37/3-97M 7230 Spruce Avenue (Takoma Park Historic District)

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



THE

DATE: 42497

## MEMORANDUM

TO: Robert Hubbard, Acting Director Department of Permitting Services FROM: Gwen Wright, Historic Preservation Coordinator

Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

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

Approved	Denied
Approved with Conditio	ns:
(1) No 2nd Dormer Shall be built	prior to review - approval by HPC.
(2) Aluminum Sidne , Nort sidne u	prior to review - approval by HPC. 111 be retained/repaired.
	used, if applicant feels the unborlying
wood stang is in irreporable and	tion, HPC staff will make a site visit +
docurs options with the applicant. I	if other then repair is proposed applicant
Shall return to HPC with revised pr	yosal

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

Applicant: Loser 7230 Spruce Ave, Takoma Park MD 20912 Address:

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.\*\*\*

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		С	ontact Person:	oger N.	sylor
		D	aytime Phone No.:	361652	-2215
Tax Account No.:	Roger Naylor pruce Ave Ta	<u> </u>			
Name of Property Dwner:	Loger Naylor		aytime Phone No.:		<u> </u>
Address: / L ) O > Street Numb	pruce Ave la ber City	Koma ro	rr, rviu		Zip Code
Contractor:	NA		Phone No.:	NA	
Contractor Registration No.:	NA				
Agent for Dwner:	A 1 B	D	aytime Phone No.:	NA	
LOCATION OF BUILDING/PR	EMISE				
House Number:	ie as above	Street:			
Town/City:	Nearest	Cross Street:	Tulip		
Lot: 27, 19, 20 Block:	Subdivision: Life	scombq	Earnest	Trustee	's Add,
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1.	WRITTEN DESCRIPTION DE PROJECT
	a. Description of existing structure(s) and environmental setting, including their historical features and significance:
	Boom sq. ft Bungalow on 0.4 acre land in Historic
;	Millightist of Takong Park, 2 bed room / 1 both pirchased
	by Current on ner 3/17/97, House is wood france of white slding. The house was reported by constructed in 1913.
	310.10: The house was reported to 14 (215)
	and the second
	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
	be denotished. Landscaping will be obtated in its ola
	Lattice will be placed and side at house it managed
	Foundation printed to match newly installed prown
	Vinyl or wood siding. A second bath will be installed on
	second floor dormer The overall effect on the environmental
2.	
	I AAGS c and C. Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
	a. the scale, north arrow, and date;
	Jonye, I
	b. dimensions of all existing and proposed structures; and
	c. site features such as walkways, drive ways, fences, ponds, streams, trash dumpsters, mechanical equipment; and landscaping. 1940.
3.	ግ ዓለም በዓይላ የሰላ እንደዚያ ትምም በ የሚኒስት መሆኑ የሚኒስት መሆኑ የ 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.
	<ul> <li>Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and c fixed features of both the existing resource(s) and the proposed work.</li> </ul>
	b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, conte
	b. Lievadolis (lacades), with marked emetisions, clearly materials proposed work in relation to existing denotated and, when appropriate, come
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<b>4.</b> 5.	facade affected by the proposed work is required.         MATERIALS SPECIFICATIONS         General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on design drawings.         PHOTOGRAPHS
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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FDLLOWING PAGE. PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS. MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE:

#### **MEMORANDUM**

THE

TO: Historic Area Work Permit Applicants FROM: Gwen Marcus, Historic Preservation Coordinator Design, Zoning, and Preservation Division M-NCPPC

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 Environmental Protection (DEP), 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 DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 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: 7230 Spruce Avenue

Resource: Takoma Park Historic District

Case Number: 37/3-97M

Public Notice: 4/9/97

Applicant: Roger Naylor

PROPOSAL: Demolish shed addition; Remove aluminum siding Meeting Date: 4/23/97

Review: HAWP

Tax Credit: Partial

Report Date: 4/16/97

Staff: Robin D. Ziek

RECOMMENDATIONS: APPROVAL w/CONDITIONS

## RESOURCE SUMMARY

**RESOURCE:** Takoma Park Historic District, Contributing Resource (1915-1925)

PROJECT DESCRIPTION: Demolish block shed addition, remove aluminum siding

## PROJECT DESCRIPTION

The subject property is a bungalow with a full-width front porch. The house is on an odd shaped piece of land, and there have been some alterations and several additions. The applicant proposes to remove a block addition on the south side of the building which measures 10' x 8'. The side yard in this area will then be re-planted. A combination of lattice and paint will be used to finish off the foundation of the house where exposed by the removal of the block addition.

The owner has revised his application with a letter dated April 16, 1997, and proposes to continue the process of removing the existing aluminum siding, and repairing the wood lap siding below (See Circle 3, 4, 5). The wood siding on the front (east) elevation, under the porch is already exposed. It has been repaired at some point, and repainted. Part of the wood siding is exposed on the north side of the house, and some of the boards have cracks and splits. The applicant wrote in his application that he wanted to install either brown vinyl siding or wood siding upon removal of the aluminum siding, but he has revised his application after talking with HPC staff.

The applicant has also noted intentions to build a second floor dormer on the north side of the house. The applicant and staff discussed the need to submit drawings for consideration of this portion of the application. Drawings were not submitted by the agreed-upon deadline (4/8/97) and this portion of the application is not being presented for HPC consideration at this time.

The applicant has also requested that he be notified before anyone visits his property so that he may be present.

## **GENERAL STAFF COMMENTS**

Staff supports the proposed demolition of the block shed addition. The addition is out of character with the original structure, in terms of massing and materials. The replanting of this sideyard will also be more in-keeping with the historic district patterns of open space. The use of lattice and paint to treat the exposed foundation area is compatible with the resource and the district.

Staff supports the applicant's revised proposal to remove the existing aluminum siding and repair the existing wood siding. Staff notes that the wood siding on the front facade of the house has already been repaired and repainted. All this type of work is typically encouraged by the HPC, and the applicant can apply for a 10% tax credit from the County and a 10% tax credit from the State to assist with these costs. Staff feels that the front porch illustrates the potential for the repair of the original wood siding. Some of the boards may be repaired and some may be replaced in kind. But the use of artificial siding materials is not in-keeping with the original materials in the historic district, and has consistently not been supported by the HPC.

## STAFF RECOMMENDATION

Staff recommends that, with the following conditions, 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.

## **CONDITIONS:**

- 1) Upon removal of the aluminum siding, the wood siding shall be retained/repaired, <u>as</u> <u>per the applicant's revised application via letter dated April 16, 1997.</u>
- 2) No 2nd story dormer shall be built until plans are reviewed and approved by the HPC.

When alum sitting has been removed, staff under site visit & discans nept 3) step. It and subject to the general condition that the applicant arrange for a field inspection by calling the other Montgomery County Department of Environmental Protection (DEP), Field Services Office, five Nen days prior to commencement of work and within two weeks following completion of work. repair DPS. (?) ppli cant Shall come bade

#### ROGER NAYLOR

### April 16, 1997

Ms. Robin Ziek Historic Preservation Planner The Maryland-National Capital Park and Planning Commission 8787 Georgia Avenue Silver Spring, Maryland 20910-3760

Dear Ms. Zick,

It is with complete disgust that I withdraw my application for siding modification to my recently purchased residence.

You see, as an Environmental Scientist that works with cultural resource personnel including archeologists and anthropologists and being a 6 year resident of the Takoma Park Historic District, I can appreciate the needs and wants of individuals that wish to preserve historic structures such as mine. However, looking at it from a practical and aesthetic standpoint, I see no reason for your recommendation of preserving the existing aluminum siding and other mismatched pieces that form a hodge podge of exterior coverings. Furthermore, the wood siding on the front elevation that you spoke of on the telephone hardly even faces the street. Much of the south side of my house that is covered with aluminum is visible from the street. My Bungalow will never look like it did in 1912. No owner would tear down the numerous additions to this home to make a common Bungalow look like it did in 1912 in this neighborhood.

I think that I speak for the majority of my neighbors in saying that safe and aesthetically pleasing structures in the neighborhood should take priority over restoring an exterior of an already drastically altered home to a condition that resembles its original state. Although most people would love to live in a large Victorian or other historic home restored to its original condition with modern conveniences as well, many would not have the resources to make this possible. Include me among the many. Speaking to many people, I thought vinyl siding would be a practical alternative during a time when

> 7230 SPRUCE AVENUE • TAKOMA PARK, MARYLAND • 20912 PHONE: 301.270.5728 • SPANKBAR@MSN.COM

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APRIL 16, 1997

economics are not very favorable. Hence the reason for application for this as a remodeling option. However Ms. Zeek, everyone loses with the recommendations in your report—my neighbors, myself and future owners of this home, and most of all the historic district. You're the only one that seems to have won. I guess I'll work with what I have and remove the aluminum siding and make repairs to the wood siding.

On the issue of walking others property to carry out the tasks required of your position with the commission, you said you sometimes feel awkward. I perform site reconnaissance of others property every week to evaluate environmental issues as part of my job and never feel awkward because I notify all the appropriate people by telephone including the owner or owners representatives. In addition, it is a much safer approach to communicate to land owners that you are coming and will be on their property. Although in our telephone conversation you say this is legal aince I submitted an application, I feel a sense of violation knowing a stranger was on my premises without me knowing. Your form letter said I could "make arrangements with you prior to photographing the exterior". Since I received your unsigned memorandum after you had walked my property, I suggest you call the property owner on the telephone to verify receipt of the letter prior to walking their property including any future visits to my home, if planned, after I apply for the addition of a dormer for a upstairs bathroom. The demolition of the shed is still planned pending approval from the committee.

Ms. Ziek, my experience with you has been nothing but stressful. I hope that changes with our future dealings.

Sincerely,

Reger Naylor **Environmental Scientist** 

# ROGER NAYLOR 7230 SPRUCE AVENUE TAKOMA PARK, MARYLAND 20912 301.652.2215(WORK) 301.270.5728 (HOME)

# FACSIMILE TRANSMITTAL SHEET FROM:

MS. ROBIN ZIEK	Roger Naylor
COMPANY:	DATE:
MNCPPC	April 16, 1997
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
301.495.1307	3
PHONE NUMBER: 301.495.4570	SENDER'S REFERENCE NUMBER:
RB:	YOUR REFERENCE NUMBER:

D PLEASE REPLY D PLEASE RECYCLE

## URGENT D FOR REVIEW D PLEASE COMMENT

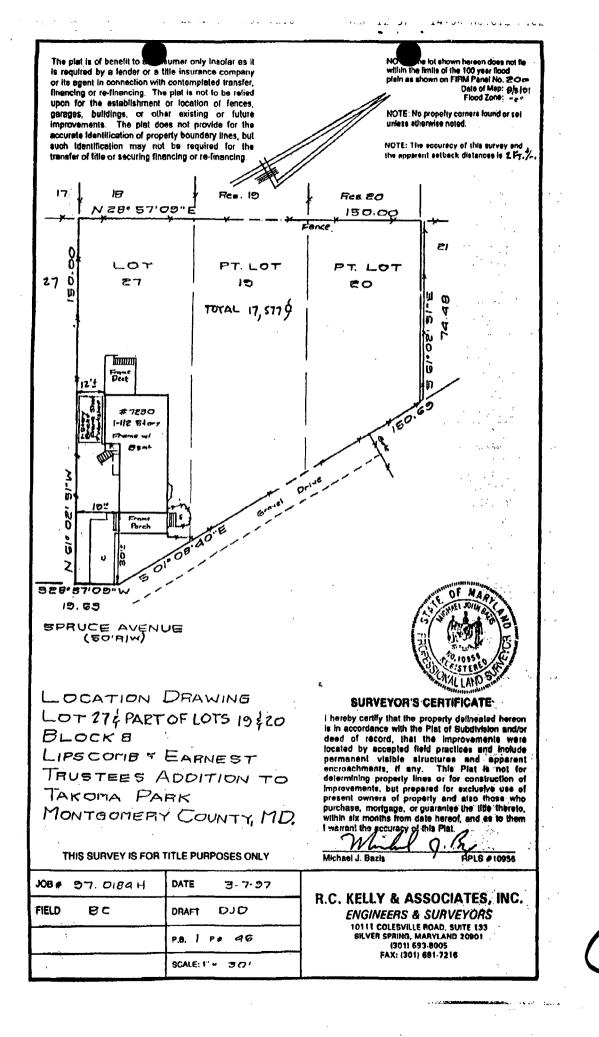
NOTES/COMMENTS:

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	***		Daytime Phone M	No.: 36 652-2215
Tax Account No.: JAK	nown - re	ecent purchas	se	
Name of Property Owner:	-Roger-	Naylor	Daytime Phone N	No: 301652-2215
Address: 7230	Spruce	Ave Tak	ona Park , 1	MO
of bysteet	Number	thegong to	sbie Atuse	AO BAT 8 X O
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Agent for Owner:			A John A Jefo	
LOCATION OF BUILDING	APREMISE 34+		the share of the second	nob loot thouse
House Number: 1725	amenances,	Pibare attal	Street, OAA	2 SITEPIAN Setting W. 11 12
Town/City:			SS SUSPE Ind way on y his	
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<u>.</u>	HISTORIC PRESERVATION COMMISSION
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	ame of Property Owner: 5-43 - 2315
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	-bGeneral description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district -: -: -: -: -: -: -: -: -: -: -: -: -:
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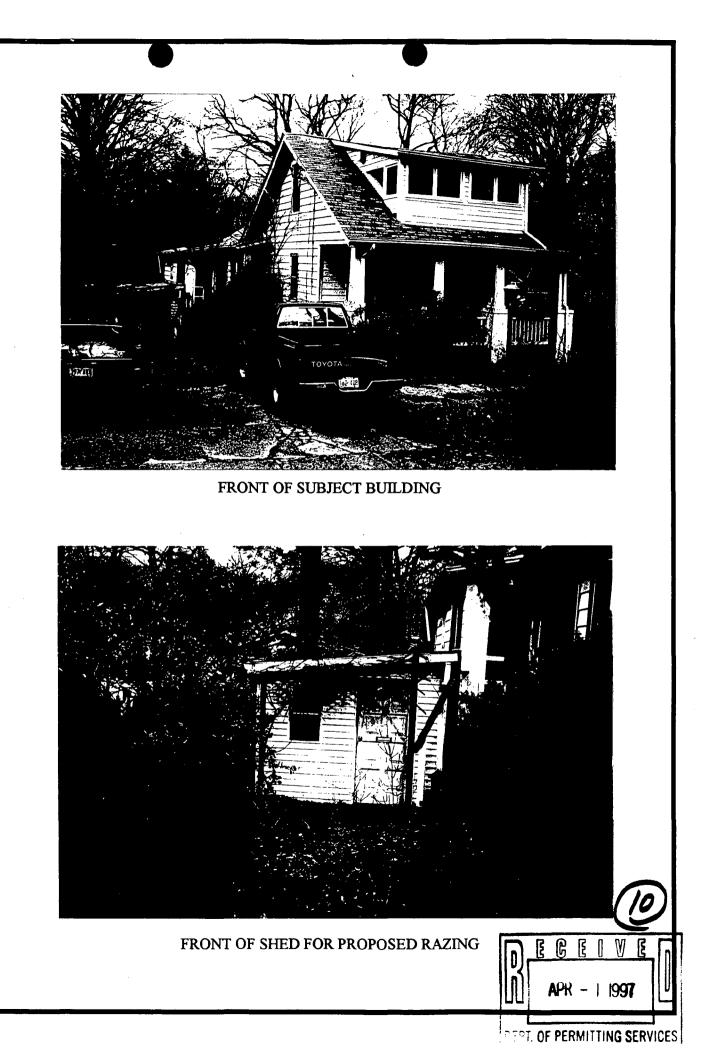
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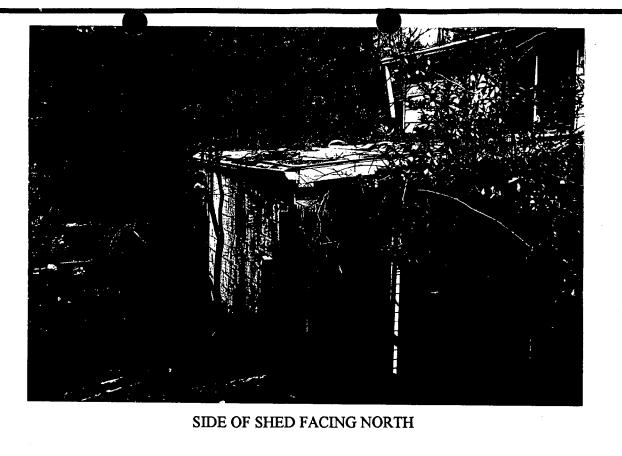
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Curtus Tarnoff 7226 Spruce Avenue Takoma Park MD 20912

Patrina Huston 7224 Spruce Avenue Takoma Park, MD 20912

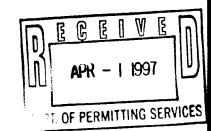
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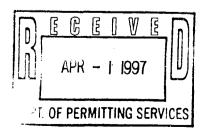


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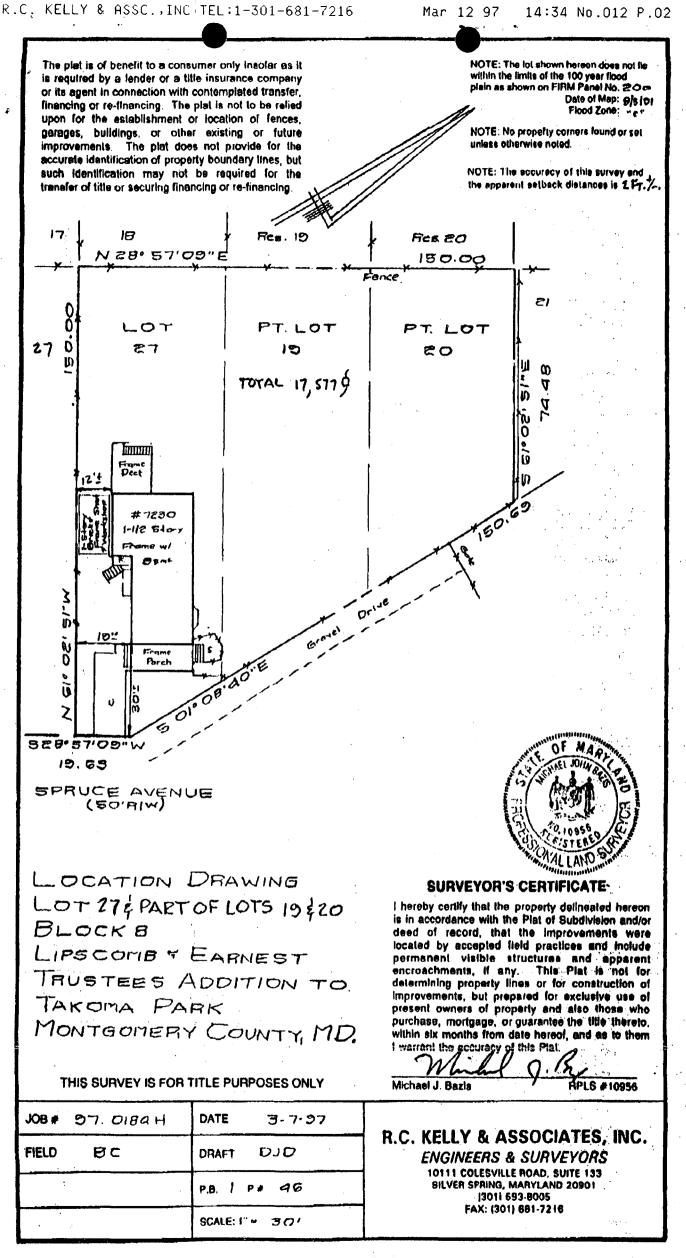




SIDE OF SUBJECT BUILDING SHOWING SIMILAR DORMER TO BE CONSTRUCTED







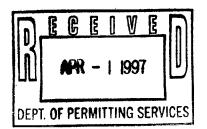
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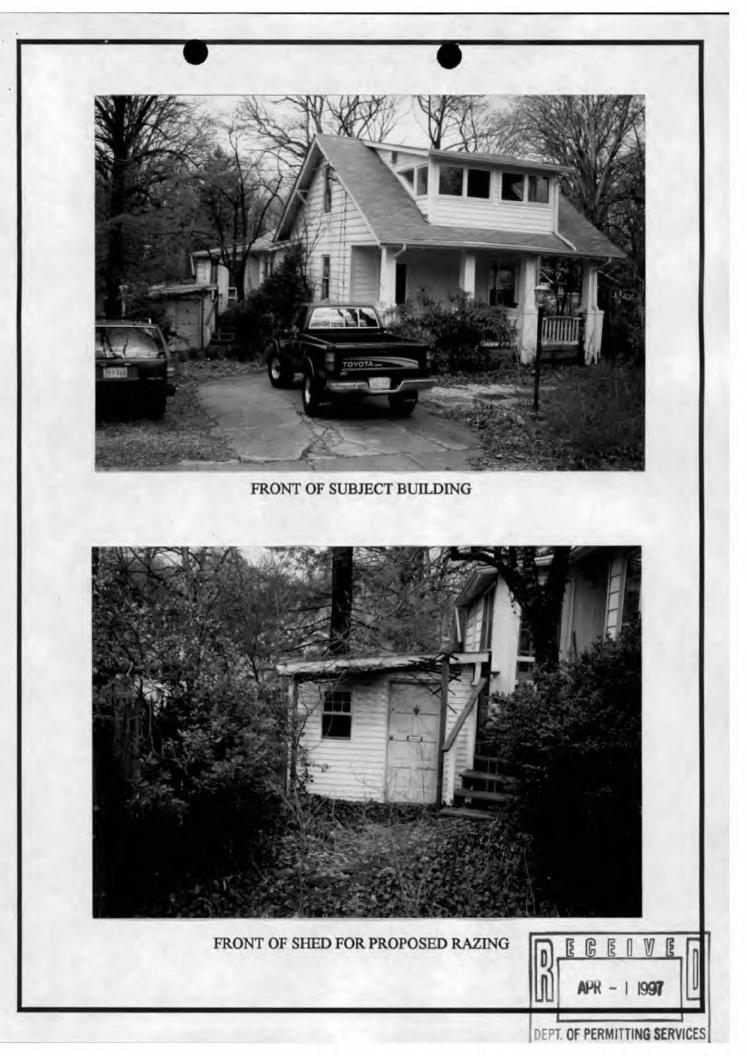
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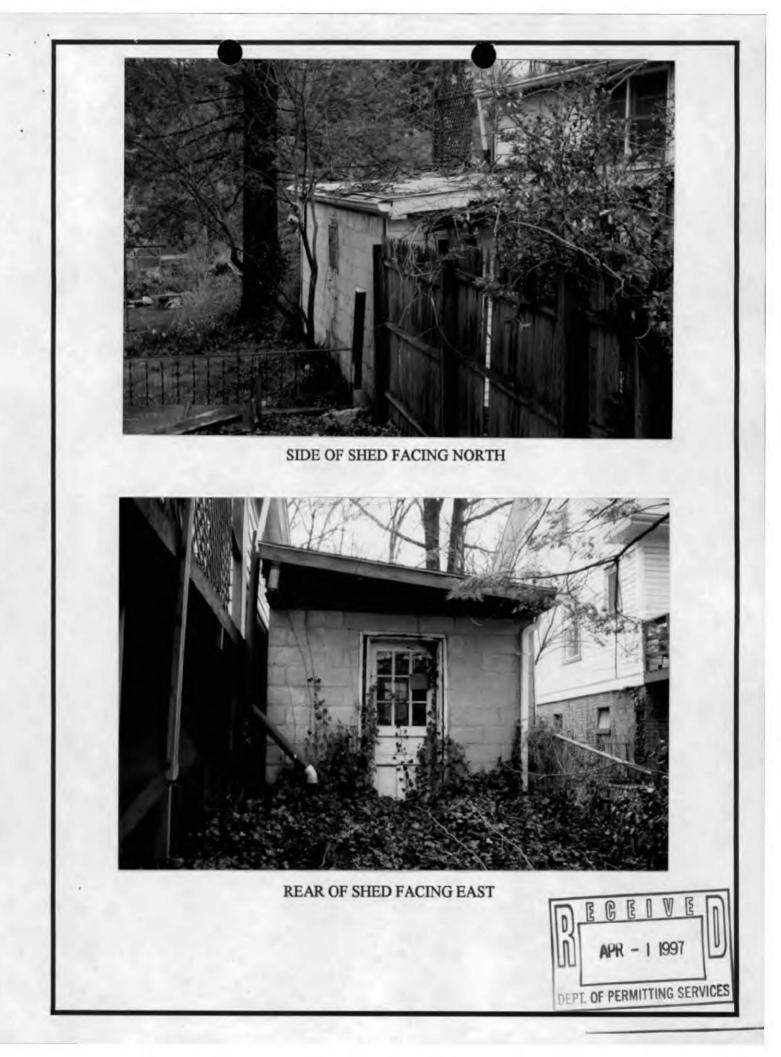
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SIDE OF SUBJECT BUILDING SHOWING SIMILAR DORMER TO BE CONSTRUCTED



#### ROGER NAYLOR

April 16, 1997

Ms. Robin Ziek Historic Preservation Planner The Maryland-National Capital Park and Planning Commission 8787 Georgia Avenue Silver Spring, Maryland 20910-3760

Dear Ms. Ziek,

It is with complete disgust that I withdraw my application for siding modification to my recently purchased residence.

You see, as an Environmental Scientist that works with cultural resource personnel including archeologists and anthropologists and being a 6 year resident of the Takoma Park Historic District, I can appreciate the needs and wants of individuals that wish to preserve historic structures such as mine. However, looking at it from a practical and aesthetic standpoint, I see no reason for your recommendation of preserving the existing aluminum siding and other mismatched pieces that form a hodge podge of exterior coverings. Furthermore, the wood siding on the front elevation that you spoke of on the telephone hardly even faces the street. Much of the south side of my house that is covered with aluminum is visible from the street. My Bungalow will never look like it did in 1912. No owner would tear down the numerous additions to this home to make a common Bungalow look like it did in 1912 in this neighborhood.

I think that I speak for the majority of my neighbors in saying that safe and aesthetically pleasing structures in the neighborhood should take priority over restoring an exterior of an already drastically altered home to a condition that resembles its original state. Although most people would love to live in a large Victorian or other historic home restored to its original condition with modern conveniences as well, many would not have the resources to make this possible. Include me among the many. Speaking to many people, I thought vinyl siding would be a practical alternative during a time when



economics are not very favorable. Hence the reason for application for this as a remodeling option. However Ms. Zeek, everyone loses with the recommendations in your report—my neighbors, myself and future owners of this home, and most of all the historic district. You're the only one that seems to have won. I guess I'll work with what I have and remove the aluminum siding and make repairs to the wood siding.

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On the issue of walking others property to carry out the tasks required of your position with the commission, you said you sometimes feel awkward. I perform site reconnaissance of others property every week to evaluate environmental issues as part of my job and never feel awkward because I notify all the appropriate people by telephone including the owner or owners representatives. In addition, it is a much safer approach to communicate to land owners that you are coming and will be on their property. Although in our telephone conversation you say this is legal since I submitted an application, I feel a sense of violation knowing a stranger was on my premises without me knowing. Your form letter said I could "make arrangements with you prior to photographing the exterior". Since I received your unsigned memorandum after you had walked my property, I suggest you call the property owner on the telephone to verify receipt of the letter prior to walking their property including any future visits to my home, if planned, after I apply for the addition of a dormer for a upstairs bathroom. The demolition of the shed is still planned pending approval from the committee.

Ms. Ziek, my experience with you has been nothing but stressful. I hope that changes with our future dealings.

Sincerely,

Røger Navlor

**Environmental Scientist**