

HPC #37/03-03FF 7209 Spruce Ave
Takoma Park Historic District

Owner brought in 2 sets of plans after approval of HAWP. Corri stamped those two sets for DPS and told the owner to send in a third set for our records.

This is the mailed set of plans for our files.

JL (10-23-03)

10-15

Corri -

HERE IS THE
EXTRA SET OF
PLANS YOU ASKED FOR.

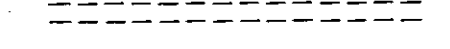
Rock

WALL SCHEDULE

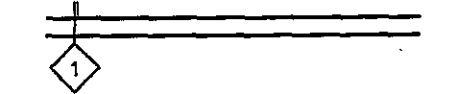
EXISTING WALLS TO REMAIN



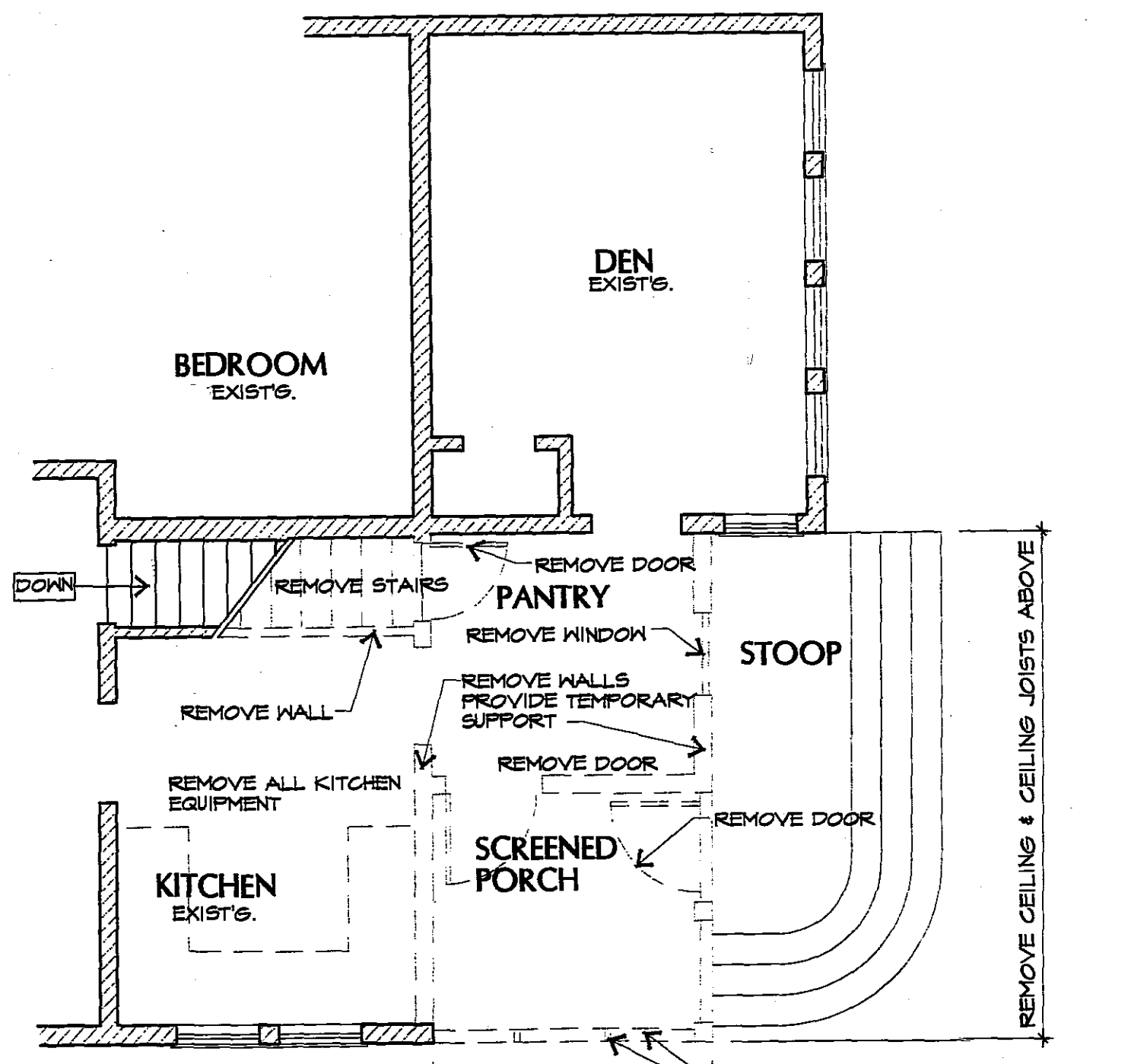
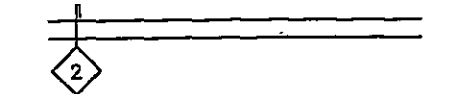
EXISTING WALLS TO BE REMOVED



NEW EXTERIOR 2x4 STUD WALL WITH VINYL SIDING
1/2" OSB SHEATHING & R-13 BATT INSUL. 1/2" GYP.
BOARD ON INTERIOR STUDS @ 16" O.C. TYP.



NEW INTERIOR 2x4 STUD WALL W/ 1/2" GYP.
BOARD ON EACH SIDE



NOTE: PROVIDE DUST AND WEATHER PROTECTION SALVAGE ALL DOORS TRIM AND EQUIPMENT FOR SELECTIVE REUSE

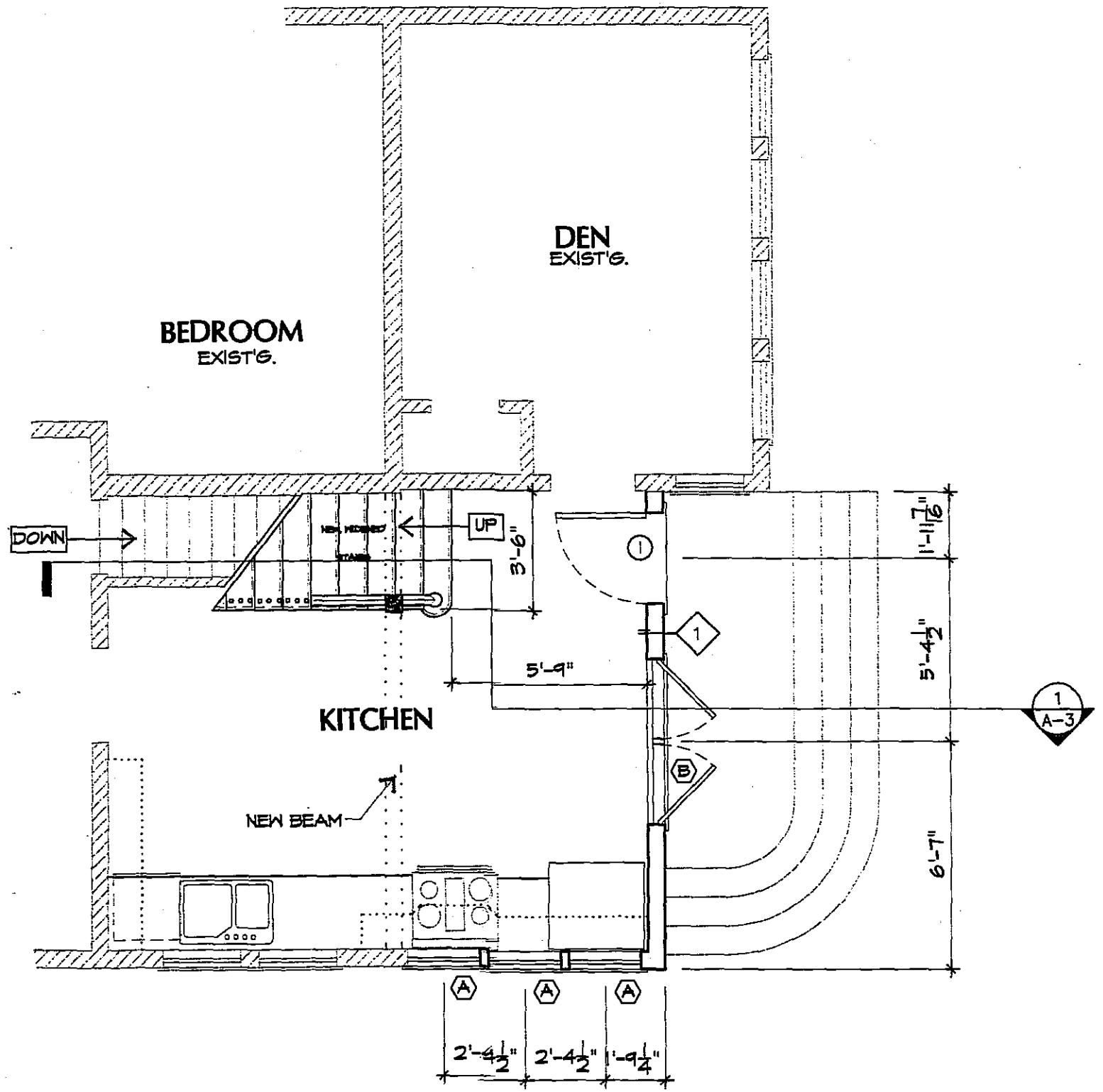
DEMO PLAN
SCALE: 1/4"=1'-0"

WINDOW / DOOR SCHEDULE

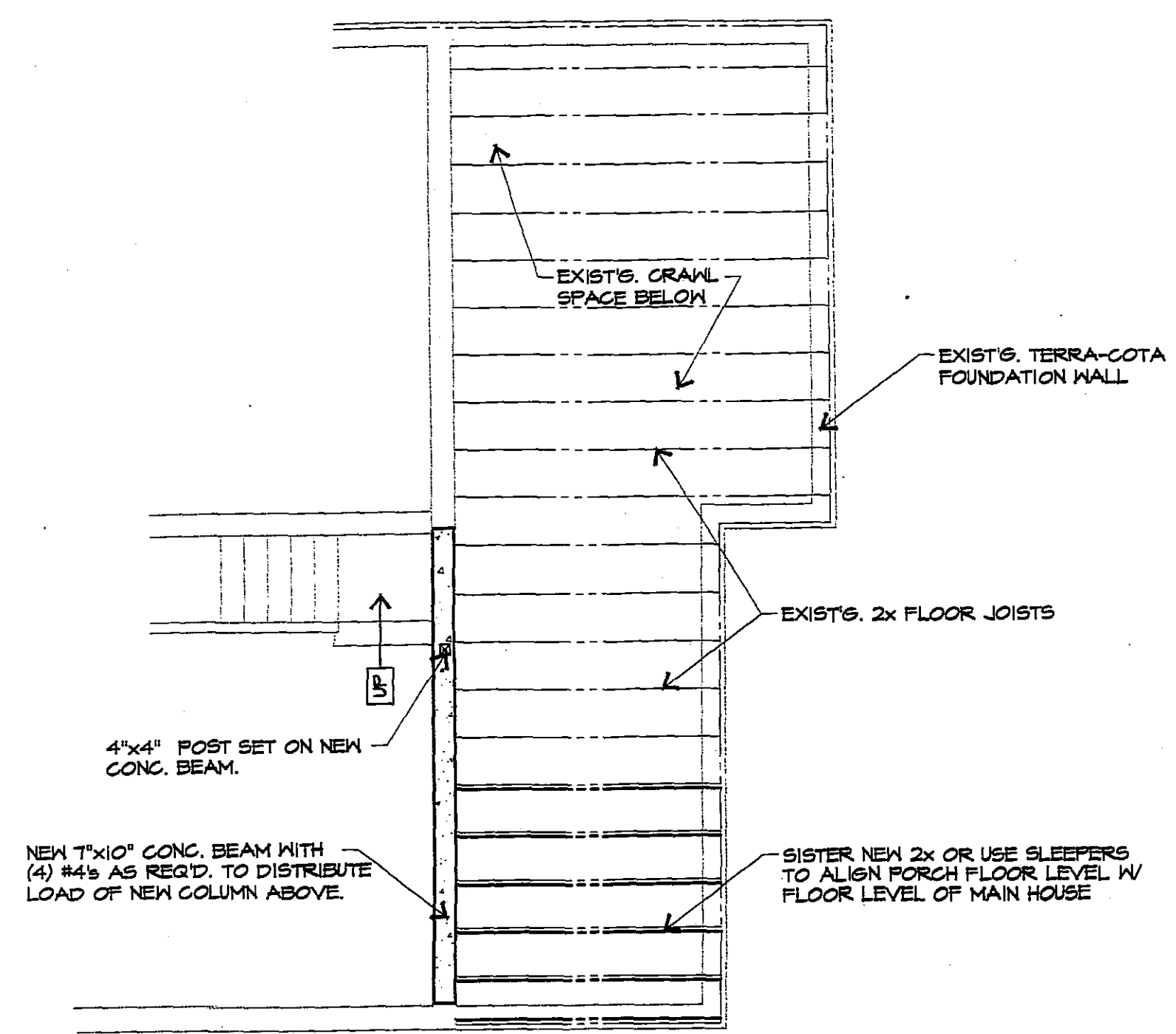
MARK	TYPE	ROUGH OPENING W x H
(A)	CASEMENT TRANSOM 24 x 13	2'-0" x 1'-1"
(B)	CASEMENT WINDOW 32 x 60 TWIN	5'-3 9/16" x 5'-0"
(1)	FRENCH DOOR 2'-8 x 6'-8	SEE MANUFACTURER

WINDOWS TO BE AS MANUFACTURED BY WEATHER SHIELD PRO SHIELD CASEMENT AND FIXED, EXTERIOR FINISH TO BE WHITE VINYL GLAD W/ NAILING FIN. INTERIOR FINISH TO BE NATURAL PINE. OPERABLE WINDOWS TO HAVE WHITE HARDWARE AND FULL SCREENS. ALL GLASS TO BE LOW E. ALL WINDOW SIZES AND CONFIGURATIONS TO BE VERIFIED BY MANUFACTURER OR MANUFACTURER REPRESENTATIVE PRIOR TO FRAMING.

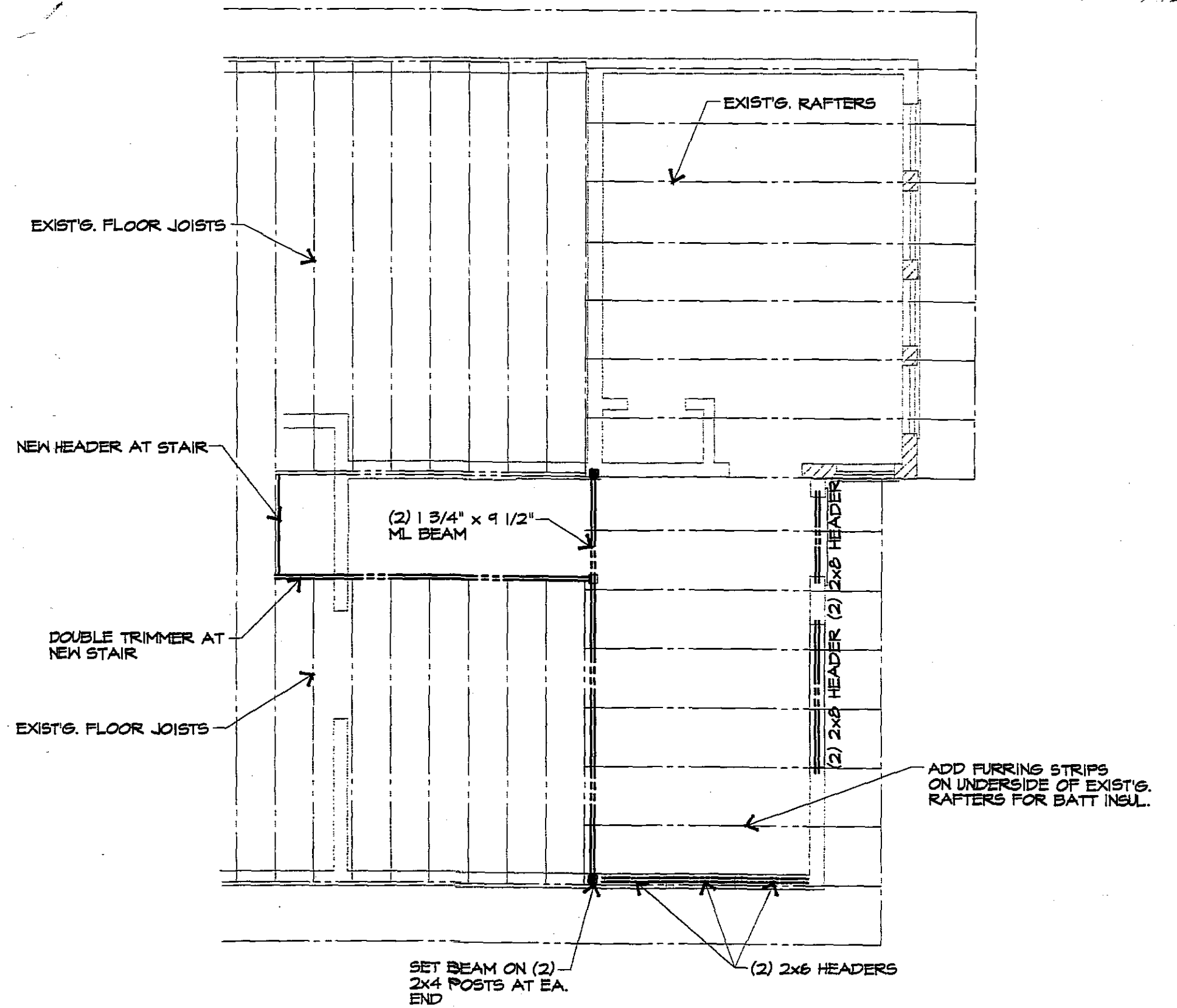
FRENCH DOOR TO BE AS MANUFACTURED BY THERMA TRU. EXTERIOR FINISH TO BE WHITE, INTERIOR FINISH TO BE NATURAL PINE. HARDWARE TO BE SELECTED BY OWNER.



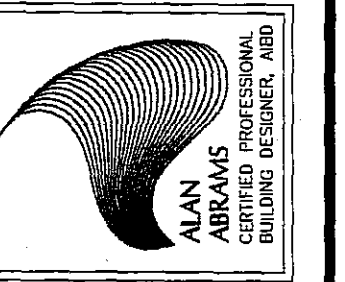
FLOOR PLAN
SCALE: 1/4"=1'-0"



1st FLR. FRAMING PLAN
SCALE: 1/4"=1'-0"



2nd FLR. / ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



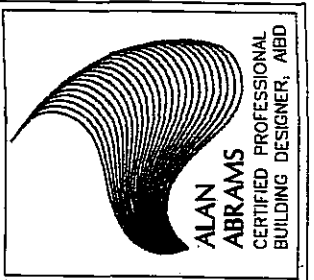
EXISTING AND PROPOSED PLANS AND ELEVATIONS
SCALE: 1/4"=1'-0"

Heritage Building & Renovation, Inc.
7334 Carroll Avenue
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0166

BRUCE AND GENIE SIDWELL RESIDENCE
7209 SPRUCE AVENUE
TAKOMA PARK, MD

10/10/03

SHEET
A1
OF
4



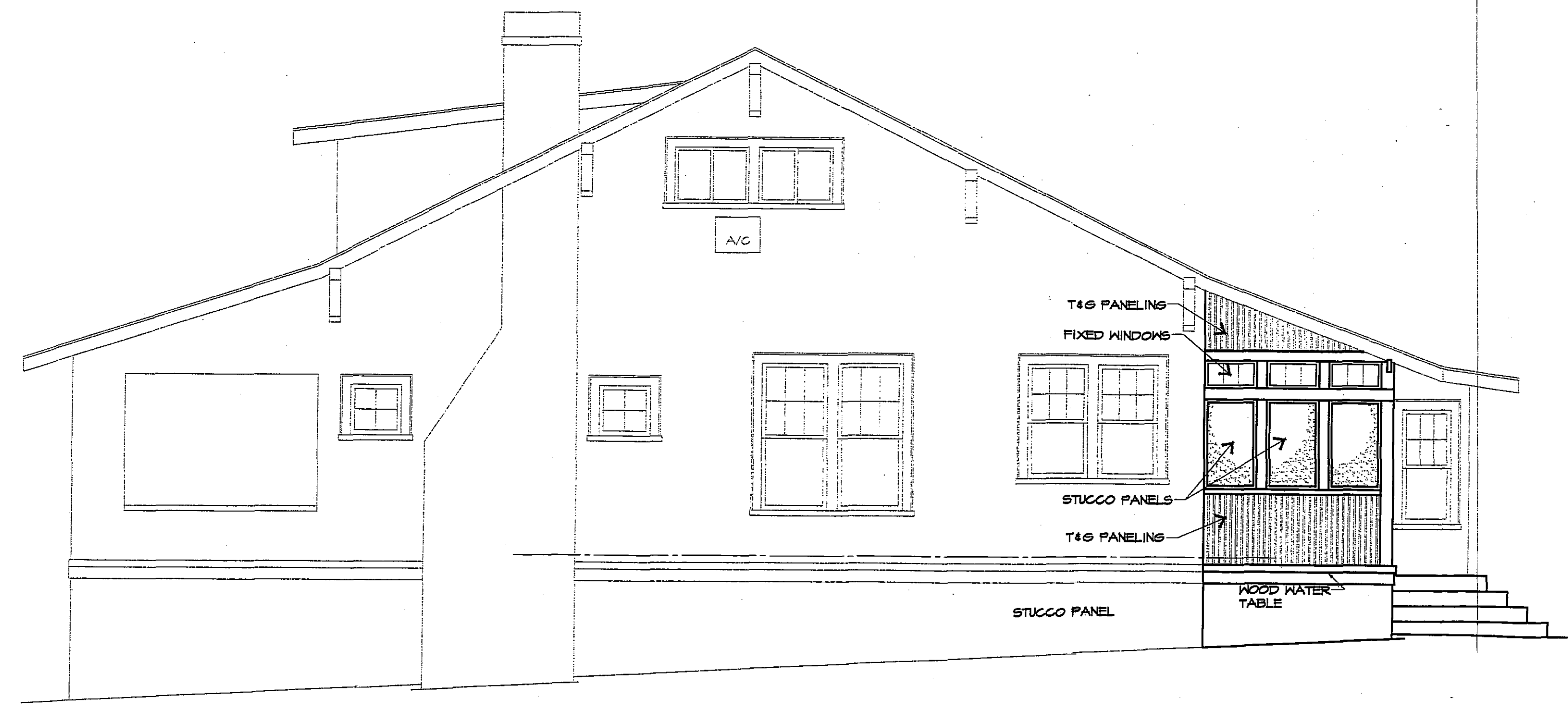
EXISTING AND
PROPOSED PLANS
AND ELEVATIONS
SCALE: 1/4" = 1'-0"

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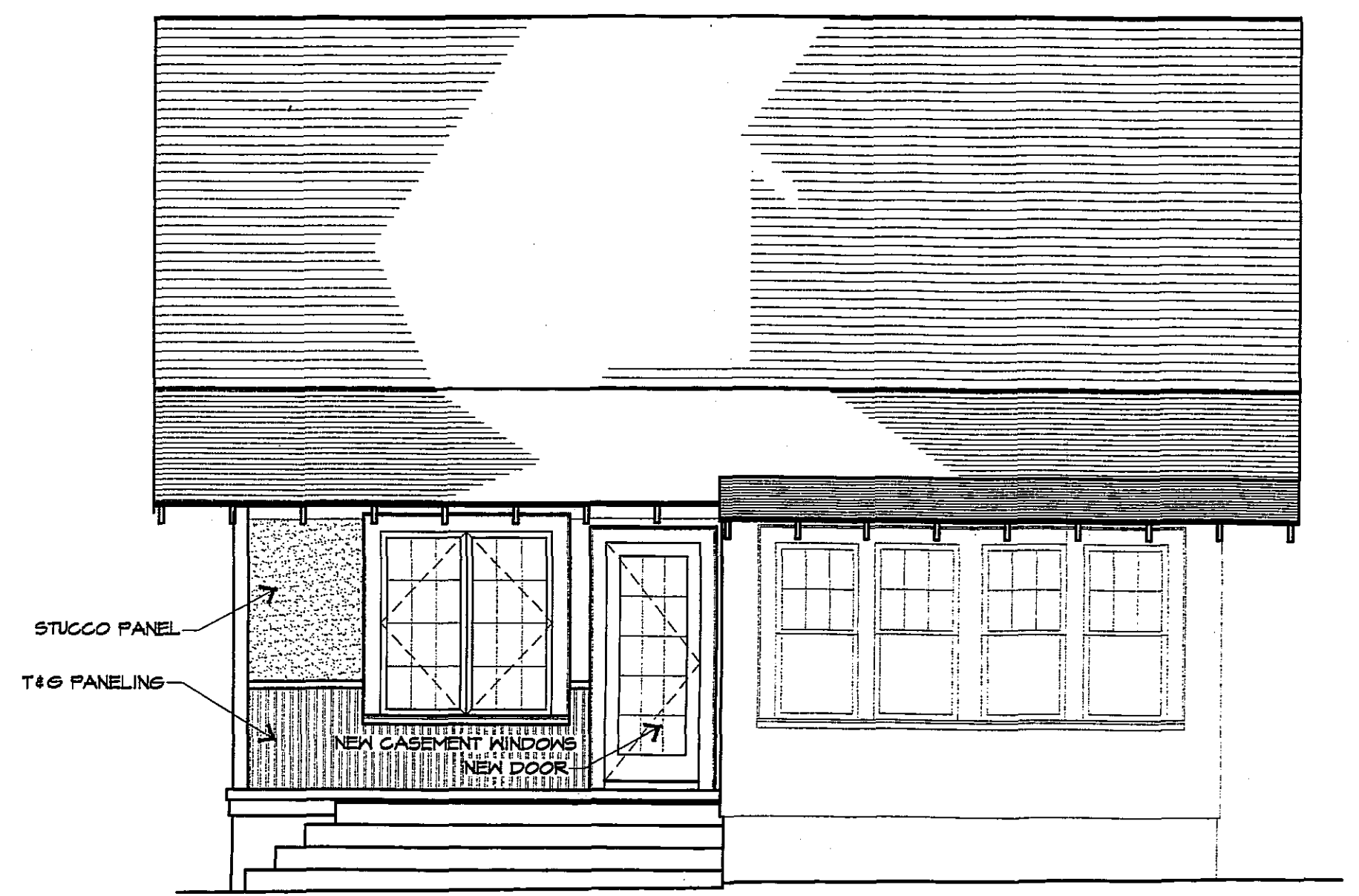
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7209 SPRUCE AVENUE
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10/10/03

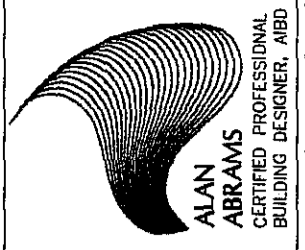
SHEET
A2
OF
4



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



EXISTING AND
PROPOSED PLANS
AND ELEVATIONS
SCALE: 1/2"=1'-0"

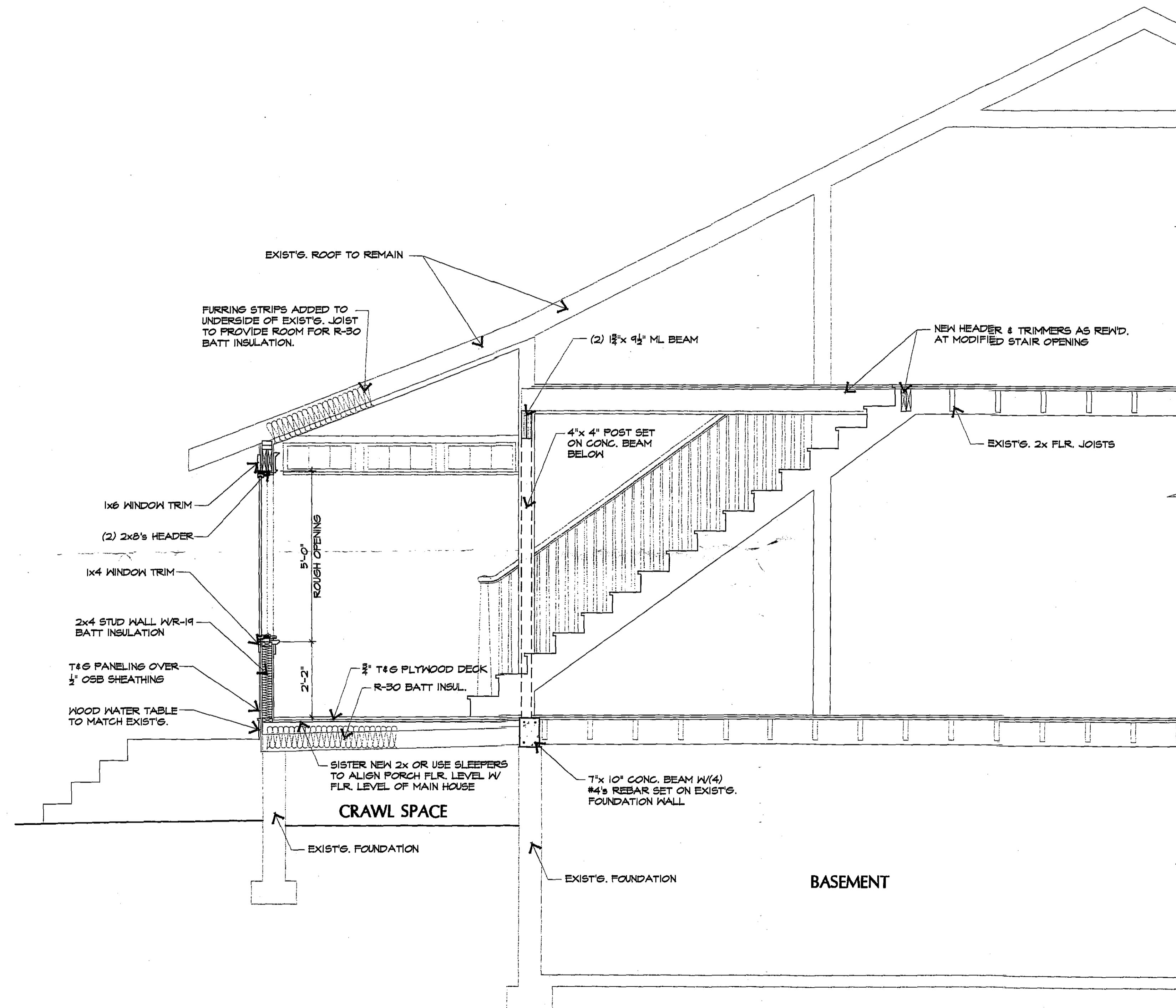
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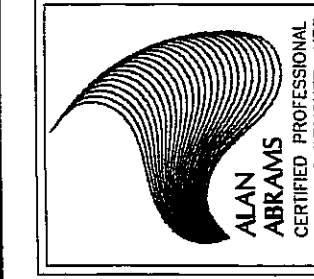
10/10/03

SHEET

A3
OF
4



SECTION
SCALE: 1/2"=1'-0"



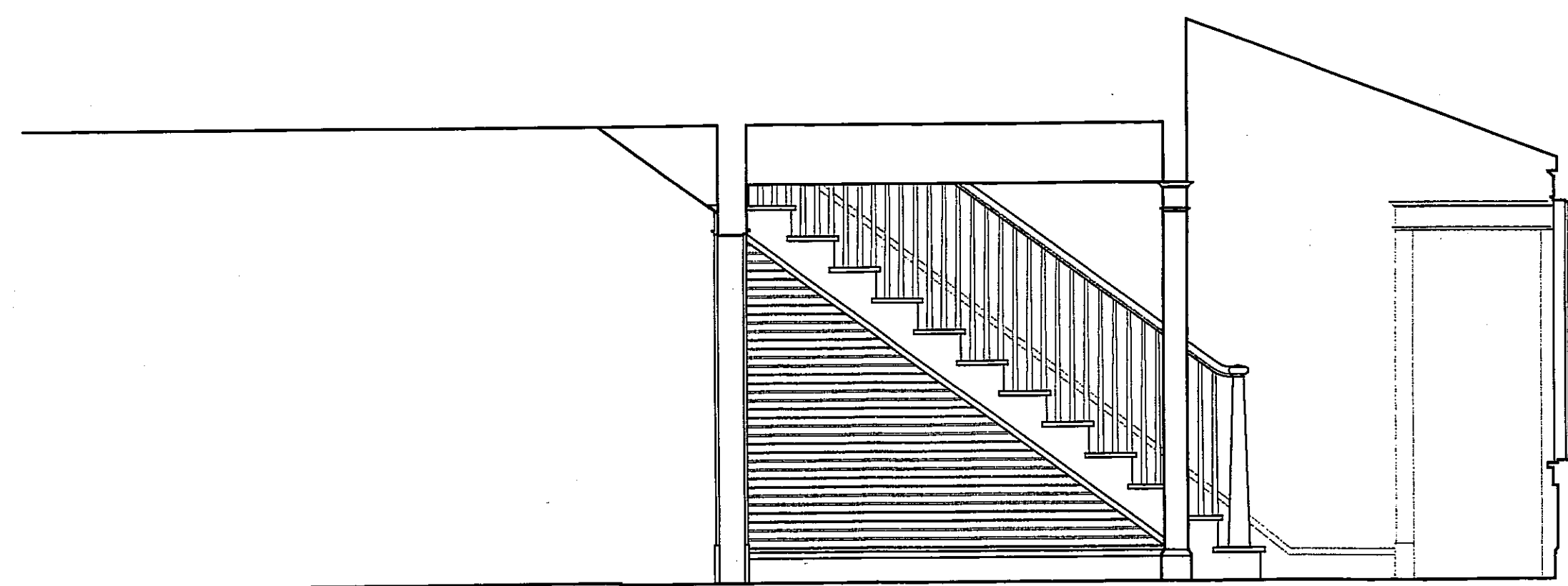
EXISTING AND PROPOSED PLANS AND ELEVATIONS
SCALE: 3/8"=1'-0"

Heritage Building & Renovation, Inc.
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Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0166

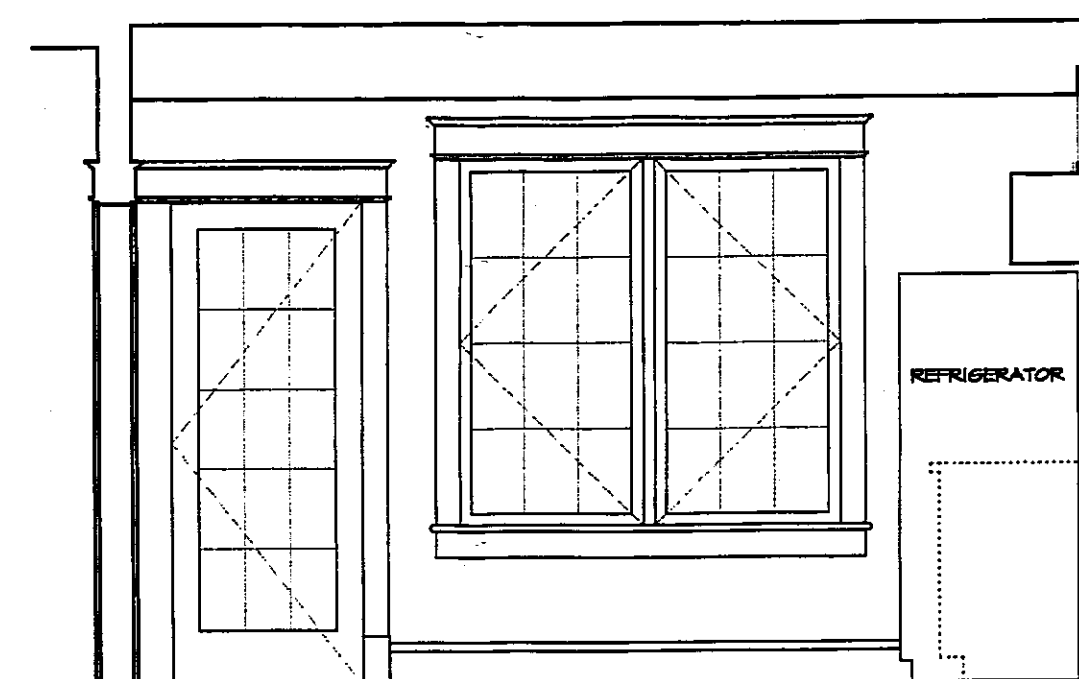
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10/10/03

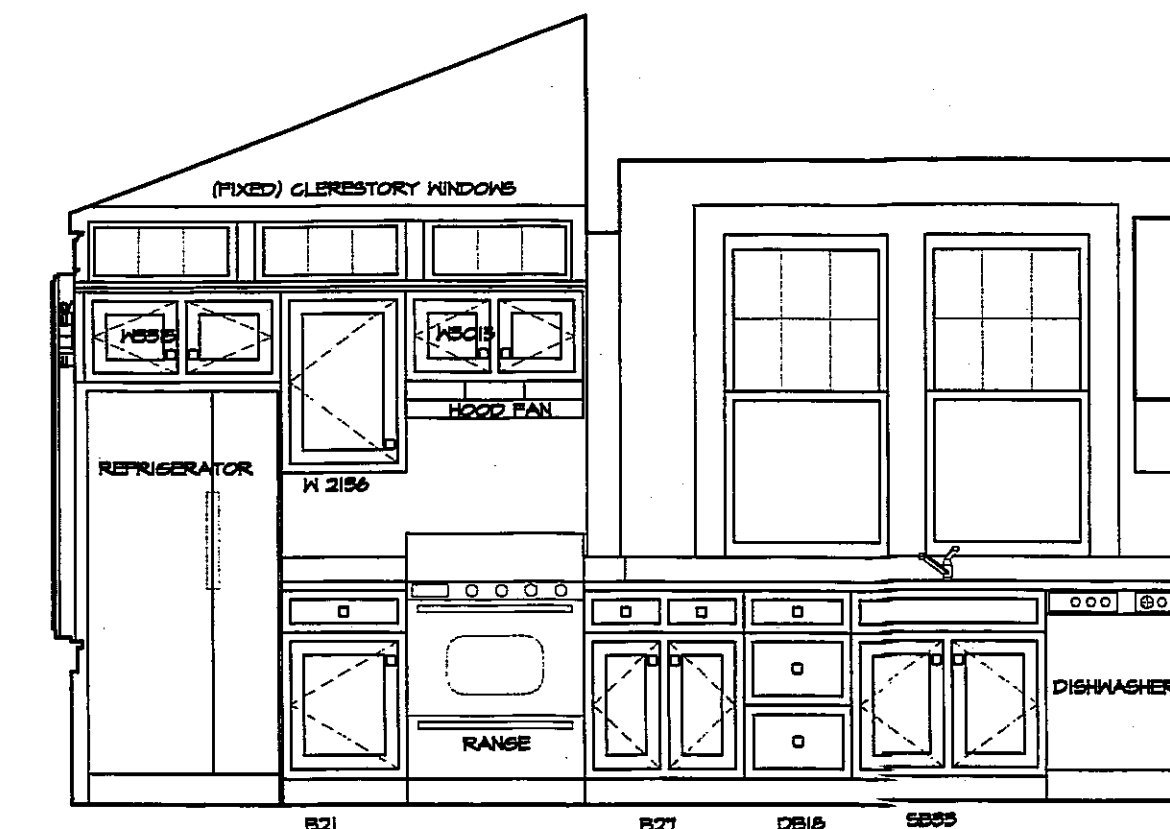
SHEET
A4
OF
4



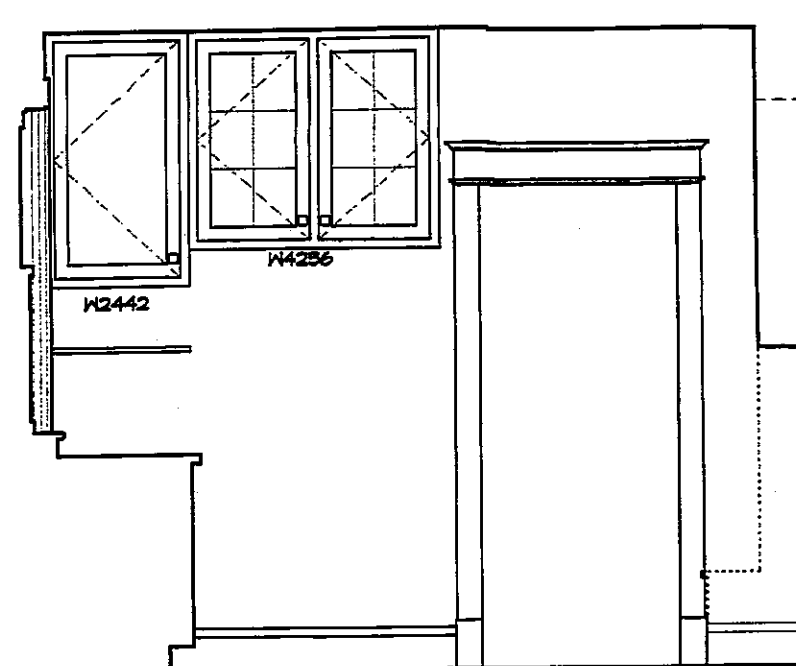
ELEVATION 1
SCALE: 3/8"=1'-0"



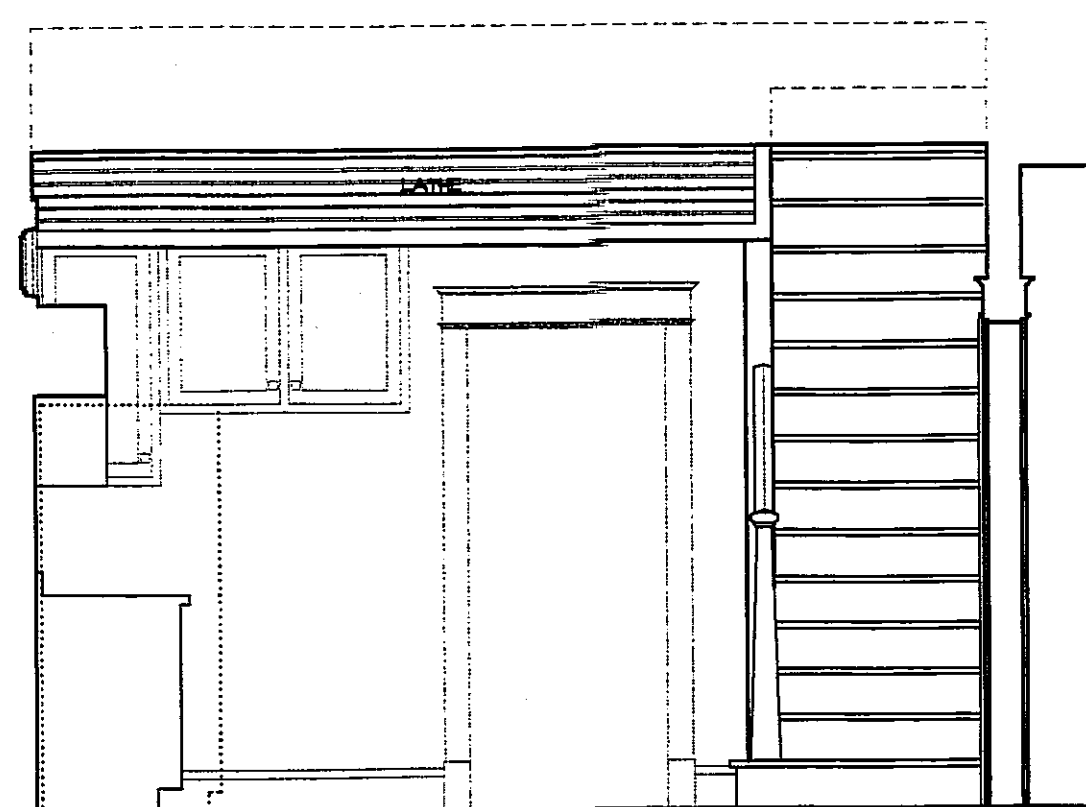
ELEVATION 2
SCALE: 3/8"=1'-0"



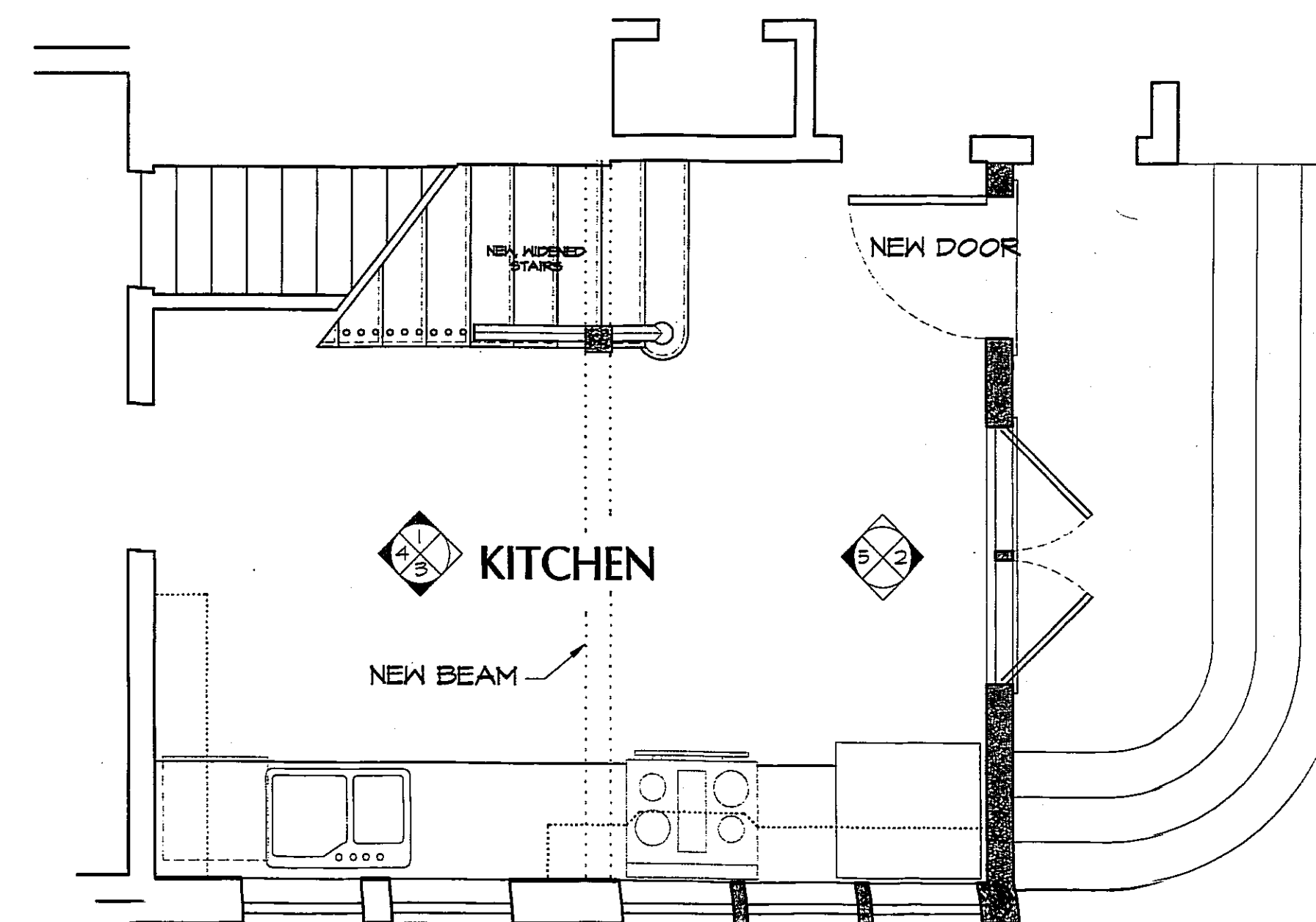
ELEVATION 3
SCALE: 3/8"=1'-0"



ELEVATION 4
SCALE: 3/8"=1'-0"



ELEVATION 5
SCALE: 3/8"=1'-0"



FLOOR PLAN
SCALE: 3/8"=1'-0"



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

Date: 8/13/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

ej

*HAWP# 37/03-03FF
DPS# 3/1032*

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

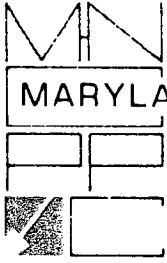
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

C:\hawpapr.wpd



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

August 18, 2003

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 37/03-03FF

DPS# 311032

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

Approved **Denied** **Approved with Conditions:**

and subject to the general conditions that 1) **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

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

Applicant: Bruce & G.E. Sidwell
7209 Spruce Avenue
Takoma Park, MD 20912



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RICK LEONARD, AGENT
Daytime Phone No.: 301 270 4799

Tax Account No.: 01067625
Name of Property Owner: BRUCE + G.E. SIOWELL Daytime Phone No.: 301 270 5846
Address: 7209 SPRUCE AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code
Contractor: HERITAGE BUILDING & RENOV., INC. Phone No.: 301-270-4799
Contractor Registration No.: MHIC 32422

Agent for Owner: RICK LEONARD Daytime Phone No.: 301-270-4799
Address: 7334 CARROLL AVE. TAKOMA PARK, MD 20912

LOCATION OF BUILDING/PREMISE

House Number: 7209 Street: SPRUCE AVE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE.
Lot: 9 Block: 7 Subdivision: 25
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate HVAC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Taze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: RENOVATION
1B. Construction cost estimate: \$ 120,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

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

3A. Height _____ feet _____ inches
3B. 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

RECEIVED

JUL 02 2003

Dept. of Permitting Services
Division of
Gasworks Management

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.

[Signature]
Signature of owner or authorized agent

7-1-03
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] 8/13/03
Application/Permit No.: 3110-32 Date Filed: 7/2/03 Date Issued: _____

Addendum to Historic Area Work Permit Application
Block 7, Lot 9, Lipscomb and Earnest Addition
7209 Spruce Avenue
Takoma Park Historic District
July 2, 2003

Site and Context

The subject house, a contributing resource in the Takoma Park Historic District, is a one and one half story, side gabled, stucco clad craftsman style frame dwelling with an existing full-width porch, and with a shed dormer approximately one third the width across the front of the house.

The house is prominently sited on a deep and narrow, 50' x (average of) 235' city lot, which slopes gently down from the rear to the front.

The house is surrounded by modestly scaled craftsman era homes, many of which have been modified by substantial additions.

Tax records date the construction of the house to (no later than) 1923.

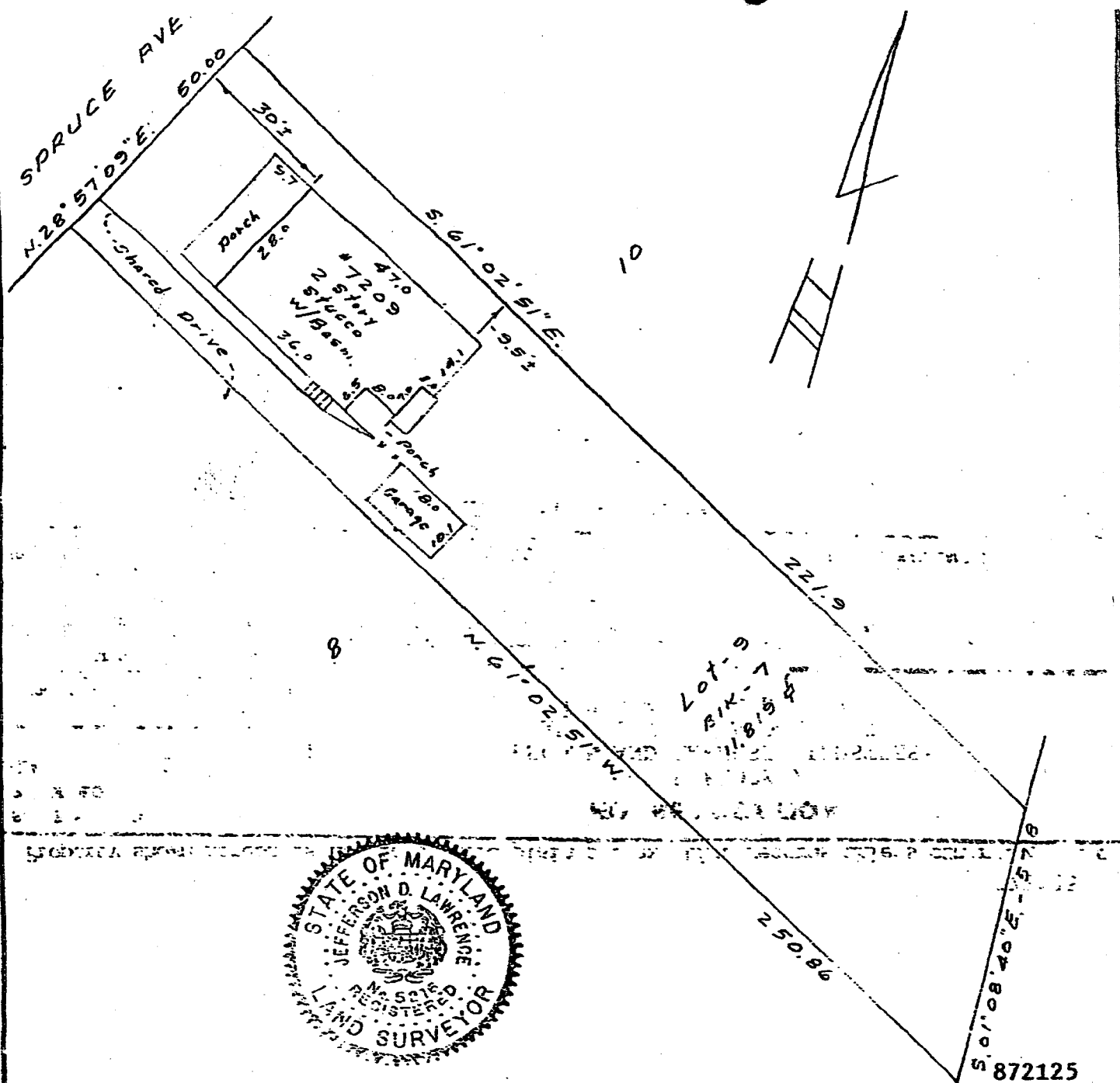
Proposal and Impact

The proposal is to add a very narrow reverse gabled dormer to the rear of the house. The purpose of the dormer is to provide legal width and headroom for a new set of stairs to the second floor. The dormer will be clad with wood shingles. The dormer roof will be supported with craftsman style lookouts, similar to those that support the rear portion of the main roof. There will be a single clad wood casement window with simulated divided lights.

We submit that the proposed addition will have no negative impact on the historic district. There will be no additional footprint to the house, and the dormer will be entirely hidden from viewed from any point along Spruce Avenue. Major materials, including wood shingles and clad wood windows, are appropriate for the historic district.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
7209 SPRUCE AVE. TAKOMA PARK, MD 20912	7334 CARROLL AVE. TAKOMA PARK, MD 20912
Adjacent and confronting Property Owners mailing addresses	
READ, EDWARD M 1/2 LT 7207 SPRUCE AVE. TAKOMA PARK, MD 20912	WHEATON, PHILIP E 1/2 SK 7211 SPRUCE AVE. TAKOMA PARK, MD 20912
DAVIS, SHIRLEY E 7210 SPRUCE AVE. TAKOMA PARK, MD 20912	ELLISON, DONALD JR 1/2 TRACY D COUNCELL 104 PARK AVE TAKOMA PARK, MD 20912
SHONKWILER, MARK D + TM 106 PARK AVE. TAKOMA PARK, MD 20912	



Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 30'
 RECORDED IN:
 PLAT BOOK: 1
 PLAT: 46

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

HOUSE LOCATION
 LOT 9 BLOCK 7
 LIPSCOMB AND EARNEST, TRUSTEES:
 ADDITION TO TAKOMA PARK
 MONTGOMERY COUNTY, MD

I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement.

Date: AUG. 31, 1987

Jefferson D. Lawrence
 JEFFERSON D. LAWRENCE,
 PROFESSIONAL LAND SURVEYOR #5216

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7209 Spruce Avenue	Meeting Date:	08/13/03
Applicant:	Bruce & G.E. Sidwell (Rick Leonard, Agent)	Report Date:	08/06/03
Resource:	Takoma Park Historic District	Public Notice:	07/30/03
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-03FF	Staff:	Corri Jimenez
PROPOSAL:	Construction of a rear dormer; enclose an existing porch; add two casement windows		
RECOMMEND:	Approve with conditions		

CONDITIONS

1. All windows will be wood, simulated divided lite windows with exterior wood grille that will match the old windows. In addition, wood cladding will be used around the border of the windows.

PROJECT DESCRIPTION

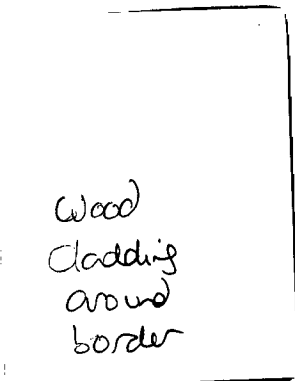
SIGNIFICANCE: Contributing Resource
STYLE: Craftsman Bungalow
DATE: c. 1923

7209 Spruce Avenue, a 1-1/2 story side-gabled Craftsman Bungalow with a large open porch, is a contributing resource to the Takoma Park Historic District.

PROPOSAL

The applicants propose to:

1. Enclose two sides of a rear screened-in porch with wood tongue-and-groove and stucco paneling. Three fixed 3-lite wood clad windows will be installed above stucco panels on the south elevation. Three 8-lite wood clad casement windows installed on the east elevation above wood tongue-



Wood
Cladding
around
border

and-groove paneling. A divided lite wood door will be added on the east elevation.

2. Construct a gabled dormer on the second floor that will be clad in wood shingles. All materials will match existing materials.
3. Replace two aluminum slider windows on the second floor with two new wood 6-lite wood clad casement windows, located on the south elevation.

STAFF DISCUSSION

Staff finds the alterations and materials appropriate acceptable and compatible with the existing building. Staff admires the replacement of the aluminum, non-contributing sliders and feels that this improves the character of the south elevation. In addition, staff would like to commend the applicants for keeping the rear dormer below the existing roofline as well as keeping it simple.

Finally, staff would like to encourage applicants salvage any historic materials, such as windows and doors, at a local architectural salvage company.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 24A-8(b) 1 & 2:

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district.

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 the Secretary of the Interior's *Standards* #10:

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.

with conditions:

1. All windows will be wood, simulated divided lite windows with exterior wood grille that will match the old windows. In addition, wood cladding will be used around the border of the windows.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
259 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
301/777-9370

OPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Rick LEONARD, AGENT
Daytime Phone No.: 301 270 4799

Tax Account No.: 010067625

Name of Property Owner: BRUCE + G.E. SIOWELL Daytime Phone No.: 301 270 5846
Address: 7209 SPRUCE AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: HERITAGE BUILDING & RENOV, INC. Phone No.: 301-270-4799

Contractor Registration No.: MHIC 32422

Agent for Owner: Rick LEONARD Daytime Phone No.: 301-270-4799
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Lot: 9 Block: 7 Subdivision: 25
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- IA. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Raze
 - Revision
 - Repair
 - Revocable
- IB. CHECK ALL APPLICABLE:
- A/C
 - Slab
 - Floor Addition
 - Porch
 - Deck
 - Shed
 - Solar
 - Fireplace
 - Woodburning Stove
 - Single Family
 - Fence/Wall (complete Section 4)
 - Other: ROOFER

1B. Construction cost estimate: \$ 120,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

[Signature] Signature of owner or authorized agent 7-1-03 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 310032 Date Filed: 7/2/03 Date Issued: _____

3

Addendum to Historic Area Work Permit Application
Block 7, Lot 9, Lipscomb and Earnest Addition
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July 2, 2003

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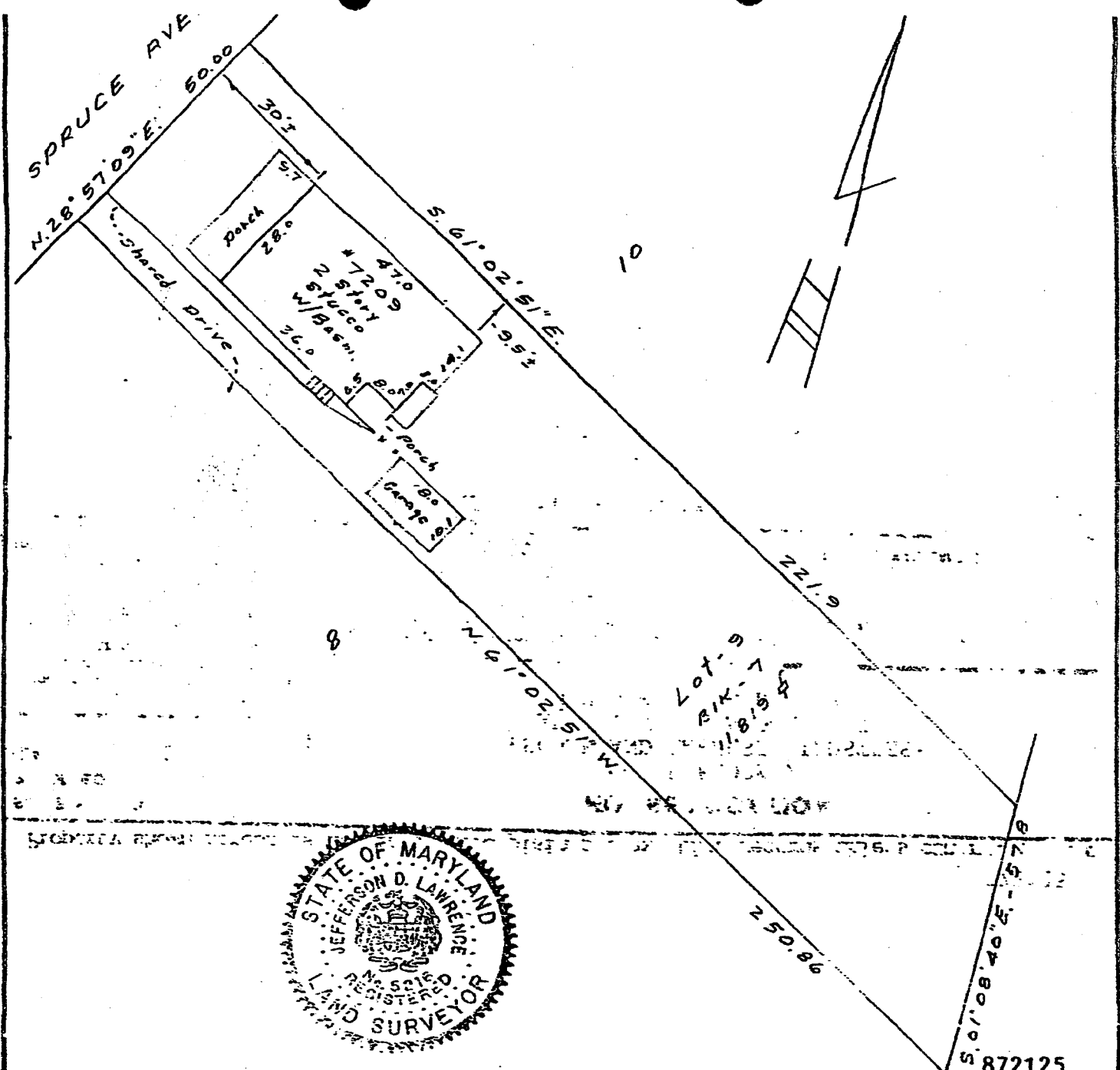
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 ADDITION TO TAKOMA PARK
 MONTGOMERY COUNTY, MD

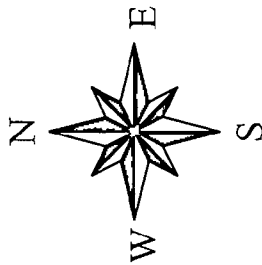
I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement.

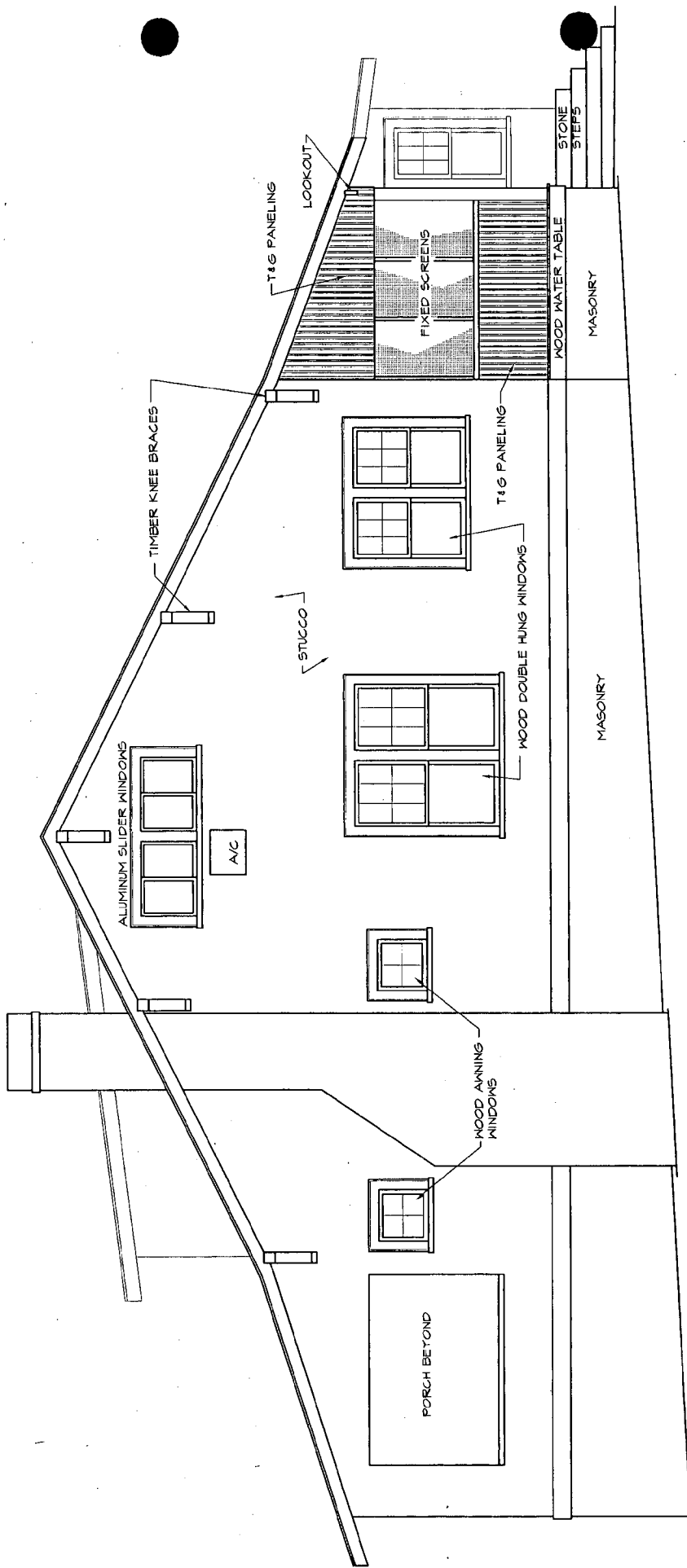
Date: AUG. 31, 1987

Jefferson D. Lawrence
 JEFFERSON D. LAWRENCE,
 PROFESSIONAL LAND SURVEYOR #5216

THIS DRAWING TO BE USED FOR TITLE PURPOSES ONLY

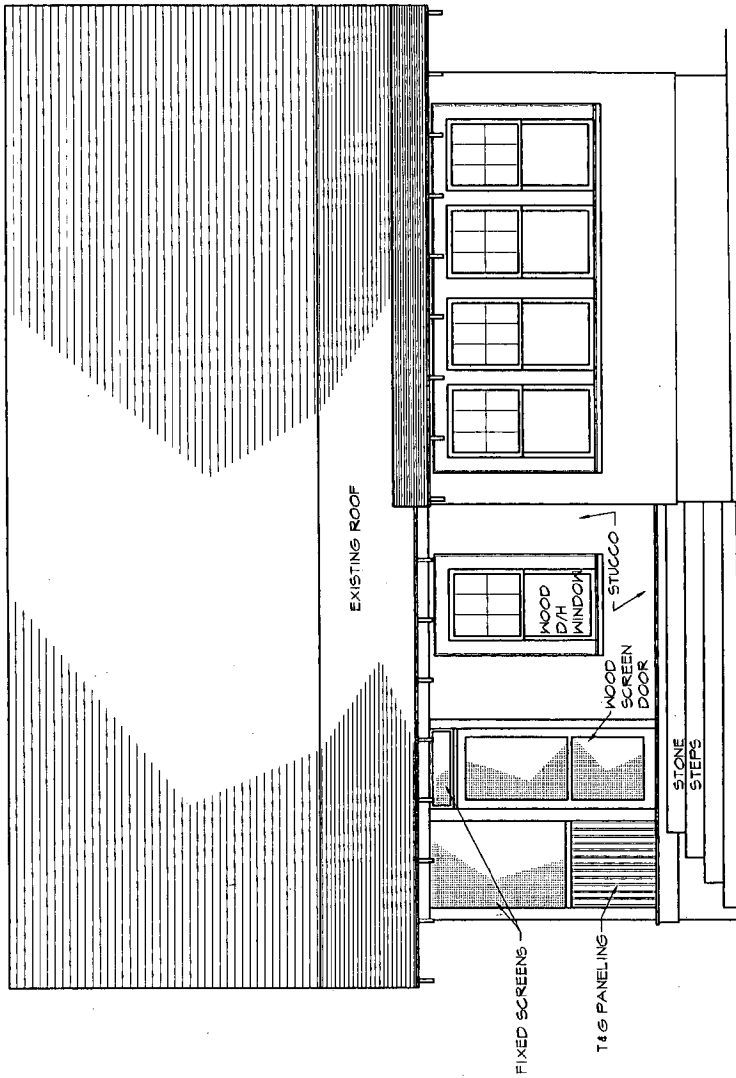
Takoma Park Historic District





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EXISTING RIGHT ELEVATION (South)
 SCALE: 1/4"=1'-0"

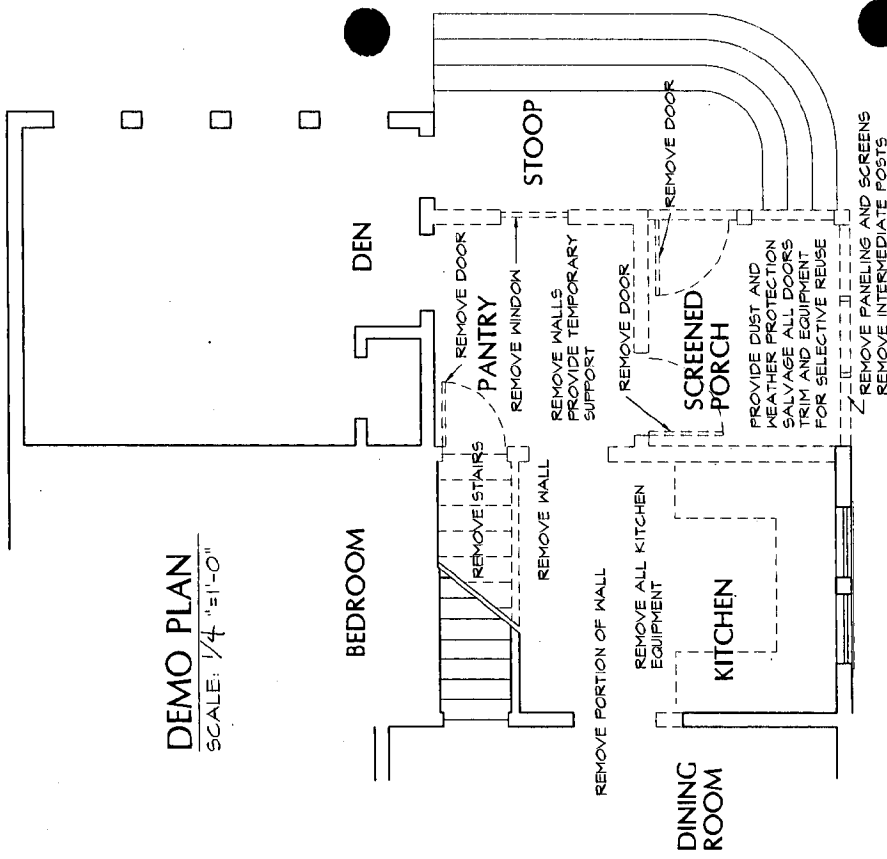


EXISTING REAR ELEVATION (east)

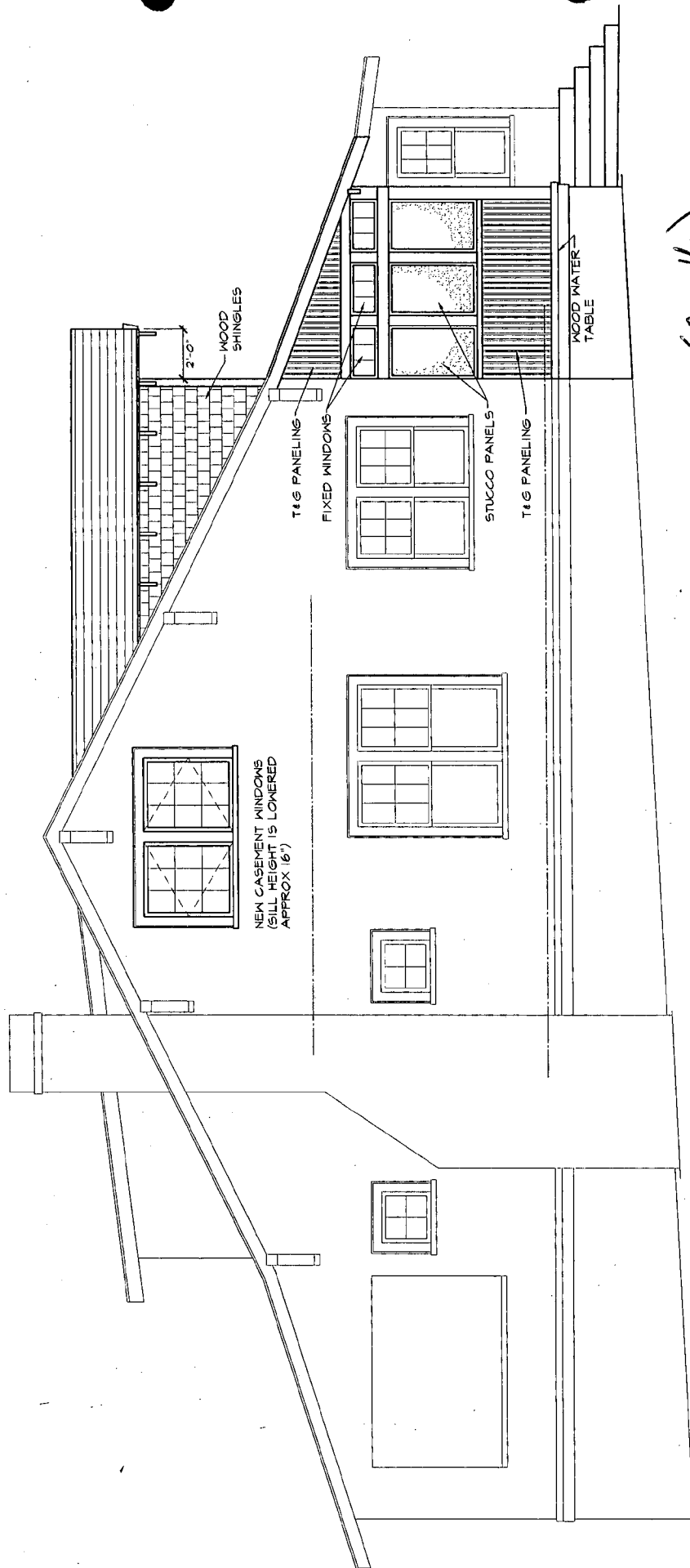
SCALE: 1/4" = 1'-0"

DEMO PLAN

SCALE: 1/4" = 1'-0"



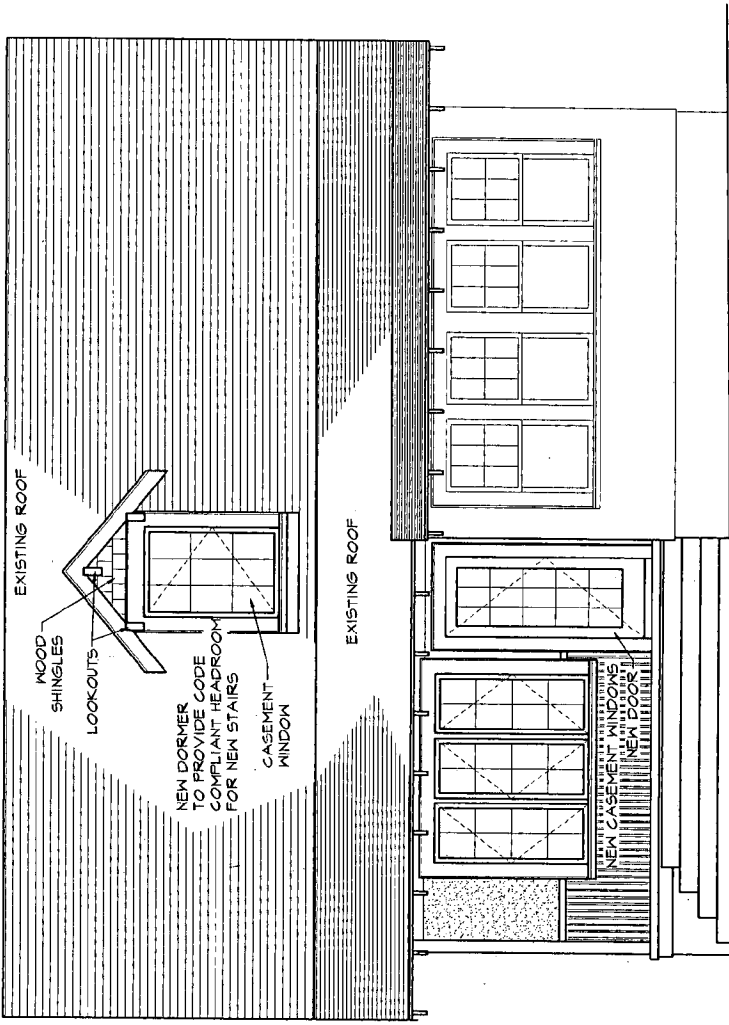
7209 SPRUCE AVE
TAKOMA PARK
7.1.03
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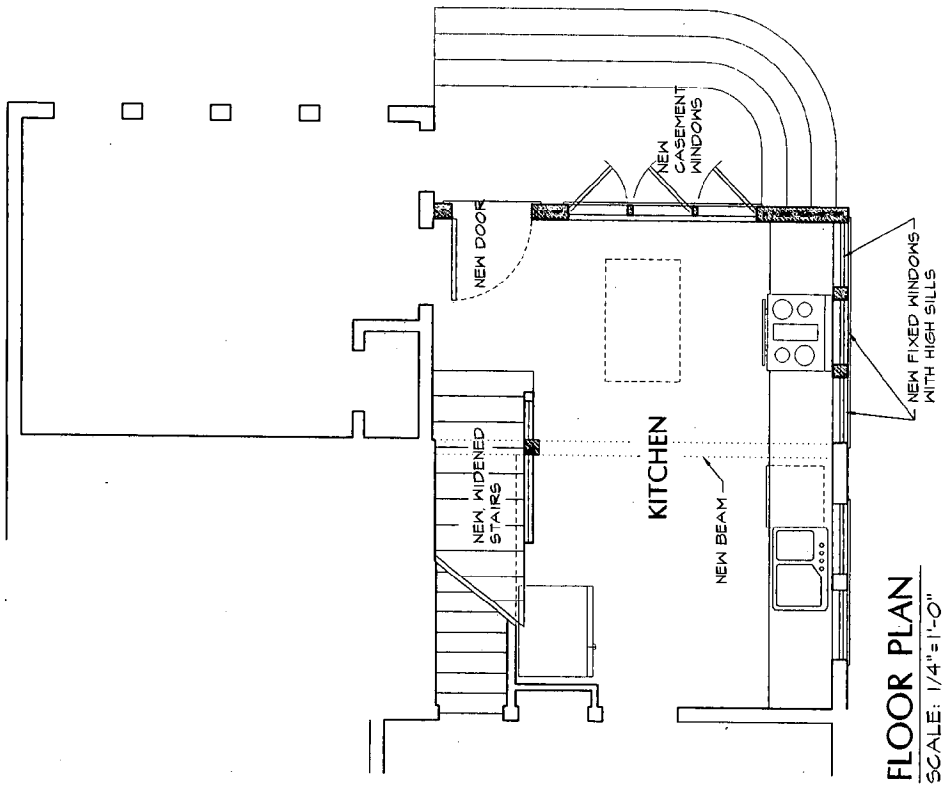
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PROPOSED RIGHT ELEVATION (South)

SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION (east)
 SCALE: 1/4" = 1'-0"



FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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SIDWELL - 7209 SPRUCE AVE.



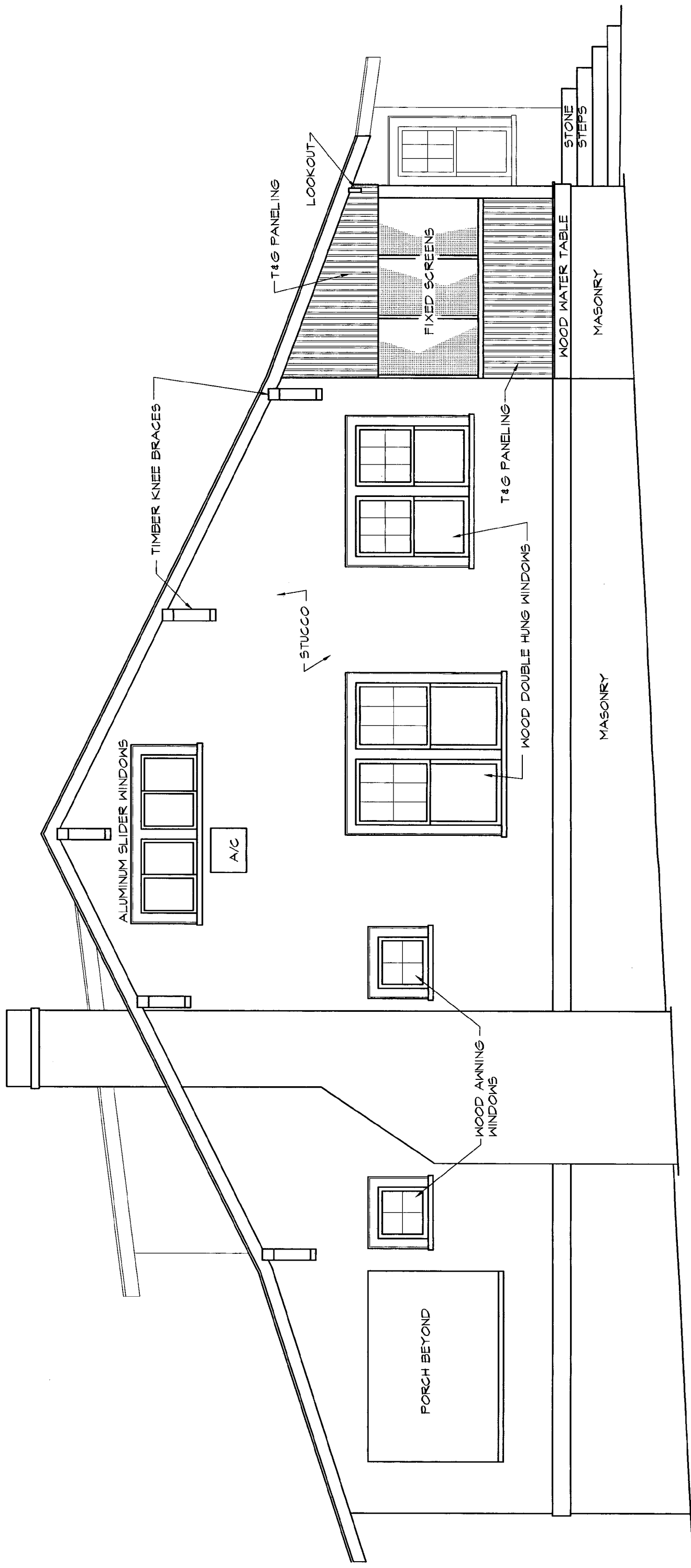
SIDWELL - 7209 SPRUCE AVE.



SIDWELL - 7209 SPRUCE AVE.



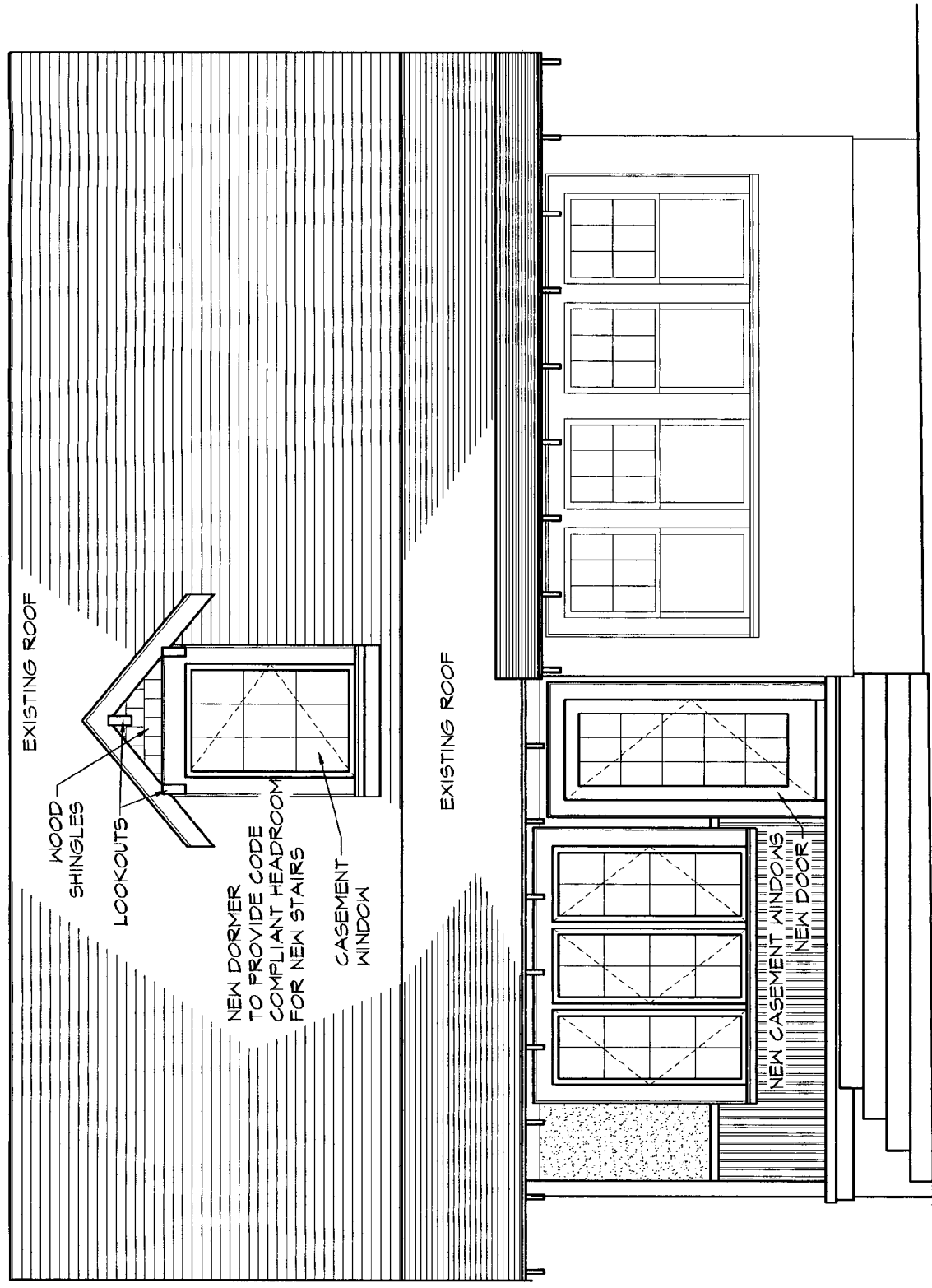
SIDWELL - 7209 SPRUCE AVE.



EXISTING RIGHT ELEVATION

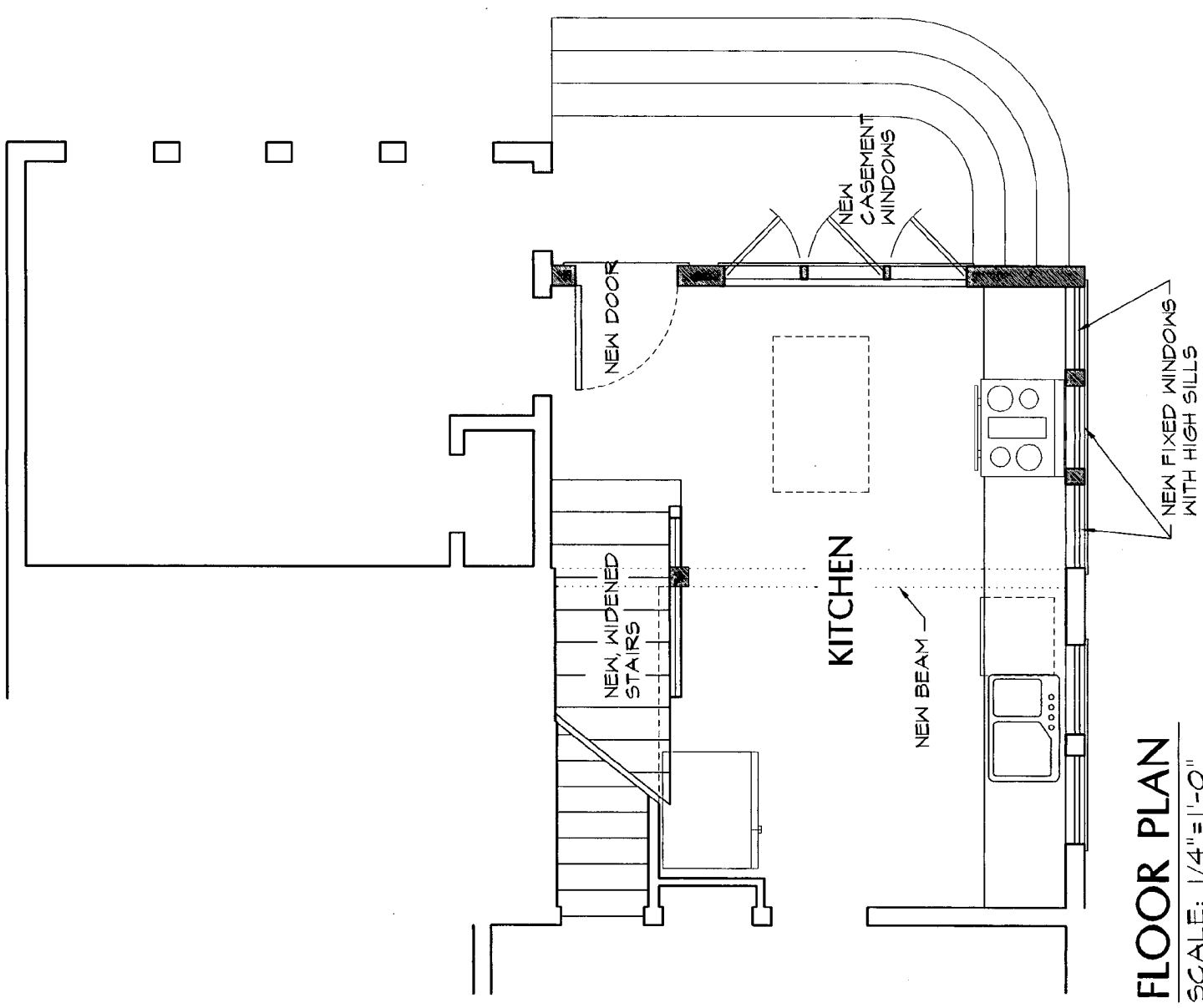
SCALE: 1/4" = 1'-0"

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PROPOSED REAR ELEVATION

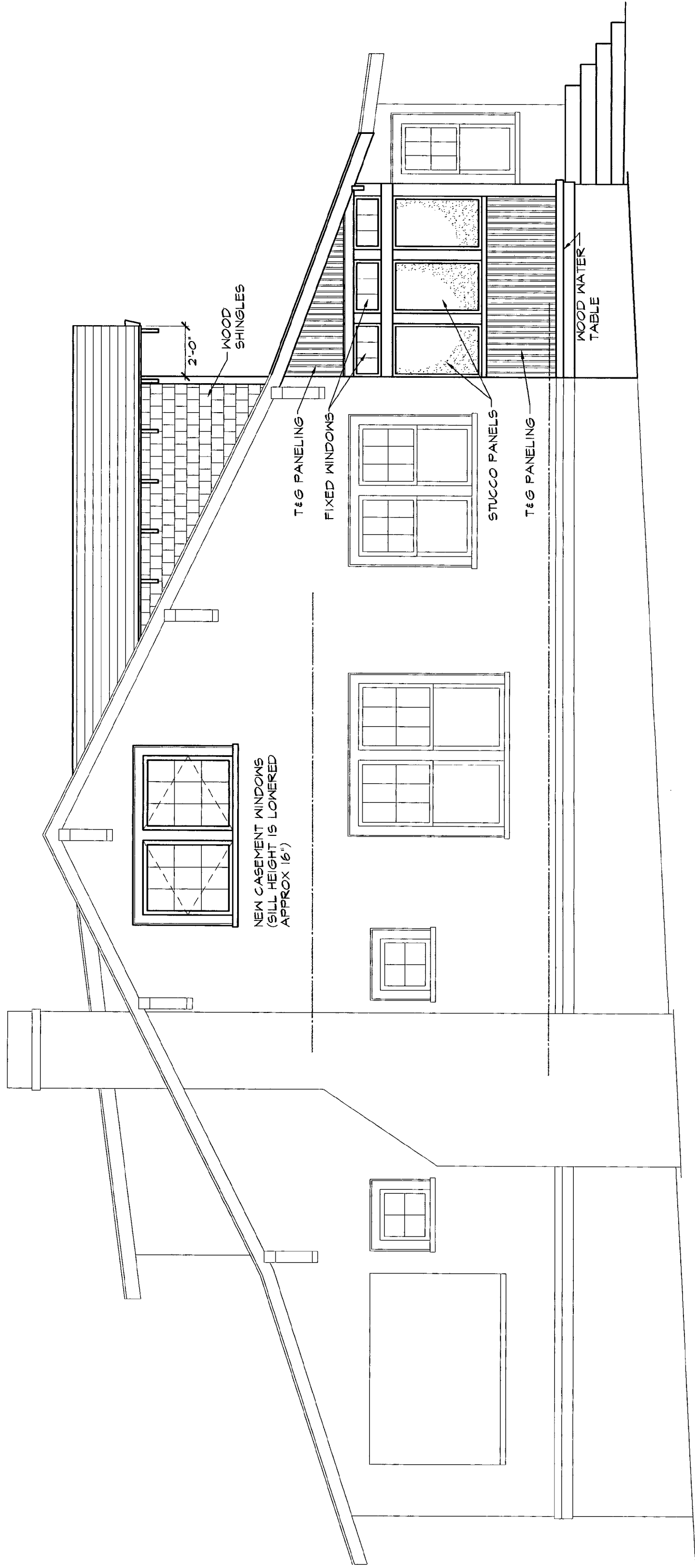
SCALE: 1/4"=1'-0"



FLOOR PLAN

SCALE: 1/4"=1'-0"

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PROPOSED RIGHT ELEVATION

SCALE: 1/4"=1'-0"

4/4



SIDWELL - 7209 SPRUCE AVE,



SIDWELL - 7209 SPRUCE AVE.



SLOWEN - 7209 SPRUCE AVE.



SIDWELL - 7209 SPRUCE AVE.