

7213 Cedar Avenue, Takoma Park
[HPC Case # 37103-11R]
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: February 21, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #565295 & 581291, garage demolition and new garage construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). These applications were approved at the May 11, 2011 and October 26, 2011 meetings.

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

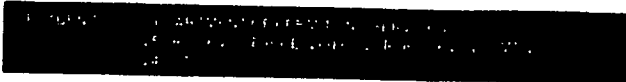
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Catherine Forster and James Clark

Address: 7213 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 to schedule a follow-up site visit.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

APR 04 2011
AK

Contact Person: Catherine Forster

Daytime Phone No.: 202.994.1008

Tax Account No.: 01068950

Name of Property Owner: Catherine Forster + James Clark Daytime Phone No.: 202.994.1008

Address: 7213 Cedar Ave. Takoma Park MD 20912
Street Number City State Zip Code

Contractor: David Hoskins Phone No.: 301.602.7174

Contractor Registration No.: 46783

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7213 Street: Cedar Ave.

Town/City: Takoma Park Nearest Cross Street: Tulip

Lot: 8 Block: 5 Subdivision: Gilbert's Addition

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
- Single Family
- Fence/Wall (complete Section 4)
- Other: garage/shed

1B. Construction cost estimate: \$ _____

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/assessment

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.

Catherine A. Kadar
Signature of owner or authorized agent

Approved: _____
 Disapproved: _____
 Application/Permit No.: 565295
 Date Filed: _____ Date Issued: _____

Chairperson, Historic Preservation Commission

Date Received in DPS:
 Mail Log # 271925
 APR - 4 2011
 Assigned To: Yvette Cooper

SEE REVERSE SIDE FOR INSTRUCTIONS



HISTORIC PRESERVATION COMMISSION
301/563-3400

581291

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: dhaden@erols.com Contact Person: DANA HADEN
 Tax Account No.: 01068950 Daytime Phone No.: 301-270-5811
 Name of Property Owner: JIM CLARK, CATHY FORSTER Daytime Phone No.: 301-585-6201
 Address: 7213 CEDAR AVE, TAKOMA PARK, MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: DANA HADEN Daytime Phone No.: 301-270-5811

LOCATION OF BUILDING/PREMISE

House Number: 7213 Street: CEDAR
 Town/City: TAKOMA PARK Nearest Cross Street: TULIP
 Lot: 8 Block: 5 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 Slat 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: \$ 60,000
 1C. If this is a revision of a previously approved active permit, see Permit # _____

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 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

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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.

Dana Haden 10/3/11
Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 2/21/12
 Application/Permit No.: _____ Date Recd: _____ Date Issued: _____

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7213 Cedar Avenue, Takoma Park	Meeting Date:	5/11/2011
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/4/2011
Applicant:	Catherine Forster and James Clark	Public Notice:	4/27/2011
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-11R	Staff:	Josh Silver
PROPOSAL:	Garage demolition and new garage construction		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c1915-20

PROPOSAL:

The applicant is proposing to demolish a 209 square foot, 1 story garage in the rear yard of the property and construct a 1 story, garage with the same building footprint. If practicable the applicants intend to repair and reuse the existing foundation for the proposed garage.

Material specifications for the proposed garage include wooden lap siding and shingles, asphalt shingle roofing and wooden double-hung windows. The existing double outward swinging garage doors will be repaired and reused for the new garage.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

- (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.)

STAFF RECOMMENDATION:

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

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. 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 to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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Catherine Forster
Signature of owner or authorized agent

_____ Date

Date Received in DPS:

Mail Log # 271925

APR - 4 2011

Assigned To: Steve He Cooper

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 565295 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(3)

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

Owner's mailing address	Owner's Agent's mailing address
7213 Cedar Ave. Takoma Park MD 20912	
Adjacent and confronting Property Owners mailing addresses	
7211 Cedar Ave. Takoma Pk MD 20912 Jill Morningstar + Alistair Fitzpatrick	7212 Maple Ave. Takoma Pk. MD 20912 Frank Lurdin
7215 Cedar Ave. Takoma Park MD 20912 Robert Lanza + Terry Steinberg	
7212 Cedar Ave. Takoma Park MD 20912 Jeanne Farrelly	

1. Written Description of Project

a. Description of existing structure, setting, historical features

The structure was originally built as a single car garage, but is now used as a garden shed (too small for most modern cars, driveway does not extend back to the structure).

Building sits to the side and rear of the house. Roof has a very low pitch- we don't know if this is the original roof. There are two types of siding on the structure- one probably original, the other replacement material. The only sheathing on the building is the siding. Interior of structure has been re-supported with new framing inside the original framing (photos-3, top). A plywood ceiling was added to the interior. Floor is dirt. The two front doors are in decent condition.

1. The cement foundation on the right side is crumbling and fractured (photos-3, bottom).
2. Original framing is water and termite damaged, particularly on the right side (left side is in better condition). Window frame (on right) is eaten away and racked (photos-3, photos-4).
3. Roof is caved in at its center so that water pools and slowly leaks through ceiling and onto building floor (photos-2 bottom). Roof rafters are broken and eaves are rotted (photos-2, top). The plywood ceiling is severely water damaged and moldy (photos-4, top left).
4. Despite an attempt to shore-up the structure by adding interior framing, the entire structure leans to the right and to the rear (photos 5, top left; photo-1, bottom).

b. General description of project, effects

The roof and rafters are unsalvageable. The foundation and wood structure are water damaged and termite eaten in part (left side is in better condition than the right). The cement foundation is crumbling on the right.

Because of these extensive problems we would like to:

1. raze the structure, salvaging the two large front doors (photos-5, top right, bottom).
2. repair the foundation (or replace it if it is too damaged) and pour a cement floor
3. rebuild the structure but with a more steeply pitched roof (as seen on many other similar structures on the block)
4. restore and reuse the original front doors

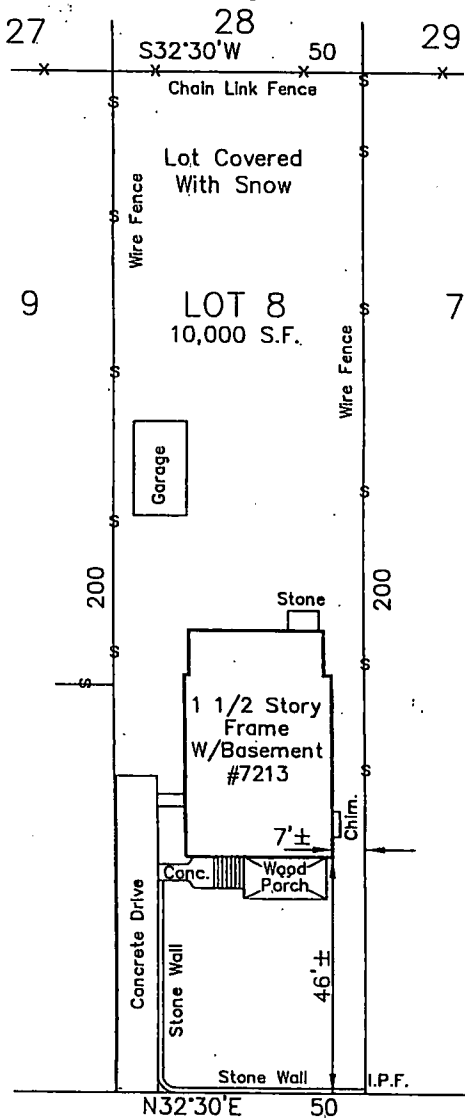
Materials

- Foundation repair, floor, ramp to front doors: poured concrete
- Standard 2 x 4 framing, 16" OC
- 6 in 12 roof pitch, standard stick framing using rafters (16" OC), ridge board, ceiling joists, and collar beams; rafter ends open to match existing
- double 2 x 8 headers over windows; double 2 x 12 headers over door on gable end
- 1/2" plywood sheathing on walls and roof
- German siding on walls to match existing
- cedar shingles on front and back gable ends to match house
- two wood double hung windows to match house
- two original, restored wood entry doors with hinges
- asphalt roofing shingles
- garage will be painted to match house

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

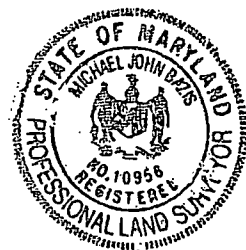
NOTES:

- (1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
Date of Map: 8-5-91
Flood Zone: "C"
- (2) No property corners found or set unless otherwise noted.
- (3) The accuracy of this survey and the apparent setback distances is 2'±



CEDAR AVENUE
40' R/W

LOCATION DRAWING
LOT 8 BLOCK 5
B.F. GILBERT'S ADDITION
TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

Michael J. Bazis
Michael J. Bazis RPLS #10956

THIS SURVEY IS FOR TITLE PURPOSES ONLY

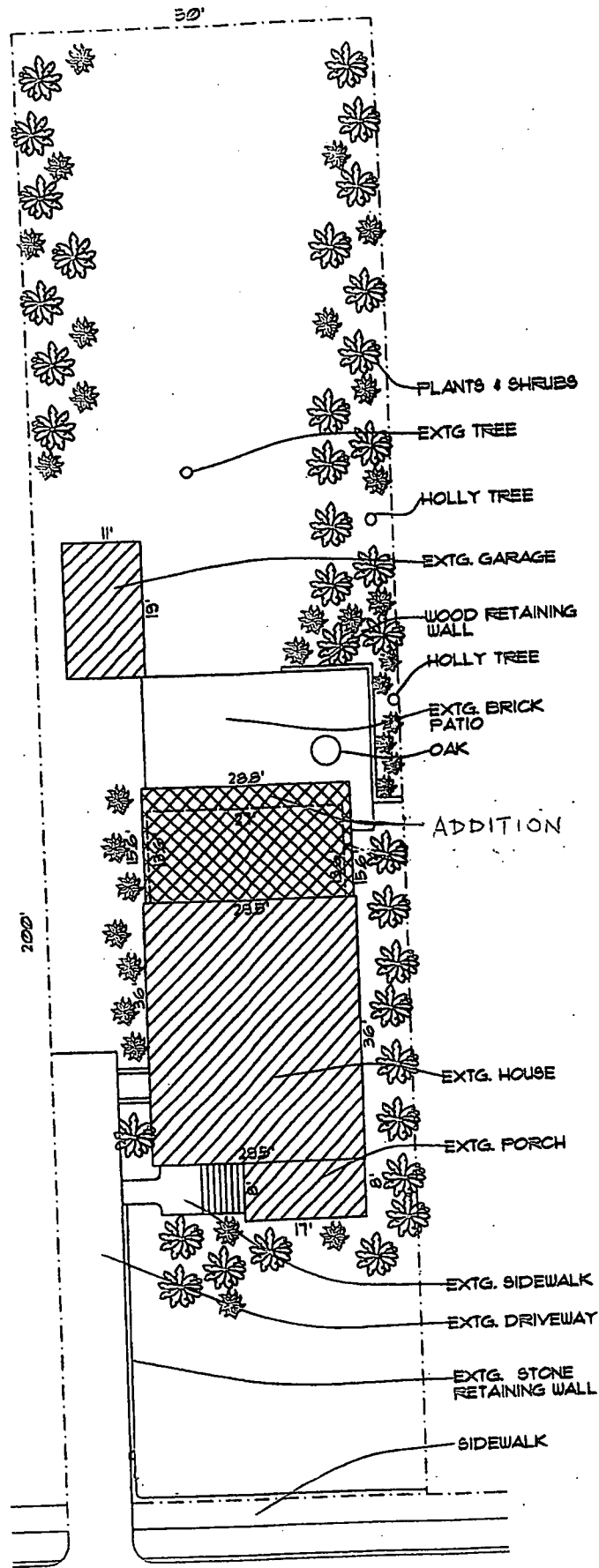
JOB # 10.0015H	DATE 2-19-2010
FIELD JDH	DRAFT JDH
	P.B. "A" P.L. 3
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

10801 LOCKWOOD DRIVE, SUITE 190
SILVER SPRING, MARYLAND 20901
(301)593-8005 FAX (301)681-7216
E-MAIL: rckelly@cavtel.net
www.rcklandsurveyors.com

Foster - Clark

8



CEDAR AVE.

SITE PLAN

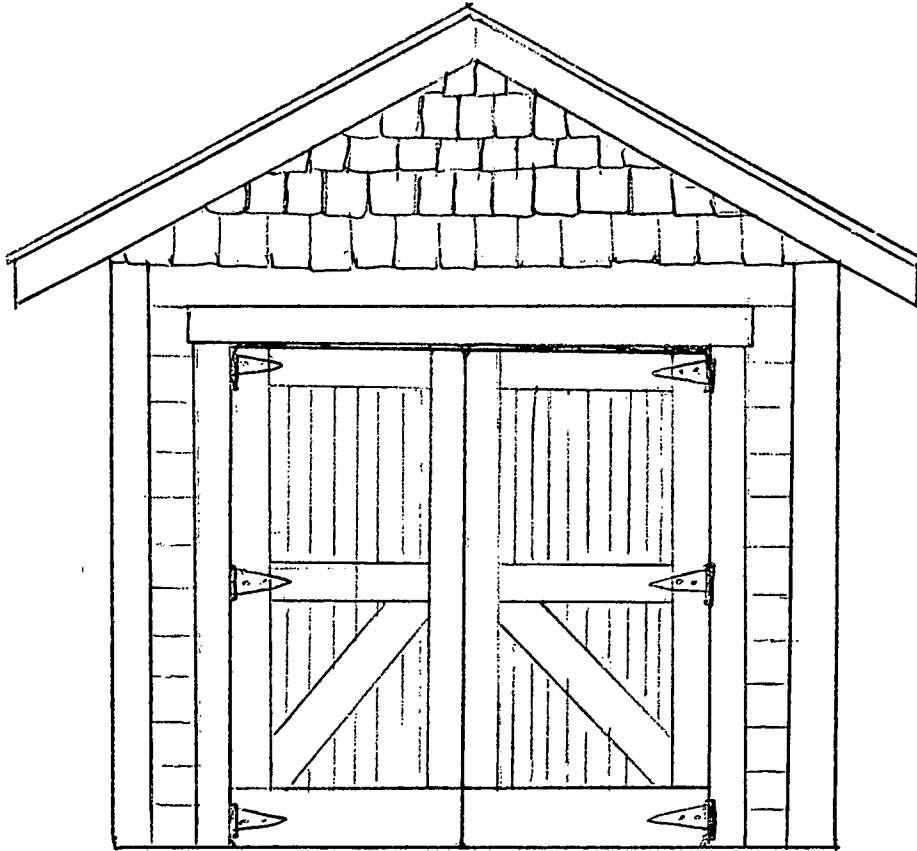
NO SCALE



9/28/10

9

Final Block



1 inch = 3 ft.

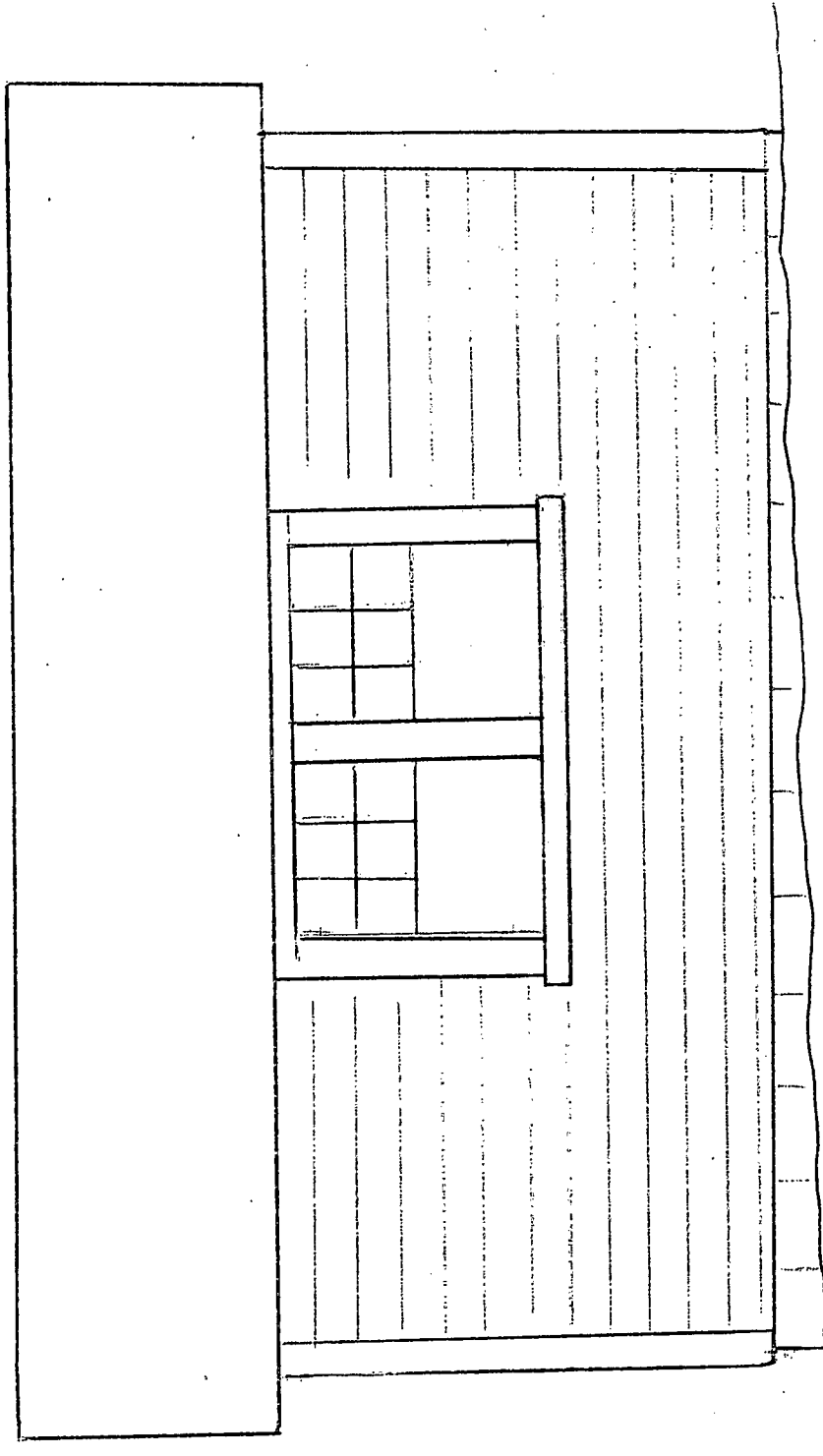
FRONT

ORIGINAL DOORS RESTORED

SIDING TO MATCH ORIGINAL GERMAN SIDING

CEDAR SHINGLES ON TOP TO MATCH HOUSE

REAR ELEVATION: IDENTICAL EXCEPT NO DOORS (OR WINDOWS)

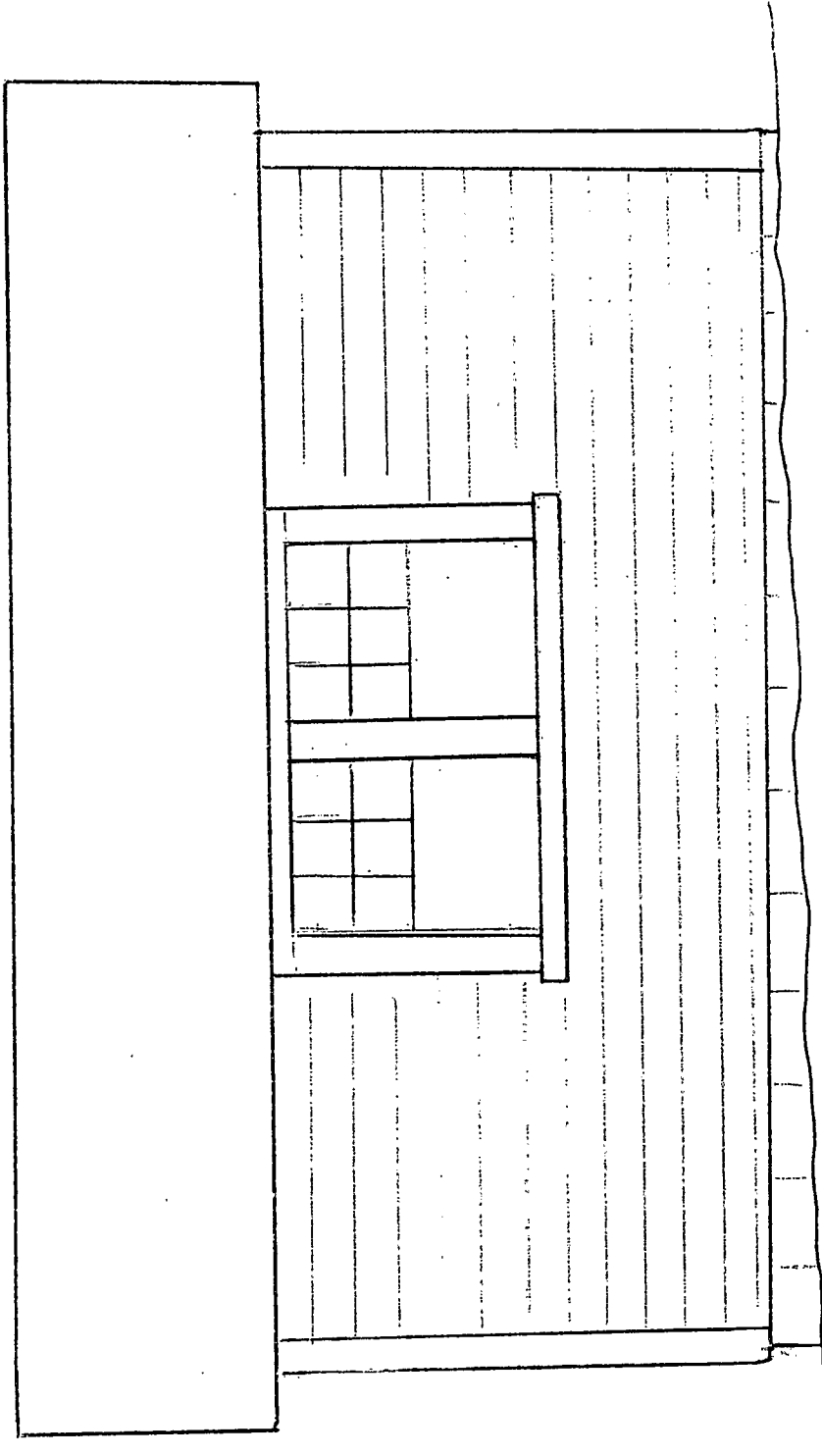


1 inch = 3 ft.

RIGHT SIDE
DOUBLE HUNG WINDOWS SALVAGED + RESTORED
FROM HOUSE RENOVATION PROJECT
SIDING TO MATCH ORIGINAL GERMAN SIDING

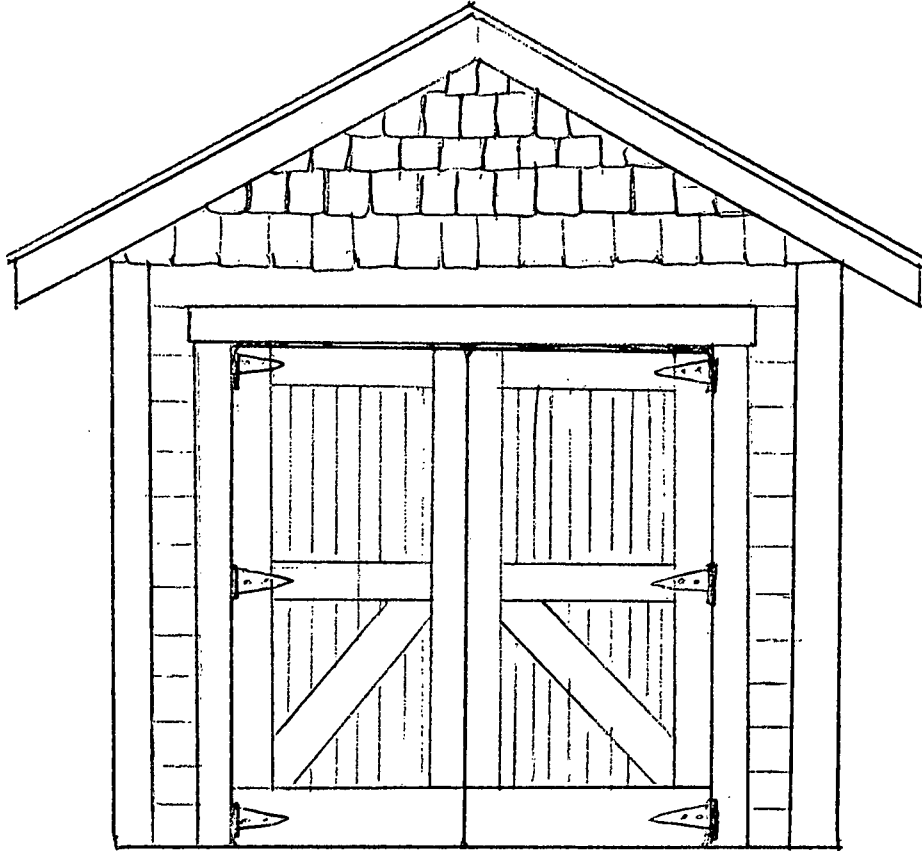
LEFT SIDE ELEVATION IDENTICAL EXCEPT NO WINDOWS





1 inch = 3 ft.

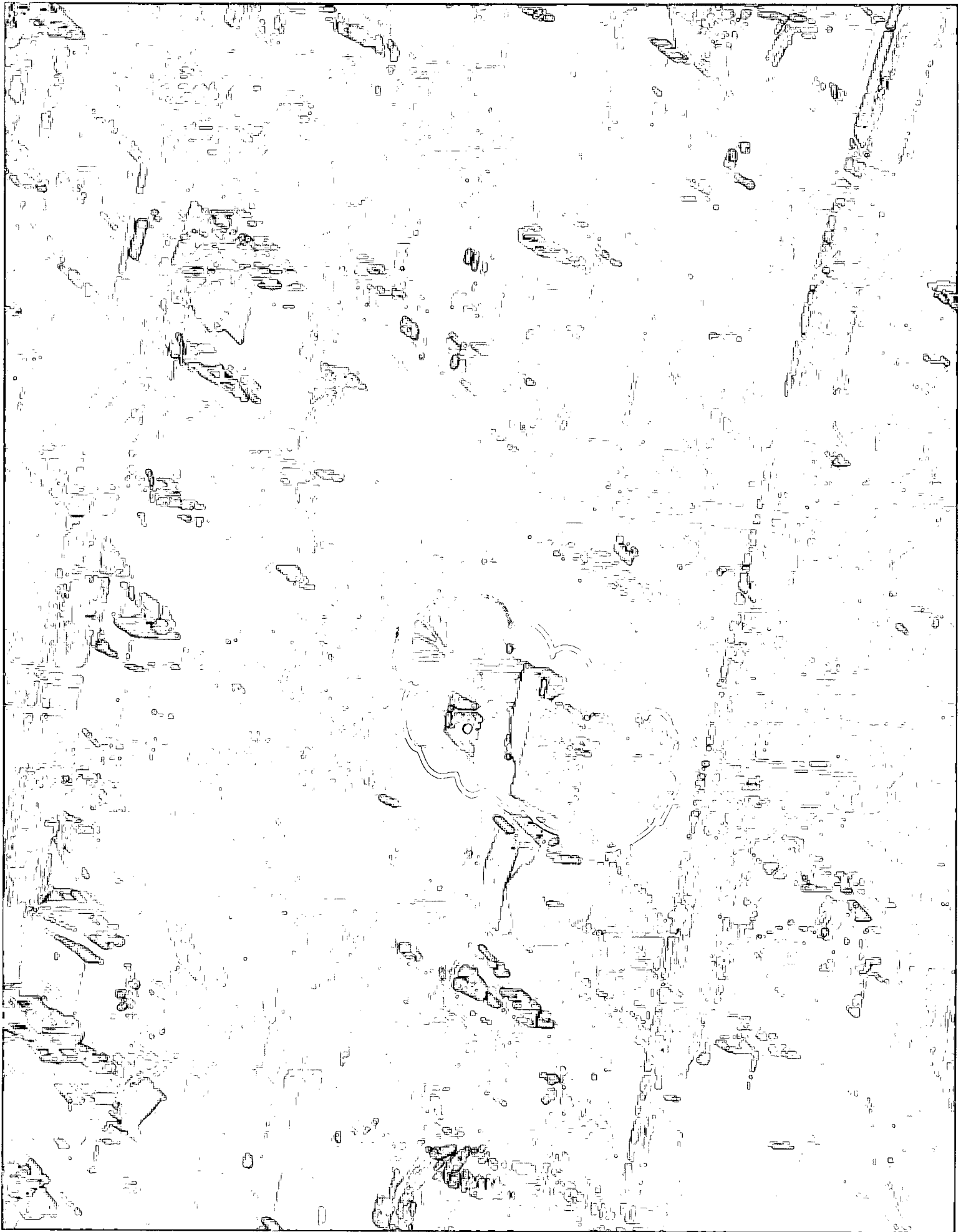
RIGHT SIDE
DOUBLE HUNG WINDOWS SALVAGED + RESTORED
FROM HOUSE RENOVATION PROJECT
SIDING TO MATCH ORIGINAL GERMAN SIDING



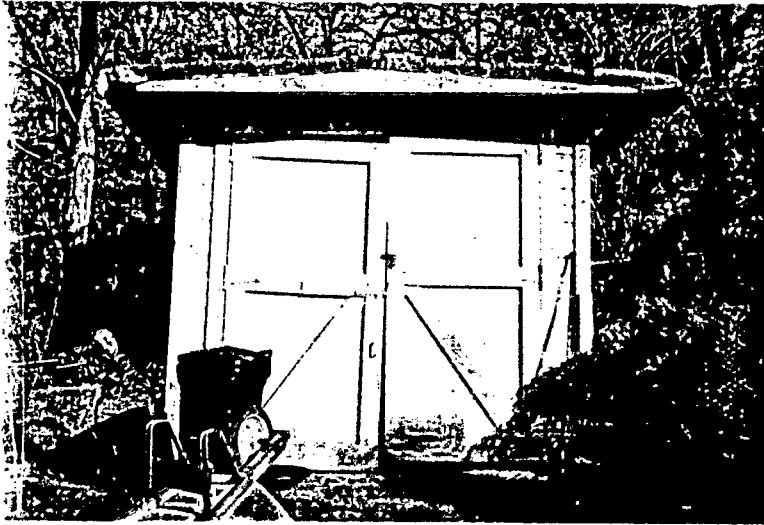
1 inch = 3 ft.

FRONT

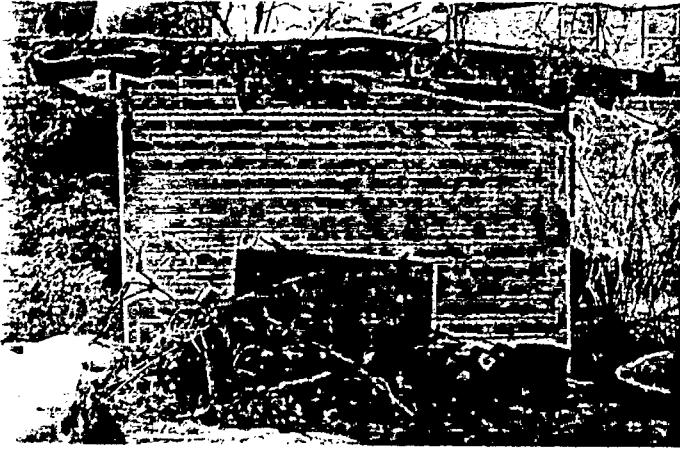
ORIGINAL DOORS RESTORED
SIDING TO MATCH ORIGINAL GERMAN SIDING
CEDAR SHINGLES ON TOP TO MATCH HOUSE







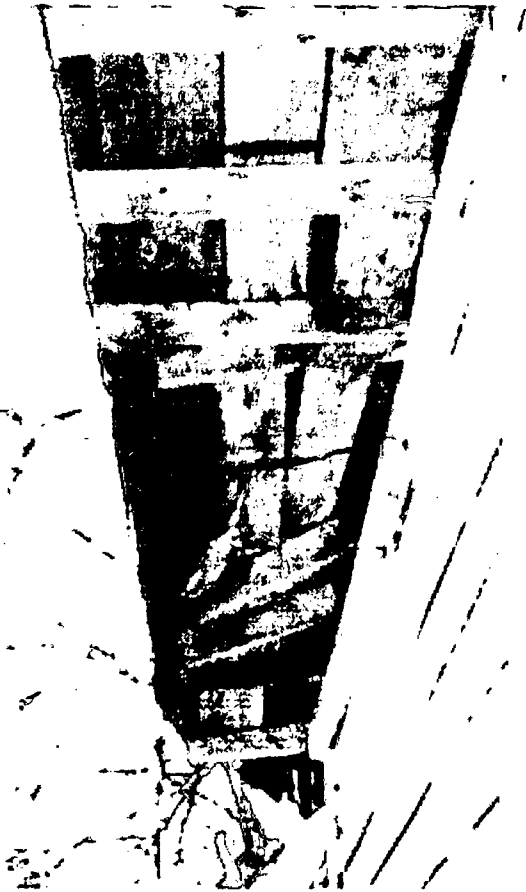
front of shed



rear of shed



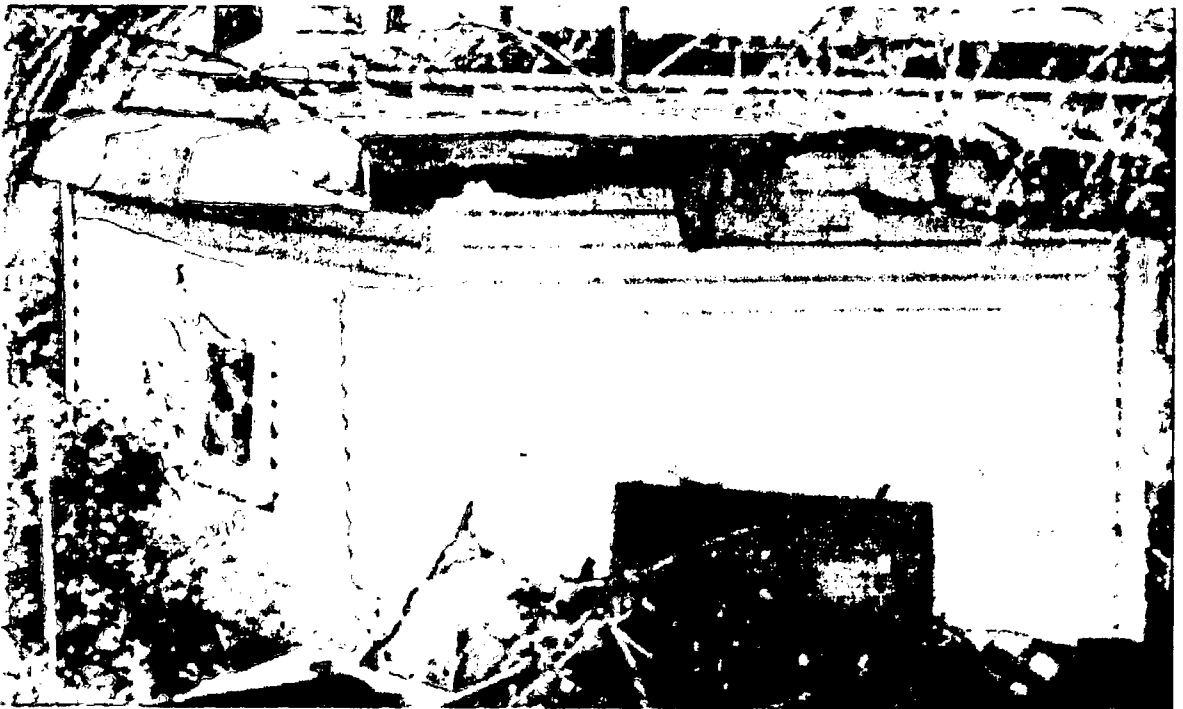
left side of shed



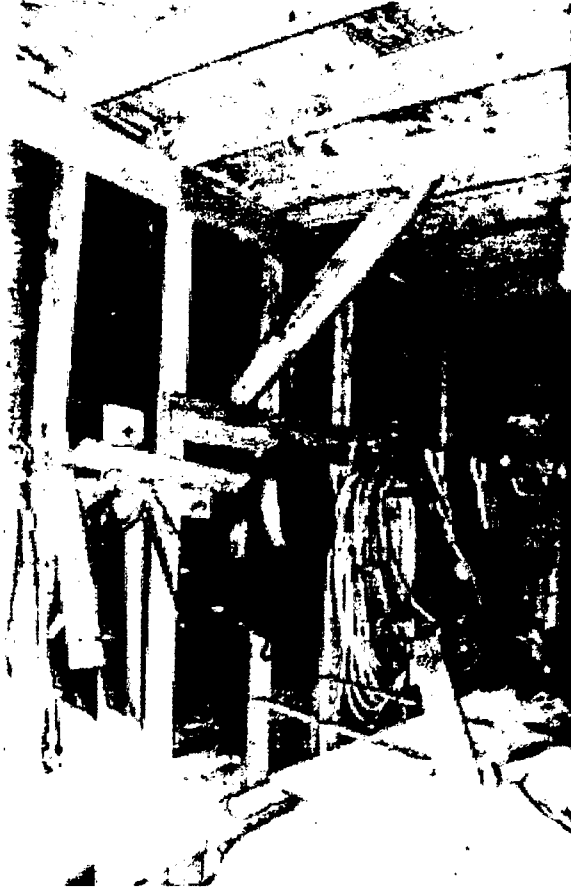
eaves, right side



eaves, left side



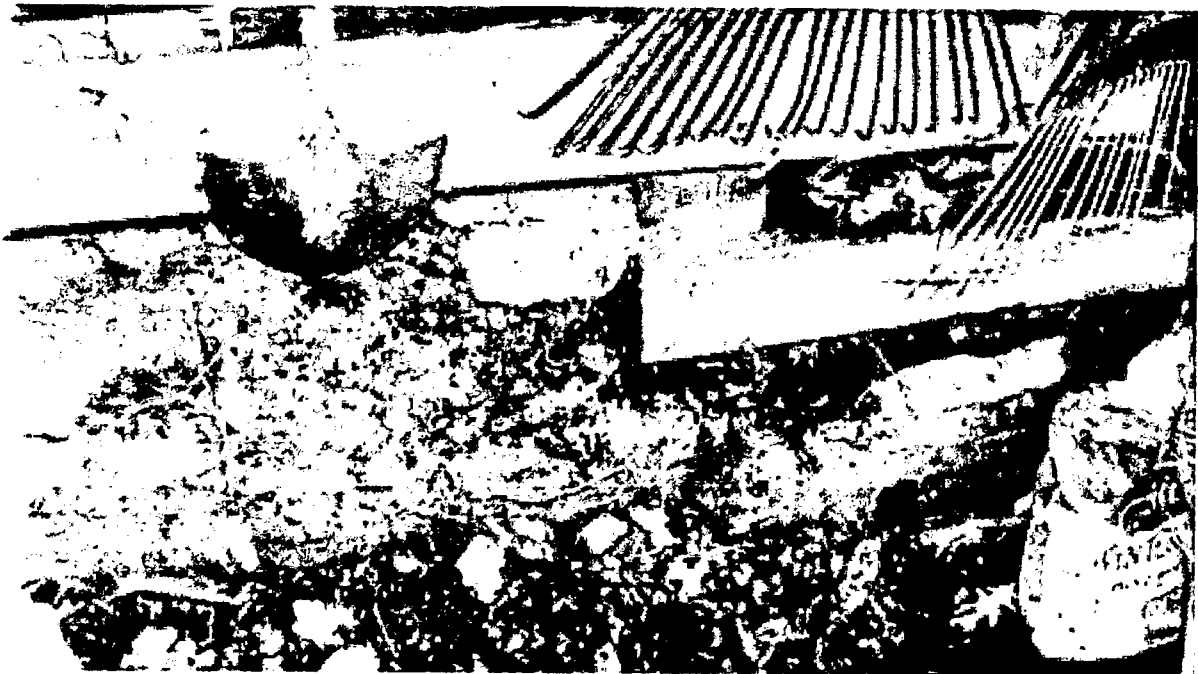
roof from right rear of shed



interior, left side



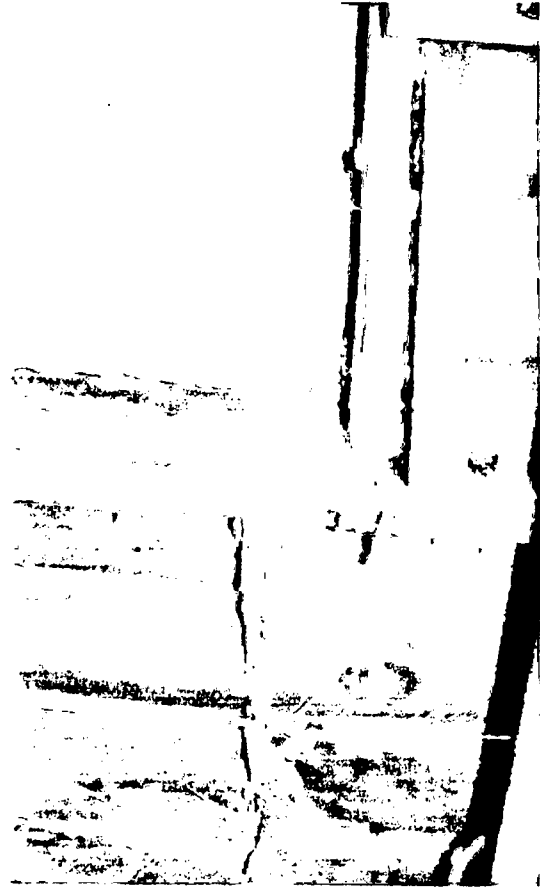
interior, right side



foundation, right side



water damage, ceiling



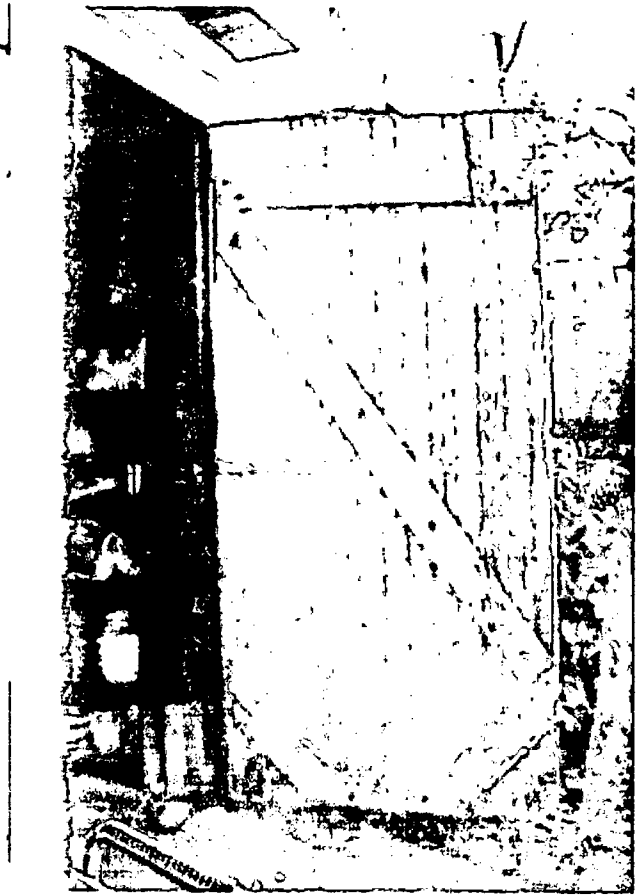
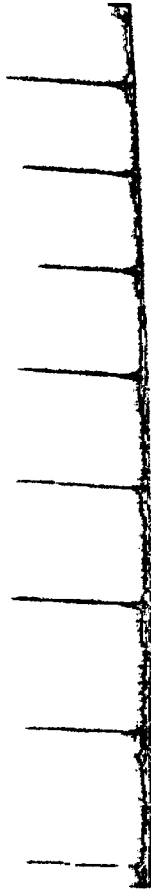
water and termite damage



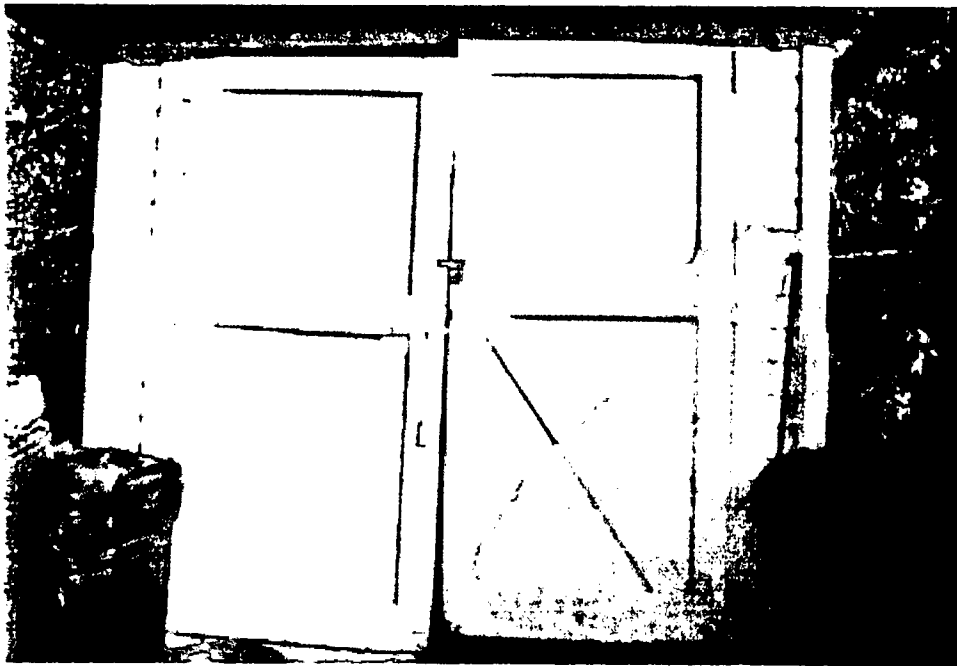
more water and termite damage



level held vertically, left side

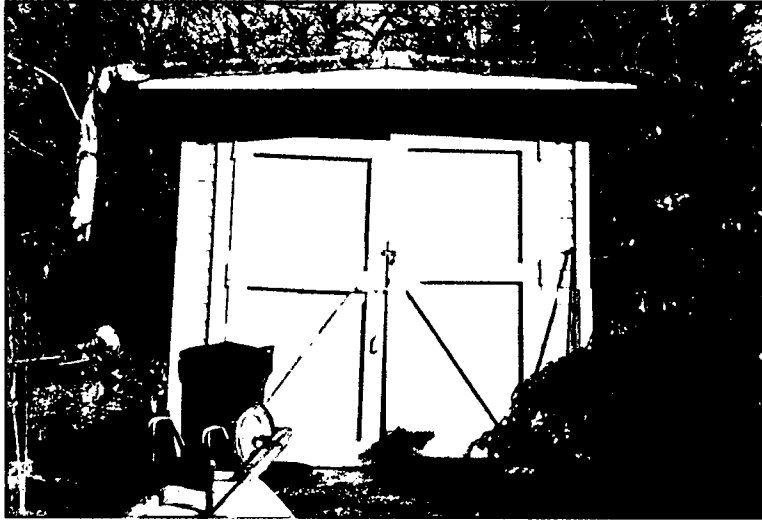


interior, door

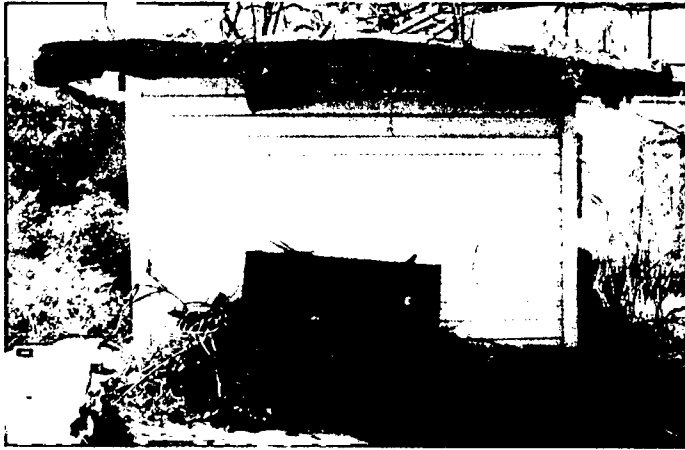


doors, exterior

1100 (50-
L)



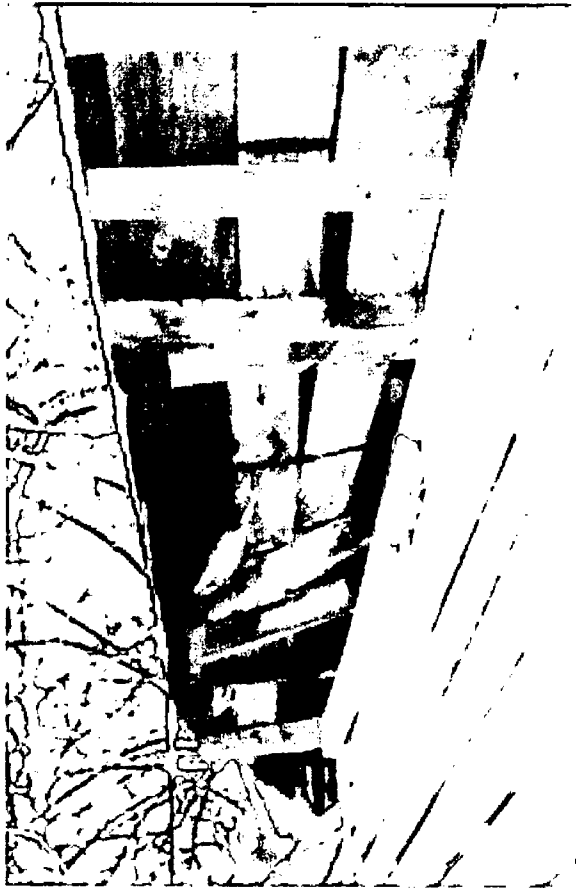
front of shed



rear of shed



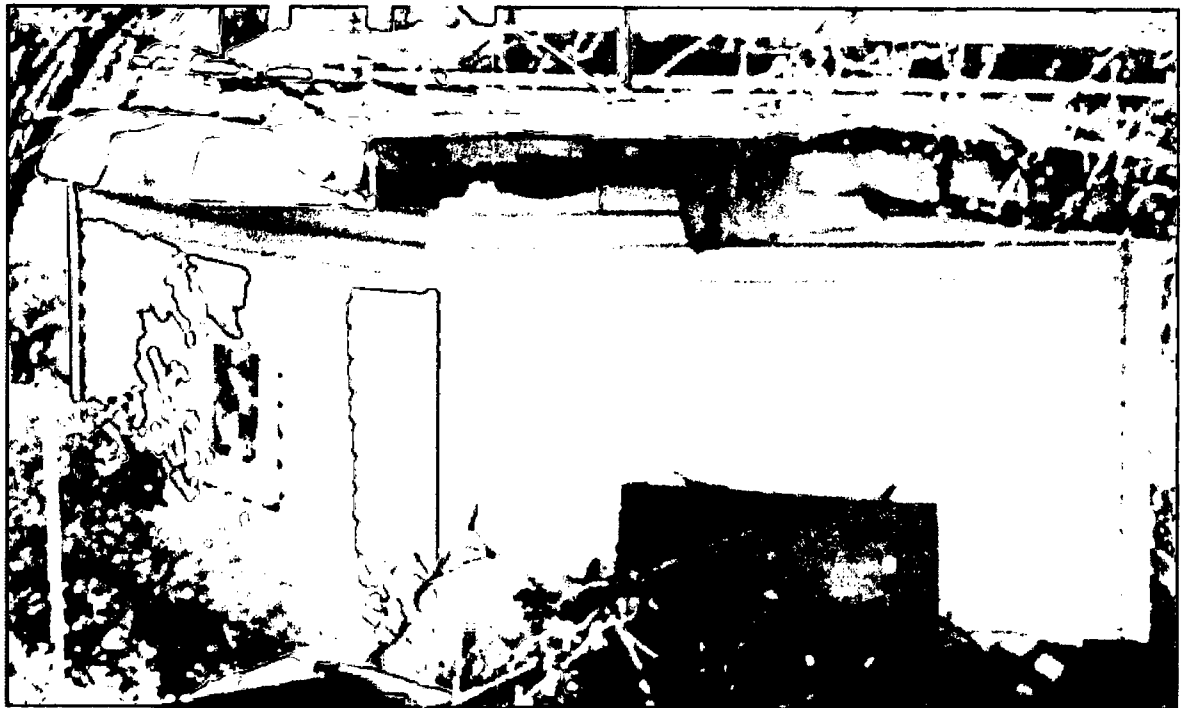
left side of shed



eaves, right side



eaves, left side



roof from right rear of shed



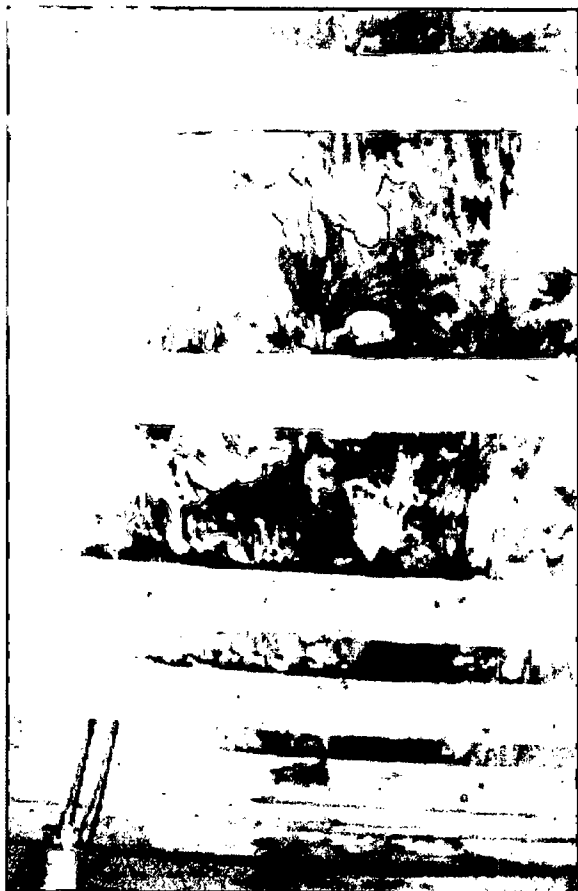
interior, left side



interior, right side



foundation, right side



water damage, ceiling



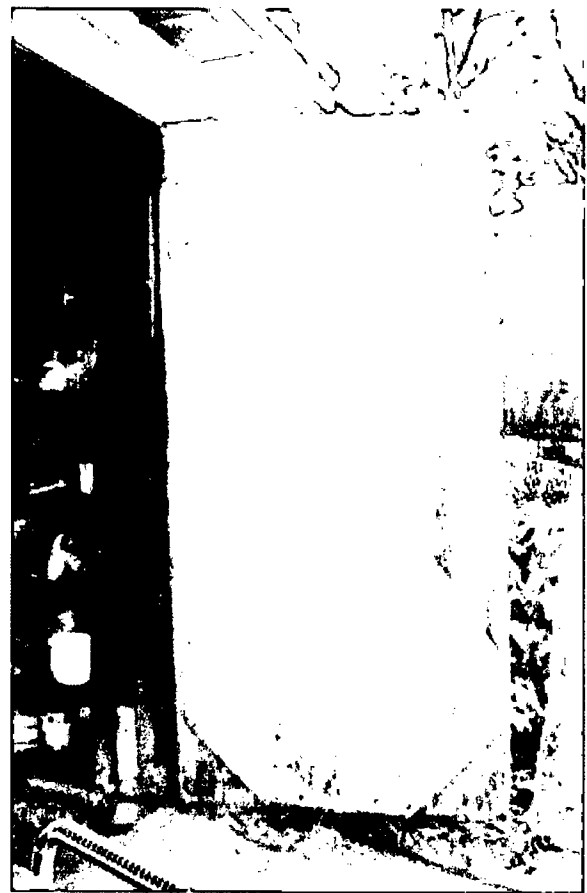
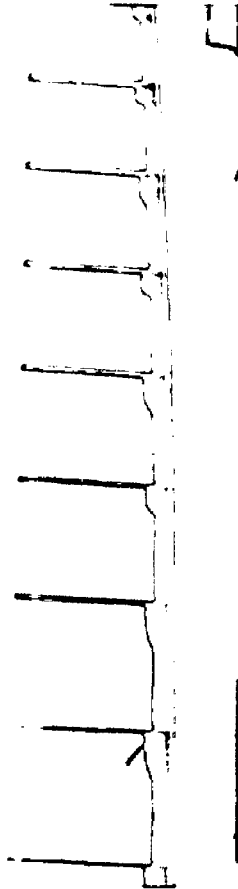
water and termite damage



more water and termite damage



level held vertically, left side



interior, door



doors, exterior