

37/03-0500 7063 Eastern Ave
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 29, 2005

MEMORANDUM

TO: Robert Hubbard, Director
FROM: Tania Tully, Senior Planner
Historic Preservation Section
SUBJECT: Historic Area Work Permit #389917

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved.**

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Ed Strawderman

Address: 7063 Eastern Ave, Takoma Park

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8
RECEIVED
JUN 30 2005
M. OF CASE WORK MGN

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ED STRAWDERMAN
Daytime Phone No.: 202-473-3538

Tax Account No.: 13-25-1077500

Name of Property Owner: ED STRAWDERMAN Daytime Phone No.: 202-473-3538
Address: 7063 EASTERN AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: MC CONKEY & KEANE, INC. Phone No.: 301-595-1751
Contractor Registration No.: Job # 4148
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7063 EASTERN AVE. Street
Town/City: TAKOMA PARK Nearest Cross Street: PINEY BRANCH RD.
Lot: 23 Block: 2 Subdivision: B.F. GILBERT'S SUBDIVISION
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Revision
 Install Wreck/Raze Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: ROOF

1B. Construction cost estimate: \$ 5989

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
3B. 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

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]
Signature of owner or authorized agent

6.28.05
Date

Approved: 389917
Disapproved: _____ Signature: Julia O'Malley Date: 7/27/05
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

LOCATED WITHIN THE TAKOMA PARK HISTORIC DISTRICT, AS
LISTED ON THE MONTGOMERY COUNTY MASTER PLAN FOR
HISTORIC PRESERVATION. THIS TWO-STORY METAL-ROOFED,
CLAP BOARD SIDING HOUSE WAS BUILT IN THE LATE NINE-
TEENTH CENTURY.

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

REPLACE ONE SHINGLE ROOF WITH A TIN STANDING
BEAM ROOF TO MATCH THE ROOF ON THE MAIN HOUSE,
REPLACE ONE FLAT COMPOSITE ROOF WITH A TIN SEAM
SEALED (SOLDERED) ROOF. BOTH ROOFS IN NEED OF REPAIR.

2. SITE PLAN N/A

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS N/A

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. MATERIALS SPECIFICATIONS PART 1.6.

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS ATTACHED

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY N/A

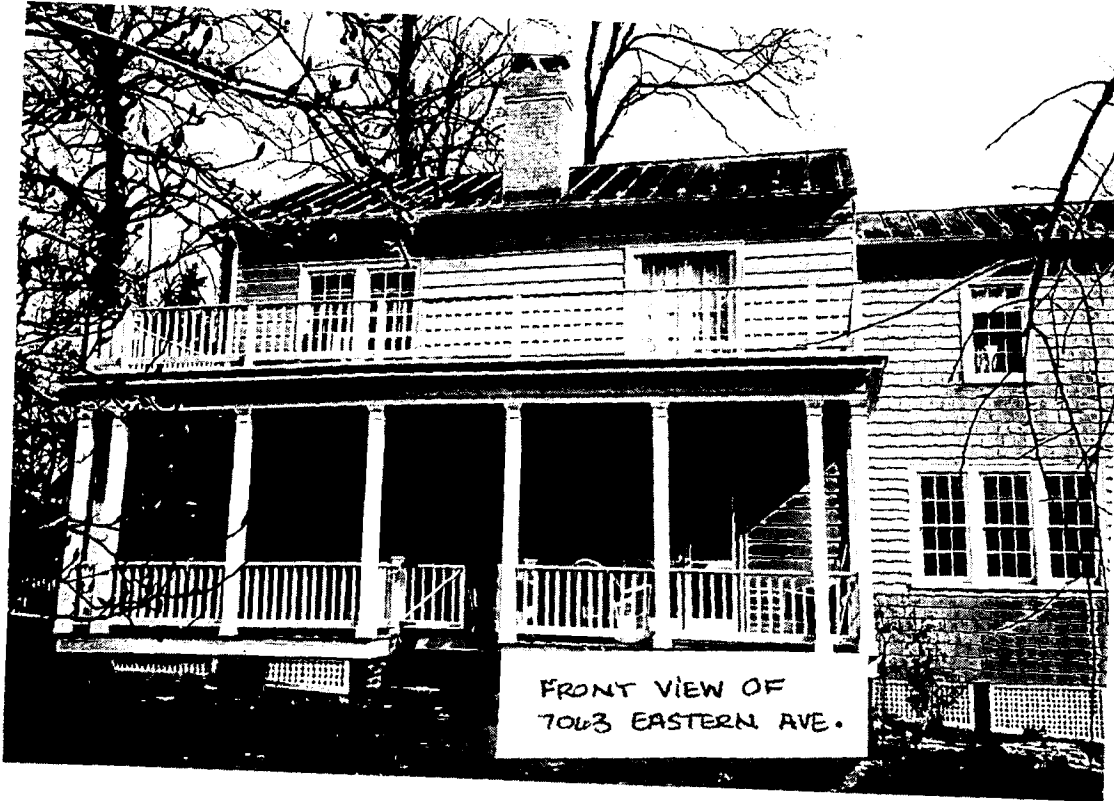
If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS ATTACHED

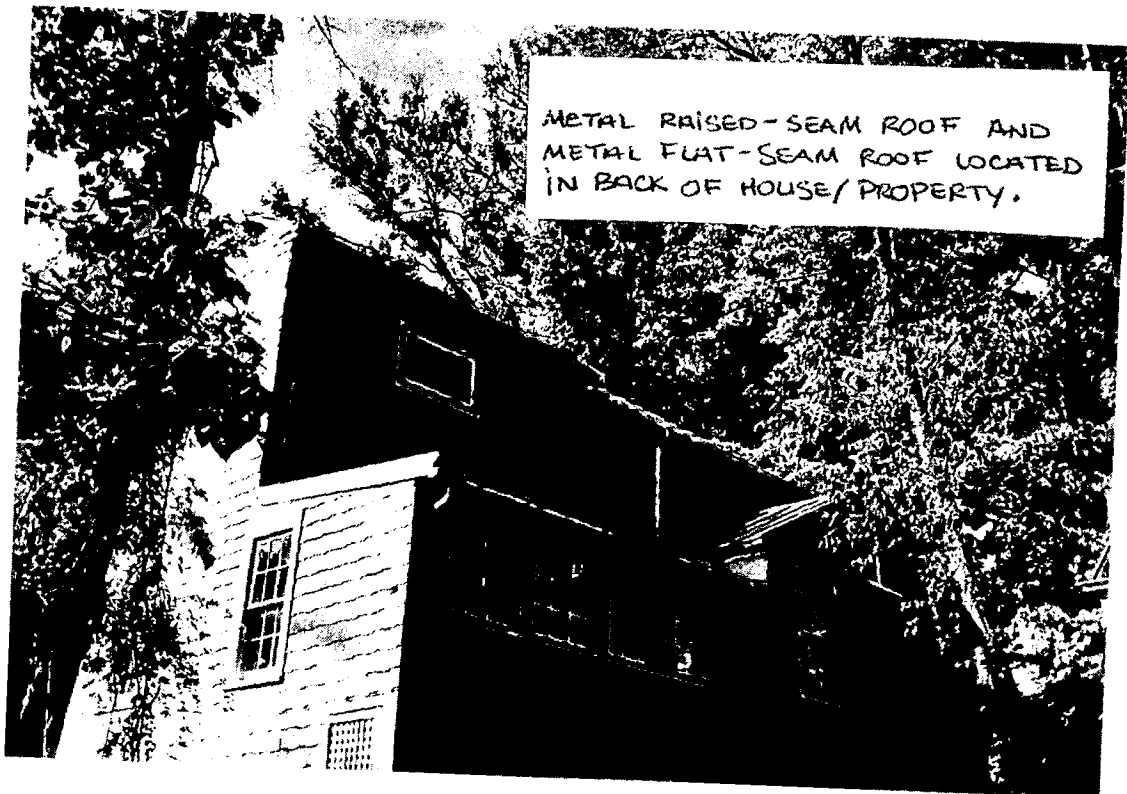
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



FRONT VIEW OF
7063 EASTERN AVE.



METAL RAISED-SEAM ROOF AND
METAL FLAT-SEAM ROOF LOCATED
IN BACK OF HOUSE/PROPERTY.



SIDE-VIEW OF 7063 EASTERN AVE.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Owner's Agent's mailing address

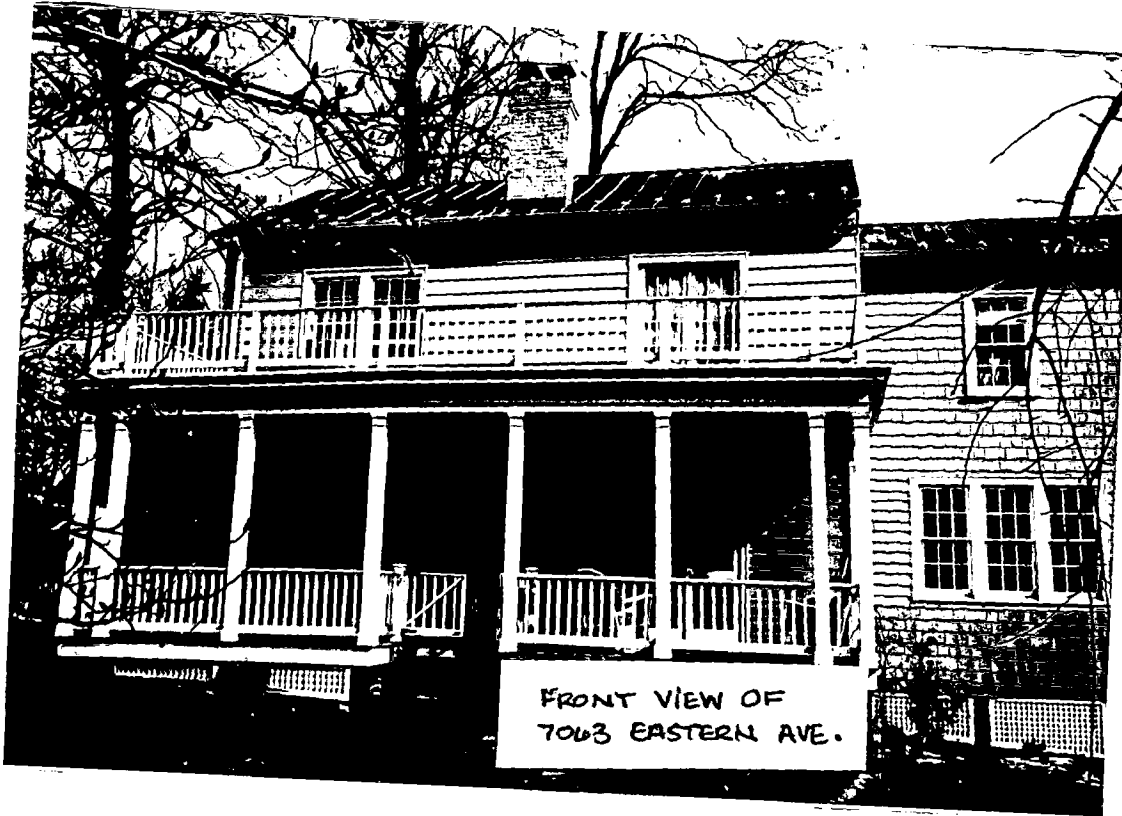
Adjacent and confronting Property Owners mailing addresses

GENE & SISS GUERRERO
7059 EASTERN AVE.
TAKOMA PARK, MD 20912

THE FORUM FOR
YOUTH INVESTMENT
7064 EASTERN AVE., NW
WASHINGTON, D.C. 20012

MARK & LEAH
7303 PINEY BRANCH RD.
TAKOMA PARK, MD 20912

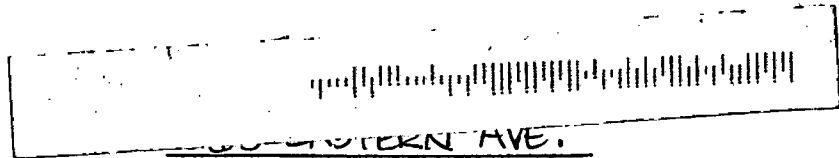




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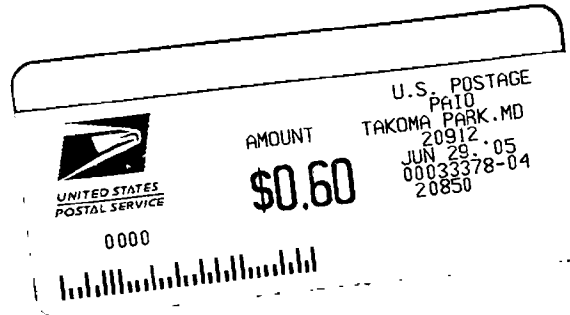
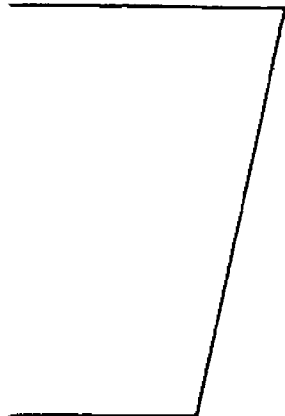


METAL RAISED-SEAM ROOF AND
METAL FLAT-SEAM ROOF LOCATED
IN BACK OF HOUSE/PROPERTY.



TAKOMA PARK, MD

20912



FIRST CLASS

FIRST CLASS

To: HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR
ROCKVILLE, MD 20850

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RETROACTIVE
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7063 Eastern Avenue	Meeting Date:	07/27/05
Applicant:	Ed Strawderman	Report Date:	07/20/05
Resource:	Outstanding Resource Takoma Park Historic District #37/03	Public Notice:	07/13/05
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-0500	Staff:	Tania Tully
PROPOSAL:	Roof Replacement	RECOMMENDATION:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1885

WORK DESCRIPTION:

The applicant:

- Replaced a small rear shingle roof with tin standing seam metal to match the main house.
- Replaced a composite flat roof with tin metal roof.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the

character of the district.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

STAFF DISCUSSION

Work for this application was completed without a permit. The photographs on Circles 5 and 6 show the finished project. The applicant was trying to bring the house back to a more historical appearance. The new roofing materials are in keeping with the historic character of the house and do not replace historic fabric. Staff recommends approval of this retroactive application.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

and with the *Secretary of the Interior's Standards for Rehabilitation*.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



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[Signature]
Signature of owner or authorized agent

6.28.05
Date

Approved: 389917 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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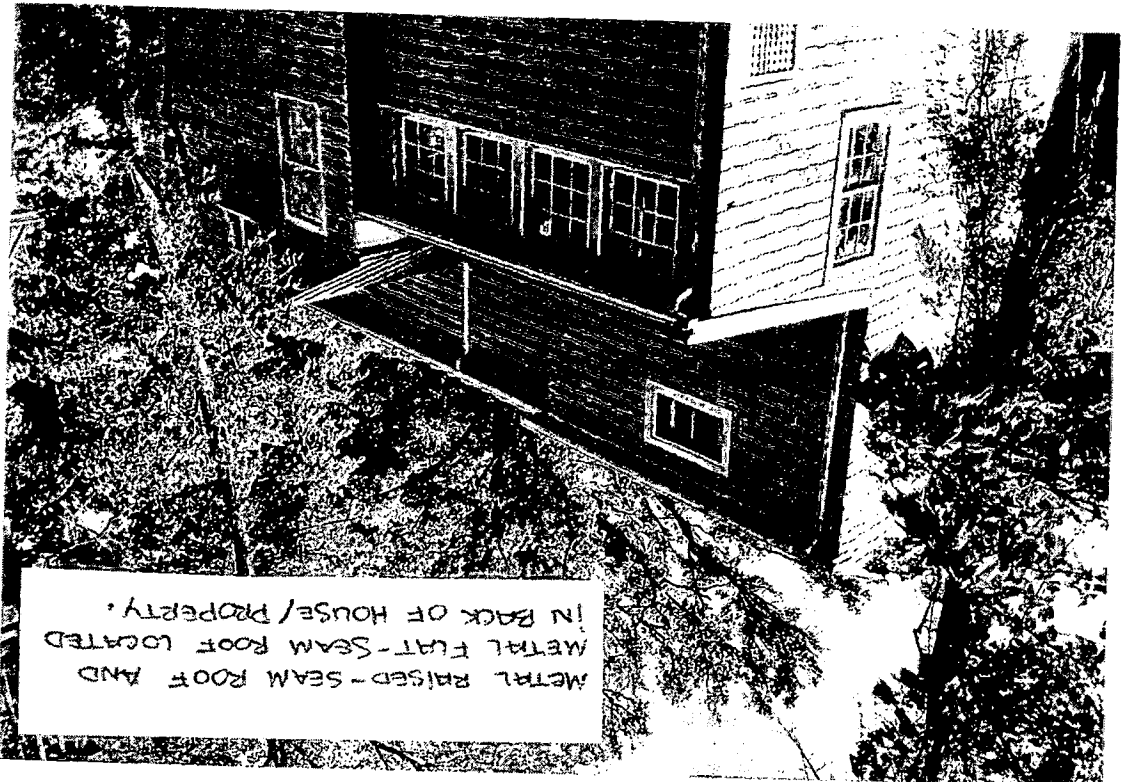
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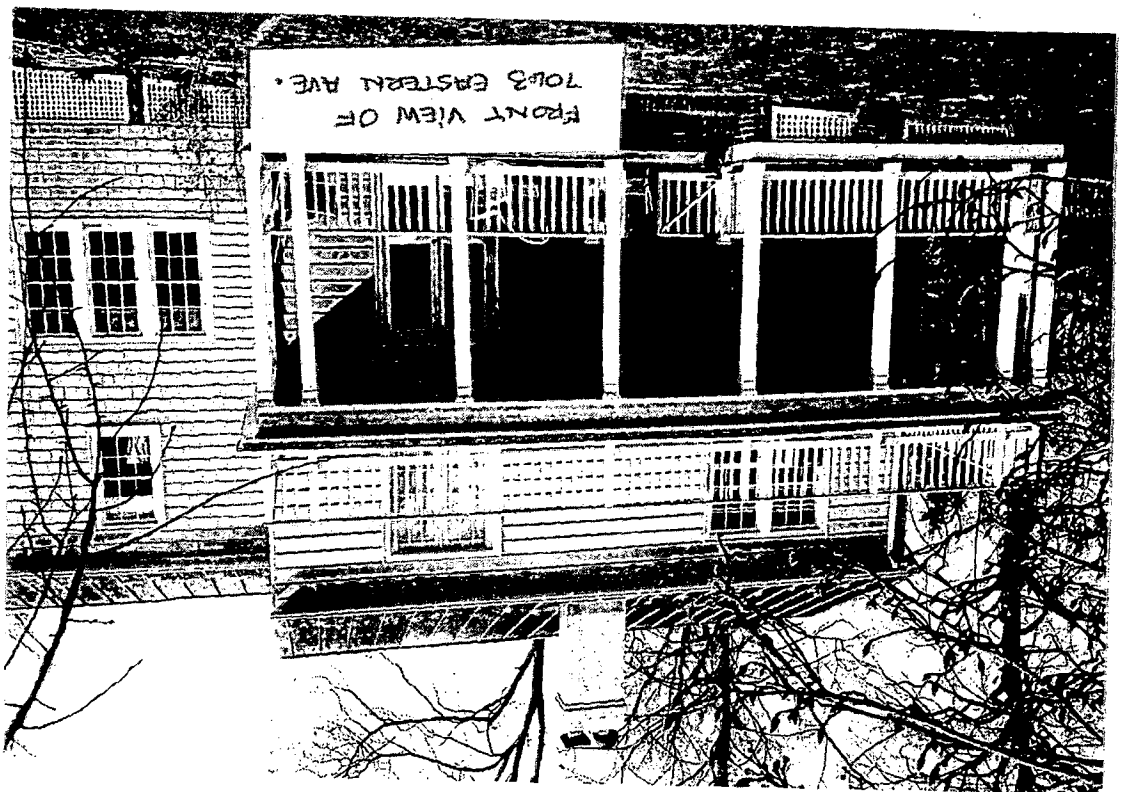
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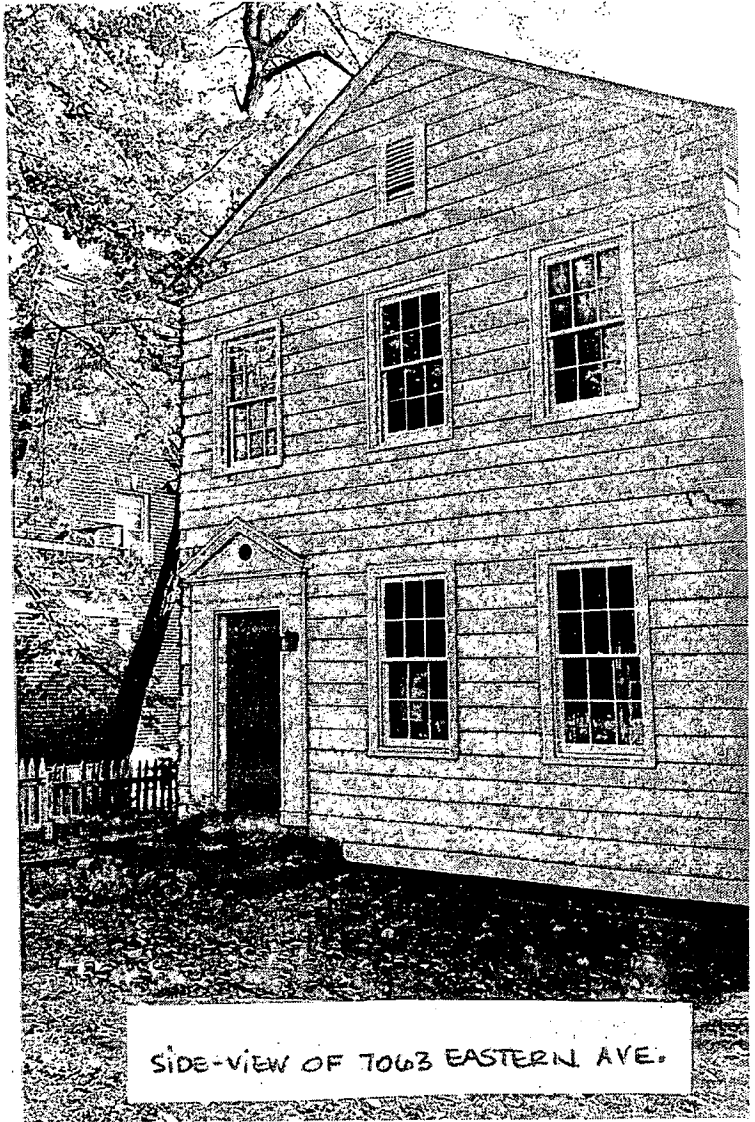
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Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
GENE & SISS GUERRERO 7059 EASTERN AVE. TAKOMA PARK, MD 20912	THE FORUM FOR YOUTH INVESTMENT 7064 EASTERN AVE., NW WASHINGTON, D.C. 20012
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