

7107 Cedar Avenue, Takoma Park  
[HRC Case # 37103-11M]  
Takoma Park Historic District



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Acting-Chairperson

Date: March 9, 2011

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #562054, siding replacement and alterations to house and rear deck

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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** at the March 23, 2011 meeting.

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: Susan Gerone

Address: 7107 Cedar 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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Susan Gerone  
Daytime Phone No. (240) 472-4786

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

Name of Property Owner: Susan Gerone Daytime Phone No.: (240) 472-4786

Address: 7107 Cedar Ave Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: Jeremiah Wright Phone No.: (202) 387-3226

Contractor Registration No.: MD # 123643

Agent for Owner: Self Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7107 Street: Cedar Avenue  
Town/City: Takoma Park Nearest Cross Street: Eastern Ave NW  
Lot: 24 Block: 4 Subdivision: 25  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

- 1A. CHECK ALL APPLICABLE:
- |                                    |   |  |  |  |  |   |  |                               |
|------------------------------------|---|--|--|--|--|---|--|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend             | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Stab                            | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch                    | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze                | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace                       | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |  |                               |
| <input type="checkbox"/> Revision  | <input checked="" type="checkbox"/> Repair  | <input type="checkbox"/> Revocable                 | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>siding</u> |  |   |  |                               |
- 1B. Construction cost estimate: \$ 25,000
- 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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.

Susan Gerone \_\_\_\_\_ 9/28/2010  
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 4/21/11

Application/Permit No.: 5612054 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

3 story single family home built in 1985.  
Back deck rotting and in disrepair.  
Wood composite panel siding is  
warped, water-damaged, insect-damaged  
1/2 dry rotted. Window sills/frames  
weather damaged.  
No historic structures

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

Home improvement - reside house  
with hard plank lap and re frame windows  
and doors with 1/2" pvc trim board.  
Replace deck flooring with trex and  
replace deck railing with column balusters  
and railing with porch trim as on front porch.

**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 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.

# 4. MATERIALS.

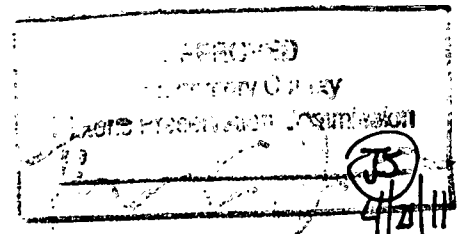
## DECK:

1. pressure-treated deck beams/posts as needed.  
contractor will replace rotten materials
2. trex plank flooring
3. wood balusters and railing, column  
and trim to match existing front  
porch trim.

SIDING: James Hardie 1 lap (4 inch width) in  
beaded  
Heathered moss.

## WINDOW/DOOR FRAMES -

Versatex 3" width



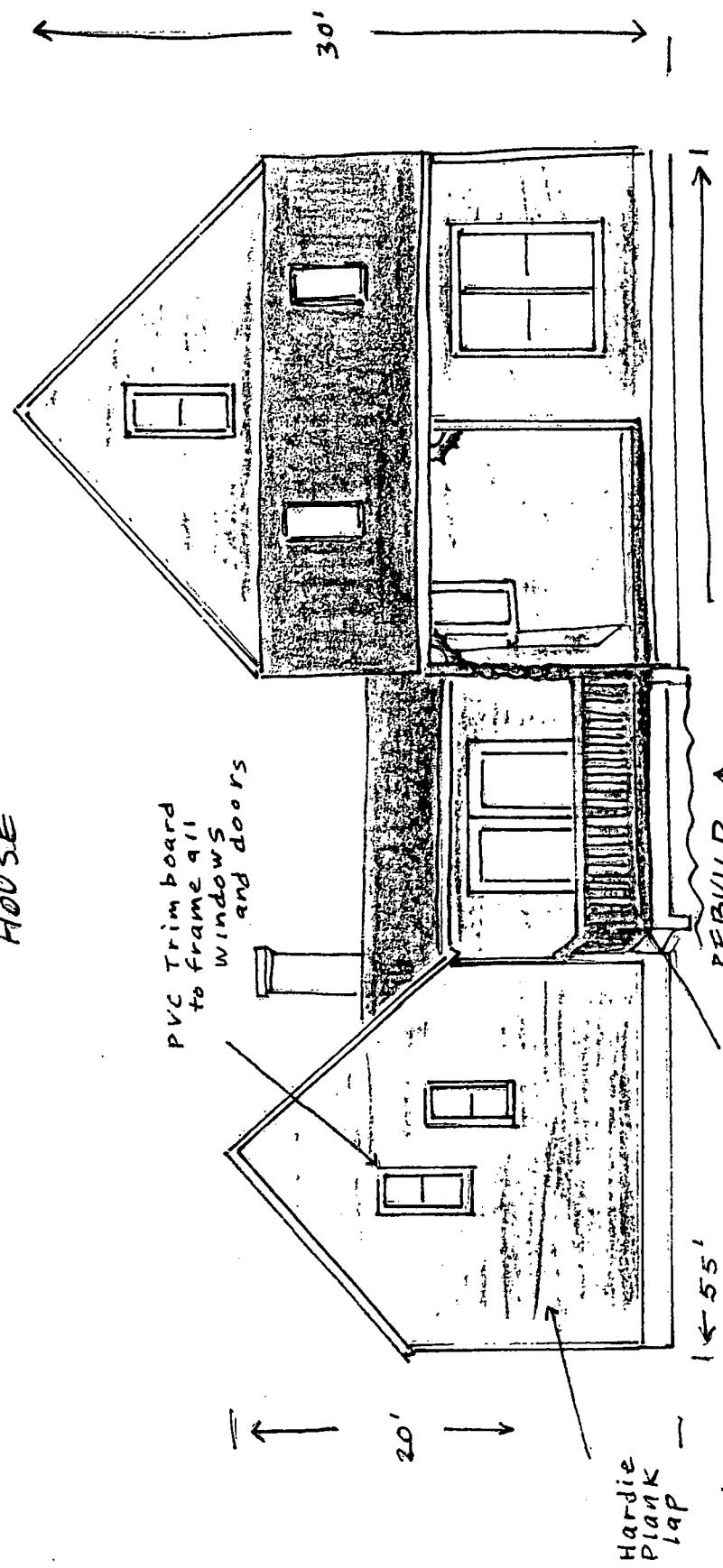
7107 CEDAR  
SUSAN GERONE

SUSAN GERONE

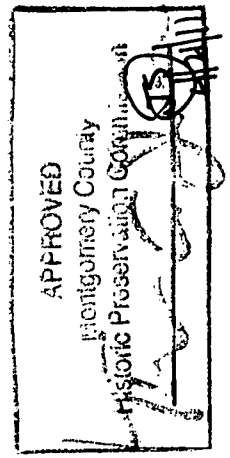
7107 CEDAR

PLANS & ELEVATION

BACK (EAST ELEVATION) OF HOUSE

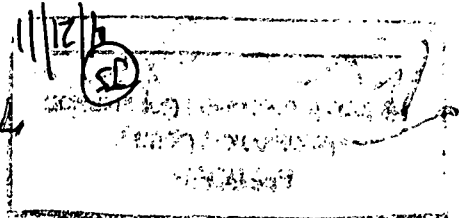


1/8" = 1'



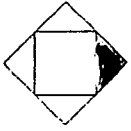
SUSAN GERONE, 7107 CEDAR AVENUE

1/11/2011

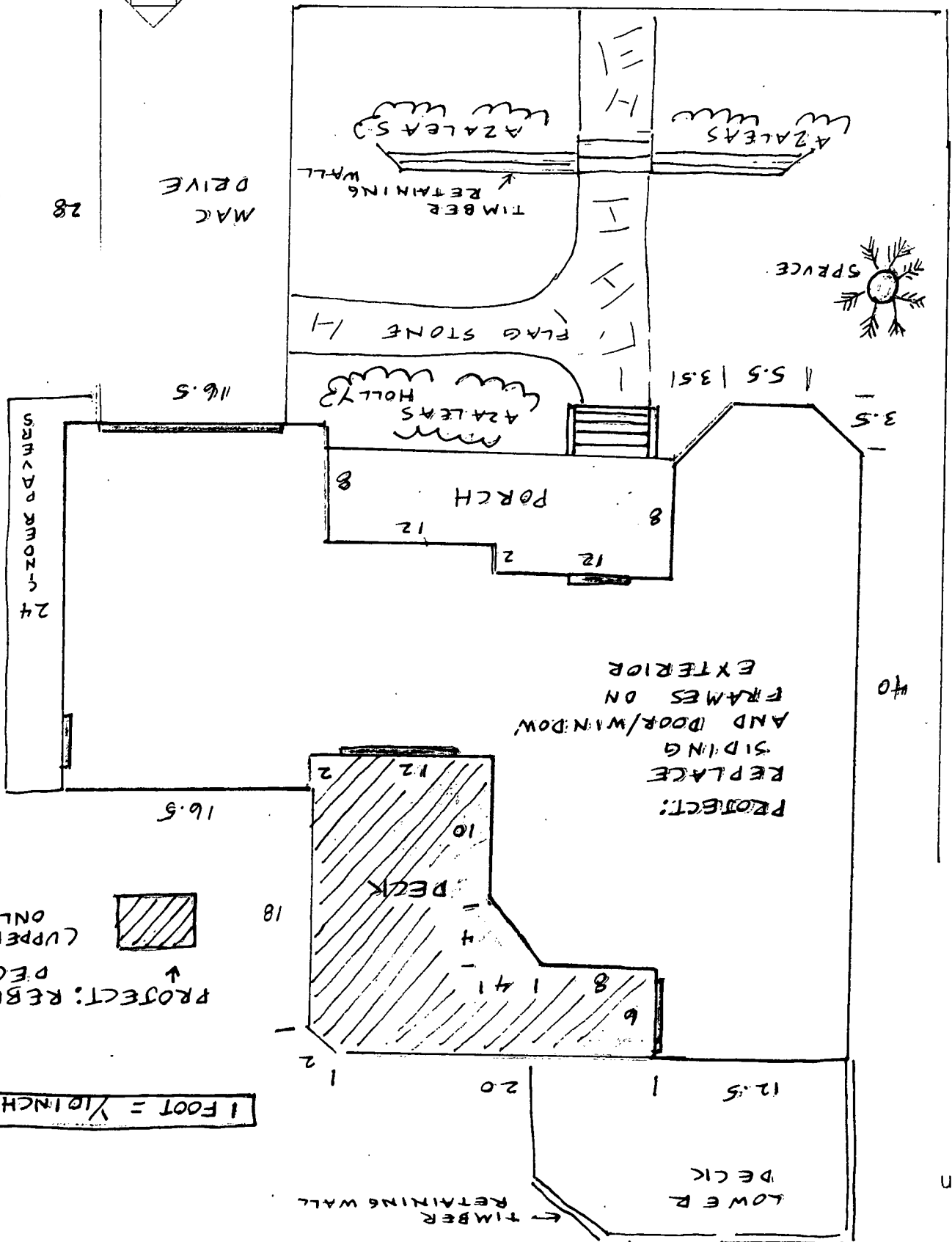
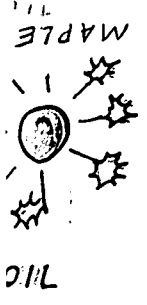


7107 Cedar Avenue

Shade portion to indicate North



SIDE WALK



7109  
MAC  
DRIVE

PROJECT:  
REPLACE  
SIDING  
AND DOOR/WINDOW  
FRAMES ON  
EXTERIOR

PROJECT: REBUILD  
(UPPER  
ONLY)  
DECK

1 FOOT = 1/10 INCH

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

<b>Address:</b>	7107 Cedar Avenue, Takoma Park	<b>Meeting Date:</b>	3/23/2011
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	3/16/2011
<b>Applicant:</b>	Susan Gerone	<b>Public Notice:</b>	3/9/2011
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	37/03-11M	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Siding replacement and alterations to house and rear deck		

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Takoma Park Historic District  
**STYLE:** Victorian Revival  
**DATE:** c1980s

**PROPOSAL**

The applicant is proposing to:

1. Remove the existing wood composite siding and trim from all elevations of the house and install fiber cement siding and composite material trim
2. Remove and replace the existing pressure treated wood decking and install composite material decking in the same location. (*The subject deck is located in the rear yard of the property*)
3. Remove the existing pressure treated wood deck railing system and install a wooden railing system. The proposed railing system style will be consistent with the front porch railing system. (See attached photo on Circle   11  ).

**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***

Non-Contributing Resources are either buildings that are of little or no architectural historical significance



to the historic district or are newer building that have been constructed outside of the district's primary period of historical importance. These types of resources should receive the most lenient level of design review. Most alterations to Non-Contributing Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of Non-Contributing Resources should be permitted. However, any new building constructed in the place of a demolished building should be reviewed under the guidelines for new construction that follow.

***Montgomery County Code; Chapter 24A***

- (a) 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.
- (b) 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 an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***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.

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

### **STAFF DISCUSSION**

Staff supports the proposed alterations to the subject property. The subject property is a Non-Contributing Resource. The proposed deck alterations are confined to the rear elevation of a mid-block property; as such the impact on the streetscape of the historic district will be negligible. The removal of the existing wood composite siding and trim and installation of a new composite material will have no impact on the streetscape of the district.

Staff finds the proposed alterations, as being consistent with Chapter 24A-8(b)(1) & (2), *Standards # 9 and 10*, and the Takoma Park Guidelines, which state:

“Non-Contributing Resources are either buildings that are of little or no architectural historical significance to the historic district or are newer building that have been constructed outside of the district’s primary period of historical importance. These types of resources should receive the most lenient level of design review. Most alterations to Non-Contributing Resources should be approved as a matter of course.”

Staff is recommending approval of this application.

### **STAFF RECOMMENDATION**

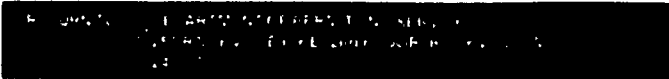
Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b)(1) & (2);

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

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Susan Gerone
Daytime Phone No. (240) 472-4786

Tax Account No.:
Name of Property Owner: Susan Gerone Daytime Phone No.: (240) 472-4786
Address: 7107 Cedar Ave Takoma Park MD 20912
Contractor: Jeremiah Wright Phone No.: (202) 387-3226
Contractor Registration No.: MD # 123643
Agent for Owner: Self Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7107 Street: Cedar Avenue
Town/City: Takoma Park Nearest Cross Street: Eastern Ave NW
Lot: 24 Block: 4 Subdivision: 25
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
Revision Repair Revocable Fence/Wall (complete Section 4) Other: siding
1B. Construction cost estimate: \$ 25,000
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.

Susan Gerone
Signature of owner or authorized agent

9/28/2010
Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 5612054 Date Filed: Date Issued:

**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:

3 story single family home built in 1985.  
Back deck rotting and in disrepair.  
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warped, water-damaged, insect-damaged  
& dry rotted. Window sills & frames  
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6. **TREE SURVEY**

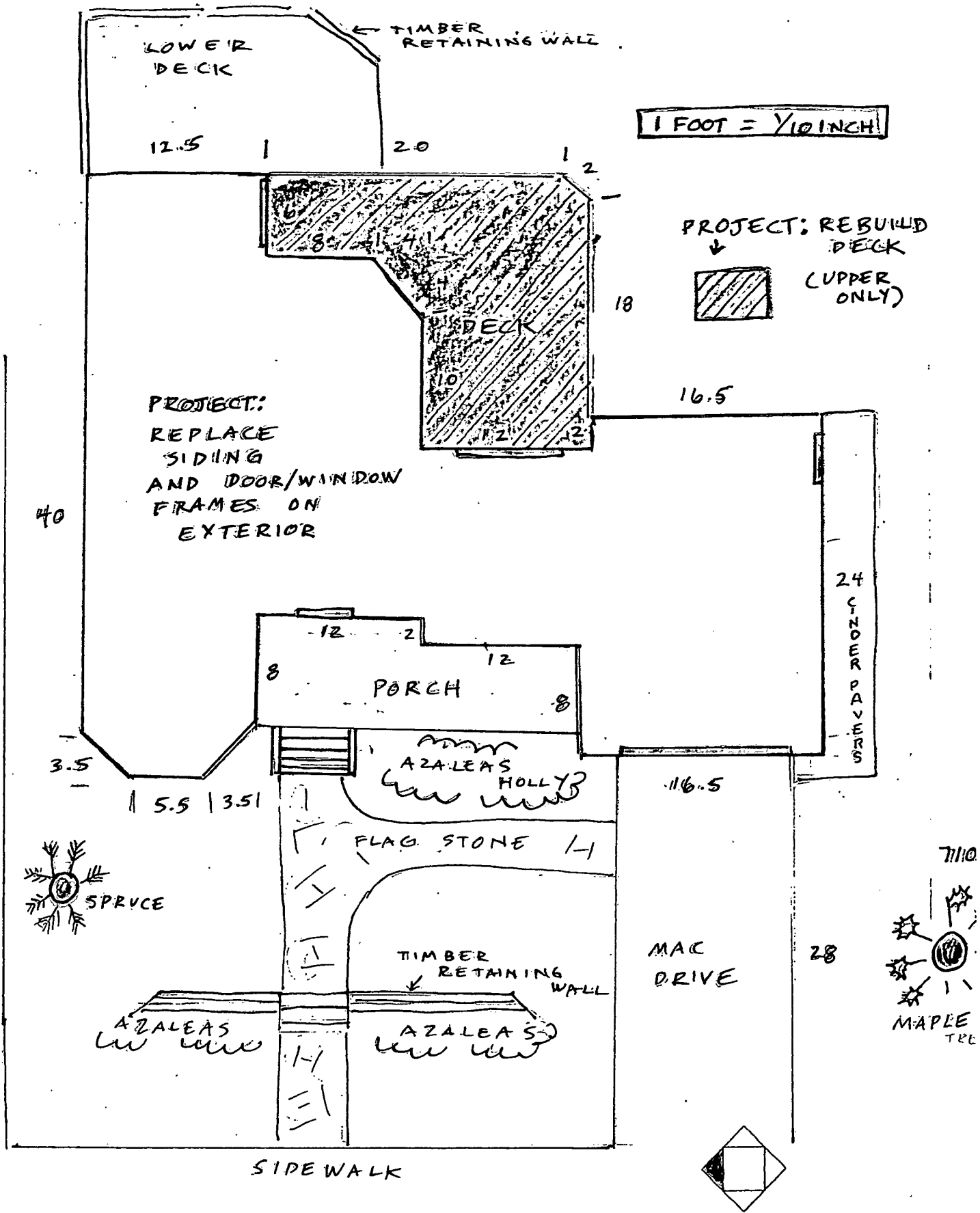
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Site Plan



7107 Cedar Avenue

Shade portion to indicate North

Applicant: Susan Gerone

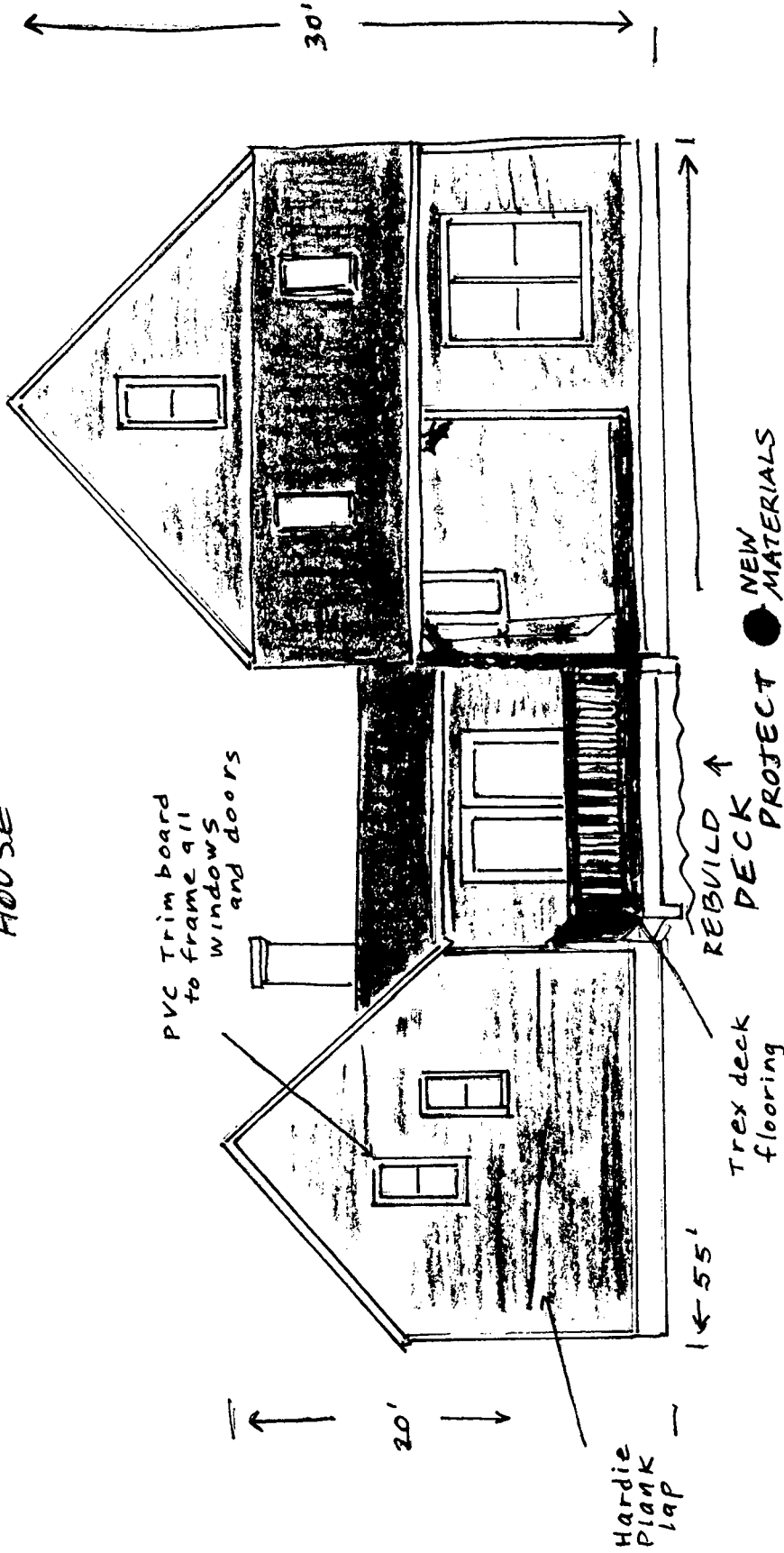
1/11/2011

Page: 6

7107 CEDAR SUSAN GERONE

PLANS & ELEVATION

BACK (EAST ELEVATION) OF HOUSE



4 SUSAN GERONE, 7107 CEDAR AVENUE

#### 4. MATERIALS.

##### DECK:

1. pressure-treated deck beams/posts as needed.  
Contractor will replace rotten materials
2. trex plank flooring
3. wood balusters and railing  $\frac{1}{2}$  column  
and trim to match existing front  
porch trim.

SIDING: James Hardie <sup>beaded</sup> lap (4 inch width) in  
Heathered moss.

WINDOW/DOOR FRAMES -

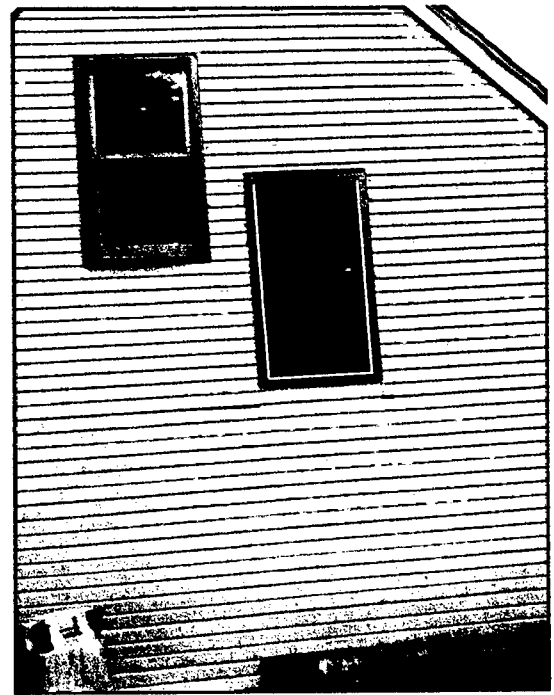
Versatex 3" width

7107 CEDAR  
SUSAN GERONE

(8)







1. EXISTING DECK TO BE REPLACED
  2. " " " " (NOTICE PILLAR - DETACHED)\*
  3. BACK VIEW
  4. DETAIL OF EXISTING SIDING IN POOR CONDITION
- PROPOSED NEW DECK WILL HAVE RAILINGS, POSTS, BALUSTERS,  
BRACKETS TO MATCH FRONT PORCH

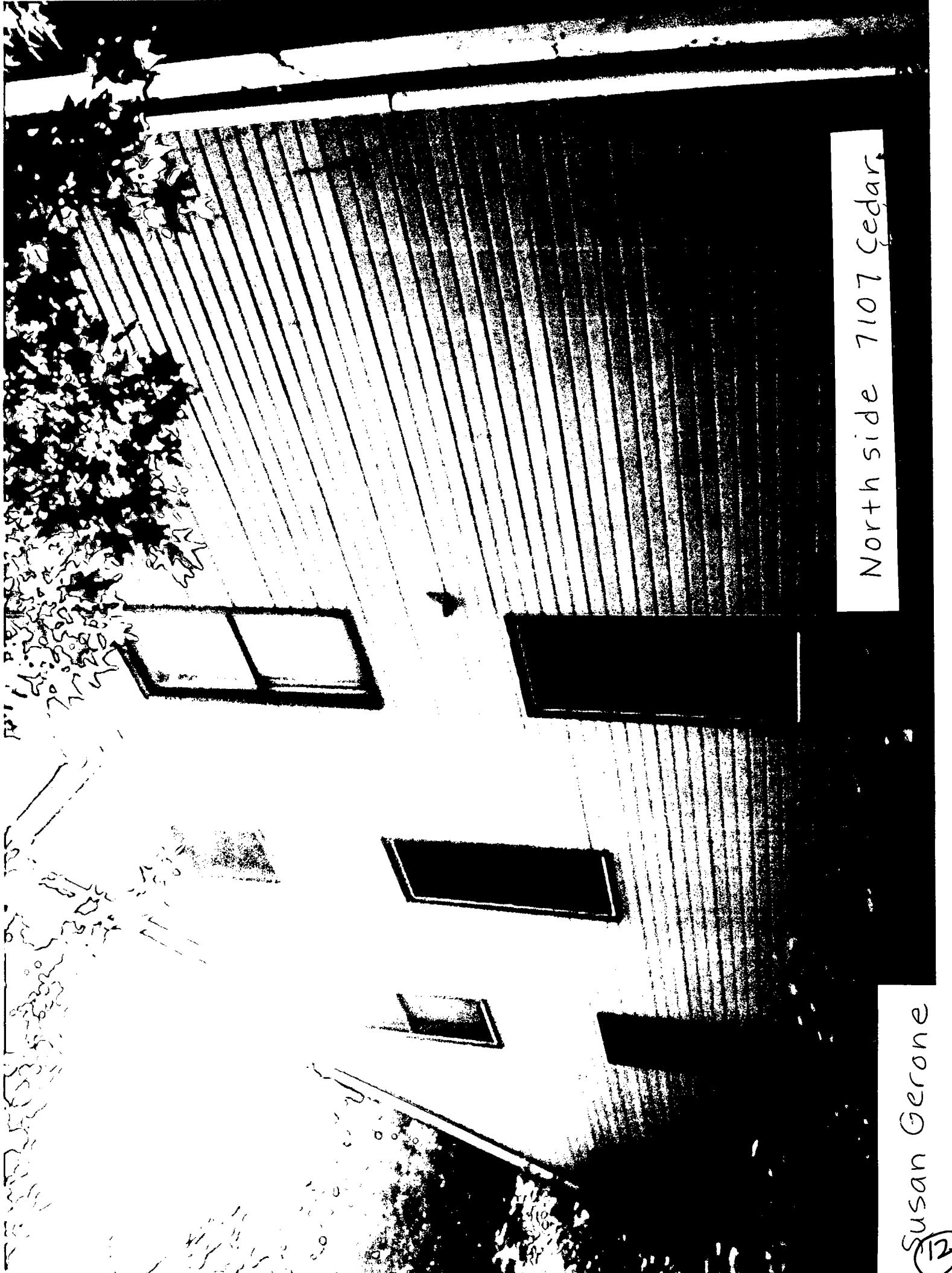
SUSAN GERONE, 7107 CEDAR AVE

10



Street view of 7107 Cedar

Ⓕ Susan Gerone



North side 7107 Cedar

Susan Gerone  
12

7107 Cedar

Example of siding's condition



sill rot

water damage

Susan Gerone

(13)