

37/03-04H 7700 Takoma Ave
Takoma Park Historic District



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**HISTORIC AREA WORK
PERMIT**

IssueDate: 3/1/2004

Permit No: 331591
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

SALLY S BRUCKER
7700 TAKOMA AVE
TAKOMA PARK MD 209124126

HAS PERMISSION TO: ADD

PERMIT CONDITIONS:

ADD NEW WOOD STAIR TO SIDE ELEVATION; APPROVED W/CONDITIONS: 1). The new walkway will be brick. 2). The architect will work with staff on a new design for the canopy over the new side door that is more compatible with the historic character of the building.

PREMISE ADDRESS

7700 TAKOMA AVE
TAKOMA PARK MD 20912-0000

LOT	P1	BLOCK	69	PARCEL	ZONE	R-60
LIBER		ELECTION DISTRICT		PLATE	GRID	
FOLIO		SUBDIVISION				
PERMIT FEE:	\$0.00	TAX ACCOUNT NO.:				

HISTORIC MASTER: Y
HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 26, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 331591

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITIONS:**

- 1) The new walkway will be brick.
- 2) The architect will work with staff on a new design for the canopy over the new side door that is more compatible with the historic character of the building.

The 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: Sally Brucker

Address: 7700 Takoma Avenue, Takoma Park, MD 20912

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

FEB 04 2004

Division of
Casework Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PRISCA WEEMS

Daytime Phone No.: (504) 390 7499

Tax Account No.: _____

Name of Property Owner: SALLY BRUCKER Daytime Phone No.: (301) 585 6904

Address: 7700 TAKOMA AVE. TAKOMA PARK MARYLAND 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7700 Street: TAKOMA AVENUE

Town/City: MARYLAND Nearest Cross Street: NEW YORK AVENUE

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|---|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>NEW WOOD STAIR</u> | | | |

1B. Construction cost estimate: \$ 15,000.00

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

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.

Prisca Terren Weems
Signature of owner or authorized agent

3rd February, 2004
Date

Approved: ✓ with 2 conditions For Chairperson Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 2-26-04

Application/Permit No.: 331591 Date Filed: 2-5-04 Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

3700 TAKOMA AVENUE IS A LARGE THREE STORY VICTORIAN
CIRCA 1906, SITUATED ON A LEAFY CORNER LOT. IT RETAINS
MOST OF IT'S ORIGINAL DETAILS, INCLUDING A GALLERIED FRONT
PORCH, WOODEN SASH WINDOWS, ACCENT STAINED GLASS
WINDOWS, ETC. IT UNDERWENT RENOVATION IN THE 1980'S,
INCLUDING A NEW ONE STORY REAR ADDITION.

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

THE OWNER PROPOSES ADDING A NEW WOOD STAIR TO THE SIDE
(NEW YORK AVE.) ELEVATION, UTILISING AN EXISTING OPENING FOR
ACCESS TO AN EXISTING SERVICE STAIR BEHIND THE KITCHEN. THIS
WOULD BE TO ALLOW HER ADULT CHILDREN TO ACCESS THEIR BEDROOMS
PRIVATELY. ALSO, ON THE REAR ELEVATION THE OWNER PROPOSES CHANGING
OUT AN EXISTING SASH WINDOW FOR A DOOR, TO ALLOW ACCESS TO A PORCH.
GIVEN THE NUMBER OF TREES ON THIS LOT, BOTH REQUESTS WILL HAVE
NEGLECTIBLE IMPACT FROM PUBLIC PATHWAYS.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

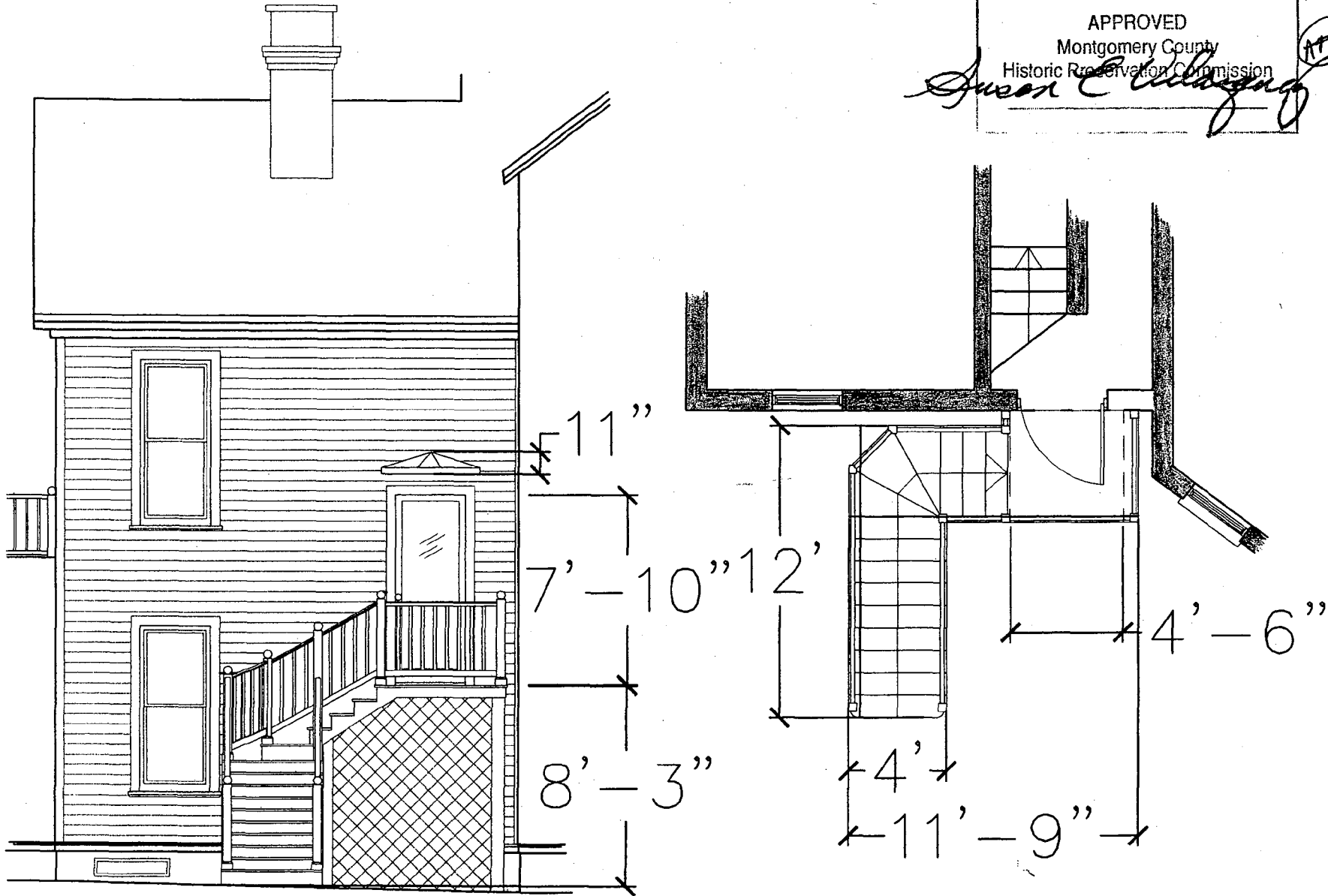
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

APPROVED
 Montgomery County
 Historic Preservation Commission

Susan E. Collings

AT 2-26-04

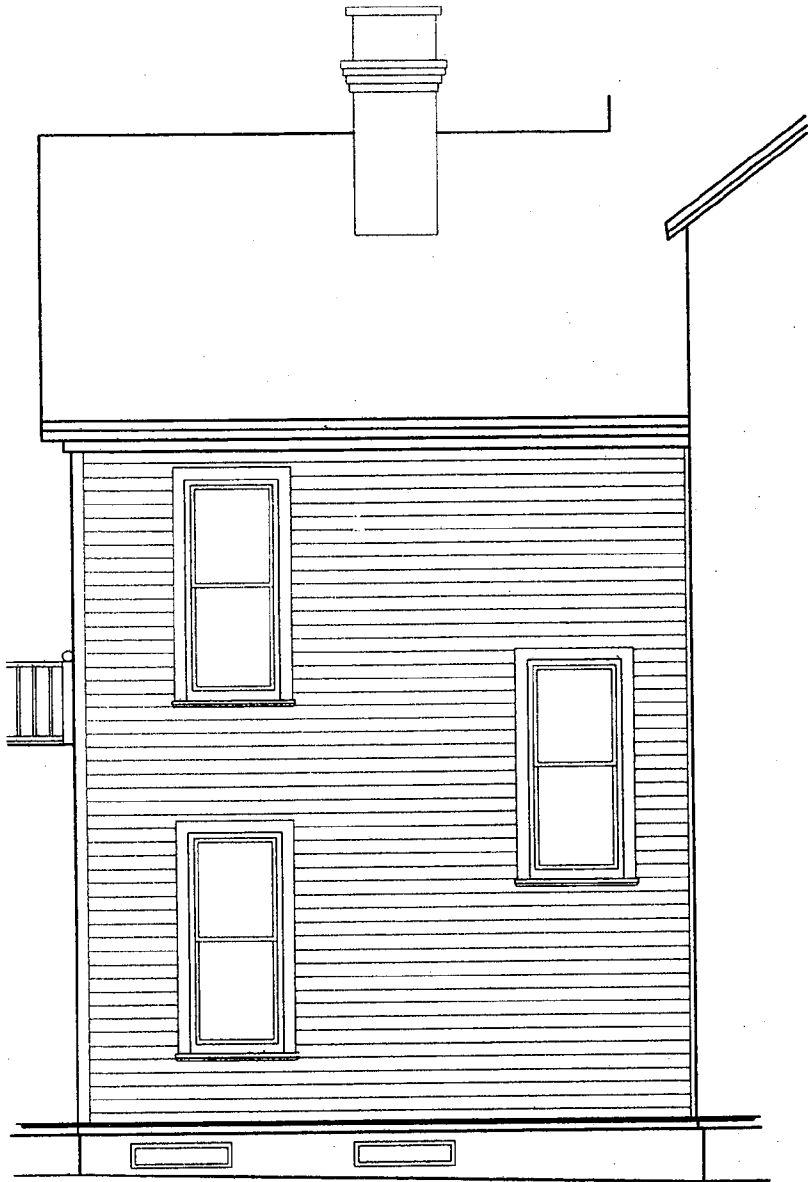


BRUCKER RESIDENCE
 STAIR ADDITION
 7700 TAKOMA AVENUE
 TAKOMA PARK, MARYLAND 20912

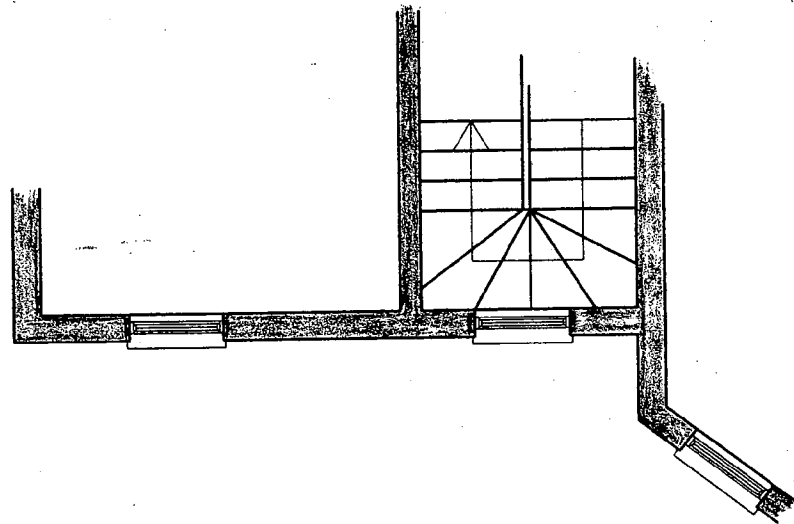
FUTUREPROOF
 1233 KERLEREC STREET
 NEW ORLEANS, LOUISIANA 70116
 TELEPHONE: 504 380 7499
 FAX: 504 304 2421
 EMAIL: pfric@futureproof.com

SIDE ELEVATION - PROPOSED STAIR SCALE: N.T.S. PLAN - PROPOSED STAIR SCALE: N.T.S.

A4



SIDE ELEVATION - EXISTING SCALE: N.T.S.



PLAN - EXISTING SCALE: N.T.S.

APPROVED
 Montgomery County
 Historic Preservation Commission

Jason C. Velazquez (A)

2-26-04

BRUCKER RESIDENCE

STAIR ADDITION
 7700 TAKOMA AVENUE
 TAKOMA PARK, MARYLAND

FUTUREPROOF

1233 KERLEREC STREET
 NEW ORLEANS, LOUISIANA 70116
 TELEPHONE: 504 7498
 FAX: 504 304 2
 EMAIL: priscowe@futureproof.com

A2



APPROVED
 Montgomery County
 Historic Preservation Commission

Juan C. Calagay

AP 2-26-04

PROPOSED PAINTED WHITE
 WOOD/GLAZED DOOR TO
 REPLACE EXIST. SASH

PROPOSED PAINTED WHITE
 WOOD/METAL CANOPY

*condition of approval #2:
 canopy to be redesigned
 with HPC staff*

PROPOSED PAINTED WHITE
 WOOD STAIR AND RAILING

PROP. PAINTED WHITE
 WOOD LATTICE

REAR ELEVATION - PROPOSED STAIR SCALE: N.T.S.

BRUCKER RESIDENCE
 STAIR ADDITION
 7700 TAKOMA AVENUE
 TAKOMA PARK, MARYLAND 20912

FUTUREPROOF
 1233 KERLEBEC STREET
 NEW ORLEANS, LOUISIANA 70116
 TELEPHONE: 504.360.7489
 FAX: 504.304.2000
 EMAIL: priscave@futureproof.com

A5



APPROVED
Montgomery County
Historic Preservation Commission

Juan E. Valenzuela (RP) 2-26-04

BRUCKER RESIDENCE
STAIR ADDITION
7700 TAKOMA AVENUE
TAKOMA PARK, MARYLAND 20912

FUTUREPROOF
1233 KERALA STREET
NEW ORLEANS, LOUISIANA 70116
TELEPHONE: 504-380-7489
FAX: 504-304-2421
EMAIL: pnc@futureproof.com

REAR ELEVATION - EXISTING

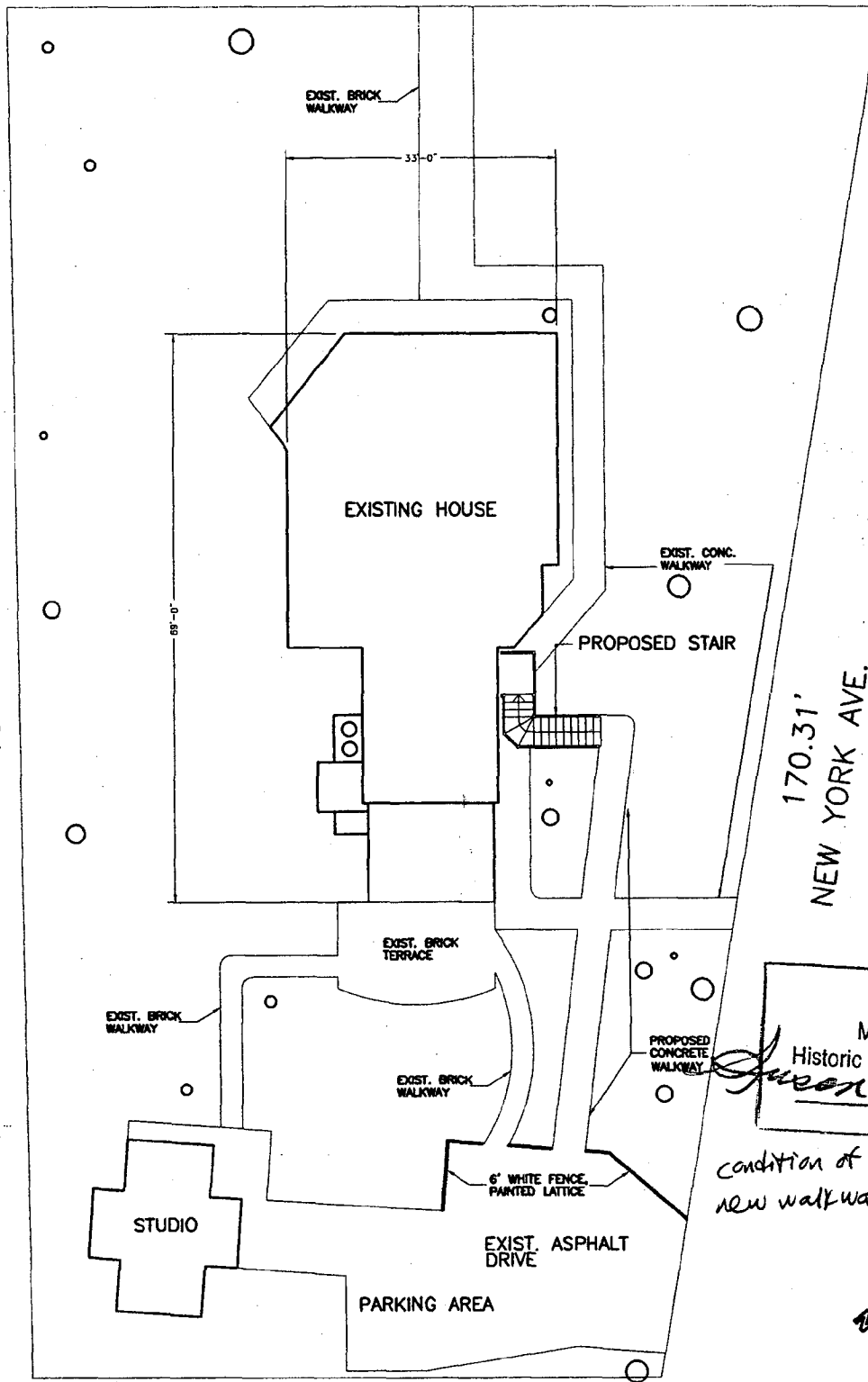
SCALE: N.T.S.

A3

TAKOMA AVE.
106.34'

167.58'

170.31'
NEW YORK AVE.



APPROVED 2-26-07
 Montgomery County
 Historic Preservation Commission
Juan E. Velazquez

condition of approval #1:
 new walkway will be brick

76.41'

SITE PLAN

SCALE: N.T.S.

A1

FUTUREPROOF
 1233 KERLEREC STREET
 NEW ORLEANS, LOUISIANA 70116
 TELEPHONE: 504 390 7499
 FAX: 504 304 2421
 EMAIL: priscoweems@juno.com

BRUCKER RESIDENCE
 STAIR ADDITION
 7700 TAKOMA AVENUE
 TAKOMA PARK, MARYLAND 20912

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

Owner's mailing address

MRS. SALLY BRUCKER
7700 TAKOMA AVENUE
TAKOMA PARK, MD. 20912

Owner's Agent's mailing address

PRISCA WEEMS
FUTURE PROOF
1233 KERLEREC STREET
NEW ORLEANS, LA. 70116

Adjacent and confronting Property Owners mailing addresses

JANE LAWRENCE & FRED MILHAUSER
7704 TAKOMA AVENUE
TAKOMA PARK, MD. 20912

DAVID & MORELYN WEISSMAN
7701 TAKOMA AVENUE
TAKOMA PARK, MD. 20912

MONTGOMERY COLLEGE
7600 TAKOMA AVENUE
TAKOMA PARK, MD. 20912

RICHARD WEIL
7617 TAKOMA AVENUE
TAKOMA PARK, MD 20912

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7700 Takoma Ave., Takoma Park **Meeting Date:** 02/25/04
Applicant: Sally Brucker **Report Date:** 02/18/04
(Prisca Weems, Agent)
Resource: Outstanding Resource **Public Notice:** 02/11/04
Takoma Park Historic District
Review: HAWP **Tax Credit:** None
Case Number: 37/03-04H **Staff:** Anne Fothergill

PROPOSAL: Installation of side exterior stairway and side/rear walkway; replacement of two windows with doors

RECOMMEND: Approval with conditions

STAFF RECOMMENDATION

Staff is recommending approval of the HAWP application with the conditions that:

- 1) The new walkway will be brick.
- 2) The architect will work with staff on a new design for the canopy over the new side door that is more compatible with the historic character of the building.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1896

This 3-story single-family home was originally the Bliss Electric School Dormitory. It is located on the corner of Takoma and New York Avenues. The house retains many of its original details and it also has a one story-rear addition which was constructed in the 1980s.

PROPOSAL

The owner proposes the following exterior changes to this house:

- 1) Installation of a new wood staircase on the side elevation (New York Avenue side). An original window would be replaced with a glass door. Proposed above the door is a painted white wood canopy with a ridged metal covering on top to create a covered

entryway. Beneath the stairs would be painted white wood lattice. This new staircase and door would connect to an interior staircase and allow access to upstairs bedrooms from the outside.

- 2) To access these new stairs, a new concrete walkway would be installed from the existing parking area to the stairs (see Site Plan in Circle 7).
- 3) Removal of an existing non-original sash window on the rear 2nd story of the house; this window would be replaced with a painted white wood glazed door that would allow access to an existing porch (with existing railing) which is located above the 1980s addition.

STAFF DISCUSSION

An Outstanding Resource in the Takoma Park Historic District is subject to the highest level of design review, but it is within the district guidelines to make sympathetic alterations, changes, and additions to outstanding resources within the parameters of the Secretary of Interior's *Standards for Rehabilitation including:*

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Additionally the *Takoma Park Guidelines*, state regarding Outstanding Resources:

- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way.
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.

Staff has two main concerns with this proposal:

- 1) The removal of an original window from an Outstanding Resource, something which is discouraged and often denied by the HPC
- 2) All proposed changes are visible from the public right-of-way.

Outstanding Resources are very valuable in the Historic District and the retention of their original windows and the size and pattern of window openings is very important. However, as the Guidelines mentioned, the one original window is not of specific architectural importance nor is it on the front elevation of the house. The existing openings will be retained and lengthened to floor level. Staff finds this replacement approvable.

The one original window on the side which will be replaced with a door should be retained either on-site—the house has many same-size windows and it might be useful to have this one at some point in the future—or donated to Old House Parts or The Newell Post.

The alterations and additions on the New York Avenue side of the house will have an effect on the house as well as the streetscape. These changes do not affect the front elevation of this house and the rear of the house has already been altered with the 1980s addition. Should a future owner want to remove the stairway some day, if the removed window was kept on-site, perhaps the original window could be re-installed. The design of the canopy over the new side door could perhaps be made more compatible with the historic character of the building and staff would like to work with the architect on this element of the proposal.

There is existing lattice at the back of this house so the new lattice is a compatible material choice. There are a few existing brick walkways on this lot and there is one existing concrete walkway. Brick is a more compatible material with this historic site and staff would recommend as a condition of approval that the new walkway be brick. Perhaps in the future the applicant might consider replacing the one existing concrete walkway with brick so there is a consistent and appropriate walkway material for the setting.

Staff is recommending approval with two conditions.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 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 the Secretary of the Interior's *Standards for Rehabilitation #9*:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

and with the conditions that:

- 1) The new walkway will be brick
- 2) The architect will work with staff on a new design for the canopy over the new side door that is more compatible with the historic character of the building.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

7700 Takoma front



view from New York Avenue



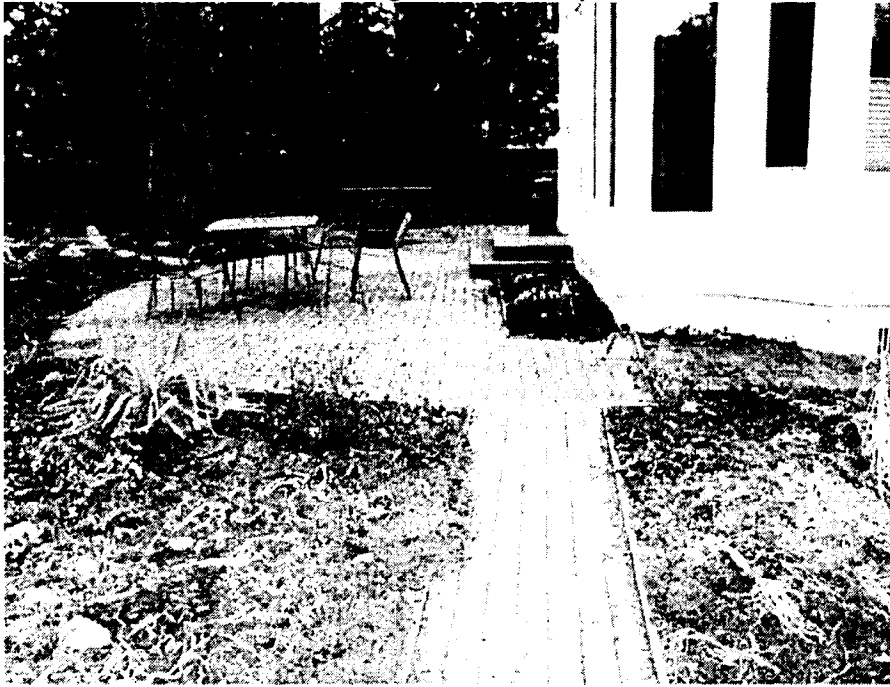
left side rear (site of new staircase and door)



2nd story deck (site of new door)



existing brick walkway



existing concrete walkway



Fothergill, Anne

From: Prisca T Weems [priscaweems@juno.com]
Sent: Wednesday, February 18, 2004 11:16 AM
To: Fothergill, Anne
Subject: Re: 7700 Takoma

Dear Anne-

Sorry for the late reply to your email- I was at the HDLC yesterday afternoon, and I was on the other line when you called this morning . .

I have just gotten through to the client to get a bit of information on the central block that you referred to in your questions. As far as the client knows, the T section behind the one story addition is original to the house, although I agree with you that it looks like it might have been added later. On the interior, the floors of that and the front section are level, but the hall connecting them is carpeted, so I don't know about continuum of flooring, etc.

The window to the side, facing the public right of way, as far as we know, is original, although it is in poor condition and leaks, and requires changing in any case. The window to the rear, facing onto the parking and back porch, she believes is more recent, as it has storm window/netting inserts.

To reference your questions:

1. Yes, we are proposing that both doors be painted white wood surrounding a glazed panel, to try and keep the area and pattern of glazing of the house as close to the existing as possible. Apologies if I forgot to notate the rear door.
2. The rain canopy could be built all of wood, certainly if the panel requires it. I was envisioning a folded metal covering sheathing the top (hence the ridges, to give it a pleasing shape), turned at the edges for flashing. The function of this is to protect the wood. When painted white, it would read no differently from wood.
3. As far as we know, the block is original. The side window is original, the rear probably isn't.

As I'm sure you noticed when you went to take photos, the side yard where the proposed stair would land is fairly heavily landscaped, and the foliage from the trees would obscure the stair fairly well. The client is more than happy to do additional landscaping, either a box hedge or additional trees, should the panel recommend it.

It is our belief that this stair will have significantly less impact on the appearance of the house from the public way than the addition that was allowed in the 80's. As for removing existing windows, we will be keeping the existing openings intact, with the exception of dropping the bottom of the frames from chill height to floor level. In the case of the rear window that is only 12", and on the side 17"

I've been meaning to go back in my sent emails and double check that I sent you a thank you for your last email, and the referral to Michele. I appreciated it. As for Mardi Gras, it has been coldish and rainy weather, so it has not been too enticing. Today is glorious, though, so I'm definitely going to make it to Muses this evening. One of my favorites, and the 9th Ward marching band is performing in it.



PHOTO 1: REAR ELEVATION FROM PARKING AREA

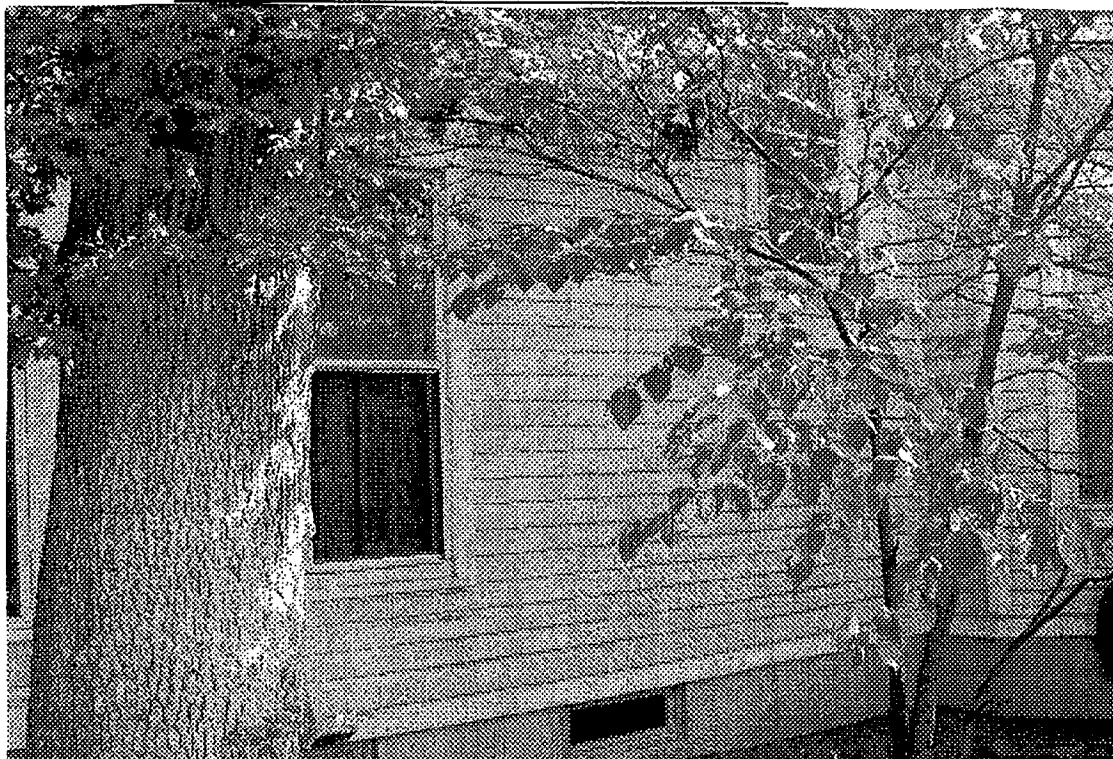


PHOTO 2: EXISTING OF PROPOSED STAIR LOCATION
DOOR TO REPLACE CENTER WINDOW

A6

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EMAIL: pricoweems@juno.com

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TAKOMA PARK, MARYLAND 20912



PHOTO 3: REAR ELEVATION APPROACHING
HOUSE FROM WALKWAY



PHOTO 4: EXISTING OF PROPOSED STAIR
LOCATION FROM WALKWAY

A7

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