

7221 CEDAR AVENUE, TAKOMA PARK  
[HPC CASE # 37/03-13 KK]

TAKOMA PARK H.D.



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
*County Executive*

William Kirwan  
*Chairperson*

Date: October 9, 2013

### 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 #649090, 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** at the October 9, 2013 meeting.

Applicant: Steve Teles and Fawzia Ahmed

Address: 7221 Cedar Avenue, Takoma Park





HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: plan9x@gmail.com Contact Person: ROBERT CARHUFF  
Daytime Phone No.: 202 550 3770

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: STEVEN TELES + FANNIA THOMAS Daytime Phone No.: 617-543-7318  
Address: 7221 CEDAR AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: JARMAN COMPANY, INC. Phone No.: 301 650 5343  
Contractor Registration No.: MHC 51510  
Agent for Owner: ROBERT CARHUFF Daytime Phone No.: 202-550-3770

**LOCATION OF BUILDING/PROJECT**

House Number: 7221 Street: CEDAR AVE  
Town/City: TAKOMA PARK Nearest Cross Street: BIRCH AVE  
Lot: 11 Block: 5 Subdivision: "B.F. GILBERT'S ADDITION TO TAKOMA PARK"  
Lot: TA 1 Folio: 179 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF REPAIR/ACTON/ALTER**

1A. CHECK ALL APPLICABLE

<input type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input type="checkbox"/> Alter/Revolve	<input type="checkbox"/> AC	<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 type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Reversible	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>CHIMNEY</u>				

1B. Construction cost estimate: \$ 6000.00

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

**PART TWO: COMPLETE ONLY 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**

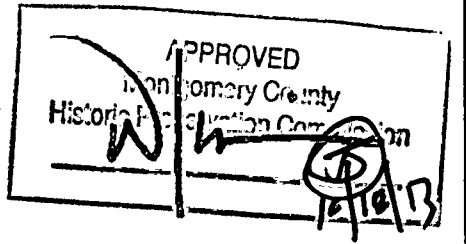
3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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.

Robert Carhuff Signature of owner or authorized agent Date: 9/17/13

Approved: \_\_\_\_\_  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 10/18/13  
Application/Permit No.: 6049090 Date Filed: 9/18/13 Date Issued: \_\_\_\_\_

# CEDAR AVENUE



N. 32° 30' E. - 50'

1" = 30'-0"  
SITE PLAN

EXIST. CHIMNEY  
PROPOSED CHIMNEY  
RECONSTRUCTION

N. 56° 30' W.

S. 56° 30' E.

LOT 10

LOT 12



CONC. PORCH  
WOOD PORCH  
2 STORY FRAME W/RSMT.  
EXCL. PORCH  
FLAGSTONE PATIO  
FRAME GARAGE

LOT 11  
10,000 sq ft

200'

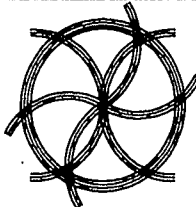
200'

S. 32° 30' W. - 50'

LOT 26

LOT 25

LOT 24

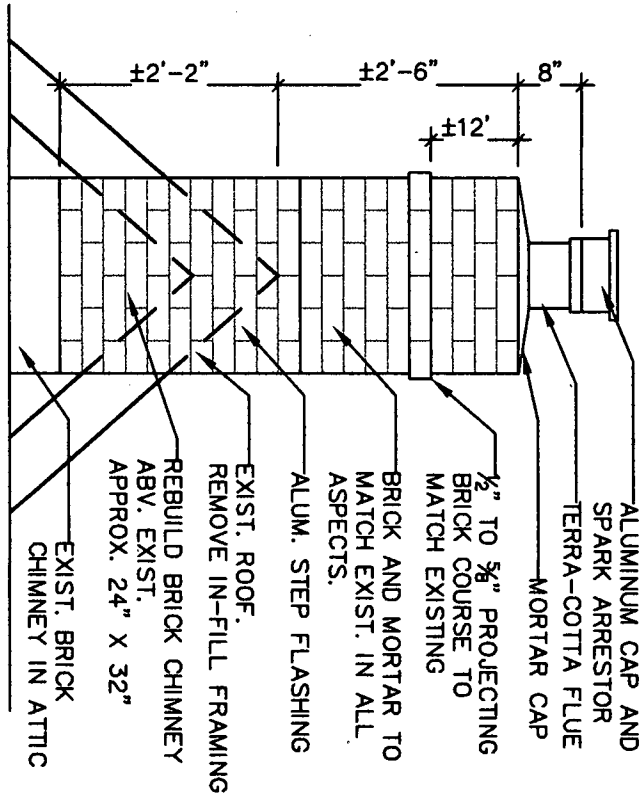


Plan 9 Associates LLC  
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Washington DC 20012  
plan9x@gmail.com  
202.550.3770

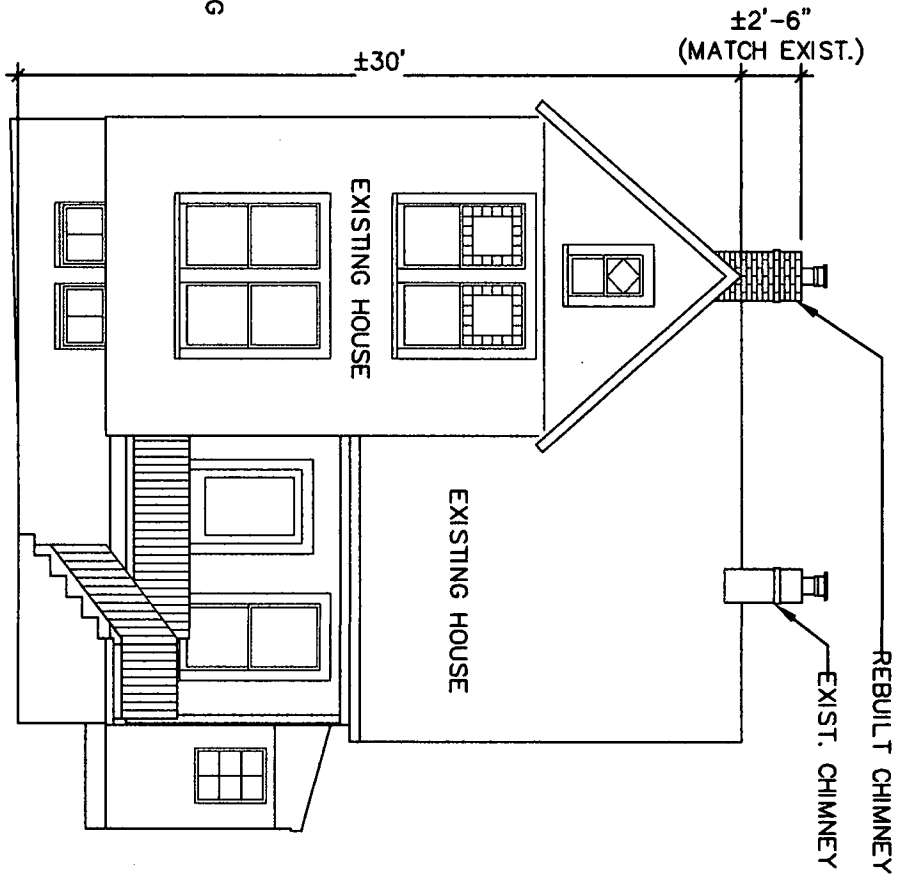
PROJECT: AHMED-TELES RESIDENCE  
7221 CEDAR AVE.  
TAKOMA PARK MD 20912  
TITLE: CHIMNEY RECONSTRUCTION  
DATE: 9-18-13

ADDENDUM TO PERMIT# 642458

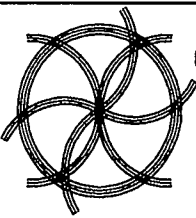
A1



**CHIMNEY DETAIL**  
1/2" = 1'-0"  
(det)



**WEST ELEVATION**  
1/8" = 1'-0"



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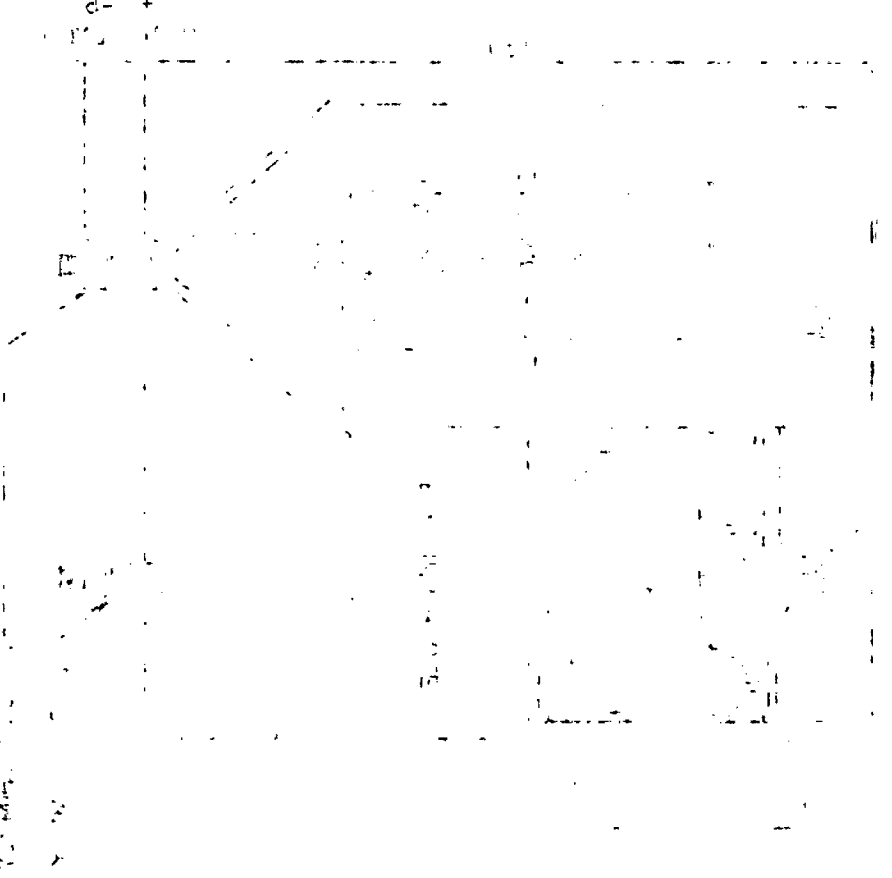
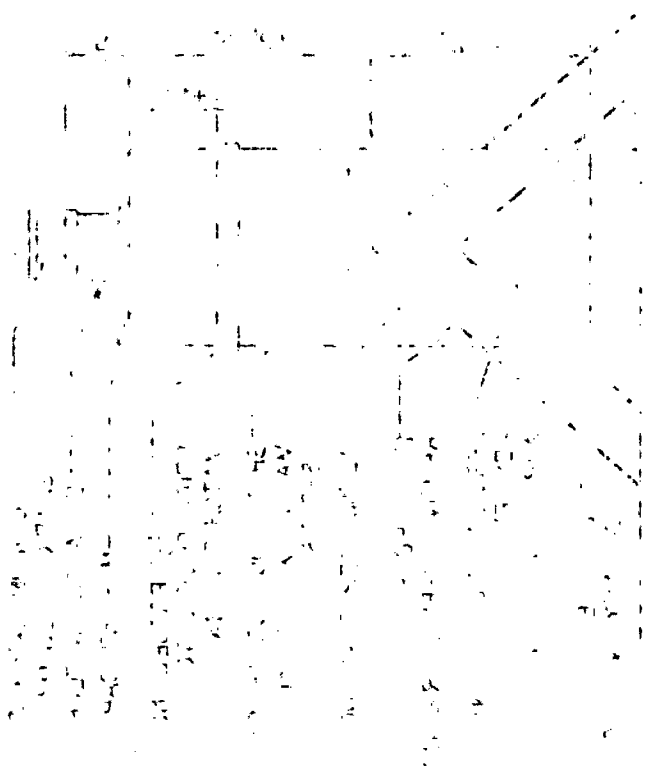
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A2

CHAMBER OF COMMERCE

(10)

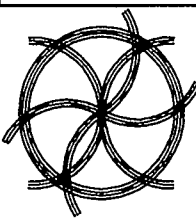
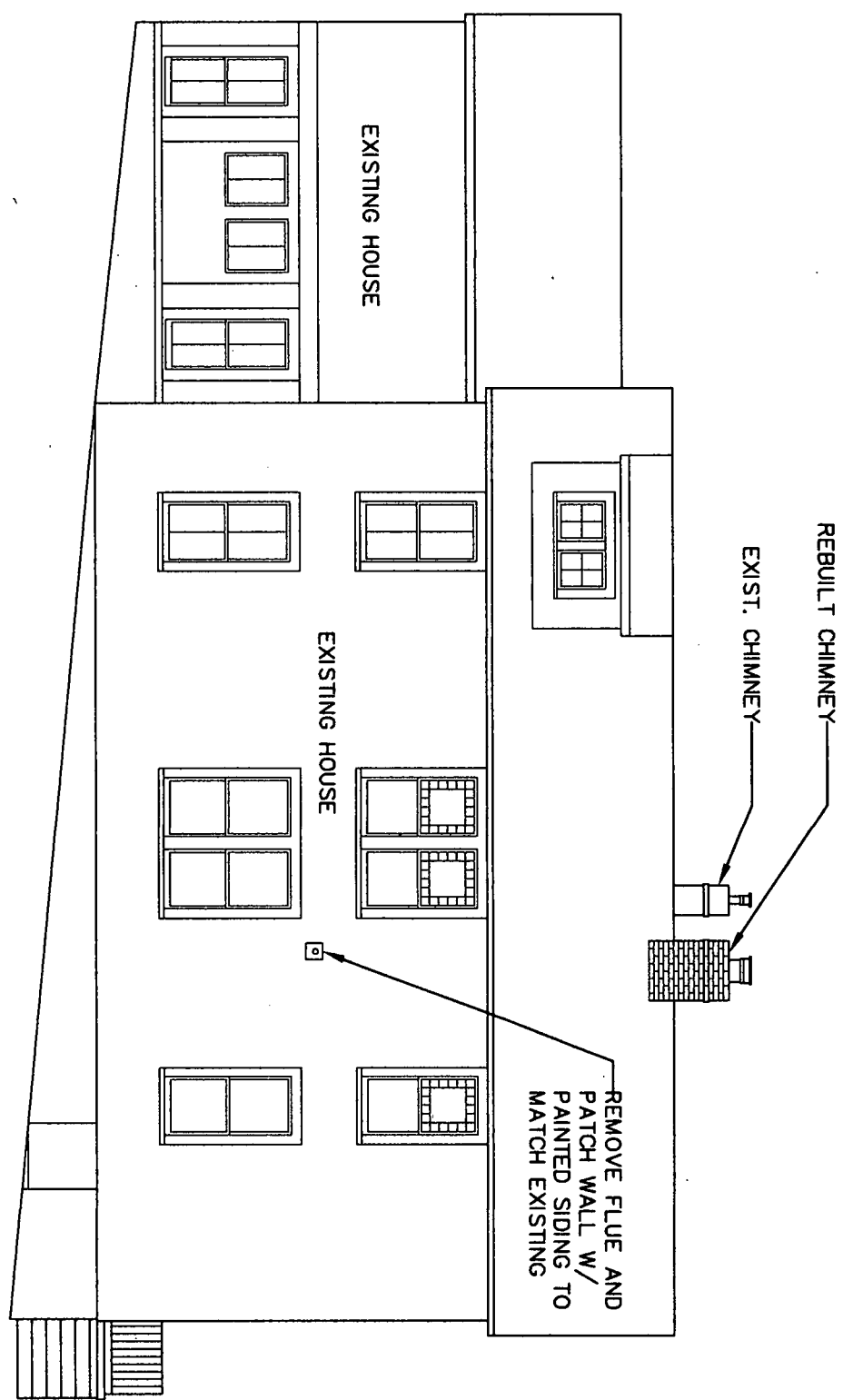
WEST BENGAL



Scale 1/4" = 1'-0"

DRAWN BY: [Illegible]  
 CHECKED BY: [Illegible]  
 DATE: [Illegible]

NORTH ELEVATION  
 1/8"=1'-0"

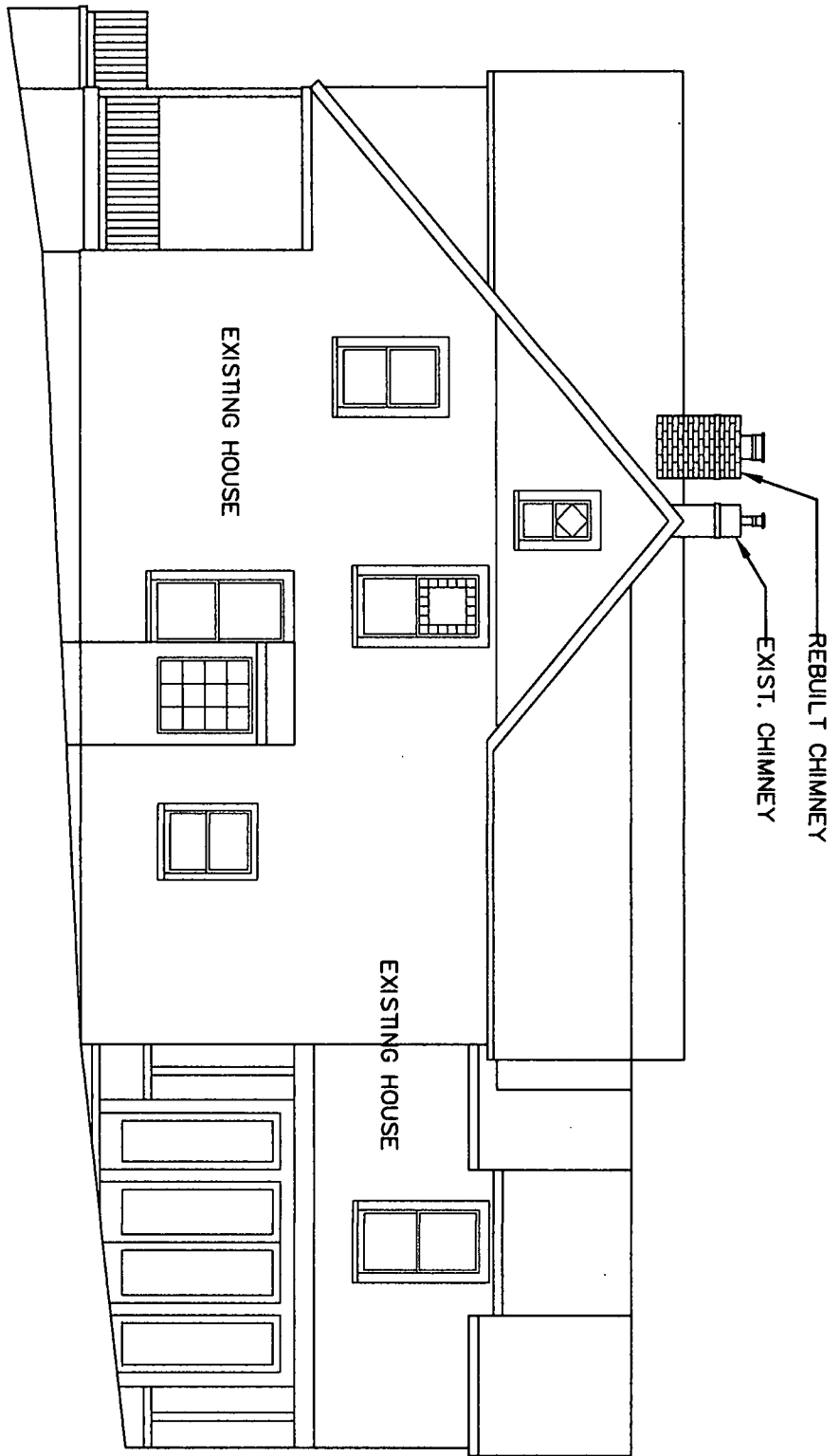


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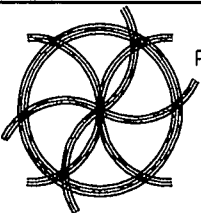
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A3



**SOUTH ELEVATION**  
 1/8" = 1'-0"



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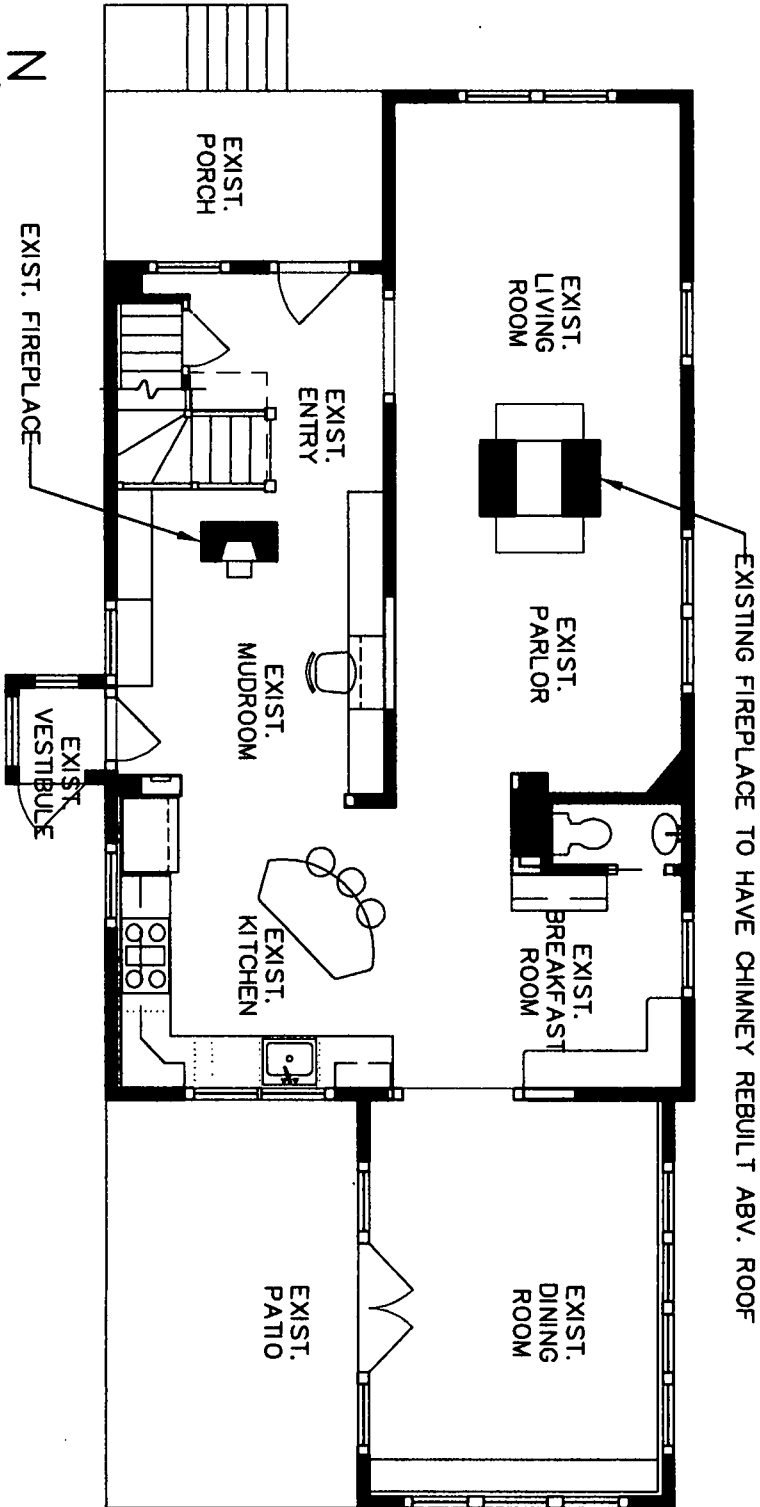
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**ADDENDUM TO PERMIT#** 642458

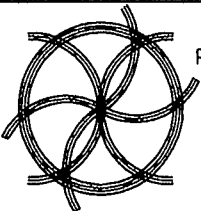
A4



CEDAR AVE.



1/8" = 1'-0"  
**1ST FLOOR PLAN**



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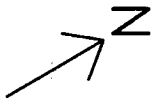
**TITLE:** CHIMNEY RECONSTRUCTION

**DATE:** 9-18-13

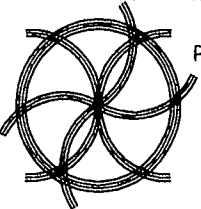
ADDENDUM TO PERMIT# 642458

A5

CEDAR AVE.



**2ND FLOOR PLAN**  
 1/8"=1'-0"



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 TAKOMA PARK MD 20912

TITLE: CHIMNEY RECONSTRUCTION

DATE: 9-18-13

ADDENDUM TO PERMIT# 642458

A6

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

<b>Address:</b>	7221 Cedar Avenue, Takoma Park	<b>Meeting Date:</b>	10/9/2013
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	10/2/2013
<b>Applicant:</b>	Steve Teles and Fawzia Ahmed (Robert Carhuff, Architect)	<b>Public Notice:</b>	9/25/2013
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	37/03-13KK	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Alterations to house		

**STAFF RECOMMENDATION:**

- Approve
- Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Victorian/Vernacular  
**DATE:** c1890-1900

**PROPOSAL:**

The applicants are proposing to reconstruct a no longer extant brick chimney in the north slope of the main roof massing. The proposed chimney reconstruction above the roof is based on physical evidence of a brick chimney flue that is located in the attic space under the main roof. An existing non-historic chimney flue located on the north elevation wall will be removed and replaced with new painted siding to match the existing siding on the house.

**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](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: plan9x@gmail.com Contact Person: ROBERT CARHUFF  
Daytime Phone No.: 202 550 3770

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

Name of Property Owner: Steven Teles + Fawcett Anne Daytime Phone No.: 617-543-7318

Address: 7221 CEDAR AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: JARMAN COMPANY, INC. Phone No.: 301 650 5343

Contractor Registration No.: MHC 51510

Agent for Owner: ROBERT CARHUFF Daytime Phone No.: 202-550-3770

LOCATION OF BUILDING/PREMISES

House Number: 7221 Street: CEDAR AVE

Town/City: TAKOMA PARK Nearest Cross Street: BIRCH AVE

Lot: 11 Block: 5 Subdivision: "B.F. GILBERT'S ADDITION TO TAKOMA PARK"

Lot: TA 1 Folio: 129 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Raze
- Revision  Repair  Reversible

CHECK ALL APPLICABLE

- A/C  Stair  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: CHIMNEY

1B. Construction cost estimate: \$ 6000.00

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

PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND EXTENSION/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.

R. Carhuft  
Signature of owner or authorized agent

9/17/13  
Date

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

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

Application/Permit No.: 0249090 Date Filed: 9/18/13 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:

724 Cedar Ave. is a 2-story Victorian c. 1900  
single family residence in the Incom Park  
Historic District. The area is a historic  
neighborhood of Victorian & Craftsman style  
houses.

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

At some time in the past, the chimney for the  
living room fireplace was removed to a point just  
below the roof and a flue was installed on the  
side wall. We are rebuilding the chimney above  
the roof and removing the aforementioned flue.  
The chimney will match the existing smaller chimney.

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.

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.

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.

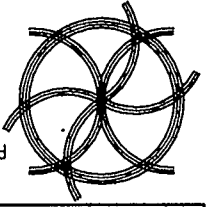
4

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

<b>Owner's mailing address</b> FAWZIA AHMED & STEVE TELES 7221 CEDAR AVE TAKOMA PARK MD 20912	<b>Owner's Agent's mailing address</b> ROBERT CAR HUFF 222 ASPEN ST NW WASHINGTON DC 20012
<b>Adjacent and confronting Property Owners mailing addresses</b>	
ROBERT J ENGLEHART 7217 CEDAR AVE TAKOMA PARK MD 20912	ROBERT T & CHRISTINA R. GRACE 7301 CEDAR AVE TAKOMA PARK MD 20912
BROOKES EDWARD ADAM DIBBY ET AL TR 7218 CEDAR AVE TAKOMA PARK MD 20912	





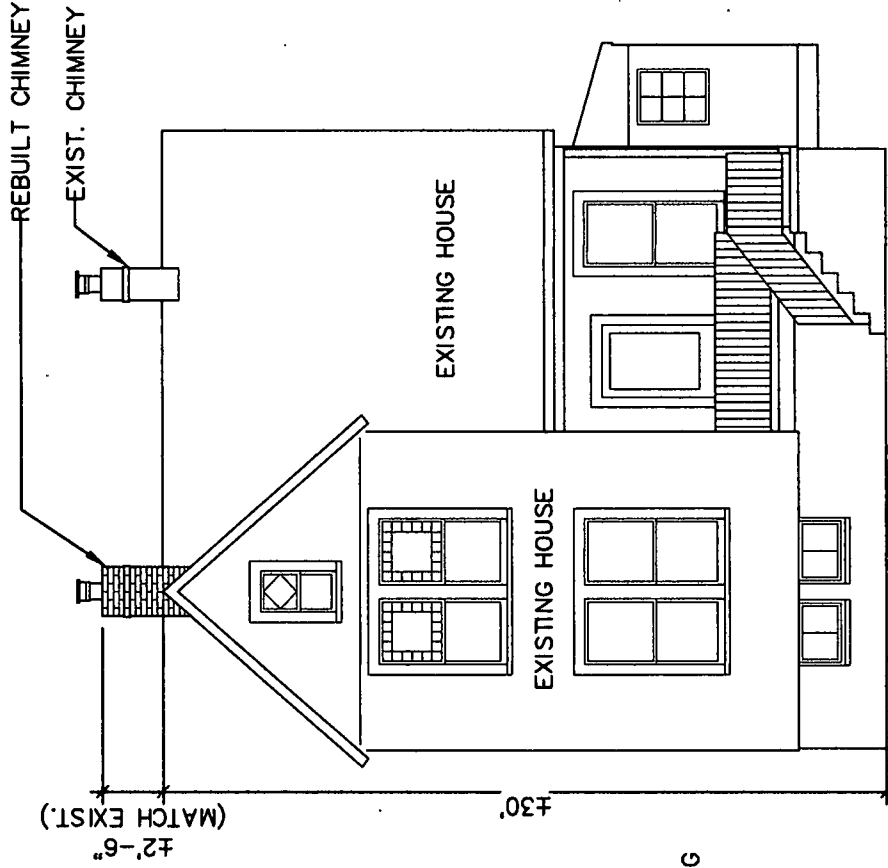


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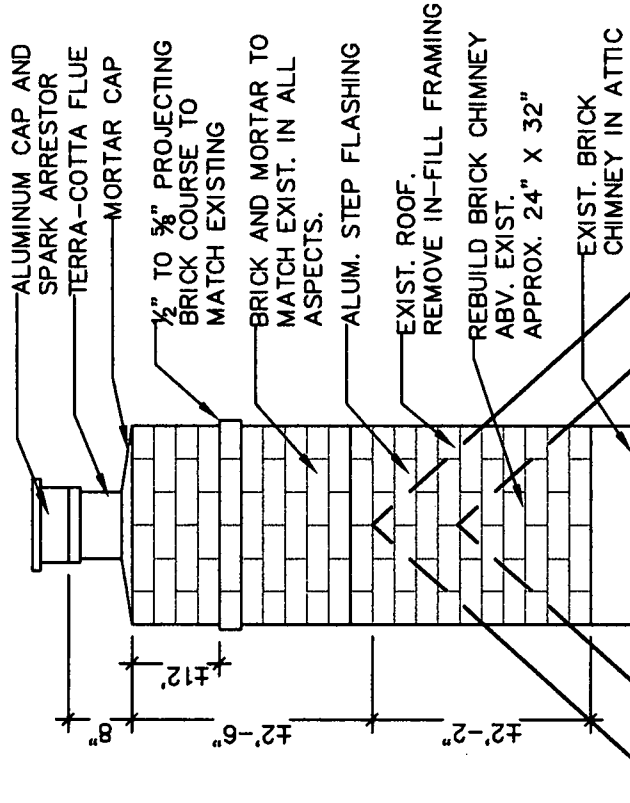
PROJECT: AHMED-TELES RESIDENCE  
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HAWP DRAWINGS

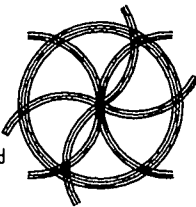
A2



**WEST ELEVATION**  
 1/8"=1'-0"



**CHIMNEY DETAIL**  
 1/2"=1'-0" (det)

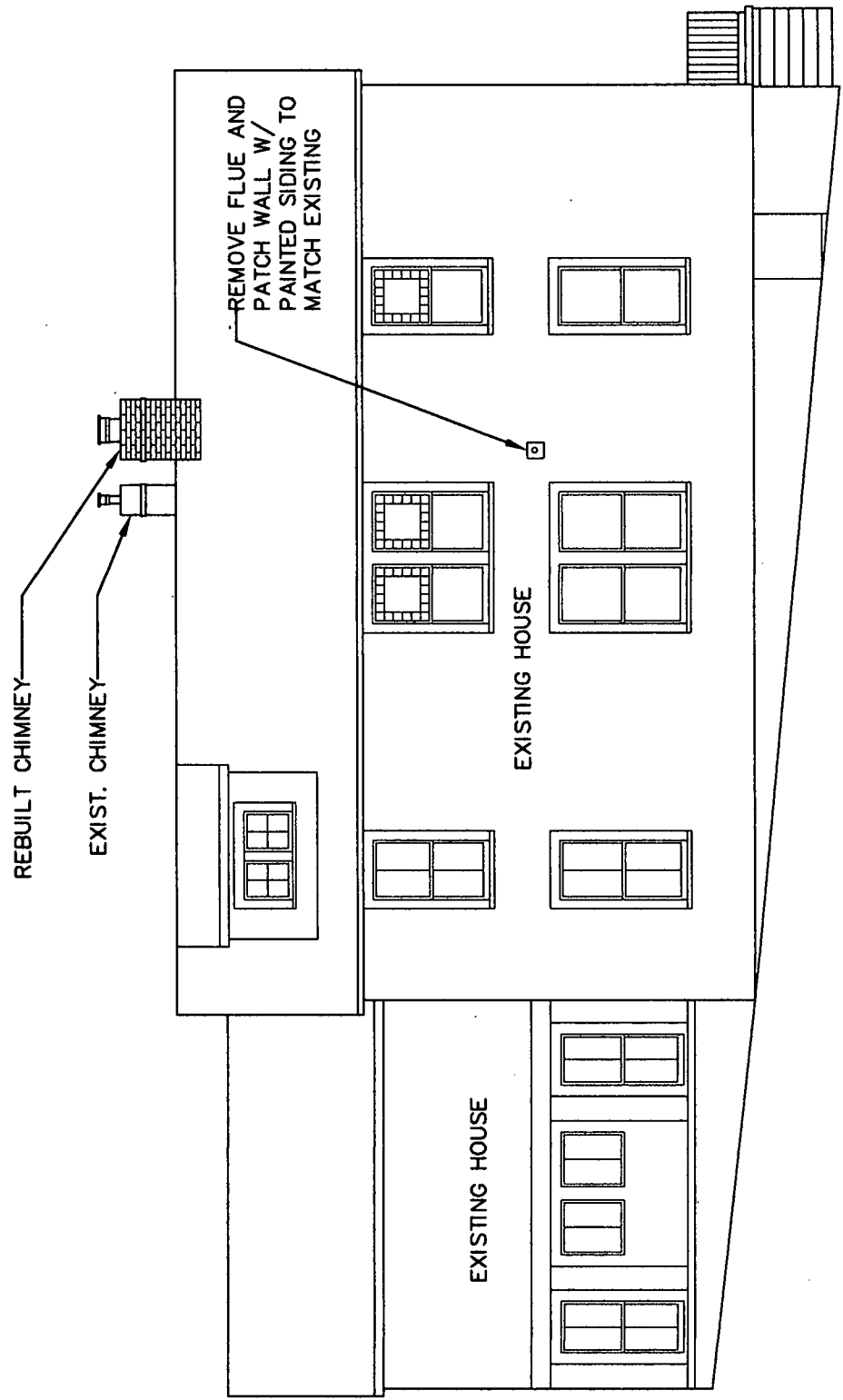


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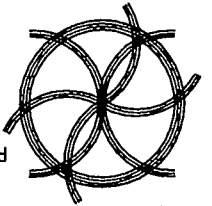
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HAWP DRAWINGS

A3



NORTH ELEVATION  
1/8"=1'-0"

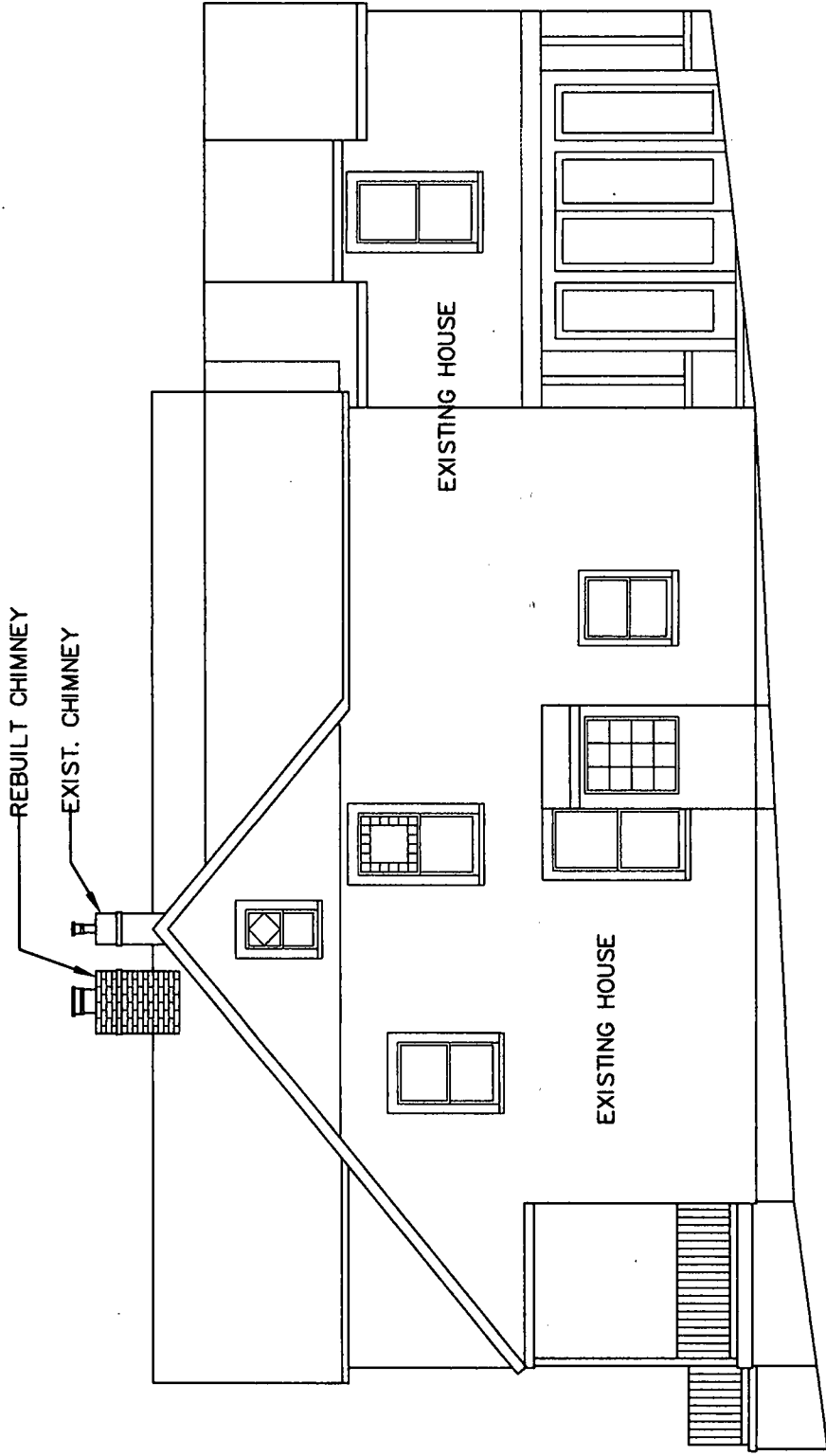


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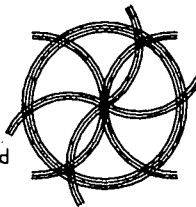
HAWP DRAWINGS

A 4



SOUTH ELEVATION

1/8"=1'-0"

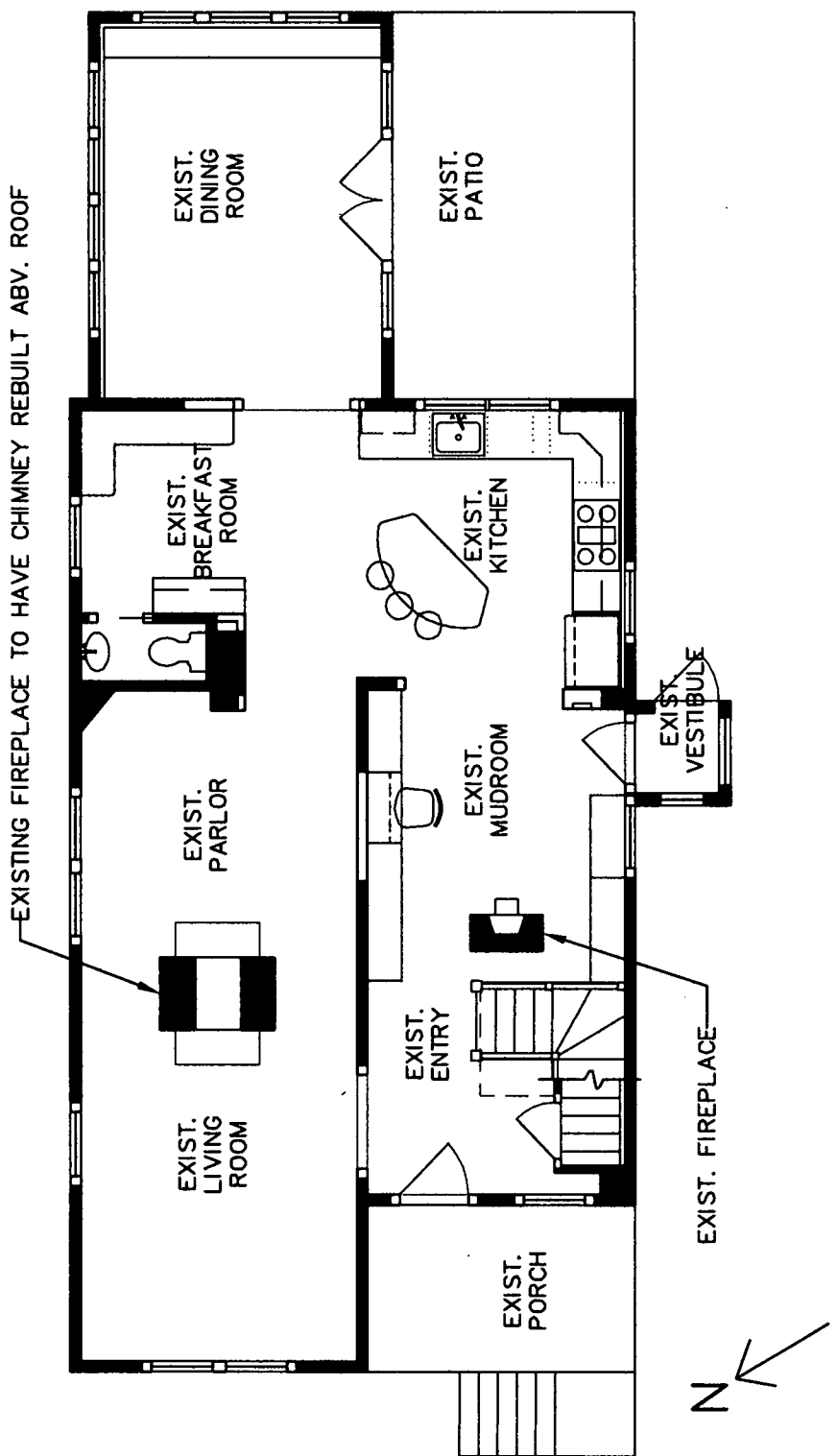


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HAWP DRAWINGS

A5



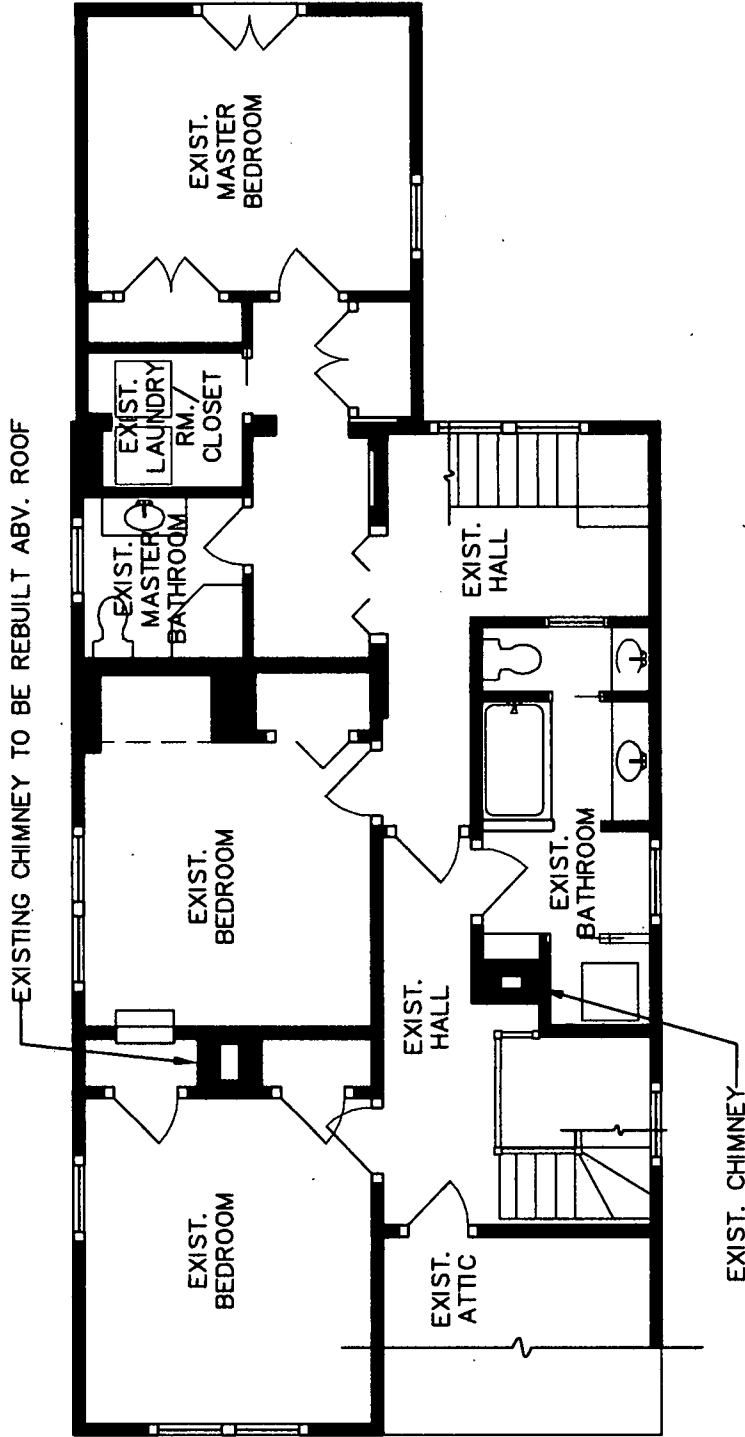
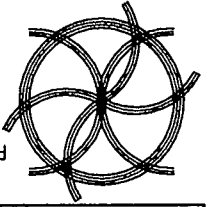
1ST FLOOR PLAN  
 1/8"=1'-0"

A6

HAWP DRAWINGS

PROJECT: AHMED-TELES RESIDENCE  
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CEDAR AVE.

# 2ND FLOOR PLAN

1/8" = 1'-0"

Existing Property Condition Photographs (duplicate as needed)



Detail: View from front



Detail: View from front

Existing Property Condition Photographs (duplicate as needed)



Detail: View from south side

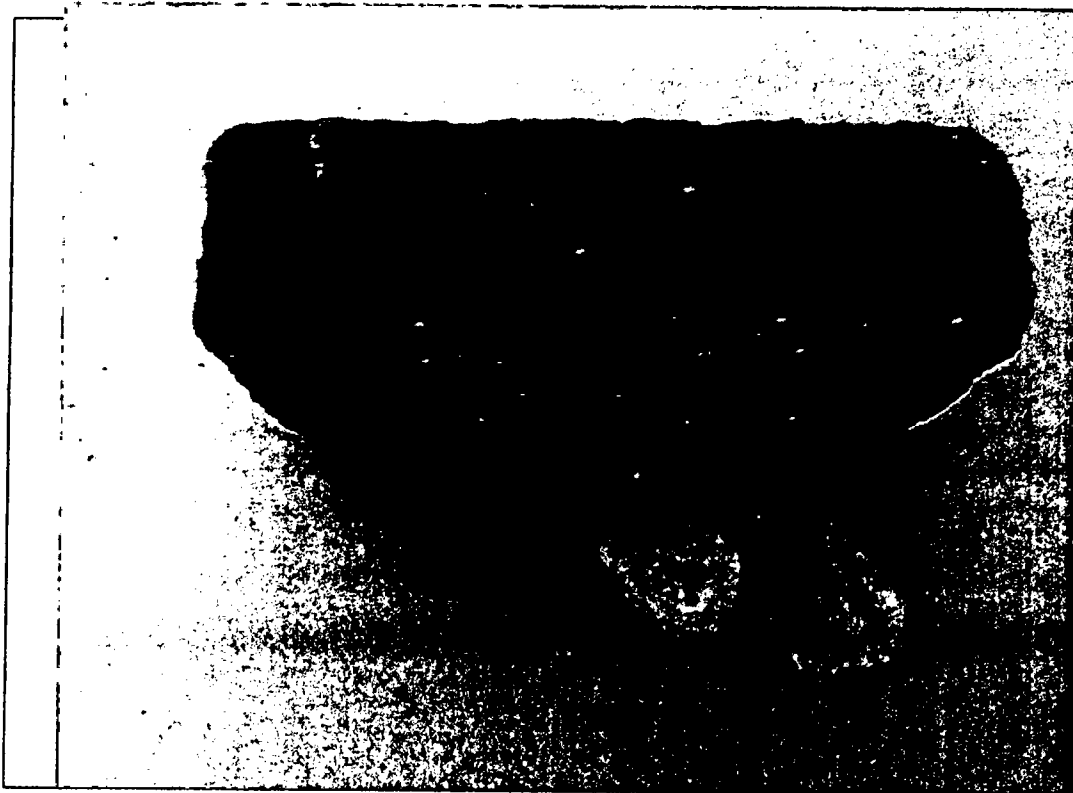


Detail: View from north side

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing chimney



Detail: Brick and mortar