

7303 Cedar Avenue, Takoma Park  
[HPC Case # 3703-1144]  
Takoma Park H.D.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: paul.treseder@verizon.net Contact Person: PAUL TRESEDER  
Daytime Phone No.: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: NINA FALK & STEVEN SILVERMAN Daytime Phone No.: 301-588-0064

Address: 7303 CEDAR AVENUE TAKOMA PARK, MD. 20912  
Street Number City State Zip Code

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

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

Agent for Owner: PAUL TRESEDER Daytime Phone No.: 301-320-1580

**LOCATION OF BUILDING/PREMISE**

House Number: 7303 Street: CEDAR AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: BIRCH AVE  
Lot: P. 13 Block: 5 Subdivision: TAKOMA PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

- 1A. CHECK ALL APPLICABLE:
- |   |                                  |   |  |                                    |  |   |                               |                               |
|---|----------------------------------|---|--|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch                    | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input 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 type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |   |                               |                               |

1B. Construction cost estimate: \$ 50,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION**

- 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.

Nina Falk \_\_\_\_\_ 10/2/11  
Signature of owner or authorized agent Date

Approved:  \_\_\_\_\_  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 12/8/11  
Application/Permit No.: 582756 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: December 8, 2011

### MEMORANDUM

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

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

SUBJECT: Historic Area Work Permit #582756, rear addition

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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 November 15, 2011 meeting.

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

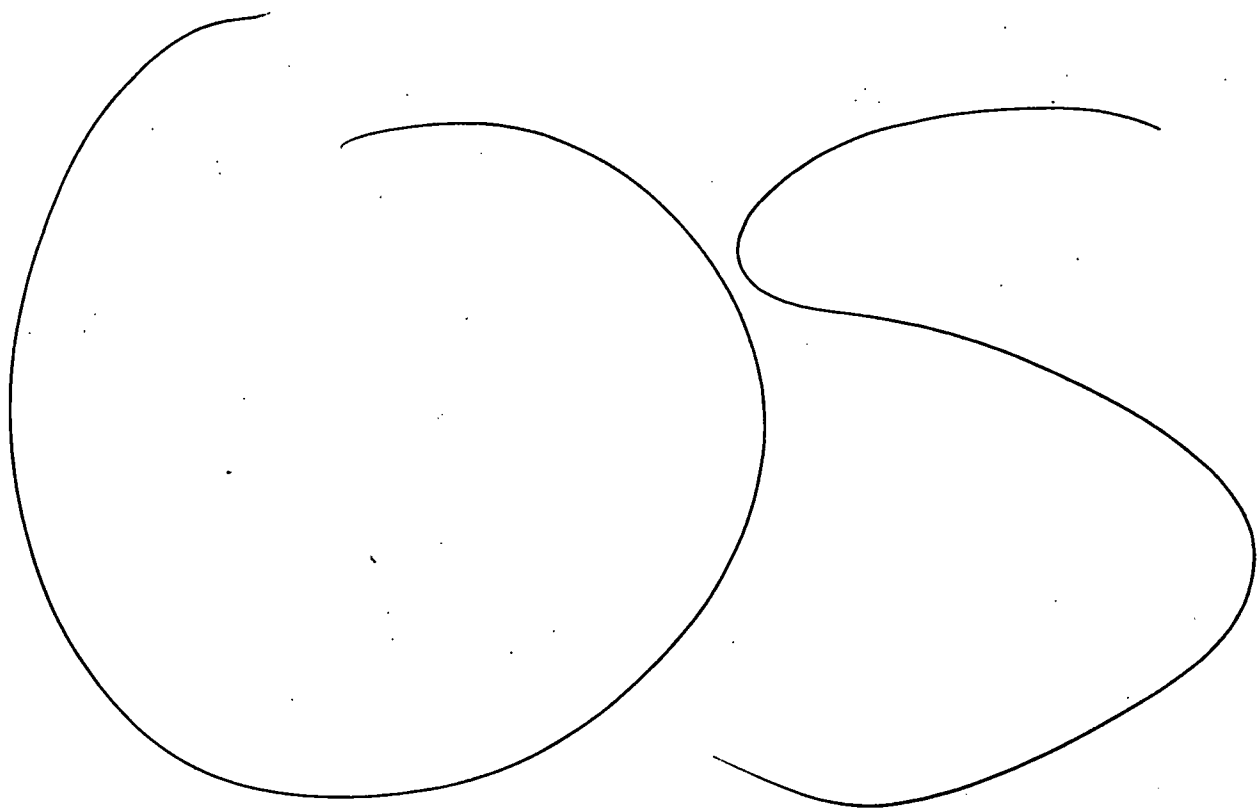
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Steven Silverman and Nina Falk

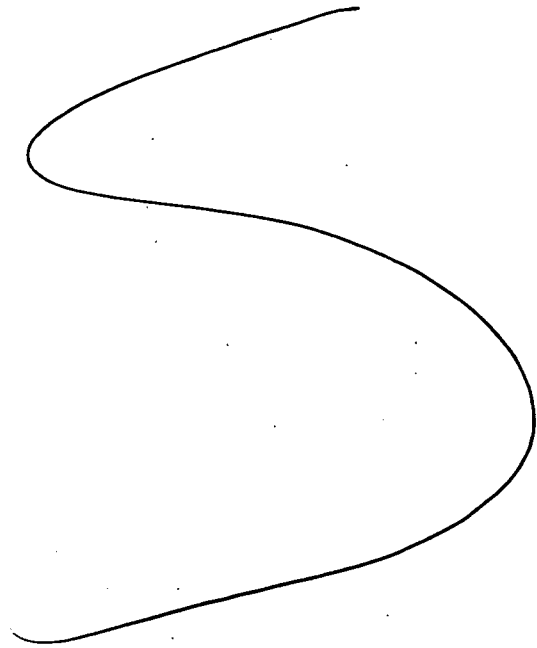
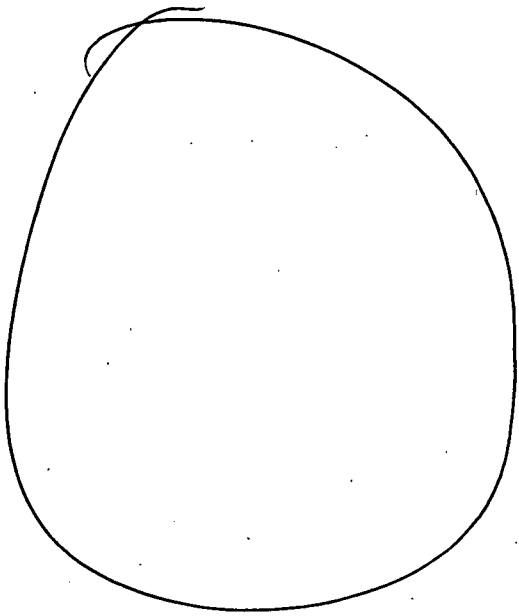
Address: 7303 Cedar Avenue, Takoma Park

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.

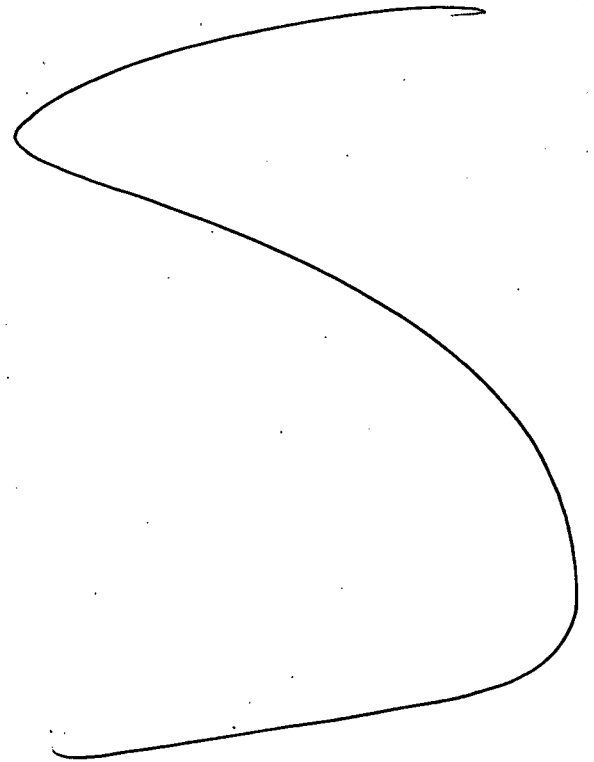
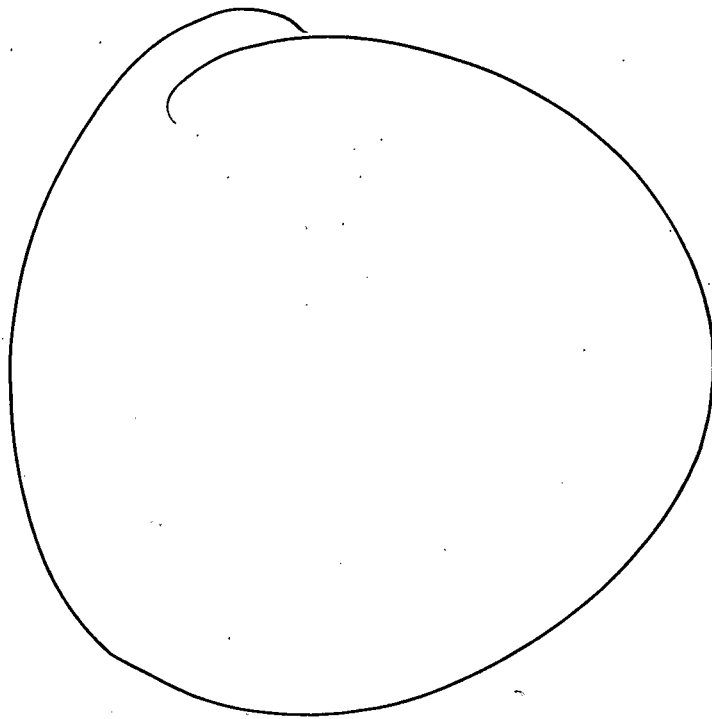














**SUBJECT:** Revision to approved HAWP (HPC Case No. 37/03-11YY), for rear addition, at 7303 Cedar Avenue, Takoma Park, within the **Takoma Park Historic District**

**DATE:** December 7, 2011

**BACKGROUND:** On November 15, 2011 the HPC approved an approximately 300 s.f., 2<sup>nd</sup> floor addition over an existing rear yard addition at the subject property.

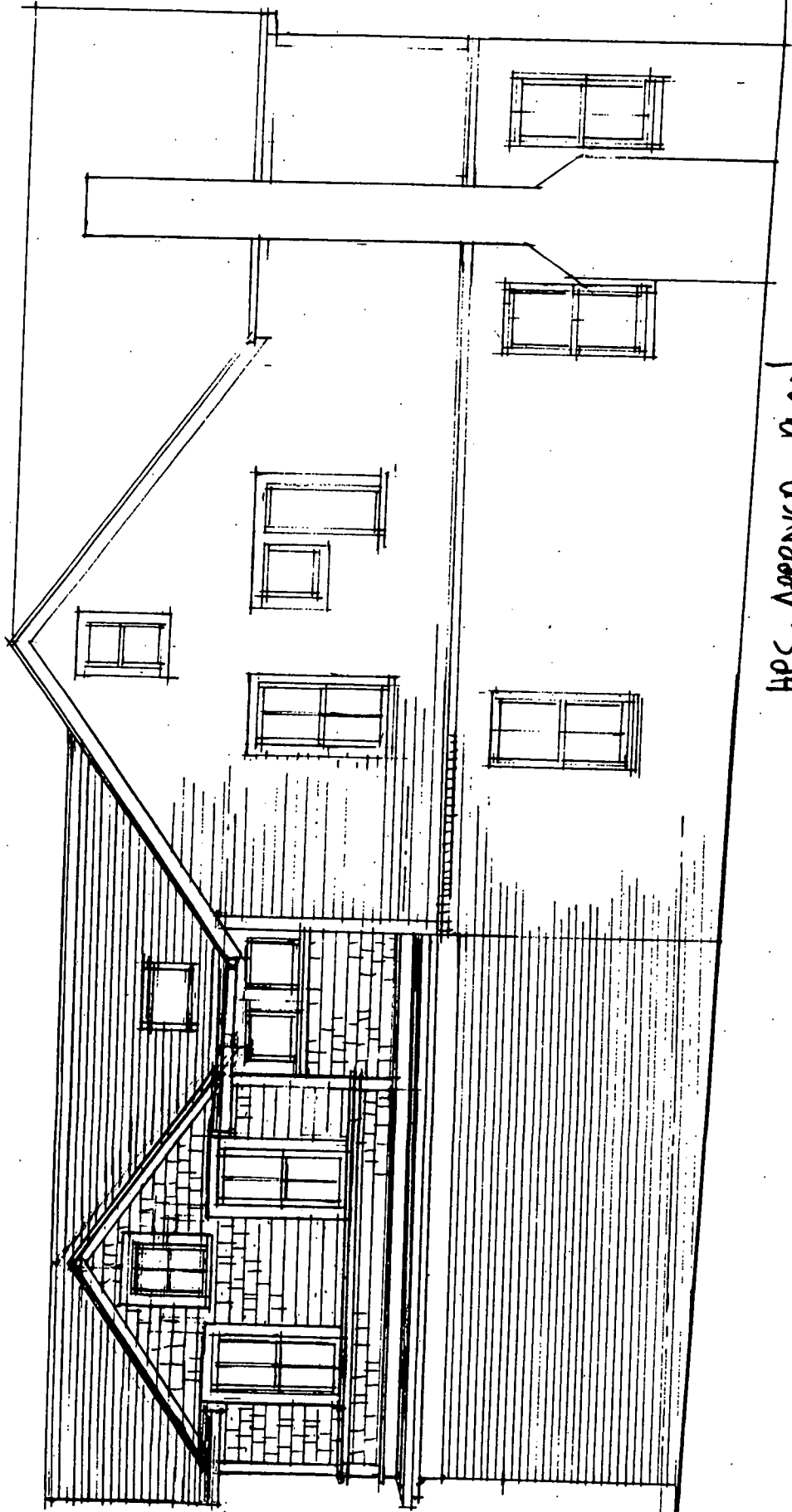
**REVISED PROPOSAL:** The applicants are requesting approval to use a smaller window treatment on the north and south (side elevations) in lieu of double-hung windows.

**STAFF RECOMMENDATION:** Staff recommends that the Commission approve the revised design changes described above in the proposal section finding them as being consistent with Chapter 24A-8(b)(1) & (2) (d):

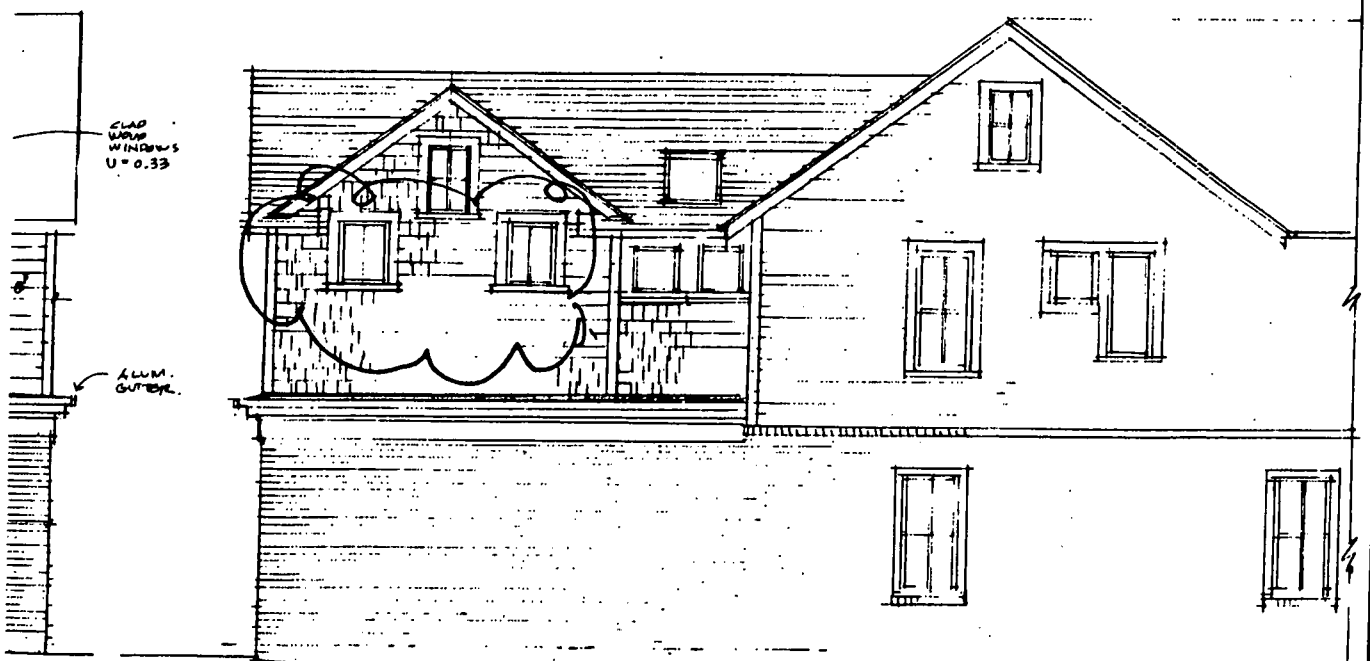
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic 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
- (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.)

**HPC DECISION:**

**APPROVED**



HPC APPROVED PLAN  
PROPOSED NORTH ELEVATION.



NORTH ELEVATION

1000 Woodrow Road  
Baltimore, MD 21204  
301-551-0000  
Fax: 301-551-1071  
Paul Treseder Architect AIA

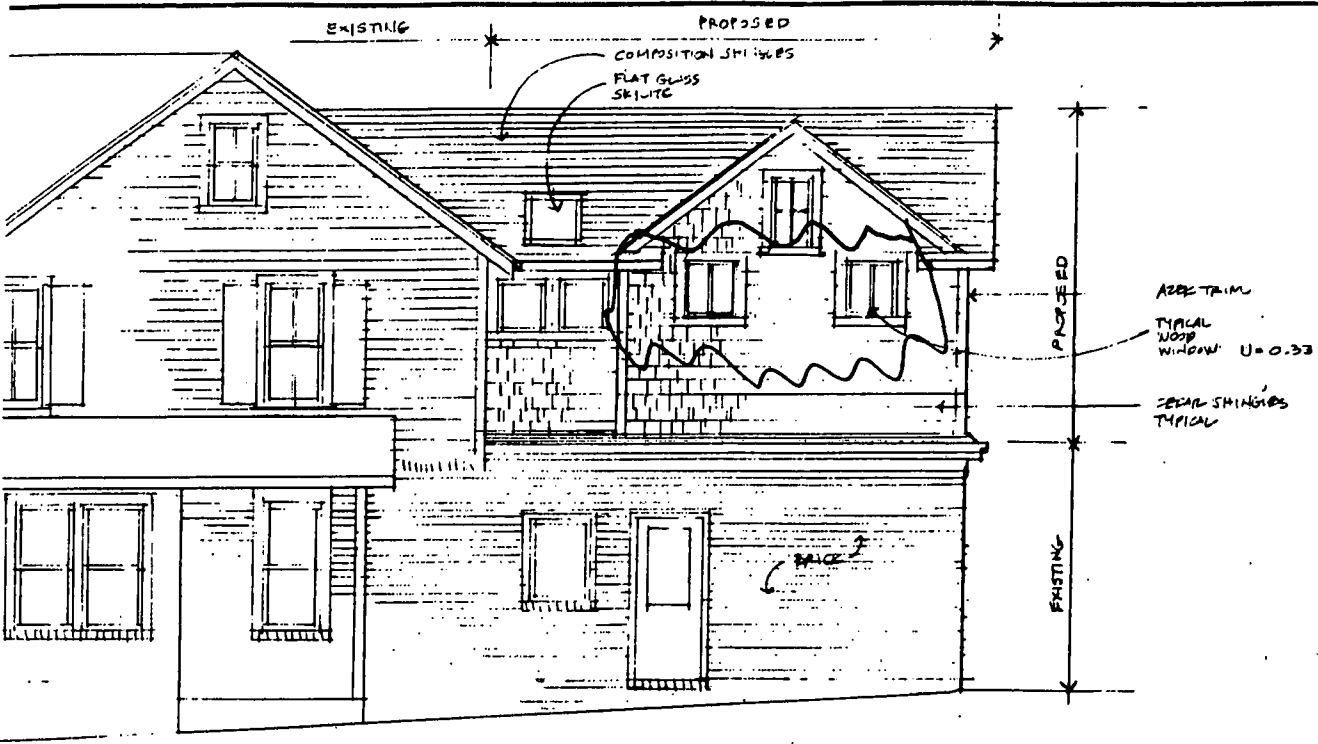
**Paul Treseder**  
Architect AIA

Date	11-22-11
Scale	K <sub>1</sub> = 1/8" = 1'-0"
Drawn	PT
Job	PAUC
Sheet	3
Of 5	Sheets

REVISED PLAN



HPC APPROVED PLAN  
PROPOSED SOUTH ELEVATION



SOUTH ELEVATION

REVISED PLAN

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

<b>Address:</b>	7303 Cedar Avenue, Takoma Park	<b>Meeting Date:</b>	11/15/2011
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	11/8/2011
<b>Applicant:</b>	Steven Silverman and Nina Falk	<b>Public Notice:</b>	11/1/2011
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-11YY	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Rear addition		

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource Within The Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1930 - 40s

**PROPOSAL:**

The applicants are proposing to construct an approximately 300 s.f., 2<sup>nd</sup> floor addition over an existing rear yard addition. The proposed addition is inset 3'-8" from both sides of the existing house. The proposed material treatments include simulated divided light, exterior clad wooden casement windows, cedar shingle siding and composition shingle roofing. The proposed design features a gable roof form that is consistent with the roof pitch and form of the existing house.

**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***

The *Takoma Park Guidelines* state Non-Contributing Resources are "either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review."

The *Guidelines* also state: “Most alterations and additions 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.”

***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.

## STAFF DISCUSSION

The subject property is a Non-Contributing Resource. The Montgomery County Code (Chapter 24A-8(d)) states that the HPC is to evaluate plans for structures of little historical or design significance for potential impacts to the streetscape of the historic district. The Takoma Park Guidelines state that Non-Contributing Resources should receive the most lenient level of design review. Staff applied these criteria in their evaluation of this HAWP application.

Staff supports the proposed construction of a 2<sup>nd</sup> floor addition at the rear of the house.

The proposed work is consistent with the *Guidelines* for alterations to a Non-Contributing Resource property within the Takoma Park Historic District, which state:

“Most alterations and additions 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.”

The proposed addition will be located over an existing addition at the rear of the property; as such it will not affect the surrounding streetscape or impair the character of the historic district as a whole.

Furthermore, staff finds that the proposed work is consistent with Chapter 24-8(d) which states:

“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 finds that the proposed work will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed material treatments are appropriate for alterations to a Non-Contributing Resource and consistent with the existing house.

## STAFF RECOMMENDATION

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

- (a) 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



- (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.);

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 Email: paul.treseder@verizon.net Contact Person: PAUL TRESSEDER  
Daytime Phone No.: \_\_\_\_\_

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

Name of Property Owner: NINA FAUK & STEVEN SILVERMAN Daytime Phone No.: 301-588-0064

Address: 7303 CEDAR AVENUE TAKOMA PARK, MD. 20912  
Street Number City Street Zip Code

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

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

Agent for Owner: PAUL TRESSEDER Daytime Phone No.: 301-320-1580

**LOCATION OF BUILDING/PERMISE**

House Number: 7303 Street: CEDAR AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: BIRCH AVE  
Lot: P. 13 Block: 5 Subdivision: TAKOMA PARK  
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: \$ 50,000

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.

Nina Faulk 10/21/11  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 582756 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

7303 Cedar Avenue

Description of existing resource and it's setting:

This house is a non-contributing resource in the Takoma Park historic district. It is a frame house of a generic "farmhouse" style, probably dating from the early 1900's. It was modified before the creation of the historic district, with painted brick veneer on the lower story and vinyl siding on the upper story. The inoperable shutters are not original. The rear of the house retains the original wood shingle siding. Most of the windows are original wood, 2 over 2. There is a one-story brick addition with a flat roof at the rear of the historic house. The adjacent cinder block garage was modified and converted to a music studio with an historic area work permit in 2001.

Cedar Street is one of the main streets in the historic district, with many fine examples of period houses. The house immediately to the south, however, is a generic brick Rambler from the 50's or 60's. The house to the north is brick colonial, probably from the 40's or 50's. The house across the street is an outstanding resource.

The house sits further from the street than it's neighbors, about 60', and is on a rise. Because of the closeness of the neighboring house to the north and the studio to the south, the existing rear addition is minimally visible from the street.

No trees will be affected by this work.

Description of the Project:

The proposal is for a one-bedroom addition on top of the existing rear addition. The addition is inset 3'- 8" from either side of the original house and thus is about 2/3 the area of the addition below. As such, it will doubtfully be visible from Cedar Avenue. The side elevations are designed to match the windows and roof planes of the historic house, while the rear elevation, entirely hidden from the street, will have an elevation with more contemporary glazing. The siding will be cedar shingles which will match the remaining historic shingles on the rear elevation, and, if the vinyl siding is removed, the original shingles on the south and north elevations. It is not anticipated that the brick veneer will be removed. Access to the addition will be through the two original window openings, extended to form doorways.

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

**Owner's mailing address**

7303 CEDAR AVE  
TAKOMA PARK, MD.  
20912

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

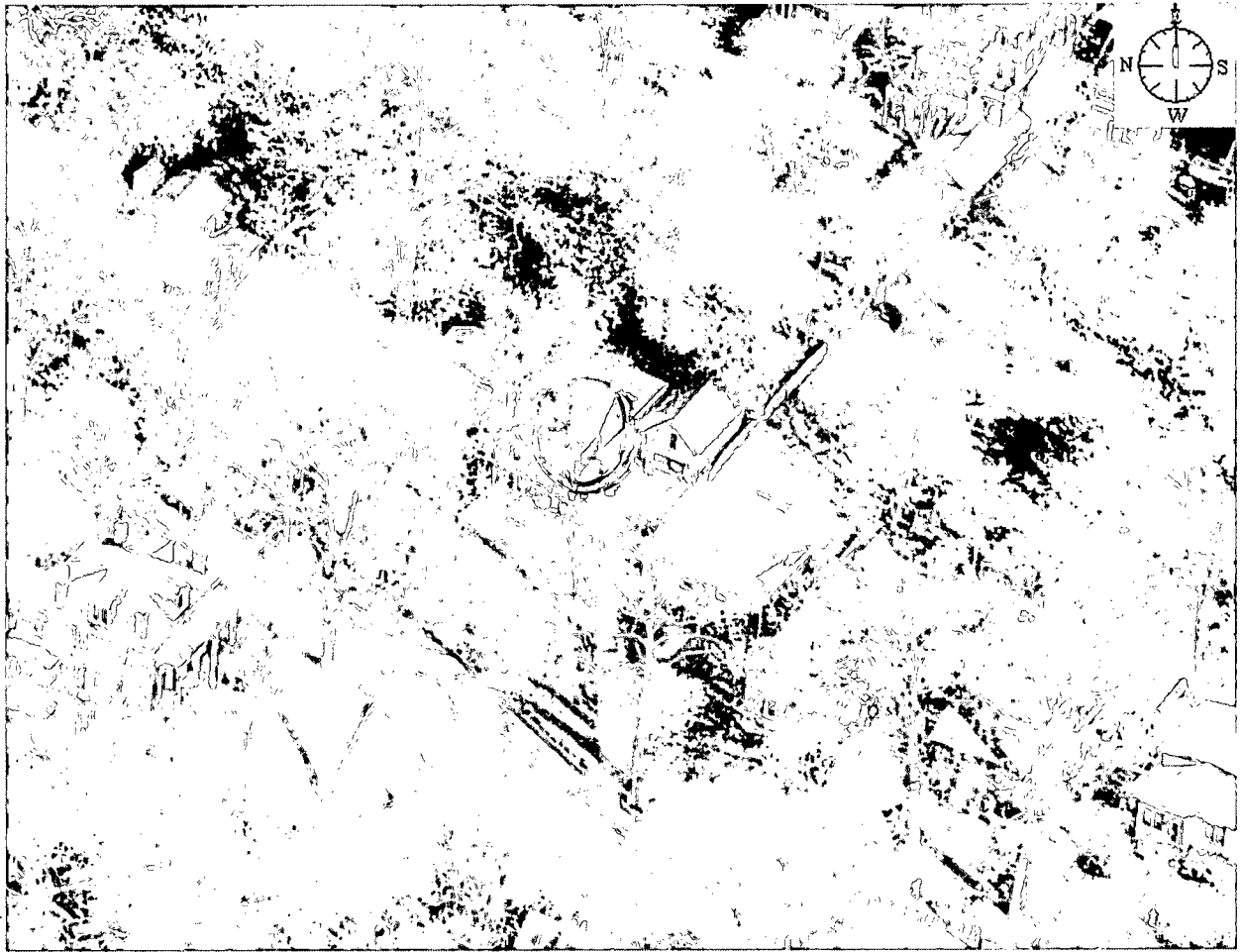
6320 WISCASSET RD.  
BETHESDA, MD. 20816

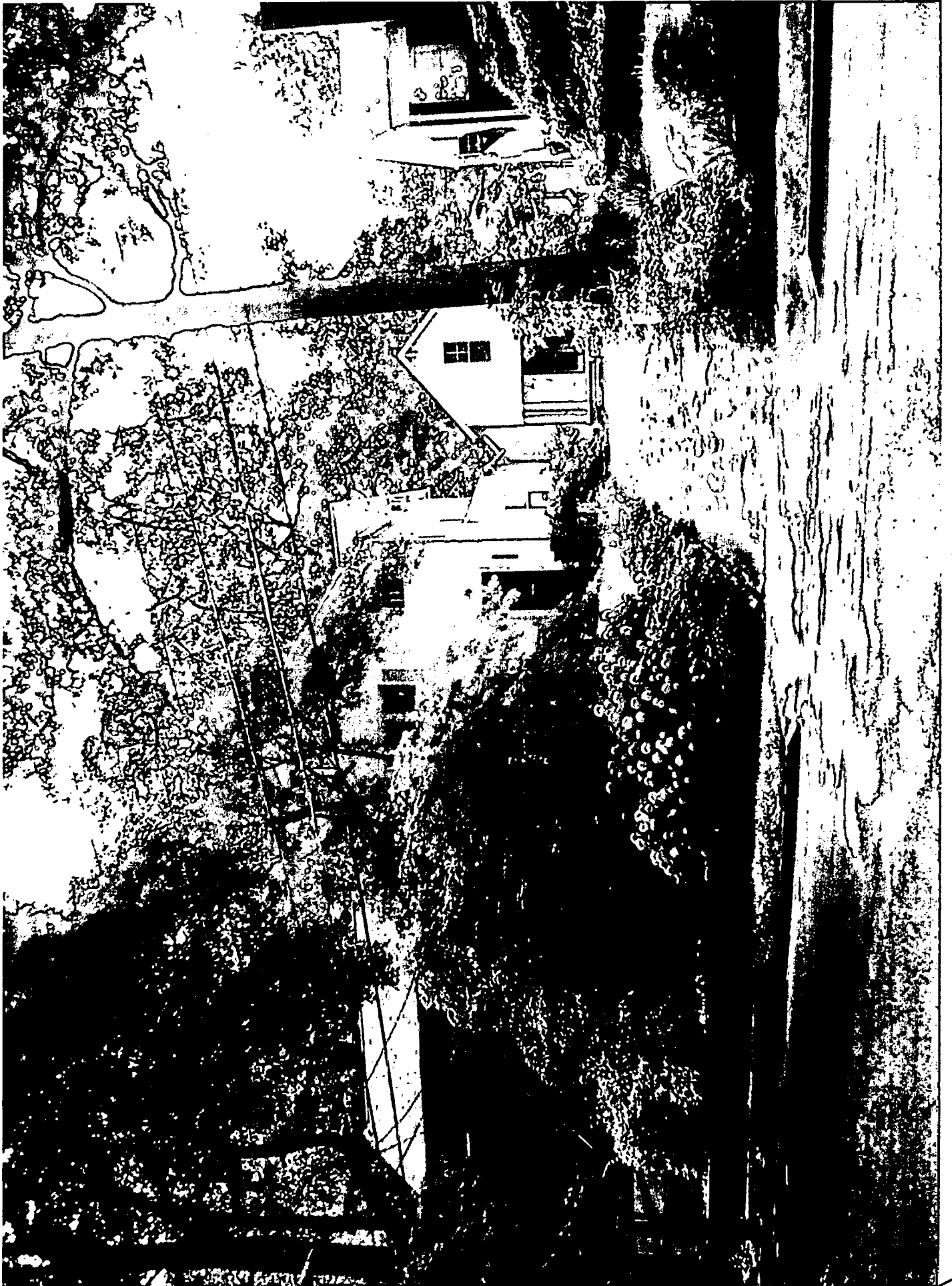
**Adjacent and confronting Property Owners mailing addresses**

CHRIS SIMPSON &  
JOHN LORENZ  
7300 CEDAR AVE  
TAKOMA PARK MD. 20912

ROB & KRYSY GRACE  
7301 CEDAR AVE  
TAKOMA PARK, MD.  
20912

TIM & JANE SAWINA  
7305 CEDAR AVE  
TAKOMA PARK, MD.  
20912





VIEW FROM CEDAR AVE.



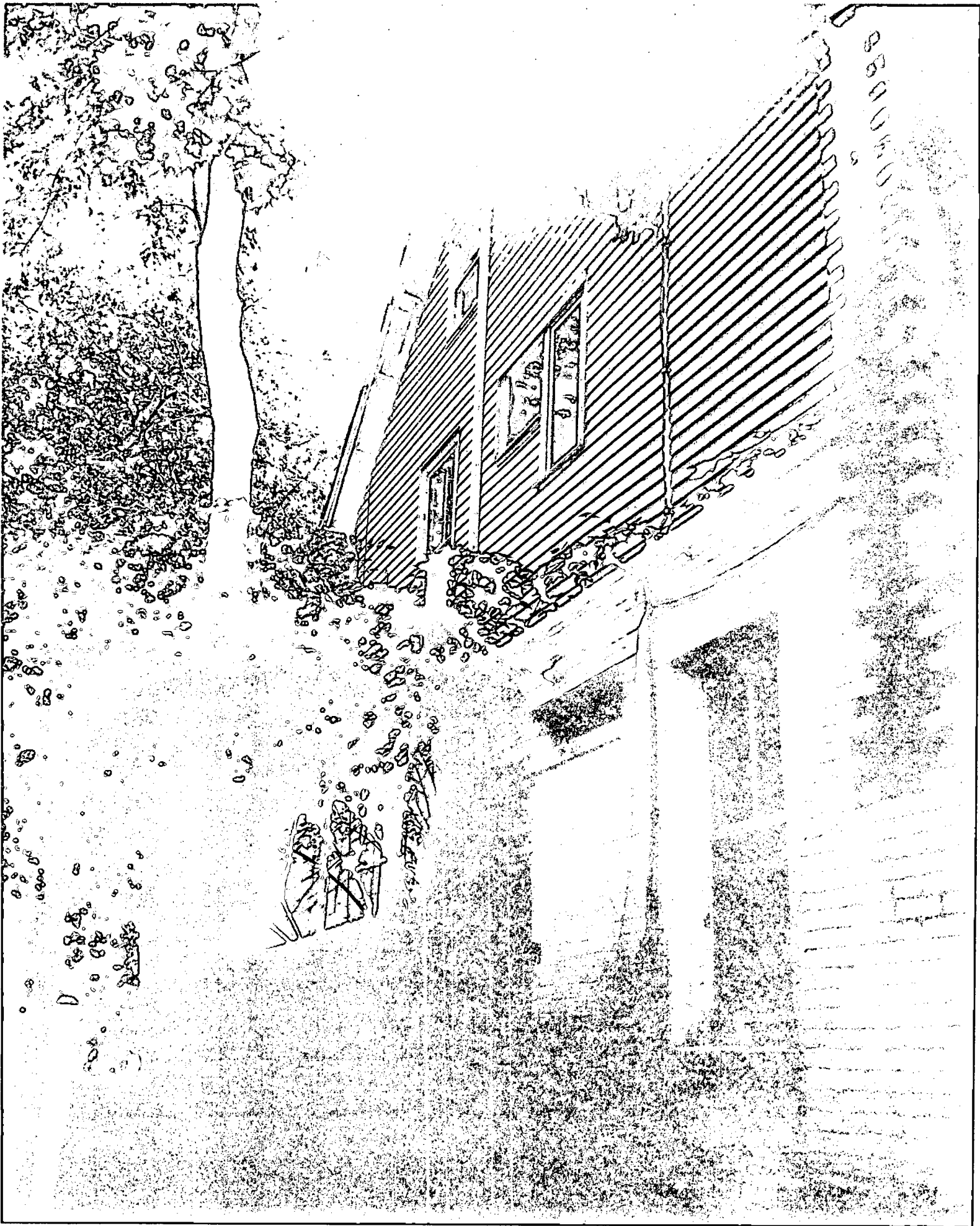
SOUTH SIDE

10

EAST (REAR)

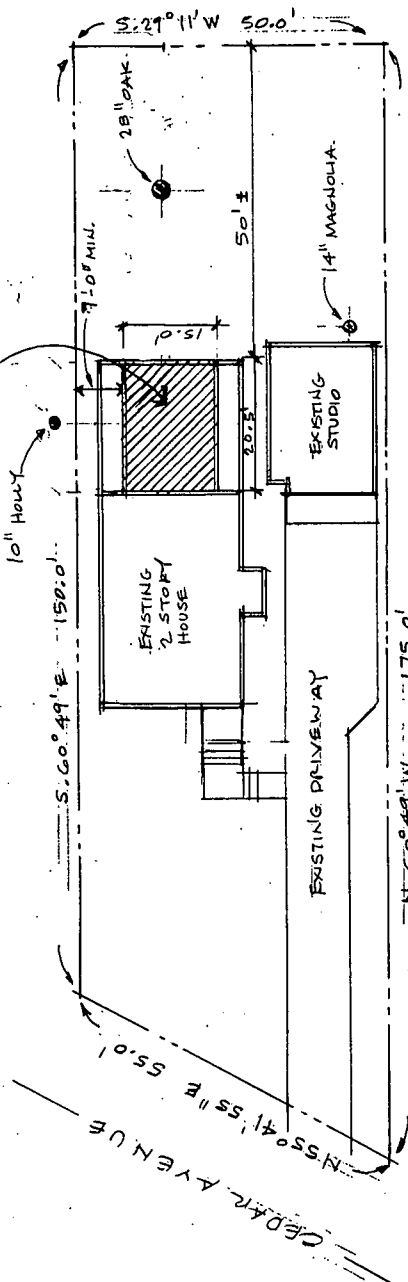






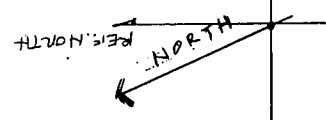
NORTH SIDE

NEW 2ND FLOOR ADDITION  
ON TOP OF EXISTING ADDITION.  
NO CHANGE TO BUILDING  
FOOTPRINT OR EXISTG. GRADE



**SITE PLAN**

SCALE: 1" = 20'-0"



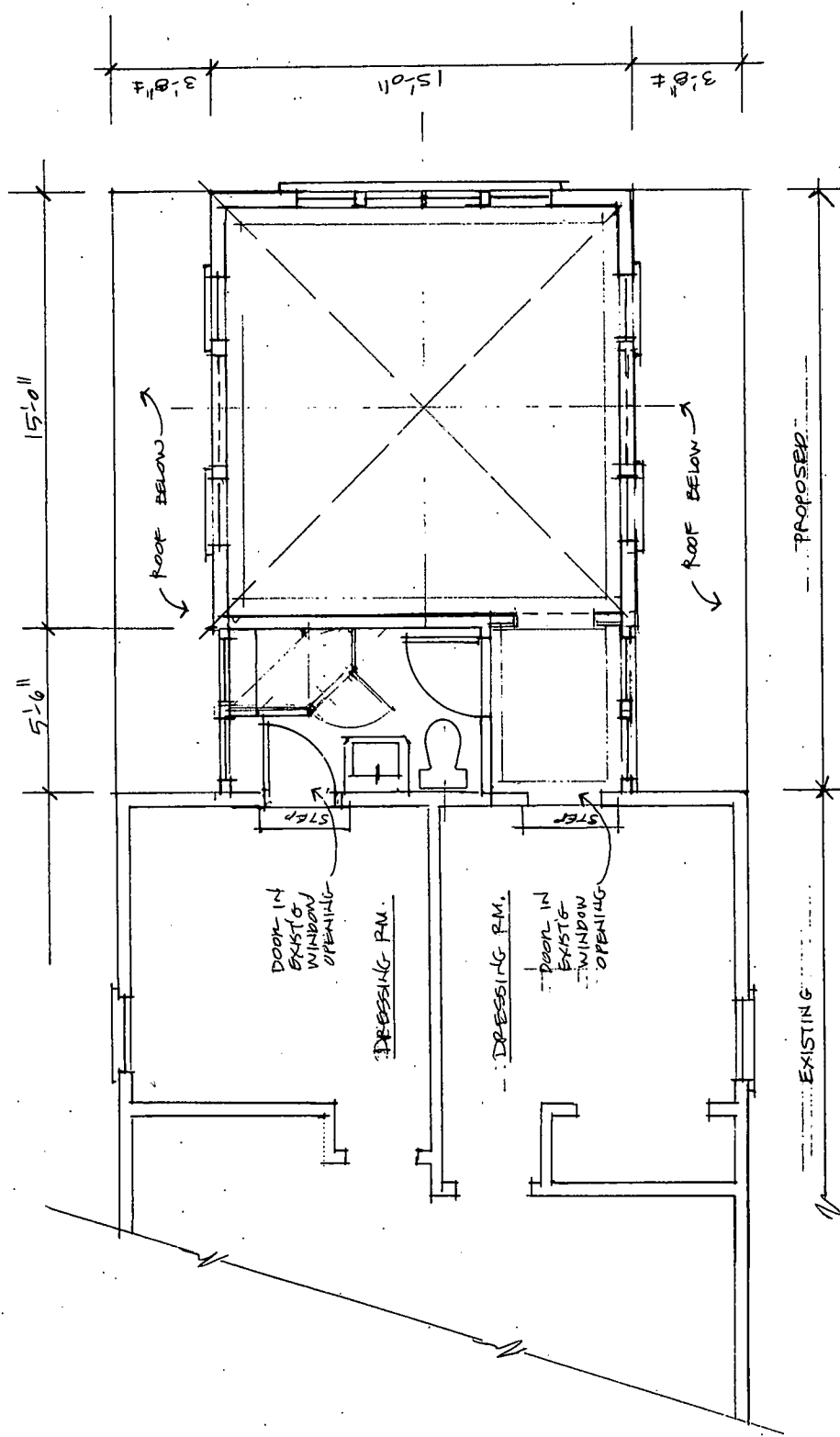
6320 Wisconsin Road  
Bethesda, MD 20816  
301-320-1580  
Fax - 301-320-1581  
Paul.Tresseder@verizon.net

**Paul Tresseder**  
Architect AIA

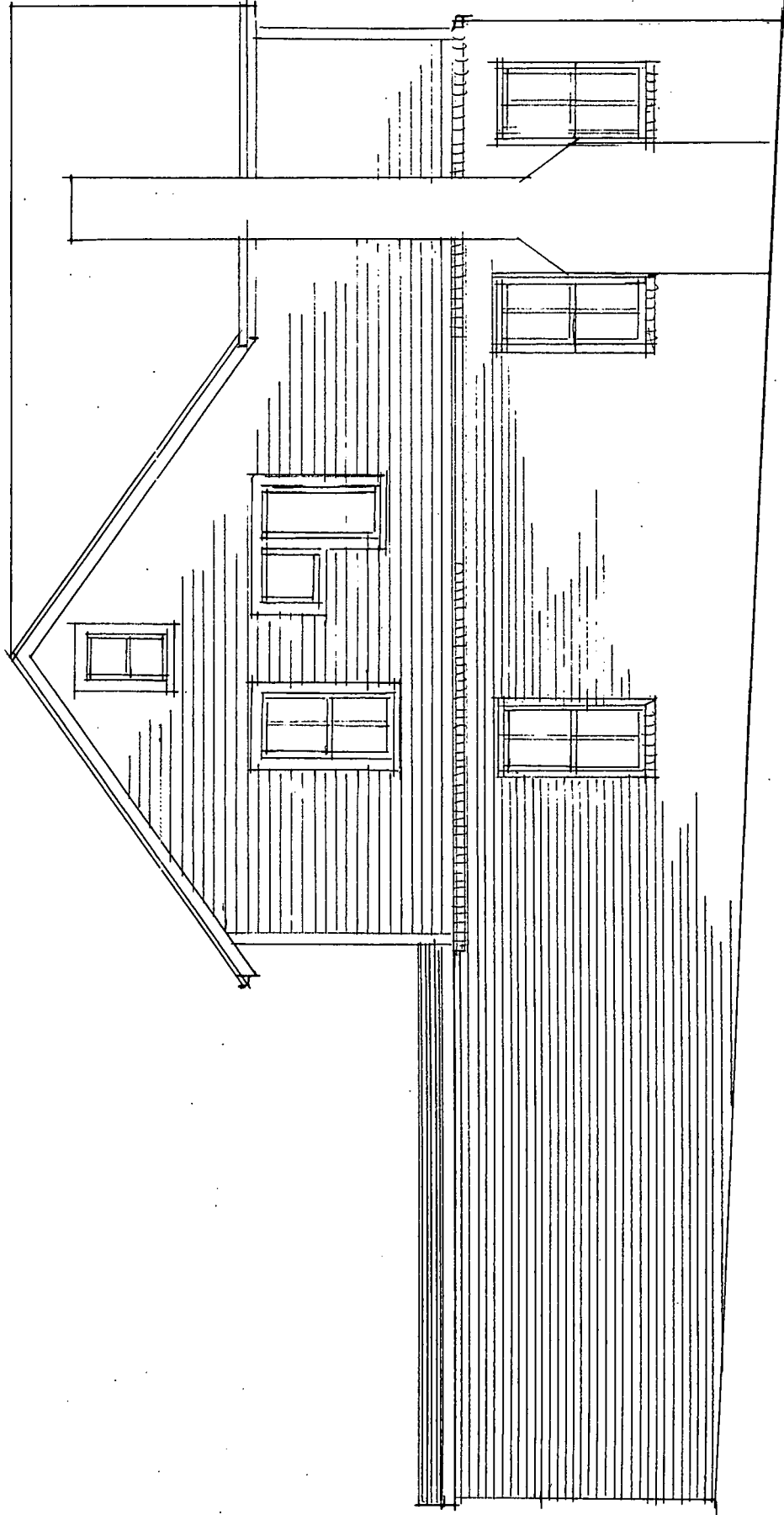
BEDROOM ADDITION to the  
FAULK / SILVERMAN RESIDENCE  
7303 CEDAR AVENUE, TAKOMA PARK, MD. 20912

LOT # P13, BLOCK # 5  
TAKOMA PARK  
8,150 SF

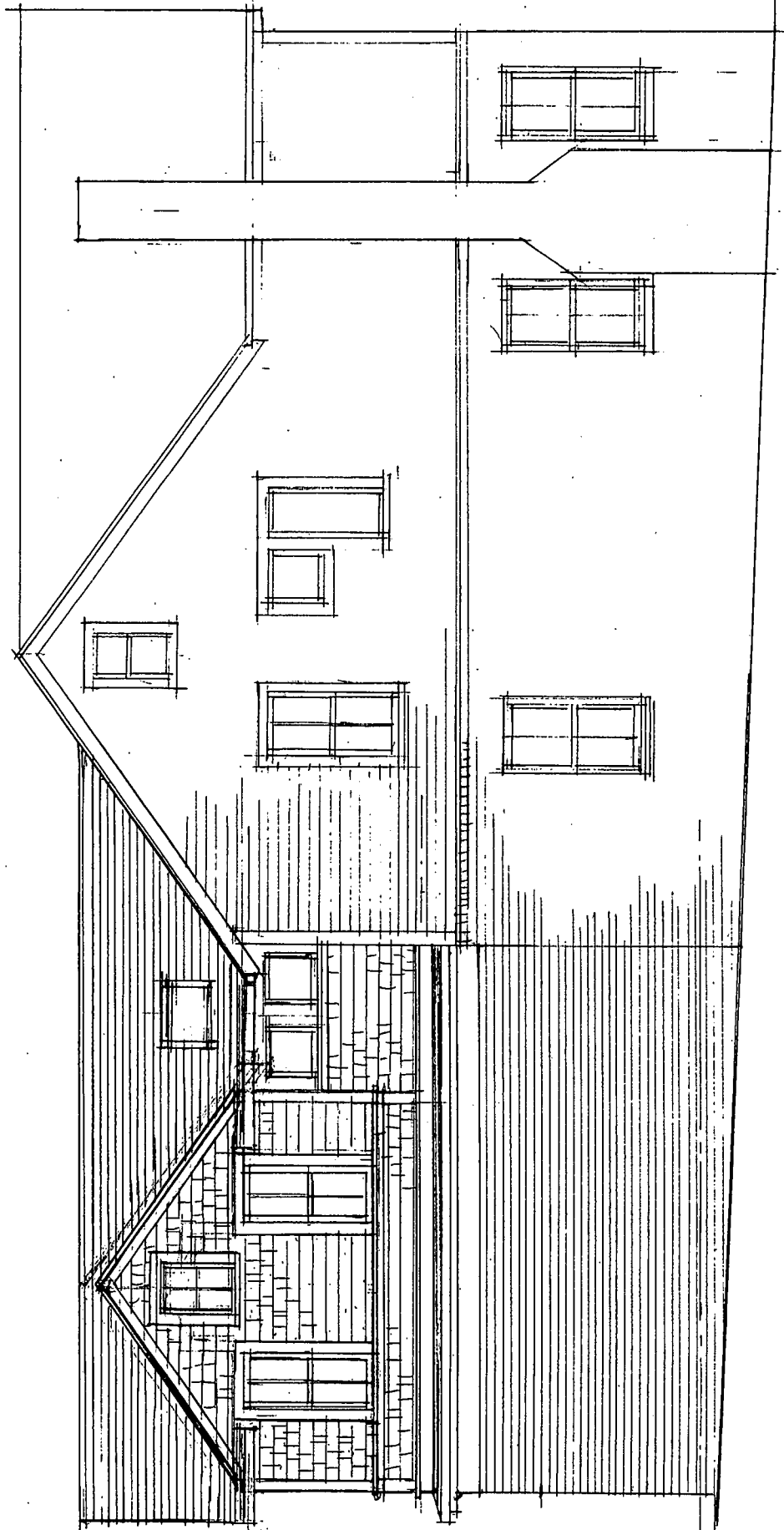
Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets



PROPOSED  
 SECOND FLOOR PLAN



EXISTING NORTH ELEVATION.

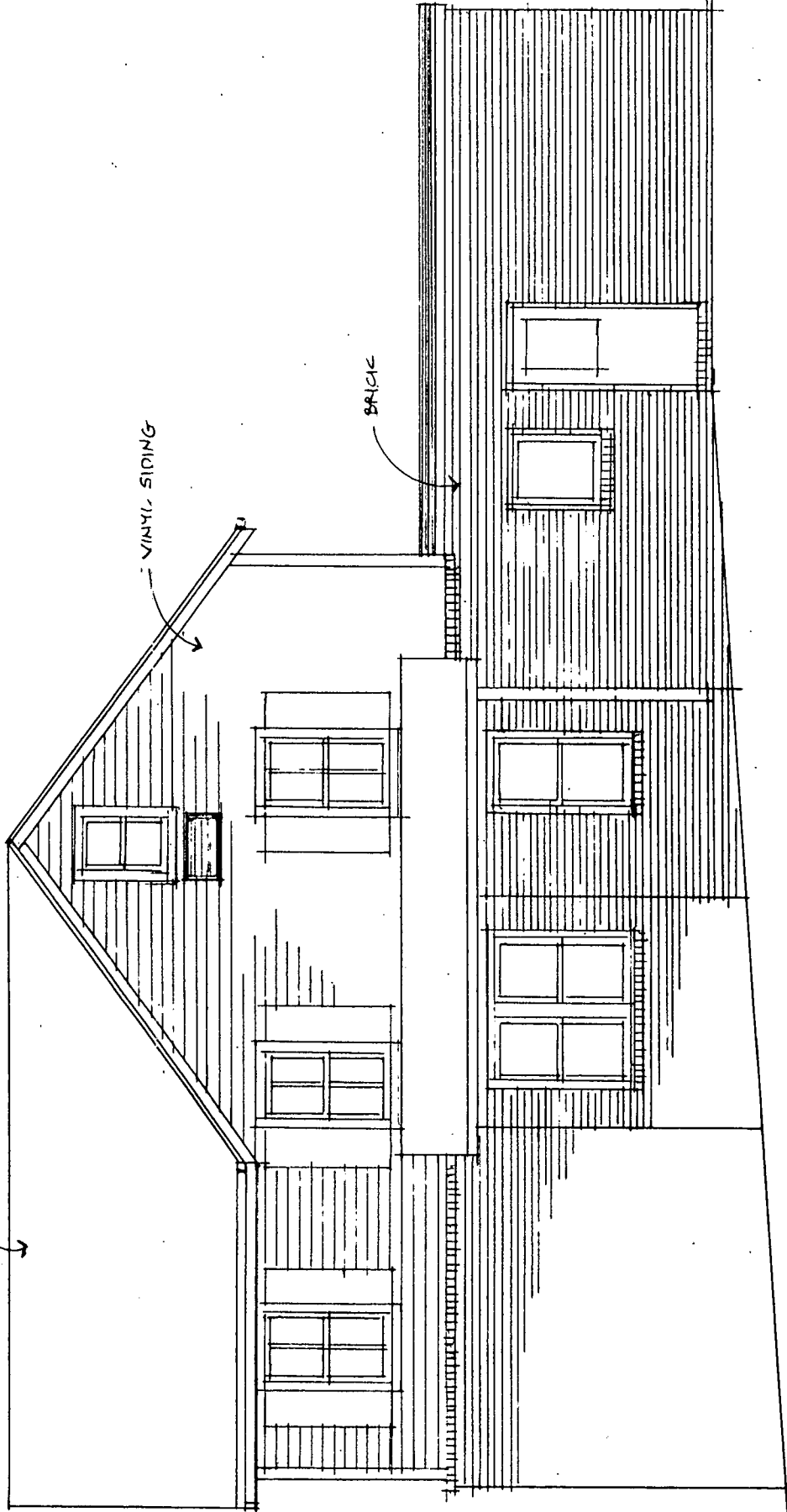


PROPOSED NORTH ELEVATION.

COMPOSITION SHINGLES

VINYL SIDING

BRICK

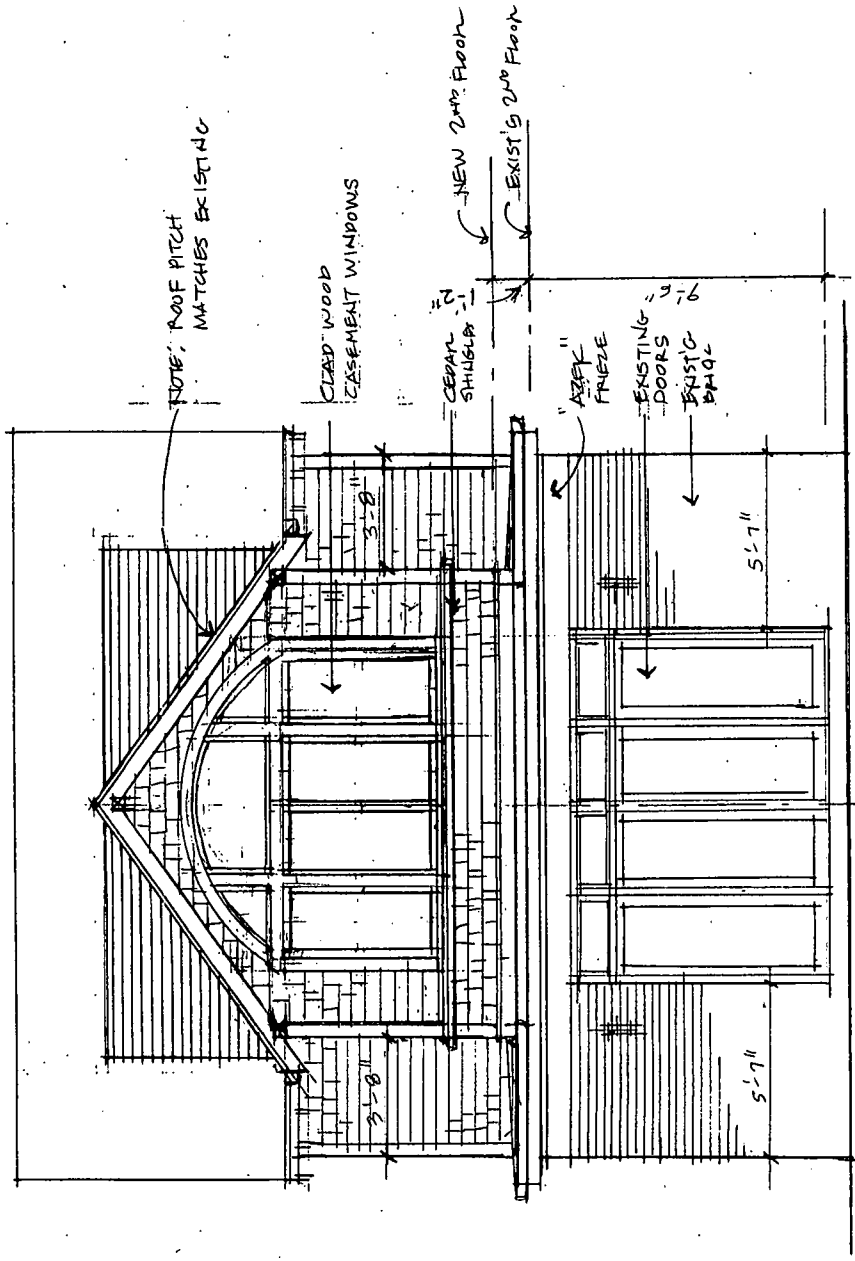


EXISTING SOUTH ELEVATION

17

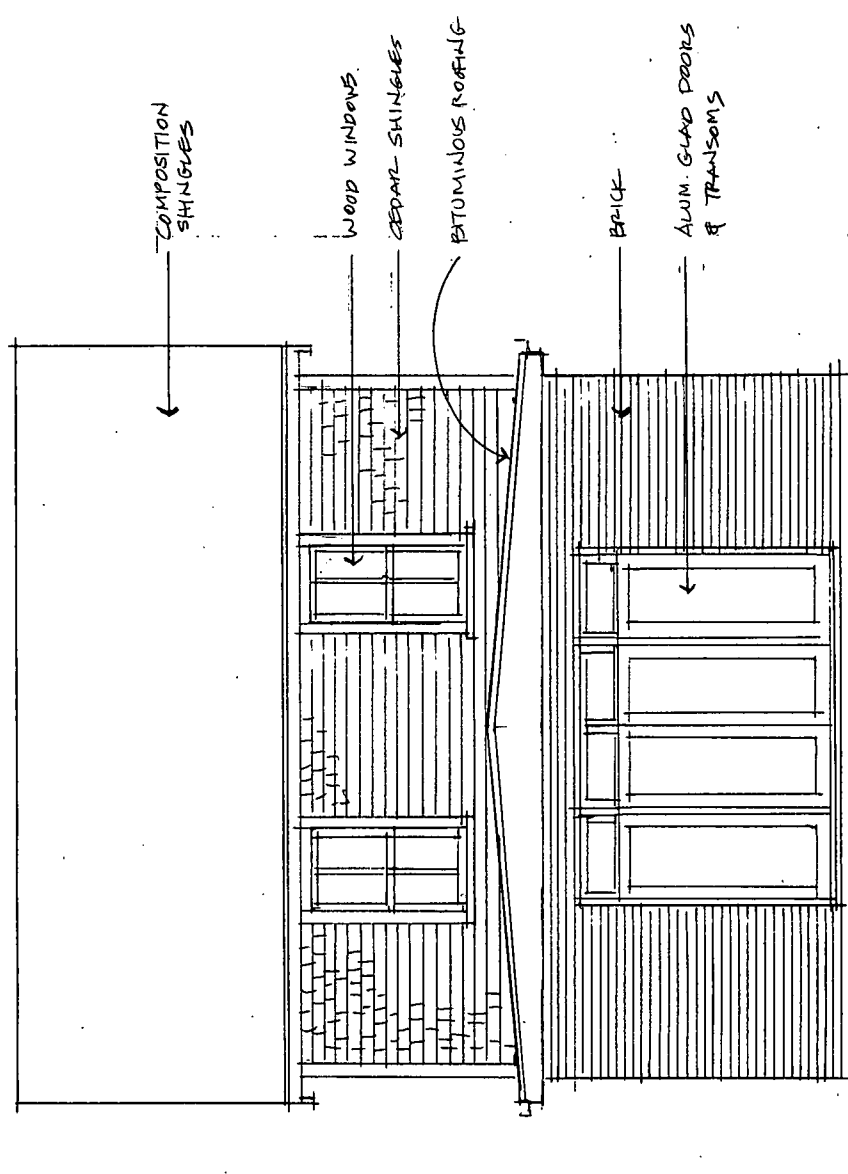


PROPOSED SOUTH ELEVATION.



PROPOSED  
EAST ELEVATION





EXISTING  
EAST ELEVATION



VIEW FROM CEDAR AVE.

SOUTH SIDE



EAST (REAR)



NORTH SIDE



Description of existing resource and it's setting:

This house is a non-contributing resource in the Takoma Park historic district. It is a frame house of a generic "farmhouse" style, probably dating from the early 1900's. It was modified before the creation of the historic district, with painted brick veneer on the lower story and vinyl siding on the upper story. The inoperable shutters are not original. The rear of the house retains the original wood shingle siding. Most of the windows are original wood, 2 over 2. There is a one-story brick addition with a flat roof at the rear of the historic house. The adjacent cinder block garage was modified and converted to a music studio with an historic area work permit in 2001.

Cedar Street is one of the main streets in the historic district, with many fine examples of period houses. The house immediately to the south, however, is a generic brick rambler from the 50's or 60's. The house to the north is brick colonial, probably from the 40's or 50's. The house across the street is an outstanding resource. The house sits further from the street than it's neighbors, about 60', and is on a rise. Because of the closeness of the neighboring house to the north and the studio to the south, the existing rear addition is minimally visible from the street. No trees will be affected by this work.

Description of the Project:

The proposal is for a one-bedroom addition on top of the existing rear addition. The addition is inset 3'-8" from either side of the original house and thus is about 2/3 the area of the addition below. As such, it will doubtfully be visible from Cedar Avenue. The side elevations are designed to match the windows and roof planes of the historic house, while the rear elevation, entirely hidden from the street, will have an elevation with more contemporary glazing. The siding will be cedar shingles which will match the remaining historic shingles on the rear elevation, and, if the vinyl siding is removed, the original shingles on the south and north elevations. It is not anticipated that the brick veneer will be removed. Access to the addition will be through the two original window openings, extended to form doorways.