

37/3-94P 7420 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:** 6-14-94

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:** Leuno/Dagopian

**Address:** 7420 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 Richard Levine Judith Hagopian TELEPHONE NO. 301-585-5929  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7420 Cedar Ave Takoma Park MD 20912  
CITY STATE ZIP

CONTRACTOR A. Tonn Fence Co TELEPHONE NO. 301-940-5646  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

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

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

LOCATION OF BUILDING/PREMISE

House Number 7420 Street Cedar Ave

Town/City Takoma Park Election District \_\_\_\_\_

Nearest Cross Street Philadelphia Ave

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

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

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 3,500

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

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

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/AOOITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 ( ) WSSC	02 ( ) Septic	<u>7417</u>
03 ( ) Other _____		

2B. TYPE OF WATER SUPPLY

01 ( ) WSSC	02 ( ) Well
03 ( ) Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches picket fence in front yard, brick wall in back yard

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.

Richard M. Levine 5/6/94  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date 6-2-94

APPLICATION/PERMIT NO: 01405090078 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: 7420 Cedar Avenue Meeting Date: 6/8/94  
Resource: Takoma Park Historic District Review: HAWP/Alteration  
Case Number: 37/3-94P Tax Credit: No  
Public Notice: 5/25/94 Report Date: 6/1/94  
Applicant: R. Levine/J. Hagopian Staff: Nancy Witherell  
PROPOSAL: Construct fence RECOMMEND: Approve

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The house is a bungalow designated a contributing structure in the Takoma Park Historic District. The fence, already installed, consists of two styles and heights, a 3'6" wooden picket fence around the front and side (facing an intersection) and a 6' stockade privacy fence enclosing the yard at the rear, behind the rear corner of the house. The applicant states that the fence replaces an earlier fence of similar design.

STAFF DISCUSSION

The fence is similar in style and height to other fences approved by the HPC in the Takoma Park Historic District. The fence in front and to the side (on the corner lot) is low and open; the higher, closed portion encloses the back yard only.

STAFF RECOMMENDATION

The staff recommends that the HPC find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

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 Takoma Park guidelines for alterations to contributing structures.



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(Contract/Purchaser) (Include Area Code)

ADDRESS 7420 Cedar Ave Takoma Park Md 20912  
CITY STATE ZIP

CONTRACTOR A. John Fence Co. TELEPHONE NO. 301-946-5646  
CITY STATE ZIP

PLANS PREPARED BY Same CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

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

### LOCATION OF BUILDING/PREMISE

House Number 7420 Street Cedar Ave

Town/City Takoma Park Election District \_\_\_\_\_

Nearest Cross Street Philadelphia Ave

Lot \_\_\_\_\_ Block \_\_\_\_\_ 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 |
|            |            |                |           | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) Other _____ |       |               |           |      |       |                   |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 3,500
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_
- 1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 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

- 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches Picket fence in front 3'6", stockade in back 6'
- 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.

Richard M. Lewis 5/6/94  
 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: 9405090078 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

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:

Replace existing approximately 15  
year old picket and stockade fence  
which was destroyed by termites

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

This fence will replace similiar  
fence that has surrounded  
the house since we bought it  
9 years ago. The fence will be  
termite proof (pressure treated wood)  
of same height and style with  
slight dip.

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 fence is of same scale, materials  
(wood) as previously standing fence

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

replace existing resources

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

conforms

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.

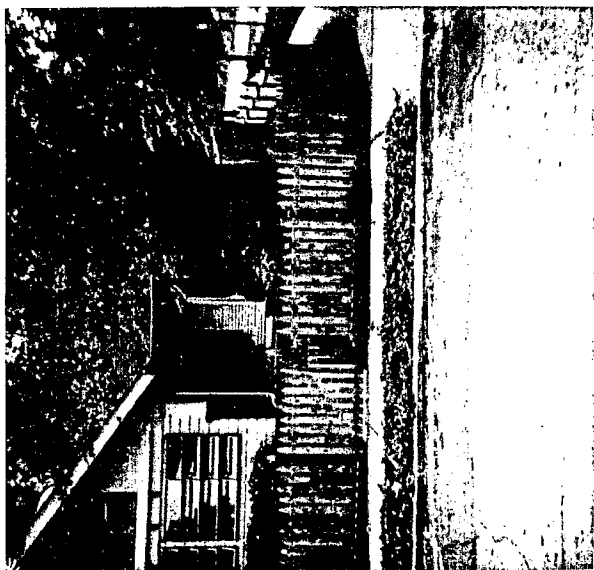
Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

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 Allen Robinson  
 Address 202 Philadelphia Ave  
 City/Zip Takoma Park, Md. 20912
2. Name Jack  
 Address 7418 Cedar Ave  
 City/Zip Takoma Park, Md 20912



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