

7228 Spruce TAYLOR PATH 37/3-0766  
MAYO

Andrew Deshler  
Classic Craftsmen, Inc  
301 523-5524

stamped  
plans in

bin

AF  
11-15-07



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 11/15/07

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #463987 - Addition and alterations to house

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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 26, 2007 meeting. The condition of approval is:

- 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 construction.

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: Ashby Sharpe  
Address: 7228 Spruce 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.





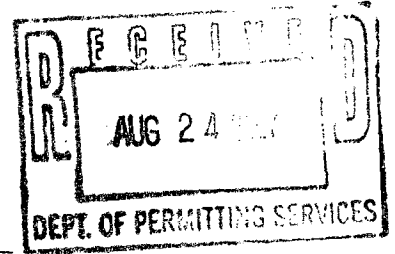
RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
 240/777-6370

DPS - #8

4

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

APPLICATION FOR  
 HISTORIC AREA WORK PERMIT



Contact Person: ASHBY SHARPE  
 Daytime Phone No.: (240) 535-9778

Tax Account No.: 01069225  
 Name of Property Owner: ASHBY SHARPE Daytime Phone No.: (240) 535-9778

Address: 7228 SPRUCE AVE. TAKOMA PARK, MD 20912  
Street Number City Street Zip Code

Contractor: CLASSIC CRAFTSMEN, INC. Phone No.: (301) 523-5524

Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: RICHARD J. VITULLO MA Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 7228 Street: SPRUCE AVE.  
 Town/City: TAKOMA PARK Nearest Cross Street: PARK AVE.  
 Lot: 2B Block: 8 Subdivision: LIPSCOMB + EARNEST, TRUSTEES' ADDITION TO TAKOMA PARK  
 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"/> AC                              | <input type="checkbox"/> Slab                 | <input checked="" type="checkbox"/> Room Addition | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Fence/Wall (complete Section 4) |   |   | <input type="checkbox"/> Other: _____             |  |                               |
- 1B. Construction cost estimate: \$ 250,000.00
- 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 2 feet 0 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.

R Vitullo  
 Signature of owner or authorized agent

8/8/07  
 Date

Approved: 463987  with oak condition  
 For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 11-13-07  
 Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

CONTRIBUTING RESOURCE BUNGALOW

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

CONSTRUCT 1-STORY KITCHEN + FAMILY ROOM ADDITION  
WITH NEW SCREEN PORCH + DECK W/ STAIRS. EXPAND  
REAR SHED FORMER

**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 canopy 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.

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

|                     |  |                       |                 |
|---------------------|--|-----------------------|-----------------|
| <b>Address:</b>     | 7228 Spruce Avenue, Takoma Park                        | <b>Meeting Date:</b>  | 09/26/07        |
| <b>Applicant:</b>   | Ashby Sharpe<br>(Richard Vitullo, Architect)           | <b>Report Date:</b>   | 09/19/07        |
| <b>Resource:</b>    | Contributing Resource<br>Takoma Park Historic District | <b>Public Notice:</b> | 09/12/07        |
| <b>Review:</b>      | HAWP   | <b>Tax Credit:</b>    | None            |
| <b>Case Number:</b> | 37/03-07GG   | <b>Staff:</b>         | Anne Fothergill |

**PROPOSAL:** Construction of rear addition and rear dormer enlargement

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**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.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c. 1915-1925

**PROPOSAL**

The applicants are proposing construction of a rear one-story addition with basement. The proposed addition will be 21.5' deep x 26.3' wide and is inset from the historic house almost a foot on both sides. Beyond the addition there will be a screened porch and a wood deck with steps to grade. The addition will be clad in fiber cement lap siding and will have wood windows.

Additionally, the applicants propose to enlarge the rear shed dormer. They are proposing to replace the existing dilapidated CMU retaining wall with a 2' tall brick retaining wall along the driveway with brick steps to the front path. The existing deck will be removed for the addition.

The applicant has met with the City of Takoma Park arborist.

**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 Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- 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
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to 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 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 of to the achievement of the purposes of this chapter.

### **STAFF DISCUSSION**

The proposed addition is located at the rear, the materials are appropriate for this resource, and the addition does not require any tree removal. Generally the HPC likes to see differentiation, and this is achieved with the addition being inset from the historic house on the sides, the lower roofline, and the different materials. The rear dormer enlargement is allowable because it is located at the rear and is compatible with the house.

There are a few very large trees on this property and the applicant has already consulted with the city arborist on a tree protection plan.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application with the condition listed on page on 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.

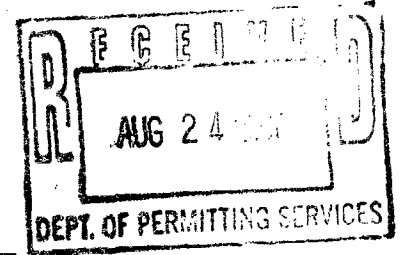


RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS-#8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: ASHBY SHARPE  
Daytime Phone No.: (240) 535-9778

Tax Account No.: 01069225  
Name of Property Owner: ASHBY SHARPE Daytime Phone No.: (240) 535-9778  
Address: 7228 SPRUCE AVE. TAKOMA PARK, MD 20912  
Street Number City Street Zip Code  
Contractor: CLASSIC CRAFTSMEN, INC. Phone No.: (301) 523-5524  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RICHARD J. VITULLO MA Daytime Phone No.: (301) 920-0737

### LOCATION OF BUILDING/PREMISE

House Number: 7228 Street: SPRUCE AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: PARK AVE.  
Lot: 28 Block: 8 Subdivision: LIPSCOMB + EARNEST, TRUSTEES' ADDITION TO TAKOMA PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Reversible  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 250,000.00  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

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### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 2 feet 0 inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
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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

8/8/07  
Date

Approved: 463987 For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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CONTRIBUTING RESOURCE BUNGALOW

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WITH NEW SCREEN PORCH + DECK W/ STAIRS. EXPAND  
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

**Owner's mailing address**

ASADY SHARPE  
7228 Spruce Ave.  
Takoma Park, MD 20912

**Owner's Agent's mailing address**

RICHARD J. VITULLO  
Vitullo Architecture Studio, PC  
7016 Woodland Ave.  
Takoma Park, MD 20912

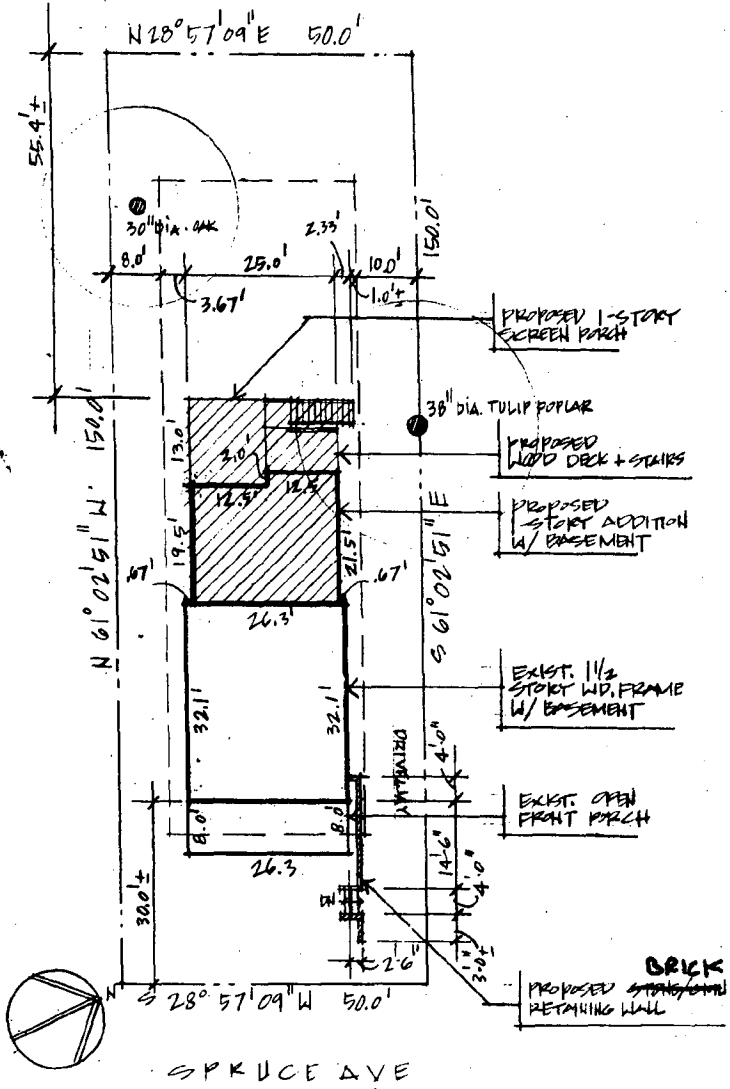
**Adjacent and confronting Property Owners mailing addresses**

CURTIS TARNOFF  
7226 SPRUCE AVE.  
TAKOMA PARK, MD 20912

ROBER NAYLOR  
7230 SPRUCE AVE.  
TAKOMA PARK, MD 20912

ALLISON HARNISCH  
7221 SPRUCE AVE.  
TAKOMA PARK, MD 20912

JANE HURST  
JOSEPH MURPHY  
7219 SPRUCE AVE.  
TAKOMA PARK, MD 20912



**Site Plan 1" = 20'-0"**

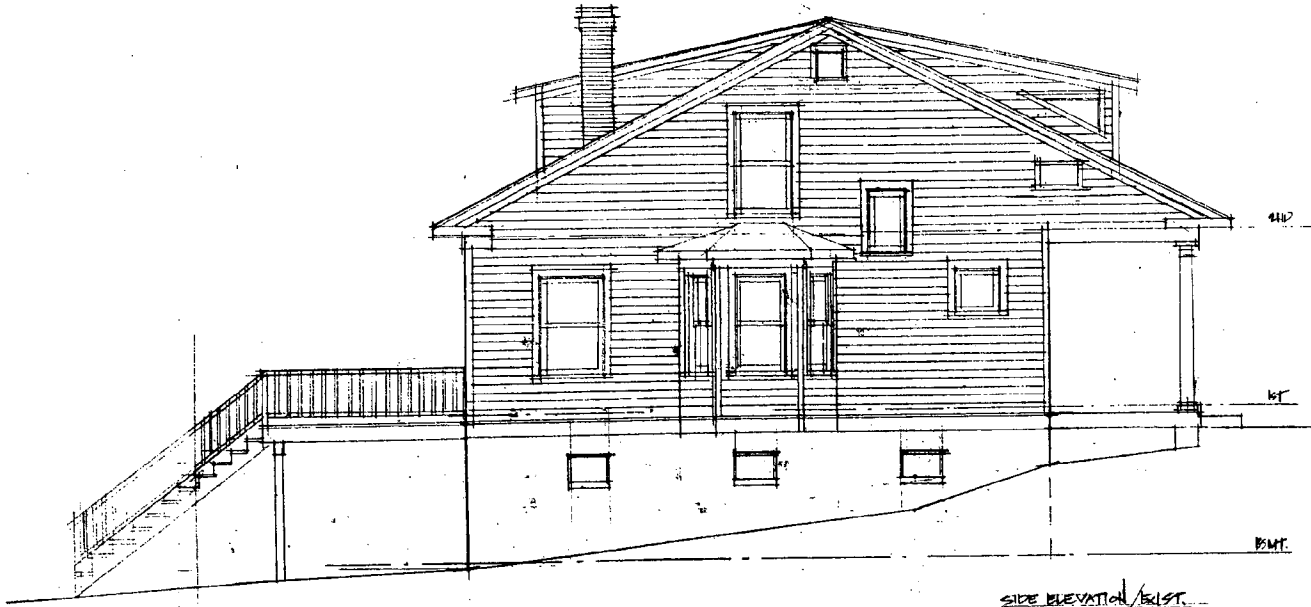
Plat Book: 1 Lot: 28 Block: 8  
 Plat No.: 46  
 Subdivision: Lipscomb and earnest, Trustees' Addition to Takoma Park  
 Address: 7228 Spruce Ave., Takoma Park, MD 20912

**PROJECT DESCRIPTION:**  
 Construct new 2-story addition (kitchen, screen porch and family room) on full basement addition at rear of residence. Construct new deck at rear. Renovate and expand rear bedroom shed dormer.

**AREA CALCULATIONS**

**EXISTING:**  
 Lot Area: 7500 s.f.

2

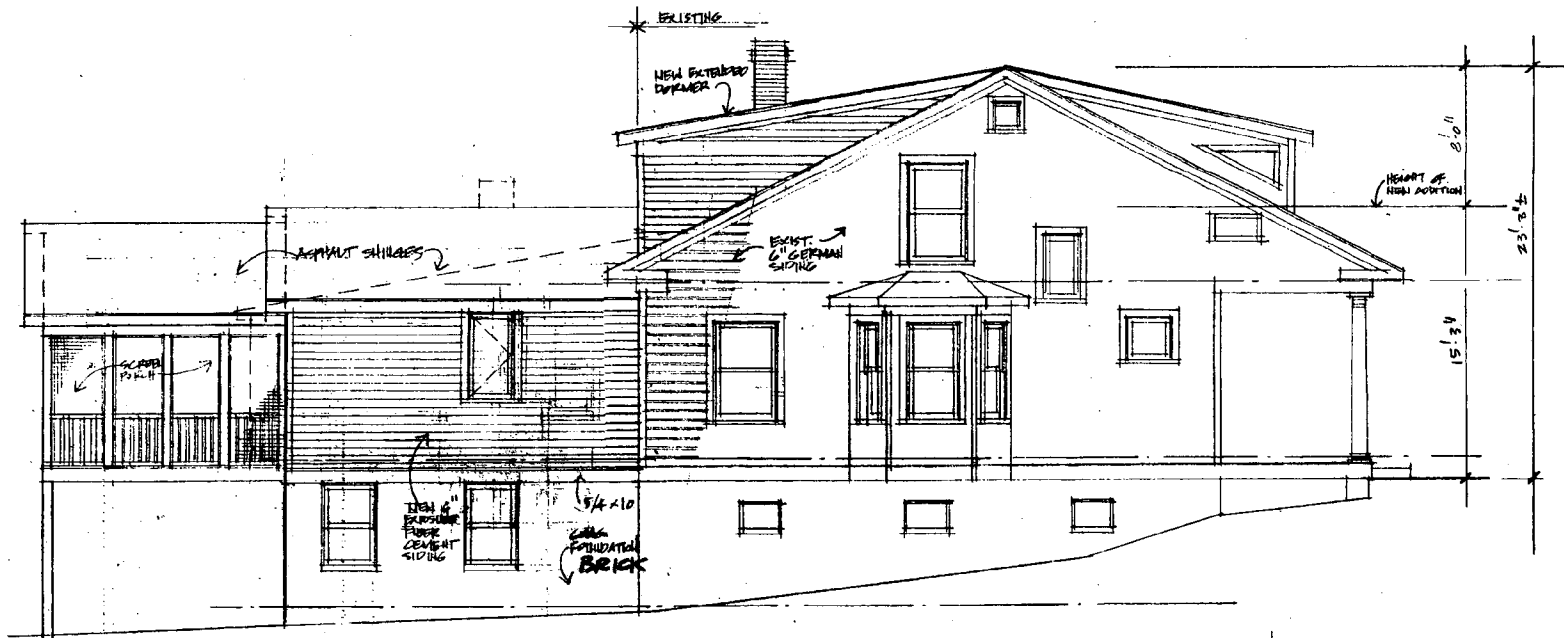


SIDE ELEVATION / EXIST.  
1/4" = 1'-0"

7

EXISTING

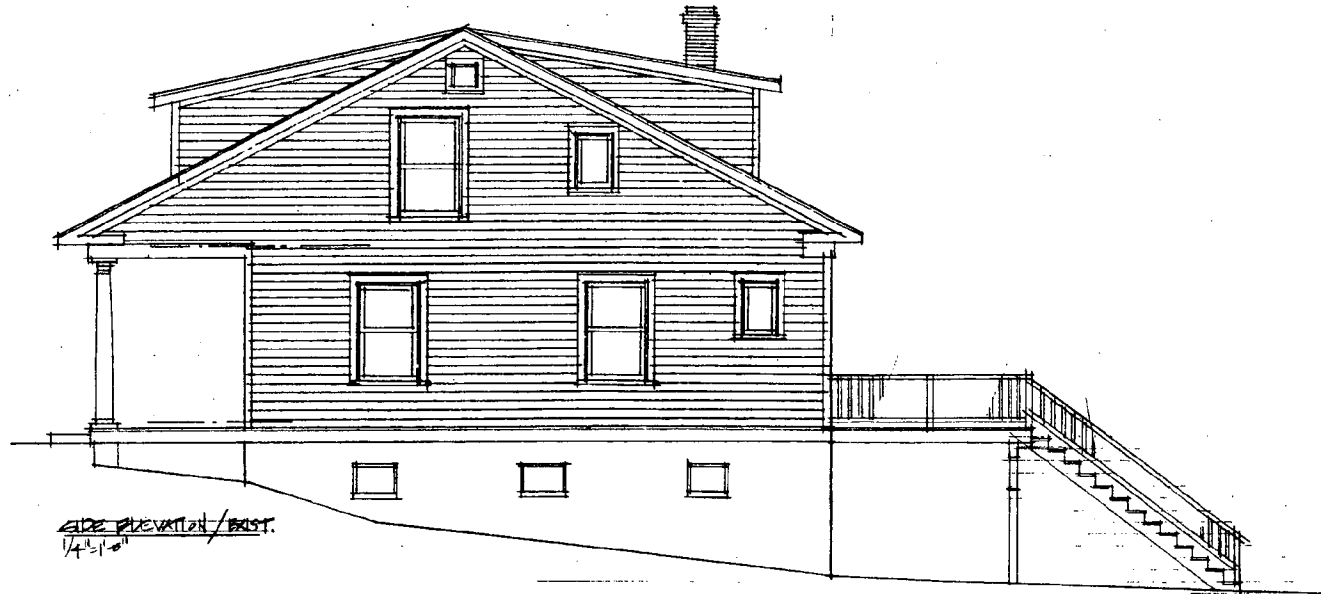
9



SIDE ELEVATION  
4'-5 1/2"  
9/13/07

5

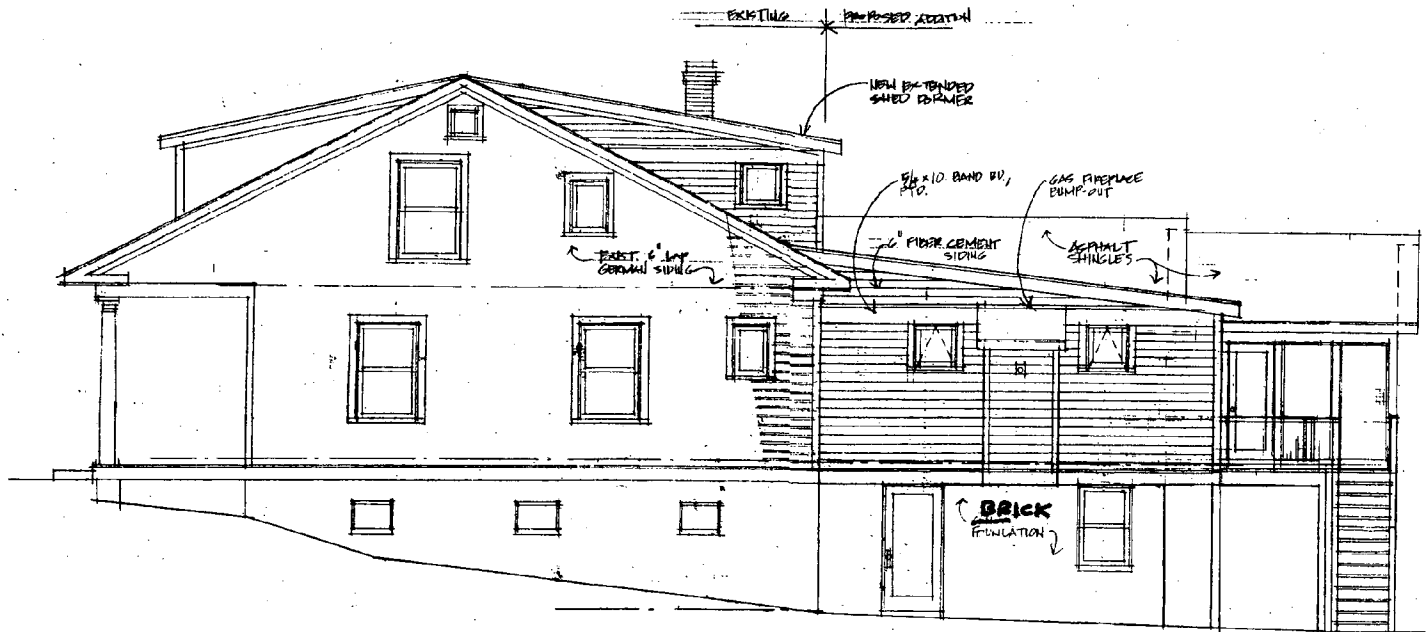
PROPOSED



EXISTING



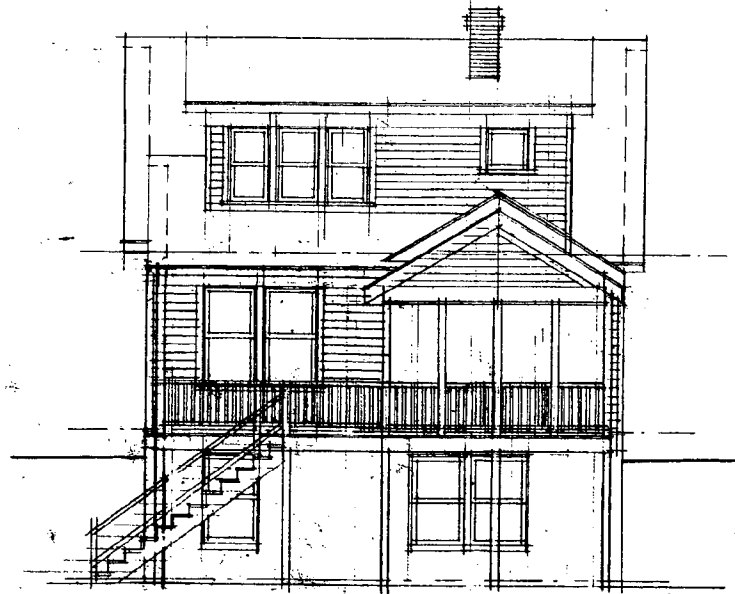
11



6

SIDE ELEVATION 01/13/07  
1/4" = 1'-0"

PROPOSED

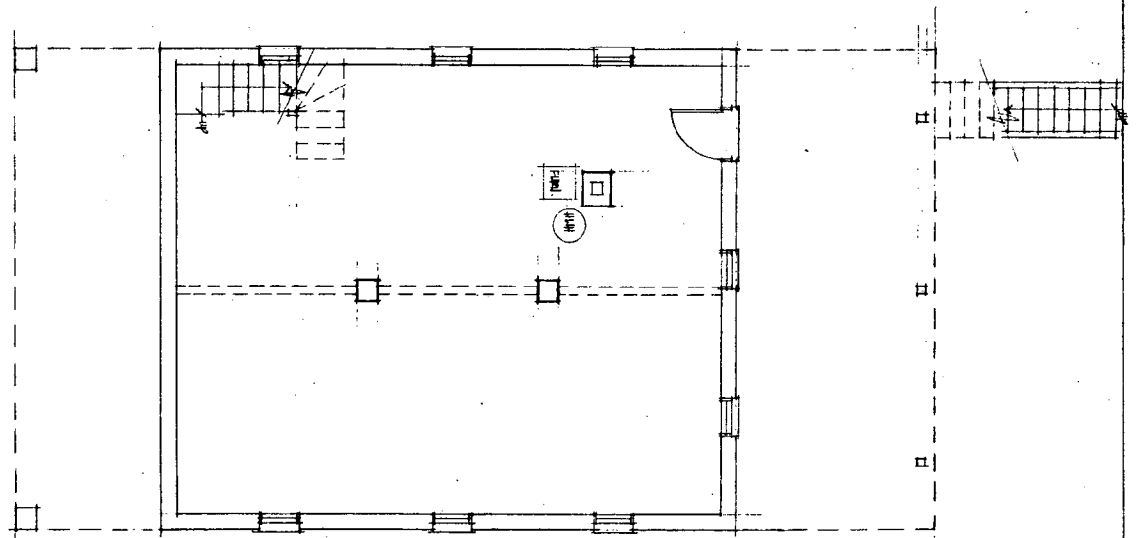


FRONT ELEVATION  
1/4" = 1'0"  
3/12/07

PROPOSED

EXISTING

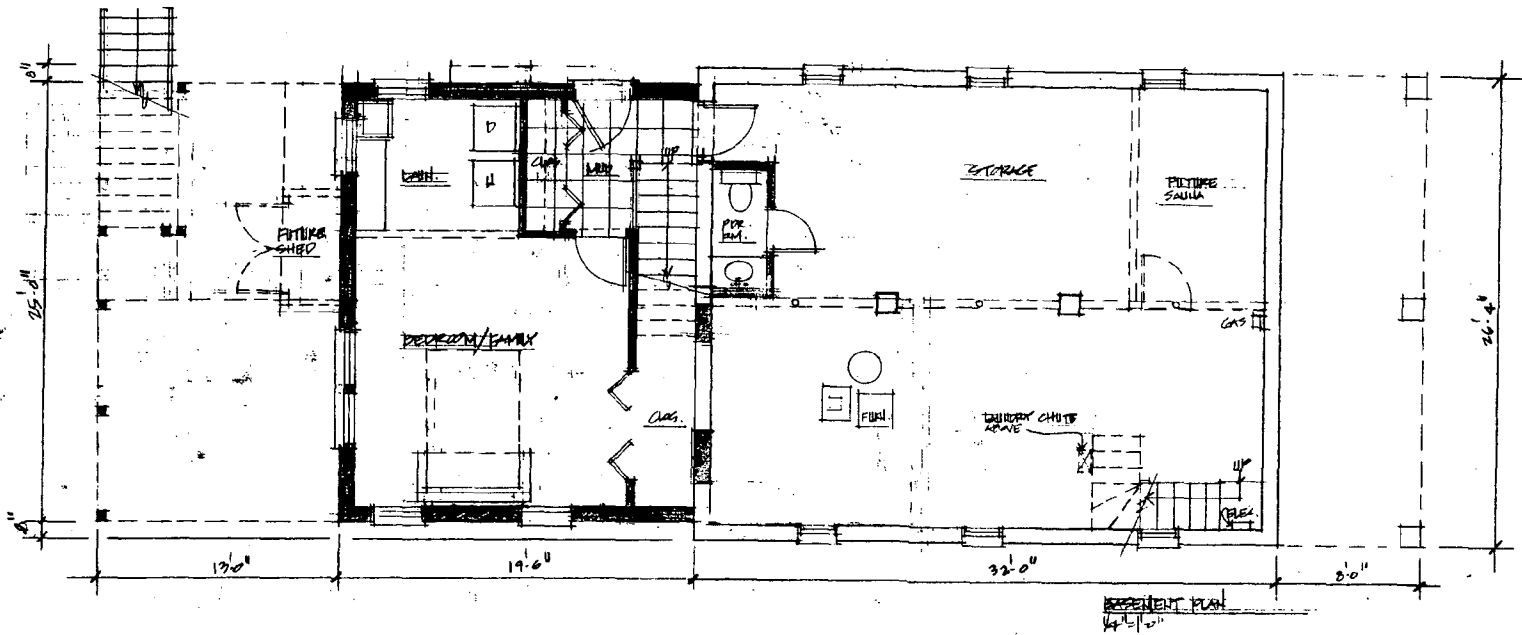
PERMANENT FLOOR/ROOFING  
4'-5 1/2"



(10)

Saad/Sharpe Residence  
7228 Spruce Ave.  
Takoma Park, MD 20912

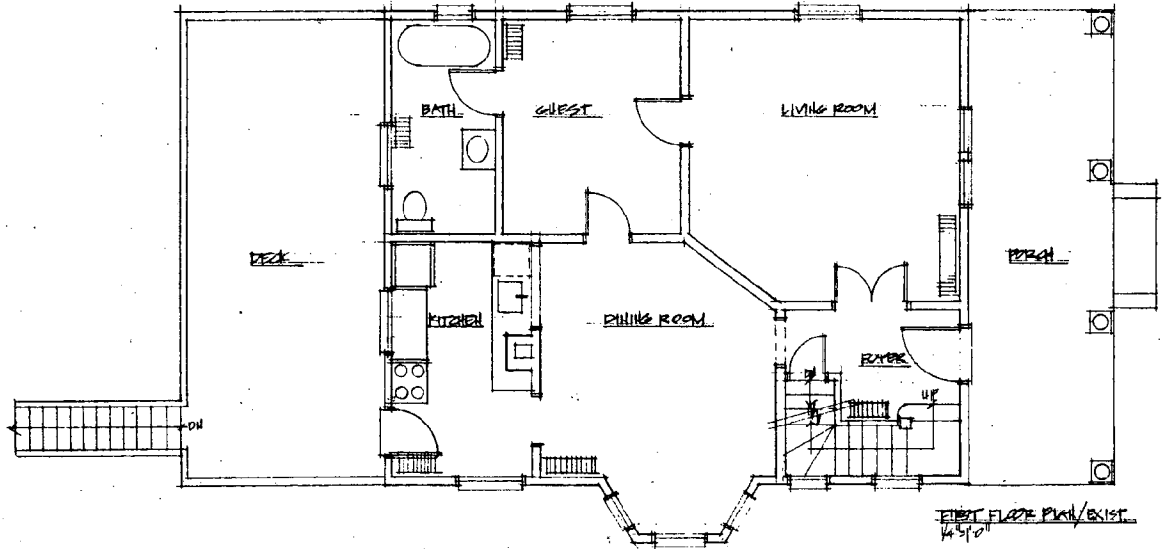
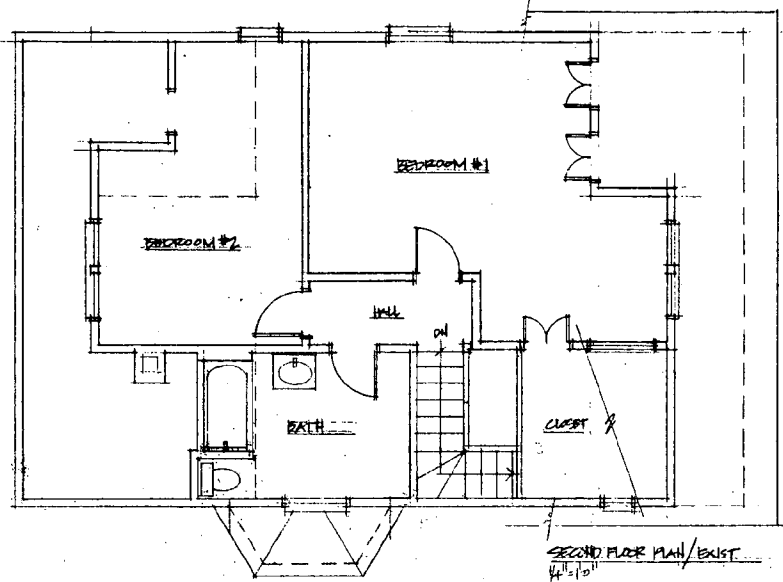
(14)



Saad/Sharpe Residence  
7228 Spruce Ave.  
Takoma Park, MD 20912

1

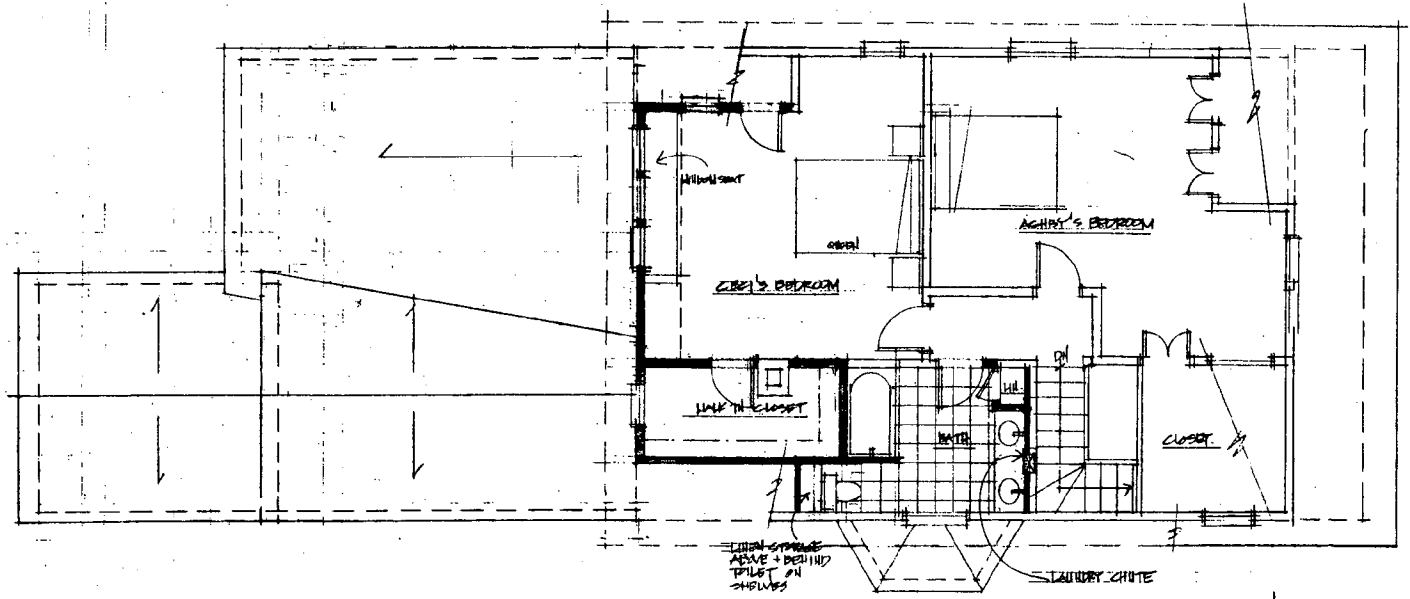
PROPOSED



Saad/Sharpe Residence  
728 Spruce Ave.  
Takoma Park, MD 20912

EXISTING





SECOND FLOOR PLAN  
1/4" = 1'-0"  
8/13/07 SMO/SHARPE

7228 SPRUCE AVE., TAKOMA PARK, MD 20912



FRONT VIEW (1)



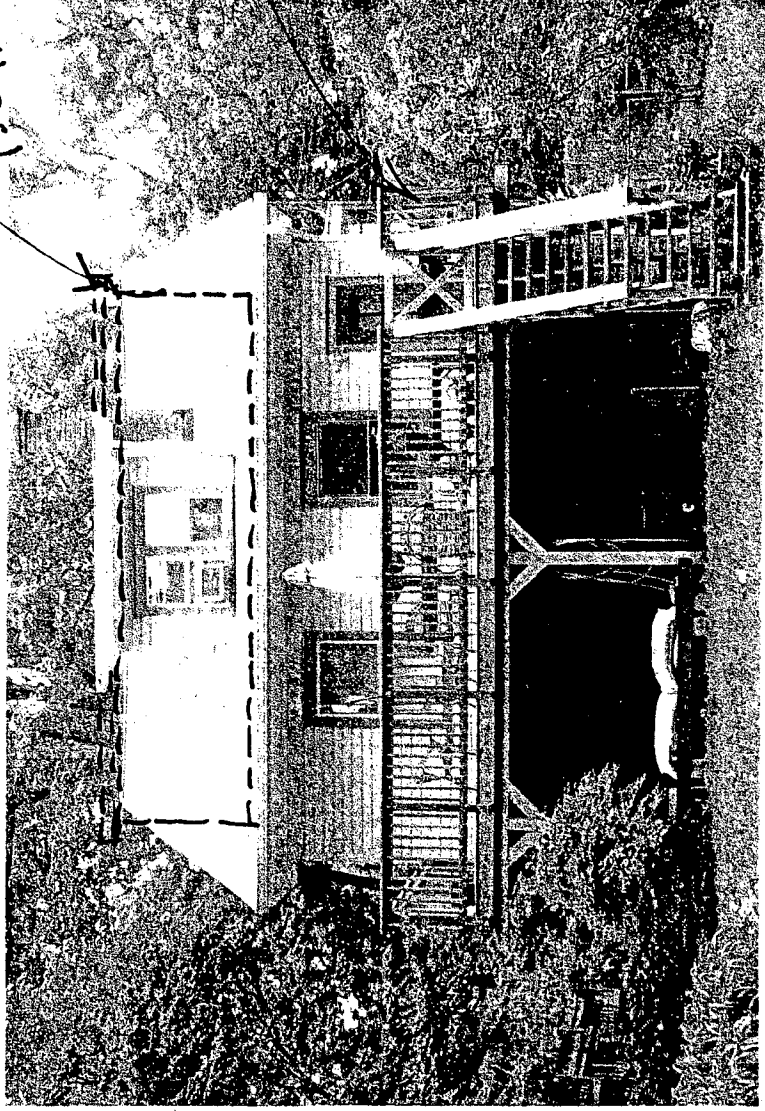
RIGHT SIDE (2)



7228 SPRUCE AVE., TAKOMA PARK, MD 20912

SHED  
DORMER TO BE  
EXTENDED TO SIDES  
(3'-0" FROM EA. SIDE)

DECK  
TO BE  
REMOVED



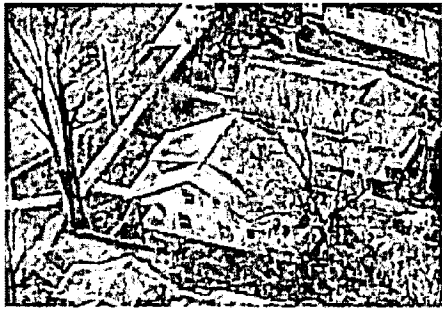
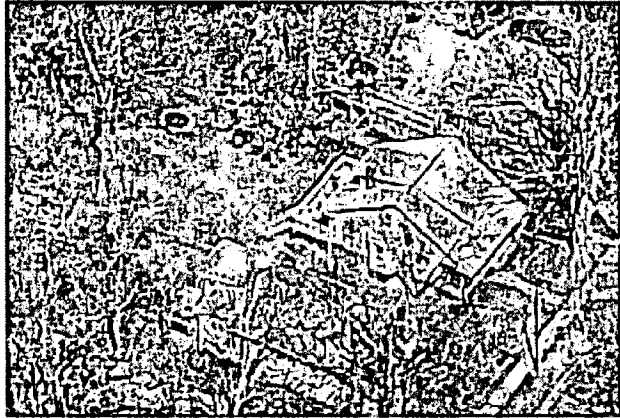
REAR VIEW (3)



LEFT SIDE (4)



retaining wall to be replaced



**Richard J. Vitullo**

---

**From:** Todd Bolton [ToddB@takomagov.org]  
**Sent:** Thursday, November 15, 2007 3:03 PM  
**To:** vitullostudio@earthlink.net  
**Subject:** Application

Rick,

I was out and posted the Tree Protection Notification at 7228 Spruce today. The comment period will end on November 30, and we should be done with the paper work the following Monday.

Todd  
301-891-7612

11/15/2007

Staff Item  
7228 Spruce, Takoma Park  
Anne Fothergill

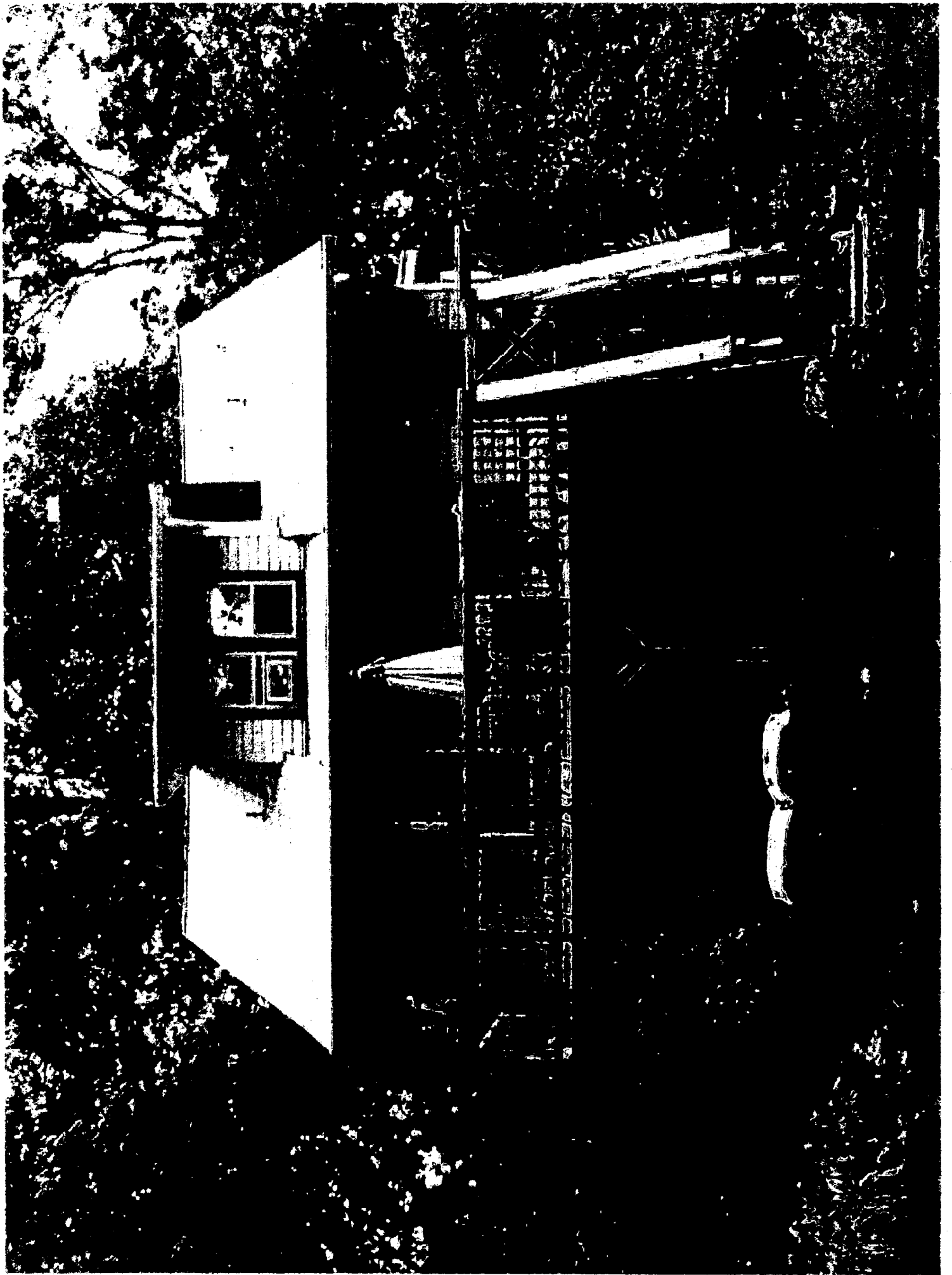
This is a Contributing Resource and the HPC approved a rear addition to this house. The applicants would like to remove the chimney at the rear of the existing house.

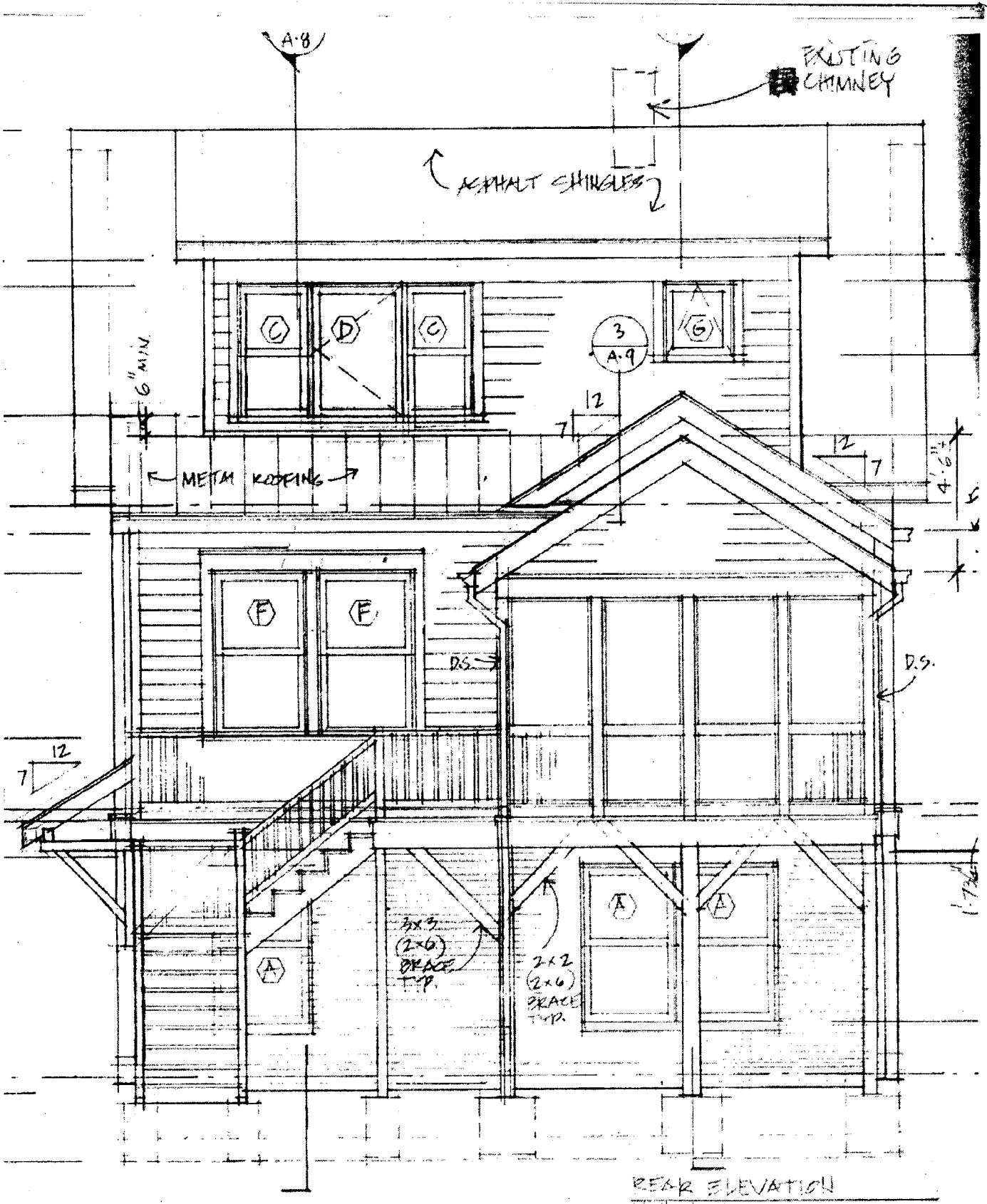
Should staff approve this at the staff level or do they need to submit a revised HAWP?

ok b/c it's not  
visible

HPC 11-14-07







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