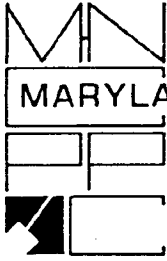


37/3-93LL 7112 Cedar Avenue  
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief  
Division of Development Services and Regulation  
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: 11.23.93

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

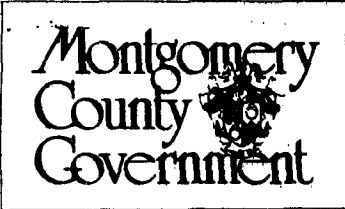
Approved  Denied

Approved with Conditions: \_\_\_\_\_

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Fitch

Address: 7112 Cedar Avenue, Takoma Park



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_  
 NAME OF PROPERTY OWNER MR & MRS. WARREN A. FITCH TELEPHONE NO. (301) 585-2939  
 (Contract/Purchaser) (Include Area Code)  
 ADDRESS 7112 CEDAR AVE. TAKOMA PARK MD  
 CITY STATE ZIP  
 CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 PLANS PREPARED BY VAN DUSEN TAKESUYE ARCHITECTS TELEPHONE NO. (202) 332-3890  
 (Include Area Code)  
 REGISTRATION NUMBER DC A3718

LOCATION OF BUILDING/PREMISE  
 House Number 7112 Street CEDAR AVE.  
 Town/City TAKOMA PARK MD Election District \_\_\_\_\_  
 Nearest Cross Street \_\_\_\_\_  
G & I AND PARIS  
 Lot 7 Block 7 Subdivision \_\_\_\_\_  
 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 \_\_\_\_\_  
 1B. CONSTRUCTION COSTS ESTIMATE \$ \_\_\_\_\_  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO  
 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS  
 2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY  
 01 ( ) WSSC 02 ( ) Septic 01 ( ) WSSC 02 ( ) Well  
 03 ( ) Other \_\_\_\_\_ 03 ( ) 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:  
 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.

[Signature] \_\_\_\_\_ 10/26/93  
 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 11/17/93

APPLICATION/PERMIT NO: 9310260094 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7112 Cedar Avenue Meeting Date: 11/17/93  
Resource: Takoma Park Historic District Review: HAWP/Alteration  
Case Number: 37/3-93LL Tax Credit: No  
Public Notice: 11/3/93 Report Date: 11/10/93  
Applicant: Warren Fitch Staff: Nancy Witherell  
PROPOSAL: Addition/Alteration RECOMMEND: Approve

---

The applicants propose alterations to a rear enclosed porch and the addition of a side porch to a fine Queen Anne-style house designated an outstanding resource in the Takoma Park Historic District. The house, built in 1888, is 2-1/2 stories in height and is sited on a wooded double lot.

STAFF DISCUSSION

**SIDE PORCH:** The proposed new porch would be 12' in width and would project 6' from the left side elevation of the house as seen from the street. To be located at the southwest corner of the house, the porch would be attached to the rear 25' of the side elevation. The porch is designed with elements that refer to the front porch, yet the new porch would read as an ancillary feature of the house.

Two sash windows would be removed and the clapboard wall opened in order to provide for the installation of two pairs of French doors. The staff finds this alteration acceptable, but recommends that the applicants retain the two sash windows for possible reuse or donate them to Old House Parts.

The staff notes that the porch would project <sup>2'3"</sup>6' beyond the small square bay on the side elevation. The porch has been designed to accommodate the bay: the front corner is recessed and the stair configuration helps to break up the appearance of the side of the porch. Further, the shed roof is a modest form. The staff has asked the architect to present at the meeting an elevation drawing showing the view of the porch and bay from the street.

**ALTERATIONS TO THE REAR FACADE:** The second floor of the existing 2-story enclosed rear porch would be modified by the removal of the multi-paned casement windows and their replacement with 2/2 wood sash windows. On the first floor, the existing wall sur-

face, which is irregular and has been altered, would be regularized by the use of 2/2 wood sash windows and vertical tongue and groove board, as well. The use of the sash windows would continue around the southwest corner of the house and would become part of the new side porch scheme. At the basement level, wood trim would be added to the clapboard to provide scale and proportion to the elevation.

In the staff's judgment, the use of 2/2 wood sash windows is acceptable, particularly since the applicants wish to enhance the character of the 4-panel interior doors in that room. However, the staff suggests that 1/1 wood sash windows would also be acceptable. The 2/2 windows should have a muntin similar in width and profile to the original 2/2 windows. Ideally, the appearance of an enclosed porch should be maintained, including the proportion of glazing to vertical board. In the early decades of this century, casement windows were usually used. Although the new double-hung windows would be longer than the casements, the proportion remains similar, since smaller windows are proposed for the second floor than for the first floor. In addition, the applicants prefer double-hung windows to casements.

#### STAFF RECOMMENDATION

The staff finds the proposal consistent with the guidelines for outstanding resources in the Takoma Park Historic District, which call for a high standard of design for new elements and recommends that they be placed either to the rear of the house or to the side if they are very compatible in design.

In addition, the proposal is 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 Secretary of the Interior's 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.



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

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

NAME OF PROPERTY OWNER MR. & MRS. WARREN A. FITCH TELEPHONE NO. (301) 585-2939  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7112 CEDAR AVE. TAKOMA PARK, MD  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY VAN DUSEN TAKESUITE ARCHITECTS TELEPHONE NO. (202) 332-3890  
(Include Area Code)

REGISTRATION NUMBER D.C. A3718

LOCATION OF BUILDING/PREMISE

House Number 7112 Street CEDAR AVE.

Town/City TAKOMA PARK, MD Election District \_\_\_\_\_

Nearest Cross Street \_\_\_\_\_

Lot of 7.8 Block 7 Subdivision \_\_\_\_\_

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

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 60,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

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

2B. TYPE OF WATER SUPPLY

01 ( <input checked="" type="checkbox"/> ) WSSC	02 ( ) Well
03 ( ) 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.

Brian Condon 10/26/93 **(3)**

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:

The existing single family residence at 7112 Cedar Avenue in Takoma Park, MD is a 3-story plus basement Queen Anne victorian-style home, built in 1888. The house is situated on the north side of a deep double lot, and is surrounded by a number of mature poplar and oak trees.

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

The proposed work consists of alterations and improvements to the existing structure, and a side porch addition. Alterations include the relocation of the kitchen to the existing 2-story rear enclosed porch, which shall receive new windows throughout. The existing kitchen shall be converted to a Breakfast Rm./Side Entry, which adjoins the proposed covered Porch addition. The porch will afford ready access and views to the 48 ft. wide side yard. Measuring 12 ft. x 25 ft., it is set back from the front porch face approximately 38 ft.



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:

The side porch design, while not a rote copy of the existing front porch, nonetheless incorporates many Victorian-era details, such as a matching balustrade, decorative brackets, shaped rafter tails, and chamfered wood porch columns. So as not to compete with the prominence of the front porch, the massing and scale of the side porch is appropriately reduced, and the eave line has been lowered in response to the existing roof lines and site topography. All new windows are 2 over 2 true divided light double-hung to (con'd below)

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

The intent of the porch design, and the renovation of the rear enclosed porch is to maintain the Victorian character of the existing house

Answer 'a' con'd: match the most prevalent typical existing window.

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

The design meets general County preservation standards, as explained above.

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).

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 \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_
2. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_

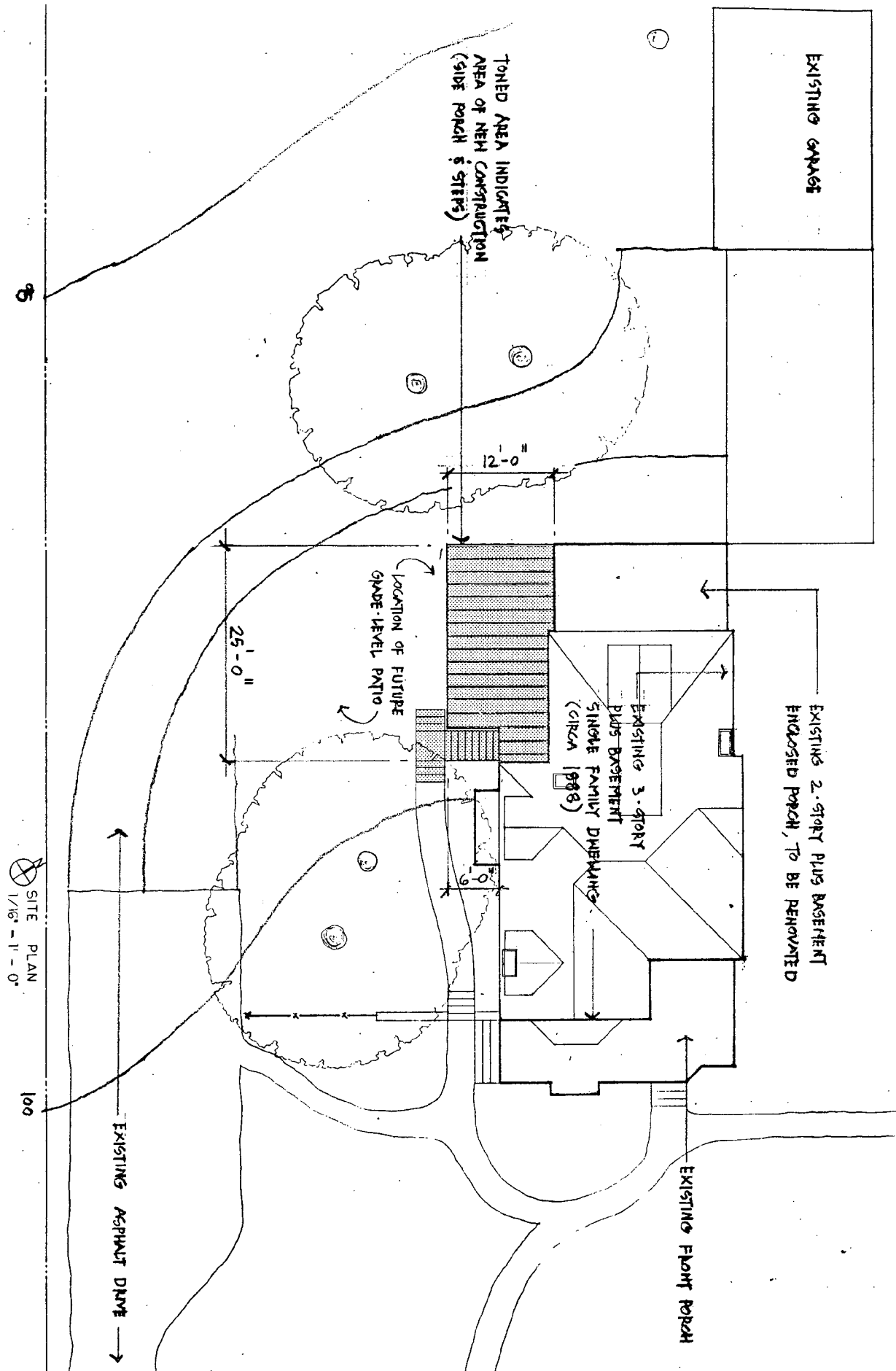
Form 5 (Revised 11/92)

BOARD OF APPEALS FOR MONTGOMERY COUNTY, MARYLANDLIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS  
(Please see information on reverse side)

NAME	ADDRESS (Please add Zip Code)	LOT	BLOCK
Cynthia S. Weisburg- Broadie	7019 Eastern Ave. Takoma Park, MD 20912	P 1	7
Martin J. Carroll	3994 Bowen St. St. Louis, MO 63116	25	7
George & M L Darhanian	105 Tulip Ave. Takoma Park, MD 20912	16	7
David G Johnson	107 Tulip Ave. Takoma Park, MD 20912	17	7
Matthew T & S C Cottrell	109 Tulip Ave. Takoma Park, MD 20912	18	7
Richard Mellman & Marianne Alweis	7116 Cedar Ave. Takoma Park, MD 20912	P 19	7
Peter A Feiden & Mary J Holin	7025 Eastern Ave. Takoma Park, MD 20912	P 3	7
Richard L & J M Bernardi	7111 Cedar Ave. Takoma Park, MD 20912	28	7
Ms. Lisa Schwartz City Planner City Of Takoma Park	7500 Maple Ave. Takoma Park, MD 20912	31 & 42	7
Lawrence E & J F Morgan	7108 Cedar Ave. Takoma Park, MD 20912	2	7

(7)

8



**FITCH HOUSE**  
 7112 Cedar Avenue  
 Takoma Park, MD 20912

SITE PLAN / ROOF PLAN  
 1/16" = 1'-0"

**VAN DUSEN TAKESUYE ARCHITECTS**  
 1711 Connecticut Avenue, NW  
 Washington, DC 20009  
 202-332-3890  
 fax 202-667-9807



11.24.20  
11.20.20  
11.20.20  
11.20.20

POINT 64.00 ELEV. 100

POINT 64.00 ELEV. 100

SOUTH ELEVATION (EXISTING)

1/8" = 1'-0"

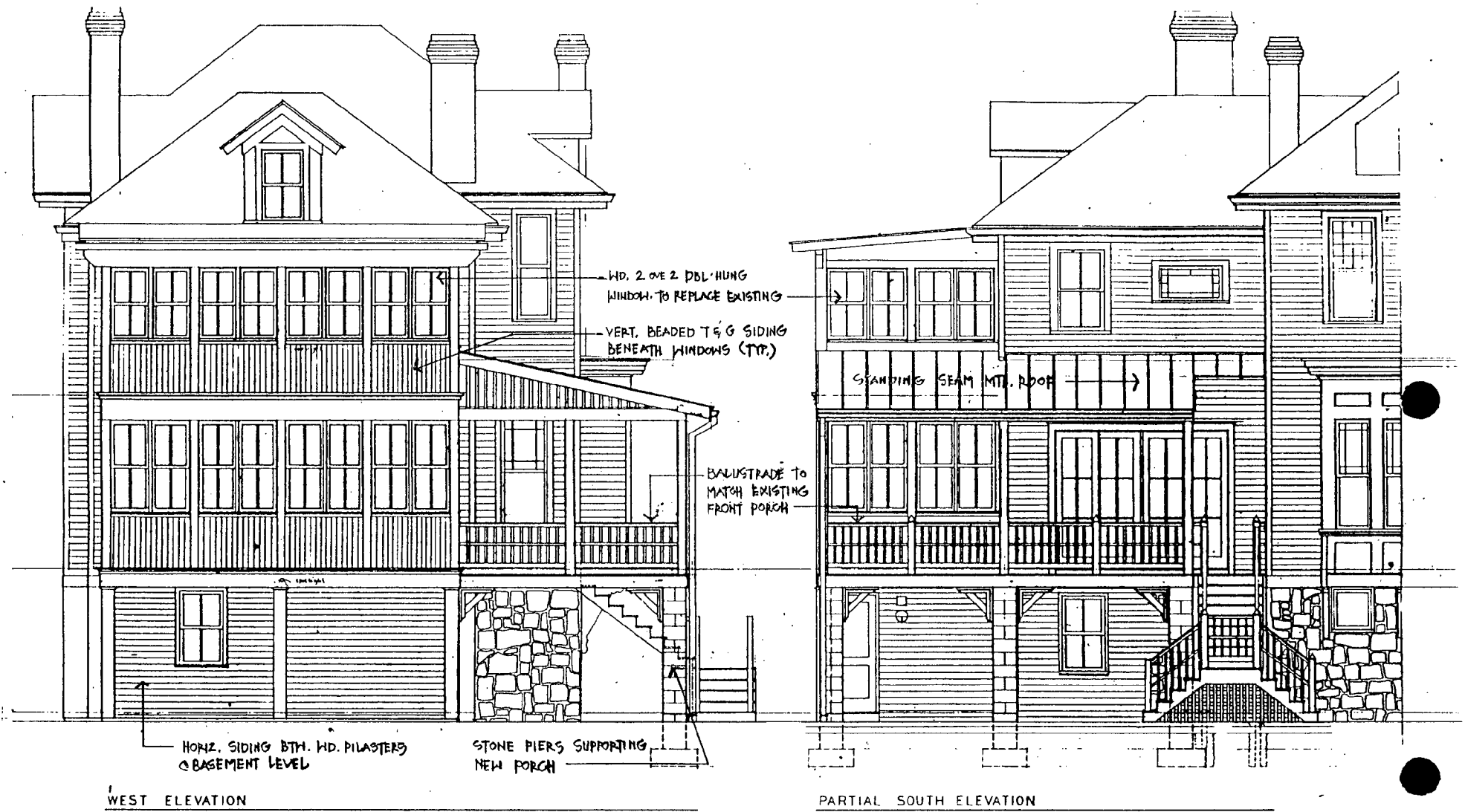
VAN DUSEN TAYLOR ARCHITECTS  
1711 CONNECTICUT AVENUE, N.W.  
WASHINGTON, D.C. 20009



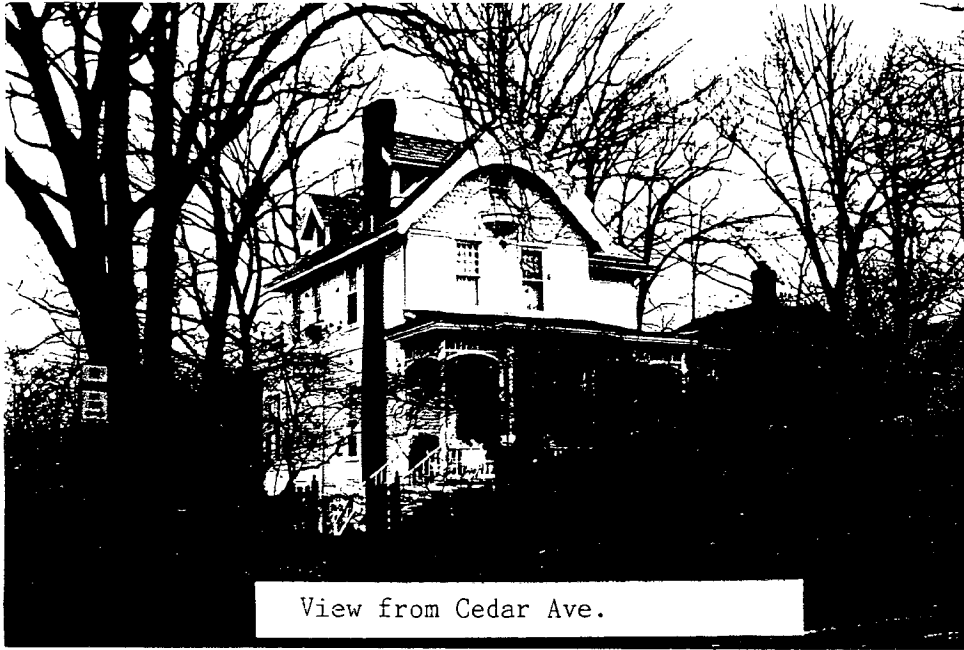
10

REAR ELEVATION (EXISTING)  
1/8" = 1'-0"

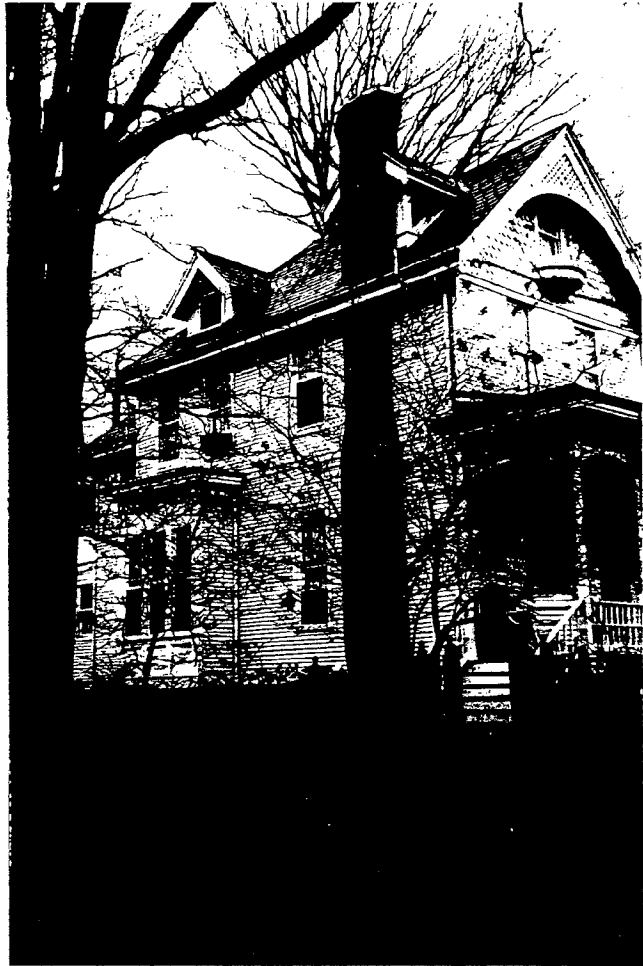
VAN DUSEN TARDY ARCHITECTS  
1711 CONNECTICUT AVENUE, N.W.  
WASHINGTON, D.C. 20009



PROPOSED ELEVATIONS



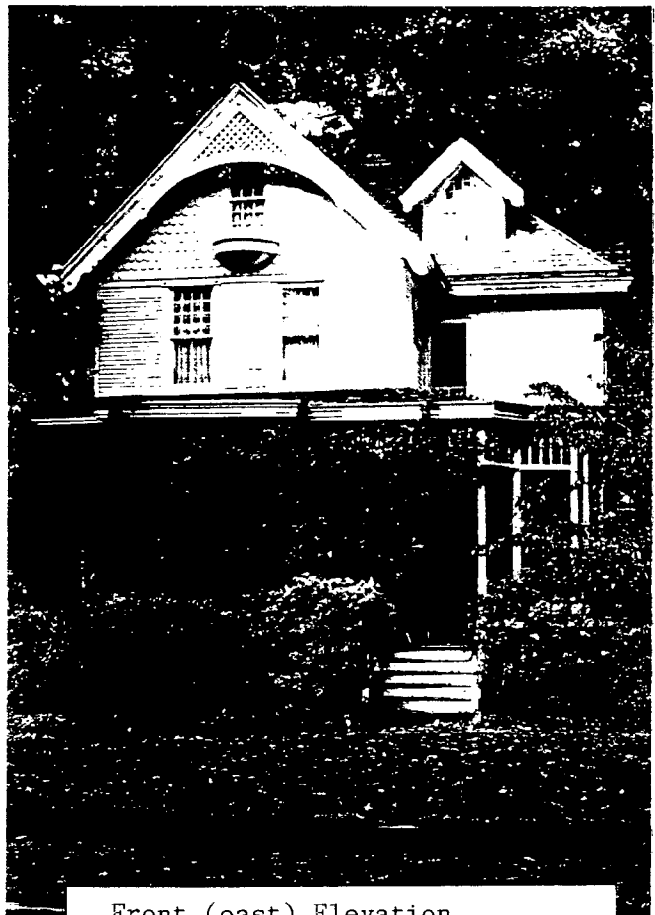
View from Cedar Ave.







Rear (west) Elevation



Front (east) Elevation



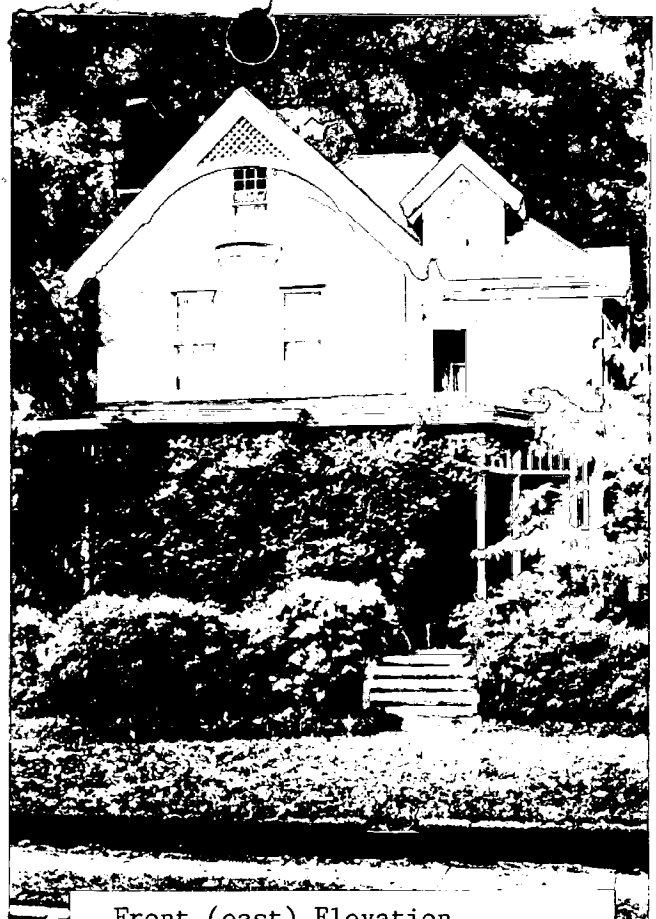
Rear portion of South Elevation  
(location of proposed porch)



Partial Side (south) Elevation



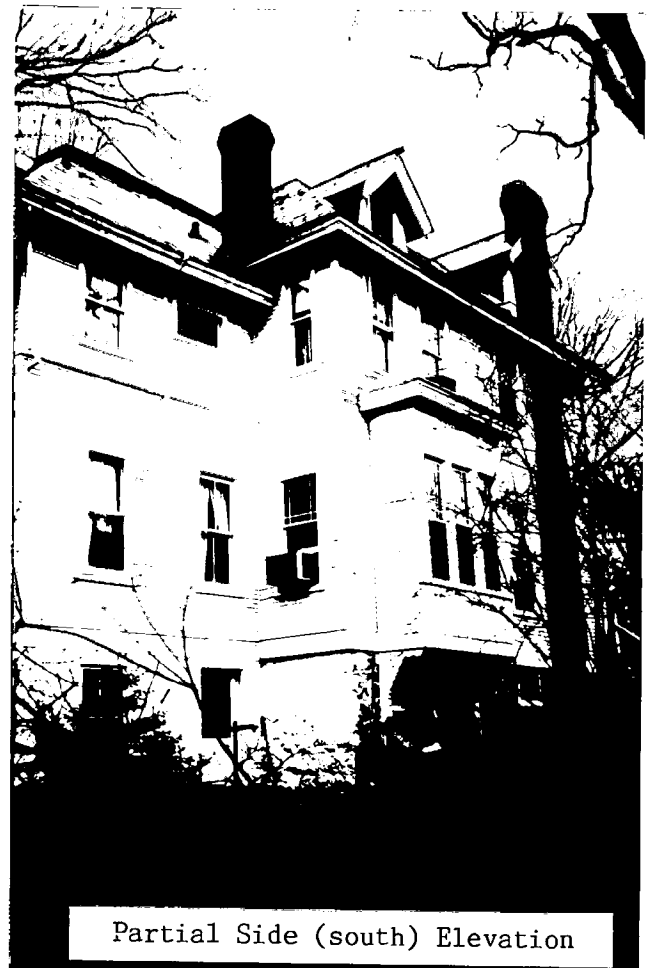
Rear (west) Elevation



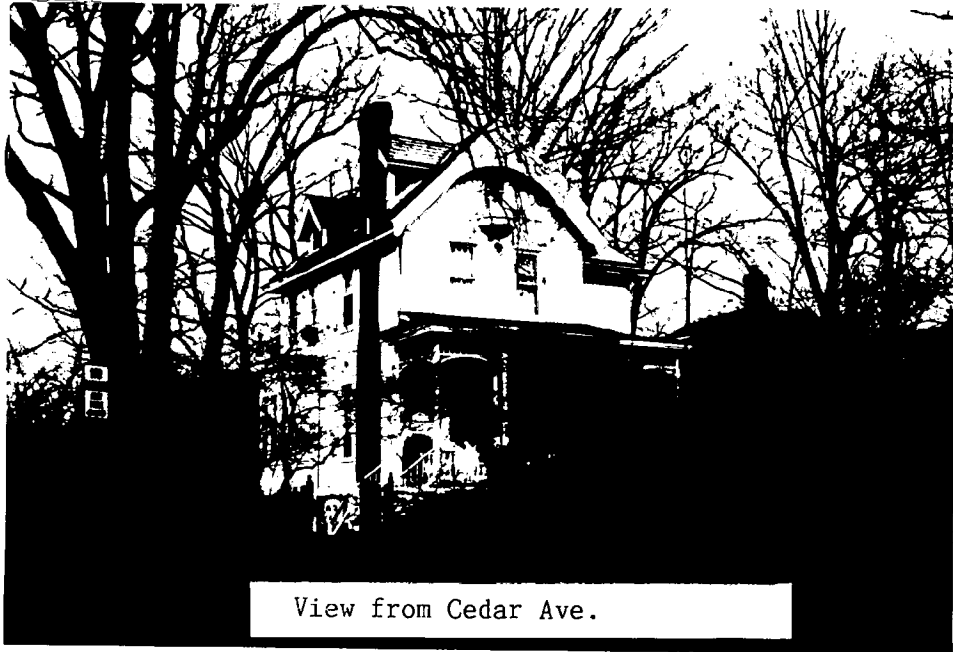
Front (east) Elevation



Rear portion of South Elevation  
(location of proposed porch)



Partial Side (south) Elevation



View from Cedar Ave.

