

37/3-prelim 7214 Spruce Avenue  
Takoma Park Historic District

7107 Exfair Road  
Bethesda, MD 20814  
June 23, 1993

Historic Preservation Review Board  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Board Member,

This letter is to briefly introduce 7213 Spruce Avenue to you. 7213 is a problematic structure in that there is a malproportioned addition built in 1988. The current owners built that addition while expecting their second child.

When they decided to have a third child, they realized that they needed more room. They also felt that an addition would resolve some of the problems they were experiencing with the layout of the original addition.

Their requirements are: one additional bedroom and a family room. They also wanted the bedrooms separated from the living space and improved access to the second floor. All of this within a \$70,000 budget.

Given the budget, the easiest thing to do is to utilize the existing foundations and salvage the roof trusses and windows of the 1988 addition. Unfortunately, we are still left with a malproportioned addition.

Scheme 2 is an attempt to resolve some of the aesthetic problems of Scheme 1. I have cut down on the perceived mass of the addition as well as attempted to increase interest through the use of dormers. However, this design is significantly more expensive than Scheme 1.

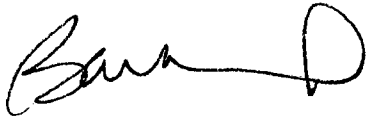
Scheme 3 is a one story addition. The problem with this scheme is that it cuts off access to the rear as well as cutting down the size of the rear yard. We are also left with the problematic 4'-0" bump outs that are so wrong with the existing addition. Scheme 3 also presents some significant construction problems as the site has an extremely high water table and the builder has said that he doesn't want to bring heavy equipment back there.

I pride myself on my design ability, as well as my knowledge of construction. My work at 7214 Spruce, where I added a second floor to a one story bungalow (prior to the historic district designation) speaks for itself. I have done many additions and remodelings both in and out of historic districts that are

sensitive to the cues of the house. I can't say this one is one of the more beautiful.

I can say that given the parameters, Scheme 1 is the best possible solution. There is no alteration to the original structure, and the addition is clearly delineated from the original. Removing the masonite siding and putting up stucco will improve the relationship. The casual composition of the windows refers to the Takoma Park feel without looking fake. I hope you will come to the same conclusion I have.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Barb Siegel', written in black ink.

Barb Siegel

7107 Exfair Road  
Bethesda, MD 20814  
301-654-3303

Nancy Witherell  
Historic Preservation Division  
MD NCPC  
8787 Georgia Ave  
Silver Spring, MD 20910

Dear Nancy,

Enclosed are blueprints of three ideas for the Spruce Ave house. We talked about the first. The second is the one that came to me as we talked, note the bumping out at the rear on the second floor. The third scheme is a one story idea.

Please give me a call when you get these so that I know I've met the deadline.

Thanks,



Ormond + Nina Seavey

2022 COLUMBIA ROAD, NW NO. 508 WASHINGTON, DC 20009 202.234.4010 301-654-3303

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7214 Spruce Avenue	Meeting Date: 7/14/93
Resource: Takoma Park Historic District	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 6/30/93	Report Date: 7/7/93
Applicant: Ormond and Nina Seavey	Staff: Nancy Witherell
PROPOSAL: Addition	RECOMMEND: Further Study

---

The applicants propose for preliminary consultation three schemes for providing additional living space to their 1 1/2-story bungalow house, a contributing structure in the Takoma Park Historic District. There is one story of living space. A one-story addition, which extends beyond the width of the historic house, was previously constructed at the rear of the house by the applicants.

Two of the three submitted schemes propose adding a second story to the rear addition. In both cases, the second story would rise well above the roof of the historic house.

The first scheme continues the exterior walls of the later addition upwards in the same plane. The second scheme has a recessed second story, with side walls parallel to the side walls of the bungalow. The extra width of the one-story later addition is converted to small gabled wings. This scheme also has an additional 6' projection at the rear second story elevation above the deck.

The third scheme proposes an 18'-long, one-story addition behind the existing addition. It would continue the width of the existing addition and would, in conjunction with it, essentially double the footprint of the original bungalow.

In all three schemes, the existing rear addition would be improved by a more sympathetic articulation.

STAFF DISCUSSION

The staff would recommend that, of the three schemes, the applicants focus on the third scheme--the one-story addition. The first and second schemes present a rear addition that is substantially higher than the existing historic bungalow and that would

fundamentally alter its character. A rear addition is traditionally ancillary to the original house; the construction of a rear addition that would loom above the rear of the house would be inconsistent with the very characteristic low and broad bungalow roof, as well as with the architectural character of the bungalow in the streetscape.

In recommending a one-story addition, the staff acknowledges the potential loss of open space at the rear, as well as the effect on the adjacent property owners of continuing the side walls farther to the rear. The staff would suggest that the new section of the rear addition be articulated so that the walls are broken, and that the addition be as short as possible, perhaps by placing the family room below the bedrooms.

#### STAFF RECOMMENDATION

The staff recommends that the applicants continue to study the third, one-story scheme, taking into account the staff's comments as stated above. The original bungalow is, in truth, a very small house to carry the proposed program for it. A further addition would require a study of both the proposed mass and articulation, taking into consideration the size and character of the historic bungalow and the existing addition.

7107 Exfair Road  
Bethesda, MD 20814  
June 23, 1993

Historic Preservation Review Board  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Board Member,

This letter is to briefly introduce 7213 Spruce Avenue to you. 7213 is a problematic structure in that there is a malproportioned addition built in 1988. The current owners built that addition while expecting their second child.

When they decided to have a third child, they realized that they needed more room. They also felt that an addition would resolve some of the problems they were experiencing with the layout of the original addition.

Their requirements are: one additional bedroom and a family room. They also wanted the bedrooms separated from the living space and improved access to the second floor. All of this within a \$70,000 budget.

Given the budget, the easiest thing to do is to utilize the existing foundations and salvage the roof trusses and windows of the 1988 addition. Unfortunately, we are still left with a malproportioned addition.

Scheme 2 is an attempt to resolve some of the aesthetic problems of Scheme 1. I have cut down on the perceived mass of the addition as well as attempted to increase interest through the use of dormers. However, this design is significantly more expensive than Scheme 1.

Scheme 3 is a one story addition. The problem with this scheme is that it cuts off access to the rear as well as cutting down the size of the rear yard. We are also left with the problematic 4'-0" bump outs that are so wrong with the existing addition. Scheme 3 also presents some significant construction problems as the site has an extremely high water table and the builder has said that he doesn't want to bring heavy equipment back there.

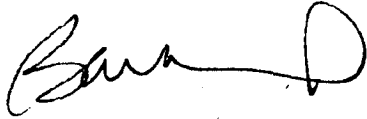
I pride myself on my design ability, as well as my knowledge of construction. My work at 7214 Spruce, where I added a second floor to a one story bungalow (prior to the historic district designation) speaks for itself. I have done many additions and remodelings both in and out of historic districts that are

2022 COLLETTA ROAD, WY WASHINGTON, DC 20009

sensitive to the cues of the house. I can't say this one is one of the more beautiful.

I can say that given the parameters, Scheme 1 is the best possible solution. There is no alteration to the original structure, and the addition is clearly delineated from the original. Removing the masonite siding and putting up stucco will improve the relationship. The casual composition of the windows refers to the Takoma Park feel without looking fake. I hope you will come to the same conclusion I have.

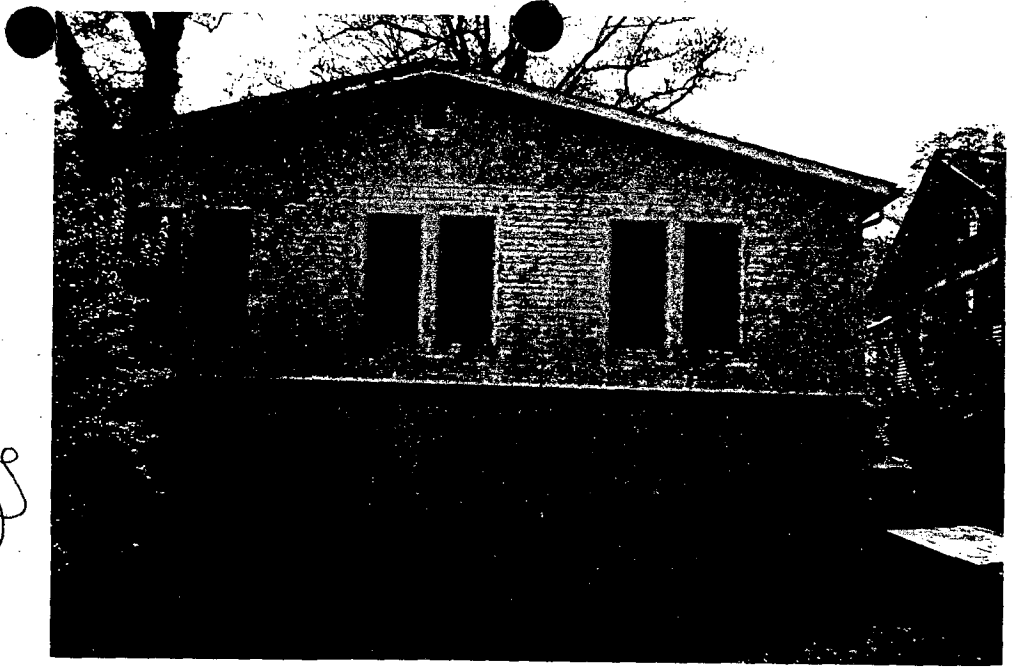
Sincerely,

A handwritten signature in cursive script, appearing to read 'Barb Siegel', written in black ink.

Barb Siegel



Rear of  
house (showing  
later addition)



↑  
View across street, showing  
gable addition designed by  
Barbara Segel

3



→ house

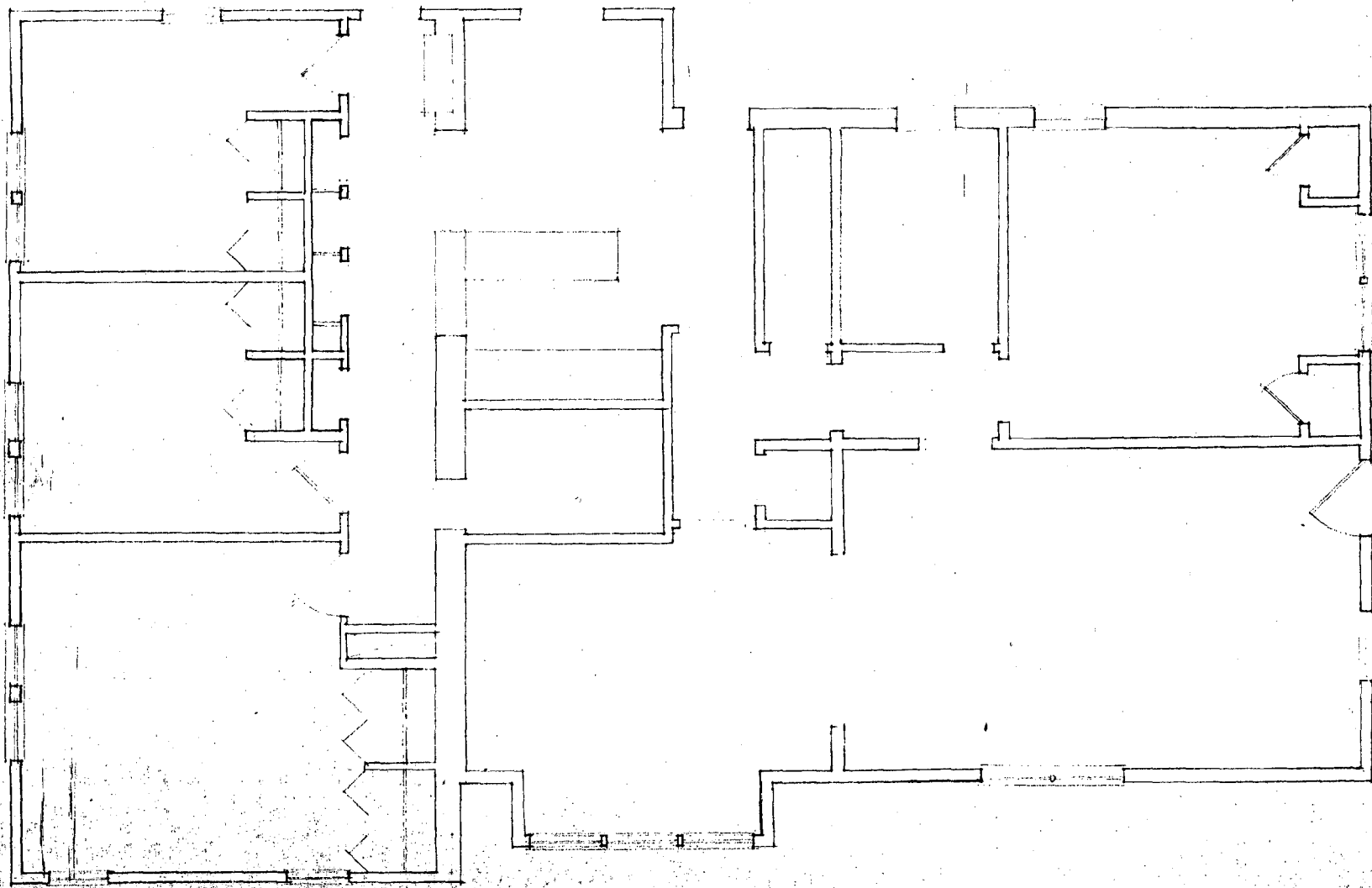


views of  
house  
with  
projecting  
Porch  
elevation



(4)

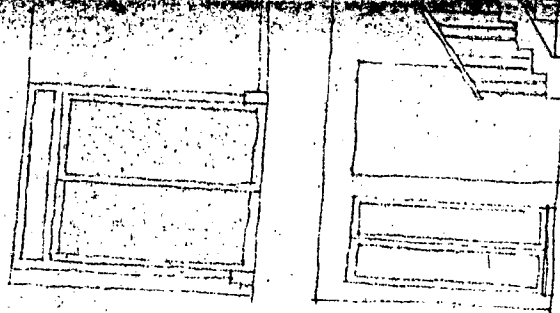
— EAR —



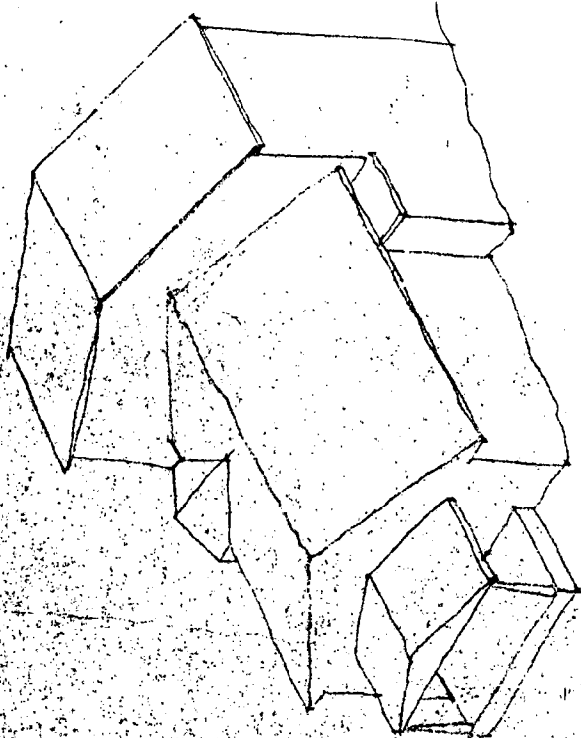
5

— FRONT —

existing plan

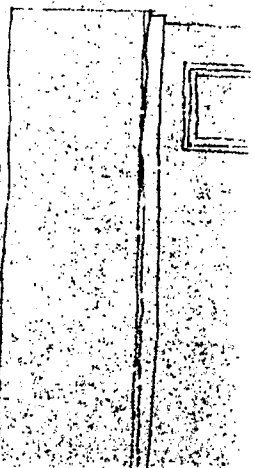


6



Moving Diagram in the same

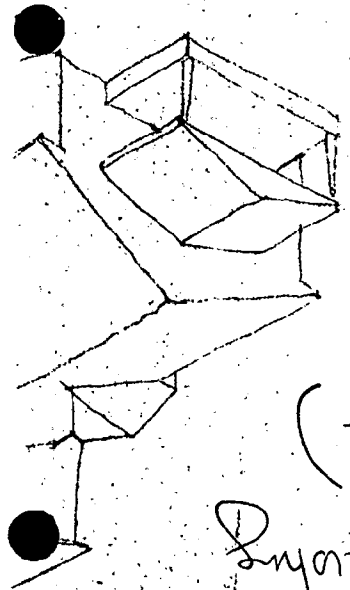
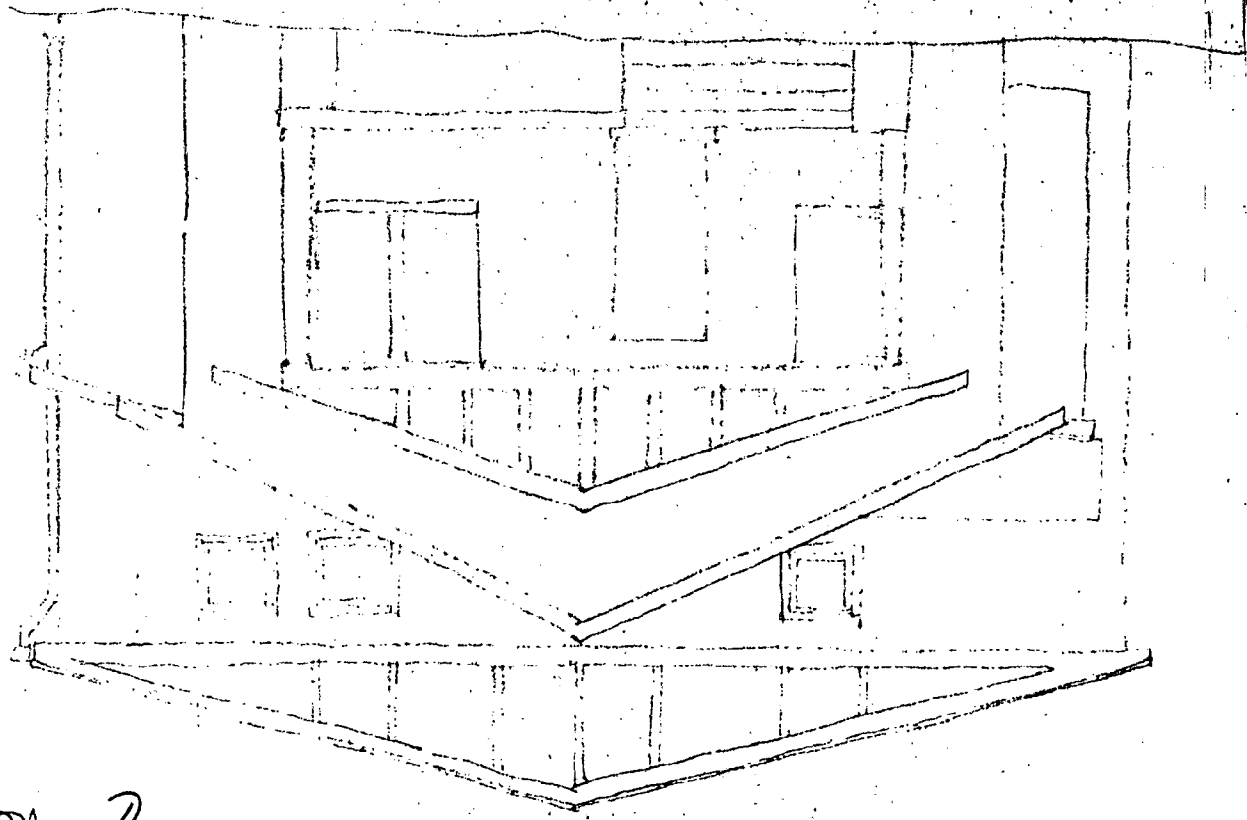
Scheme # 1



5

Scholar #1

STREET ELEVATION



new 2-story  
 (about 2x4's)  
 (added)



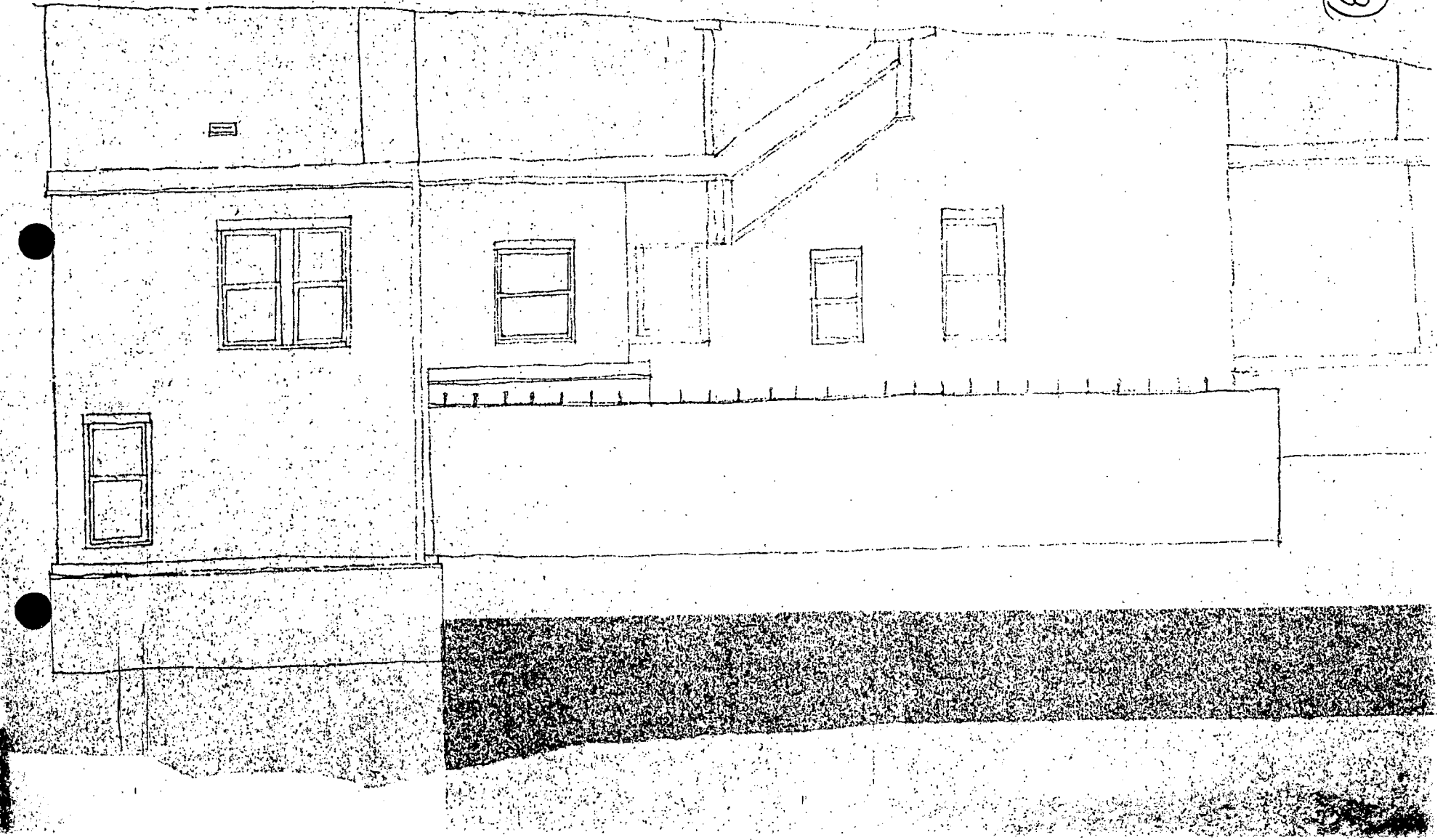
← End of house

→ End of house

SHOWING EXISTING FOOTINGS & PREPARED TRUSSES

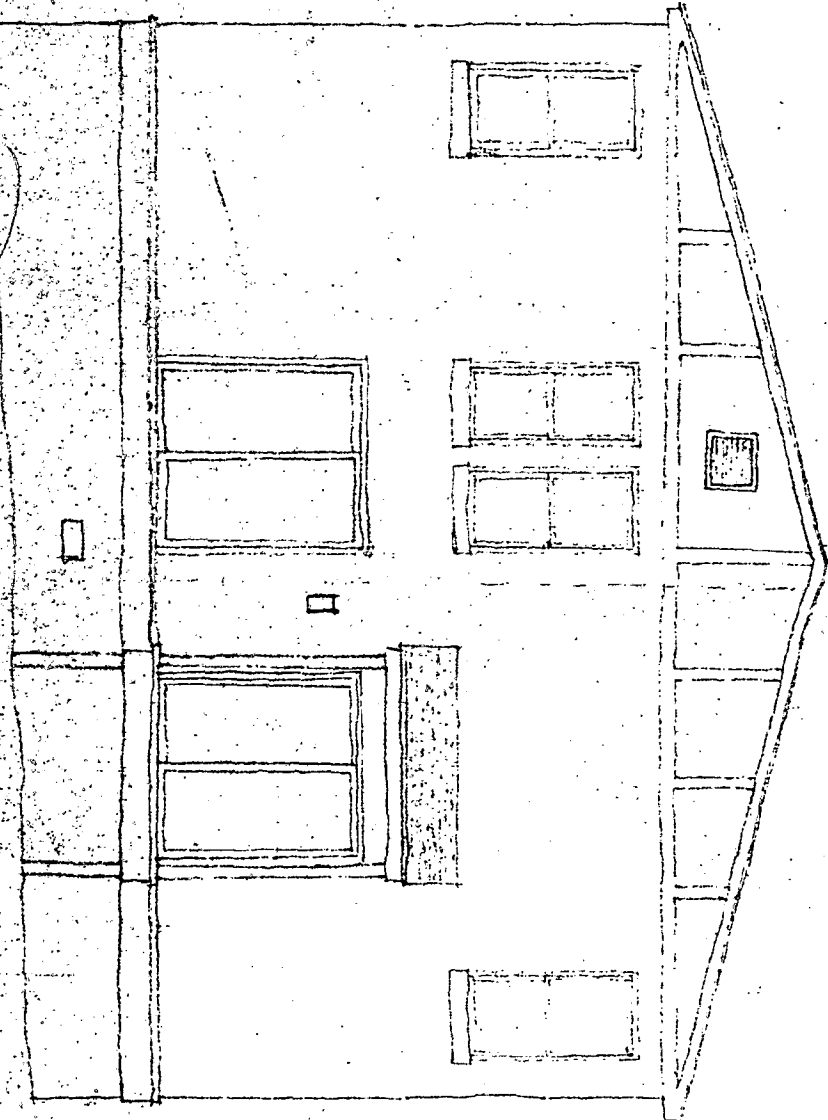
Sketch #1

(8)



5

REAR FACADE UTILIZING PREPARED TRUSSES & EXISTING FOOTINGS  
1/4" = 1'-0"



17 JUNE 43

**BARBARA SIEGEL**  
architect

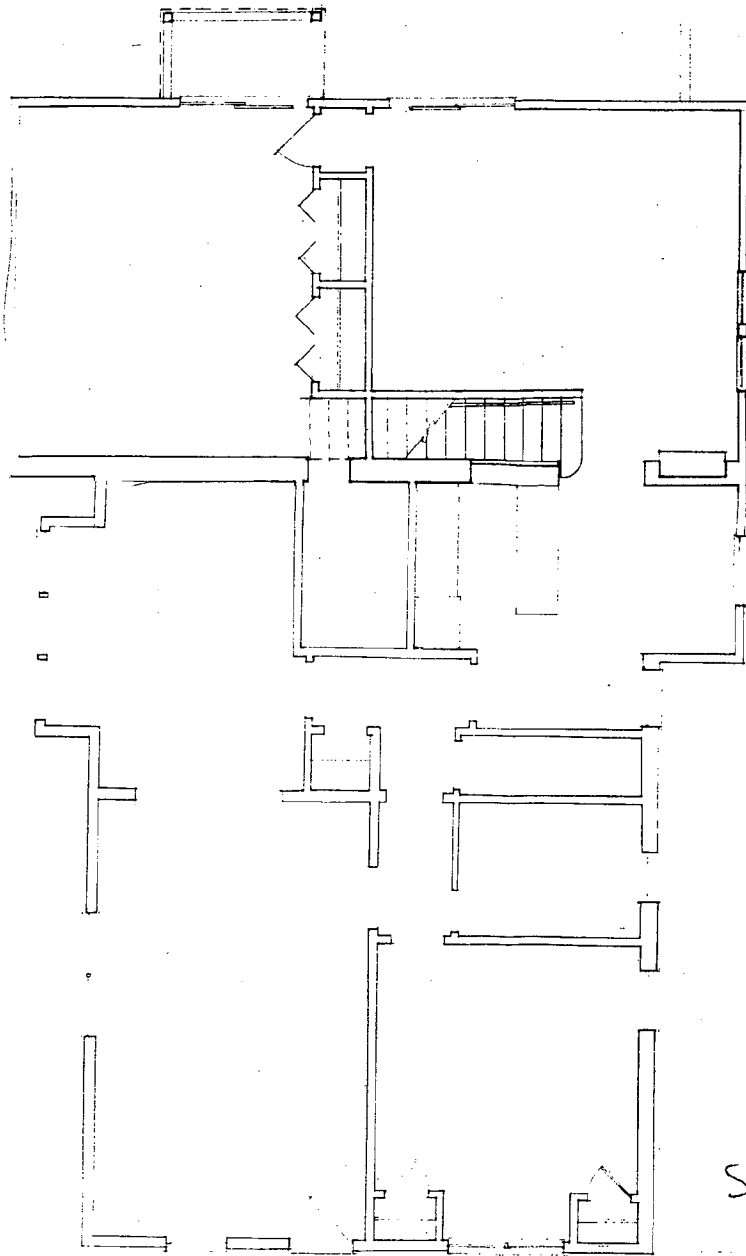
**301-654-3303**

7107 EXFAIR RD BETHESDA MD 20814

**SEAVEY**

7214 SPRUCE AVE  
TAKOMA PARK MD

**301-270-0441**



Scheme #1

first floor plan - proposed

10

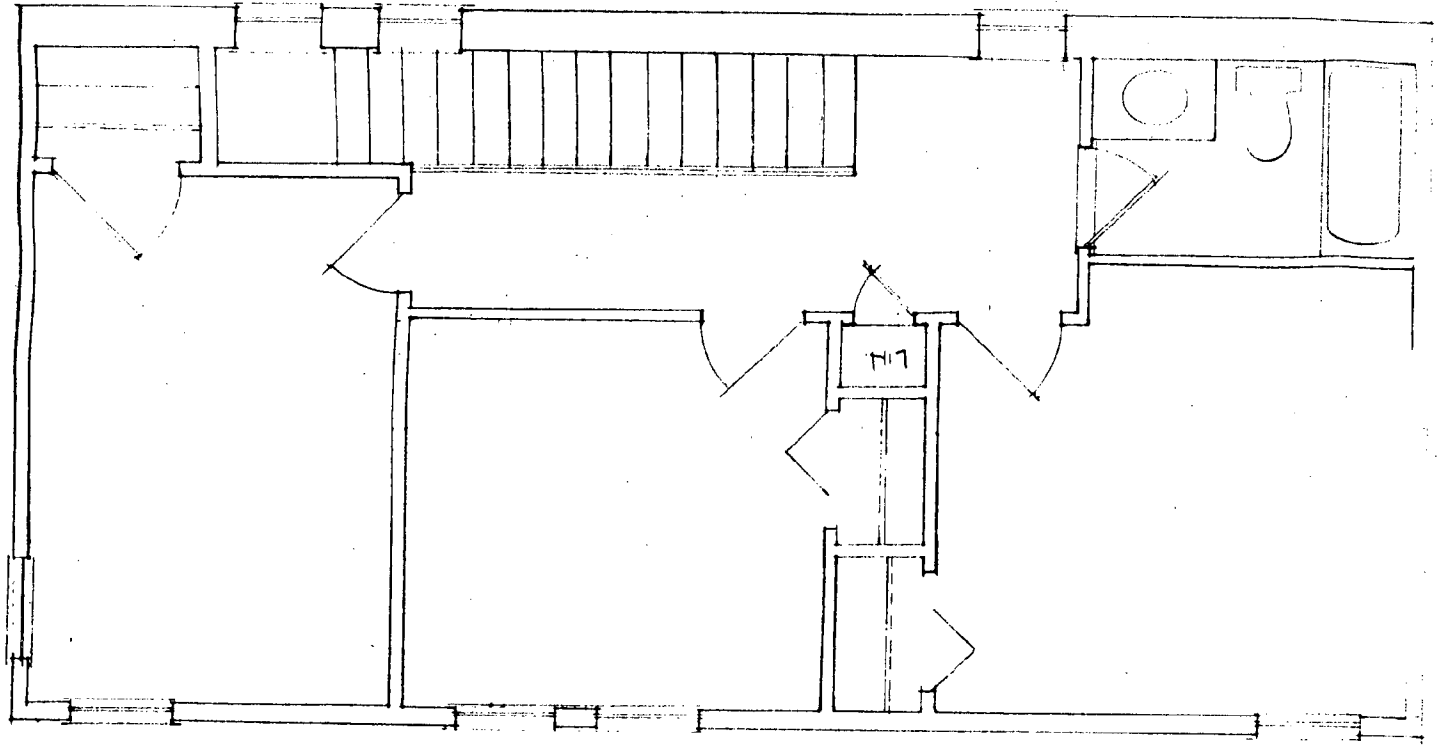


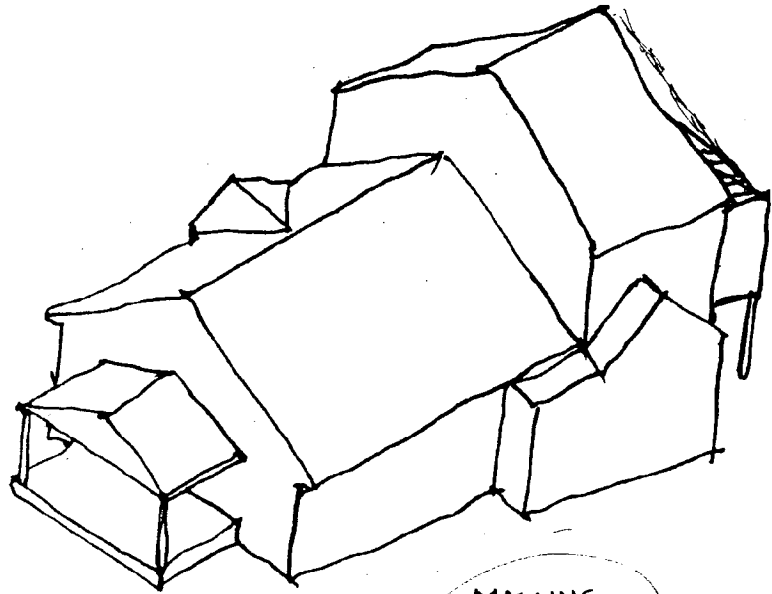
SECOND FLOOR PLAN  
SCALE #1

1/4" = 1'-0"



11





MAPPING  
DIAGRAM  
SCHEME #2

(13)

DATE: 11/11/01  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
PROJECT: HOUSE EXTERIOR WALLS

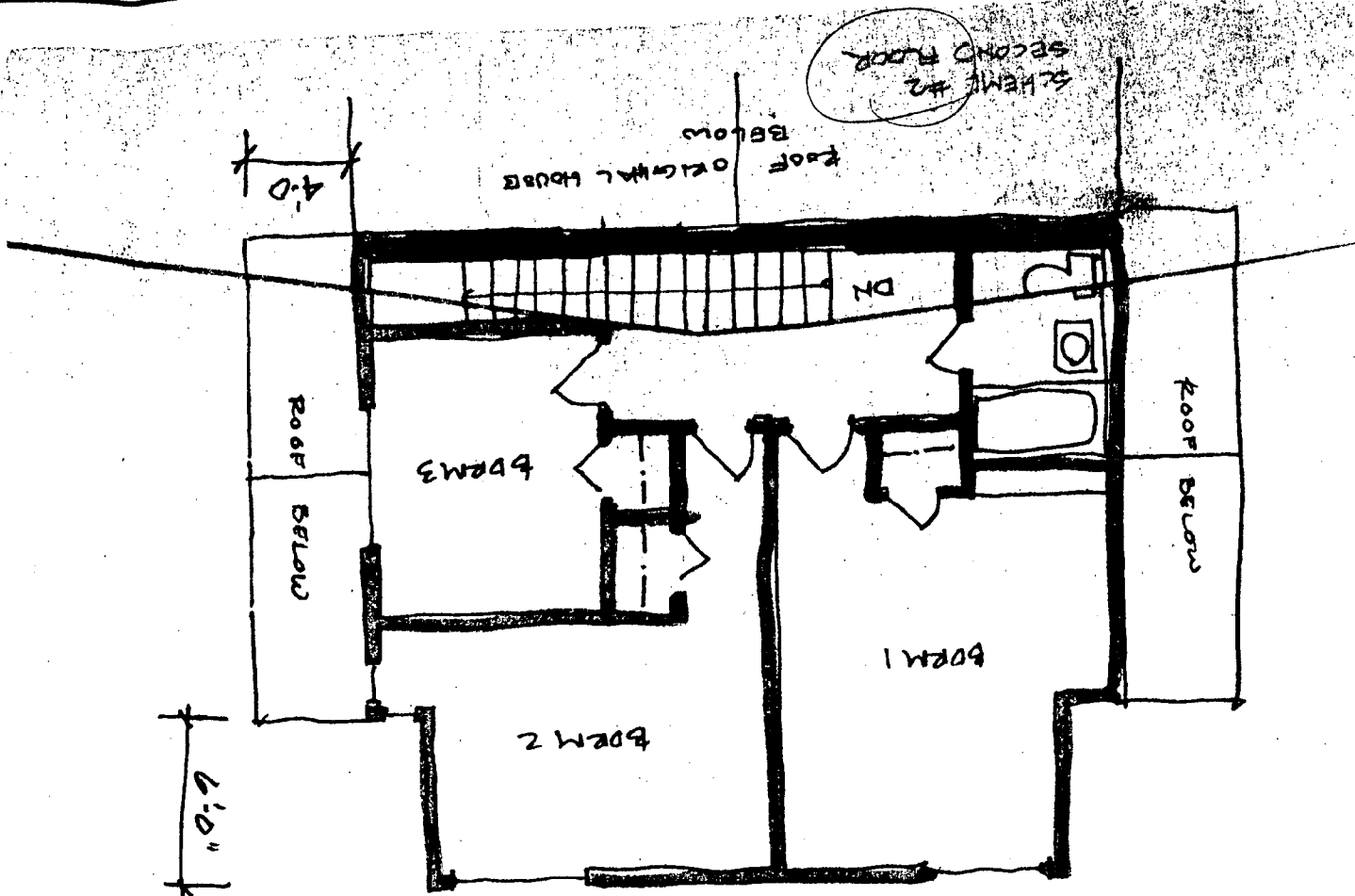
Scheme # 2



← New 2-story  
with addition

Sp. roof  
hass.

1/1



Proposed 2nd floor -  
SECOND FLOOR PLAN  
1/11/01

U.O. TOP OF EXISTING CHRO. ROOF

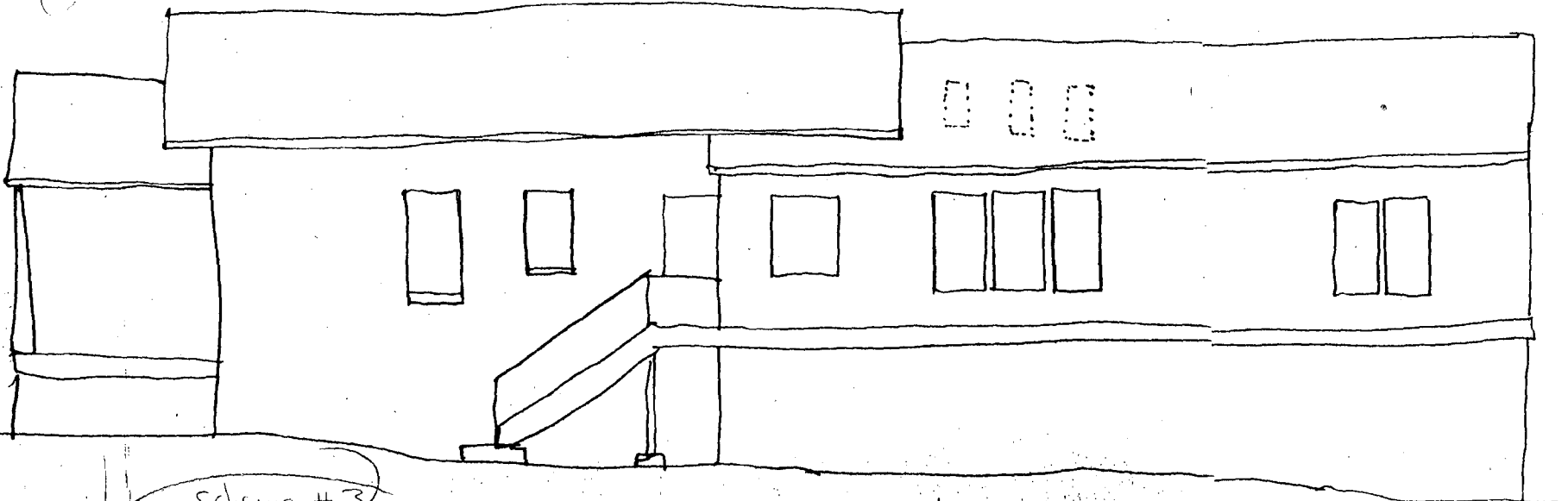
existing house

7

1984

1993

18'-0"



Scheme # 3

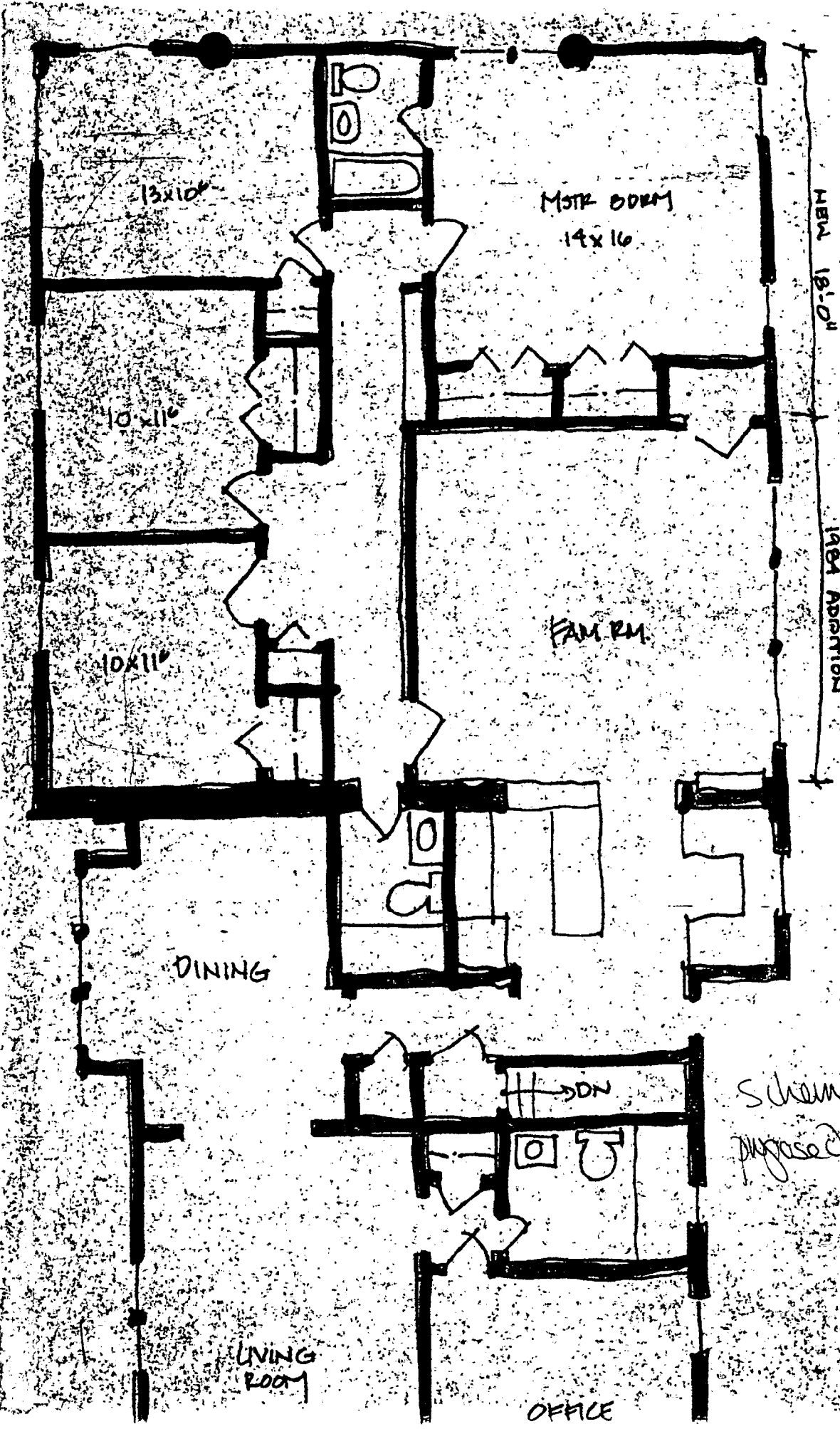
Side elevation

SIDE ELEVATION - 1 STORY SCHEME

1/4" = 1'-0"

57

REAR  
↑



Scheme #3 -  
proposed

FRONT  
↓

110

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

















