

37/3-93T 7219 Spruce Avenue
Takoma Park Historic District



Historic Preservation Commission
~~51 Monroe Street, Suite 1001, Rockville, Maryland 20850~~
 217-3625
 250 Montgomery Dr, Rockville - 20850 - DCCS

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13-25-1057080

NAME OF PROPERTY OWNER Joseph M. Murphy + Jane D. Hurst TELEPHONE NO. 301-270-0290
 (Contract/Purchaser)
 ADDRESS 7219 Spruce Ave. Takoma Park MD 20912
 CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Julie Gabrielli at Timothy Duke Architects CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. 410-539-0777
 REGISTRATION NUMBER _____ (Include Area Code)

LOCATION OF BUILDING/PREMISE

House Number 7219 Street Spruce Ave.

Town/City Takoma Park, MD Election District 13

Nearest Cross Street Park Ave

Lot 14 + Part 15 Block 7 Subdivision _____

Liber _____ Folio _____ Parcel _____

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

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						<u>Other</u> <u>Raise roof add rooms</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 55,000

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? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (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.

Jane D. Hurst June 1, 1993
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature Albert B. Randall Date _____

APPLICATION/PERMIT NO: 9306020005 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7219 Spruce Avenue Meeting Date: 6/23/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93T Tax Credit: No
Public Notice: 6/9/93 Report Date: 6/16/93
Applicant: Joseph Murphy/Jane Hurst Staff: Nancy Witherell
PROPOSAL: ADDITION RECOMMEND: APPROVE

At its May 12, 1993, meeting, the Commission reviewed a preliminary consultation for an addition to a contributing bungalow in the Takoma Park Historic District. The applicant presented three options; the one judged by the Commission to be the most consistent with the style and character of the house has been developed for HAWP review.

The proposal maintains the pitch of the roof, but raises it above its present height approximately 5 feet. The appearance of the current siding, asbestos shingle, would be matched with a non-asbestos shingle for the newly created wall surfaces. Rafter tails would be reused or replicated. The small addition proposed for the rear corner is no longer anticipated because the new roof height allows the staircase to be rebuilt in its present location.

A small vestibule is proposed, however, in order to create the space needed to allow the interior basement stairs to be rebuilt to meet code requirements.

The existing iron porch stair railing would be replaced with a wooden railing to match that on the porch; as proposed, the new railing would be aligned with the front of and inserted into the porch column.

The relatively flat front gable would be removed; a new, steeper gable would be constructed on the front roof face of the house. A shed dormer would be built across the back of the house; a skylight would be installed on the roof at the rear and casement windows would be installed at the second-story level. The sash windows on the rear face of the north addition would be relocated slightly as shown in the plans, as would an adjacent window on the north elevation. The small recess in the rear elevation would be eliminated.

STAFF DISCUSSION

The proposal is similar to that presented and discussed by the Commission and the applicant at the May meeting. The Commission generally found the use of the replacement cladding acceptable for this house, and the continuation of the rafter tails. As noted above, the proposed rear corner addition, discussed in the preliminary consultation, would not be built.

The shed dormer at the rear was previously shown. The staff finds the minor window adjustments to be consistent with the character of the house, and finds the proposed skylight location to be acceptable, as well.

The staff would prefer that the porch stair railing not be attached to the porch column as shown, but rather as it exists in fact. The staff suggests that a square post similar to that on the opposite side of the stairs be used to create a corner for the railing. The existing hole in the porch column could then be reused rather than creating a second hole.

The staff also suggests that the height of the proposed front dormer be lowered if at all possible to replicate more closely the broad roof pitches of houses of this time period and style.

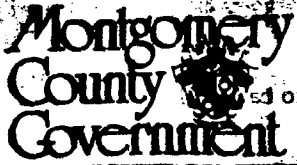
STAFF RECOMMENDATION

Noting the above two recommendations, the staff recommends that the Commission find the proposal consistent with the preliminary consultation discussion, with the Takoma Park guidelines for additions to one-story houses, and 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;

and with Standard #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.



Historic Preservation Commission

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250 - Montgomery Dr, Rockville - 2nd fl - DCCS

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Timothy Duke Architects TELEPHONE NO. 910-539-0777
 REGISTRATION NUMBER _____ (Include Area Code)

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Other Raise roof, add rooms

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01	<input checked="" type="checkbox"/>	WSSC	02	<input type="checkbox"/>	Septic
03	<input type="checkbox"/>	Other	_____		

2B. TYPE OF WATER SUPPLY

01	<input checked="" type="checkbox"/>	WSSC	02	<input type="checkbox"/>	Well
03	<input type="checkbox"/>	Other	_____		

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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.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

1219 Spruce Ave. is a #2 Contributing structure to the Takoma Park historic district. It is a bungalow with a renovated second floor and a wraparound porch. It is set on a small lot among several 40'-50' white oak trees. The main house was built in the 1920's. A kitchen addition was added later and an addition for stairs was added in the late 1970's.

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Our home has 2 problems associated with the second floor. The ceiling clearance is below code as are the stairs. We want to remedy these problems while maintaining the historic character of the house by raising the roof 4 feet. This will allow us to re-configure the front dormer and build a shed dormer in the rear. We will match existing materials for siding, roofing, trim, windows, braces, overhangs, and rafters.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

We will raise the roof 4' and match all existing materials
We will maintain the scale of the house from the front
and sides. We will not change the trees or landscaping.

- b. the relationship of this design to the existing resource(s):

We have chosen a design that does not change the basic
shape of this house. It will continue to contribute to
the varied character of the houses on our street.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

This proposal is compatible in character and nature
with the current structure and the streetscape in the
Takoma Park historic district. It will also preserve the family
character of our neighborhood by renovating the house
for modern requirements.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. **Design Features:** Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. **Facades:** Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. **Materials Specifications:** ^(Attached) General description of materials and manufactured items proposed for incorporation in the work of the project.
8. **Photos of Resources:** Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
See pages 1+2
9. **Photos of Context:** Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.
See Pages 3, 4, +5
Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. **Addresses of Adjacent Property Owners.** For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Valerie Tonat and Nick Hanks
Address 7222 Spruce Ave
City/Zip Takoma Park, MD 20912
2. Name Walter Reid + Cheryl Cort
Address 7220 Spruce Ave
City/Zip Takoma Park, MD 20912

3. Name Jill Gay + John Prades
Address 7218 Spruce Ave.
City/Zip Takoma Park, MD 20912
4. Name Dennis + Pam Diamond
Address 7221 Spruce Ave.
City/Zip Takoma Park, MD 20912
5. Name Mr + Mrs. William V. Skidmore
Address 7217 Spruce Ave
City/Zip Takoma Park, MD 20912
6. Name Charles B + BA Mason
Address 120 Park Ave
City/Zip Takoma Park, MD 20912
7. Name Thomas M. Yockey
Address 122 Park Ave.
City/Zip Takoma Park, MD 20912
8. Name James P. Kariya
Address 218 Park Ave.
City/Zip Takoma Park, MD 20912

1757E

#7 Materials to be Used:

All materials will match existing materials.

Siding: non-asbestos shingles (Supradur)
Profile and paint ~~to~~ color to match

Roof: new asphalt roof, match existing

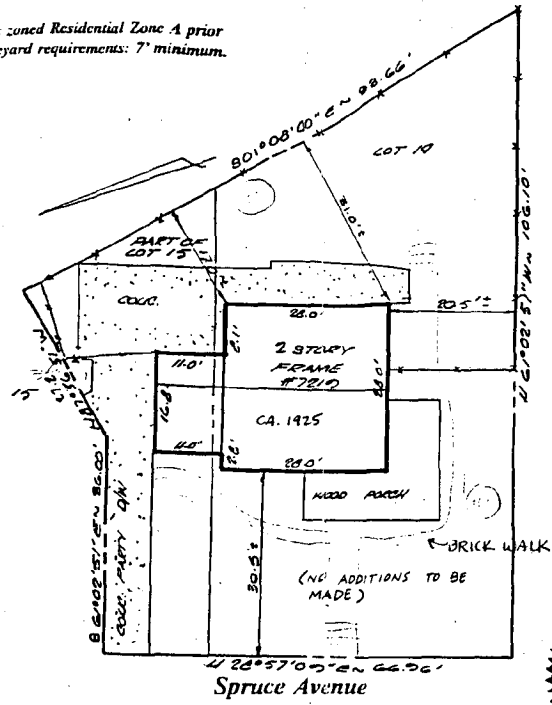
Trim: wood, paint to match existing

Windows: new TDL wood windows
to match existing

Braces, overhangs, + rafters: wood to
match existing

Murphy/Hurst
HAWT Application

NOTE: Property was zoned Residential Zone A prior to 1954. Sideyard requirements: 7' minimum.



CURRENT HEIGHT:
20'
PROPOSED HEIGHT:
24.5'
(from foundation at lowest point in front)



Lot 14 and Part of Lot 15, Block 7
Lipscomb & Earnest, Trustees, Addition to Takoma Park
Election District #13
Montgomery County, Maryland

Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FM insurance maps.

Stephen J. Wenthold
Stephen J. Wenthold
Maryland RLS Reg. No. 10767

Mar 6, 1992
Date

NO TITLE REPORT FURNISHED

Montgomery County

BRL information shown as per current zoning regulations unless otherwise noted.

Plat Book: 1
Plat No.: 46
Work Order: 92-0975

Scale: 1" = 20'

Property Address: 7219 Spruce Avenue

Meridian Surveys, Inc.
8703 Custodial Way
Gaithersburg, MD 20879
(301) 840-0025

MAY 27 1993



EXISTING FRONT ELEVATION
1/4" = 1'-0"

MAY 27 1993

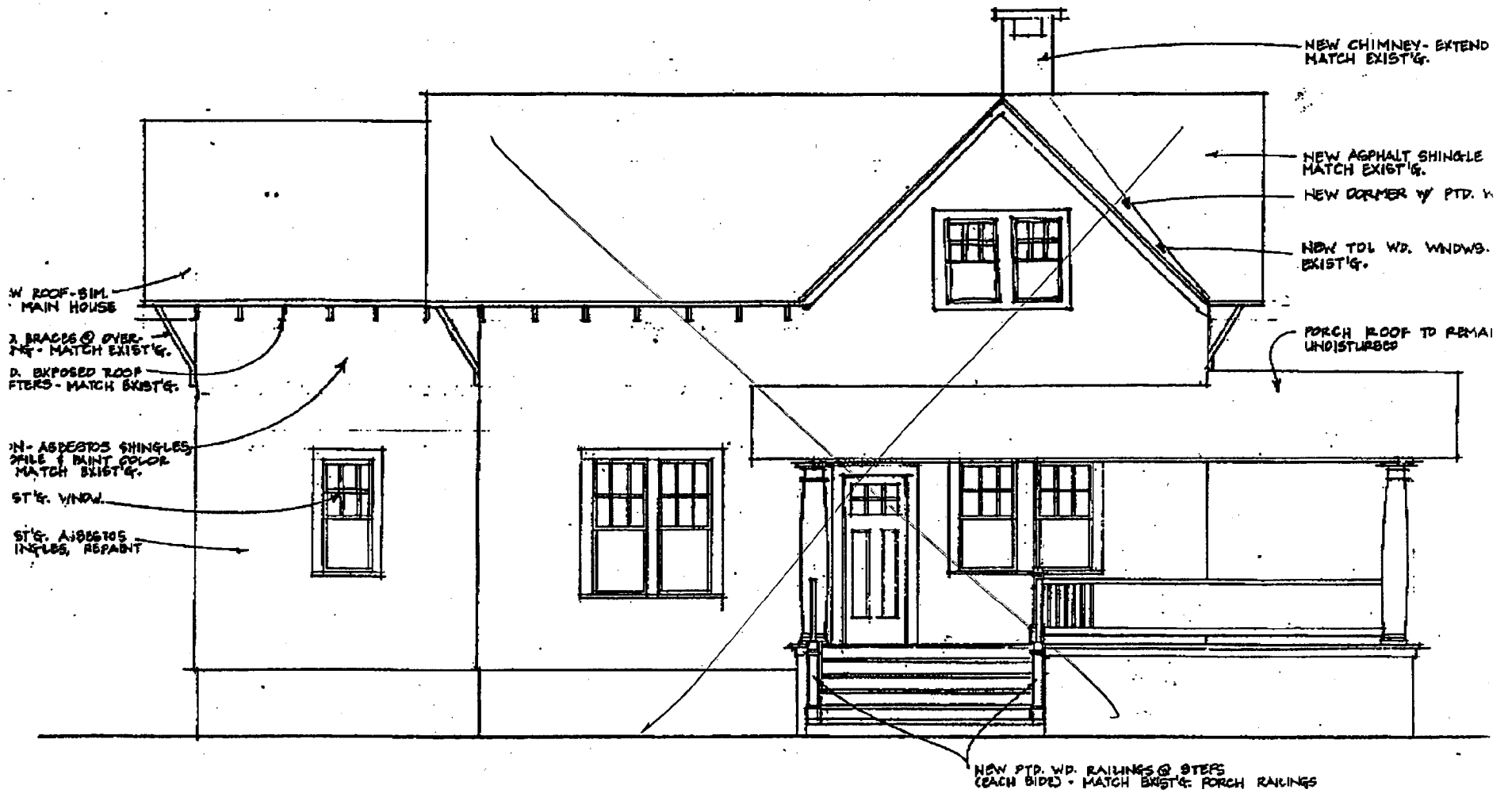
Timothy Duke Architects
831 N. Calvert St.
Baltimore, MD 21202
Fax 539-7519
(410) 539-0777



7219 SPRUCE AVE. RESIDENCE
REVISED FRONT ELEVATION
(NO SCALE) 6-30-93

Timothy Duke Architects
831 N. Calvert St.
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5

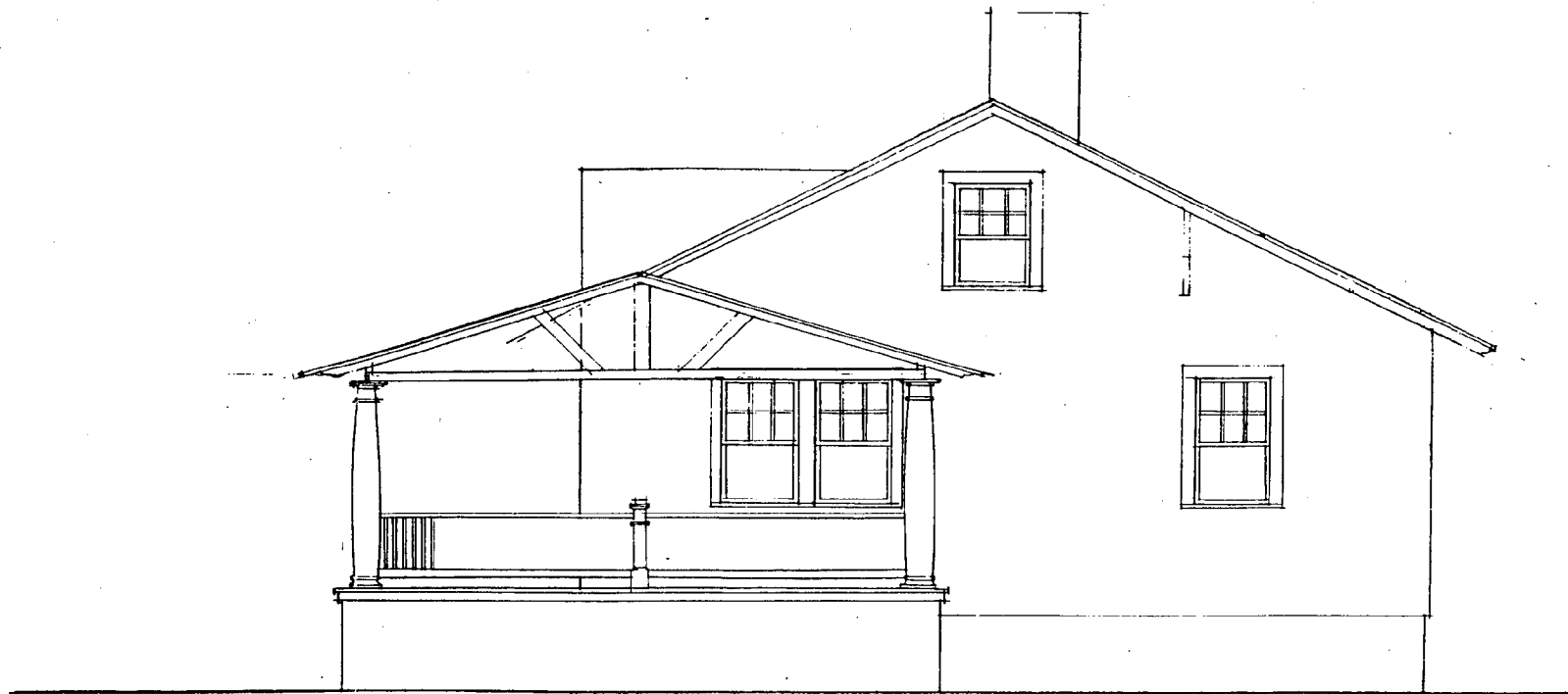


PROPOSED FRONT ELEVATION

1/4" = 1'-0"

MAY 27 1993

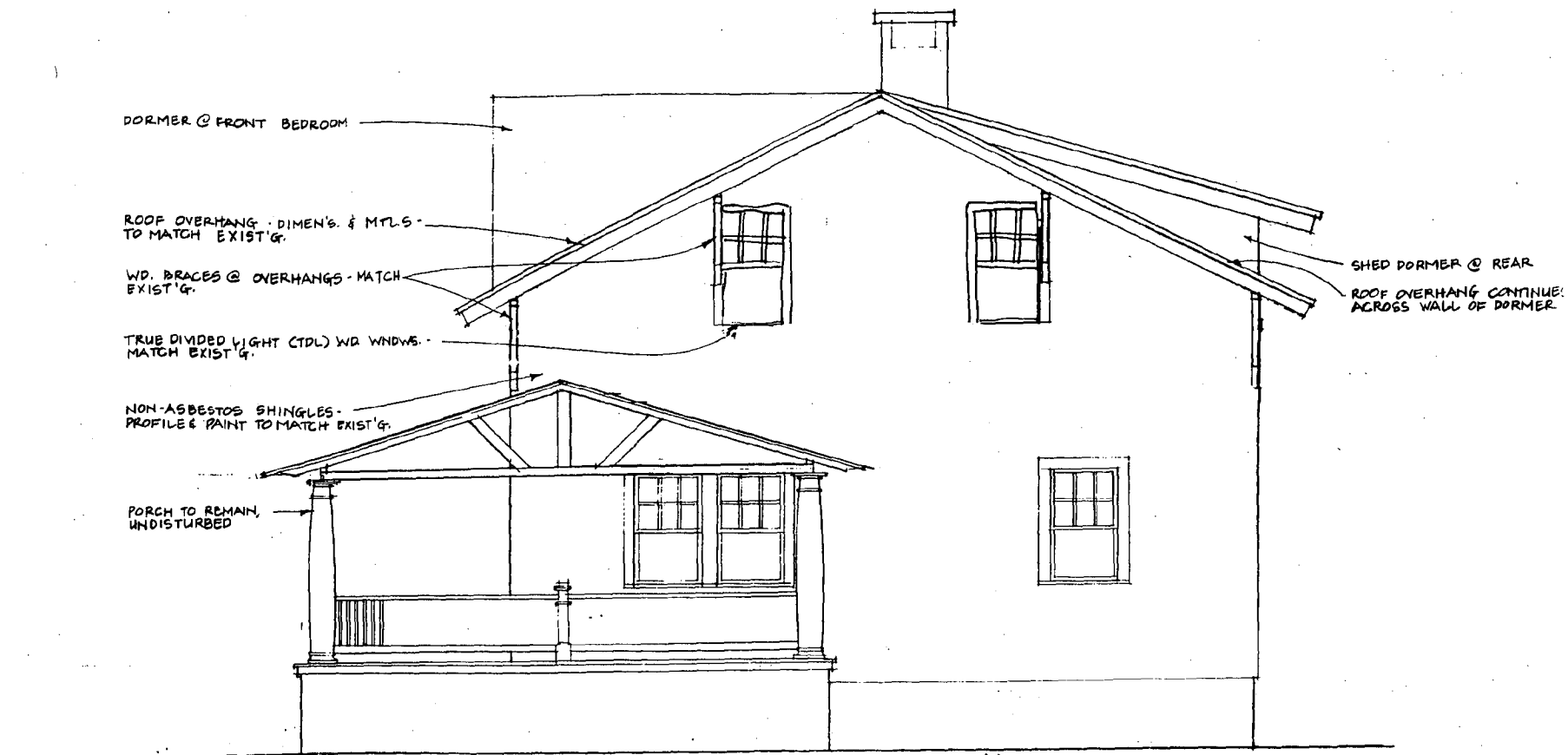
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EXISTING SIDE ELEVATION (SOUTH FACE)
 $\frac{1}{4}'' = 1'-0''$

MAY 27 1993

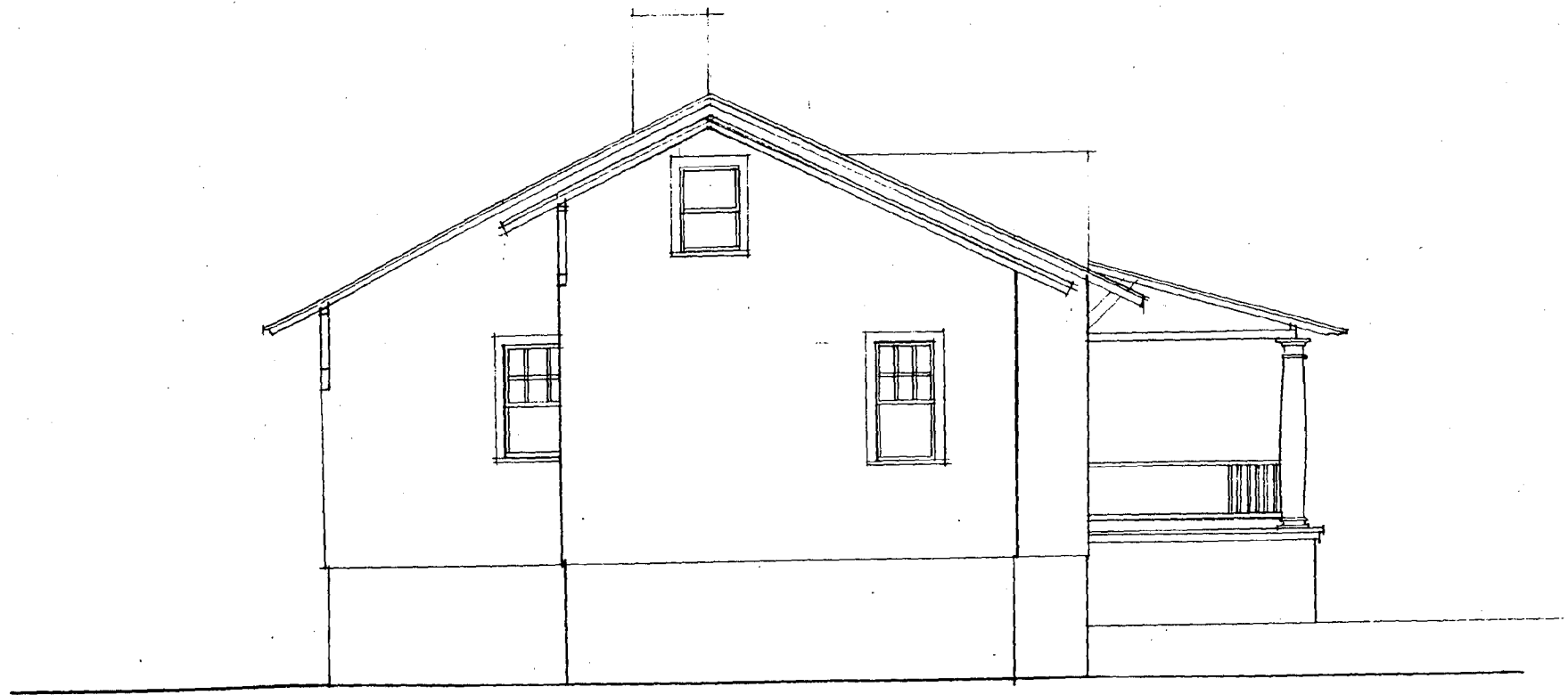
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PROPOSED SIDE ELEVATION (SOUTH FACE)
 1/4" = 1'-0"

MAY 27 1993

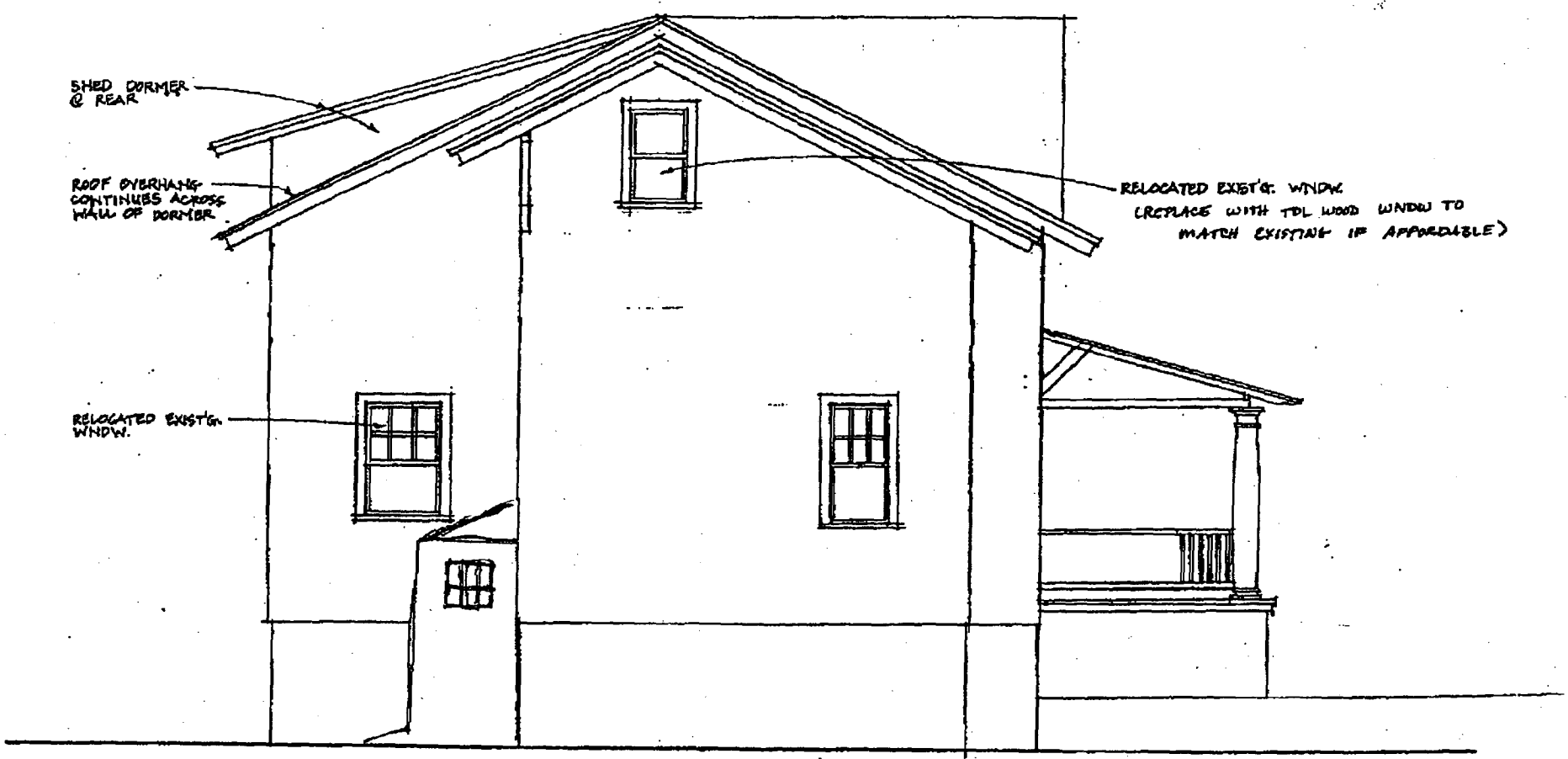
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EXISTING SIDE ELEVATION (NORTH FACE)
1/4" = 1'-0"

MAY 27 1993

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SHED DORMER @ REAR

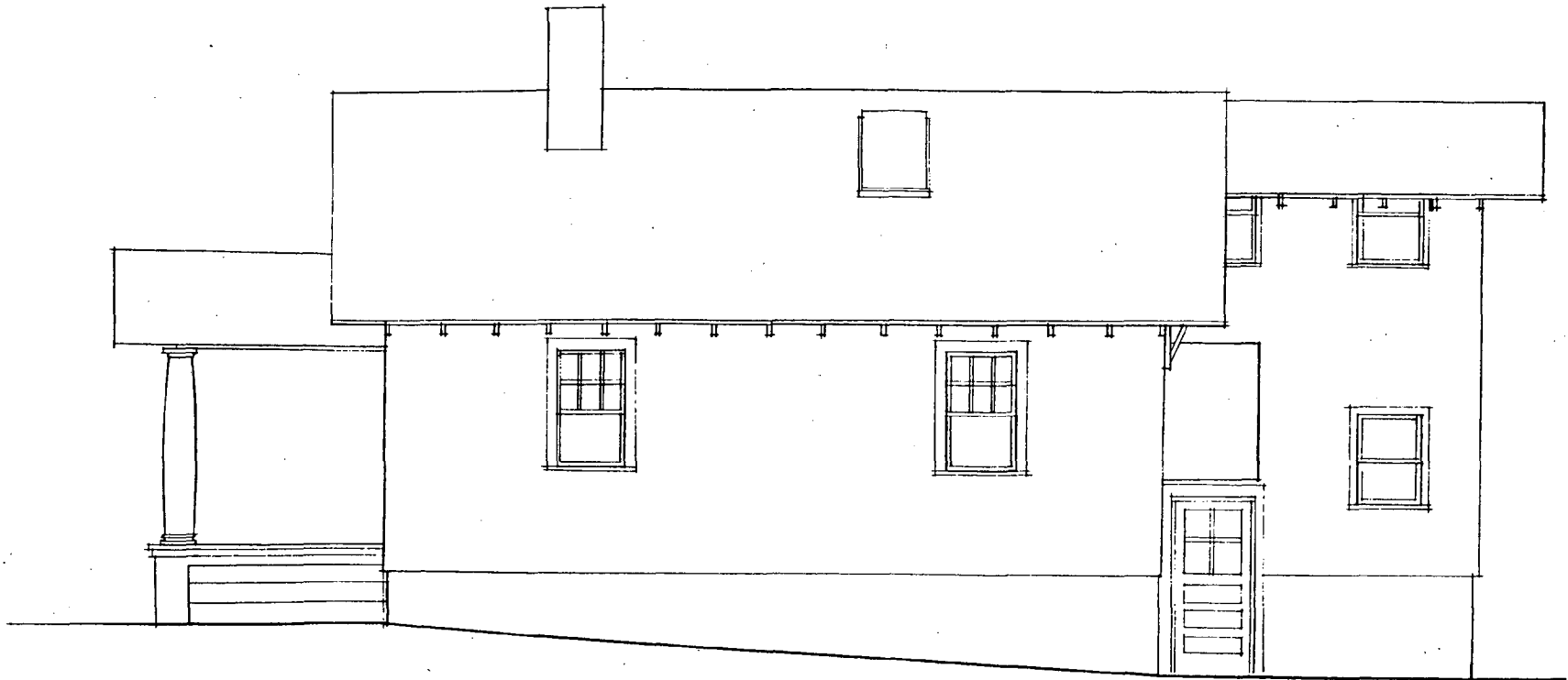
ROOF OVERHANG CONTINUES ACROSS WIDTH OF DORMER

RELOCATED EXISTG. WNDW.

RELOCATED EXISTG. WNDW (REPLACE WITH TDL WOOD WNDW TO MATCH EXISTING IF AFFORDABLE)

PROPOSED SIDE ELEVATION (NORTH FACE)
1/4" = 1'-0"
MAY 27 1983

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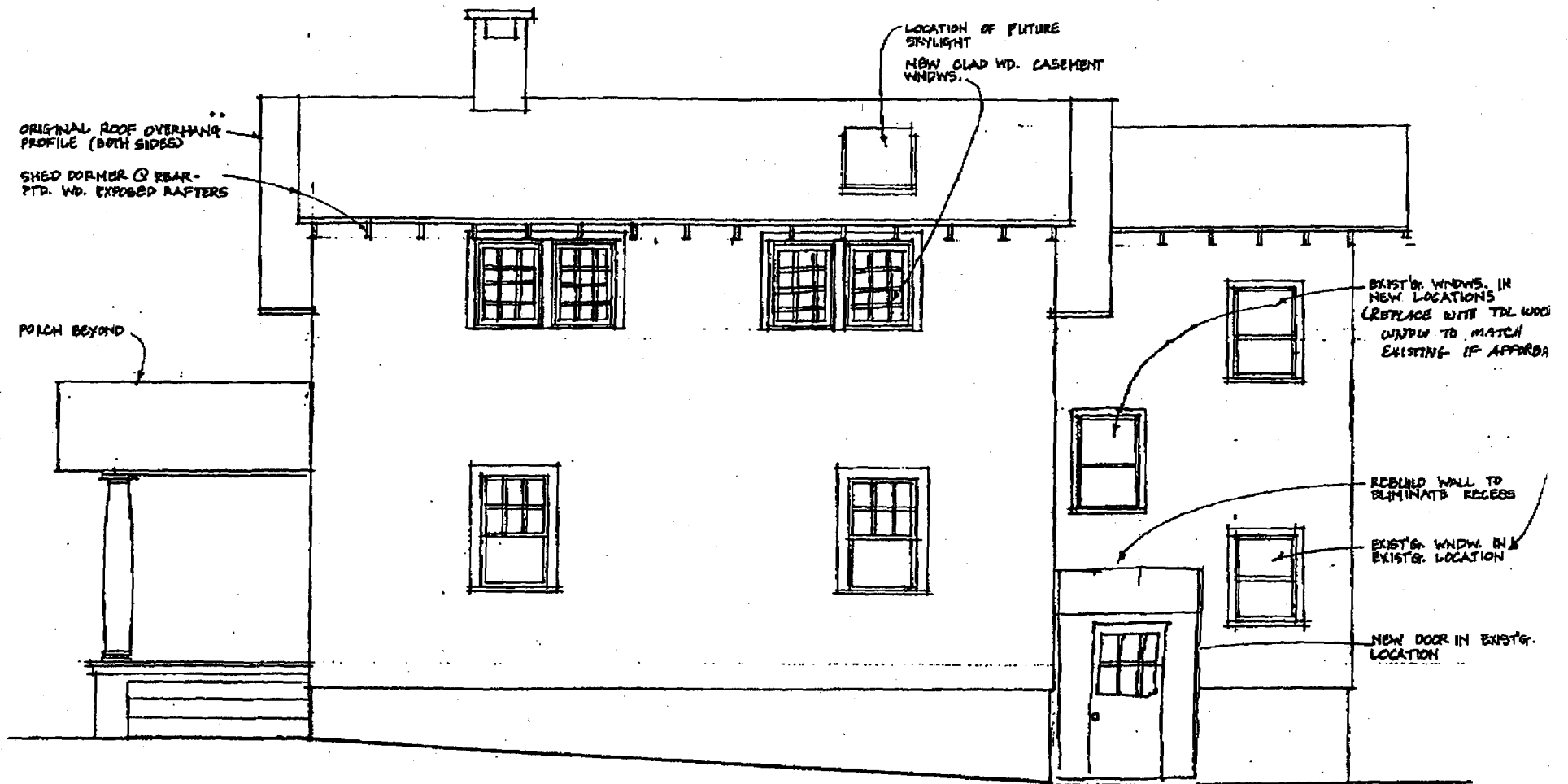


EXISTING REAR ELEVATION (EAST FACE)

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

MAY 27 1993

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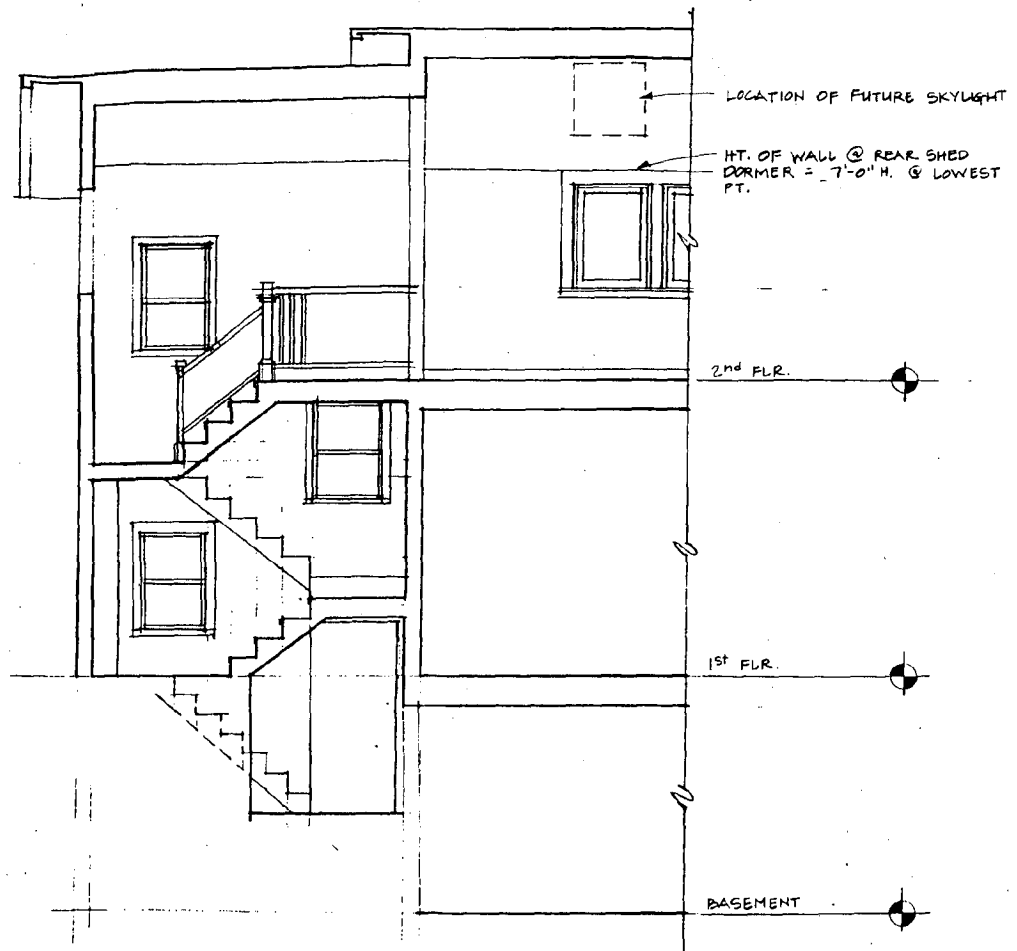


PROPOSED REAR ELEVATION (EAST FACE)

1/4" = 1'-0"

MAY 27 1993

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STAIR SECTION LOOKING EAST

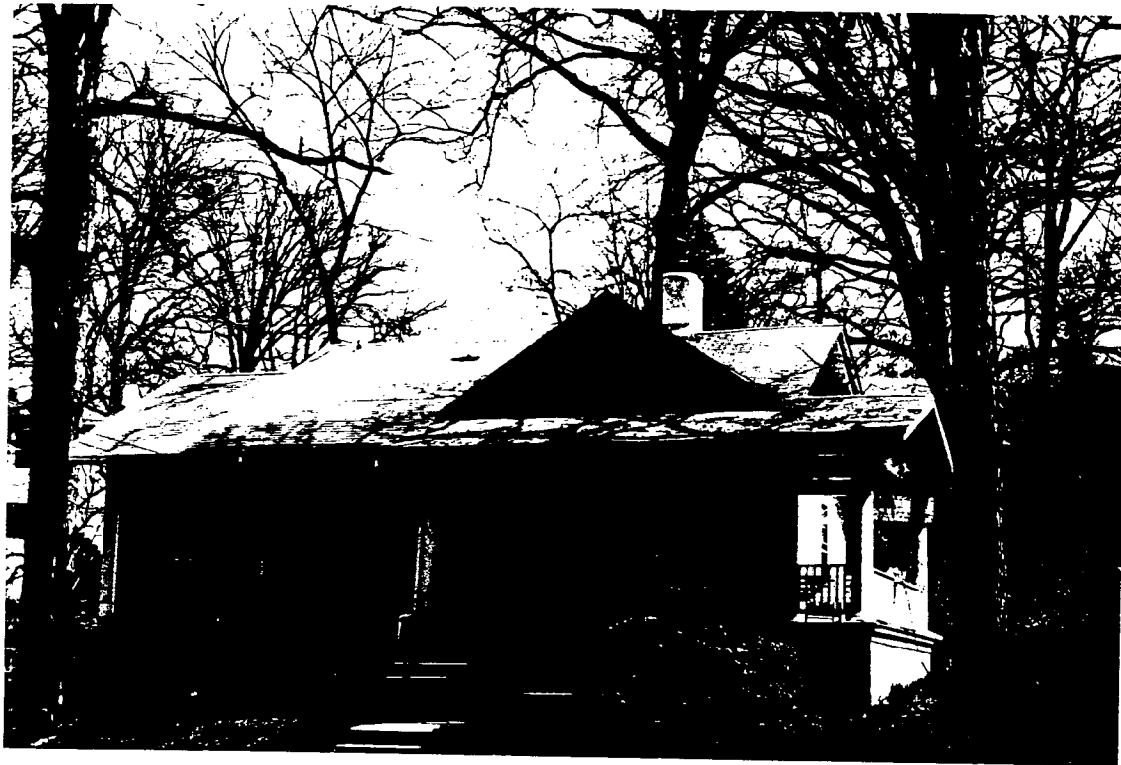
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MAY 27 1993

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Existing House: Murphy/Hurst
7219 Spruce Ave.
Takoma Park, Maryland

(1)



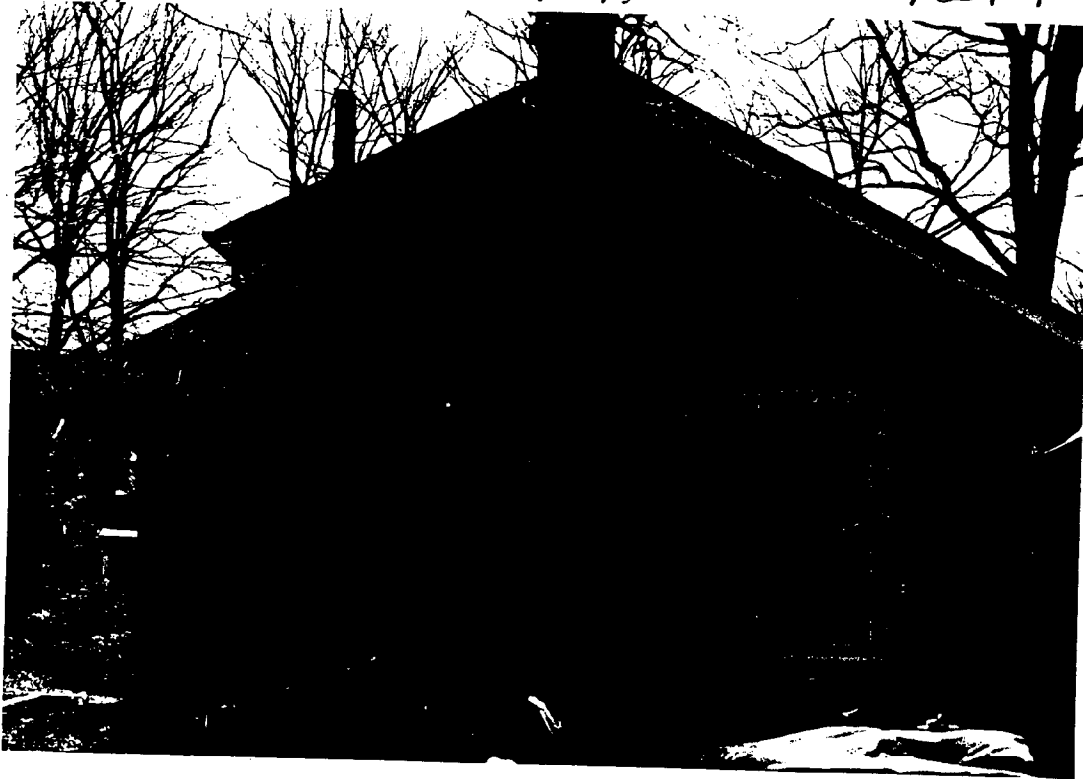
- Front - West -



(1)

②

Existing House: Murphy/Hurst 7219 Spruce



- Side - North -



- Rear - East ↓ → -



18

Spruce Ave. ● Facing East ●

③



7221

7219

7217

7215



10

Spruce Ave.: Facing West-
Takoma Park, Maryland

(4)



7216

7218

7220

7222

7224



7216

7218

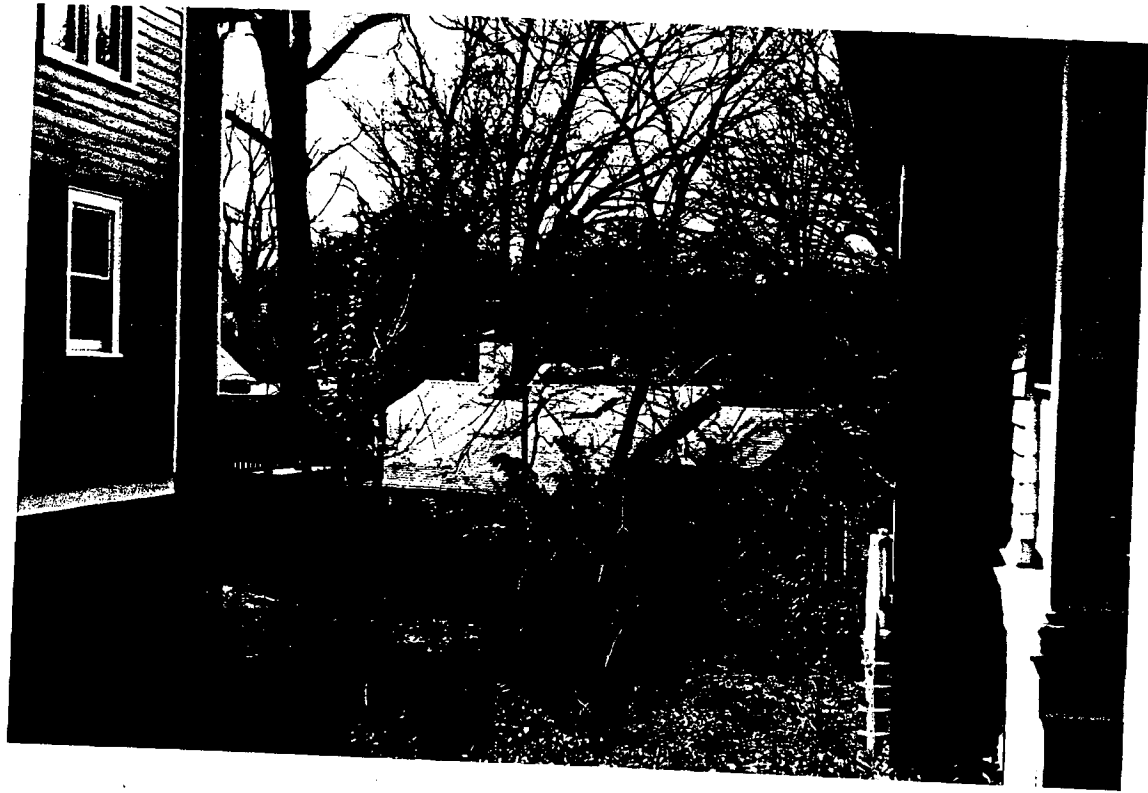
7220

7222

(4)

View of 7219 Spruce Ave. from Park Ave.

5



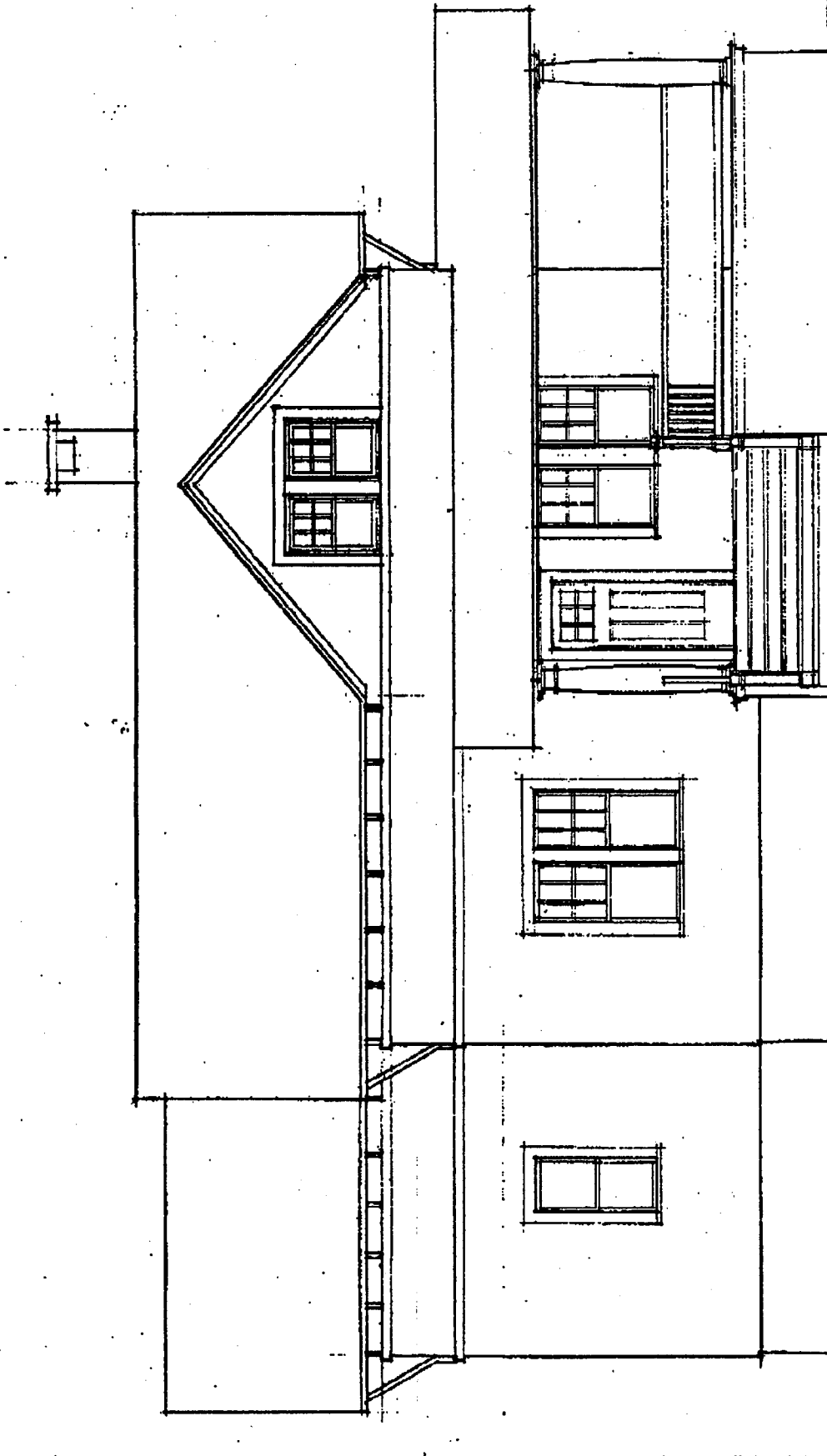
122 Park

218 Park



showing Rear elevation

71



7219 SPRUCE AVE. RESIDENCE
REVISED FRONT ELEVATION
(NO SCALE) 6.30.13

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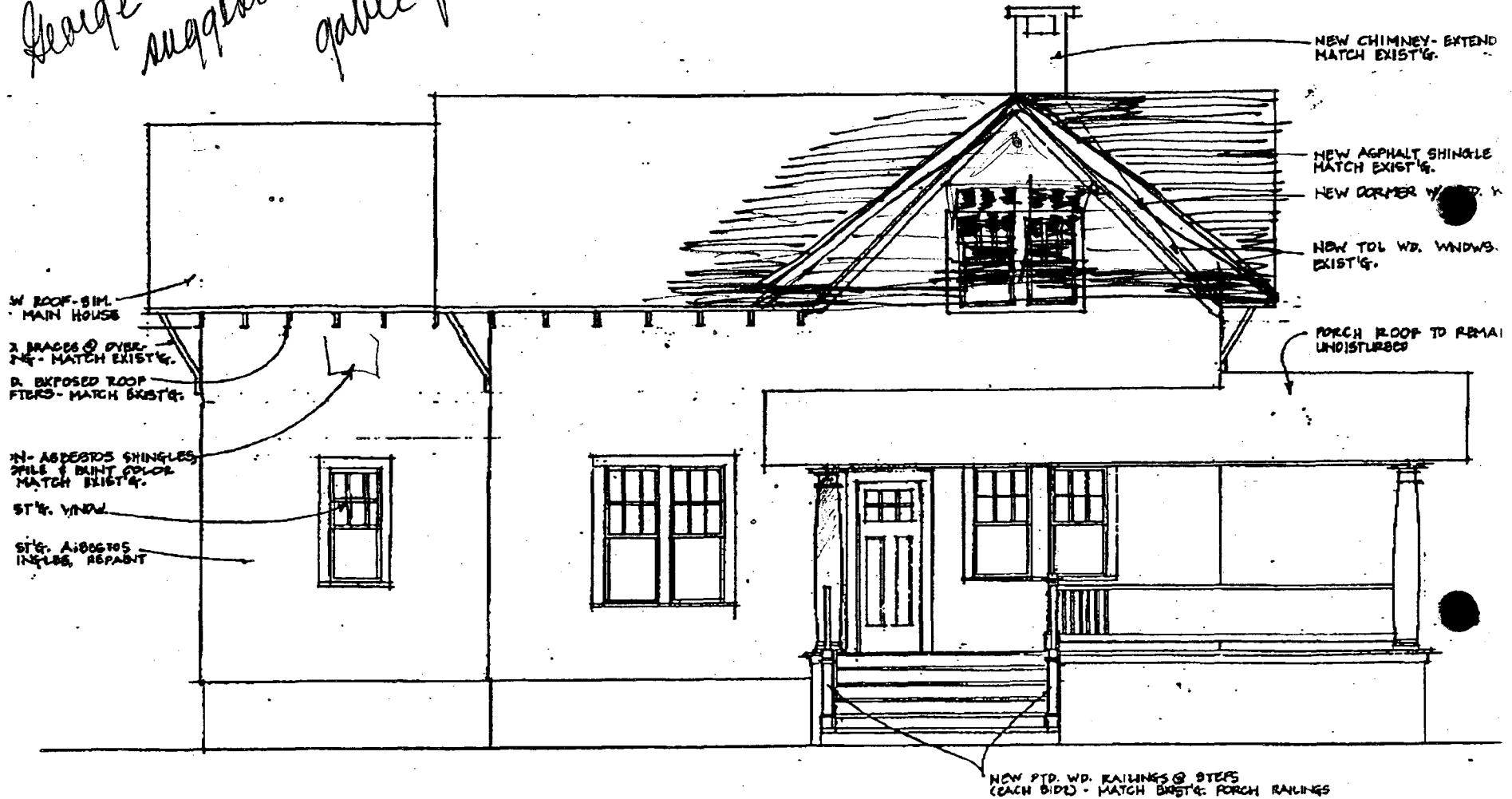


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George Kousoulas' suggestion for front gable flattening

(5)



PROPOSED FRONT ELEVATION

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Existing House: Murphy/Hurst
7219 Spruce Ave.
Takoma Park, Maryland

(1)



- Front - West -



- Side - South -

②

Existing House: Murphy/Hurst 7219 Spruce



- Side - North



- Rear - East ↓ →



Spruce Ave. ● Facing East ●

③



7221

7219

7217

7215



7219

7217

7215

7213

MURPHY/HURST HAWP APPLICATION

7219 Spruce

Spruce Ave: Facing West
Takoma Park, Maryland

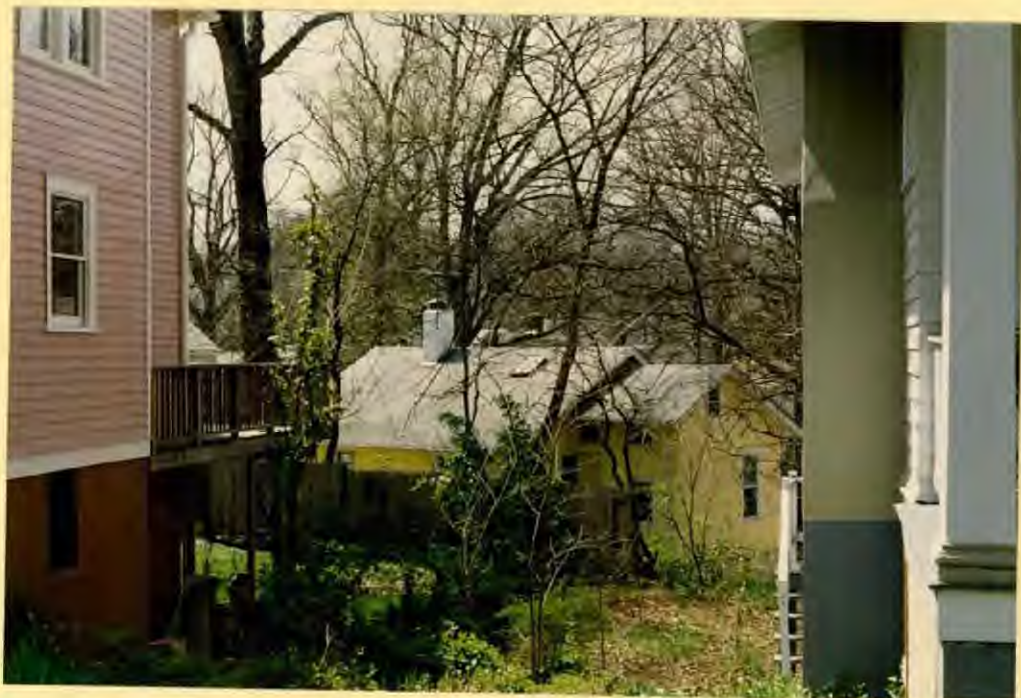


7216 7218 7220 7222 7224



7212 7214 7216 7218

View of 7219 Spruce Ave. from Park Ave.



122 Park



218 Park

(showing Rear elevation)



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