

37/3 7103 Cedar Ave.
37/3-89B

MEMORANDUM

DATE: 3/10/89

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: Jared Cooper, *JC* Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of 3/2/89 reviewed the attached application by K. Fishman and E. Schwartz for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP
2. Applicant's drawings
3. Photographs
4. Site plan
5. _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared Cooper

DATE: February 22, 1989

CASE NUMBER: 37/3-89B

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 7103 Cedar Avenue
Takoma Park, MD 20912

DISCUSSION:

The applicant is proposing the addition of a screened porch at the rear of the late 19th century townhouse located at 7103 Cedar Avenue in Takoma Park. The applicant has submitted adequate drawings and specifications.

STAFF RECOMMENDATION:

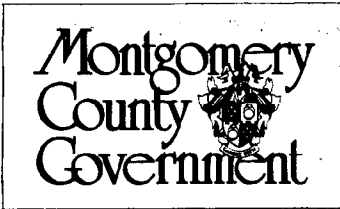
Staff feels that this proposal does not constitute substantial alteration in this Atlas District, and should, in fact, serve to enhance the appearance of this facade.

ATTACHMENTS:

1. HAWP Application
2. LAC Review Form
3. Elevation Drawings
4. Photographs

COMMISSION ACTION:

approved



Historic Preservation Commission
 100 Maryland Avenue, Rockville, Maryland 20850
 279-1327

Ms. [unclear] [unclear]

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Karen Fishman + Elliot Schwartz TELEPHONE NO. 301-588-9611
 (Contract/Purchaser) (Include Area Code)

ADDRESS 7103 Cedar Avenue, Takoma Park MD 20912
 CITY STATE ZIP

CONTRACTOR Self TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY Self TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7103 Street Cedar Avenue

Town/City Takoma Park Election District _____

Nearest Cross Street Eastern Avenue

Lot 38 Block 4 Subdivision B.F. Gilbert's Addition

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Revision	<u>Porch</u>	<u>Deck</u>
					Fireplace	Shed
					Solar	Woodburning Stove
					Fence/Wall (complete Section 4)	Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 2,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepe D

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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.

Karen Fishman + Elliot Schwartz 7/11/09
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 7/11/09

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used.)

We propose to extend the existing screened porch 6' x 12' and add a shingle roof to cover the new porch and existing enclosed stairs. The roof would extend the full width of the house, 20'. This structure would match, in all respects, an approved proposed addition of similar dimensions, to be constructed on the adjoining building (7105 Cedar Ave).

The porch would be constructed of pressure-treated lumber and screening material. The roof would be shingled. A small kidney-shaped deck, made of the same type of wood, may be constructed as an extension of the porch.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

Copy

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

- a. Located within the Takoma Park historic district.
- b. This is a Master Plan Atlas historic district (circle one).
- c. Address of Property: 7103 Cedar Ave
Takoma Park, MD 20912
- d. Property owner's name, address and phone number:
Karen Fishman and Elliot Schwartz
7103 Cedar Ave. Takoma Park, MD 20912

(h) 301-588-9691 (w)

- e. Is this property a contributing resource within the historic district? Yes X No .
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes No X.

II. Description of work proposed.

- a. Briefly describe proposed work:
Extend existing screened porch 6'x12', add shingle roof over new porch and existing stairs. (Possibly add kidney-shaped deck as extension of porch). Porch to be added onto 2 story, brick double house (second empire).
- b. Is this work on the front, rear, or side of the structure?
Rear
- c. Is the work visible from the street?
No
- d. What are the materials to be used?
Pressure-treated wood + screening, shingles on roof
- e. Are these materials compatible with existing materials? How? If not, why?
Yes, and with proposed similar addition on adjoining residence.

III. Recommendations of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet

(2) Compatible with the Historic District

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed window should be double hung to conform with existing windows)

Asked for picture of full rear view of double house, dimensions on porch and deck on the drawing.

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8

2. How could this proposal be altered so as to be approved?

IV. Additional comments

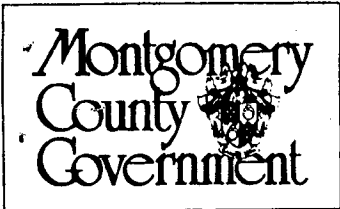
Date on which application received: 2/14/89 + 2/20/89 (complete)

Date of LAC meeting at which application was reviewed: Feb 14, 1989

Form completed by: JoAnn Bowman Title: Member

Member of: Takoma Park Historic Preservation Committee

Date: Feb. 18, 1989.



Historic Preservation Commission
 100 Maryland Avenue, Rockville, Maryland 20850
 279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

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(Contract/Purchaser) (Include Area Code)
 ADDRESS 7103 Cedar Avenue, Takoma Park, MD 20912
CITY STATE ZIP
 CONTRACTOR Self TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____
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(Include Area Code)
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LOCATION OF BUILDING/PREMISE
 House Number 7103 Street Cedar Avenue
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 Nearest Cross Street Eastern Avenue
 Lot 38 Block 4 Subdivision B.F. Gilbert's Addition
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1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Porch Deck Slab Room Addition
 Wreck/Raze Move Install Revocable Revision Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other _____
 1B. CONSTRUCTION COSTS ESTIMATE \$ 2,000.00
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 01 WSSC 02 () Septic 01 WSSC 02 () Well
 03 () Other _____ 03 () Other _____

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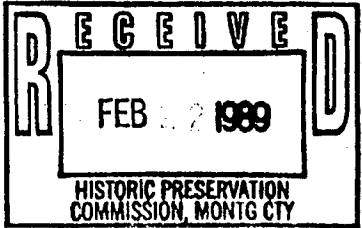
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Karen Fishman Elliot Schwartz 2/1/89
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

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Karen Fishman and Elliot Schwartz
7103 Cedar Ave. Takoma Park, MD 20912

(h) 301-588-9691 (w)

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II. Description of work proposed.

a. Briefly describe proposed work:
Extend existing screened porch 6'1/2', add shingle roof over new porch and existing stairs. (Possibly add kidney-shaped deck as extension of porch). Porch to be added onto 2 story, brick double house (second empire).

b. Is this work on the front, rear, or side of the structure?
Rear

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No

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Date of LAC meeting at which application was reviewed: *Feb 14, 1989*

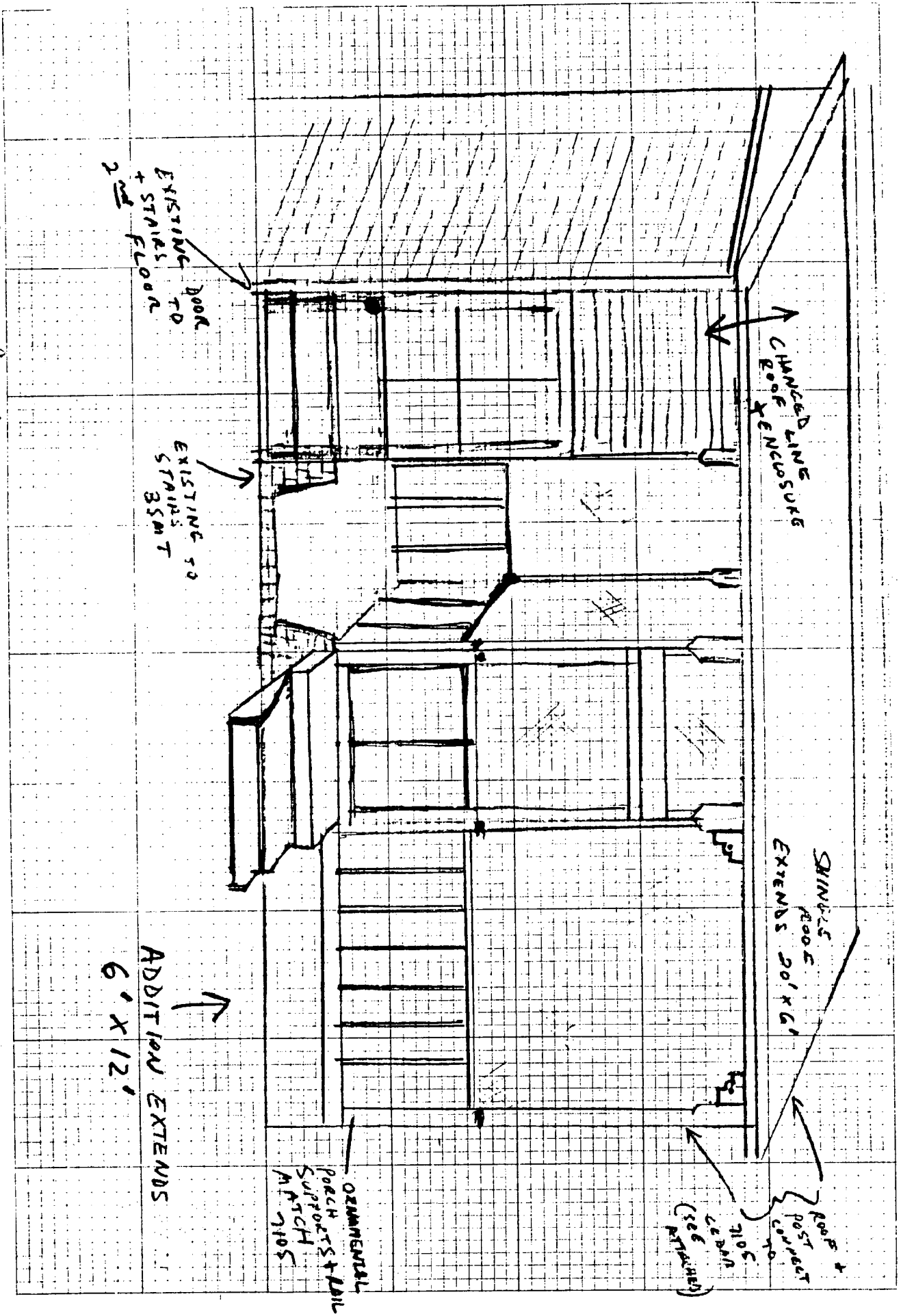
Form completed by: *JoAnn Broman* Title: *Member*

Member of: *Takoma Park Historic Preservation Committee*

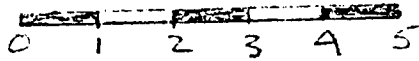
Date: *Feb. 18, 1989.*

PROPOSED SCREEN PORCH
7/11/21

SCALE
1/4" = 1'-0"



SCALE



PROPOSED SCREENED PORCH AND DECK
 7103 CEDAR AVE.
 (REAR VIEW)

EXISTING PORCH SECTION

8' x 6'

NEW SECTION OF PORCH

12' x 7'

ASPHALT SHINGLE ROOF FULL WIDTH OF HOUSE, 20'

4x4 POSTS WOOD

JOINS TO 7103 CEDAR

ENCLOSED STAIRS TO 2nd FLOOR (EXISTING) SCREEN ENCLOSURE MATCH TO PORCH

SCREEN ON EXISTING SECTION OF PORCH

SCREEN

SCREEN

SCREEN

2x4 RAIL 2x2

4 1/2'

3'

4 1/2'

EXISTING SCREEN DOOR

10'

3'

16" AT GRADE

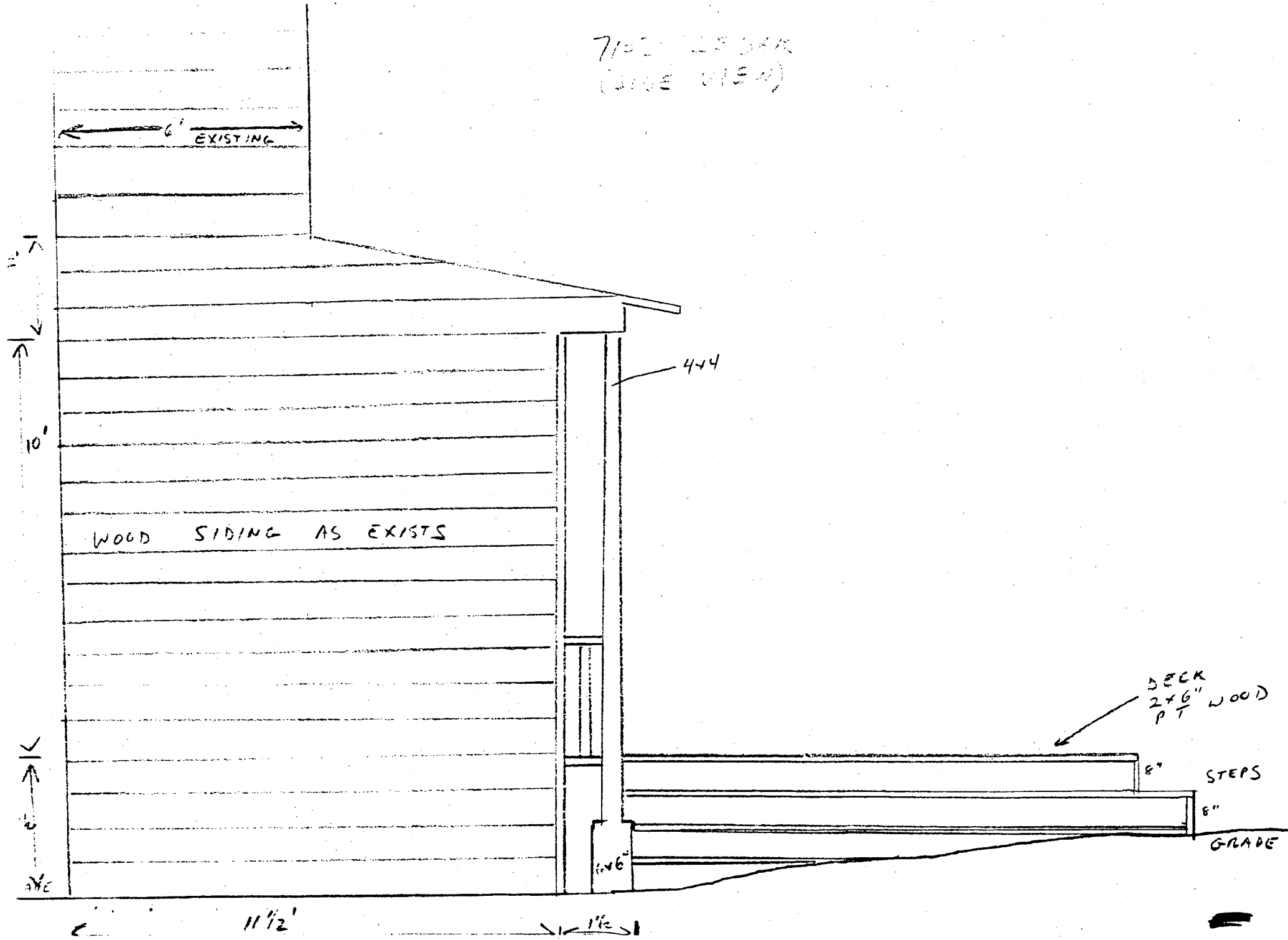
EXISTING DOOR

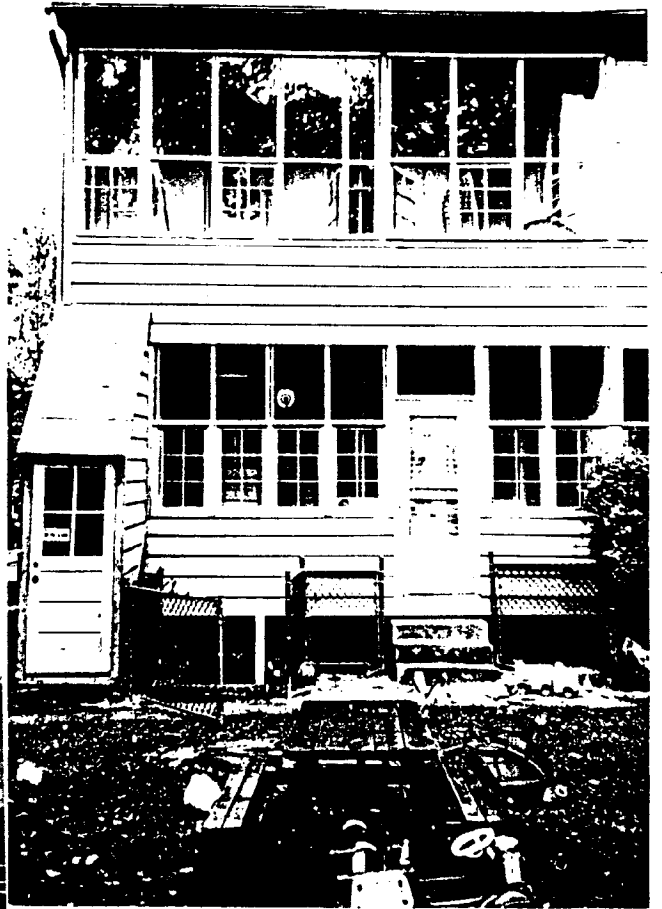
OPEN STAIRS DOWN TO BASE (EXISTING)

2 STAIRS WOOD

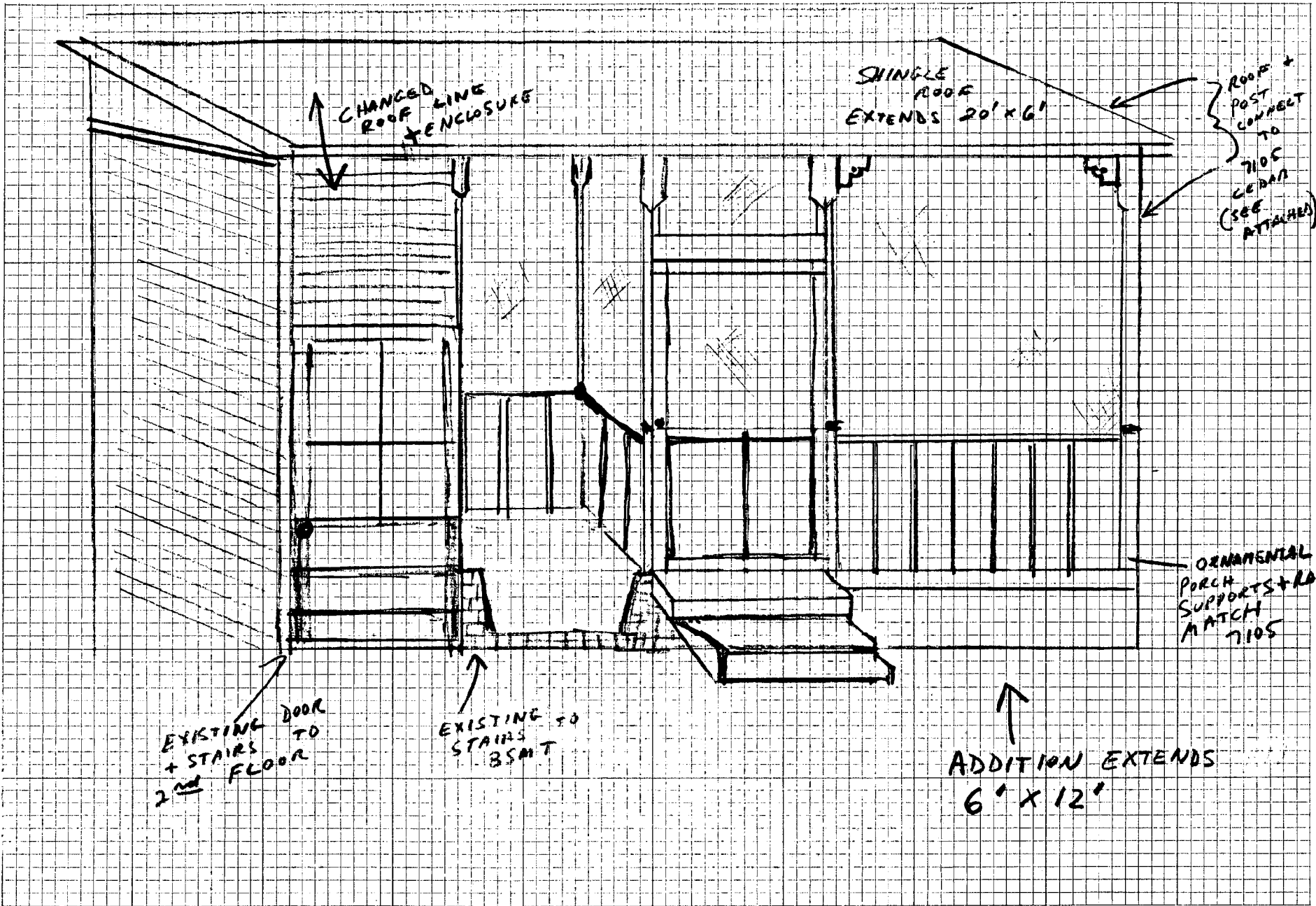
GRADE AT DECK EDGE RISES FR HOUSE

7100 DECK
(SIDE VIEW)



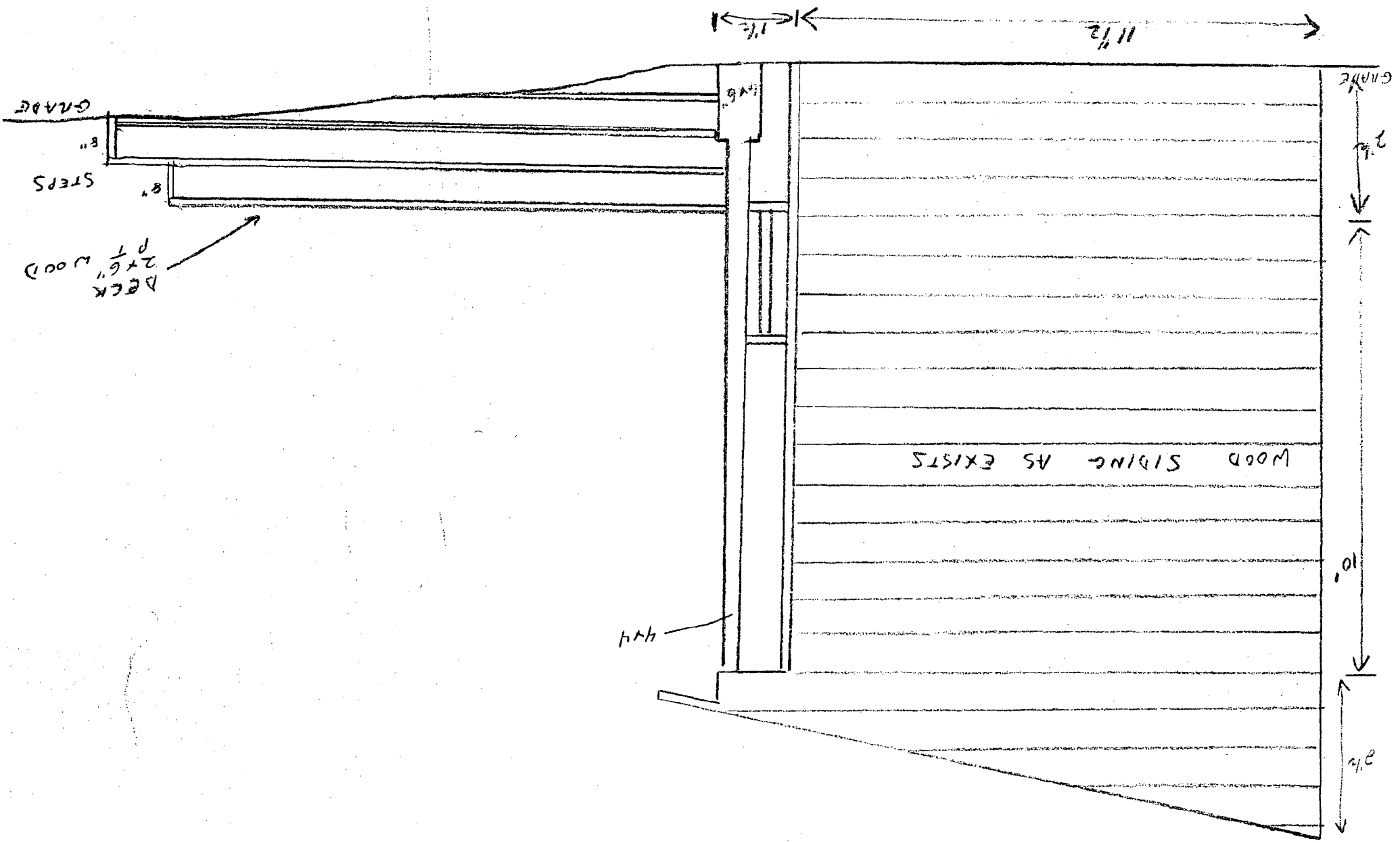


FELLOWS 13 2 12 10 1 BIGH
10TH LINE HEAVY



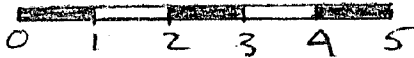
PROPOSED SCREEN PORCH
7103 CEDAR AVE

SCALE
1" = 3'

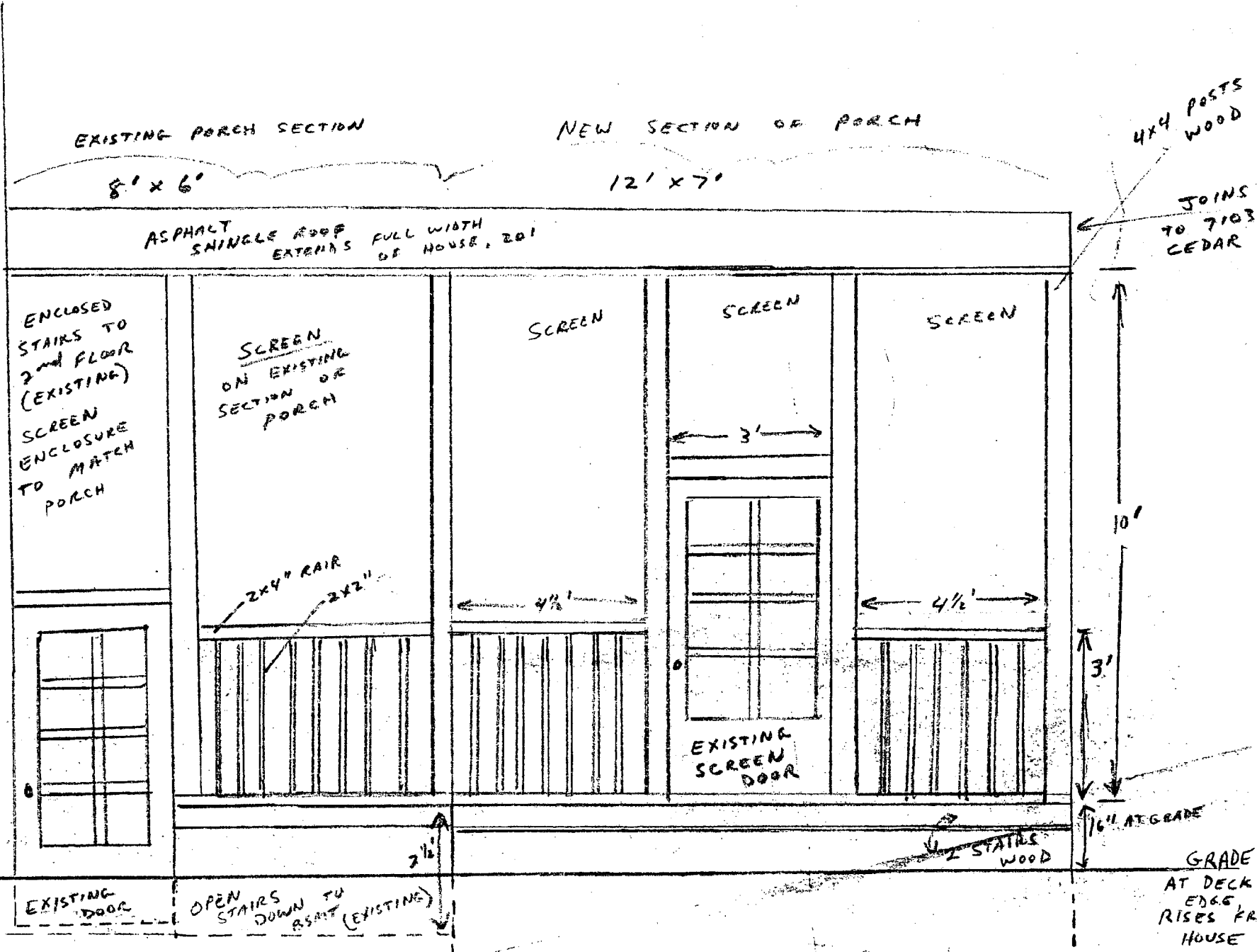


7103 CEDAR
(SIDE VIEW)

SCALE



PROPOSED SCREENED PORCH AND DECK
 7103 CEDAR AVE.
 (REAR VIEW)

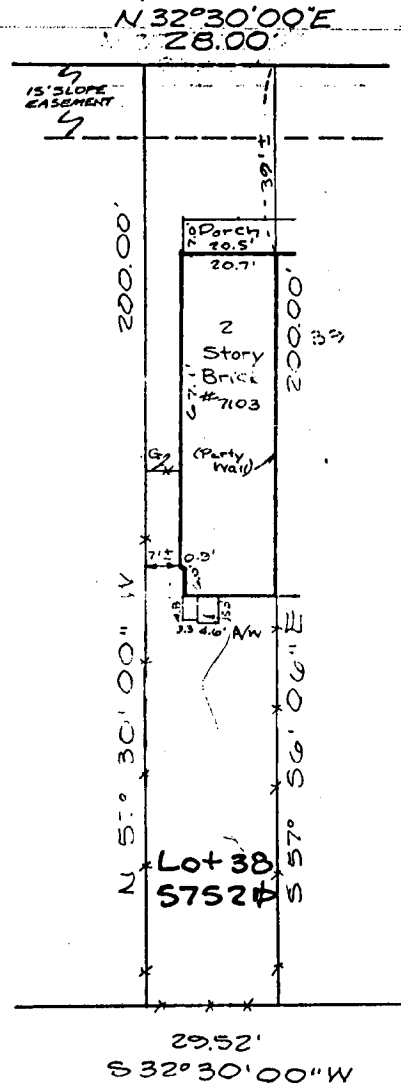
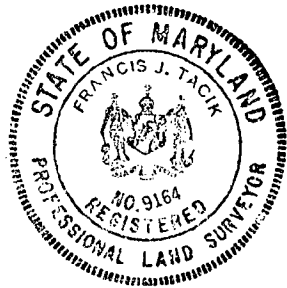
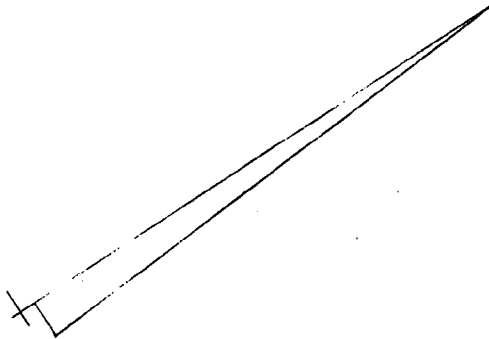


GRADE AT

GRADE AT DECK EDGE RISES FR HOUSE

NOTE: This location for title purposes only – not to be used for determining property lines. Property corner Markers Not guaranteed by this location.

CEDAR AVENUE



LOCATION OF HOUSE
 LOT 38, BLOCK 4
B.F. GILBERT'S
 ADDITION TO
 TAKOMA PARK

BUILDING LINE WITHIN FLOOD ZONE
 INFORMATION IS TAKEN FROM AVAILABLE
 SOURCES AND SUBJECT TO INTERPRETATION
 OF ORIGINATOR.

<p>SURVEYOR'S CERTIFICATE</p> <p>THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.</p> <p><i>[Signature]</i> REGISTERED LAND SURVEYOR MD # 9164</p>	<p>REFERENCES</p> <p>PLAT BK. 108</p> <p>PLAT NO. 12507</p>	<p>SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC.</p> <p>SURVEYORS - ENGINEERS</p> <p>LAND PLANNING CONSULTANTS</p> <p>341 W. Patrick Street Frederick, MD 21701 (301) 694-5544</p> <p>2 Professional Dr., Suite 216 Gaithersburg, MD 20879 (301) 948-5100</p>		
	<p>LIBER</p>	<p>DATE OF LOCATIONS</p>	<p>SCALE: 1" = 40'</p>	
	<p>FOLIO</p>	<p>WALL CHECK:</p>	<p>DRAWN BY: S.D.</p>	
		<p>HSE. LOC: 4-14-87</p>	<p>JOB NO.: 87-1897</p>	
		<p>BOUNDARY:</p>		

37/3 7103 CEDAR AVE.
37/3-89B



9103 Cedar Ave
T.P.

#37/3-89B

2



7103 Cedar Ave
T.P.

2 1-11-11 10 12 552

#37/3-89B

4



7103 Cedar Ave
T.P.

SEE 7401 N.H. 2

#313-89B

3



7103 Cedar Ave
T.P.

373-89B



1103 Cedar Ave

T.P.

7 1444 10 82 53C

#37/3-89B



7103 Cedar Ave
T.P

#37/3-89B



7103 Cedar Ave.

T.P.

#37B-89B

© BANK OF AMERICA



7103 Cedar Ave

T.R.

#37/3 - 89B

2 1444 10 94 552



7103 Cedar ave
T.P.

#3713 - 89B

2 144 H H 10 02 55R



7103 Cedar Ave
T.P.

2025 74 01 11 11 2

#37/3-89B



7103 Cedar Ave.
T.P.

2 7-11-11 10:14 55C

#37/3 -89B



7103 Cedar Ave
T.P.

2 1-44-10 10 1/2 55C

#37/3 89B



7103 Cedar Avenue
T.P.

7 1-486-1042 SSC

#37/B-89B



#373-89B

© 1994 N. H. 42 352

7103 Cedar Avenue
T.P.



7103 Cedar Avenue
T.P.

10 12 55C

#37/3-89B



7103 Cedar Avenue
T. P.

2 1-4 11 10 12 55E

#37/3 89B



7103 Cedar Avenue

T.P.

2014 10 14 532

#37/3 89B



7103 Cedar Avenue
T. P.

2 1-11-10 42 550

#37/3-8913



7103 Cedar Avenue
T. P.

© 1994 TO PL 550

#37/3 - 89B



7103 Cedar Ave
T. P.

STATION TO P. 530

#37/3-89B



7103
Cedar Avenue
T.P.

2 H H H H 10 P L 330

#37/B-89B



7103 Cedar Ave
T.P.

STANDARD

#373-89B



7103 Cedar Avenue
T.P.

2 1-444-1042 530

#31/3-89B