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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

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MEMORANDUM

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

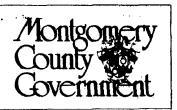
FROM: Gwen Marcus, Historic Preservation Coordinator Design, Zoning, and Preservation Division M-NCPPC

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:

<u>→</u> App	proved	Denied
App	proved with Conditions:	
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The Buildin upon adhera	g Permit for this project should be issued on the approved Historic Area Work Perm	conditional it.
Applicant:	Fitch	
Address:	7112 Ledon Avenue, Takama 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 (Contract/Purchaser)	
ADDRESS 7112 GEDAR AVE. TAKOM PARK	MD STATE ZIP
CONTRACTOR	TELEPHONE NO
CONTRACTOR REGISTRATION NUMBER	
LOCATION OF BUILDING/PREMISE	
Town/City TAKOMA PARK MD Election	n District
Nearest Cross Street	
Lot of 1 and Pauls 7 Subdivision	
Liber Folio Parcel	
1A. TYPE OF PERMIT ACTION: (circle one) Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision	Circle One: A/C Slab Room Addition 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 PER	MIT SEE PERMIT #
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY	
1E. IS THIS PROPERTY A HISTORICAL SITE? YES	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIO	NS
2A. TYPE OF SEWAGE DISPOSAL 2 01 ()-WSSC 02 () Septic	B. TYPE OF WATER SUPPLY 01 () WSSC 02 () Well
03 () Other	03 () Other
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 4A. HEIGHTfeetinches 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	Revershie Latter Required)
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I hereby certify that I have the authority to make the foregoing application, the plans approved by all agencies listed and I hereby acknowledge and accept this to be	
Pom Din Dunn	10/26/93
Signature of owner or authorized agent (agent must have signature notarized on b	
APPROVED For Chairperson, Historic Preservation Signature Signature	ion Commission Bate 111793
APPLICATION/PERMIT NO: 93/0260094 F	
	PERMIT FEE: \$
DATE ISSUED: B	BALANCE \$
OWNERSHIP CODE: F	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:)

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(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

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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 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.

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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 isgset back from the front porch face approximately 38 ft.



2. Statement of Proj Intent:



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 chamferred 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. <u>Tree Survey</u>: 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. <u>Design Features</u>: 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. <u>Facades</u>: 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. <u>An existing and a proposed elevation drawing of each facade affected by the proposed work is required</u>.
- 7. <u>Materials Specifications</u>: General description of materials and manufactured items proposed for incorporation in the work of the project.
- 8. <u>Photos of Resources</u>: 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. <u>Photos of Context</u>: 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		

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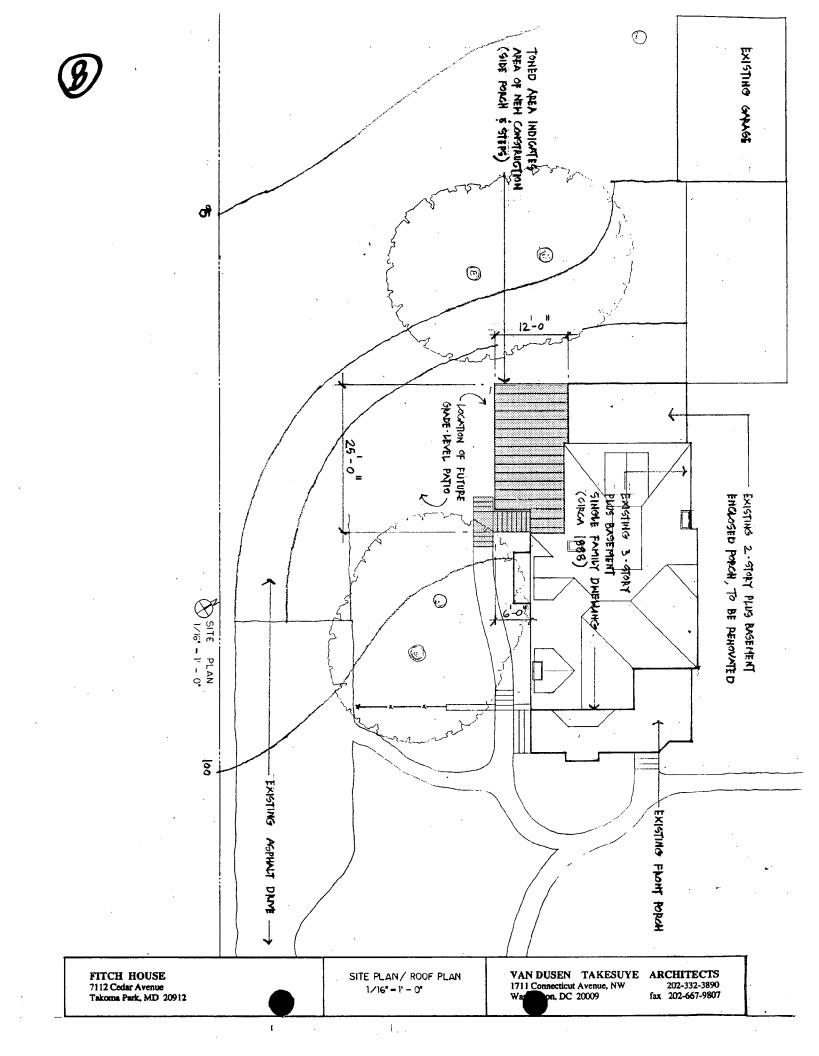
BOARD OF APPEALS FOR MONTGOMERY COUNTY, MARYLAND

15:03 MOELLER POOLS inc

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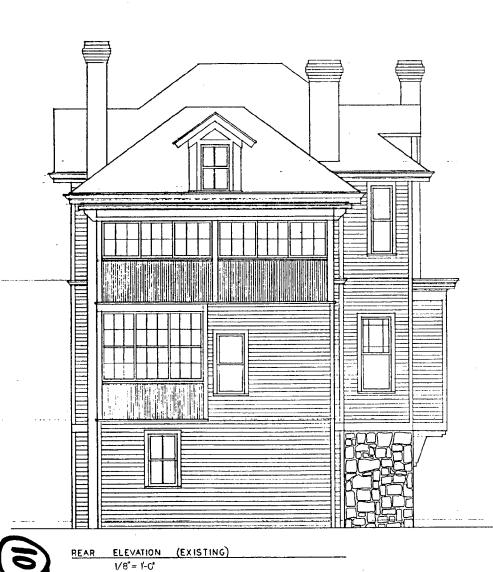
LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS (Please see information on reverse side)

NAME	ADDRESS (Please add Zip Code)	LOT BLOCK
Cynthia S. Weisburg- Broadie	7019 Eastern Ave. Takoma Park, MD 20912	P 1 A
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	19 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	P3 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
Lawrence E & J F Morgan	7108 Cedar Ave. Takoma Park, MD 20912	2 7
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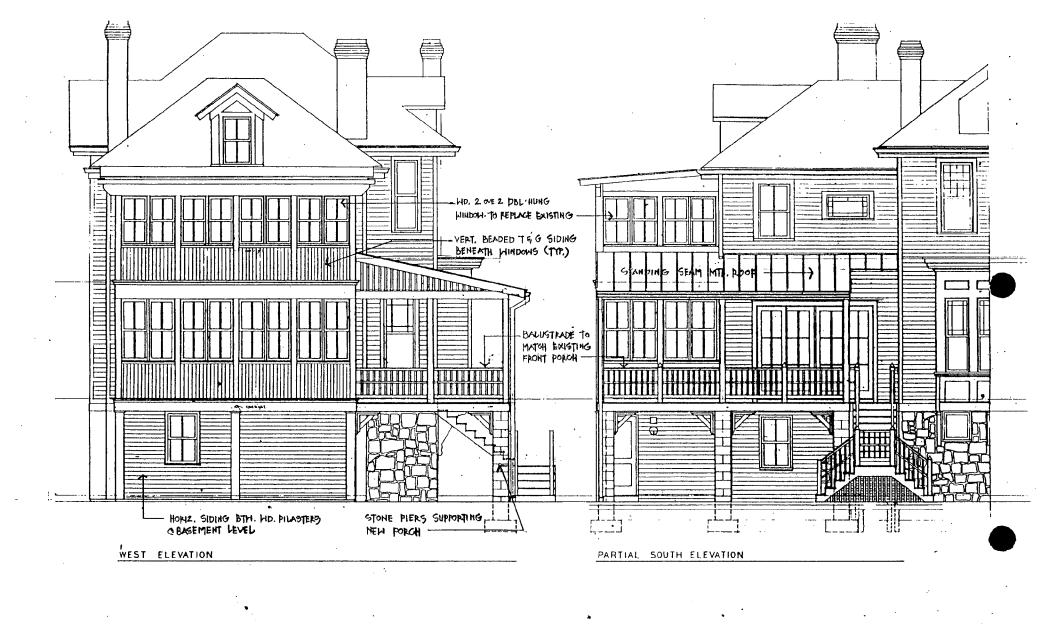






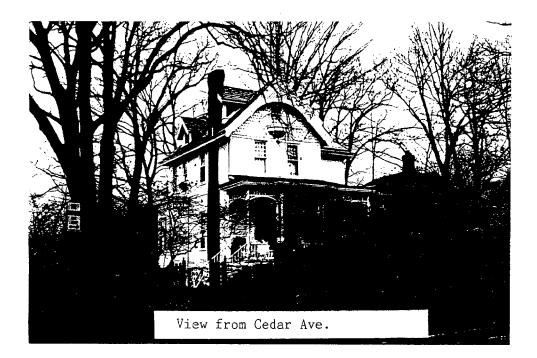
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VAN DUSIN TAREOVE ARCHITECTS 1711 CONNECTION AVIANIL N.W. WASHINGTON D.C. 20009



PROPOSED ELEVATIONS

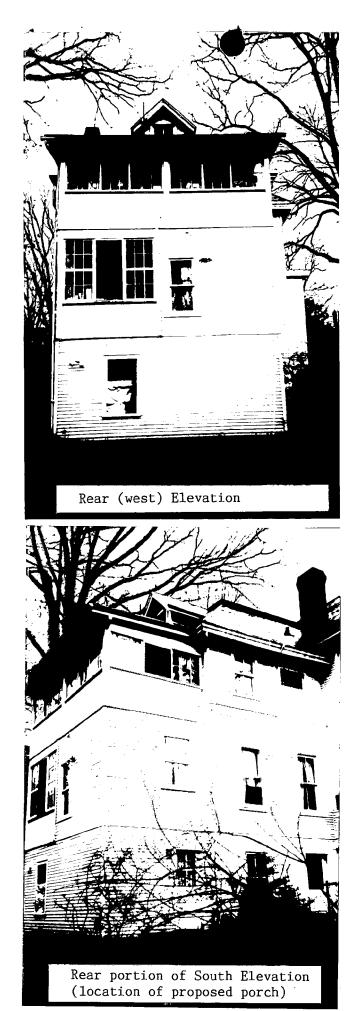
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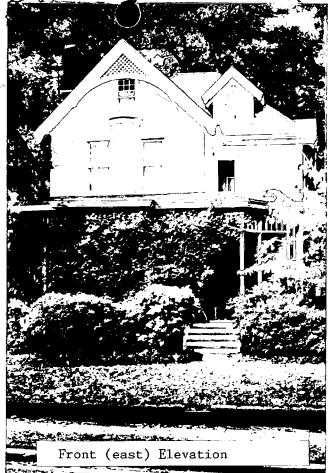


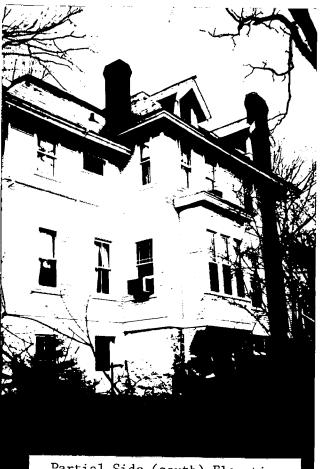












Partial Side (south) Elevation

