

7215 Cedar Avenue  
Takoma Park

2010 HQUP



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: 12/22/10

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #550377—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) and this application was **approved with one condition** by the HPC on October 27, 2010. The condition of approval is:

1. The shed dormers extending off the rear will be eliminated and the other side dormers will remain.

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: Jim Clark and Cathy Forster  
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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: DANA HADEN  
Daytime Phone No.: 301-270-5811

Tax Account No.: 01068950  
Name of Property Owner: JIM CLARK, OTHY FORSTER Daytime Phone No.: 301-585-6201  
Address: 7213 CEDAR AVE, TAKOMA PARK, MD 20912  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: DANA HADEN Daytime Phone No.: 301-270-5811

House Number: 7213 Street: CEDAR  
Town/City: TAKOMA PARK Nearest Cross Street: TULIP  
Lot: 8 Block: 5 Subdivision: 25  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 200,000

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

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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

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.

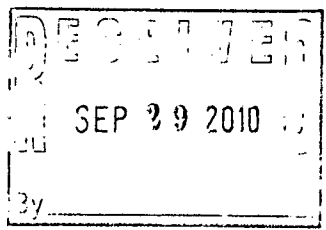
Dana Haden  
Signature of owner or authorized agent

9/28/10  
Date

Approved: w/one condition For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 12/22/10

Application/Permit No.: SS0377 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



SEE REVERSE SIDE FOR INSTRUCTIONS

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The extg. home was built in 1923. It is a one and a half story frame house on a basement. It has a one story rear addition that appears to have been altered at some point. It went from being a rear porch to being an enclosed room w/ walls & windows. This was determined by viewing Sanborn maps.

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

The proposed work calls for the extg. addition to be removed. It has been severely damaged by a tree that has been approved to be removed. A new 1 1/2 story frame addition is being proposed.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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**

- a. 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.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

<b>Address:</b>	7213 Cedar Avenue, Takoma Park	<b>Meeting Date:</b>	10/27/10
<b>Applicant:</b>	Jim Clark and Cathy Forster (Dana Haden, Architect)	<b>Report Date:</b>	10/20/10
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Public Notice:</b>	10/13/10
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/3-10DDD	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b> Rear addition			

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** 1923

**PROPOSAL**

The applicants propose to remove a non-historic one story rear addition and propose to construct a 1 ½-story addition in the same location. The addition will be 15'8" x 28'10" and the footprint is approximately 100 SF larger than the existing addition. The right side wall of an existing small flat roofed extension of the house will remain. The proposed materials are fiber cement shingles, wood trim, wood doors and windows with simulated divided lights, and an asphalt shingle roof. There will be flat skylights in the proposed rear dormers. There will be a new wood bracketed covered entry above an existing door at the foundation level on the left side.

There is a large oak near the rear addition and the applicants have already consulted with the City of Takoma Park arborist regarding appropriate tree protection and any required tree protection measures will be in place prior to the start of construction. One tree located within the footprint of the addition that shows in the photos submitted with the application has already been approved for removal by the HPC.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*,

and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Original size and shape of window and door openings should be maintained, where feasible
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- All change and additions should respect existing environmental settings, landscaping, and patterns of open space

### **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.)

**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 Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:*

**Basic Principles for an Addition**

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

**18.0 DESIGN OF NEW ADDITIONS**

Design a new addition to be compatible with the primary structure.

18.1 Place an addition at the rear of a building to minimize its visual impacts.

18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.

- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.6 Use windows that are similar in character to those of the main structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

A rear addition that is appropriately scaled and designed, clearly differentiated, and uses compatible materials is allowable within the Takoma Park *Guidelines* and the Secretary of the Interior's *Standards*. In this case, the addition is entirely at the rear, is inset at both sides, and is smaller and lower than the historic massing. Staff recommends approval of the rear addition as proposed.

**STAFF RECOMMENDATION**

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: DANA HADEN  
Daytime Phone No.: 301-270-5811

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Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
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Agent for Owner: DANA HADEN Daytime Phone No.: 301-270-5811

House Number: 7213 Street: CEDAR  
Town/City: TAKOMA PARK Nearest Cross Street: TULIP  
Lot: 6 Block: 5 Subdivision: 25  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

- 1A. CHECK ALL APPLICABLE:
- |   |                                  |  |  |                                    |   |  |                               |                               |
|---|----------------------------------|--|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> AC                   | <input type="checkbox"/> Slab      | <input checked="" 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 checked="" 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"/> Revocable                 | <input type="checkbox"/> Fence/Well (complete Section 4) |                                    | <input type="checkbox"/> Other: _____             |  |                               |                               |

1B. Construction cost estimate: \$ 200,000

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

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
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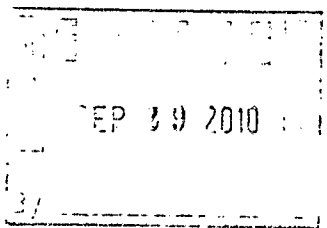
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3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
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I hereby certify that I have the authority to make the foregoing application, that the application 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 9/28/10  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 550377 Date Filed: 9/29/10 Date Issued: \_\_\_\_\_

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1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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

<p><b>Owner's mailing address</b>                  Jim Clark                  Cathy Forster                  7213 Cedar Ave                  Takoma Park, MD. 20912</p>	<p><b>Owner's Agent's mailing address</b>                  Dana Hader                  805 Sligo Creek Parkway                  Takoma Park, MD. 20912</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Jill Morning Star                  7211 Cedar Ave                  Takoma Park, MD. 20912</p>	<p>Robert E Langa                  7215 Cedar Ave.                  Takoma Park, MD 20912</p>
<p><del>Yvonne Fisher</del></p>	<p>Jeanne Feeney                  7212 Cedar Ave                  Takoma Park, MD. 20912</p>
<p>Edward Faine                  7214 Cedar Ave                  Takoma Park, MD                  20912</p>	<p>Michael Lichter                  7210 Maple Ave                  Takoma Park, MD. 20912</p>

Frank Luridin  
 7212 Maple  
 Takoma Park, MD  
 20912

Dale Denton  
 7214 Maple  
 Takoma Park, MD  
 20912

DANA ROGERS HADEN, AIA architect



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805 sligo creek parkway  
takoma park, md 20912  
270-5811

Sept. 28, 2010

To whom it may concern.

This property has been surveyed by the arborist for Takoma Park, Todd Bolton, with respect to the removal of an existing tree that was approved to be removed a couple of months ago. This project went before the historic board as well. We continue to work with Todd and have designed this addition to be on 3 hand dug piers therefore protecting the existing oak tree in the rear. The home owner has dug some in the rear in anticipation of Todd returning to site any day to inspect and continue to work with us as to the foundation design that will be necessary and the routine tree protection plan that will be required.

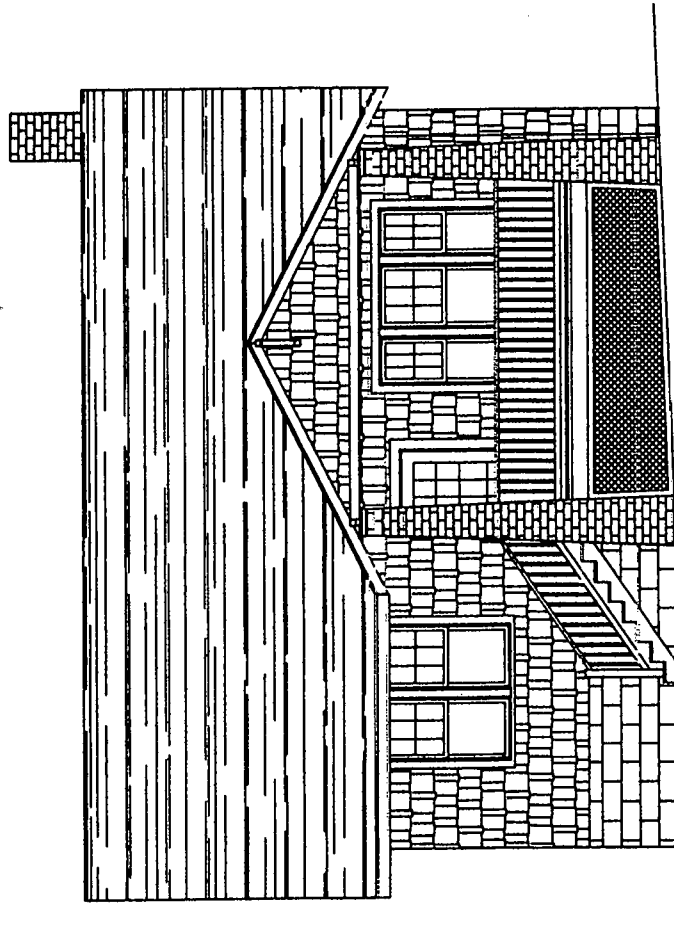
Should this project be approved then we will finalize the appropriate tree plans necessary by the City of Takoma Park.

Sincerely,

A handwritten signature in black ink that reads 'Dana Haden'.

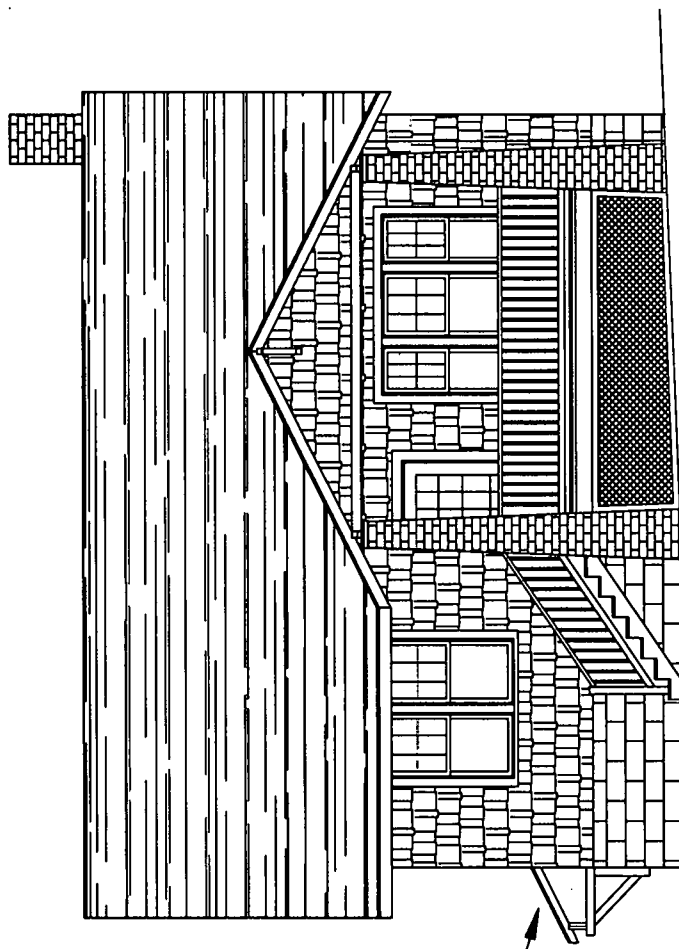
Dana Haden AIA





EXISTING FRONT ELEVATION

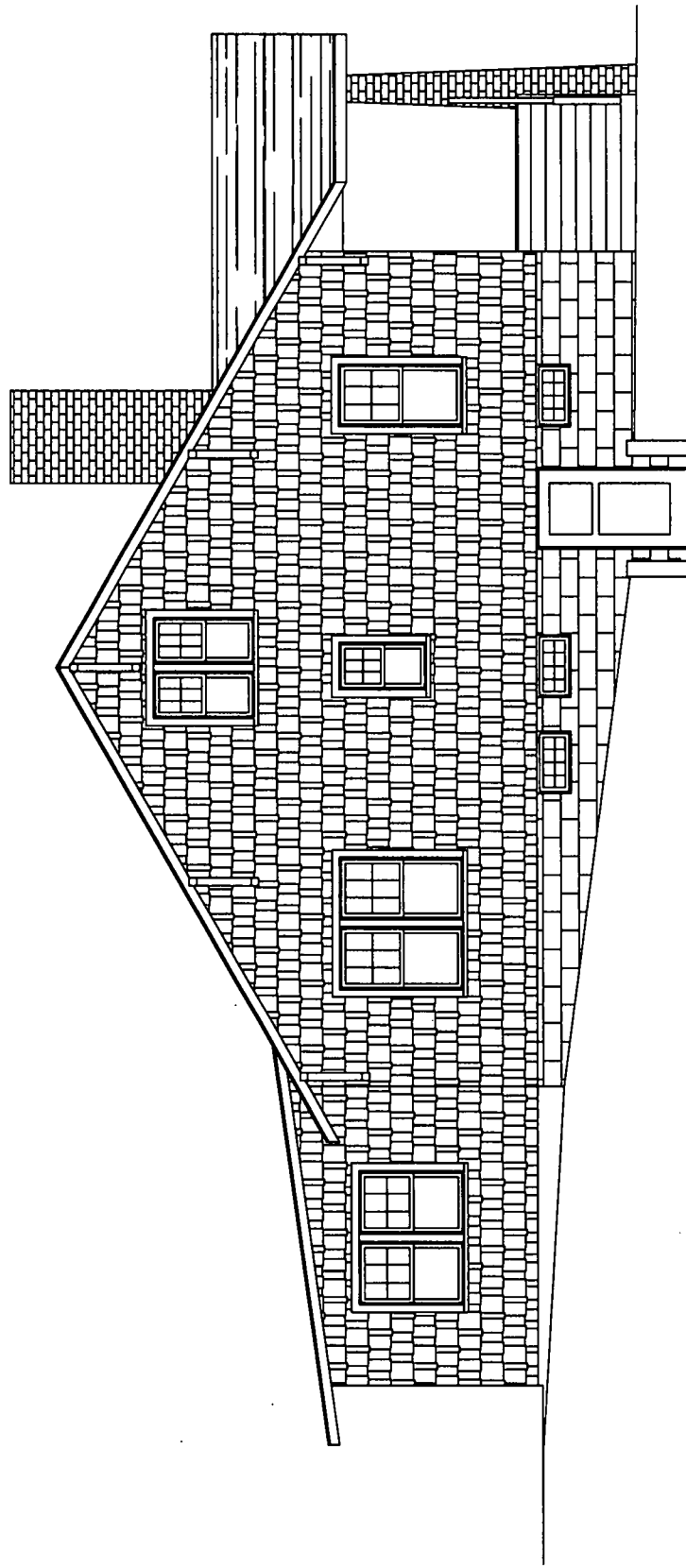
SCALE: 1/8" = 1'-0"



NEW WOOD PORTICO  
W/ WOOD BRACKETS

NEW FRONT ELEVATION

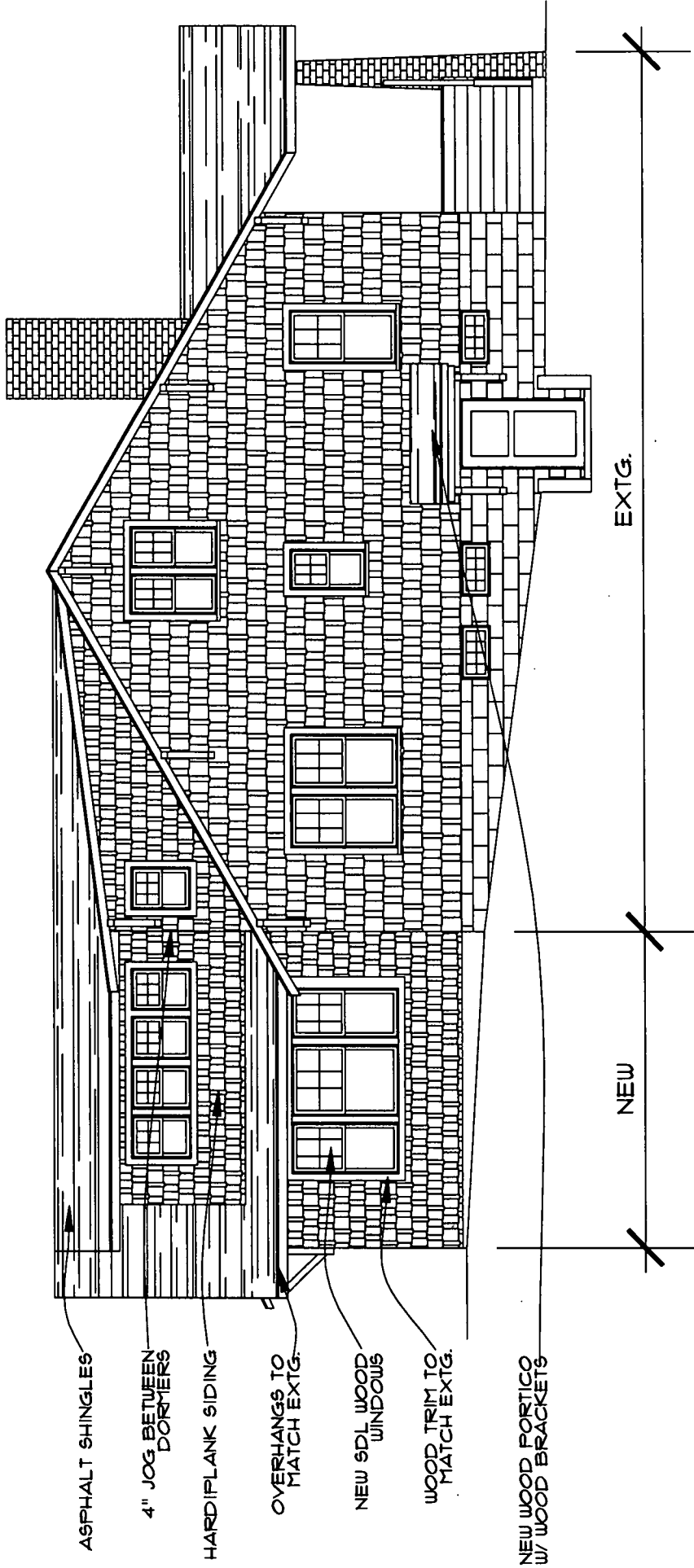
SCALE: 1/8" = 1'-0"



EXISTING LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



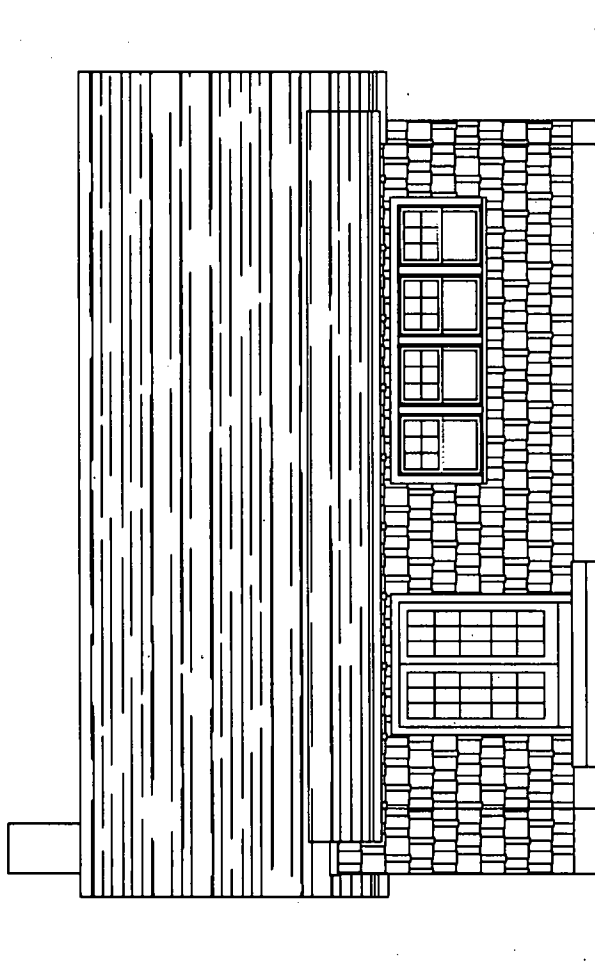


EXTG.

NEW

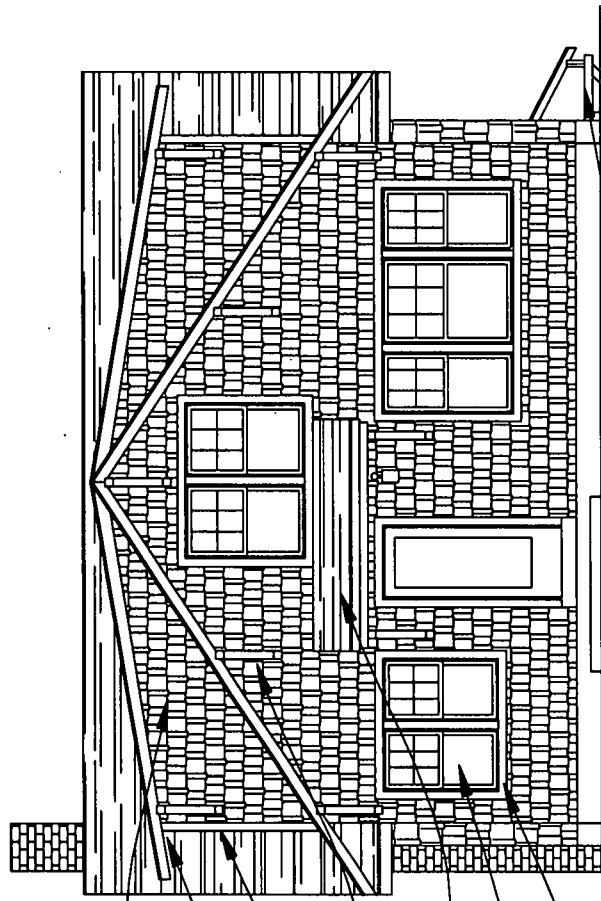
NEW LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



HARDPLANK SIDING

OVERHANGS TO MATCH EXTG.

4" JOG AT TWO DORMERS

WOOD BRACKETS TO MATCH EXTG.

NEW WOOD FORTICO W/ WOOD BRACKETS

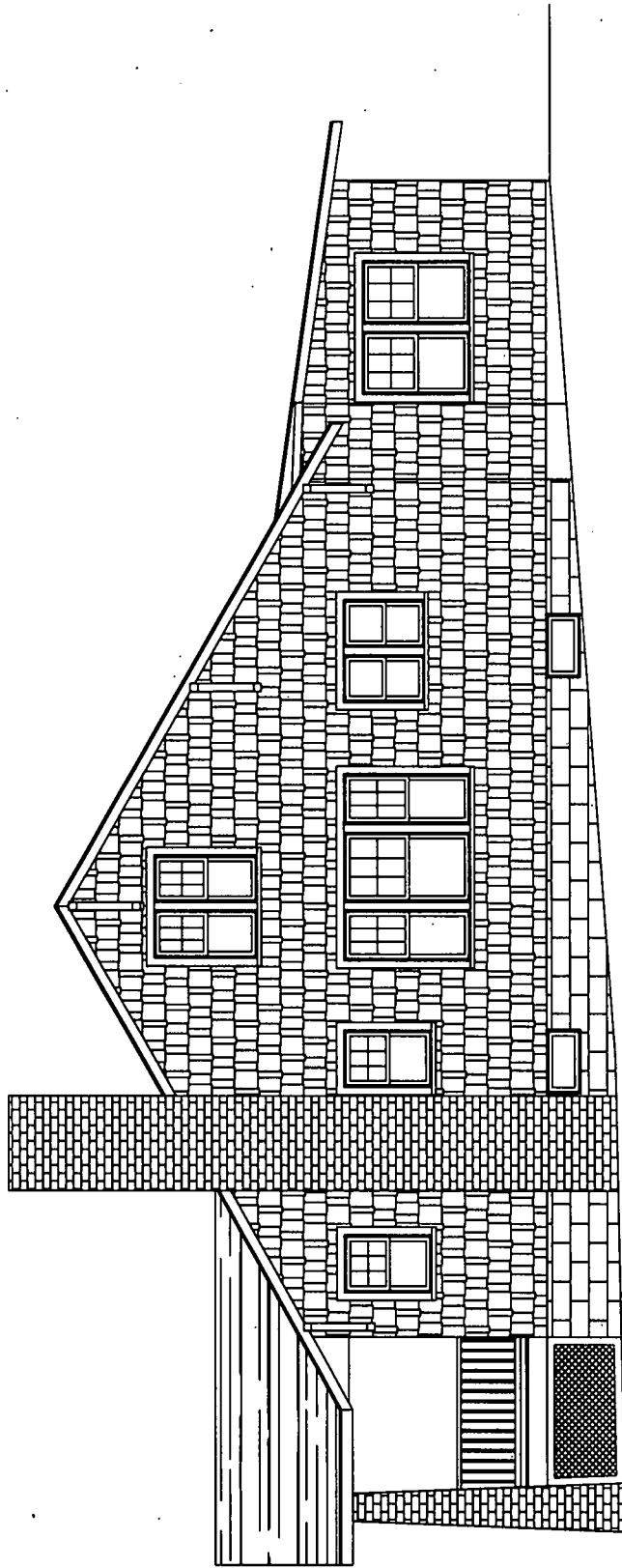
NEW SDL WOOD WINDOWS

WOOD TRIM TO MATCH EXTG.

NEW WOOD FORTICO W/ WOOD BRACKETS

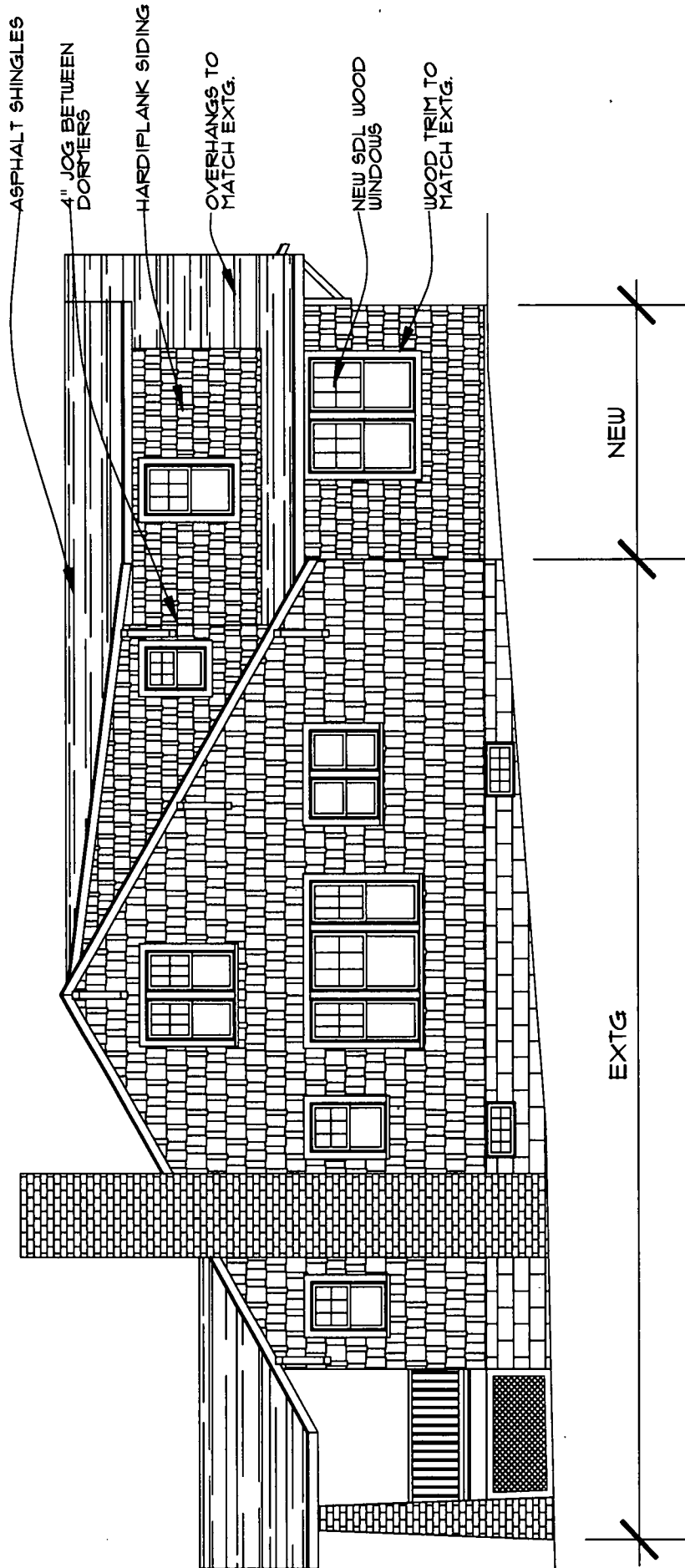
NEW REAR ELEVATION

SCALE: 1/8" = 1'-0"



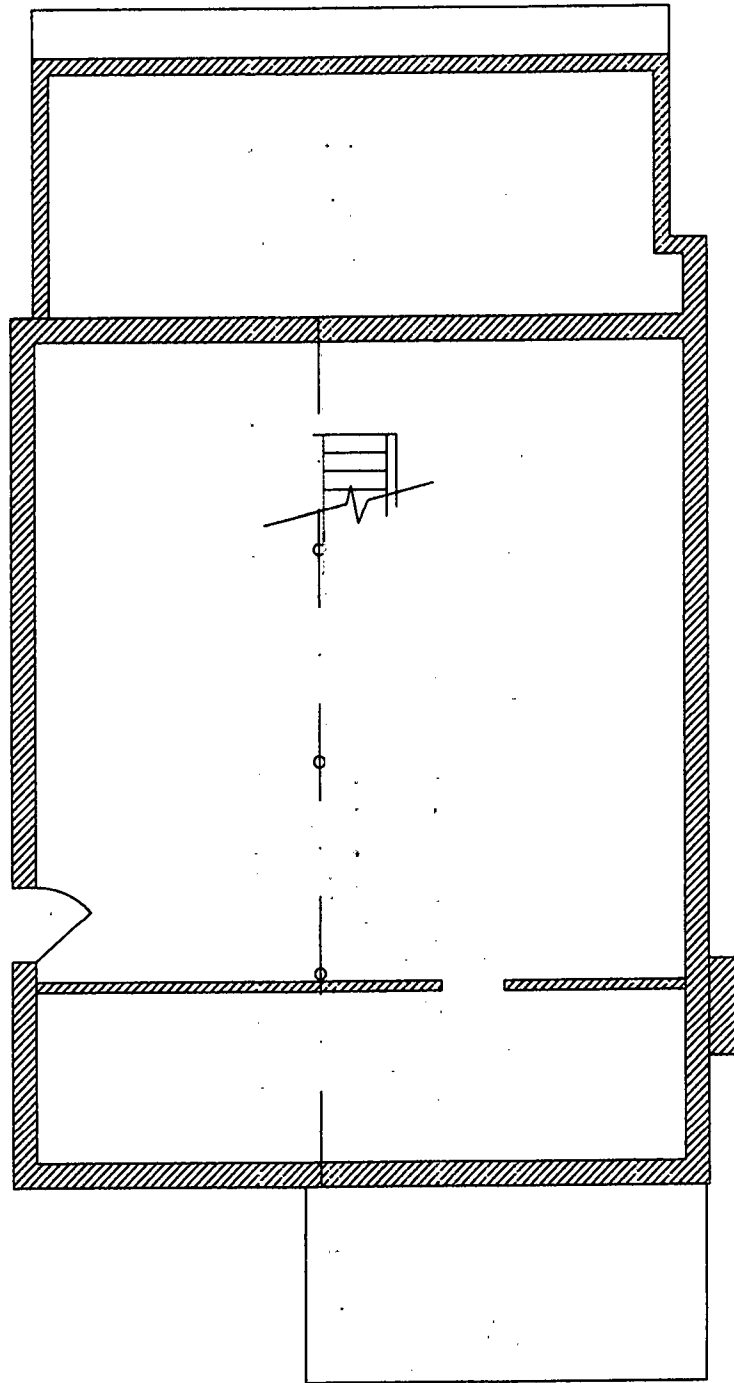
EXISTING RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



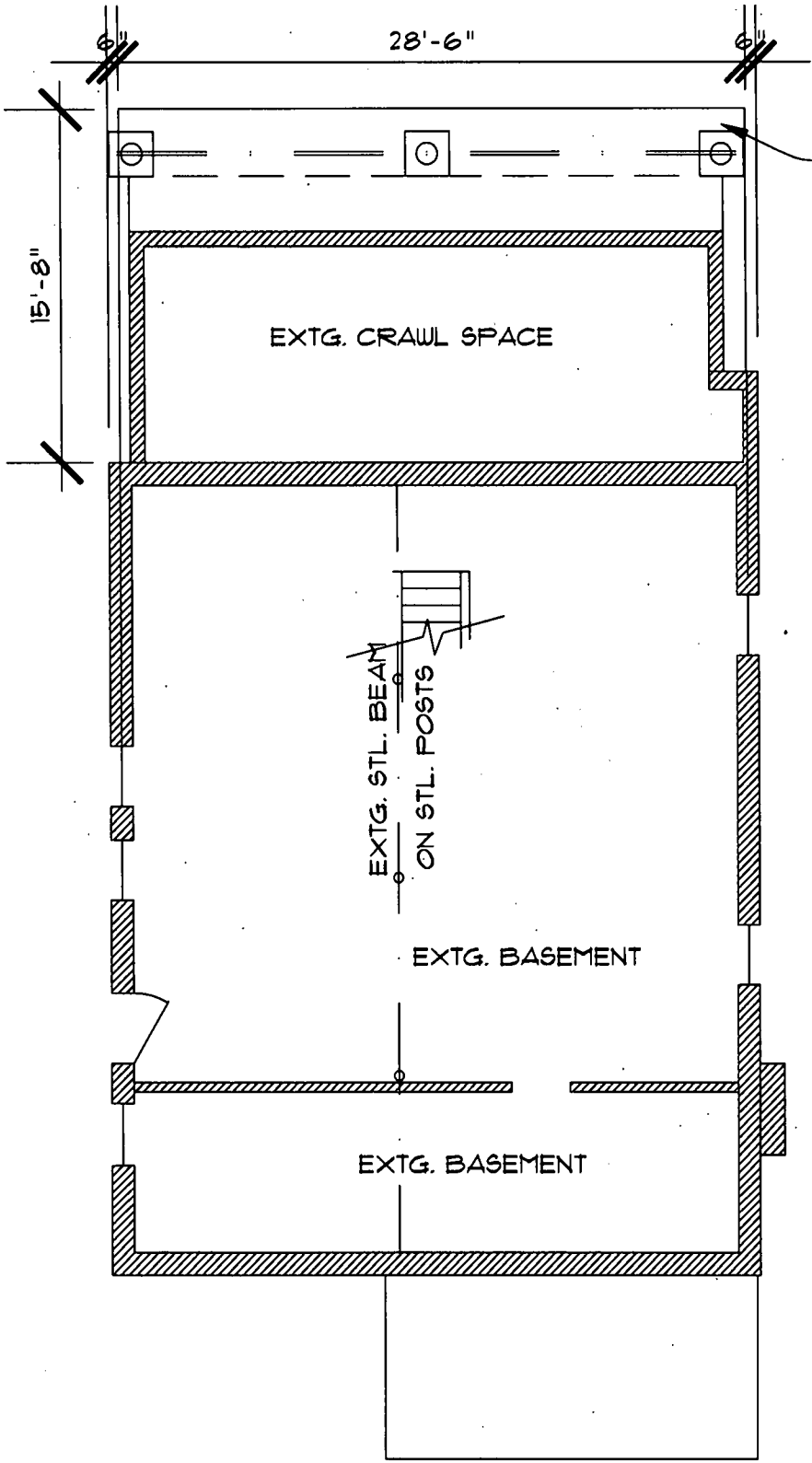
NEW RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING BASEMENT PLAN

SCALE: 1/8" = 1'-0"

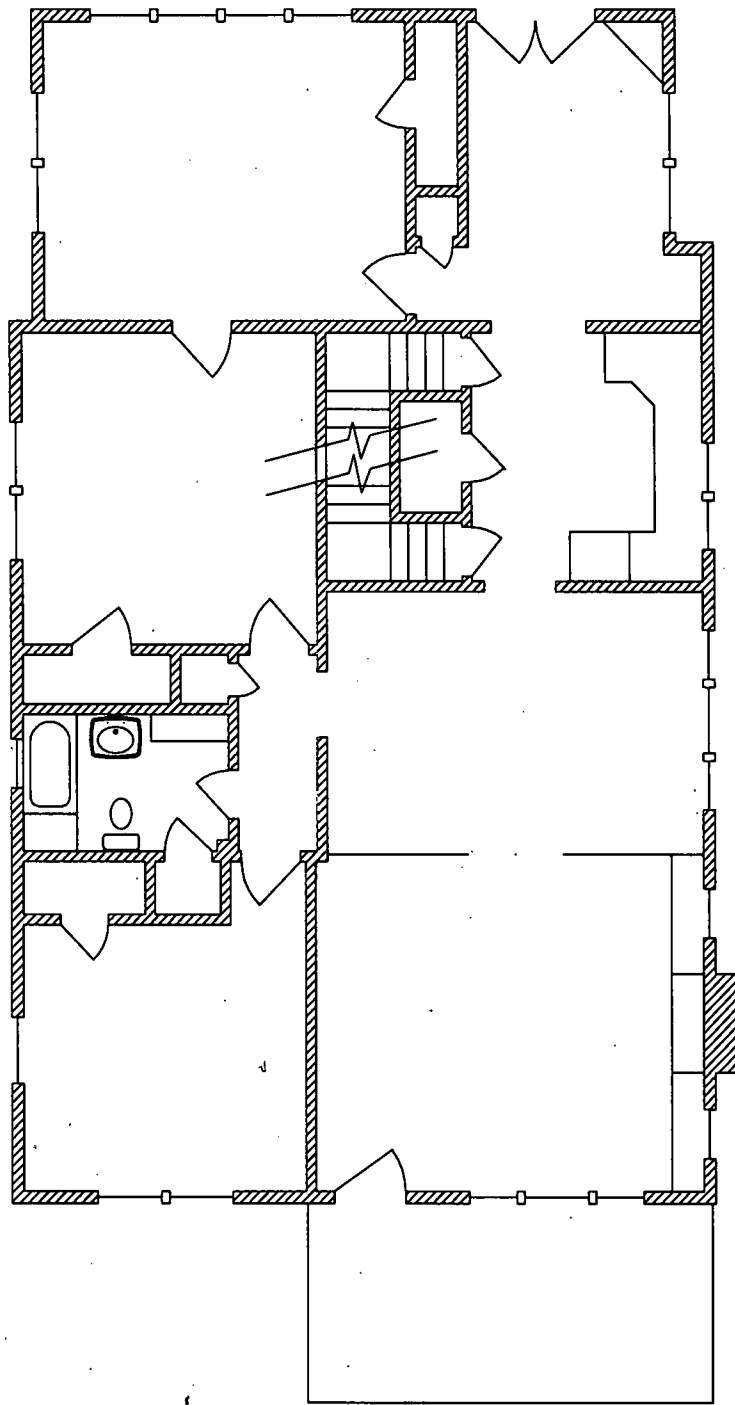


INSTALL NEW CONC. PIERS AND SISTER NEW JOISTS W/ A CANTILEVER

EXTG. JOISTS AND WALL TO REMAIN

NEW BASEMENT PLAN

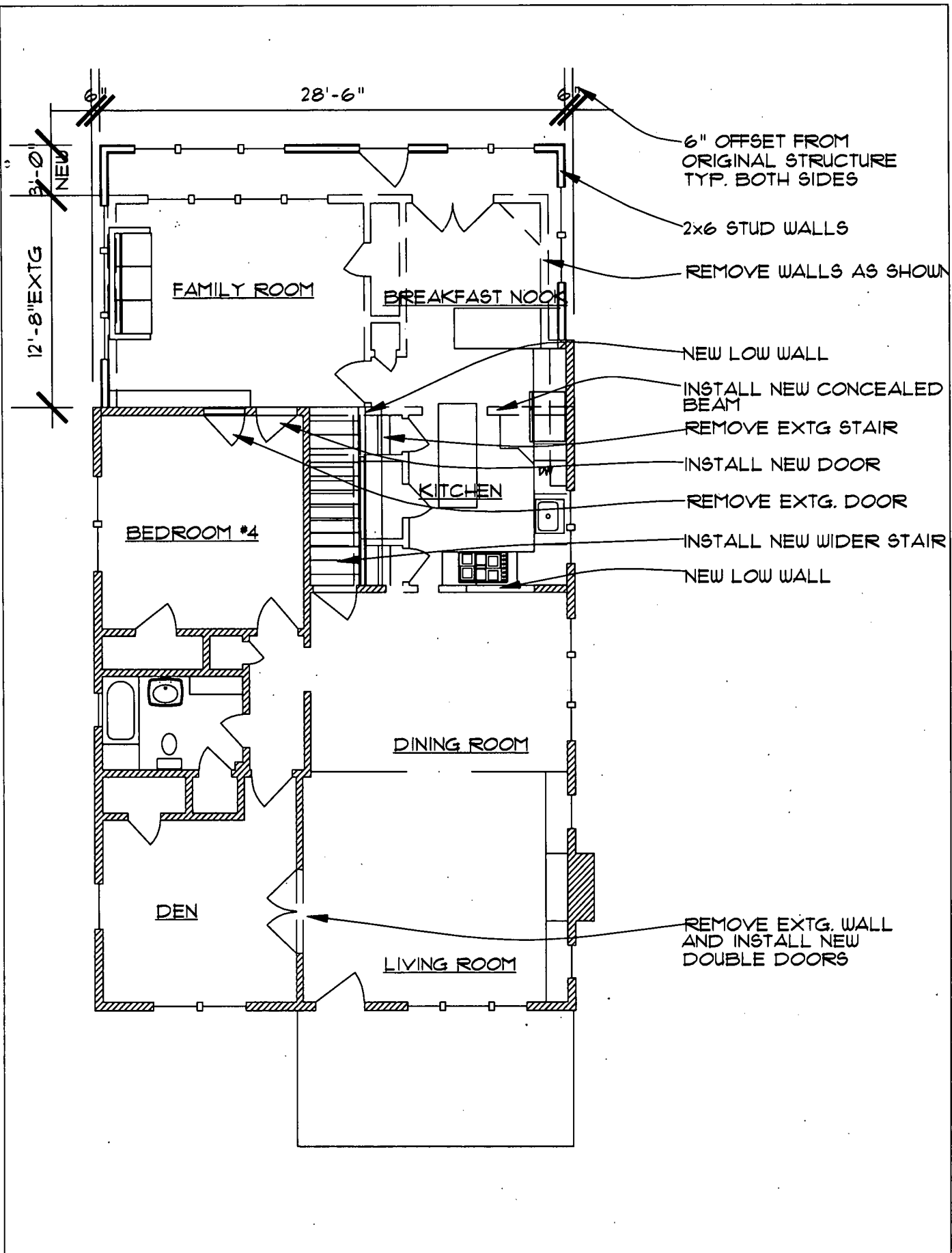
SCALE: 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN

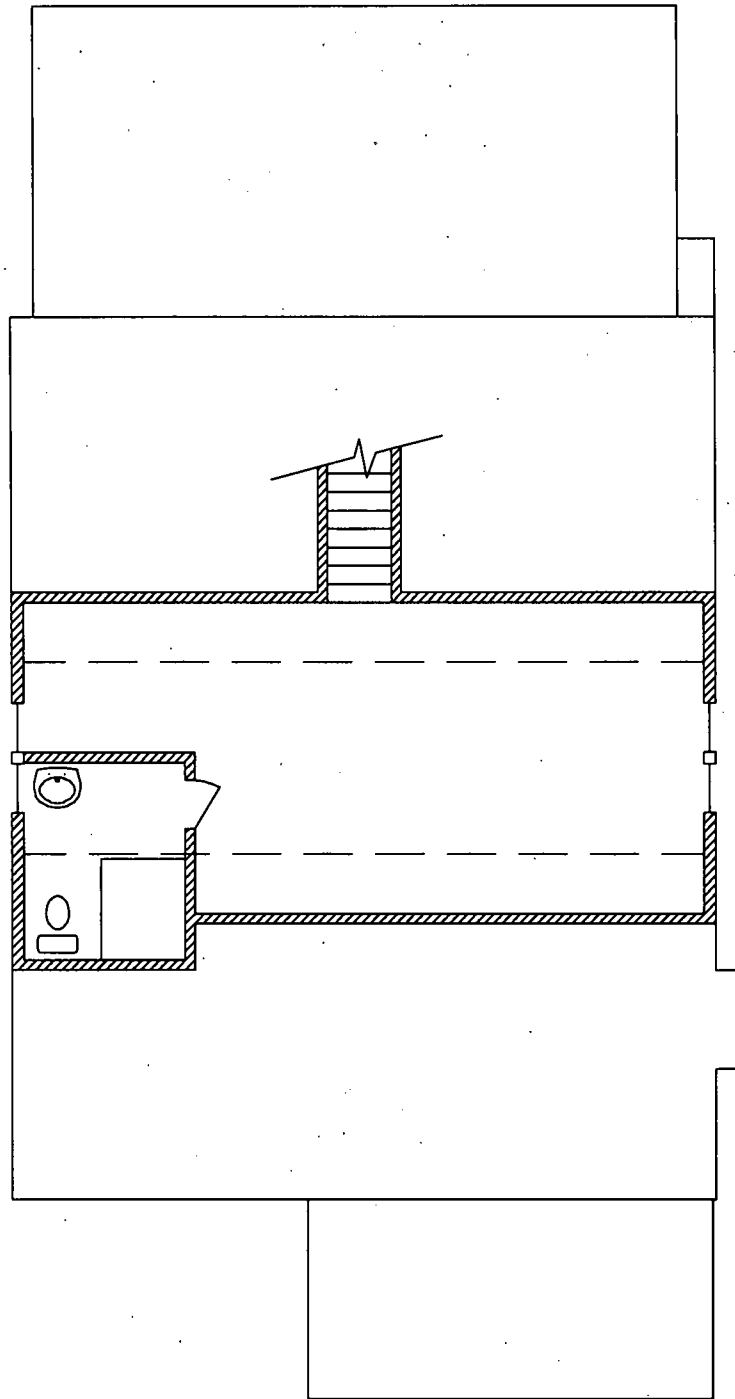
SCALE: 1/8" = 1'-0"





NEW FIRST FLOOR PLAN

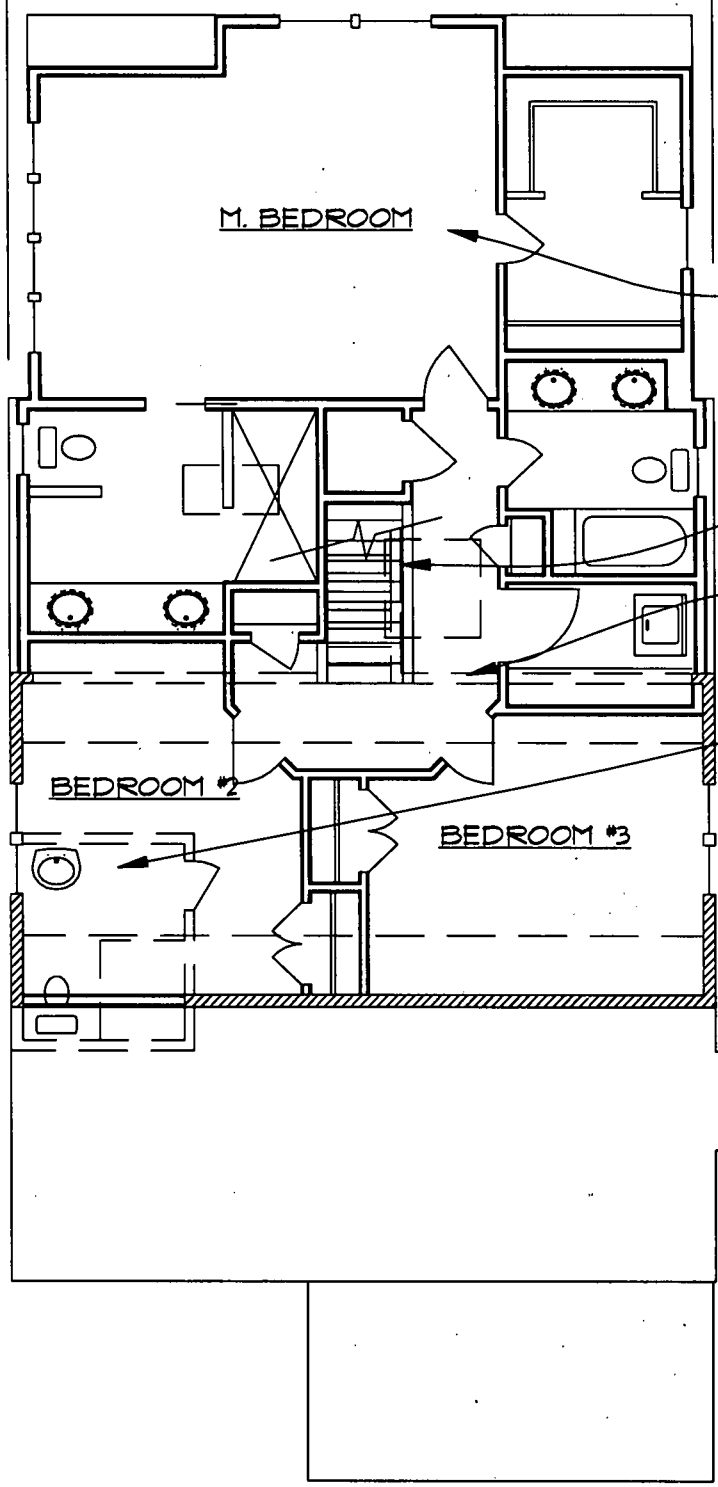
SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

28'-6"



INSTALL NEW SECOND FLOOR AS SHOWN

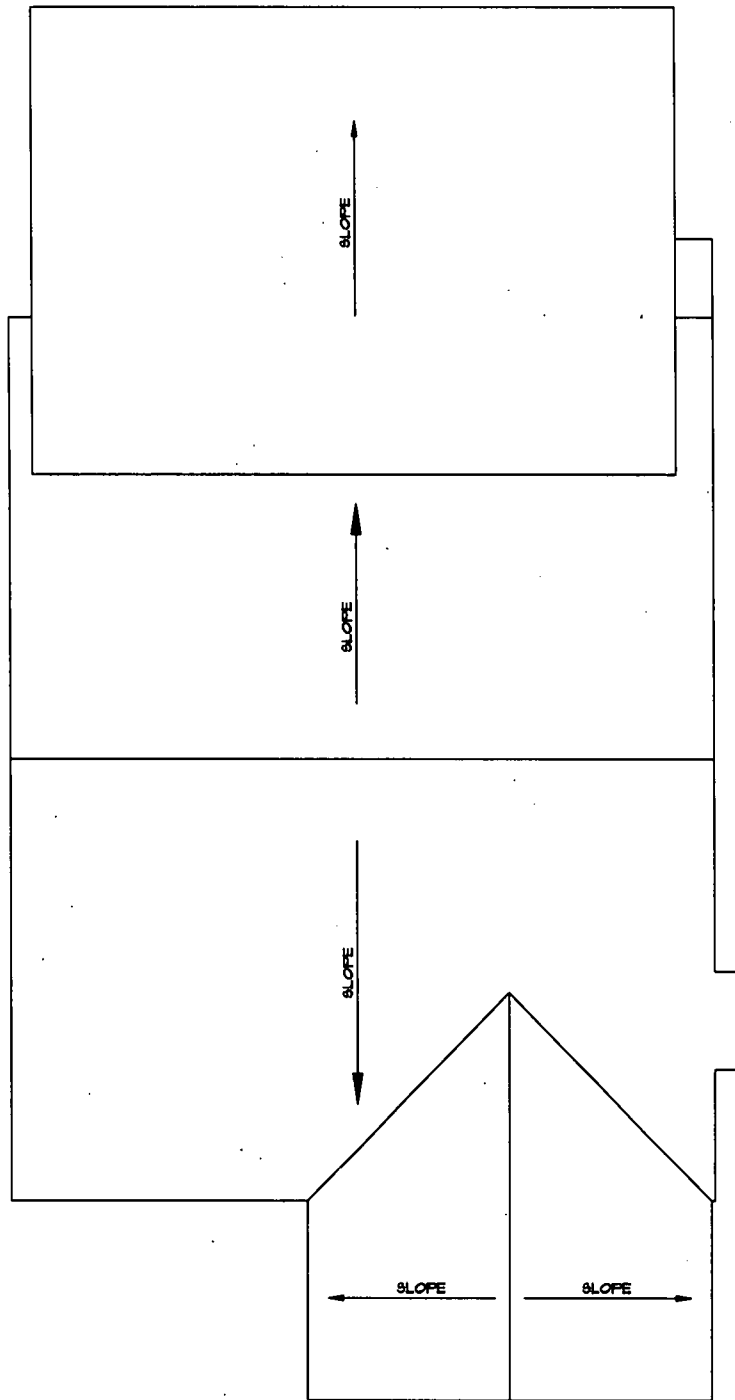
REMOVE EXTG. STAIR AND INSTALL NEW ONE

REMOVE WALLS AS SHOWN

REMOVE EXTG. BATH

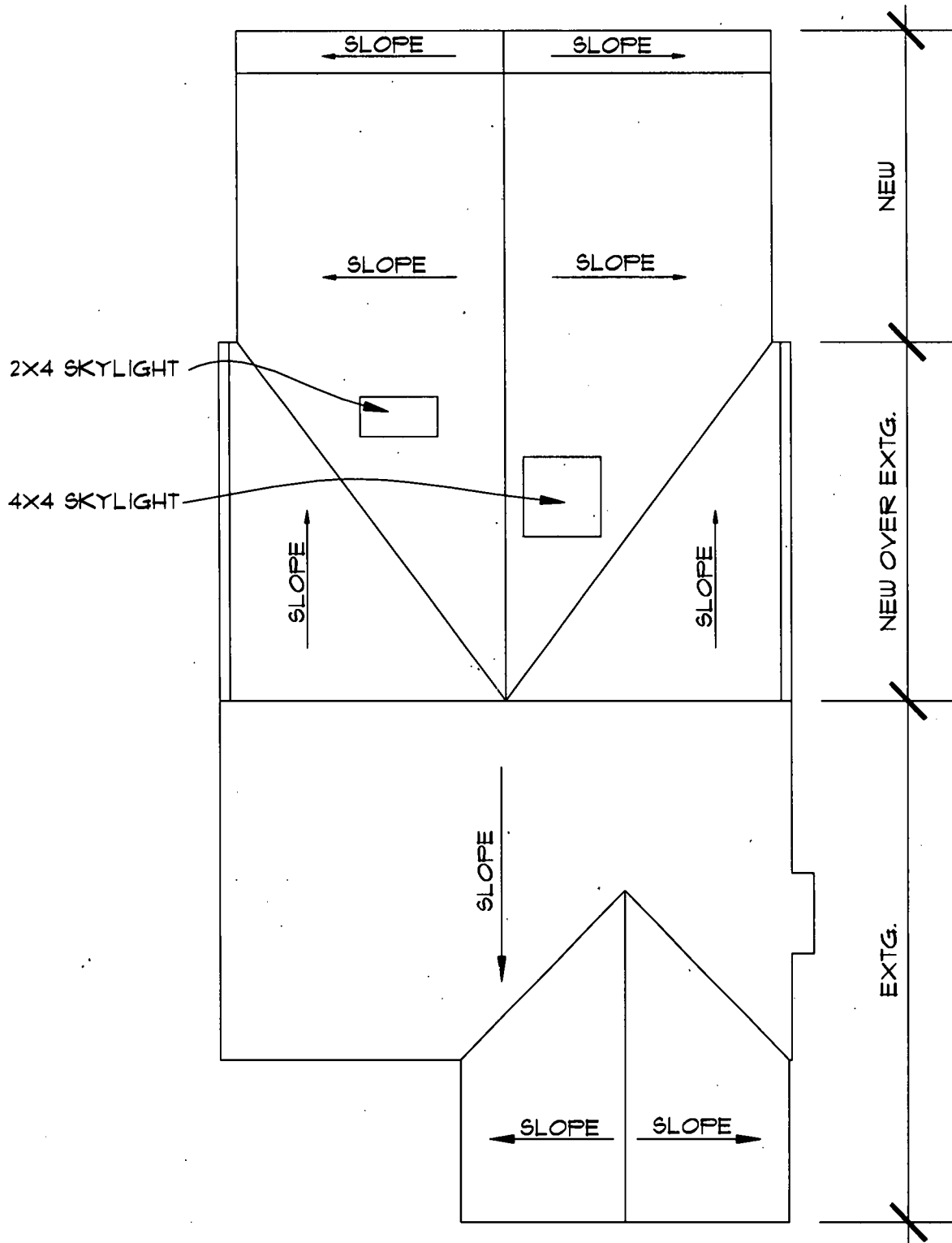
NEW SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



EXISTING ROOF PLAN

SCALE: 1/8" = 1'-0"



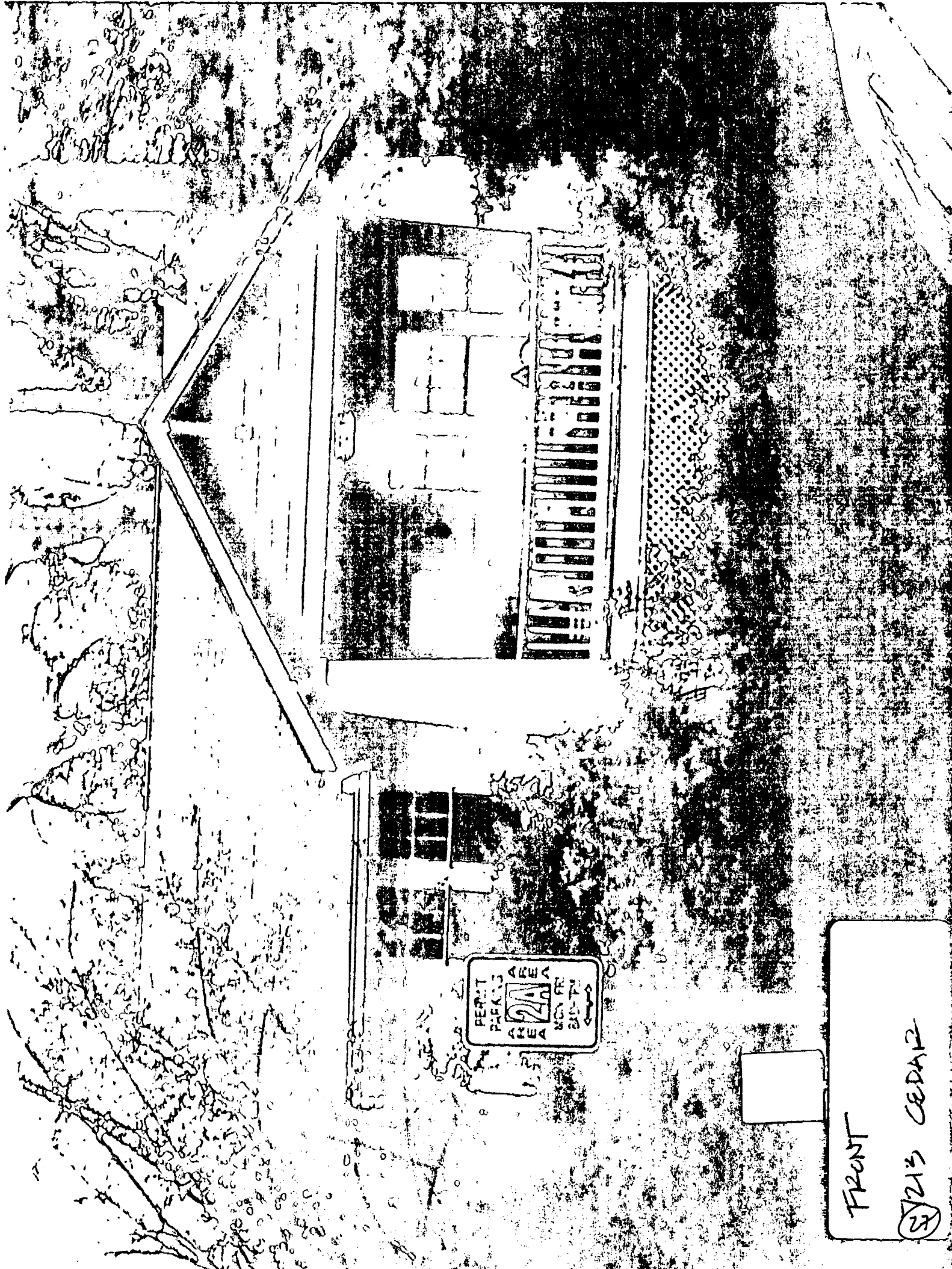
# NEW ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT  
7213 CENNA AVE

(26)



FRONT  
21'S CEDAR

PERMIT  
PARKING  
AREA  
2A  
NOV 1971  
BUDY  
←



Handwritten tag with illegible text, possibly including a date or measurement.

LEFT SIDE  
7/13 CEDAR

28

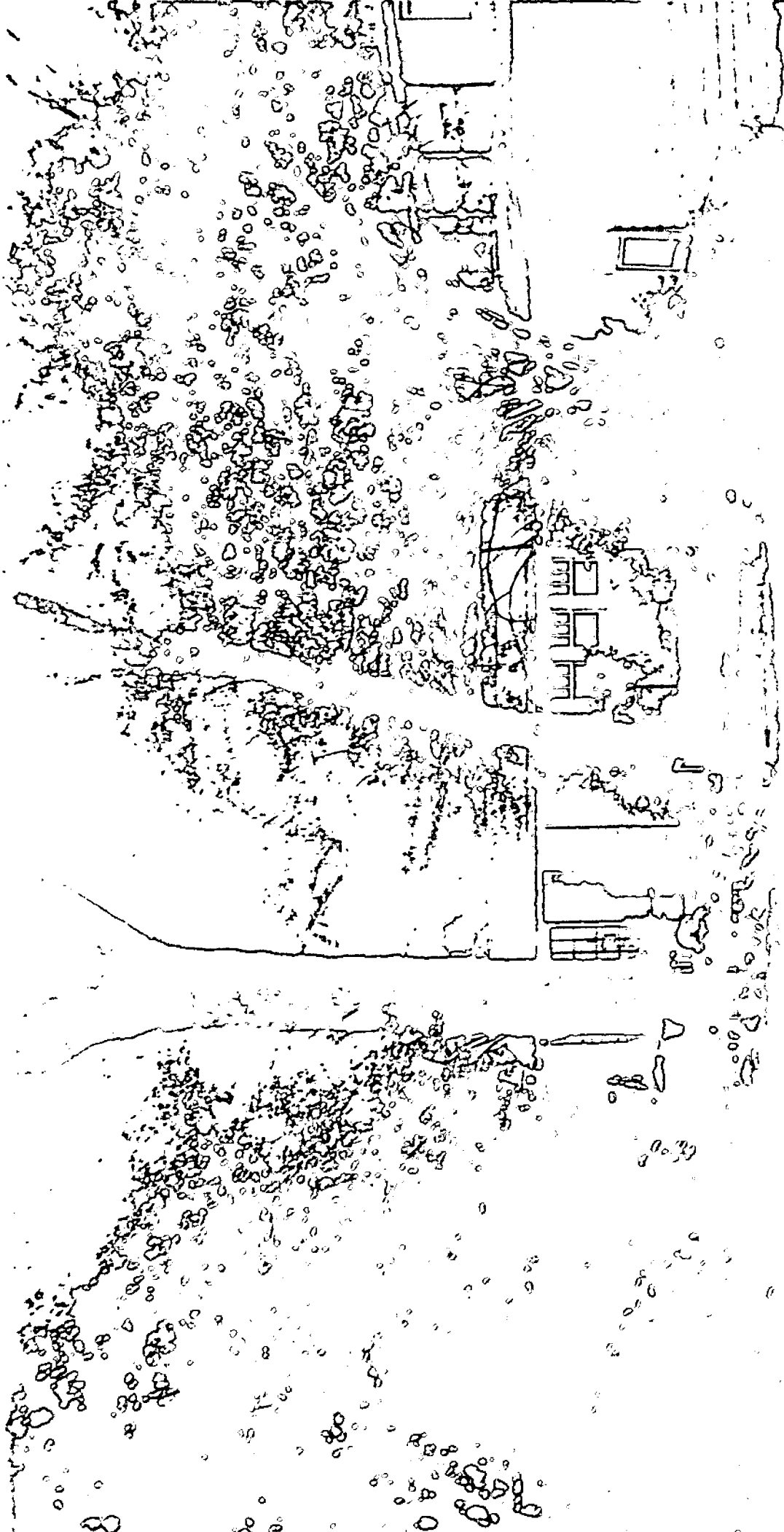




LEFT  
② 7/21/13 CEDAR



REAR  
TRUS CEDAR  
30



REAR  
③ 7213 CEDAR







7213 cedar





REAR

7213 CEDAR

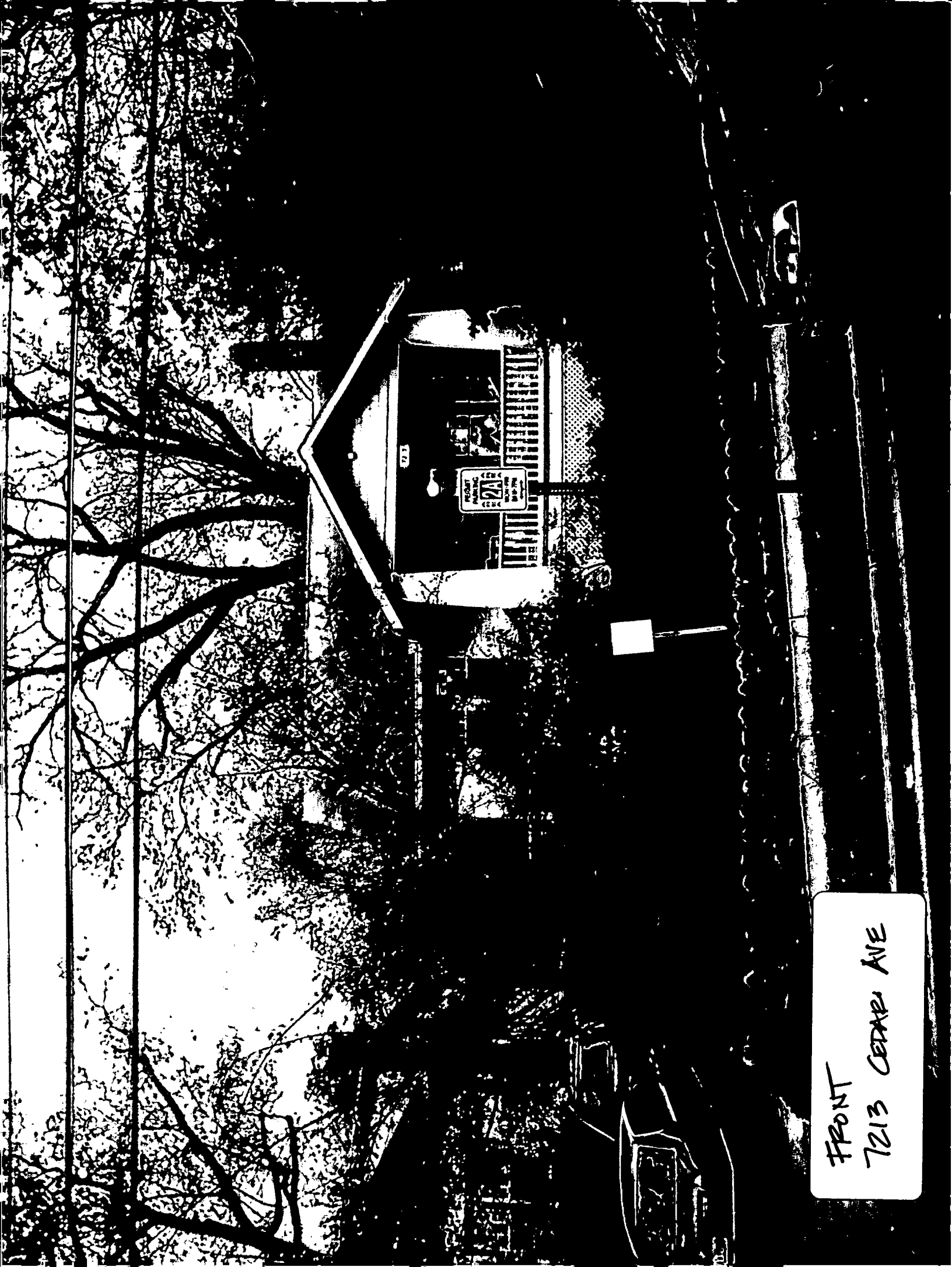




REAR  
7213 CEDAR



LEFT  
7213 CEDAR



FRONT  
7213 CEDAR AVE



MUSEUM  
HOURS: 10:00 AM - 5:00 PM

MURCH

LEFT SIDE  
7213 CEDAR



DEAD END  
2A  
DEAD END  
DEAD END

FRONT  
7213 CEDAR