

37/3-93D 7303 Cedar Avenue  
Takoma Park Historic District



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 537-46-2911

NAME OF PROPERTY OWNER Sherelyn + Jerry Ernst TELEPHONE NO. 301-589-0188  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7303 Cedar Ave CITY MD STATE MD ZIP 20912

CONTRACTOR not selected yet TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Sherry E. Nesbit Architect CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. 301-565,0128  
(Include Area Code)

REGISTRATION NUMBER 9245

LOCATION OF BUILDING/PREMISE

House Number 7303 Street Cedar Avenue

Town/City Takoma Park Election District 13

Nearest Cross Street Dogwood Avenue

Lot 13 Block 5 Subdivision Zone R-60

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	Porch	<u>Deck</u>	Fireplace
			Revision	Fence/Wall (Complete Section 4)	Shed	Solar
				Other	Woodburning Stove	

1B. CONSTRUCTION COSTS ESTIMATE \$ 80,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # no

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Peppo

1E. IS THIS PROPERTY A HISTORICAL SITE? yes - non contributive category

### 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.

Sherry E. Nesbit \_\_\_\_\_ March 8, 1993  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date 4-14-93

APPLICATION/PERMIT NO: 9303080065 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):

Blank lined area for describing the proposed work, including materials and textures.

(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

DATE SUBMITTED TO COMMISSION

DATE OF MEETING

DATE OF DECISION

DATE OF APPEAL

DATE OF REVIEW

DATE OF FINAL DECISION

DATE OF APPEAL

DATE OF REVIEW

DATE OF FINAL DECISION

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7303 Cedar Avenue Meeting Date: 4/14/93  
Resource: Takoma Park Historic District Review: HAWP/Alteration  
Case Number: 37/3-93D Tax Credit: No  
Public Notice: 3/31/93 Report Date: 4/7/93  
Applicant: Sherelyn and Jerry Ernst Staff: Nancy Witherell  
PROPOSAL: Addition, deck, detailing RECOMMEND: Approve

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The applicants propose construction of a second story addition above an existing one-story section at the rear of their two-story house. The brick and frame house is listed as a non-contributing structure in the Takoma Park Historic District because it was extensively remodeled with brick veneer and aluminum siding in the 1930s or 1940s.

The applicants and their architect have designed the addition to be compatible with the scale and style of the house and others in the immediate area. A deck with painted wood railings would be constructed on the roof of the existing adjacent garage. A connection from the proposed second story addition to the deck would be made.

In addition, the front entrance would be enhanced by the addition of a small gable and decorative wood detailing would be added to the primary gables and at the front entrance. An existing stair railing at the front door would be used as the source for the new deck railing above the garage.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 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 #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and with the design guidelines in the Takoma Park amendment, which limit the review of non-contributing buildings to features that affect the overall character of the historic district.

**Sherry E. Nesbit**  
Architect  
9320 Ocala Avenue  
Silver Spring, Maryland 20901  
(301) 565-0128

March 8, 1993

Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20901

Dear Sir or Madame;

RE: Historic Work Permit  
Gallagher/Ernst Residence  
7303 Cedar Avenue  
Takoma Park, Maryland 20912  
Category : Non-contributing Residential

The Owner would like to build a second story addition directly over the top of an existing one story part of house as well as a wood deck over the top of the existing garage.

Even though the house is on the Historic Registry of Takoma Park in the non-contributing category we have designed the addition and the deck to be compatible with the existing "historic" features remaining on the house. Please refer to plans and elevations enclosed.

If you have any questions or comments about this application, please let me know.

Sincerely,



Sherry E. Nesbit, Architect  
Encl.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Takoma Park, Maryland Historic District  
Non-contributing / Residential category  
Colonial Revival (c. 1908 date) c. 1930-40's  
Extensively remodeled home, aluminum siding  
and brick veneer cover old wood features of  
home. Roof line and double hung windows  
only remaining features representative of style.

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

Owners would like to add a 2nd story  
addition over the top of existing one  
story part of house. Also add a  
deck over the top of existing garage  
Design is compatible with the  
existing "historic" features on house, i.e.  
roof line, new windows, siding, 4" lapped.  
Low impact as addition is rear  
of home + lot. Existing trees block  
view of neighbors in rear.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

*Similar scale, massing, materials + details*

- b. the relationship of this design to the existing resource(s):

*Repeat roof line, and some window types.*

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

*As it is non-contributing we are designing new work to be compatible with existing structure and are not required to do more.*

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed). *None to be removed or affected by work*



5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

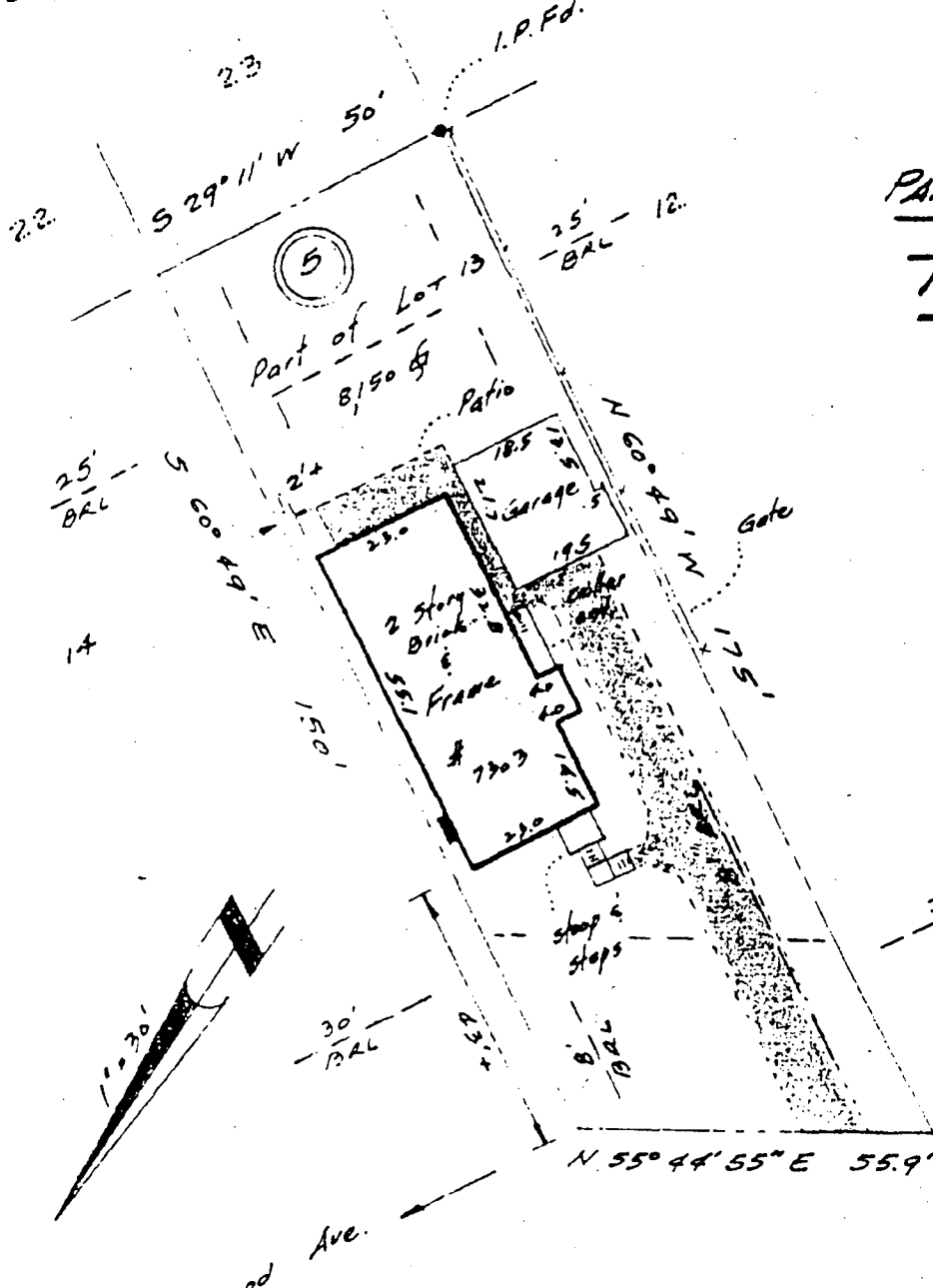
10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Mr. + Mrs Mac Eudell ✓  
 Address 7301 Cedar Ave  
 City/Zip Takoma Park MD 20912
2. Name Mr. Robert R. Crane  
 Address 7305 Cedar Ave  
 City/Zip 9410. MD, 20912  
Takoma Park, MD

3. Name Mr. Haluk Ergun  
Address 7304 Maple Ave  
City/Zip Tahoma Park, MD 20912
4. Name Mr. Steven Melor  
Address 7302 Maple Ave  
City/Zip Tahoma Park, MD 20912
5. Name Mr. Richard H. Gracely  
Address 7300 Maple  
City/Zip Tahoma Park, MD 20912
6. Name Ms. Kathryn T. Simpson  
Address 7300 Cedar Ave  
City/Zip Tahoma Park, MD 20912
7. Name Mr. Lawrence Prenske  
Address 7300 Birch Avenue  
City/Zip Tahoma Park, MD 20912
8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E

Ernest 7303 Cedar Ave.



House Location  
 7303 Cedar Avenue  
PART OF LOT 13 BLOCK 5  
TAKOMA PARK  
MONTGOMERY COUNTY  
MARYLAND

# CEDAR AVENUE

\*\* 77-732

\* Recert: 11-28-77

LOHR R.E. Case: DUENAS - GALLANER

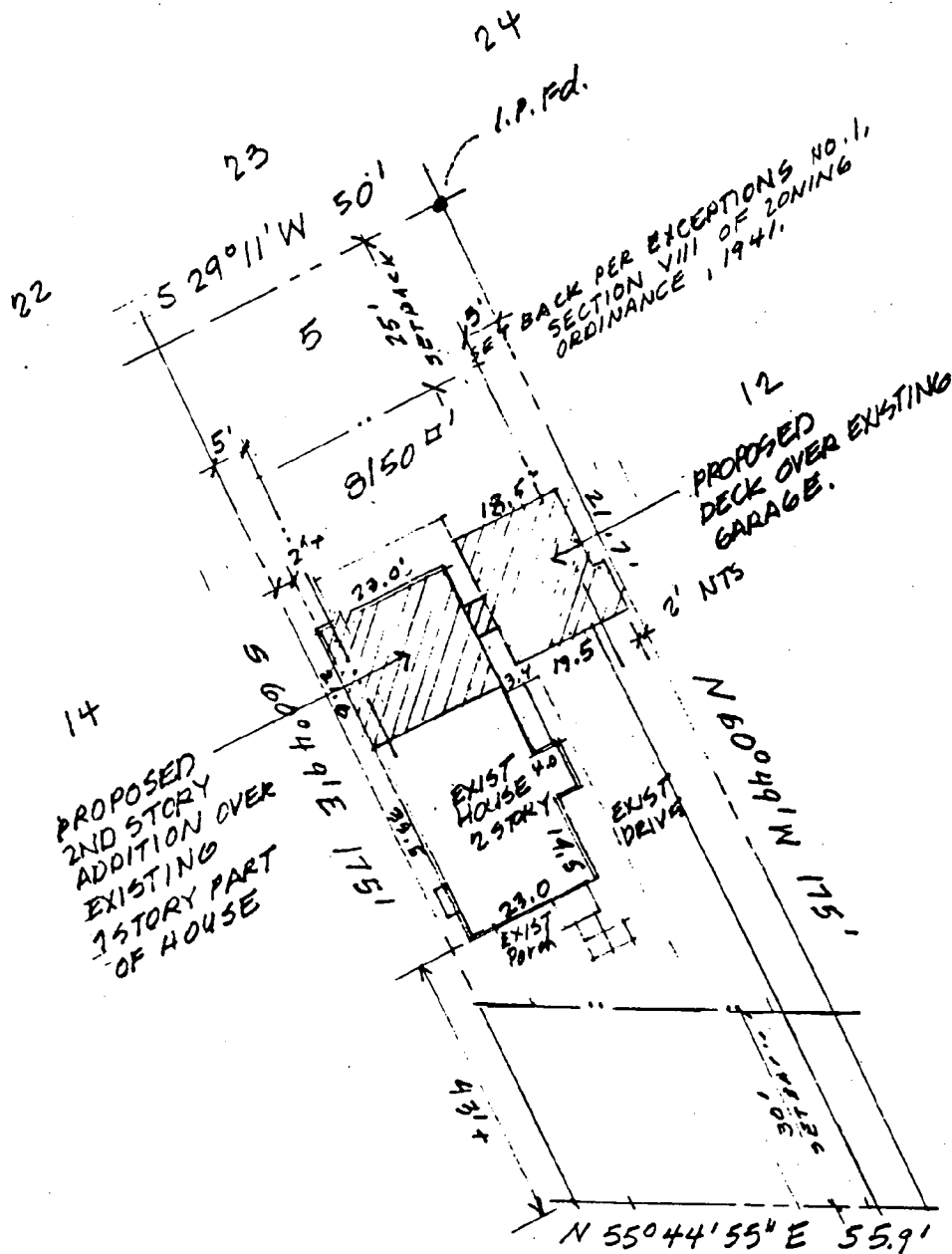
Note: House location surveys do not include setting iron pipes on property corners. Do not use this plat for the installment of fences.

### SURVEYOR'S CERTIFICATE

I hereby certify that the location of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

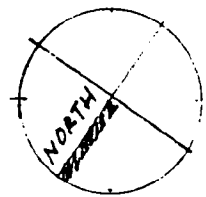
*Roger M. Vales*

REFERENCE		ROGER M. VALES		EXISTING	
PLAT BOOK A		LAND SURVEYOR		14916 EMORY LANE ROCKVILLE, MD. 20853	
PLAT NUMBER 3		460-3805		** JOB NUMBER 75-4658	
LIBER 2-10		* DATE 12-11-75		SCALE 1" = 30'	
WALL CHECK		FIELD BOOK R17-22		RECORD NUMBER	



7303 CEDAR AVENUE

PART OF LOT 13 BLOCK 5  
TAKOMA PARK, MONTGOMERY COUNTY,  
MARYLAND,



INFORMATION TAKEN FROM SURVEY, PREPARED BY  
ROGER M. VALES, 14916 EMORY LANE, ROCKVILLE, MD 20853  
DATED 12-11-75, RECERT 11.28.77

HOUSE BUILT 1903, ZONING VARIANCE PHASE,  
 SHERRY E. NESBIT ARCHITECT  
 9320 OCALA ST, SILVER SPRING, MD

ERNST RESIDENCE  
 7303 CEDAR AVE  
 TAKOMA PARK, MD

SITE PLAN

NO: 92114  
 DRN 1 of 1  
 DATE 1/6/93 (9)





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CITY STATE ZIP

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REGISTRATION NUMBER 9245

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2A. TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY
01 (X) WSSC	01 (X) WSSC
02 ( ) Septic	02 ( ) Well
03 ( ) Other _____	03 ( ) Other _____

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11

Ernst Photos  
page 1

HOUSE



"NORTH" NEIGHBOR

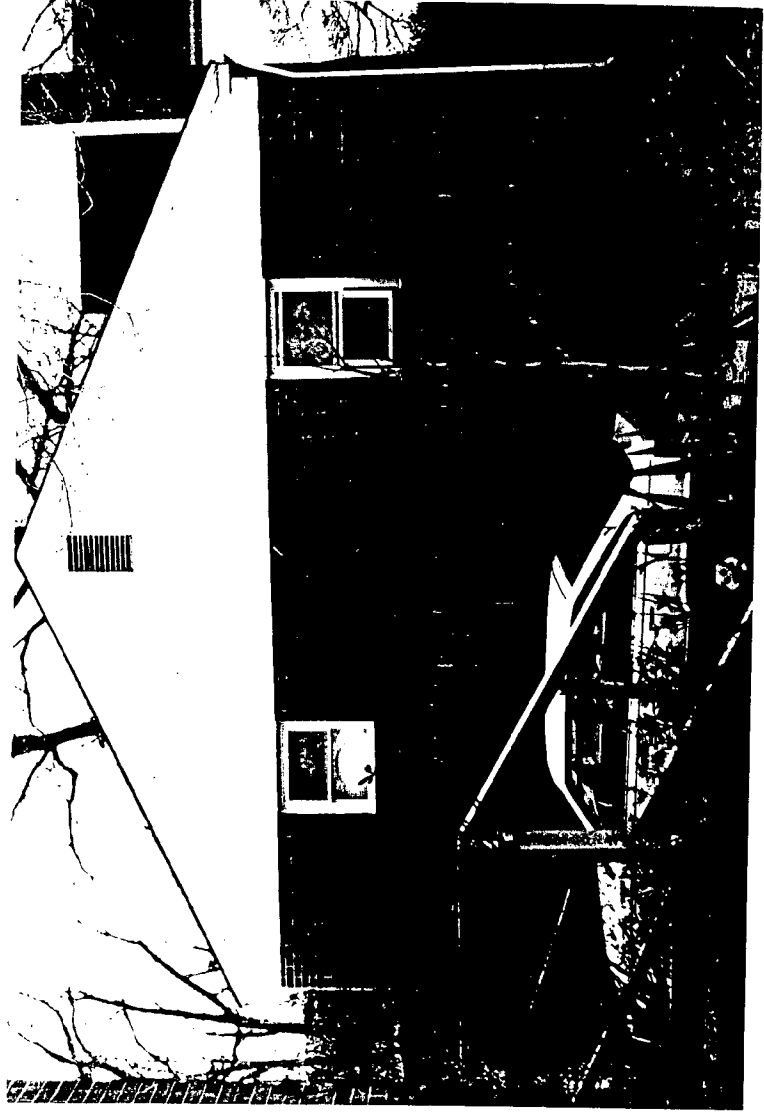


HOUSE

"SOUTH"  
NEIGHBOR



NORTH



SOUTH



Ernest Photos  
page 2

"North"  
neighbor



REAR OF HOUSE



SOUTH NEIGHBOR (REAR)

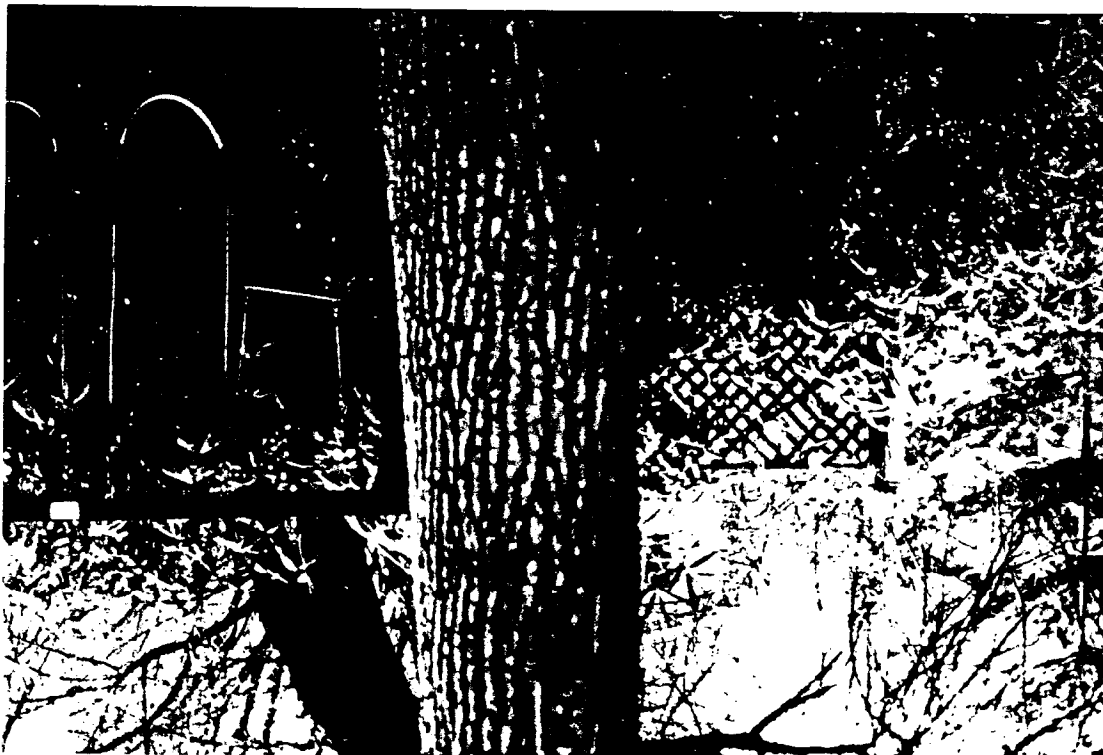
(14)

(15)

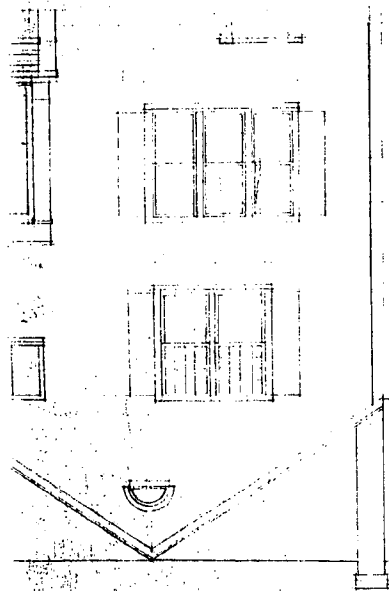
REAR YARD LOOKING S/EAST



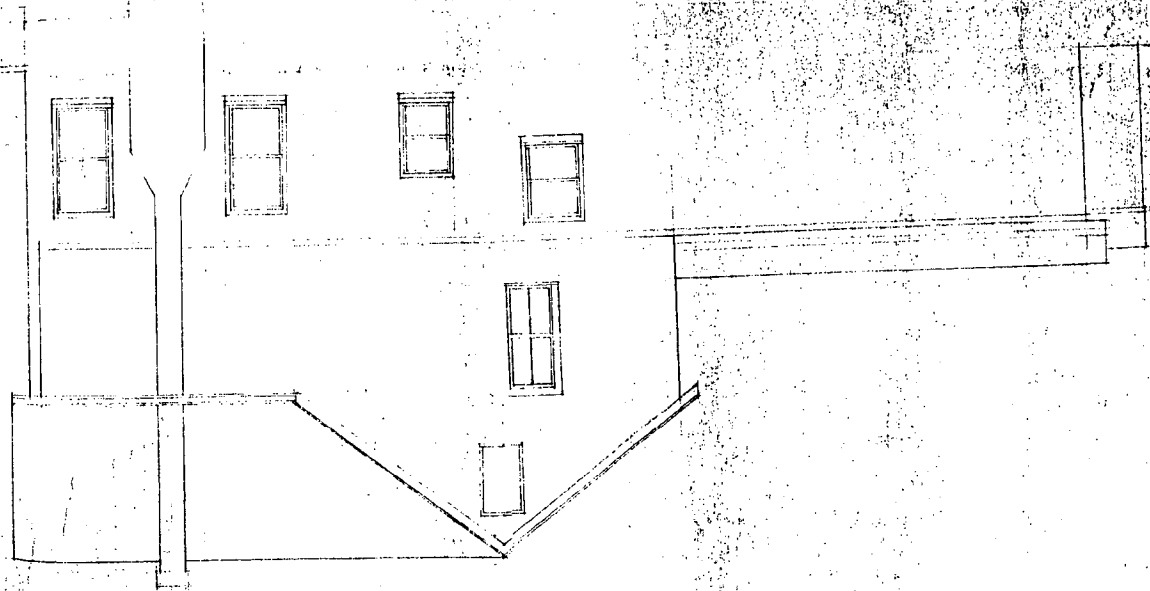
REAR YARD LOOKING WEST



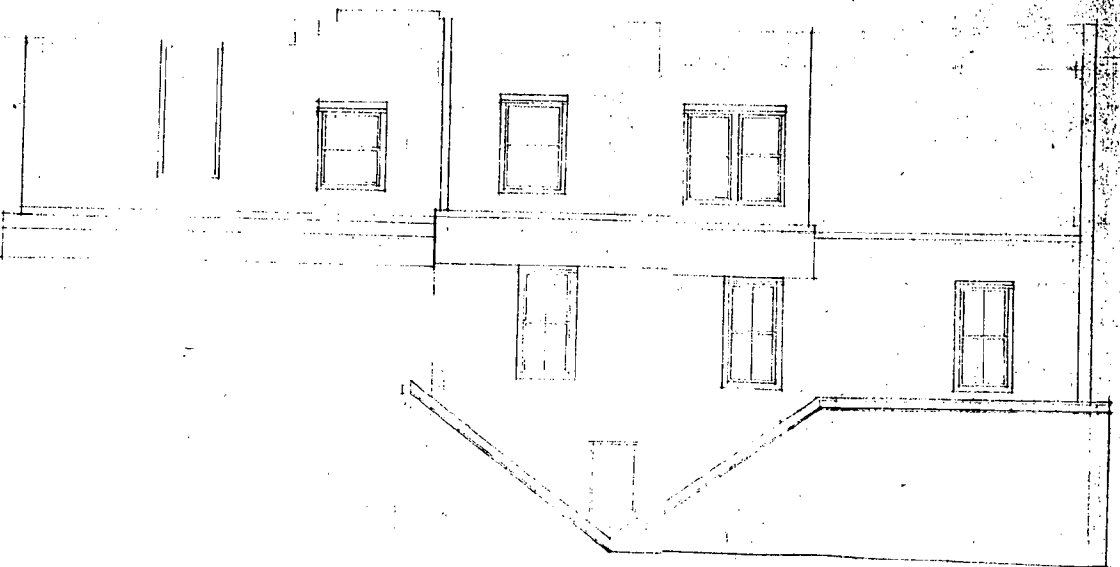
NORTH / WEST ELEVATION



NORTH / EAST ELEVATION



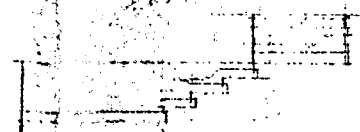
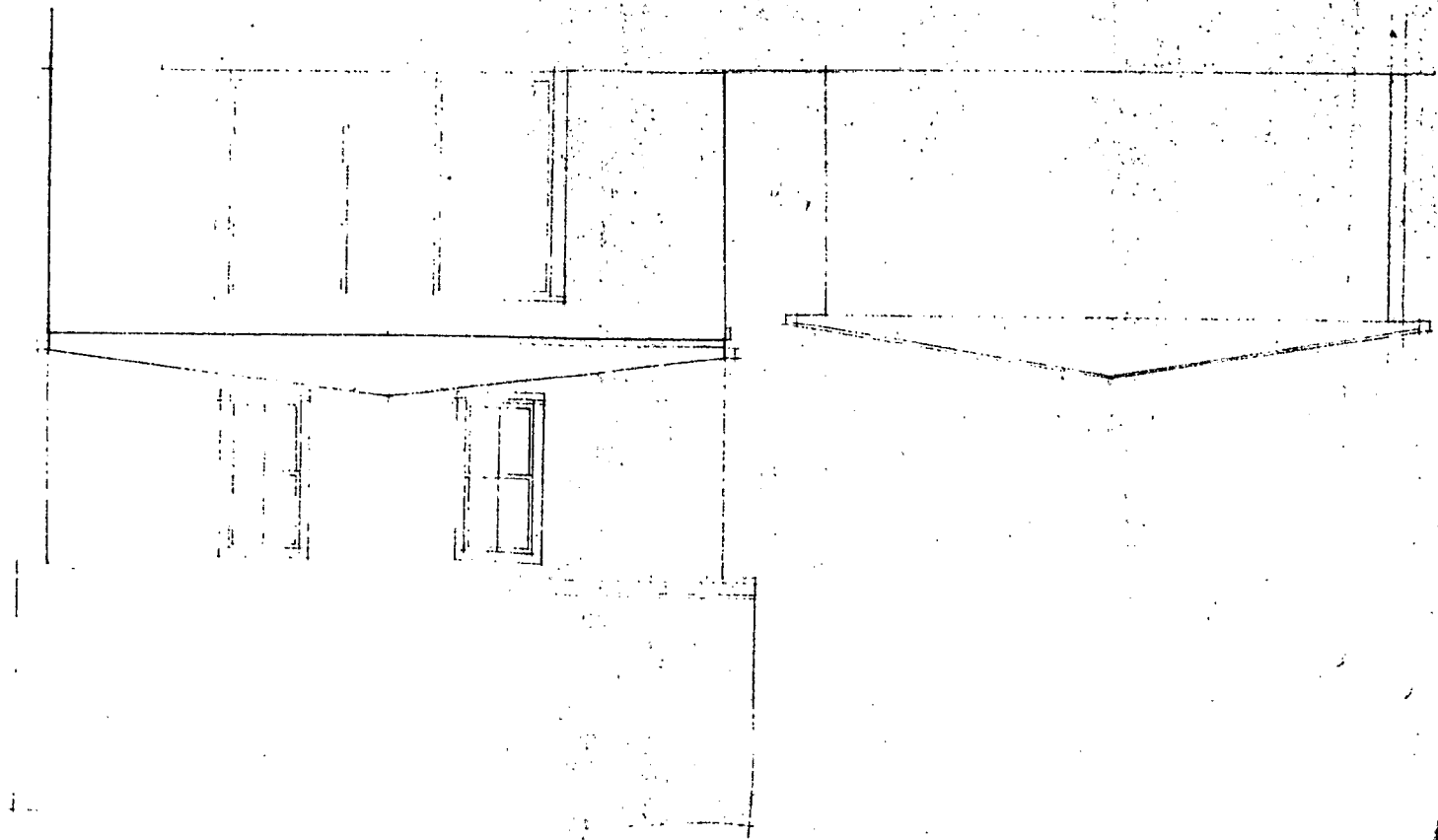
SOUTH / WEST ELEVATION



EXISTING CONDITIONS  
ERNST RESIDENCE  
1803 CEDAR AVE., TAKOMA PARK

ARCH  
SHEETS

SOUTH/EAST ELEVATION



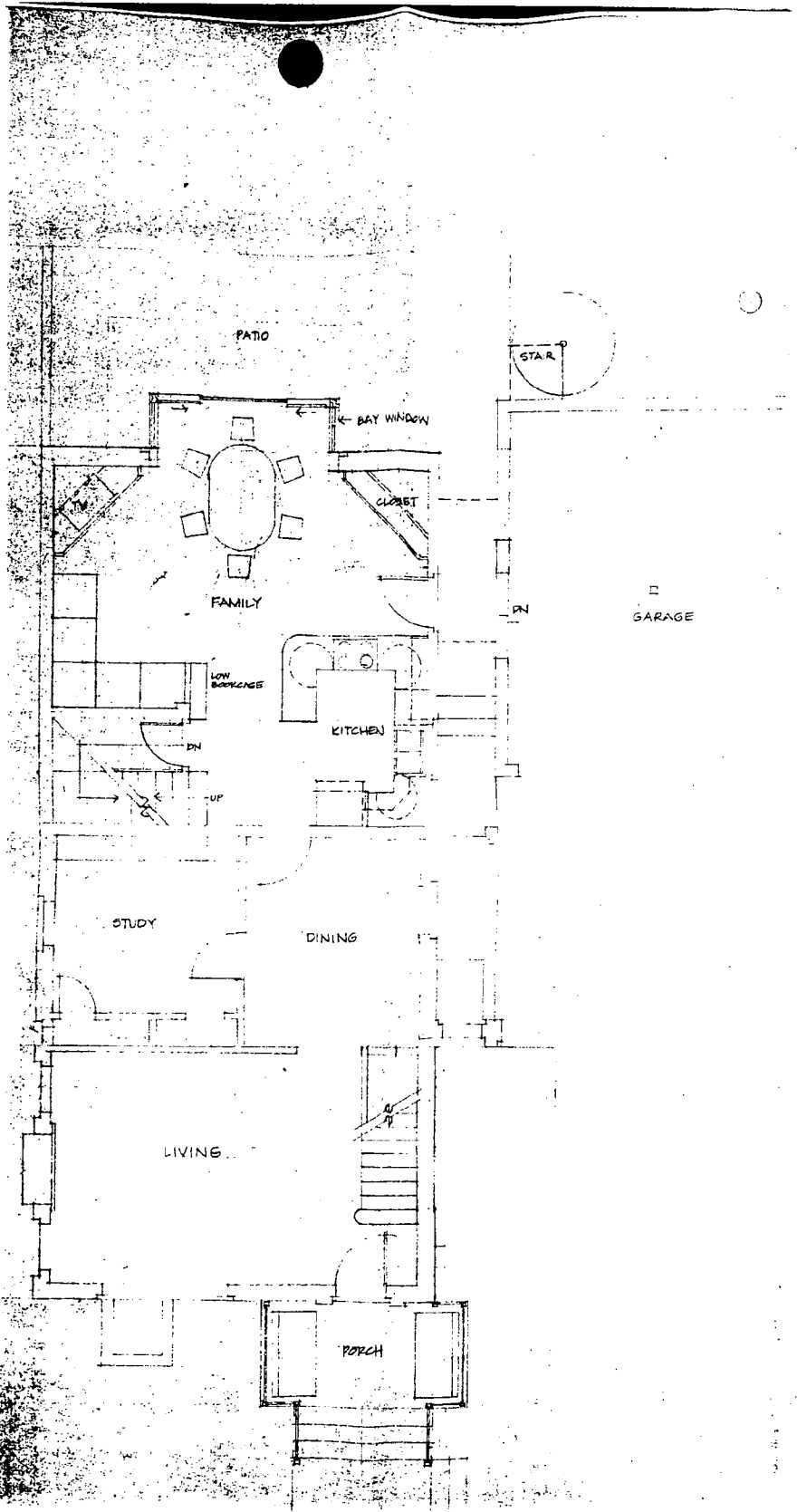


NORTH / WEST ELEVATION

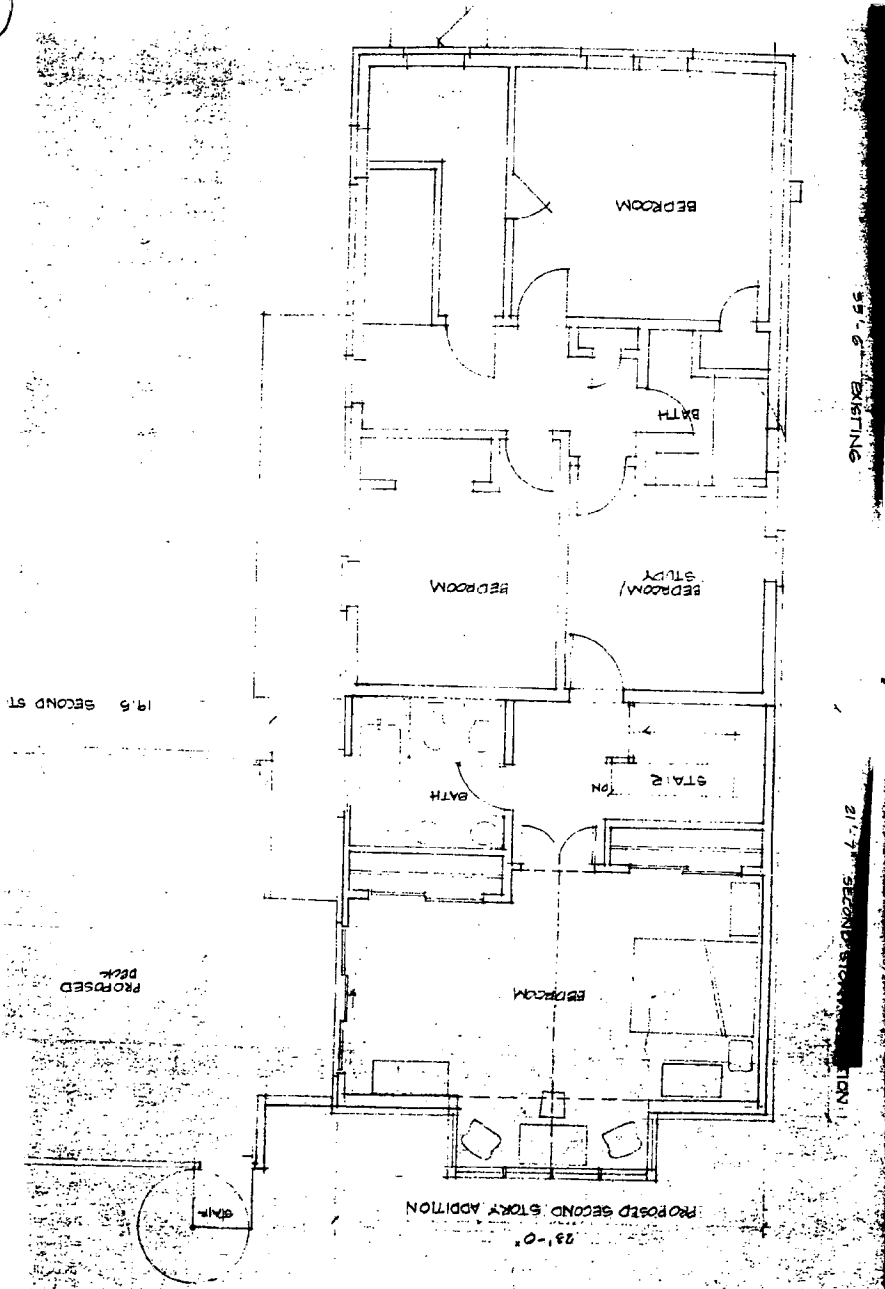
ARCHITECT  
CHERRY E. NESBIT

DATES 1.15.97  
1.25.98 VARIANCE

24



21



19'6" SECOND ST

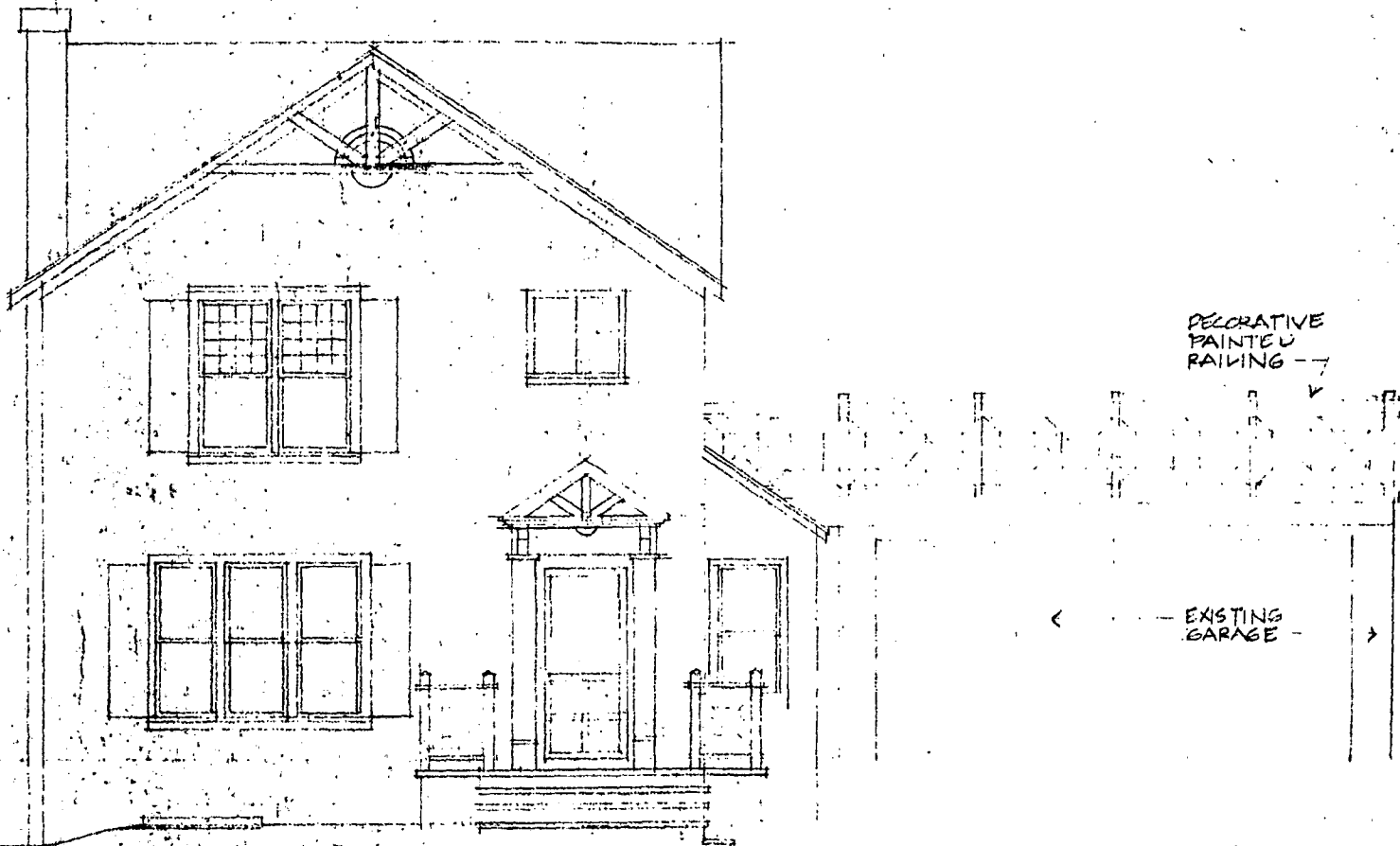
PROPOSED DECK

PROPOSED SECOND STAIR ADDITION

EXISTING

21'0" SECOND STAIR ADDITION





4  
 4  
 DATES 1.15.93  
 1.25.95 VARIANCE

DECORATIVE  
 PAINTED  
 RAILING

EXISTING  
 GARAGE

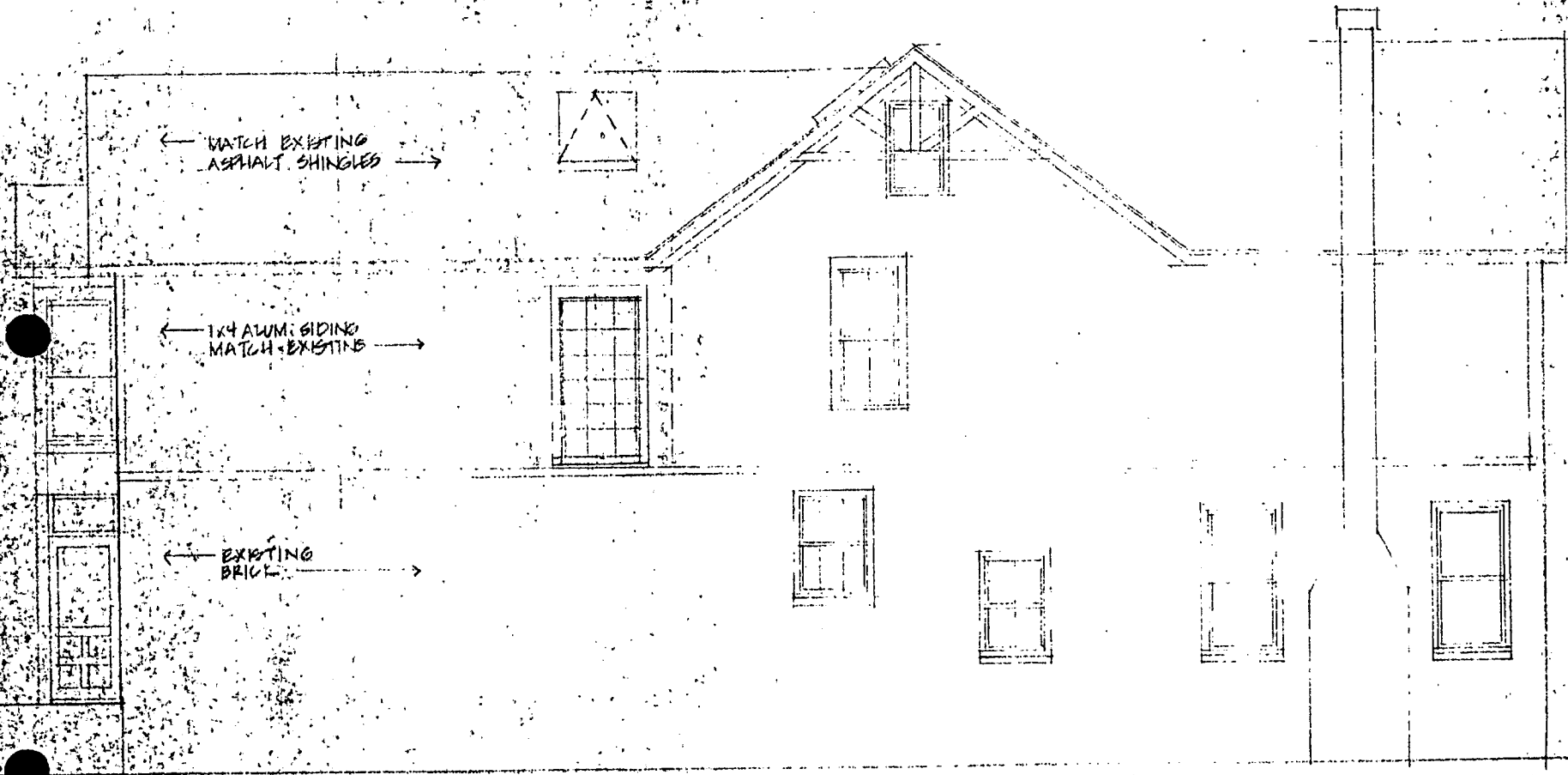
○ NORTH / WEST ELEVATION

← MATCH EXISTING ASPHALT SHINGLES →

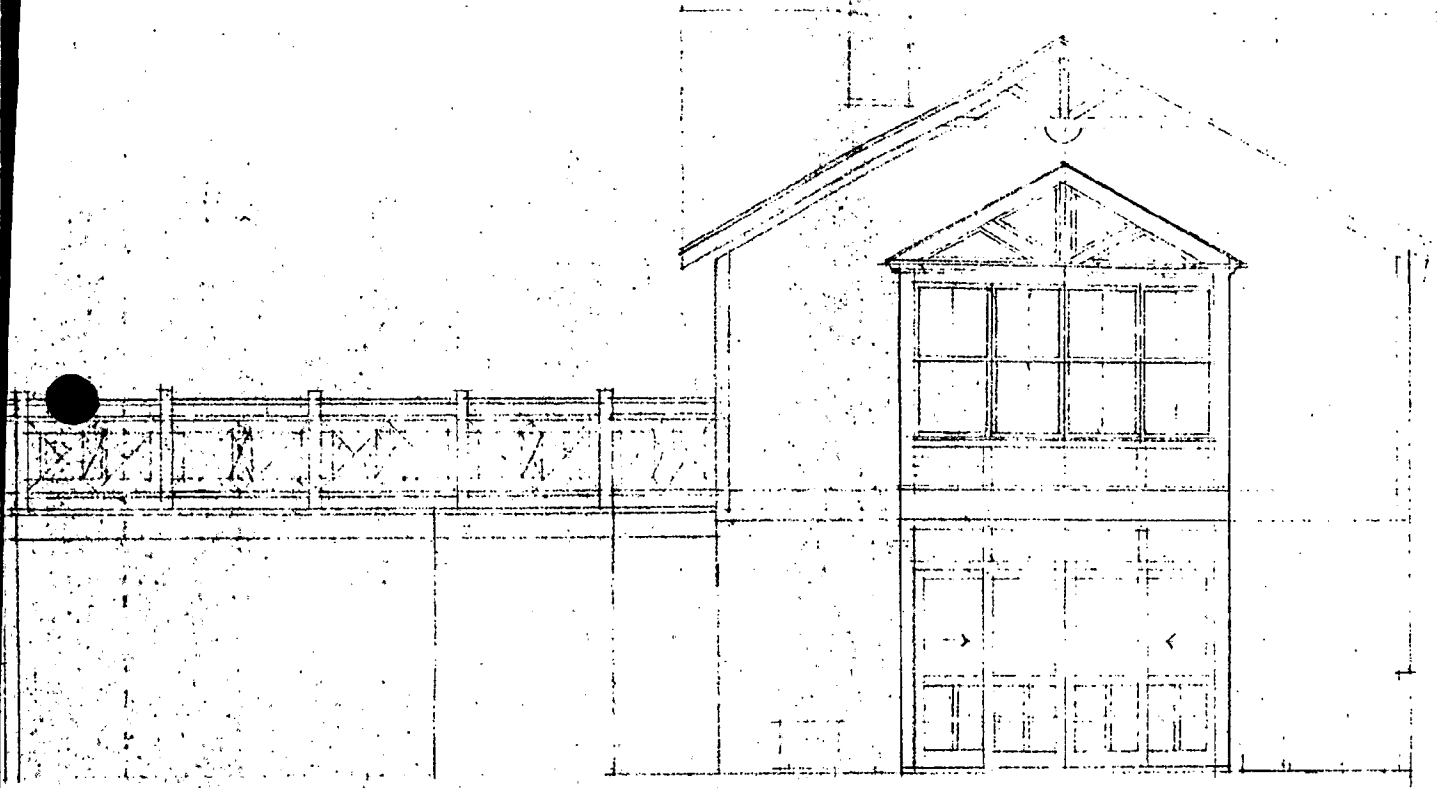
← 1x4 ALUM. SIDING MATCH EXISTING →

← EXISTING BRICK →

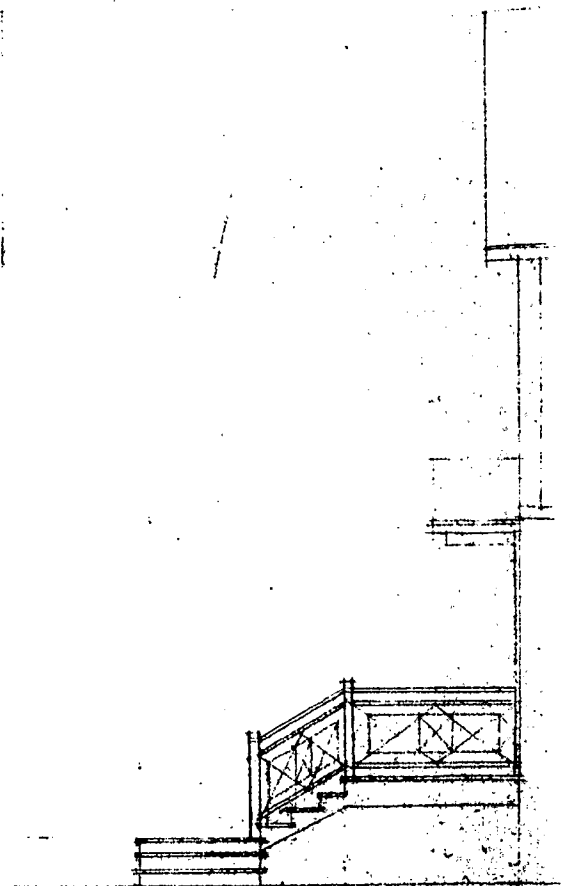
NORTH/EAST ELEVATION



24

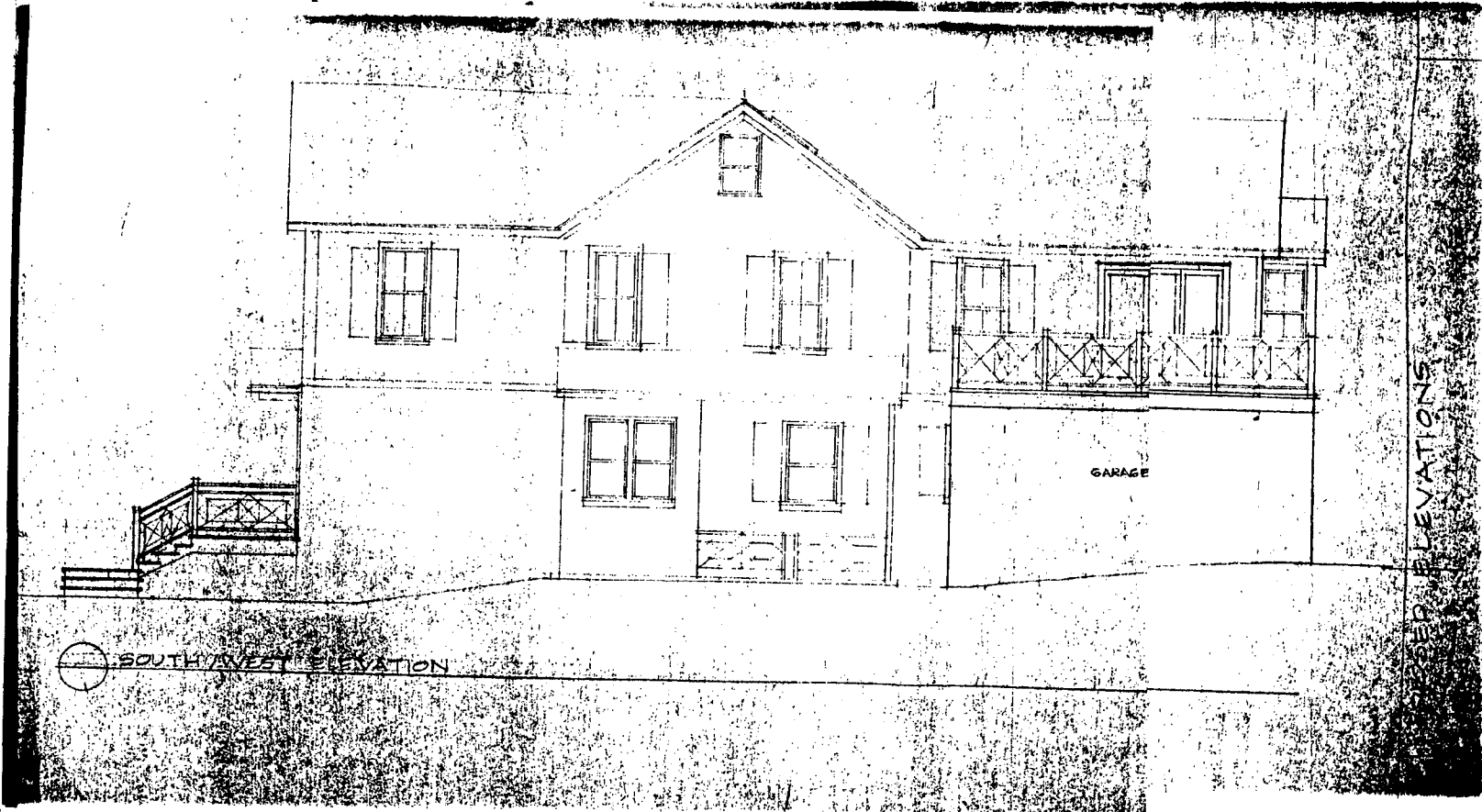


SOUTH/ EAST ELEVATION



SOUTH/WEST E

22



SOUTHWEST ELEVATION

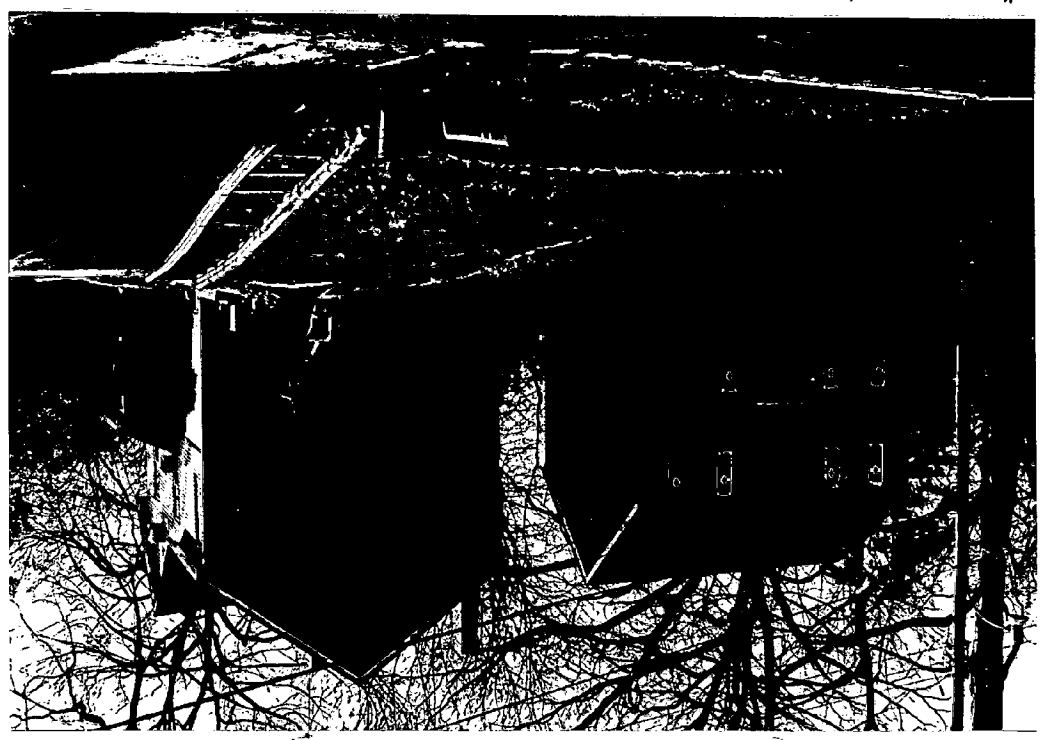
SEPER ELEVATIONS

"SOUTH"  
NEIGHBOR

HOUSE



"NORTH" NEIGHBOR



House

Genot Pletin  
page 1



NORTH

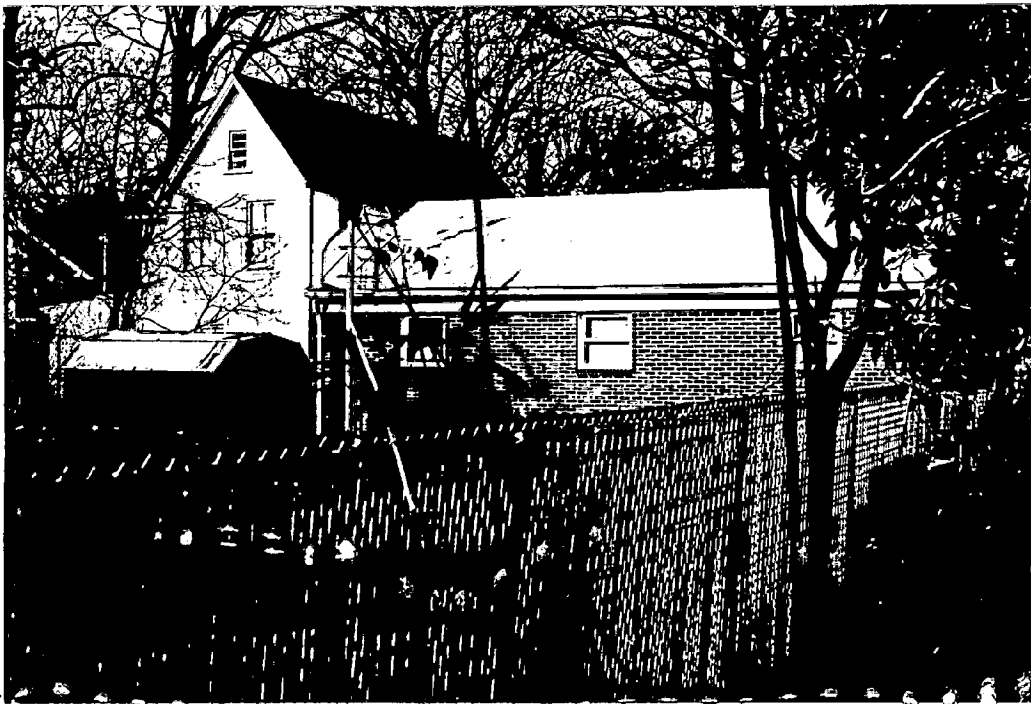


SOUTH



"North"  
Neighbor

REAR OF HOUSE



SOUTH NEIGHBOR (REAR)

LEA RS 2 0088



REAR YARD LOOKING N/EAST



REAR YARD LOOKING S/EAST



**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**