

37/3-prelim 7219 Spruce Avenue
Takoma Park Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7219 Spruce Avenue Meeting Date: 5/12/93
Resource: Takoma Park Historic District Preliminary Consultation
Case Number: n/a Tax Credit: No
Public Notice: 4/28/93 Report Date: 5/5/93
Applicant: J. Hurst/J. Murphy Staff: Nancy Witherell
PROPOSAL: Addition RECOMMEND: Option B

The applicants would like to expand bedroom space on the second floor, meet code requirements for height on the second story, and rebuild an interior staircase to the second floor that presently does not meet code, either. The house is a contributing bungalow in the historic district. The applicants have submitted photographs of models showing two options.

Option A retains the existing roof slope, pushing the ridge farther back on the house. Shed dormers are shown on the model; a sketch of a jerkinhead dormer on this roof is shown in the accompanying materials. Option B raises the pitch of the roof, but maintains the ridge in the center of the house. A gabled front dormer and a shed rear dormer have been shown on the model.

The area at the left rear (northeast) corner would be expanded in both options to provide room for a new staircase. The ridge of the lower roof would be altered in either option, reflecting the change to the main roof ridge.

STAFF DISCUSSION

Of these two basic options, the staff prefers Option B, which in the staff's judgment, is more similar to the existing house and more consistent with the Takoma Park guidelines. The guidelines recommend the retention of the character of the house and its style; in the staff's judgment, Option A changes that character too much, especially through the use of an off-center gable ridge and an elongated dormer.

Even though the Commission has recommended against changing the roof pitch in previous cases of a similar nature in Takoma Park, the staff recommends that this option be given preference in this case.

The applicants hope to remove the asbestos shingles on the house at a future date. They propose using wood shingles on the newly constructed wall surfaces to be matched at a later date with the newly exposed shingles. The staff supports this suggestion for the side walls. The new dormers could be shingles, but could also be clapboard or stucco to differentiate the new from the old. The applicants will need to address the position of the windows on the second story side elevations.

STAFF RECOMMENDATION

The staff recommends that the applicants proceed with plans for Option B, using a gabled dormer at the front and a shed dormer at the rear. The staff finds this approach to meet the intent of the Takoma Park guidelines for small houses.

April 20, 1993

To: MNCPP Historic Preservation Commission
Re: Proposed Renovation of Murphy/Hurst House,
7219 Spruce Avenue, Takoma Park, Maryland

Problem:

7219 Spruce Avenue is a bungalow with a renovated second floor currently in use as bedrooms for our two growing children. There are two problems associated with the second floor. First, the ceiling clearance, as the enclosed photo indicates, is not sufficient. It is also below code. In addition, the stairs, which are a later addition to the house, have insufficient height clearance and are below code.

Solution:

We love the historic character of this house and this street, and plan to make our renovation with minimal impact to the bungalow style of the house and the streetscape. To this end we plan the following:

- Keep the wrap-around porch as it is, and replace patched roof boards with materials matching the original

- Use cedar shakes above the current asbestos siding, with an eye toward eventually returning the house to the original cedar

- Add space for the stairs in the rear of the house, maintaining the annex proportions

- Use one of the two options enclosed to increase the headroom upstairs and add a shed dormer to the rear of the house

NOTE: We cannot go back through the rear of the house to increase the floor space in our house due to the lack of storm drains on the two streets above Spruce Ave. A cement runoff behind our house handles stormwater runoff from Park Ave., Crescent Ave., and part of Holt Place. The water runs down our driveway and into the storm drains on Spruce Ave.

Rationale:

7219 Spruce Avenue has been added to at least twice, possibly three times. We do not know when the kitchen was added, but the stairs were added about 15 years ago. We believe the front dormer was added also at that time. In expanding the house

somewhat, we are in keeping with the tradition of the house. This, of course, is also part of the bungalow style, which was made to be expanded as a family's needs change.

Our use of interior space will keep the essential shape of the rooms as they currently exist. Irregular floor plans will be maintained. We will, however, be able to bring this interior space up to code.

All of our proposed changes have precedent in bungalows on ours or on neighboring streets. From the front, our house will still look like a bungalow with a dormer.

We have had to make some compromises in coming up with the two options enclosed in order to make minimal impact on the current facade of the house. To maintain the essential appearance of the front of the house we have sacrificed one bedroom, closet space, and possibly a window in the bathroom.

Submitted by:

Jane Hurst

Jane Hurst
7219 Spruce Ave.
Takoma Park, Maryland

Joseph M. Murphy / JDM

Joseph M. Murphy



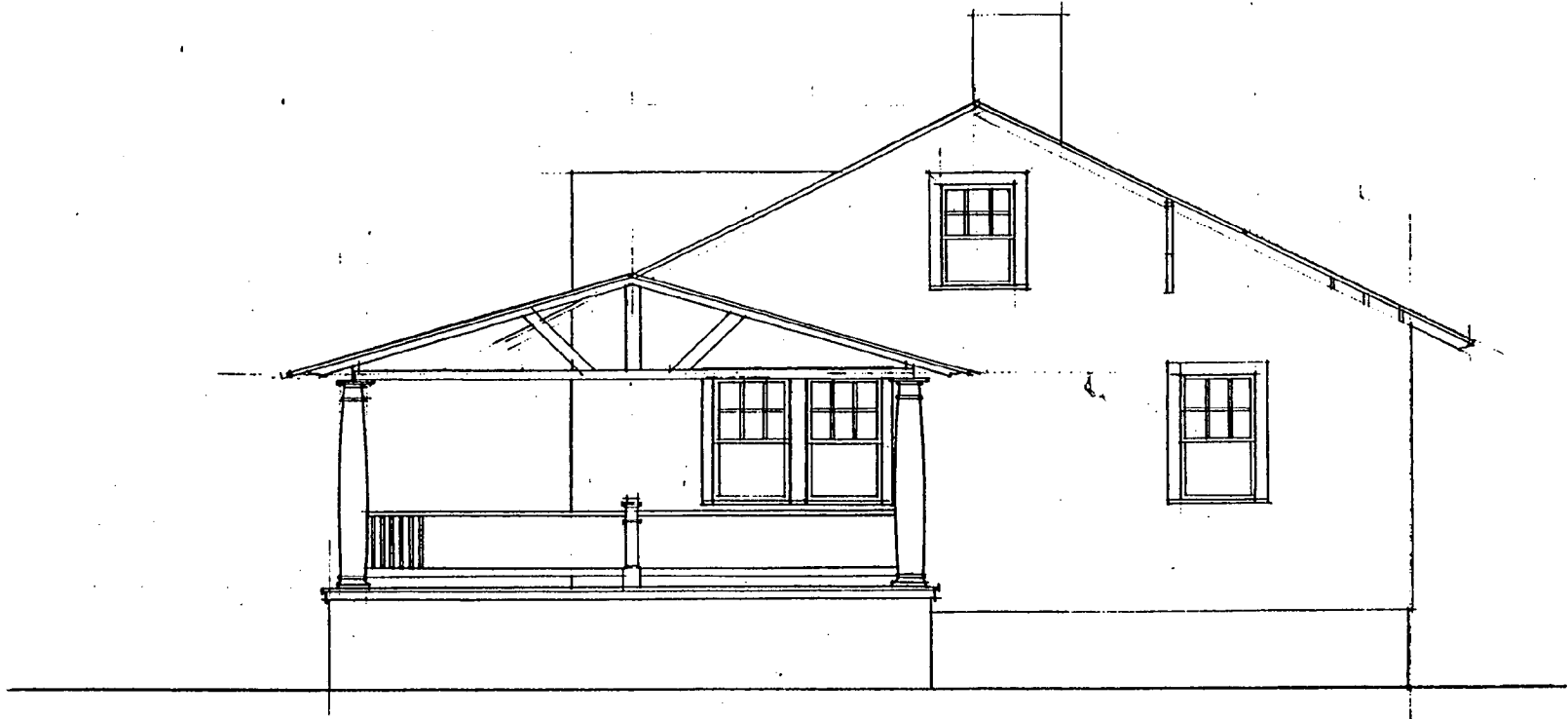
FRONT ELEVATION-EXISTING

1/4" = 1'-0"

7219 SPRUCE ST.

TIMOTHY DUKE ARCHITECTS

410.539.0777



SIDE ELEVATION - EXISTING

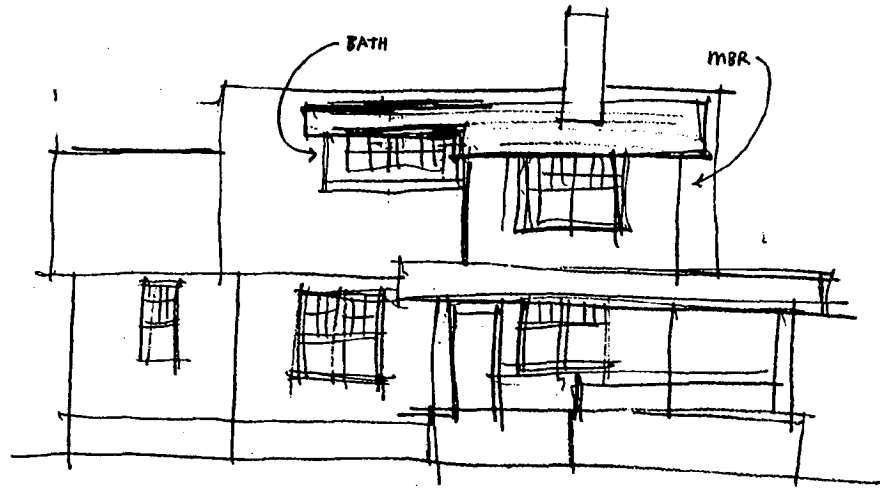
1/4" = 1'-0"

7219 SPRUCE ST.

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410.539.0177

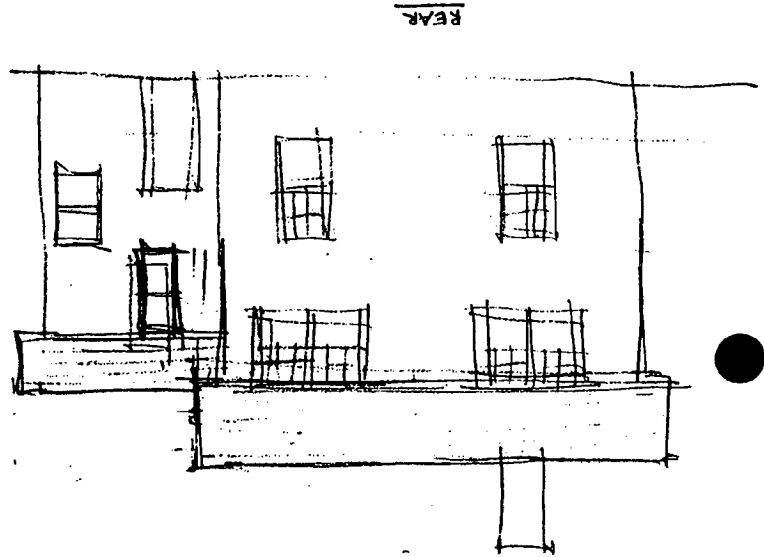
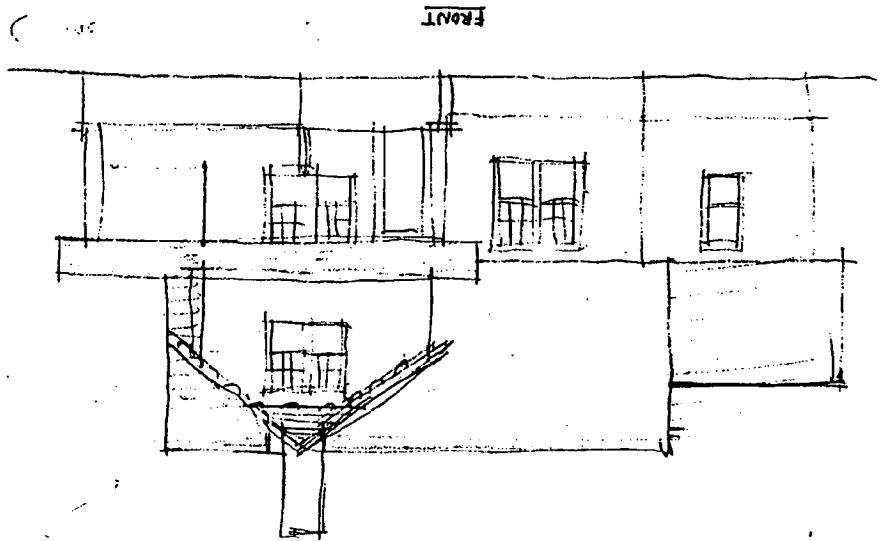
Option A1
7219 Spruce



FRONT
DORMER TYPE 3b

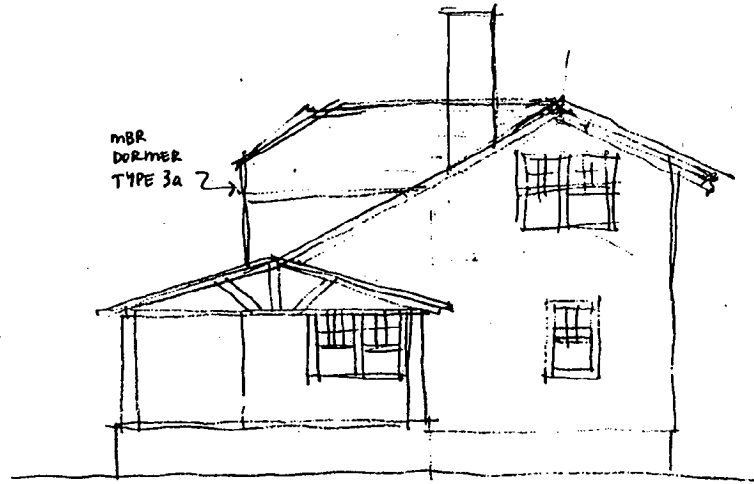
ROOF TYPE 3
EXTEND RIDGE BACK
1/2" = 1'-0" 4-5-93

ROOF TYPE 3
EXTEND RIDGE BACK
16" = 1.0"
4-5-93

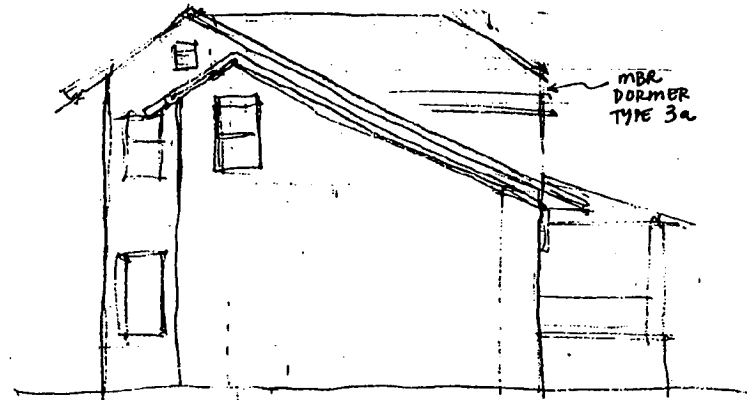


Option A2
7219 Spruce

Option A
7219 Spruce



PORCH SIDE



KITCHEN SIDE

ROOF TYPE 3

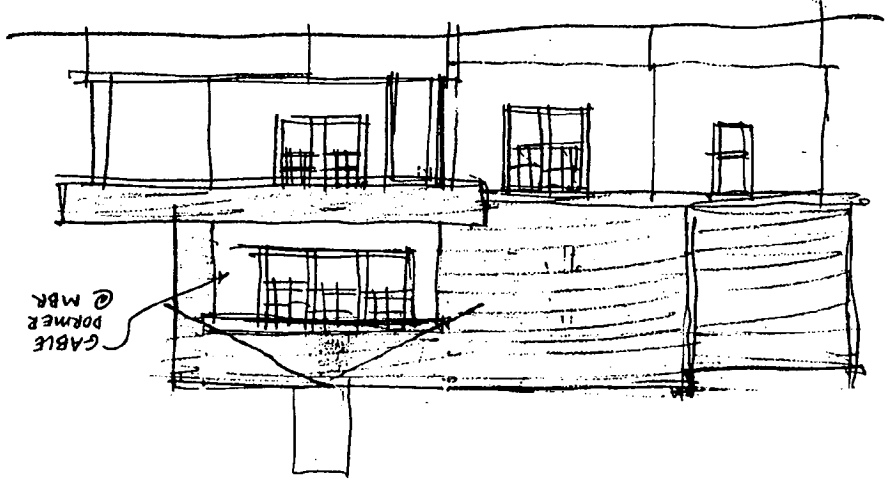
EXTEND RIDGE BACK

$\frac{1}{8}'' = 1'-0''$

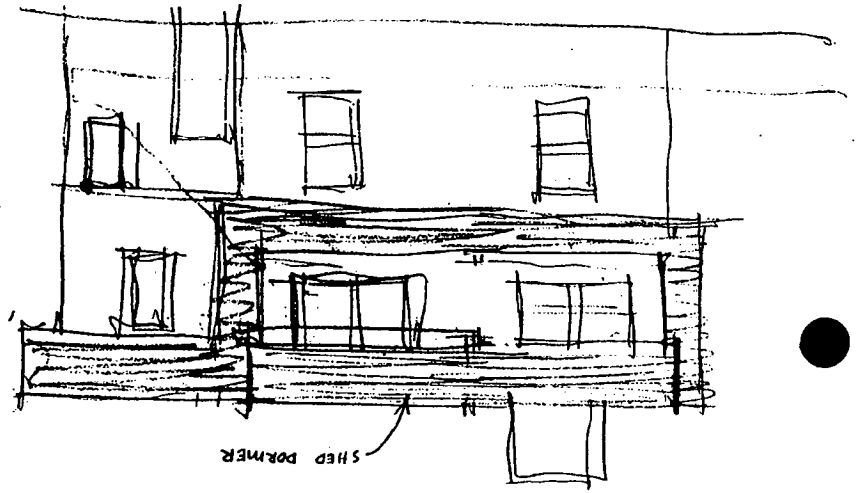
4-5-93

Option B
 ROOF TYPE 1
 STEEPER PITCH
 1/2" 1'-0"
 4-5-93

FRONT



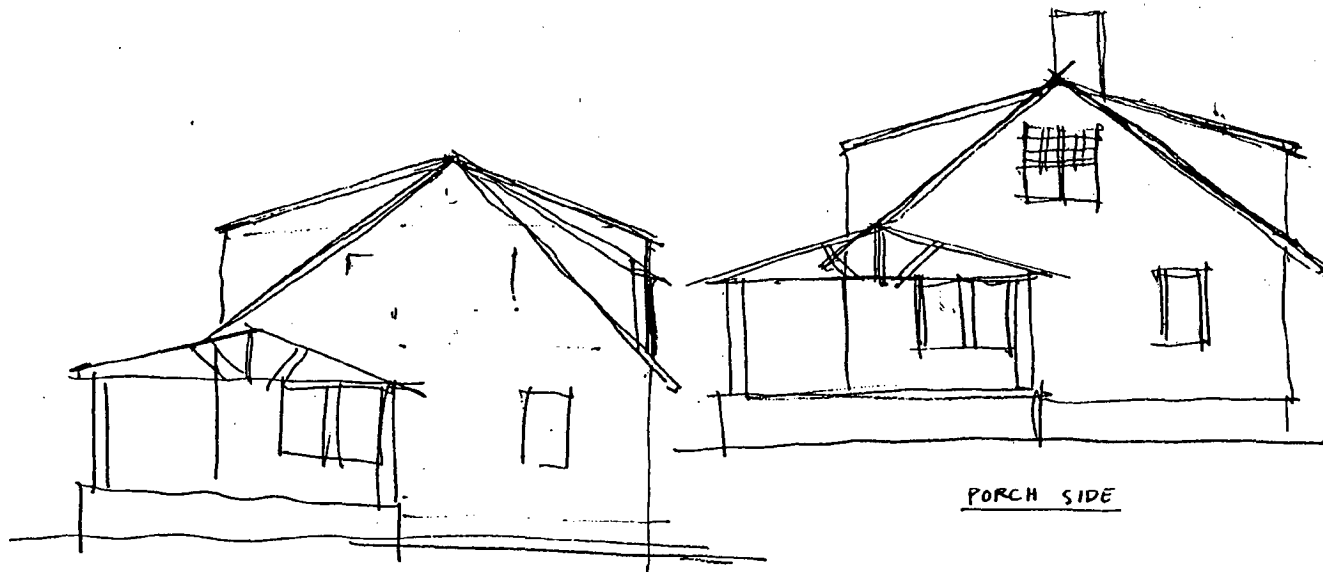
REAR



Option B
 7219 Spruce

Option B

7219 Spruce



PORCH SIDE

Option B

ROOF TYPE 1

STEEPER PITCH

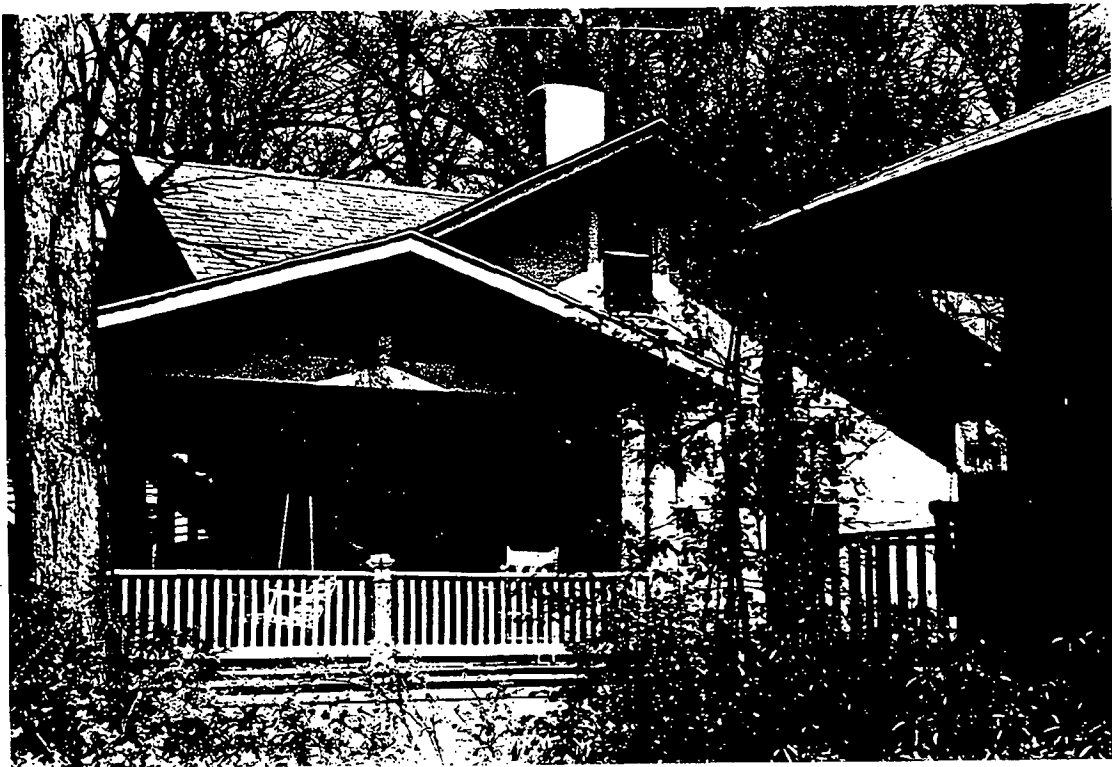
1/8" = 1'-0"

4.5.93

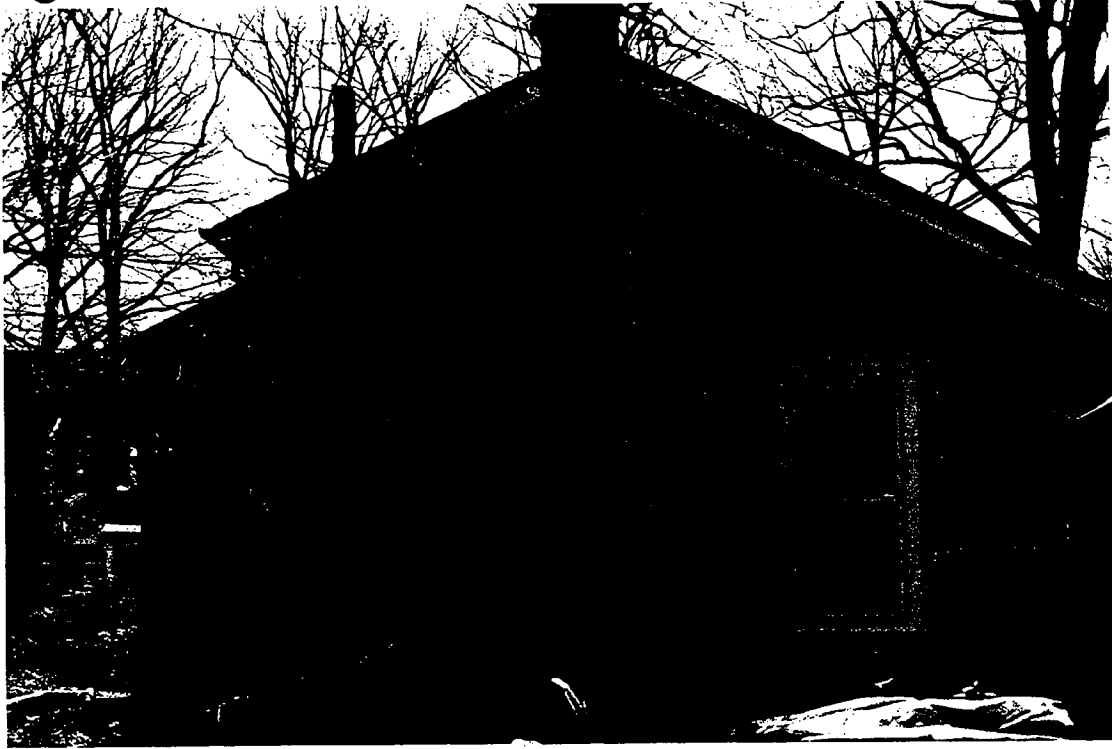
Existing House: ● Murphy / Hurst ●
7219 Spruce Ave.
Takoma Park, Maryland



- Front - West -



Existing House ● Murphy / Hurst ● 7219 Spruce Ave.



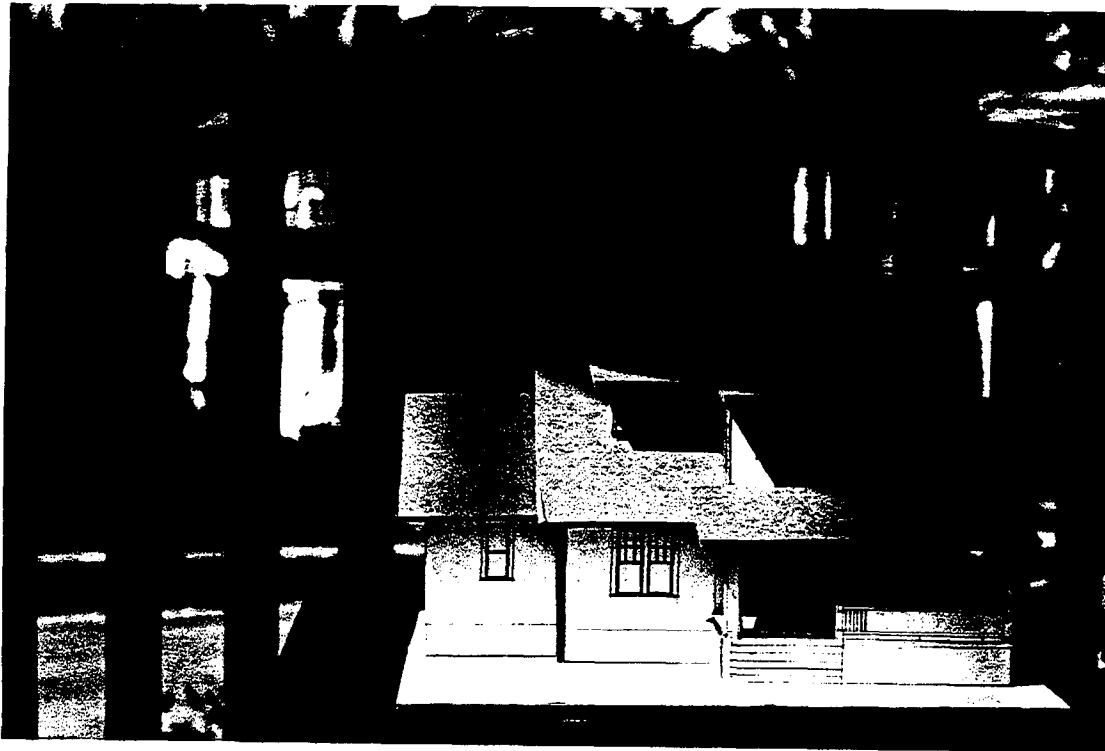
- Side - North -



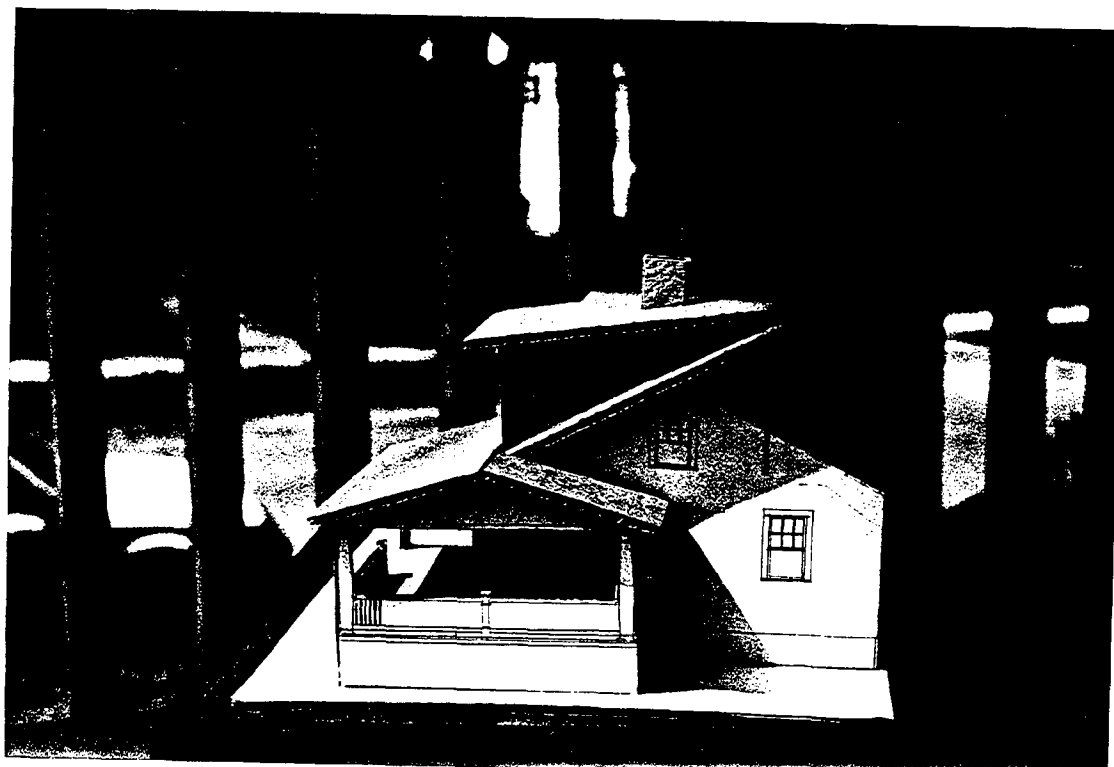
- Rear - East ↓ → -



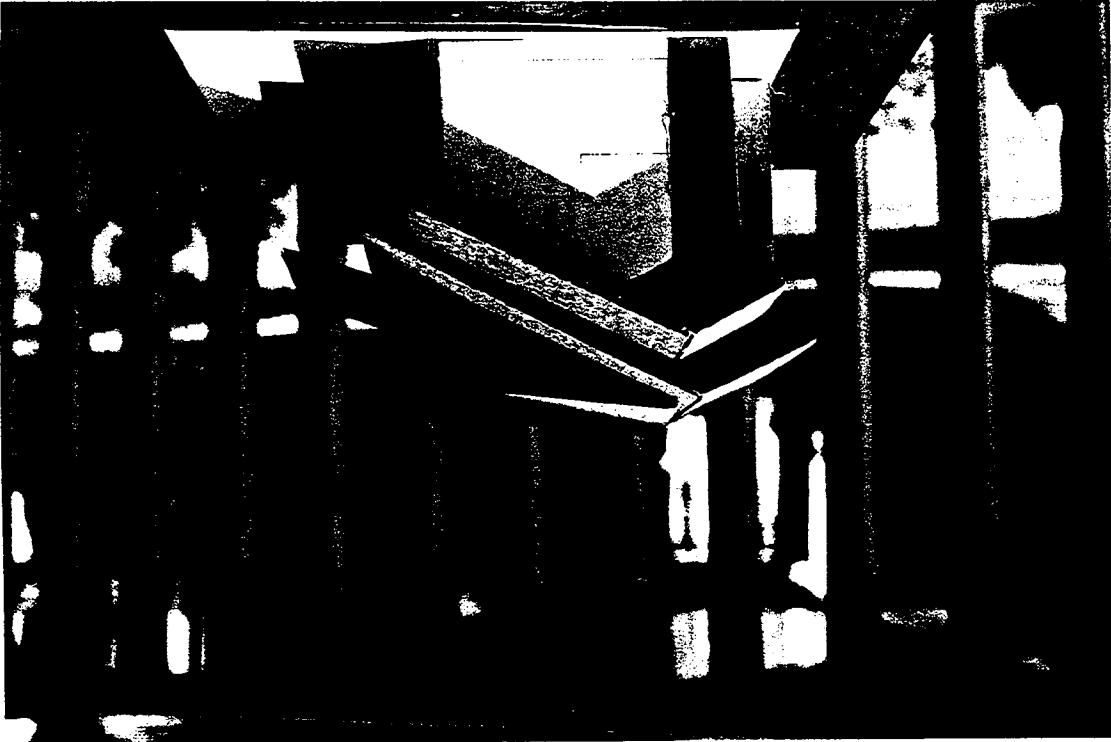
Option A: 7219 Spruce Ave
Murphy / Hurst



- Front - West -



- Side - North -

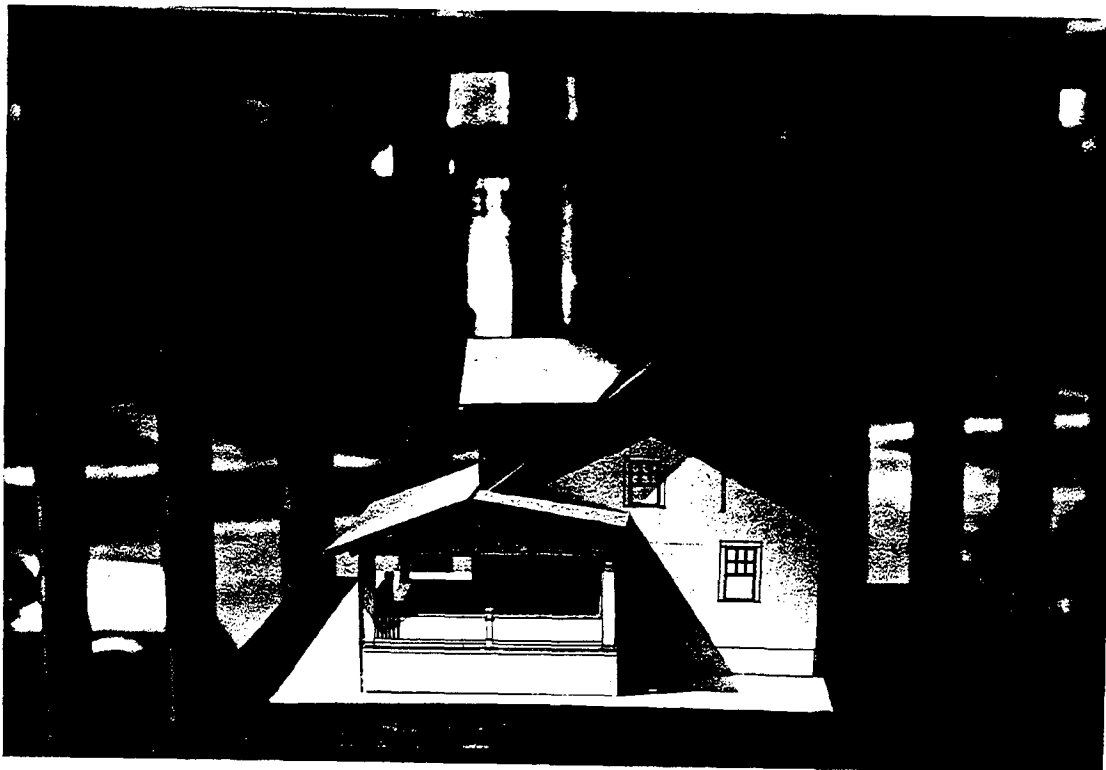


Option A: Murphy / Hurst ● 7219 Spruce Ave.

Option B: Morphy/Hurst 7019 Spruce Ave:



- Front - West -



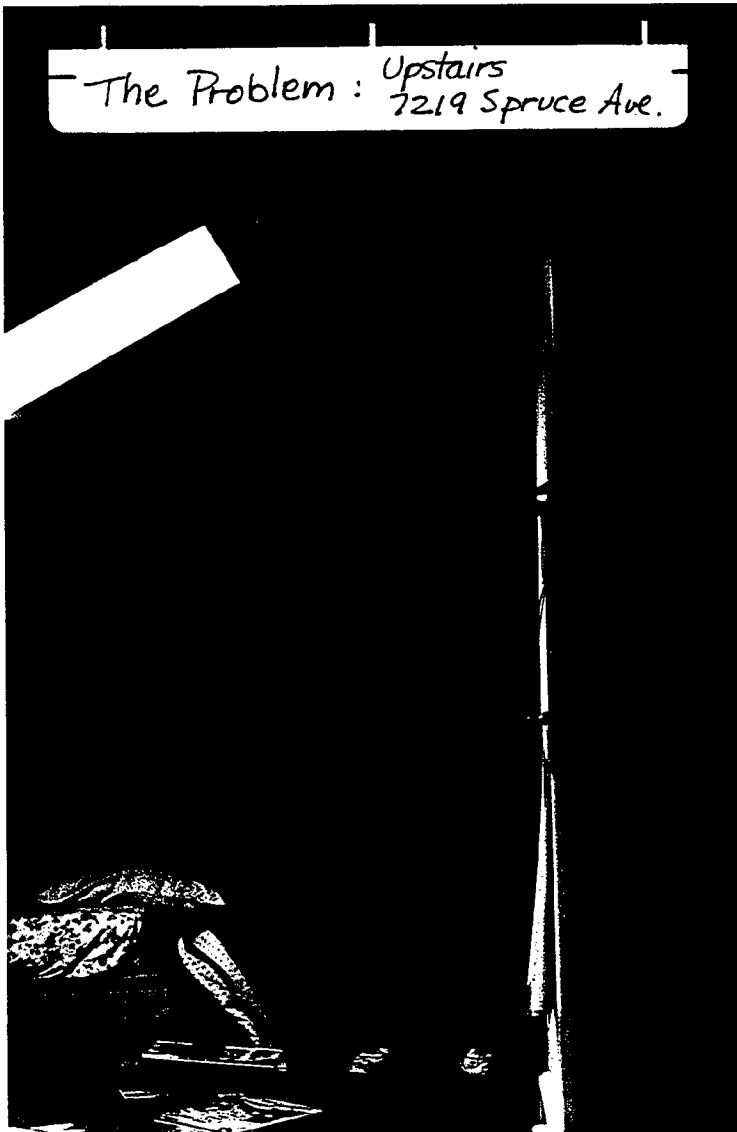
Option B: Muhy/Hurst 7218 Spruce Ave.



- Side - North -



The Problem : *Upstairs*
7219 Spruce Ave.



April 20, 1993

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Jane Hurst

Jane Hurst
7219 Spruce Ave.
Takoma Park, Maryland

Joseph M. Murphy / JDM

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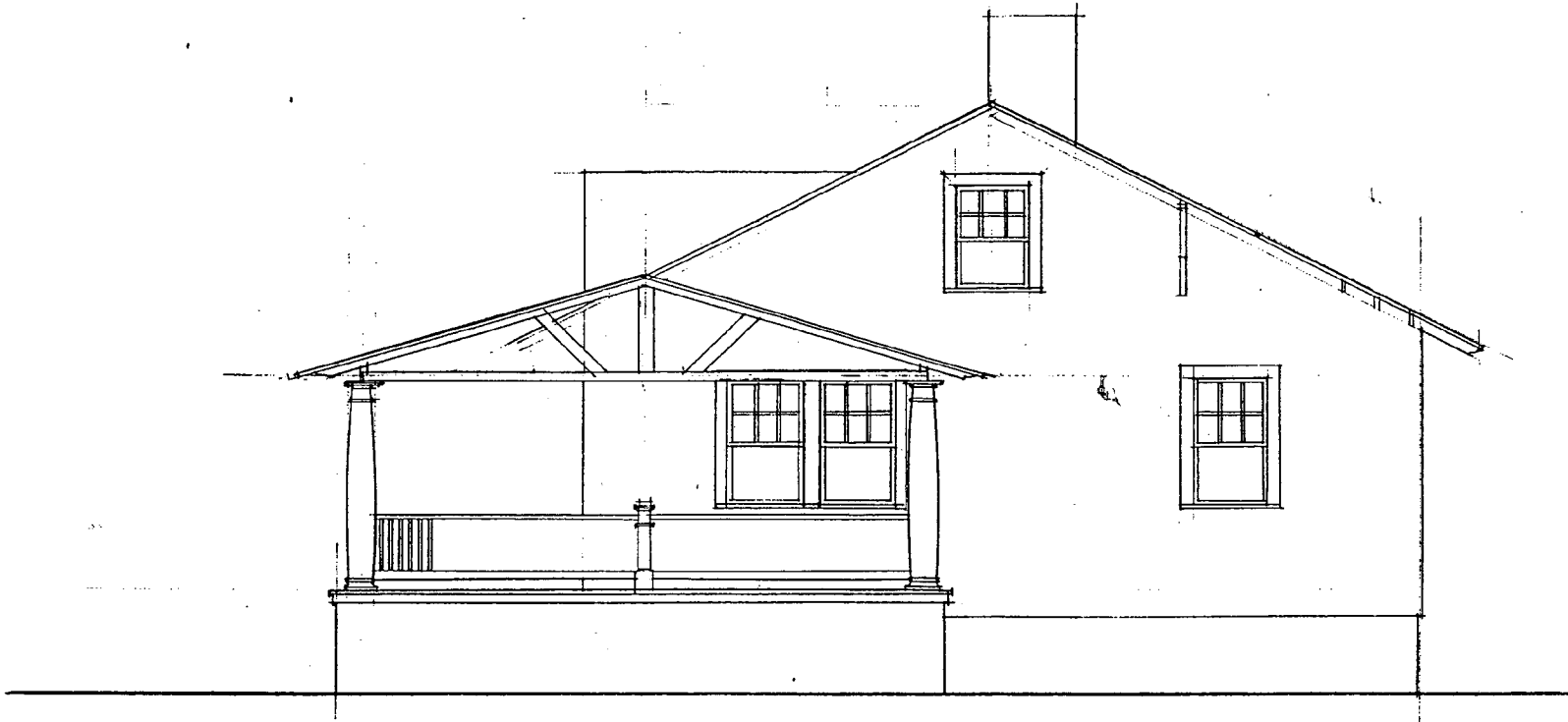
FRONT ELEVATION-EXISTING

1/4" = 1'-0"

7219 SPRUCE ST.

TIMOTHY DUKE ARCHITECTS

410-539-0177



SIDE ELEVATION - EXISTING

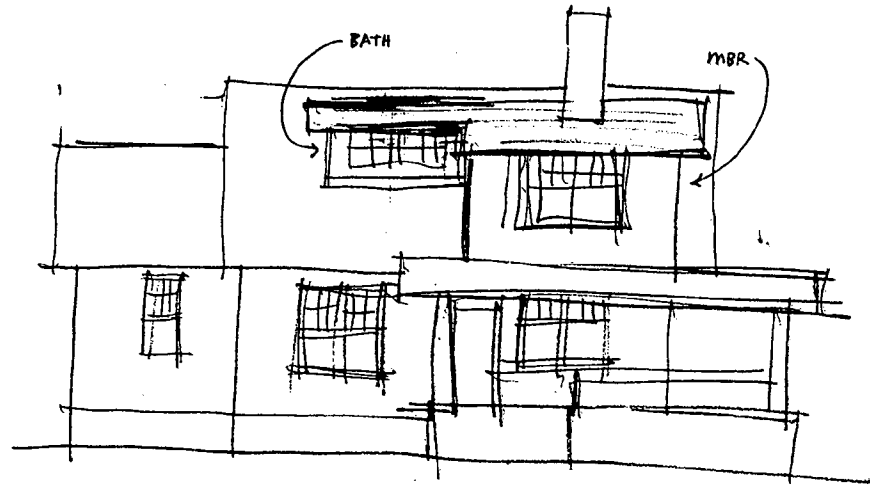
1/4" = 1'-0"

7219 SPRUCE ST.

TIMOTHY DUKE ARCHITECTS

410-539-0777

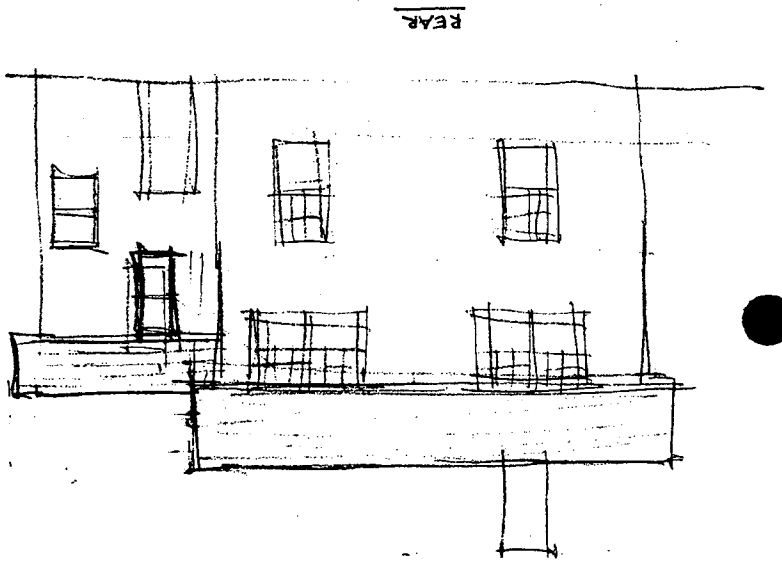
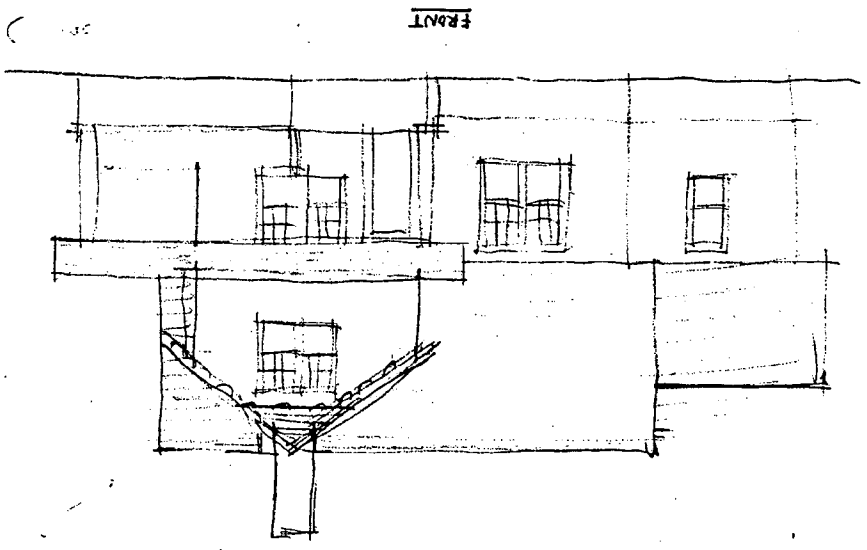
Option A:
7219 Spruce



FRONT
DORMER TYPE 3b

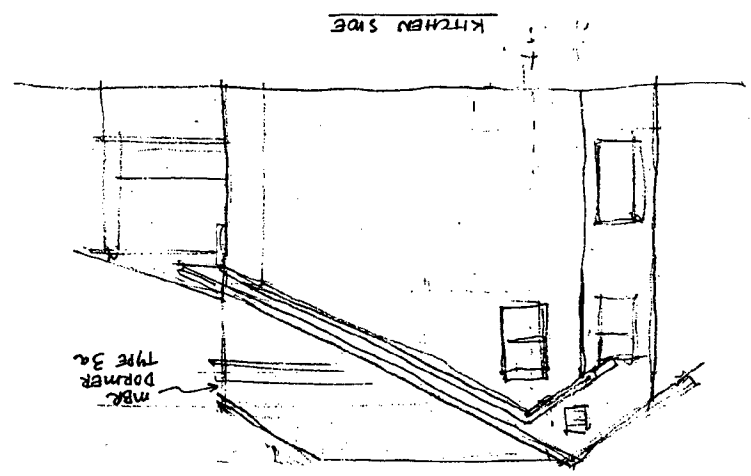
ROOF TYPE 3
EXTEND RIDGE BACK
 $\frac{1}{8}'' = 1'-0''$ 4-5-93

ROOF TYPE 3
EXTEND RIDGE BACK
1/2" = 1'-0"
4-5-93

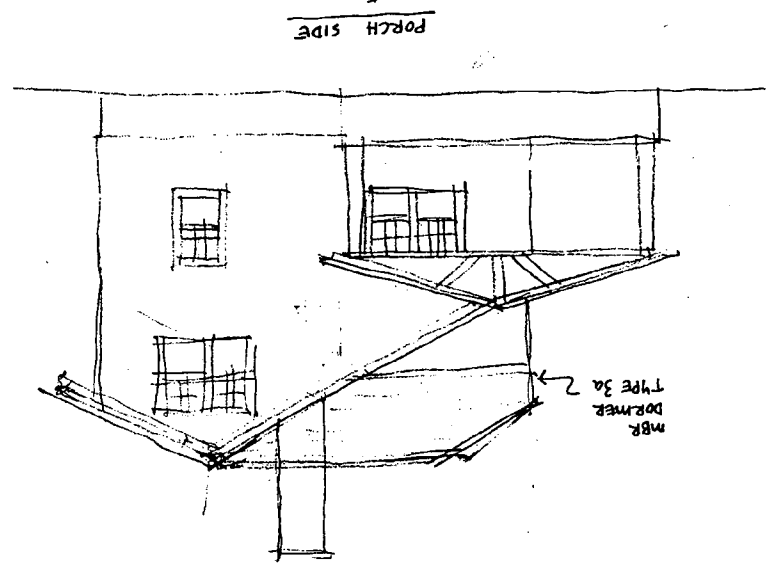


Option A2
7219 Spruce

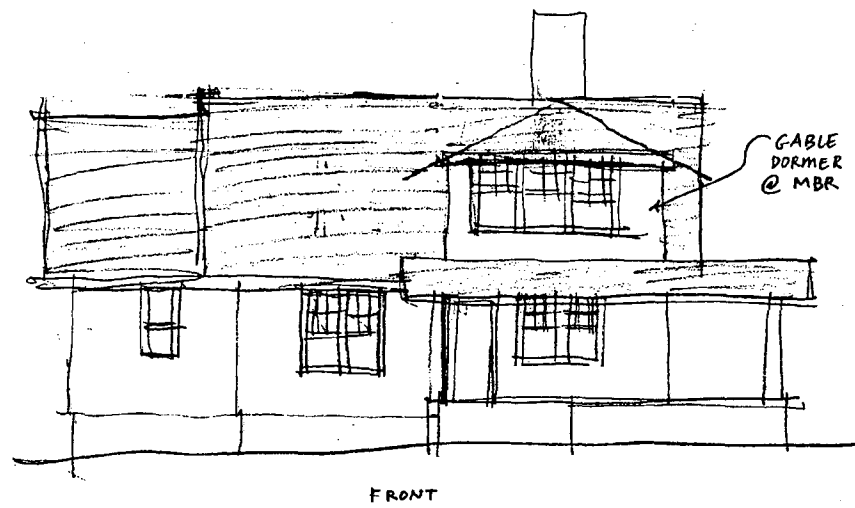
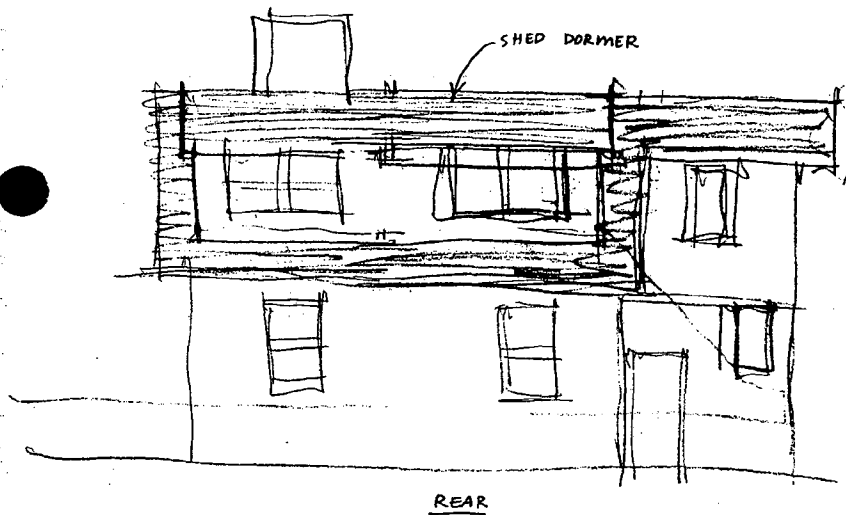
Option A
7219 Spruce



ROOF TYPE 3
EXTEND RIDGE BACK
1/8" = 1'-0"
4.5.93



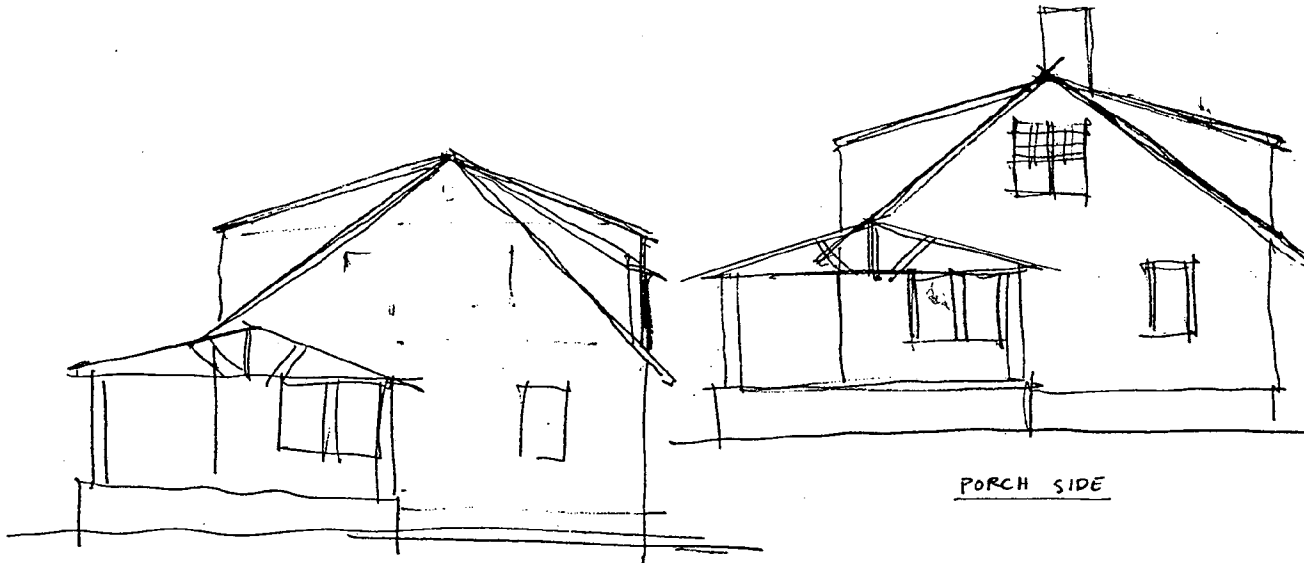
Option B
7219 Spruce



Option B
ROOF TYPE I
STEEPER PITCH
 $\frac{1}{8} = 1-0''$ 4.5.93

Option B

7219 Spruce



PORCH SIDE

Option B

ROOF TYPE 1 ()

STEEPER PITCH

1/8" = 1'-0"

4.5.93

Existing House ● Murphy/Hurst ● 7219 Spruce Ave.



- Side - North -



- Rear - East ↓ → -





● Spruce Ave: Irving East ●
Takoma Park, Maryland

Option A: ● 219 Spruce Ave ●
Murphy / Hurst



Front - West



Side - South

Option A: Murphy / Hurst 7219 Spruce Ave.



- Side - North -

Existing House ● Murphy / Hoot ●
7219 Spruce Ave.
Takoma Park, Maryland



- Front - West -



Side - South

Option B: Murphy/Hurst 7219 Spruce Ave.



- Front - West -



- Side - South -

Option B: Murby/Hurst 7219 Spruce Ave.



- Side - North -



- Rear - East -

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

**8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**

*8525015
Kummad
JES*