

7303 Cedar Avenue, Takoma Park
(Preliminary Consultation)

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

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 scale 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.

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.

Prelim Consult.

To: Robin Ziek

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

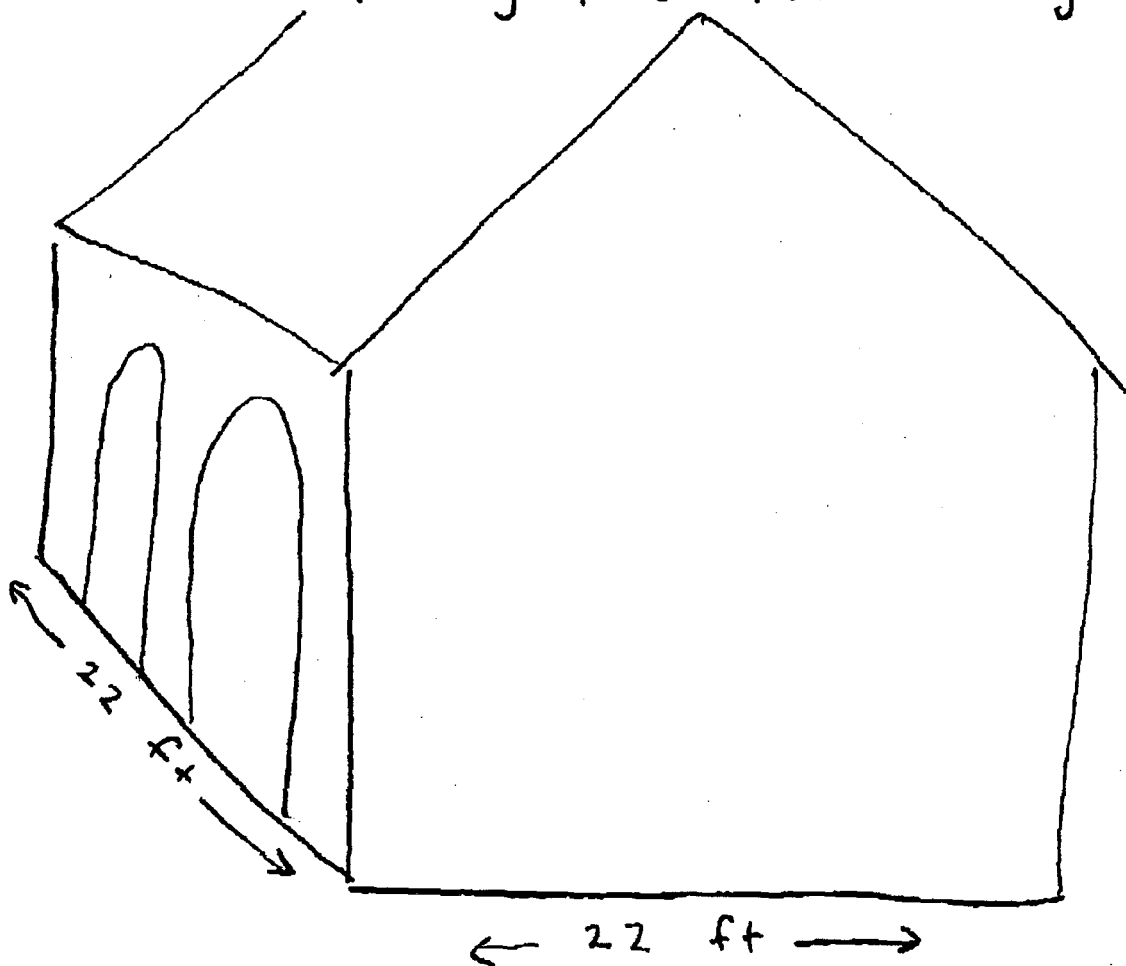
202 260 7716 W

or

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.

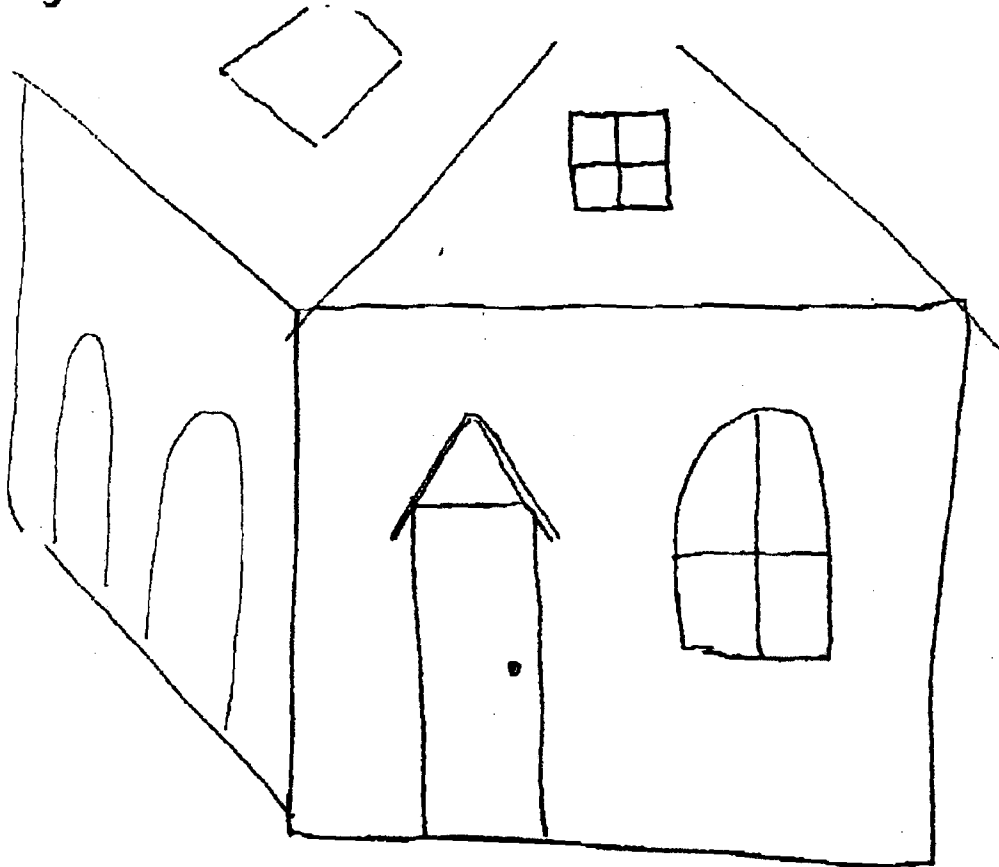


We would like to keep the arches on the north side by making them windows with paned glass. Add skylights on either side

5

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

(6)

1197



2 story
brick

STOOP.

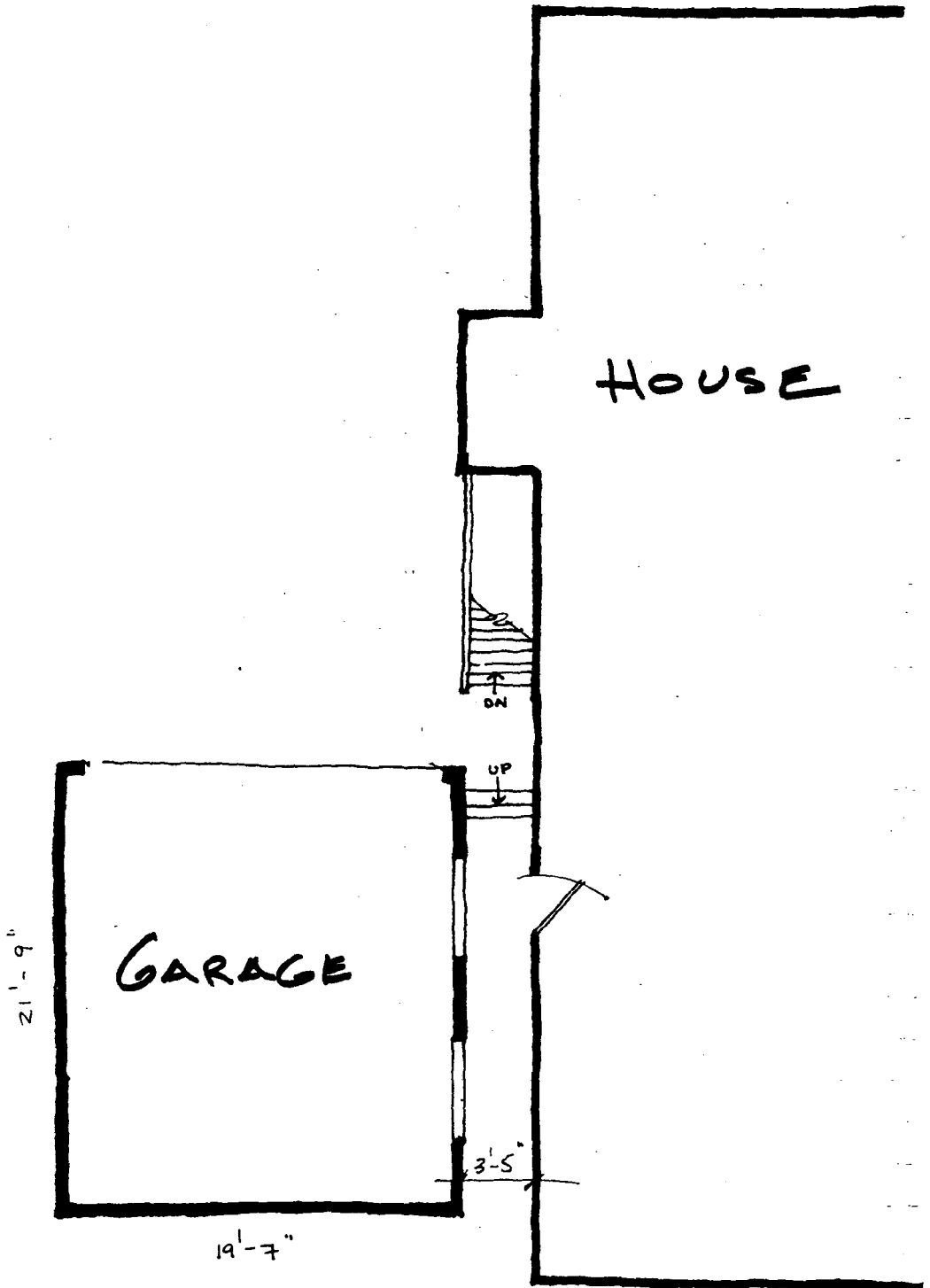
1 Story Brick
neighbor

7303 CEDAR AVE.

7

7105
CEDAR
AVE

7103 CEDAR AVE



8

2/5/97.22

Noticing fine
Cedar Ave
project:

- 7301 Cedar
- 7305 Cedar
- 7300 Cedar
- 7218 Cedar Ave

send to "Occupant"

Mack + Louise Eudell called for
info. 495-9115

Katrina Simpson - Called for more info.
585-6500

CEDAR AVE.

2/6/97

67-21
15
12
11
3
2
9

