

37/3-00F 7209 Cedar Avenue ²
(Takoma Park Historic District)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7209 Cedar Avenue	Meeting Date:	02/09/00
Applicant:	Alison Baker & James Colwell	Report Date:	02/02/00
Resource:	Takoma Park Historic District	Public Notice:	01/26/00
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/3-00F	Staff:	Perry Kephart
PROPOSAL:	Alterations & Rehabilitation	RECOMMEND:	Approve w/condition

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Shingle
DATE: 1890

The 2 ½ story, 5-bay, asymmetrical residence is a shingle-clad, hipped roof, frame structure with a full-width front porch that wraps to the right, a front chimney, front turret and polygonal dormer. The two-story square addition with an exterior masonry chimney can be seen at the left rear. At the rear can be seen another polygonal dormer in the main roof plane. The windows are, for the most part, 1/1 double-hung in varying sizes with casement windows in the turret. The shingles on the asymmetrically-spaced front porch arched supports has been replaced with stucco, and an out-of-period railing added around the porch perimeter. The roof is asphalt shingle.

BACKGROUND

Known as the "Boat House", this historic resource is a landmark in the Takoma Park Historic District. It was designed by the architect, Harvey Page, between 1885 and 1895, reputedly for an Admiral Pigman. Since about 1917, the house has been divided into five apartments. The present owner is bringing the structure back into its original use as a single-family residence.

PROPOSAL

The applicant proposes to:

1. Remove the left hand door—one of two doors leading to the front porch—on the front facade and replace it with a new 1/1 window.

November 20, 1999

Dear Members of the Historic Takoma Board,

We are very excited about renovation plans for the Boathouse, one of Takoma Park's most intriguing turn-of-the-century homes, restoring it to a single-family dwelling.

Discovering the Boathouse's history has been as fascinating as creating our plans for its future. As you may know, the Boathouse was one of the first residences in Takoma Park, designed around 1895 by Harvey Page, a well known local architect. Page, a disciple of the famous designer Henry Hobson Richardson, gave the Boathouse a definite Richardsonian solid style, complete with wide arches, shingled exterior and lodge-like façade. A man named Admiral Pigman was supposedly the Boathouse's first owner, but we also have found references to a certain Mr. J Ross Calhoun as its original occupant. We are not aware of any original deeds or papers in existence regarding purchase of the property, so much of the history of the Boathouse's early years has been lost. The residence, however, was only a single-family dwelling for a decade or two, having been turned into a 5-unit apartment building quite early in the century, perhaps around World War I, when housing could have been scarce around the Washington, DC area. The resulting interior structure created an unusual gerrymandering of the house, hiding much of its original beauty. Also, sometime during the house's early history, a major fire took place in the Boathouse, badly charring and damaging the roof and wood frame of the third floor. When we purchased the house, this top floor was covered in beaverboard and, as we tore down the beaverboard to put up fresh drywall, we discovered extensive smoke damage to the wood.. We are very curious about this fire, and, frankly, are amazed that the house is still standing. We can only guess that lightening might have caused the fire and that a rainstorm helped to keep the fire under control. Luckily, however, little of the exterior has been changed, with turrets, cedar shingle siding and an immense wrap around porch still intact.

Our main renovation work will take place inside...insulation, wiring, restoring fireplaces and flooring, opening up curved and turreted spaces that have been covered for one hundred years. There are some changes to the exterior, based on the needs of restoring it to a single-family dwelling that we would like to make:

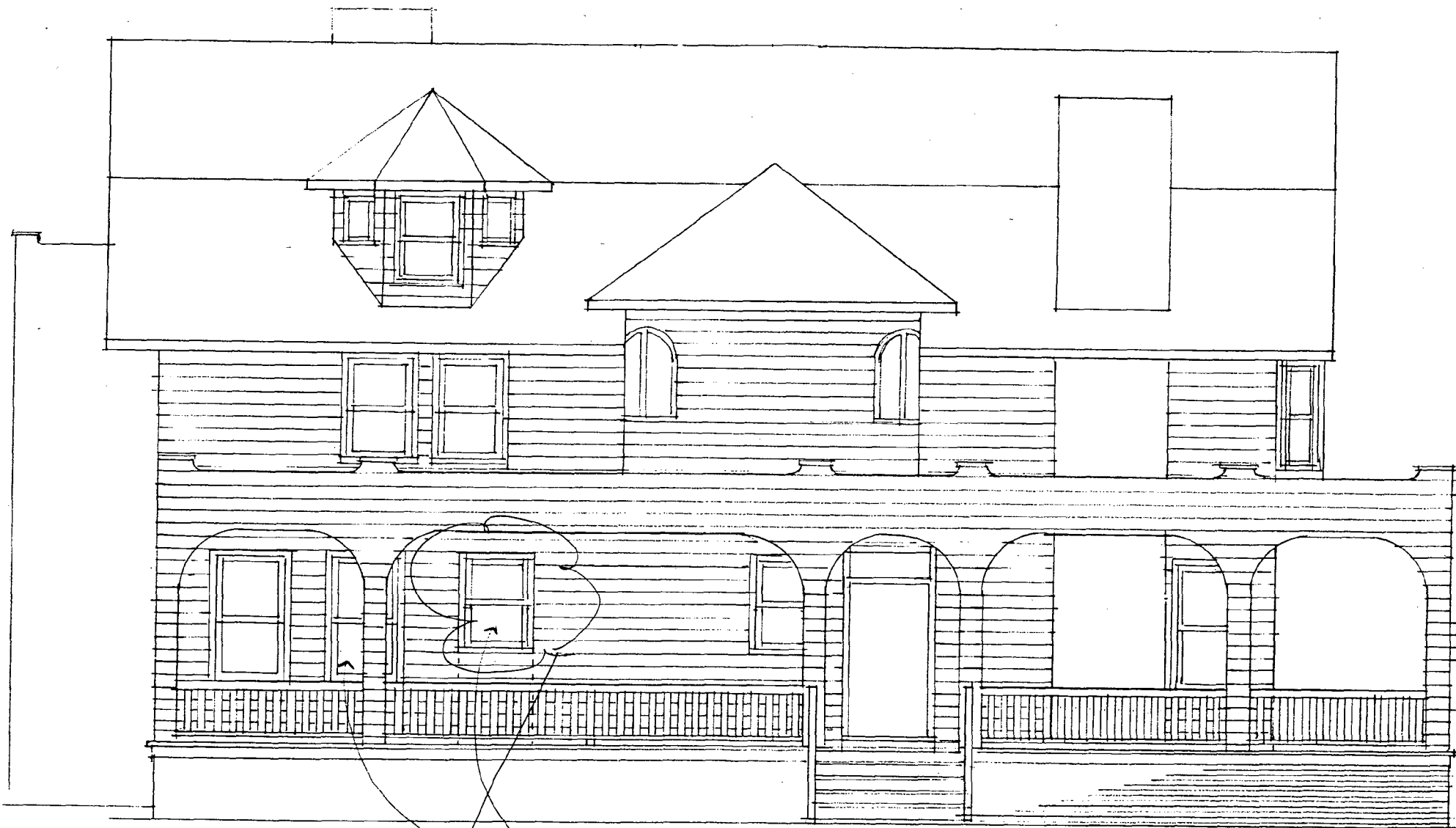


JAMES COLWELL
301-556-2588

7209 CEDAR AVE
TAKOMA PARK
MD
20912

FRONT ELEVATION

[Signature]
2/14/00



PROPOSED
NEW WINDOWS

window to
match windows to left

FRONT ELEVATION

PROPOSED

[Signature]
2/11/00



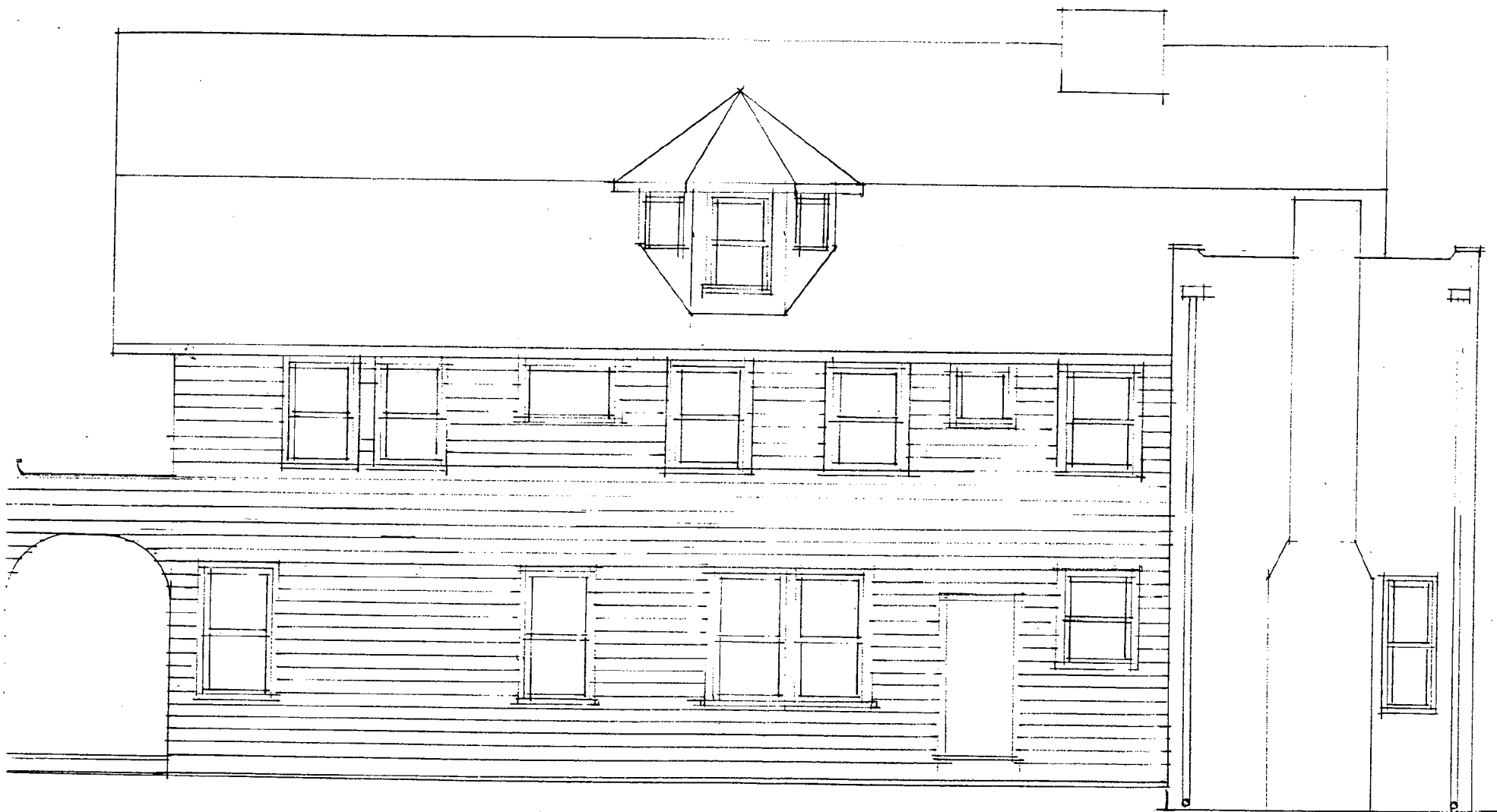
RIGHT SIDE ELEVATION

APPROVED
[Signature]
2/14/00



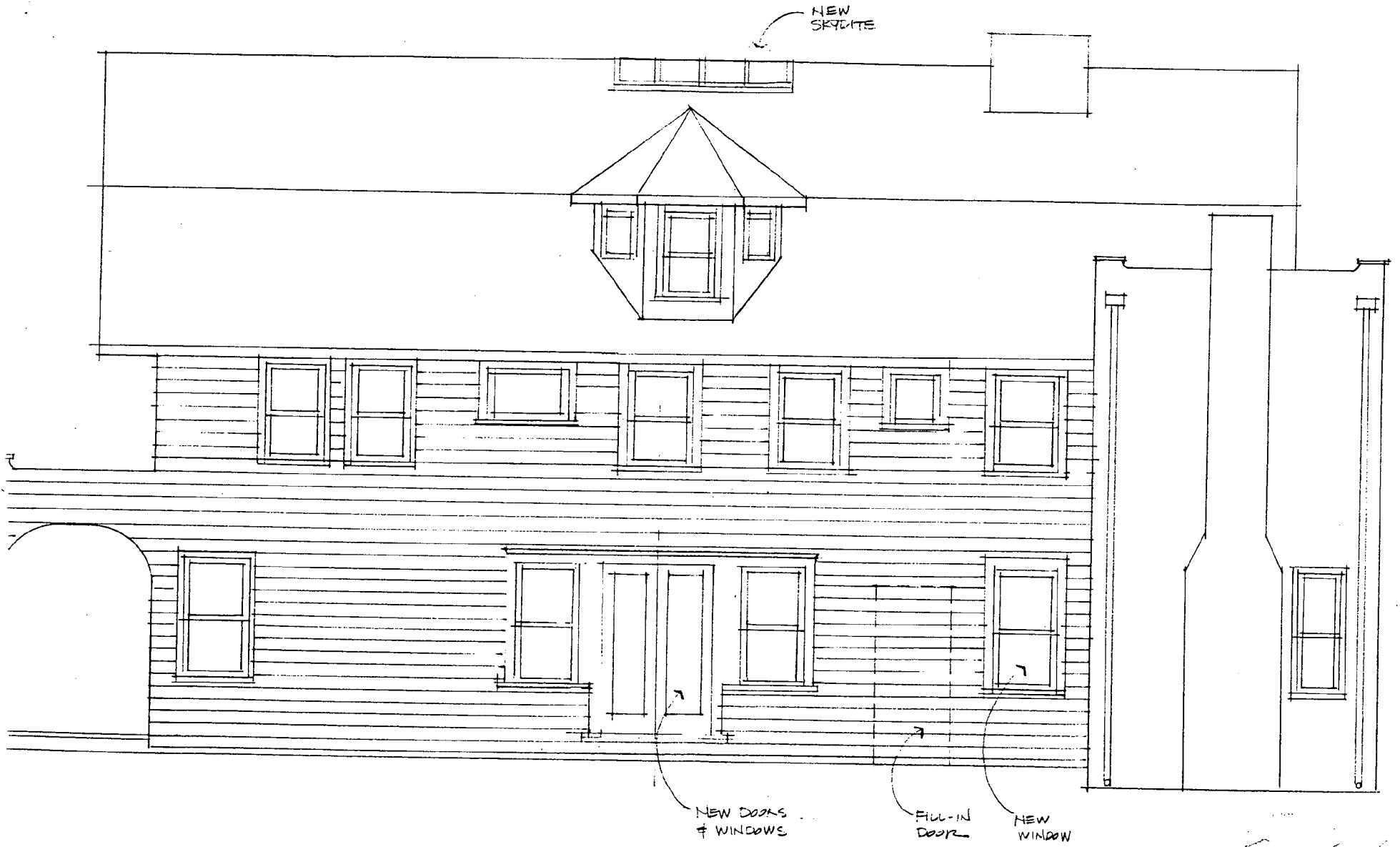
LEFT SIDE ELEVATION

APPROVED
[Signature]
2/14/00



REAR ELEVATION

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11/22/00

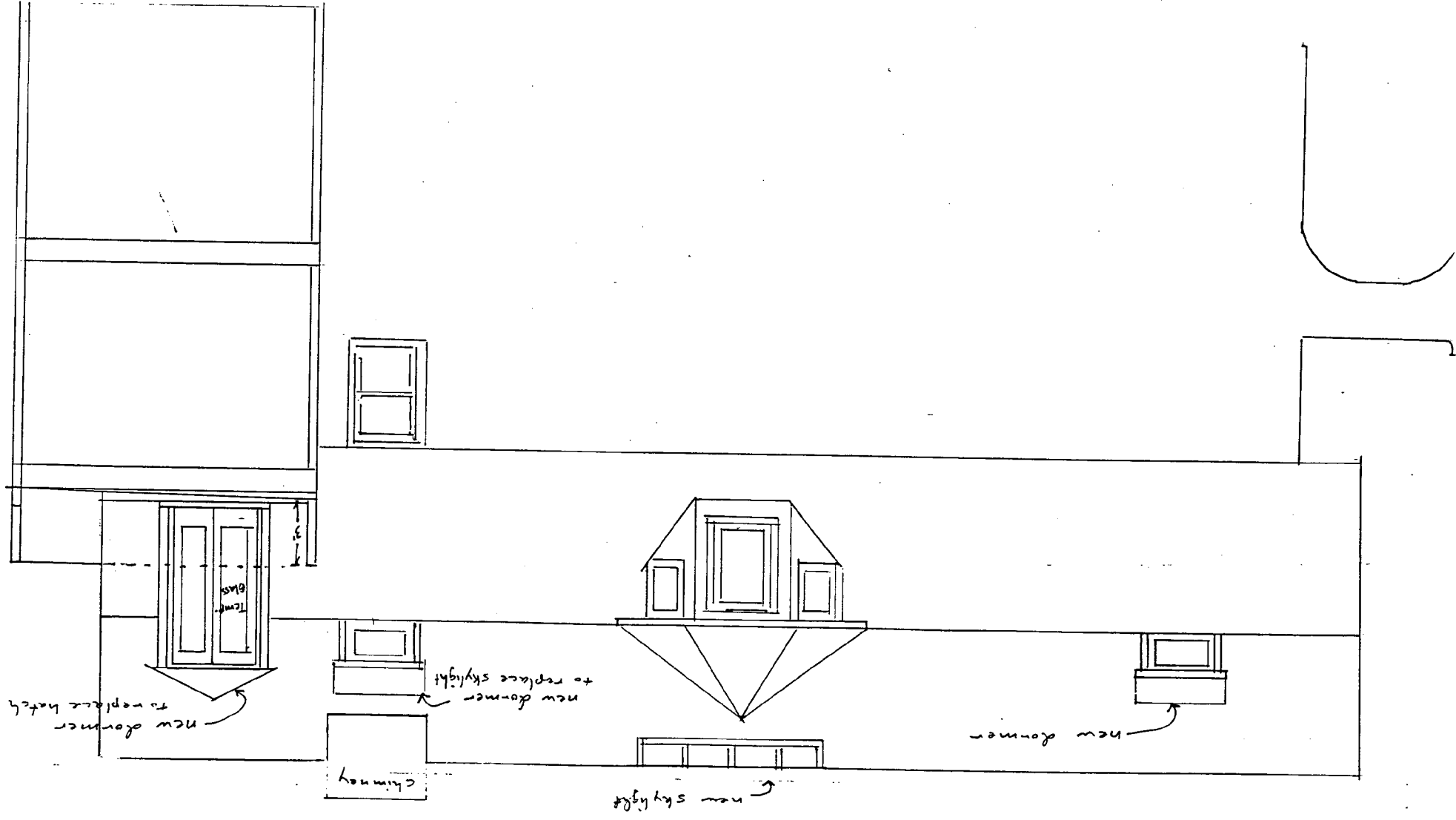


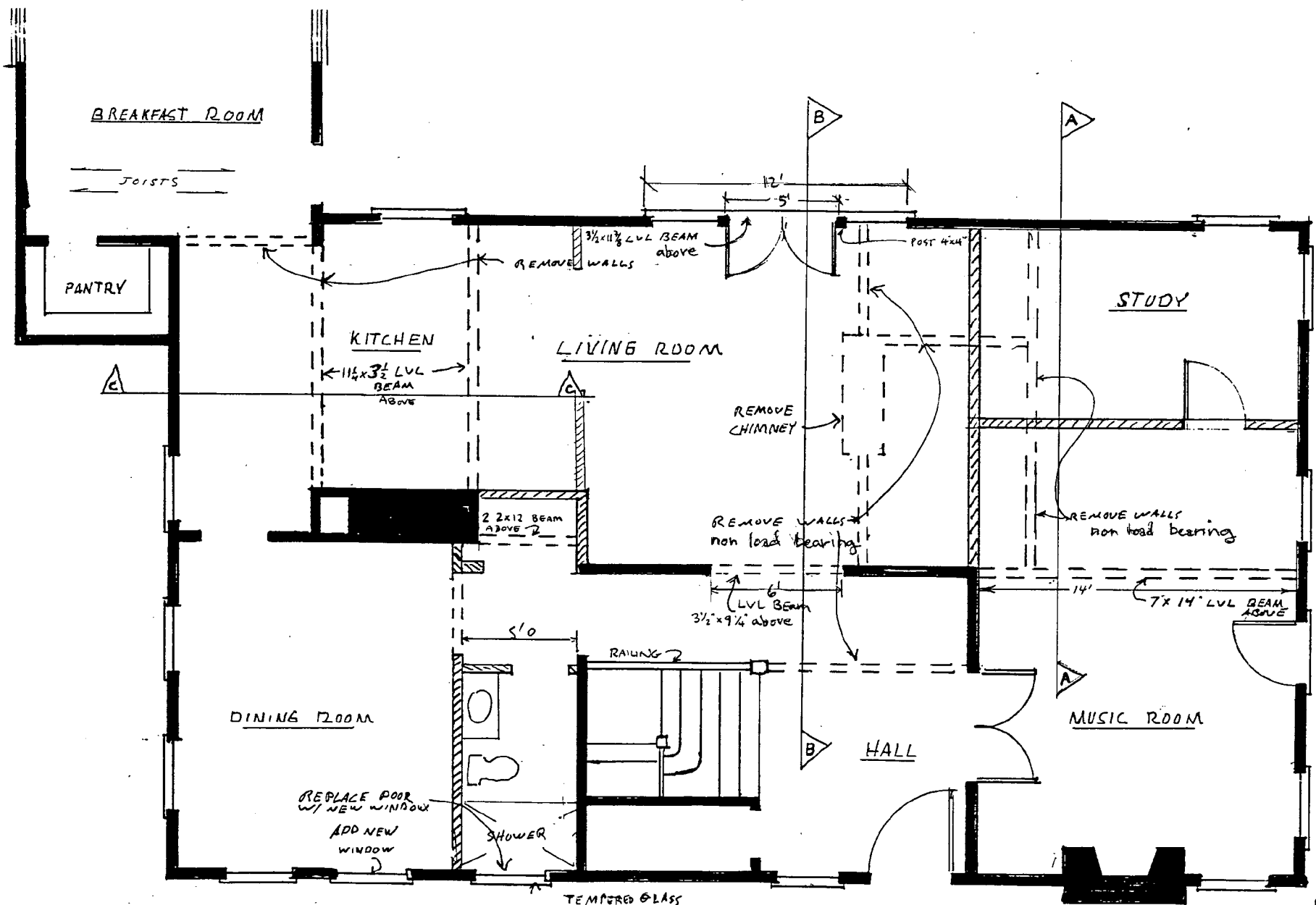
REAR ELEVATION
PROPOSED

[Handwritten signature]
2/14/00

2/14/60
Approved

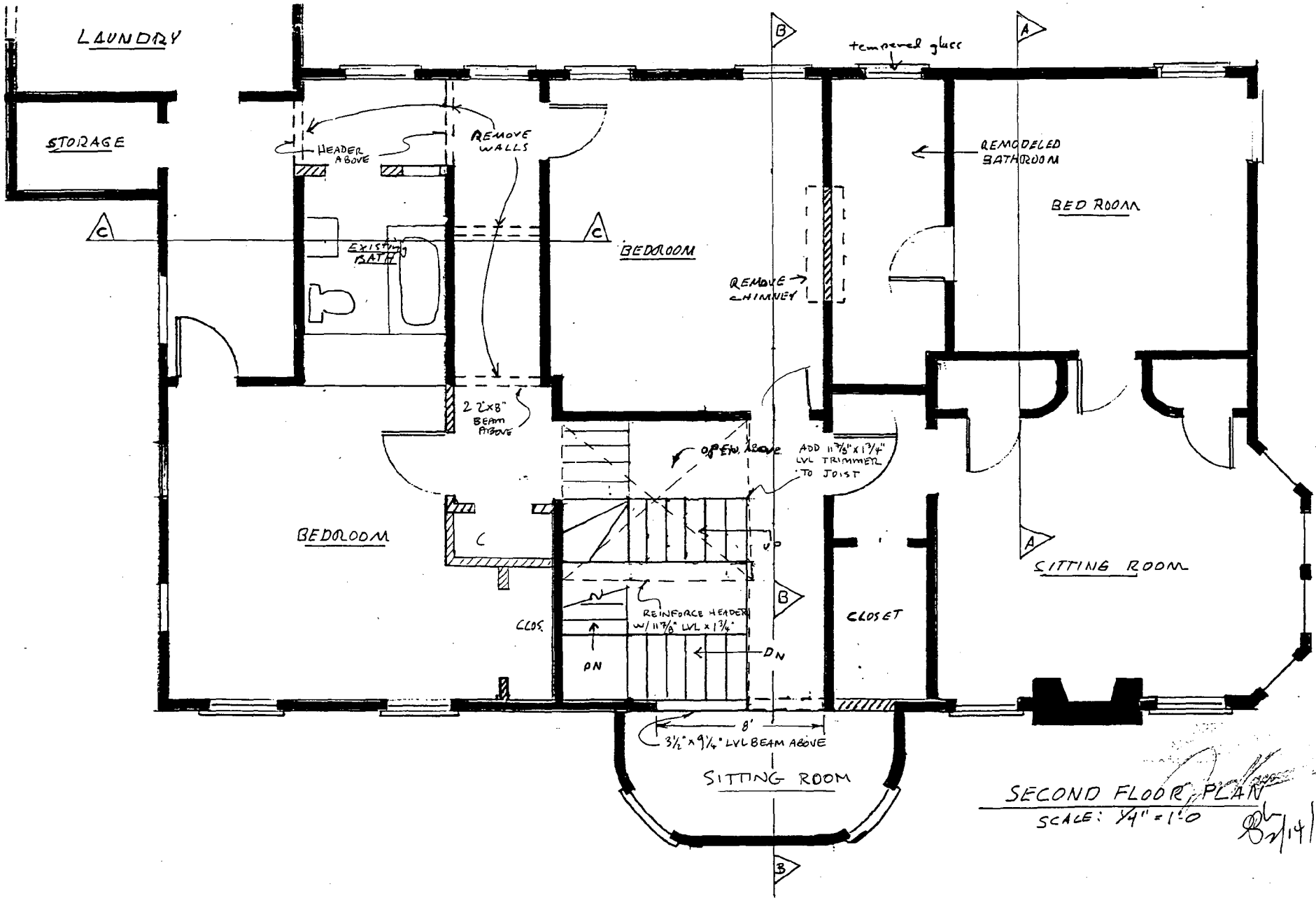
REAR ELEVATION
APPROVED ROOF PROPOSALS




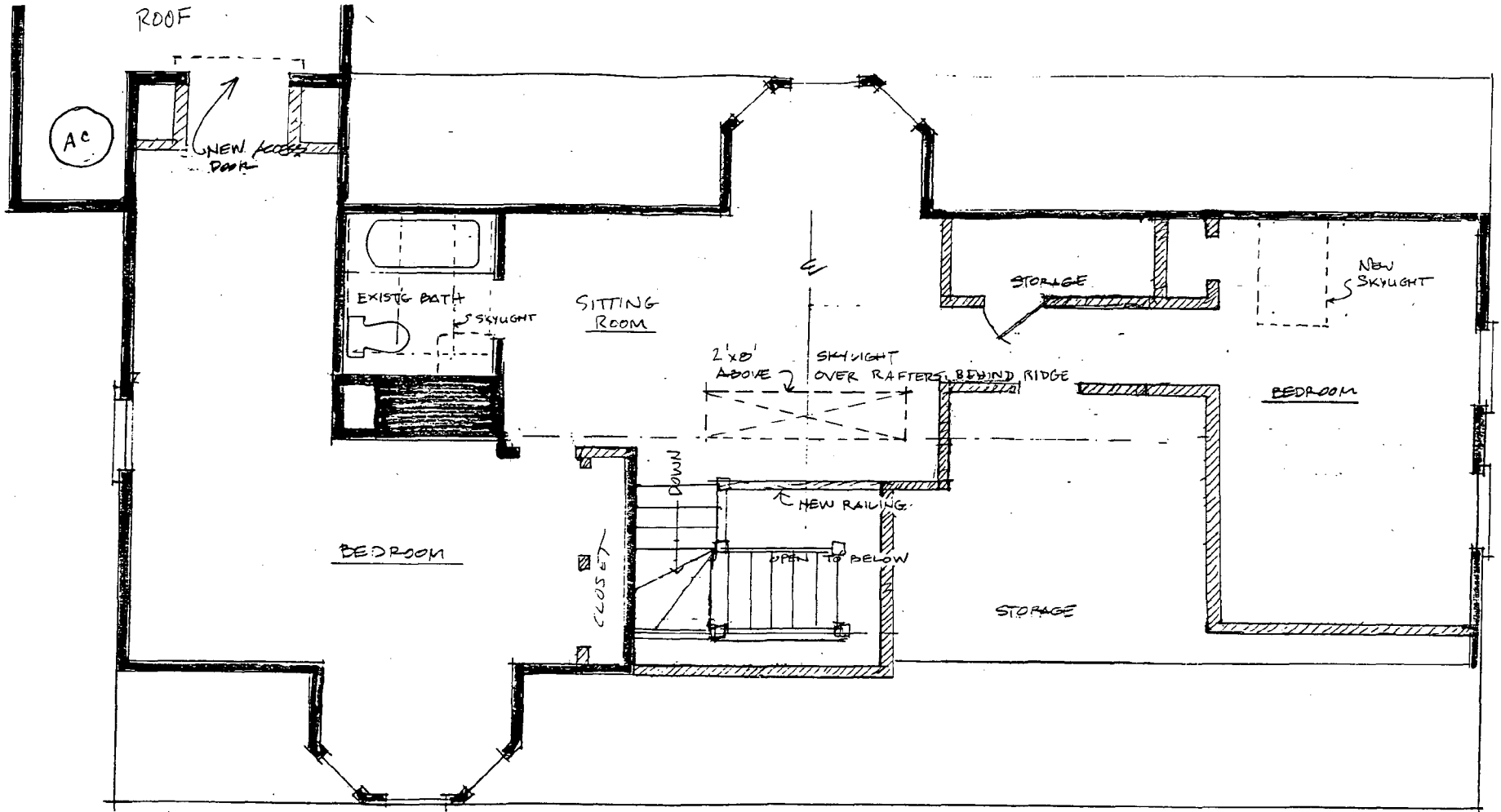


FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

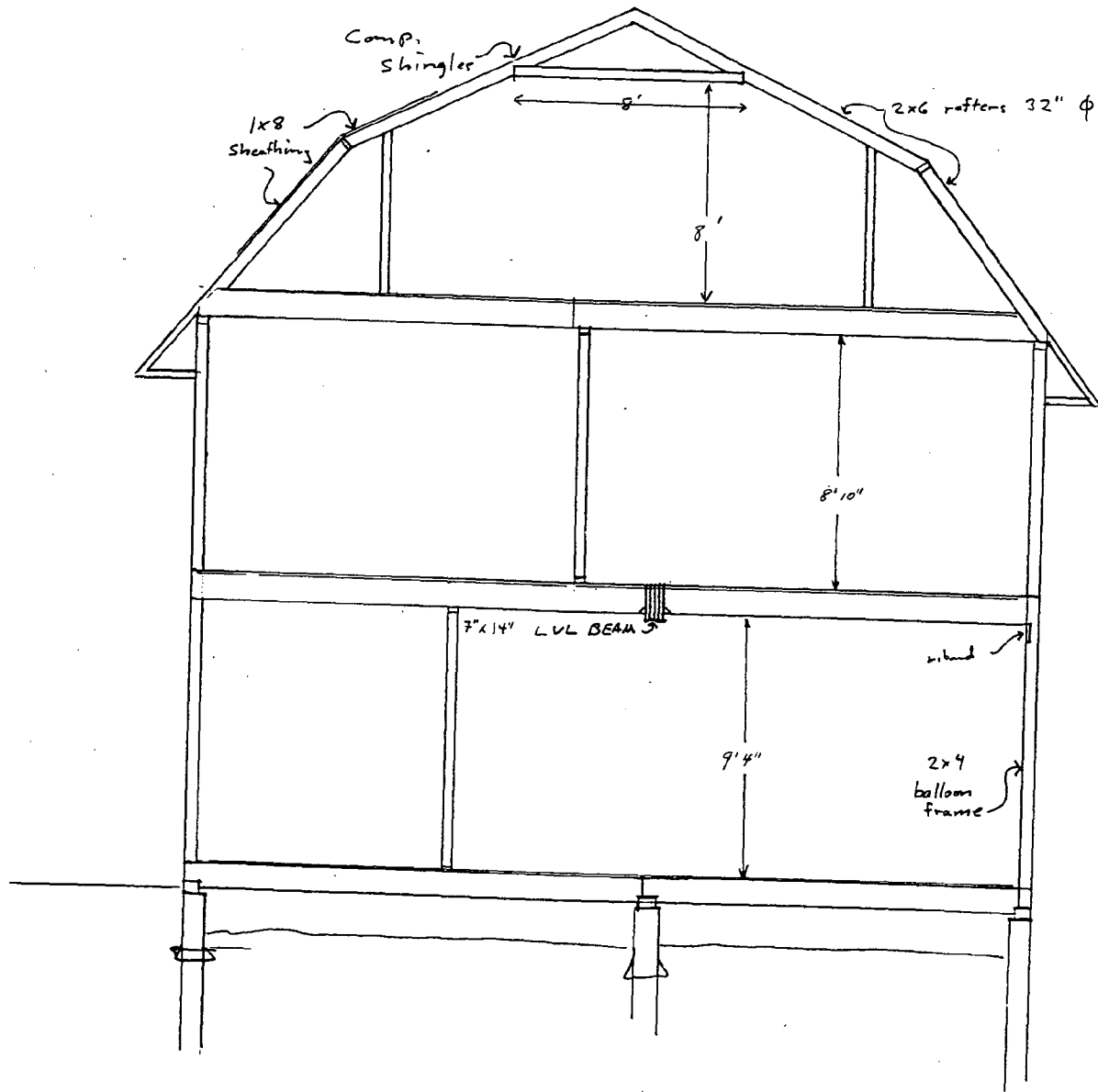
Handwritten signature and date:
 2/14/00




 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 8/14/00

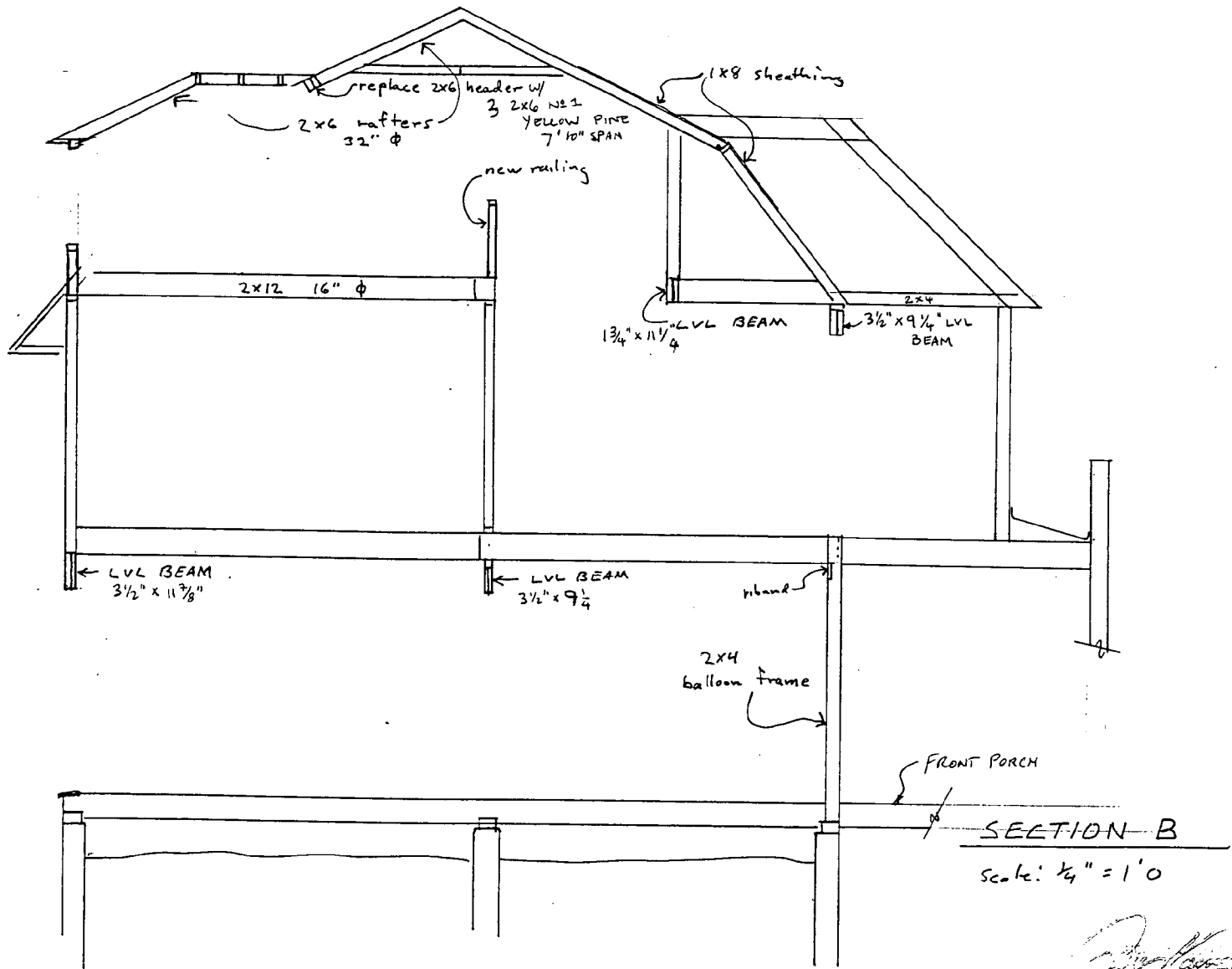


THIRD LEVEL PLAN
 Scale: 1/4" = 1'-0"
 du
 8/14/00

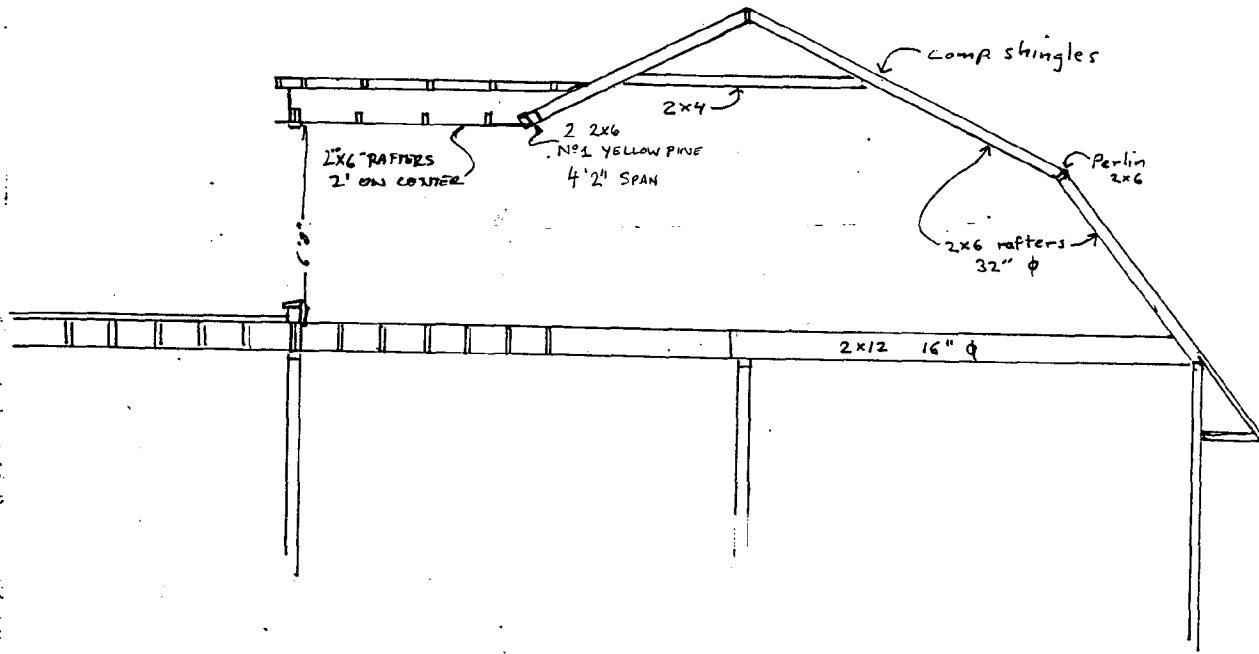


SECTION A
 Scale: 1/4" = 1'0"

[Handwritten signature]
 2/14/00



[Handwritten signature]



SECTION D
 Scale: 1/4" = 1'0"

[Signature]
 2/14/00

2

Names and Addresses of the immediate neighbors of 7209 Cedar Ave.

Jim Epstein
Jeannie Feeny
72~~09~~¹² Cedar Ave 7212
Takoma Park MD 20912

R. C. Augustine
7204 Cedar Ave
Takoma Park MD 20912

Frank Bednarczyk
7211 Cedar Ave
Takoma Park MD 20912

Dan Levin
720~~9~~⁵ Cedar Ave 7205
Takoma Park MD 20912



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JAMES COLWELL

Daytime Phone No.: 301-996-2585

Tax Account No.: _____

Name of Property Owner: ALISON BAKER/JAMES COLWELL Daytime Phone No.: 301-585-3269
301-996-4388

Address: 7209 CEDAR AVE, TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: SELF Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7209 CEDAR AVE Street: _____

Town/City: TAKOMA PARK MD Nearest Cross Street: TULIP

Lot: _____ Block: _____ Subdivision: _____

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: \$ 150,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

J. Colwell
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 2/2/00

Application/Permit No.: 209974 Date Filed: 1/19/2000 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:

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

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

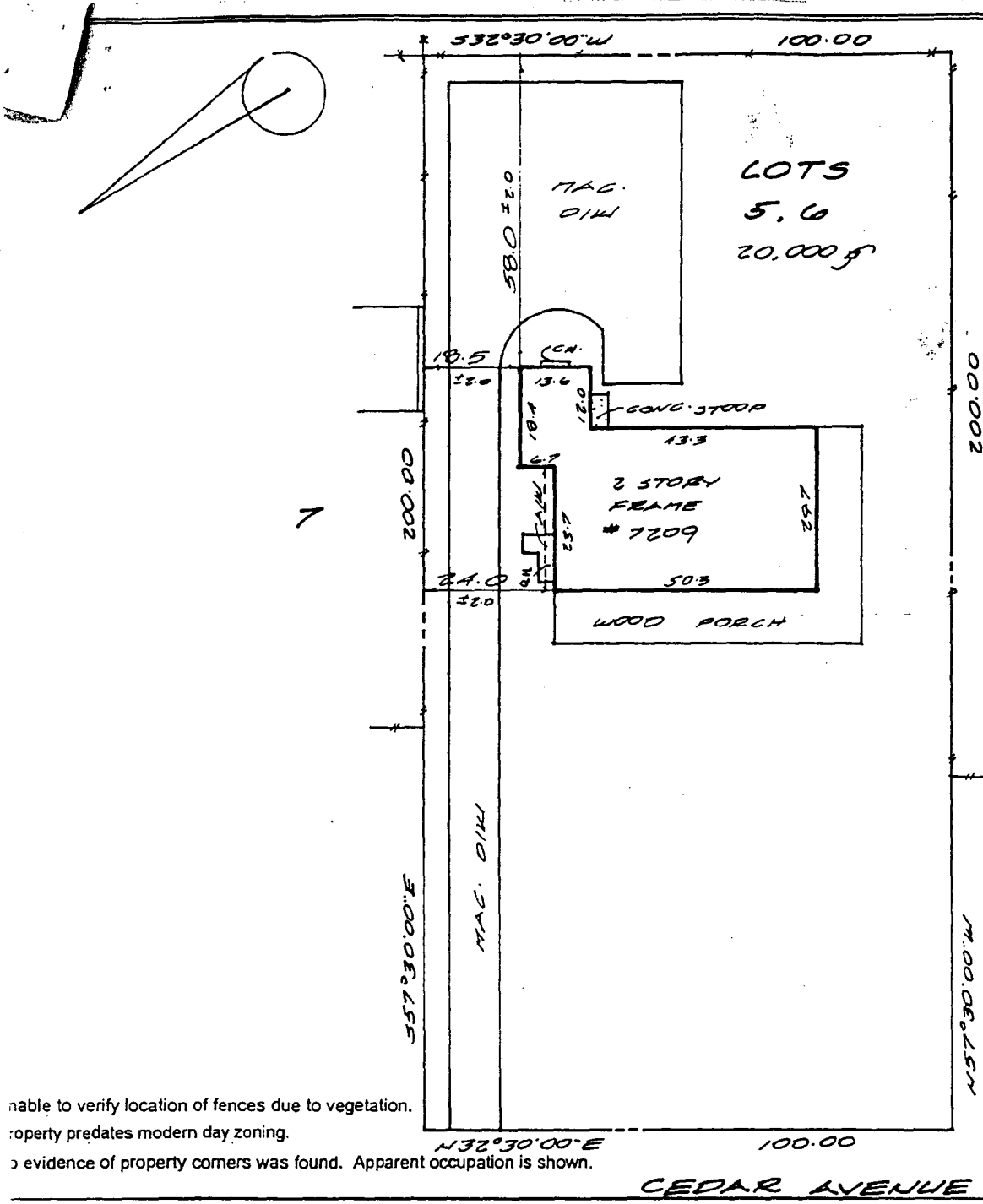
6. TREE SURVEY

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**



APPROVED
 Montgomery County
 Planning and Zoning Commission
[Signature]
 2/14/00

unable to verify location of fences due to vegetation.
 property predates modern day zoning.
 evidence of property corners was found. Apparent occupation is shown.

CEDAR AVENUE

Date: 10-19-99 Scale: 1"=30' Dm: B.D.
 Plat Book: A
 Plat No.: 3 NO TITLE REPORT FURNISHED
 Work Order: 99-4354
 Address: 7209 CEDAR AVENUE
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

[Signature: Stephen Berthold]

**LOCATION DRAWING
 LOTS 5 AND 6 BLOCK 5
 TAKOMA PARK**

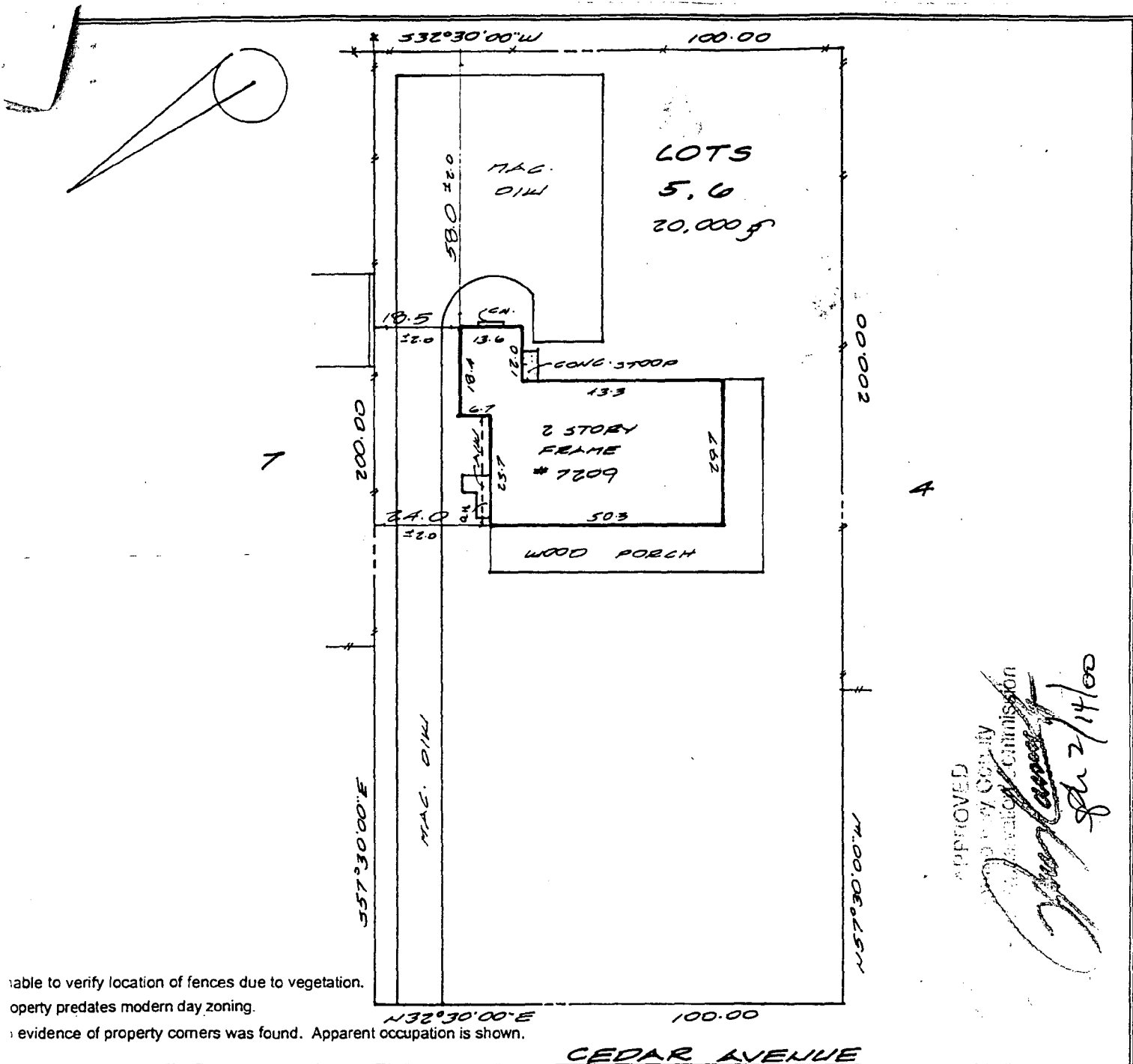
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer financing or refinancing. This plat is not to be relied upon for the

property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.

(301) 721-9400



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Stephen L. Herthold

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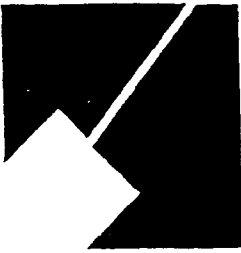


Meridian Surveys, Inc.

(301) 721-9400

APPROVED
 Montgomery County
 Planning and Zoning Commission
[Signature]
 2/14/00

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 2/9/00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

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

#209974 / NPC 37/3-00F

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

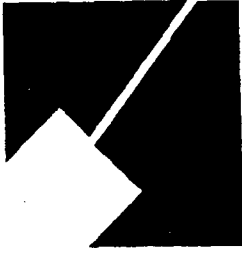
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 2/9/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *gwr*

SUBJECT: Historic Area Work Permit 209974 - HPC 37/3-00F

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

 Approved

 ✓ Approved with Conditions: _____

- 1) Original windows (if salvageable) to be stored on site.
- 2) Railing design & porch rehabilitation to be submitted for staff approval
- 3) Window in front (where door was installed) to be same size as indicated by historic framing.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Alison Baher & James Colwell

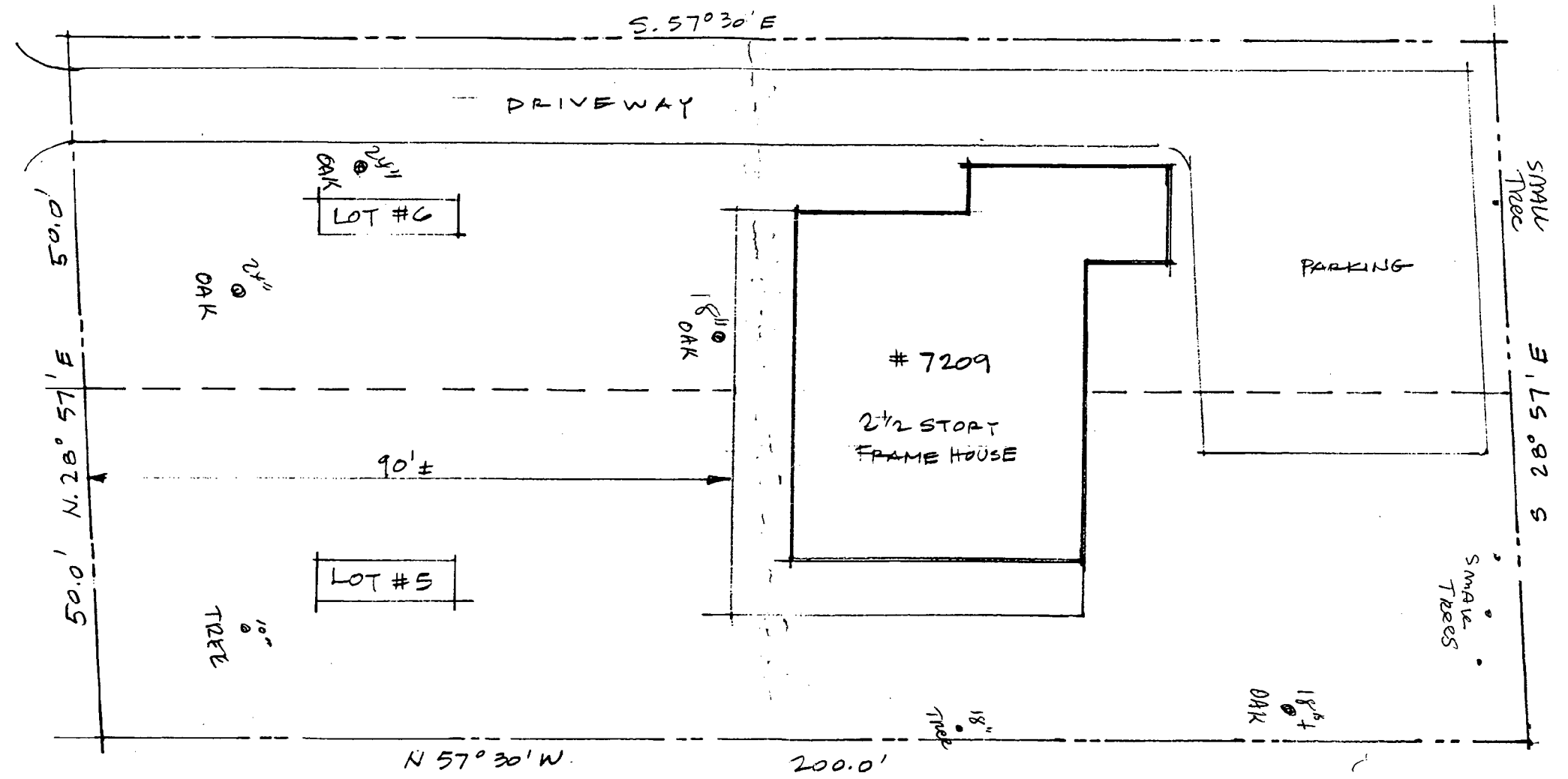
Address: 7209 Cedar Avenue, Thomas Park RD

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



Residence of Admiral Geo. Pigman

CEDAR AVENUE

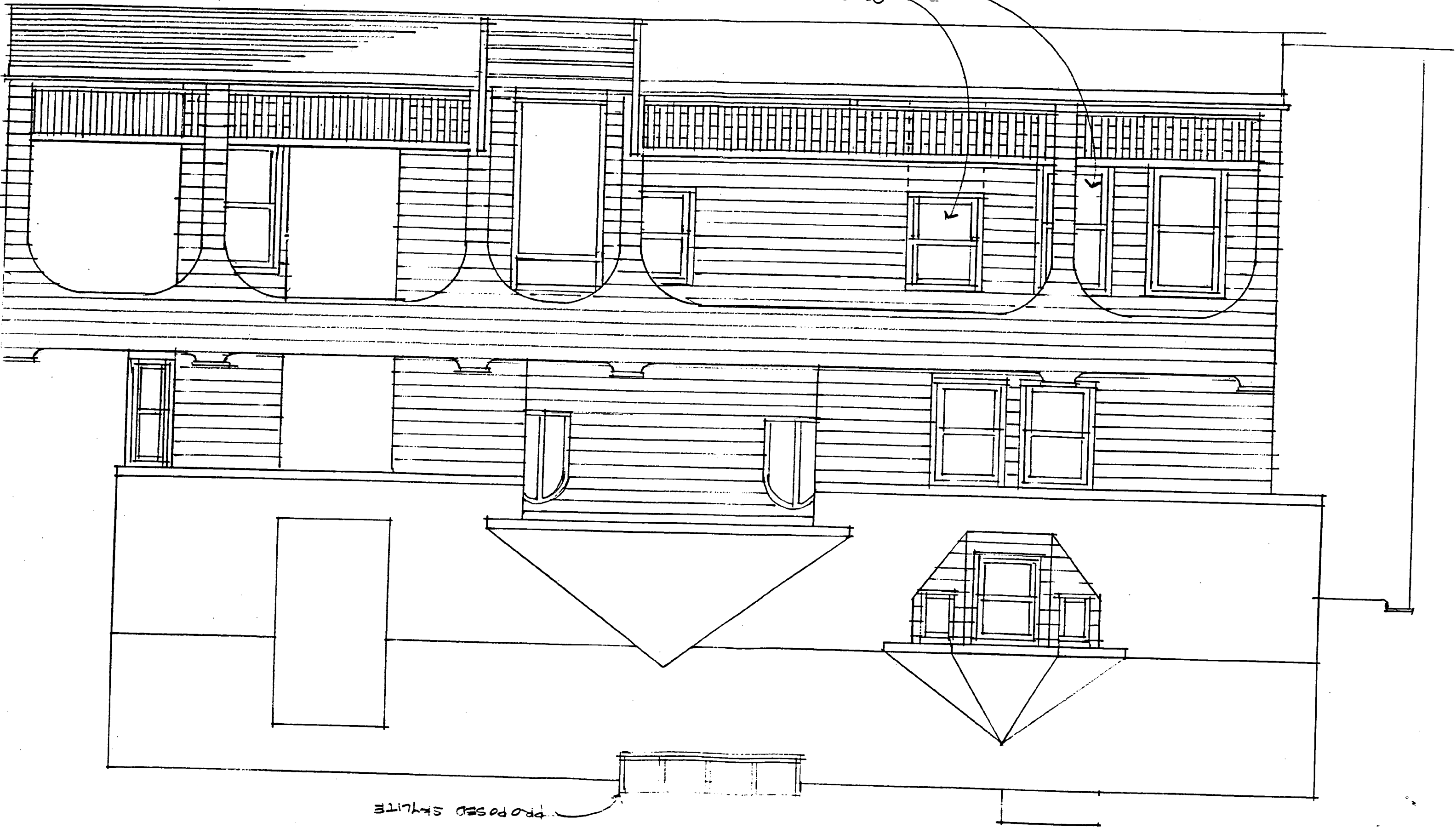


SITE PLAN

SCALE: 1" = 20'-0"

FRONT ELEVATION

PROPOSED
NEW WINDOWS

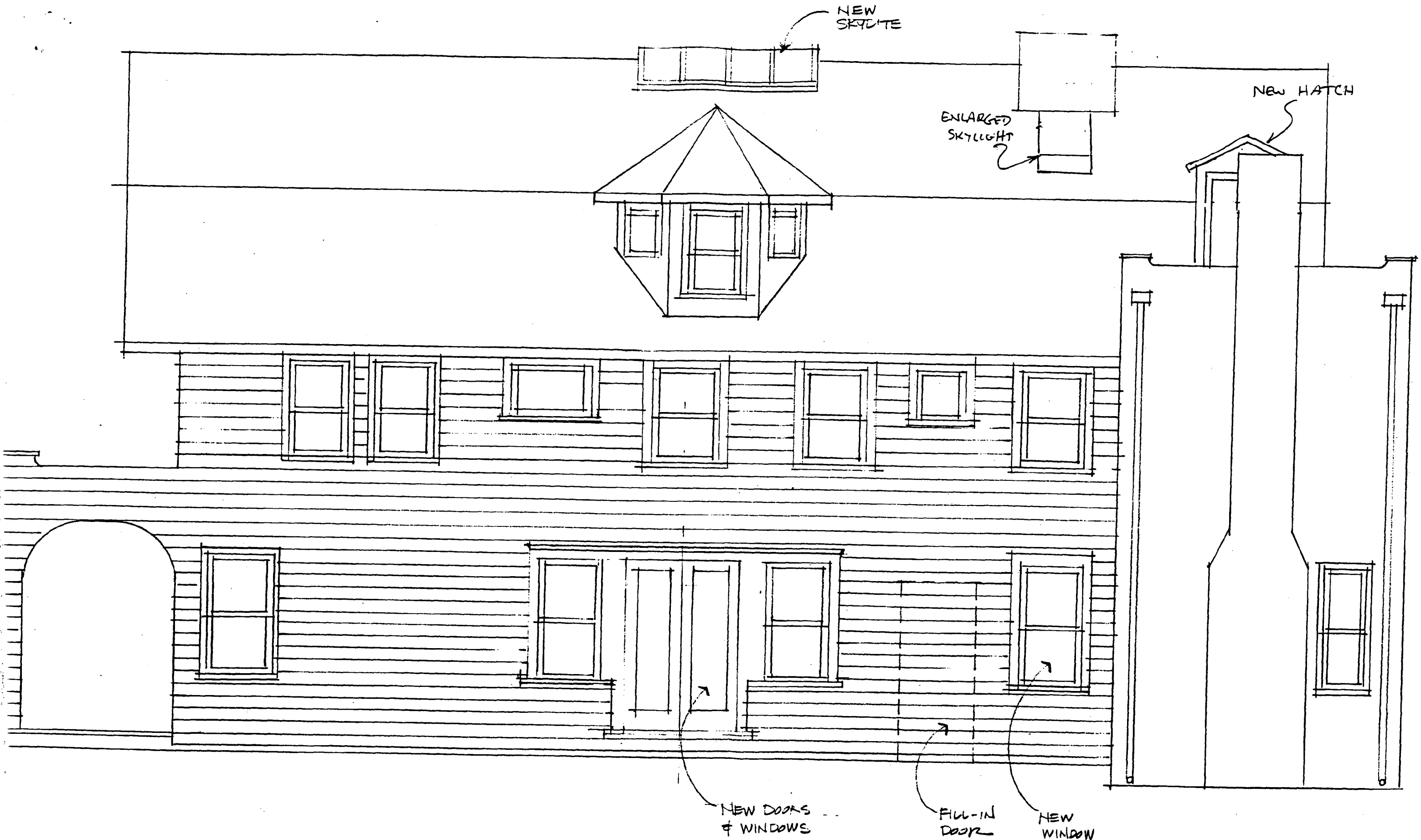


PROPOSED SKYLITE



EXISTING
SKYLIGHT

REAR ELEVATION



NEW SKYLITE

ENLARGED SKYLIGHT ?

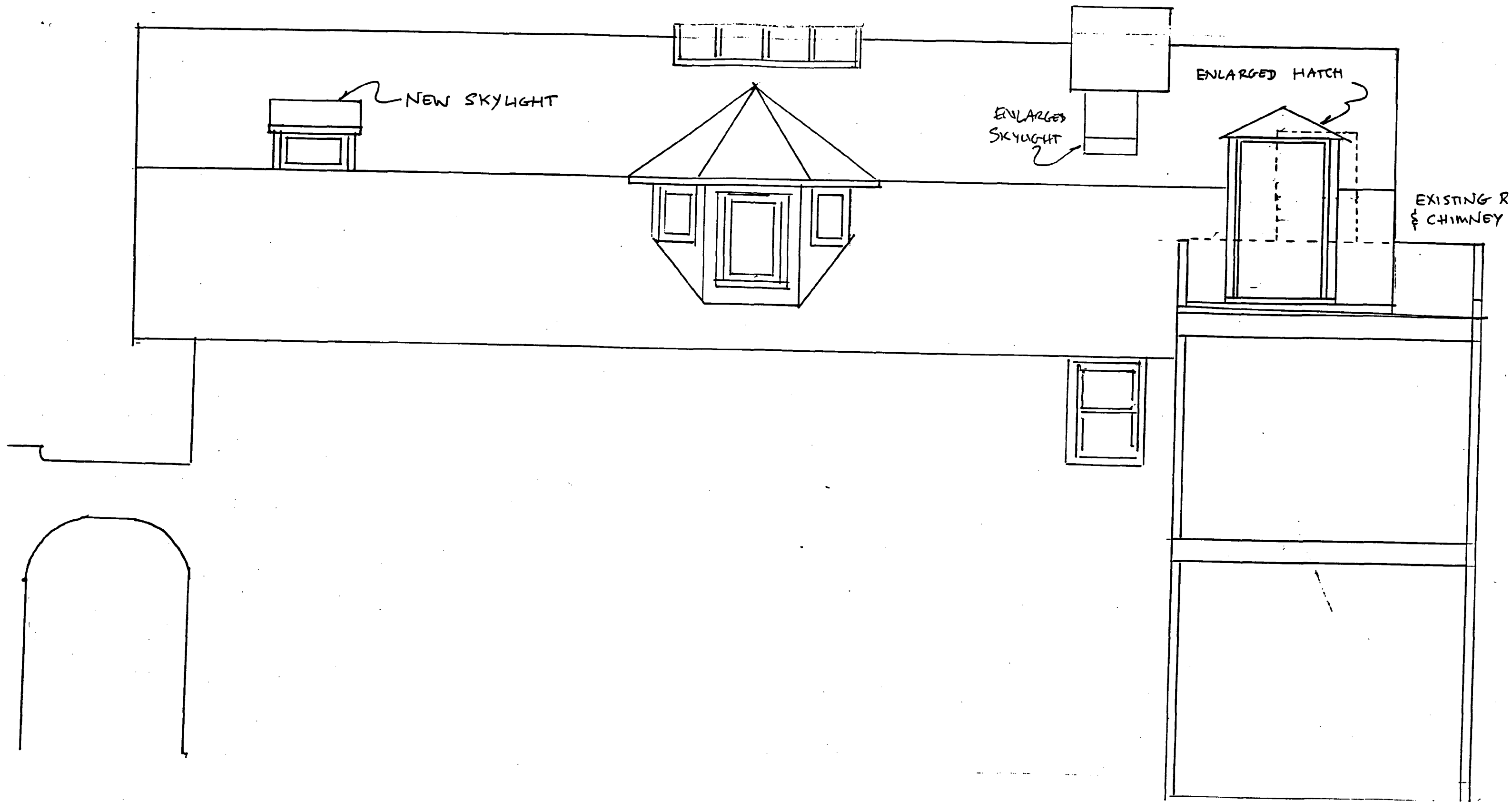
NEW HATCH

NEW DOORS & WINDOWS

FILL-IN DOOR

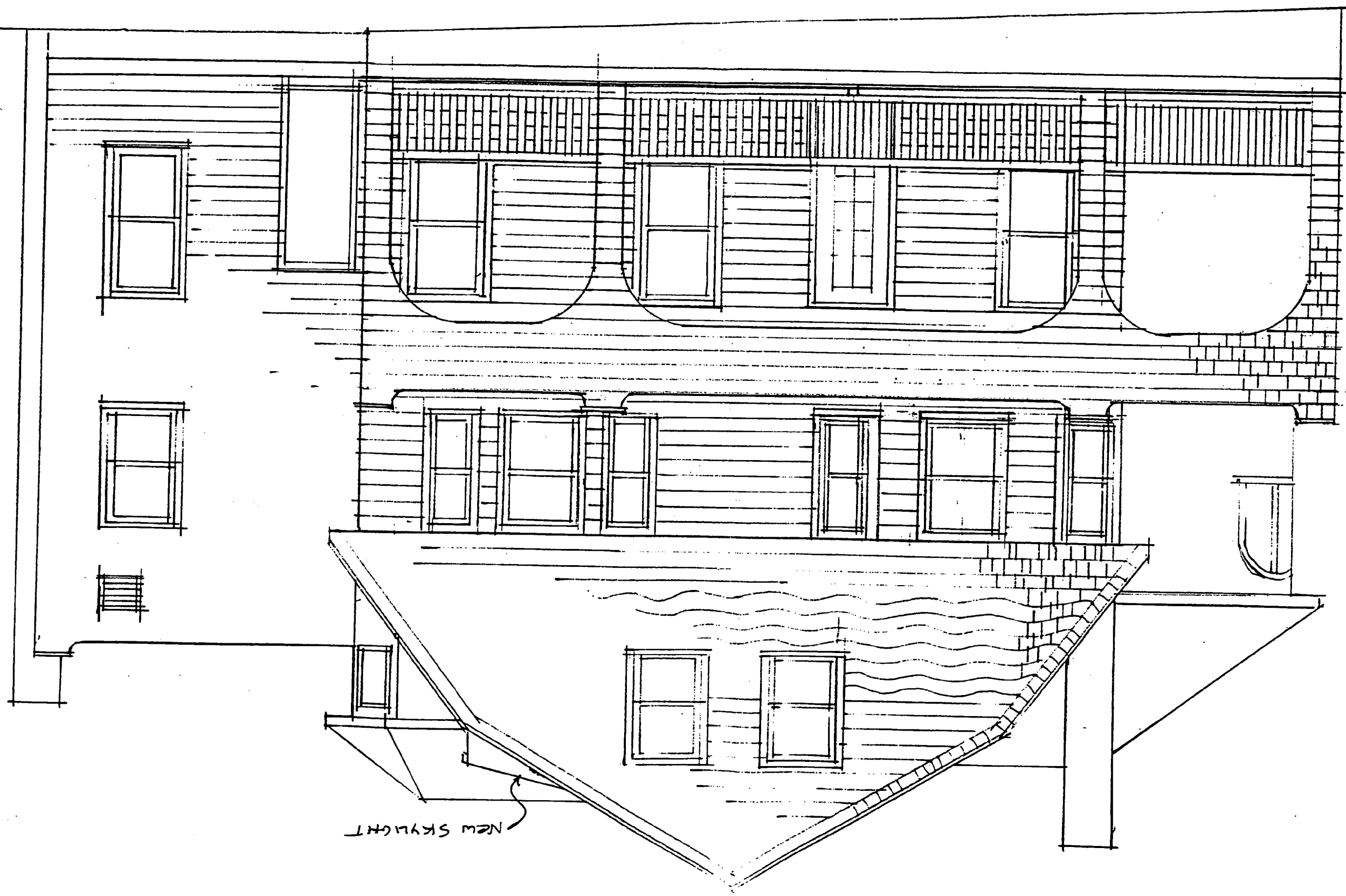
NEW WINDOW

REAR ELEVATION



REAR ELEVATION . PROPOSED

RIGHT SIDE ELEVATION



NEW SKYLIGHT



NEW HATCH

LEFT SIDE ELEVATION

1. After looking a picture of the house at the turn of the century, we see that the windows appear to have shutters on them, a feature that we plan to restore;
2. A second front door was added when the Boathouse was turned into apartments, and we would like to return it to a window;
3. As the placement of the windows is quite asymmetrical and allows little light to enter on the left side of the front of the building, we would like to add a window. We feel that the distinguishing element of the front of the house is its large porch, with the first floor windows being quite recessed under the 10 foot deep porch ceiling. The house itself is 90' from the sidewalk, so the porch, not the windows, is the main element of the house. Adding the downstairs window would greatly enhance the light and symmetry of the interior of the house and could easily be removed in the future should anyone want to have the house in its 1890 configuration;
4. We would like to place a skylight on the top floor . The flat-glassed, ridge skylight would be placed across rafters so that the space could easily be patched and shingled, should another owner in the future decide to roof over the area where the skylight is placed. The skylight would have a very low profile and would be barely visible from the street. It would provide much needed light to the interior staircase and we feel it is essential to our renovation plans;
5. On the west-back side of the roof, we would like to place a small skylight, between rafters, to provide cross ventilation for the top-floor bedroom. This skylight would not be visible from the street;
6. The existing 3rd floor bathroom has an existing skylight which we would like to expand to provide much-needed headroom in the shower there. This skylight would also not be visible from the street;
7. The flat roof at the back of the house has an existing hatch that we would like to fit with doors and a small dormer in order to provide access to mechanical equipment located on the roof and to provide more light in the north-side bedroom. This dormer would be nearly invisible from the ground because of the flat roof in front of it.

Thank you so much for taking interest in our project. We look forward to sharing the progress of our renovation with you.

Sincerely,

Jim Colwell

A handwritten signature in cursive script, appearing to read "J Colwell".

Alison Baker

A handwritten signature in cursive script, appearing to read "Alison Baker".

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JAMES COLWELL

Daytime Phone No.: 301-996-2558

Tax Account No.: _____

Name of Property Owner: ALISON BAKER / JAMES COLWELL Daytime Phone No.: 301-588-3269
301-996-2558

Address: 7209 CEDAR AVE, TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: SELF Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7209 CEDAR AVE Street: _____

Town/City: TAKOMA PARK MD Nearest Cross Street: TULIP

Lot: _____ Block: _____ Subdivision: _____

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: \$ 150,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

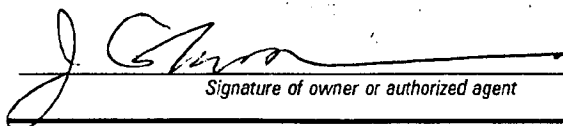
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.


Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

(4)

documented. Staff would recommend that the design for the proposed new window be that of the original window, once a historic photograph is provided.

The addition of another window to the front facade is also controversial. As the house is asymmetrical, one more window would not appear to be inappropriate. However, staff is concerned that the asymmetry was designed into the Shingle Style building by an architect, Harvey Page, known to be a proponent of specific (Richardsonian) architectural principles. Changes to the front facade of a substantially intact example of architectural history are discouraged in the Secretary of Interior's Guidelines for Rehabilitation.

Although not discussed in the narrative accompanying the application, the applicant indicated that as part of the long-term rehabilitation, the stucco on the front arches is to be replaced with wood shingles and that the railing design is at some point to be modified to be more in keeping with the style of the house. Both these changes could be approved with the condition that the railing design approval be at staff level.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with 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 the Secretary of the Interior Guidelines #2 and #10:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

New additions and adjacent or related new construction will 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 with the conditions:

- ✓ 1. Original windows and doors removed from the building are to be stored on site.
2. Historic documentation (photography) that demonstrate the existence of the front facade window configuration proposed by the applicant is to be provided to staff before changes to the door are approved and is to serve as the design for the proposed modification.
3. ~~The new front window is not to be installed.~~
- ✓ 4. Railing design can be submitted for staff approval.
5. ~~new shingles submitted.~~

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.

2. Add a 1/1 window between the new window and an existing window on the left front facade. The proposed window is to match the existing window.
3. Add louvered painted wood shutters as shown in a historical photograph.
4. Add a roof ridge skylight. → move to back .
5. Add a rear one-light dormer for the attic room on the left rear roof plane.
6. Enlarge the existing attic bathroom skylight to increase head room in the bath..
7. Modify an existing hatch leading from the main attic to the roof of the two-story rear addition to include glass doors set in a rear facing dormer.
8. Close in a rear door and cover the area with siding to match the original.
9. Remove paired windows and a window to the left at the rear of the house and replace them with two glass doors flanked by 1/1 windows to match the existing large windows.
10. Remove a small 1/1 window at the rear and replace it with a larger 1/1 window to match the large windows already in place.
11. Replace ~~shingles~~ on the porch arches with shingle to match the existing.
12. Replace the out-of-period railing with a painted wood railing in a design appropriate to the design of the historic resource.

STAFF DISCUSSION

The applicants are to be commended for having undertaken the substantial job of rehabilitation of this outstanding historic resource and for restoring it to its original use as a single family residence.

The changes at the rear of the building, #5 through #10 above, are within the guidelines for changes to the rear of an outstanding resource in the historic district. Staff would suggest that any original windows or doors being removed should be re-used in the rehabilitation or be stored on-site.

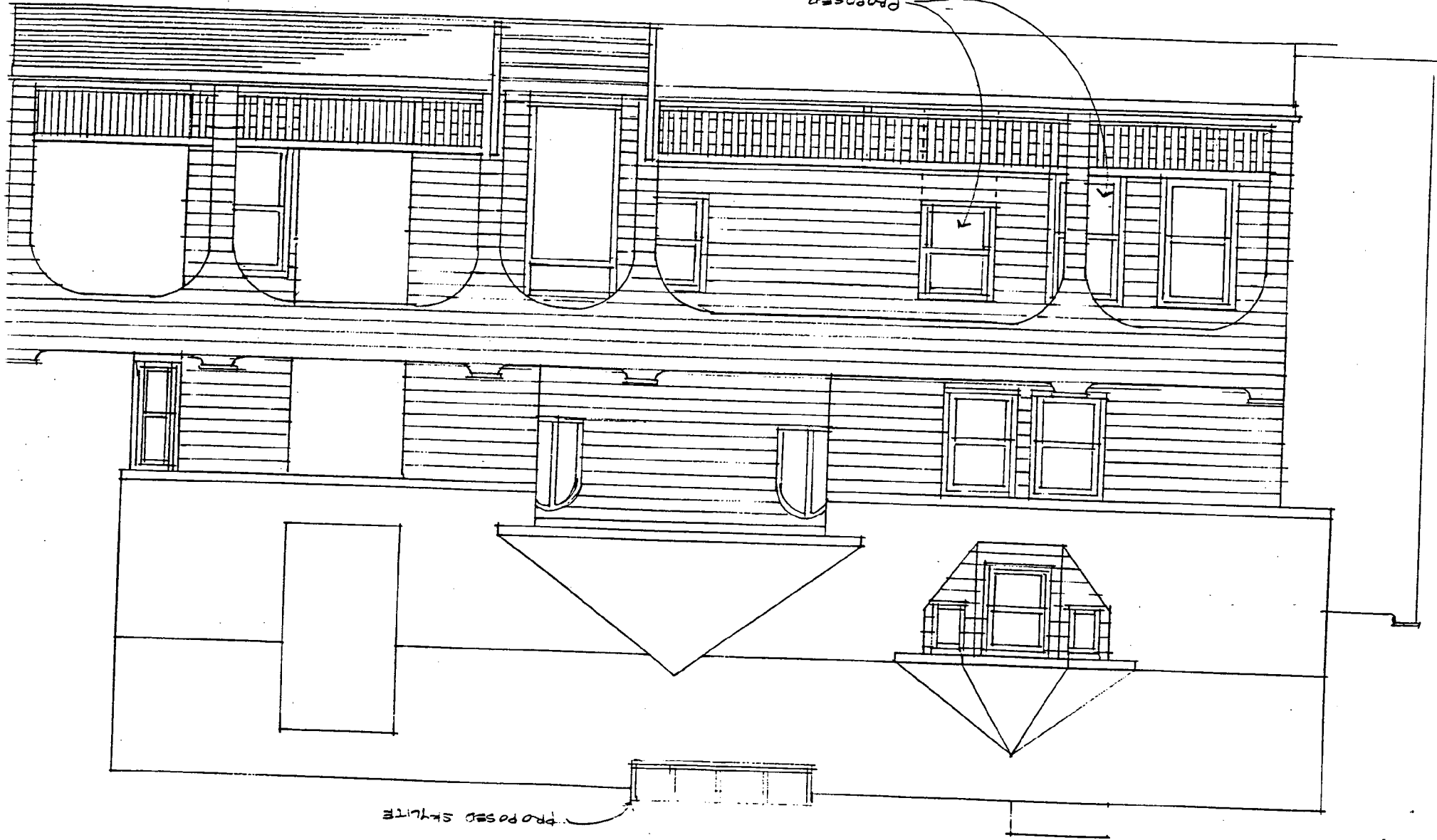
The applicants propose to place the roof-ridge skylight where the fire-damaged roof framing is being removed. Replacement of original roof framing or cladding would not be appropriate, but in this case, the opportunity to improve the natural lighting in the attic without destroying original materials seems a reasonable modification that would not create a precedent for installation of ridgeline skylights.

The addition of documented shutters is to be commended and would qualify for tax credits.

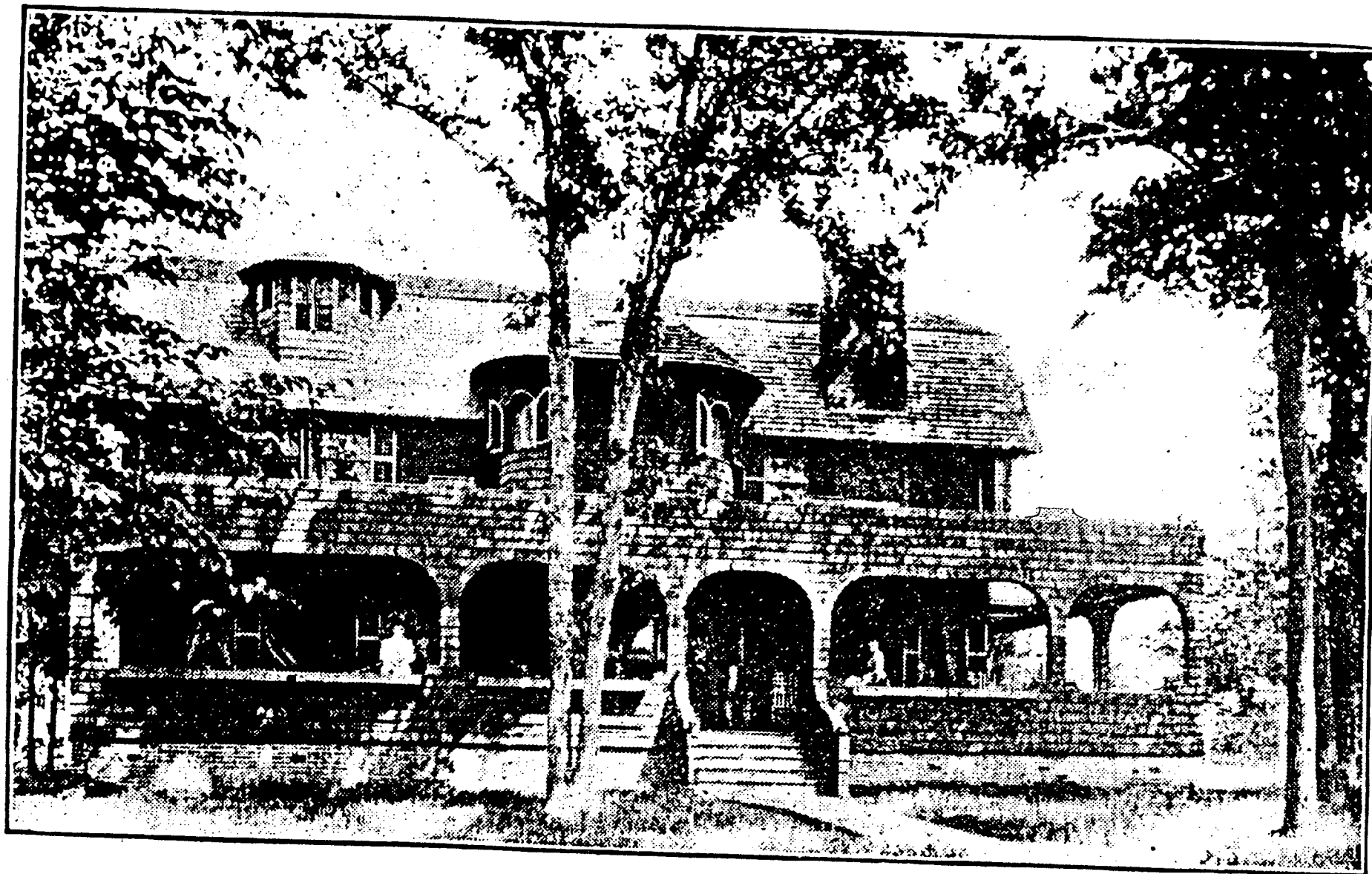
Changes to the front facade of an outstanding resource are problematic. Staff would recommend that historic documentation - indicating that there was originally a window at the site of the door - should be a condition for approval of the proposed door alteration. More than one door leading from the public rooms - the front hall, the dining room, or the living room - to the large front porch in order to use the porch as extended living space would be in keeping with the style and period of the house, but as the applicant has indicated that the door was added as part of the division of the house into apartments, staff would concur with its removal if this can be

FRONT ELEVATION

PROPOSED
NEW WINDOWS



PROPOSED SKYLITE



Residence of Admiral Geo. Pigman

7209 Cedar Ave TP

Names and Addresses of the immediate neighbors of 7209 Cedar Ave.

Jim Epstein
Jeannie Feeny
72~~09~~¹² Cedar Ave 7212
Takoma Park MD 20912

R. C. Augustine
7204 Cedar Ave
Takoma Park MD 20912

FrankBednarczyk
7211 Cedar Ave
Takoma Park MD 20912

Dan Levin
720~~9~~⁵ Cedar Ave 7205
Takoma Park MD 20912

November 20, 1999

Dear Members of the Historic Takoma Board,

We are very excited about renovation plans for the Boathouse, one of Takoma Park's most intriguing turn-of-the-century homes, restoring it to a single-family dwelling.

Discovering the Boathouse's history has been as fascinating as creating our plans for its future. As you may know, the Boathouse was one of the first residences in Takoma Park, designed around 1895 by Harvey Page, a well known local architect. Page, a disciple of the famous designer Henry Hobson Richardson, gave the Boathouse a definite Richardsonian solid style, complete with wide arches, shingled exterior and lodge-like façade. A man named Admiral Pigman was supposedly the Boathouse's first owner, but we also have found references to a certain Mr. J Ross Calhoun as its original occupant. We are not aware of any original deeds or papers in existence regarding purchase of the property, so much of the history of the Boathouse's early years has been lost. The residence, however, was only a single-family dwelling for a decade or two, having been turned into a 5-unit apartment building quite early in the century, perhaps around World War I, when housing could have been scarce around the Washington, DC area. The resulting interior structure created an unusual gerrymandering of the house, hiding much of its original beauty. Also, sometime during the house's early history, a major fire took place in the Boathouse, badly charring and damaging the roof and wood frame of the third floor. When we purchased the house, this top floor was covered in beaverboard and, as we tore down the beaverboard to put up fresh drywall, we discovered extensive smoke damage to the wood.. We are very curious about this fire, and, frankly, are amazed that the house is still standing. We can only guess that lightening might have caused the fire and that a rainstorm helped to keep the fire under control. Luckily, however, little of the exterior has been changed, with turrets, cedar shingle siding and an immense wrap around porch still intact.

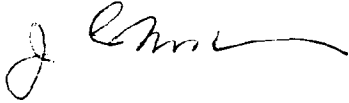
Our main renovation work will take place inside...insulation, wiring, restoring fireplaces and flooring, opening up curved and turreted spaces that have been covered for one hundred years. There are some changes to the exterior, based on the needs of restoring it to a single-family dwelling that we would like to make:

1. After looking a picture of the house at the turn of the century, we see that the windows appear to have shutters on them, a feature that we plan to restore;
2. A second front door was added when the Boathouse was turned into apartments, and we would like to return it to a window;
3. As the placement of the windows is quite asymmetrical and allows little light to enter on the left side of the front of the building, we would like to add a window. We feel that the distinguishing element of the front of the house is its large porch, with the first floor windows being quite recessed under the 10 foot deep porch ceiling. The house itself is 90' from the sidewalk, so the porch, not the windows, is the main element of the house. Adding the downstairs window would greatly enhance the light and symmetry of the interior of the house and could easily be removed in the future should anyone want to have the house in its 1890 configuration;
4. We would like to place a skylight on the top floor . The flat-glassed, ridge skylight would be placed across rafters so that the space could easily be patched and shingled, should another owner in the future decide to roof over the area where the skylight is placed. The skylight would have a very low profile and would be barely visible from the street. It would provide much needed light to the interior staircase and we feel it is essential to our renovation plans;
5. On the west-back side of the roof, we would like to place a small skylight, between rafters, to provide cross ventilation for the top-floor bedroom. This skylight would not be visible from the street;
6. The existing 3rd floor bathroom has an existing skylight which we would like to expand to provide much-needed headroom in the shower there. This skylight would also not be visible from the street;
7. The flat roof at the back of the house has an existing hatch that we would like to fit with doors and a small dormer in order to provide access to mechanical equipment located on the roof and to provide more light in the north-side bedroom. This dormer would be nearly invisible from the ground because of the flat roof in front of it.

Thank you so much for taking interest in our project. We look forward to sharing the progress of our renovation with you.

Sincerely,

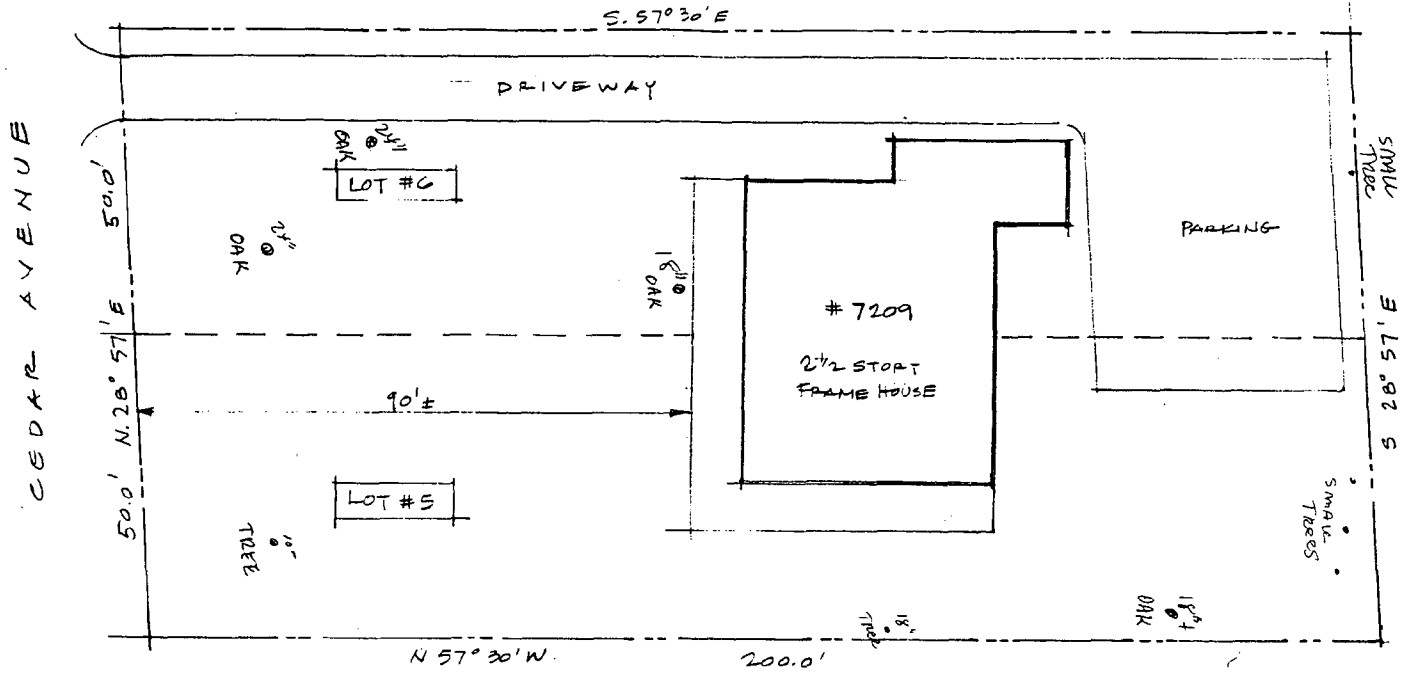
Jim Colwell

A handwritten signature in cursive script, appearing to read "J Colwell".

Alison Baker

A handwritten signature in cursive script, appearing to read "Alison Baker".

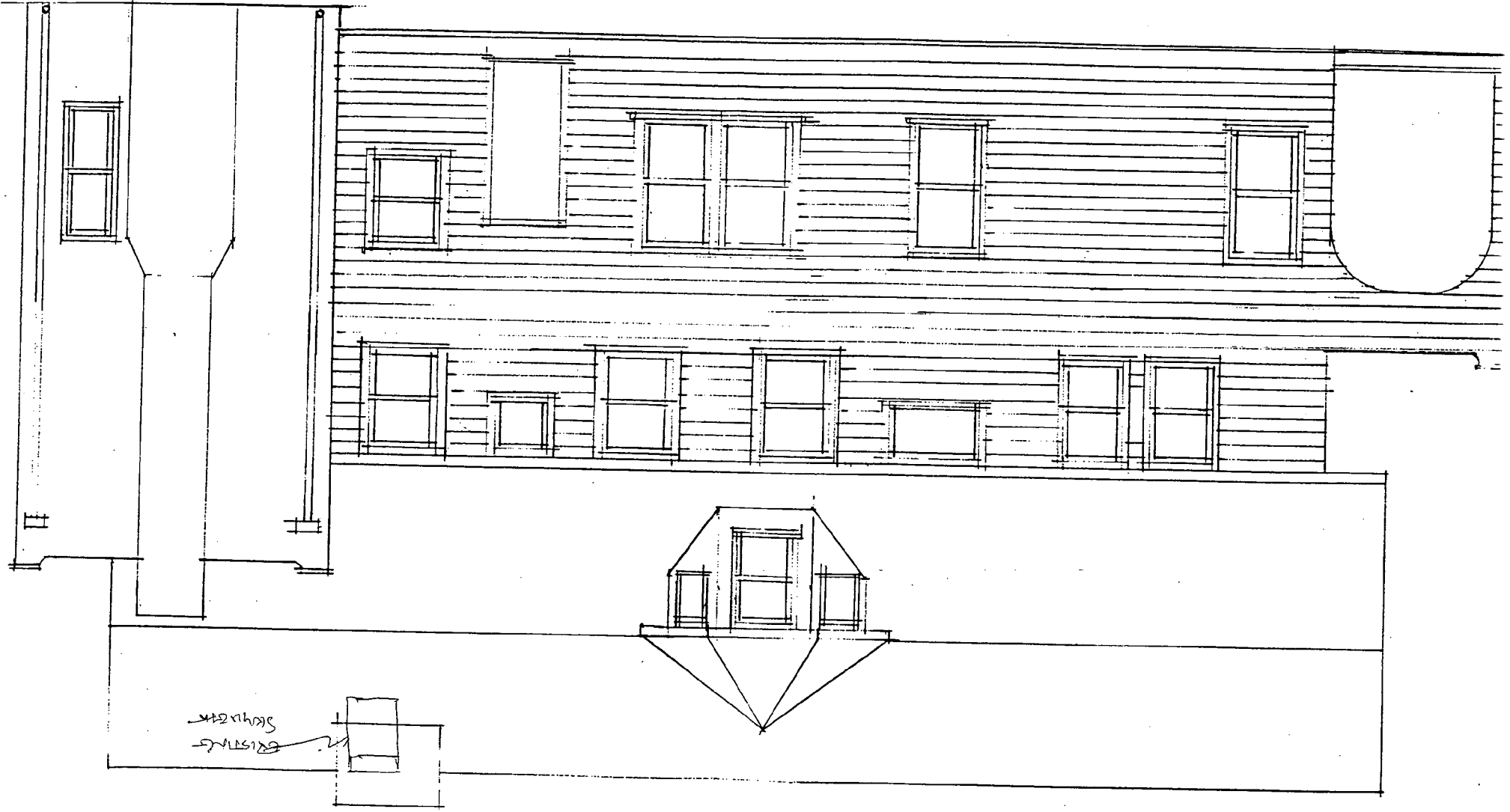
6



SITE PLAN

SCALE: 1" = 20'-0"

REAR ELEVATION





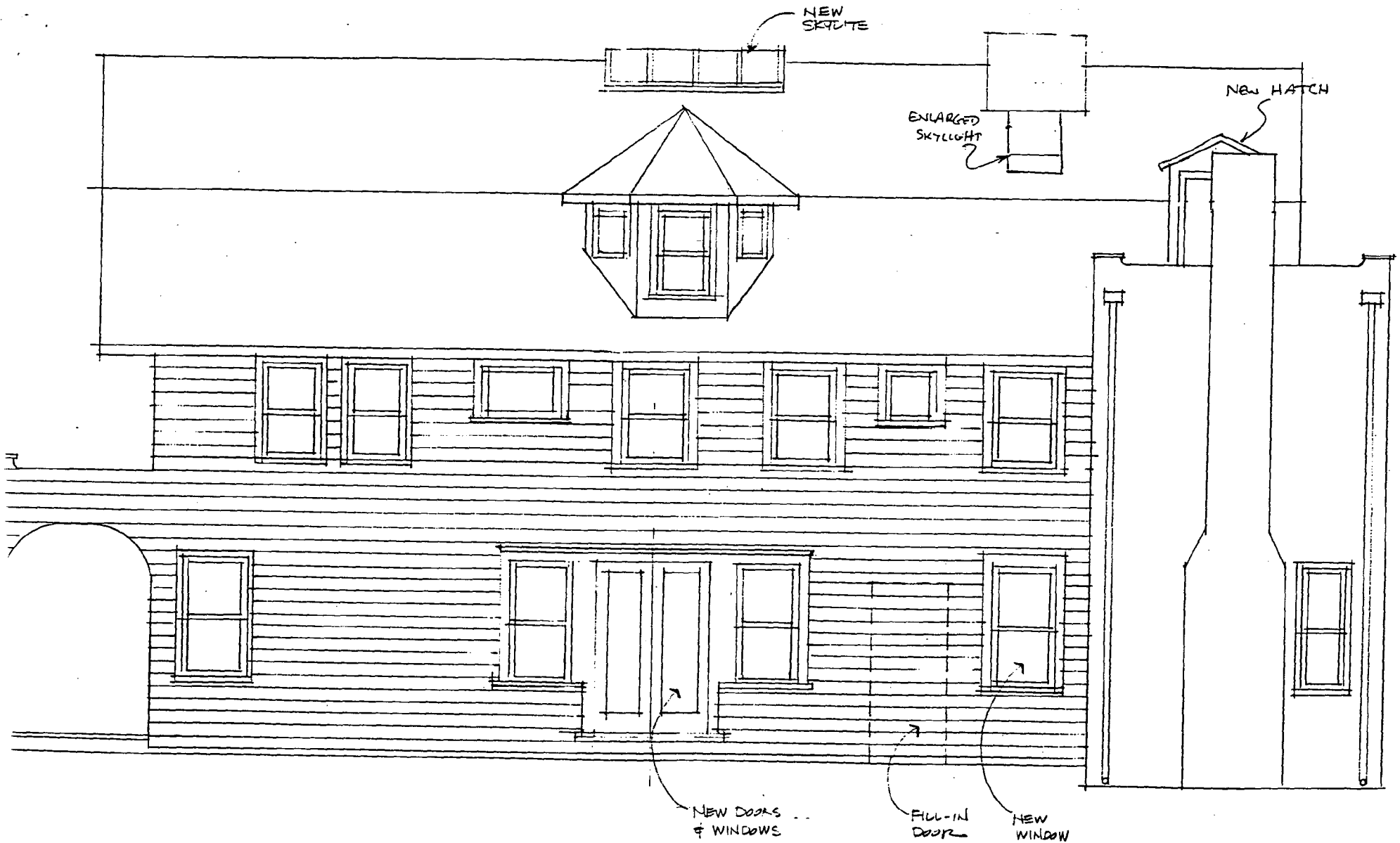
RIGHT SIDE ELEVATION

171



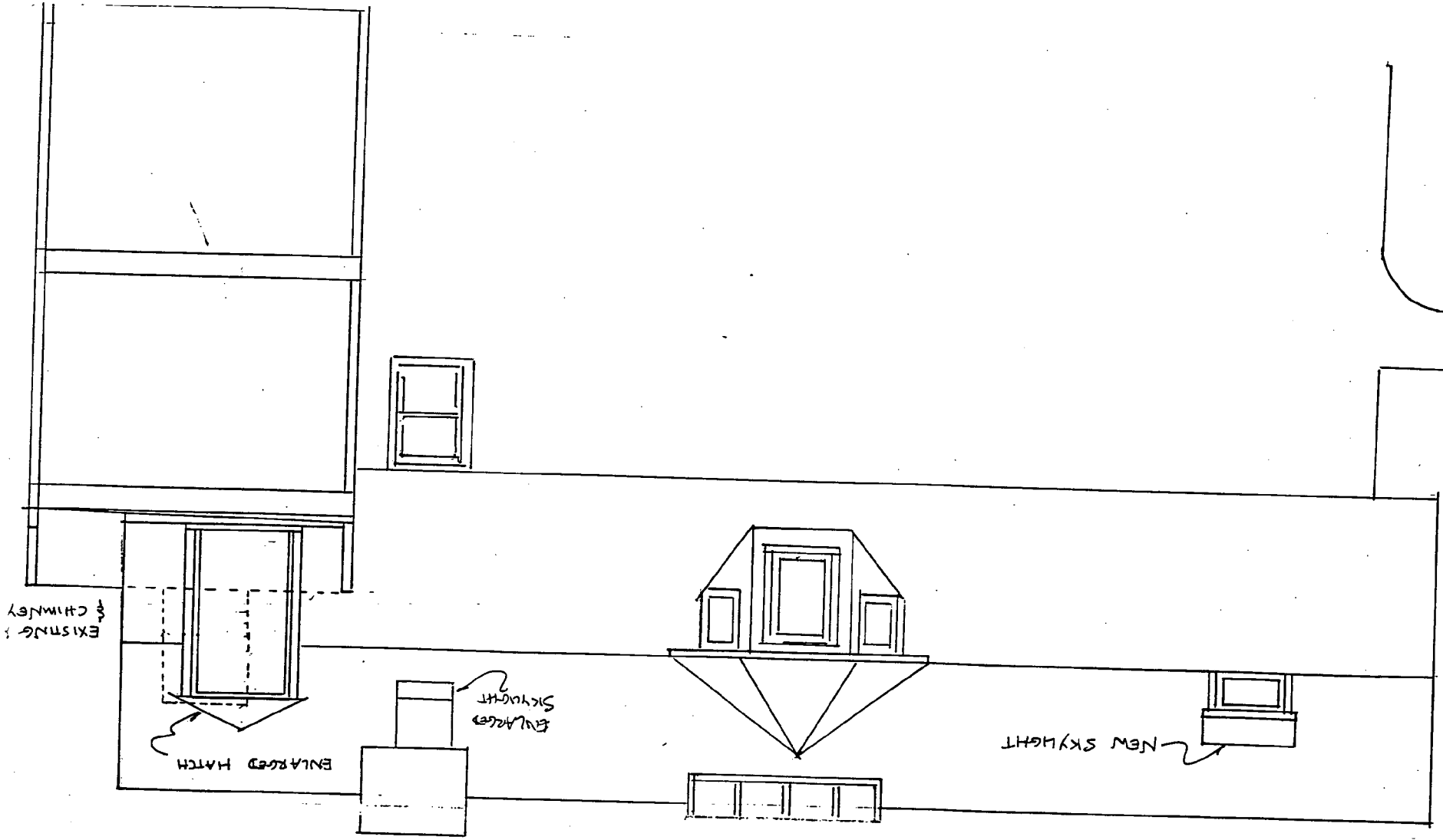
LEFT SIDE ELEVATION

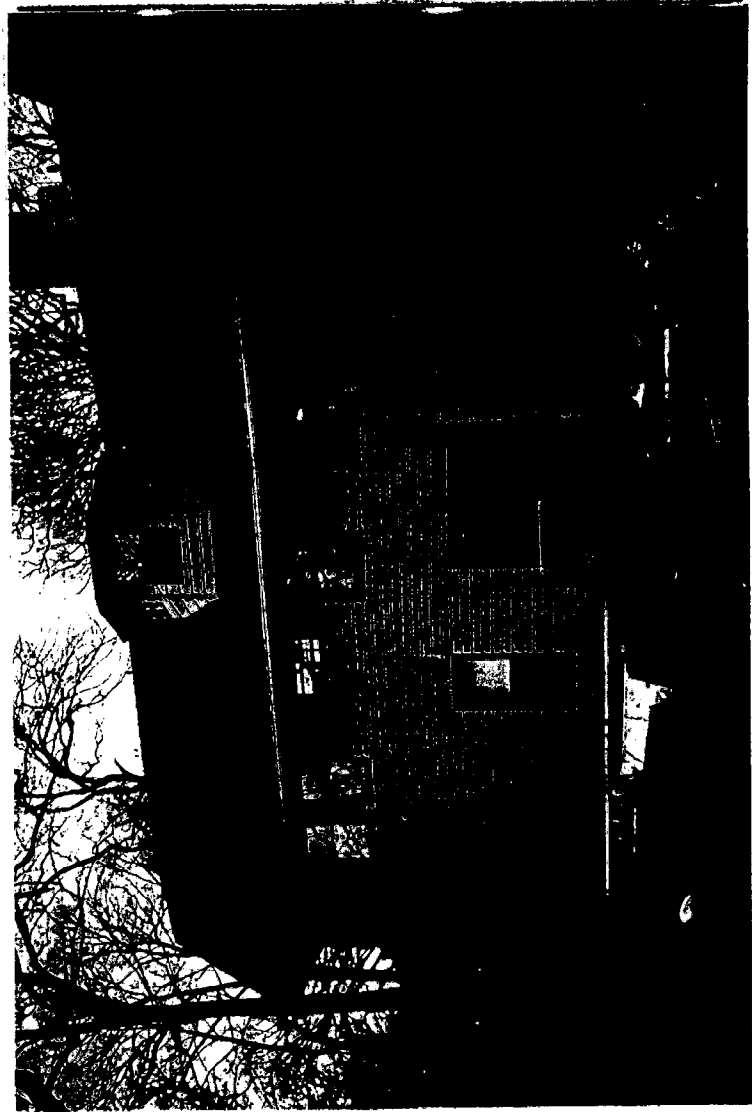
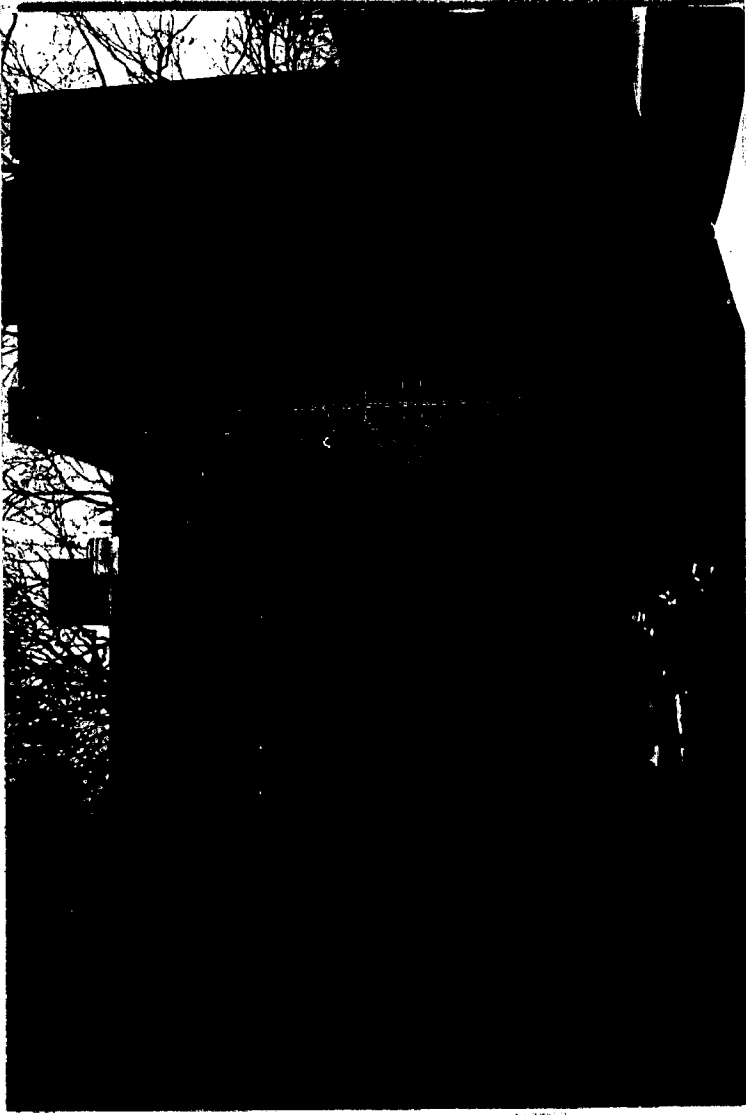
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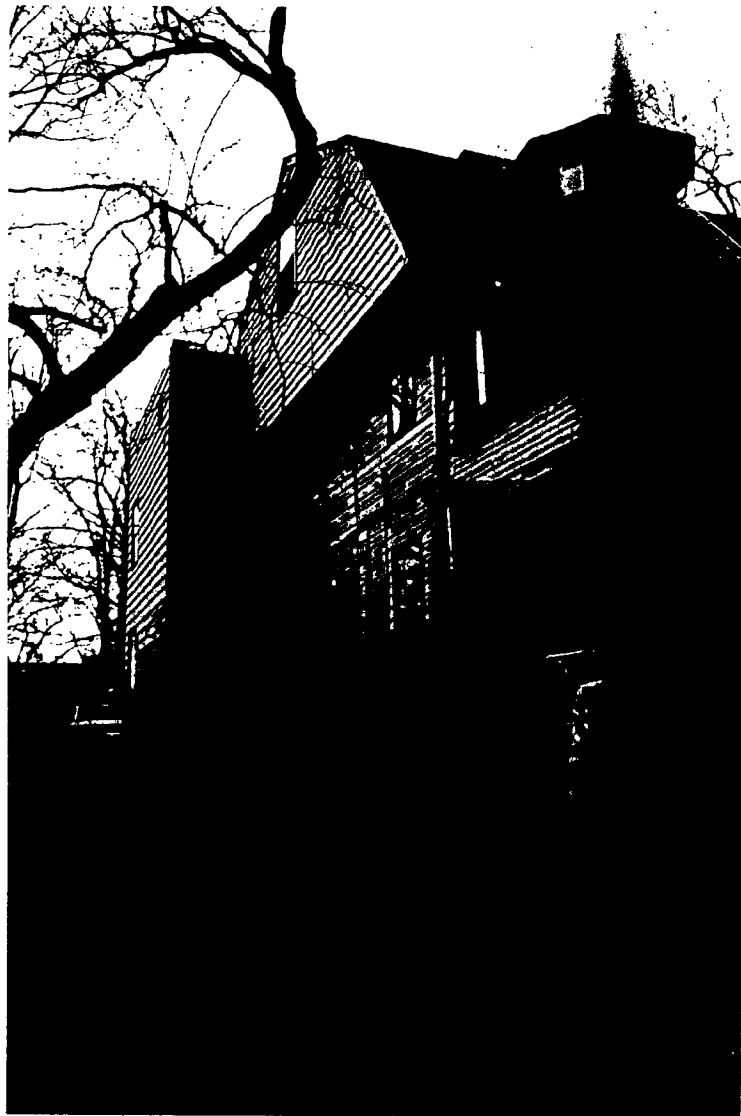


REAR ELEVATION

REAR ELEVATION - PROPOSED

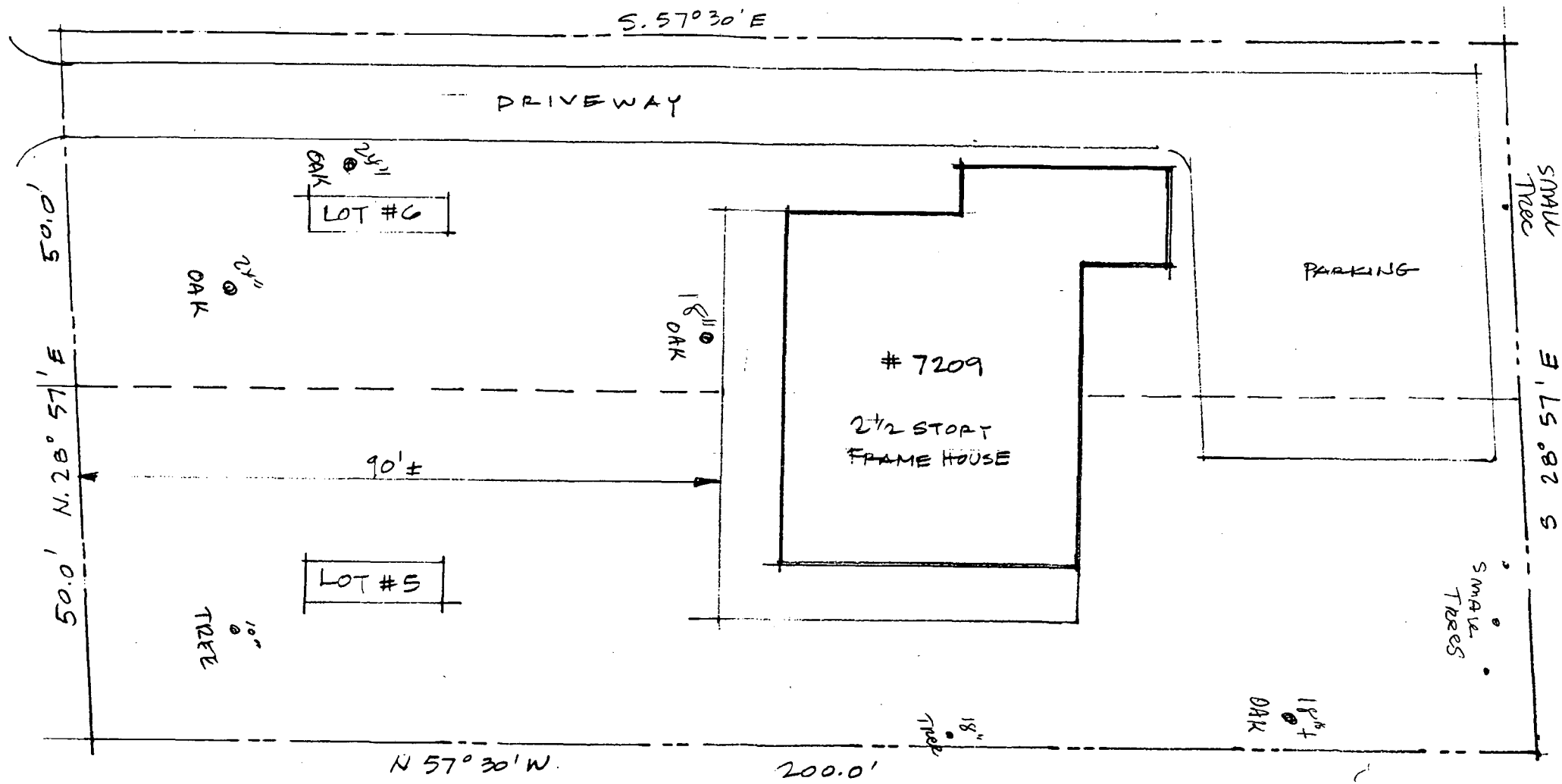








CEDAR AVENUE



SITE PLAN

SCALE: 1" = 20'-0"



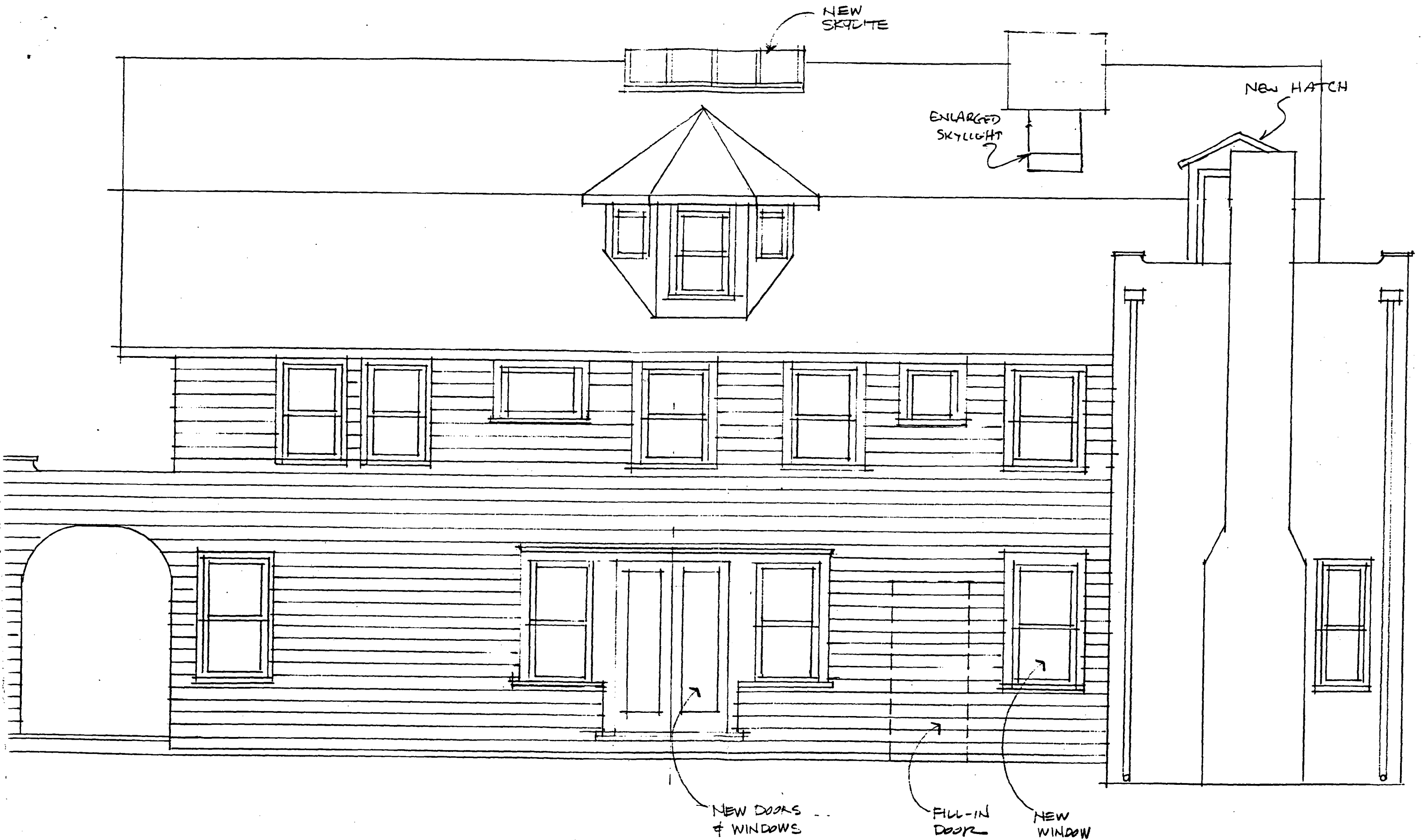
PROPOSED SKYLITE

PROPOSED NEW WINDOWS

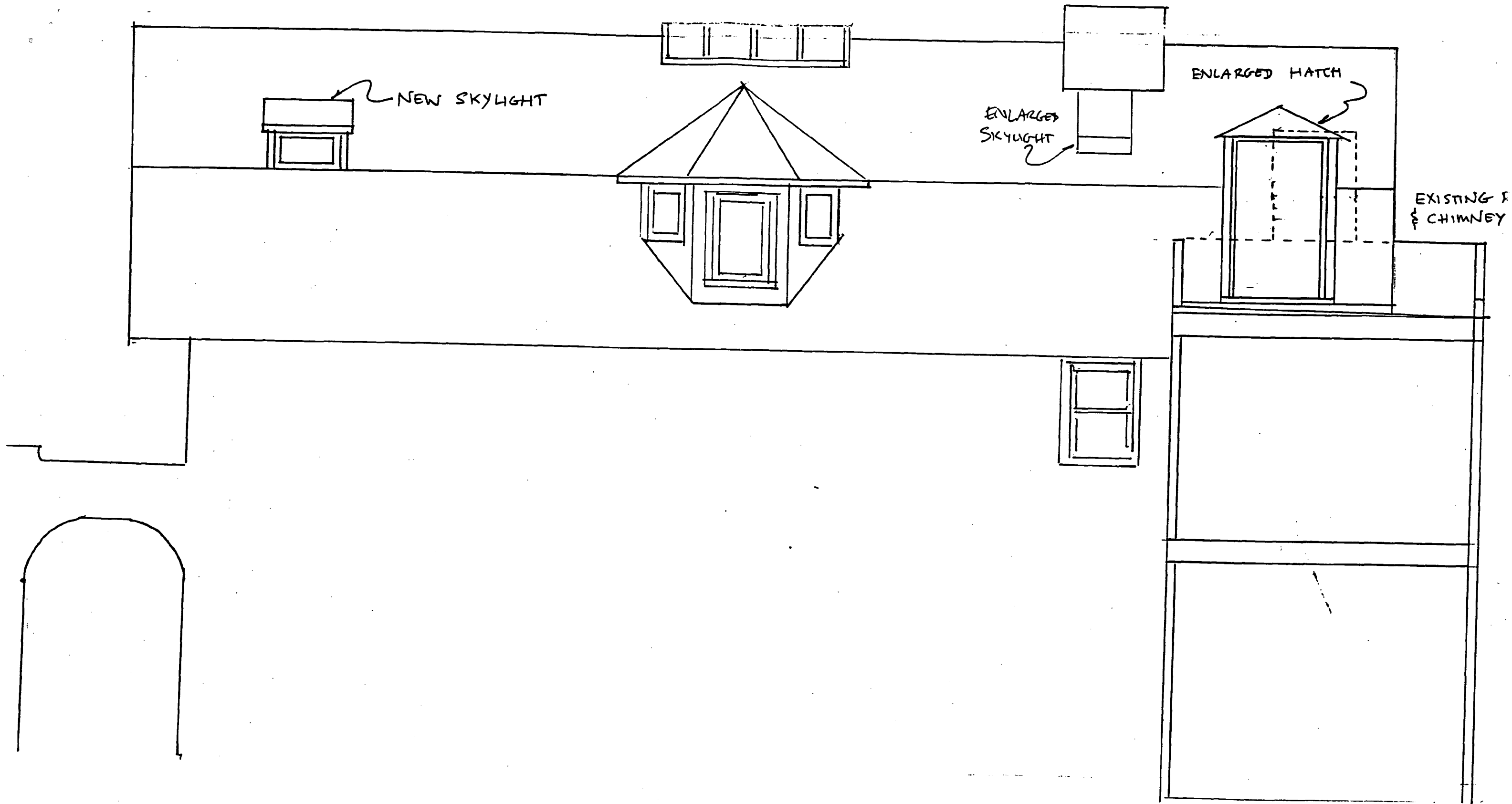
FRONT ELEVATION

REAR ELEVATION





REAR ELEVATION



REAR ELEVATION . PROPOSED



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION









