

7209 Spruce Ave.
Takoma Park

MAWP 373-07PP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 12/21/07

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Anne Fothergill *AF*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #472378 - Window replacement

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 December 19, 2007 meeting.

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: Bruce and Gene Sidwell
Address: 7209 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
455 PINE AVE. 1ST FLOOR ROLY BLDG. CP 20850
BETHESDA, MD

DPS-#8
RECEIVED

NOV 15 2007

HISTORIC PRESERVATION COMMISSION
301/563-3400

DIV. OF CASE WORK MGT

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Bruce A. Sidwell
Daytime Phone No.: 301-270-5846

Tax Account No.: _____
Name of Property Owner: BRUCE + Gene E. SIDWELL Daytime Phone No.: 301-270-5846
Address: 7209 SPRUCE AVE, TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: Heritage Bldg & Renov. Inc. Phone No.: 301-270-4799
Contractor Registration No.: MHIC 32422
Agent for Owner: RICK LEONARD Daytime Phone No.: 301-270-4799

LOCATION OF BUILDING/PREMISE

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

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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/Well (complete Section 4) Other: replace 2 windows
1B. Construction cost estimate: \$ 2400
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.

Bruce G. Sidwell Nov 14, 2007
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 12-21-07
Application/Permit No.: 472378 Date Filed: 11/22/07 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:

The subject house, a contributing resource in the Takoma Park Historic District, is a one and one half story, side gabled, stucco clad craftman style frame dwelling with front porch and dormer.

The house is sited on a 50' x 235' city lot and is surrounded by modestly scaled craftsman era homes.

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

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

The proposal is to replace 2 aluminium single-pane windows (23" x 35") on 2nd floor bedroom on driveway side of house with weathershield primed wood awning windows (top hinged, crankopen). New windows will have insulating glass and screens. They will improve the looks and energy efficiency of the house.

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.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7209 Spruce Avenue, Takoma Park	Meeting Date:	12/19/07
Applicant:	Bruce and Gene Sidwell (Rick Leonard, Agent)	Report Date:	12/12/07
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	12/05/07
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-07PP	Staff:	Anne Fothergill

PROPOSAL: Window replacement

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this HAWP application.

PROJECT DESCRIPTION

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

PROPOSAL

The applicants are proposing to replace two metal slider windows on the second floor, right side of the house. They are proposing to replace them with wood awning windows in the same openings.

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

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.

STAFF DISCUSSION

The proposed replacement of metal windows with wood windows in the same openings on a side elevation of a Contributing Resource is an allowable change and staff recommends approval

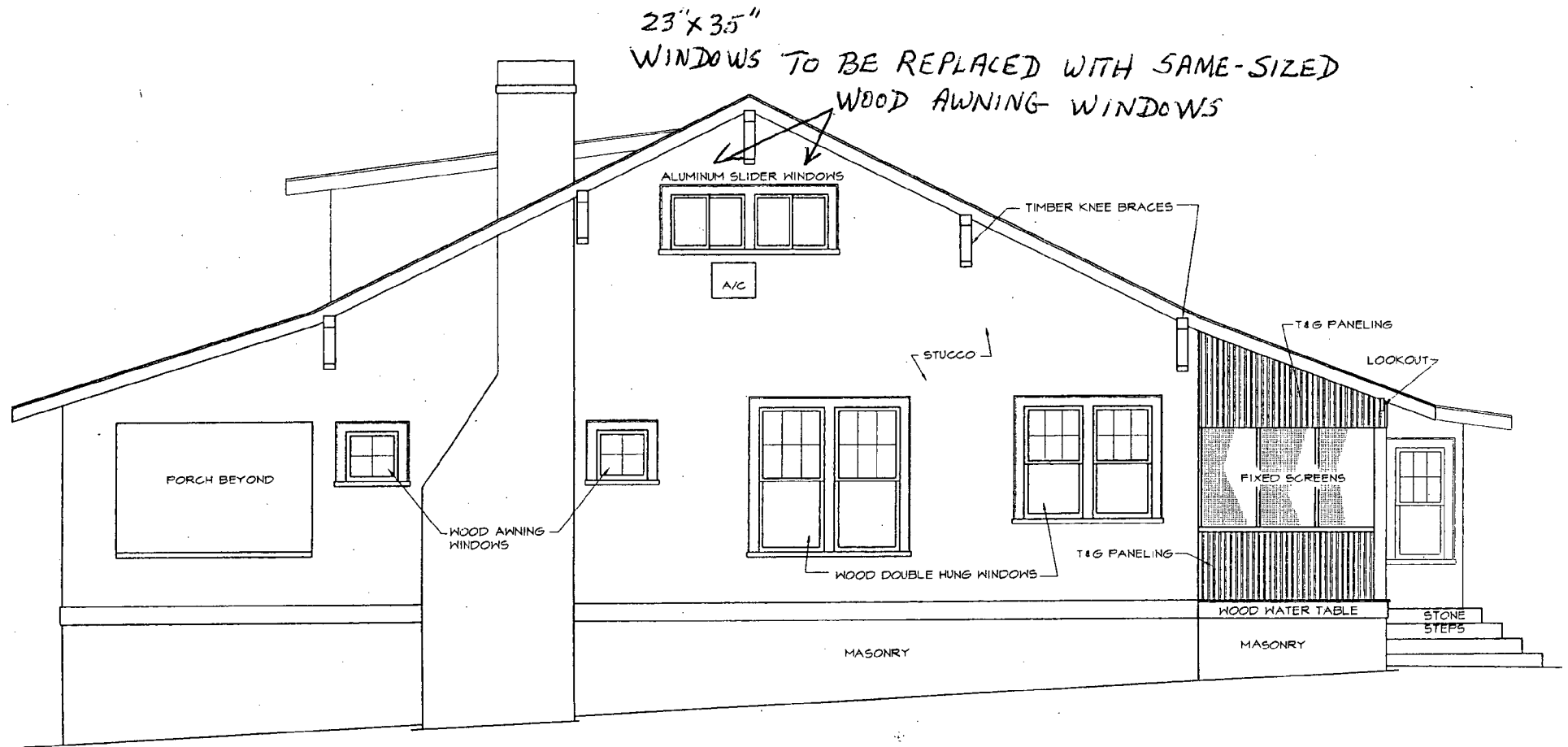
STAFF RECOMMENDATION

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*;

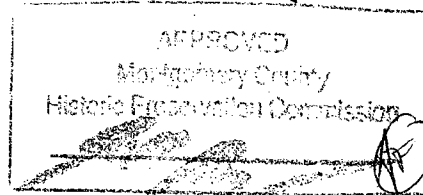
and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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.



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

2/4



12-21-07

7209 spruce ave.

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Existing Property Condition Photographs (duplicate as needed)



Detail: CLDSE-UP of ALUMINUM WINDOWS TO BE REPLACED



Detail: DRIVEWAY-SIDE 2nd STORY WINDOWS FROM STREET

Applicant: BRUCE SIDWELL

Page:

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

Owner's mailing address

7209 SPRUCE AVE
TAKOMA PARK, MD
20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

READ, Edward & L.T.
7207 SPRUCE AVE
TAKOMA PARK, MD
20912

DAVIS, Shirley E.
7210 SPRUCE AVE.
TAKOMA PARK, MD
20912