

37/03-06YY 7218 SPRUCE AVE

Takoma Park Historic District

stamped plans
in bin

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7218 Spruce Avenue, Takoma Park	Meeting Date:	9/27/2006
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/20/2006
Applicant:	Jill Gay (Rick Vitullo, Architect)	Public Notice:	9/13/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06YY	Staff:	Anne Fothergill

PROPOSAL: Rear addition, deck and other alterations

RECOMMENDATION: Approve with one condition

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this HAWP application with the following condition:

1. The applicant will work with the City of Takoma Park arborist on a tree protection plan and tree protection measures will be in place prior to any work beginning on the property.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Four Square
DATE: c. 1915-25

PROPOSAL

The applicant is proposing a 2-story 16.5' x 16' addition and a 10' x 16' deck located at the rear of this house. A 1980s one-story addition and deck will be removed for the construction of this addition. The addition will be inset two feet on each side and the new roof will be lower than the existing roof on the historic massing. The proposed materials are an asphalt shingle roof, fiber cement siding, wood trim, wood simulated-divided light windows, and wood decking and stairs to grade.

The applicant also proposes the removal of one second-story window on the left side towards the rear of the house and the installation of a new wood true-divided light window adjacent to the current window and five new foundation level wood TDL awning windows (three on the right side, one on the left and one on the rear).

The applicant has met with the City of Takoma Park arborist and will apply for a tree protection permit. Appropriate tree protection measures will be in place prior to construction.

See proposed plans in Circles 7-19.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District

According to the *Takoma Park Guidelines*, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as “they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.”

The *Guidelines* state that the following factors are to be considered in reviewing Contributing Resources:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

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.

STAFF DISCUSSION

The proposed addition is located at the rear, the materials are appropriate for this resource, and the addition does not increase the lot coverage substantially or require any tree removal. Generally the HPC likes to see differentiation in design, and this is clearly shown in these plans with the addition inset from the historic house on the sides and the lower roofline. The proposed new deck is small, located at the back of the house, and uses appropriate materials.

The window to be removed is located at the back of the second floor of the house and the proposed new window will match the adjacent existing second floor window exactly. The other new windows in the house are at the foundation level and are a compatible window choice. Because this is a Contributing Resource there is more leniency allowed in the review of these alterations.

The applicant has already met with the City arborist and the addition will be on piers which will help minimize any impact to the large trees growing near the addition. Tree protection will be very important and staff is recommending the tree protection condition of approval.

The proposal is compatible with the District's *Guidelines* and the Secretary of the Interior's *Standards for Rehabilitation*. Staff recommends approval with one condition.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 355 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6376

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED
 AUG 21 2006
 DIV. OF CASE WORK MGMT

Contact Person: JILL GAY
 Daytime Phone No.: (301) 891-8055

Tax Account No.: _____
 Name of Property Owner: JILL GAY Daytime Phone No.: (301) 891-8055
 Address: 6944 WINTERBERRY LANE BETHESDA, MD 20817
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: RICHARD J. VITULLO Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 7218 Street: SPRUCE AVE.
 Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE. OR PARK AVE.
 Lot: 33 Block: 8 Subdivision: LIPSCOMB + EARNEST
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 200,000.00
 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.

[Signature]
 Signature of owner or authorized agent

8-18-06
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 431477 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

4

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

1. WRITTEN DESCRIPTION OF PROJECT

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

HOUSE BUILT IN 1920 +/- - IT IS A FOUR-SQUARE W/
HIP ROOF. TWO-STORY W/ BASEMENT, CONTRIBUTING
RESOURCE. THERE ARE 3 LARGE (40"+) TREES
ON THE PROPERTY OR ADJACENT.

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

CONSTRUCT A 2-STORY ADDITION AT REAR, USING
SIMILAR MATERIALS AND FORMS, BUT SIDE WALL SET
BACK FROM ORIGINAL HOUSE. CONSULTED WITH CITY
ARBORIST ON 7/26/05 ON METHODS + TYPES OF CONSTRUCTION
AND AGREED ON USING 3 LARGE MASONRY PIERS FOR ADDITION.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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 decline 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.

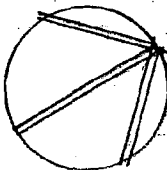
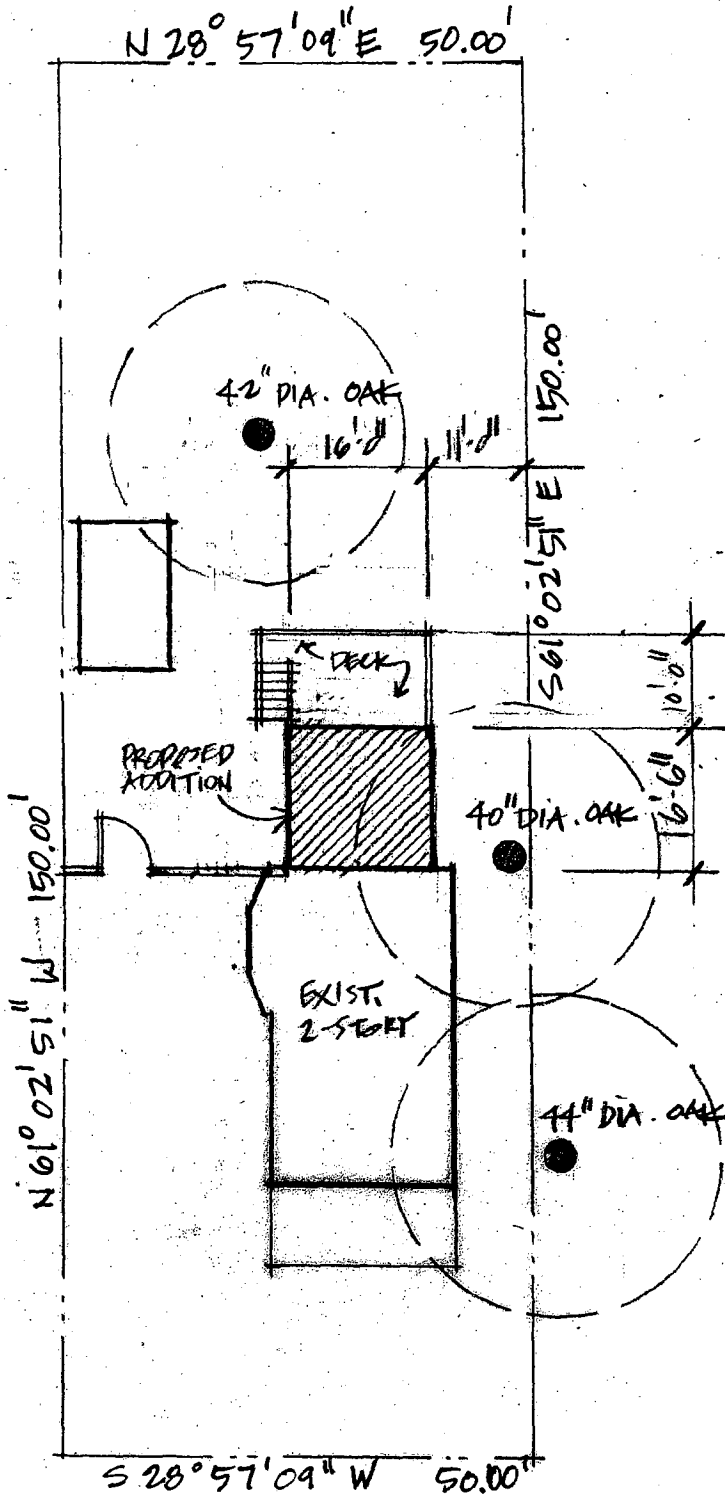
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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 INTO MAILING LABELS.

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

Owner's mailing address	Owner's Agent's mailing address
JILL GAY 6944 WINTERBERRY LANE BETHESDA, MD 20817	RICHARD J. VITULLO AIA VITULLO ARCHITECTURE STUDIO, P.C. 7016 WOODLAND AVE. TAKOMA PARK, MD 20912
Adjacent and confronting Property Owners mailing addresses	
ELIZABETH + ANDY SAINDON 7220 SPRUCE AVE. TAKOMA PARK, MD 20912	JANE HURST 7219 SPRUCE AVE. TAKOMA PARK, MD 20912
CHRISTOPHER + JOY AUSTIN-LANE 7216 SPRUCE AVE. TAKOMA PARK, MD 20912	



NORTH

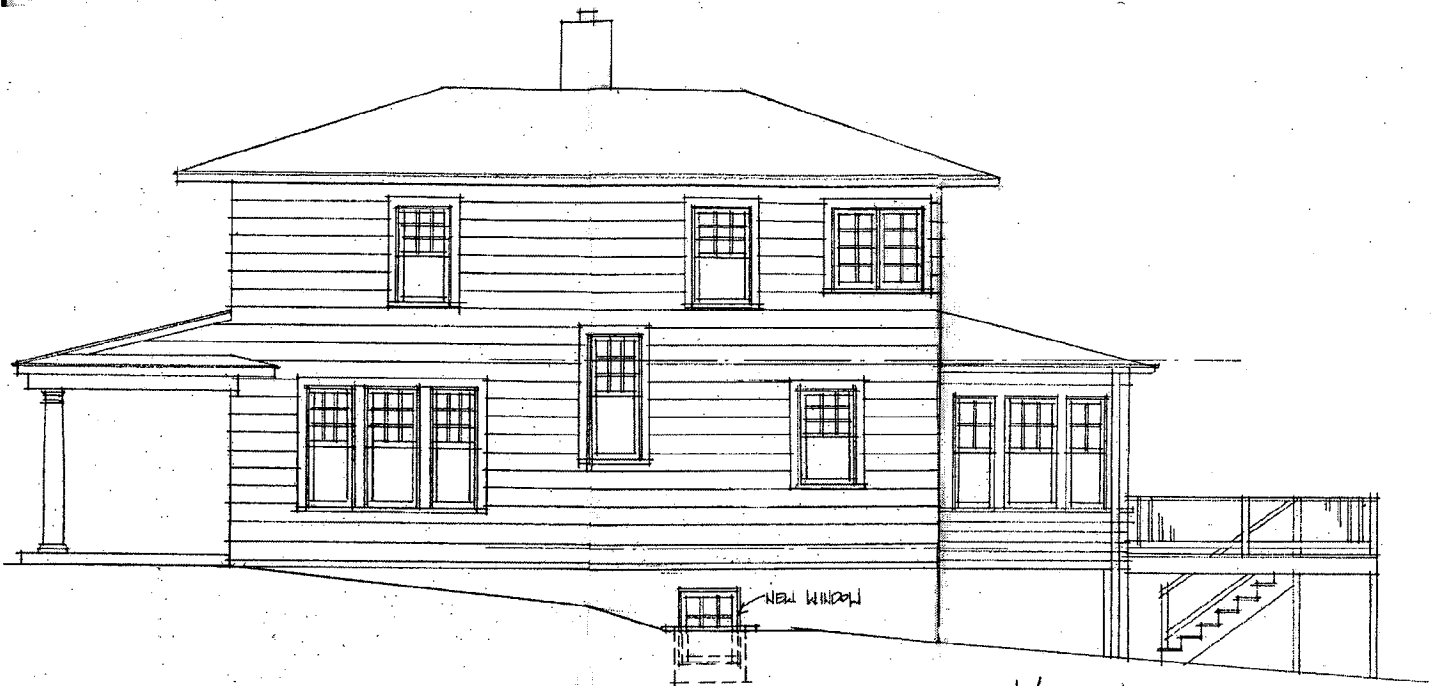
SITE PLAN

1" = 20'-0"

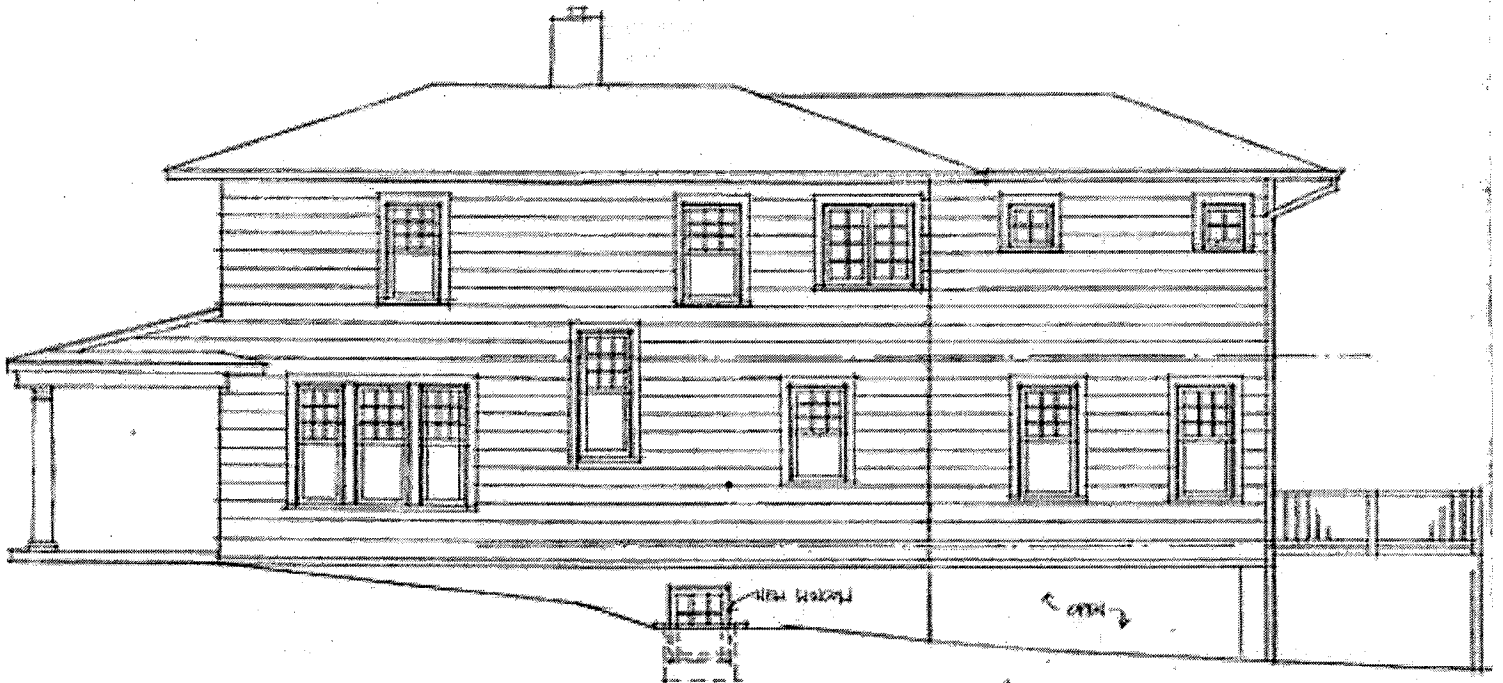
8-18-06

Gay/Shapiro Residence
 7218 Spruce Ave.
 Takoma Park, MD 20912

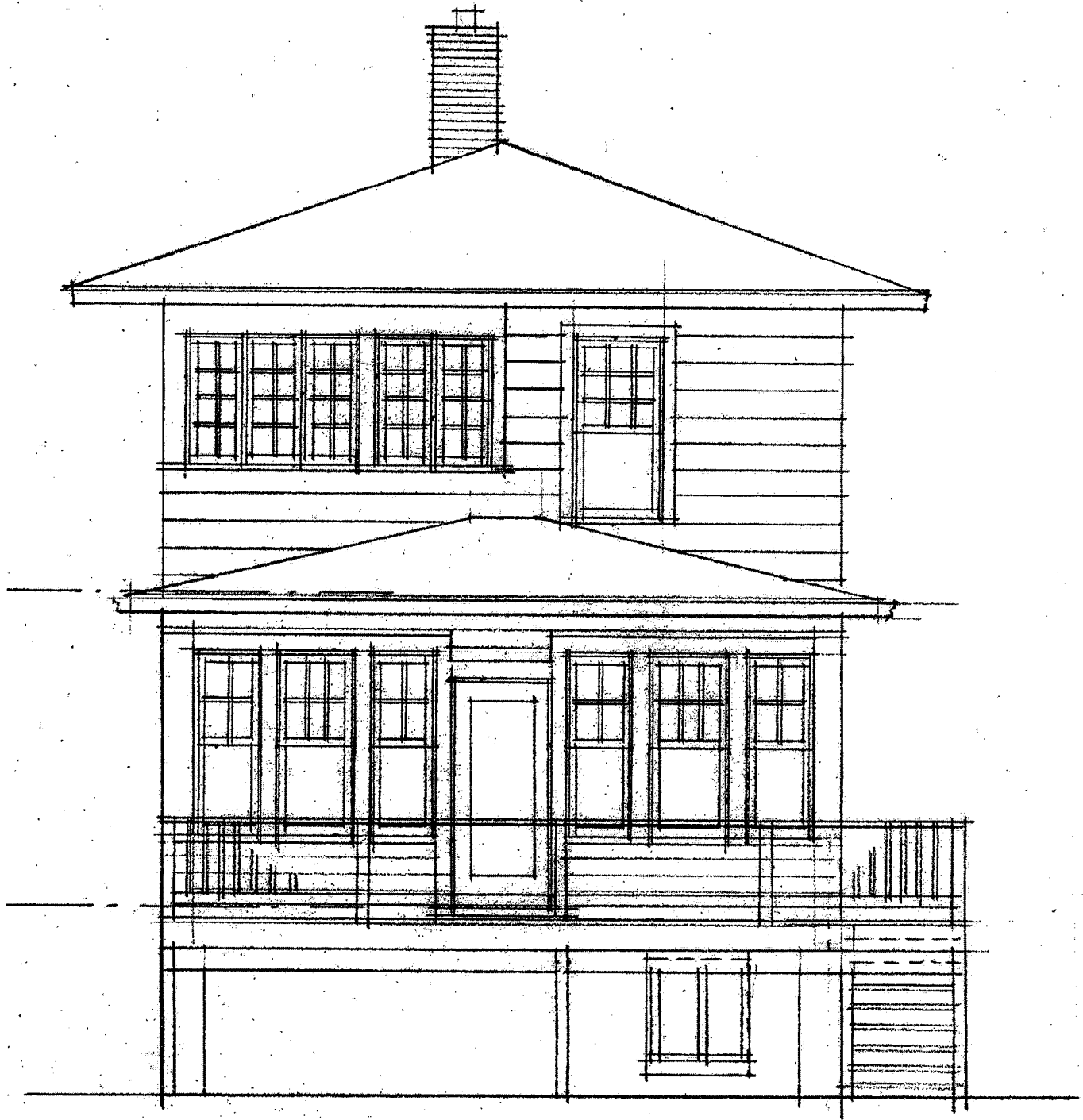
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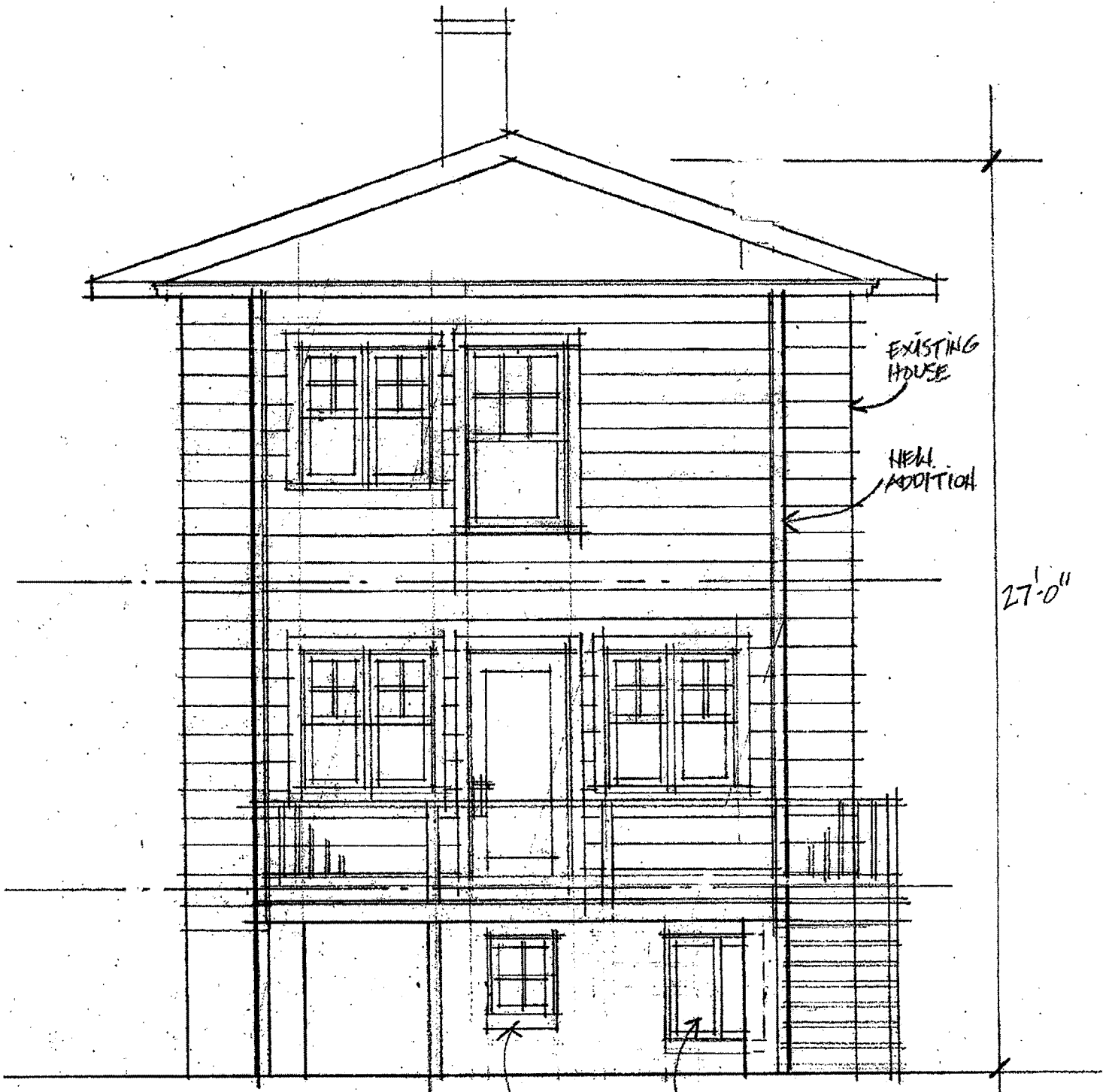
SIDE ELEVATION / EXISTING
1/4" = 1'-0"



SIDE ELEVATION
14' x 12'
proposed



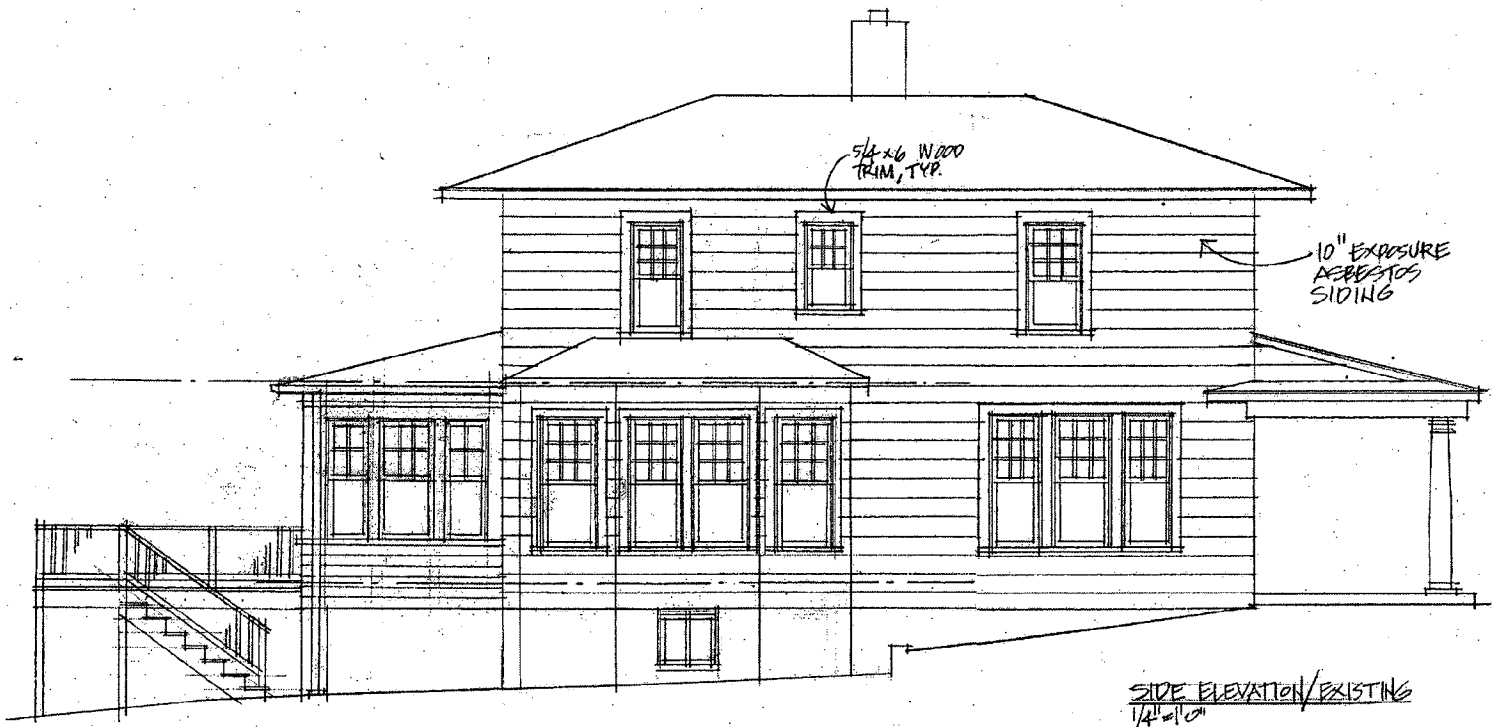
REAR ELEVATION/EXISTING
1/4" = 1'-0"

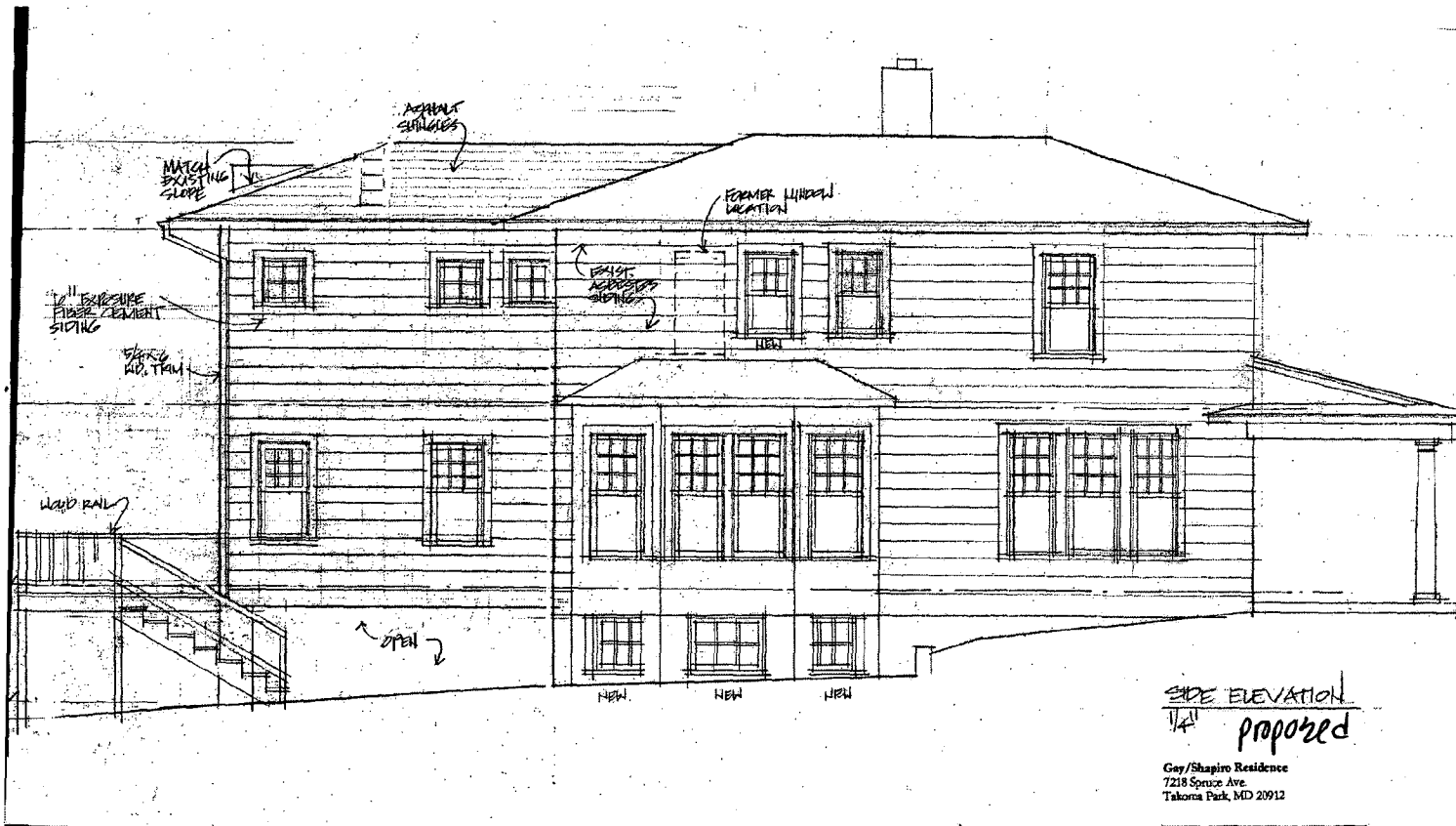


NEW

EXIST.

~~REAR ELEVATION~~
1/4"
proposed

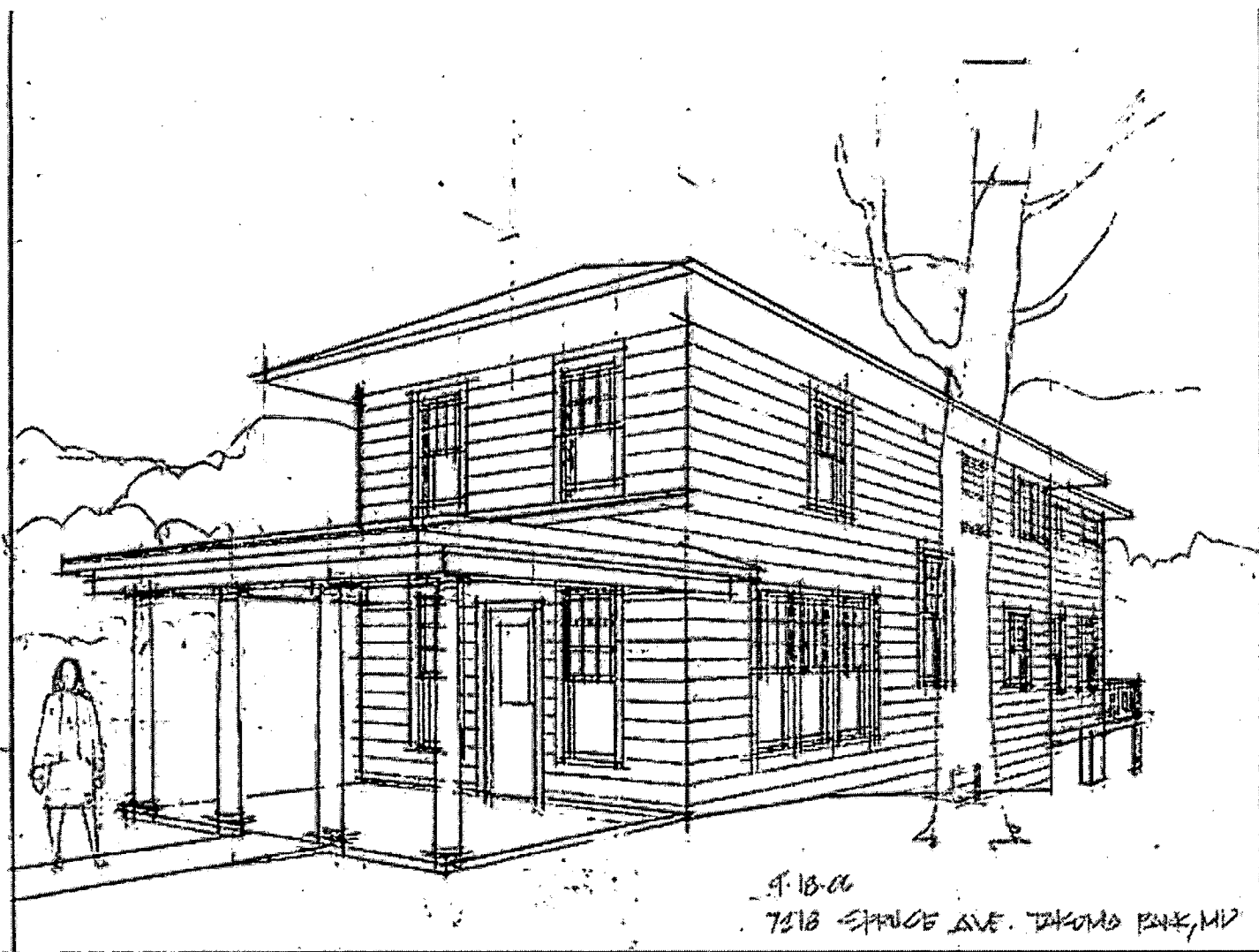




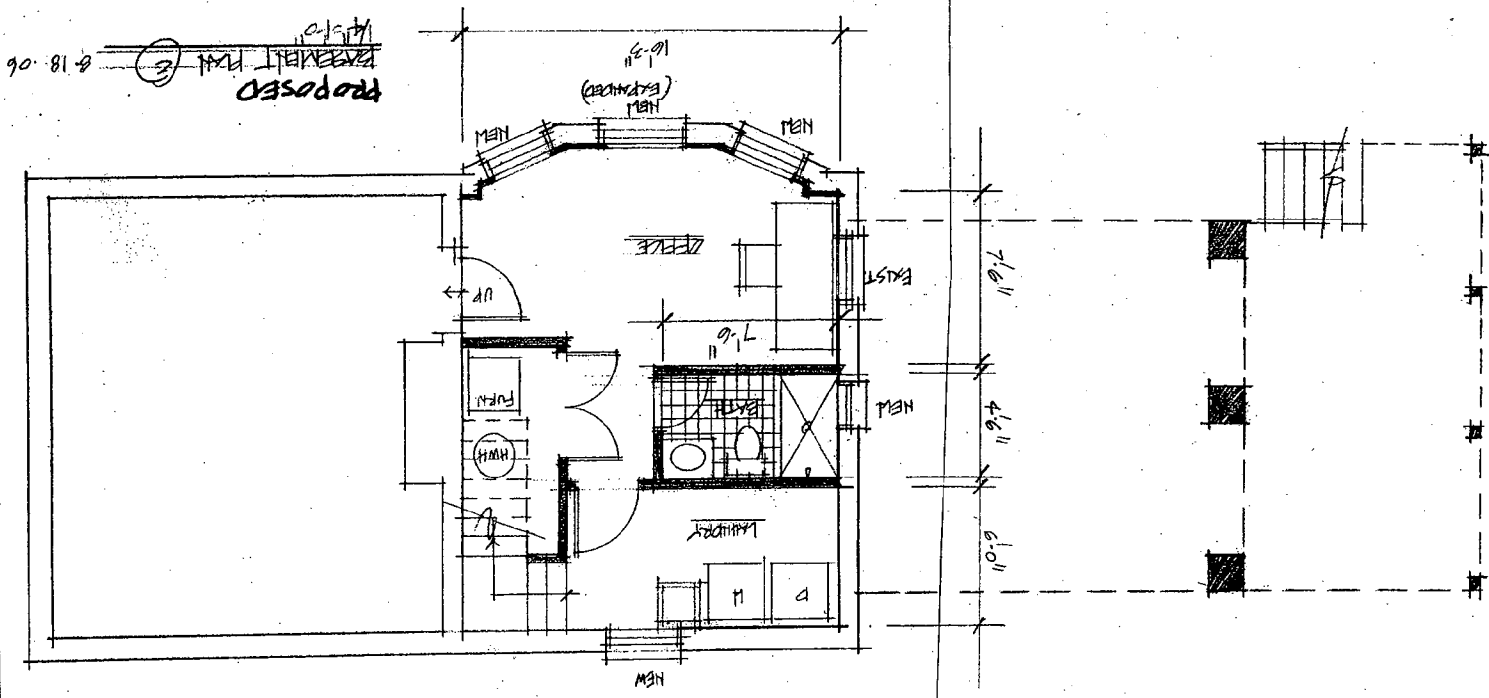
SIDE ELEVATION
 1/4" PROPOSED

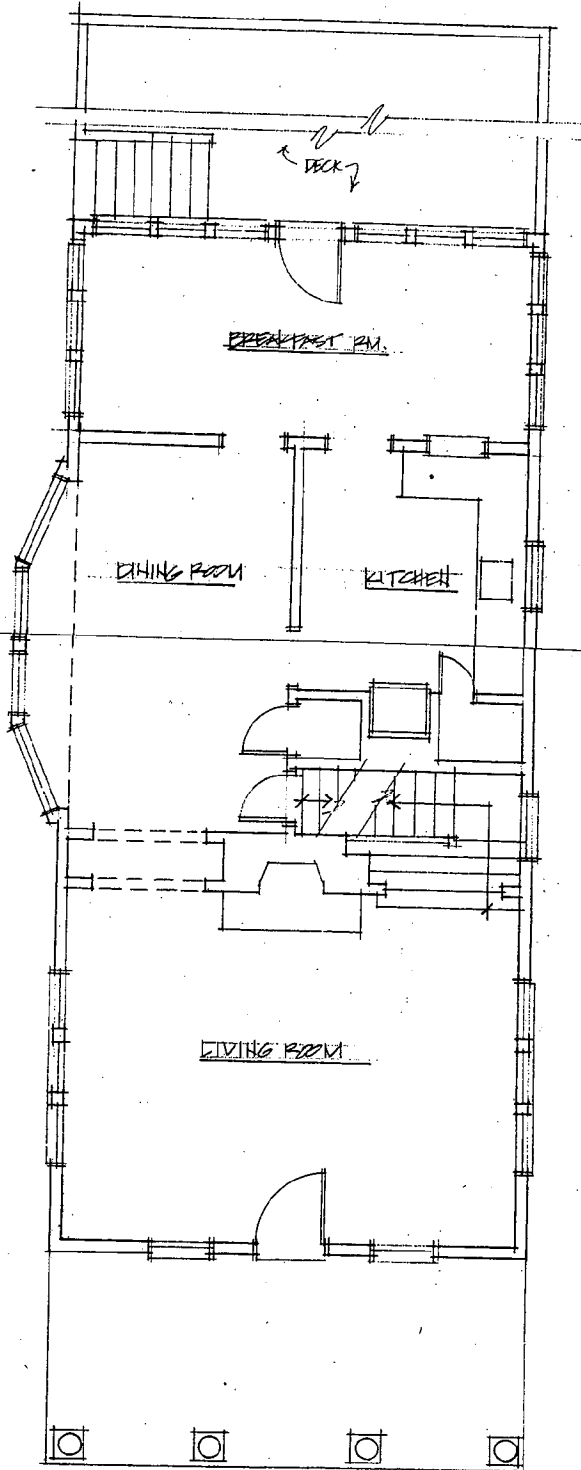
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8-18-06

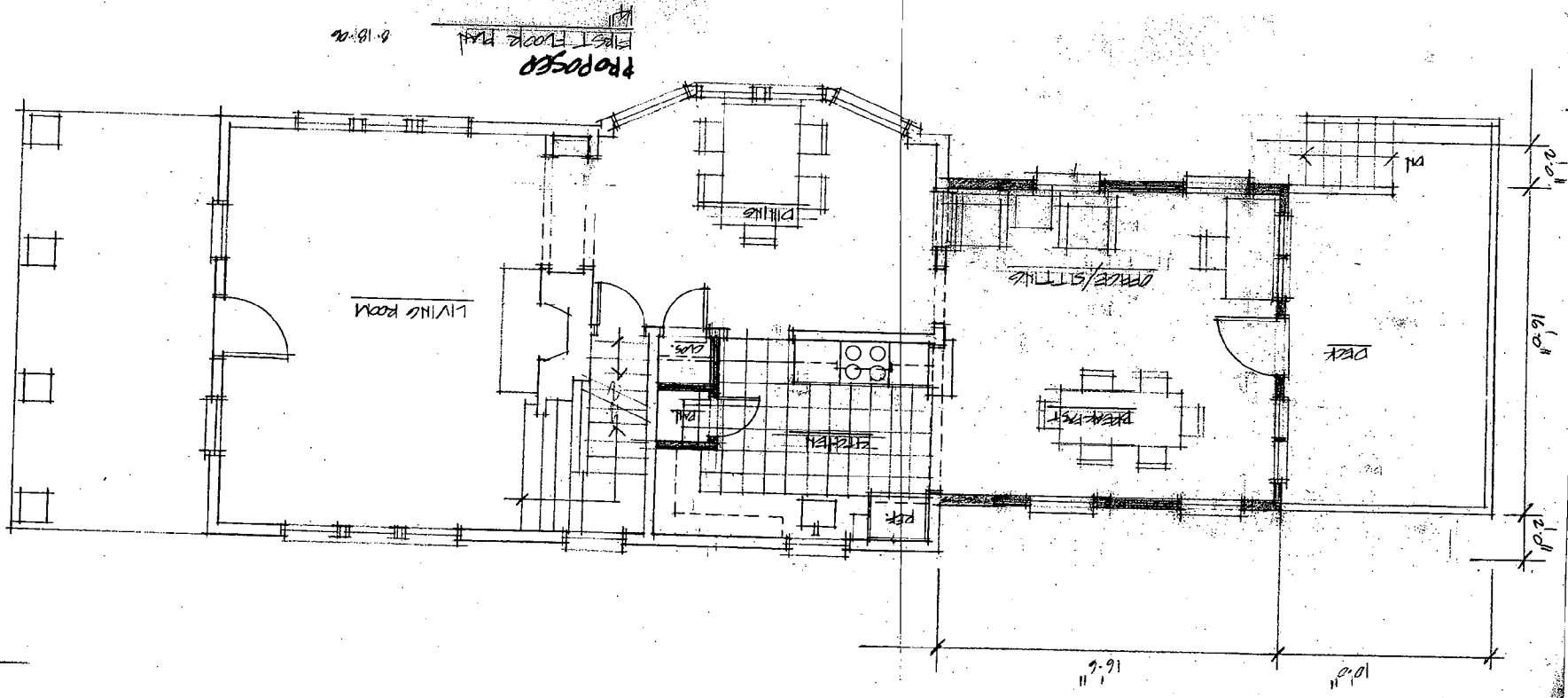


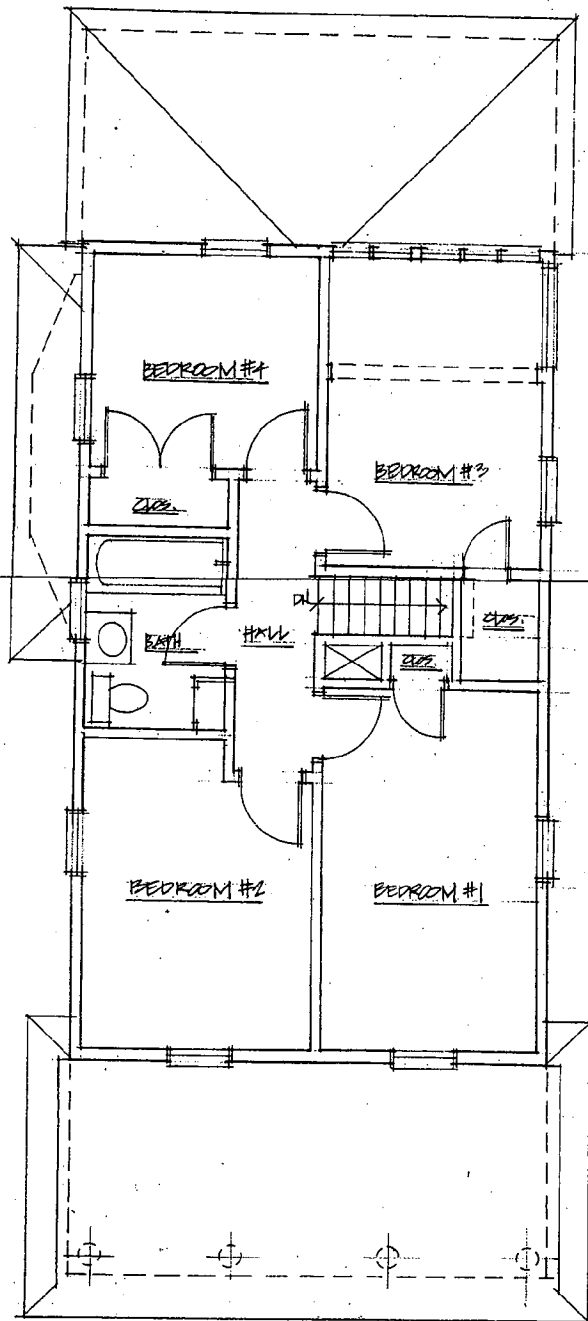
9-18-06
7318 SPRUCE AVE. DICKONS PARK, MD





EXISTING
FIRST FLOOR PLAN
1/4" = 1'-0"

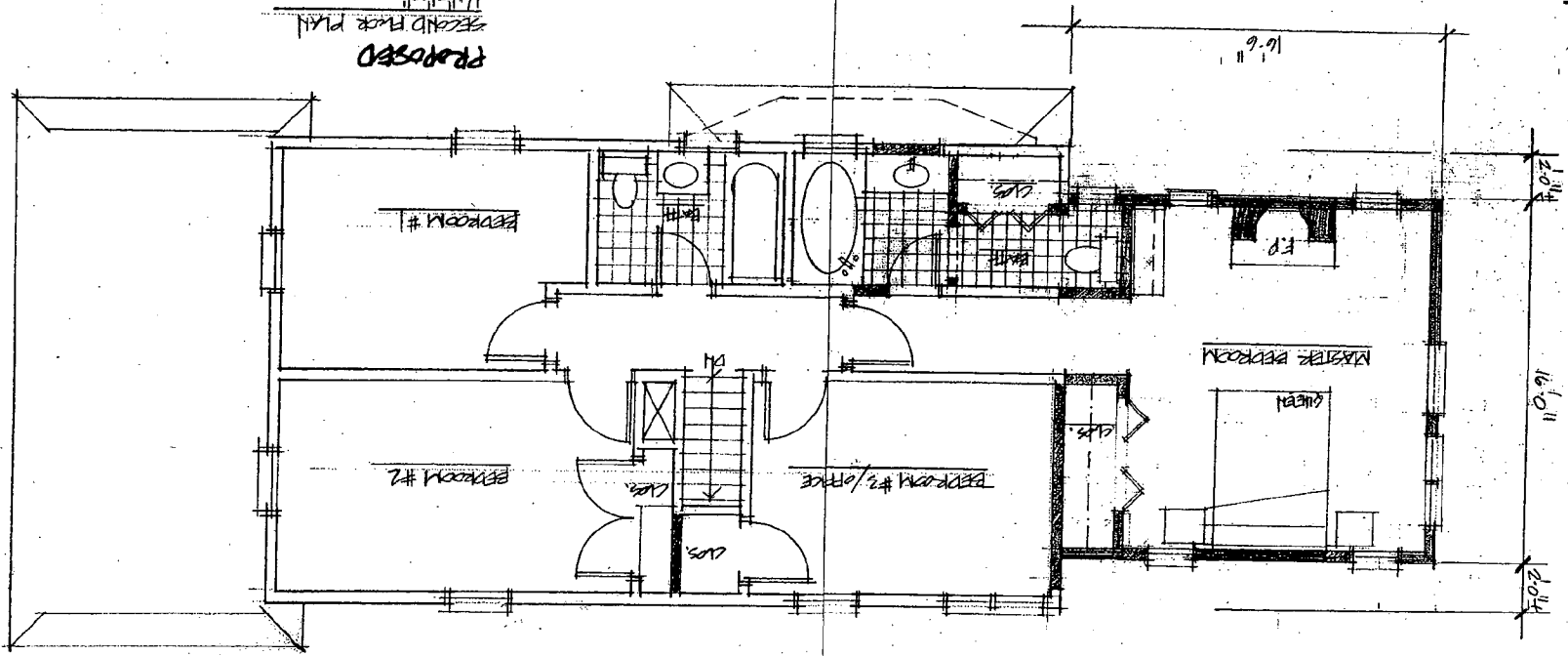




SECOND FLOOR PLAN/EXIST.
12/12/11

Gay/Shapiro Residence
7218 Spruce Ave

PROPOSED
SECOND FLOOR PLAN
14'5"0"



7



7218 SPRUCE AVE. FRONT



7218 SPRUCE AVE.
FRONT WITH CONTEXT

DEMOLISH ONE-STORY DEN + DECK
TO CONSTRUCT NEW ADDITION



7218 SPRUCE AVE.
REAR



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: September 28, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #731477, rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the September 27, 2006 meeting.

1. The applicant will work with the City of Takoma Park arborist to create a tree protection plan and tree protection measures will be in place prior to any work beginning on the property.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Jill Gay

Address: 7218 Spruce Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED
AUG 21 2006
DIV. OF STATE RECORDS MGMT

Contact Person: JILL GAY
Daytime Phone No.: (301) 891-8055

Tax Account No.: _____
Name of Property Owner: JILL GAY Daytime Phone No.: (301) 891-8055
Address: 6944 WINTER BERRY LANE BETHESDA, MD 20817
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: RICHARD J. VITULLO Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

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Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE. OR PARK AVE.
Lot: 33 Block: 8 Subdivision: LIPSCOMB + EARNEST
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input checked="" type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" 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 type="checkbox"/> Other: _____				

1B. Construction cost estimate: \$ 200,000.00

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: _____

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3A. Height _____ feet _____ inches
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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

8-18-06
Date

Approved: with one condition For Chairperson, Historic Preservation Commission
Disapprove: _____ Signature: [Signature] Date: 9-28-06
Application/Permit No.: 431477 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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