

37/3 7415 Cedar Ave.  
37/3-89C

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared Cooper

DATE: February 22, 1989

CASE NUMBER: 37/3-89C

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 7415 Cedar Avenue  
Takoma Park, MD 20912

DISCUSSION:

The applicant is proposing replacement of original wood and metal casement windows on the structure of 7415 Cedar Ave. in Takoma Park. The structure appears to have been constructed during the WWII era, and, while it probably shouldn't be considered non-contributing, does not possess outstanding individual significance. Much of its original character was lost with the addition of false siding on the upper level—even more will be lost with the replacement of the character-defining casement windows.

STAFF RECOMMENDATION:

Staff feels that replacement of the windows as proposed does not constitute substantial alteration, particularly in this portion of the Historic District where highly significant resources are not found. However, staff would recommend that the applicant be encouraged to take a more serious look at renovation of the existing windows, or at least the possibility of "like-kind" replacement.

ATTACHMENTS:

1. HAWP Application
2. LAC Review Form
3. Replacement Window Literature
4. Photographs

COMMISSION ACTION:

MEMORANDUM

DATE: 3/10/89

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

FROM: *JCS*  
Jared Cooper, 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 R. Eisen and J. Markowitz for an Historic Area Work Permit. The application was:

Approved

Denied

With Conditions: \_\_\_\_\_

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Attachments:

1. HAWP App.
2. Attachment To HAWP App.
3. Photographs
4. Manufacturer's Literature
5. \_\_\_\_\_

JC:jcm  
1016E



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

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 (Contract/Purchaser) \_\_\_\_\_ (Include Area Code) \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 (Include Area Code) \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 115 Street W. 11th St.

Town/City Rockville, MD Election District \_\_\_\_\_

Nearest Cross Street W. 11th St.

Lot 1 Block 1 Subdivision W. 11th St. Sub.

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 1,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS N/A

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 N/A

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.

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: \_\_\_\_\_

**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:)

REPLACE ALL <sup>(X)</sup> WINDOWS ON FIRST FLOOR, STYLE OF WINDOW REPLACEMENTS IS SHOWN IN PICTURE BESIDE ARROWS IN ENCLOSED BROCHURE, WINDOWS WILL BE INSTALLED IN CURRENT OPENINGS, I.E., THERE WILL BE NO STRUCTURAL CHANGES. PICTURES 1 THROUGH 11, INCLUSIVE, SHOW ALL WINDOWS IN THE HOUSE. PICTURES 12 AND 13 SHOW WINDOW INTERIORS, INCLUDING OPENING AND LOCKING MECHANISMS. PICTURES 14 THROUGH 21 SHOW SIX HOUSES ON THE SAME BLOCK WITH SIMILAR STYLE HOUSES AND REPLACEMENT WINDOWS.

(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



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13-25-1069134 289-1500 (w)  
 NAME OF PROPERTY OWNER RICHARD EISEN AND JOY MARKOWITZ TELEPHONE NO. 5880628 (301)  
 (Contract/Purchaser) (Include Area Code)  
 ADDRESS 7415 CEDAR AVENUE TAKOMA PARK, MD 20912  
 CITY STATE ZIP  
 CONTRACTOR THERMO-GUARD, INC TELEPHONE NO. 727 1200 (301)  
 CONTRACTOR REGISTRATION NUMBER 11145  
 PLANS PREPARED BY NIA TELEPHONE NO. 0  
 (Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 7415 Street CEDAR AVENUE  
 Town/City TAKOMA PARK, MD 20912 Election District \_\_\_\_\_  
 Nearest Cross Street PHILADELPHIA  
 Lot 4 Block 86 Subdivision PART OF THE PETTY ESTATES  
 Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition  
 Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Other WINDOW REPLACEMENT
- 1B. CONSTRUCTION CDSTS ESTIMATE \$ 7000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NIA
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY NIA
- 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITONS NIA

- 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 NIA

- 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner \_\_\_\_\_  
 3. 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.

1-24-89

Signature of owner or authorized agent (agent must have signature notarized on back)

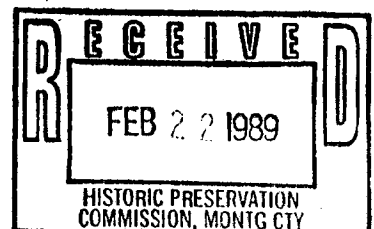
Date

APPROVED ✓ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Heaven Kan by JAC Date 3/17/89

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

SEE REVERSE SIDE FOR INSTRUCTIONS



ATTACHMENT TO EISEN-MARKOWITZ APPLICATION

We acquired and occupied 7415 Cedar in June, 1987. No changes have been made in the windows since acquisition. All windows on the second floor are double hung with storm windows. The largest window facing the back yard is a clear glass casement window which was installed apparently in the relatively recent past. It is the only window in the house which opens easily. All other windows, particularly the other windows on the first floor, are difficult to lock and unlock and to open and close. In fact, three of the windows cannot be opened from the inside at all. All other windows are also poor insulators and do a poor job of keeping out cold air drafts.

Correcting these two problems is the primary motivation for installing the new windows. The new windows have the added benefit of little to no maintenance. They are easy to clean and they easily pop out to allow escape in case of a fire. The major benefits of the selected contractor are that the manufacturer and installer are the same company so that, in case of problems, it is clear who's at fault; the windows come with a 25 year warranty; and the company comes highly recommended.

The style of the replacement windows will be consistent with the windows replaced on the second floor and facing the backyard, creating a consistency throughout the house which is not currently present. The style of the replacement windows is also consistent with the replacement windows in the six houses in the block with replacement windows, as reflected in pictures 14 through 21.

jw: EML



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: 7415 Cedar Ave. Takoma Park MD 20912
- d. Property owner's name, address and phone number:  
Richard Eisen / Joy Markowitz  
7415 Cedar Ave. Takoma Park MD 20912  
(h) (301) 888-0628 (w)
- e. Is this property a contributing resource within the historic district? Yes  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 .

II. Description of work proposed.

- a. Briefly describe proposed work:  
REPLACE ALL (8) FIRST FLOOR WINDOWS, USING CURRENT OPENINGS.
- b. Is this work on the front, rear, or side of the structure?  
FRONT, REAR AND SIDES.
- c. Is the work visible from the street?  
YES, BUT NOT CLEARLY, BECAUSE OF HEAVY LANDSCAPING.
- d. What are the materials to be used?  
THERMAL- GARD VINYL CLAD DOUBLE HUNG WINDOWS.
- e. Are these materials compatible with existing materials? How? If not, why?  
THE WINDOWS ARE COMPATIBLE WITH EARLIER WINDOW CHANGES, BUT NOT WITH THE ORIGINAL WINDOWS.

III. Recommendations of the Local Advisory Committee

a. Approval of Work *§ (1) - In view of alterations which have already occurred.*

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

*(5) OWNER IS DEPRIVED OF REASONABLE USE OF THE PROPERTY (OWNER OBJECTS TO INCONVENIENCE, POOR ENERGY EFFICIENCY AND POOR WORKING OF ORIGINAL WINDOWS)*

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)

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

*WHILE THE COMMITTEE DEBATED THE ALTERATION OF ORIGINAL WINDOWS WHICH ARE CHARACTER-DEFINING FEATURES OF EARLY 20TH CENTURY MEDIEVAL REVIVALS (TUDOR, ENGLISH COTTAGE, + GOTHIC REVIVAL), IT WAS FELT THAT THE HOUSE WAS ALREADY SO SUBSTANTIALLY ALTERED BY THE CONSTRUCTION OF COLONIAL SECOND STORY AND SOME DOUBLE-HUNG WINDOWS, THAT THE LOSS OF FRONT 1ST STORY CASEMENTS WILL NOT SIGNIFICANTLY DIMINISH THE HISTORIC INTEGRITY OF THE HOUSE*

Date on which application received: *2/10/89*

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*

*Love this window!*



37/3

7415 CEDAR AVE.

37/3-89C



7415- Interior living room window

7415 Cedar Ave  
T.P.

(L2003)

13



74.5 - Front view

①

(Eisen)

74.5 Takoma  
T.P.





7405 - Basement window,  
Left side of house

(11)

7415 Takoma  
T.P.

(Eisen)



7415 - Backside

⊗

(7415) Takoma T. P.  
(cedr)

(Eisen)



7310  
②

7413 Takoma T.P.

7415 Cedar  
Takoma

(Eisen)



7310

(24)

7413 Cedar  
T.P.

(Evan)





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7415 - Den window,  
Left side of house

7415 Cedar  
T.P.

(Eich)

(10)

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(12)

7415 Cedar  
T.P

(Eisen)

•  
•  
•  
•  
•

7415 - Interior living room window



7465 - Kitchen window  
right side of house

⑦

7415 Cedar  
T.P.

(Eisen)



7415 - living room window,  
right side of house

7415 Cedon  
T. Park

(Eisen)

6

5





7465 - full left side

⑨

7415 Cedar

T.P.

(Eisa)



7415 - full right side

⑤

7415 Cedar  
T.B.

(Eisen)

4



7425 Front view  
②

(Eisen)

7415  
Cedun

·  
·  
·  
·  
·

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7415 - Front right side

(iron)

7415  
Cedar

3

2





7415 Front right side and  
part of right side

(Eon)

7415  
center  
T.R

⑦