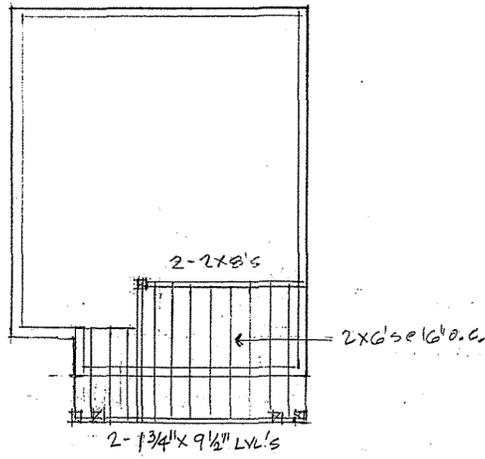
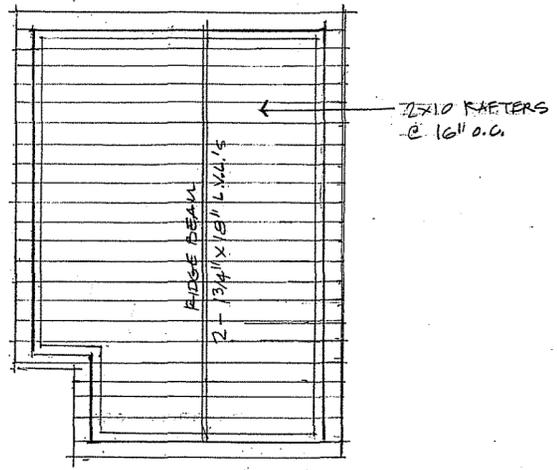


37/3-97Z 7303 Cedar Avenue
(Takoma Park Historic District)

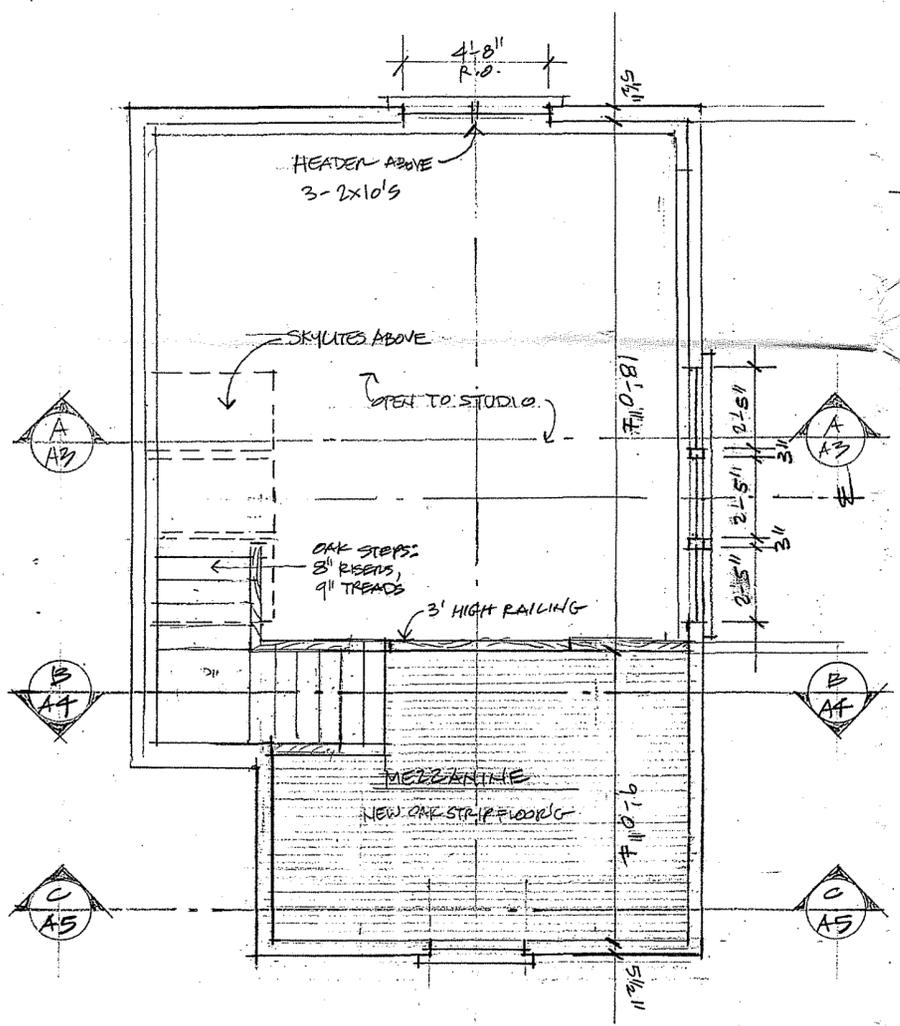


MEZZANINE FRAMING PLAN
1/8" = 1'-0"

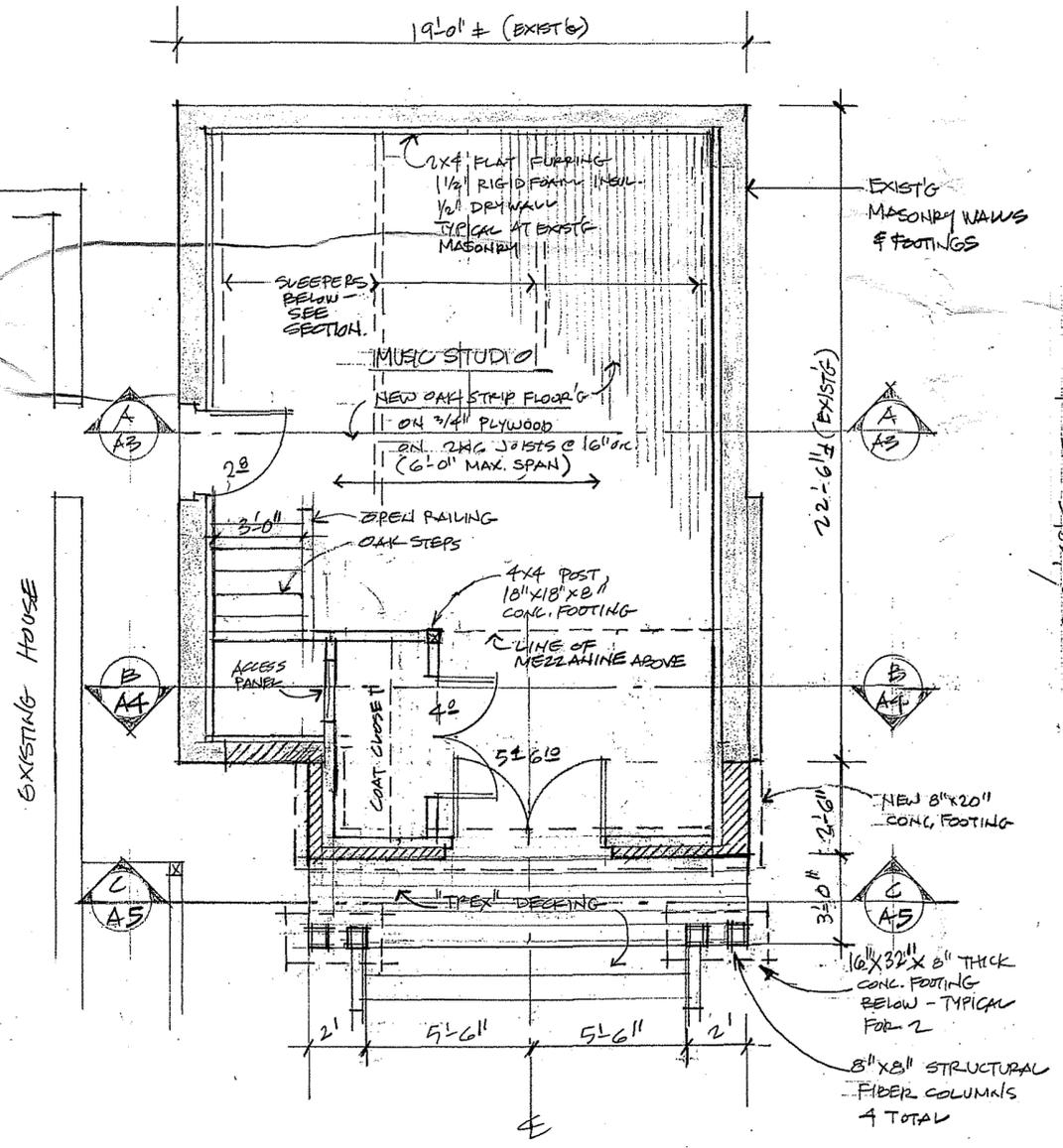


ROOF FRAMING PLAN
1/8" = 1'-0"

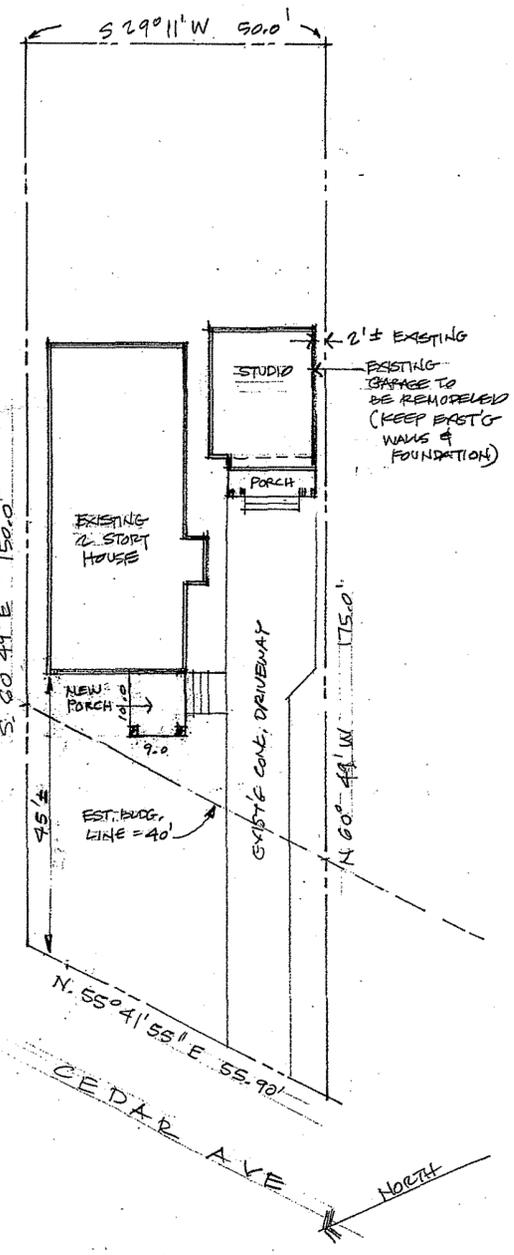
APPROVED
Montgomery County
Historic Preservation Commission
EDZ
9/12/01



MEZZANINE PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

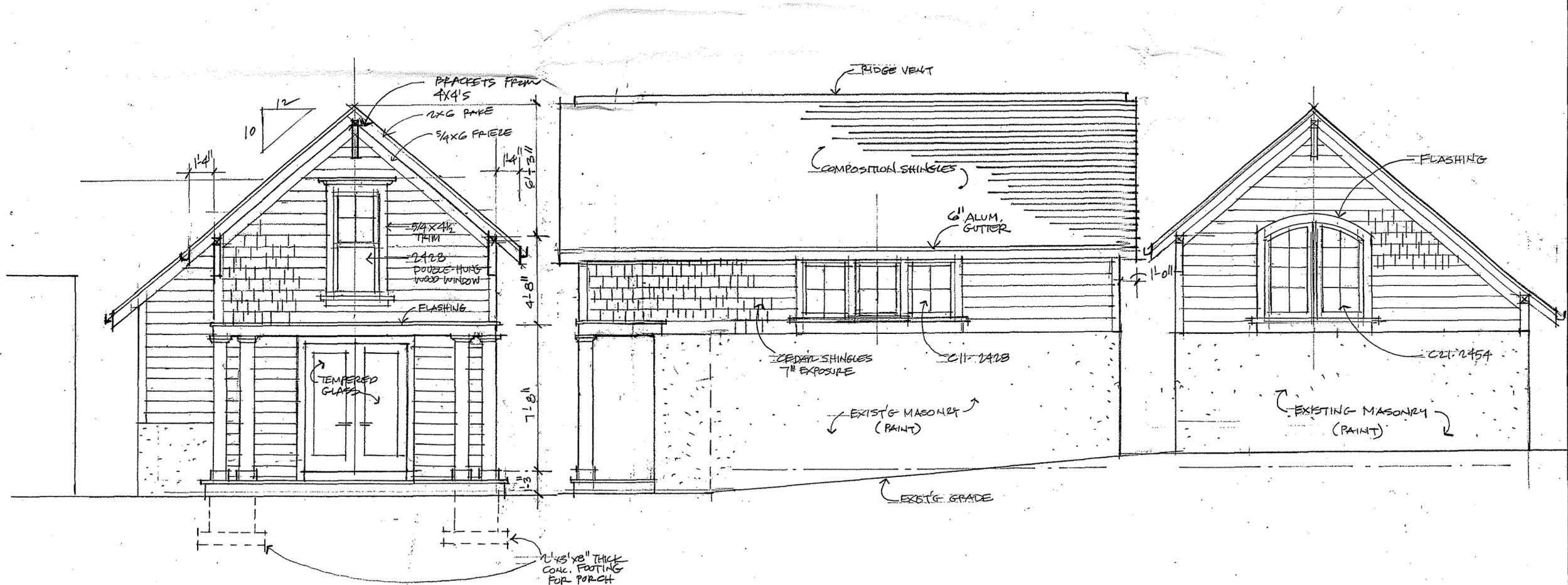


SITE PLAN
SCALE: 1" = 20'-0"

MUSIC STUDIO for the
FALK - SILVERMAN RESIDENCE
7303 CEDAR AVENUE, TAKOMA PARK, MD.

Paul Tresedler
ARCHITECT AIA
6320 Wisconsin Road, Bethesda, MD. 20816
(301) 320-1590

Date	7-20-01
Scale	1/4" = 1'-0"
Drawn	P.T.
Job	FALK
Sheet	1
Of	5 Sheets



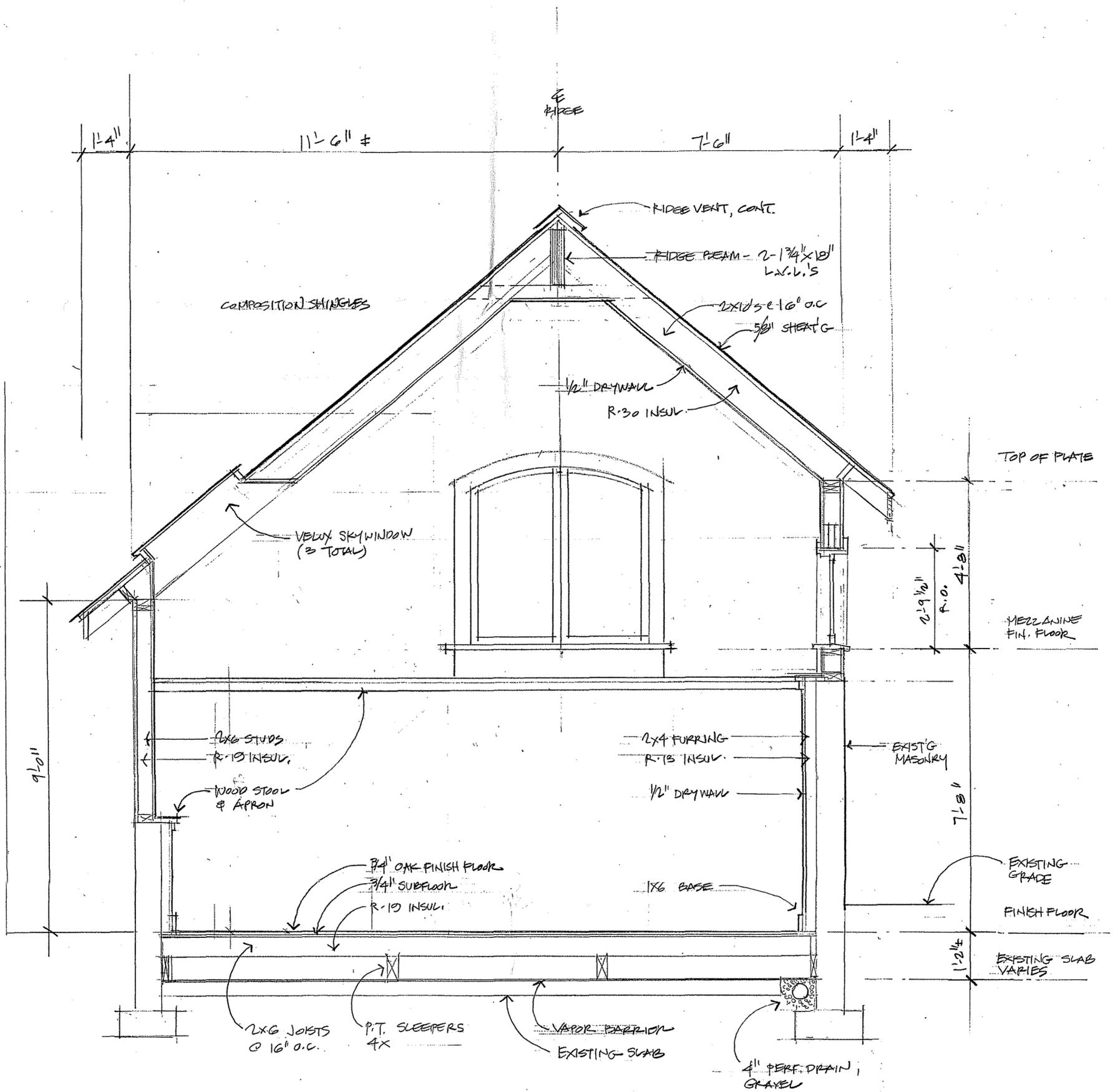
FRONT ELEVATION

RIGHT SIDE ELEVATION

REAR ELEVATION

Paul Tresseder
 ARCHITECT AIA
 6320 Wisconsin Road, Bethesda, MD, 20816
 (301) 320-1580

Date	3-22-04
Scale	1/4" = 1'-0"
Drawn	P.T.
Job	PAUK
Sheet	6
Of	5 Sheets



SECTION A A

SCALE: 1/2" = 1'-0"

Paul Treseder

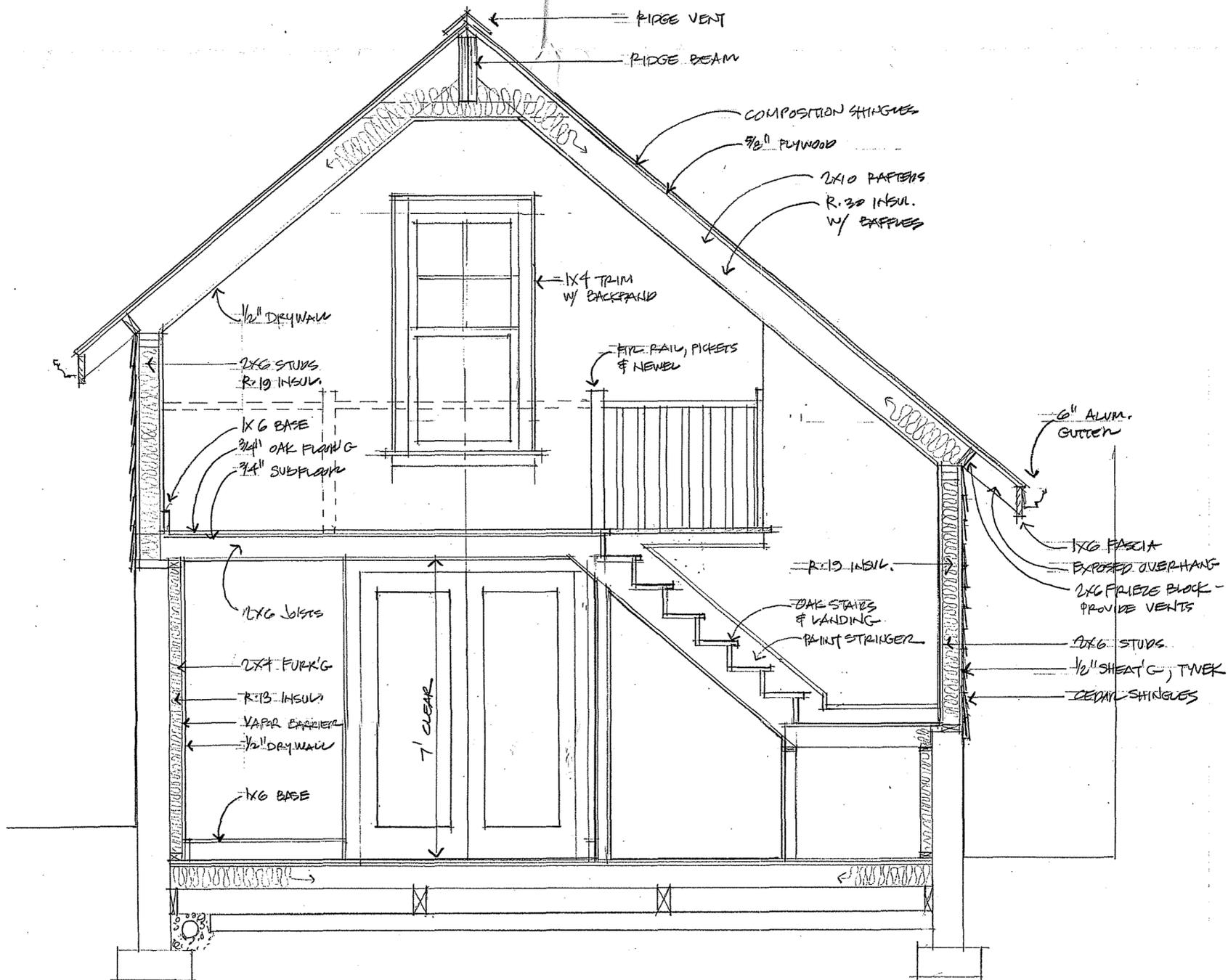
ARCHITECT AIA

6320 Wiscasset Road, Bethesda, MD. 20816



(301) 320-1580

Date	
Scale	
Drawn	
Job	
Sheet	3
Of 5 Sheets	



SECTION B B

SCALE: 1/2" = 1'-0"

Paul Treseder

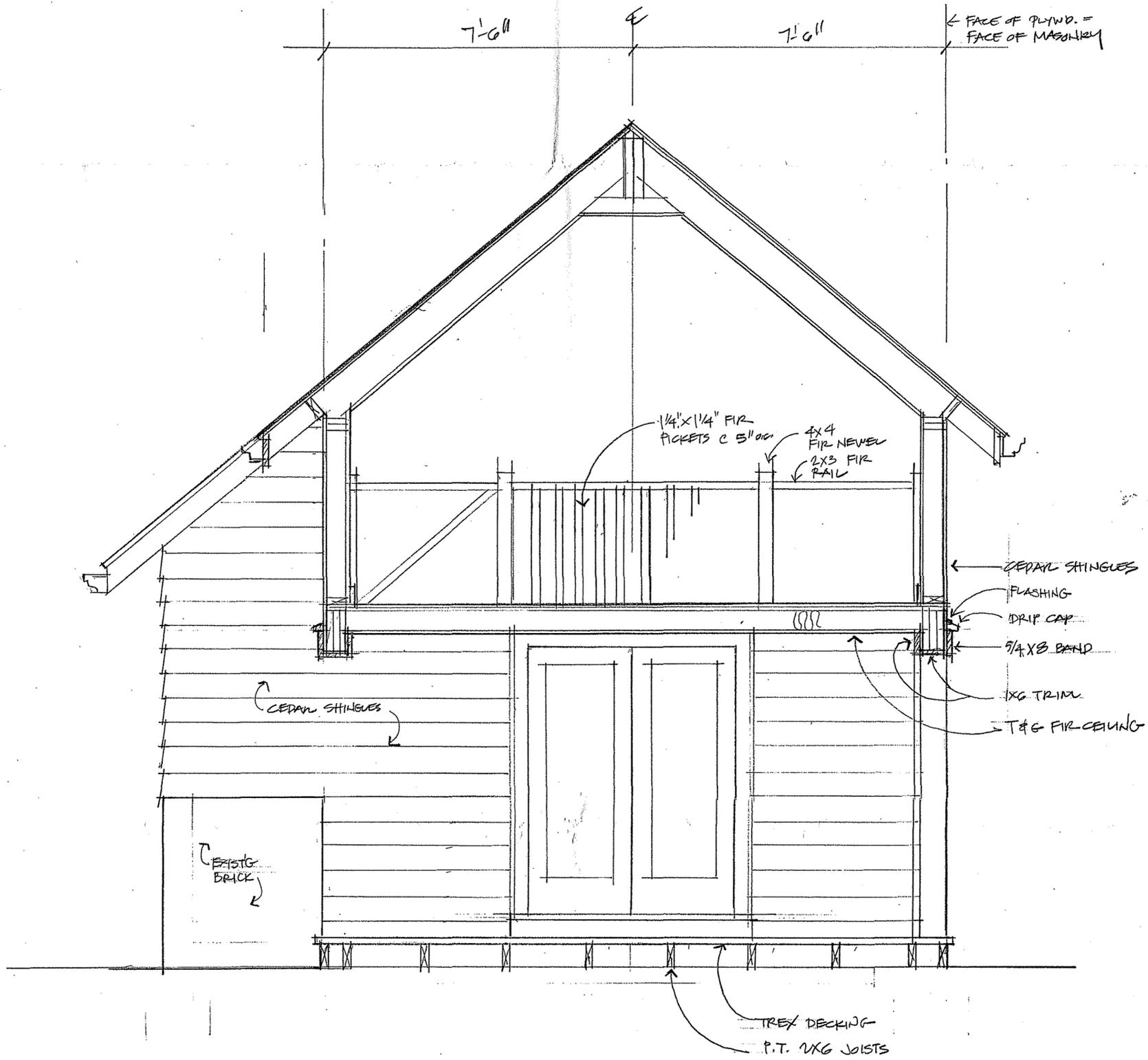
ARCHITECT AIA

6320 Wiscasset Road, Bethesda, MD. 20816



(301) 320-1580

Date	
Scale	
Drawn	
Job	
Sheet	1
of 5 Sheets	



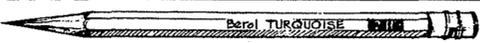
SECTION C C

SCALE: 1/2" = 1'-0"

Sheet	
Job	
Drawn	
Scale	
Date	

Paul Treseder

ARCHITECT AIA
6320 Wiscasset Road, Bethesda, MD. 20816



(301) 320-1580

Of 5 Sheets



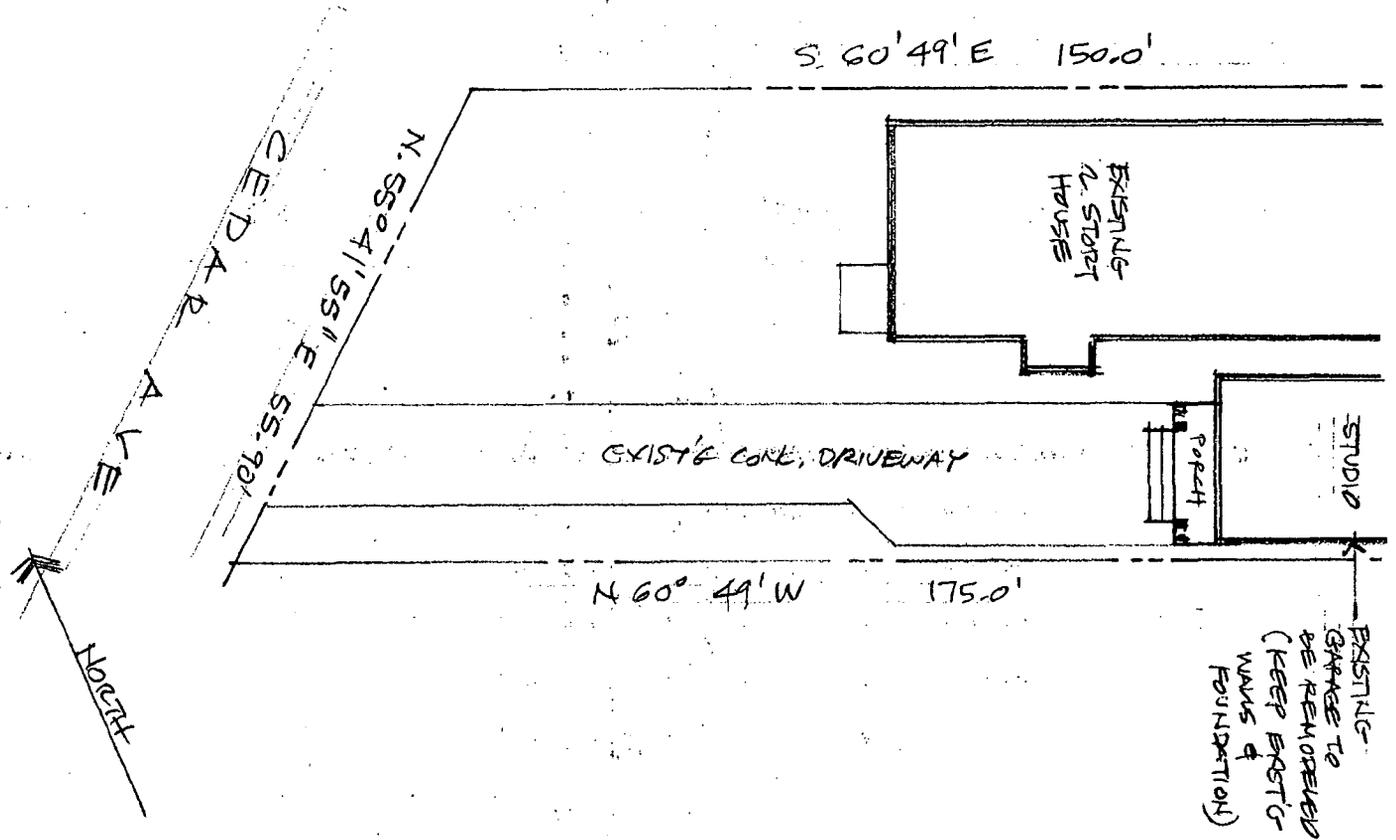
3' x 8" THICK
FOOTING
- 2
- 2

APPROVED

Montgomery County
Public Works Commission

[Signature]
3/22/01

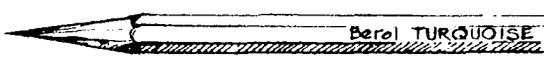
SITE PLAN



Date	3.22.01
Scale	1/4" = 1'-0"
Drawn	P.T.
Job	FAK
Sheet	

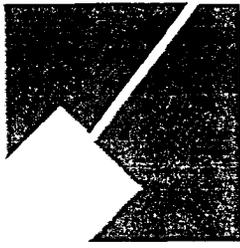
Paul Treseder

ARCHITECT AIA
6320 Wiscasset Road, Bethesda, MD. 20816



Nina Fall will return on Monday w/ file copy

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

June 21, 2001

Nina Falk and Steven Silverman
7303 Cedar Street
Takoma Park, MD 20812

Re: Garage Adaptive Re-Use in the Takoma Park Historic District.

Dear Ms Falk and Mr. Silverman,

On July 23, 1997, the Montgomery County Historic Preservation Commission (HPC) approved your plans for renovating an existing out-of-period garage as a music studio. We request that the Board of Appeals permit a variance in the setback requirements to allow the building to remain at its current site.

It is often the case when adapting historic structures - or, in this case, buildings within a historic district - to a new use, that some leniency may be required in the application of existing zoning or building codes in order to protect the historic integrity of the building or the historic district in which it is located. The State of Maryland's *Smart Codes Initiative* notes the state's current construction codes can present significant barriers to the improvement or redevelopment of existing historic resources. As a result, Maryland is developing a new Rehabilitation Code that allows for reasonable flexibility in the application of building codes to existing resources. To allow the existing garage structure to remain in its present location, rather than moving it one foot in order to comply with building setback requirements, would seem to be an appropriate application of reasonable flexibility.

At a more local level of government, approval of the Takoma Park Historic District by the County Council in June 1992 included the adoption of Guidelines for the Takoma Park Historic. One of the two basic planning and design concepts in the Guidelines states "**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 historic district.**" In keeping with the historic district's guidelines, we would encourage the Board of Appeals to permit a variance that would allow the garage to remain in its present location in order to minimize disruption of the existing streetscape in the Takoma Park Historic District.

Please call me at 301-563-3400 if I may be of further assistance in this matter.

Sincerely,

Perry Kapsch
Historic Preservation Planner

Sender: STEVEN SILVERMAN <SILVERMAN.STEVEN@EPAMAIL.EPA.GOV>

Robin,

I attended the workshop in Rockville Weds evening, and came away with some specific questions. My wife and I own the house at 7303 Cedar Ave in Takoma Park, which we purchased about 18 months ago. It is in the Takoma Park historic District and has the blue medallion over front door. You may remember that my wife and I were thinking of converting the existing garage into a music room, and ran that tentative plan before the Board before we bought the house.

Well, it turned out the house was in such sad shape that we had to put all sorts of money into repairing it, which brings me to series of questions on the tax credit.

1. Are we eligible for tax credit from local/State/Federal entities at all? I

couldn't tell if a house in a registered historic district is automatically considered to the significance of the historic district (or whatever the exact test is).

2. The types of rehabilitation we have done include

--complete repainting of house exterior

--repair of structural termite damage within house

--repair of part of roof

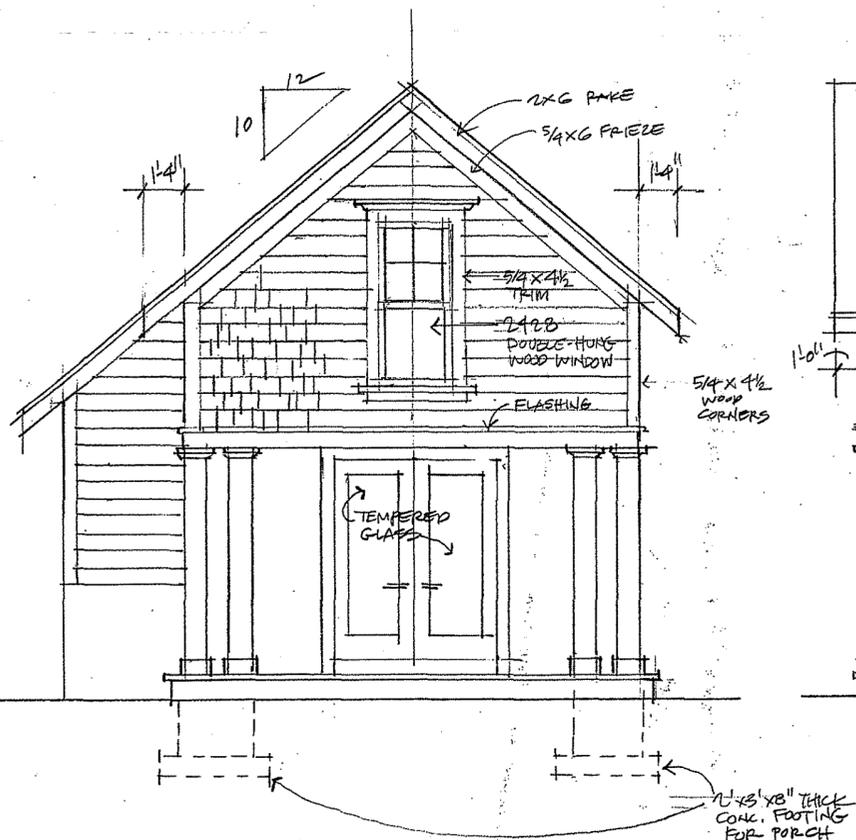
--repair (pointing) of brickwork

--indoor painting and wall repair

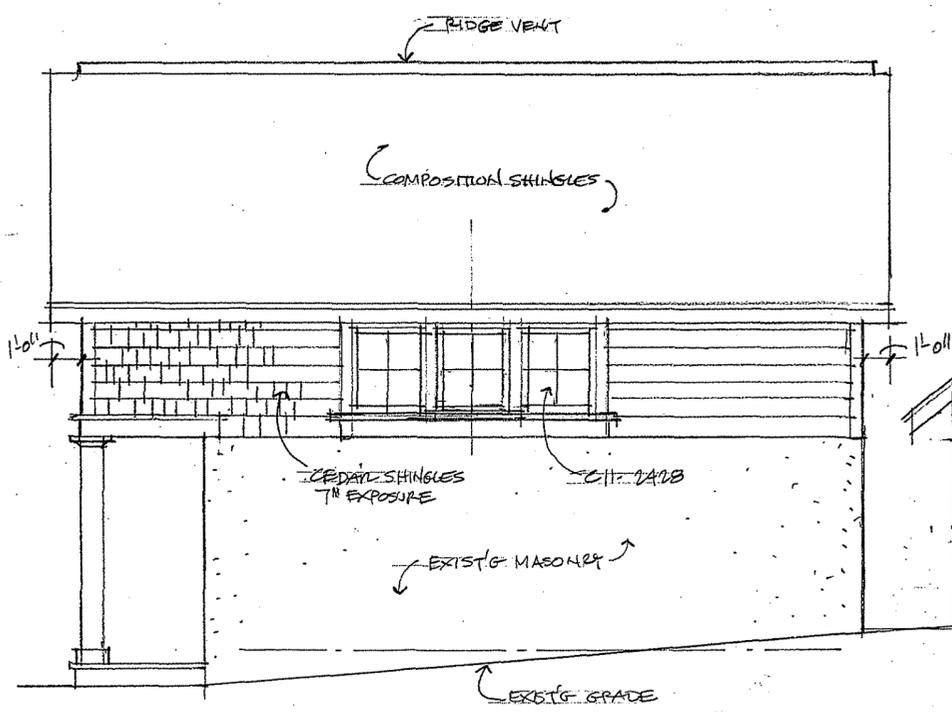
Are any of these eligible for tax credit? Of these, although we have receipts for all work done, the only before and after pictures we have are of house exterior

Thanks for your help

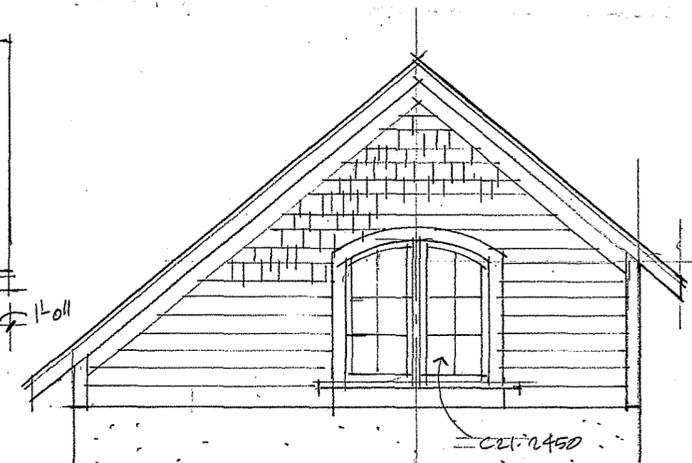
Steve Silverman
202-260-7716 (W)
301-588-0064 (H)
another e mail address is arcovoce@aol.com



FRONT ELEVATION



RIGHT SIDE ELEVATION

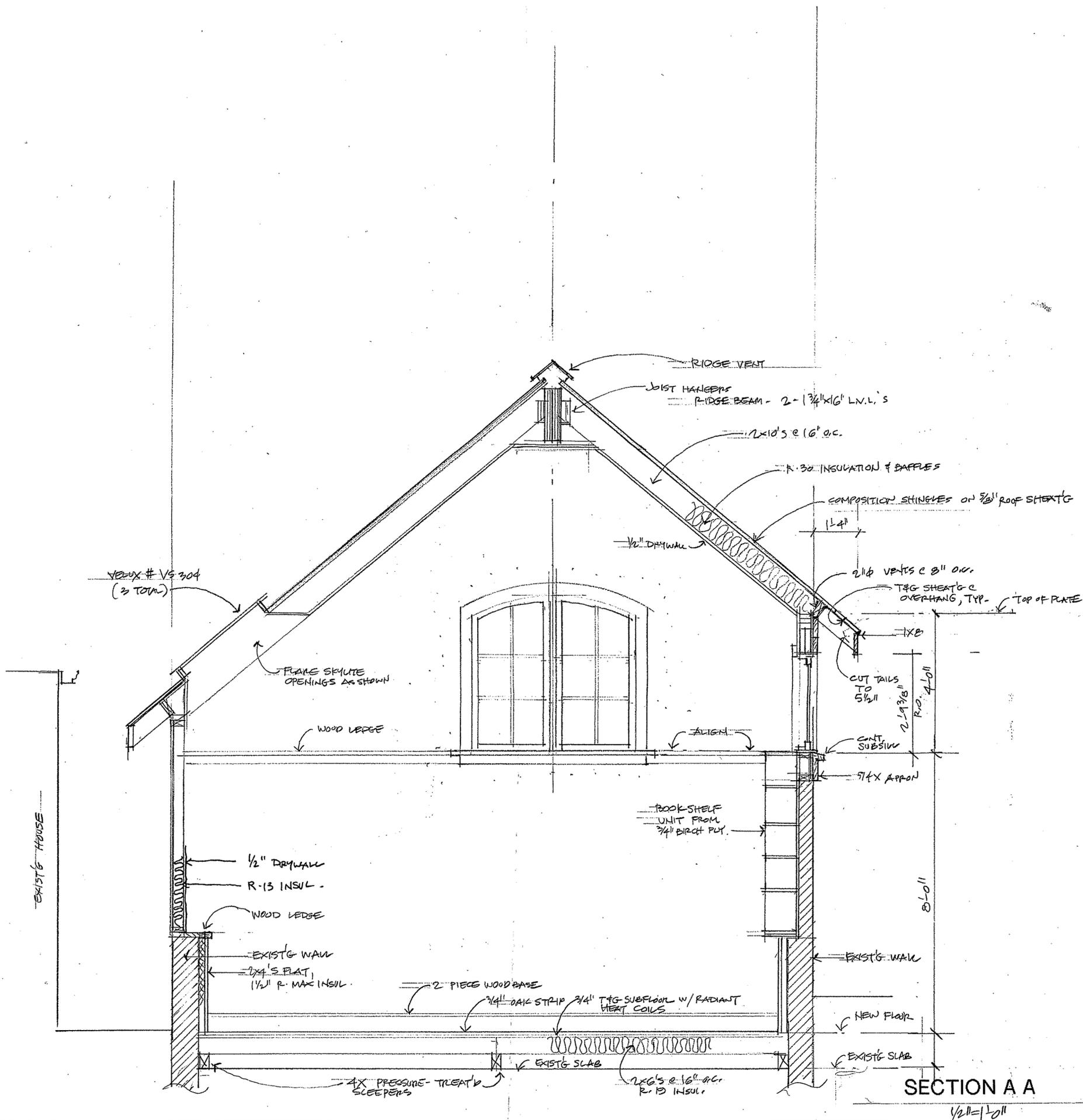


REAR ELEVATION

Paul Treseder
 ARCHITECT AIA
 6320 Wiscasset Road, Beltsville, MD, 20816
 (301) 320-1580

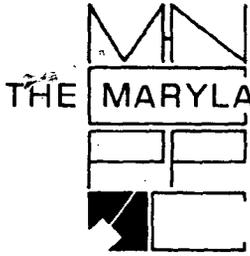
Date	3.22.01
Scale	1/4" = 1'-0"
Drawn	P.T.
Job	FAUX
Sheet	6
Of	3 Sheets

28
14
1/2



Of 3 Sheets
 Sheet 3
 Job FAIK
 Drawn P.T.
 Date 3.12.01
 Scale 1/2" = 1'-0"

Paul Treseder
 ARCHITECT AIA
 6320 Wiscasset Road, Bethesda, MD. 20816
 (301) 320-1580



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 7/24/97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: Gwen Wright, ^{PH}Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Mrs Falk & Steve Silverman
Address: 7303 Cedar Ave, Takoma Park MD 20912

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

cc: Paul Tresecker @ 6 Montgomery Ave, Takoma Park, MD.
20912



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESCHER
Daytime Phone No.: 301-891-2911

Tax Account No.: _____
Name of Property Owner: NINA PAUL & STEVE SILVERMAN Daytime Phone No.: 301-585-0064
Address: 7303 CEDAR AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: PAUL TRESCHER Daytime Phone No.: 301-891-2911

LOCATION OF BUILDING/PREMISE

House Number: 7303 CEDAR AVE Street: TAKOMA PARK
Town/City: TAKOMA PARK MD. Nearest Cross Street: BIRCH
Lot: 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
- 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: _____

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

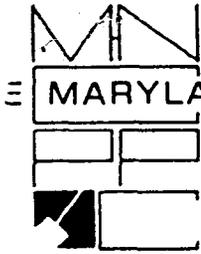
3A. Haight _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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.

Paul Silverman Signature of owner or authorized agent July 3 1997 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7/23/97
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 24, 1997

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

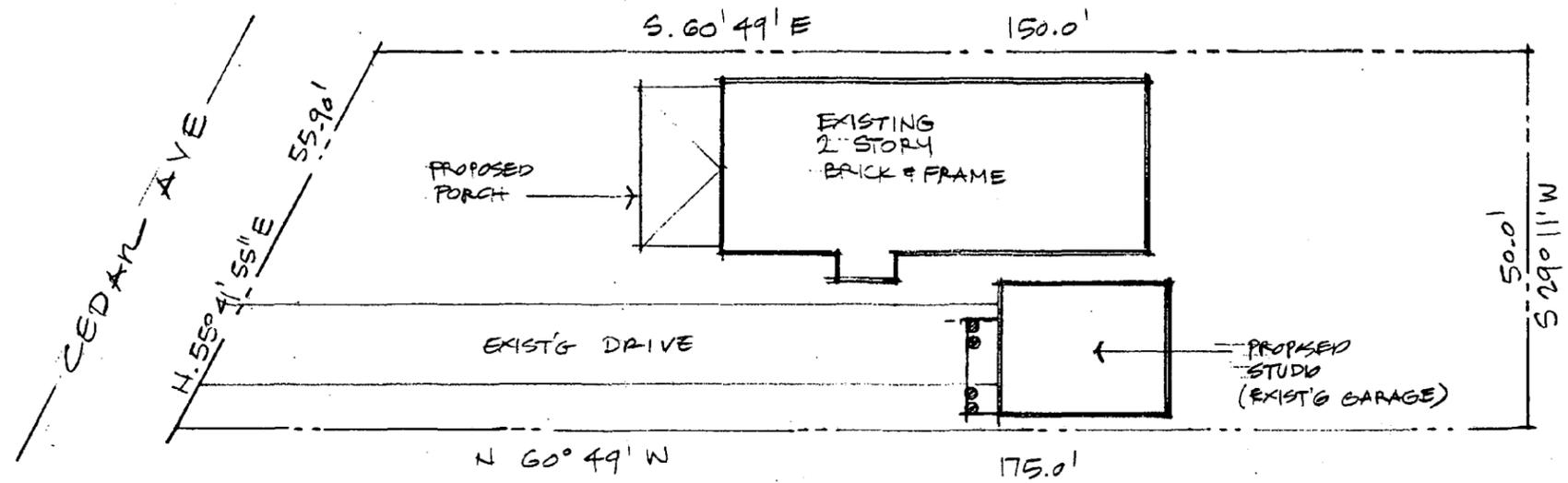
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



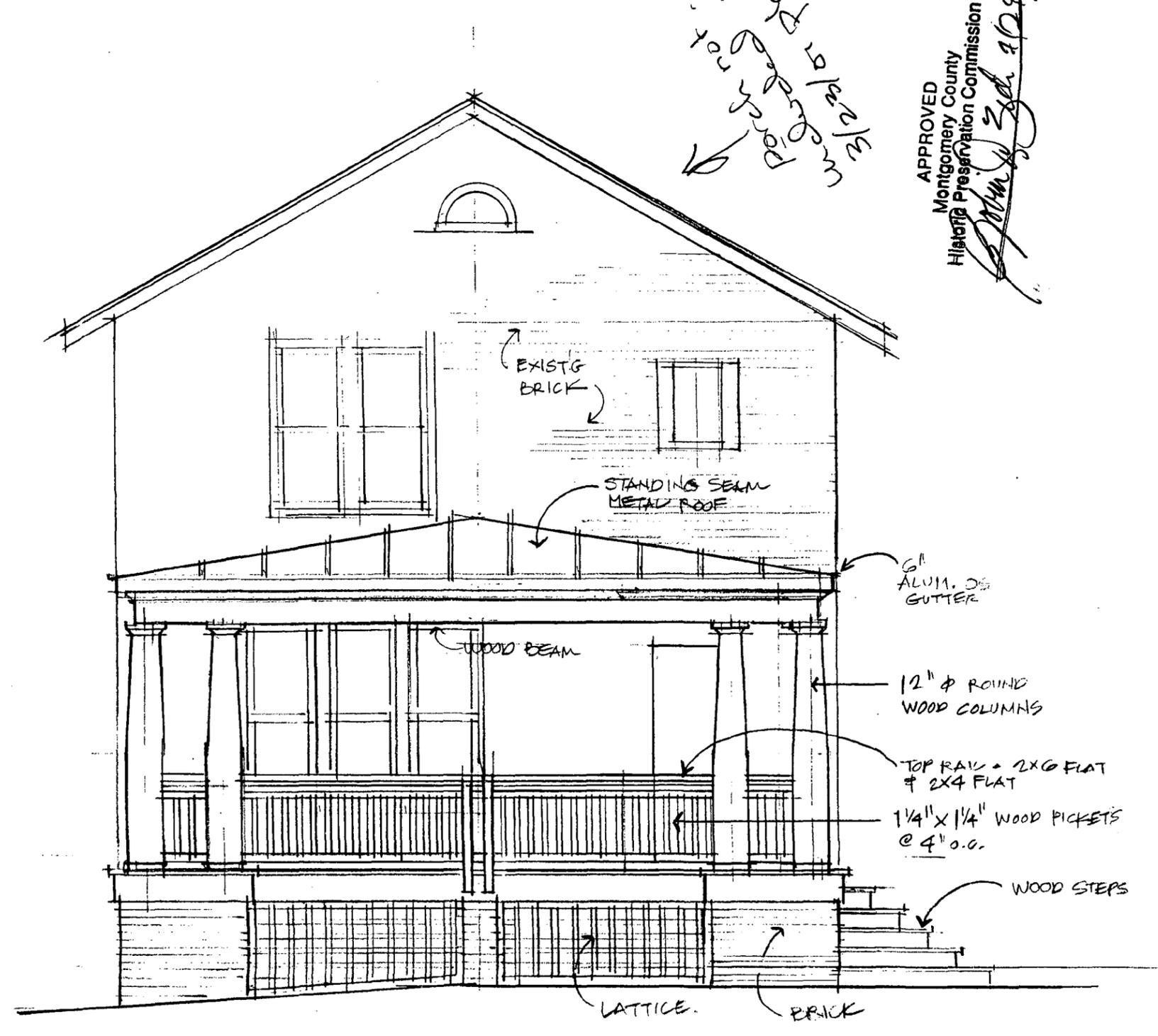
SITE PLAN SCALE: 1" = 20'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 7/24/97

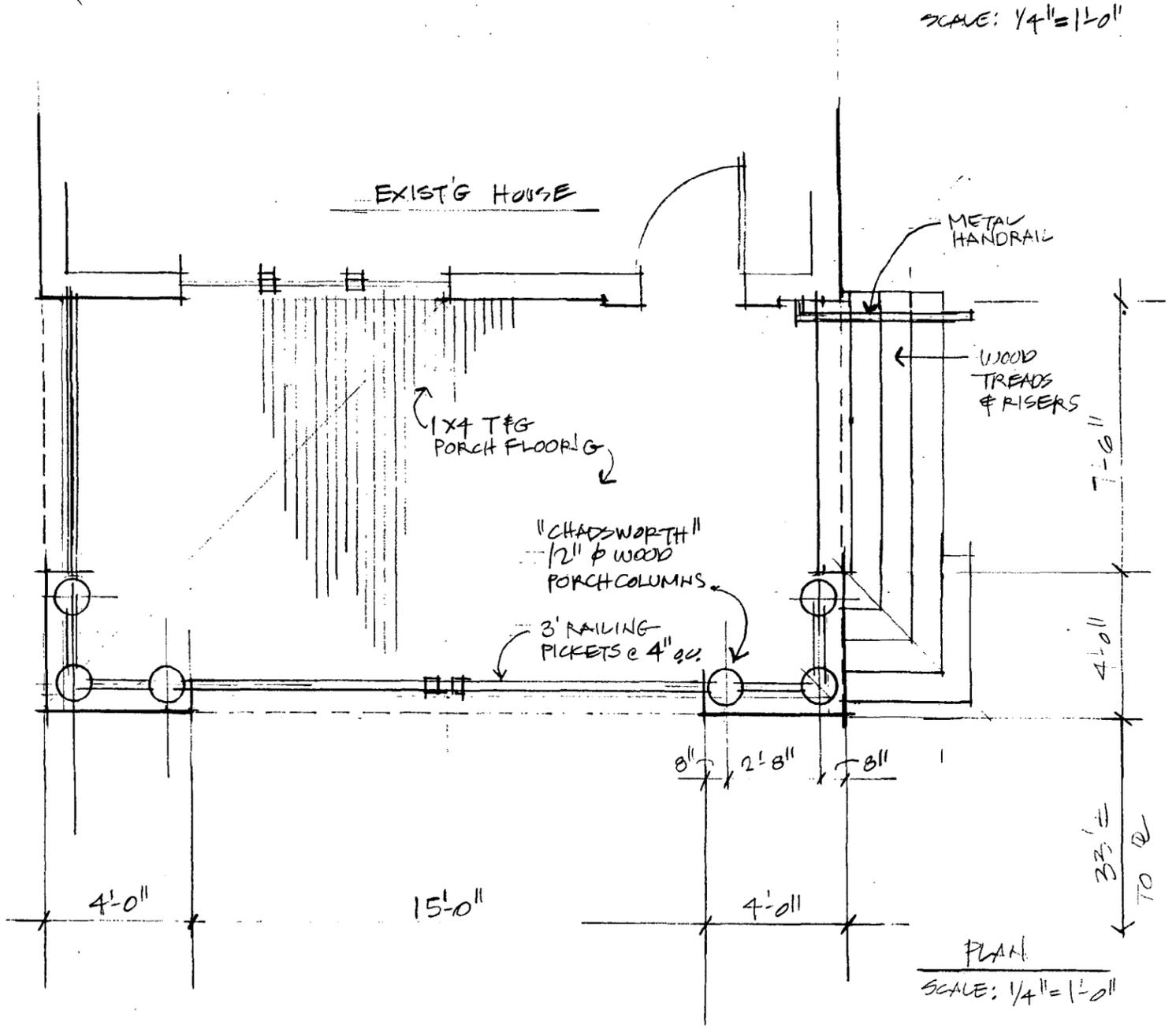
not
 in
 Plans
 mission
 7/24/97

Small Porch
 not to be
 removed

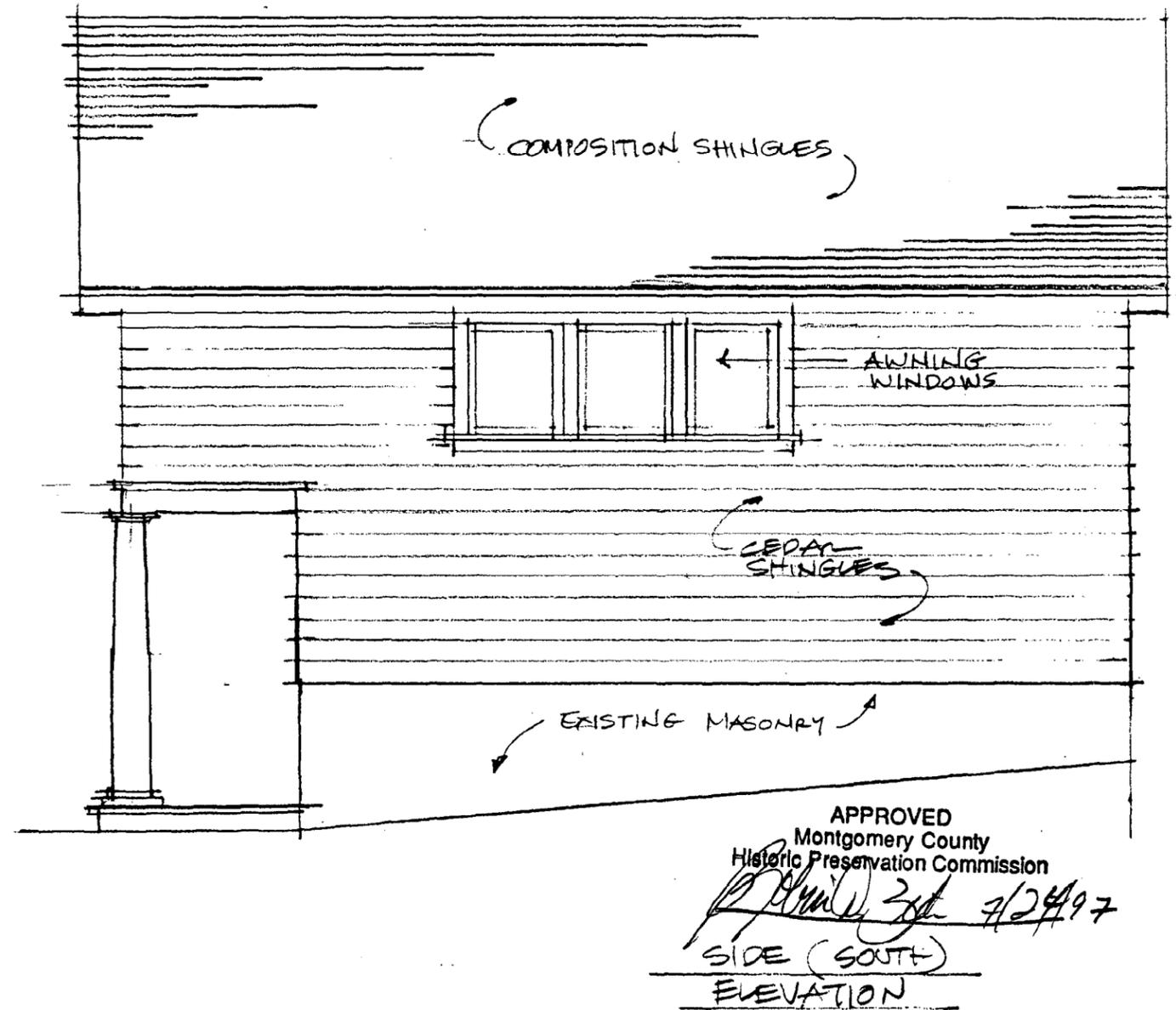
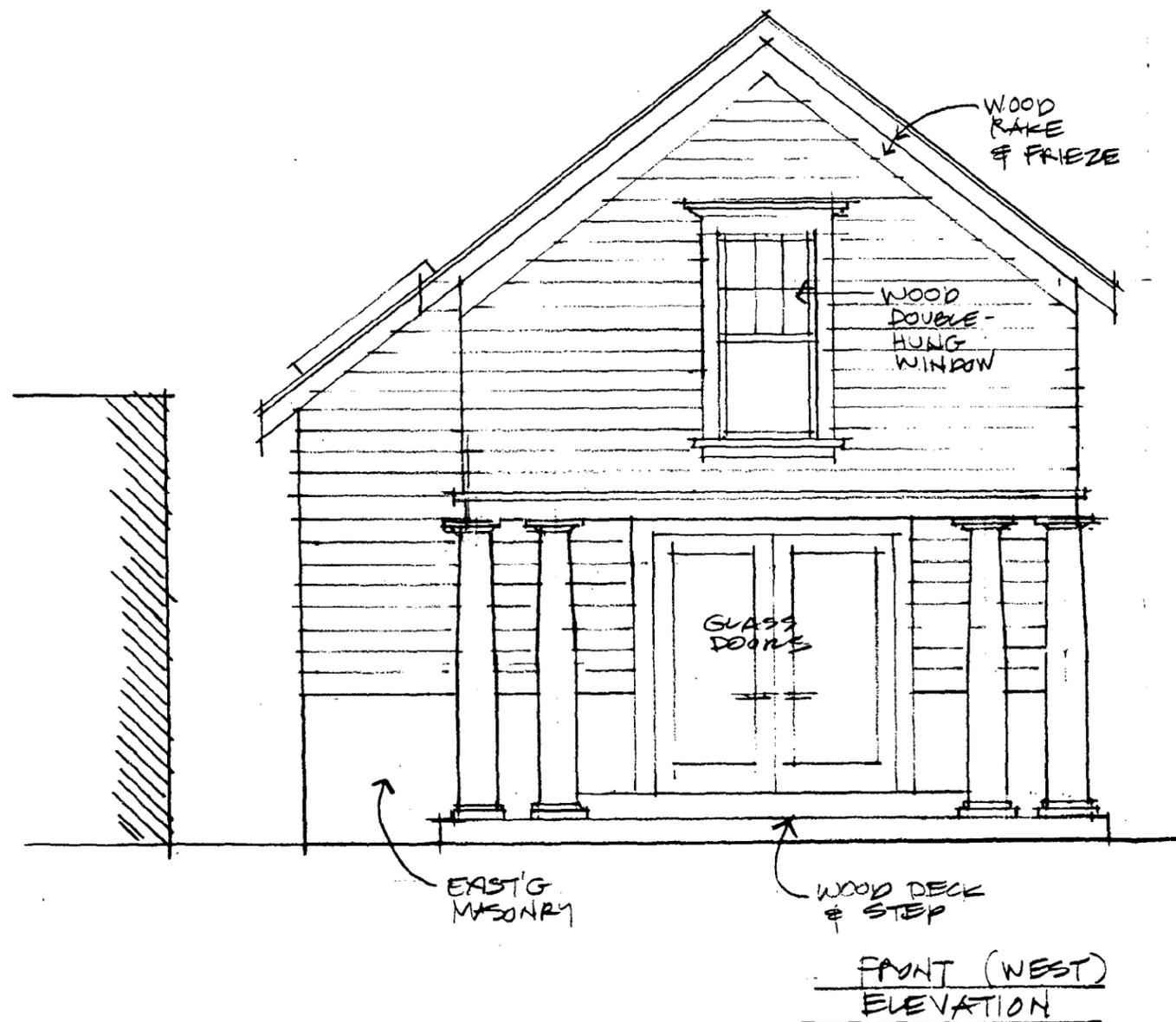
APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]
 9/24/97

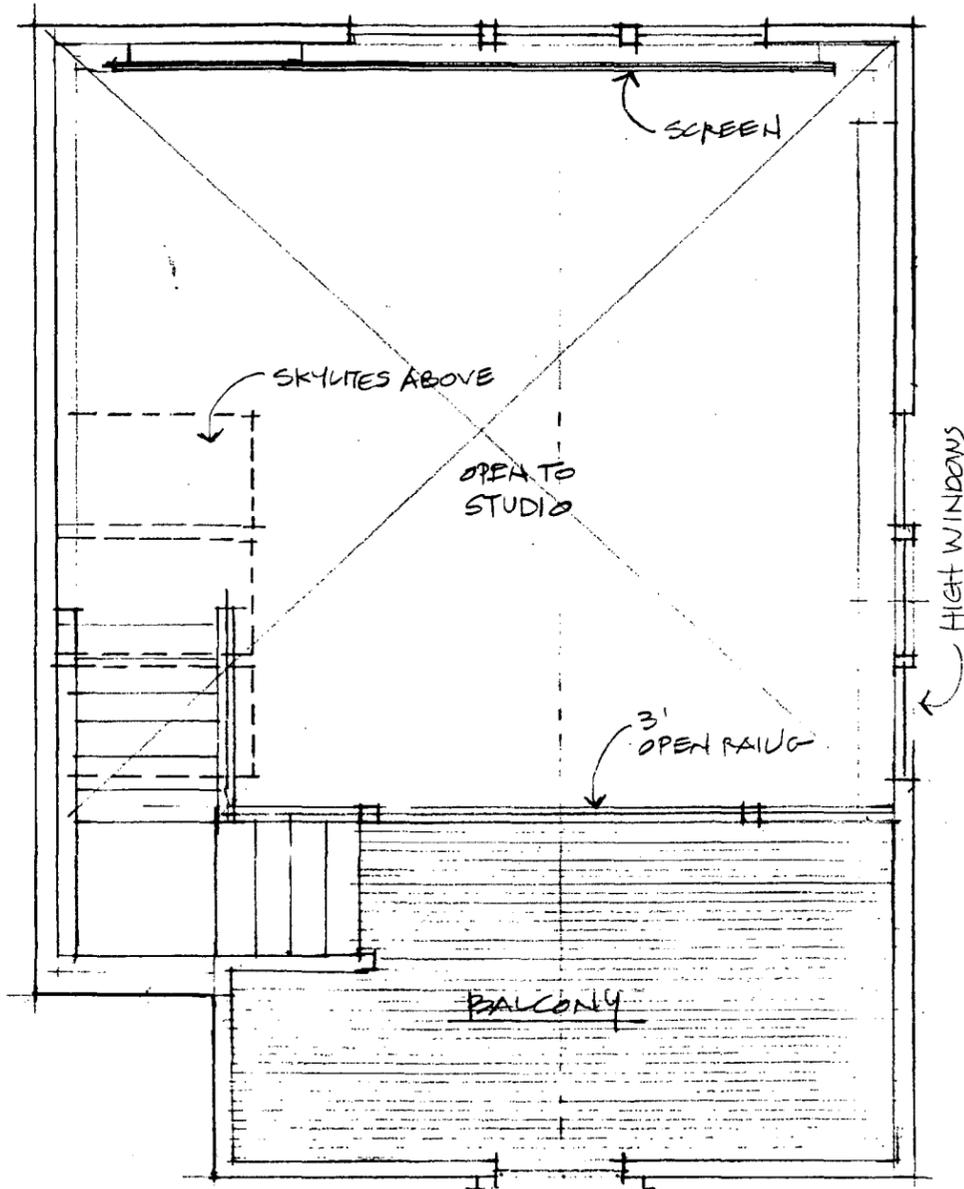


ELEVATION
 SCALE: 1/4" = 1'-0"

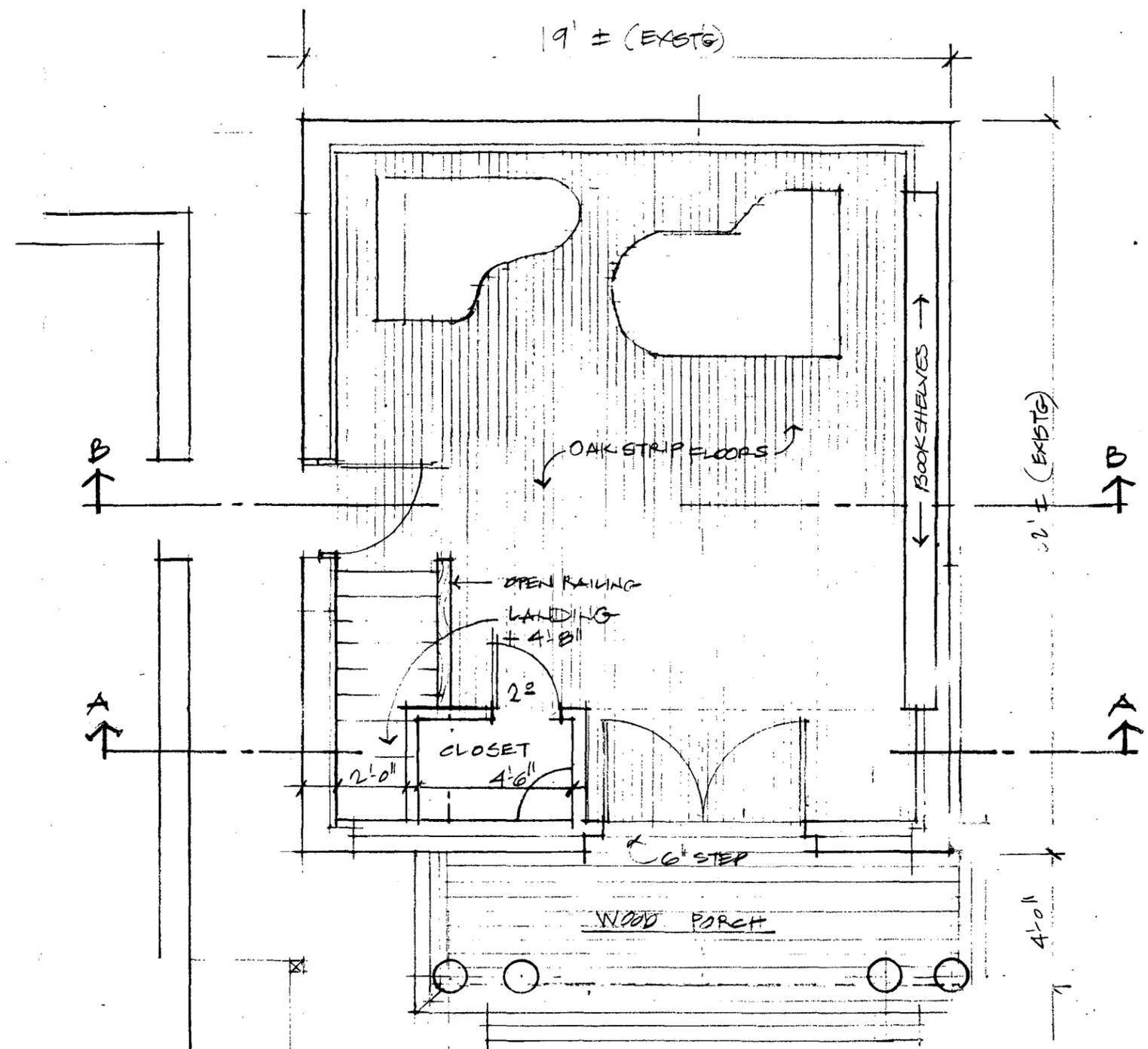


PLAN
 SCALE: 1/4" = 1'-0"





UPPER LEVEL PLAN



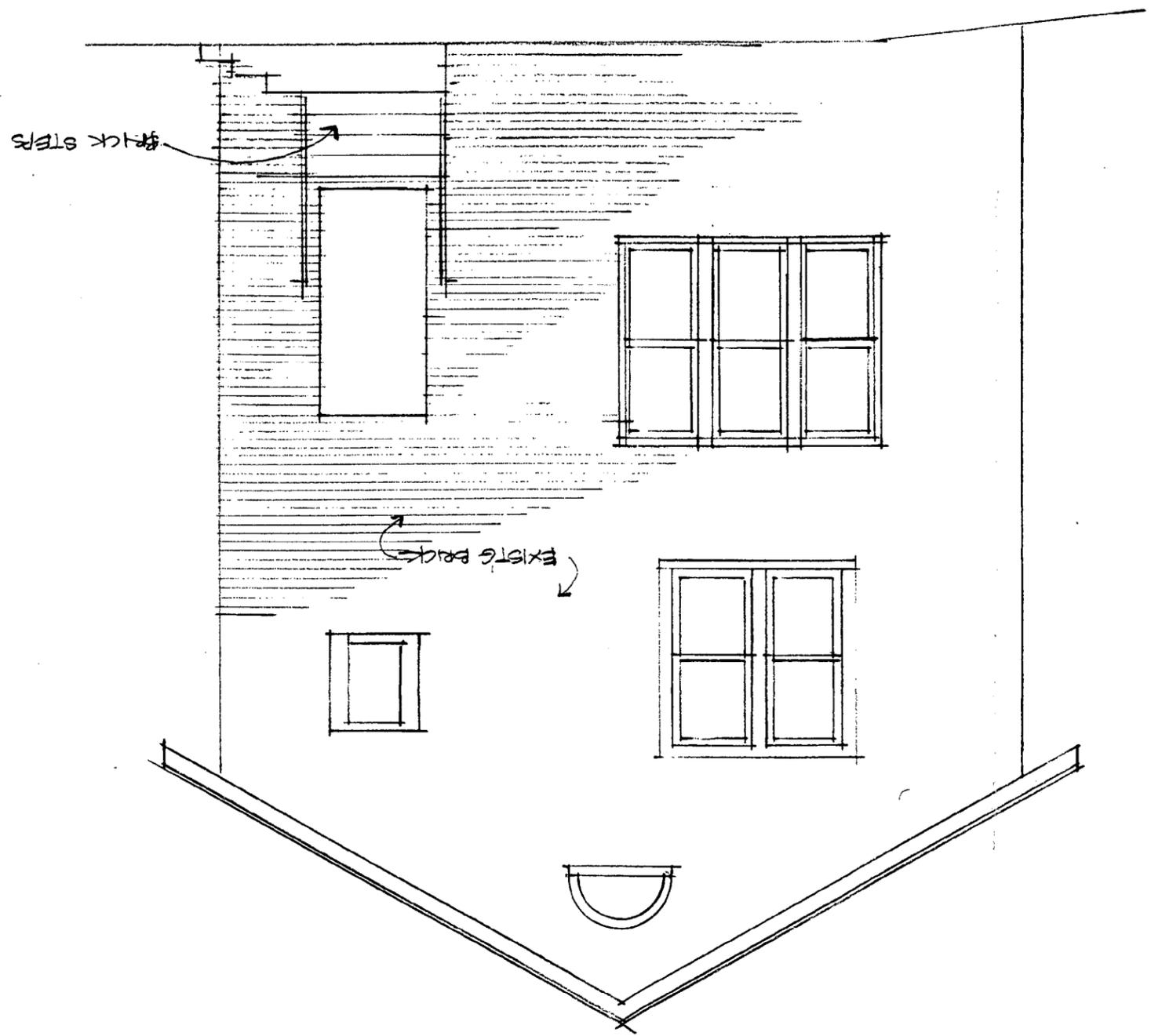
APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 7/24/97
 FLOOR PLAN
 1/4" = 1'-0"

PAUL TRESSEDAER A.I.A. ARCHITECT
 #6 MONTGOMERY AVE, TAKOMA PARK, MD.
 301-891-2911

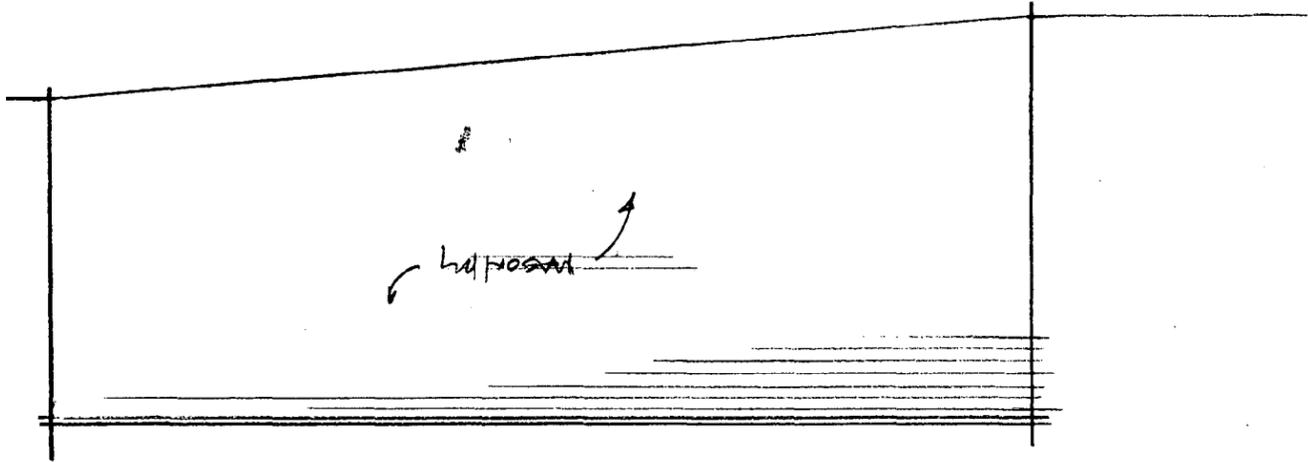
MUSIC STUDIO FOR NINA FALK & STEVE SILVERMAN
 7303 CEDAR AVENUE • TAKOMA PARK, MARYLAND



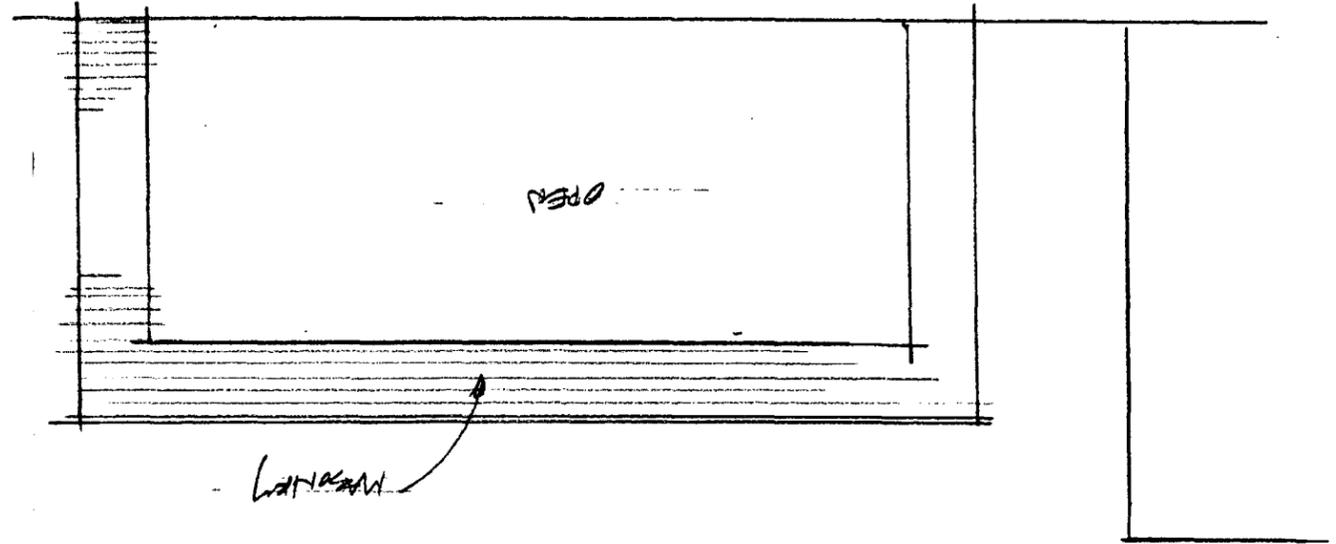
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SIDE
ELEVATION



EXISTING FRONT
ELEVATION



Sender: Ziek

Steve,

thanks for your e-mail. Please note that the state and county programs are entirely separate administratively...

1. County: The exterior work (painting, repointing) and structural repair work due to termite damage would be considered eligible for county tax credits. Also possible repairs to the roof...we'd need more information.

2. State: They would first have to determine whether or not you were a contributing resource in the historic district. According to the county, based on the initial Takoma Park survey of the entire district (plus), your house is a non-contributing resource. You would not be eligible for tax credits from the state with that attribution. However, they don't go by our determination, but make their own, based on the photographs and evidence which you submit. When I was reviewing your proposal, it became evident that there is an early house on your site, which had been modernized with the Colonial Revival brick facade. you may be able to make the case that your house is a good example of evolving styles/modernization in early 20th century architecture, and therefore your house contributes to the district.

once you win that determination, you have to convince them that a retroactive approval is fine in this case. You might need to work with your contractor for more precise documentation on the work which they had to do. The state has a policy that your project is either 100% approved or 100% disapproved. (unlike the county which picks and chooses)..

anyway, I went past your house the other day..it look very nice. I hope you will still do the music room - it would be an improvement on the garage. Also, tell Nina that I have started my daughter at Levine School...I love the people, and the program...My daughter went to the summer camp and loved it. How early can we start her on violin lessons?

Please let me know if I can be of further assistance. I hope the Rockville workshop was helpful. Please introduce yourself next time!

Robin Ziek

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7303 Cedar Avenue

Date: 7/23/97

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-97Z

Tax Credit: No

Public Notice: 7/9/97

Report Date: 7/16/97

Applicant: Nina Falk and Steve Silverman

Staff: Robin D. Ziek

PROPOSAL: Renovate existing garage;
construct new front porch.

RECOMMENDATIONS: APPROVAL

PROJECT DESCRIPTION

RESOURCE: Non-Contributing Resource in Takoma Park Historic District

STYLE: Colonial Revival (alterations to earlier structure)

DATE: 1930's - 1940's

The applicant appeared before the HPC on 2/12/97, as contract purchasers of the property. They are classical musicians, and consulted with the HPC on the possible renovation of the existing garage as a music room. The proposal included maintaining the footprint, but raising the roof of the existing structure.

At that point, the HPC discussed that the proposed renovation seemed suitable to the site, noting that this was a Non-Contributing structure and the proposed alteration would have little effect on the historic district as a whole. There was some concern mentioned about using too much brick on the front facade of the renovated garage, as this was a secondary structure on the site, and the use of another material was recommended.

PROJECT PROPOSAL

This application includes a proposal to build a new **full-width front porch** on the dwelling, and **renovate the garage**. Both aspects of the proposal have been designed by the applicant's architect (Paul Treseder), and utilize the same vocabulary; they are complementary of each other.

The front porch would have a hipped roof with standing seam metal, boldly supported by three columns in each corner. The porch rail would utilize a standard inset picket, and all of the wood would be painted. A set of steps would provide access to the porch from the driveway, at the door which is set on the right side of the front facade.

The garage proposal would transform this completely non-descript flat-roofed building into a complementary secondary structure on the property. By incorporating a front-porch element on the garage, the architect has managed to shift the central axis of the garage away from the house. This may be a "slight-of-hand", but helps to provide better proportions to the garage, which are more in-keeping with the proportions of the house itself.

The proposed materials are cedar shingles, with wood trim, resting on a heavy masonry based provided by the existing brick structure. A skylight is proposed on the left side of the garage so that the light would be obvious only from the applicant's house itself. Thermally glazed wooden doors and windows are proposed. Where multiple lights are shown (on front elevation), the 2/2 window would use integral muntins with shadow bar.

STAFF COMMENTS

Staff is enthusiastic about the proposal, as it provides a positive asset on site, and helps to bring this Non-Contributing Resource into closer conformity with the historic district in Takoma Park. The proposal in the applicant's preliminary consultation was minimal, and addressed the garage renovation mostly as a functional adaptation. This proposal, on the other hand, unifies the site through the principals of good design, and creates a positive element in the historic district.

With regard to the proposed front porch, staff notes that the full-width porch is consistent with the Colonial Revival style. In addition, the dwelling is set far enough back from the street that the addition of a front porch will not encroach on the County setback, or crowd the neighbors.

In terms of the proposed new materials for the garage renovation, staff notes that the brick on the front facade of the dwelling represents a relatively new facade renovation. The original house was constructed of wood clapboard with wood shingles in the gable ends, as can still be seen on the rear facade. Staff feels, therefore, that the proposed materials are consistent with the site, with the historic district and with the HPC recommendation at the Preliminary Consultation.

STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

with the Takoma Park Guidelines for Non-Contributing Resources that state:

Most alterations and additions...should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing...which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

and with Secretary of the Interior's Standards for Rehabilitation #10:

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

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESSEN
Daytime Phone No.: 301-891-2911

Tax Account No.: _____
Name of Property Owner: NINA FALK & STEVE SILVERMAN Daytime Phone No.: 301-588-0064
Address: 7303 CEDAR AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: PAUL TRESSEN Daytime Phone No.: 301-891-2911

LOCATION OF BUILDING/PREMISE

House Number: 7303 CEDAR AVE Street: TAKOMA PARK
Town/City: TAKOMA PARK MD. Nearest Cross Street: BIRCH
Lot: 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
 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: _____

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: WSSC Septic Other: _____
2B. Type of water supply: WSSC Well 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.

Signature of owner or authorized agent: [Signature] Date: July 3 1997

Approved: _____ For Chairperson, Historic Preservation Commission

3

7303 CEDAR AVENUE, TAKOMA PARK

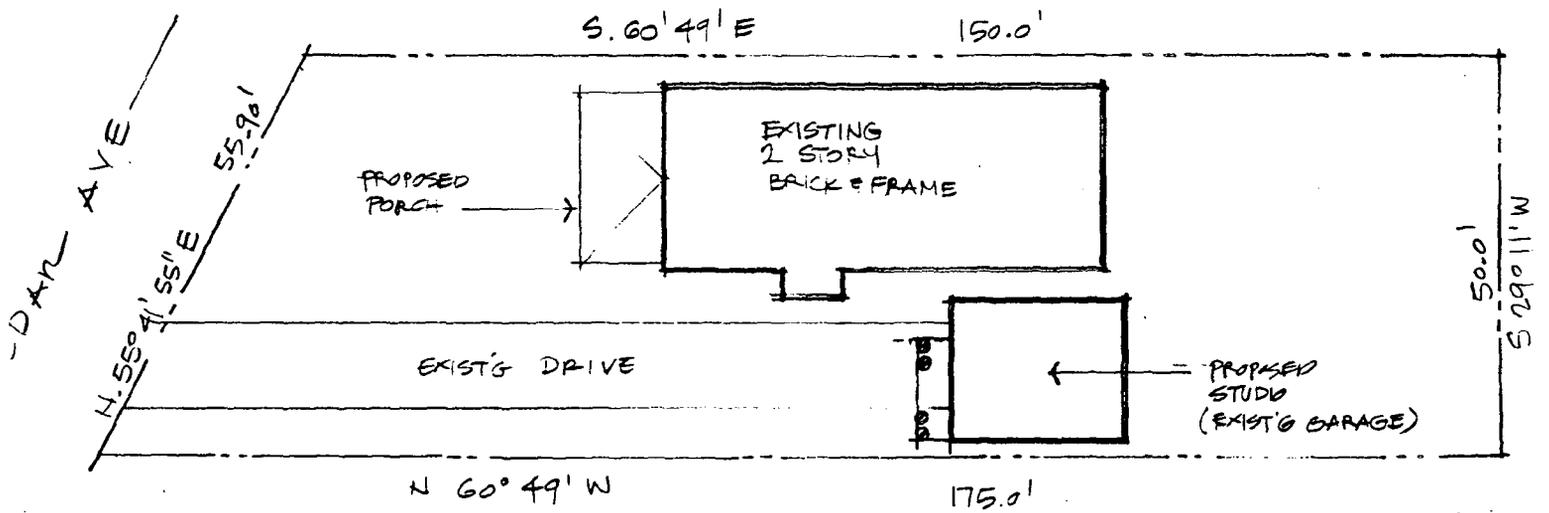
DESCRIPTION OF PROJECT

The Existing house and garage sit on a narrow lot on a rise. The house, although built around 1910 in a Victorian farmhouse style, has been extensively modified in the past; The wooden clapboard exterior is now brick veneer, sort of pseudo colonial, on the front and sides. Only in the rear can the original materials of clapboards and shingles be seen. The garage seems to have been built from recycled building materials; it is of brick and block construction, with a flat roof, and crowds the house on the narrow lot.

The proposed project is twofold. First, to rebuild the garage into a music studio. Second, to add a front porch to help disguise the earlier modifications, improving the aspect from the street and correcting the current awkward entry and steps.

The studio has been designed with a pitched roof that matches the slope of the existing side gable, which is adjacent to the garage. The ridge of the roof has been placed off center to pull the bulk of the studio away from the house. Symmetry is maintained in the front by the addition of a covered porch centered on this new ridge, narrower than the existing garage. Walls and windows are designed to closely match the original house as far as can be determined from the rear elevation.

The front porch project has in turn been designed to blend with the new studio porch. It is vaguely classical, with clustered columns, but would be equally at home on an eclectic farmhouse. The hoped for effect is to bridge the varied styles and unify the house as viewed from the street. Materials are simple but carefully detailed painted wood; the porch roof is standing seam metal, traditional for this kind of porch. The studio will have composition shingles that match the existing house; there is no indication of the original roof surface of the house.



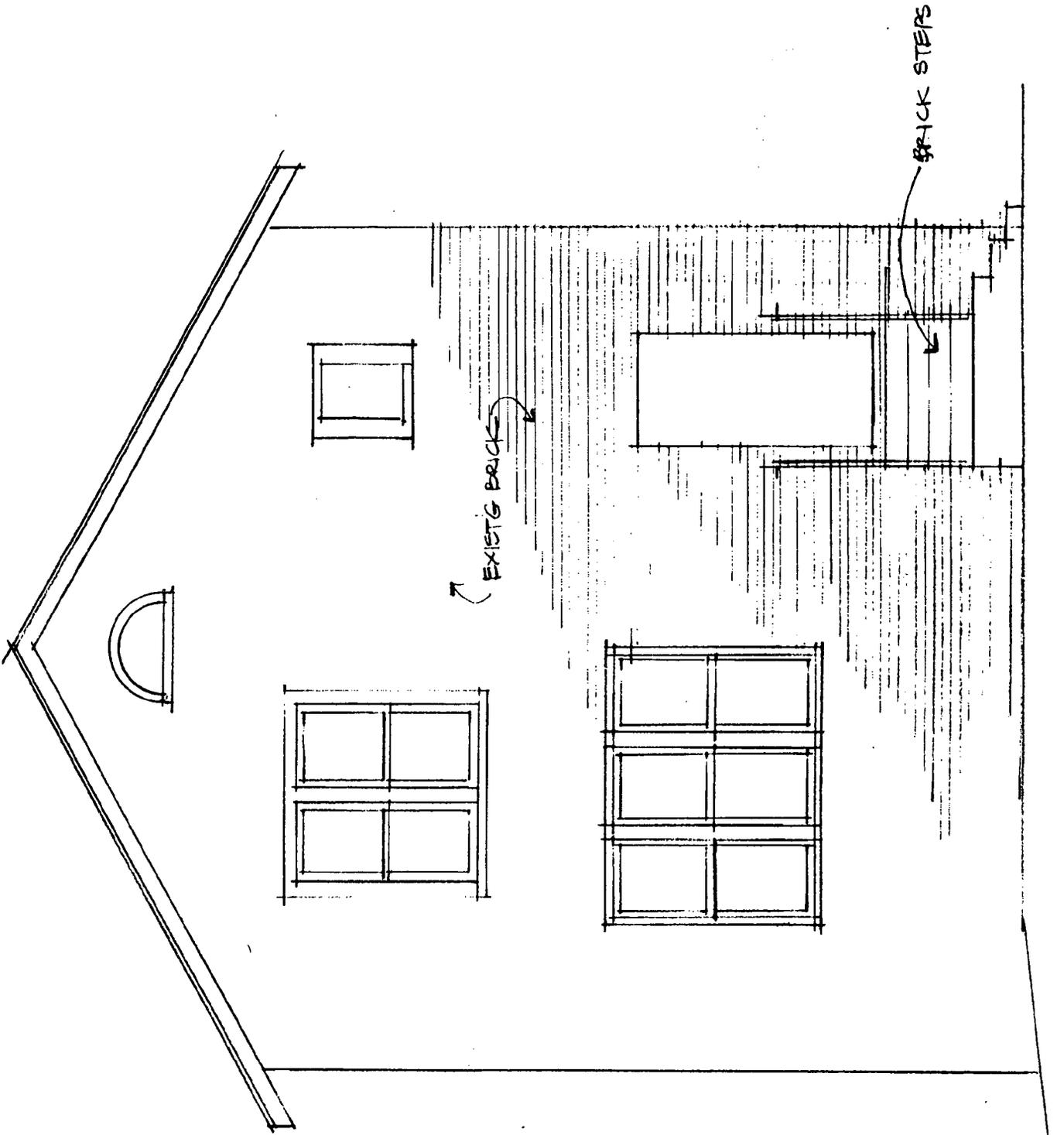
SITE PLAN

SCALE: 1" = 20'-0"

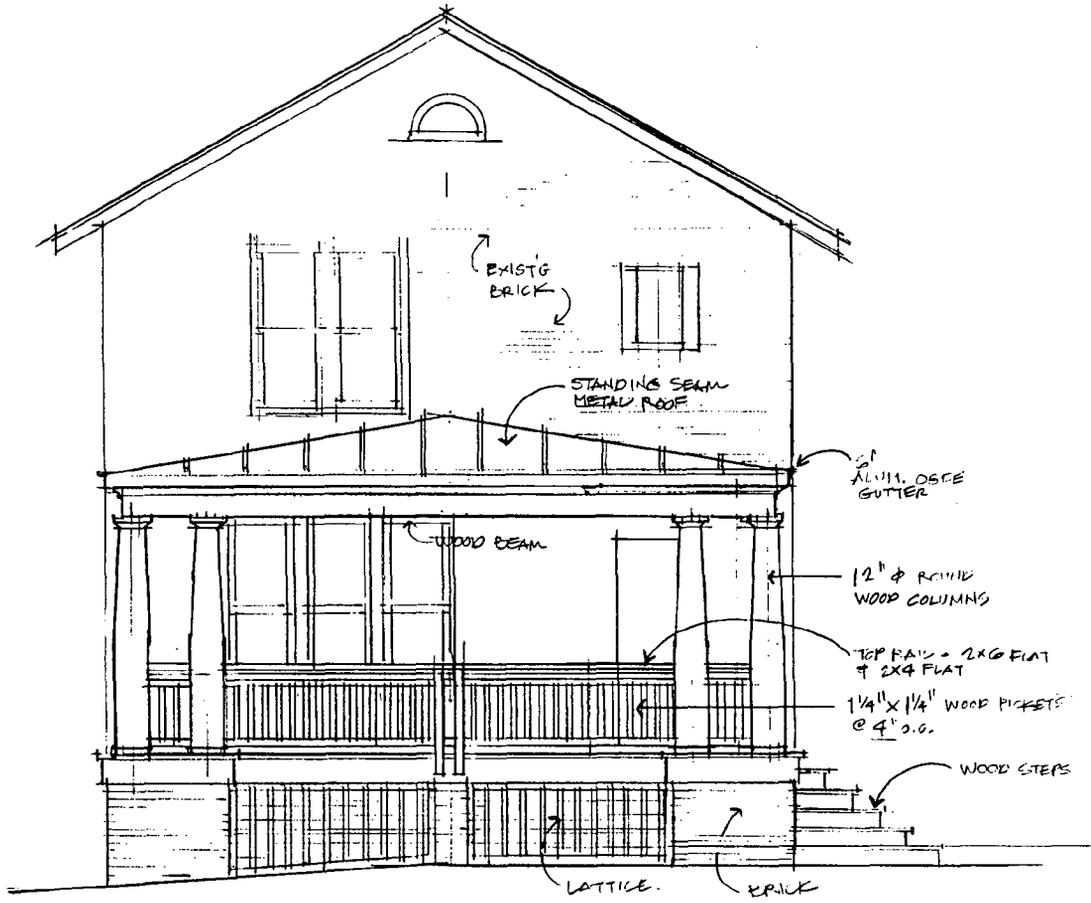
NORTH

5

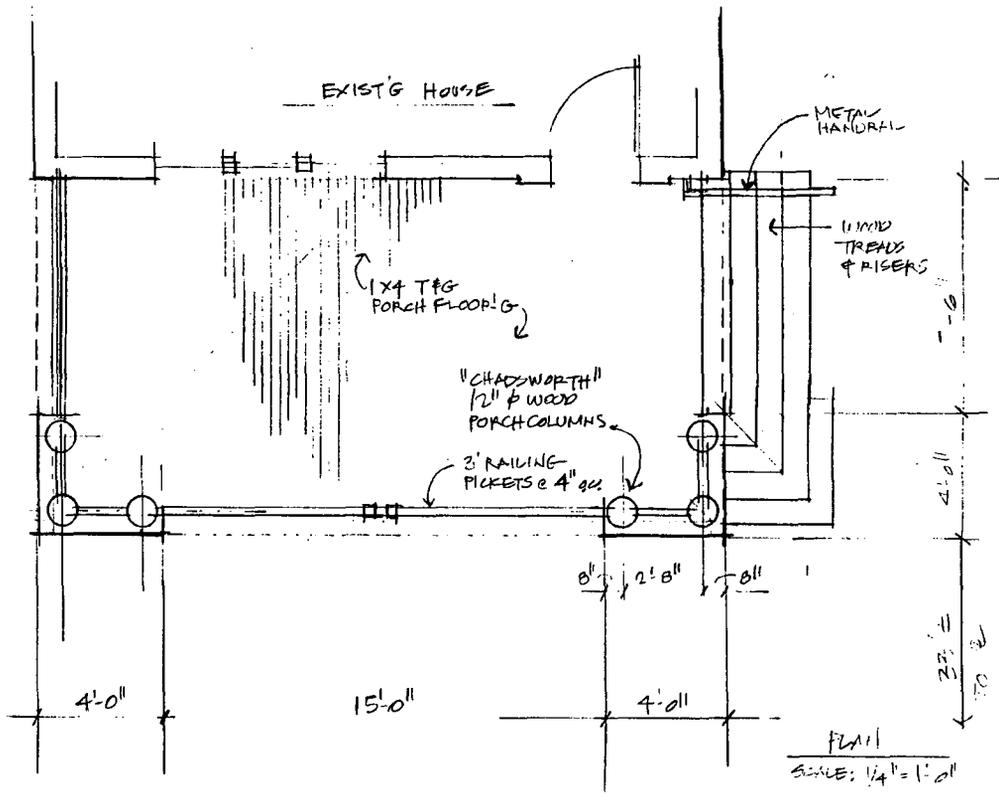
9



EXISTING FRONT ELEVATION

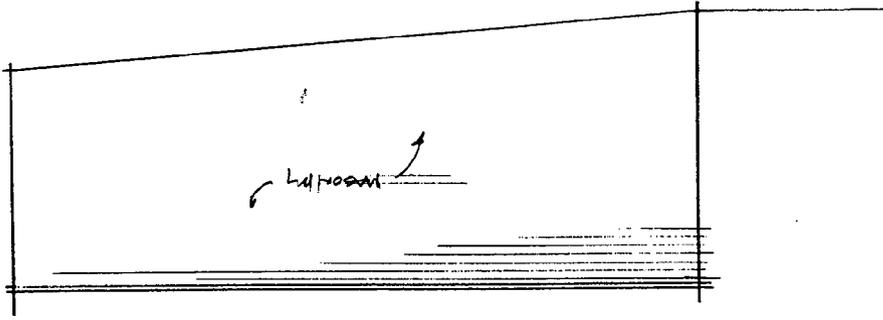


ELEVATION
SCALE: 1/4" = 1'-0"

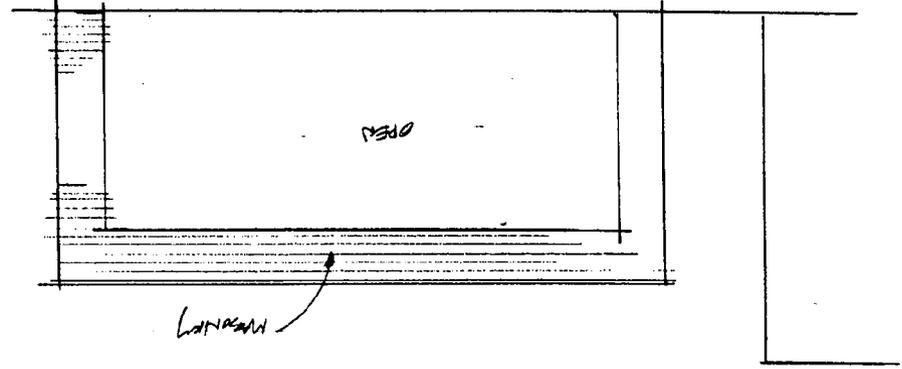


Floor
SCALE: 1/4" = 1'-0"

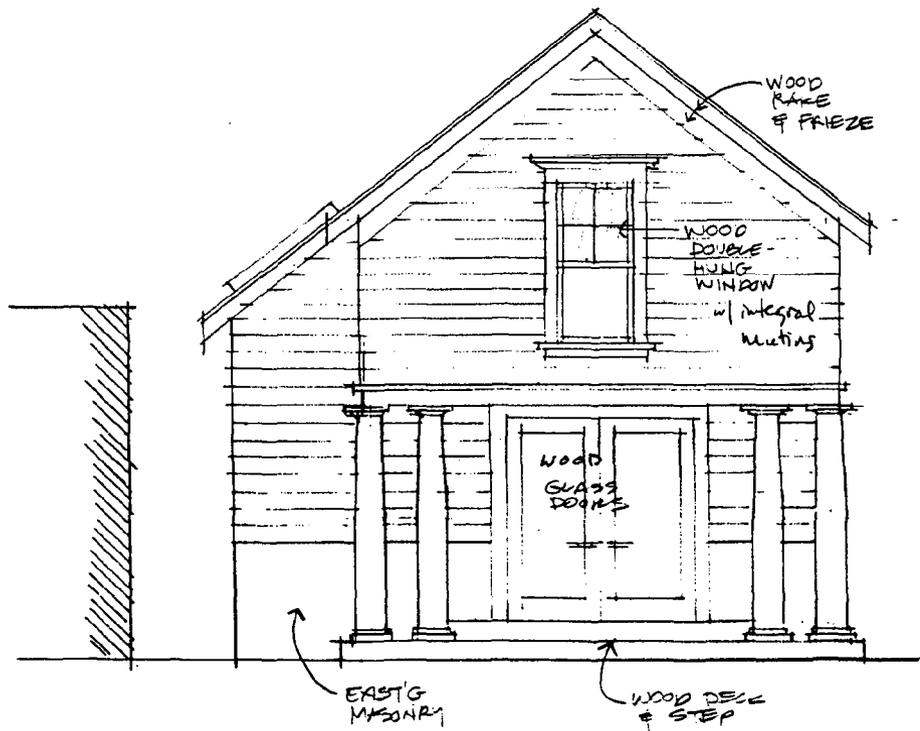
EXIST. SIDE
ELEVATION



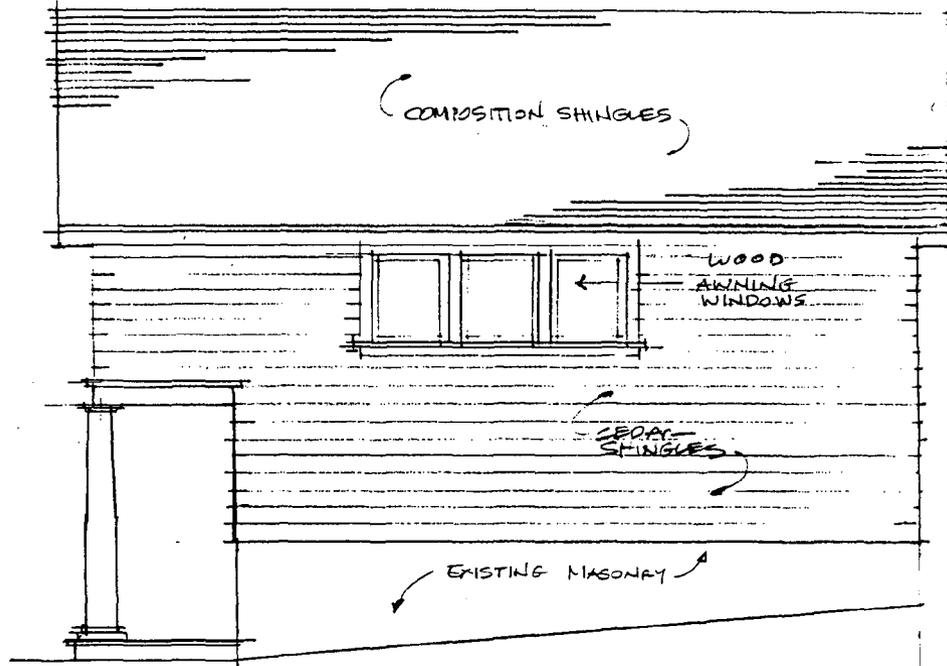
EXIST. FRONT
ELEVATION



5



FRONT (WEST)
ELEVATION

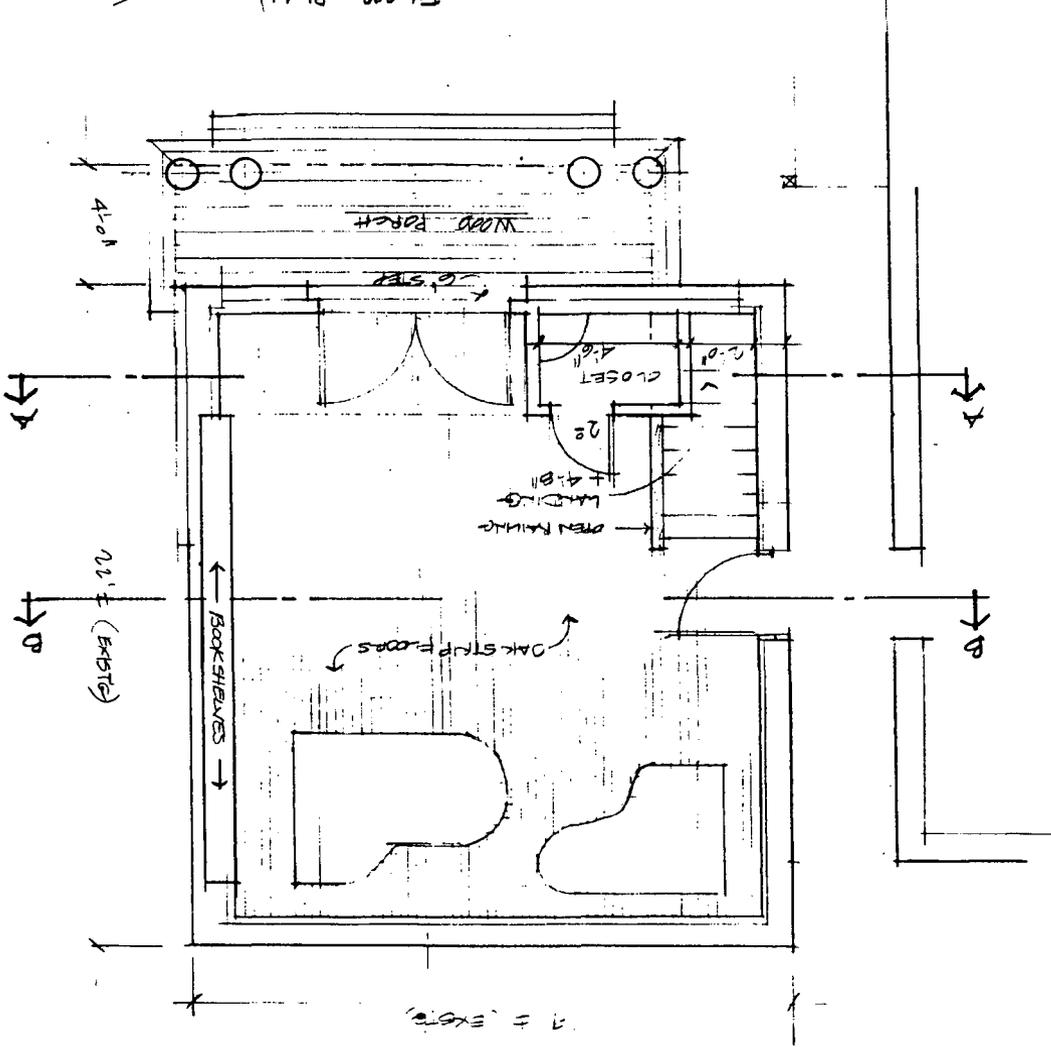


SIDE (SOUTH)
ELEVATION

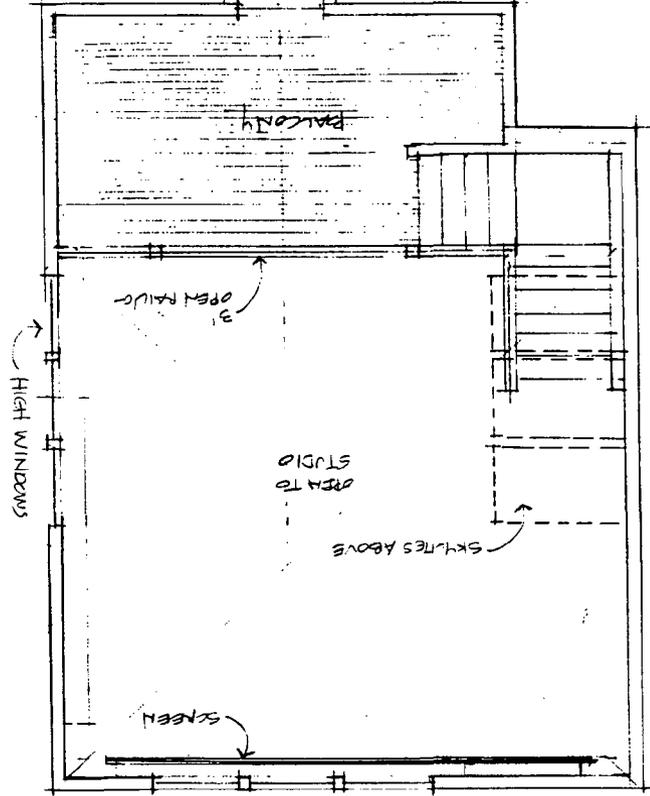
PAUL TREBBER - A.I.A. ARCHITECT
#6 MONTGOMERY AVE, TAKOMA PARK, MD.
201.891.2911

MUSIC STUDIO FOR NINA FALK & STEIE SILVERMAN
- 7303 CEDAR AVENUE - TAKOMA PARK, MARYLAND

FLOOR PLAN
1/4" = 1'-0"



UPPER LEVEL PLAN



10

5

7303 CEDAR AVE, TAKOMA PARK
ADJACENT PROPERTY OWNERS

1. MEYER D. & L.M. EUDRELL

7301 CEDAR AVE, TAKOMA PARK, MD. 20912

2. ROBERT R. CRANE (7305 CEDAR AVE)

10927 HARMEL DR., COLUMBIA, MD. 21044

3. KATHRYN T. SIMPSON

7300 CEDAR AVE., TAKOMA PARK, MD. 20912

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7303 Cedar Avenue

Meeting Date: 2/12/97

Resource: Takoma Park Historic District

Review: Preliminary Consultation

Case Number: N/A

Tax Credit: No

Public Notice: 1/29/97

Report Date: 2/5/97

Applicant: Steve Silverman and Nina Falk

Staff: Robin D. Ziek

PROPOSAL: Garage Conversion

RECOMMENDATIONS: PROCEED TO
HAWP

RESOURCE SUMMARY

RESOURCE: Takoma Park Historic District

STYLE: Colonial Revival (1930-40s; alterations to earlier structure)

SIGNIFICANCE: Non-contributing

PROJECT DESCRIPTION: Enclose existing garage structure to serve as a music room

PROJECT DESCRIPTION

The applicants are considering the purchase of the subject project, and would like to consult with the HPC on proposed alterations before going forward with their contract.

The house appears to be a simple brick Colonial Revival 2-story structure on a narrow Takoma Park lot. In actuality, it is an altered early twentieth century frame structure which had clapboard and wood shingle siding. The structure has been so radically altered, that it is considered a Non-Contributing Resource in the Historic District.

The brick garage structure sits adjacent to the kitchen at the rear of the house, and at a (see Circle 8) distance of approximately 3.5'. The building is enclosed on only three sides, and is open to the street. The rear wall is solid; there is a small window facing the neighbor's rear yard; and there are 2 large arched openings facing the brick house. This garage structure has a simple gable roof with an extremely shallow pitch, while the house roof has a much steeper pitch (ca. 9:12). (see Circle 7)

The neighborhood includes a diversity of styles. Across the street sit a brick Cape Cod and a Queen Anne (which was restylized as a Classical Revival). This is the edge of the Historic District, and newer homes surround the subject property. Its neighbor on the north side is a two-story brick Colonial and the neighbor on the south side is a single-story brick ranch. These two properties are also Non-Contributing.

- HPC said it looked fine. Concerns about too much brick @ front facade -
Suggested other material.

①

⑫

The applicants are both professional musicians. They propose to renovate the garage structure to serve as a music room. As such, they would like to **raise the walls** a few feet and then rebuild the roof as a simple gable with a **steeper pitch** (more in keeping with that on the house). They would also like to install **skylights** on either side of the roof for more light. The proposed renovation will provide a greater ceiling height inside the structure and provide better acoustics for practice and performances. The structure would be climate controlled, soundproofed, and have the appearance of a subsidiary structure with doors and windows rather than a garage.

The existing structure is brick and the applicants would like to fill in the opening which faces the street with a wood material, either shingles or clapboard. They would have a front door and window on the elevation facing Cedar Avenue. They propose to fill in the arched openings facing their [proposed] home with windows.

Secondarily, the applicants would also like to consult with the HPC on the possibility of actually **connecting the garage structure to the house** to facilitate movement between the two living spaces. The design of the connection is still under consideration, but the materials could be glass and/or wood siding. This is a secondary concern to the applicants, and they could go ahead with the renovation of the garage without connecting the house and garage; however, staff recommended bringing this to the HPC to take advantage of the preliminary consultation process.

GENERAL STAFF COMMENTS

The Takoma Park Guidelines specify (p. 16) that "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 sale and massing...which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole." **Staff believes that the proposed concept is respectful of the historic district, and would be compatible in design with the existing structure.** The existing garage was built adjacent to the neighbor's backyard, so that the proposed roof-raising will not affect the view/light from the neighbor's house.

The proposed renovation is modest. The proposed massing of the garage would more closely mimic that of the house, thus unifying the site. The garage is located sufficiently back from Cedar Avenue that it is clearly a subsidiary building. The proposed change in function will not change the building relationship within the site or within the District.

In considering the **secondary proposal** of the applicants - that of connecting the house and garage - staff is concerned that this does not conform with the general pattern in the Historic District. Typically, in Takoma Park, the house stands prominently on the site and the garage is tucked away at the rear of the yard.

With this particular site, the proposed area of connection would be somewhat hidden from the view from Cedar Avenue by the dining room extension which extends approximately 3.5' towards the driveway. In addition, there is a roof over the basement steps which also serves to obscure the view back into this area. Nevertheless, staff recognizes that proposals for attached garages in Takoma Park would be rarely, if ever, approved by the HPC because that configuration is not consistent with the District.

2

13

STAFF RECOMMENDATION

Staff feels that the proposed renovation of the garage as an independant structure which is not connected to the house is consistent with the Takoma Park Guidelines, and suggests that the Commission recommend proceeding to a HAWP, noting that such a proposal would be consistent with the purposes of Chapter 24A-8(b)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,

and with Standard 10:

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

3

14

Prelim Consult.

To: Robin Zick

Feb 12

From: Steve Silverman

Attached are sketches and narrative on our hoped-for plans to convert existing garage at ~~7303~~ 7303 Cedar into a music (classical) studio.

Thanks again for all of your help. I can attend Feb. 12 hearing.

Steve Silverman

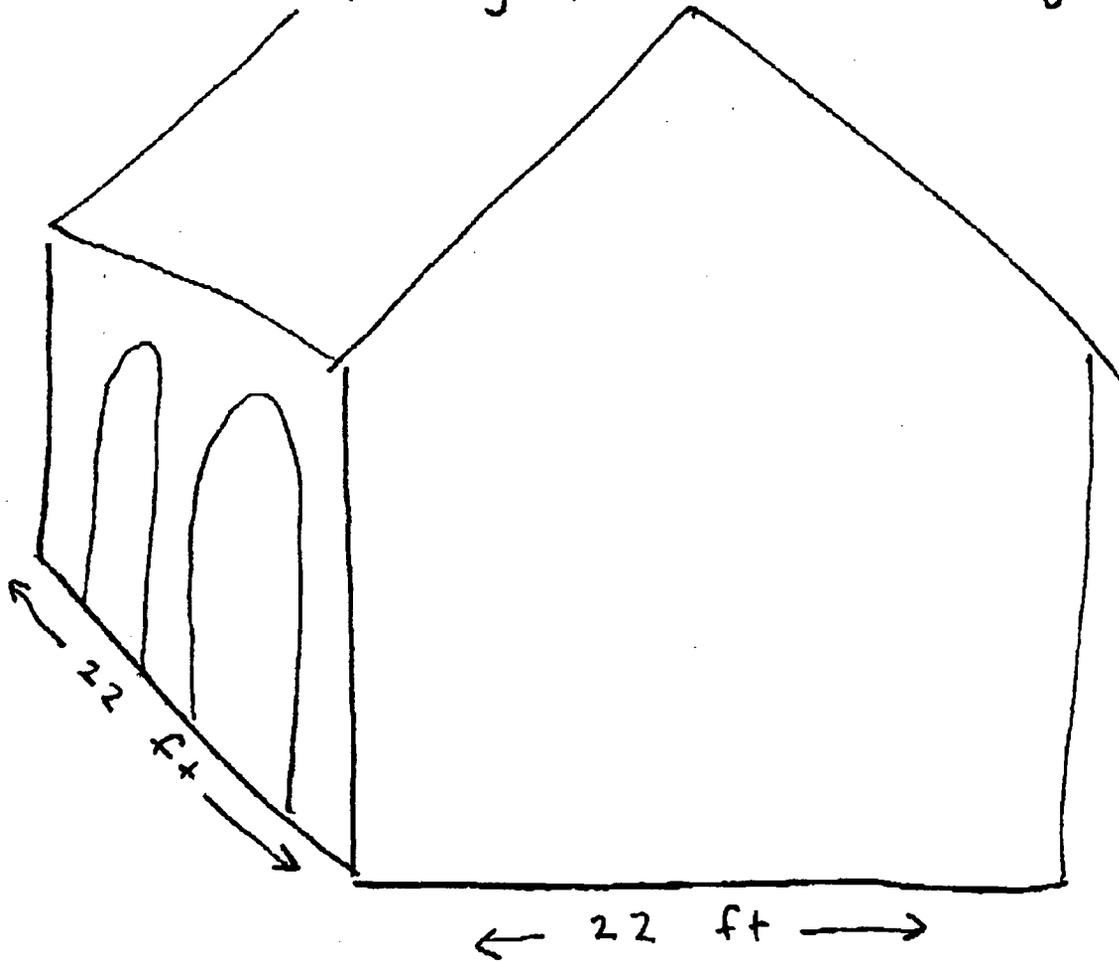
202 260 7716 W

202 244 3212 H

Please call if any Q's

Proposal:

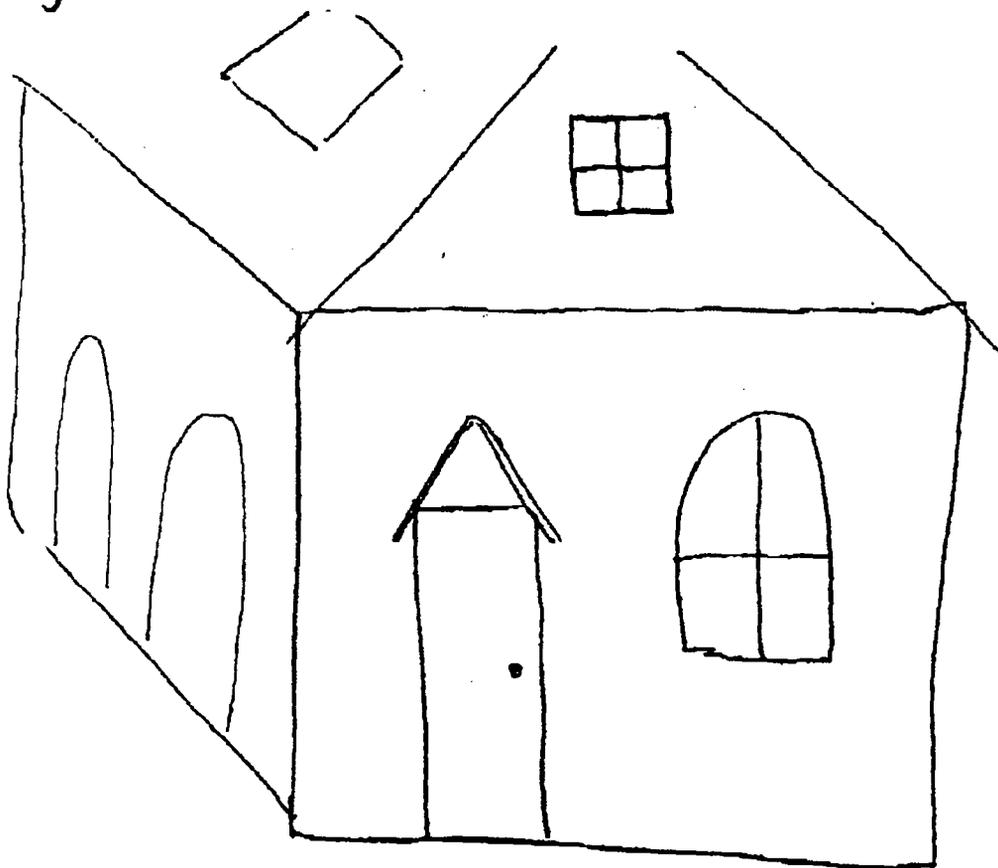
Convert 2-car garage at 7303 Cedar Avenue into a single-story music room, retaining current width and depth but raising walls and replacing flat roof with gable.



We would like to keep the arches on the north side by making them windows with paned glass. Add skylights on either side

of gable roof, and add a front, with a door and a window.

Inside: wood floor to be added, dry wall, electricity and heat.



Thank you.

Nina Falk }
 Steve Silverman } 202-244-3212
 6005 28th St. NW
 Wash DC 20015

1197



1 story
brick

STOOP.

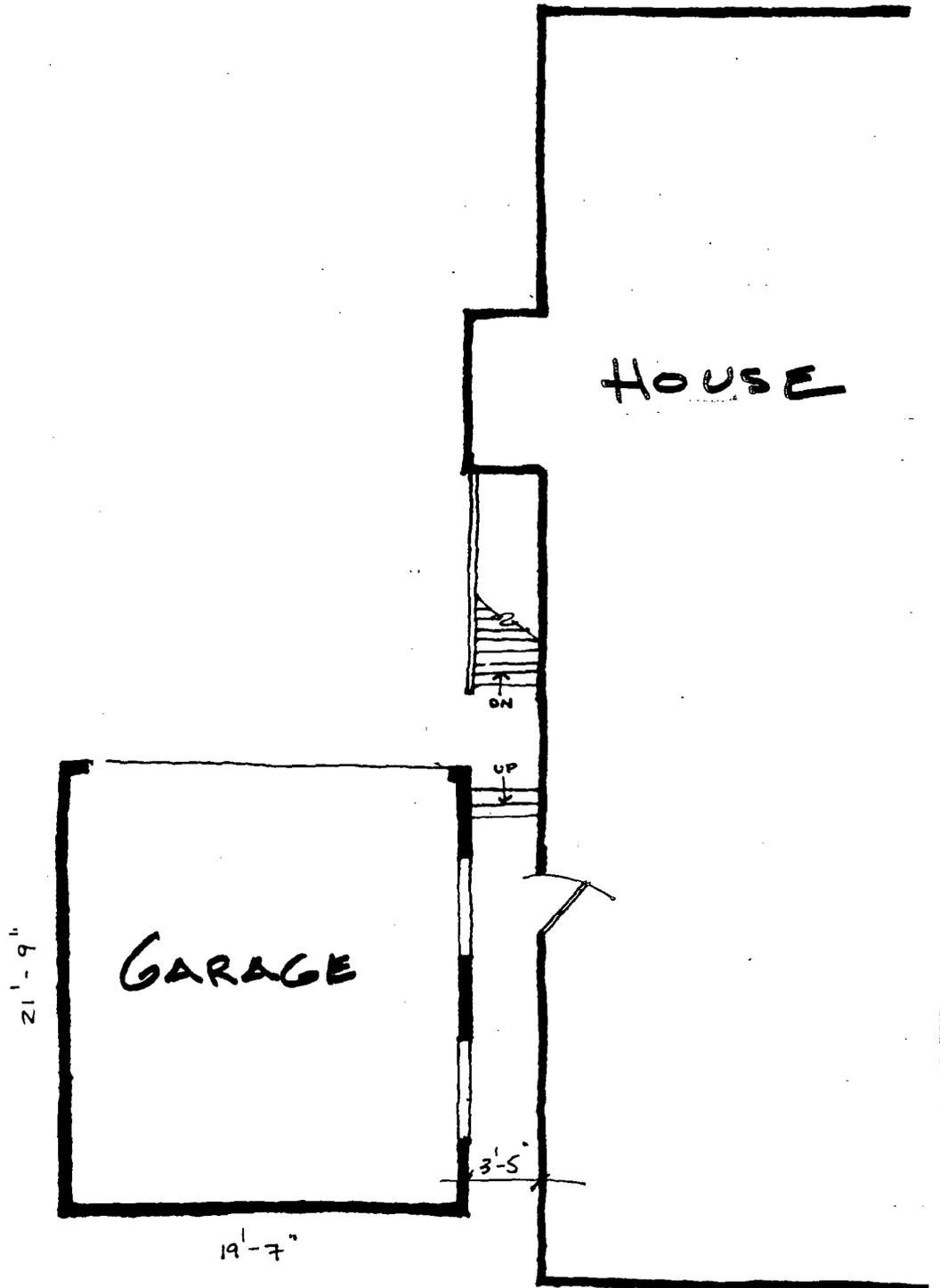
1 Story Brick
neighbor

7303 CEDAR AVE.

~~7~~ 18

7105
CEDAR
AVE

7103 CEDAR AVE



~~8~~

19

2/5/97 BT

nothing from
Cedar Ave
project:

7301 Cedar
7305 Cedar
7300 Cedar
7218 Cedar Ave
send to "Occupant"

Mack + Louise Fudell called for
info. 495-9115

Katrina Simpson - Called for more info.
585-6500

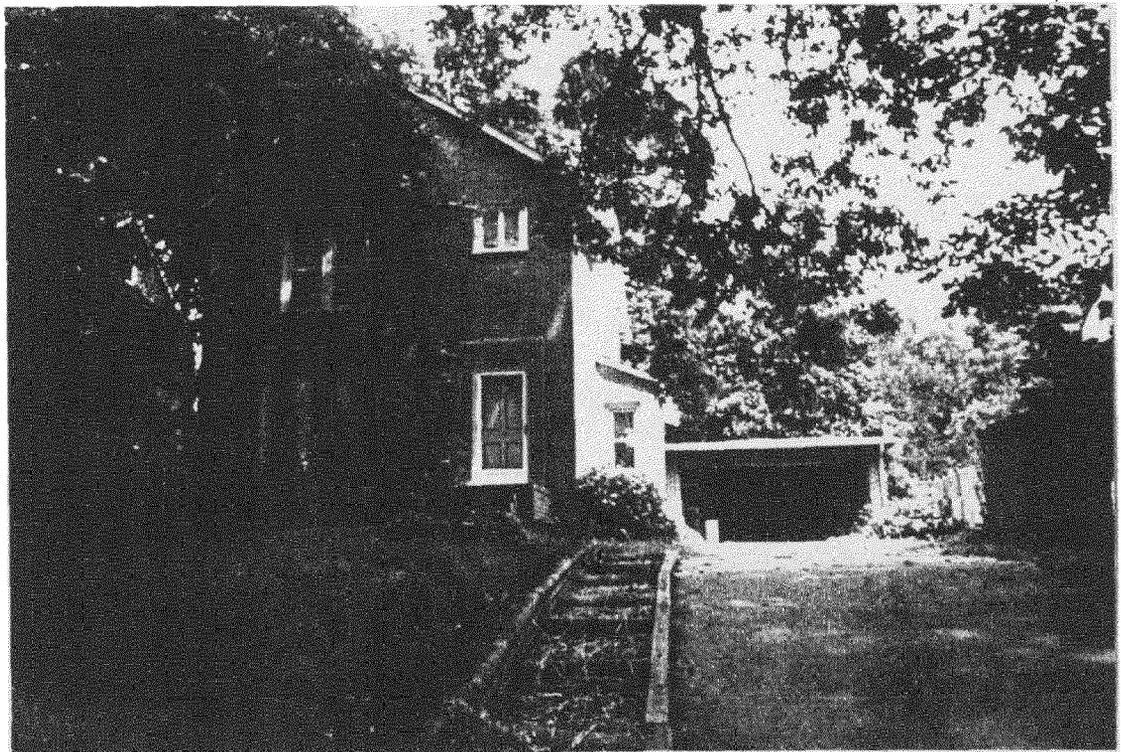


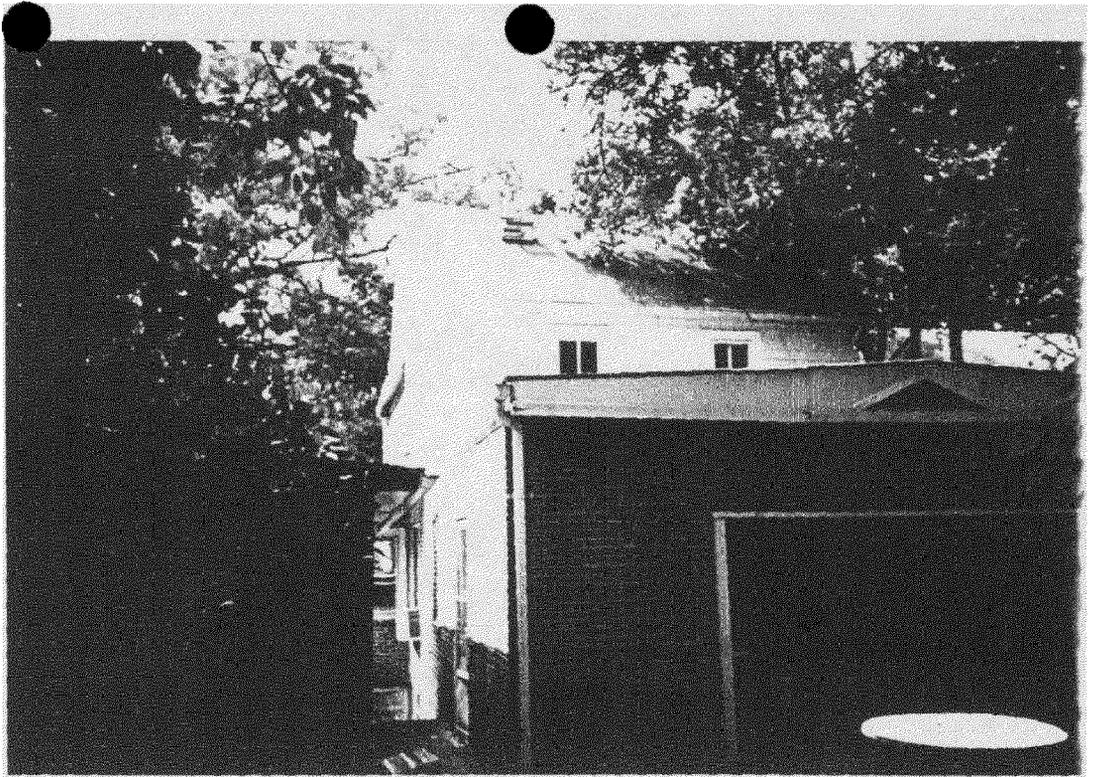
FRONT STEPS



FRONT ELEVATION

VIEW FROM
CEDAR
AVENUE



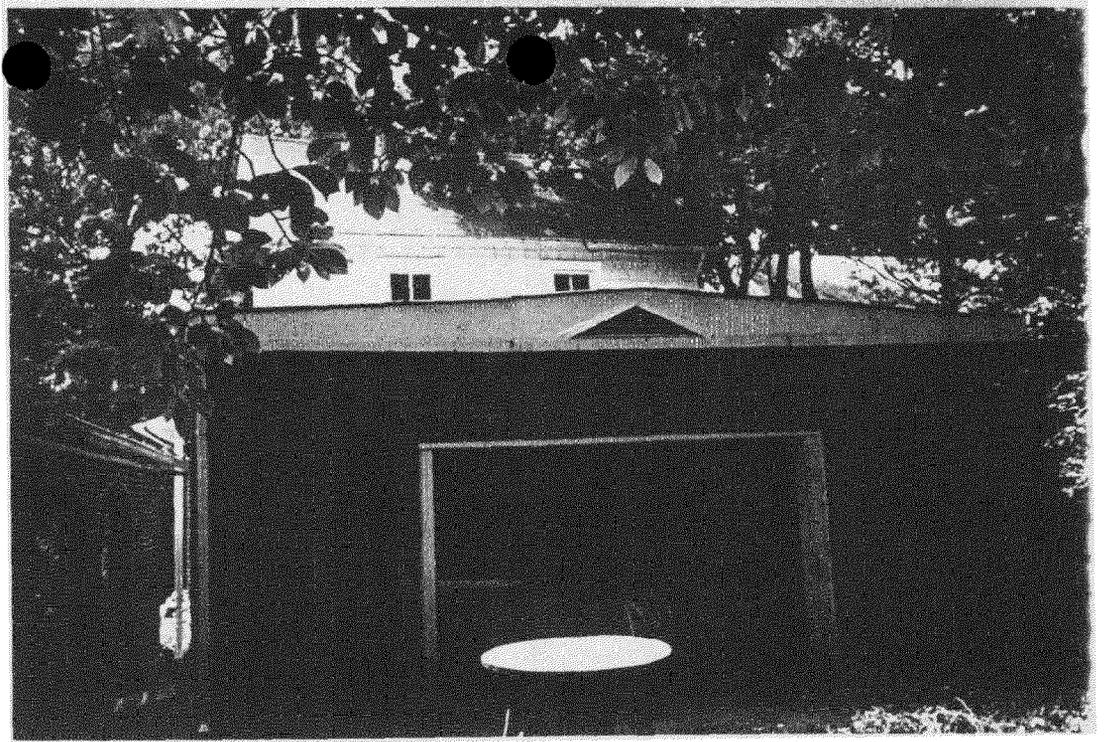


↑
GARAGE

REAR VIEW OF HOUSE
W/ ADDITION

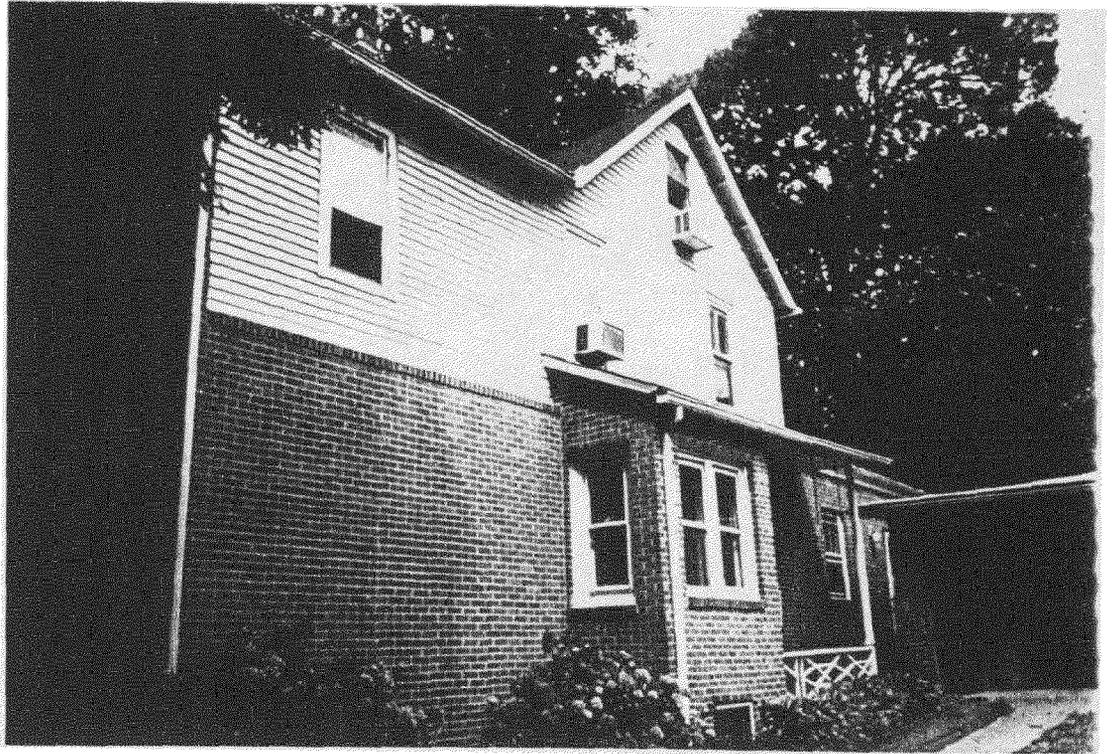


House Across The Street



↑
GARAGE

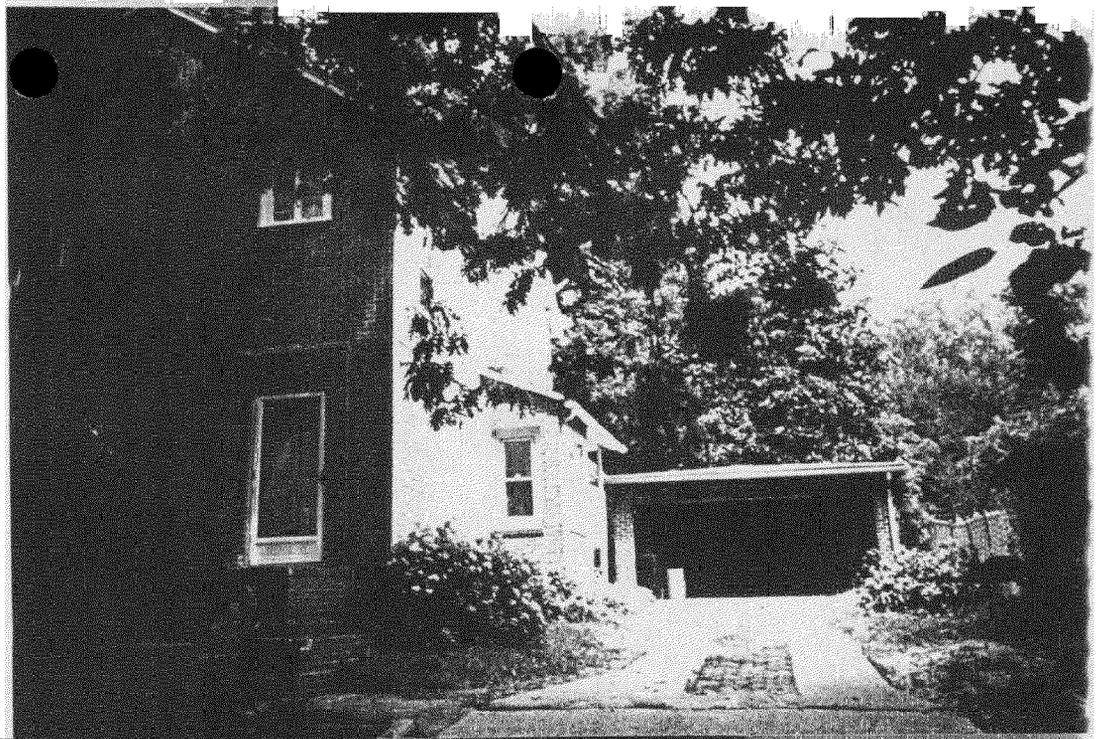
REAR VIEW OF HOUSE



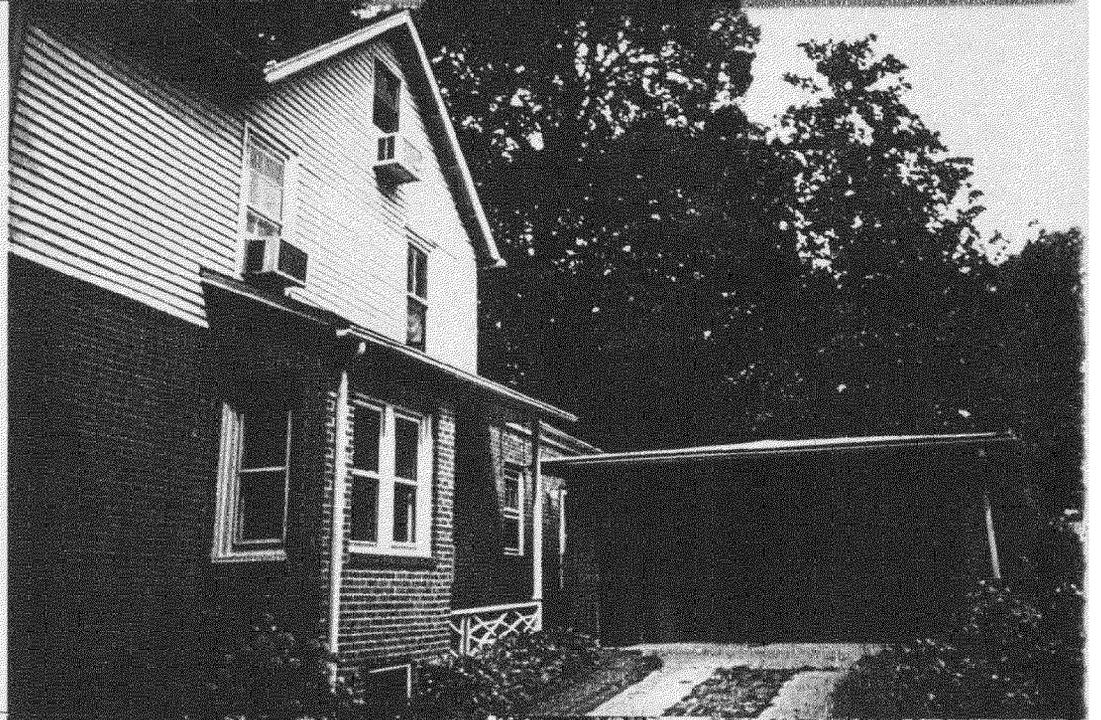
SIDE VIEW OF HOUSE

↑
GARAGE

FRONT VIEW
OF HOUSE,
DRIVEWAY &
GARAGE



SIDE VIEW OF
HOUSE &
GARAGE



REAR OF
GARAGE &
SIDE VIEW TRU





7300 Cedar Avenue
Takoma Park, MD 20912

July 13 1997

Montgomery County Department of
Park & Planning

8787 Georgia Avenue
Silver Spring, Maryland

20910 - 3760

Re: Historic Area Work Permit

7363 Cedar Avenue

Takoma Park Maryland

HPC Case #

39/3-972

Takoma Park Historic District

I have no objection to the remodeling
planned for this address.

Both Ms. Falk and Mr. Silverman
would seem to be a welcome asset
to Takoma Park.

Kathryn J. Simpson

7661





















(HOUSE ACROSS STREET)

PHOTO 04128 NNNNN