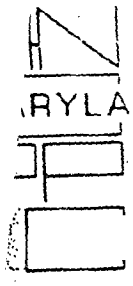


37/03-06YY 7101 CEDAR AVE

Takoma Park Historic District

+ Prelim.
Cons.

7/3



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: SANDY NEWMAN FAX NUMBER: 202-496-1506

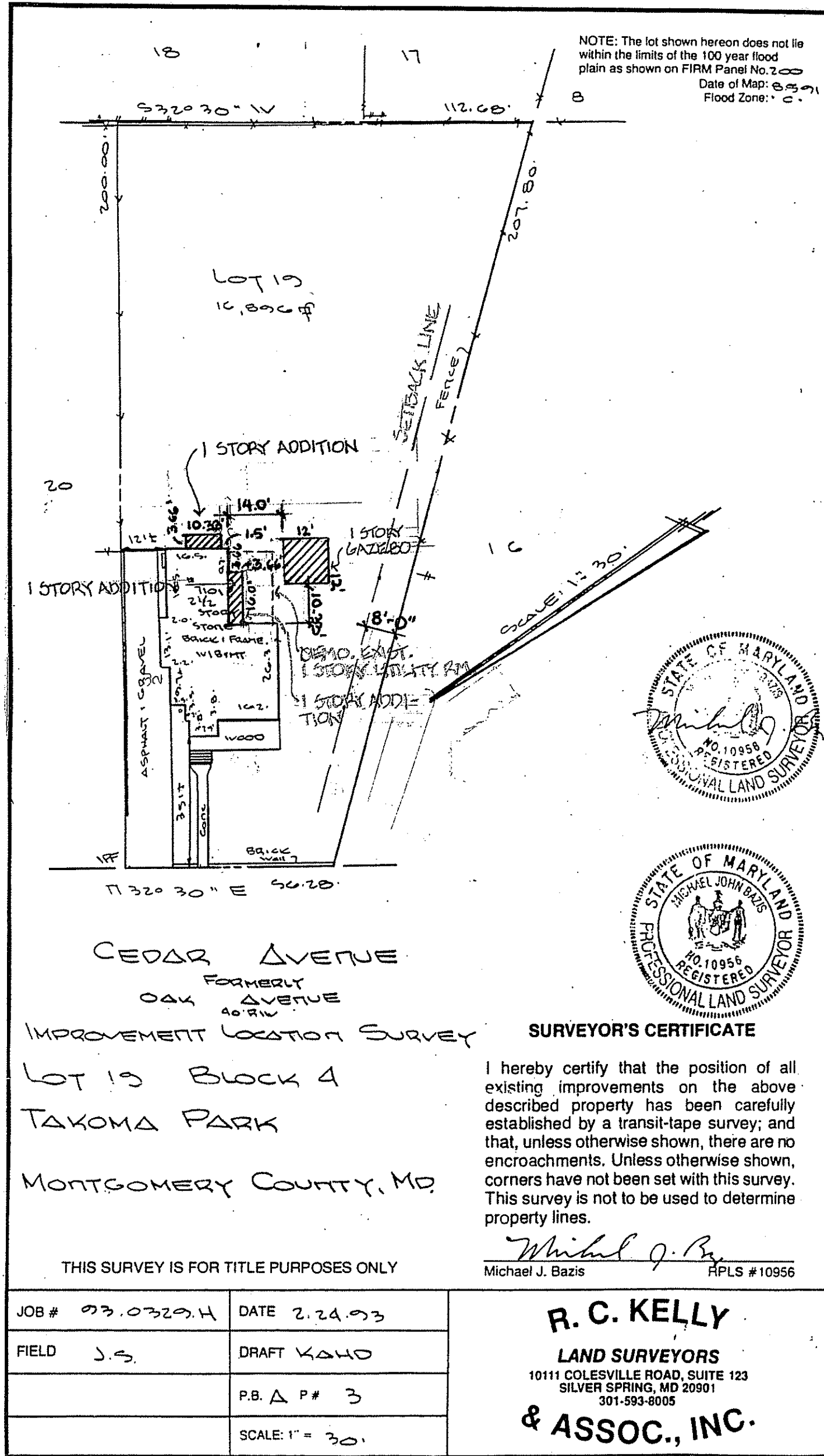
FROM: Anne Fetherox

DATE: 4-24-07

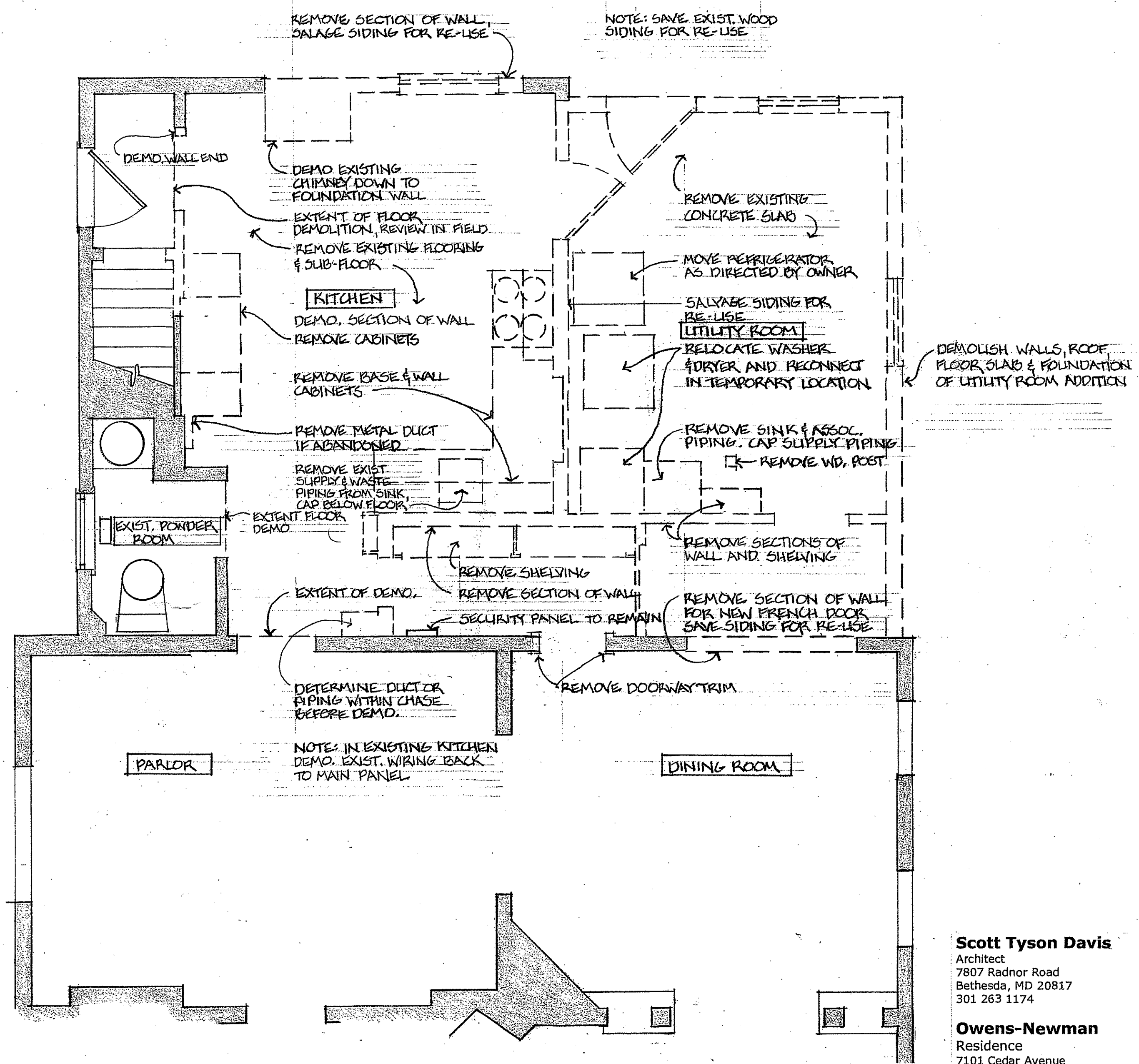
NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 2

NOTE:

DPS said no to gazebo →
needs to be rebuilt
the way. They won't
build it for now.
Will send patio plan
for stamping.



1 Plat/Site Plan
1" = 30'



2 Partial First Floor Plan
Existing Conditions and Demolition
3/8" = 1' - 0"

Scott Tyson Davis
Architect
7807 Radnor Road
Bethesda, MD 20817
301 263 1174

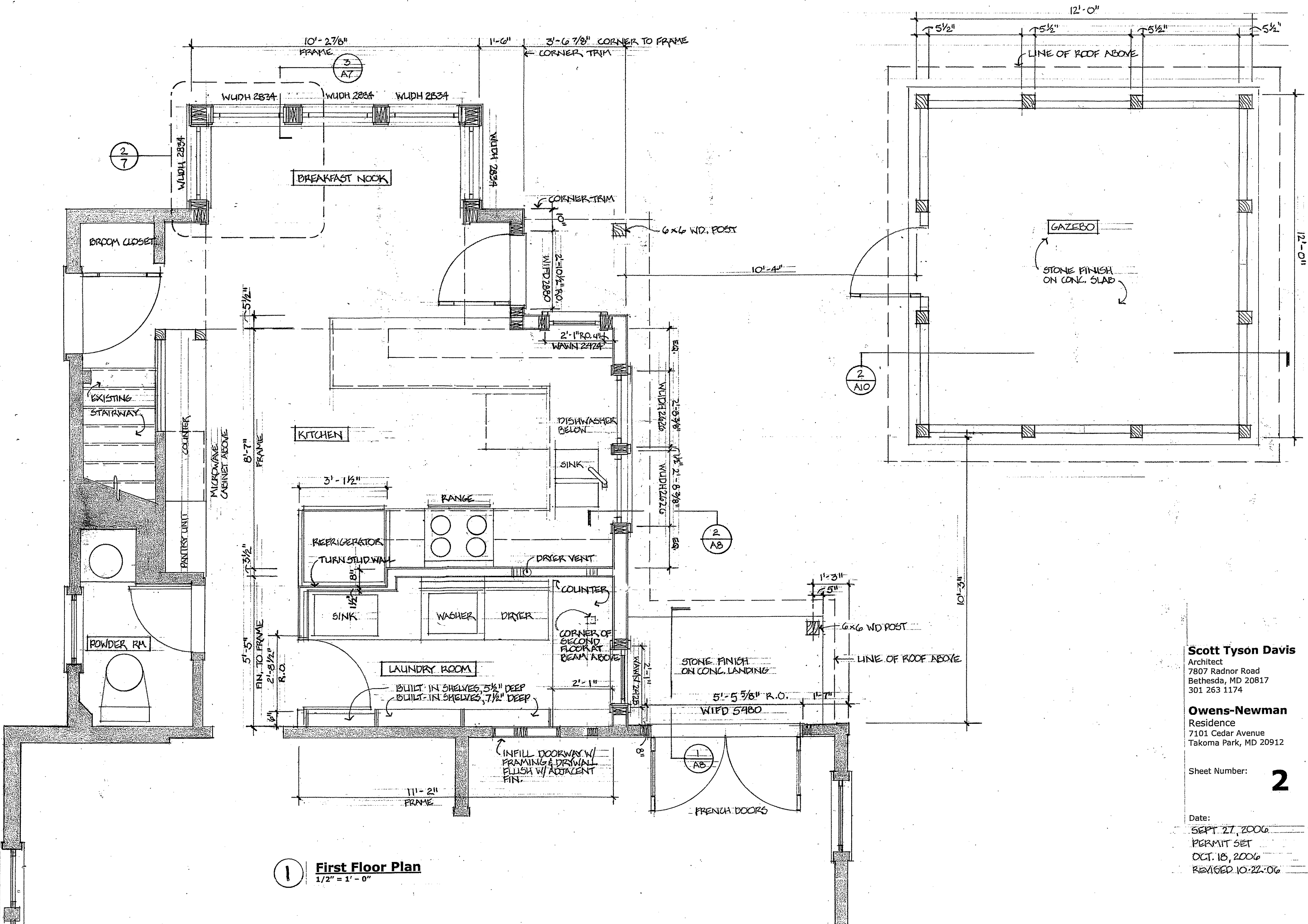
Owens-Newman
Residence
7101 Cedar Avenue
Takoma Park, MD 20912

Sheet Number: 1

Date:

SEPT 27, 2006
PERMIT SET
OCT 18, 2006
REV. 10.22.06

APPROVED
Montgomery County
Historic Preservation Commission
John A. ...



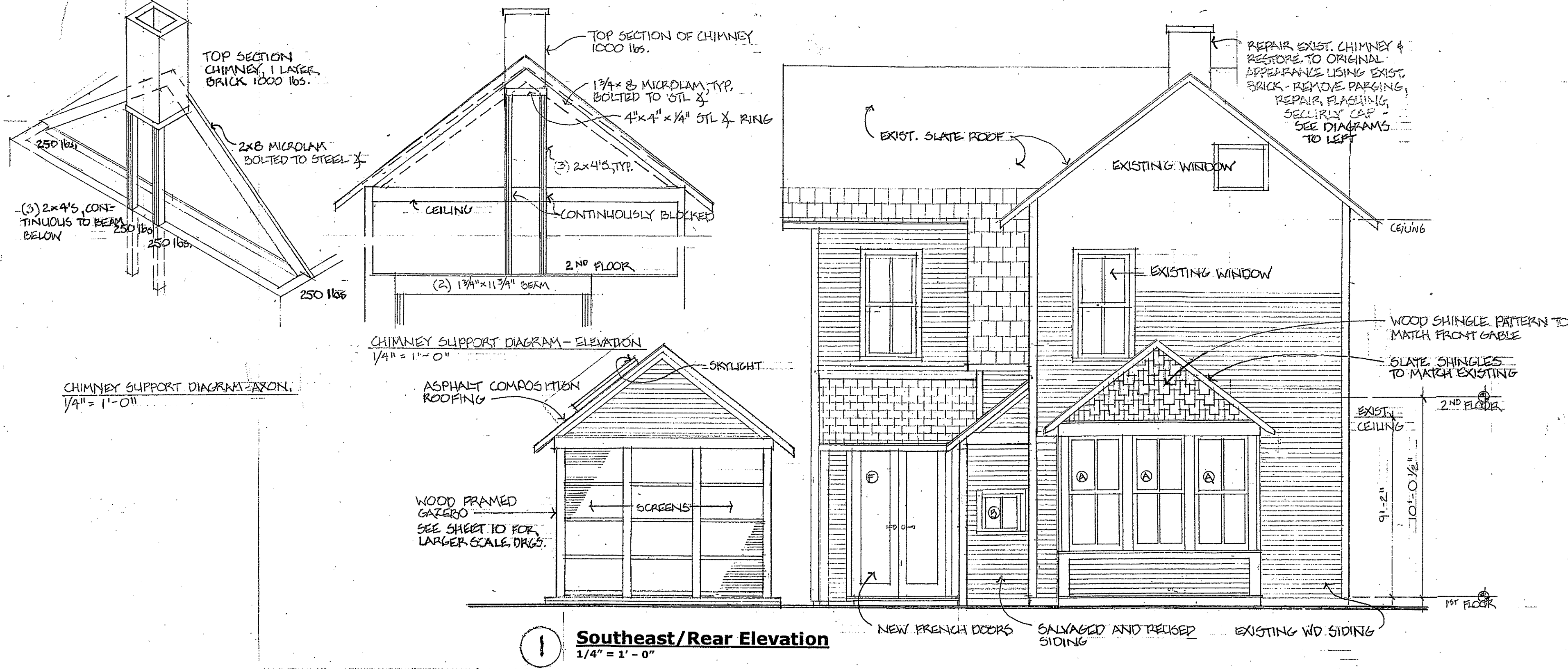
1 First Floor Plan
 1/2" = 1' - 0"

Scott Tyson Davis
 Architect
 7807 Radnor Road
 Bethesda, MD 20817
 301 263 1174

Owens-Newman
 Residence
 7101 Cedar Avenue
 Takoma Park, MD 20912

Sheet Number: **2**

Date:
 SEPT. 27, 2006
 PERMIT SET
 OCT. 18, 2006
 REVISED 10.22.06



1 Southeast/Rear Elevation
1/4" = 1' - 0"

Window/Exterior Door Schedule

Window Type	Quantity	Style	Location	Product Number	Rough opening	Comments
A	5	Wood dbl. hung	Breakfast nook	WUDH 2834	2'-10 3/8" x 6'-5 1/2"	
B	1	Wood awning	Kitchen	WAWN 2424	2'-1" x 2'-0 9/16"	
C	1	Wood awning	Laundry room	WAWN 2428	2'-1" x 2'-4 9/16"	
D	2	Wood dbl. hung	Kitchen	WUDH 2626	2'-8 3/8" x 5'-1 1/2"	
E	1	Wd. Inswing Fr. Dr.	Breakfast nook	WIFD 2880	2'-10 1/2" x 8'-0"	
F	1 pair	Wd. Inswing Fr. Dr.	Dining Room	WIFD 5480	5'-5 5/8" x 8'-0"	Prime inside and out

Window/door notes
 Product Numbers based on Marvin windows and doors
 All units to have insulating, low-E glass with argon gas
 All windows and doors to be primed white, unfinished inside except door F
 All windows to have screens
 All windows to have 7/8" wide SDL muntins in pattern shown on elevations
 All windows and door, except door F, to have jamb extensions for 5 1/2" framing
 All windows and doors, no exterior trim
 Contractor to determine sill hom lengths and mulling of units



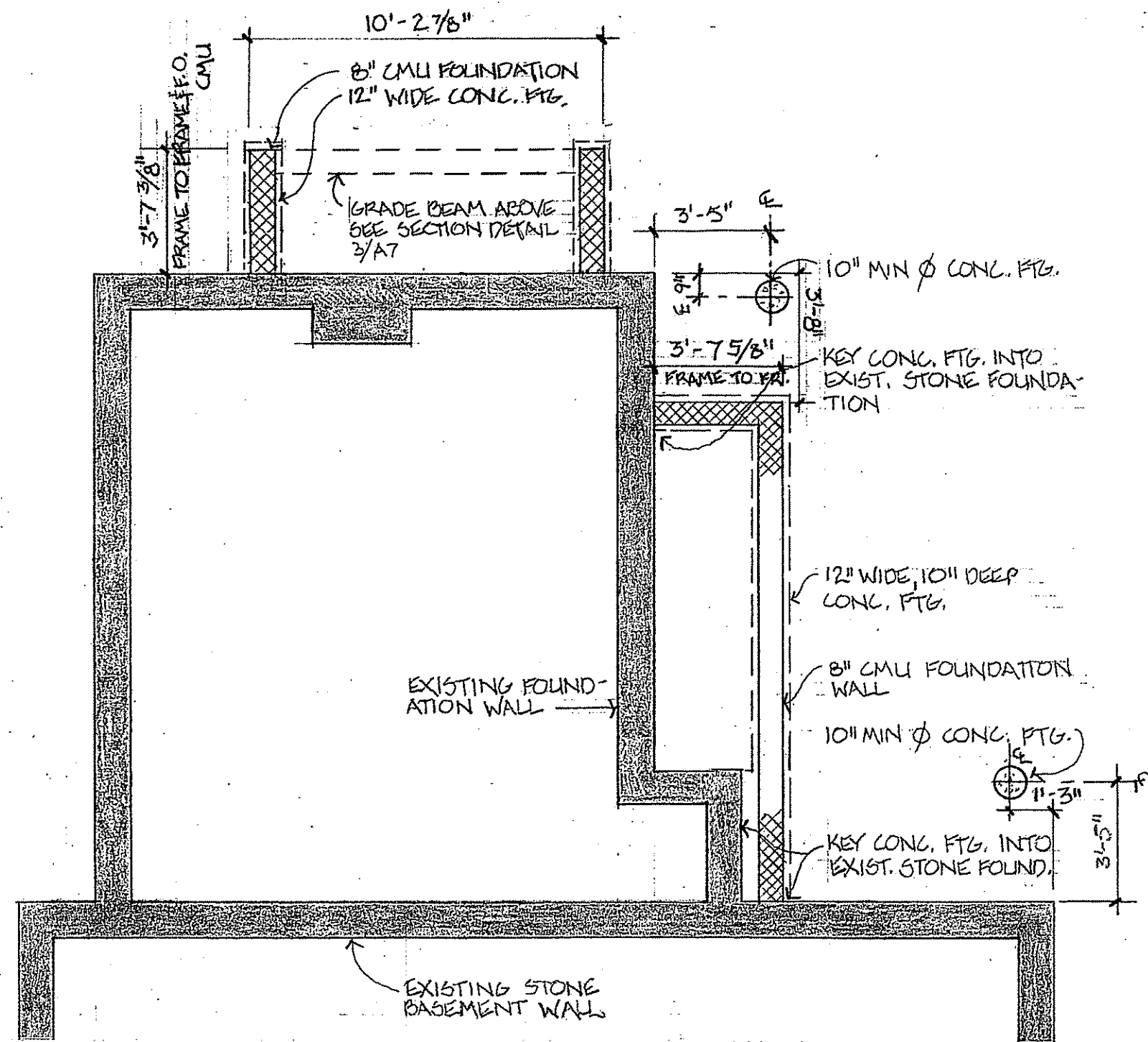
2 Southeast/Rear Elevation
1/4" = 1' - 0"

Scott Tyson Davis
 Architect
 7807 Radnor Road
 Bethesda, MD 20817
 301 263 1174

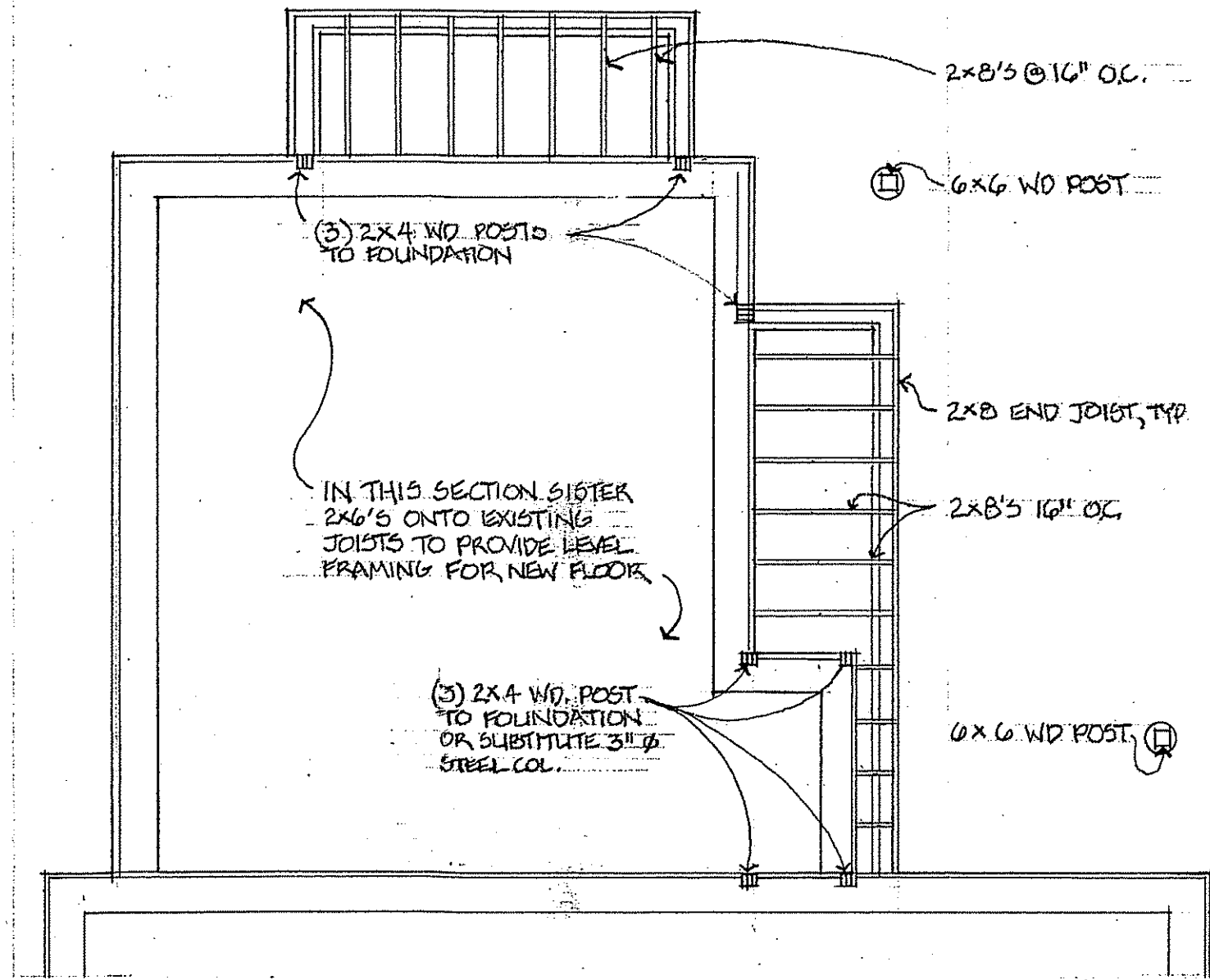
Owens-Newman
 Residence
 7101 Cedar Avenue
 Takoma Park, MD 20912

Sheet Number: **3**

Date:
 SEPT. 27, 2006
 PERMIT SET
 OCT. 18, 2006
 REVISED 10.22.06



1 Foundation Plan
1/4" = 1' - 0"



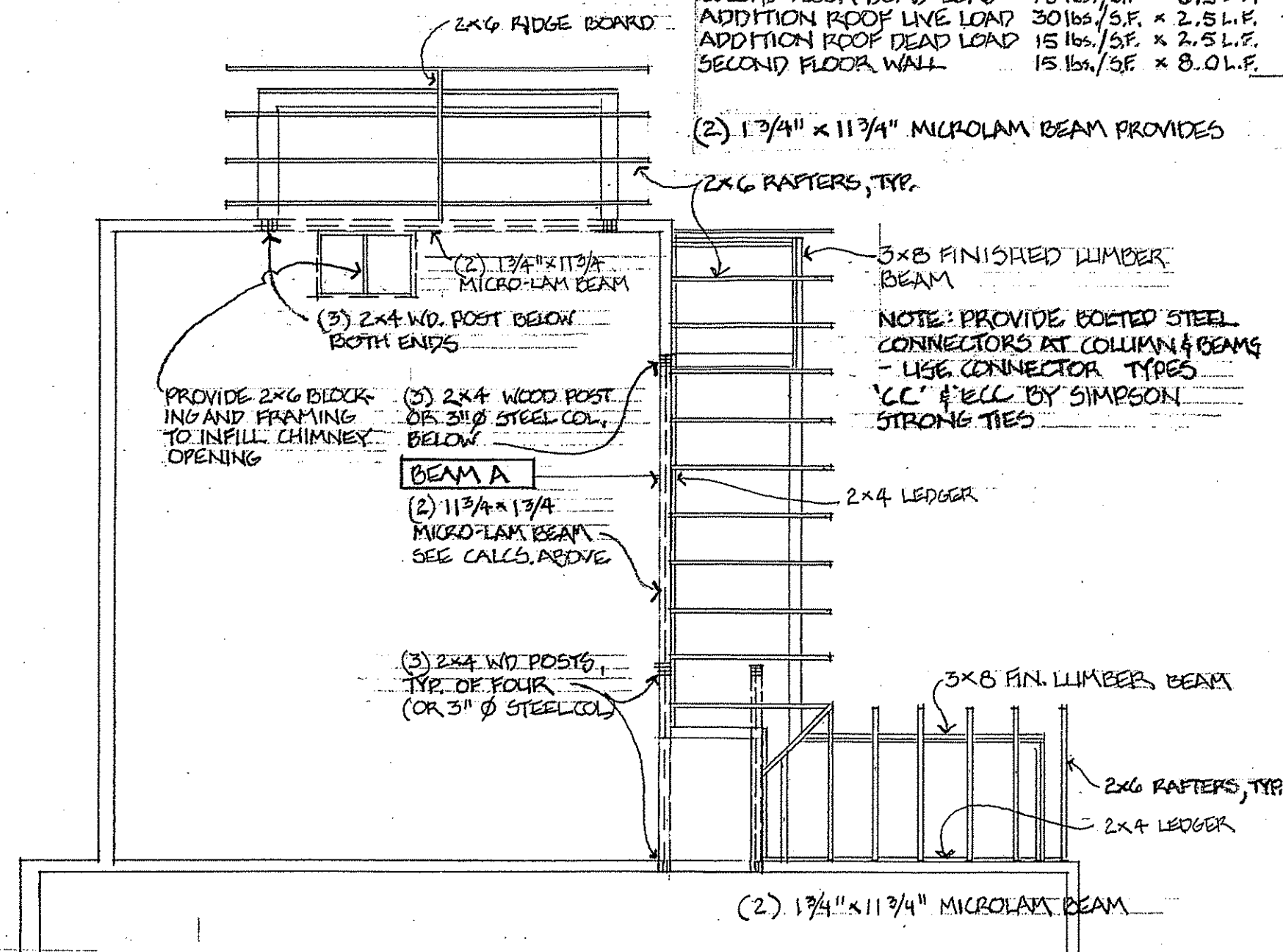
2 First Floor Framing Plan
1/4" = 1' - 0"

CALCULATION FOR BEAM A

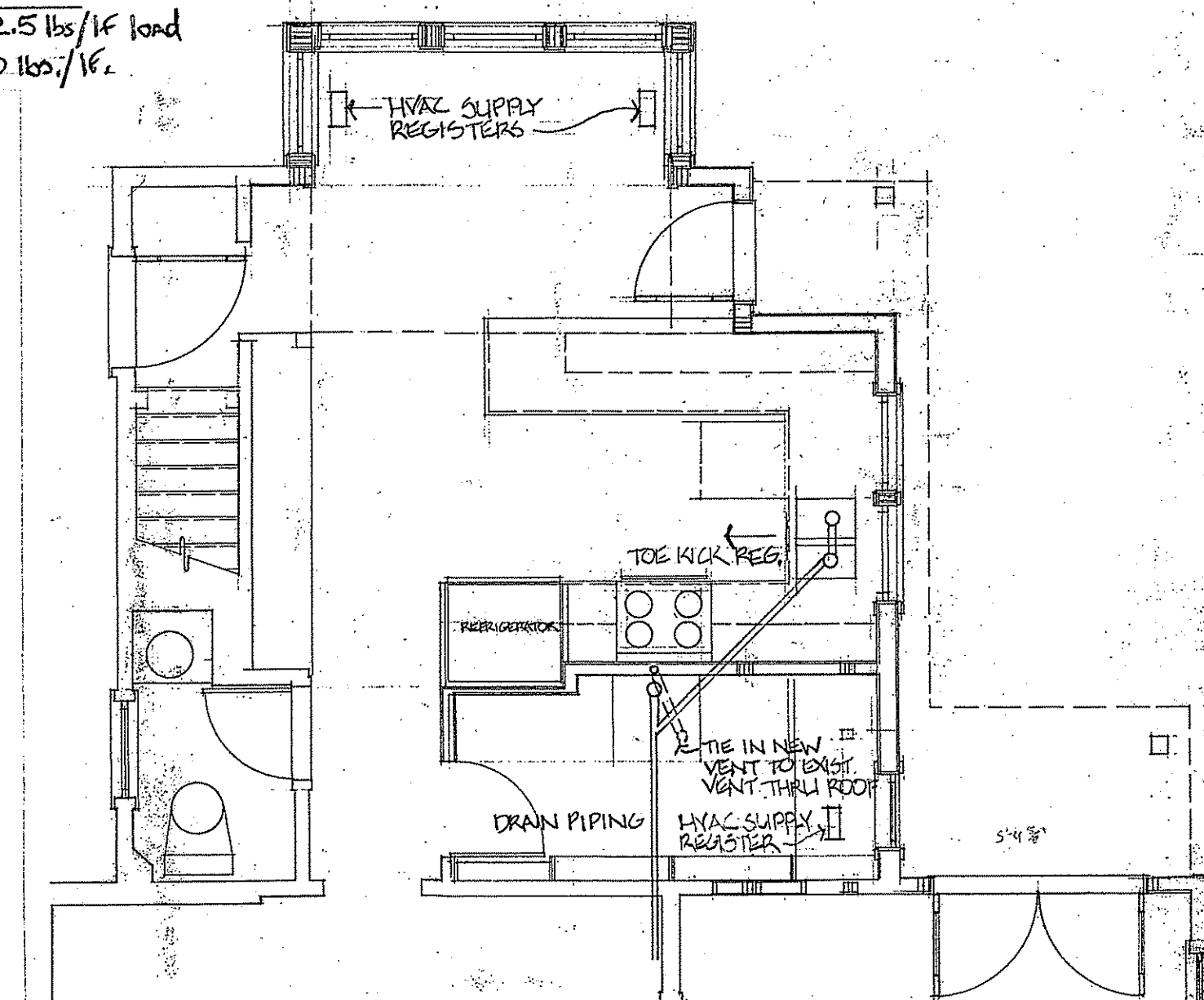
ROOF LIVE LOAD	30 lbs./S.F. x 9.0 L.F.	=	270 lbs.
ROOF DEAD LOAD	15 lbs./S.F. x 9.0 L.F.	=	135
SECOND FLOOR LIVE LOAD	30 lbs./S.F. x 6.5 L.F.	=	195
SECOND FLOOR DEAD LOAD	15 lbs./S.F. x 6.5 L.F.	=	100
ADDITION ROOF LIVE LOAD	30 lbs./S.F. x 2.5 L.F.	=	75
ADDITION ROOF DEAD LOAD	15 lbs./S.F. x 2.5 L.F.	=	37.5
SECOND FLOOR WALL	15 lbs./S.F. x 8.0 L.F.	=	120

932.5 lbs/1F load
1490 lbs/1F L

(2) 1 3/4" x 11 3/4" MICROLAM BEAM PROVIDES



3 Second Floor/Roof Framing Plan
1/4" = 1' - 0"



4 HVAC/Plumbing Plan
1/4" = 1' - 0"

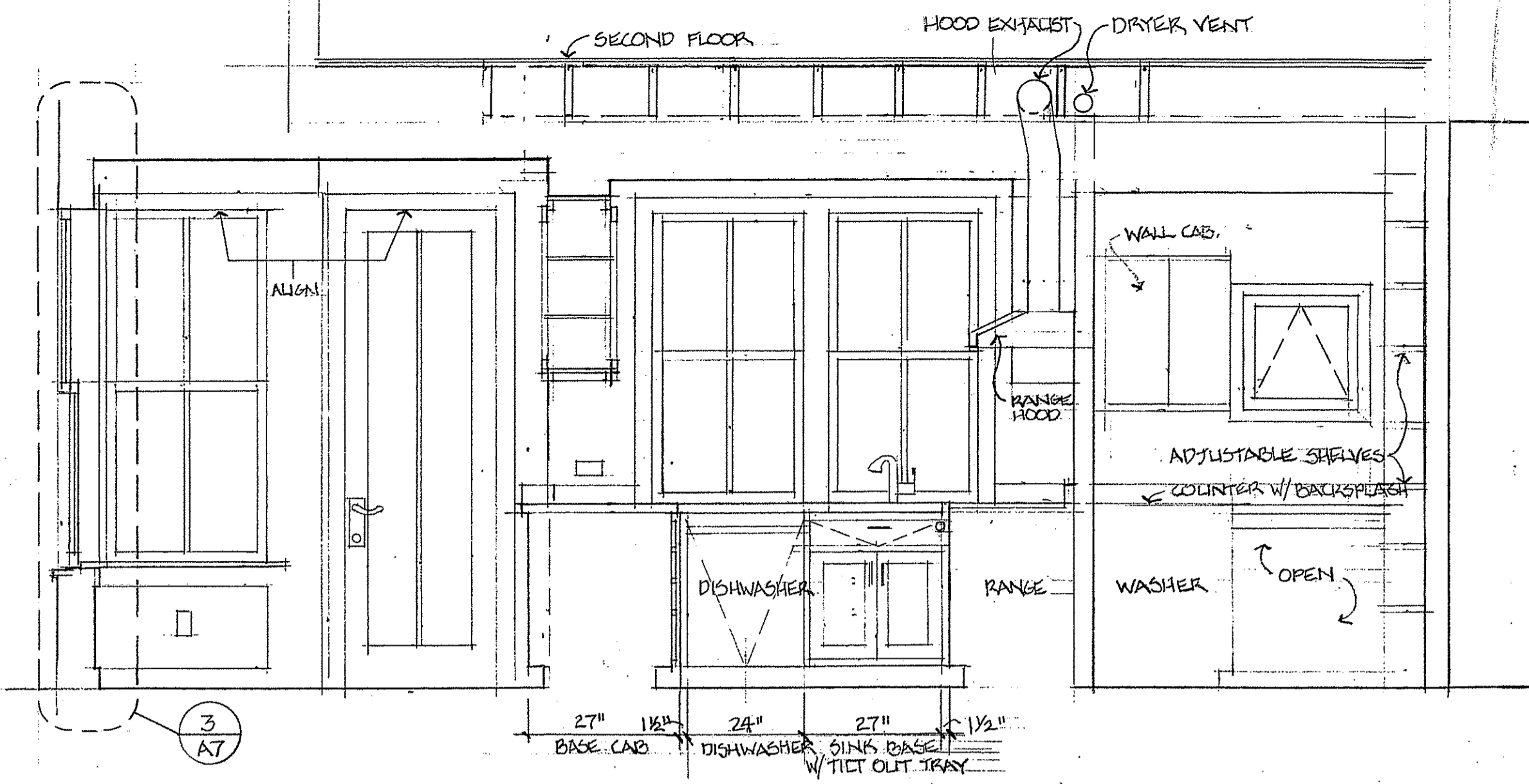
Scott Tyson Davis
Architect
7807 Radnor Road
Bethesda, MD 20817
301 263 1174

Owens-Newman
Residence
7101 Cedar Avenue
Takoma Park, MD 20912

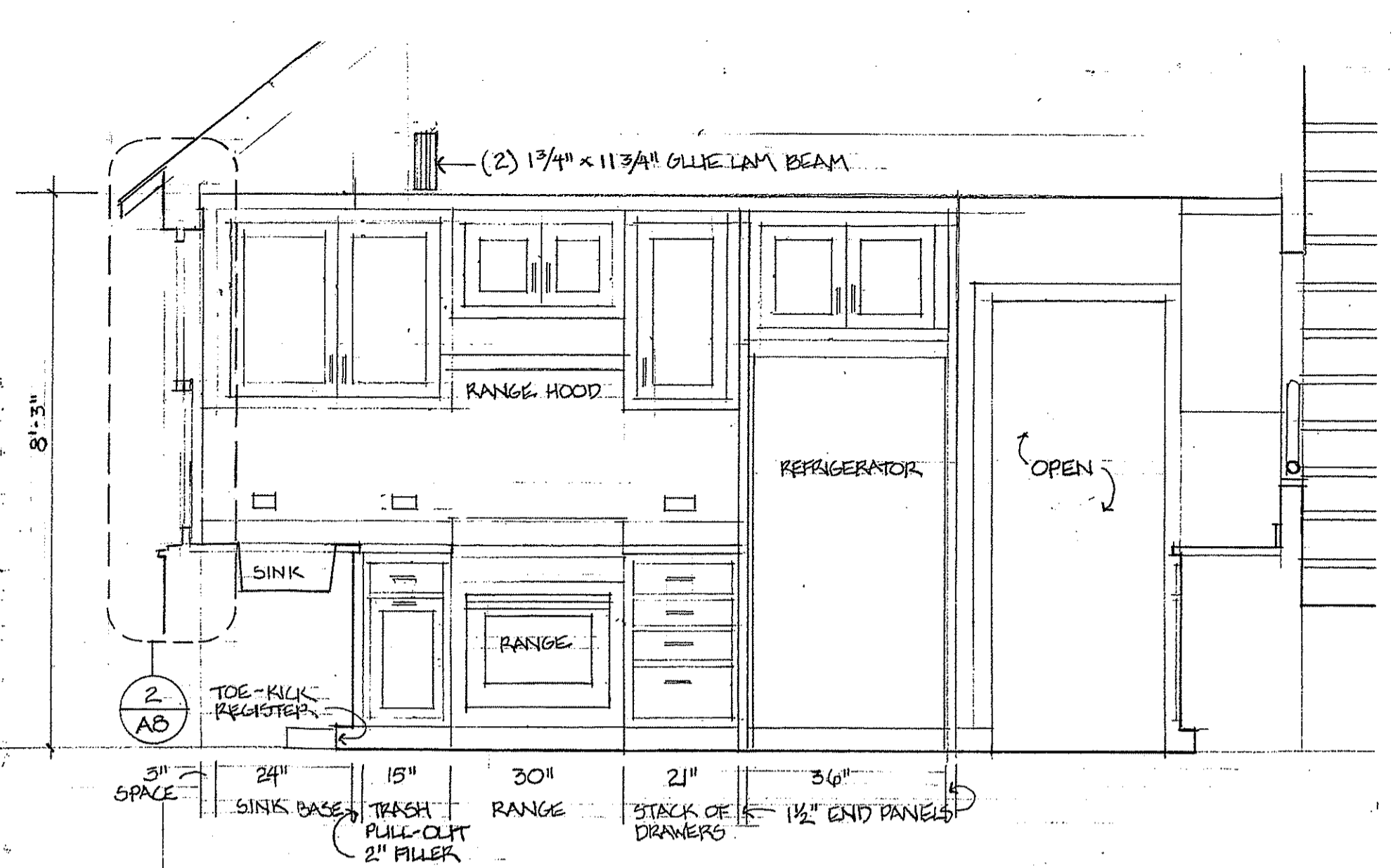
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Date:

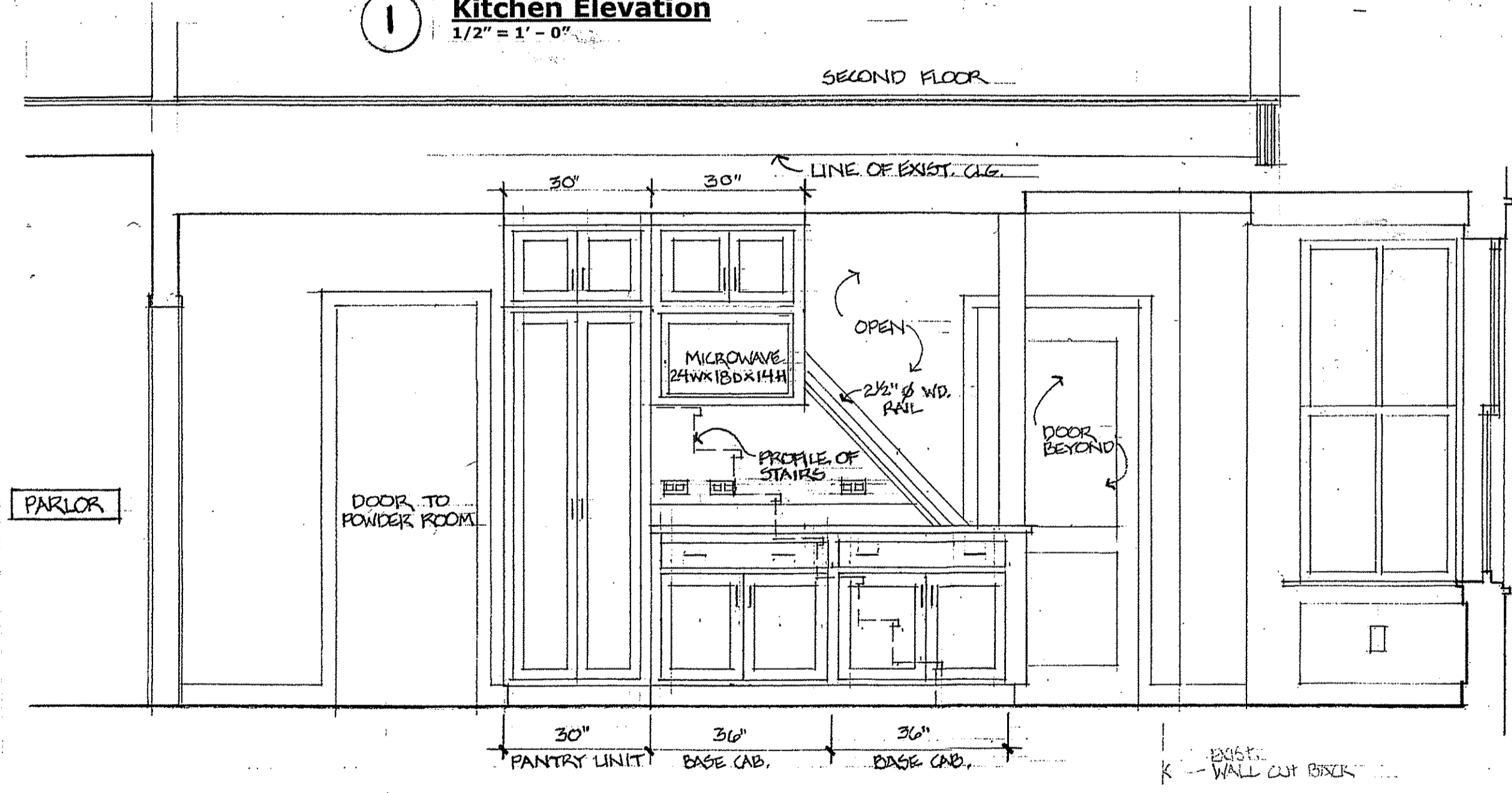
SEPT. 27, 2006
PERMIT SET
OCTOBER 18, 2006
REVISED 10-22-06



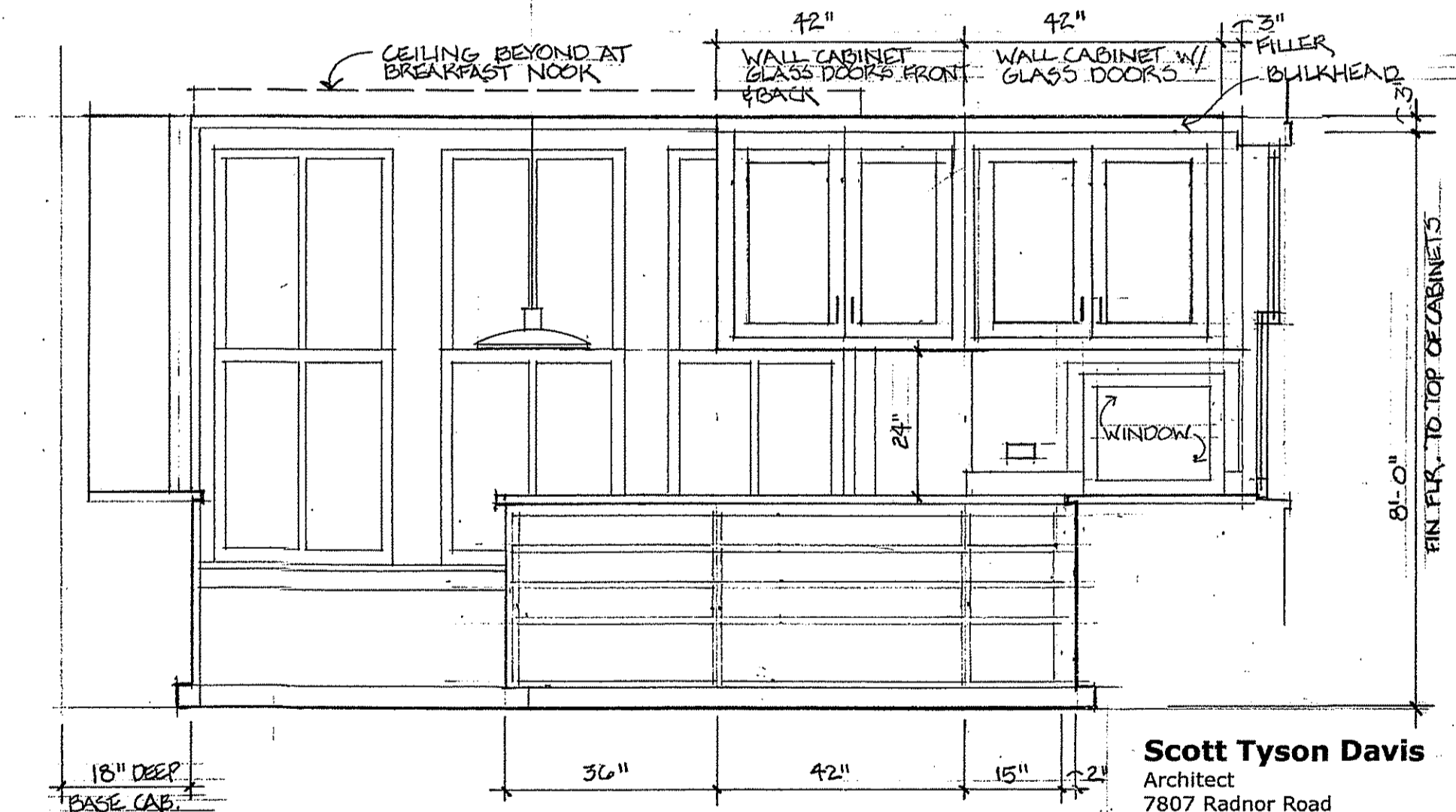
1 Kitchen Elevation
1/2" = 1' - 0"



2 Kitchen Elevation
1/2" = 1' - 0"



3 Kitchen Elevation
1/2" = 1' - 0"



4 Kitchen Elevation
1/2" = 1' - 0"

Scott Tyson Davis
Architect
7807 Radnor Road
Bethesda, MD 20817
301 263 1174

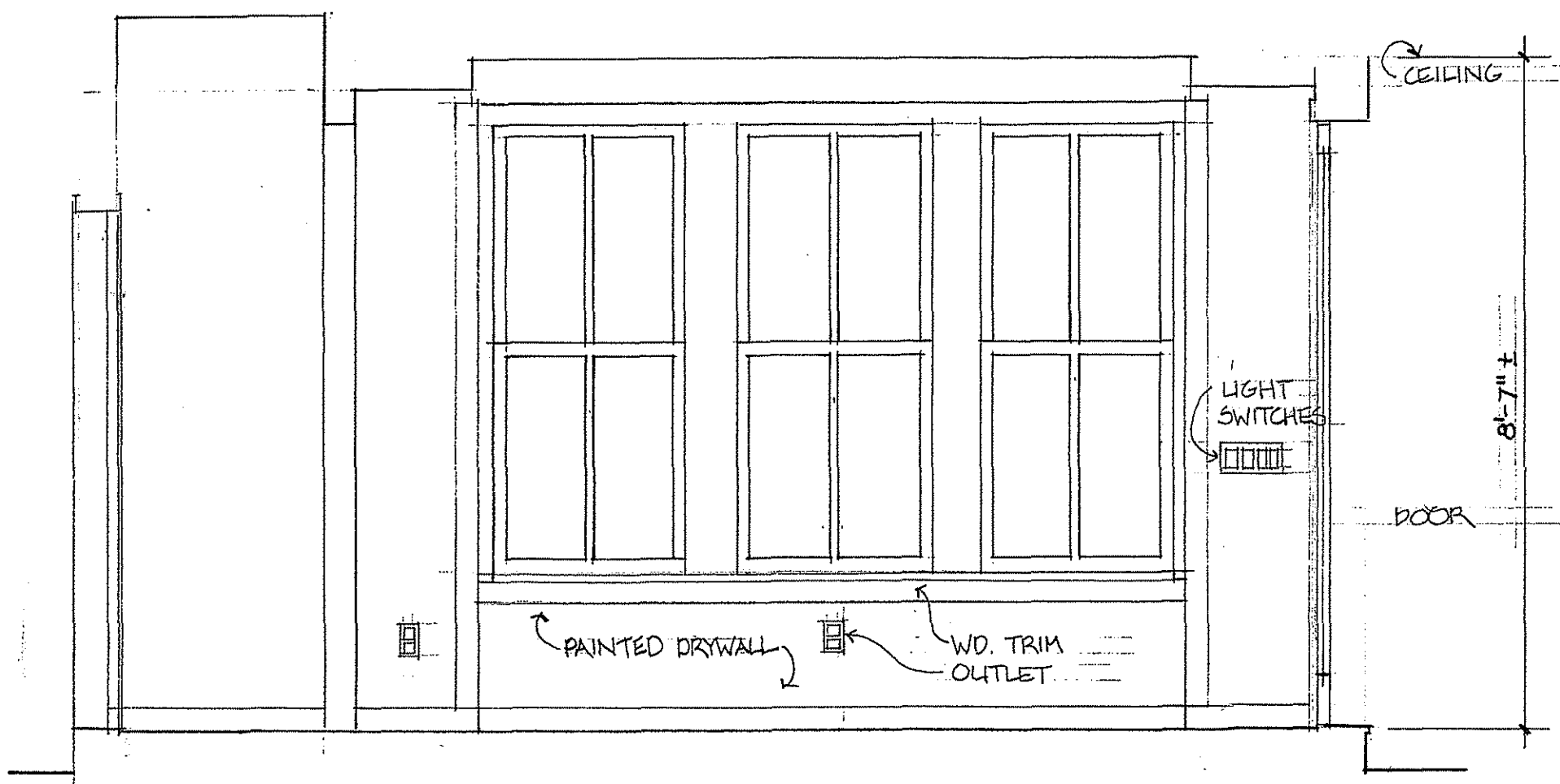
Owens-Newman
Residence
7101 Cedar Avenue
Takoma Park, MD 20912

Sheet Number:

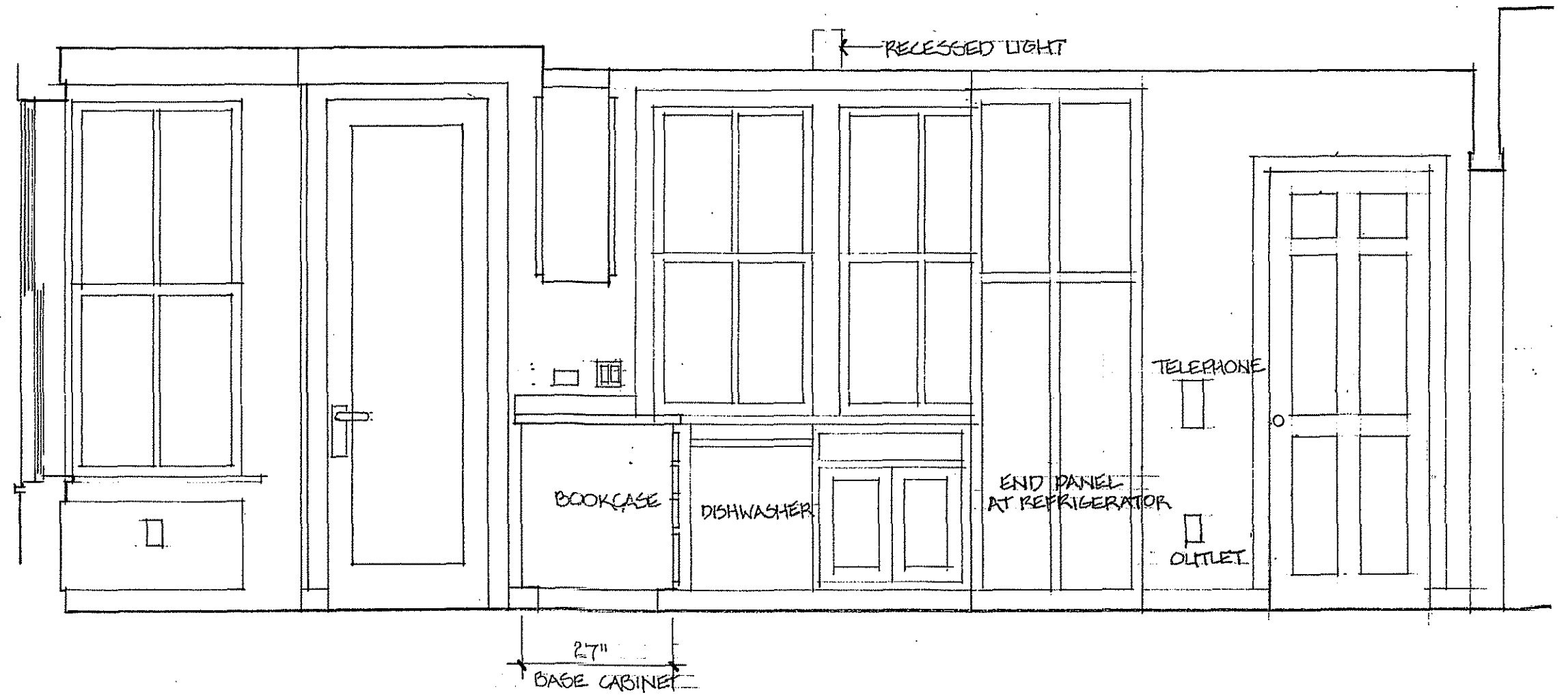
5

Date:

SEPT 27, 2006
PERMIT SET
OCTOBER 18, 2006



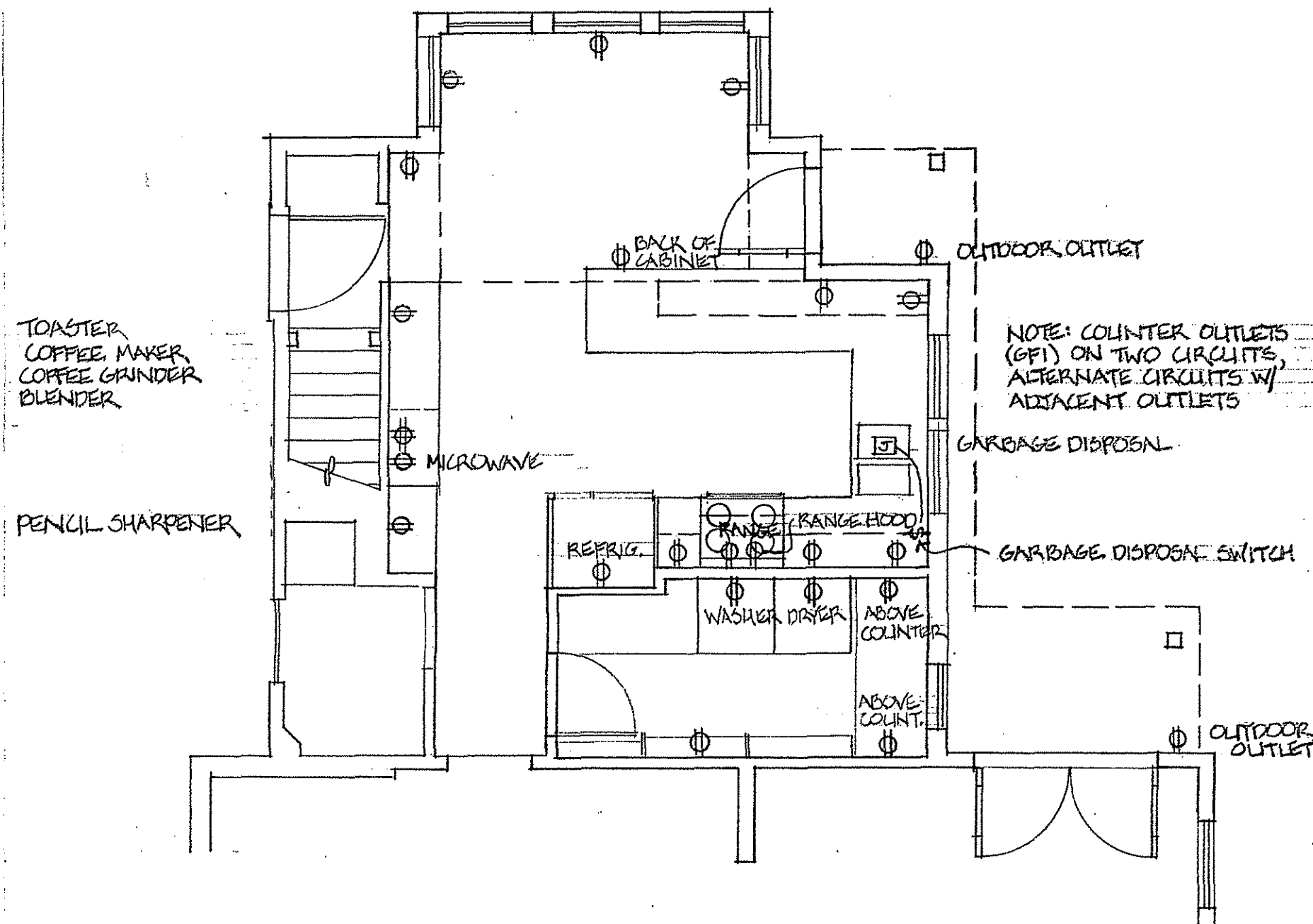
1 Kitchen Elevation
1/2" = 1' - 0"



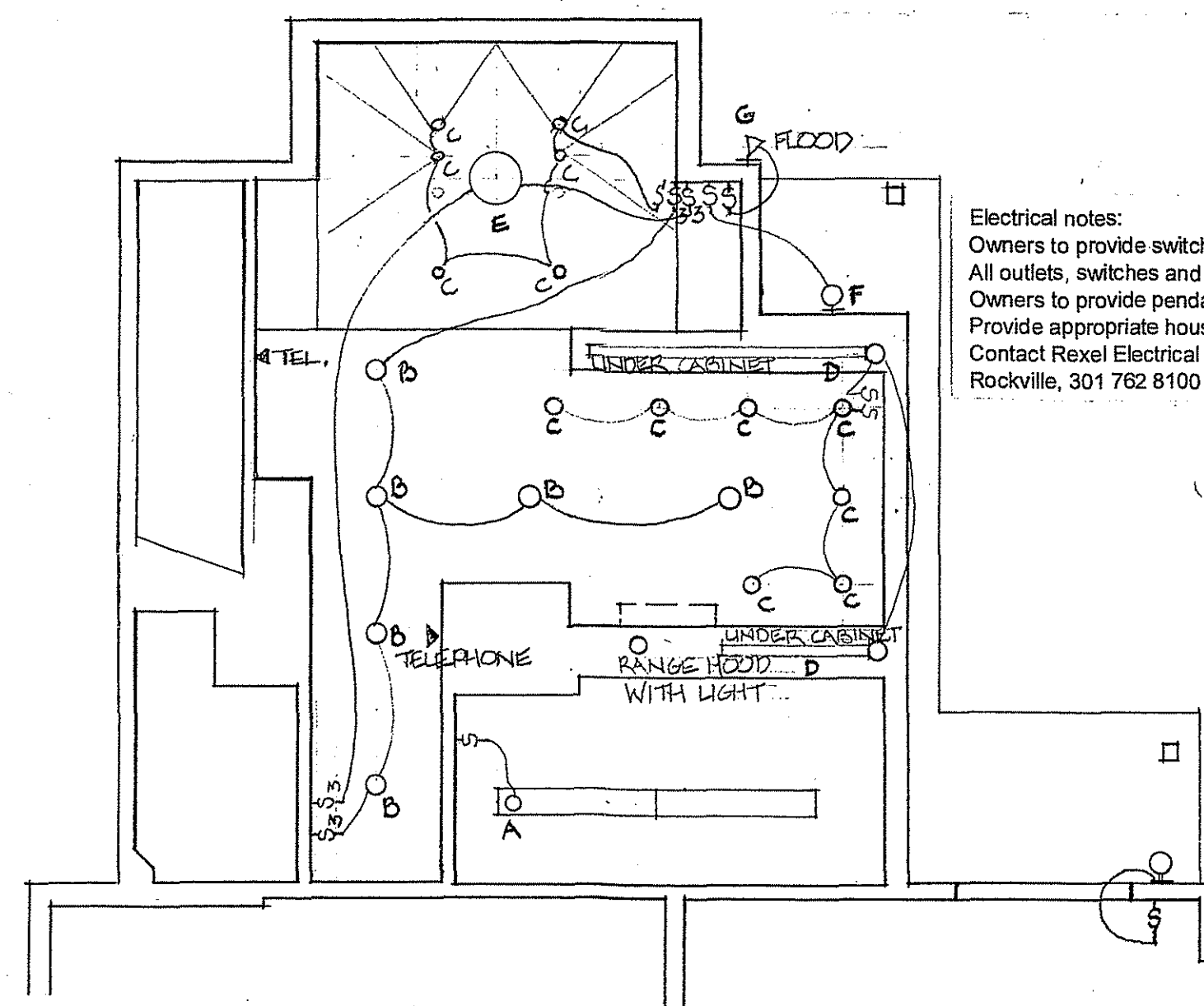
2 Kitchen Elevation
1/2" = 1' - 0"

Light Fixture Schedule

Fixture Type	Kind of fixture	Product number	Bulb Type	Manufacturer	Comments
A	4 foot fluorescent		2 or 3 fluorescent		
B	6" diam. recessed can	1002 P1	75 watt A-type	Lightolier	specular clear reflector
C	Recessed Low Voltage	2000 LV	MR-16	Lightolier	specular clear reflector
D	Undercabinet light		Halogen		white
E	Pendant				
F	Wall mtd. exterior light				
G	Flood light				



3 Power Plan
1/4" = 1' - 0"



4 Lighting Plan
1/4" = 1' - 0"

Electrical notes:
 Owners to provide switches by Lutron
 All outlets, switches and cover plates to be white
 Owners to provide pendant fixture(s) for installation
 Provide appropriate housings for lights in insulated ceilings, e.g. 2004 ICN for low voltage lights
 Contact Rexel Electrical and Datacom products
 Rockville, 301 762 8100

Scott Tyson Davis
 Architect
 7807 Radnor Road
 Bethesda, MD 20817
 301 263 1174

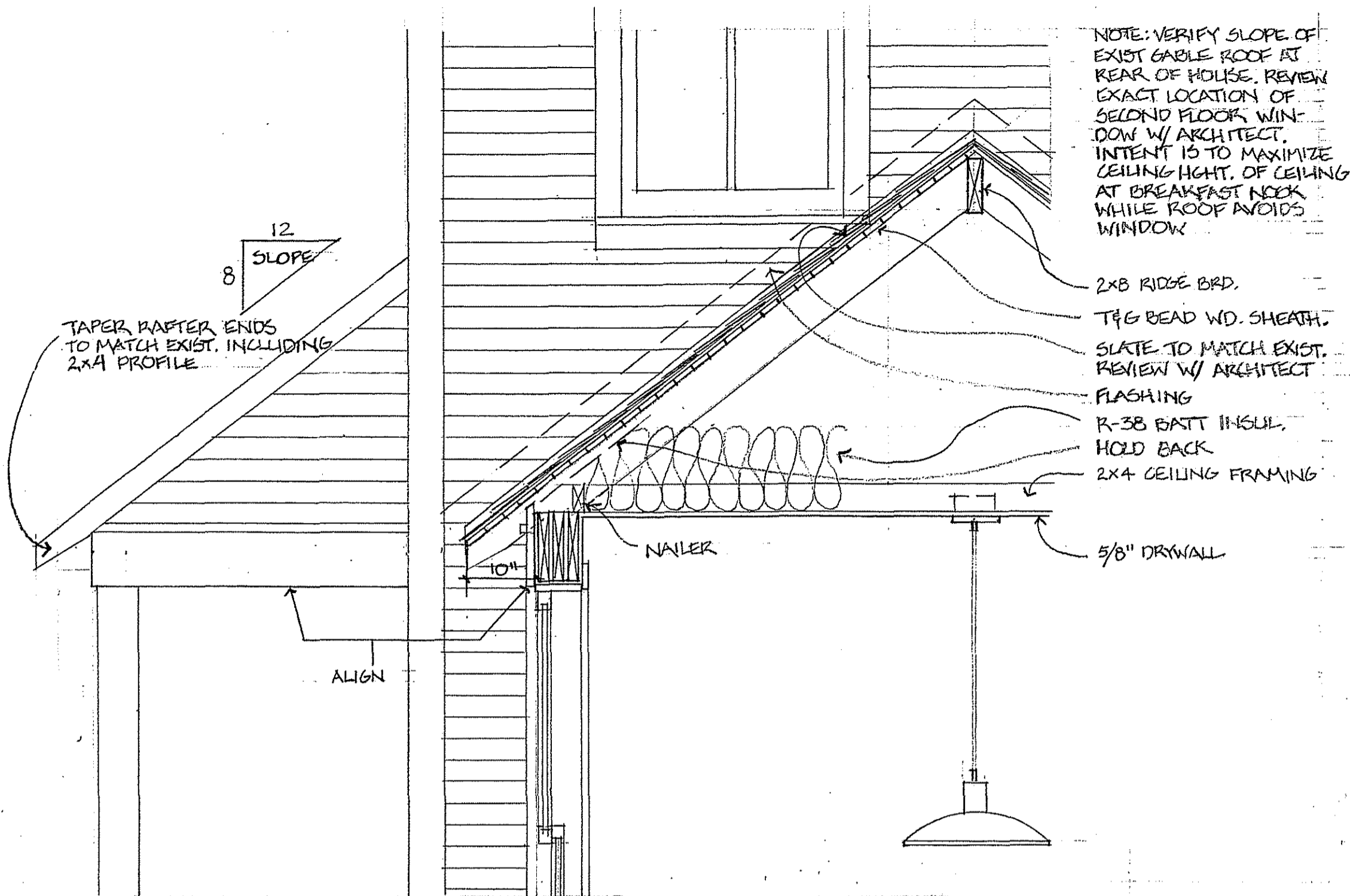
Owens-Newman
 Residence
 7101 Cedar Avenue
 Takoma Park, MD 20912

Sheet Number: **6**

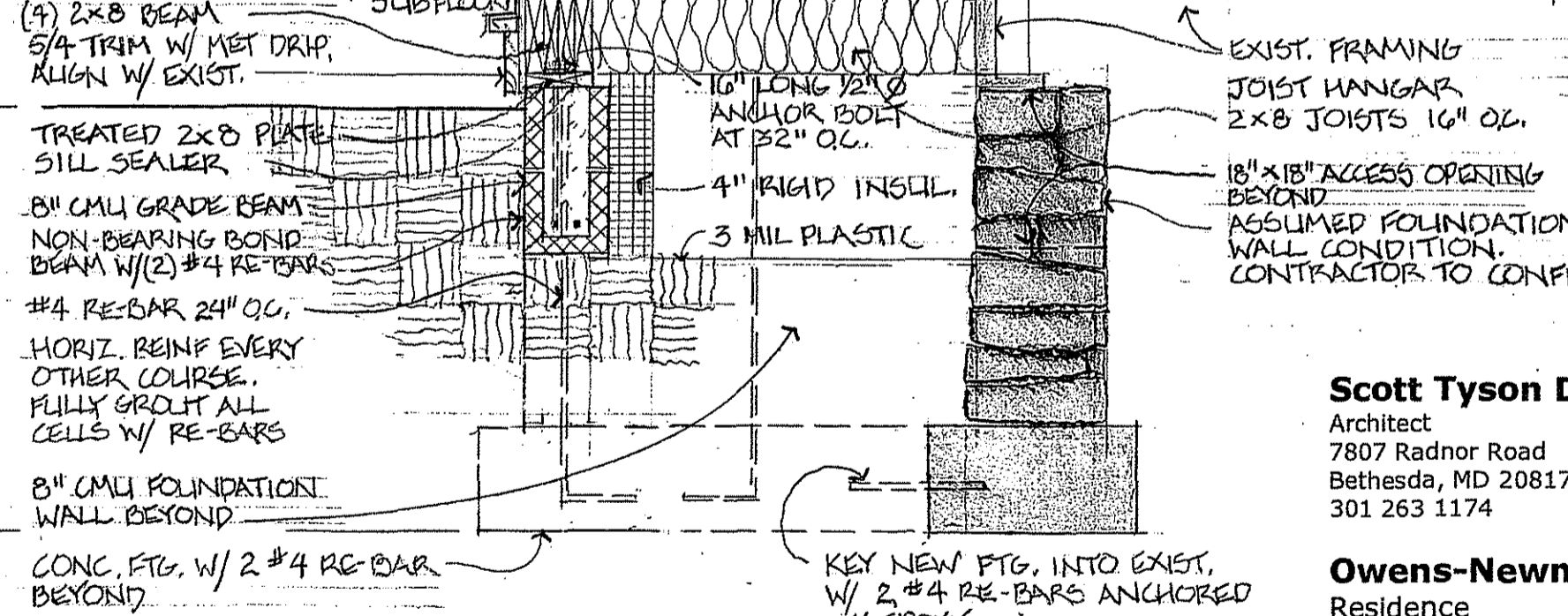
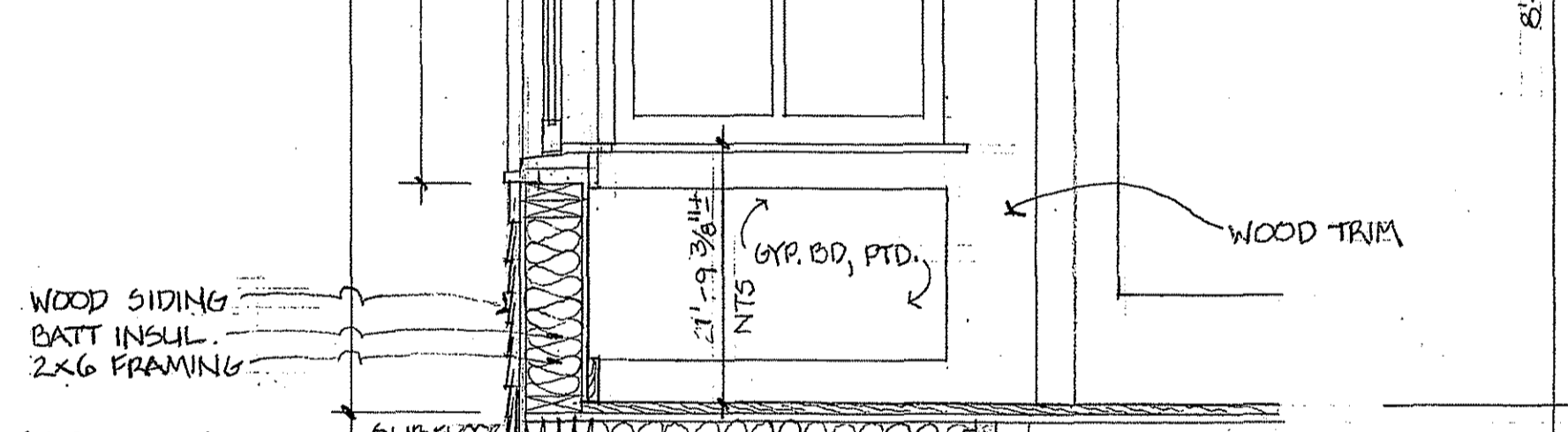
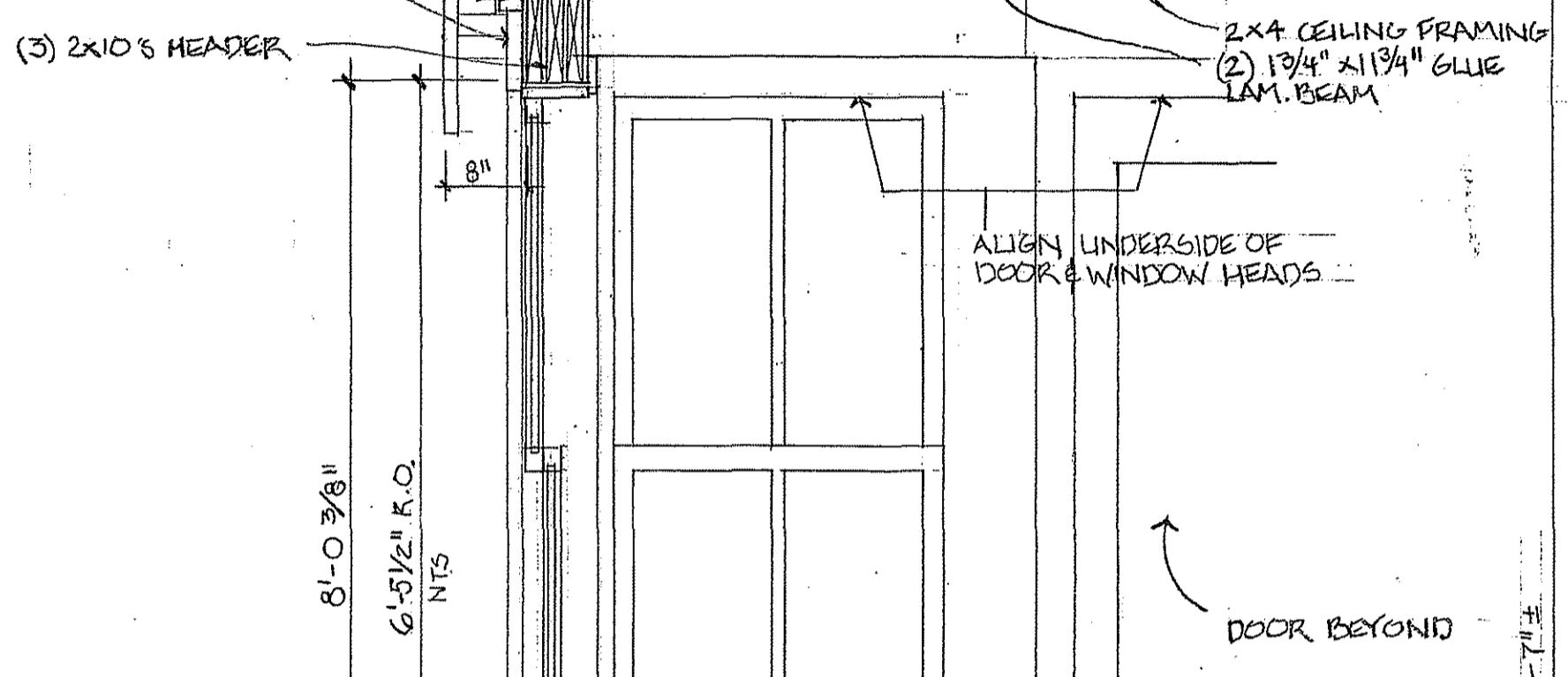
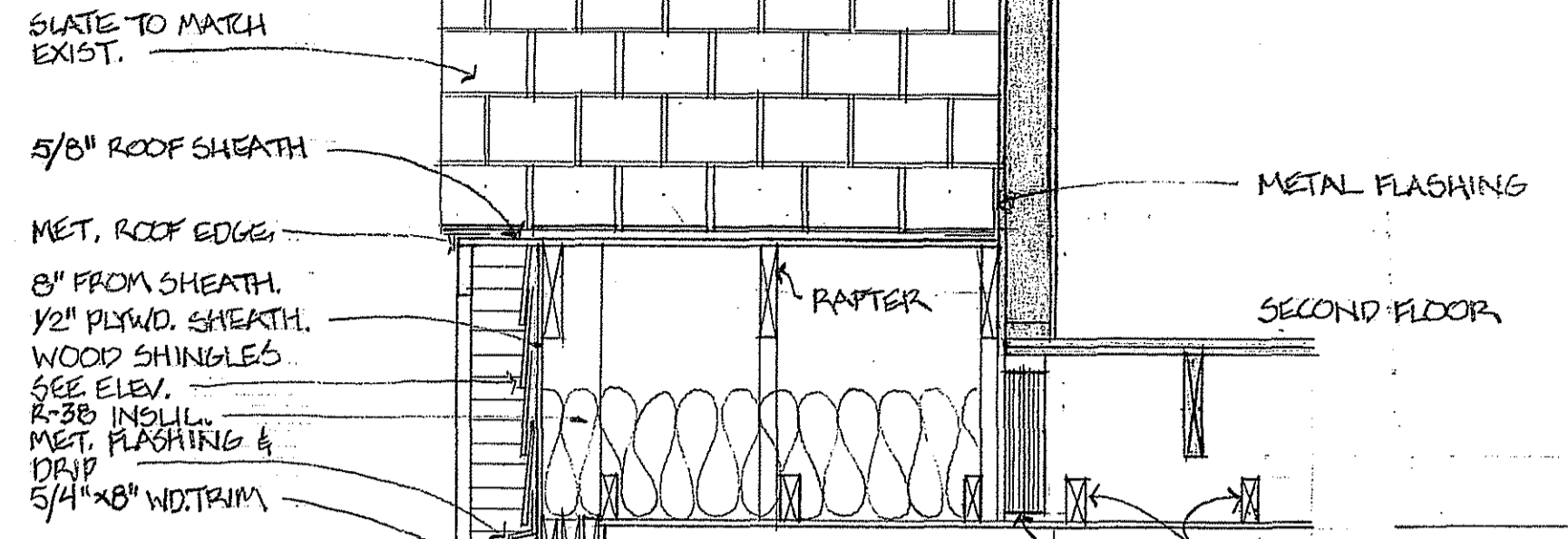
Date:

SEPT 27, 2006
 PERMIT SET
 OCTOBER 18, 2006

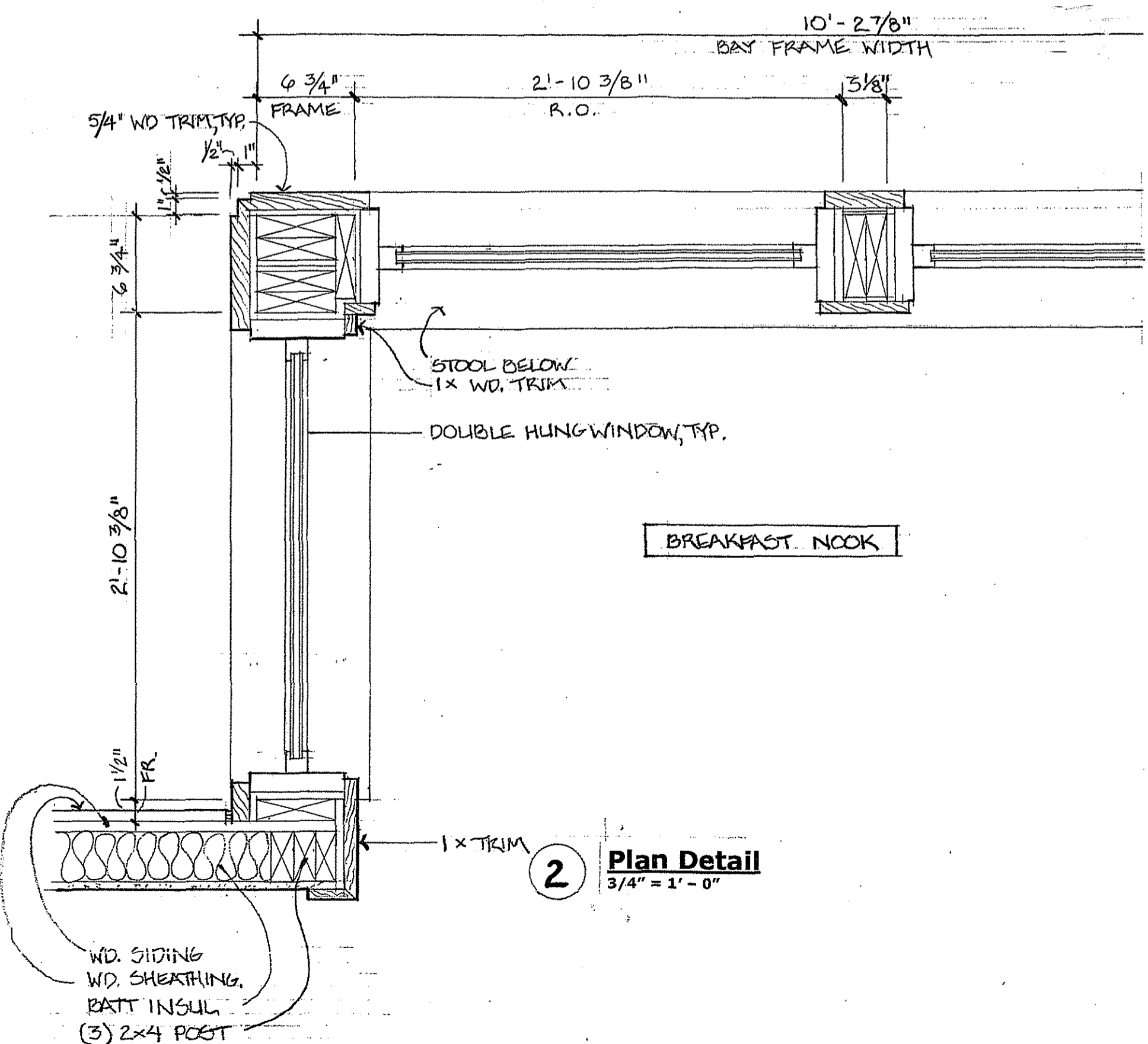
NOTE: VERIFY SLOPE OF EXIST GABLE ROOF AT REAR OF HOUSE. REVIEW EXACT LOCATION OF SECOND FLOOR WINDOW W/ ARCHITECT. INTENT IS TO MAXIMIZE CEILING HIGHT. OF CEILING AT BREAKFAST NOOK WHILE ROOF AVOIDS WINDOW



1 Wall Section
3/4" = 1' - 0"



3 Wall Section Detail
3/4" = 1' - 0"



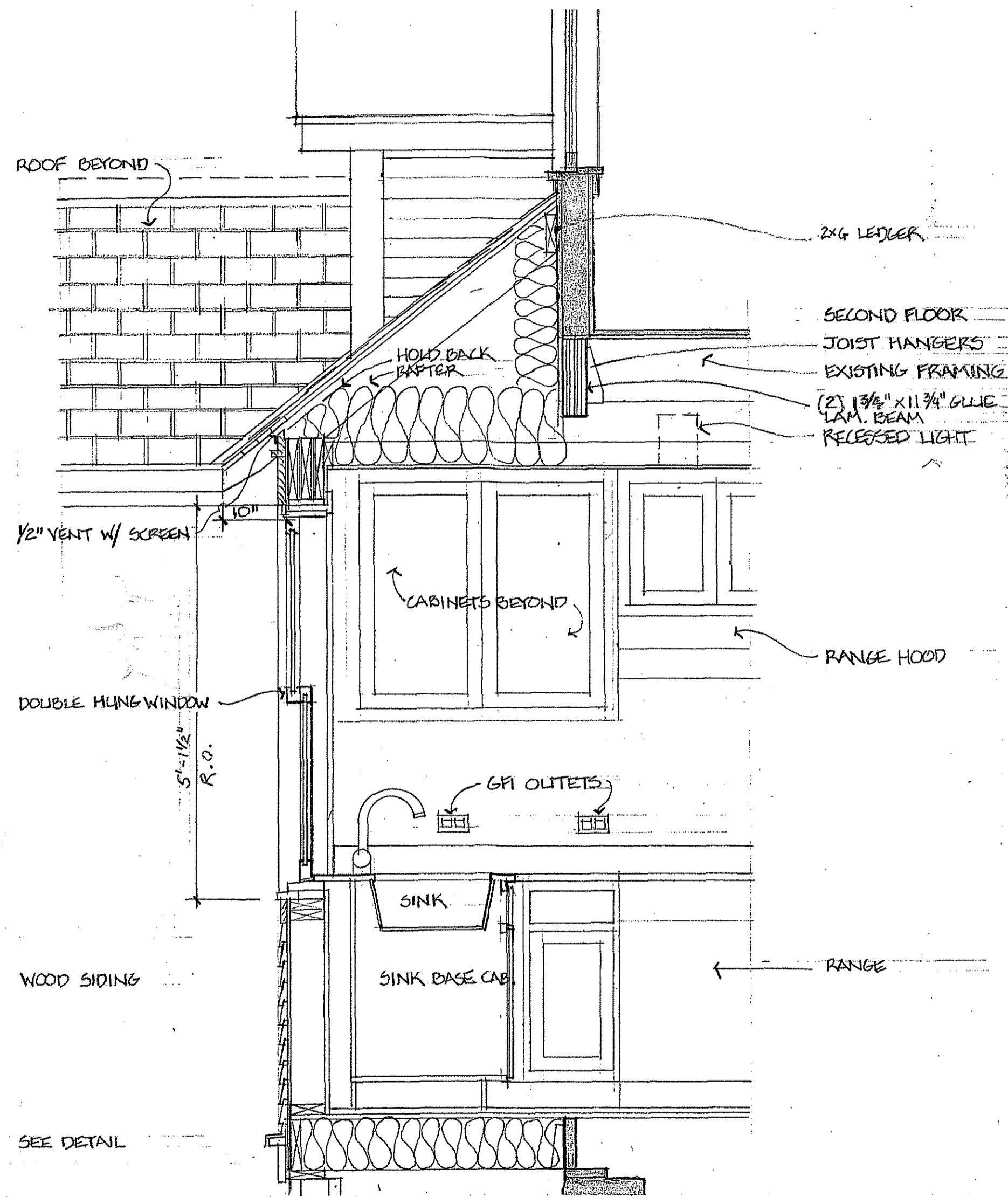
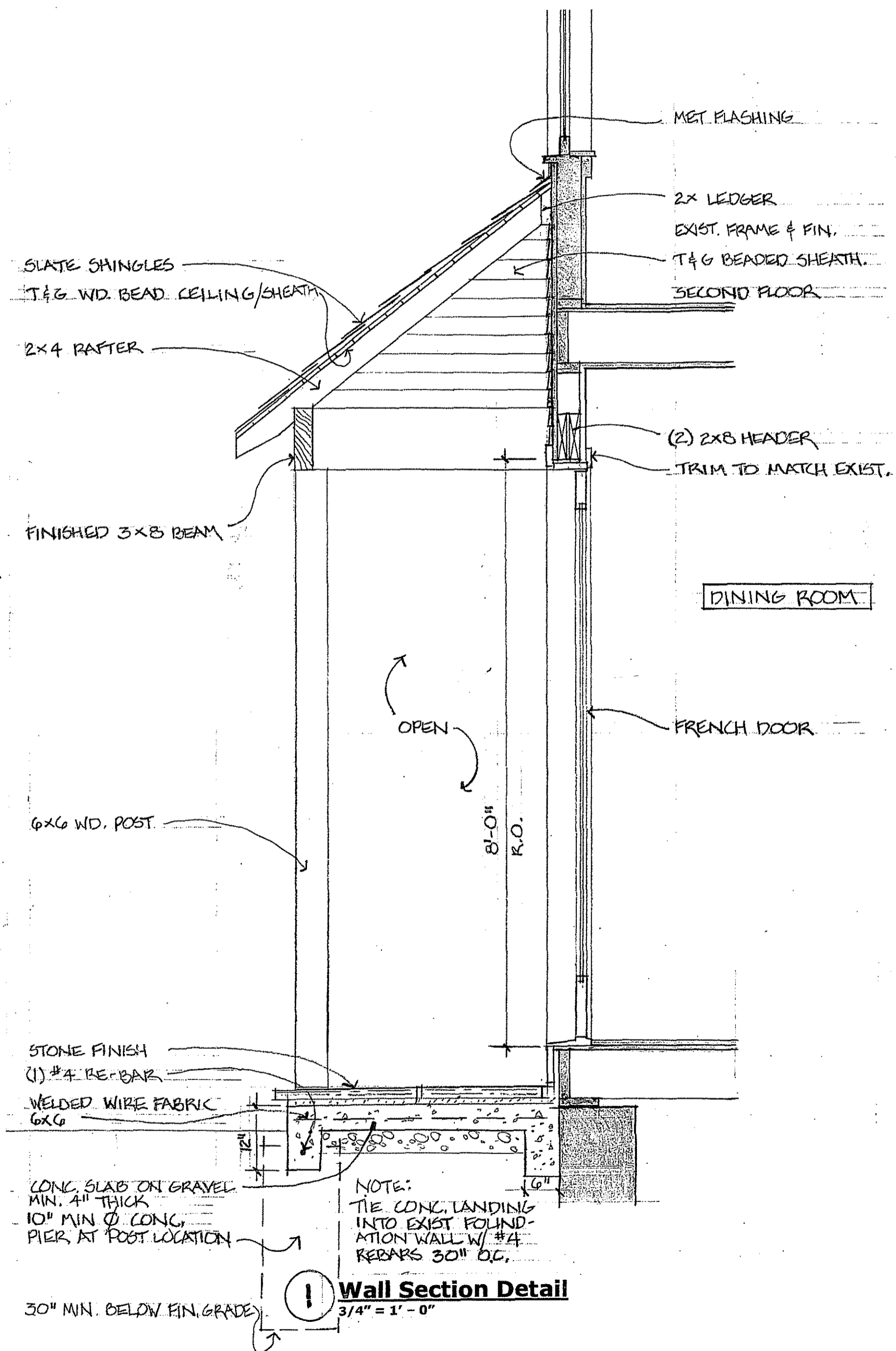
2 Plan Detail
3/4" = 1' - 0"

Scott Tyson Davis
Architect
7807 Radnor Road
Bethesda, MD 20817
301 263 1174

Owens-Newman
Residence
7101 Cedar Avenue
Takoma Park, MD 20912

Sheet Number: **7**

Date:
SEPT. 27, 2006
PERMIT SET
OCT. 18, 2006
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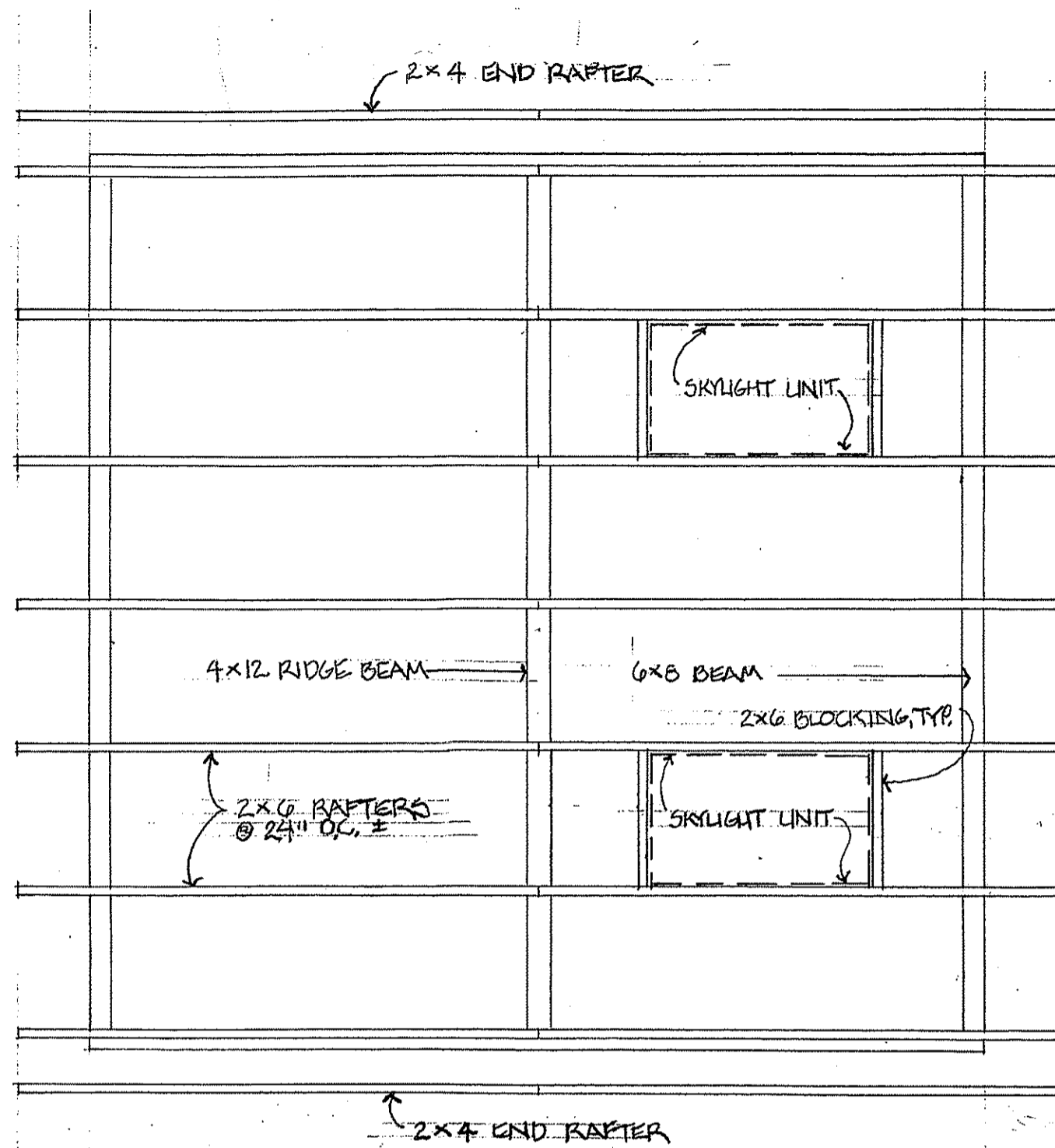
Scott Tyson Davis
Architect
7807 Radnor Road
Bethesda, MD 20817
301 263 1174

Owens-Newman
Residence
7101 Cedar Avenue
Takoma Park, MD 20912

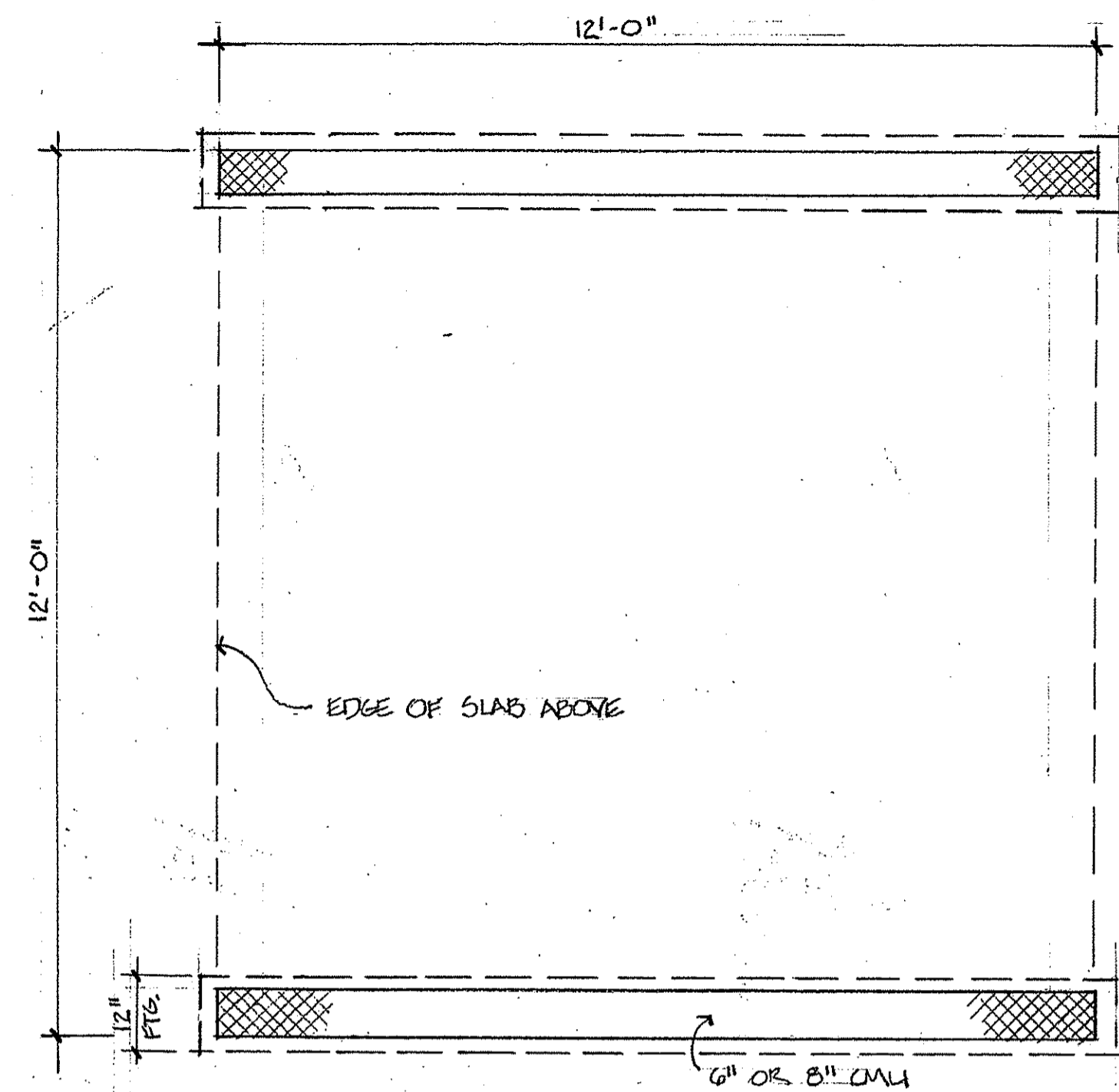
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Date:

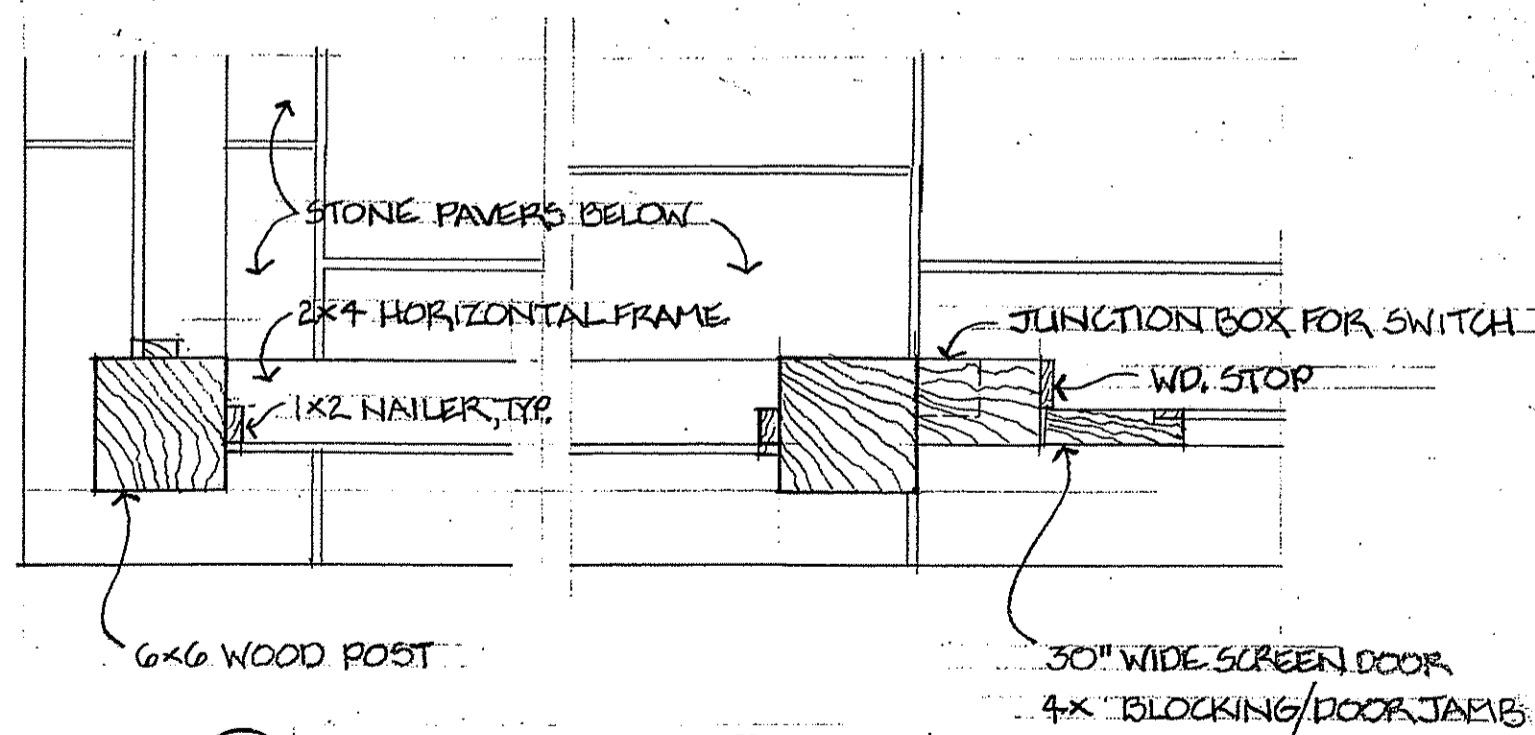
PERMIT SET
OCT. 18, 2006



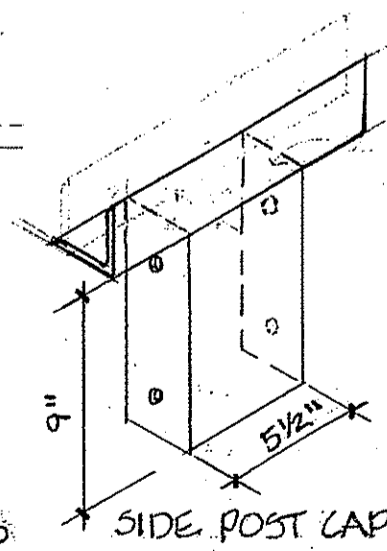
1 Gazebo Roof Framing plan
1/2" = 1' - 0"



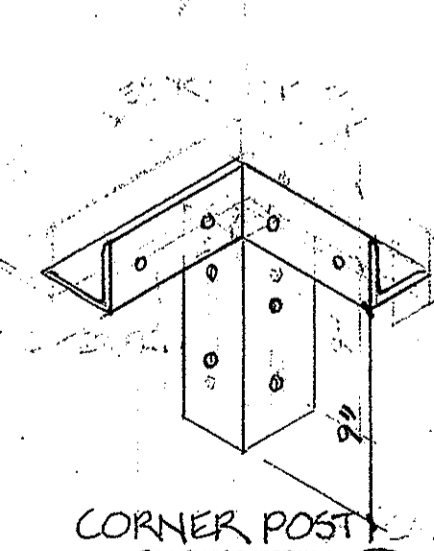
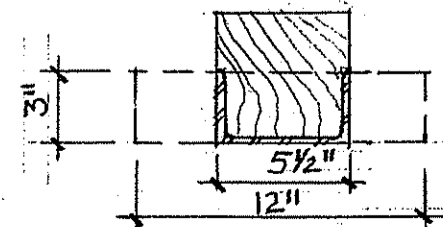
2 Gazebo Foundation Plan
1/2" = 1' - 0"



3 Gazebo Plan Detail
1 1/2" = 1' - 0"

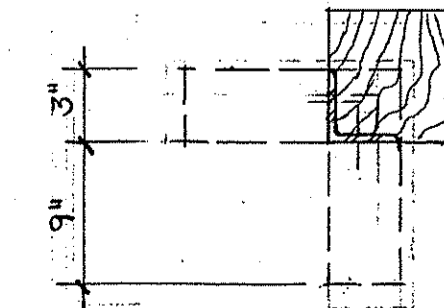


CAP PLAN AT POST



CORNER POST CAP AXON

CAP PLAN AT POST



POST CAP MADE UP
W/ 3x3x1/4" STL. X'S
W/ 1/2" Ø HOLES 2" FROM
EDGES. HOT DIP GALVANIZE
AFTER FABRICATION, TYP.

4 Gazebo Connector Details
1 1/2" = 1' - 0"

Scott Tyson Davis
Architect
7807 Radnor Road
Bethesda, MD 20817
301 263 1174

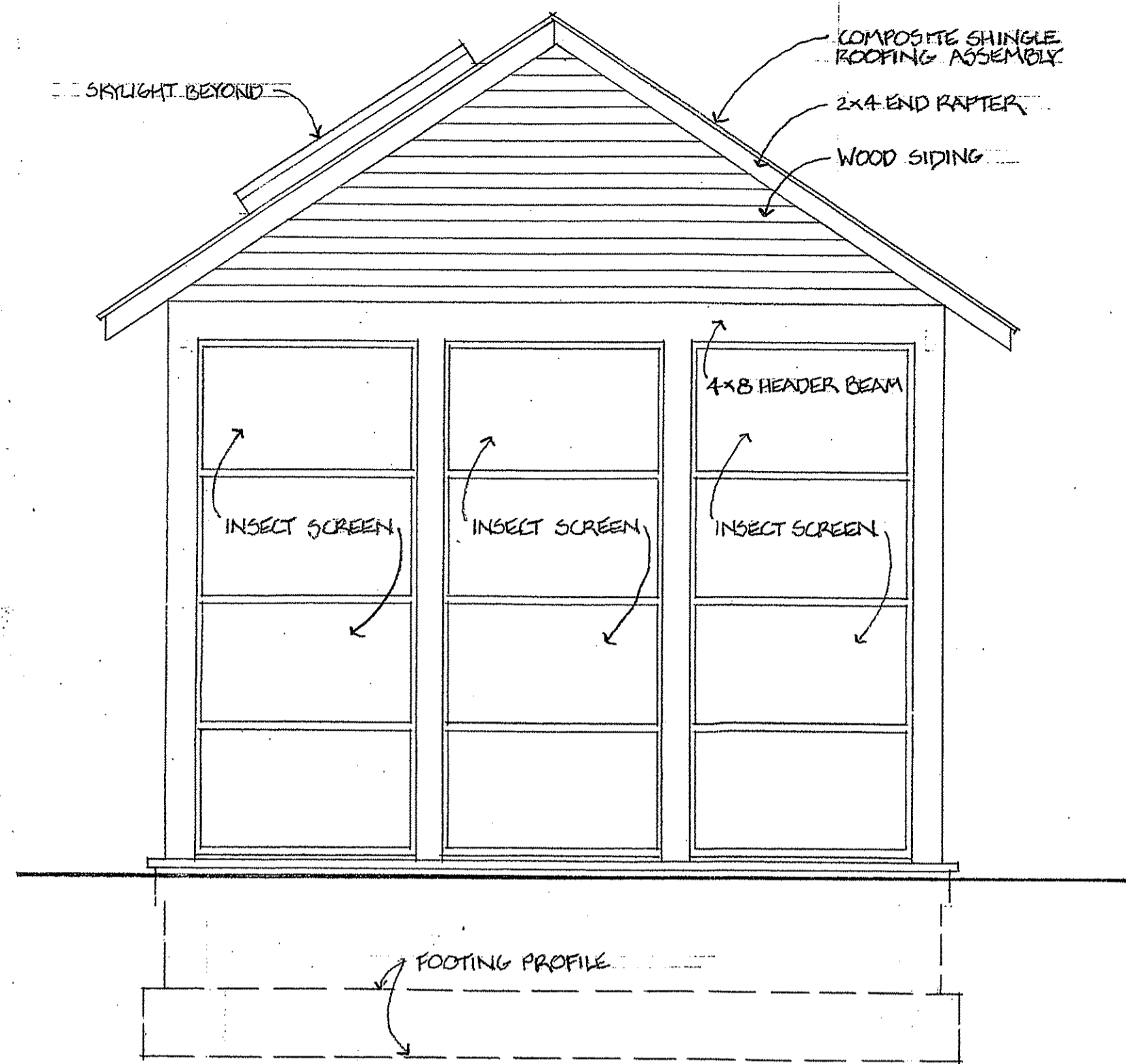
Owens-Newman
Residence
7101 Cedar Avenue
Takoma Park, MD 20912

Sheet Number:

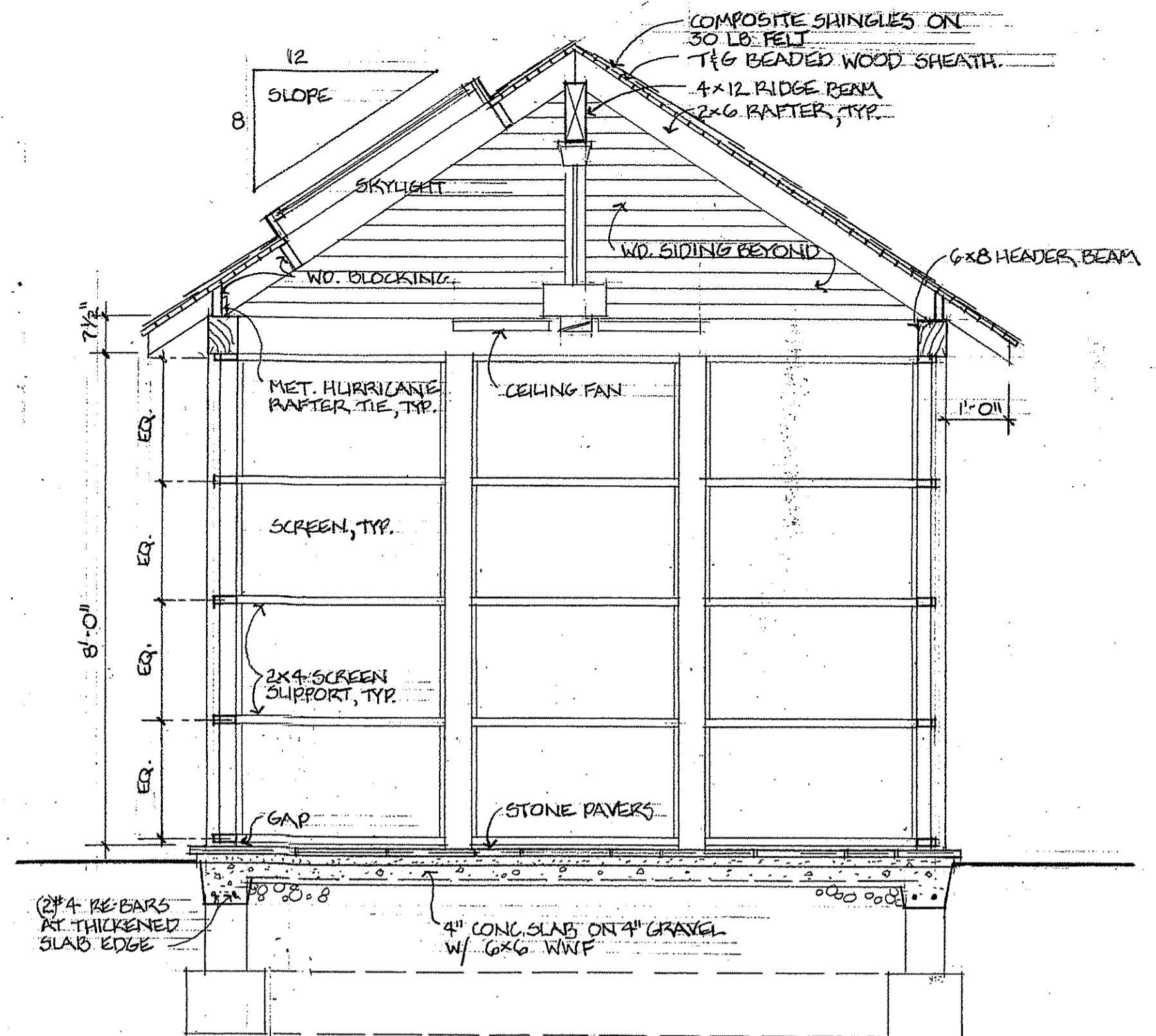
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Date:

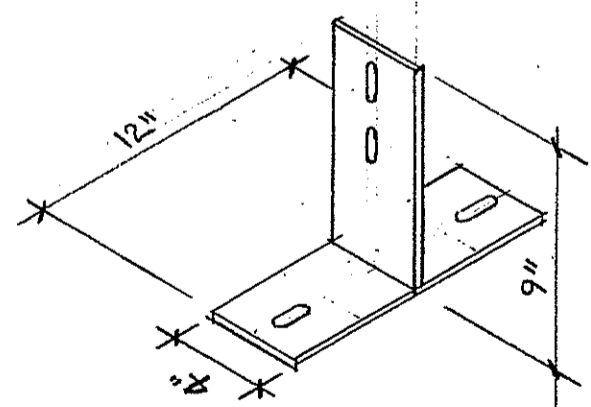
PERMIT SET
OCT. 18, 2006
REVISED 10.22.06



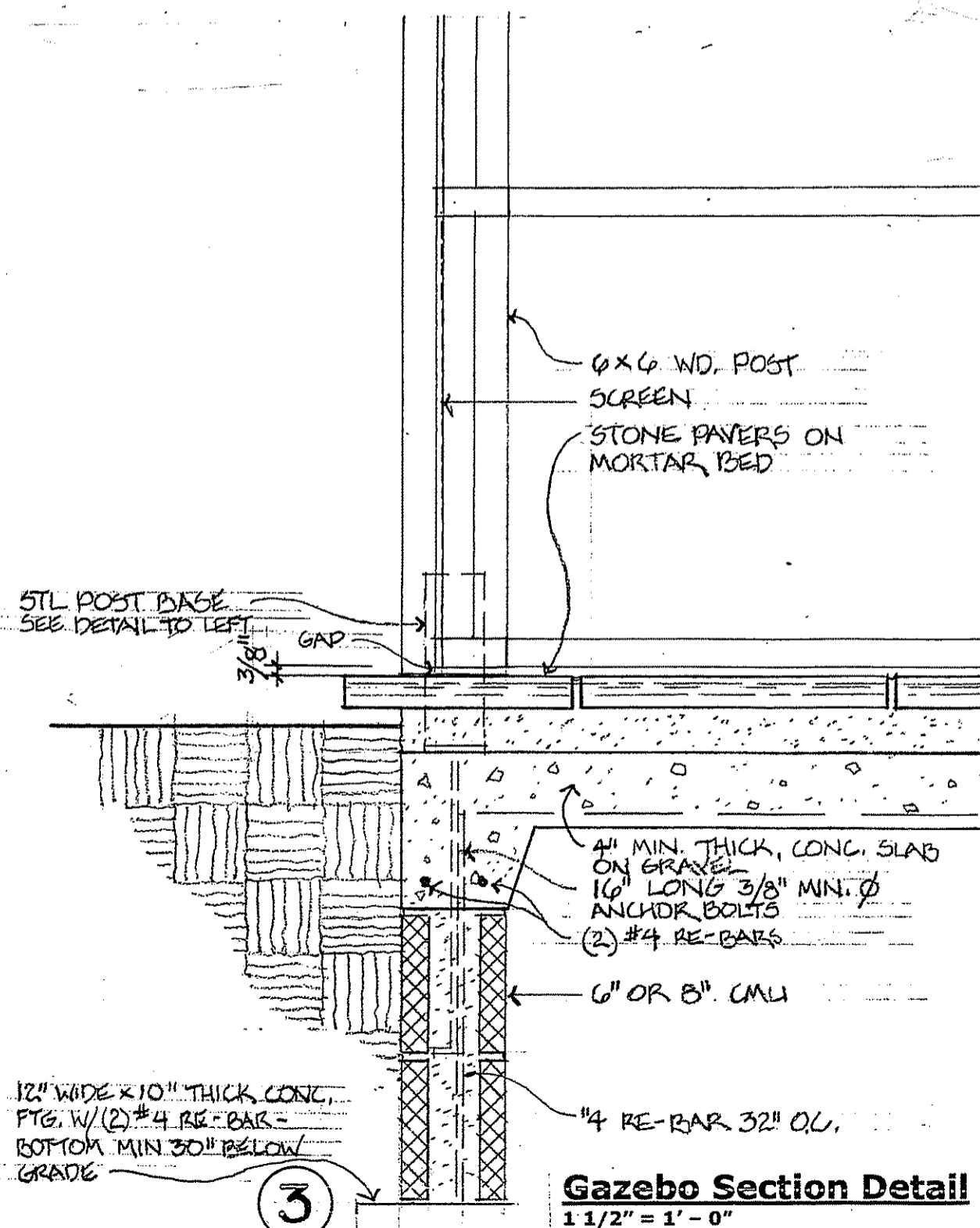
1 Gazebo Rear Elevation
1/2" = 1'-0"



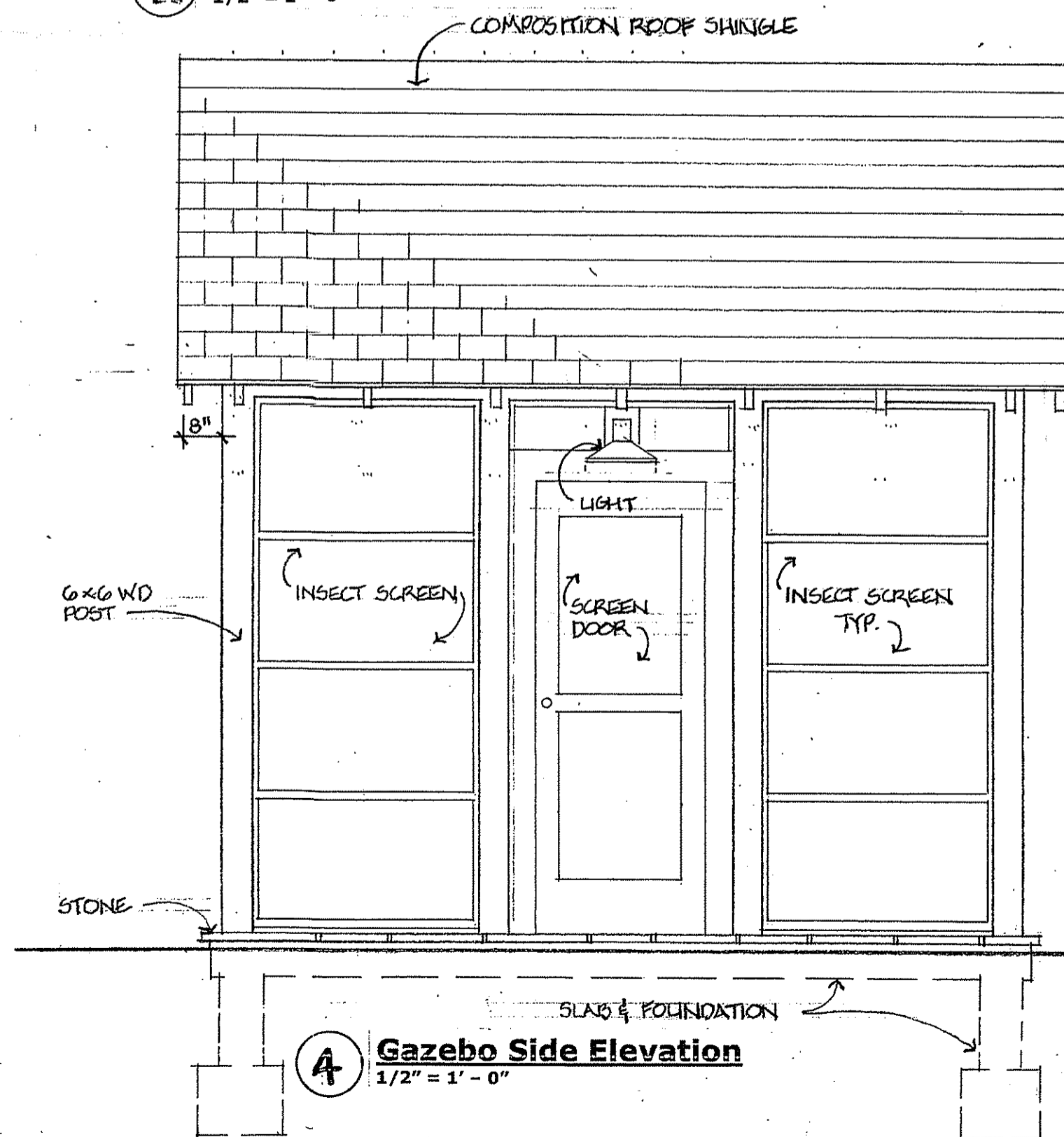
2 Gazebo Transverse Section
1/2" = 1'-0"



STEEL POST BASE
W/ 1/2" Ø SLOTTED
HOLES, 1/4" HOT DIPPED
GALVANIZED STEEL PLATE



3 Gazebo Section Detail
1 1/2" = 1'-0"



4 Gazebo Side Elevation
1/2" = 1'-0"

Scott Tyson Davis
Architect
7807 Radnor Road
Bethesda, MD 20817
301 263 1174

Owens-Newman
Residence
7101 Cedar Avenue
Takoma Park, MD 20912

Sheet Number:

10

Date:

PERMIT SET
OCT. 18, 2006
REVISED 10.22.06

7101 Cedar new gazebo approved
they want to install a skylight

Staff ITEM

approved by MPC
10-25-06

SKYLIGHT BEYOND

COMPOSITE SHINGLE ROOFING ASSEMBLY

2x4 END RAPTER

WOOD SIDING

4x8 HEADER BEAM

INSECT SCREEN

INSECT SCREEN

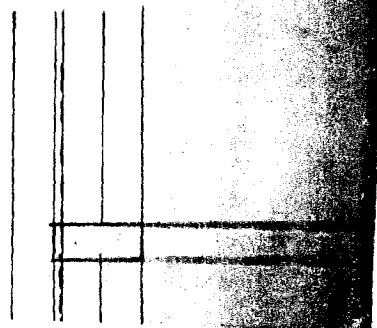
INSECT SCREEN

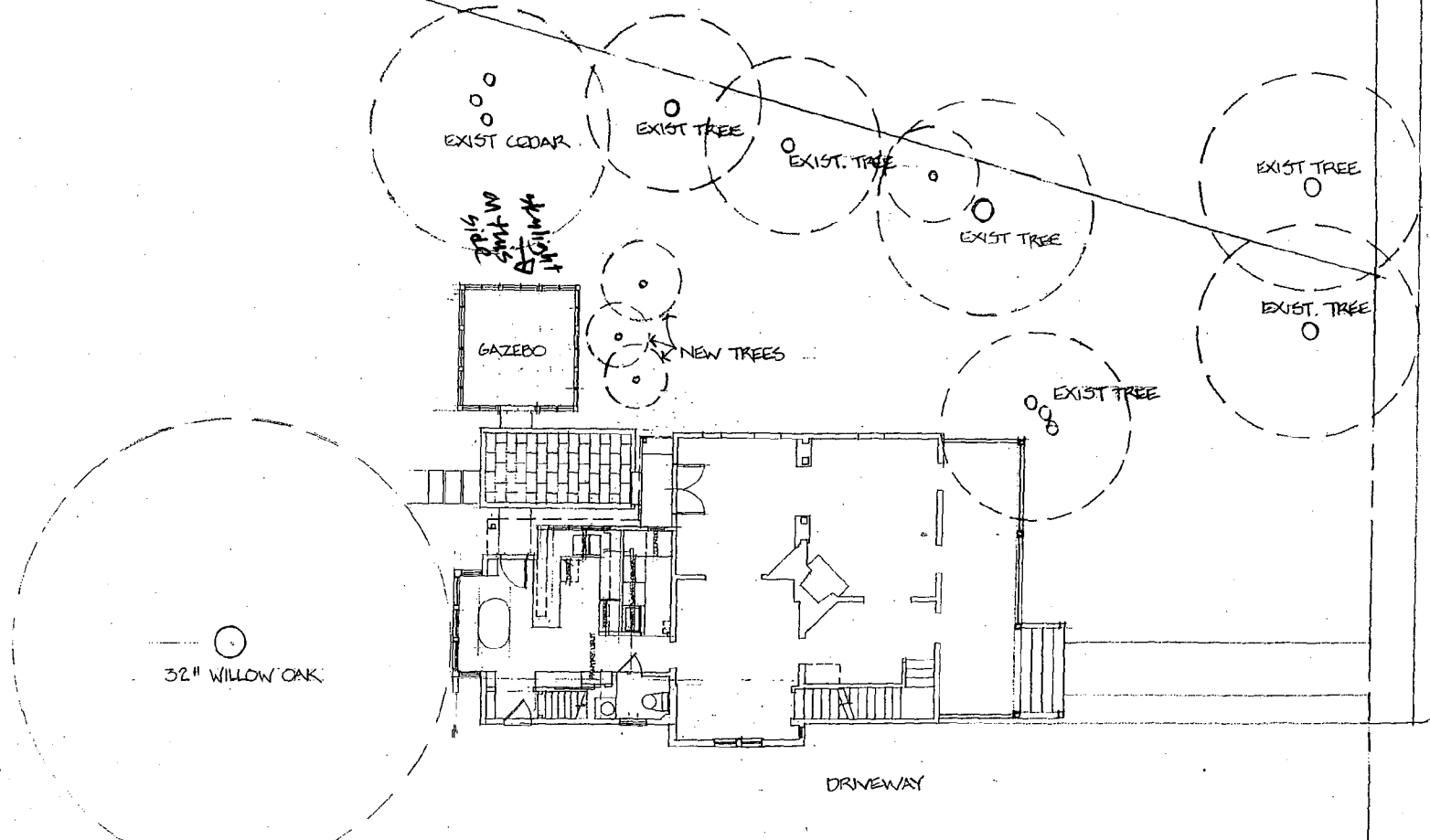
FOOTING PROFILE

1

Gazebo Rear Elevation

1/2" = 1' - 0"





Site Plan
3/32" = 1' - 0"

Owens - Newman Residence
7101 Cedar Avenue, Takoma Park, MD

Scott Tyson Davis Architect
7807 Radnor Road, Bethesda, MD 20817
301 263 1174

September 6, 2006

1

11



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: September 28, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #4324543, rear addition and gazebo construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the September 27, 2006 meeting.

1. The applicant will work with the City of Takoma Park arborist on a tree protection plan and tree protection measures will be in place prior to any work beginning on the property.
2. The applicant will maintain visible portions of the existing chimney which can be repaired and parged as needed.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Chris Owens & Sandy Newman

Address: 7101 Cedar Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6276

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Scott T. Davis
Daytime Phone No.: 301 263 1174

Tax Account No.: _____
Name of Property Owner: Chris Owens & Sandy Newman Daytime Phone No.: 202 869 8113 Ms. Owens
Address: 7101 CEDAR AVE. Takoma Park MD 20817
Street Number City State Zip Code
Contractor: N.A. Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Scott T. Davis - architect Daytime Phone No.: 301 263 1174

LOCATION OF BUILDING/PREMISE

House Number: 7101 Street: CEDAR AVE.
Town/City: Takoma Park Nearest Cross Street: EASTERN AVE.
Lot: 19 Block: 4 Subdivision: B-F Gilbert
Liber: _____ Folio: _____ 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: _____
1B. Construction cost estimate: \$ 100,000
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.

Scott T. Davis Sept 6, 2006
Signature of owner or authorized agent Date

Approved: [Signature] with 2 conditions For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia D. Walker Date: 9-28-06
Application/Permit No.: 432443 Date Filed: _____ Date Issued: _____

- B

September 22, 2006

202 Cedar Street NW
Washington, DC 20012

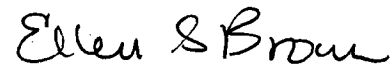
Historic Preservation Commission
1109 Spring Street,
Suite 801
Silver Spring, MD 20910

Dear Madam or Sir;

I am writing in support of the application of my neighbors, Christine Owens and Sandy Newman for an Historic Area Work Permit. Chris and Sandy live next door to me at 7101 Cedar Avenue, Takoma Park, Maryland. Their plan for a rear addition and gazebo would be close to my property line. It would be a lovely enhancement to our back yards and to our neighborhood. Furthermore, the plan appears to me to be consistent with the historic nature of the house and neighborhood.

We have a lot of development around us on the D.C. side of Takoma Park, near our houses. It is all multi-dwelling buildings with commercial space. Much of it is of mixed quality aesthetically. I think that an enhancement to the beauty and livability of a lovely historic single family home such as the addition that Chris and Sandy are hoping to build, is an important contribution to preserving the historic nature of Takoma Park.

Sincerely,



Ellen S. Brown

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7101 Cedar Avenue, Takoma Park	Meeting Date:	9/27/2006
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	9/20/2006
Applicant:	Chris Owens and Sandy Newman (Scott Davis, Architect)	Public Notice:	9/13/2006
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-06YY	Staff:	Anne Fothergill
PROPOSAL:	Rear addition and gazebo construction		

RECOMMENDATION: Approve with one condition

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application with the following condition:

1. The applicant will work with the City of Takoma Park arborist on a tree protection plan and tree protection measures will be in place prior to any work beginning on the property.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Folk Victorian
DATE: 1886

BACKGROUND

The applicants came to the HPC for a Preliminary Consultation on June 21, 2006. The minutes from that discussion are in Circles 26-36 and the previous staff report and plans are in Circles 37-48.

PROPOSAL

The applicants are proposing removal of a rear right side corner one-story utility room addition. They propose to build a small addition that would extend off the rear right side of the house (where the utility room had been) and install a small stone patio in the nook created by the L of the house. The applicants propose two wood French doors off the dining room to the patio and one door off the kitchen to the patio. They also propose a 4' x 10' 4" one-story extension off the rear of the house. The proposed materials are salvaged siding, wood double hung windows, and a slate roof.

They are also proposing construction of a screened-in wood gazebo in the right side yard of the house, not connected to the house. See existing and proposed plans in Circles 11-17.

No trees will be removed for the proposed work. There is a large tree close to the back of the house and the applicants will work with the City arborist on a tree protection plan.

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

The *Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- emphasize placement of major additions to the rear of the existing structures so that they are less visible from the public right-of-way.
- while additions should be compatible, they are not required to be replicative of earlier architectural styles.
- preservation of original and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
- preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- all changes and additions should respect existing environmental settings, landscaping and patterns of open space.

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 or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance

or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

This house is an Outstanding Resource and plays an important and prominent role in the historic district, and it is important to ensure that the proposed alterations and additions are appropriate and compatible. At the Preliminary Consultation, the HPC was supportive of the proposal overall and gave clear direction regarding a few of the details. The Commission advised the applicants not to remove the chimney, and its removal has been withdrawn from the proposal but they are proposing to rebuild it for stability. The HPC also advised the applicants to disconnect the gazebo from the house so it is a free-standing structure, which they have done. The two additions have remained essentially the same as the previous submission since the HPC did not have major concerns about those as proposed, but there was some minor tweaking of the design based on a few Commissioners' suggestions.

The removal of the utility room addition is an improvement and the small additions are compatible with the historic house. The gazebo is now a separate structure and could be removed in the future. While there was some discussion of locating the gazebo behind the house, the applicants have explained in detail why they did not move it. As proposed, the gazebo will be set back from the street, screened by trees and plantings and will not have a negative impact on the streetscape.

The applicants will work with the City of Takoma Park arborist on required tree protection.

Staff recommends approval with one condition.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** 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 that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
265 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: Scott T. Davis
Daytime Phone No.: 301 263 1174

Tax Account No.: _____
Name of Property Owner: Chris Owens & Sandy Newman Daytime Phone No.: 202 869 8113 Ms. OWENS
Address: 7101 CEDAR AVE. Takoma Park MD 20817
Street Number City State Zip Code
Contractor: N.A. Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Scott T. Davis - architect Daytime Phone No.: 301 263 1174

LOCATION OF BUILDING/PREMISE

House Number: 7101 Street: CEDAR AVE.
Town/City: Takoma Park Nearest Cross Street: EASTERN AVE.
Lot: 19 Block: 4 Subdivision: B.F. Gilbert
Liber: _____ Folio: _____ 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: _____
1B. Construction cost estimate: \$ 100,000
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.

Scott T. Davis Sept 6, 2006
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 432443 Date Filed: _____ Date Issued: _____

Edit 6/21/99

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:

see attached sheets

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

see attached sheets

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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

- a. 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.
- b. 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.

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
Christine Owens & Sanford Newman 7101 Cedar Ave. Takoma Park, MD 20912	Scott Tyson Davis - Architect 7807 Radnor Road Bethesda, MD 20817
Adjacent and confronting Property Owners mailing addresses	
Elliot Schwartz and Karen Fishman 7103 Cedar Ave. Takoma Park, MD 20912	Ellen Brown 202 Cedar Street NW Washington, DC 20012
Sally Madden 7100 Cedar Ave. Takoma Park, MD 20912	

Scott Tyson Davis
Architecture
7807 Radnor Road, Bethesda, MD 20817
301 263 1174

September 4, 2006

Historic Preservation Commission
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: 7101 Cedar Avenue
Takoma Park, MD 20912

Owners: Christine Owens and Sanford Newman

Dear Members of the Historic Preservation Commission:

Please review the letter dated May 16, 2006, which discusses the history of the house and the description of proposed improvements. That letter, along with architectural drawings and photographs, formed the basis of the discussion of the project at the June 21, 2006 meeting. The narrative below, along with the attached revised drawings, is a response to the comments raised at that meeting. In the narrative, I summarize your comments and our response.

Addition: There was general support for the addition as drawn with the following principle features: removing a utility room addition dating, possibly, from the sixties (the kitchen was added in the 1920's), adding a pair of French doors at the dining room, extending a small addition to the side of the rear part of the house and at the rear wall of the house. The members of the Historic Preservation Commission (HPC) suggested adding a roof above the new French doors. Questions were raised about a part of the plan that would have created a second floor balcony above the kitchen addition.

Response: The balcony addition has been removed from the plan. A roof was added above the dining room doors. That roof ties into the roof covering the kitchen addition. This roof configuration appears to approximate that of the 'L' shaped roof that may have existed following the addition of the present kitchen. See the existing conditions axonometric drawing and photographs to see how the 1920's roof appears to have been incorporated into the 1960's addition.

Covered walkway: Some HPC members questioned the plan for a connecting covered walkway linking the house to a freestanding screened-in gazebo.

Response: The roof connecting the structures has been removed.

Chimney: The first submission proposed to remove a chimney at the rear wall of the house. Some HPC members felt the exterior portion of the chimney, above the roof, should remain as an important element in the reading of the historic structure.

Response: After close inspection, we propose to replace the chimney, which has been abandoned for many decades and is in an unsightly and deteriorated condition, and build a replica in its place with the same size and profile.

Gazebo: Some HPC members, while not against the idea of the proposed gazebo, did not support its siting beside the house. Instead, these members suggested we consider placement behind the house or that it be redesigned as a porch behind and attached to the house.

Response: There are conflicts and several architectural considerations that make it undesirable to move the structure behind the house or transform it into another addition at the rear of the house. First, there is a lovely and very large Willow Oak tree that sits 23 feet from the existing rear wall of the house. The tree's canopy extends over the house. The proposed rear addition will come within 19 feet of the tree. Due to the small (40 square foot) footprint of the addition, we feel the tree will not be threatened. For the sake of the Willow Oak, we feel it would be ill-advised to come closer to the tree with an expanded addition.

Secondly, in terms of planning the improvements, a guiding principle for the owners was to maximize the enjoyment of the natural setting of the back yard. The view from the kitchen's dining space was to be unobstructed. Also for the first time since the addition of the utility room, the dining room's rear wall was to be restored as an exterior wall, consistent with the original design of the house and enabling the owners to reclaim a view of the back yard. These considerations were the main reasons for removing the unsightly utility room addition that all commission members agreed detracted from the structure. Another potential location for a screened-in porch that was studied, is the present location of the utility room. This option was rejected because the view of the back yard from the dining room would then only be through another space, the porch, which would also diminish much of the daylight that the opening up of the wall was to meant to admit.

These goals coupled with the desire for a screened-in gazebo resulted in the site strategy as shown in the drawings. The placement of the gazebo allows for convenient proximity of the amenity to the back door while defining a court and framing a view of the rear yard from the dining room.

As you will note from the revised drawings and photographs, the area where we propose to place the gazebo is already partially screened by two large trees (a hemlock and a maple) on the street side of the gazebo, and other large trees in the front yard. To lessen the visual impact of the gazebo from the street even more, we propose to add new screening trees and shrubs at the street side of the gazebo. In recognition of this structure as now completely separate from the original house and, what could be interpreted as the 'temporary' nature of the structure, we ask for the HPC's forbearance on this issue.


Materials: As discussed in the May 16 letter, the materials to be used in the improvements will be in keeping with the original structure. Wood double hung windows as manufactured by Marvin will be incorporated with with muntins mimicking the original 2 over 2 lite pattern. Marvin doors will be used also. Slate will be used on the side and rear additions. A compatible material in appearance, but not slate, would be used on the

gazebo. Wood siding will be salvaged for re-use where possible and replicated if additional material is required.

Please review the attached, revised site plan, plan, elevations, photographs and axonometrics.

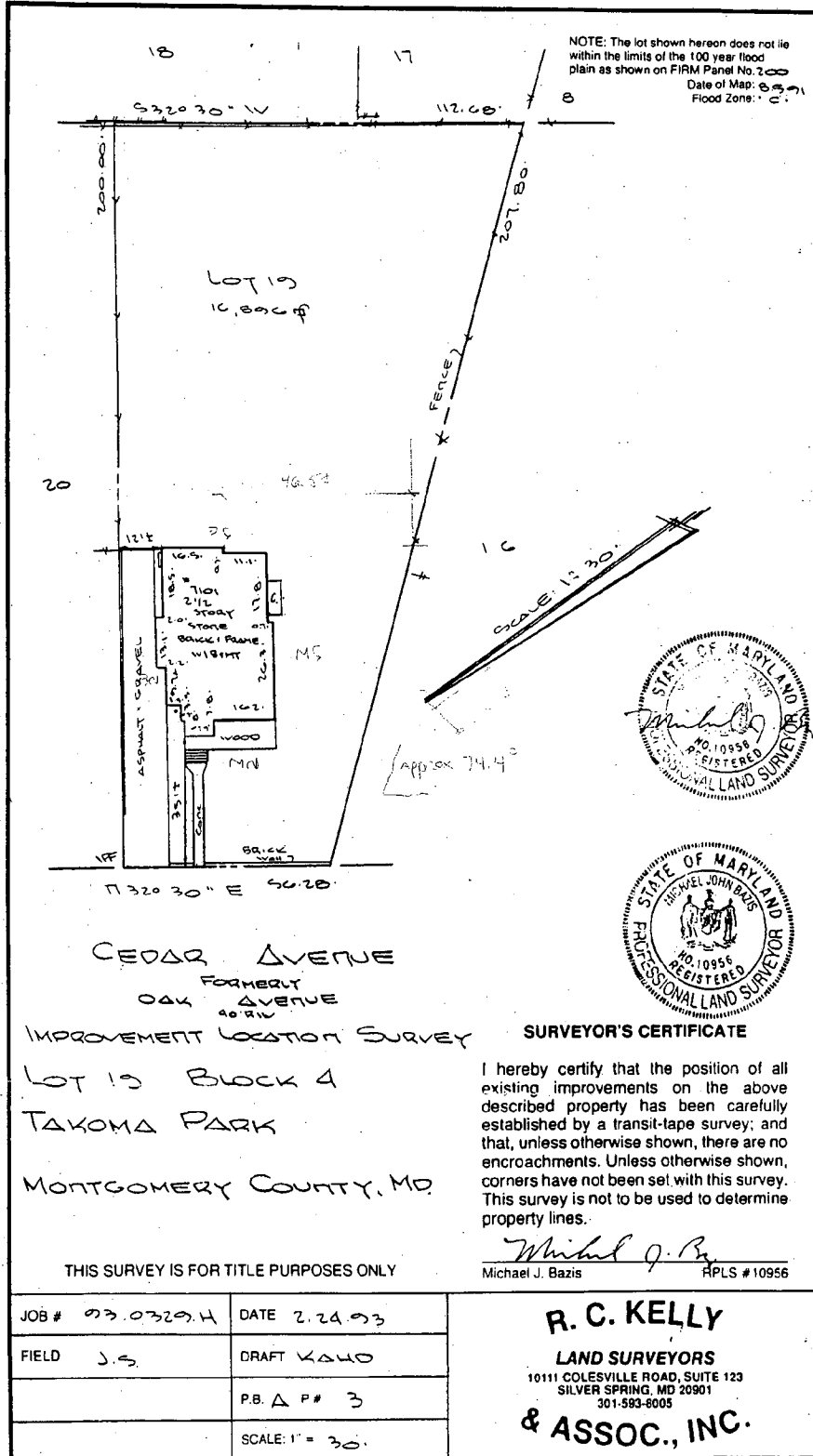
Thank you for reviewing this submission.

Sincerely,



Scott Tyson Davis
Architect

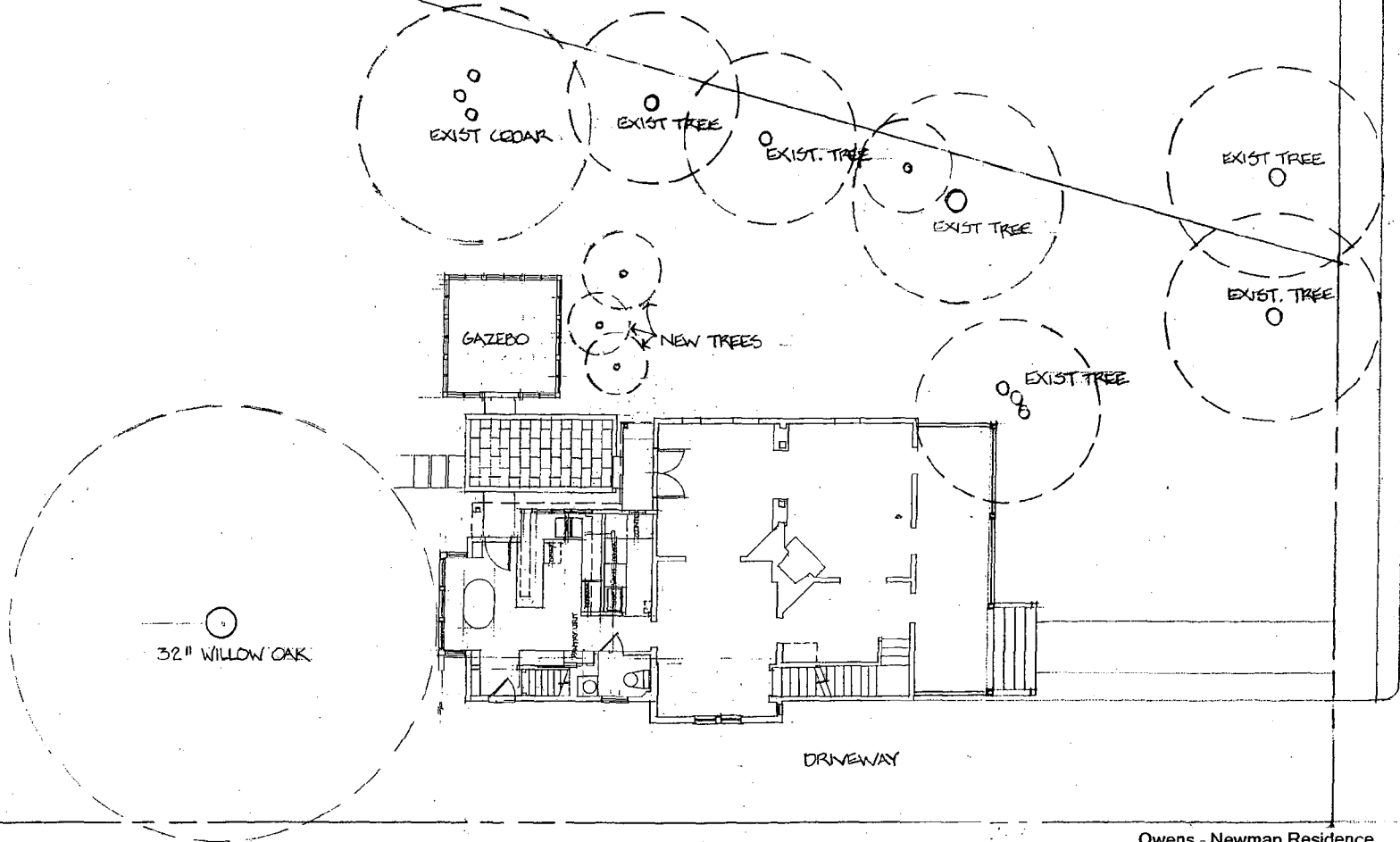
Attachment 2



1 Plat
1/30" = 1'-0"

Owens - Newman Residence
7101 Cedar Avenue, Takoma Park, MD

Scott Tyson Davis Architect



Site Plan
3/32" = 1' - 0"

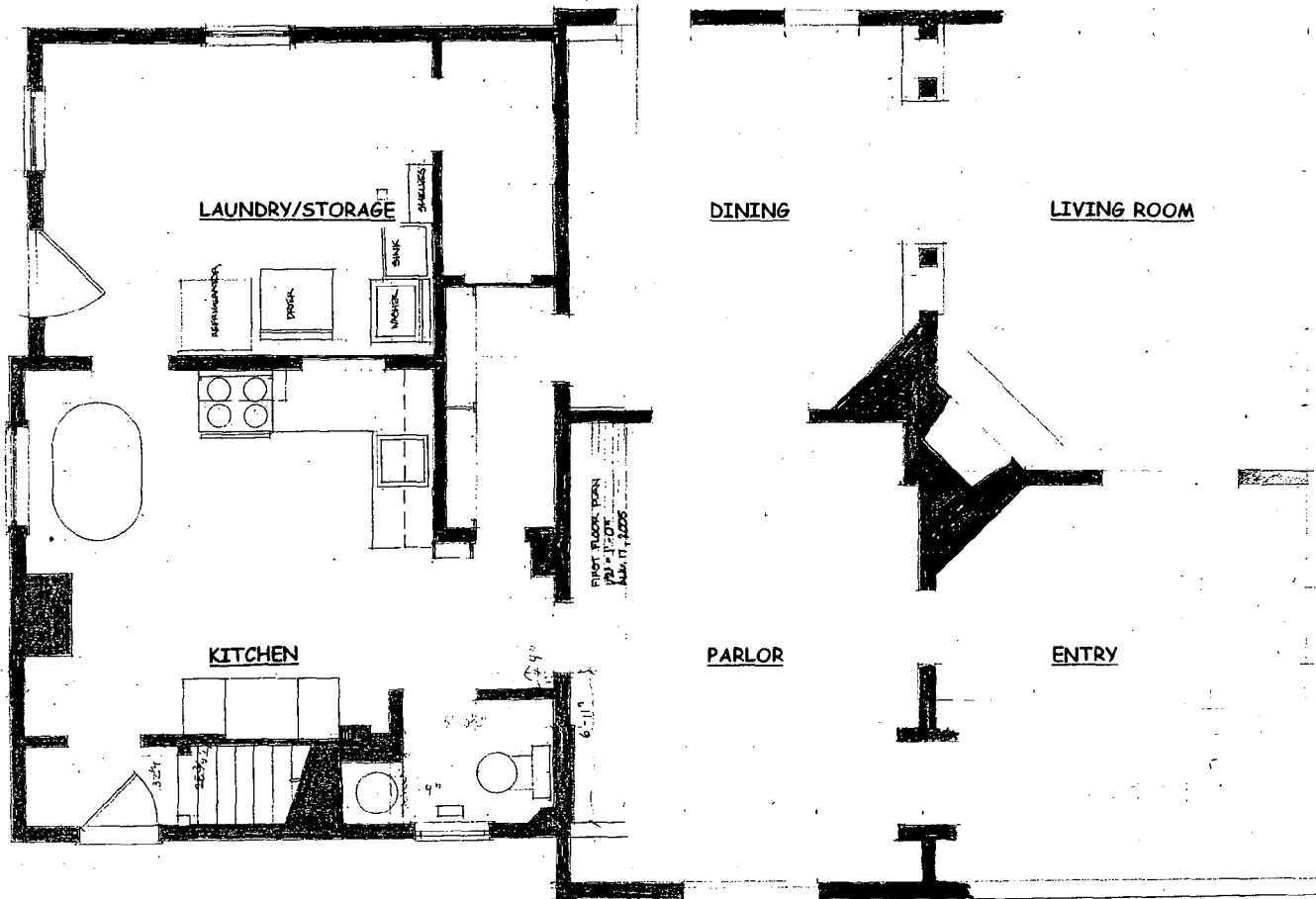
Owens - Newman Residence
7101 Cedar Avenue, Takoma Park, MD

Scott Tyson Davis Architect
7807 Radnor Road, Bethesda, MD 20817
301 263 1174

September 6, 2006

1

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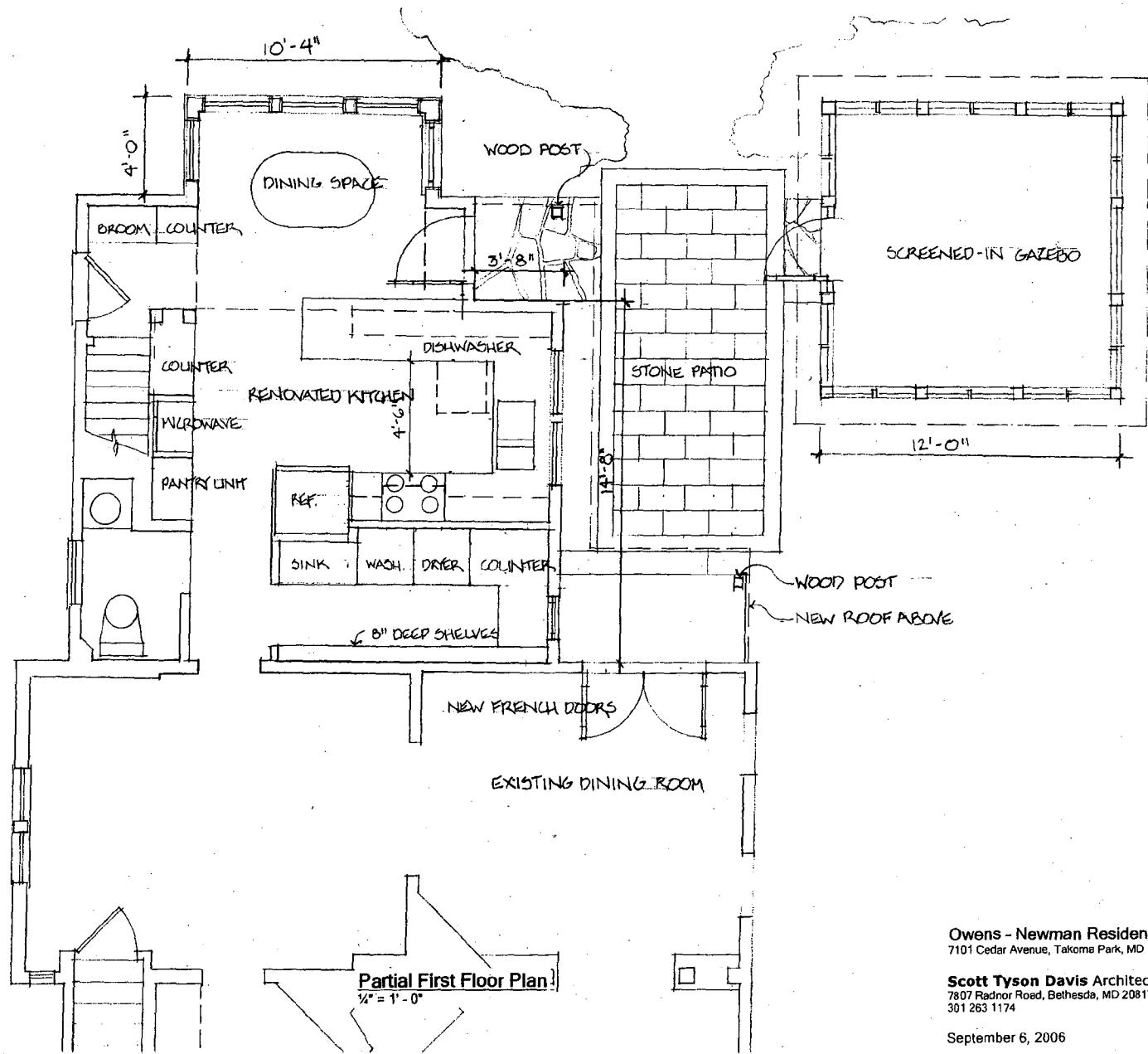


Partial First Floor Plan - Existing Conditions 7

1/4" = 1' - 0"

Owens - Newman Residence
7101 Cedar Avenue, Takoma Park, MD

Scott Tyson Davis Architect

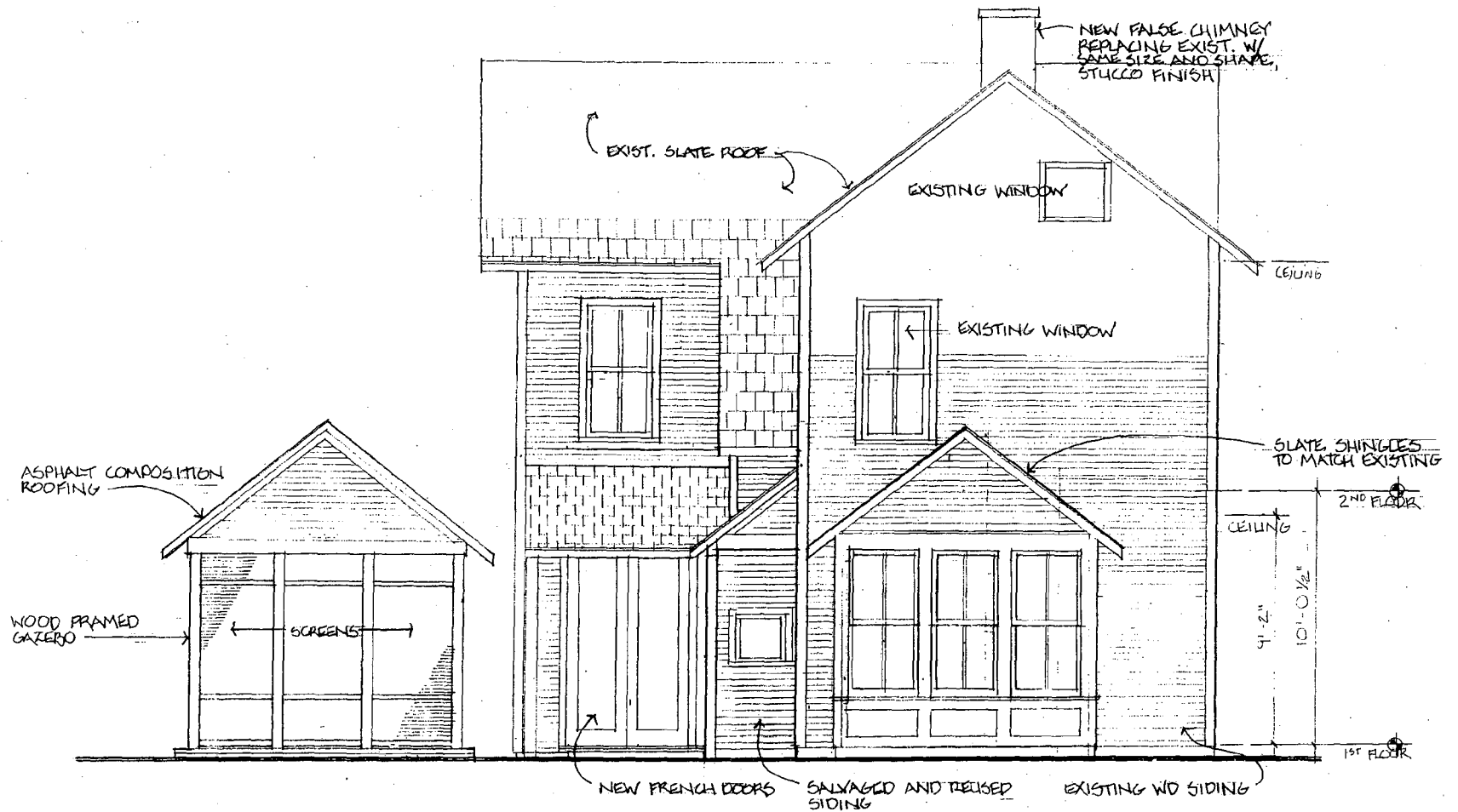


Partial First Floor Plan
 $\frac{1}{4}'' = 1' - 0''$

Owens - Newman Residence
 7101 Cedar Avenue, Takoma Park, MD

Scott Tyson Davis Architect
 7807 Radnor Road, Bethesda, MD 20817
 301 263 1174

September 6, 2006



Rear/Southeast Elevation
 1/4" = 1'-0"

Owens - Newman Residence
 7101 Cedar Avenue, Takoma Park, MD

Scott Tyson Davis Architect
 7807 Radnor Road, Bethesda, MD 20817
 301 263 1174

September 6, 2006

14



Side/Southwest Elevation
 1/4" = 1' - 0"

Owens - Newman Residence
 7101 Cedar Avenue, Takoma Park, MD

4

Scott Tyson Davis Architect
 7807 Radnor Road, Bethesda, MD 20817
 301 283 1174

September 6, 2006

(15)



Axonometric showing existing conditions
1/8" = 1' - 0"

Owens - Newman Residence
7101 Cedar Avenue, Takoma Park, MD

Scott Tyson Davis Architect
7807 Radnor Road, Bethesda, MD 20817
301 263 1174

September 6, 2006

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16



EXISTING TREES

NEW TREES

EXISTING 32"
WILLOW OAK

Axonometric showing proposed additions
1/8" = 1'-0"

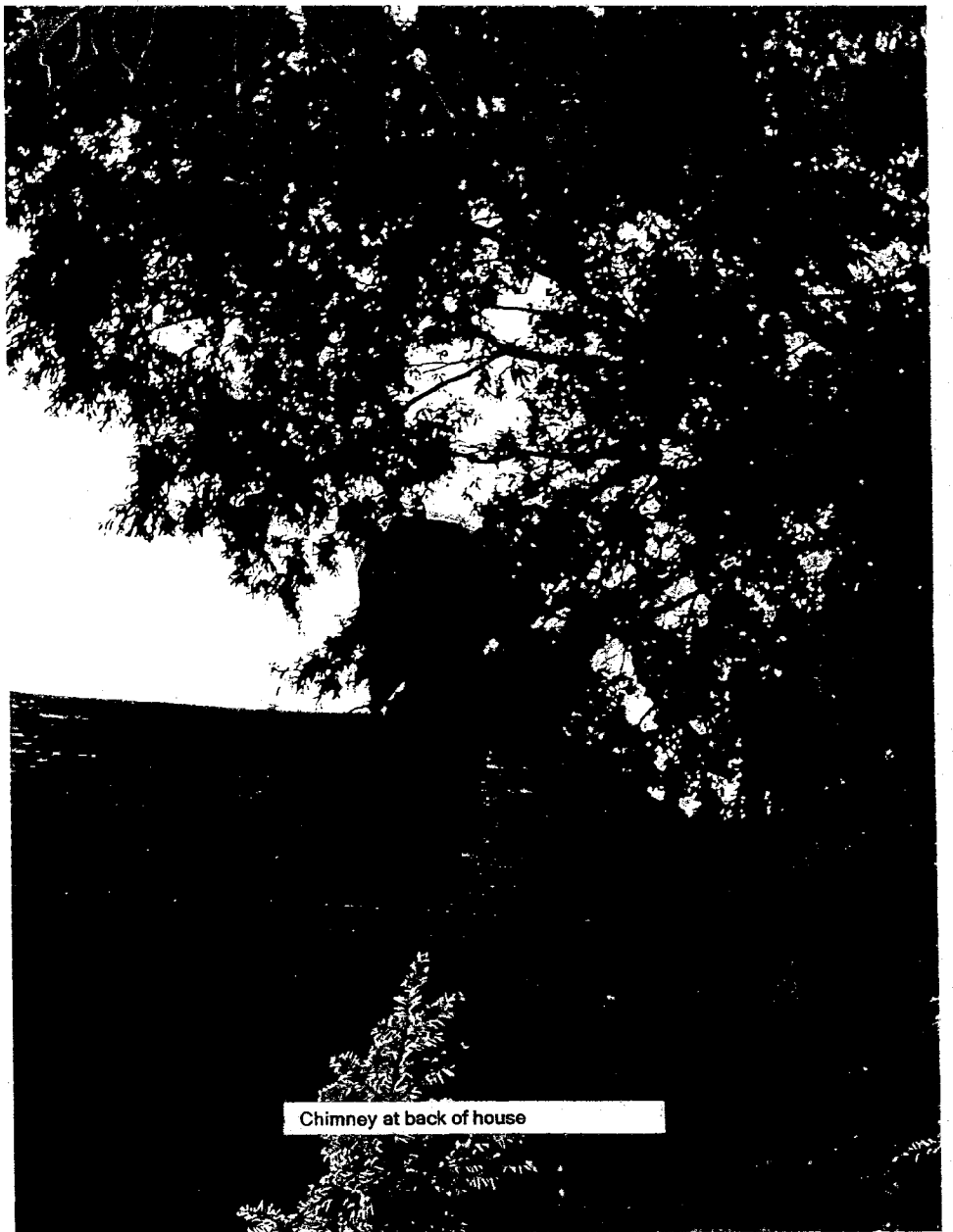
Owens - Newman Residence
7101 Cedar Avenue, Takoma Park, MD

Scott Tyson Davis Architect
7807 Radnor Road, Bethesda, MD 20817
301 263 1174

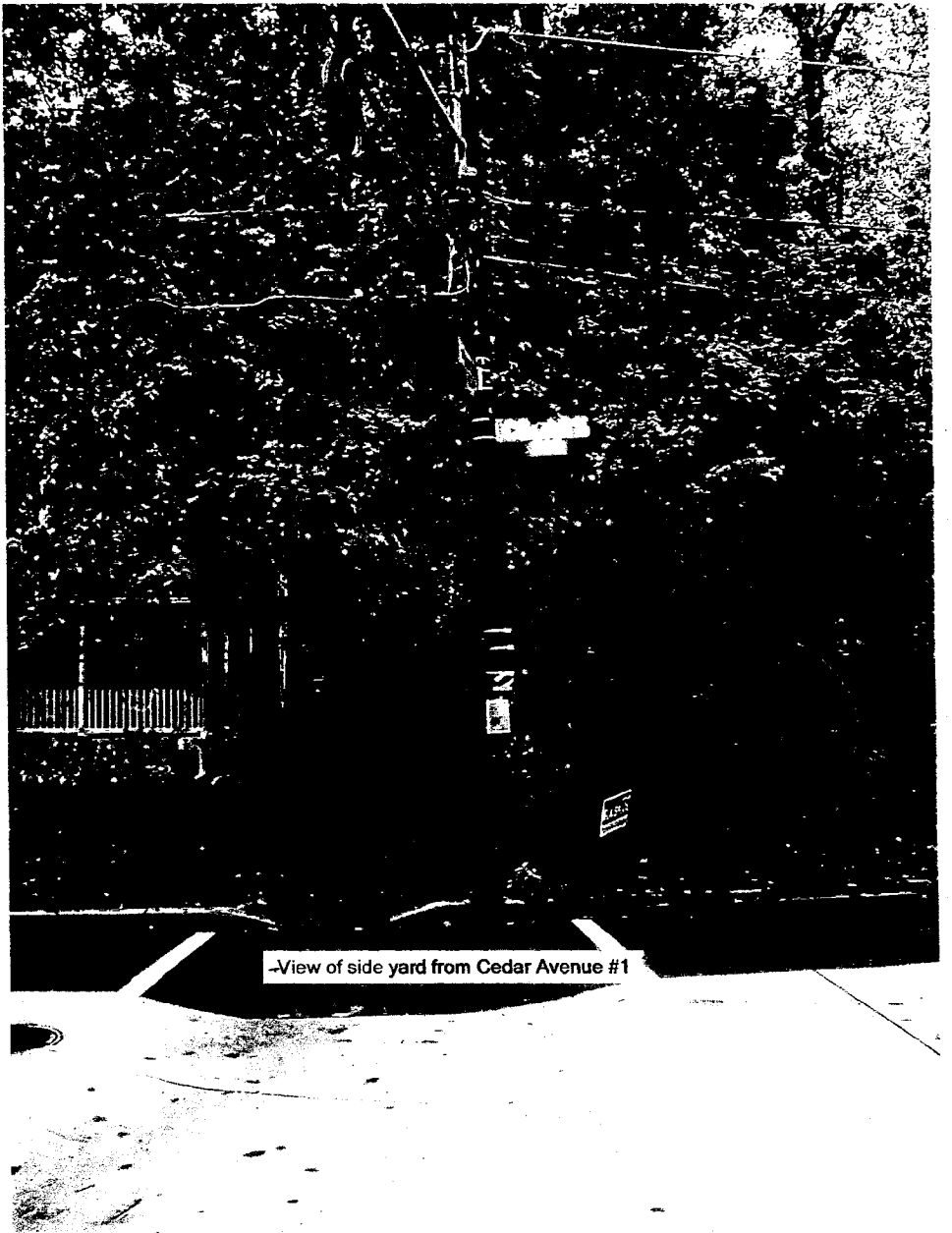
September 6, 2006

6

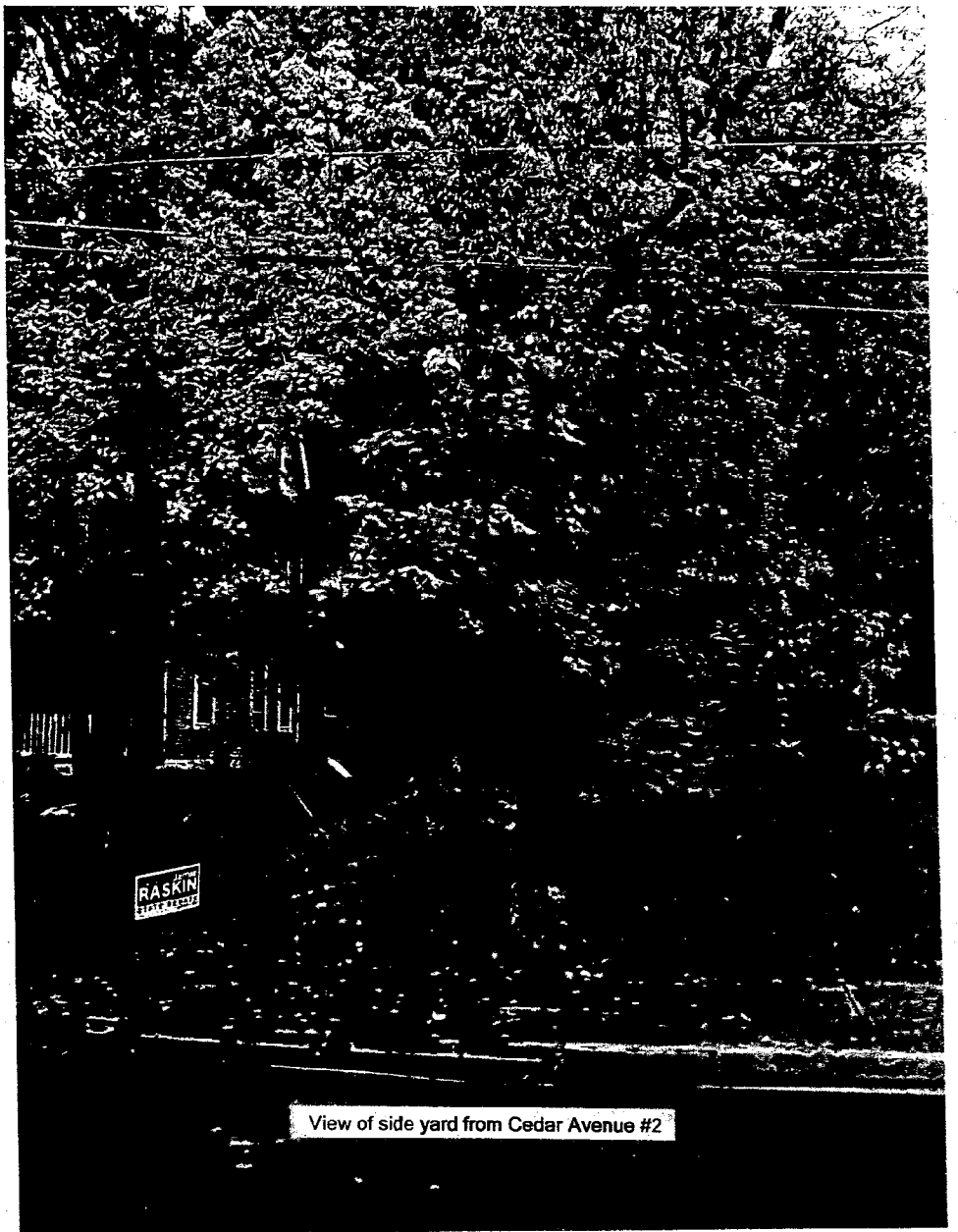
(7)



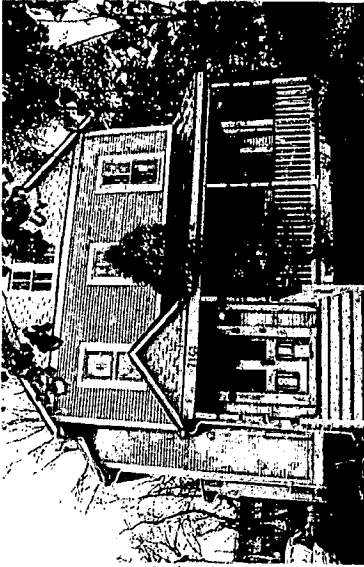
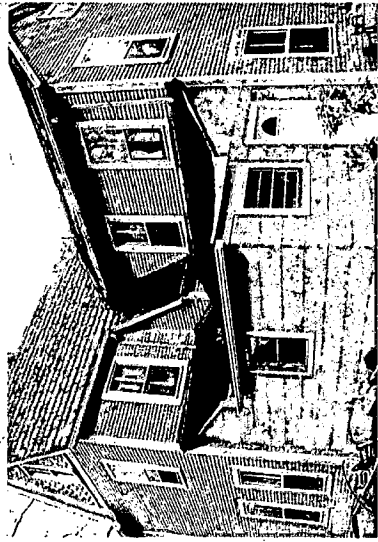
Chimney at back of house



-View of side yard from Cedar Avenue #1



View of side yard from Cedar Avenue #2



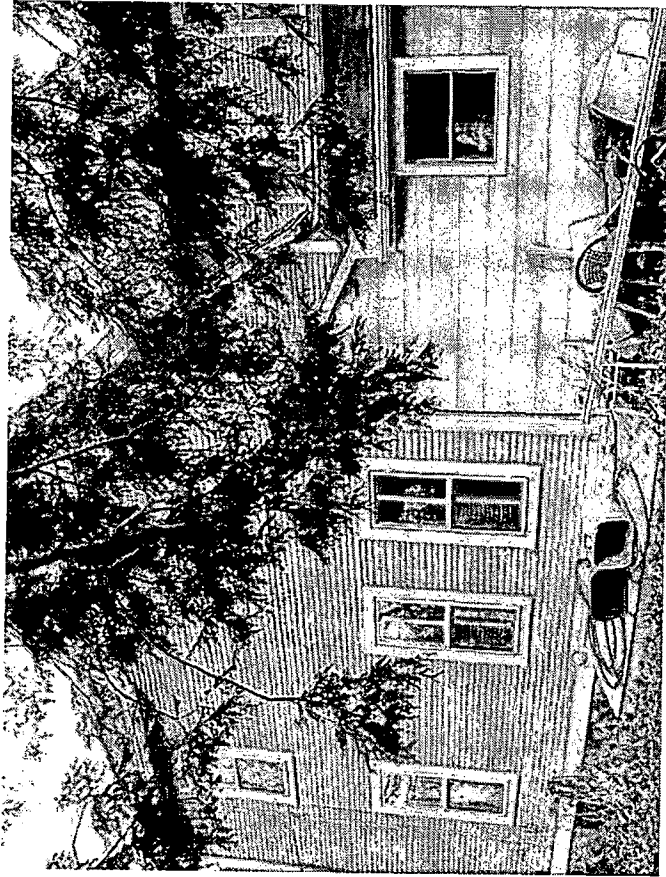
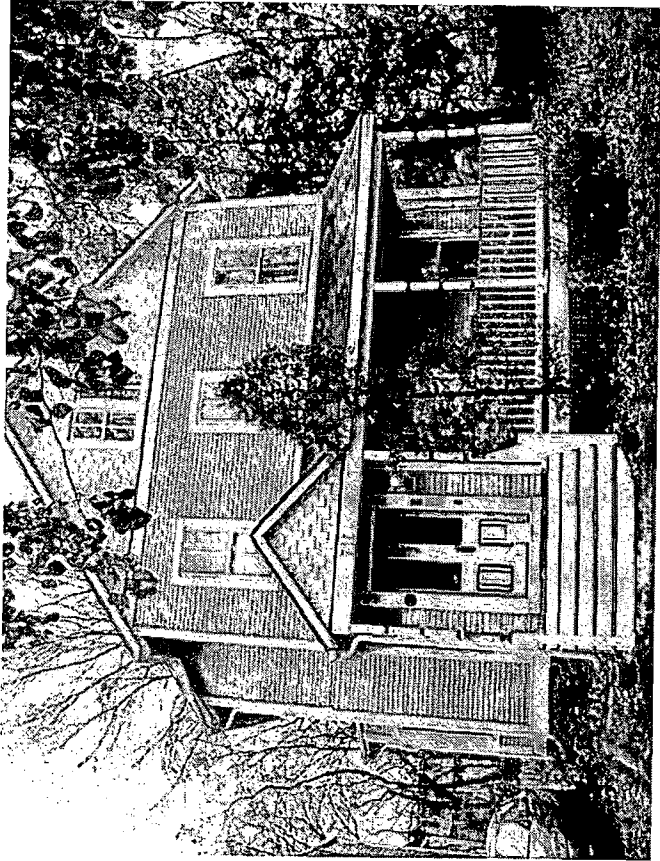
7101 Cedar Ave.
Takoma Park, MD

7101 Cedar Ave

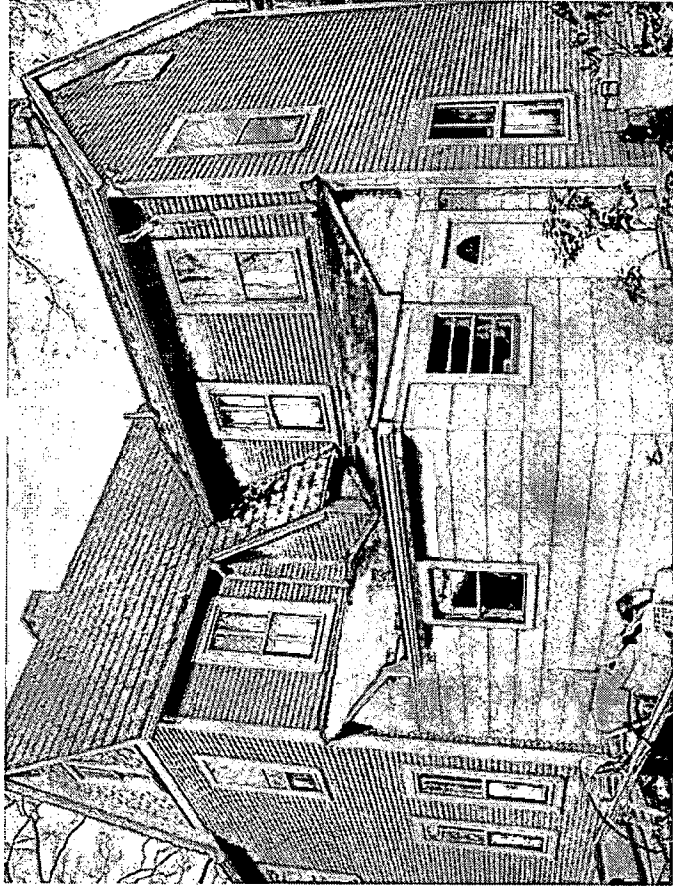


Panoramic view of back yard

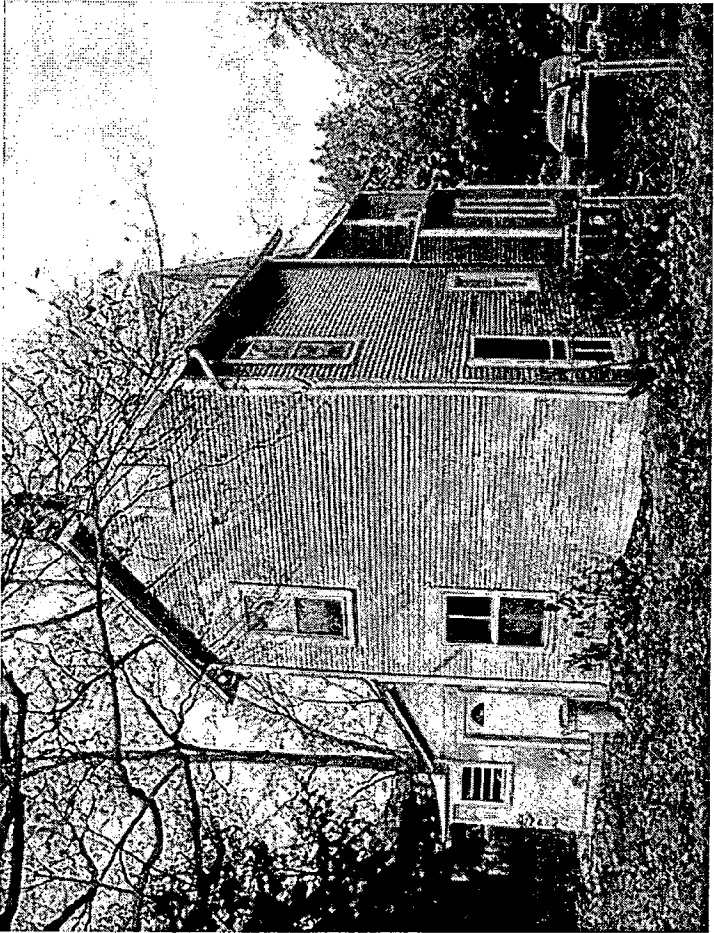
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h2
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~~91~~



June 21, 2006 7101 Cedar Avenue Preliminary Consultation

MS. FOTHERGILL: I'll show my visuals in a minute. This is a preliminary consultation for 7101 Cedar Avenue which is an outstanding resource in the Takoma Park Historic District. It was built in approximately 1886 and the applicant understands that it's the third house to be built in the original development of Takoma Park in B.F. Gilbert Subdivision. Their date is 1883 so it's approximately 1883 to 1886.

The applicants are proposing construction of two additions and a screened in gazebo, and the plans are in Circles 6 through 13. To construct this addition, they propose to remove a rear right side corner one story utility room addition. In that place they would build a small addition to extend off the rear right side of the house where that utility room is and a small patio in the L of the house.

They are proposing two wood French doors off the dining room to the patio, and that one story addition will have a flat roof with a balcony on the second floor, and a window would be replaced with a door to access that balcony.

The other proposed addition is a small one story extension off the rear of the house, and in this section they propose to remove the chimney that is located in this rear section. They are also considering a screened-in gazebo in the right side yard -- towards the rear of the house and the side yard, and it's connected to the house by a covered walkway. They submitted two proposed gazebo designs.

No trees would be removed for these additions, but there is a very large tree close to the back of the house and they will work with the city arborist.

This is the front of 7101 Cedar, and I'm just going to take you around the the house. The side yard you can see is where the gazebo would be attached to the house and visible from the street. This is going around and that corner section is what they're proposing to remove, that one story utility room addition. They're proposing to remove that and then in its place put a smaller side addition, side to that rear section. A rear addition off the back, also a small one story addition.

You can see on the left side of this photo that across is actually, for those of you are familiar with this part of Takoma Park, that is actually the Takoma Metro Station, so that's the lot and the bus area, and then the train is beyond. They have a big yard and there is that tree that I mentioned. And you get a sense of where the gazebo would be and where the two additions would be.

Staff generally supports these changes to the house. The removal of the small utility room addition and construction of a new small one story addition that is tucked in the corner of the house and not visible from the street, and same with the rear addition, are generally in keeping with the Secretary of Interior Standards.

There are some changes to original windows, to doors that the staff would like the commission to comment on. Staff wrote in the staff report that perhaps since they are on rear elevations and that would

be something that would be allowable, and the other thing to note is that in removing that utility room addition, actually the original rear elevation will be exposed and where there was an exterior doorway will be restored. So that is a nice component of this proposal.

In general freestanding gazebos behind the house are supported. This one is a little more complicated in that it's at the side, and would be visible from the street. And also that it has that connection to the house. So those are two things that make it a little more complicated than normal application for a gazebo. The owner and his architect are here, and would like to hear your thoughts.

MR. FULLER: One thing you didn't talk about was the removal of the chimney. What's the reason for that?

MS. FOTHERGILL: It is, -- and they can discuss this as well -- they will be putting the, they can't get a table right now in the kitchen, I believe. And so it would, part of this whole rear addition reconfiguring their kitchen.

MR. ROTENSTEIN: Is that chimney in the rear original?

MS. FOTHERGILL: The rear L is later, but I believe the chimney is original to that section.

MR. ROTENSTEIN: And is the rear L considered contributing to the resource?

MS. FOTHERGILL: Yes. I mean, it is certainly an early addition. But come on up, you can answer these better than me.

MS. O'MALLEY: And if you would just state your name for the record.

MR. DAVIS: I'm Scott Davis the architect for this project.

MR. NEWMAN: And I'm Sandy Newman, and I'm one of the owners of the house.

MR. DAVIS: First of all, you know, I think that if you look at the drawings and the letter that I provided and the comments provided by Ms. Fothergill, the staff, and the presentation just made, I don't feel like I need to go through and present it all again. I'm happy to clarify anything for you.

In the printed material that you get, is it the same that I get, the 8 ½ by 11?

MS. FOTHERGILL: Yes.

MR. DAVIS: Because some things might be germane to the discussion. Can I just show this to them?

MS. FOTHERGILL: Sure.

MR. DAVIS: Maybe you can just pass this along. This is the rear yard, and just in terms of the discussion here, I wanted to step back just a little bit before we talk about some of these little particular. And first of all, you know, we're happy to be here and happy to work with you all. I think a lot of the comments that were made by staff were very reasonable and understandable.

But I think that, I'm just sort of here to say that I think this is a very neat property. I was very pleased to be invited to help work with the owners on this. And it's really quite a surprise. This property

is two houses away from the 7-Eleven, which is on the same side of the street, and then it's right across from Metro as seen in the photograph.

And so when you come to this lovely rear yard, it's even more unexpected, there's nothing in it at all, and it's just a beautiful little oasis right at the edge of the historic district. And it's the first house really that is imposed by another historic house. So it's really the beginning of this, you know, the feel of the historic Takoma District. And you know, in this context, I just wanted to point out that generally the reasons are explained in the letter. The owners have lived in the house for 28 years and I was really surprised when I walked in there, they've essentially made no improvements.

MR. NEWMAN: Maybe minor ones.

MR. DAVIS: Somewhere.

MR. NEWMAN: My wife has the same reaction.

MR. DAVIS: And so, you know, they want an updated kitchen, this sort of thing. And even the footprint of the kitchen is expanding just a little bit. The addition that's referred to, the rear addition, you know, if I were to put a positive spin on it, I'd say it's really more of a bay window or a, you know, window seat, that sort of thing. Very modest scale. And I think that the history of the house, we don't know precisely when these different additions were made.

I note that where that laundry room/storage room is, that is a slab on grade. The only slab on grade of the property, and you step down a little bit from the kitchen and the siding. It seems to be that sort of asbestos type unpleasant looking siding if you take a closer look at it.

And so I think that the kitchen was added, then maybe there was a porch left over, and then maybe they filled in, -- you can still see a roof of what was a porch outside the dining room. At any rate, you know, so there's several issues that I know that you would like to talk about.

And the one thing that I actually did not quite understand the intent of in the letter that I'd like clarified for us is, there was reference made to the rear, or the door from the dining room, consider a door that might, -- staff would recommend that the applicants consider a door that might have been in that location historically.

As far as we know, we are proposing to put in a pair of French doors where probably there was a single door. We don't really know the character of that door, and the owners have never seen that. We don't have any, -- they have one historic photograph of the front of the building, which as I say in the letter, the building is, the house is pretty much intact as you see it from the street.

But can I just go ahead and discuss some of these points here? That the balcony, there was a comment made on the balcony on the second story, and which requires a change in one of the windows. I've discussed this with the owners and they don't feel wedded to the balcony. And I think that, you know, in terms of the massing, if you look at the isometrics that I've provided, you can imagine a shed

roof coming off of that which covers, you know, the modest extension for the kitchen there. And I can revise drawings and make that all clear to you.

And then this ties into where the proposed French doors are placed for the dining room. And what I'd like to do is since there was a comment made about possibly considering a covered area at the -- where the porch is -- I mean where the doors would be, which would be in keeping. I think that we can analyze what's there a bit more carefully.

We might be able to figure out, you know, how deep that porch was because we see the framing, we see the roof on the top, and it may be fairly easy to piece together where that was and with the owners liking it, you know, that maybe we could propose that. You know to in essence do our best to bring back an element that was there before.

There are really only two things that I would like to take issue with, because the next point I'm going to talk about, I also think that good points were made. But the things that I consider worth discussing and defending a bit are the removal of the chimney and the placement of the gazebo. Perhaps not the, we don't have the finished design for the gazebo at the moment.

But I do understand that with the gazebo sitting off to the side, and then being connected back to the existing house, that that sort of creates a different dynamic than if the gazebo were simply freestanding and was consistent with the Department of the, -- I see there's been a slight tear in my sheet here, but in terms where it says the newer, which I assume they're referring to an addition, the newer shall be differentiated from the old.

And you know, so we could create a gazebo. We can discuss the placement in a moment. That clearly stands on its own and does not need to be read as if it were an original element in the design. And so given that, I've also discussed this with the owners that the tie in back to the house with a covered walkway, although I thought it did nice things sort of framing the view from the dining room, etcetera, and creating more of a feeling of enclosed court there. You know, I think that that's not critical to the design either.

But I'm not going to agree with everything. And I'll take the chimney for a moment. One thing that I don't think was mentioned, it's mentioned in my letter. That the chimney has been abandoned for many years as far as we know. For the whole time you've lived there?

MR. NEWMAN: Certainly, there was a raccoon who moved in once, but other than that it's been abandoned.

MR. DAVIS: And it's quite a large chimney. If you look at the drawing for the floor plan, so I have the existing conditions, if you look at sheet 12, you see that I'm representing a table there which is, you know, sort of squeezed into that corner there. It just creates a bit of, some constraints on the plan, and it is, it serves no purpose for the house at the moment. It has not for decades as far as we know.

And I would posit to you that in terms of the architecture of the house and the character of the house, that you do have a chimney that comes right up the center of the original massing of the house, and you can see on that sheet 12, it's kind of faded here, but there are, I believe there are two fireplaces and the flue from the corner downstairs, use that chimney at the center, is that right?

MR. NEWMAN: Yes. I mean, there at one time I think there were probably three fireplaces around. Although it's not clear that they ever burned wood, but we've got two that are visible, one was plastered over before we moved in.

MR. DAVIS: Well, I guess what I'm saying is, if you take this house and you have this central element, you know, going up through the roof and you have four spare rooms distributed around it, then I would see that as the primary chimney, and the second one was not original of course to the house built in 1886.

But we believe came in the '20's. It's barely seen from the street. You know, it's quite far back. And so for that reason, you know, I feel that, you know, it's an element that could go away. It also is one that is not visible on the exterior of the rear elevation as other fireplaces and chimneys going, extending up from fireplaces might be.

MR. JESTER: So the plan is to remove it from the first floor up?

MR. DAVIS: All the way up.

MR. JESTER: And reframe where necessary?

MR. DAVIS: Yes. And then I believe in the letter we stated that we would, as repairs have been done in the past to that slate roof, we would basically continue the slate and patch and repair at that point.

MR. JESTER: I don't believe we got a second floor plan did we?

MR. DAVIS: Let me see. We may not have included a second floor plan, only in that there are no plans to do anything to the second floor other than the removal of that right now.

MR. NEWMAN: The chimney of course doesn't go up the outside. It's just coming out the -- also by the way, because bricks are loose and stuff, long ago before we moved in was cemented over. So much of the exterior of that chimney isn't brick, it's --

MR. DAVIS: Sort of stucco.

MR. NEWMAN: Kind of unsightly.

MR. DAVIS: Do you want to discuss that one point or do you want me to continue on? It's up to you, of course.

MS. O'MALLEY: Do you want to discuss the chimney while we're here?

MR. ROTENSTEIN: We may as well. Because the rear L kitchen addition is a contributing element to the historic property, I think removing the chimney would essentially remove an essential character defining feature of the exterior. It's a natural progression of like the building or the builder or

subsequent generations to tack on a kitchen in the rear. And the kitchen needs a stove and a flue and a chimney.

Just because the current owner he likes to not use it, it doesn't mean someone in the future would have the same opinion, and I think we've gone through this a couple of times with chimneys and fireboxes in the recent past. So, I would tend to disagree with your assessment of the significance of the chimney.

MS. O'MALLEY: I think that has been the case where we've been pretty adamant about retaining chimneys.

MR. DAVIS: Let me ask you this. Not that I would desire to do this but, given this kind of situation where the chimney is only visible coming out the top, is there a precedent for people retaining what extends out the top, but eliminating, you know, the chimney below.

MS. ALDERSON: You can do whatever you want inside.

MR. DAVIS: I mean structurally that's a very, that's a difficult thing to pull off.

MS. ALDERSON: You can do whatever you want inside. We don't review the interior work. So the only issue will be the stability.

MS. O'MALLEY: And it has been done.

MR. JESTER: I tend to agree with Commissioner Rotenstein about the chimney issue. I think in particular because this is an outstanding resource, which kind of elevates the scrutiny to the highest level in terms of the requirements to preserve the character of the house. And so I think that's a concern. Do others want to comment on that or do you want to touch on some other issues?

MS. O'MALLEY: Well, I suppose depending on whether they kept the whole chimney, they might make their bump out be a little bit more to the corner of the back. Depending on how commissioners feel about that.

MR. FULLER: I was going to say, do you have much more to go through or do you want to start hearing our opinions and comments?

MR. DAVIS: I just want to talk about the placement of the gazebo, I think was the last point I wanted to go over. You want me to take that now? Yes, I was going to point out with the gazebo, given if we were to agree to take away the covered walkway and let this be a freestanding element, the comment was made that, you know, frequently you might see a gazebo behind the house in the backyard.

This house, at least in Takoma Park, has a bit of an odd shape. As I mentioned the southwest boundary line is in fact a boundary to D.C. which gives it this trapezoidal shape. So more room and expanded room on that side of the house. And you know, if you look at the photograph that I passed around, you know, I think that a bird bath would be very nice in that backyard, but putting a gazebo in the middle of the backyard would not be very nice.

And I also feel that given now that you can go to, you know, Home Depot and spend several hundred dollars and get a sort of screened in tent like structure, I was trying to convince the owners to

make something more formal and architectural in nature. It's not absolutely critical to the program in terms of the priorities, the interior renovations to the kitchen is on top of the list.

But I think that given the context that I would disagree with staff and say that putting this element over to the side, you know, it's not inappropriate given the context.

MR. NEWMAN: Can I add a couple of things to that?

MS. O'MALLEY: Please.

MR. NEWMAN: If you look at page 14 you see off the, as you're looking at the house, in the upper row in the right hand corner you see a tree with three trunks, which actually is standing to the right of the house and provides a good bit of screening of that in terms of what's visible. In terms of the side yard being visible from the road, it provides a good deal of screening.

If you look, do you see what I'm -- and if you look at the lower left hand corner on the same page, you see two additional trees. You no longer see the three trunk tree in that lower left hand corner, but you're seeing another tree very close to it. The three trunk tree is pretty much flogged by the utility room addition. And then next to that an additional tree, and there's a hemlock, as well. So already there's a fair amount of screening from the road to where the gazebo would be, and we would expect to do some further landscaping for screening.

Frankly, okay, we've already, I'm going to be in big trouble with my wife here, but here's the situation. We both like the idea of getting rid of what we see as a very unsightly addition on that back corner of the house that's obscuring the original siding and also the siding on, -- and also the addition is turning both from areas that were well lit from, and had a good view of the exterior into areas that, you know, if we stuck a way to see, you could see the washer and dryer and it would be very pretty.

So I've been interested, I guess we've both been interested in getting rid of that. My wife also wants a screened-in porch, especially with all the mosquitoes. If we, -- one possibility, it would probably save us money, is to turn that current utility room into a screened-in porch, which was what somebody did probably in the '40's or '50's perhaps before that utility area was closed in.

Frankly, I think it would still be pretty unsightly and it would mean that unlike the original plan which gave you a lot of light into the kitchen and into the dining room, because that's the southern exposure, what you get is a screened in porch blocking that light. So the -- one other factor here which may explain the lack of improvements, is that I'm not a big fan of spending a lot of money on ourselves. I believe we ought to spend what we need and give the rest away.

And the justification for doing this is that it essentially pays for itself as an investment. If it doesn't bring that light into the house, it doesn't accomplish that objective and doesn't probably pay for itself as an investment. So I'm not, I don't know if we build the gazebo initially ourselves, but we want, we just haven't reached that conclusion, but we want to know that it can be done, and we don't think that sticking it to the -- you see this beautiful tree right in the rear of the rear of the house, and we just think

that sticking a gazebo out beside that and breaking up the yard, great place for playing softball right now, doesn't work.

MR. JESTER: I think we're getting just some of your concerns. Why don't you let us comment on the proposal and maybe the stars will align.

MS. O'MALLEY: Should we just start at one end and go down?

MS. ANAHTAR: Well, I don't have major concerns about what is proposed. I like the balcony idea, and how the walkway and gazebo creates that little courtyard. I though it would just add to the historic character of the house, rather than just covering the existing utility room with a screen porch. I don't have any problems with the small addition in the rear. I don't like the octagonal shape of the gazebo, but square gazebo.

MS. O'MALLEY: And the chimney and the bay window?

MS. ANAHTAR: Bay windows, you mean this one on the rear?

MS. O'MALLEY: The rear addition.

MS. ANAHTAR: I don't have any problem with that either. Keeping the existing chimney, yes, I agree. Structurally possible.

MS. O'MALLEY: Commissioner Rotenstein?

MR. ROTENSTEIN: I already have my comments on the chimney. I would be disinclined to vote in favor of the gazebo to the side of the house, and I would certainly be disinclined to vote for attaching the gazebo to the side of the house. Perhaps something that might work, I don't know if it would given the trees in the back, but attaching perhaps from the rear, rather than to the side. Again, I'd have to see it. But I would not want to see a gazebo on the side of the house, and certainly not attached.

I don't have any problems with the little bay in the rear if it needs to be enlarged to accomplish what you need to do and retain the chimney. I don't see that as a problem either. It's a wonderful house, and I would hate to see a new thing detract from its character. The other thing is I commend you on wanting to get rid of that 20th Century utility room. I think that detracts significantly from the house and getting rid of it, I think will do you well and do well for the building.

MR. FULLER: I guess I'll start by seconding, it's a great little house. I think it's great that you're starting to, you know, the first thing you're trying to do is clean it up. I think it's also great that you know, you're not here with something adding a thousand square feet to the size of the house and just going overboard. The additions you're proposing, whether on the sort of the small end fill on the side or the one to the rear are so diminutive, I think those are fine, there's not an issue.

I don't have a strong feeling on the balcony or not. I think I'd prefer not to see this as useable, but I think you could leave it in if you wanted it that way. I think that in light of the sort of, the lack of magnitude of any real addition, the gazebo being on the side doesn't bother me as much. Normally I

wouldn't want to see it there. But it is something that could be completely taken away from the house. It's really not a permanent addition or a permanent change to the house itself.

And from the view from the street, I don't think it really is going to detract that much. I do believe the chimney should stay. I prefer to see it stay with a fireplace in case somebody wants to change it in the future. But we can't talk about that. It's the chimney on the outside that we have anything to talk about.

MR. JESTER: I agree the chimney should be retained, at least visually on the exterior above the roof line. How it's handled on the interior is really up to you. As far as the minor additions, I agree that they're not a problem. I don't really have a concern about the balcony component.

I don't think the covered walkway is appropriate for this outstanding resource, and I don't object to a screened in porch. If you want to have a gazebo, I think the place to do that is to treat it like a real gazebo and put it in the back of the lot. And treat it as a separate structure.

If that's not desirable, I don't really have an objection to a screen in porch, and I don't know that you necessarily want to put it up against the dining room, but it could certainly become, -- actually, where's the plan. I was thinking it could come off the --

MS. O'MALLEY: Off the back of the kitchen.

MR. JESTER: Off the back of the kitchen somehow. That might still give you a bit of a courtyard condition with some light coming into the dining room. And I think that could probably be worked out some how.

MR. DAVIS: You can imagine that in the development of the plans, we started out with the porch right, you know, essentially within the footprint of what was being taken away, and then we went through this sort of process that you're thinking about. You know, trying to create some space so that light could come into the dining room, and then it goes off the edge of the back and then it becomes, it's sort of massing wise, became difficult to resolve, and it sort of called more attention to itself than we wanted originally.

And then we all breathed a sigh of relief when I took out a drawing of that pulled it away completely, and it did other things. That's all. I hear your comments and I understand them. But there was an evolution of thinking when we started closer to that.

MS. O'MALLEY: Ms. Alderson.

MS. ALDERSON: Nobody's going to miss the old infill addition. It'll be a big improvement. Anne had mentioned the possibility of using a single door instead of a double. Since it's facing the back, I doubt we would rule strongly either way, but it would certainly look more integrated if you used a single. I'm certain that's what would have been there. If you're badly needing light, and that's the reason for your choice, well, that's a different driver.

I don't have any objections to the balcony. I always think though, do you ask yourself whether you're going to use your balcony? That's the question whether it's worth it to you to put it there. It did first occur to me that perhaps a more logical place for a sheltered screened in area was right back in that area created by the L, but I understand you want to get daylight in there. I would encourage also thinking about, being a heavy porch user myself, I live at the house at Maple and Tulip, lots of porches, use them all.

That's a little bit of an awkward spot to spend your time, and I wondered really whether you want to dwell and look at the Metro. And you might want to think about pulling it back to where you will feel more sheltered in your property. And what occurs to me is possibly it's an extension off of your bay or possibly pull this back a little, or maybe it needs to be setoff with some landscaping. There's just something a little peculiarly isolated about it there connected to the dog trot.

I would eliminate the dog trot idea. And think about maybe connecting it with a path, and maybe it's not a straight path. Maybe it's a curving path, and it lead you to landscaping features and plantings or something like that. But it seems to me to want some kind of planting and shelter or something to anchor it so it doesn't look it kind of landed there in sort of a, you know, was it a lost kind of fashion. And I think if you do choose to put it on the side, I would go with the gabled treatment because it looks more design integrated. If you pull it back, it doesn't really matter.

MR. DAVIS: Explain that gable treatment.

MS. ALDERSON: I think if you choose to leave it on the side, I think the gable works better because it's more integrated to the house. But if you put it in the back, I don't think it matters.

MS. O'MALLEY: I will add my comments which are retain the chimney, take away the connector. I would have put the screened porch on the back of the addition where you've got your bay window, and that way it would be attached to the house, you could go in and out when it's raining and sit out there to eat. That's where I would put it.

MR. DAVIS: I will comment, it's hard to tell in the photograph. That big tree is about 25 feet away from the house, the edge of the trunk, and you know, I was pressing as few feet as possible back towards that. You know, because I know that you try to stay out of drip line if you possibly can. And so that was one reason why we didn't do that.

MS. O'MALLEY: You could put it on piers though.

MR. NEWMAN: So if you put it on piers you could get closer to the tree.

MS. ALDERSON: And the advantage of that, like that's the way my in-laws designed theirs, it keeps the gazebo cool in summer. You'll use it more.

MS. FOTHERGILL: Do you know Brett Linkletter, the city arborist? He will come out and tell you where you can go and how far you can go, and where the tree won't be affected.

MR. NEWMAN: Can you go pretty much up to the tree if you put it on piers, do you think? Because we would almost have to do that. I mean, there's not that much --

MR. DAVIS: There's not a lot of space.

MS. O'MALLEY: There was a house that we did on Williams Lane. Was it Williams Lane? In Chevy Chase where they built an addition that was fairly close to a tree. But I would go with whatever the arborist tells you.

MR. JESTER: How many feet back is the tree?

MS. O'MALLEY: 25.

MR. JESTER: Your porch is only going to be 12 feet deep, I mean, you're not going to need, that should be fine.

MR. DAVIS: We'll we see. Might be in a mood for a very large porch.

MS. O'MALLEY: All right. I think that's probably, you can go back to your drawing board and we'll see you again soon.

MR. DAVIS: Thank you.

MR. FULLER: I'm assuming, unlike the other one, I'd say they're close enough to be heading towards a HAWP.

MS. O'MALLEY: That's true. If you came back and talked to staff, you probably could -

MR. FULLER: That's what staff's recommendation was as well.

MS. O'MALLEY: Yes. You probably could bring it in, you wouldn't have to do another preliminary.

MR. DAVIS: Okay, thank for the comments.

MS. O'MALLEY: So, we move on to the tax credits.

MS. TULLY: Yes. This is --

MS. O'MALLEY: And anyone who is restoring part of their house and wants to get state tax credits, which is 20 percent, has to submit their plans to the state first before they start the work. Twenty percent from the state and 10 from the county.

MR. NEWMAN: And so is your thinking, but the part where we're pulling off the utility room would --

MS. O'MALLEY: Would qualify. They may have some comments about the double doors, I don't know.

MS. ALDERSON: It's worth trying.

MS. O'MALLEY: But yes, it's money.

MR. DAVIS: So would you have information on how we connect --

MS. FOTHERGILL: Yes.

MR. NEWMAN: Thank you very much.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7101 Cedar Avenue, Takoma Park **Meeting Date:** 06/21/06

Applicant: Christine Owens and Sanford Newman (Scott Davis, Architect) **Report Date:** 06/15/06

Resource: Outstanding Resource Takoma Park Historic District **Public Notice:** 06/08/06

Review: Preliminary Consultation **Tax Credit:** Partial

Case Number: N/A **Staff:** Anne Fothergill

PROPOSAL: Addition to house

RECOMMEND: Revise and return for a HAWP

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Folk Victorian
DATE: c. 1886

PROPOSAL

The applicants propose construction of two additions and a screened-in gazebo (see plans in Circles 6-13).

The applicant is proposing removal of a rear right side corner one-story utility room addition. They propose to build a small addition that would extend off the rear right side of the house (where the utility room had been) and build a small patio in the nook created by the L of the house. The applicants propose two wood French doors off the dining room to the patio. The flat roof on the addition would create a balcony off the second floor—a window would be replaced with a door to access this balcony.

The other proposed addition is a small one-story extension off the rear of the house. The applicants propose to remove the chimney in this rear section of the house.

They are also possibly proposing construction of a screened-in gazebo in the right side yard at the rear of the house and connected to the house by a covered walkway. The applicant has submitted two proposed gazebo designs (Circles 10 + 11).

No trees will be removed for these proposed additions. There is a large tree close to the back of the house and the applicants will work with the City arborist on a tree protection plan.

STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:
 Standard # 2: The historic character of a property will be retained and preserved.

The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

This proposal, while not huge and not affecting the most prominent elevations, does involve a number of changes to an important resource in the Takoma Park historic district. Because of this, every aspect of the proposal is reviewed very closely for its potential adverse impact on the house and the district. The Commission will provide direction and guidance to the owners so they will know how to proceed with their proposal and what adjustments, if any, they need to make to their plans.

The small corner addition is at the rear and was originally a porch and has been altered over time. The removal of this section will allow the rear wall of the original main block of the house to be exposed and the original doorway to be used again for access to the outside. Staff would recommend that the applicants consider a door that might have been in that location historically. The rooftop balcony of the proposed new side addition requires that a window (located in the 1920s section of the house) be changed to a door. The goal is to make as few alterations to the existing house as possible, and retention of window and door openings is very important. However, since this is not the original massing and would not be visible from the street, perhaps the HPC would allow it. Since there was originally a porch in this area, it might be interesting if the addition were designed to recall a porch or how a porch would have evolved once enclosed.

The rear addition also would remove one window on the first floor where the small extension is to be added. This addition is small, entirely at the rear, and in keeping with the house. Generally small rear additions that require the removal of one window are allowable. However, the HPC generally discourages the removal of chimneys.

While staff and the HPC generally support free-standing gazebos, they are usually located behind the historic resource and not visible from the street. In this case, the gazebo is actually to the side of the house and very visible from the street. Also, it is connected to the house which would generally not be approved by the HPC. Staff supports a small free-standing screened gazebo, perhaps set behind the house and not next to it, and the square design, not the octagonal design.

The materials proposed—wood siding and wood windows and doors—are all appropriate. Staff commends the owners for retaining and repairing the slate roof over the years.

As this is in the preliminary stage, the applicants would like to hear from the Commission about whether they are supportive of the proposal including the two small additions, the second floor window removal, the chimney removal, the screened gazebo, and the covered walkway between the house and gazebo. Staff appreciates that the owners have owned this house a long time and put a lot of thought and sensitivity into the design of possible additions and alterations to this house. With the feedback from the HPC, staff will continue to work with the architect on this application.

STAFF RECOMMENDATION

Staff recommends that the applicant revise the proposal based on the comments of staff and the HPC and then return to the HPC with revised plans for a HAWP.

Scott Tyson Davis
Architecture
7807 Radnor Road, Bethesda, MD 20817
301 263 1174

May 16, 2006

Historic Preservation Commission
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: 7101 Cedar Avenue
Takoma Park, MD 20912

Owners: Christine Owens and Sanford Newman

Dear Members of the Historic Preservation Commission:

We are requesting a preliminary review of the proposed improvements for 7101 Cedar Avenue, an outstanding resource in Takoma Park's Historic District. The house sits on an unexpectedly large lot adjacent to the commercial district of Takoma Park, Maryland and Takoma, DC. A Seven- Eleven convenience store is situated within several hundred feet on the subject property's side of the street and the Takoma Metro stop parking and bus drop-off is diagonally across the street from the property. The boundary between Maryland and the District of Columbia forms the south-west property line.

History of house: The owners have been told the house was the third to be built in the original development of Takoma Park in the B. F. Gilbert sub-division in 1883. The house has been modified once or twice, but the last major change, the addition of the kitchen, is thought to date back to the 1920s. At that time, a rear porch was removed and a corner addition was also added, creating a utility space that is now used for a laundry and storage space. In the alteration, two exterior doors (from the dining room and the old kitchen) were closed off. From the street, the original appearance of the house remains intact and will not be altered by the proposed improvements.

Reasons for the proposed improvements: The owners have enjoyed their house for decades, but have become aware that the process of replacing old kitchen facilities provides an opportunity to address shortcomings of the house. These are: removal of the unsightly laundry/storage addition and addressing the minimal visual connection to the rear yard. By opening up walls with windows and glazed doors, the owners will create brighter interior spaces and allow greater enjoyment of their lovely rear yard. The present kitchen has only a single window in the back of the house. In addition, the long-abandoned chimney at the back of the house creates only a small corner for the placement of a table.

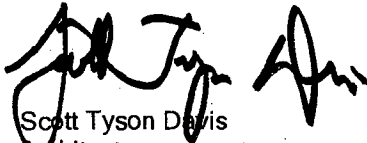
Proposed improvements: The present owners have been in the house for 28 years and are now planning improvements that will remove the laundry/storage room (the least attractive section of the house), reconfigure and remodel the 1920s kitchen, alter the dining room to once again open up to the back yard by adding French doors, and possibly add a screened-in free-standing gazebo that would be connected to the house with covered walkway. The improvements are restricted to the back of the house. While the kitchen will be slightly expanded to the rear and side of the house, the overall footprint of the house will be smaller than it is today (not including the proposed free-standing gazebo), though not smaller than when the kitchen was added in the 1920s. With the exception of the gazebo, the improvements would not be visible from the street. Also part of the project is the removal of an abandoned chimney at the back of the house to create more flexibility in planning the kitchen space.

The rear yard: The existing rear yard is a simple, beautiful, large space with numerous mature trees, lawn and little in the way of planted flower beds. The proposed improvements do not call for the removal of any trees.

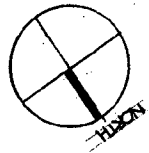
Materials: The project is in preliminary stages. However, we expect the materials for the new construction to work well with the existing finishes. The upper roof, finished in slate, will be patched upon the demolition of the chimney with matching slate. The owners have made periodic repairs to their roof over the last 28 years and have always replaced damaged or missing slate with matching slate. Siding will be salvaged and re-used where possible, and matched with new siding where additional siding is required. The new windows and French doors will be manufactured by Marvin. They will have wood SDL muntins. The roofing material for the new construction is not determined as yet. Slate and other materials will be priced prior to a final proposal to the HPC.

Please review the attached plat, site plan, plans, elevations, axonometrics and photographs. Thank you for reviewing this submission.

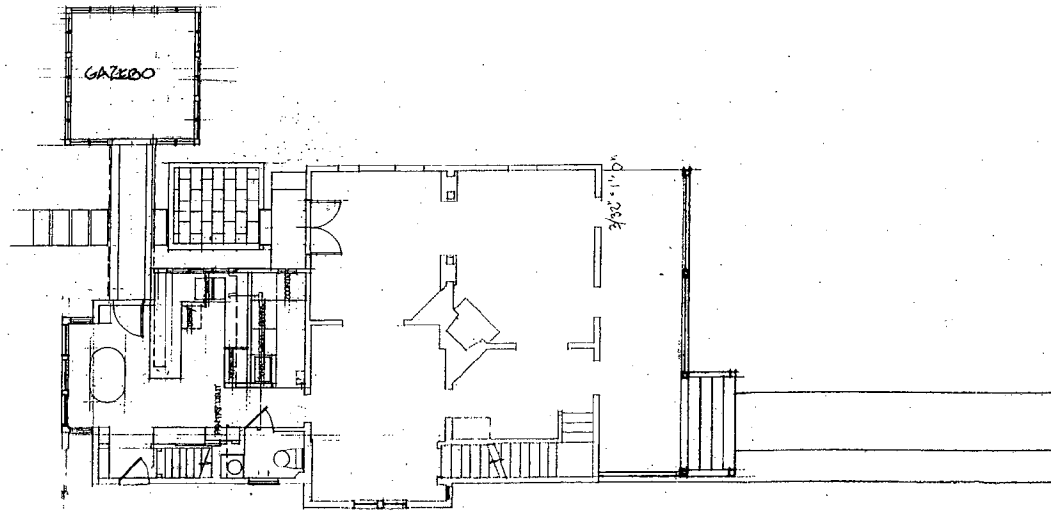
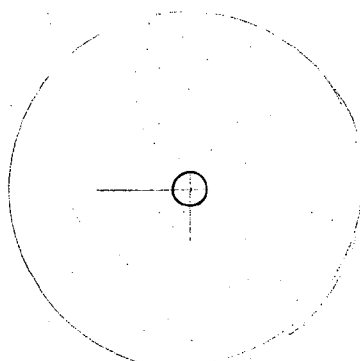
Sincerely,



Scott Tyson Davis
Architect



11/16



4 Site Plan- Proposed
1/16" = 1'-0"

Owens - Newman Residence
7101 Cedar Avenue, Tolpeltown, MN

Scott Tyson Davis Architect



SOUTHWEST ELEVATION
1/4" = 1'-0" 11-22-05

7

Owens - Newman Residence
7101 Cedar Avenue, Takoma Park, MD

Scott Tyson Davis Architect

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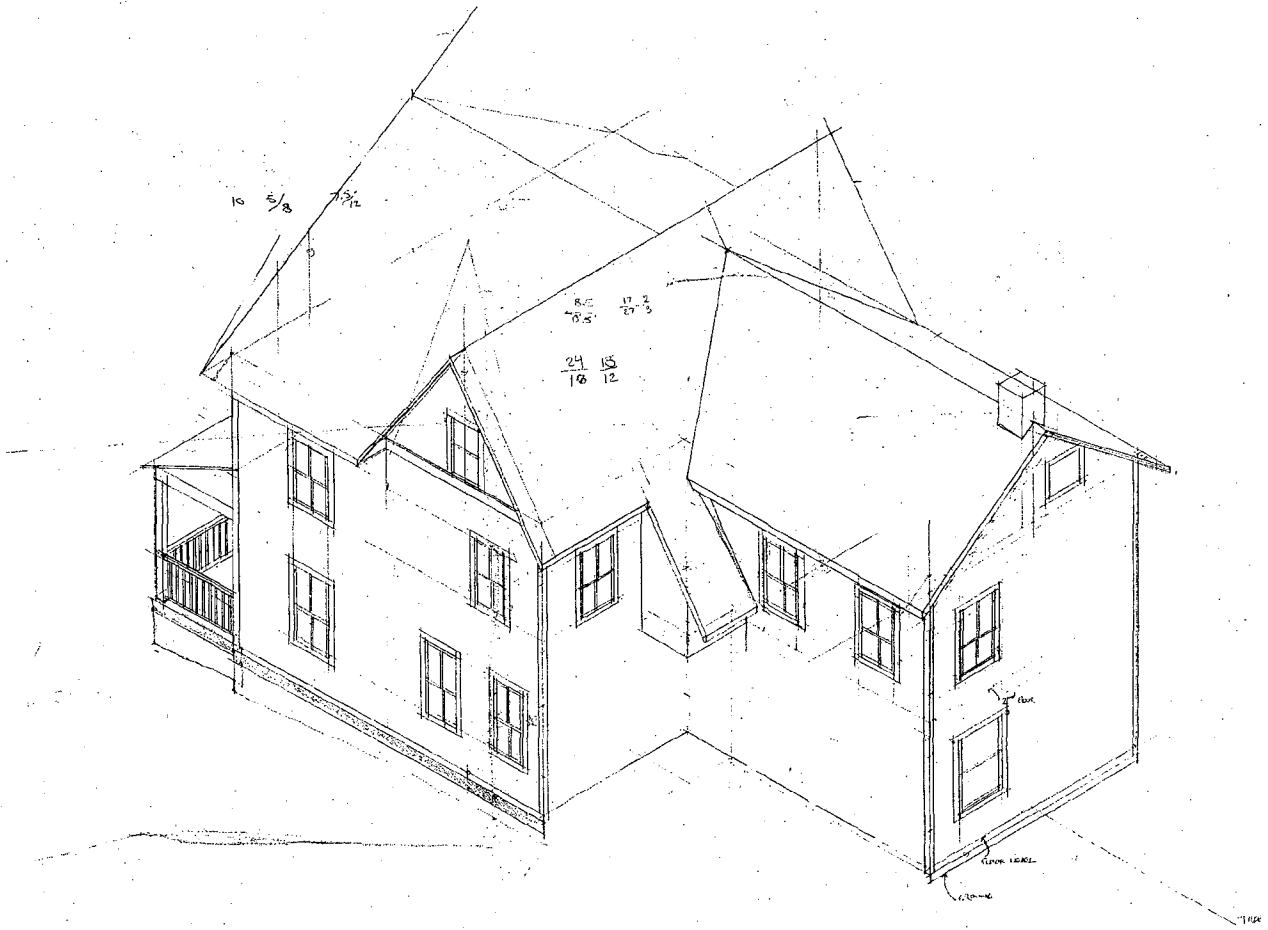
REAR ELEVATION 1/4" = 1'-0" 11.22.05

6

Owens - Newman Residence
7101 Cedar Avenue, Takoma Park, MD

Scott Tyson Davis Architect

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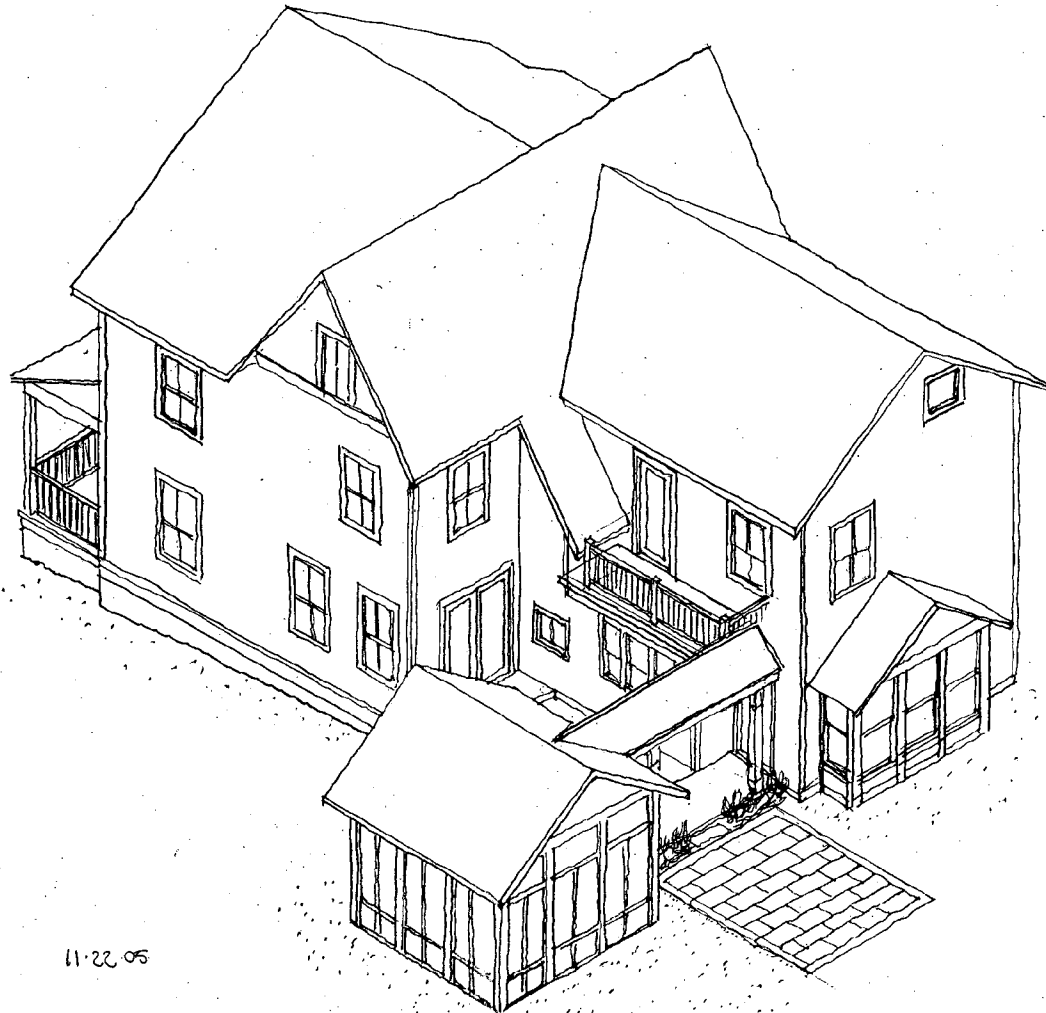
3 Axonometric-Existing Conditions, shown without 1920's addition

No scale

Owens - Newman Residence
7101 Cedar Avenue, Takoma Park, MD

Scott Tyson Davis Architect

Handwritten marks: a circle with a diagonal slash and a circle containing the number '11'.



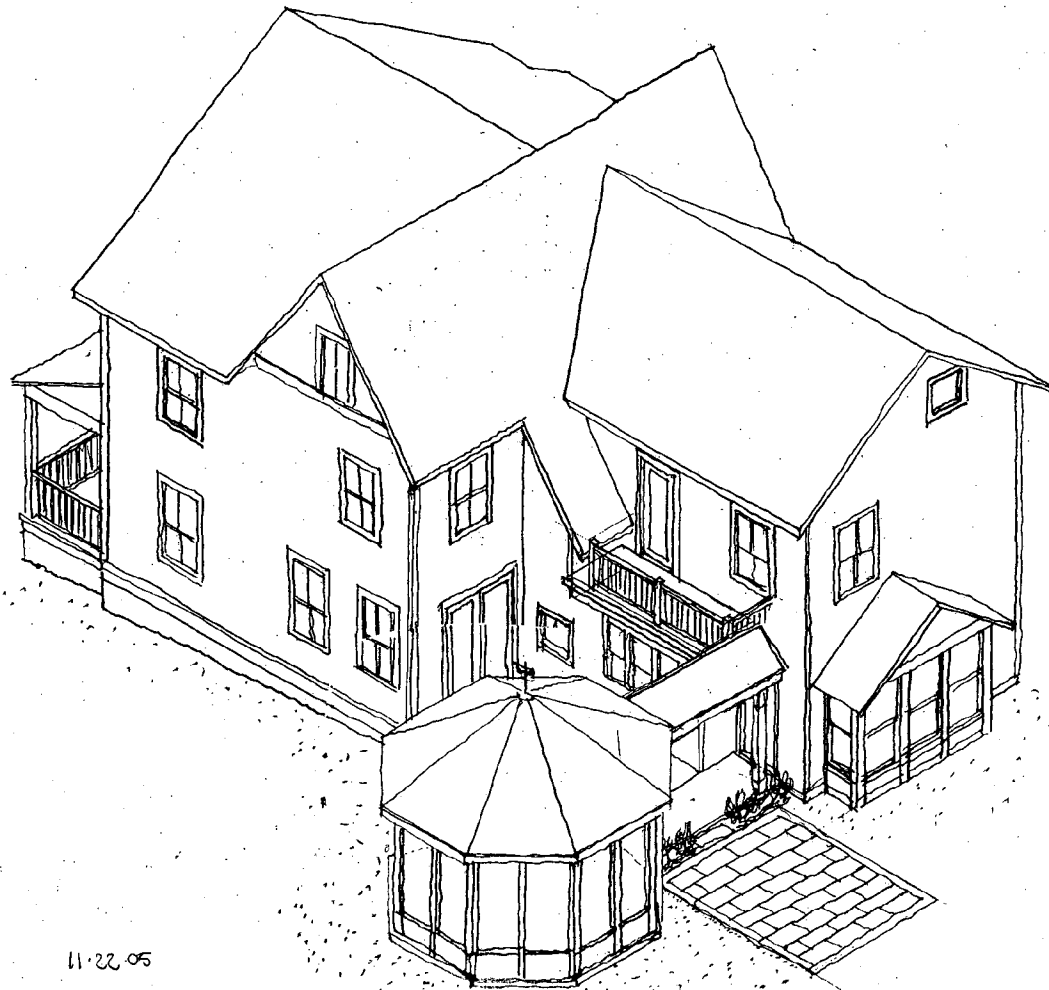
11.22.05

8 **Axonometric-Proposed improvements with square screened-in gazebo**
No scale

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101
45



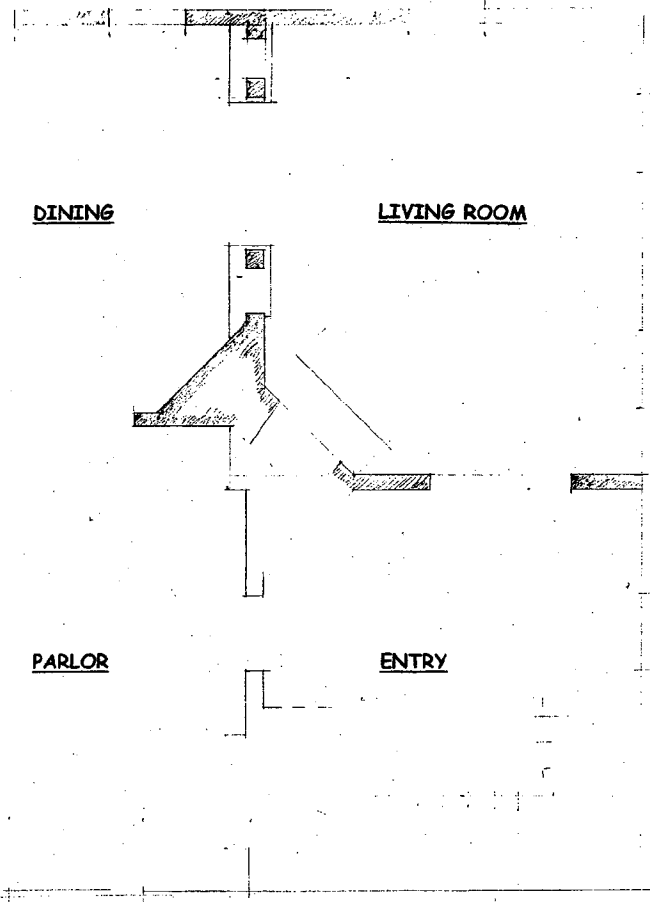
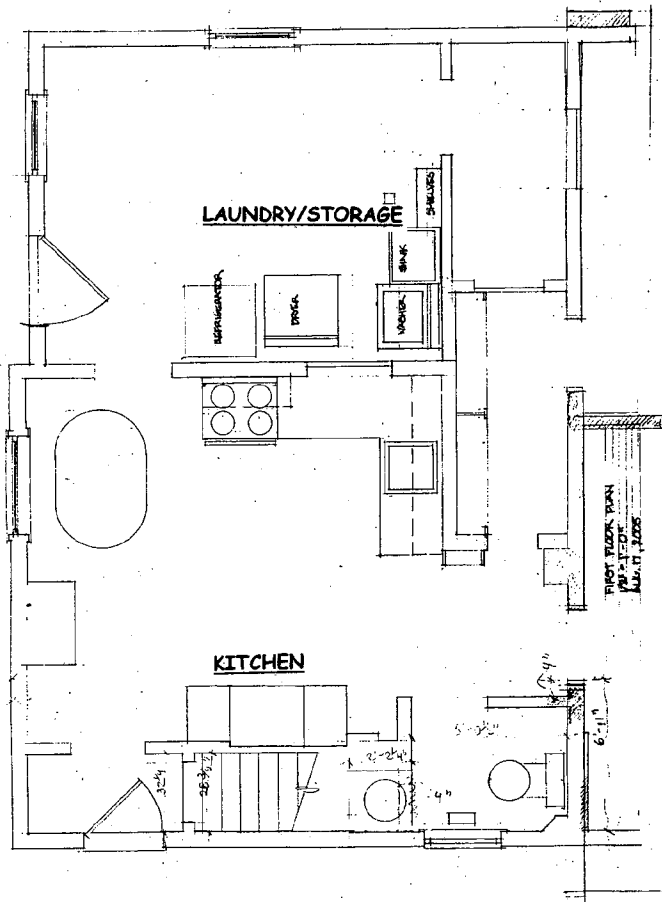
11.22.05

9 Axonometric-Proposed improvements with octagonal screened-in gazebo
No scale

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11
9/6



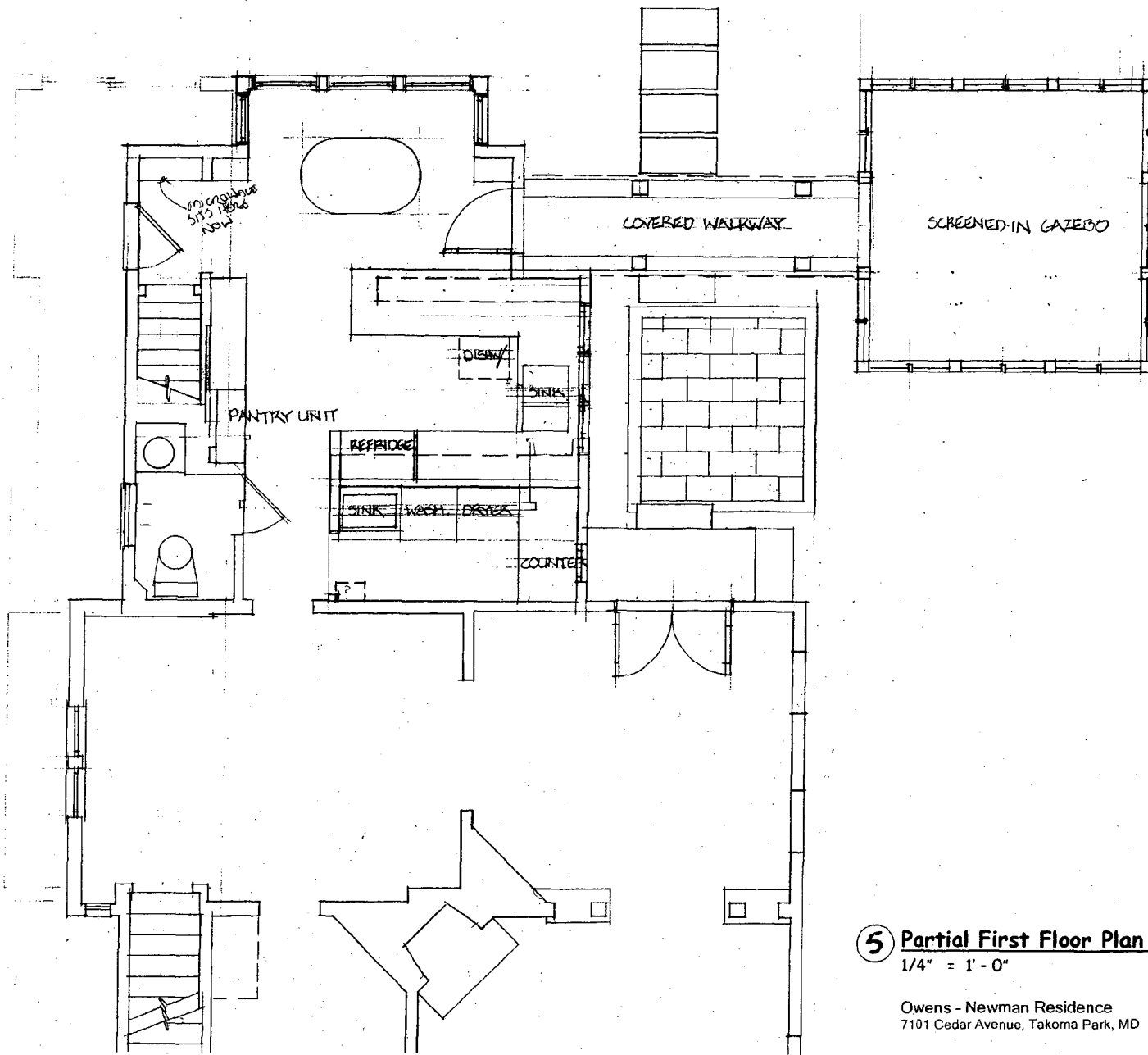
11-22-08 REVISION 2 OF 2

2 Partial First Floor Plan - Existing Conditions
1/4" = 1'-0"

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Scott Tyson Davis Architect

Handwritten initials and a circled number '2'.



5 Partial First Floor Plan - Proposed
 1/4" = 1'-0"

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 7101 Cedar Avenue, Takoma Park, MD

Scott Tyson Davis Architect

13
 98



Chimney at back of house



-View of side yard from Cedar Avenue #1



View of side yard from Cedar Avenue #2

7101 Cedar Ave.
Takoma Park, MD



7101 Cedar Ave



Panoramic view of back yard