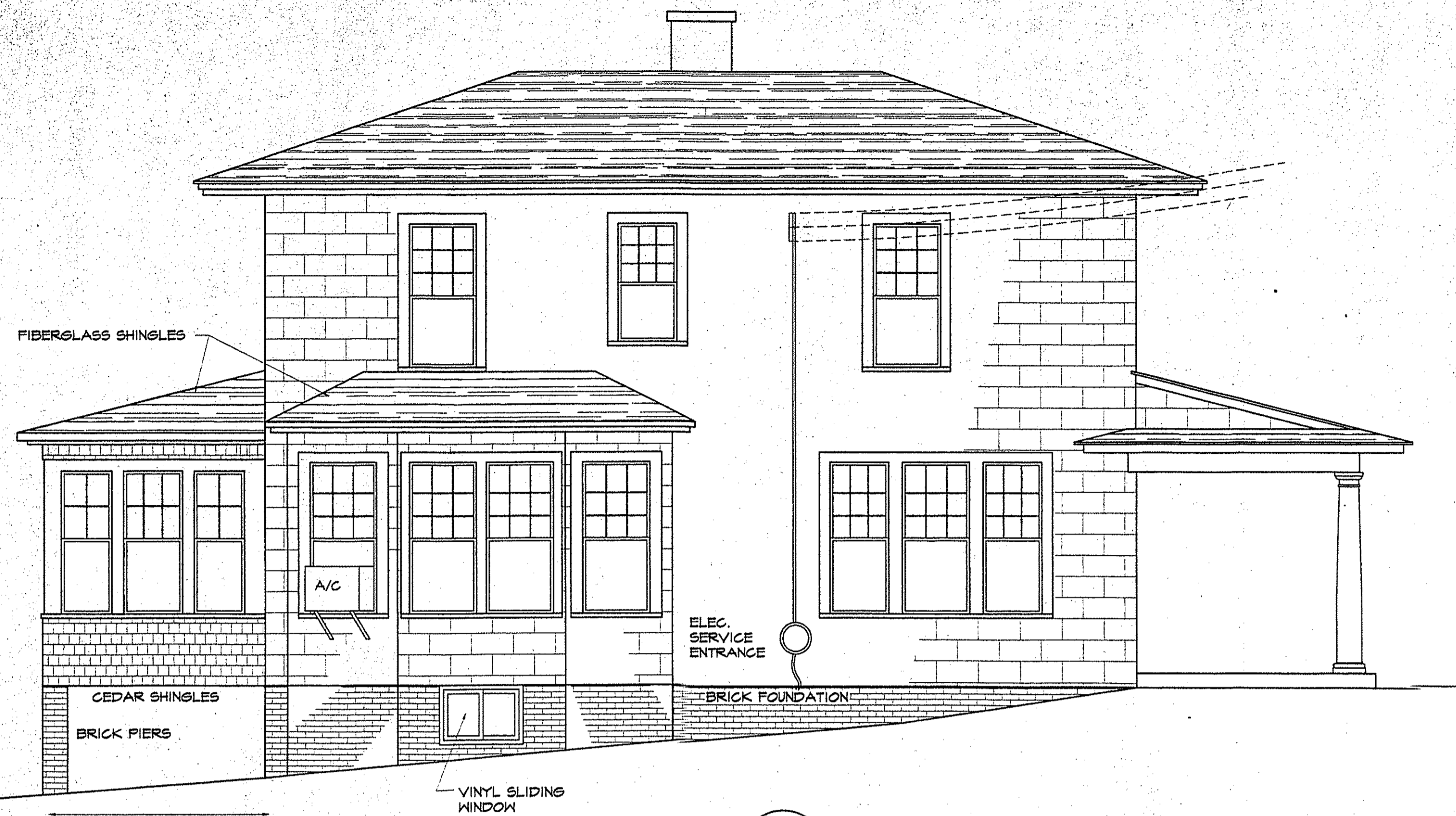


37/3-99U 7218 Spruce Avenue
(Takoma Park Historic District)

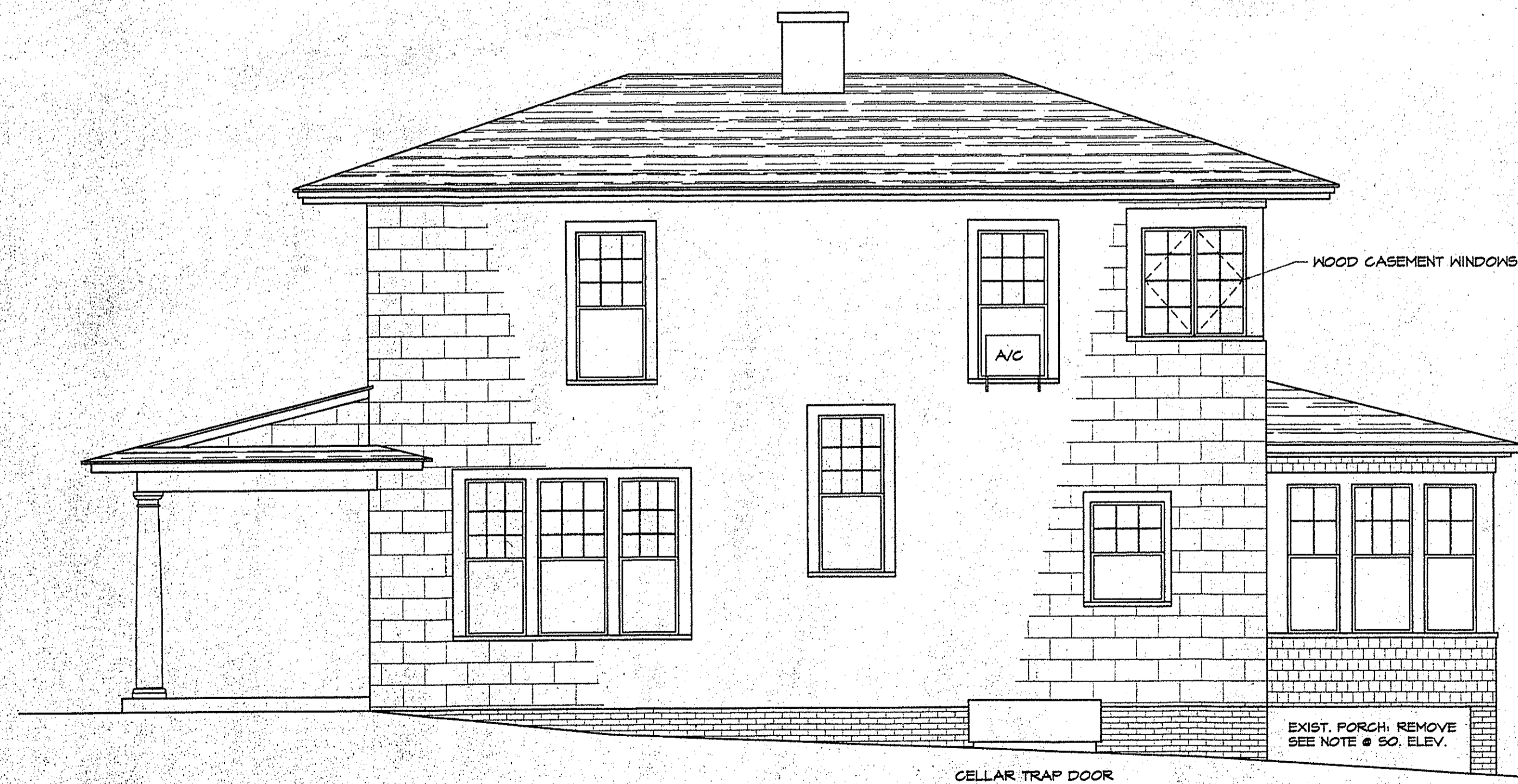


EXIST. EAST ELEVATION
SCALE: 1/4"=1'-0"

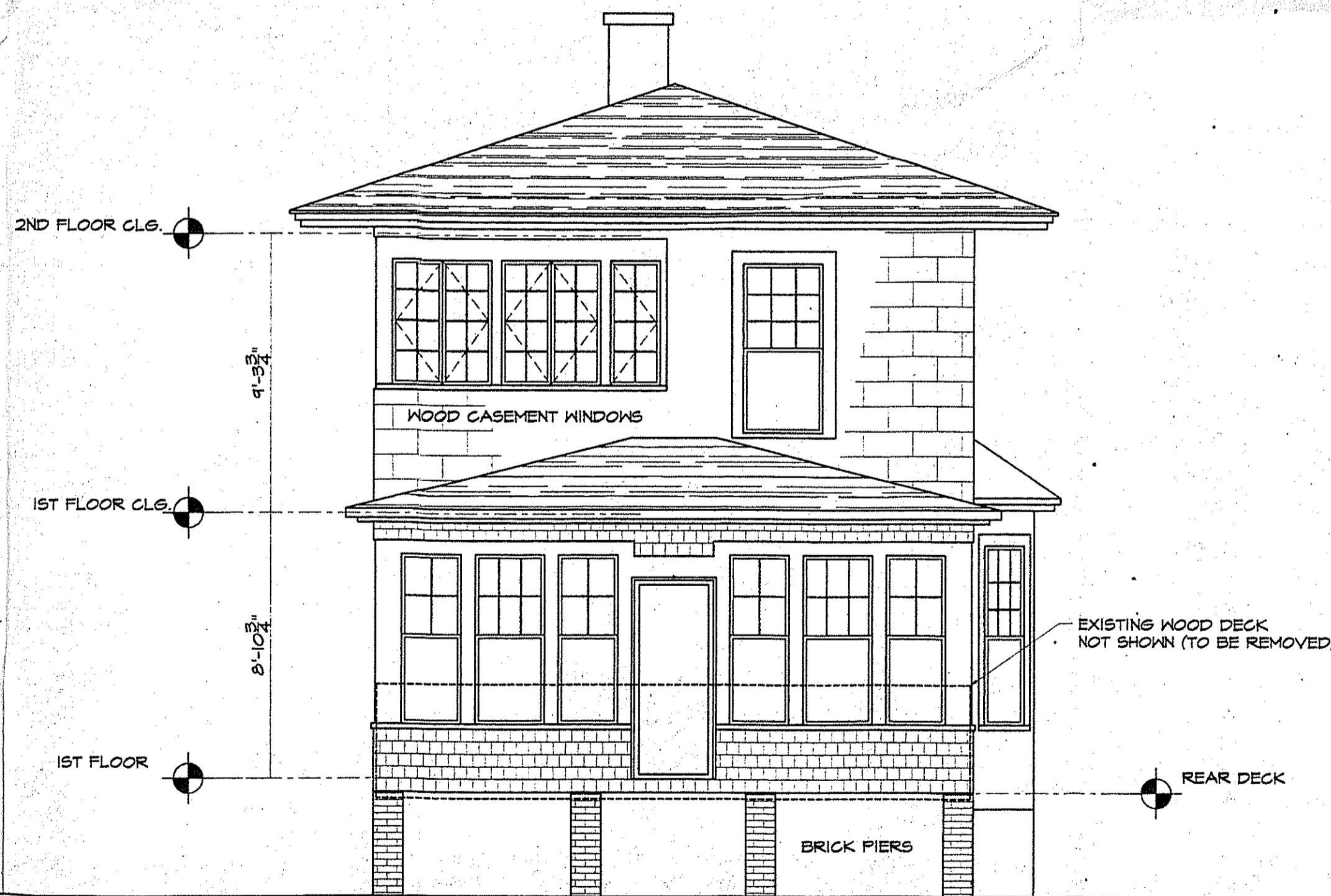


EXIST. SOUTH ELEVATION
SCALE: 1/4"=1'-0"

EXISTING REAR PORCH
ADDITION TO BE REMOVED.
ALL 12 WINDOWS ARE TO BE
SALVAGED. 10 OF THESE
WINDOWS ARE TO BE REUSED
IN THE CONSTRUCTION OF THE
PROPOSED ADDITION.



EXIST. NORTH ELEVATION
SCALE: 1/4"=1'-0"



EXIST. WEST ELEVATION
SCALE: 1/4"=1'-0"

REVISION

EXISTING ELEVATIONS

SCALE: 1/4"=1'-0"

ADDITION TO THE GAY/
PRADOS RESIDENCE
7218 SPRUCE AVENUE
TAKOMA PARK, MD 20912

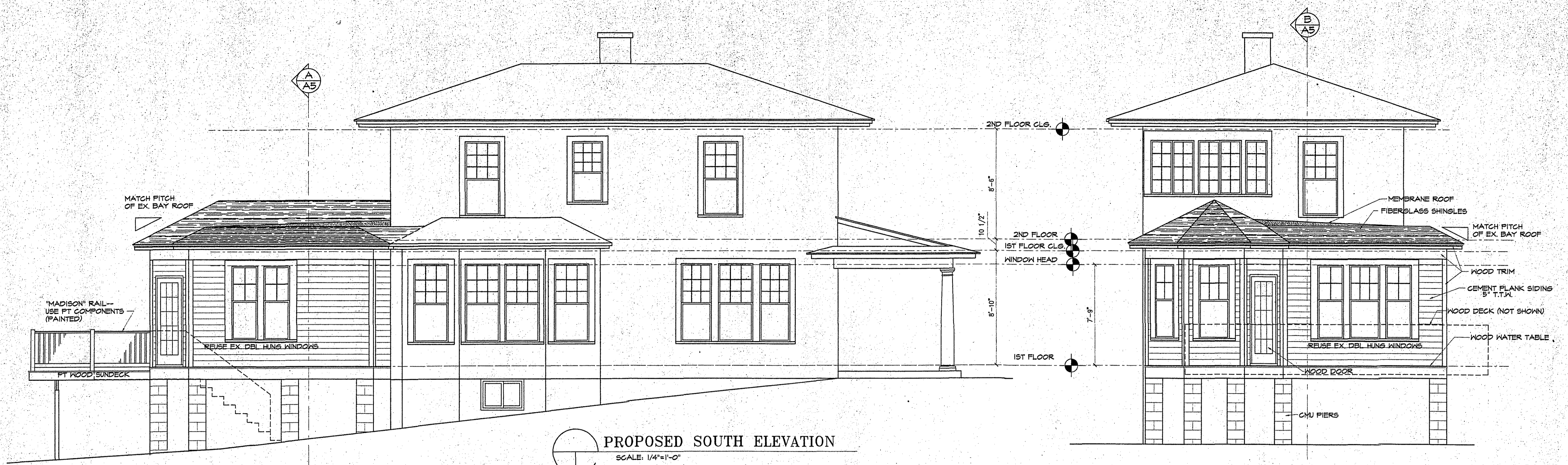
AUG 15, 1999

A-1

Heritage Building and Renovation, Inc.
208 Manor Circle
Takoma Park, MD 20912
(301)270-4799 Fax:(301)270-0166

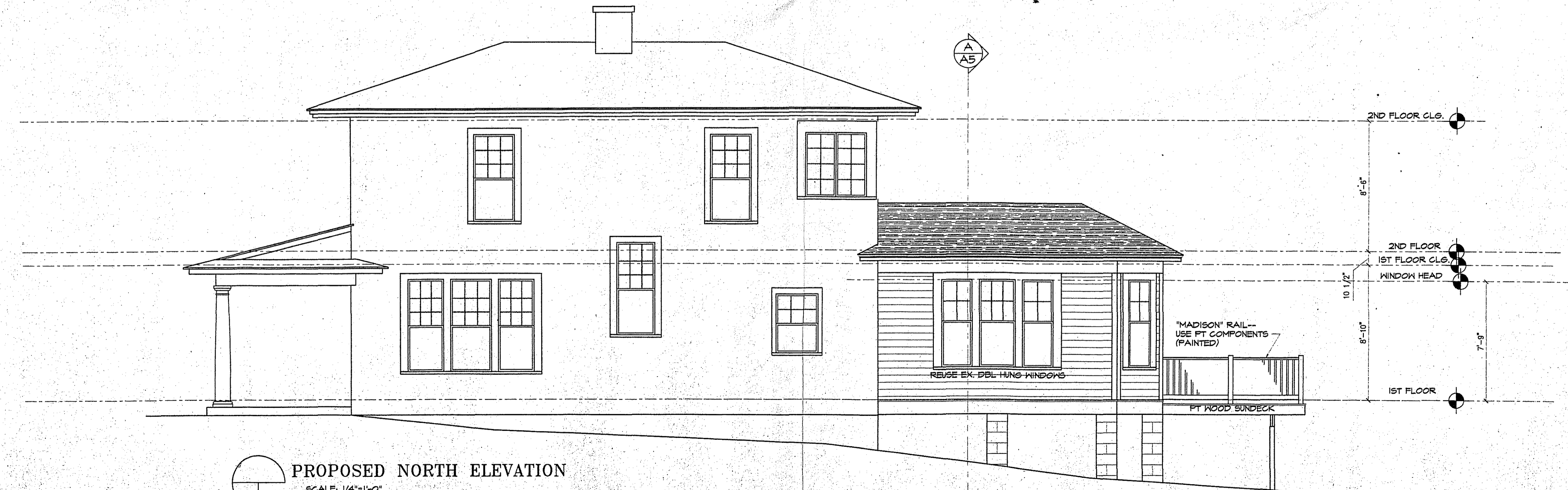
APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
8/17/99

alan abrams
designer a.i.b.d.
808 aspen st nw WDC 20012 USA
voice 202.726.5894 fax 202.291.6772
email awabrams@erols.com



PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

DATE	
REVISION	

PROPOSED ELEVATIONS
SCALE: 1/4"=1'-0"

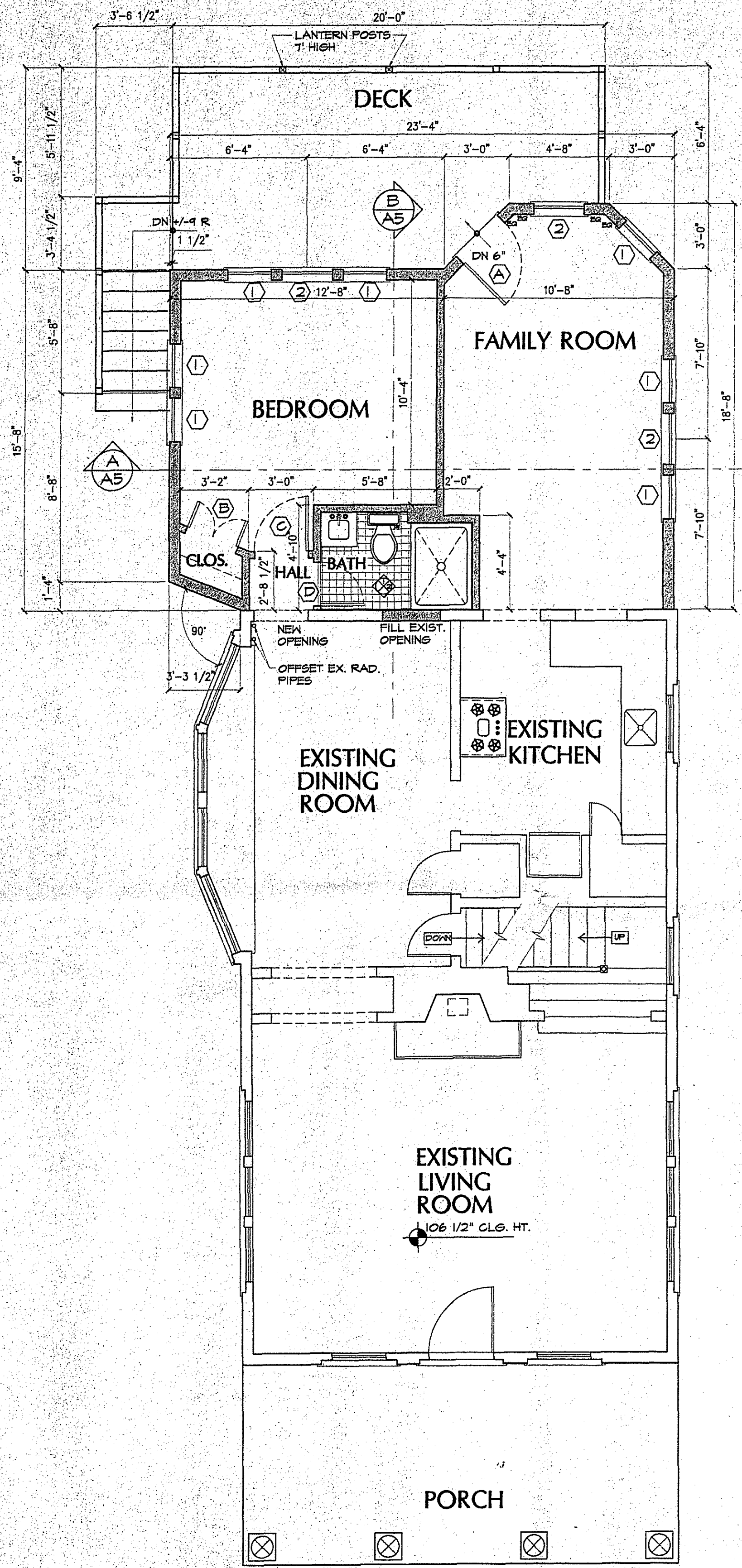
ADDITION TO THE GAY/
PRADOS RESIDENCE
7218 SPRUCE AVENUE
TAKOMA PARK, MD 20912

AUG 15, 1999
A-2

Heritage Building and Renovation, Inc.
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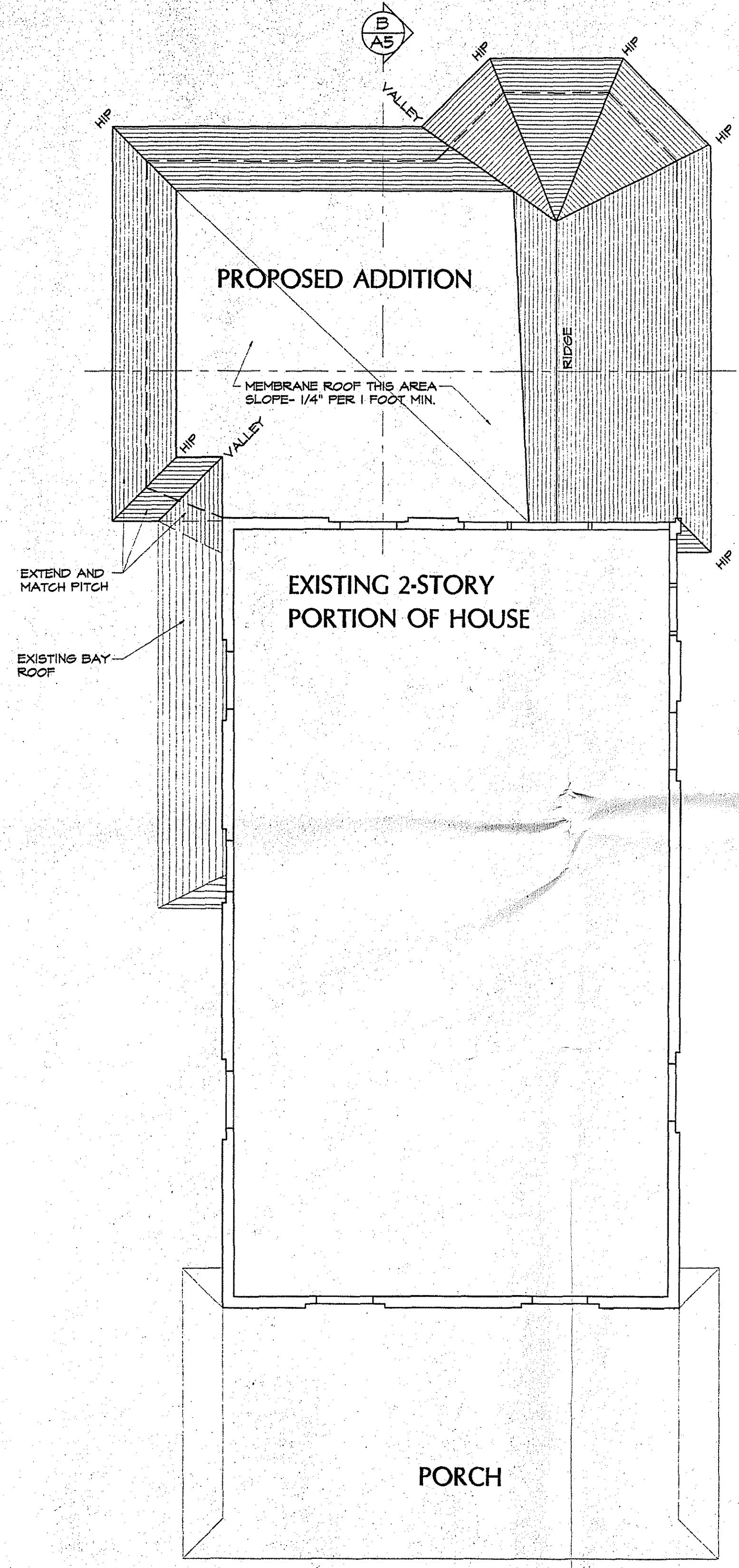
APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
8/17/99

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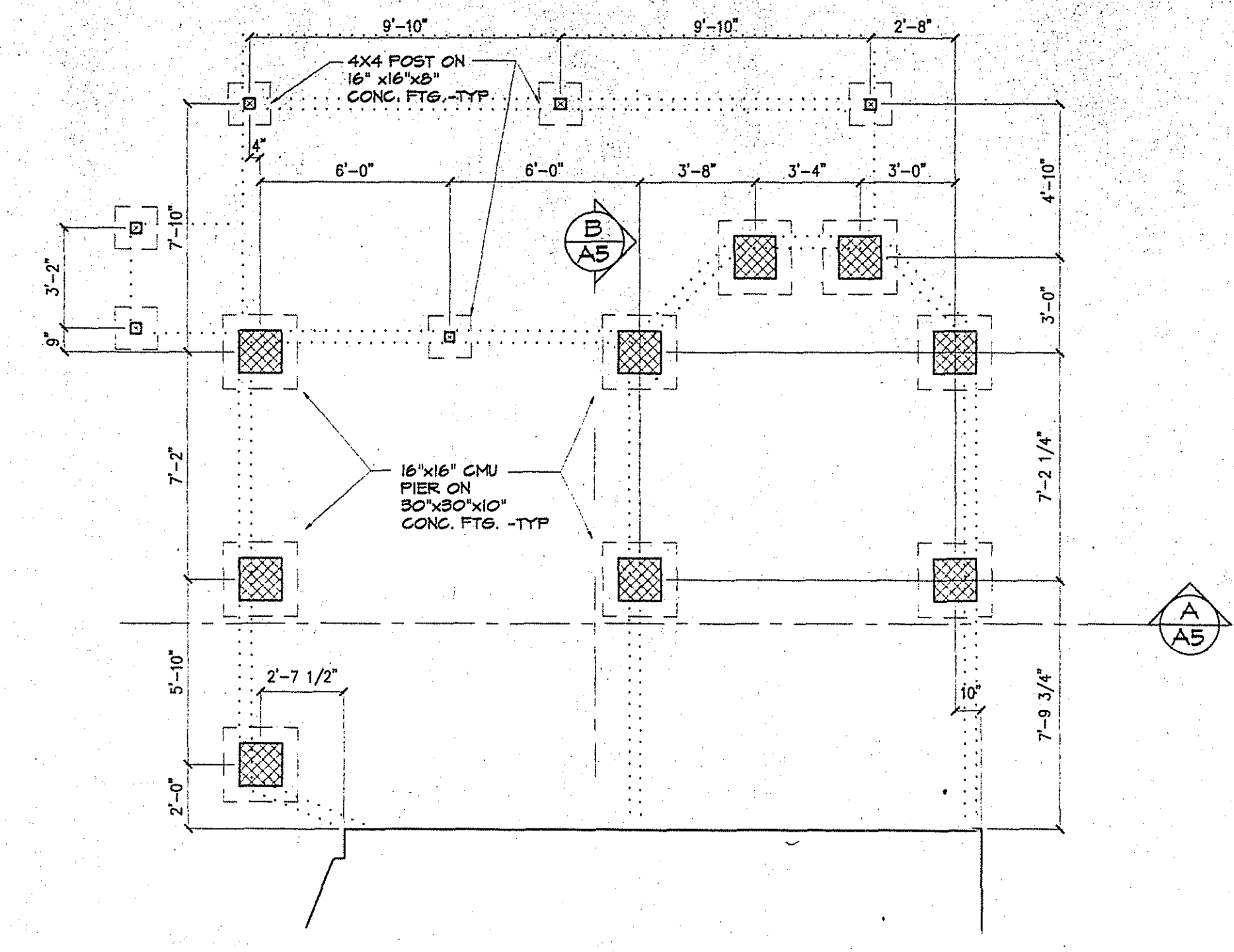


1ST FL PLAN
1/4"=1'-0"

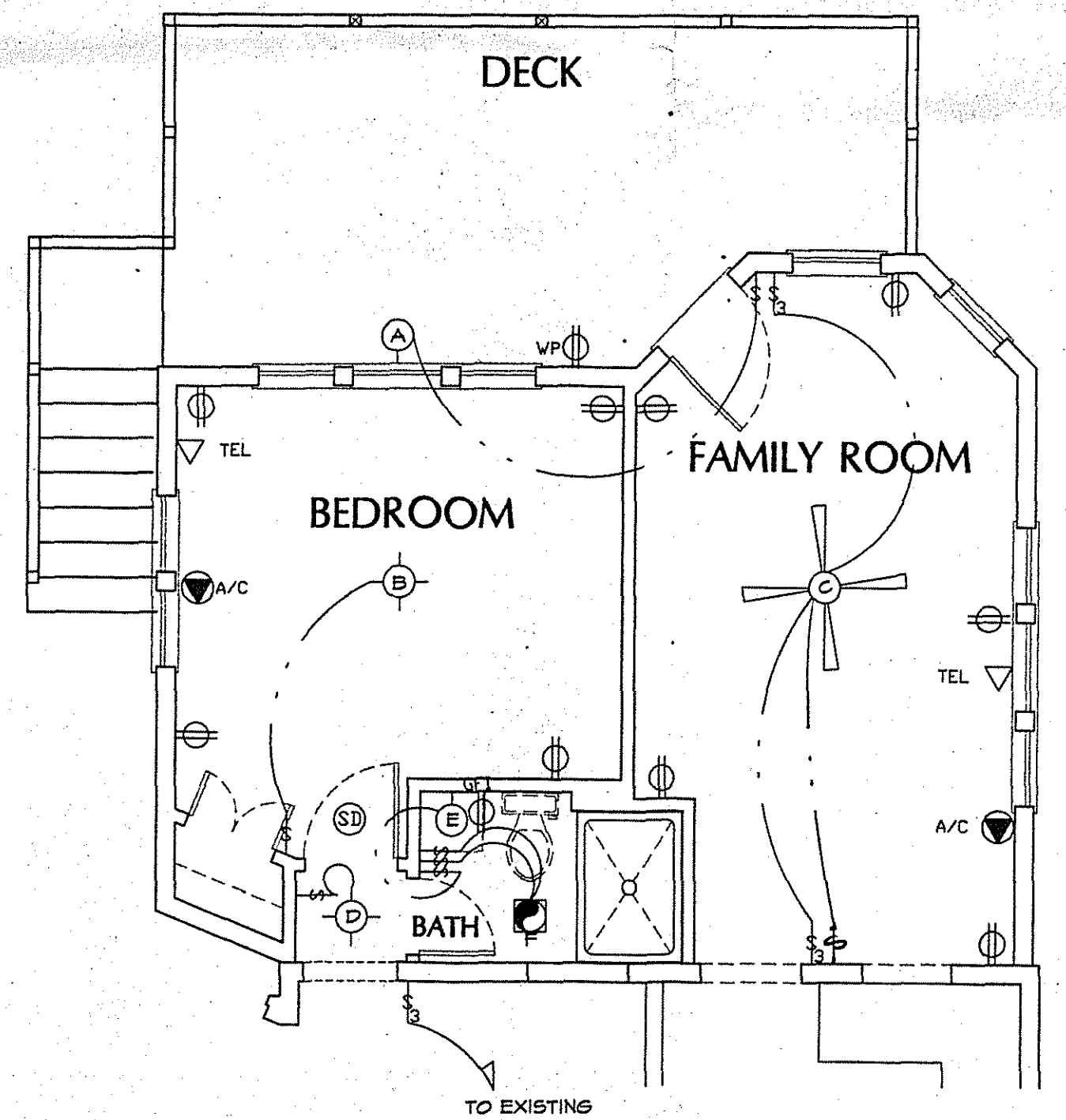
ROOF PLAN
1/4"=1'-0"



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



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



ELECTRICAL FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUF.	CAT. #	REMARKS
A	EXTERIOR WALL MOUNT			OPCL
B	BEDROOM CEILING MOUNT			OPCL
C	PADDLE FAN/LIGHT			OPCL
D	HALLWAY CEILING MOUNT			OPCL
E	BATHROOM HALL MOUNT			OPCL
F	BATH FAN/LIGHT	BRZAN	HDEOL	OPCL

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- 3-WAY SWITCH
- SMOKE DETECTOR
- DUPLEX OUTLET
- WEATHERPROOF OUTLET
- GROUND-FAULT INTERRUPTER OUTLET
- 4-PR TELEPHONE OUTLET CAT 5 CABLE
- BATHROOM VENT-LIGHT
- CEILING MOUNT LIGHT
- WALL MOUNT LIGHT
- DESIGNATED A/C OUTLET
MATCH CAPACITY & CONFIG
TO OWNER'S EQUIPMENT
- PADDLE FAN-LIGHT

Heritage Building and Renovation, Inc.
 208 Manor Circle
 Takoma Park, MD 20912
 (301)270-4799 Fax: (301)270-0166

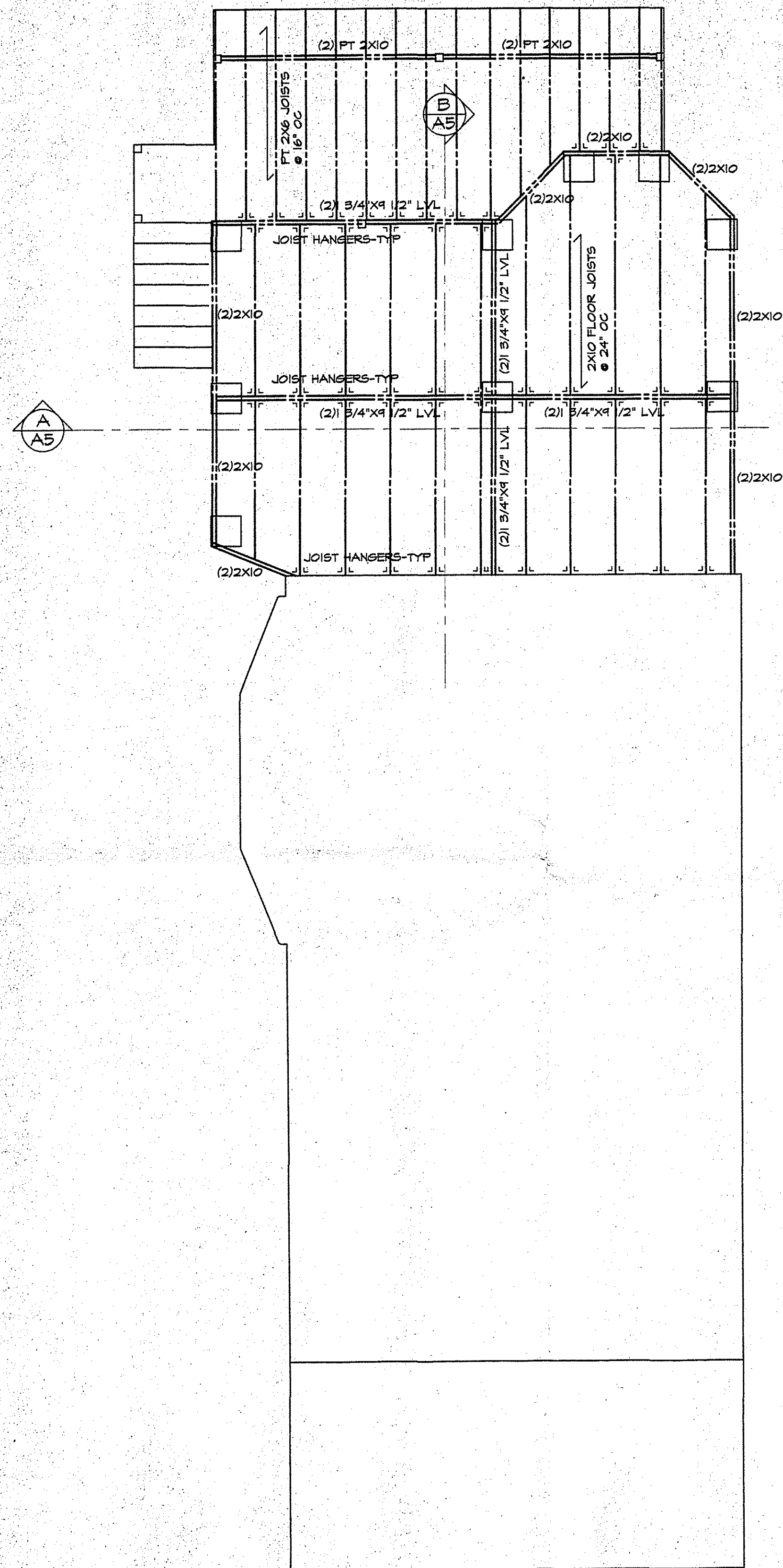
DATE
 REVISION
 2x6 EX. WALLS, CHNG. PIER TO POST, ADD ELEC
 PLAN AND SCHED. 8/13

1ST FLOOR, FOUNDTN
 & ROOF PLANS
 SCALE: 1/4"=1'-0"

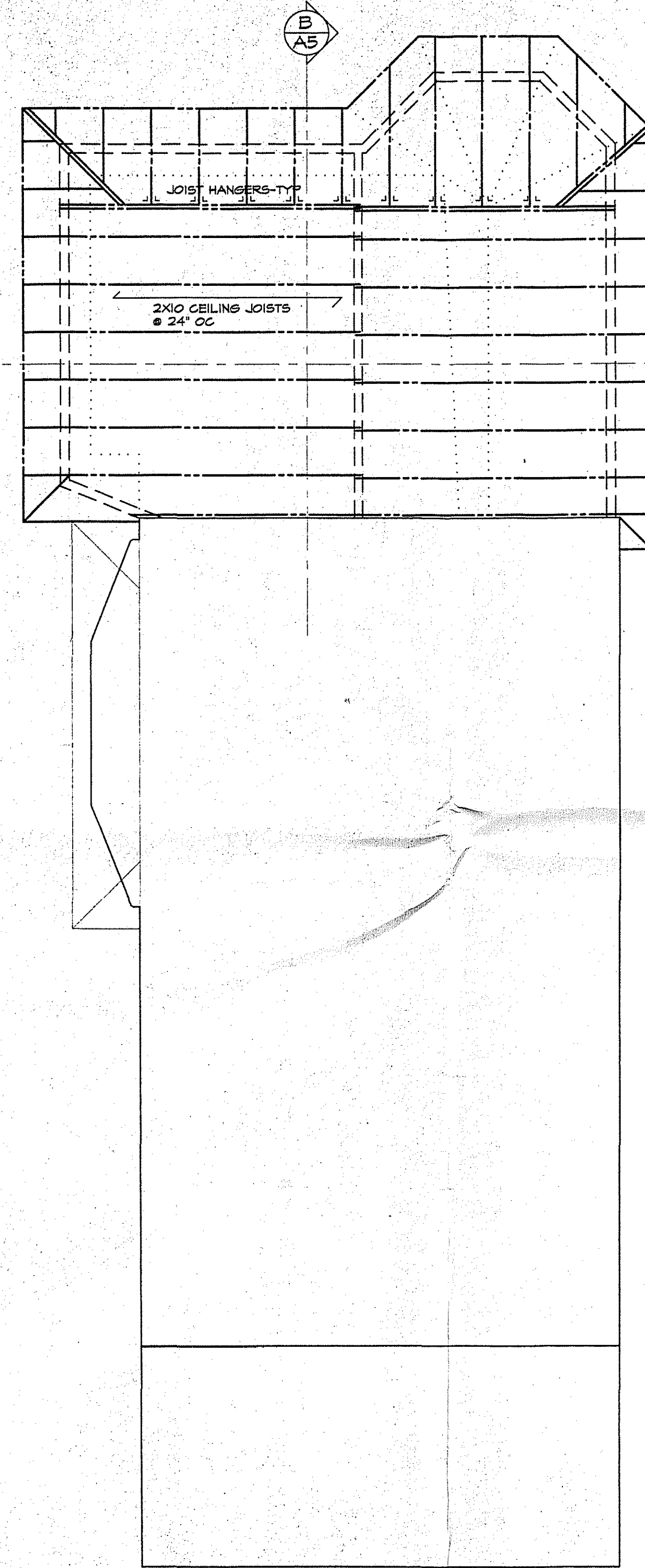
ADDITION TO THE GAY/
 PRADOS RESIDENCE
 7218 SPRUCE AVENUE
 TAKOMA PARK, MD 20912

AUG 15, 1999
 A-3

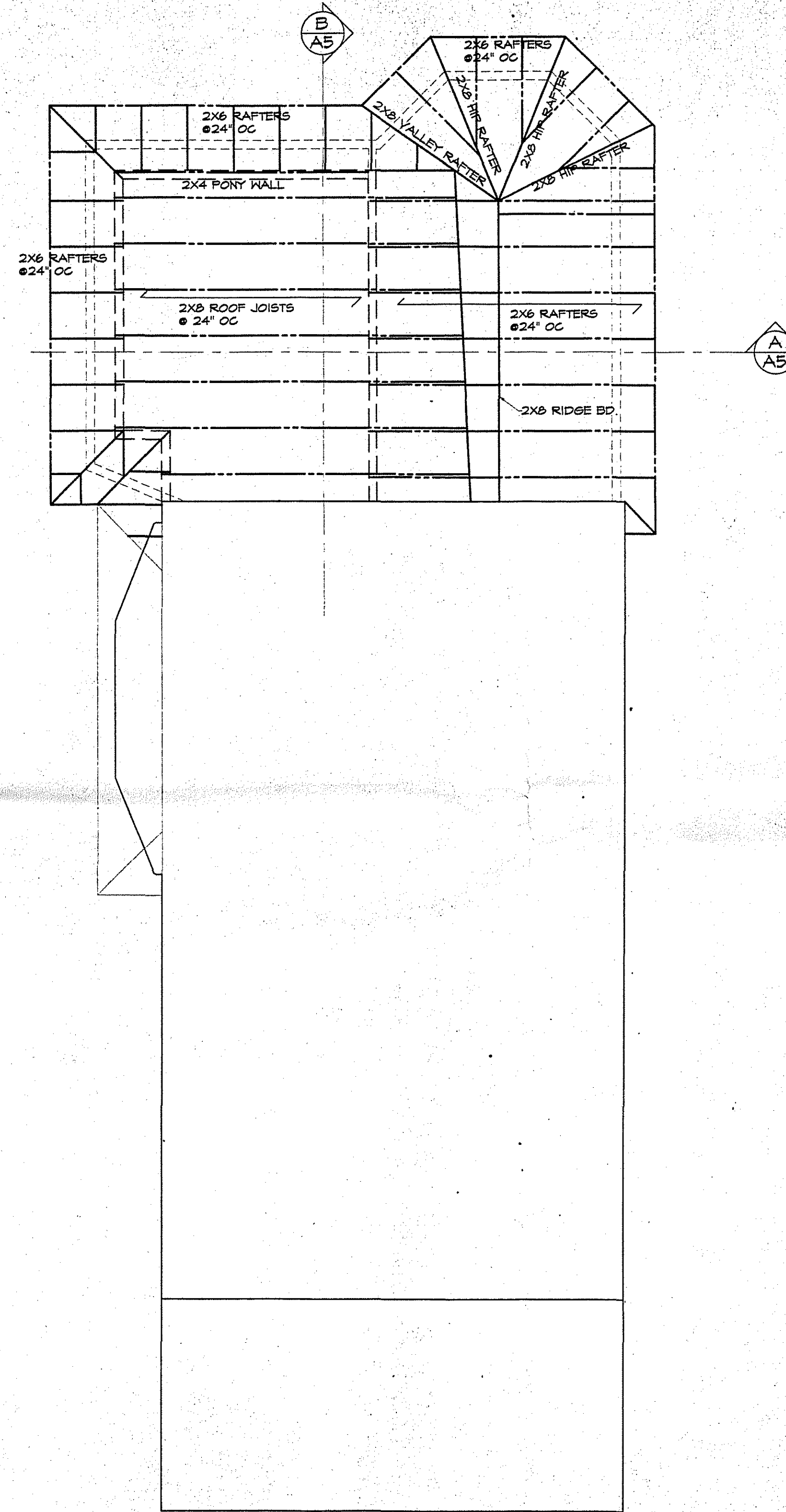
alan
 abrams
 designer a.i.b.d.
 808 aspen st nw WDC 20012 USA
 voice 202.726.5894 fax 202.291.6772
 email awabrams@erols.com



FLOOR FRAMING PLAN
1/4"=1'-0"



CEILING FRAMING PLAN
1/4"=1'-0"



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

REVISION	DATE
CHANGE PER TO POST	

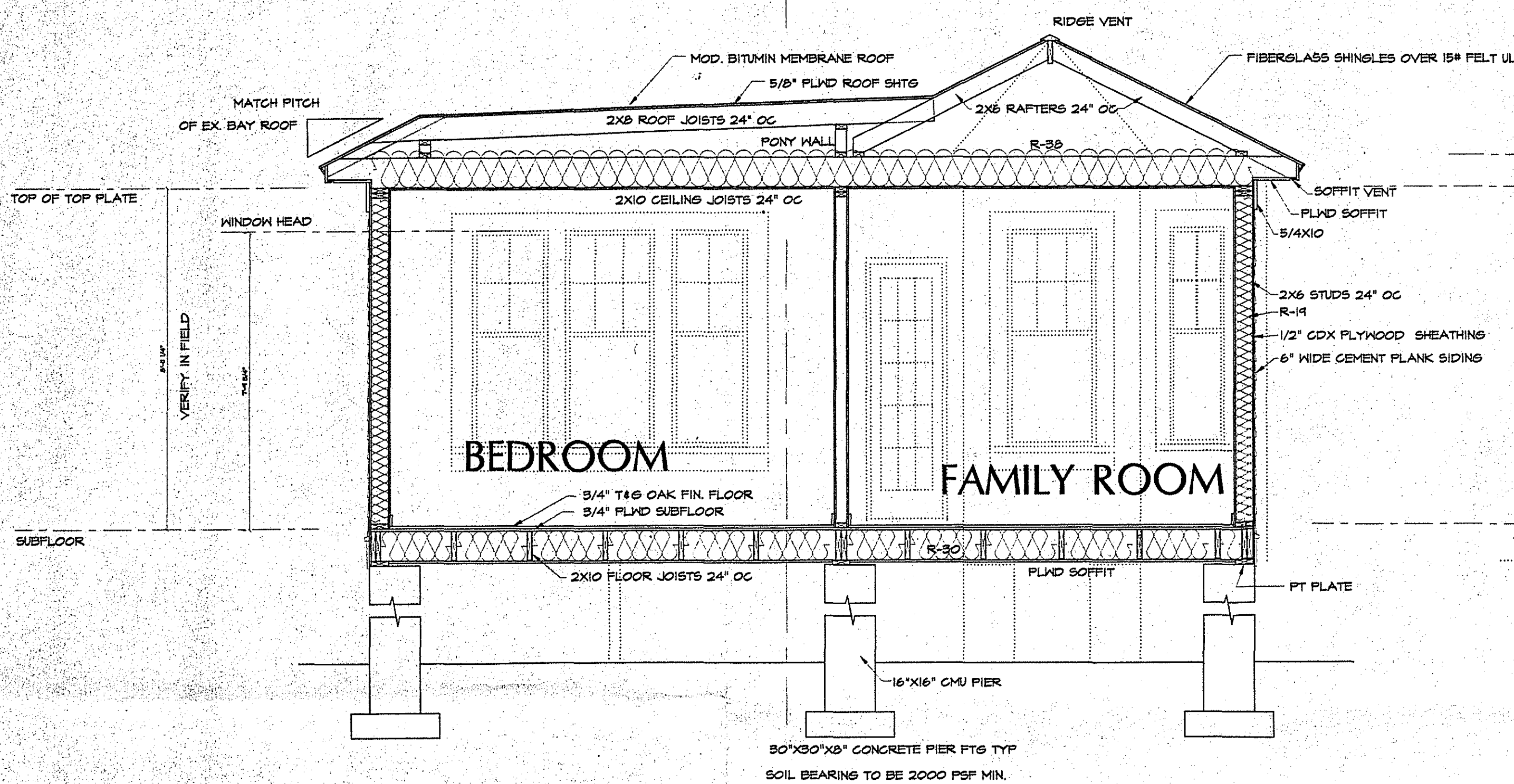
FRAMING PLANS
SCALE: 1/4"=1'-0"

ADDITION TO THE GAY/
PRADOS RESIDENCE
7218 SPRUCE AVENUE
TAKOMA PARK, MD 20912

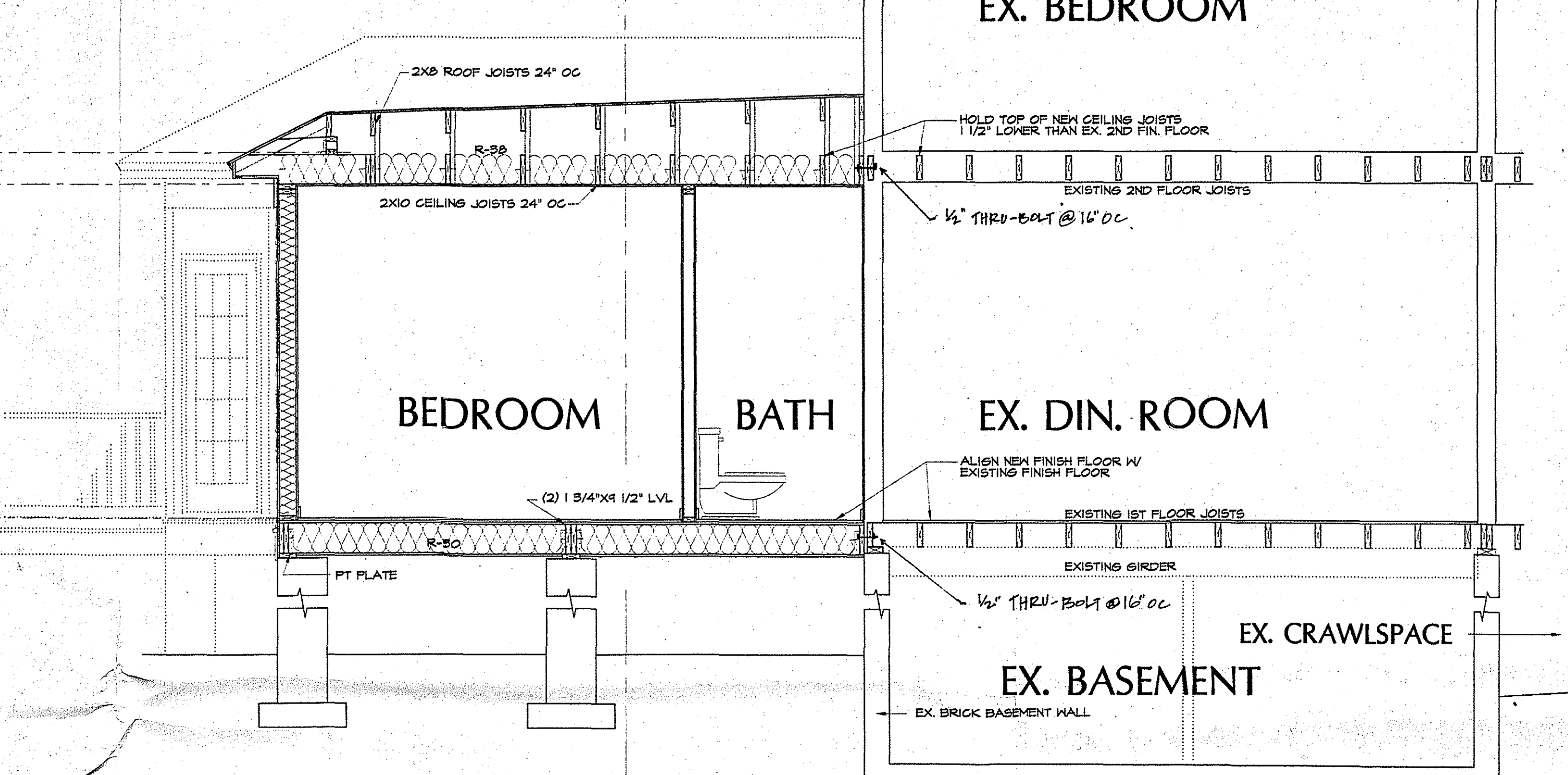
AUG 15, 1999
A-4

Heritage Building and Renovation, Inc.
208 Manor Circle
Takoma Park, MD 20912
(301)270-4799 Fax:(301)270-0166

alan
abrams
designer a.i.b.d.
808 espen st. nw. WDC 20012 USA
voice 202.726.5894 fax 202.291.6772
email aabrams@aols.com

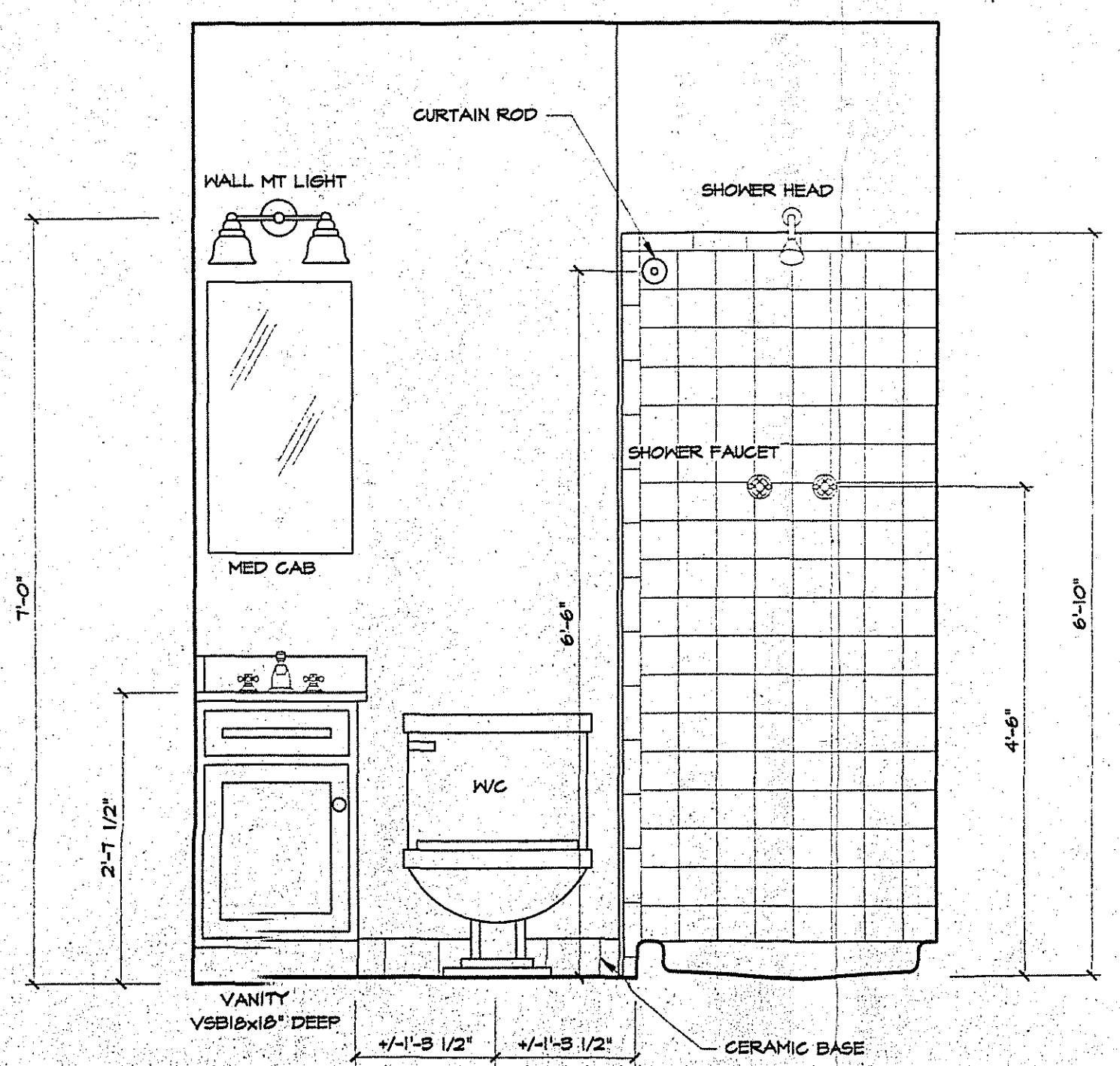


A SECTION
SCALE: 3/8"=1'-0"

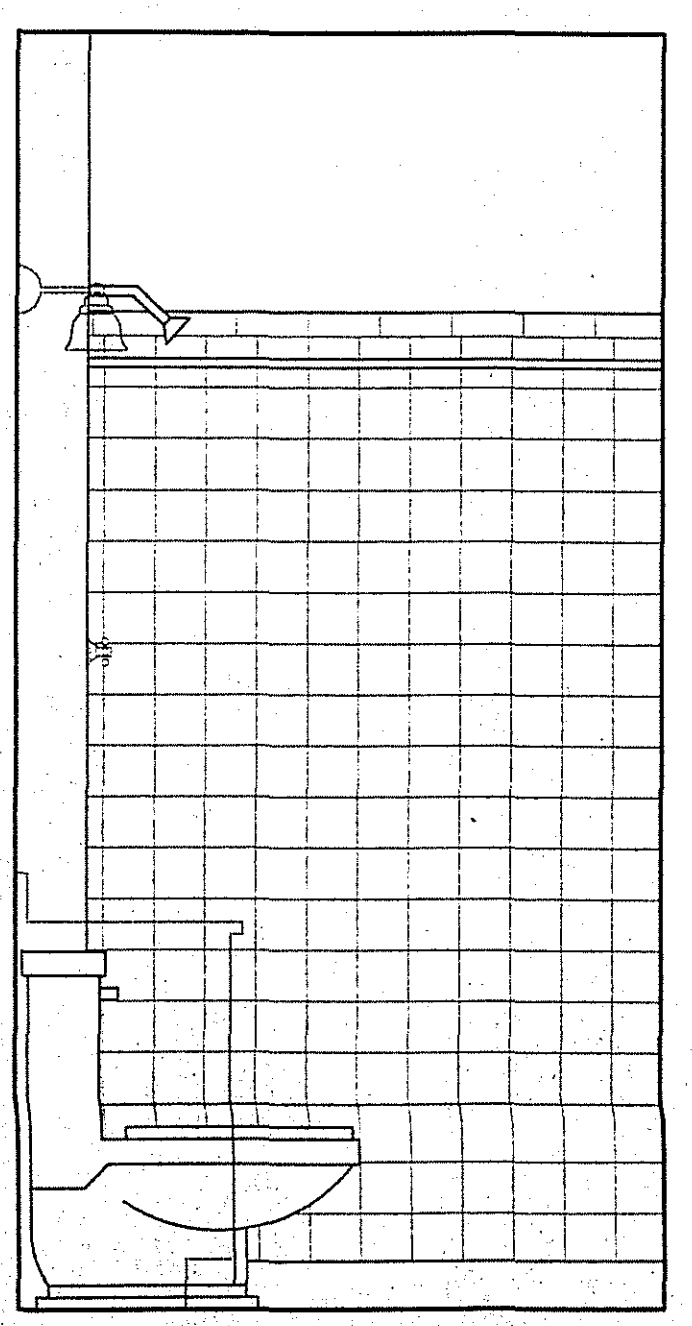


B SECTION
SCALE: 3/8"=1'-0"

1 ELEVATION
SCALE: 3/4"=1'-0"



2 ELEVATION
SCALE: 3/4"=1'-0"



DATE	
REVISION	
SECTIONS	BATHROOM ELEV'S
SCALE:	AS NOTED
ADDITION TO THE GAY/ PRADOS RESIDENCE	
7218 SPRUCE AVENUE	
TAKOMA PARK, MD 20912	
AUG 15, 1999	
A-5	

Heritage Building and Renovation, Inc.
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**alan
abrams
designer a.i.b.d.**
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email awabrams@erols.com

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: July 29, 1999

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

37/3-99U

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Denied

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Jill Gay & John Pados

Address: 7218 Spruce Avenue, Takoma Park M.D. 2912

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETU. ... DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: ALAN ABRAMS
Daytime Phone No.: 202 726 5834

Tax Account No.: _____
Name of Property Owner: JILL GAY + JOHN PRADOS Daytime Phone No.: 301 270 0346
Address: 7218 SPRUCE AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code
Contractor: HERITAGE BUILDING + RESTORATION, INC. Phone No.: 301 270 4789
Contractor Registration No.: MHC 32422
Agent for Owner: PICK LEONARD Daytime Phone No.: 301 270 4789

LOCATION OF BUILDING/PREMISE

House Number: 7218 Street: SPRUCE AVE.
Town/City: Takoma Park Nearest Cross Street: PARK AVE.
Lot: 33 Block: 8 Subdivision: LIPSCOMB + EARNEST
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 7,000.00
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 of owner/authorized agent

7-7-99

Date

Approved: X _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7/28/99
Application/Permit No.: 9907690014 Day Filed: 7/9/99 Date Issued: _____

3713-99 U

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date:

July 29, 1999

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7218 Spruce Avenue Meeting Date: 7/28/99
 Applicant: Jill Gay & John Prados Report Date: 7/21/99
 (Alan Abrams, Agent)
 Resource: Takoma Park Historic District Public Notice: 7/14/99
 Review: HAWP Tax Credit: No
 Case Number: 37/3-99U Staff: Robin D. Ziek
PROPOSAL: Rear Addition **RECOMMENDATIONS:** Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District
STYLE: Four Square
DATE: C1915-1925

The subject property is a two-story residence, with a single-story rear porch. There appears to have been a sleeping porch in the rear second-story. There is a shallow bay window on the south elevation for the existing dining room. The house has asbestos shingles over wood clapboard, while the rear single-story porch is clad with wood shingles.

The rear porch is built on brick piers, and there is a rear deck extending further into the back yard off of this porch.

PROPOSAL

The applicant proposes to remove the existing rear porch and deck, and build a larger single-story rear addition with a new deck. The new addition would be built on concrete block piers, and would be sided with a cement-board substitute material for wood siding. The rear deck would have a painted railing with knobs at the posts and inset pickets. (See Circle 6)

The new addition would measure 15'-8" x 23'. And the new rear deck would measure 9'-4" x 20' (see Circle 7, 8). The family room would end with a polygonal bay with a faceted roof. The entire rear addition is pitched low to avoid encroaching on the second-story windows.

The applicant proposes to reuse several of the existing rear porch windows in the new addition. These are wood windows, with 6/1 light fenestration.

STAFF DISCUSSION

The proposed alterations are at the rear of the structure and will have no impact on the streetscape of the historic district. The proposed addition is modest, with a moderately complex combination of roof forms. Staff feels that the proposed reuse of the windows will contribute to

the compatibility of the addition as well as serve to retain original fabric. One might suggest that the applicant retain all three porch windows on the south elevation, even though this is in the bedroom (private) space. There appears to be sufficient wall space for the additional window.

Staff notes that this proposal does entail the demolition of a rear porch in order to accommodate the construction of the new addition. The Takoma Park *Guidelines* acknowledge that there will be proposals for alterations, changes, and additions to Contributing Resources. They note that rear additions should respect the predominant architectural style of the resource, and that major additions should be placed to the rear of existing structures. Staff notes that the applicant will re-use important original elements from the existing porch by incorporating many of the original windows into the project. Finally, the scale and massing of the proposed addition is modest and is not readily visible from the public right-of-way.

The H.P.C. has been exploring the use of substitute materials for new additions, and has reviewed and approved the use of this cement board in the past (see 7506 Carroll Avenue, Takoma Park Historic District). Staff notes that the Guidelines also state that some non-original building materials may be acceptable on a case-by-case basis. This cement board has a density which is similar to wood, is applied in a manner similar to wood, and uses a painted finish.

STAFF RECOMMENDATION

Staff recommends the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

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

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALAN ABRAMS
Daytime Phone No.: 202 726 5894

Tax Account No.: _____

Name of Property Owner: JILL GUY + JOHN PRADOS Daytime Phone No.: 301 270 0346

Address: 7218 SPRUCE AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: HERITAGE BUILDING + RESTORATION, INC. Phone No.: 301 270 4789

Contractor Registration No.: MHC 32422

Agent for Owner: PICK LEONARD Daytime Phone No.: 301 270 4789

LOCATION OF BUILDING/PREMISE

House Number: 7218 Street: SPRUCE AVE.

Town/City: TAKOMA PARK Nearest Cross Street: PARK AVE.

Lot: 33 Block: 8 Subdivision: LIPSCOMB + EARNEST

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 71,000⁰⁰

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 of owner/authorized agent

7-7-98
Date

3

Approved: _____ For Chairperson, Historic Preservation Commission

Adjacent and Confronting Owners

All properties are within the Lipscomb and Earnest subdivision of Takoma Park

Lot 34/Block 8

Jan Walker

7216 Spruce Avenue

Takoma Park, MD 20912

(Please note: this property is being sold in late June or early July)

Lot 32/Block 8

Elizabeth Saindon

7220 Spruce Avenue

Takoma Park, MD 20912

Lot 13/Block 7

William Skidmore

7217 Spruce Avenue

Takoma Park, MD 20912

Lot 11 and Pt. Lot 12/Block 8

Reint E. Gropp

7213 Willow Avenue

Takoma Park, MD 20912

Lot 13 and Pt. Lot 12/Block 8

Jerome Deitch

3 Kohler Court

Silver Spring, MD 20902

**ADDENDUM TO
APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Owners: Jill Gay and John Prados

Project Address: 7218 Spruce Avenue, Takoma Park, MD 20912

1. Description of Project

a. Description of existing structure and setting

The existing house is a Category 2, two-story frame, low hip-roofed building with a full-width front porch, clad with asbestos shingles, and situated on a gently downward sloping city lot. The house sits between two bungalows, and among other relatively small scale bungalows and eclectic houses, on uniform, 50' wide lots. The existing house has three bedrooms and one bathroom on the second story. There is an existing, shallow, enclosed single story structure built across the width of the rear of the house. This structure, supported by narrow brick piers, and with continuous fenestration and sloping floor, had possibly been a screened porch. Tax assessment records date the house to 1909.

b. General description of project and impact

The proposal is to remove the existing single story addition to the rear portion of the house, and to add a family room, fourth bedroom, and second bathroom to the same general location. The windows of the existing addition are to be salvaged and installed in the proposed addition. The total area of the proposed addition is to be 438 Sq Ft, plus a 195 Sq Ft deck. The footprint of the existing house is to be unaffected. All portions of the proposed addition are to be supported by masonry piers, to mitigate the impact on existing trees. The visible exterior elements of the addition are to be similar to the existing house:

1. Cladding is to be cement plank siding.
2. Soffit and roof pitch are to be of similar design and materials as existing.

The proposed addition will be almost completely hidden from sight from the right-of-way.

5

[20'-2 1/2" Porch]

46'-6"

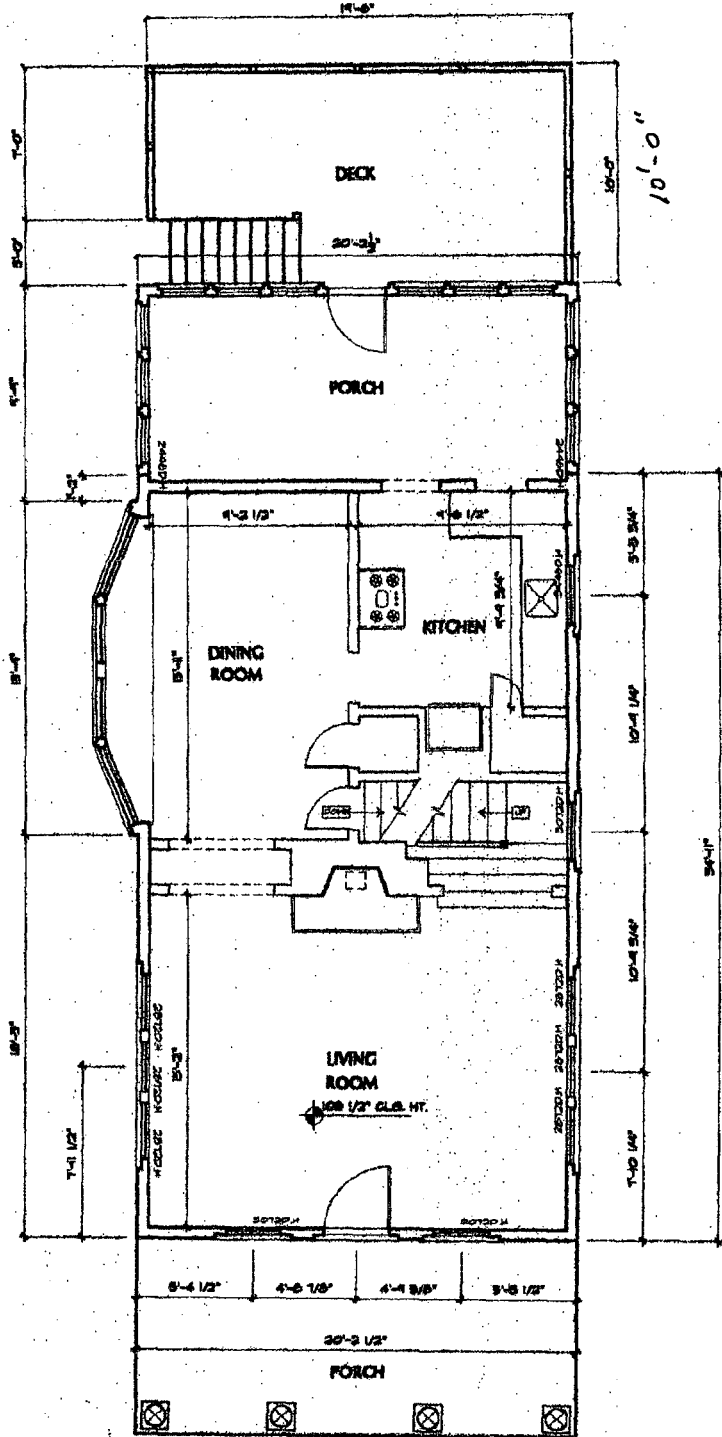
10'-0"



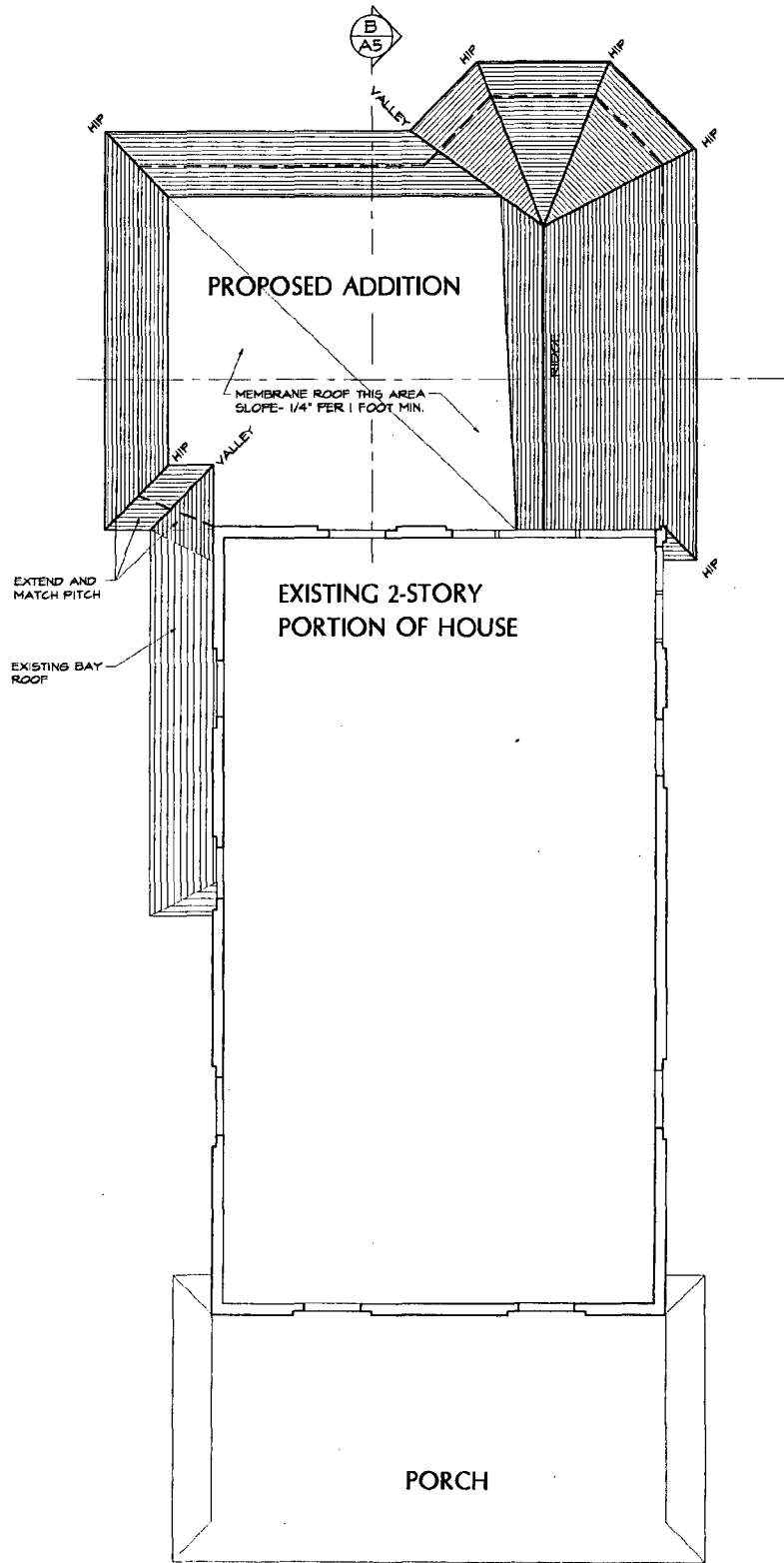
EXISTING FIRST FLOOR

NOTE - INTERIOR ROOM DIMENSIONS MAY VARY DUE TO WALLS OUT OF SQUARE OR OUT OF PLUMB

1/8" = 1'-0"



(6)

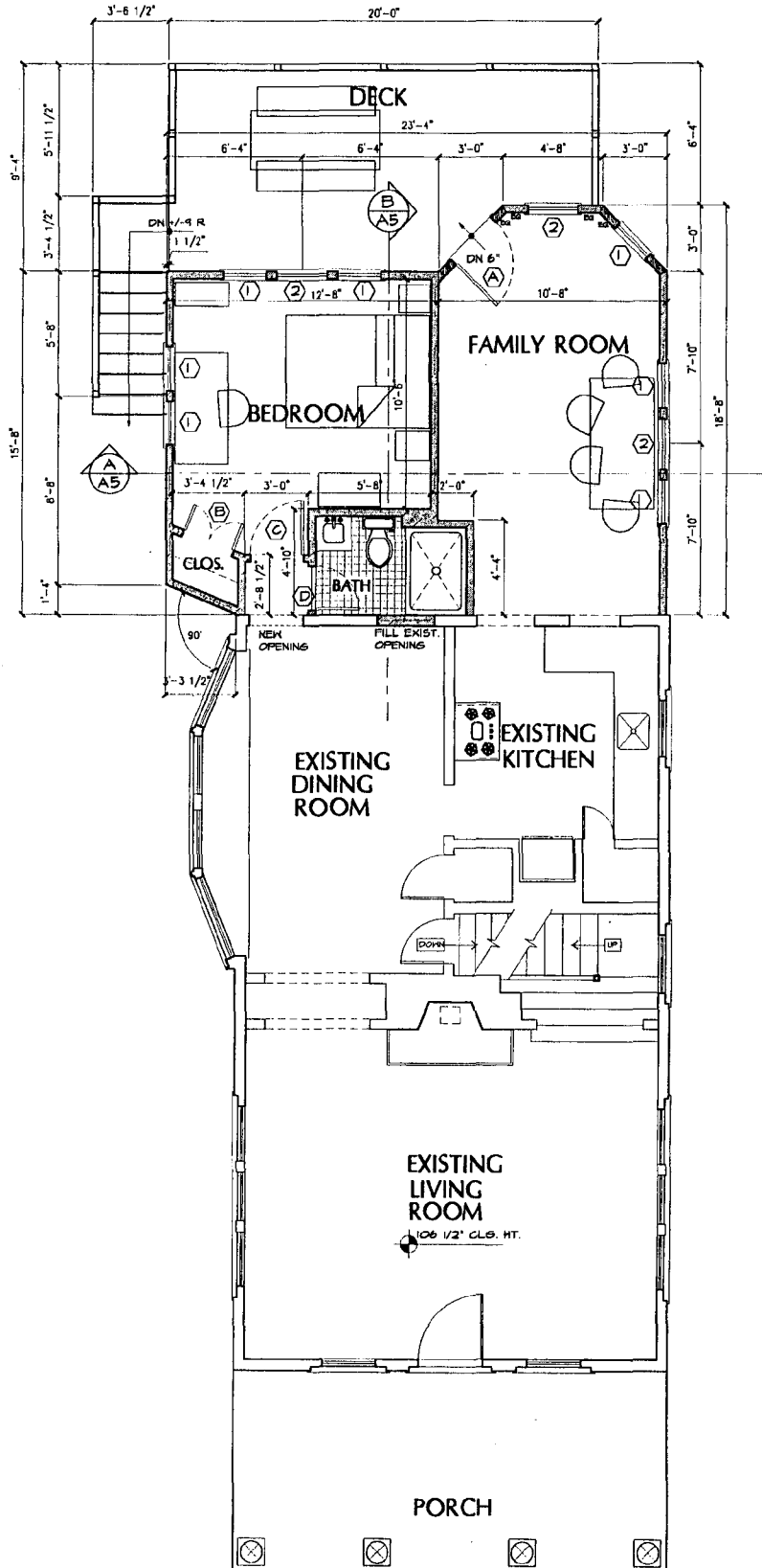


GAY/PRADOS
7.2.99

PROPOSED

ROOF PLAN
1/16" = 1'-0"

7

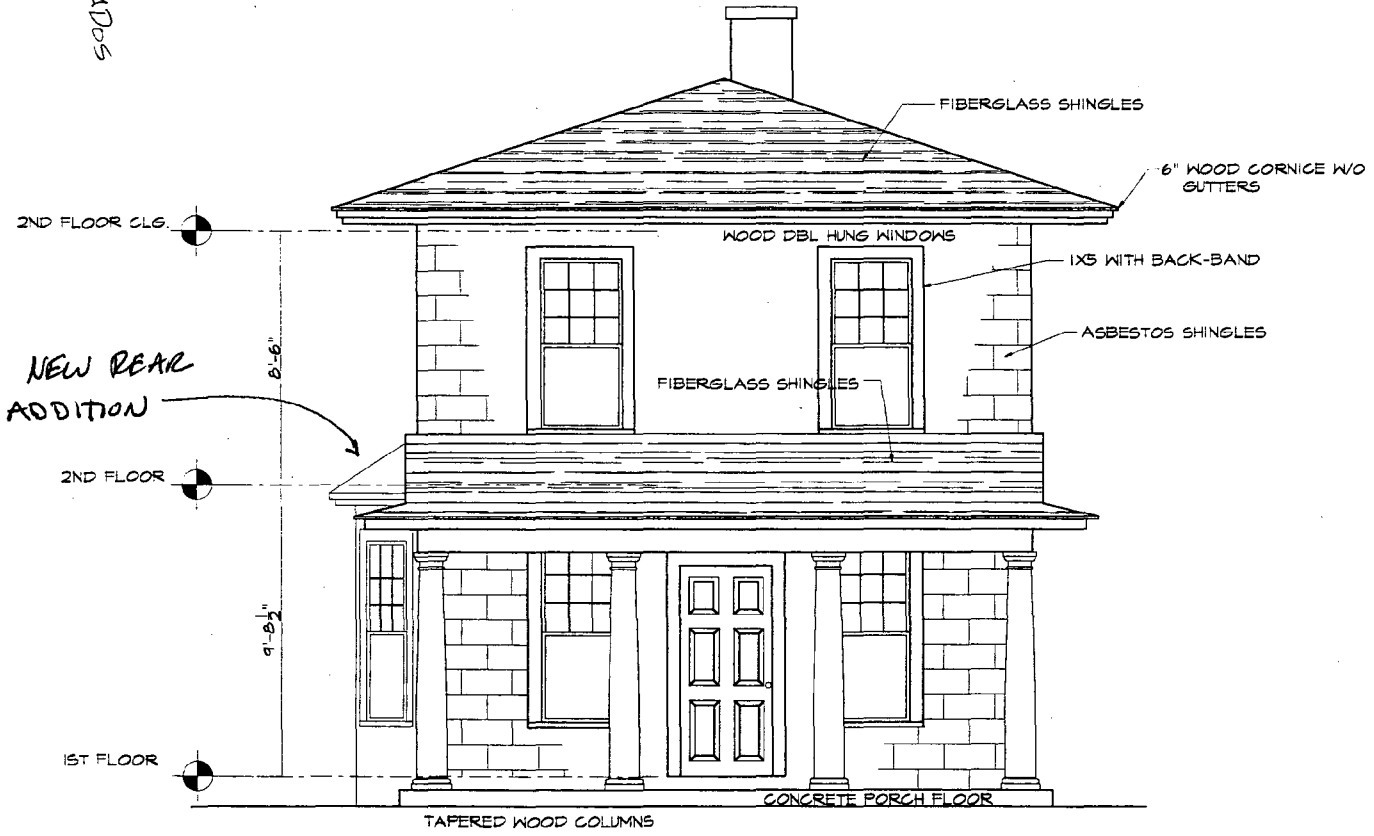


GAY PRADOS
7.2.99

1ST FL PLAN

8

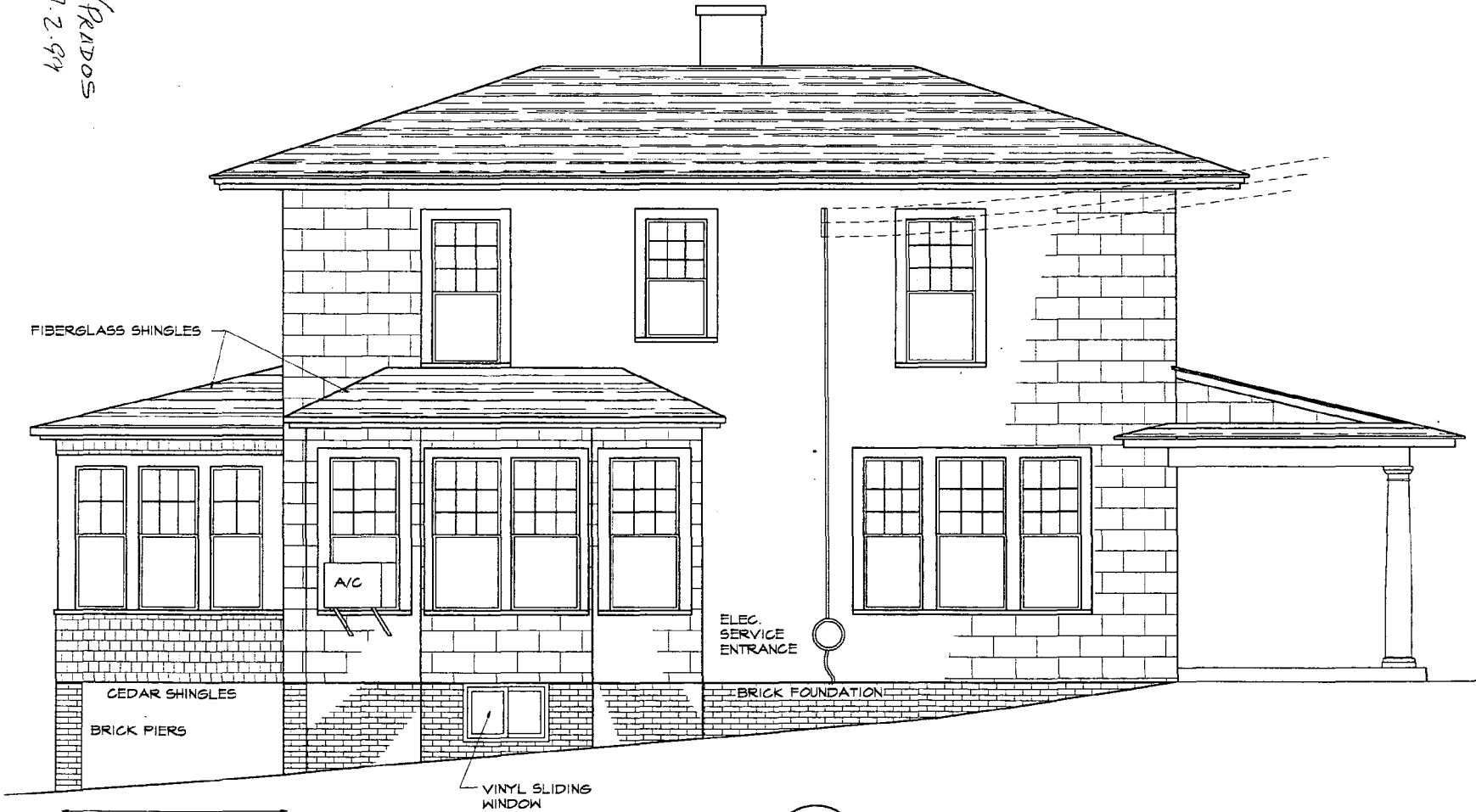
GAY/READS
7/2/09



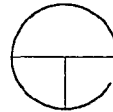
PROPOSED
EXIST. EAST ELEVATION
SCALE: 1/4"=1'-0"

6

Gay/Rados
7.2.99



EXISTING REAR PORCH
ADDITION TO BE REMOVED.
ALL 12 WINDOWS ARE TO BE
SALVAGED. 10 OF THESE
WINDOWS ARE TO BE REUSED
IN THE CONSTRUCTION OF THE
PROPOSED ADDITION.



EXIST. SOUTH ELEVATION

SCALE: 1/4"=1'-0"

10

GA/R/RAISS
7.2.99



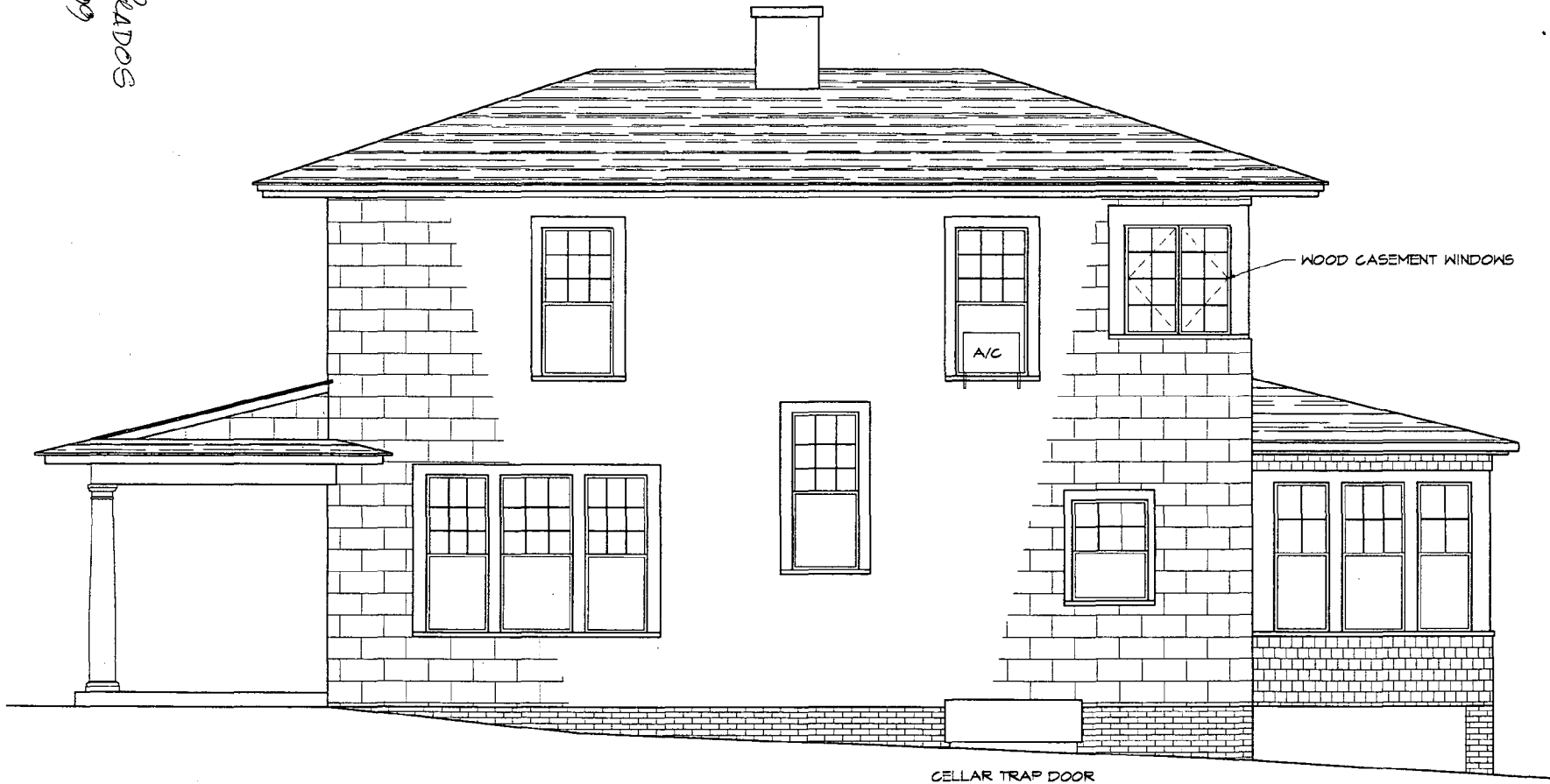
PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"

3/16" 1'-0"

11

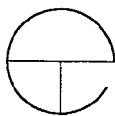
GARFAS
7.2.09



WOOD CASEMENT WINDOWS

A/C

CELLAR TRAP DOOR

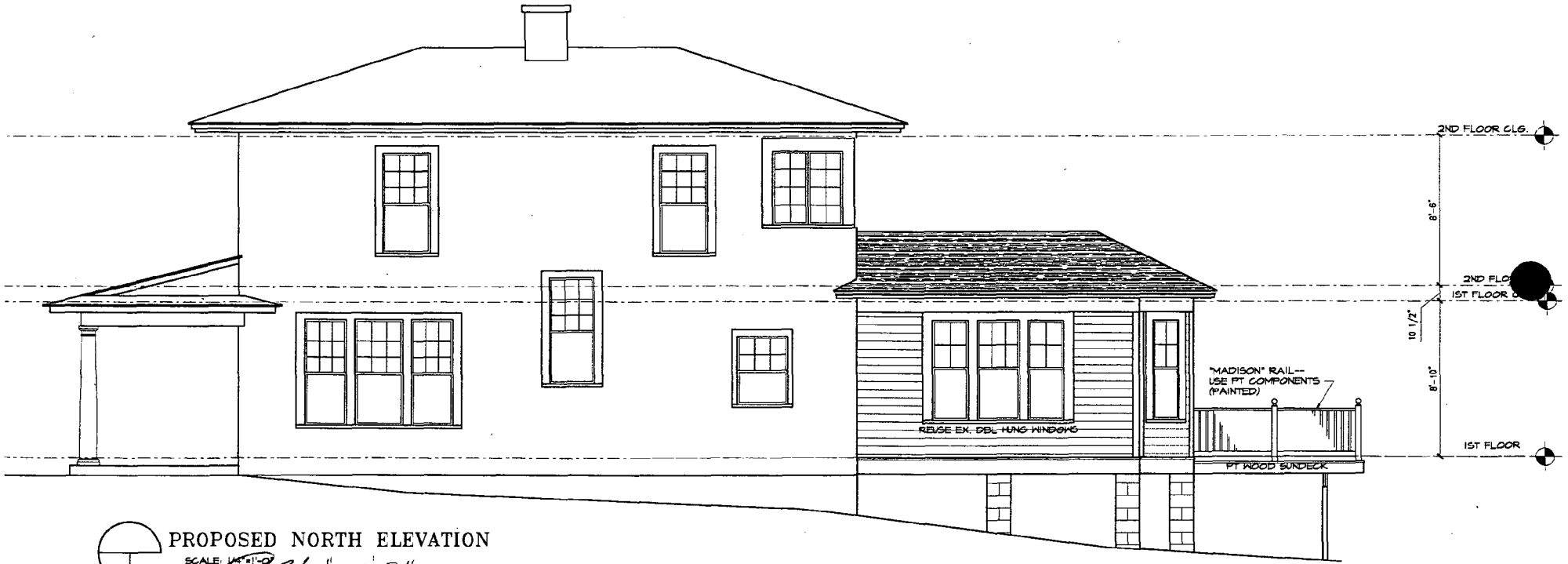


EXIST NORTH ELEVATION

SCALE: 1/4"=1'-0"

12

Guy/Rados
7.2.99

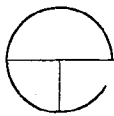
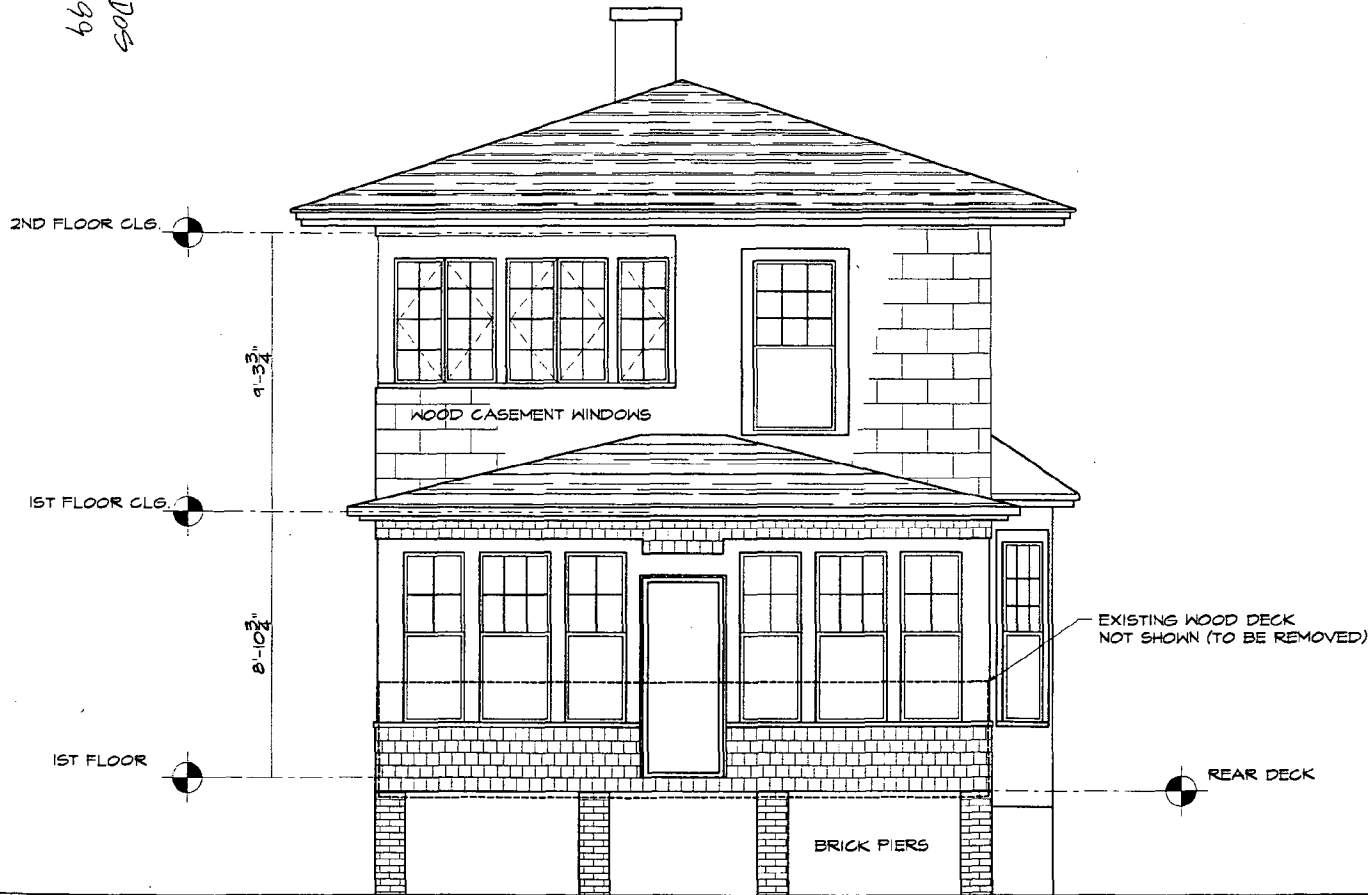


PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

13

Garrett
7.2.99

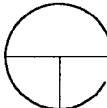
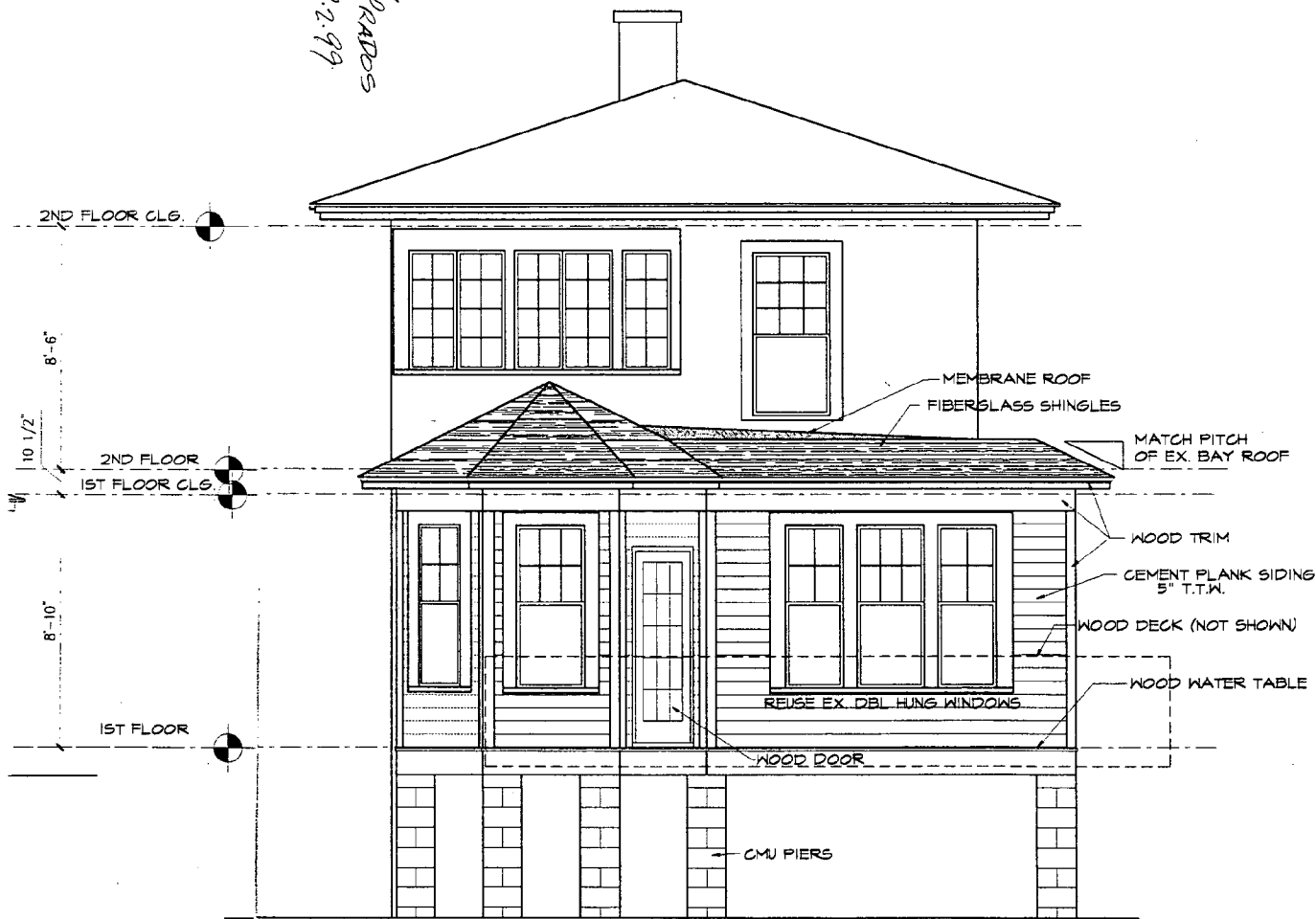


EXIST. WEST ELEVATION

SCALE: 1/4"=1'-0"

14

GM/RADES
7.2.99



PROPOSED WEST ELEVATION

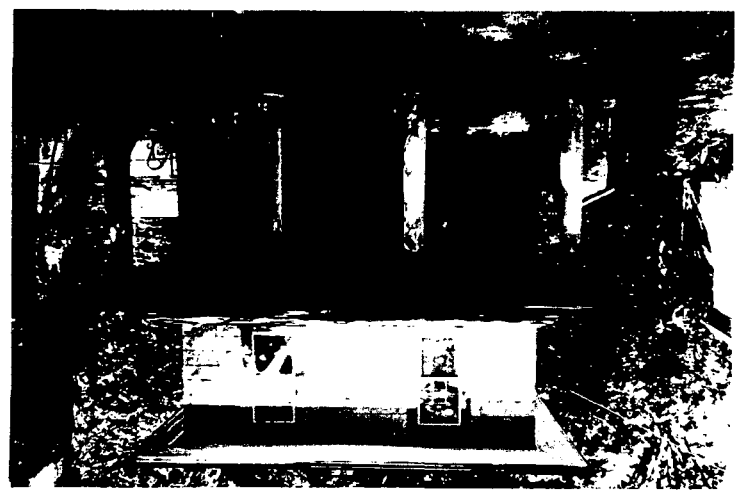
SCALE: 1/4"=1'-0"

15

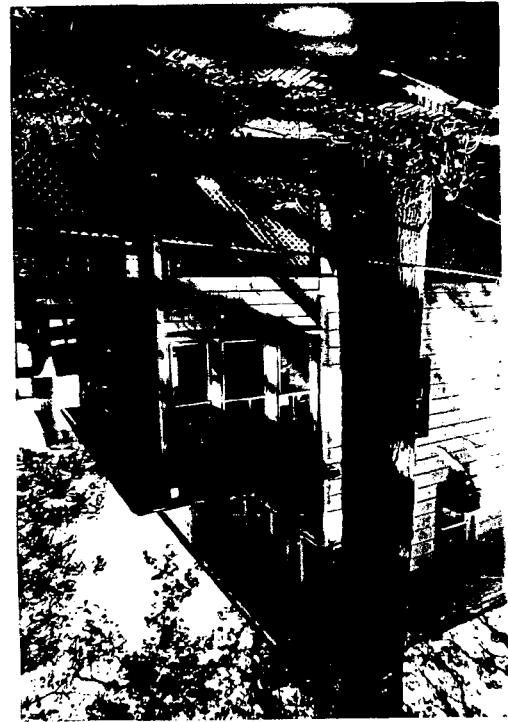
EXISTING NORTH ELEVATION



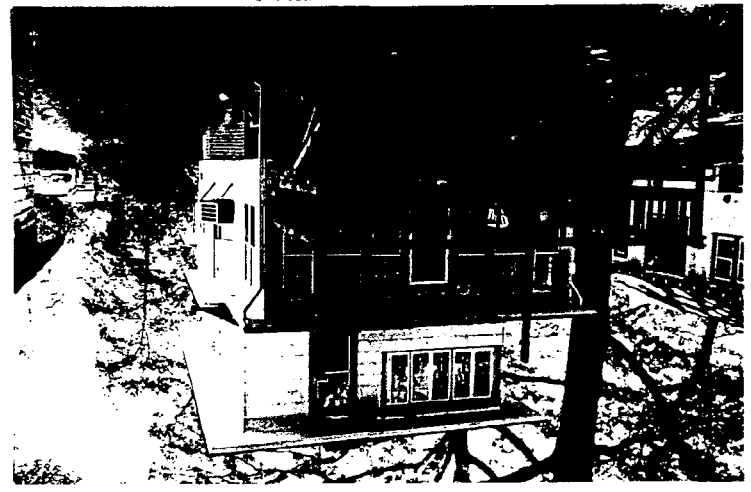
EXISTING EAST ELEVATION



EXISTING
REAR
STRUCTURES



EXISTING WEST
ELEVATION



17

EXISTING SOUTH ELEVATION





EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST
ELEVATION



EXISTING
REAR
STRUCTURE

EXISTING SOUTH ELEVATION

