

37/3 7415 Cedar Ave.
SA 25-87

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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. _____

PLANS PREPARED BY _____ CONTRACTOR REGISTRATION NUMBER _____

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

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	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	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 _____

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 (X) 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.

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:)

(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

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:)

INSTALLATION OF STANDARD SKYLIGHT IN ROOF AS
PER LOCATION ON PHOTOGRAPHS 4 OR 5 AND SW
PLANS. 2' X 2' ACRYLIC BRONZE OVER CLEAR SKYLIGHT

(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.

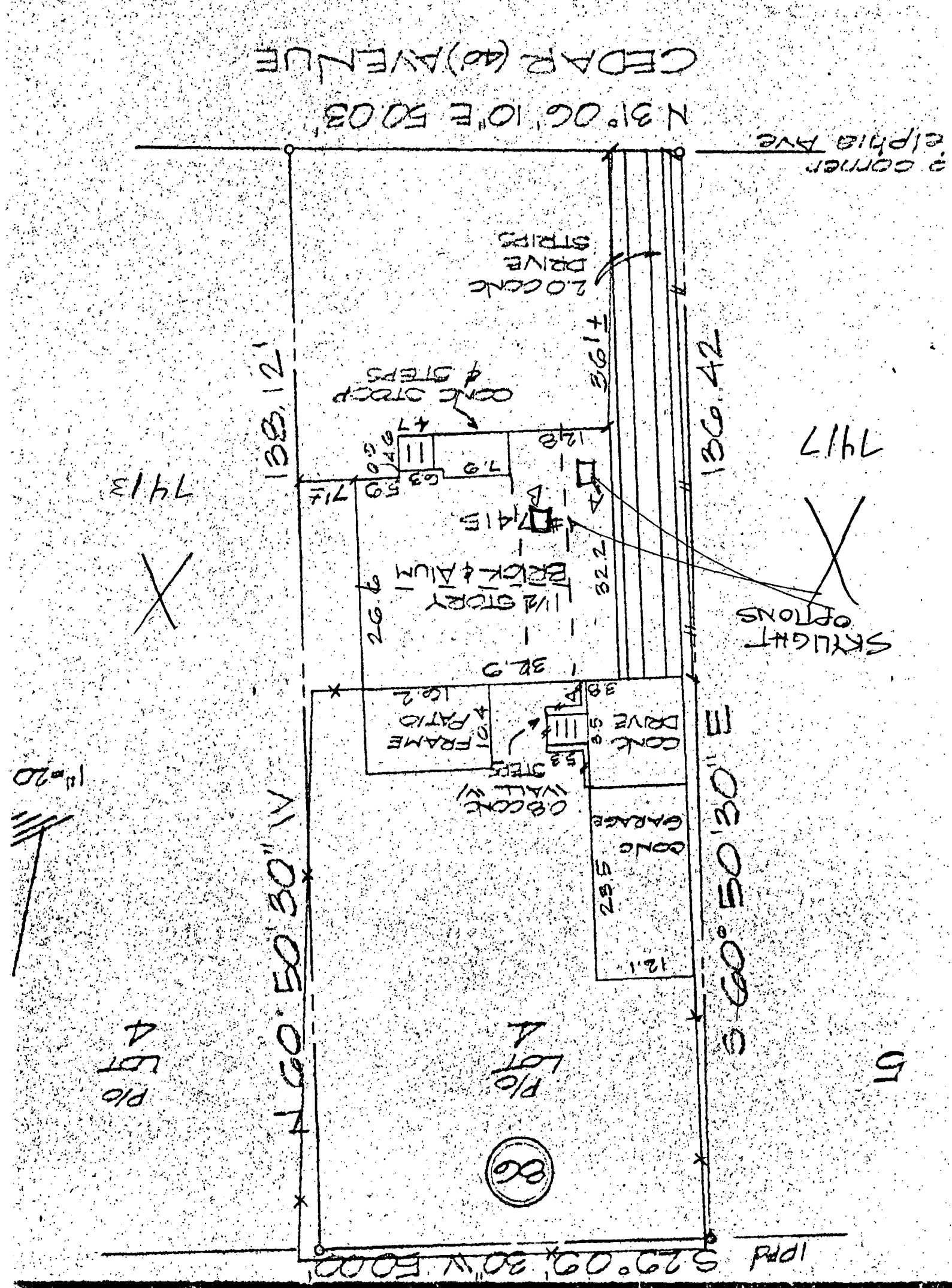
MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

HOUSE LOCATION SU
7415 CEDAR A
Lot # 4
Block 80 S

LIGHT, ELLIOTT
& ASSOCIATES, INC
ENGINEERS, PLANNERS, SURVEYORS
8808 ADELPHI ROAD
WEST HAVEN, CT

By that I have carefully
examined the above plans
with reference to property
lines there are no ad-
ditional notes or indications

De used for construction.
Errors have not been set by this survey unless otherwise indicated.



TAKOMA PARK HISTORIC PRESERVATION COMMITTEE

MINUTES - TUESDAY, SEPTEMBER 1987

Members present:

Caroline Alderson, Chairman
 Joan Simons
 JoAnn Bowman
 Jean Price

Linda Donald, Treasurer
 Brenda Kilty
 Doug Dunn

Absent:

Ed McMahon
 Edmund Kirby Smith

Guests

Ralph Smith & Co. - 7013 Poplar (Greer/Solien property)
 Richard Eisen - 7415 Cedar
 Wabi S. Aboudou - 7133 Maple
 Mary Story - 7206 Holly

I. Historic Area Work Applications

7206 Holly Ave. (Mary Story)

Proposal: Restore front balcony (now enclosed) on 2 story, frame house according to 1888 drawing; replace modern (rear side) windows with wood casements; add 2 story bay window to rear facade. All new materials to be wood, painted to match existing materials.

Committee Recommendation: Approve as submitted. The proposed changes will improve the historic integrity and appearance of the house.

7415 Cedar Ave. (Rick Eisen)

Proposal: Install front skylight in 1930's brick house (English cottage modified by Colonial 2nd story added to main mass). Roof is predominantly side facing gables intersected by steep front and rear gables in 1 story section. 2 location options were proposed, in order of owner's preference: a) front, outside pitch of front facing gable; i.e., skylight perpendicular to street, facing front side yard and adjacent houses. b) front, inside pitch of front facing gable; i.e., skylight perpendicular to street, facing wall of 2 story portion of house, approximately 4 feet away.

Committee Recommendation: Option (b) preferred, unanimously approved, on the condition that a flat (not bubble)-type skylight be installed. Since skylight faces neither street nor neighboring houses and is well screen by tall ever-green trees, it will not be visible from the street. A majority (Ms. Donald, Ms. Kilty, Ms. Price, Ms. Simons) voted to recommend that the owner be permitted to install at location (a), if desired (this appears to be the least expensive and practical option, from a structural standpoint and with regard to the interior program), because

1. Skylight does not directly face the street, side yard is narrow, and adjacent house is also 2 story.
2. Integrity of house has already been compromised by Colonial style addition of 2nd story, which disrupts English cottage-reminiscent massing and roofline.
3. House is located at the edge of the historic district, among a mix of 1930's-1950's houses.

A minority (Ms. Alderson, Ms. Bowman, Mr. Dunn) objected to installation of any skylight (as in option (a)) clearly visible from the street. Ms. Alderson expressed concern about setting a precedent for other areas in the historic district, given the frequency of applications for skylights.

7013 Poplar Ave. (Greer/Solien)

Proposal: substantial rear, two story frame addition to 2 story frame Victorian. Construction requires removal of existing 1 story addition (part of which is modern and intrusive, the other part of which appears to be an older, albeit obscured, outbuilding, perhaps dating to the 1920's or 1930's). Massing, rooflines, fenestration, and detailing to echo that of the original house. All new materials to be wood, of dimensions and design comparable to original elements, painted to match existing surfaces. Replace missing details on existing veranda according to historic photograph enclosed.

Committee Recommendation: Approve as submitted. Although the addition is large, it relates with commendable sensitivity to the original structure. The original house is large and has sufficiently varied massing to permit a large addition, of similar massing, without loss of integrity or subordination of the historic structure. This project has been well researched and thoughtfully developed; restoration of the existing facades and integration of new materials are based upon detailed, visual historic documentation. The outstanding presentation, including a scale model, full drawings, and historic photographs, enabled members to easily visualize the proposed change. The architect and owner were cooperative and genuinely interested in preserving the historic character of the house. When Ms. Alderson pointed out that a portion of the existing one story addition appeared to be an outbuilding of potential historic merit (note old 6/6 windows), the owners conveyed a willingness to relocate it to another area in the rear yard rather than demolish it along with the modern 1 story addition.

7219 Maple Ave. (Teitelbaum/Welch)

Proposal: replace altered rear porch with new kitchen addition on 2 story, frame (modified 4 square) house; add rear stair to third floor (attic) apartment.

Preliminary Response: Approve as submitted, on condition that new materials

improves the appearance of the house. However, members were concerned about inserting an opening at the roof level. Since neither the owner nor architect were present, it was not possible to determine the justification for this configuration over that of a conventional stair spanning the 2 story wall and entering the third floor from inside. This alternative would pose less of a threat to the historic and architectural integrity of the house and is recommended to the owners and architect, whom the committee will advise to attend the upcoming Committee and Commission reviews.

7207 Holly Ave. (Vaughn)

Proposal: Restore front porch according to 1888 drawing and existing architectural evidence (e.g. ghost of original porch outline on wall).

Committee Recommendation: Approve as submitted. This a pure restoration which will improve the integrity of the house and historic streetscape.

7133 Maple Ave. (Neill/Aboudou)

Proposal: Install rear-side yard privacy fence (6' wood stockade) to obscure view of continual automobile repairs in adjoining yard.

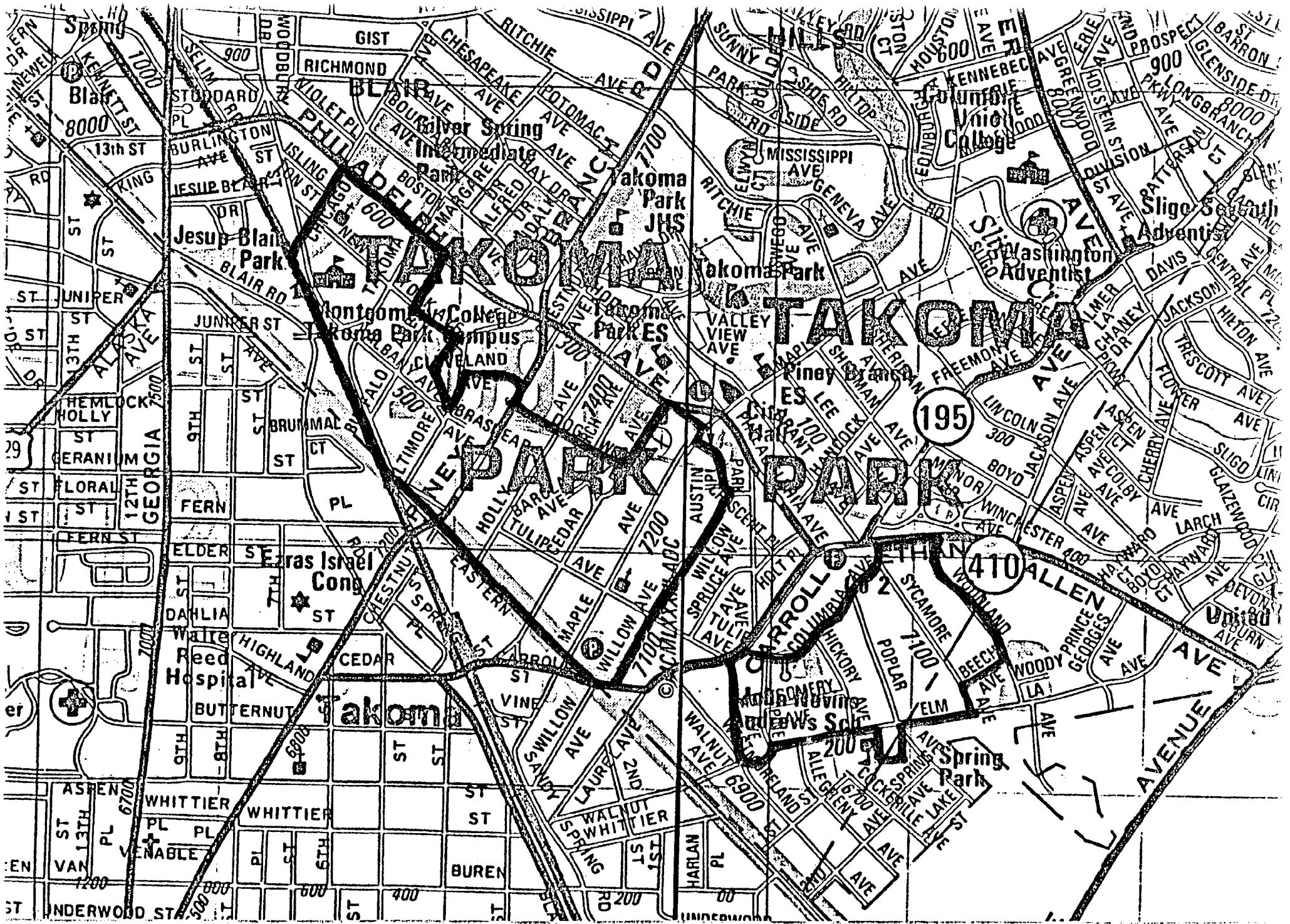
Committee Recommendation: Approve as submitted. Fence is to be located on rear side yard only, on applicant's side of the property line, scarcely shows from the street, and is unlikely to be objected to by the owner of the adjoining property, who has never lived there. The offending occupants have been the subject of similar complaints from other neighbors.

II. Farewell to Phyllis McDonough

The committee received with regret notification that Phyllis McDonough, city staff liason, has moved on to another job outside of the city government. Another staff liason will be sought to refer inquiries to the committee and provide information to local citizens on regulation of the historic district.

III. Historic District Expansion

The photo survey finally complete, with photos labeled and attached to individual survey sheets, a draft of the descriptive narrative is anticipated before the next committee meeting (Caroline Alderson/Joan Simons). The revised map of the proposed expansion, showing estimated house dates, transportation lines, and existing and proposed boundaries, is also due by the next meeting (Linda Donald/Joan Simons). Volunteers will be assigned to detailed photo documentation and archival research of selected (prototypical/exceptional) buildings. Linda Donald and Caroline Alderson will review streetscape slides, select representative views, and identify omissions.



7415 Cedar B

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:

Rick Eisen/Joy Markowitz

same

(h) 588-0628

(w) 289-1500

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:

Install side facing skylight on front facade of 1930's (English cottage, modified) brick house

b. Is this work on the front, rear, or side of the structure?

front, facing side

c. Is the work visible from the street?

depends on location selected (see attached minutes)

d. What are the materials to be used?

Glass & ? (not selected, see conditions attached)

e. Are these materials compatible with existing materials? How? If not, why?

No, creates void in solid roof, but see attached

III. Recommendation of the Local Advisory Committee

a. Approval of Work

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

5

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

install flat-type only (no bubble skylights)

medium sized bus benches, was a large window .d

b. Disapproval of Work

1. On what grounds is disapproval recommended? -Refer to Sec. 24A-8.

interior and exterior surfaces, all windows, including the

interior of the building, all surfaces, including the

2. How could this proposal be altered so as to be approved?

interior and exterior surfaces, all windows, including the

IV. Additional comments.

See attached minutes

Date on which application received: 9/8/87

Date of LAC meeting at which application was reviewed: 9/15/87

Form completed by: Caroline Alderson Title: Chairman

Member of: Takoma Park LAC

Date: 9/23/87

PHOTOGRAPHS - 7415 CEDAR AVENUE

- ① Front view of subject property. Adjoining house at 7413 is shown on right.
- ② Front view of subject property. Adjoining house at 7417 is shown on left.
- ③+④ Area of roof where one location of skylight is suggested.
- ⑤ Alternative location for skylight is shown on roof on western side (left side of house).
- ⑥ View of alternative location from rear of property.
- ⑦ View of house and roof from the rear. Adjoining property at 7417 is shown on the right.

Sept. 9, 1987

Caroline Alderson:

Enclosed is the revised application
as we discussed last night.

I have a conflict at 8:00 on
September 15, but am available anytime after 9:00.
I had forgotten about the conflict last night.
Please let me know what time to be there.

If you need any additional information,
please feel free to call. I can be reached
at 289 4500 during the day and 588 0628 in
the evenings.

Thanks very much for your help.

Rick Eisen

PHOTOGRAPHS

7415 CEDAR AVE



7415 Cedar Av.

T.P.

(6)

1



7415 Cedar Ave
T.P

①

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7415 CEDAR AVE.
T.P.

⑦

1



7415 CEDAR AVE
T.P.

⑤



7415 CEDAR AVE
T.P.

(i)

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7415 CEDAR AVE
T.P.

(5)

I



7415 CEDAR AVE
T.P.

(4)



7415 Cadw Av:
T.B.

(3)



7465 Cedar Ave
T.P.

②



7415 Cedar Ave
T.P.

①



7415 Cedar Ave
J.P.

(4)

Option

B

Preferred by LAC



7415 Cedar Ave
T.O.

(5)

Option
A



7415 CEDAR AVENUE
T.P.

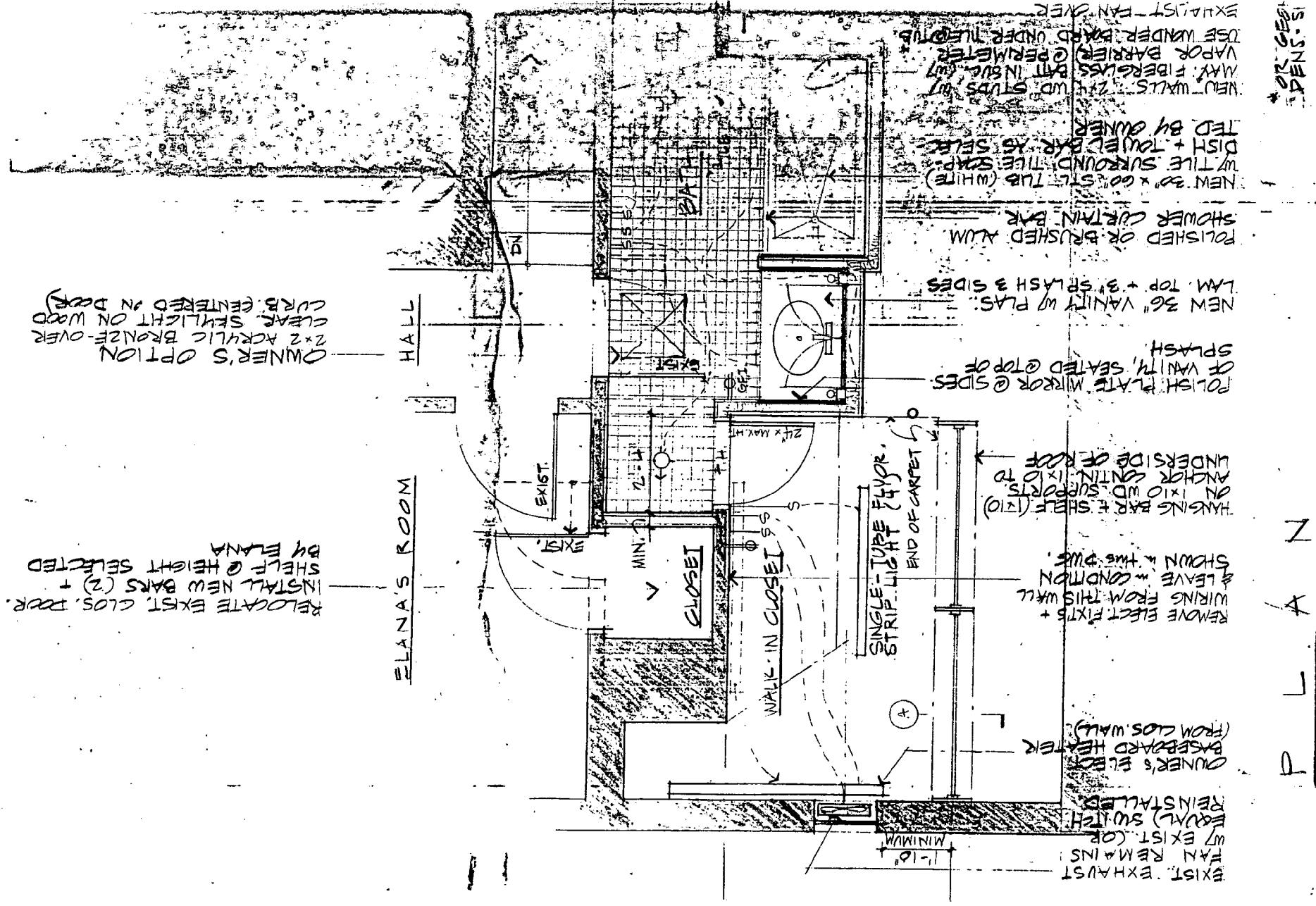
③

1



7415 CEDAR AVE.
T.P.

(2)



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