


37/03-05WW 7420 Cedar Ave
Takoma Park Historic District





7420 cedar

For HPC to look at
if they want

7420 Cedar Ave (1927)

Thinks



FRONT PORCH

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley (signature)
11-9-05

vertical
SCREEN FRAMING 4"x6"

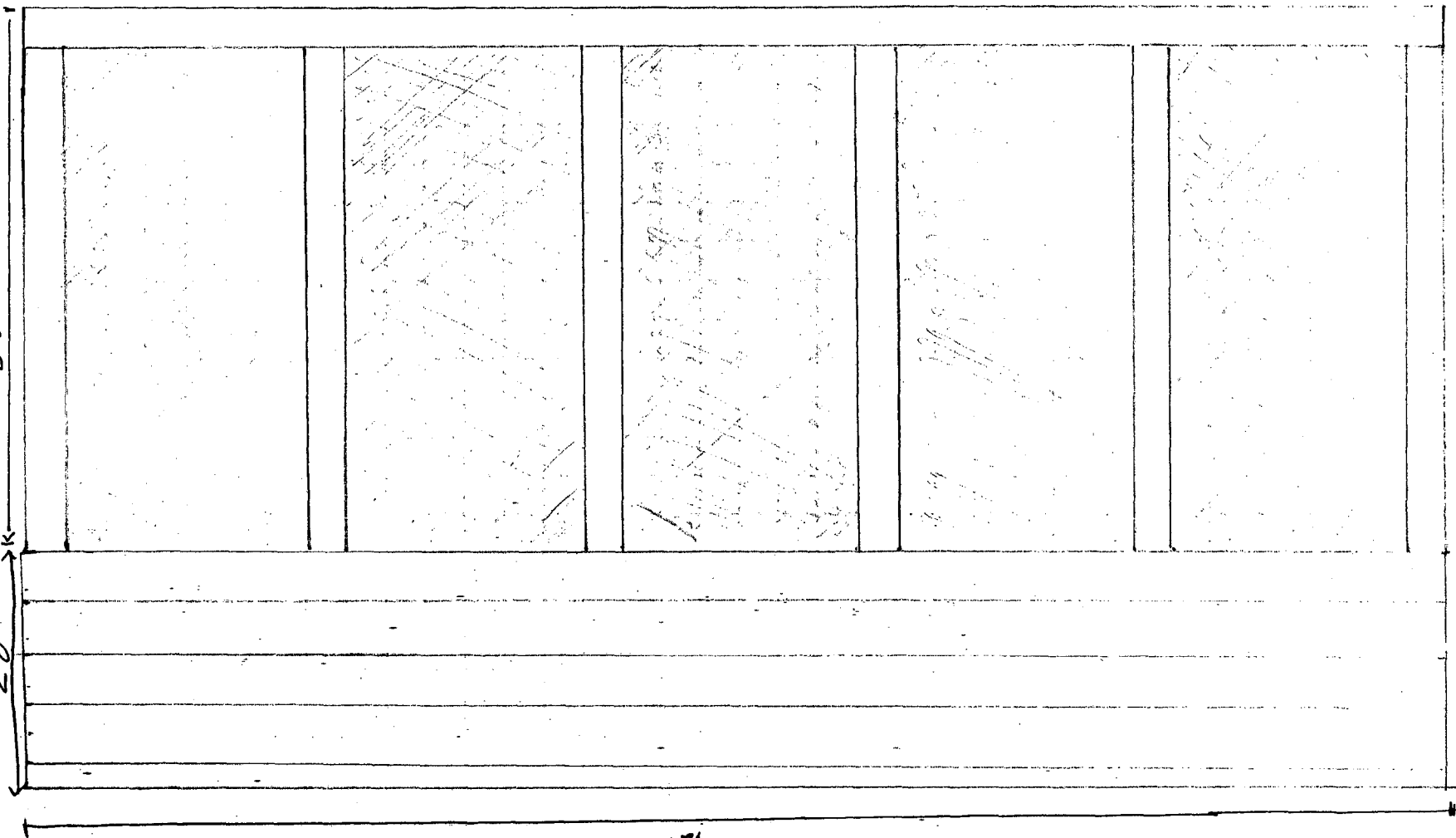
SCREENS
3'0"x5'0"

5'0"

WALL
CEDAR
SIDING
1x8

2'0"

17'






THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 15, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 393745

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITION:**

1. The applicants will develop plans showing the details of this project; plans will be reviewed and approved by HPC staff before final approval.

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: Richard Levine and Judith Hagopian

Address: 7420 Cedar Avenue, Takoma Park, 20912

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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Richard Levine
Daytime Phone No.: 703-648-7741

Tax Account No.: _____
Name of Property Owner: Richard M. Levine Judith Hagopian Daytime Phone No.: 703-648-7741
Address: 7420 Cedar Ave. Takoma Park 20912
Street Number City Street Zip Code
Contractor: ARGUETA SERVICES INC Phone No.: (240) 372 2897
Contractor Registration No.: 15966816
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7420 Cedar Avenue Street: Cedar Avenue
Town/City: Takoma Park Nearest Cross Street: Philadelphia Avenue
Lot: P11 Block: 85 Subdivision: 25
Liber: 6451 Folio: 637 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
CHECK ALL APPLICABLE:
1B. Construction cost estimate: \$ 2,200.⁰⁰
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: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
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.

Richard M. Levine Judith Hagopian 8/5/05
Signature of owner or authorized agent Date

Approved: with one condition For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley (AP) Date: 9-15-05
Application/Permit No.: 373745 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7420 Cedar Avenue, Takoma Park **Meeting Date:** 08/17/05
Applicant: Richard Levine and Judith Hagopian **Report Date:** 08/10/05
Resource: Contributing Resource **Public Notice:** 08/03/05
Takoma Park Historic District
Review: HAWP **Tax Credit:** Partial
Case Number: 37/03-05WW **Staff:** Anne Fothergill
PROPOSAL: Front porch alterations

RECOMMENDATION: Approval with one condition

STAFF RECOMMENDATION

Staff recommends that the HPC approve this application with the condition that:

1. The applicants will restore the original front screened porch based on the 1927 photo; plans showing the details of this project will be reviewed and approved by the HPC staff before final approval.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Sears Bungalow "The Conway"
DATE: 1926

PROPOSAL

The applicants are proposing to remove the existing aluminum siding and aluminum door from the front porch and install screens and a wood screen door. They have provided a 1927 photo of the house which they plan to use as the model for this project (see Circle 7). They have submitted two photos showing the house in its present condition, with the c. 1950s windows removed and some of the aluminum siding removed (see Circles 5).

STAFF DISCUSSION

The *Takoma Park Guidelines* state "the Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage." The Guidelines also state "...changes to Contributing Resources should respect the predominant architectural style of the resource...[and] 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..."

Additionally, the *Guidelines* state the following about reviewing HAWPs on Contributing Resources:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Original size and shape of window and door openings should be maintained, where feasible.

This Sears House, The Conway, can be seen in the 1926 Sears catalog (Circles 9+10). The applicants have anecdotal evidence that the original owners selected the option of a screened front porch and they have provided a photo from 1927 that shows what appears to be screening above a balustrade.

In 1992 HPC staff took a slide of the house that shows that the front porch had been substantially altered at some point (see Circle 8). The photo shows the front porch had jalousie windows with infill framing that was installed when the windows and aluminum siding were installed (presumably in the 1940s or 50s).

Generally the HPC is reluctant to allow alterations to original front porches, but when historic photo documentation is provided the alterations occasionally may be considered. In this case, a photo has been submitted, but the photo shows a different screened porch configuration than what the applicants are proposing. They are proposing to use the existing c.1950s infill framing and install screens within it and cedar siding on it. However, to be a restoration, that framing would need to be removed and the porch design would need to reflect what is seen in the photo. The original proportion of solid to void—framing to glass—should be restored if further alterations to the porch are allowed. The applicant is very interested in the history of this house and would like to make alterations that are compatible and appropriate. Unfortunately the original balustrade that is seen in the 1927 photo no longer exists.

Because the applicants are proposing installation of screening within the existing framing, they did not submit plans. In this case, staff would recommend a condition of approval that the applicants restore the original porch (including removing the infill framing) and submit plans that show the details of this project. These plans could be reviewed and approved at the staff level.

Ultimately the restoration of this screened porch will be an improvement to this house and the streetscape. Staff is recommending approval with one condition.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve with one condition* the HAWP application as being consistent with Chapter 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 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 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

**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:

The restoration of the porch on this 1924 Sears's bungalow will restore the porch to its original look when first constructed and be in keeping with the rest of the house which maintains its 1926 design.

{Project: remove nonoriginal aluminum siding and aluminum door (from porch)
In the process of painting the house and restoring the porch to its original design, 1/2 inch

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

by 8" aluminum siding is to be removed and be replaced with 1/2 inch by 8 inch cedar siding which is the original wood and new screens are to be installed. A recently added aluminum door will be removed and replaced with original screen. This restoration will enhance the historic setting of the group of 4 Sears

2. SITE PLAN homes among which this house is situated.

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

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

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

- 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

If you are proposing construction adjacent to or within the dripline 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

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.

Existing conditions
(windows removed)



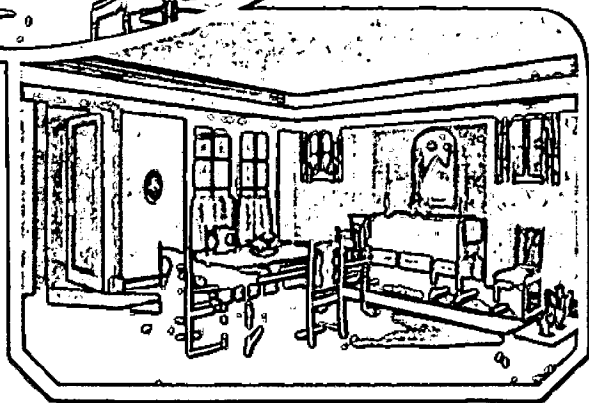
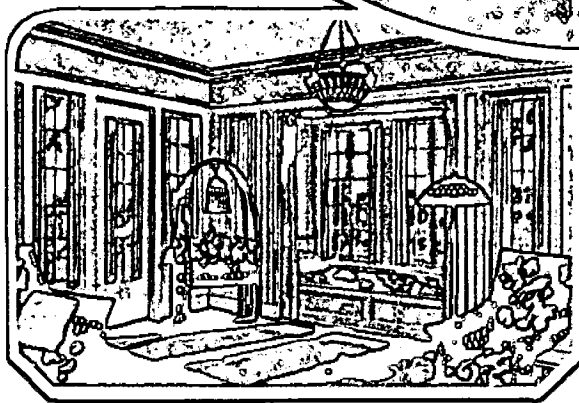
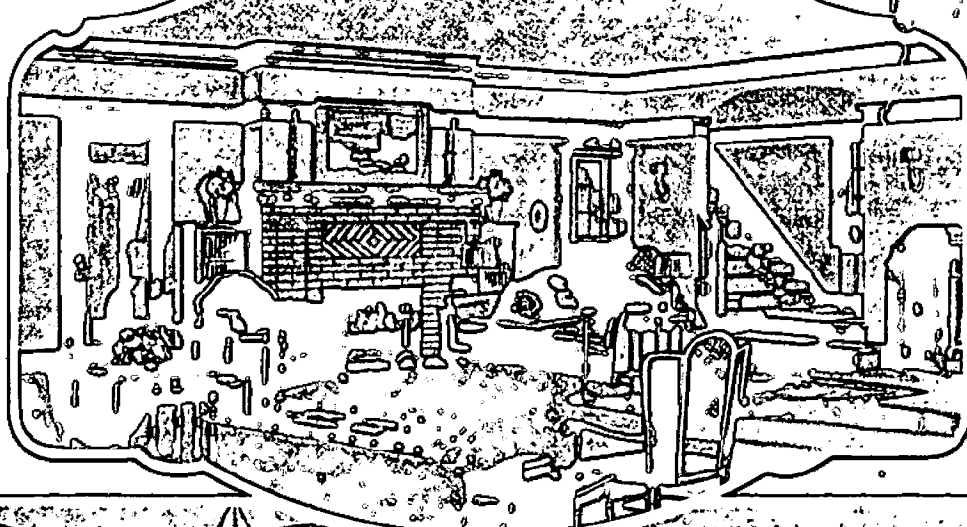
7420 Cedar



from HPC files c. 1992

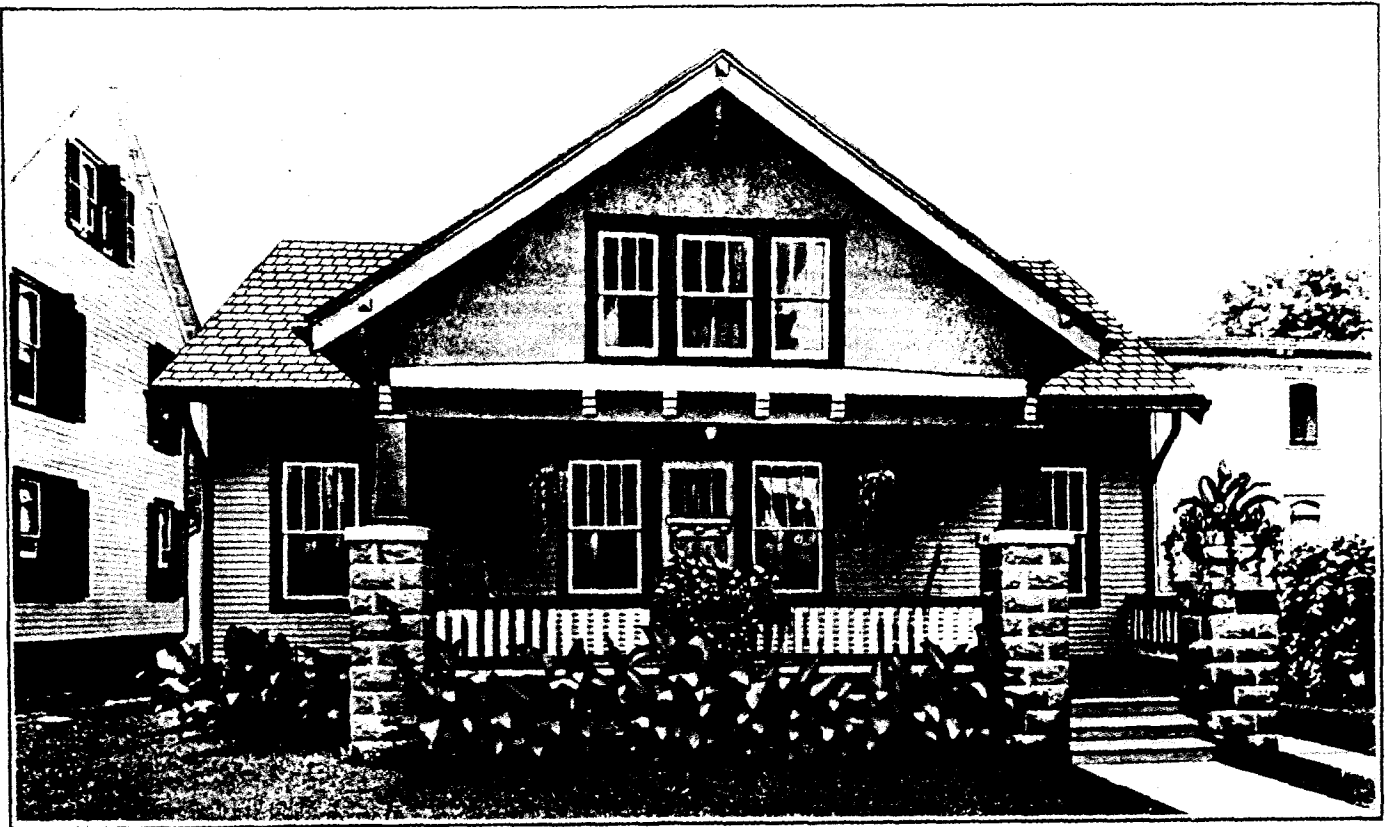


SEARS, ROEBUCK CATALOG OF HOUSES 1926



An Unabridged Reprint

FIVE ROOMS, BATH AND PORCH



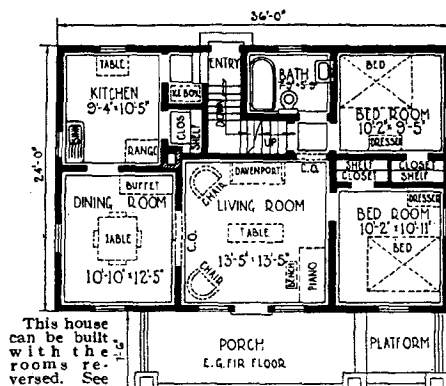
A NEAT home with five comfortable rooms and bath, conservative and economical. The wonder of the house is how exactly right all the little points are. Grade entrance; space for ice box on same level as kitchen floor; front bedroom and kitchen have cross ventilation; bathroom is entered from a little hallway and not directly from living room, bathroom unusually well arranged; three big closets and all rooms well planned to accommodate furniture.

No. P13052

The Living Room. The large living room and cheerful dining room are connected by means of a wide cased opening. Opposite the front door with windows grouped about it is a long space against the wall where any handsome large piece of furniture will look attractive. In fact, the living room is one that will be easy to furnish cozily. Size, 13 feet 5 inches by 13 feet 5 inches.

The Dining Room. Entered from the living room through a wide cased opening. Measures 10 feet 10 inches by 12 feet 5 inches. Has good space for the dining set and is lighted from two sides.

Can be built on a lot 42 feet wide



This house can be built with the rooms reversed. See

Honor Bill

The Conway

No. P13052 "Already Cut" and Fitted \$1,707.00
 No. P3052 "Already Cut" and Fitted 1,613.00

The Kitchen. Right at the swinging door from the dining room is the sink with a window beside it, and close by is space for the range. Under the window on the opposite wall a table can be set. Opening the rear door you find a landing where the ice box can stand and just inside this door is a good sized shelf where things to be put into the refrigerator can be gathered and all put in at one time, saving ice. The shelf will be useful in many ways, and when cleaning the kitchen it can be dropped flat against the wall. Size of the kitchen, 9 feet 4 inches by 10 feet 5 inches.

The Bedrooms. The front bedroom opens up from the living room. The rear bedroom connects with an open hall off the living room. Each bedroom has a clothes closet, and is well lighted and aired. The bathroom connects with the hall, also. It has a medicine case.

THE ATTIC

Two additional rooms may be obtained at a slight extra cost. See options.

The Basement. Room for furnace, laundry and storage.

Height of Ceilings. First floor, 9 feet from floor to ceiling. Basement, 7 feet from floor to joists.

No. P3052

Same as No. P13052, except that house is two feet narrower. See floor plan to right.



The Conway

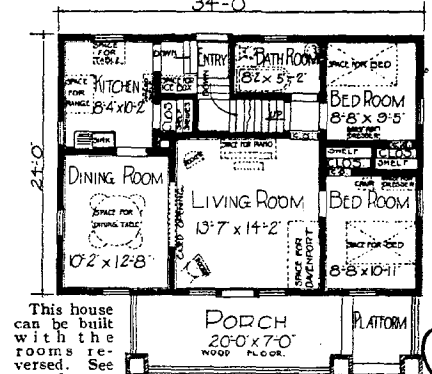
What Our Price Includes

At the price quoted we will furnish all the material to build this five-room house consisting of:
 Lumber; Lath;
 Roofing, Clear Red Cedar Shingles;
 Siding, Clear Cypress, Bevel;
 Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
 Flooring, Clear Douglas Fir or Pacific Coast Hemlock;
 Porch Flooring, Clear Edge Grain Fir;
 Porch Ceiling, Clear Douglas Fir or Pacific Coast Hemlock;
 Finishing Lumber;
 High Grade Millwork (see pages 110 and 111);
 Interior Doors, Five Cross Panel Design of Douglas Fir;
 Trim, Beautiful Grain Douglas Fir;
 Windows of California Clear White Pine;
 Medicine Case;
 Eaves Trough and Down Spout;
 40-Lb. Building Paper; Sash Weights;
 Stratford Design Hardware (see page 132);
 Paint for Three Coats Outside. Trim and Siding;
 Shellac and Varnish for Interior Doors and Trim.
 Complete Plans and Specifications.
 We guarantee enough material to build this house. Price does not include cement, brick or plaster.
 See description of "Honor Bill" Houses on pages 12 and 13.

OPTIONS

Furnished with two rooms in the attic, with single floor. \$196.00 extra for No. P3052; \$229.00 extra for No. P13052.
 Sheet Plaster and Plaster Finish to take the place of wood lath. \$142.00 extra; with attic, \$195.00 extra for No. P3052; \$149.00 extra, with attic, \$201.00 extra for No. P13052. See page 109.
 Oriental Asphalt Shingles, guaranteed 17 years, instead of wood shingles, \$38.00 extra for No. P3052; \$42.00 extra for No. P13052.
 Oak Trim, Doors and Floors in living and dining rooms, \$136.00 extra.
 Storm Doors and Windows for first floor, \$46.00 extra; with attic, \$58.00 extra.
 Screen Doors and Windows, galvanized wire, for first floor, \$30.00 extra; with attic, \$37.00 extra.
 For prices on Plumbing, Heating, Wiring, Electric Fixtures and Shades, see pages 130 and 131.

Can be built on a lot 40 feet wide



This house can be built with the rooms reversed. See

August 29, 2005

To: Ann Fothergill, Historic Preservation Annex, Montgomery County Park and Planning

From: Richard Levine, 703-648-7741 (w), 240-413-2825 (cell)

Dear Ann, I got your message and am faxing you a copy of a photo of our Sears house at 7420 Cedar Avenue, Takoma Park taken in 1927 right after it was built. The photo shows the enclosed screen porch. If you have any trouble seeing the fax, please call me and I will mail you a copy and please call me if you have any other questions.

Yours truly,



Richard Levine

7420 Cedar Avenue
Takoma Park, Md., 20912
August 29, 2005

Ann Fothergill
Historic Preservation Annex
Montgomery Country Park and Planning
8787 Georgia Avenue
Silver Spring, Md., 20910

Dear Ann,

As we discussed, I am enclosing in the mail a copy of a photo of our Sears house at 7420 Cedar Ave., Takoma Park, taken in 1927 right after it was built. The photo shows the enclosed screen porch. If you have any questions, please call me at 703-648-7741 (w) or 240-413-2825 (cell).

Yours truly,

A handwritten signature in cursive script that reads "Richard Levine".

Richard Levine