

7323 Takoma Avenue, Takoma Park  
APC Case No. 37/03-08RA  
Takoma Park Historic District

**Pendaflex**  
**Esselle**  
4350 1/3 RED 10% PA



8 July - lone from SPA  
will send axonometric drawing for structure  
will find out about windows & doors

14 July - will do wood windows & doors  
H&WP given to Kevin



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

*Approved plans  
to large for  
file*

Date: July 24, 2008

**MEMORANDUM**

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *RK*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #488744, Construction of small accessory building in rear yard

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the July 23, 2008 meeting with the following condition:

*1: The applicant will consult with the Takoma Park arborist to develop an appropriate tree protection plan.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Jane and Drew Spalding. Joan Duncan, architect.

Address: 7323 Takoma Avenue, 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**

Contact Person: MS. JANE SPALDING  
Daytime Phone No.: 301-587-6621

Tax Account No.: \_\_\_\_\_

Name of Property Owner: JANE & DREW SPALDING Daytime Phone No.: 301-587-6621  
Address: 7323 TAKOMA AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: SPA Daytime Phone No.: 301-270-0990

**LOCATION OF BUILDING/PREMISE**

House Number: 7323 Street: TAKOMA AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: BALTIMORE AVENUE  
Lot: P4 Block: 76 Subdivision: 25  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Install  Wreck/Raze  Revision  Repair  Revocable  
CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  Single Family

1B. Construction cost estimate: \$ 73,000.-

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

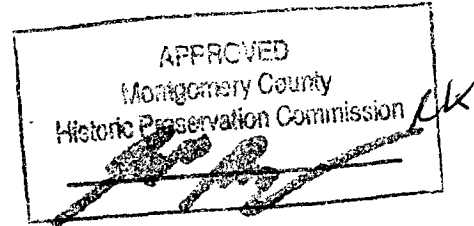
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jane R Spalding Signature of owner or authorized agent JUNE 20 2008 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 24 Jun 08

Application/Permit No.: 488744 Date Filed: 6/24/08 Date Issued: \_\_\_\_\_

Spalding HAWP Attachment  
7323 Takoma Ave., Takoma Park, Md. 20912  
6/18/08



### **1. Written Description of Project:**

The project is a one-story accessory/studio building located in the rear yard. The footprint of the studio with covered porch is 20' x 24'. (The studio is 14' x 24' and the covered porch is 6' x 24'. The elevation facing the residence has an entry/ porch with cedar columns and a cedar deck, ~~wood~~ windows and ~~wood~~ double doors. The roofing is asphalt fiberglass shingles, the siding is fiber cement clapboard siding ("Hardi-siding").

### **2. General description of project and its effect on the historic resources, the environmental setting, and historic district.**

The studio building is located in the rear yard which slopes away from the house and is approximately 45 feet from the rear porch of the residence. (The residence, a Queen Anne style Victorian constructed in 1898, is a category 1 resource in the Takoma Park Historic District). The height of the ridge of the proposed project is 17' above grade and grade at this location is approximately 5 feet below the grade at the elevation of the front of the house which minimizes the view of the proposed structure from the street.

As a result of the distance of the structure from the house, the drop in grade and the scale and materials, the proposed building will appear separate from the house and as a structure in a landscape setting. The two properties at either side of the house have one-story detached structures as is common in this area of the historic district.

### **6. Tree Survey**

Todd Bolton, Takoma Park arborist, has reviewed the attached site plan proposal and will grant approval with the appropriate tree protection plan.

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7323 Takoma Avenue, Takoma Park	<b>Meeting Date:</b>	7.23.2008
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Report Date:</b>	7.16.2008
<b>Applicant:</b>	Jane and Drew Spalding Joan Duncan, architect	<b>Public Notice:</b>	7.9.2008
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-08RR	<b>Staff:</b>	Rachel Kennedy
<b>PROPOSAL:</b>	Construction of small accessory building in rear yard of property		

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**STAFF RECOMMENDATION:**

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

- 1: The applicant will consult with the Takoma Park arborist to develop an appropriate tree protection plan.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource Within The Takoma Park Historic District  
**STYLE:** Queen Anne  
**DATE:** c1898

**HISTORIC CONTEXT**

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue). Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic

District since 1976.

**PROPOSAL:**

The applicants are proposing to construct a small one-story accessory building to serve as a pottery studio for one of the owners in the rear yard of the property. The structure measures 20 by 24 feet, with six feet of that devoted to a covered porch area. The porch is on the front of the structure, which faces the rear of the applicants house at an angle. The structure is to be clad in fiber-cement Hardiplank siding and the roof covered in asphalt shingles. The applicants propose to use single pane wood windows and doors.

The roof of the structure, which can be best described as hipped with opposing dutch gable ends, is intended to suggest a tradition of Japanese folk housing, in keeping with the owner's style of pottery. The roof shape was also chosen to minimize massing, as opposed to a standard gable roof. The location of the studio, forty-five feet from the rear of the main house, is proposed due to its proximity to an active water/sewer line that the owners needs in order to have a working sink. The location is approximately five feet below the grade at the front of the main house and the ridge line of the proposed project is at seventeen feet above grade.

**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 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Takoma Park Historic District Guidelines***

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

The *Guidelines* that pertain to this project are as follows:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.



**Montgomery County Code; Chapter 24A**

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
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 of to the achievement of the purposes of this chapter; or

**Secretary of the Interior's Standards for Rehabilitation**

- # 9 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.
- #10 New additions and adjacent or related new construction shall 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.

**STAFF DISCUSSION**

Staff is recommending that the Commission approve the HAWP application as being consistent with the *Guidelines* and *Standards* with the condition specified on page one of this report. The proposed project has minimal visibility from the street and does not detract from the integrity of setting on the property. The lot width of 75 feet, the comparatively immense size of the house (approximately 32 feet by 45 feet), and the grade change of approximately five feet from the road prevent the structure from becoming a principal feature on the property. Additionally, the applicant does not attempt to imitate the high Victorian architectural style preeminent on the main house with this structure, yet the building does this to some extent through its nod to a type of Oriental eclecticism. The Guidelines specifically call out the compatibility of unique designs, "which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community." In sum, the scale, massing, separation from the main house, siting, and materials conform to the character of the neighborhood district.

**STAFF RECOMMENDATION:**

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

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 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  
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850  
240-777-6270

DPS - #8

**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: MS. JANE SPALDING  
Daytime Phone No.: 301-587-6621

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JANE & DREW SPALDING Daytime Phone No.: 301-587-6621  
Address: 7323 TAKOMA AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
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**LOCATION OF BUILDING/PREMISE**

House Number: 7323 Street: TAKOMA AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: BALTIMORE AVENUE  
Lot: P4 Block: 76 Subdivision: 25  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 73,000.-  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

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2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
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**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.

Jane R Spalding JUNE 20 2008  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 488744 Date Filed: 6/24/06 Date Issued: \_\_\_\_\_

6

Spalding HAWP Attachment  
7323 Takoma Ave., Takoma Park, Md. 20912  
6/18/08

### **1. Written Description of Project:**

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### **6. Tree Survey**

Todd Bolton, Takoma Park arborist, has reviewed the attached site plan proposal and will grant approval with the appropriate tree protection plan.

HAWP APPLICATION: MAILING ADDRESS FOR NOTICING

Owner's mailing address:

7323 Takoma Ave.  
Takoma Park, Md. 20912

Adjacent and confront Property Owner's mailing addresses:

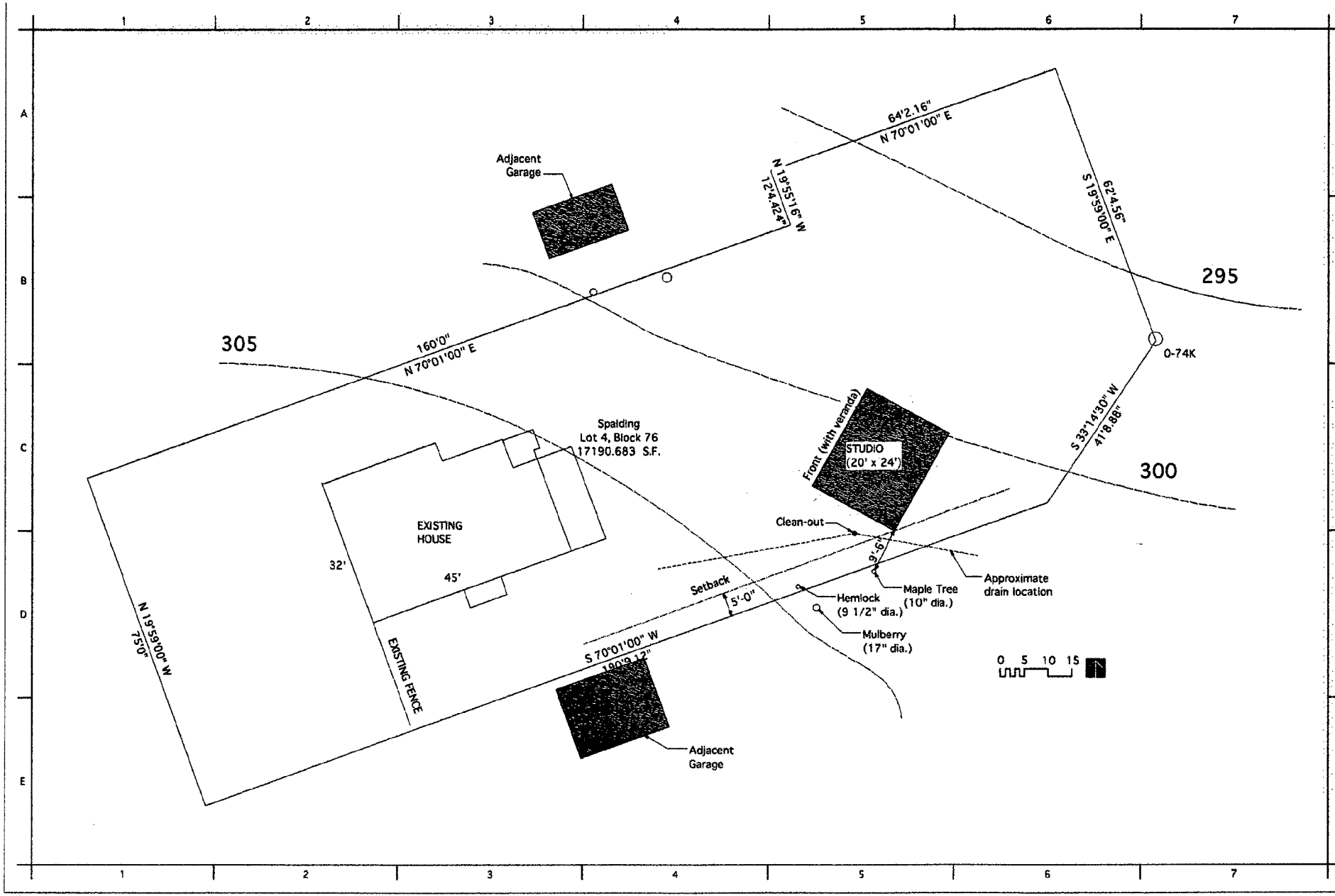
Owner of 7321 Takoma Ave.  
Rhema Christian Center  
1825 Michigan Ave., NE  
Washington DC 20018-322

Judith Colwell  
7325 Takoma Ave.  
Takoma Park, Md. 20912

Julia Boddy  
7314 Baltimore Ave.  
Takoma Park, Md. 20912

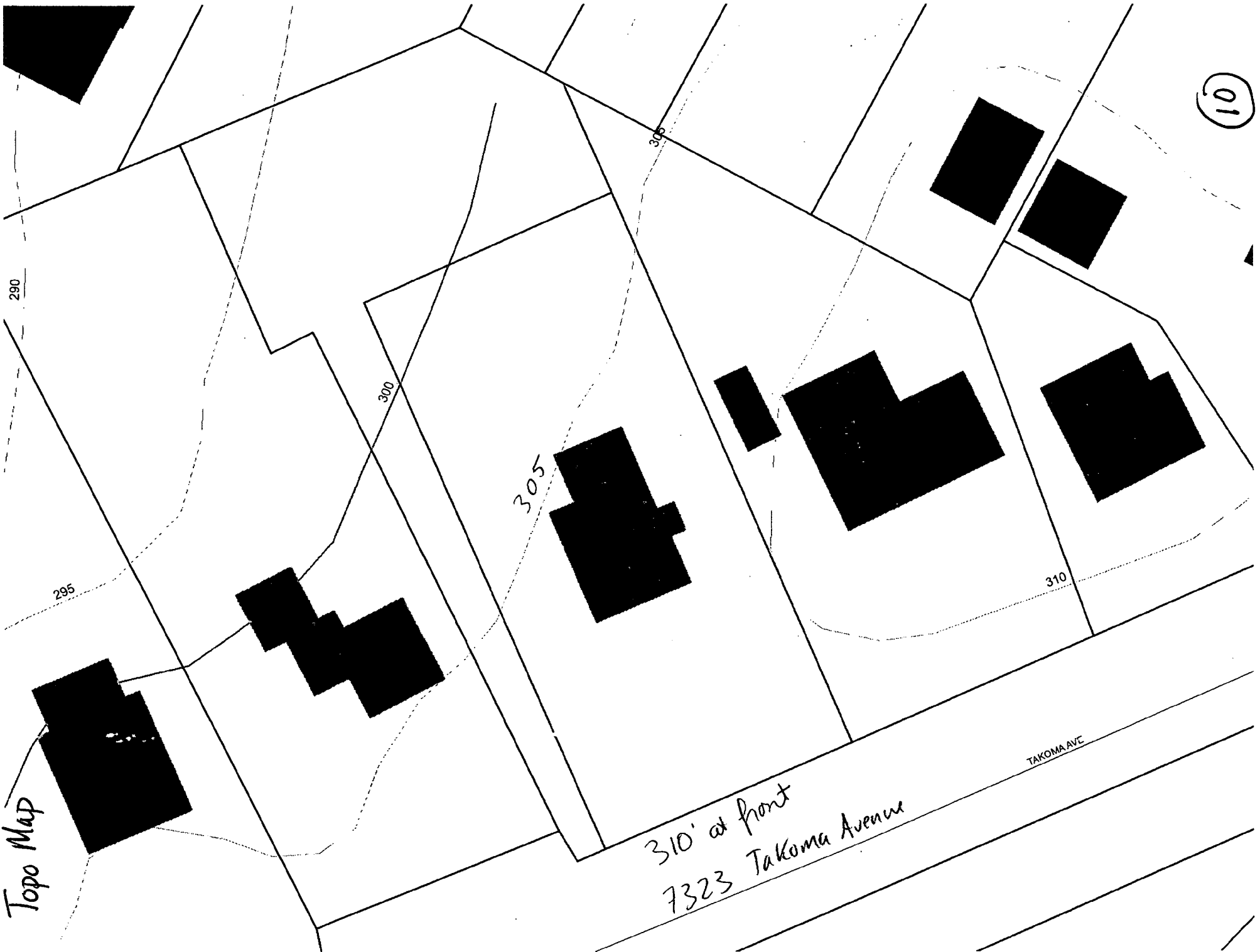
Hugh G. Courtney and Pamela J. Loprest  
7316 Baltimore Ave.,  
Takoma Park, Md. 20912

Cherly Jean Brand  
7318 Baltimore Ave.  
Takoma Park, Md. 20912



(Handwritten marks: a scribble and the number 9)

Topo Map



10

290

295

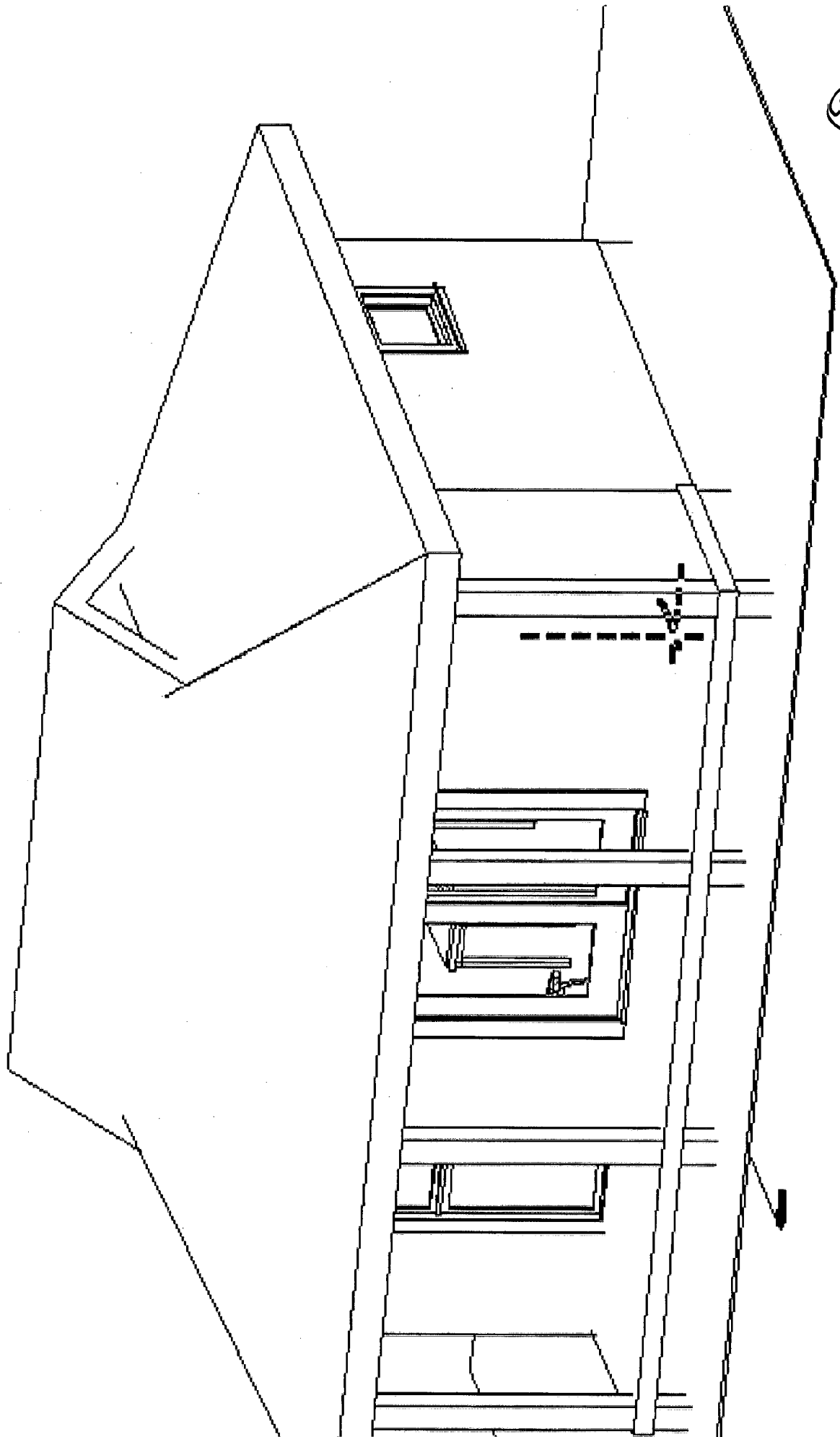
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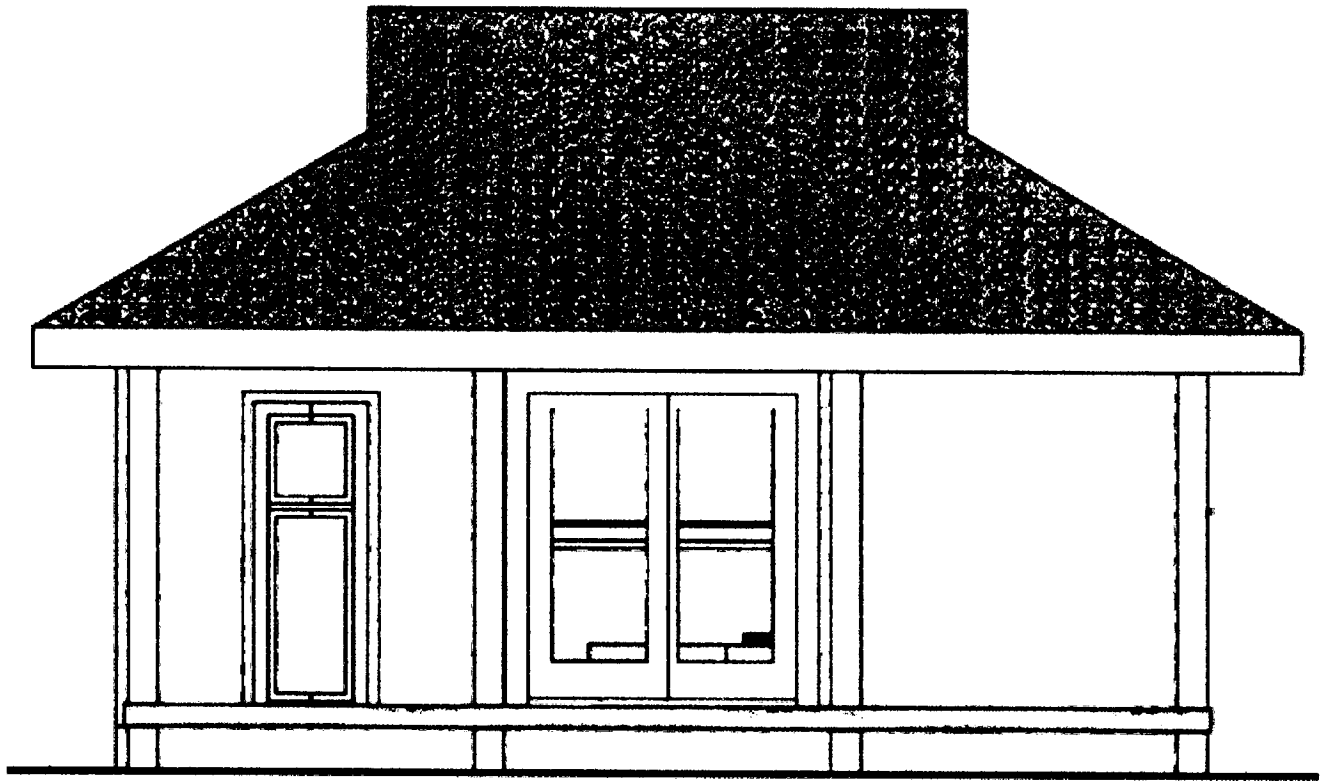
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TAKOMA AVE

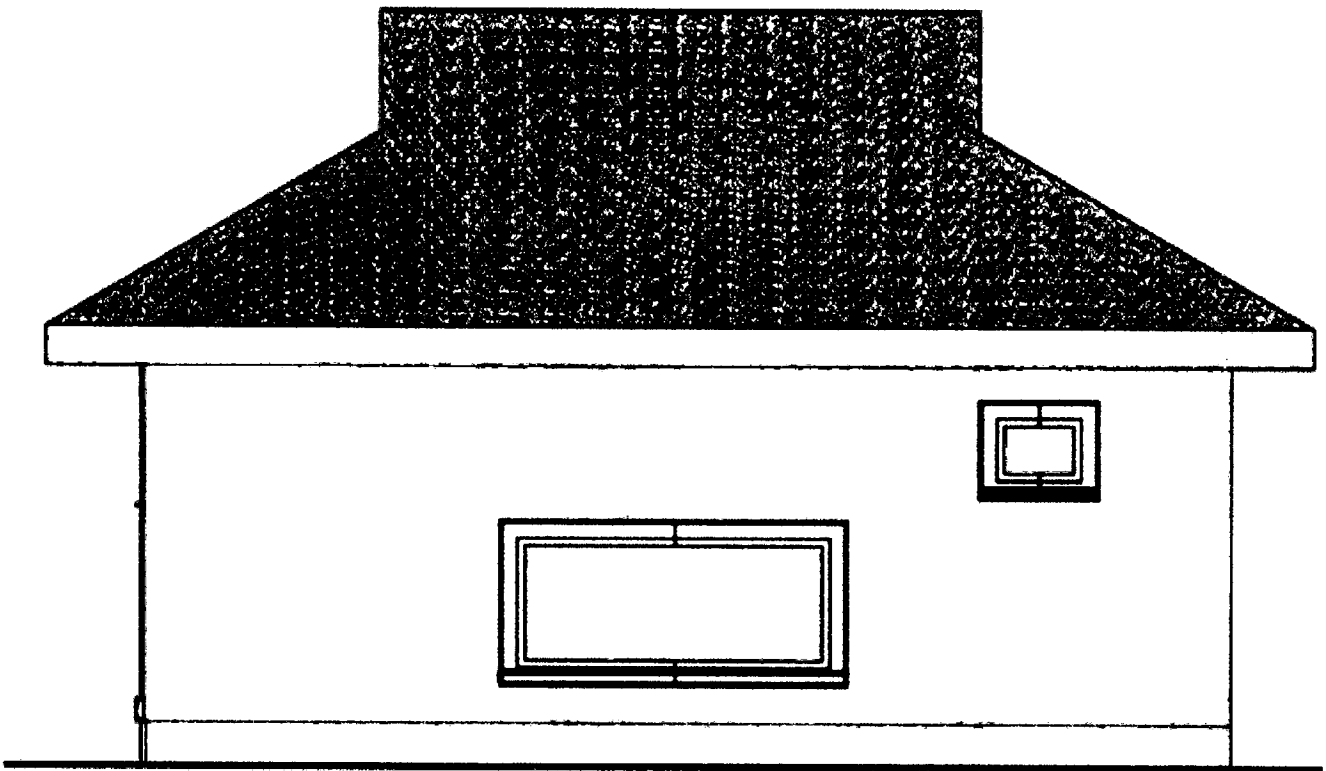
310' at front  
7323 Takoma Avenue



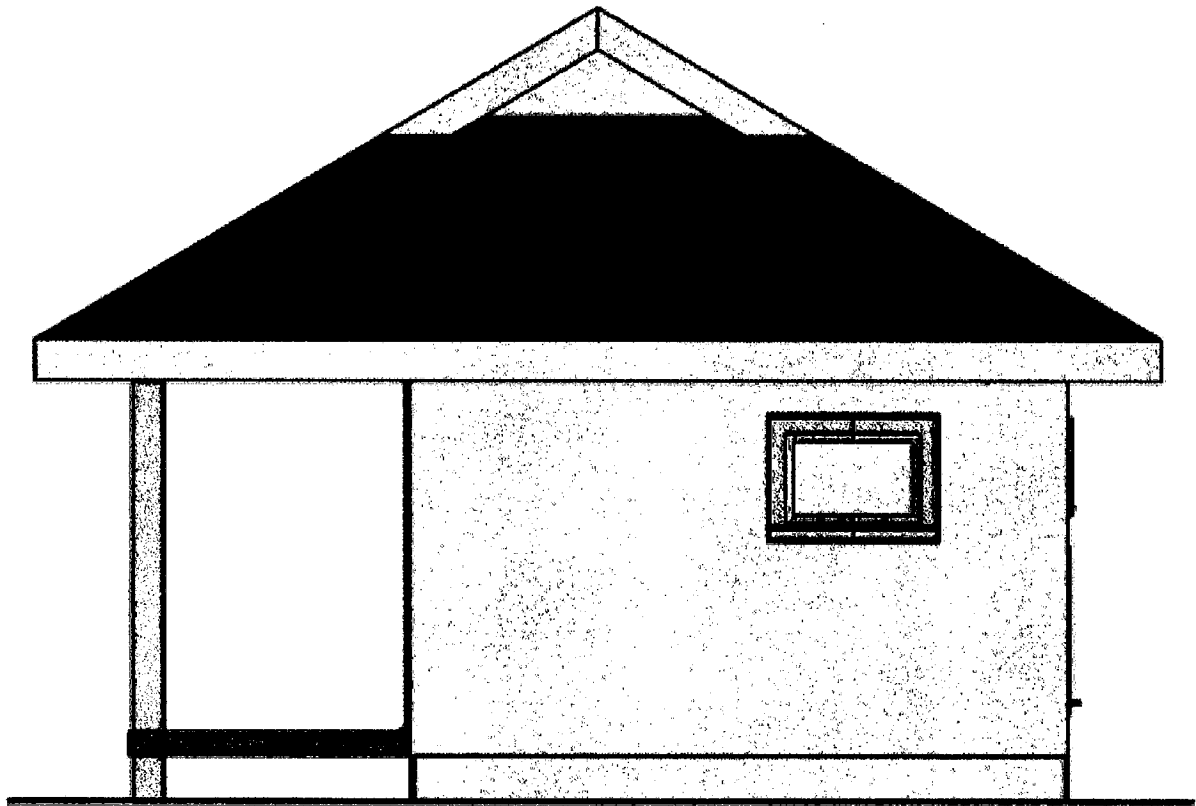




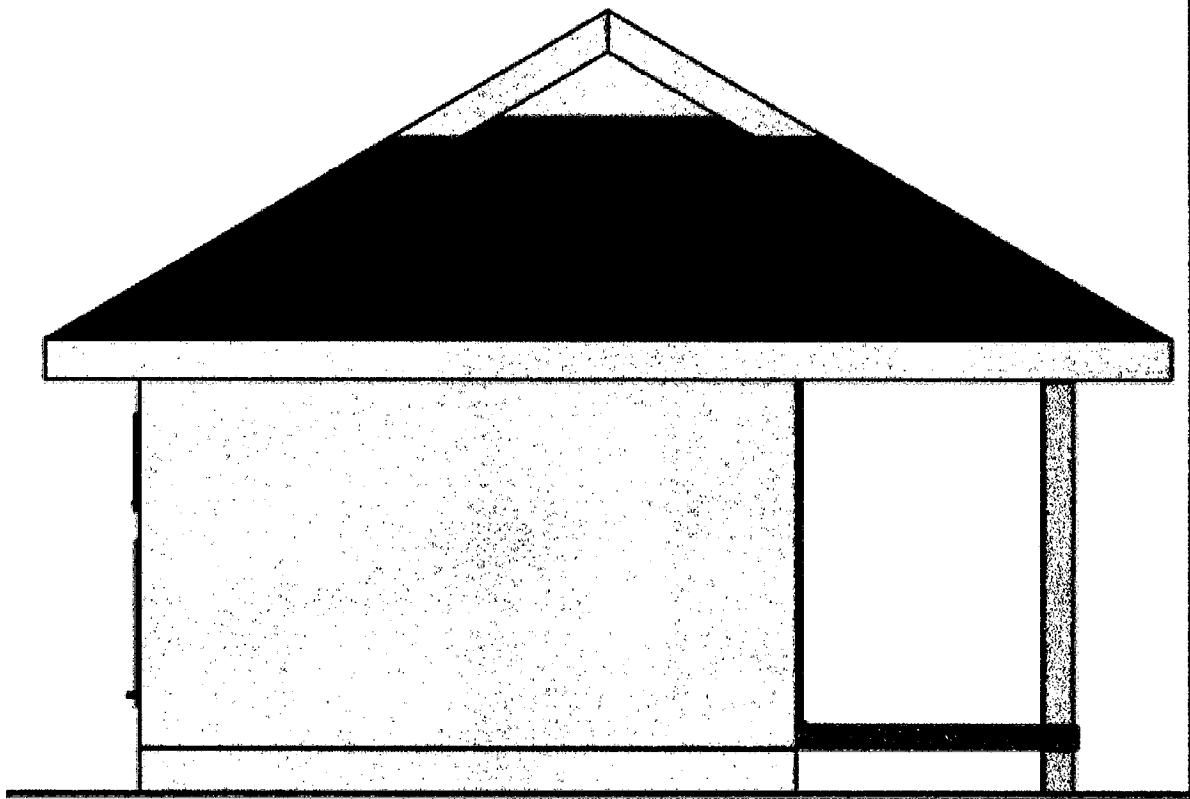
FRONT ELEVATION @ 1/4"=1'-0"



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



EAST ELEVATION @ 1/4"=1'-0"



WEST ELEVATION @ 1/4"=1'-0"

(13)





Front Elevation-7323 Takoma Avenue



Rear Elevation-7323 Takoma Avenue



View of rear of house from Studio Site




View of Studio Site from Takoma Avenue



7323 Takoma Avenue. Looking <sup>east</sup> ~~west~~ toward  
rear yard.

(17)



7323 Takoma Avenue, Looking <sup>West</sup>  from sidewalk  
toward rear yard

(18)



Context surrounding 7323 Takoma Avenue, Looking  
West down Takoma Avenue



# City of Takoma Park



**Housing & Community  
Development**

Telephone: (301) 891-7110  
Fax: (301) 270-4568

7500 Maple Avenue  
Takoma Park, MD 20912

June 18, 2008

Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, Maryland 20850-4166

Property Owner Name: Jane Spalding  
Fax: 301-270-0092

Location of Requested Building Permit: 7323 Takoma Ave

Proposed Scope of Work: accessory building

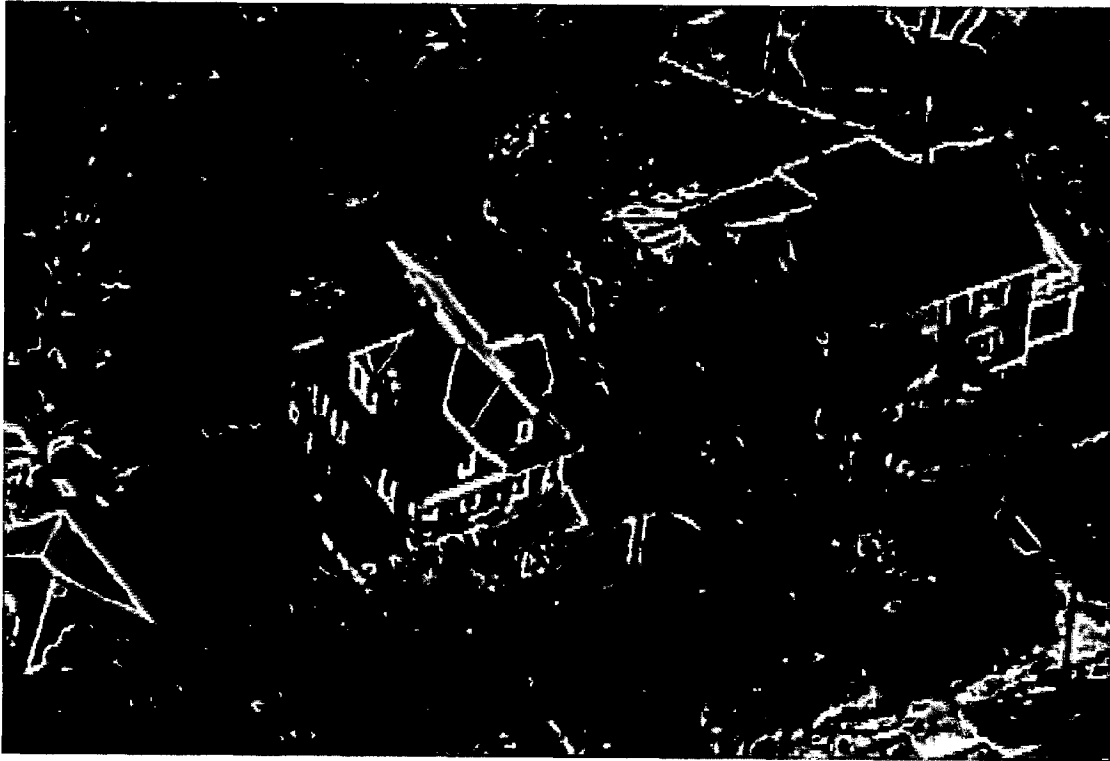
Dear Department of Permitting Services:

The above property owner has notified the City of Takoma Park that they are planning to apply for both County and Municipal permits for the above summarized construction project. They have been informed of the City of Takoma Park regulations and permit requirements that apply to their project.

Yours sincerely,

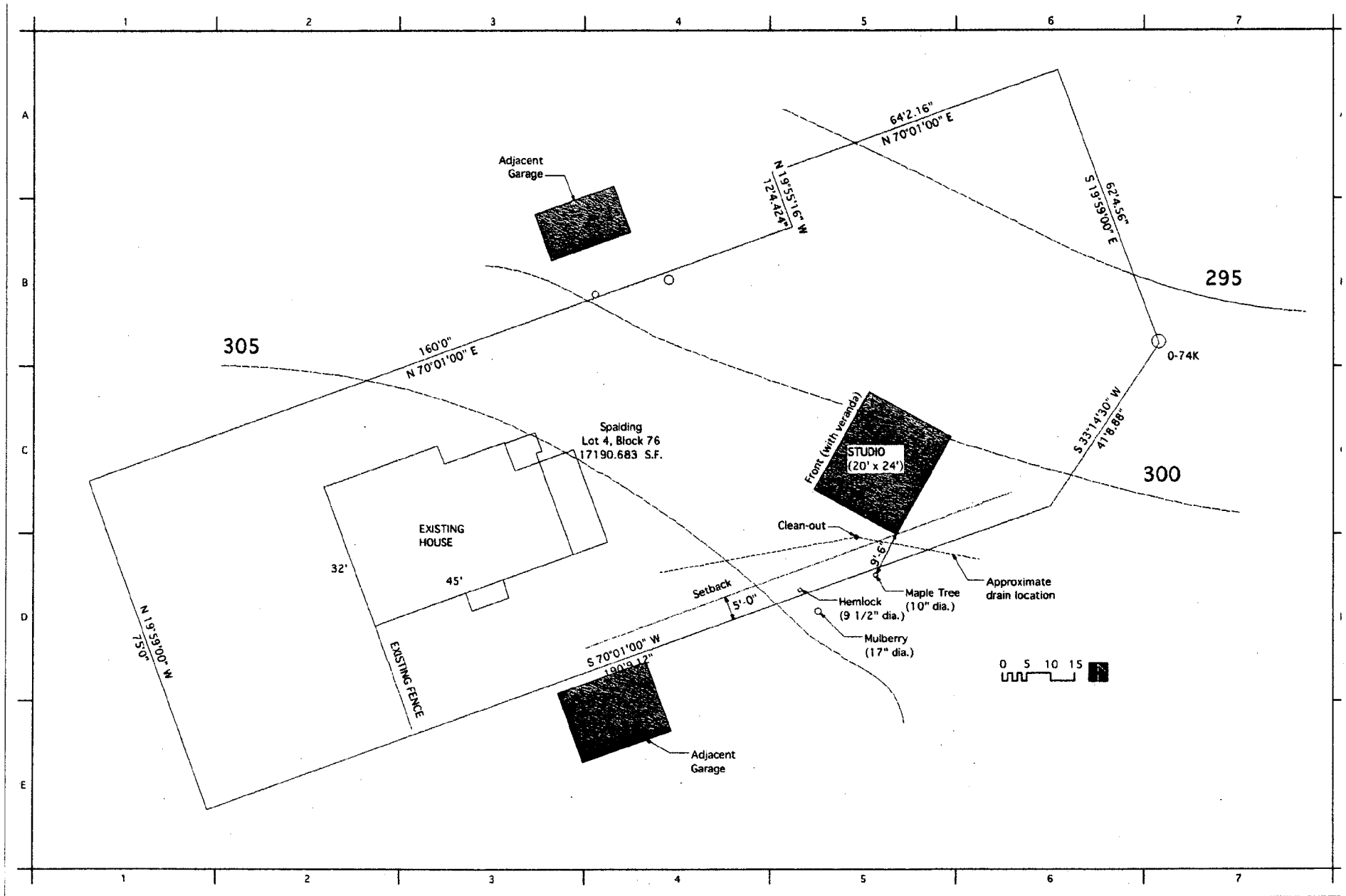
David Suls  
Associate Planner

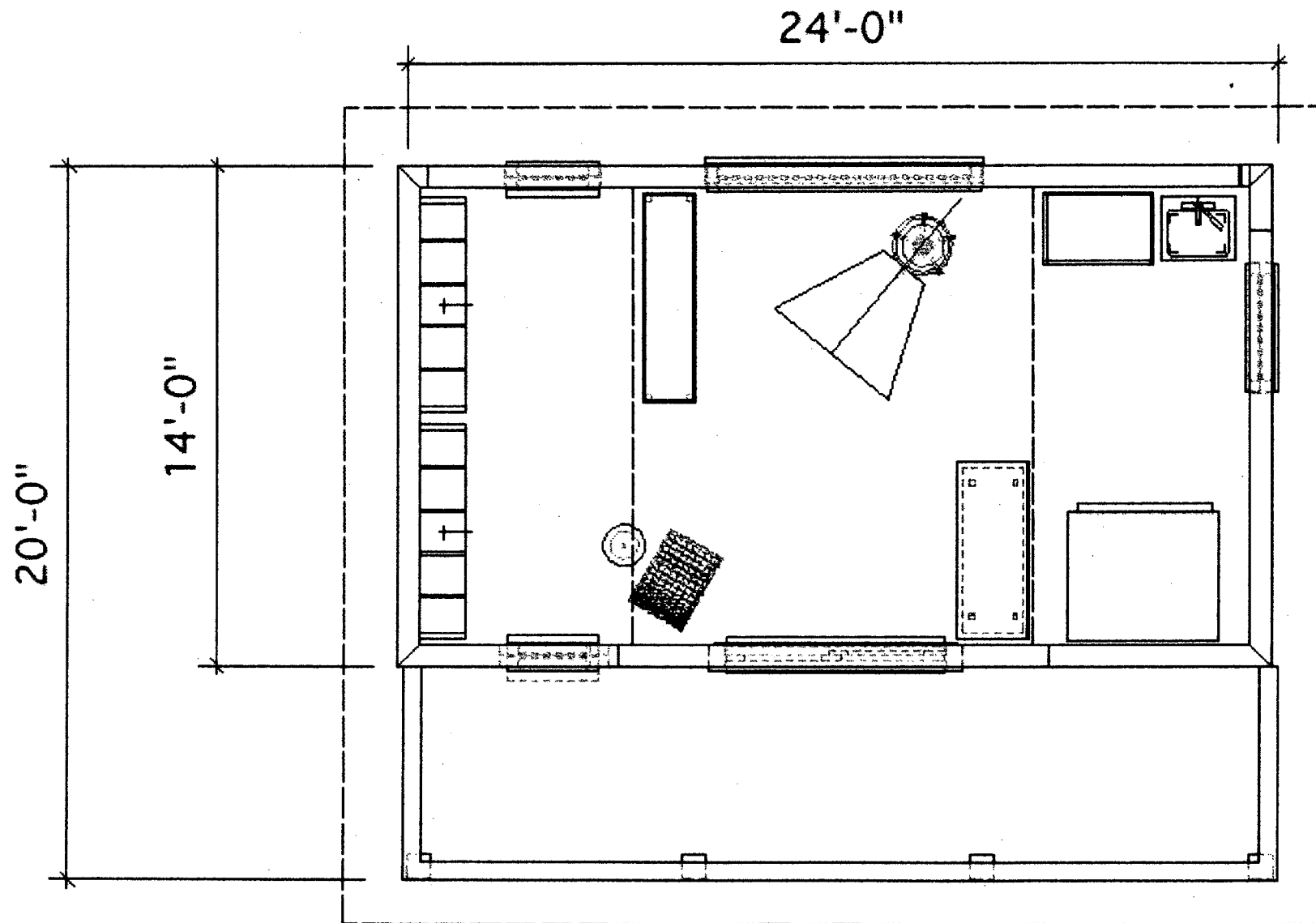
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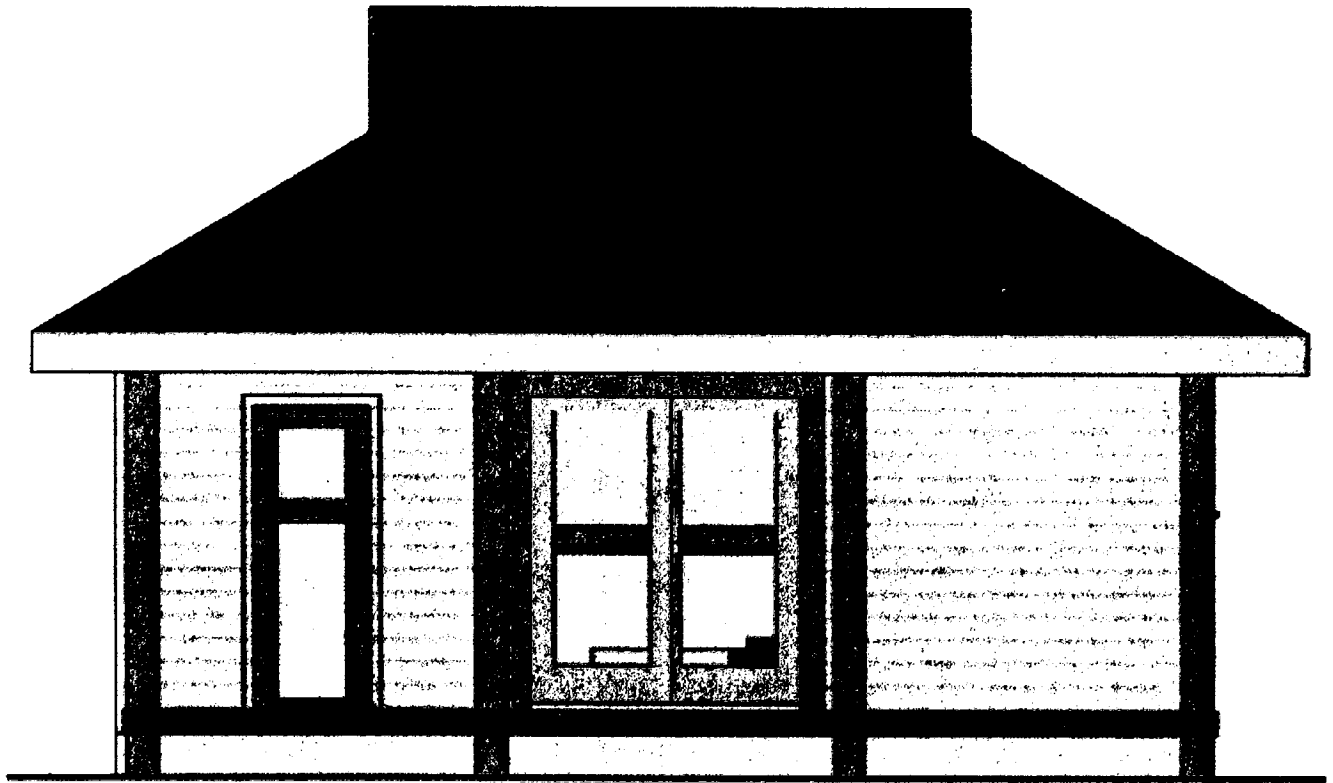
7323 Takoma Avenue, Takoma Park MD

(21)

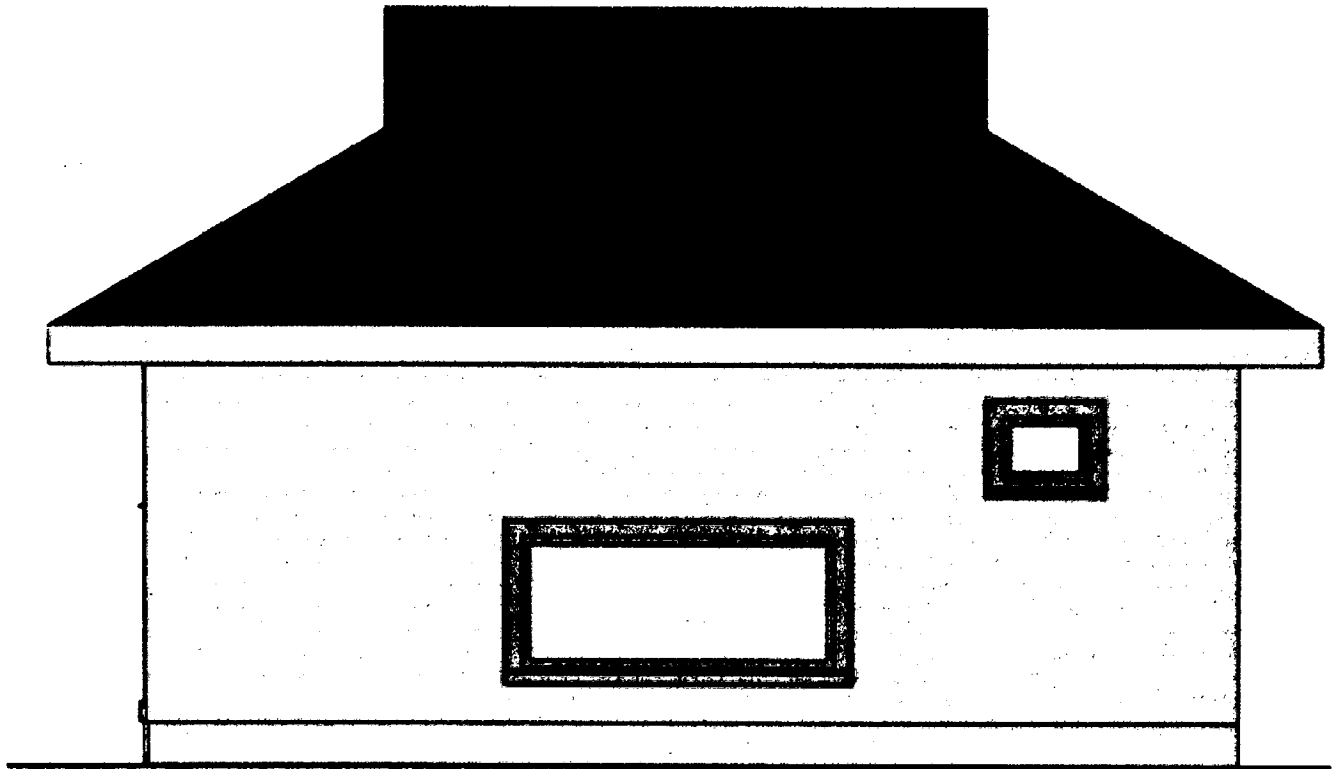




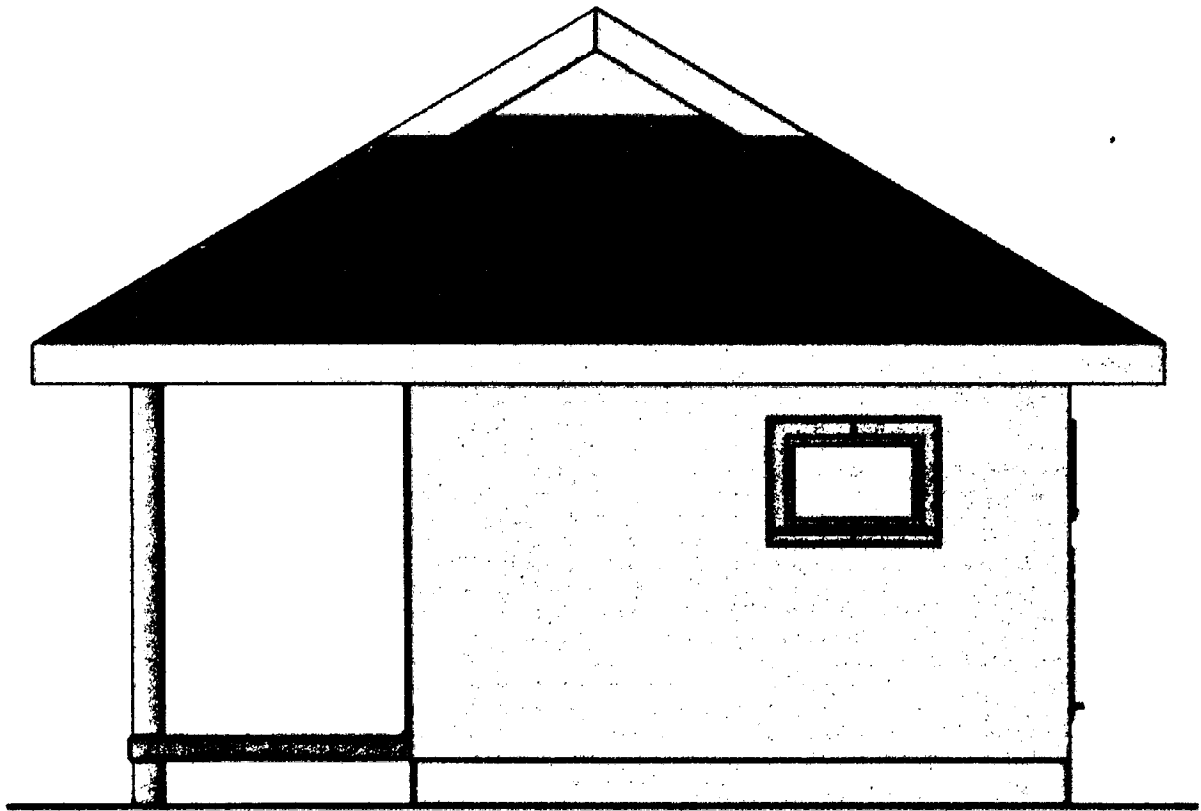
FLOOR PLAN @ 1/4"=1'-0"



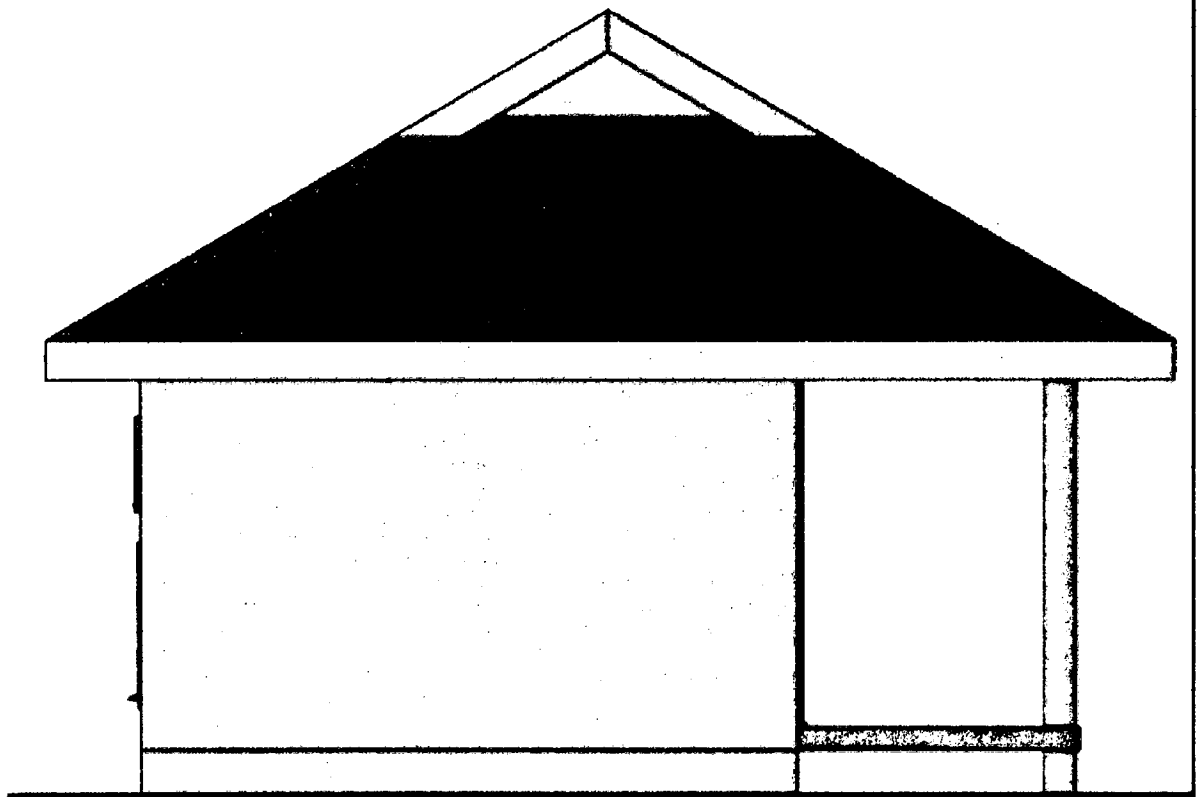
FRONT ELEVATION @ 1/4"=1'-0"



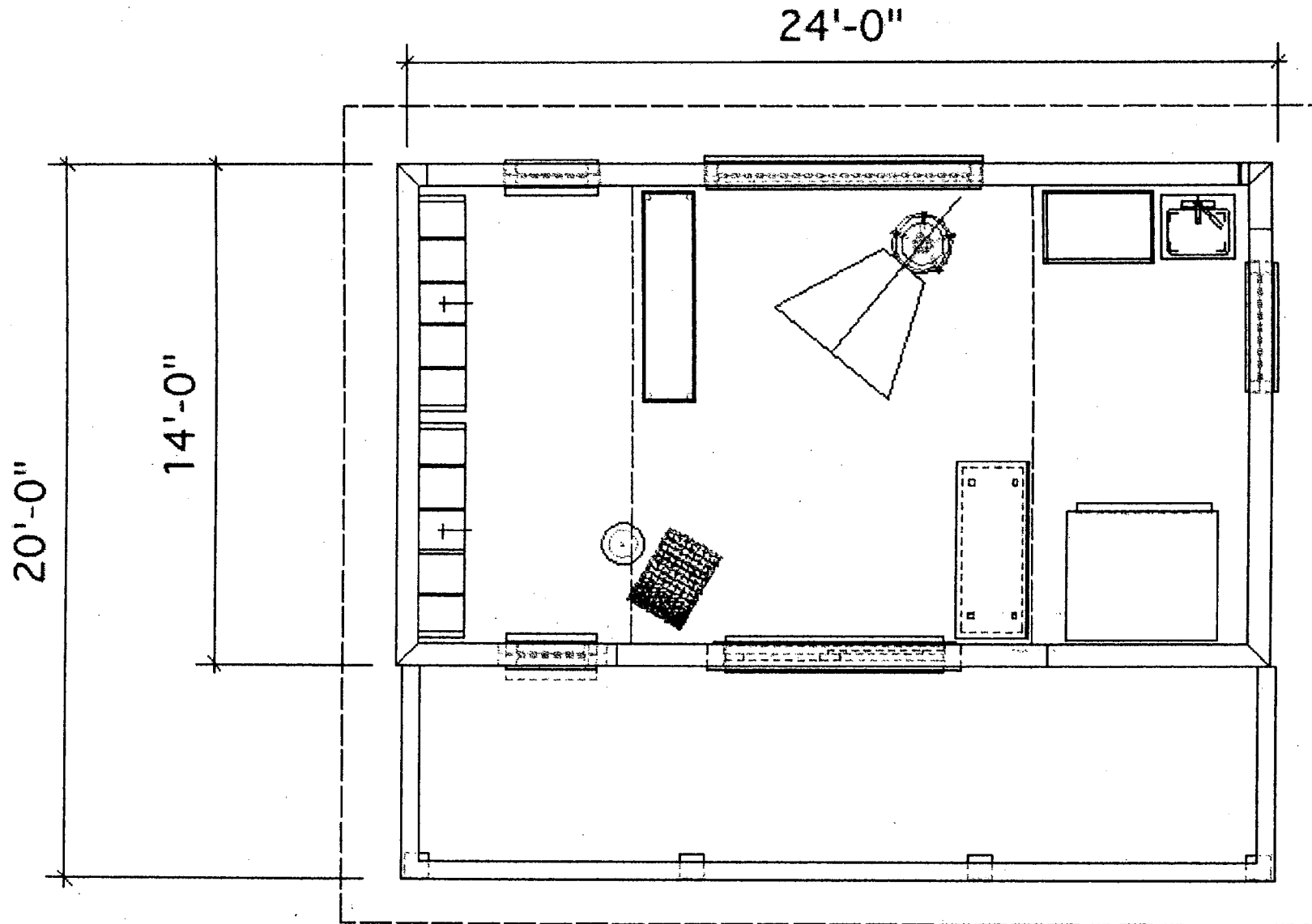
REAR ELEVATION @ 1/4"=1'-0"



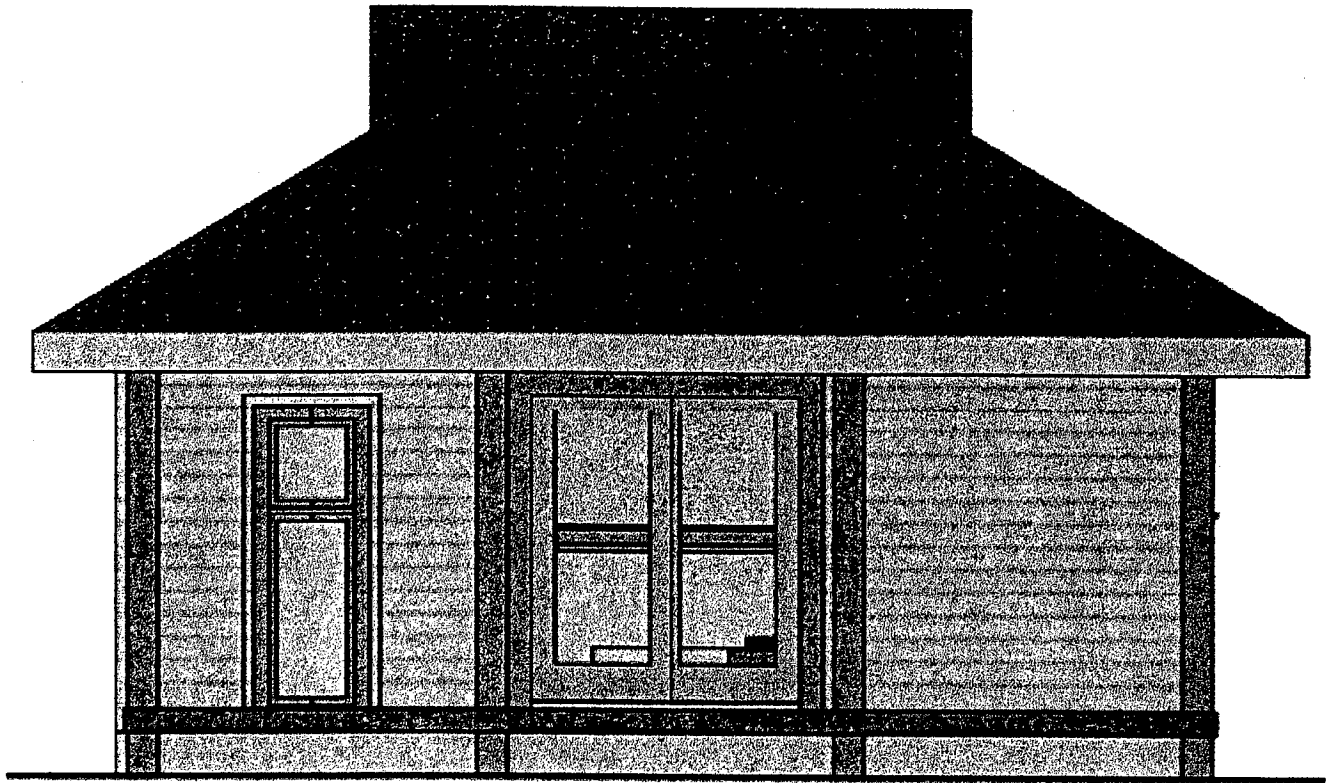
EAST ELEVATION @ 1/4"=1'-0"



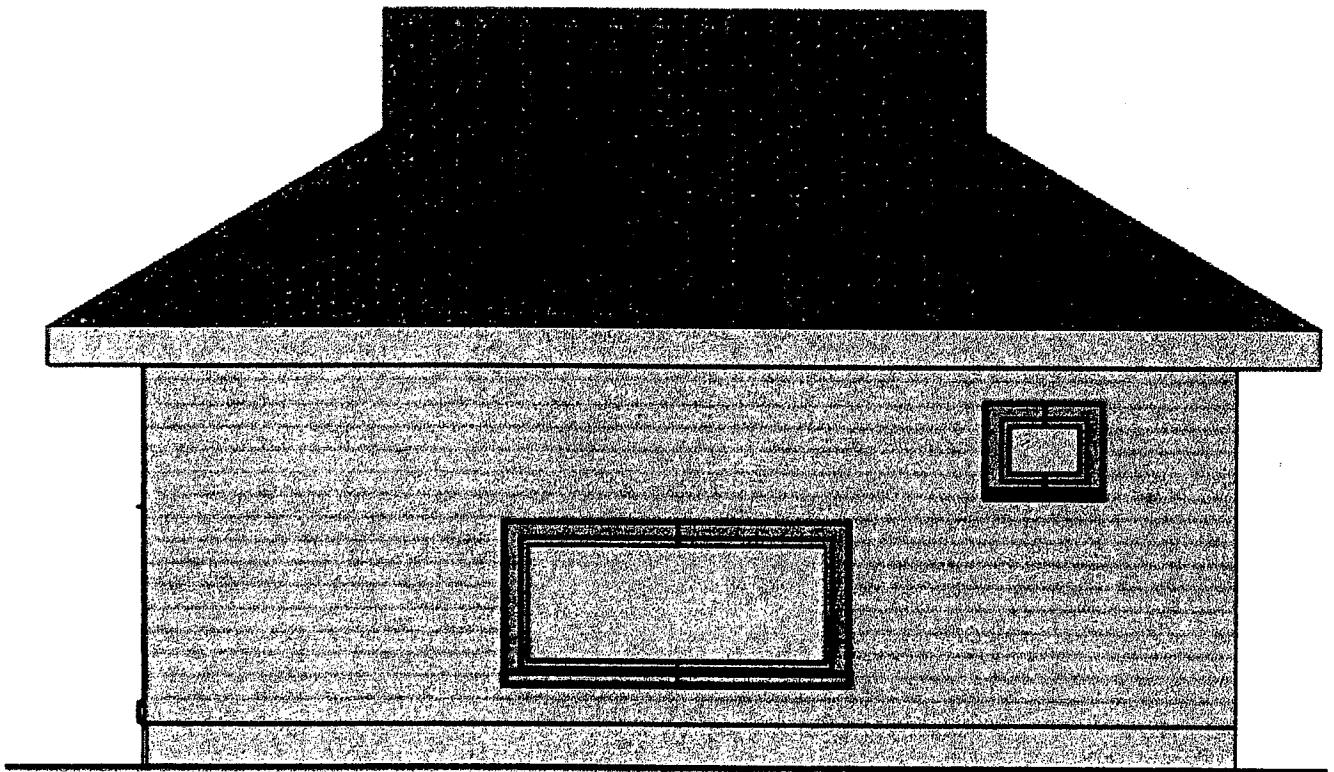
WEST ELEVATION @ 1/4"=1'-0"



FLOOR PLAN @ 1/4"=1'-0"

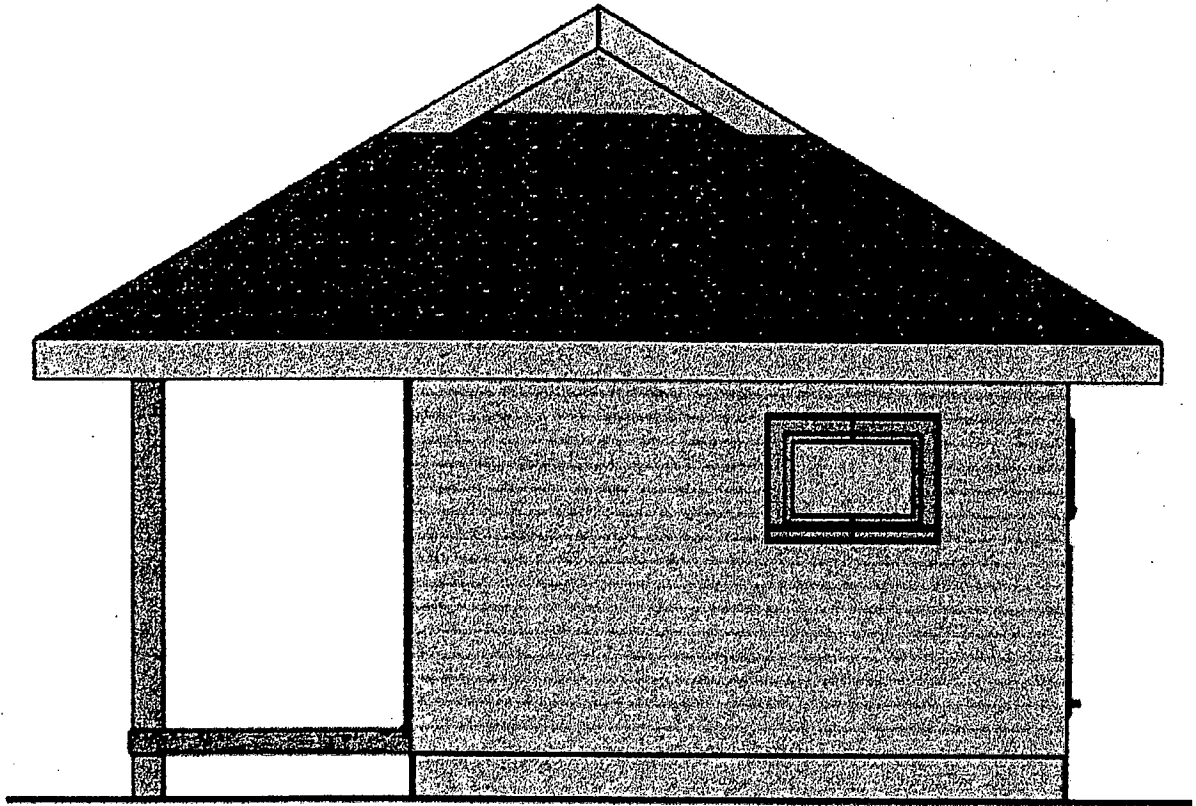


FRONT ELEVATION @ 1/4"=1'-0"

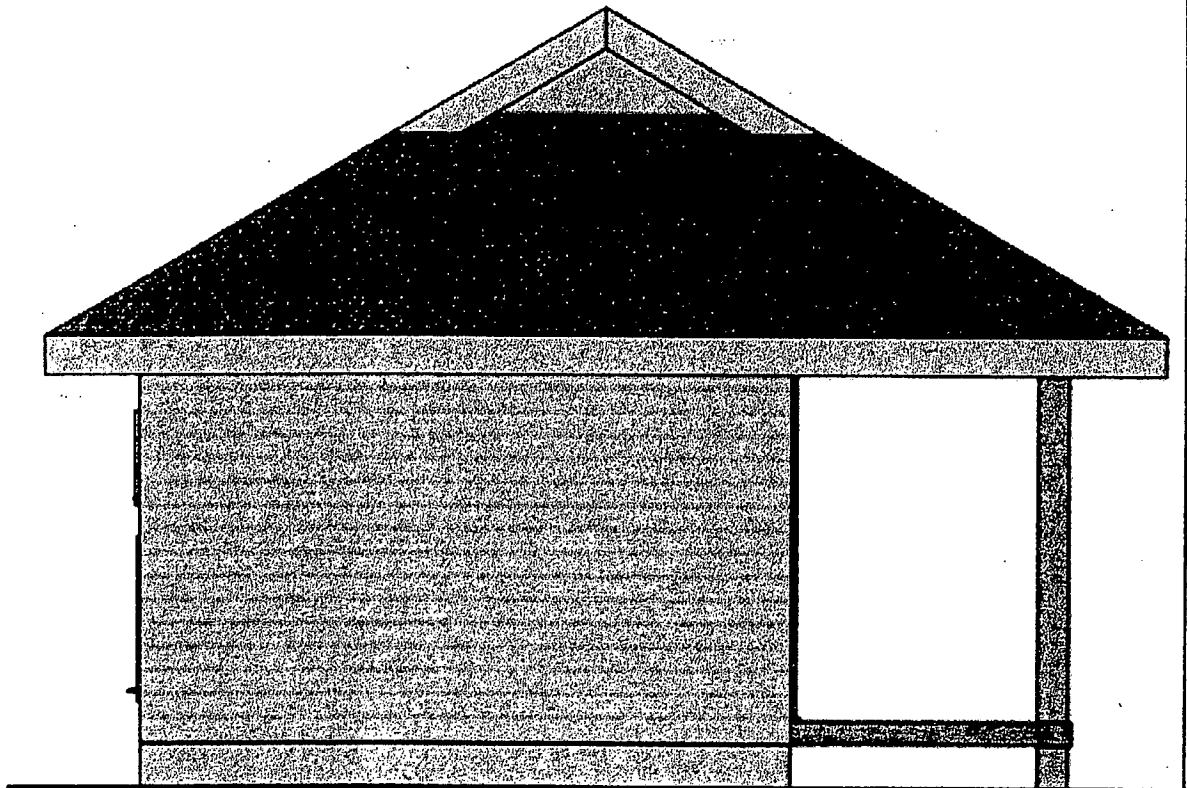


REAR ELEVATION @ 1/4"=1'-0"





EAST ELEVATION @ 1/4"=1'-0"



WEST ELEVATION @ 1/4"=1'-0"



Front Elevation-7323 Takoma Avenue



Rear Elevation-7323 Takoma Avenue



View of rear of house from Studio Site



View of Studio Site from Takoma Avenue

HAWP APPLICATION: MAILING ADDRESS FOR NOTICING

Owner's mailing address:

7323 Takoma Ave.  
Takoma Park, Md. 20912

Adjacent and confront Property Owner's mailing addresses:

Owner of 7321 Takoma Ave.  
Rhema Christian Center  
1825 Michigan Ave., NE  
Washington DC 20018-322

Judith Colwell  
7325 Takoma Ave.  
Takoma Park, Md. 20912

Julia Boddy  
7314 Baltimore Ave.  
Takoma Park, Md. 20912

Hugh G. Courtney and Pamela J. Loprest  
7316 Baltimore Ave.,  
Takoma Park, Md. 20912

Cherly Jean Brand  
7318 Baltimore Ave.  
Takoma Park, Md. 20912

# City of Takoma Park



**Housing & Community  
Development**

Telephone: (301) 891-7110  
Fax: (301) 270-4568

7500 Maple Avenue  
Takoma Park, MD 20912

June 18, 2008

Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, Maryland 20850-4166

Property Owner Name: Jane Spalding  
Fax: 301-270-0092

Location of Requested Building Permit: 7323 Takoma Ave

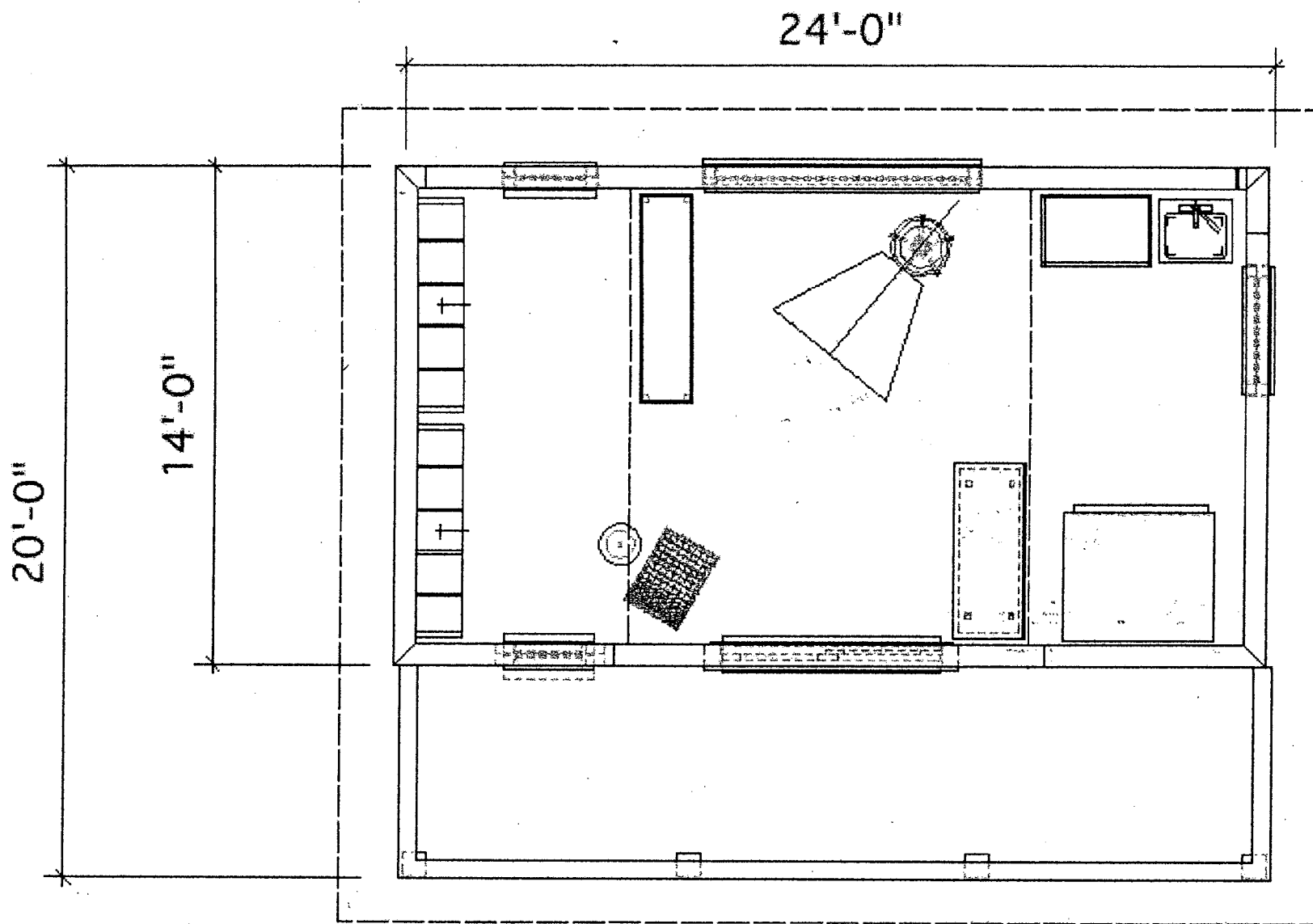
Proposed Scope of Work: accessory building

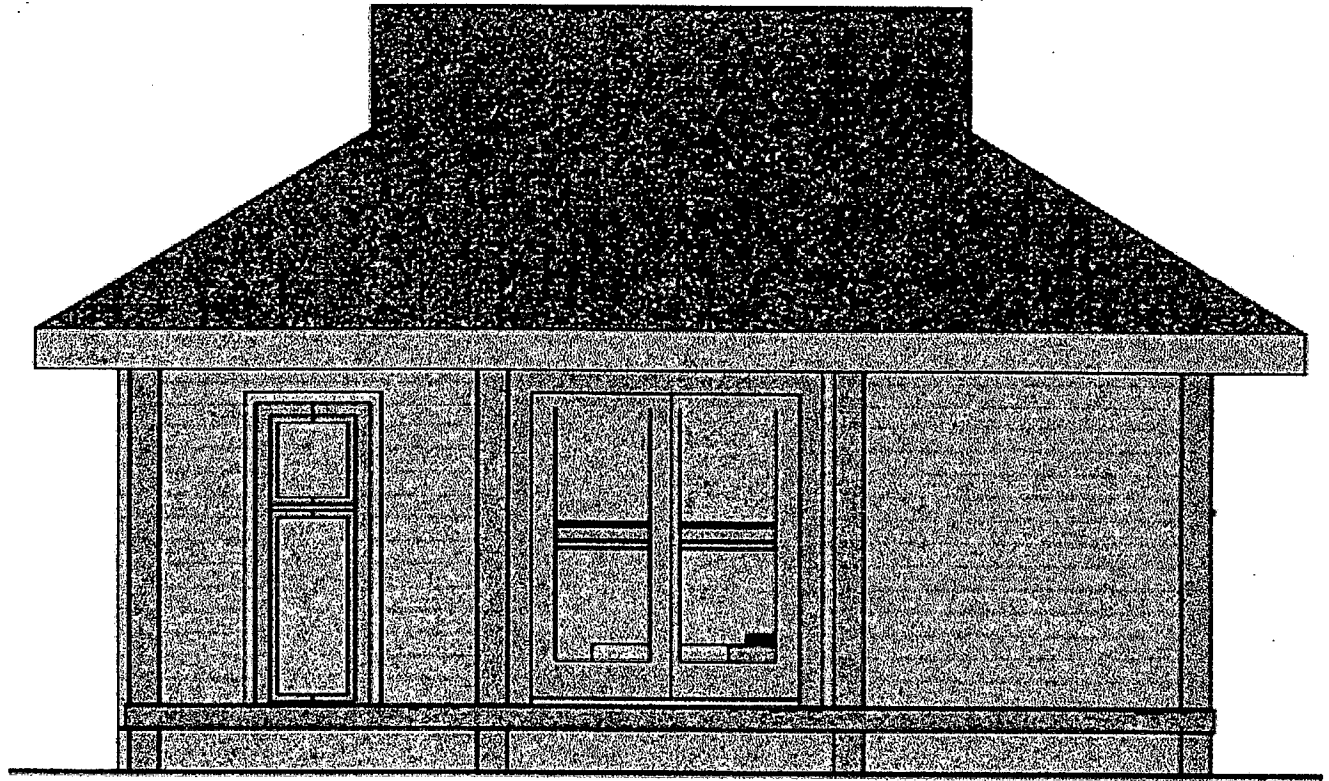
Dear Department of Permitting Services:

The above property owner has notified the City of Takoma Park that they are planning to apply for both County and Municipal permits for the above summarized construction project. They have been informed of the City of Takoma Park regulations and permit requirements that apply to their project.

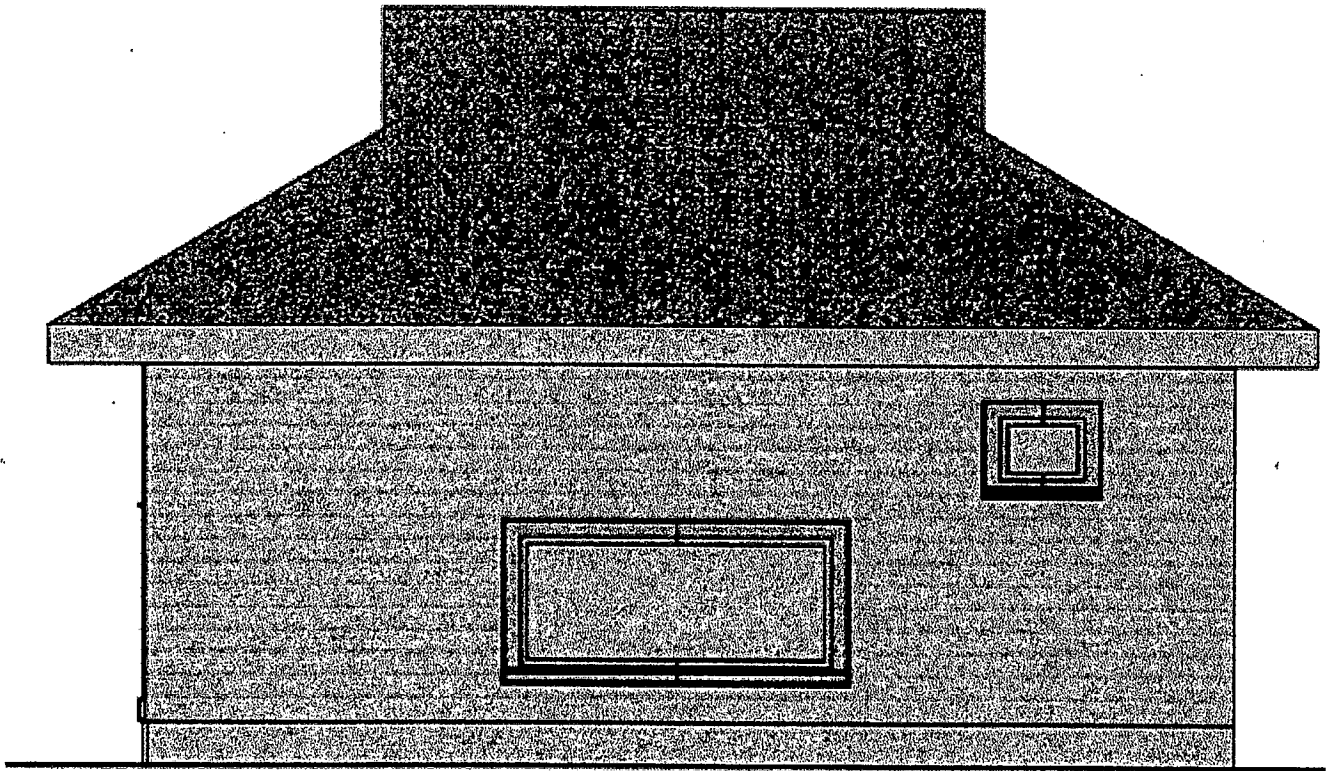
Yours sincerely,

David Suls  
Associate Planner

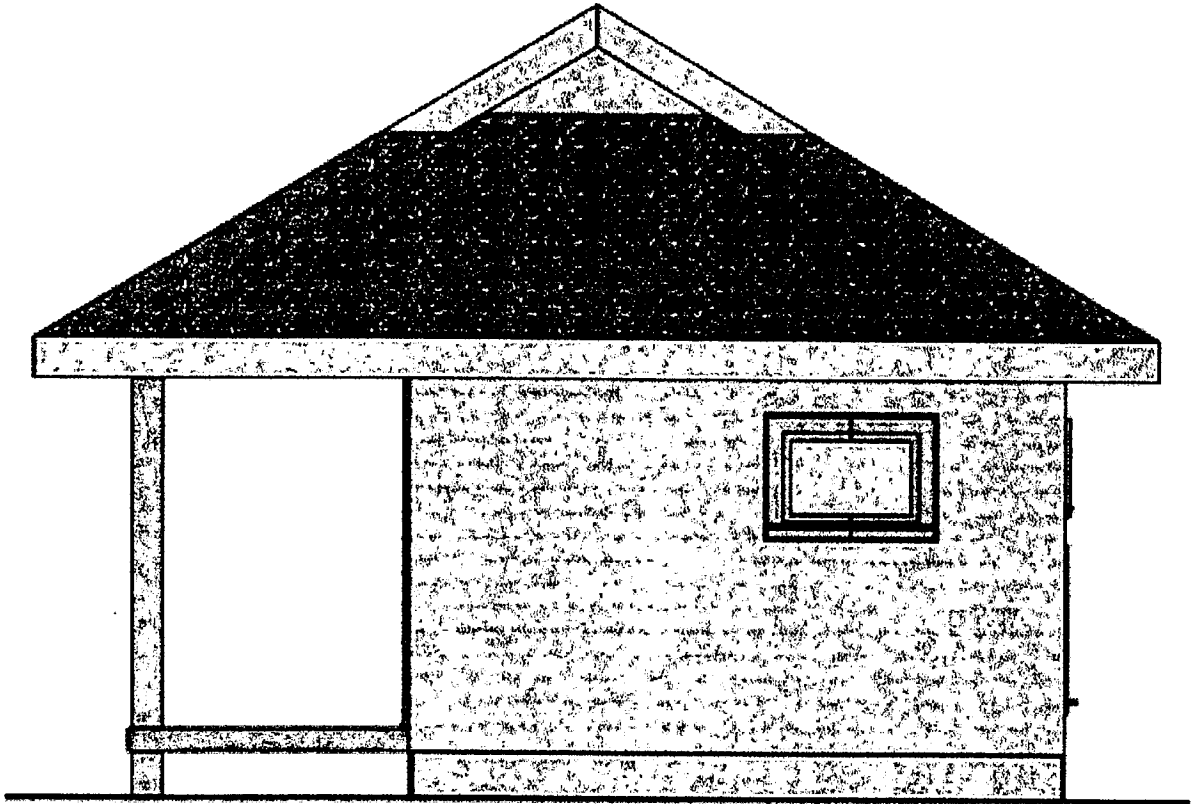




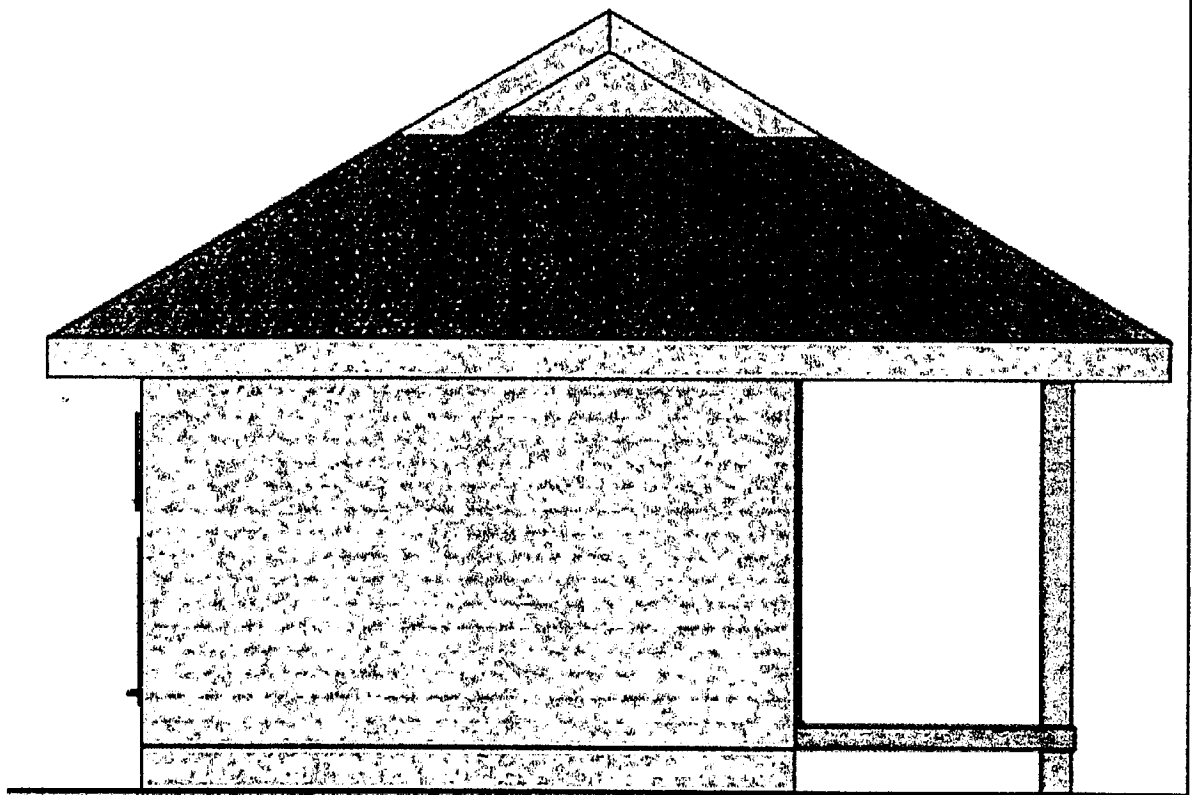
FRONT ELEVATION @ 1/4"=1'-0"



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



EAST ELEVATION @ 1/4"=1'-0"



WEST ELEVATION @ 1/4"=1'-0"



Pine Room

- Gable -  
Monitor

Minimizes the scale

- see from the street

- the location of sewer line -  
there is just a sink - need to  
be located close to sewer line  
street line - runs from ham-  
into neighbors over to Baltimore  
Avenue -

- Clad windows / Clad doors  
aluminum clad - over wood

Patte Studio

7323 Tahoma Ave  
Astoria Resource

Josh? - Topo map showing grade  
on site

- cant we ask them to  
put on a gate road?

- 17 ft above grade.

P15, TP HD Guidelines

P18 - " <sup>new design</sup> sensitive to & compatible  
with the fabric of the community"

MCATLAS.ORG

Turn on topo layer

- What are clad windows  
& clad doors?  
what kind of materials  
for windows & doors?

style pane

- are there fixed such

or style pane on a hopper

- will they want window

- window & don't see sheet

as condition of approval

-

## Kennedy, Rachel

---

**From:** SPA [sparchitects@aol.com]  
**Sent:** Thursday, July 10, 2008 5:00 PM  
**To:** Kennedy, Rachel  
**Cc:** janespalding@earthlink.net  
**Subject:** Re: Spalding roof information

Rachel-

The Spaldings have decided to change the door/ windows exterior material to wood, so you can make that change in the application. They will also be able to attend the July 23rd meeting. Please mail them the agenda and your staff report.

Thank you,

Chas Poor and Joan Duncan

On Jul 8, 2008, at 1:34 PM, Kennedy, Rachel wrote:

> Much better, thanks. Also, the door cladding as well as the window  
> cladding. Thanks, Rachel  
>  
> Rachel Kennedy  
> Senior Planner  
> Countywide Planning | Historic Preservation Section Maryland-National  
> Capital Park and Planning Commission 301-563-3400 phone | 301-563-3412  
> fax  
> 1109 Spring Street, Suite 801  
> Silver Spring, MD 20910  
> [rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org), <http://www.mc-mncppc.org/historic/>  
> Mailing Address:  
> 8787 Georgia Avenue  
> Silver Spring, MD 20910  
>  
>  
>  
> -----Original Message-----  
> From: SPA [mailto:sparchitects@aol.com]  
> Sent: Tuesday, July 08, 2008 1:32 PM  
> To: Kennedy, Rachel  
> Cc: janespalding@earthlink.net  
> Subject: Spalding roof information  
>  
> Dear Rachel-  
>  
> Per your request -- attached is a perspective view of the Spalding  
> studio.  
>  
> Referring to our "Field Guide to American Architecture" it appears  
> that the roof style could be called a hipped gable with opposing  
> dutch gable ends. Cutting back the roof from a standard gable serves  
> to minimize the mass of the roof. This roof shape also suggests a a  
> roof style similar to Japanese folk houses -- a tradition with which

> the owner is familiar and which inspires her pottery.  
>  
> We will contact the owners about the meeting date and with your  
> concern about the window material.  
>  
> Please do not hesitate to contact us if you have further questions.  
>  
> Sincerely,  
>  
> Chas Poor AIA and Joan Duncan AIA  
> Studio Partnership Architects  
> 25 Pine Ave.  
> Takoma Park, Md. 20912  
>  
> 301.270.0990  
>  
>  
>

## Kennedy, Rachel

---

**From:** SPA [sparchitects@aol.com]  
**Sent:** Tuesday, July 08, 2008 1:32 PM  
**To:** Kennedy, Rachel  
**Cc:** janespalding@earthlink.net  
**Subject:** Spalding roof information  
**Attachments:** Picture 2.png

Dear Rachel-

Per your request -- attached is a perspective view of the Spalding studio.

Referring to our "Field Guide to American Architecture" it appears that the roof style could be called a hipped gable with opposing dutch gable ends. Cutting back the roof from a standard gable serves to minimize the mass of the roof. This roof shape also suggests a a roof style similar to Japanese folk houses -- a tradition with which the owner is familiar and which inspires her pottery.

We will contact the owners about the meeting date and with your concern about the window material.

Please do not hesitate to contact us if you have further questions.

Sincerely,

Chas Poor AIA and Joan Duncan AIA  
Studio Partnership Architects  
25 Pine Ave.  
Takoma Park, Md. 20912

301.270.0990