

37/3-00T 7108 Cedar Avenue
(Takoma Park Historic District)

HISTORIC AREA WORK PERMIT

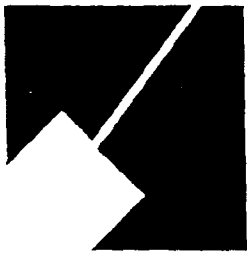
ACCT 01072256

DOUGLAS CARDIN - FRED SILBERNAGEL

DECK ADDITION - WINDOW REPLACEMENT



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: 5/24/00

file

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *(MND)*
Historic Preservation

SUBJECT: Historic Area Work Permit # *37/03/-00T*

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

Approved

Approved with Conditions: _____

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: DOUGLAS CARDIN AND F.L. SIBERNAGEL

Address: 7108 CEDAR AVE, TAKOMA PARK.

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.



RETURN

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: Fred Silberngal

Daytime Phone No.: 202-797-6212

Tax Account No.: 01072256

Name of Property Owner: Douglas P Cardin & Fred Silberngal Daytime Phone No.: 202-797-6212

Address: 7108 Takoma Park Cedar Ave 20912
Street Number City Street Zip Code

Contractor: Carnemark Systems + Design Inc. Phone No.: 301-365-5377

Contractor Registration No.: 3246

Agent for Owner: None Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7108 Street: CEDAR AVE

Town/City: TAKOMA PARK Nearest Cross Street: EASTERN AVE. N.W.

Lot: P2 Block: 7 Subdivision: B F GILBERTS

Liber: _____ Folio: _____ Parcel: PLAT BOOK A, PLOT 3

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: \$ 20,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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.

Fred Silberngal
Signature of owner or authorized agent

5/1/00
Date

Approved: X

For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 5/25/00

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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:

SEE ATTACHED 1923 SEARS ROEBUCK "LEXINGTON"

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

SEE ATTACHED - PORCH, DECK, REAR WINDOWS

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 end 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.

Supplemental Information for Application for Historic Area Work Permit
Douglas P Cardin and Frederick L. Silbernagel
7108 Cedar Avenue
Takoma Park MD 20912
Tax account # 01072256

1. Written Description of Project

- a) *Description of existing structures and environmental setting:* 1923 Sear Roebuck Catalogue Lexington Model home on one-half acre lot. Lot is treed and landscaped. Original house has porches added in the 1930's.
- b) *General description of project and effect on historic resources:* Remove screening and bottom panels from existing porch addition (c. 1930's) and replace with railing substantially the same as the railings evident on the existing porch. Add appropriate stairs to exit the porch and "ground level" decking (decking sufficiently close to the ground to not require railings). On the second level of the existing porch, remove the three (3) single pane windows existing and replace with six-pane all wood divided light windows consistent with the "French Style" windows used on the subporches original to the house.

2. **Site Plan:** Site plan attached.

3. **Plans and Elevations:** attached.

4. Materials Specifications:

- Windows: Three (3) approximately 2 feet wide by 3 feet tall Weathershield all wood, divided lite windows.
- Decking Material: 5/4 X 6 inch pressure treated wood decking

5. **Photographs:** Attached.

6. **Tree Survey:** Tree permit required from the City of Takoma Park. A separate tree application will be filed separately with the City of Takoma Park.

7. Addresses of Adjacent and Confronting Property Owners:

attached

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: 5/24/00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator MN
Historic Preservation Section

37/03 - 60T

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 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!

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Tony + Rebecca Fitch
7112 Cedar Ave
Takoma Park, MD 20912

DANIEL CUNNINGHAM
MARY HENNESSEY
7109 CEDAR AVE
TAKOMA PARK, MD
20912

SALLY MADDEN
7106 CEDAR AVE
TAKOMA PARK, MD
20912

ADJACENT - SIDE

BLAIR BROWN
SUSAN GERONE
7107 CEDAR AVE
TAKOMA PARK, MD
20912

ADJACENT - SIDE

NEIL DUNAY
7015 EASTERN AVE
TAKOMA PARK, MD
20912

ADJACENT - SIDE

Sabrina C.E. Eaton
7019 Eastern Ave
Takoma Park, MD
20912

III-#

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7108 Cedar Avenue, Takoma Park	Meeting Date: 05/24/00
Resource: Outstanding Resource Takoma Park Historic District	Report Date: 05/17/00
Review: HAWP	Public Notice: 05/10/00
Case Number: 37/03-2000T	Tax Credit: None
Applicant: Douglas Cardin and F.L. Silbernagel	Staff: Michele Naru
PROPOSAL: Rear porch alterations	RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in Takoma Park Historic District.
STYLE: Colonial Revival
DATE: c. 1921-1933

This 2-1/2 story, three-bay frame dwelling is located in the Takoma Park Historic District. This Sears: Lexington house is covered with a side gable roof ornamented with an exterior end brick chimney. The walls are clad in clapboard and the roof is sheathed in asphalt. The front facade is ornamented with a full-width porch. Two, one-story extensions protrude from the house's north and south elevations. The south extension is decorated with a roof balustrade. The rear facade contains a two-story shed roof addition which consists of a screen porch on the first story and an room addition on the second story.

The house sits on a half-acre wooded and landscaped lot with the majority of the land at the rear of the house.

PROPOSAL

The applicant is proposing to make alterations to the rear, non-historic shed porch addition. The proposed changes are:

1. To remove the existing windows on the second story of the addition and replace them with true-divided 6-light wood casement windows.
2. Remove screening and bottom panels from existing porch addition and replace with new railing to be compatible with the railings on the existing porch.
3. Construct a three-tiered wood deck and pond to extend out from the newly renovated rear addition. (See Circle 9 for deck measurements). The wood deck will sit slightly above ground level.

STAFF DISCUSSION

Staff notes that this proposal for an alteration to a non-historic rear addition and deck installation to this outstanding resource should “receive the most detailed level of design review.”

Alterations to rear, non-historic additions are generally approved in the Takoma Park Historic District. The proposed modifications to the rear addition is compatible with the resource’s original design and is sympathetic to the existing architectural character. Staff recommends approval.

The proposed deck installation will be constructed at the rear of the house. Because of its height level and the size of the rear yard, the deck will not be visible from the public right-of way. Staff feels that this proposed deck installation is in keeping with the overall streetscape of the District. The integrity of the environmental setting will be maintained. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* 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 #9 and #10:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spacial 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.

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.

with the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
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240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Fred Silberman

Daytime Phone No.: 202-797-6212

301-585-0077 - DOUG CARDIN.

Tax Account No.: 01072256

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Address: 7108 Takoma Park Cedar Ave 20912
Street Number City Street Zip Code

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Contractor Registration No.: 3246

Agent for Owner: NONE Daytime Phone No.: _____

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[Signature]
Signature of owner or authorized agent

5/1/00
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

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Supplemental Information for Application for Historic Area Work Permit
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2. **Site Plan:** Site plan attached.

3. **Plans and Elevations:** attached.

4. Materials Specifications:

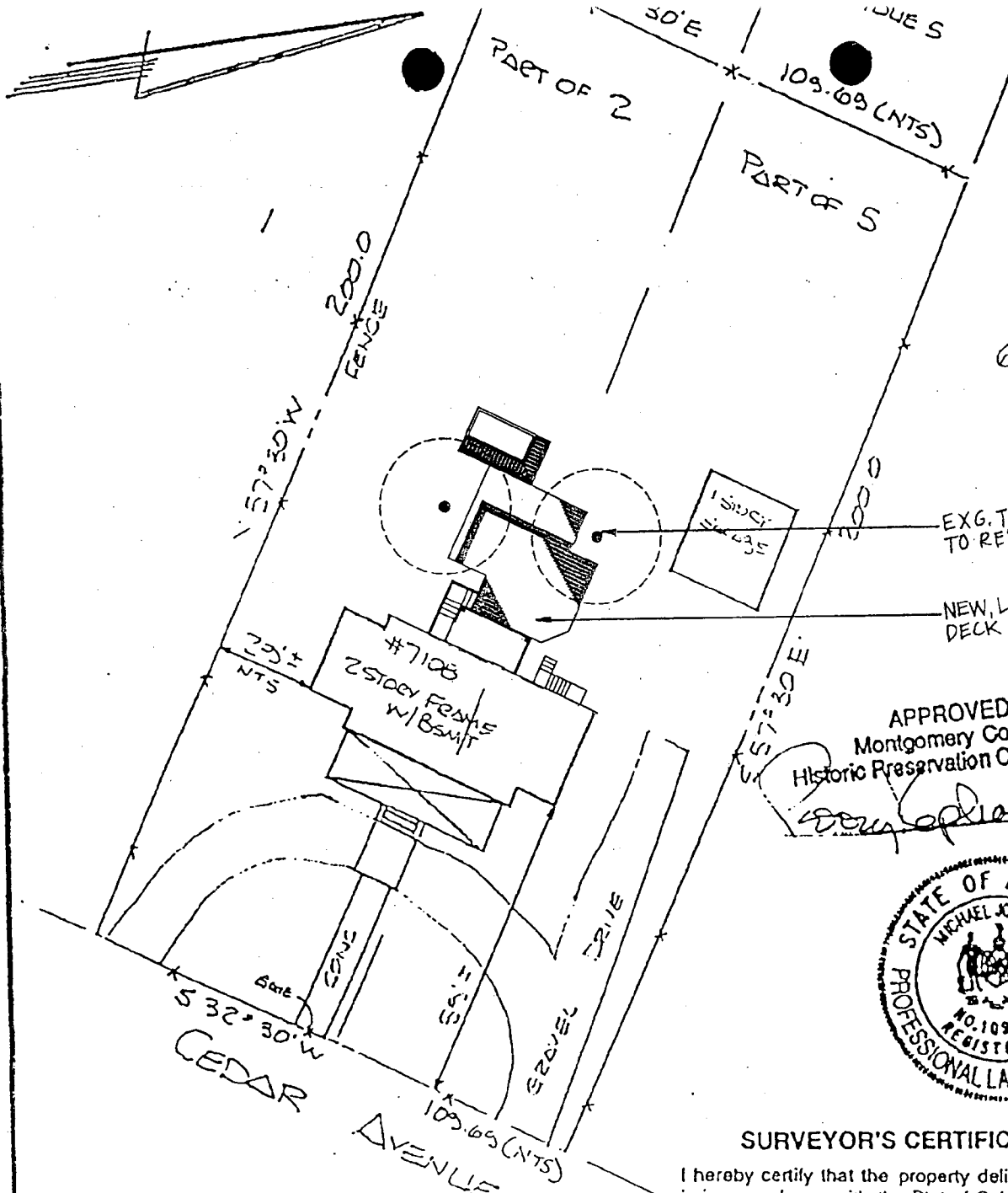
- Windows: Three (3) approximately 2 feet wide by 3 feet tall Weathershield all wood, divided lite windows.
- Decking Material: 5/4 X 6 inch pressure treated wood decking

5. **Photographs:** Attached.

6. **Tree Survey:** Tree permit required from the City of Takoma Park. A separate tree application will be filed separately with the City of Takoma Park.

7. Addresses of Adjacent and Confronting Property Owners:

attached



APPROVED
 Montgomery County
 Historic Preservation Commission
Michael J. Bazis 12/19/96



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

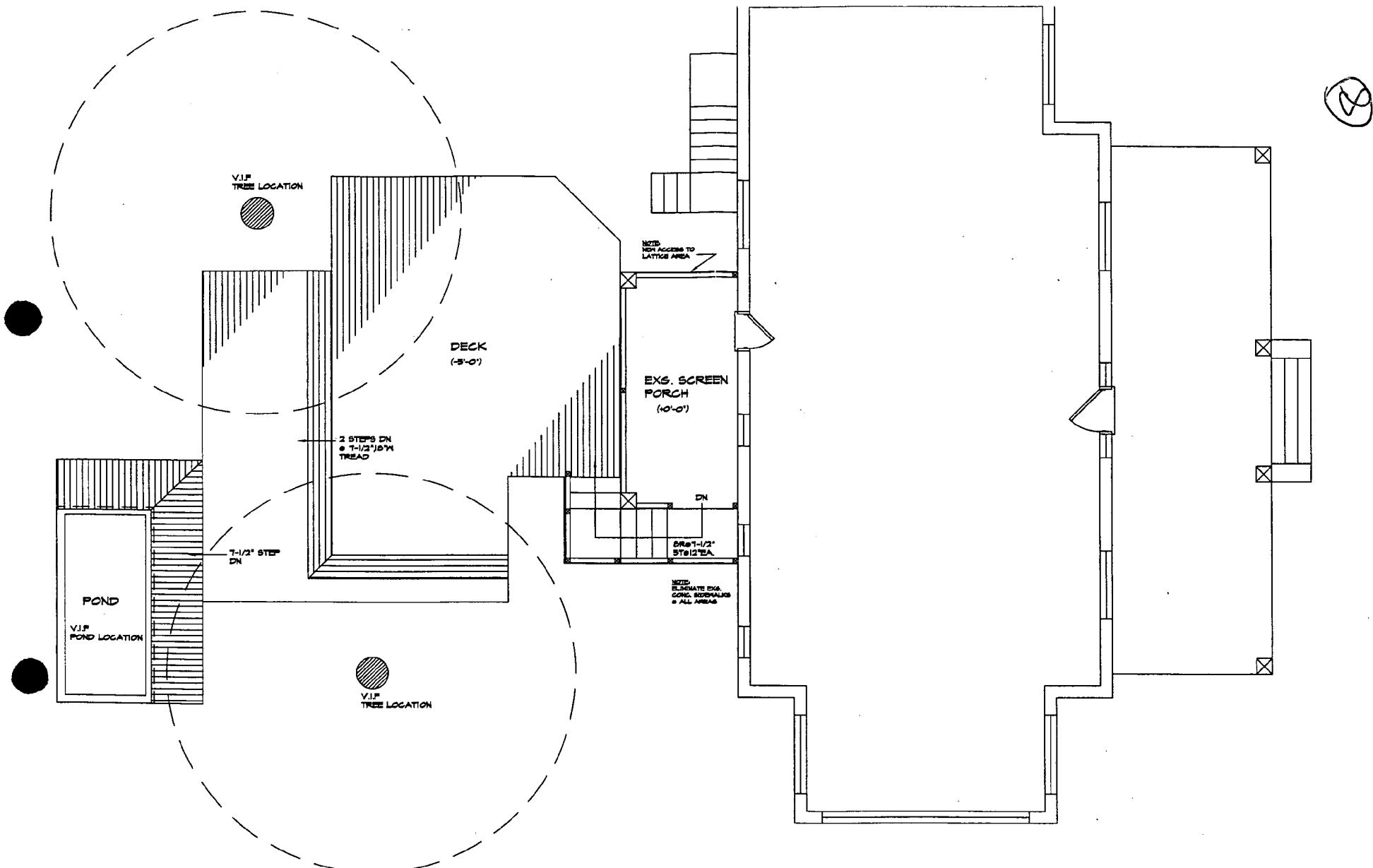
Michael J. Bazis
 Michael J. Bazis RPLS #10956

LOCATION DRAWING
 PART OF LOTS 2 & 5 BLOCK 7
 B.F. GILBERTS SUBDIVISION OF
 TAKOMA PARK
 MONTGOMERY COUNTY, MD.

THIS SURVEY IS FOR TITLE PURPOSES ONLY

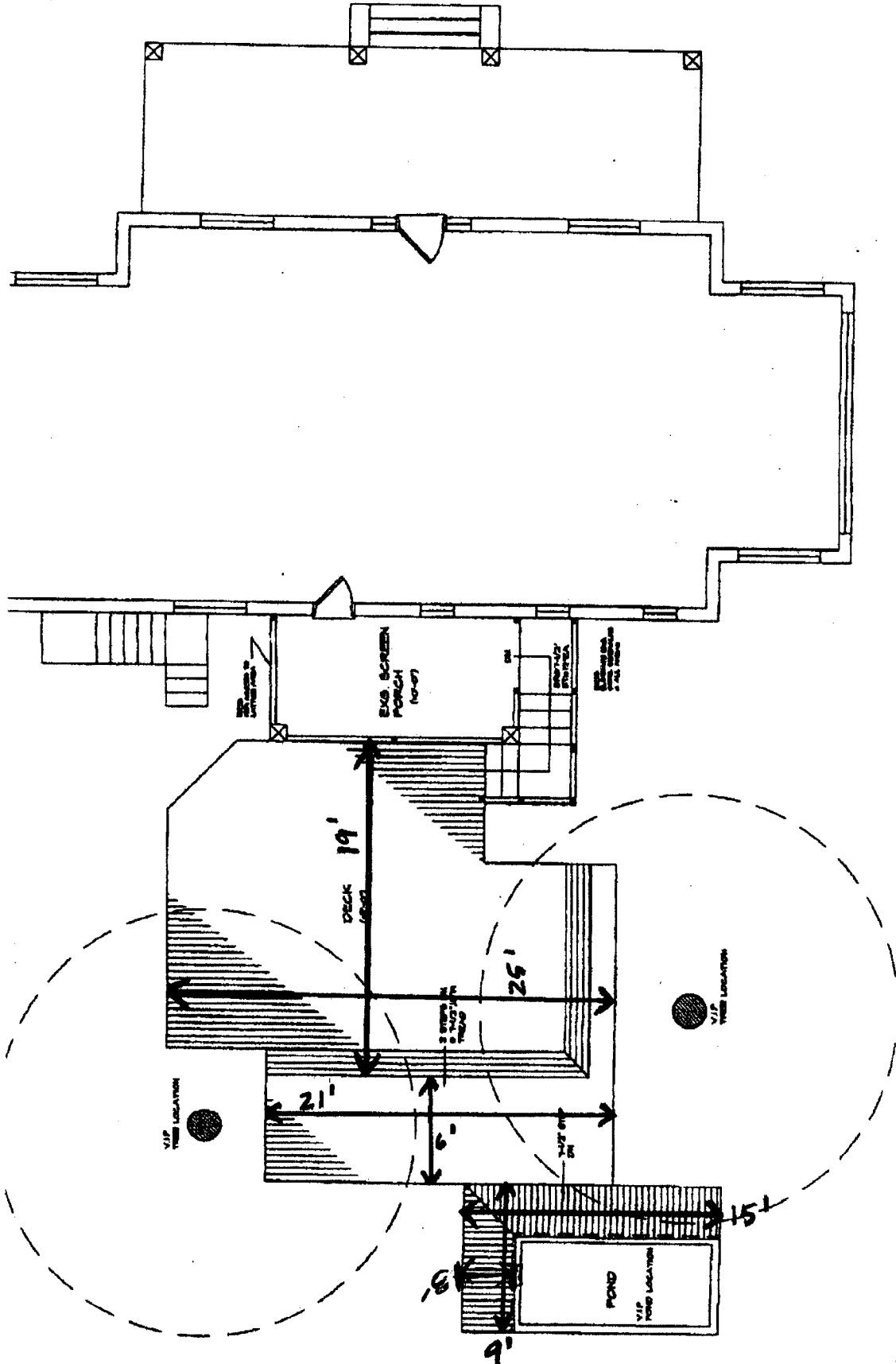
JOB # 95.0772 H	DATE 6-10-95
FIELD SS	DRAFT (D)
	P.B. A P 3
	SCALE: 1" = 30'

R. C. KELLY
LAND SURVEYORS
 10111 COLESVILLE ROAD, SUITE 133
 SILVER SPRING, MD 20901
 301-593-8005
& ASSOC. INC.



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION, AS APPLICABLE.

6

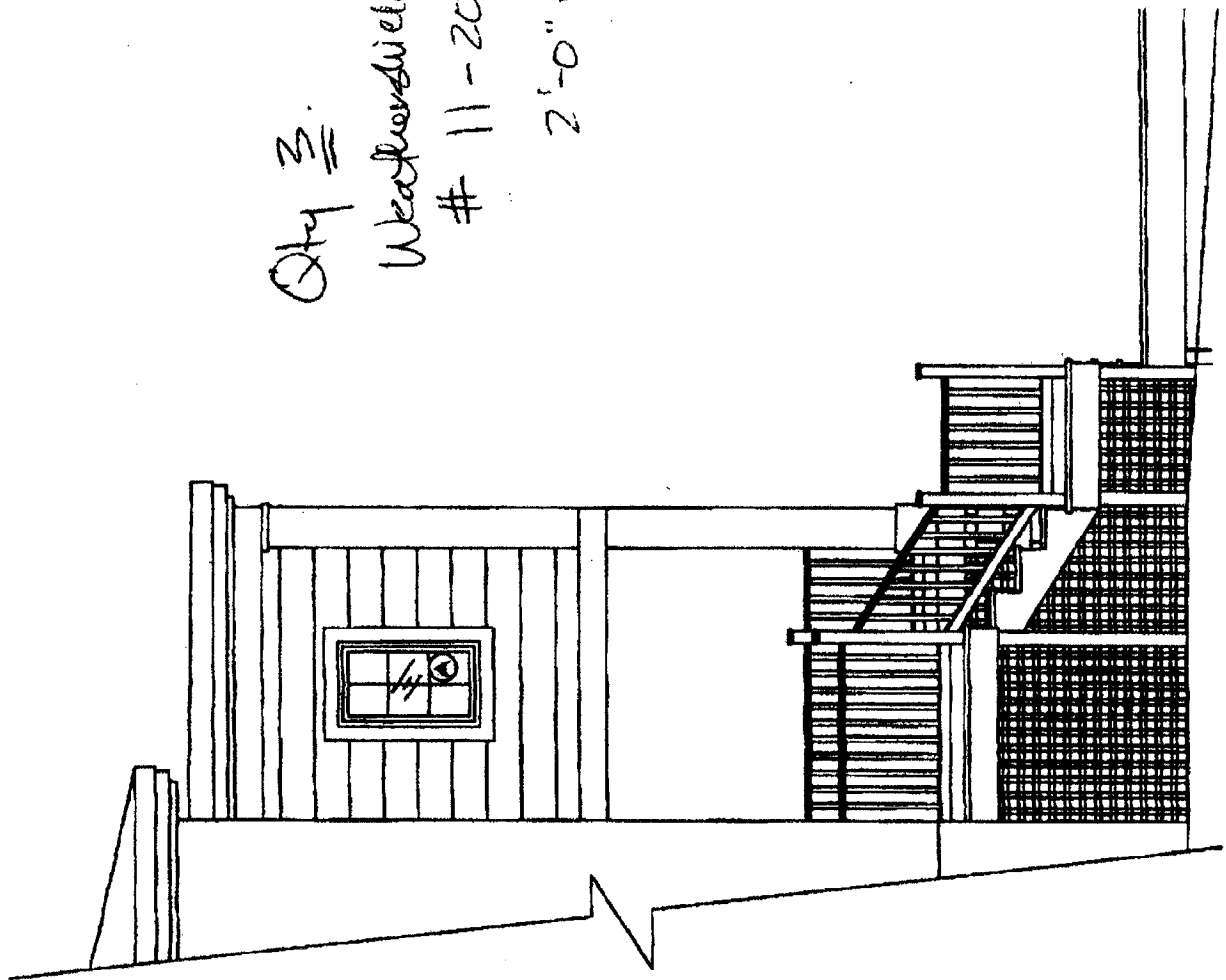


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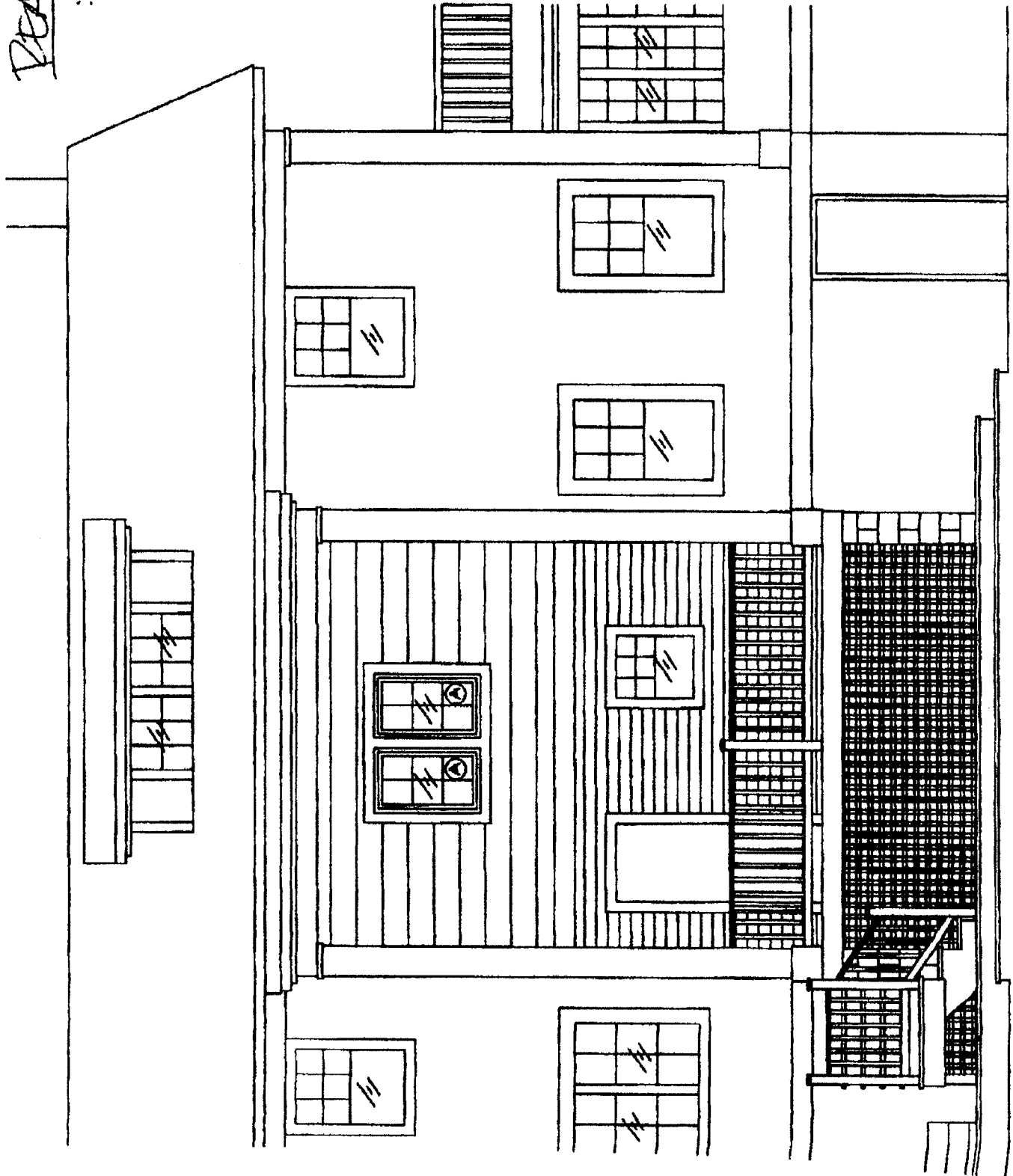
5 pgs.

SIDE ELEV.
: 14'

Qty 3.
WeatherShield Casements
11-2036
2'-0" W x 3'-4" H.



REAR ELEV
: 1/4"

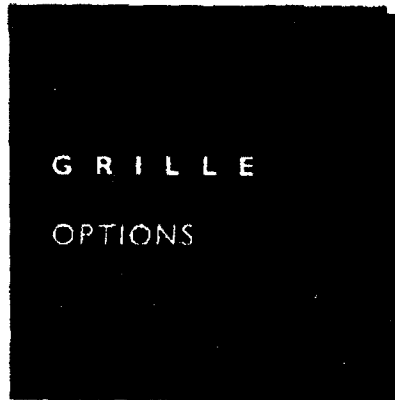


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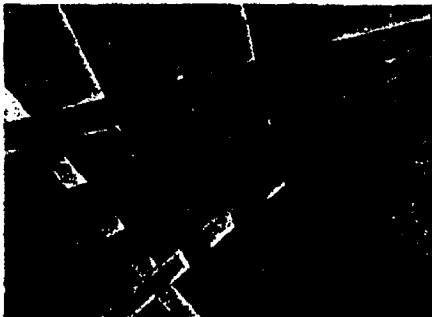
Our insulated 7/8" TDL's are available on virtually all Weather Shield wood windows and doors — from French casements, direct-sets and tilt windows to picture sliding and hinged patio doors.

Not only do we offer the first and only insulated TDL wood windows, but we offer them for less. And should a lite break, Weather Shield offers individual lite reglazability on all wood exterior windows and doors, so repairs are simple and inexpensive.

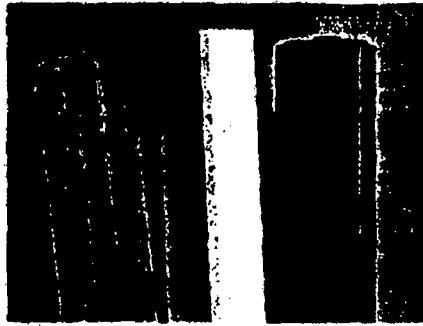
What's more, Weather Shield offers several alternative grille styles that achieve the beauty of historically accurate TDL's while delivering both performance and exceptional value including Simulated Divided Lites, Airspace Grilles, Removable Perimeter Grilles and Fashion Grilles.



AIRSPACE GRILLES. Airspace grilles, in flat and sculptured profiles, simulate the look of divided lites with permanent metal bars sealed between two lites of insulated glass. The result is an economical, easy-to-clean alternative to TDL's. The grilles are 5/8" wide and come in three colors: Painter's



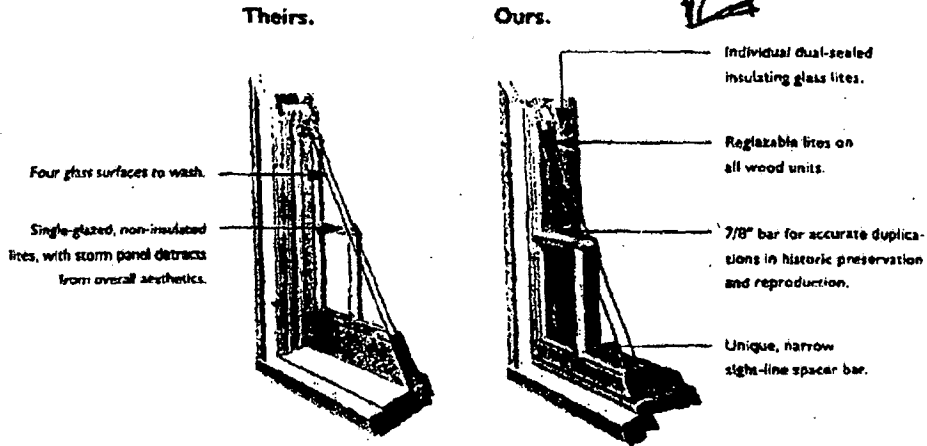
White, Western Adobe and Desert Tan. Choose either rectangular or diamond grille designs. Sculptured airspace grilles are available in the rectangular configuration only.



Available in 7/8" True Divided Lites
and 1 3/8" True Divided Lites.

TRUE DIVIDED LITES. Weather Shield is the first and only window manufacturer to integrate insulated True Divide Lite (TDL) with 7/8" muntin bars. A narrow spacer bar placed between each lite of glass allows us to engineer 7/8" muntin bars

reminiscent of colonial days, but far more energy-efficient. Additionally, a unique dual-sealing process virtually eliminates seal failure for an insulated TDL unit that's both energy-efficient and historically accurate. And we back our dual-seal glass with a twenty-year warranty. Some window manufacturers offer 7/8" divided lite but it's only single glazed, so it's not a genuine insulated unit. A storm panel must be added for insulation which then detracts from the beauty and sight lines of individual divided lites. Weather Shield also offers the design option of 1 3/8" muntin bars.



HISTORIC AREA WORK PERMIT

ACCT 01072256

DOUGLAS CARDIN - FRED SILBERNAGER

DECK ADDITION - WINDOW REPLACEMENT

