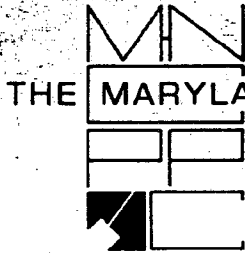


37/3-92L 7207 Spruce Avenue  
Takoma Park Historic District



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

MEMORANDUM

TO: Robert Seely, Chief  
Division of Construction Codes Enforcement  
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: 1.14.93

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission, at their meeting of 1.13.93 reviewed the attached application by The Peeds for a Historic Area Work Permit. The application was:

Approved  Denied  
 Approved with Conditions: \_\_\_\_\_

- 1) wood shingle will be used on the Por addition
- 2) window surrounds on the Por addition will be similar in width to those on the rest of the house

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_

hawpok.dep



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Edward M. Read and TELEPHONE NO. (301) 270-0757  
(Contract/Purchaser) Patricia Evelyn Read (Include Area Code) \_\_\_\_\_

ADDRESS 7207 Spruce Avenue, Takoma Park, Maryland 20912  
CITY STATE ZIP

CONTRACTOR Ric-Den 1744 Gambrill Rd TELEPHONE NO. (301) 261-6205  
Gambrill CONTRACTOR REGISTRATION NUMBER MHTC # 18909

PLANS PREPARED BY RIC-DEN (Same as above) TELEPHONE NO. (same as above)  
(Include Area Code) \_\_\_\_\_  
REGISTRATION NUMBER Same as above

LOCATION OF BUILDING/PREMISE

House Number 7207 Street Spruce Avenue

Town/City Takoma Park Election District \_\_\_\_\_

Nearest Cross Street Tulip Avenue

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct  Extend/Add  Alter/Renovate  Repair  Slab  Room Addition   
Wreck/Raze  Move  Install  Revocable  Revision  Fence/Wall (complete Section 4)  Other  Porch Deck Fireplace Shed Solar Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ \$ 47,910.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? classified as "contributing-category 2"

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 NA

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
1. On party line/Property line \_\_\_\_\_  
2. Entirely on land of owner \_\_\_\_\_  
3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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.

Patricia Evelyn Read Signature of owner or authorized agent (agent must have signature notarized on back) Date 12-15-93

APPROVED  For Chairperson, Historic Preservation Commission  
DISAPPROVED  Signature Albert B. Randall Date 1-13-93

APPLICATION/PERMIT NO: 9217152064 FILING FEE: \$ \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Two Story Addition: 12ft x 20 ft, each floor; First Floor - (6 ft x 12 ft) Laundry room and a study (12 ft. x 12 foot); two standard cross buck exit doors in the laundry room and one Anderson wood frame sliding glass patio door in the study; a 12x 20 ft wood deck with railing off the back of the laundry room and study; Second floor- 12 ft x 20 ft master bedroom with full bath; all <sup>8</sup>11 windows will be standard 35"x 70" Anderson one-over-one with no vinyl snap-ins; Siding will be vinyl with the plan to vinyl side the rest of the house in the near future ; the pitched roof will be asphalt shingle and will extend 2 ft below the existing asphalt roof; a three foot crawl space will be the foundation.(see blue prints for more details).

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
51 MONROE STREET, SUITE 1001  
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7207 Spruce Avenue Meeting Date: 1/13/93  
Resource: Takoma Park Historic District Review: HAWP/Alteration  
Case Number: 37/3-92L Tax Credit: No  
Public Notice: 12/31/92 Report Date: 1/9/93  
Applicant: Edward & Leticia Read Staff: Nancy Witherell  
PROPOSAL: Rear addition RECOMMEND: Approve w/Cond.

---

The applicants propose the construction of an addition extending 12' from the existing rear elevation. A second-story section of the house would also be removed and reconstructed as part of the project. A new deck measuring 12' by 20' would also be constructed.

The addition's gable roof would extend the roof ridge, although at a lower height. Proposed fenestration includes vinyl-clad 1/1 windows and a wood sliding glass door at the rear.

The house, a contributing structure in the Takoma Park Historic District, is clad with wooden shingles thought to be original to the house. The applicants would like to use vinyl siding on the rear addition, in anticipation of cladding the house with vinyl siding in the near future.

STAFF DISCUSSION

The staff finds the addition and deck appropriate in size and massing. The staff questions the use of vinyl siding in conjunction with wooden shingles. The house is in virtually original condition and is very well maintained. The front porch posts and flooring, the shingles, the window sash and jambs, window surrounds, and tongue-and-groove soffit are all wood.

In light of this, and recognizing the difficulty in matching the colors of painted wood to pre-finished vinyl, the staff would recommend that wood shingles be used for the rear addition. While the Takoma Park guidelines leave the door open for rear additions clad with artificial siding, it is generally recommended that the new material match or be consistent with the original material. (A good number of homes in the immediate area are clad with wood shingles, and two on the block have just been partially reshingled this fall. There are also three nearby houses that

were re-clad with artificial siding before the historic district came into effect.)

(Although the applicants are not applying to install vinyl siding on the house at this time, the staff would suggest that covering original wood shingles with artificial siding is not consistent with the purposes of Chapter 24A, nor with the guidelines established for contributing structures in the Takoma Park Historic District, which speak directly to the issue of replacing or covering original materials in good condition.)

#### STAFF RECOMMENDATION

The staff recommends that the project to extend the house be approved, provided the following two conditions are met:

- 1) The rear addition be clad with wood shingles to match the existing.
- 2) The new windows be installed with a wood surround similar in width to the surrounds on the original windows.

The staff recommends that the Commission find the proposal, with these two conditions, to be consistent with the purposes of Chapter 24A, particularly 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;

with Standards #2 and #9:

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.

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.

and with reference to the guidelines for contributing structures found in the Takoma Park Master Plan amendment:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the re-

source and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

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.



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Edward M. Read and TELEPHONE NO. (301) 270-0757  
 (Contract/Purchaser) Leticia Trevino Read (Include Area Code)  
 ADDRESS 7207 Spruce Avenue, Takoma Park, Maryland 20912  
CITY STATE ZIP  
 CONTRACTOR Ric-Den 1744 Underwood Rd TELEPHONE NO. (301) 261-6208  
Gambrills MD  
 PLANS PREPARED BY RIC-DEN (Same as above) TELEPHONE NO. (same as above)  
 (Include Area Code)  
 REGISTRATION NUMBER Same as above

### LOCATION OF BUILDING/PREMISE

House Number 7207 Street Spruce Avenue  
 Town/City Takoma Park Election District 20  
 Nearest Cross Street Tulip Avenue  
 Lot P8 Block 7 Subdivision Takoma Park  
 Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct Extend/Add Alter/Renovate Repair  
 Wreck/Raze Move Install Revocable Revision  
 Circle One: A/C Slab Room Addition  
 Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 47,910.00
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NA
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? classified as "contributing-catagory 2"

### 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 NA

- 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner \_\_\_\_\_  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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.

*Edward M. Read*

12-15-97

4



FRONT →



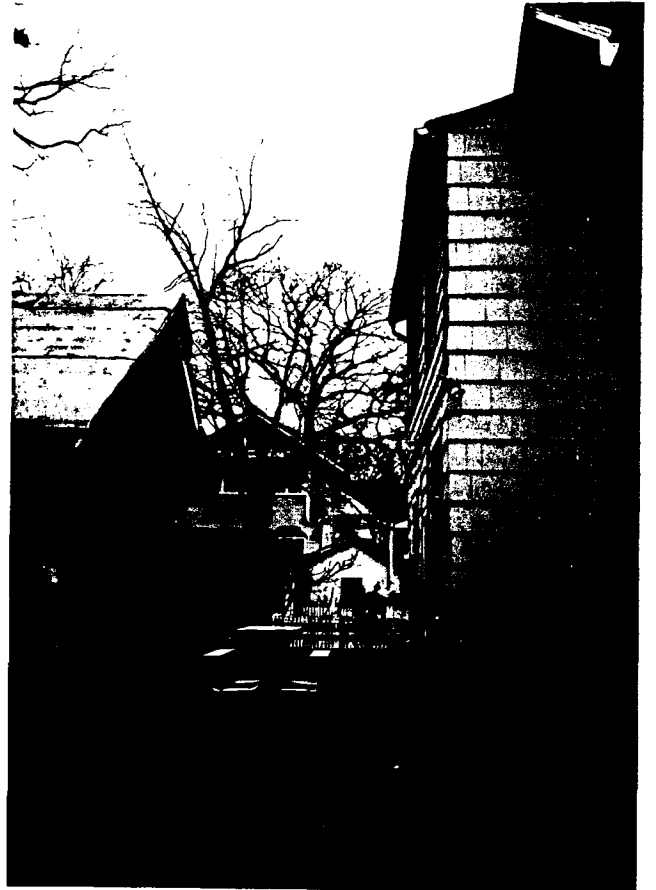
REAR (AND  
SIDE of  
garage) →



REAR CORNER  
of house →



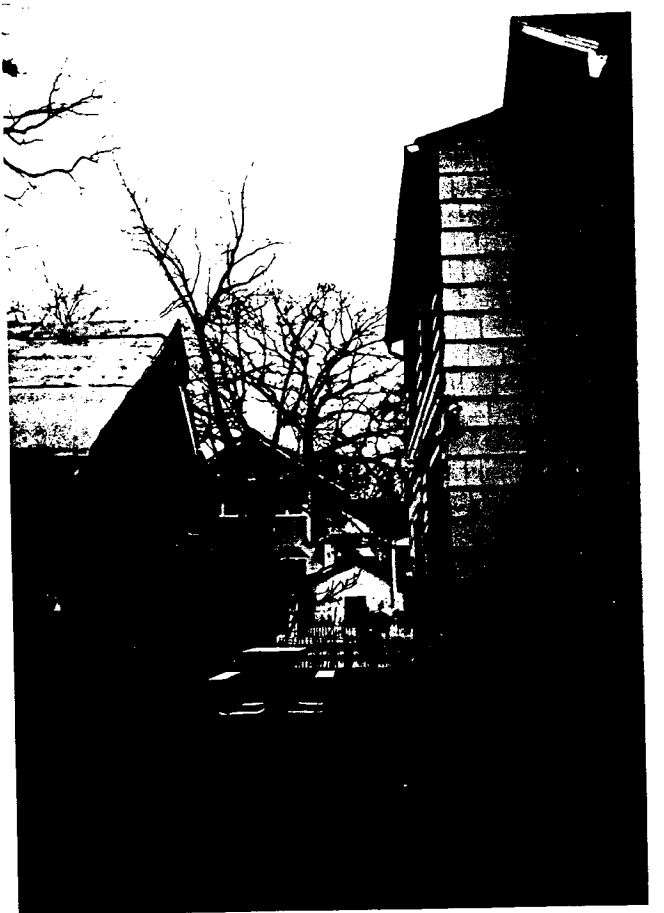
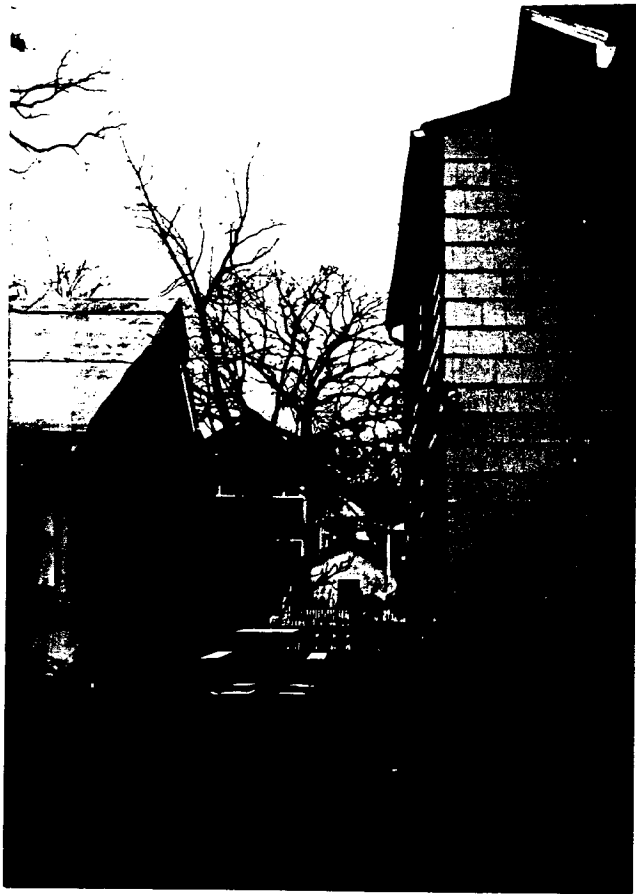
REAR  
Elevation →



FRONT →



REAR  
→



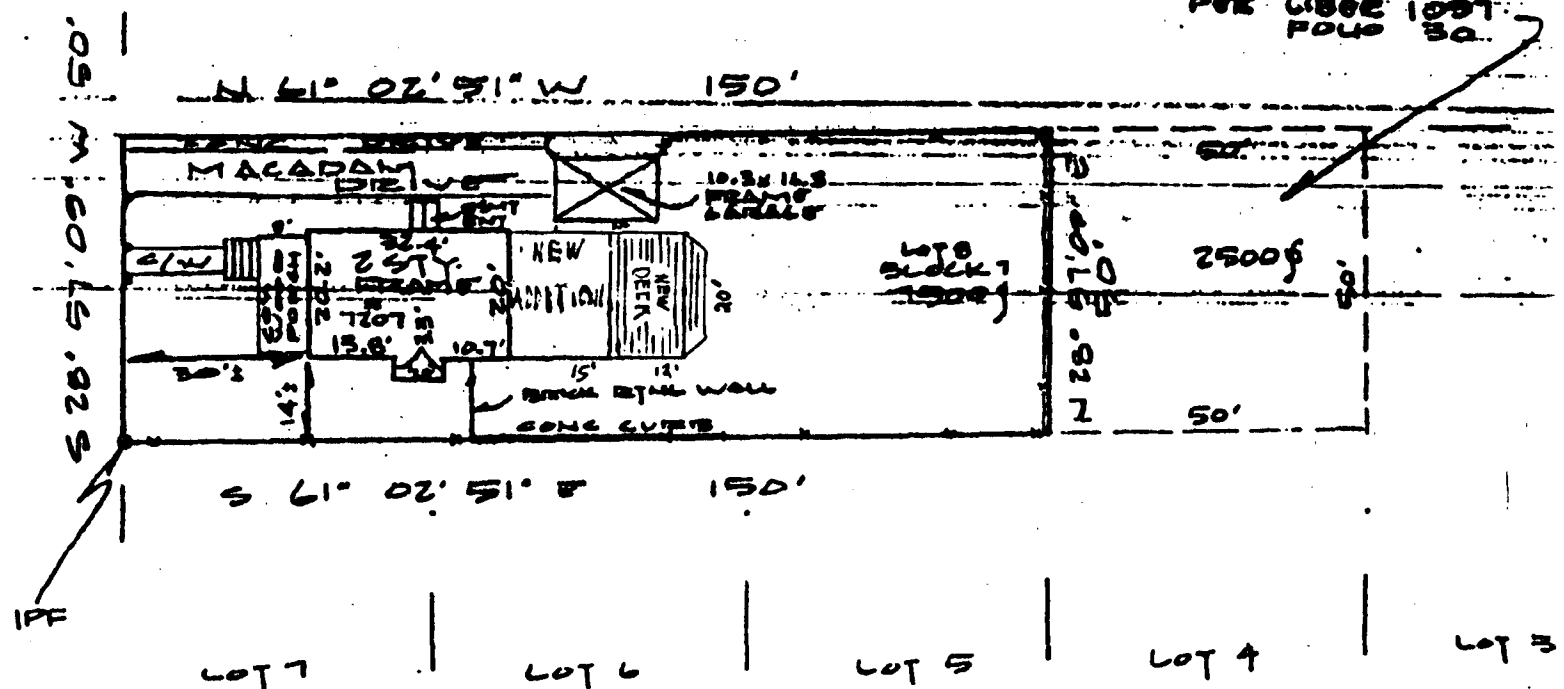


→  
REAR  
↓



→  
note 2<sup>nd</sup> floor  
section (a  
later infill) to  
be reconstructed  
at time of the  
redaction

SPRUCE AVENUE (50' W)  
(FORMERLY POPLAZ AVE)



SAVINGS EXCEPTING  
NEAR 50' BY FULL  
WIDTH THEREON A  
PER LIBER 1007  
PAGE 30.

NOTE: CITY OF TAKOMA PARK IS  
NOT INCLUDED ON FLOOD  
INSURANCE PROGRAM  
MAPS.

Subject property is shown in Zone  
on the National Flood Insurance Program  
Flood Insurance Rate Map of MONTGOMERY  
County, Maryland. Panel # CITY OF TAKOMA PARK  
Community Panel #   
Effective Date:

This is to certify that I have surveyed the property  
known as LOT 7, BLOCK 7, on a plat entitled, "UPSCOMB  
AND EARNEST TRUSTEES ADDITION TO TAKOMA PARK"  
sheet of recorded in PLAT BOOK 1, PLAT 46 among the  
Land Records of MONTGOMERY County, Maryland for the  
purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE  
CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS  
NOT TO BE USED TO ESTABLISH PROPERTY LINES.



J. Carl Hudgins PLS#96

LOCATION SURVEY  
7207 SPRUCE AVENUE

MONTGOMERY COUNTY, MD

MR ASSOCIATES, INC.  
16205 Old Frederick Road  
Mt. Airy Maryland 21771  
Phone 42-2031

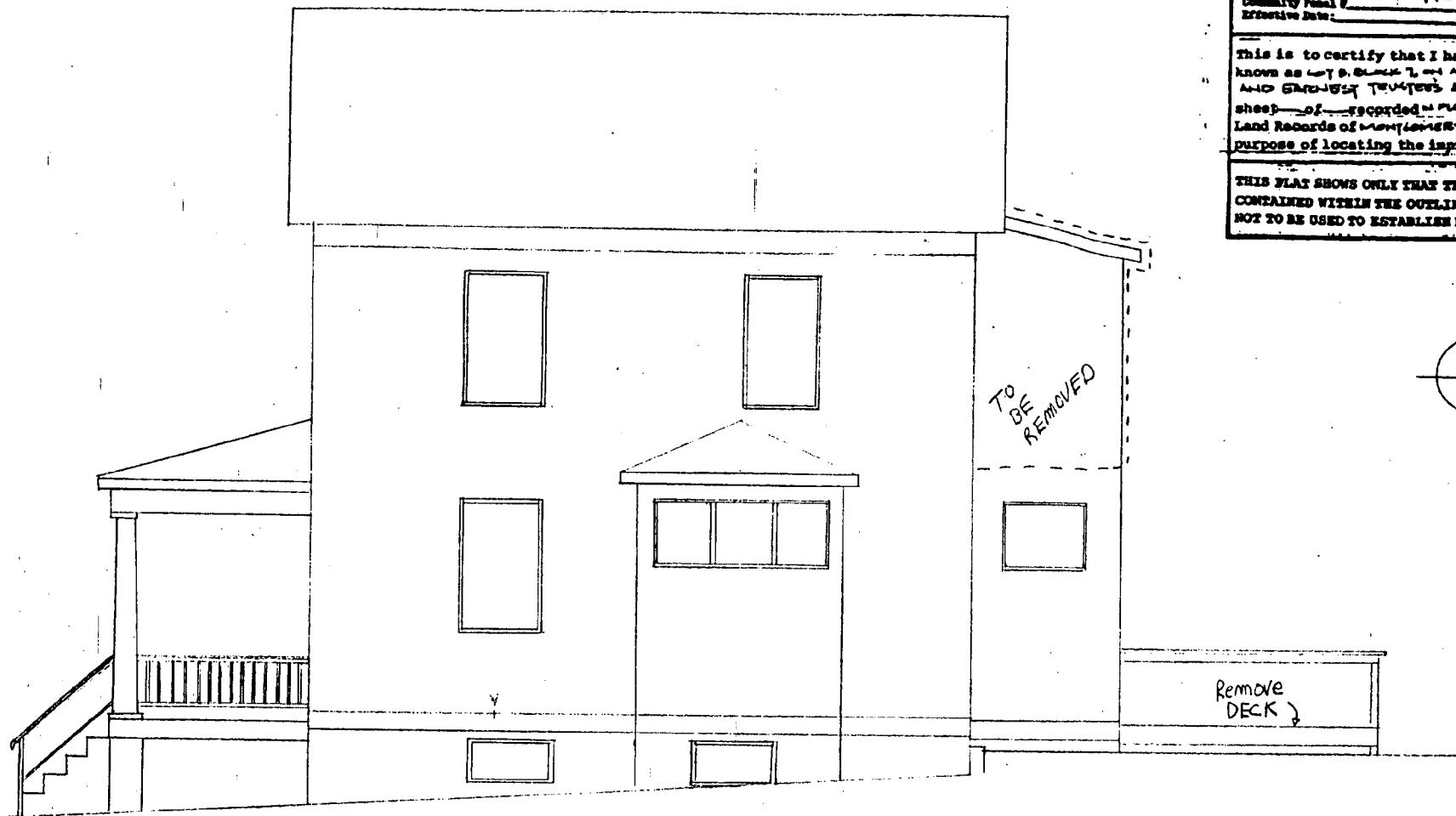
Scale 1" = 30'  
Date 10 APR 21  
Field By DON  
Drawn By DON  
Mr. v. 17 8 77 37

on the National Flood Insurance Program  
Flood Insurance Rate Map effective 12-1-81  
County, Maryland, Panel 8, CITY OF TAKOMA, DISTRICT OF COLUMBIA  
Community Panel 8  
Effective Date: \_\_\_\_\_

14

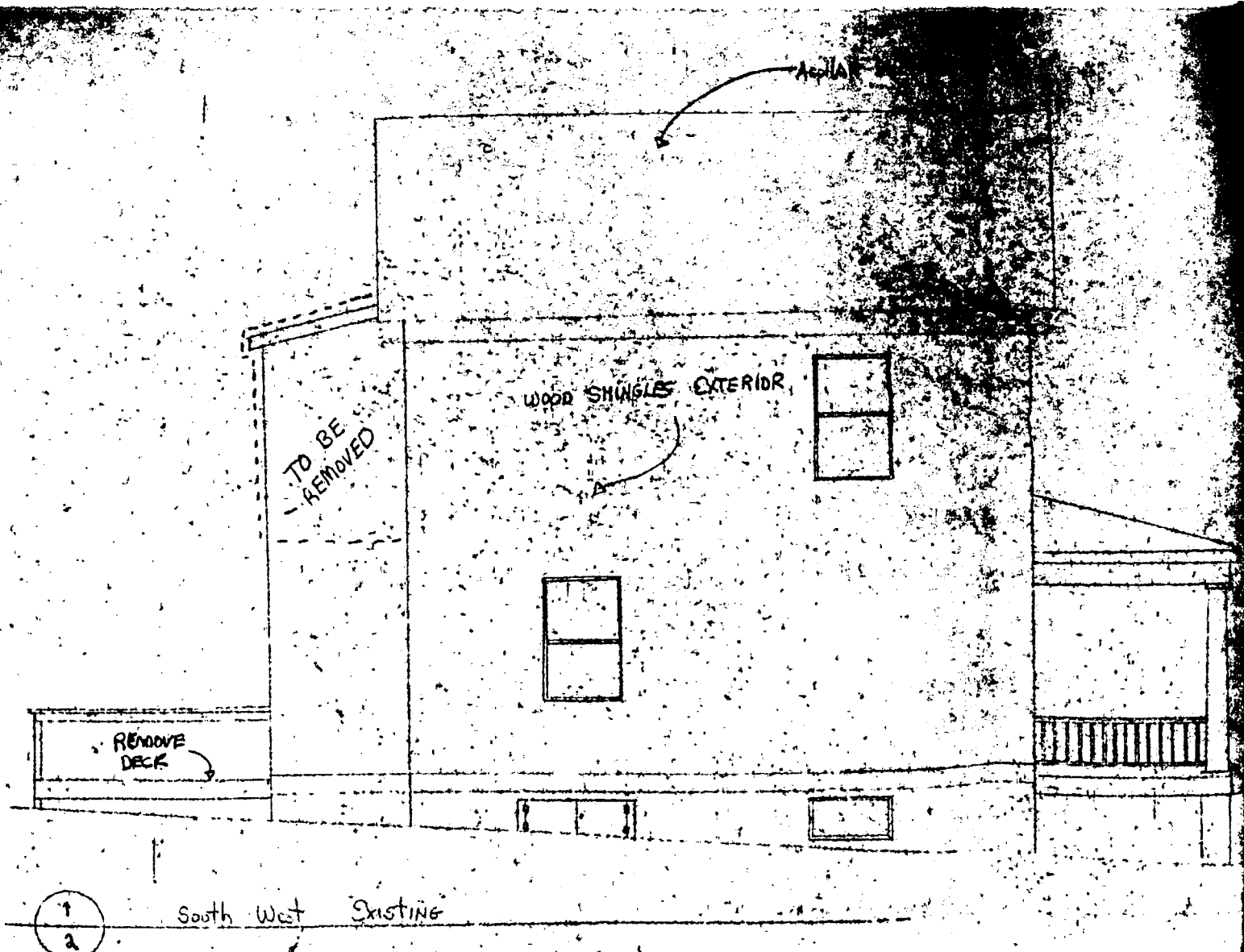
This is to certify that I have surveyed the  
known as LOT 9, BLOCK 7, and a PLAT entitled,  
AND GRANTED TRUSTEE'S ADDITION TO TAKOMA  
sheep of recorded in PLAT BOOK 1, PLAT 46  
Land Records of Montgomery County, Maryland  
purpose of locating the improvements thereon.

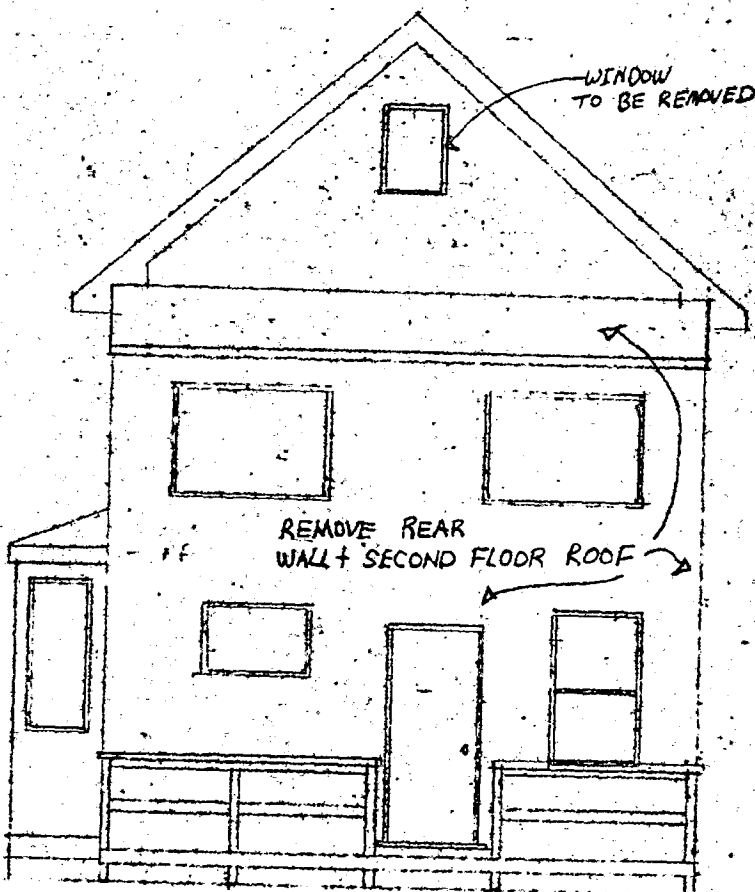
THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE  
CONTAINED WITHIN THE OUTLINES OF THE LOT AND  
NOT TO BE USED TO ESTABLISH PROPERTY LINES.



2  
1 PL

North East Existing

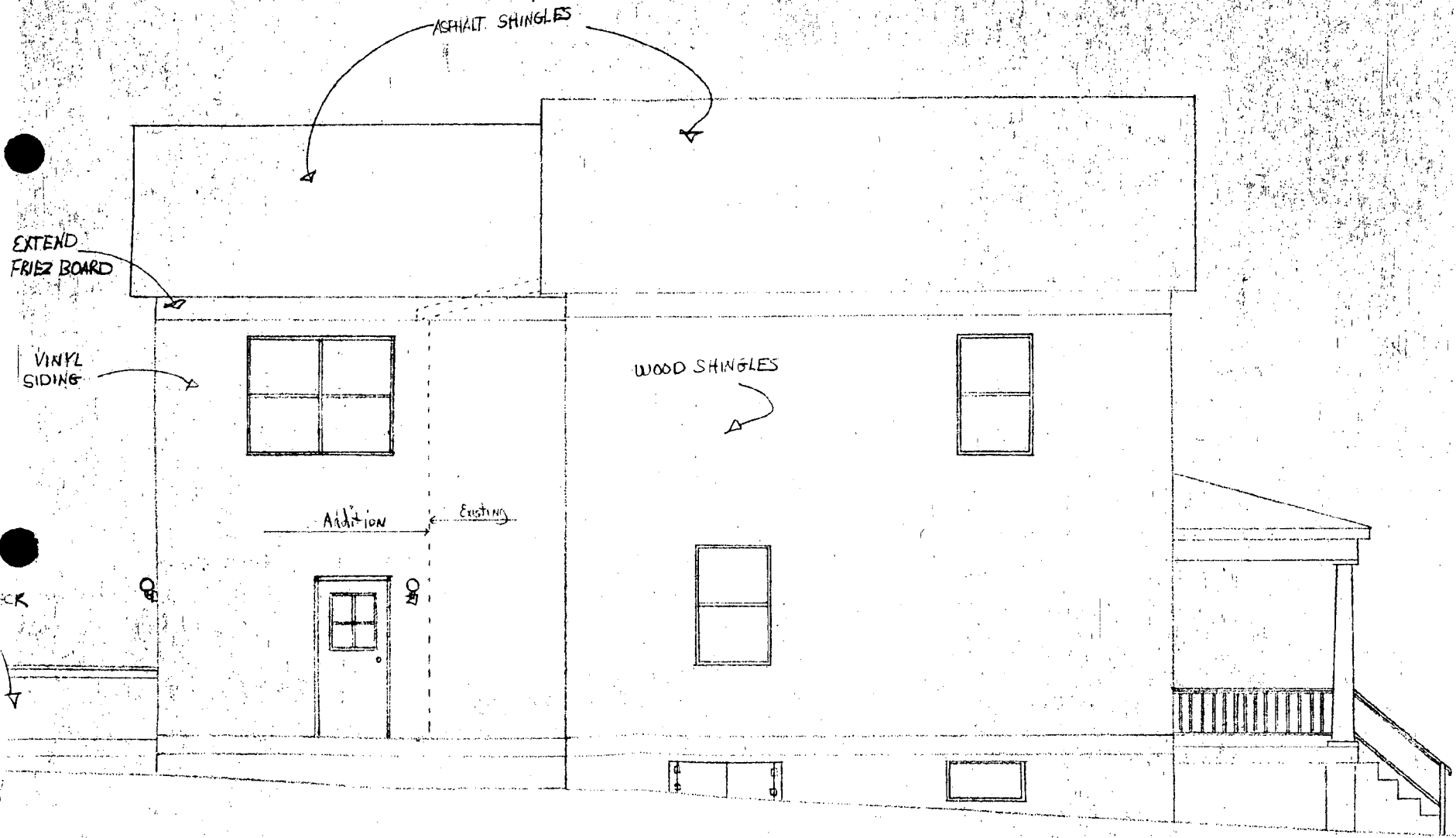




2  
a

South East EXISTING

	10/10/92
	DRAWN BY
	DATE
DRAWING NUMBER	



1  
3

South West Addition



2x6 DECKING

SLIDER

B

DOUBLE  
BATA CEAM

PUSH  
BUTTON  
SWITCHES

JACKY  
POST

C

DRYER

WASHER

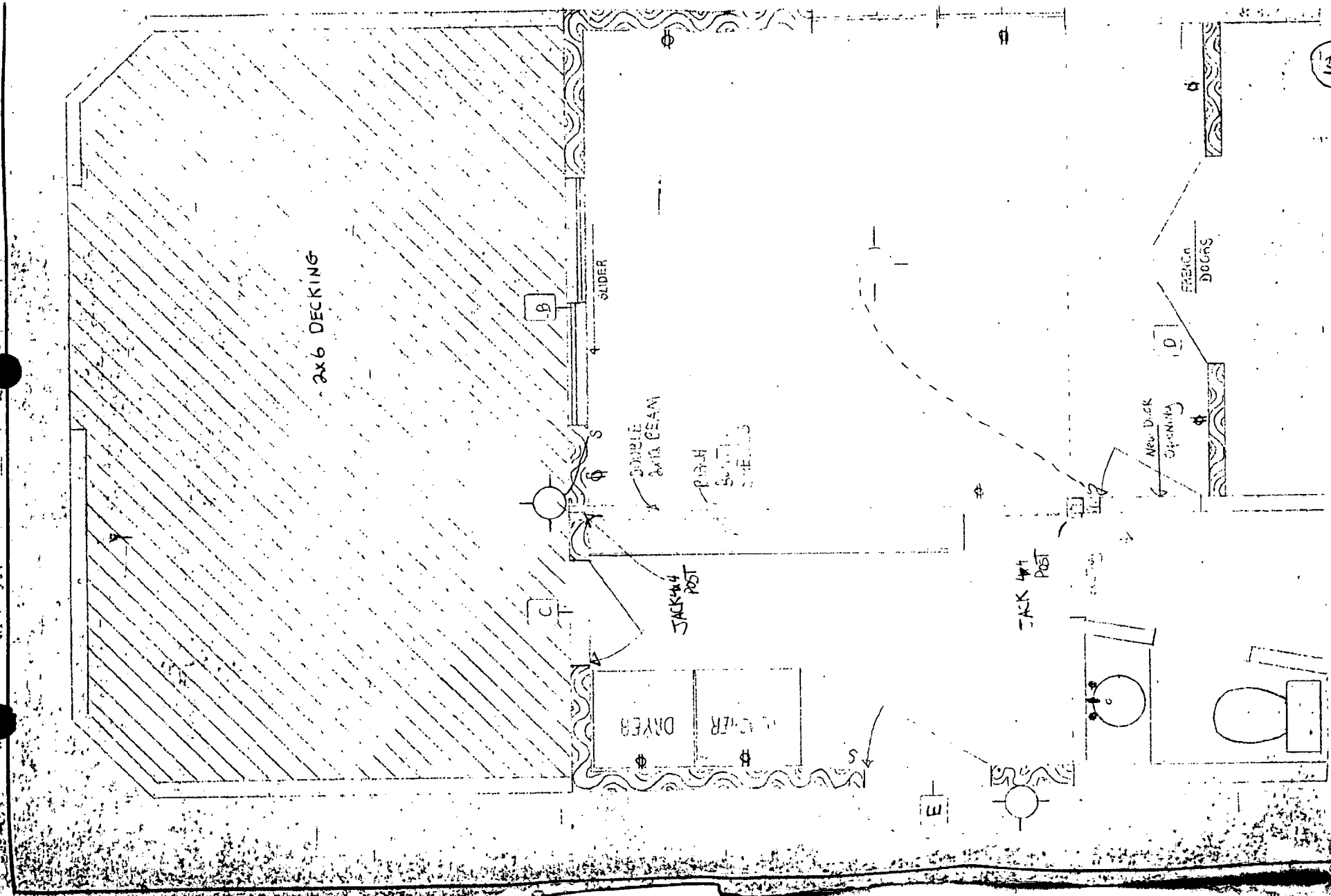
JACK  
4x4  
POST

NEW DICK  
OPINITY

FRENCH  
DOORS

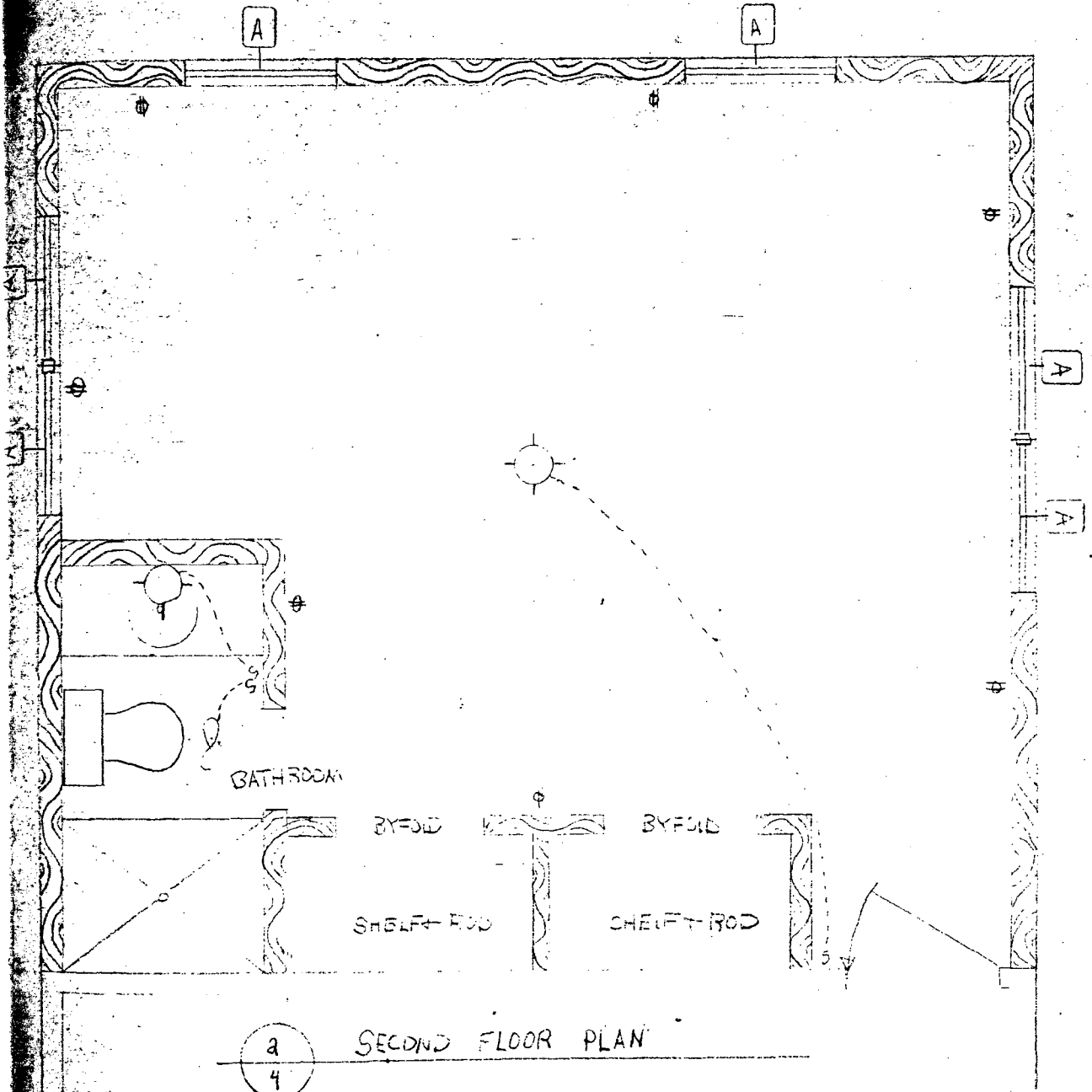
D

E



WINDOW SCHEDULE

NO	Q	TYPE	MANUF	
A	8	DOUBLE HUNG	ANDERSON	28310
DOOR SCHEDULE				
B	1	SLIDING DOOR	ANDERSON	60 68
C	1	CROSSBUCK	STANLEY	26 68
D	1	FRENCH DOOR	MORGAN	50 68
E	1	CROSSBUCK	STANLEY	26 68



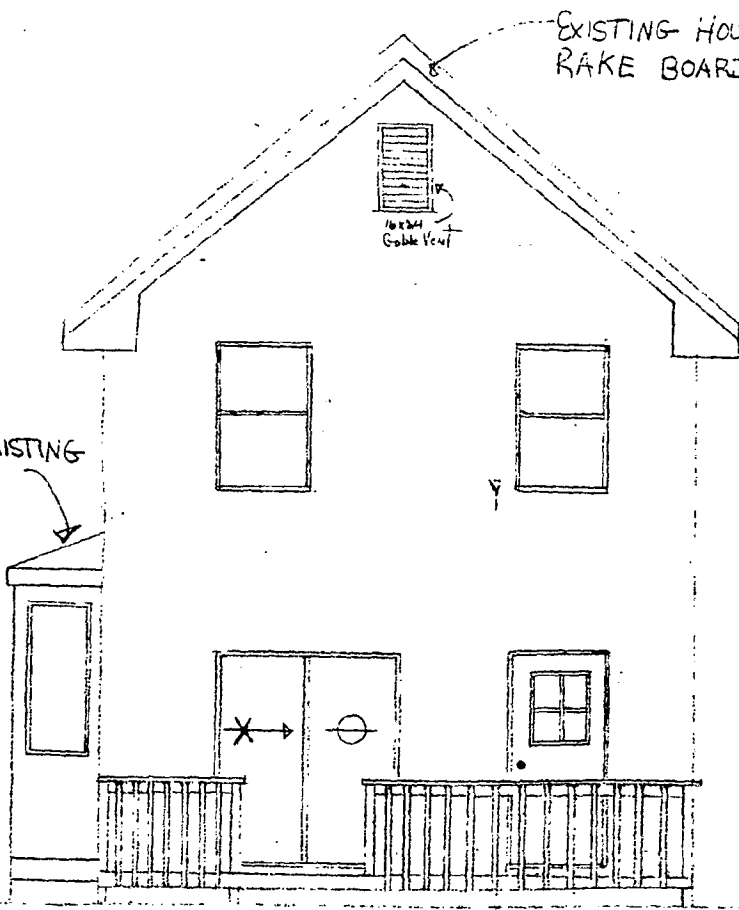
2  
4 SECOND FLOOR PLAN

10/10/92

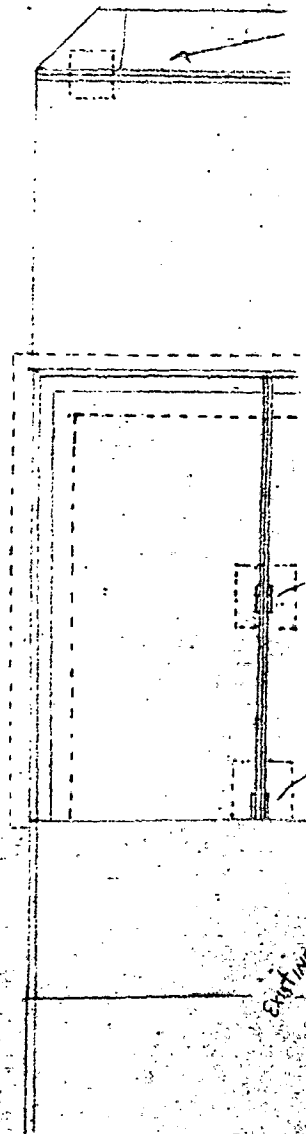
DRAWN BY

19

EXISTING



2' SET BACK  
OF BEAM



1  
5

South East Rear Addition

2  
5

Footing L

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**