

7209 Cedar Avenue, Takoma Park
[HPC Case # 37/03-09 TT]
Takoma Park Historic District

STAFF ITEM

STAFF MEMBER: JOSH SILVER

SUBJECT: Revision to approved HAWP (Case 37/03-09TT), for construction of an accessory building at 7209 Cedar Avenue, Takoma Park, an Outstanding Resource within the **Takoma Park Historic District**

DATE: June 8, 2010

BACKGROUND: On December 16, 2009 the HPC reviewed and approved the construction of a 333 s.f., 1 ½-story accessory structure in the rear yard of the property.

REVISED PROPOSAL:

1. Increase the side yard setback of the structure from 15'5" -to- 20', per the request of the city arborist to maintain 12' of clearance from a large Oak tree.
2. Reduce the width of the rear dormer from 16'8" -to- 12'8" to make the mean roof elevation comply with the rear yard setback.

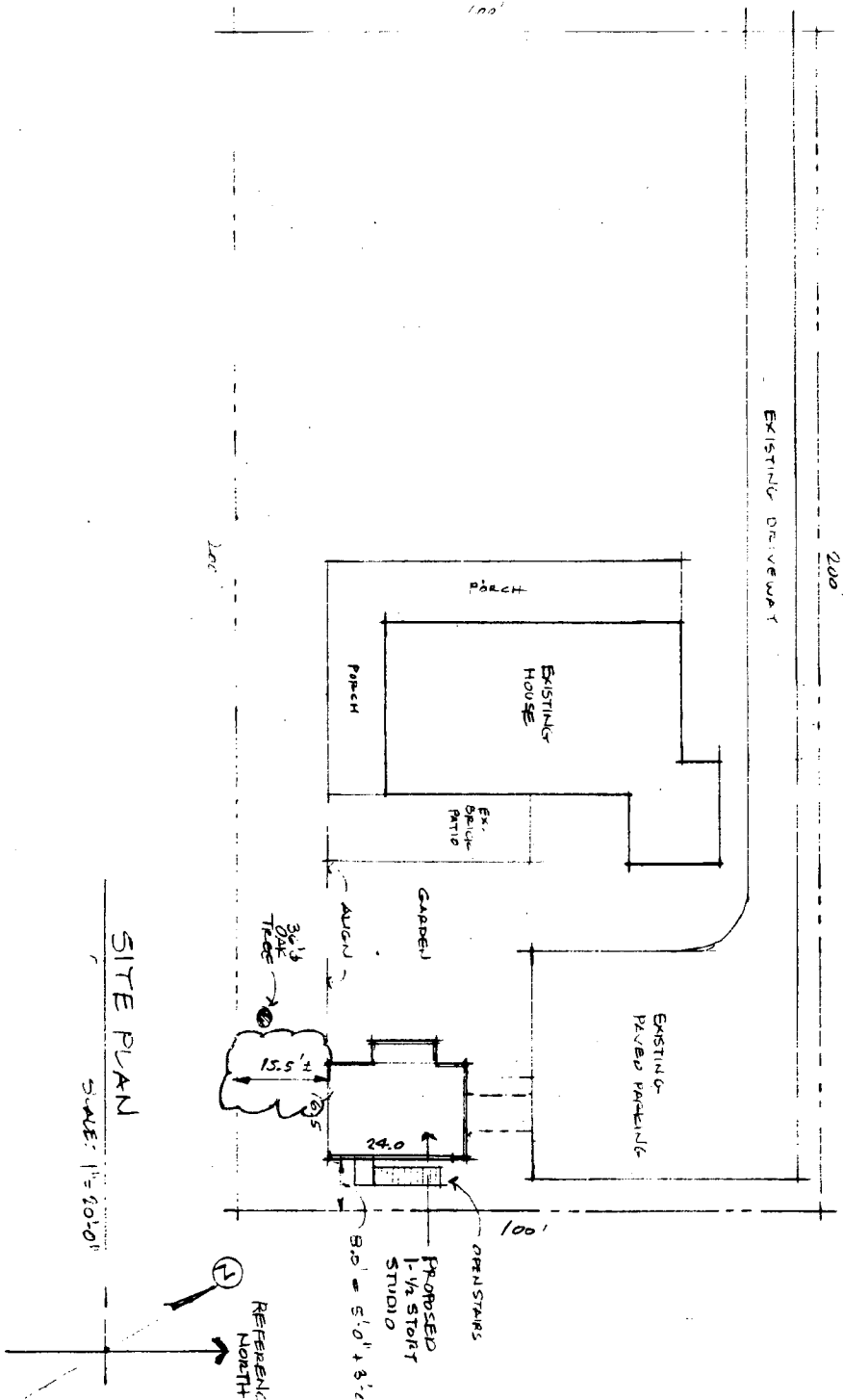
STAFF RECOMMENDATION: Staff is recommending that the HPC allow these changes to be approved at the staff level.

HPC DECISION:

APPROVE

6

— CEDAR AVENUE —



SITE PLAN

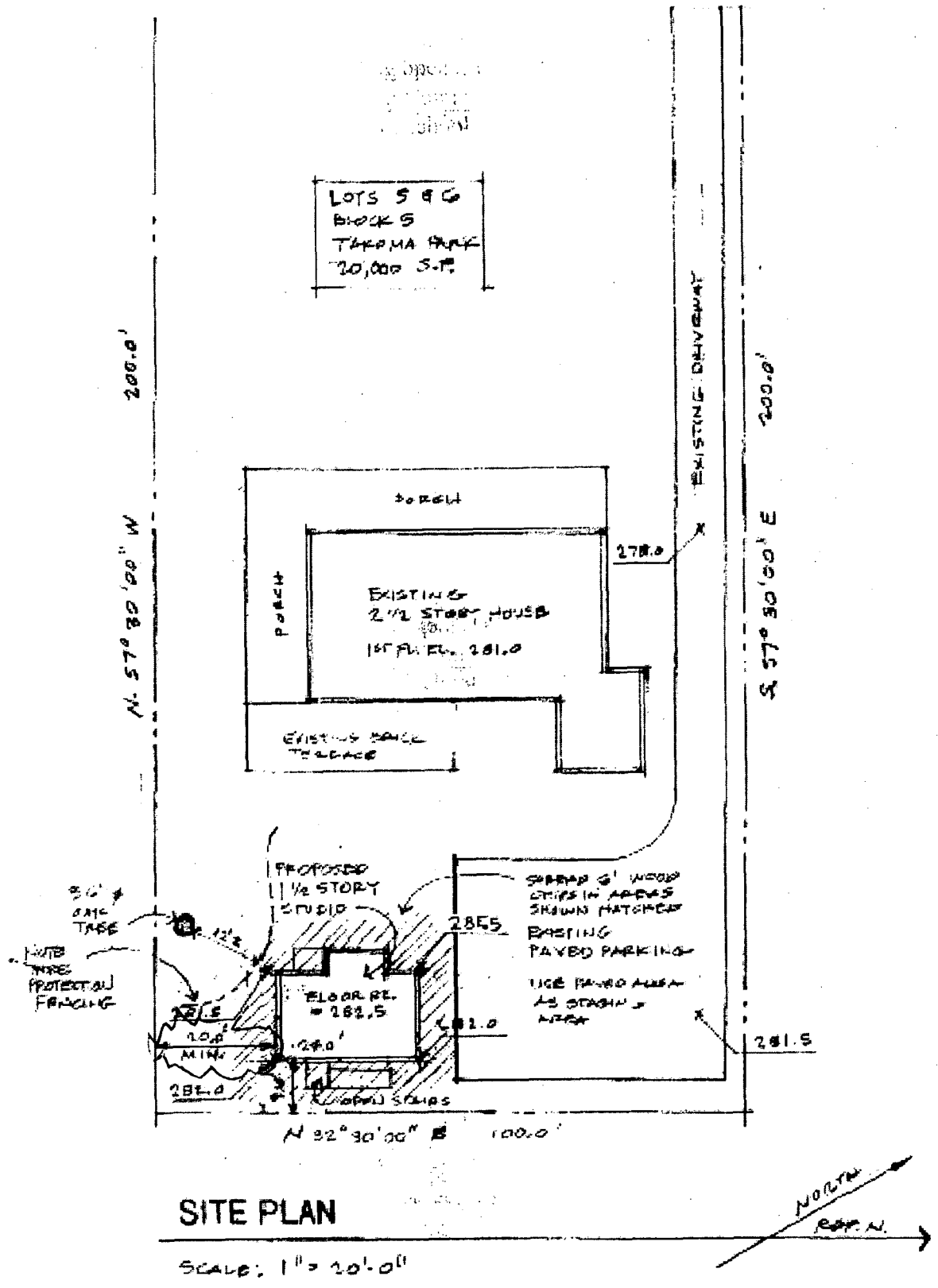
SCALE: 1/4" = 10'-0"

STUDIO for the COWELL RESIDENCE
7209 CEDAR STREET, TAKOMA PARK, MD.

HPC APPROVED DESIGN

6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Treseder@venzon.net

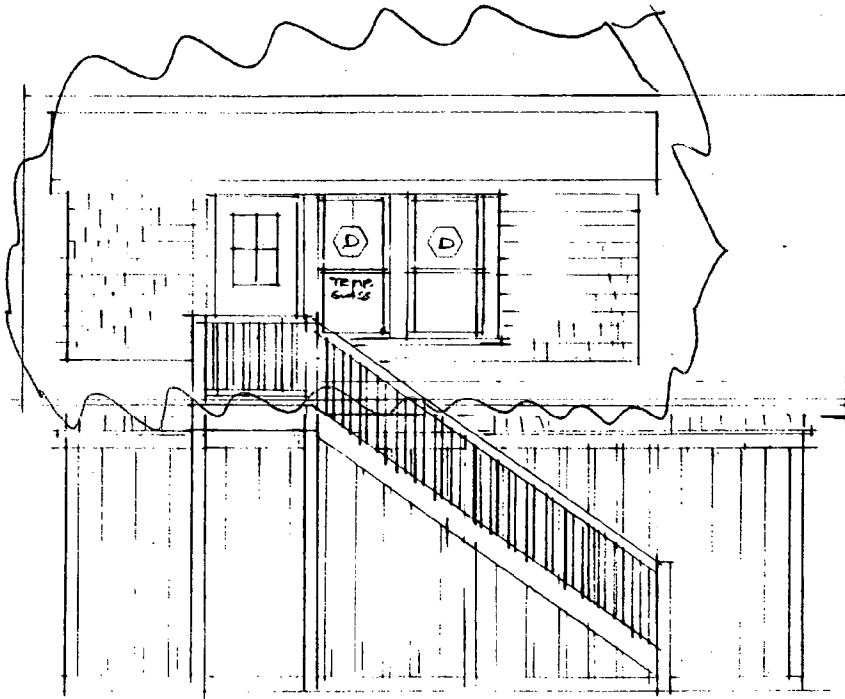
Paul Treseder
Architect AIA



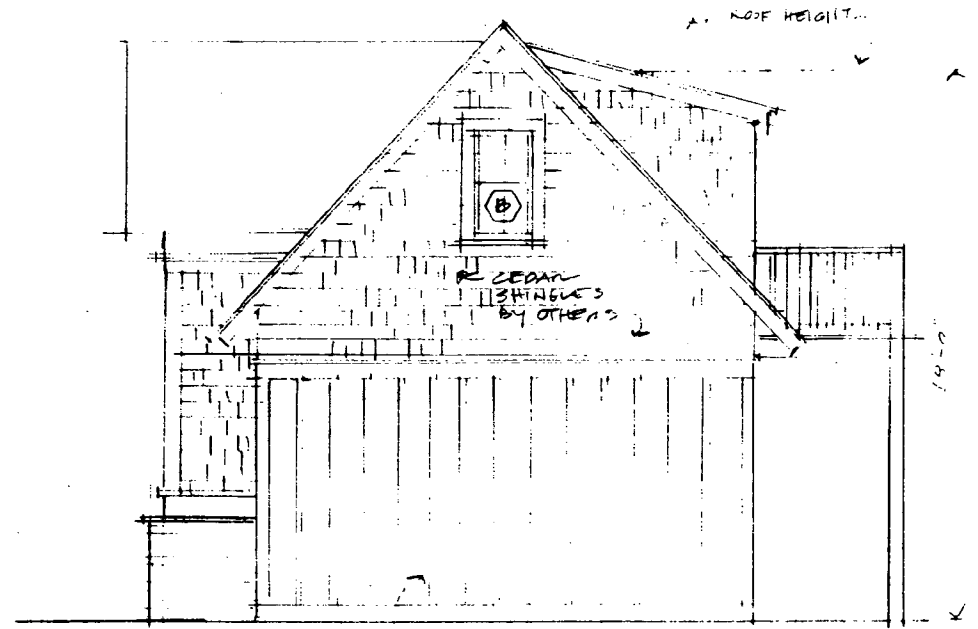
REVISED DESIGN

TREE PROTECTION NOTES

1. ALL FOUNDATION PIERS SHALL BE HAND-DUG.
2. ALL ROOTS ENCOUNTERED DURING EXCAVATION SHALL BE CAREFULLY HAND-PRUNED.
3. PIER LOCATIONS MAY BE ADJUSTED BY 1'-0" TO AVOID MAJOR ROOTS.



EAST

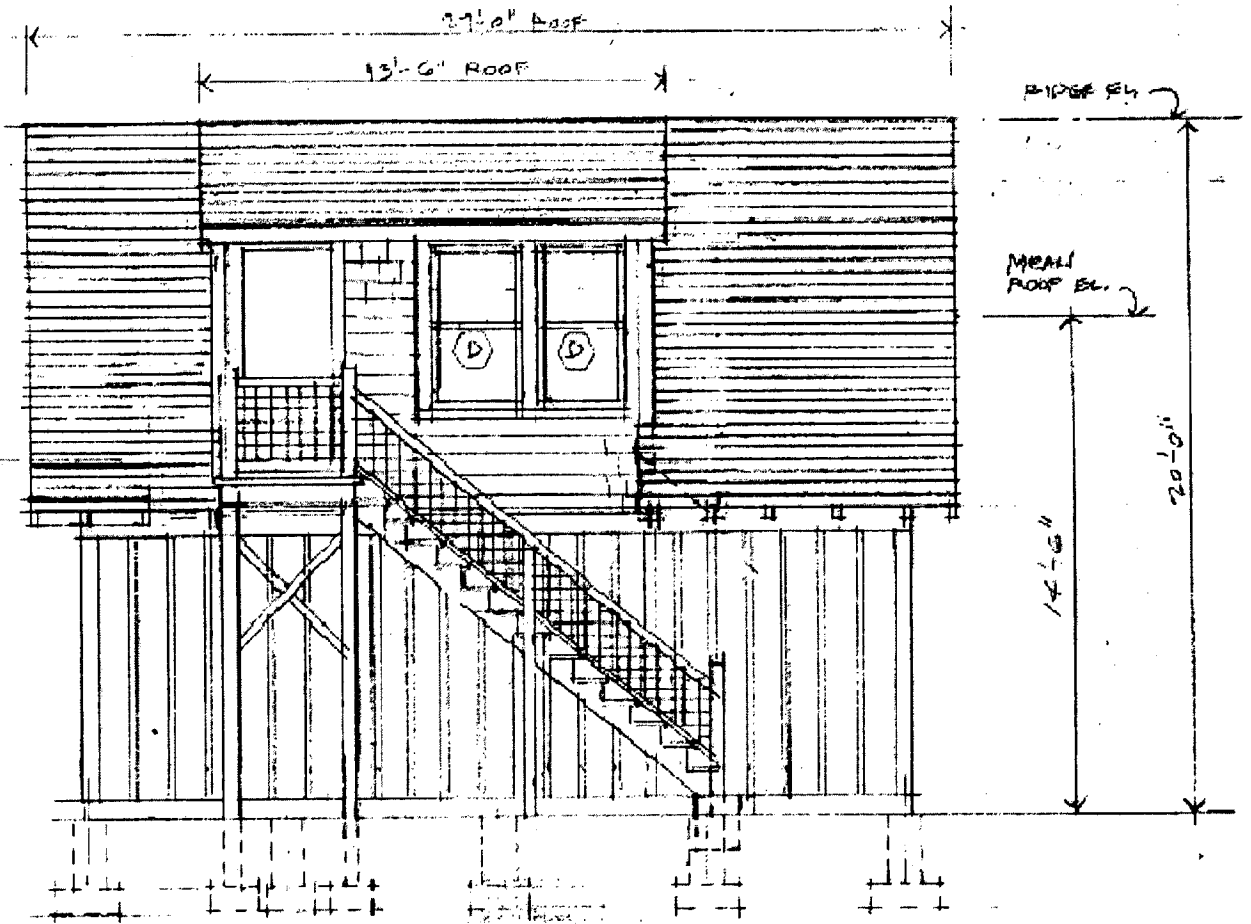


1/2" DETERS OVER
RAT SAUN FIR PILING.

SOUTH

HPC APPROVED DESIGN

12



EAST

REVISED DESIGN

STRUCTURAL NOTES

- All work shall comply with the requirements of the 2001 IRC, as amended by Montgomery County.
- Lumber:
 - Framing lumber shall be Hem Fir #2 and better, with a minimum Fb = 1100 psi, min Fv = 145 psi and min. E = 1,600,000 psi
 - LVL and PSL shall have a min. Fb = 2850 psi, min Fv = 285 psi and min E = 1,900,000 psi
 - Floor decking shall be 3/4" APA rated T&G decking. Roof decking shall be 3/4" APA rated decking. Wall sheathing shall be 1/2" APA rated sheathing. Glue and nail roof and floor decking to joists and rafters.
 - Provide double joists under all walls that run parallel to floor framing.
 - Nail all multiple members together as per the manufacturer's recommendations and at a minimum use 2 - 10d nails at 6" o.c. staggered.
 - Provide bridging at the center of all joist spans exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
 - Provide solid blocking below all wood posts.
 - All posts shall have Simpson cap and base plates where applicable.
 - All joists shall have Simpson joist hangers where applicable.
 - All lumber in contact with Masonry or concrete or within 8" of soil shall be pressure treated.
- Wood headers shall be a follows:
 - opening 3' or less: 2 - 2x6
 - opening 3 - 5': 2 - 2x8
 - opening 5 - 6.5': 2 - 2x8
 - opening > 6.5': see plans
- Fasteners:
 - All fasteners in contact with pressure treated wood shall be galvanized
 - All fasteners shall be installed as per manufacturer's recommendations.
- The contractor shall field verify all dimensions prior to fabrication of structural components.
- The contractor shall co-ordinate all sleeves, duct openings, and holes between trades; contractor shall not cut or notch new or existing structural components with the approval of the Architect.

DESIGN LOADS

- DEAD LOADS
 - Floor: 8 PSF
 - Roof: 10 PSF
 - Wall: 8 PSF
- LIVE LOADS
 - Floor: 40 PSF
 - Roof: 30 PSF
 - Deck: 40 PSF
 - Bedroom: 30 PSF
 - Balcony: 60 PSF
 - Attic: 20 PSF
- WIND LOADS
 - Basic wind speed: 90MPH
 - Wind importance factor: 1.0
 - Wind Exposure Factor: B
 - Wind design pressure: 9.9 PSF
- SNOW LOADS
 - Ground snow load: 30PSF
 - Sloped roof snow loads: 21 PSF
 - Snow exposure factor: 0.7
 - Snow importance factor: 1.0

APPROVED
Montgomery County
Historic Preservation Commission
4/15/10

INDEX TO DRAWINGS

- COVER SHEET, SITE PLAN, SCHEDULES
- FIRST & SECOND FLOOR PLANS, ELECTRICAL PLANS
- EXTERIOR ELEVATIONS
- FOUNDATION PLAN, FLOOR & ROOF FRAMING PLANS
- BUILDING SECTION A-A, WALL DETAILS
- BUILDING SECTION B-B, WALL DETAILS

DRAINAGE NOTES:

LOT AREA: 20,000 S.F.
EXISTING IMPERVIOUS AREA, INCLUDING PORCHES, PAVING, & DRIVE: 6,335 S.F.
PROPOSED ADDITIONAL IMPERVIOUS AREA: 430 S.F.
TOTAL PROPOSED IMPERV. AREA: 6,765 S.F.
NOTE: NO CHANGES TO EXISTING GRADE ARE PROPOSED FOR THIS PROJECT.

WINDOW SCHEDULE

WINDOWS ARE "WEATHER SHIELD", WOOD, SIM. DIVIDED LITES INSUL. LOW E GLASS

MODEL #	ROUGH OPENING	REMARKS
A - T11-24x26	2'-0 5/8" x 5'-1 5/8"	ONE OVER ONE S.D.L.
B - G11-20x40	2'-1" x 3'-9 3/8"	FOUR LITE S.D.L.
C - T11-24x20	2'-0 5/8" x 4'-1 5/8"	ONE OVER ONE S.D.L.
D - D3-24" x 44 1/8" HCEL	2'-1" x 3'-9 3/8"	ROUND TOP - FIXED - FOUR LITE S.D.L.

ZONING NOTES

EXISTING LOT COVERAGE, INCL. COVERED PORCHES: 2615 S.F./20,000 S.F. = 13%
PROPOSED LOT COVERAGE, INCL. COVERED PORCHES: 3072 S.F./20,000 S.F. = 15%
HEIGHT CALCULATIONS:
MEAN GRADE ELEV. = 281.75
MEAN ROOF ELEV. = 299.75
ROOF RISE ELEV. = 301.75
HEIGHT OF MEAN ROOF = 18.0'
HEIGHT OF RIDGE = 20.0'

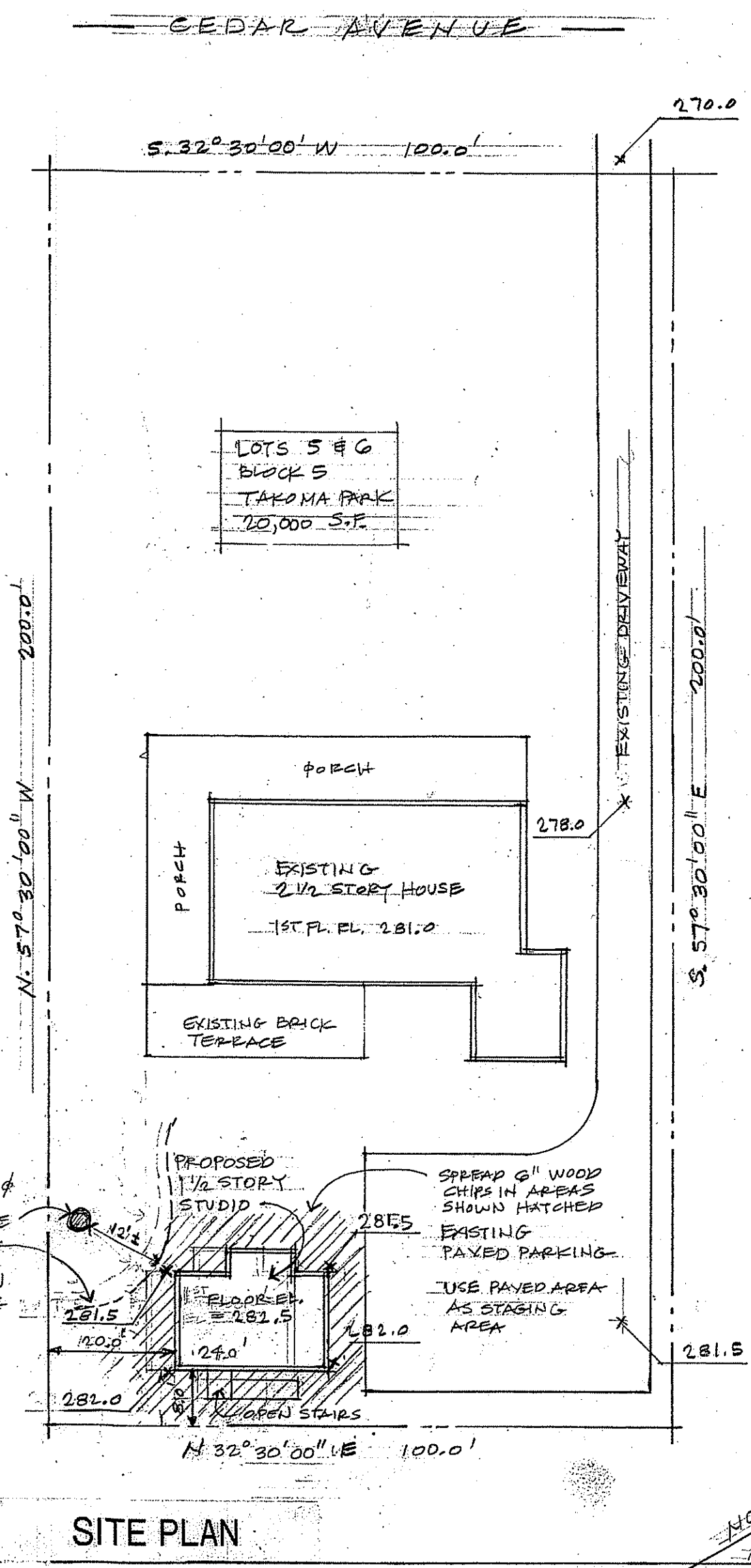
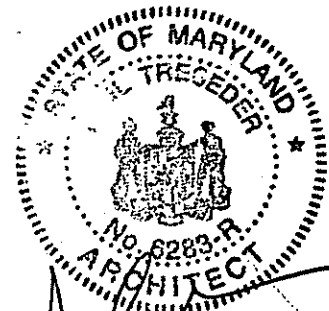
SIDE & REAR YARD CALCULATIONS:

MIN. YARD REQUIREMENT FOR ACCESSORY STRUCTURE = 5.0'
ADDITIONAL YARD REQUIREMENT FOR MEAN ROOF HEIGHT > 15' = 3.0'
TOTAL YARD REQUIREMENT = 8.0'

NOTE: SEE ELEVATIONS SH. # FOR GRAPHIC REPRESENTATION OF HEIGHTS

PROFESSIONAL CERTIFICATION:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE #.: G283-R
EXPIRATION DATE: 11.28.2010



SITE PLAN

TREE PROTECTION NOTES:

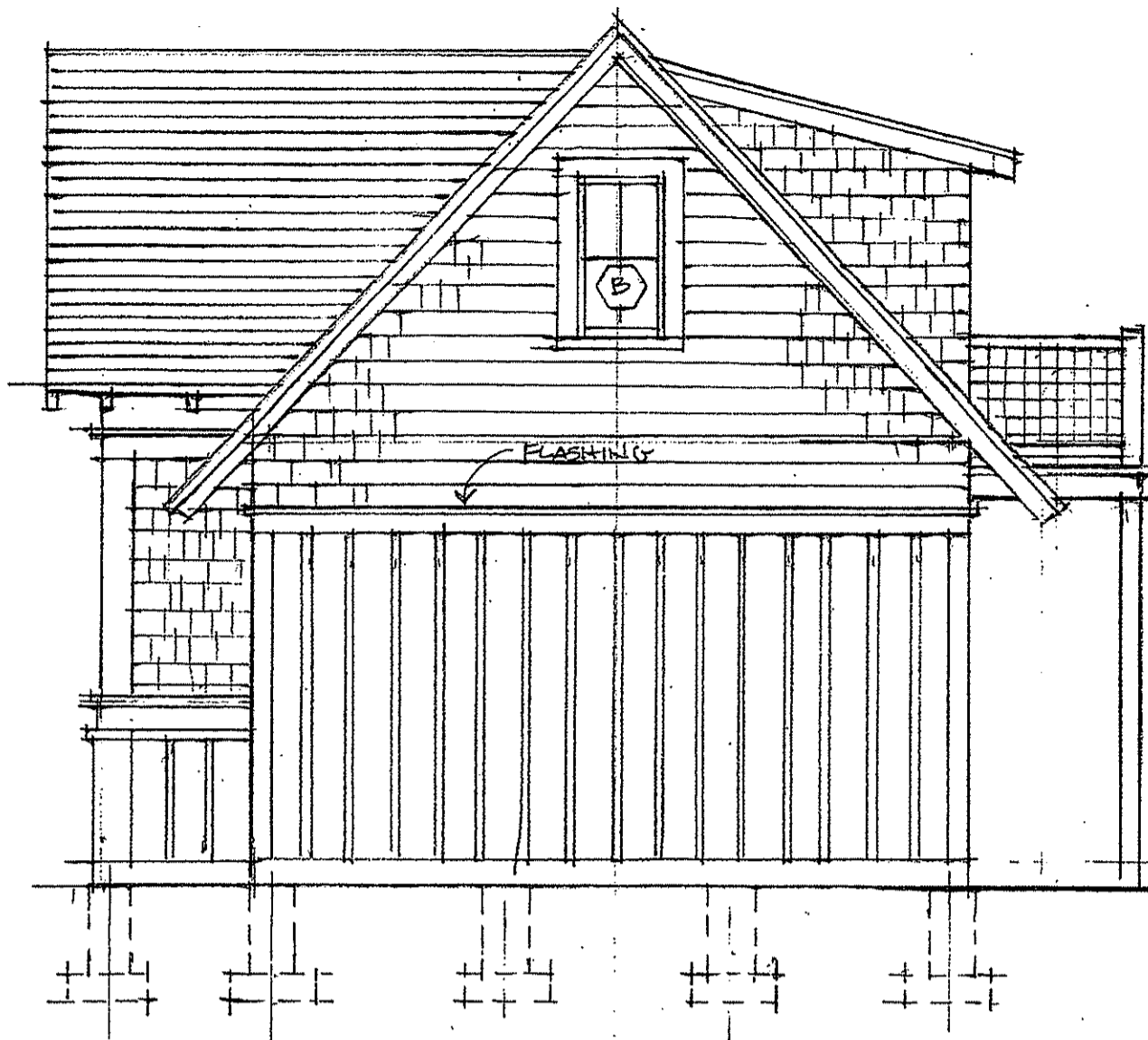
- ALL FOUNDATION PIERS SHALL BE HAND-DUG.
- ALL ROOTS ENCOUNTERED DURING EXCAVATION SHALL BE CLEANLY HAND-PRUNED.
- PIER LOCATIONS MAY BE ADJUSTED BY 12" TO AVOID MAJOR ROOTS.
- SPREAD 6" WOOD CHIPS BEFORE BEGINNING ANY EXCAVATION IN AREAS INDICATED.

NEW STUDIO FOR THE COLWELL RESIDENCE
7209 CEDAR AVENUE, TAKOMA PARK, MARYLAND

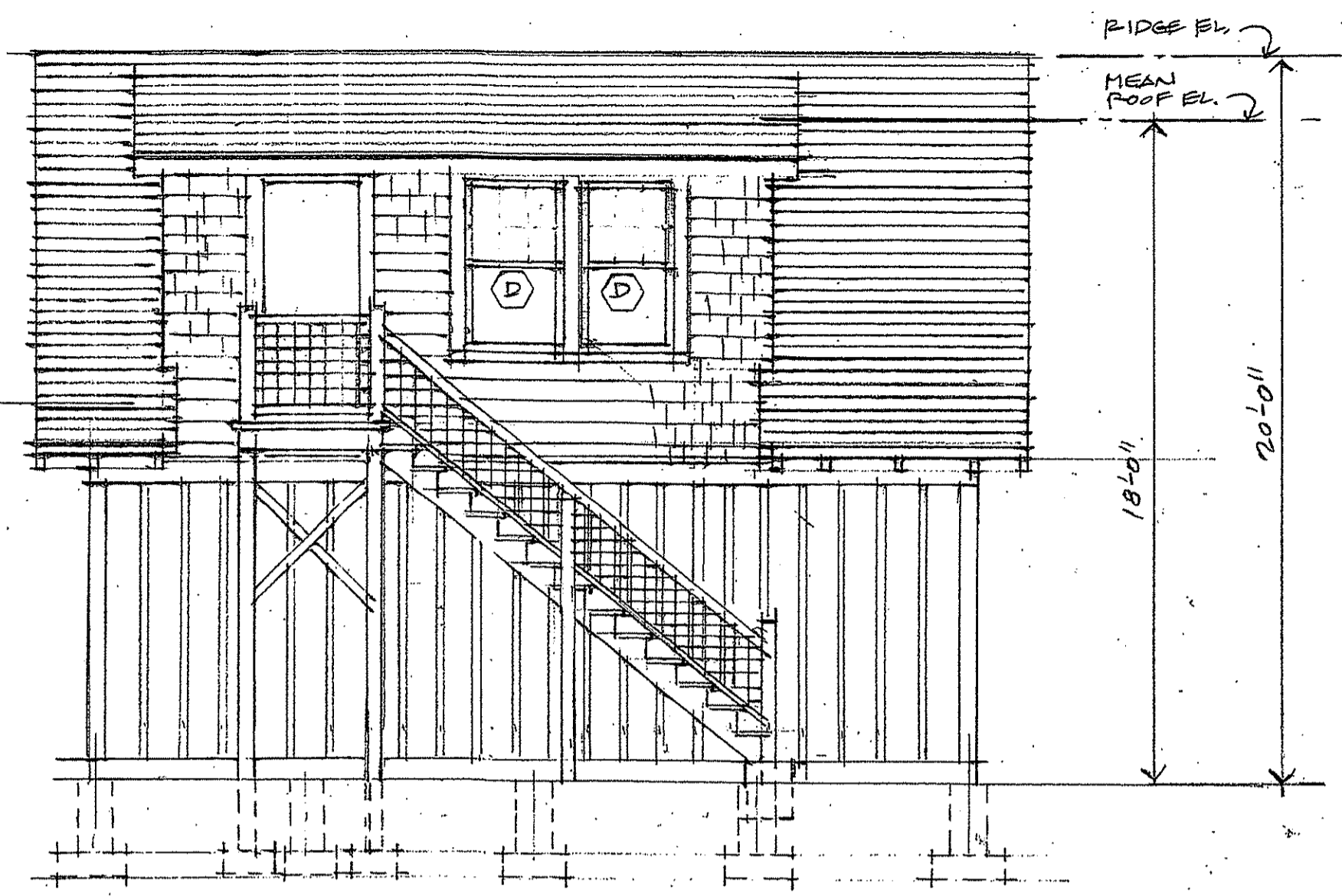
6320 Wisconsin Road
Bethesda, MD 20816
301-320-1560
301-320-1661
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

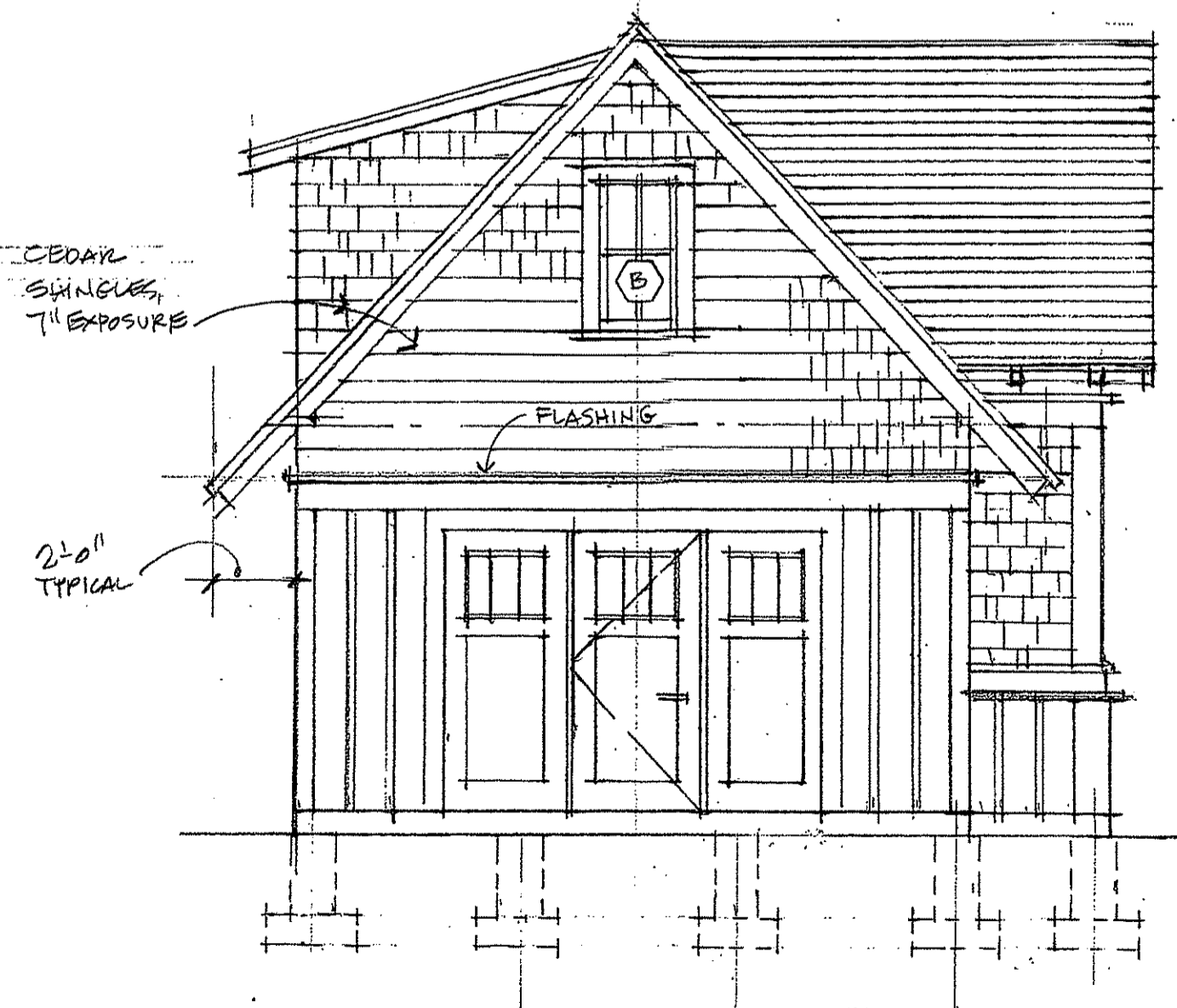
Date 3-15-2010
Scale
Drawn PT
Job COLWELL
Sheet 1
Of 6 Sheets



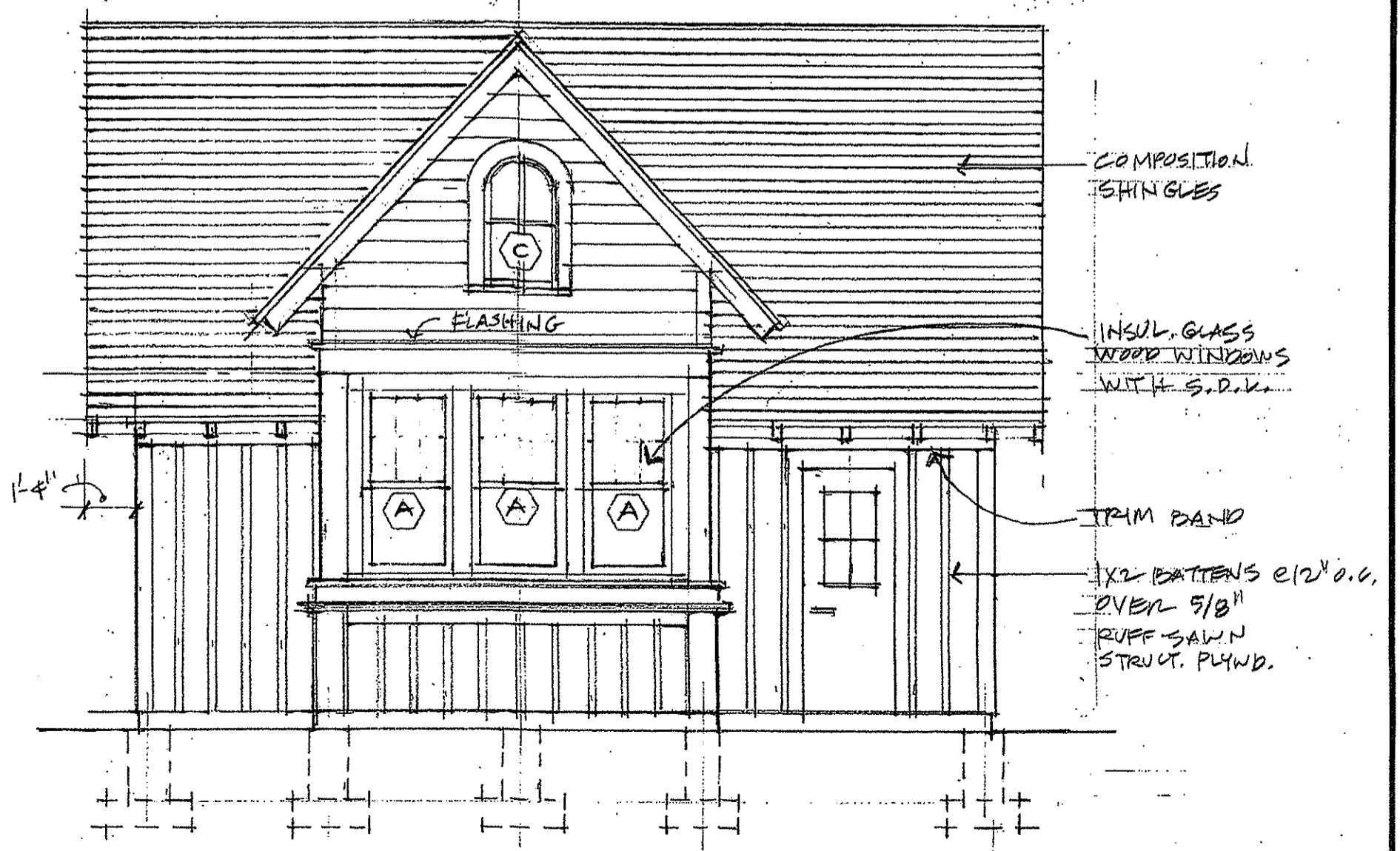
SOUTH



EAST



NORTH



WEST



6320 Wilcassett Road
Bethesda, MD 20816
301-320-1580
301-320-1581
Paul.Tresseder@verizon.net

Paul Tresseder
Architect AIA

Date

Scale

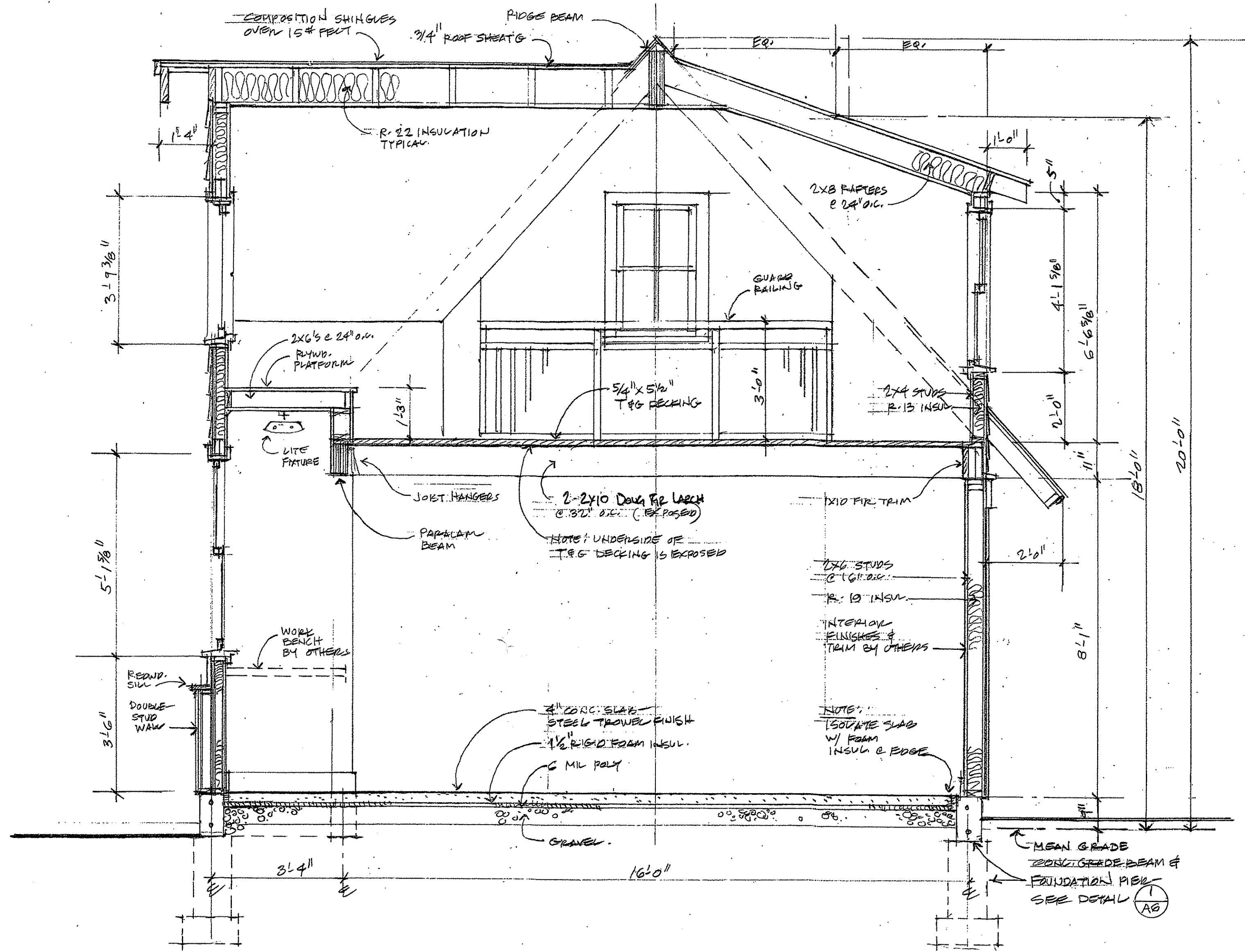
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Job

Sheet

Of 6

3
Sheets



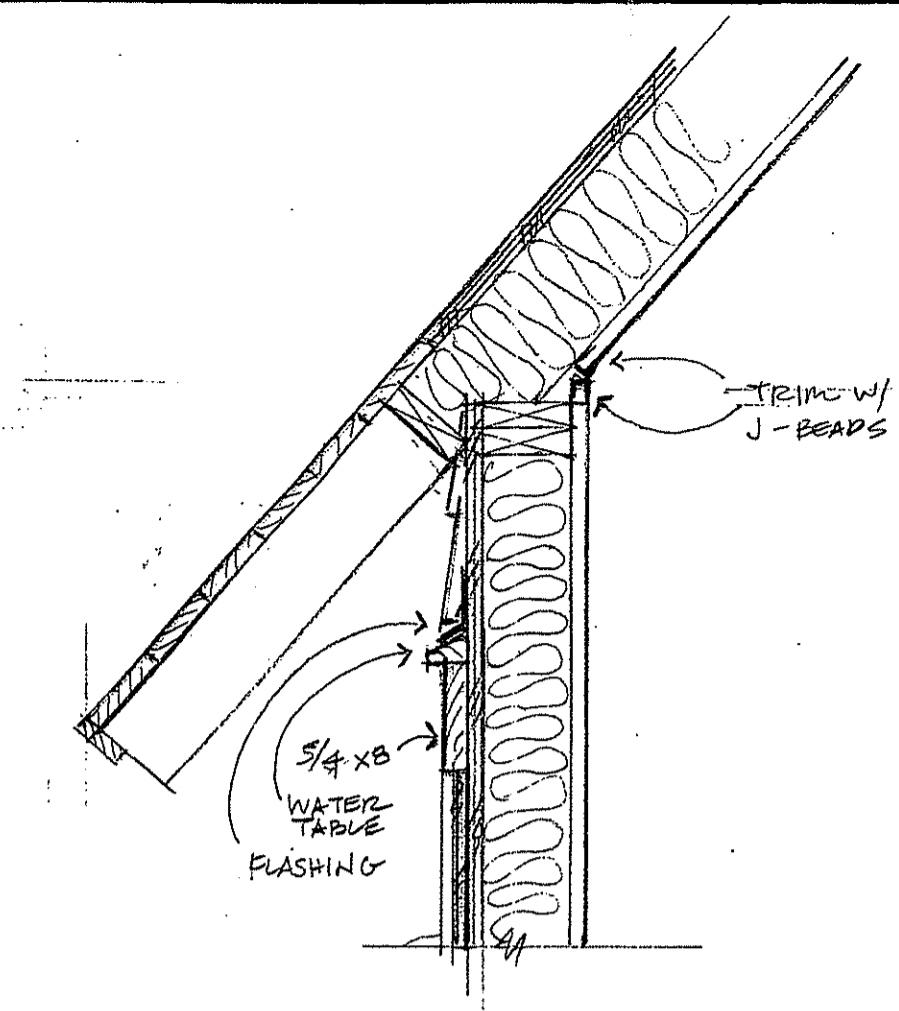
SECTION A A



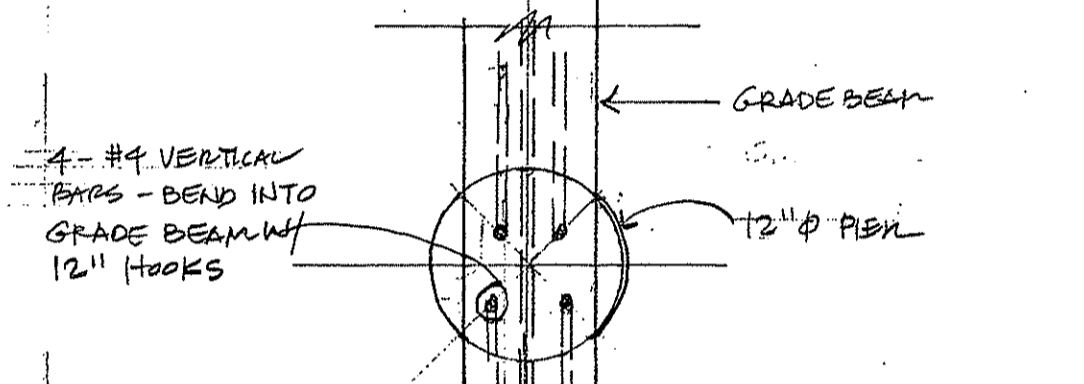
6320 Wiscasset Road
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Paul Treseder
 Architect AIA

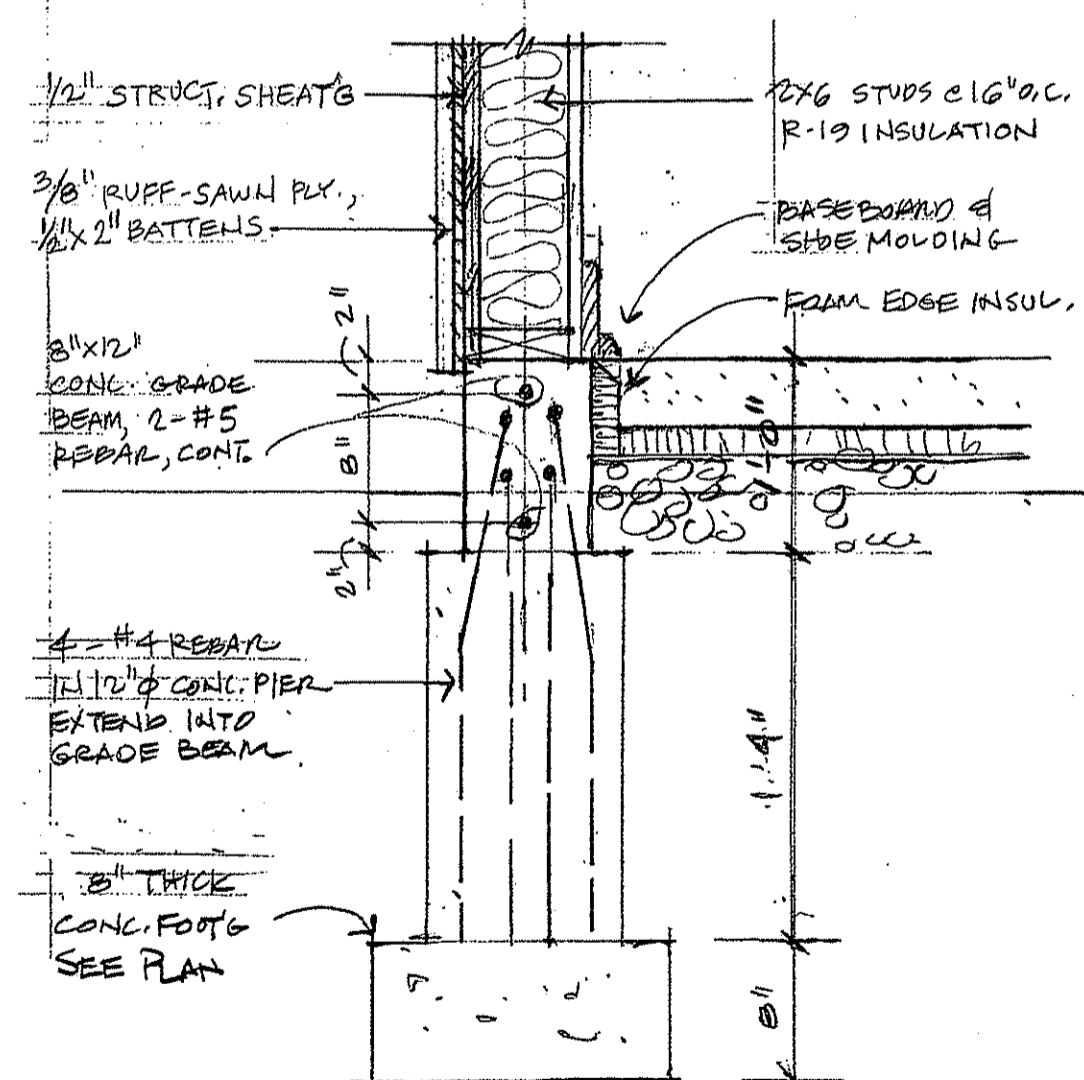
Date	3-4-10
Scale	1/2" = 1'-0"
Drawn	PT
Job	COWEN
Sheet	5
Of	6



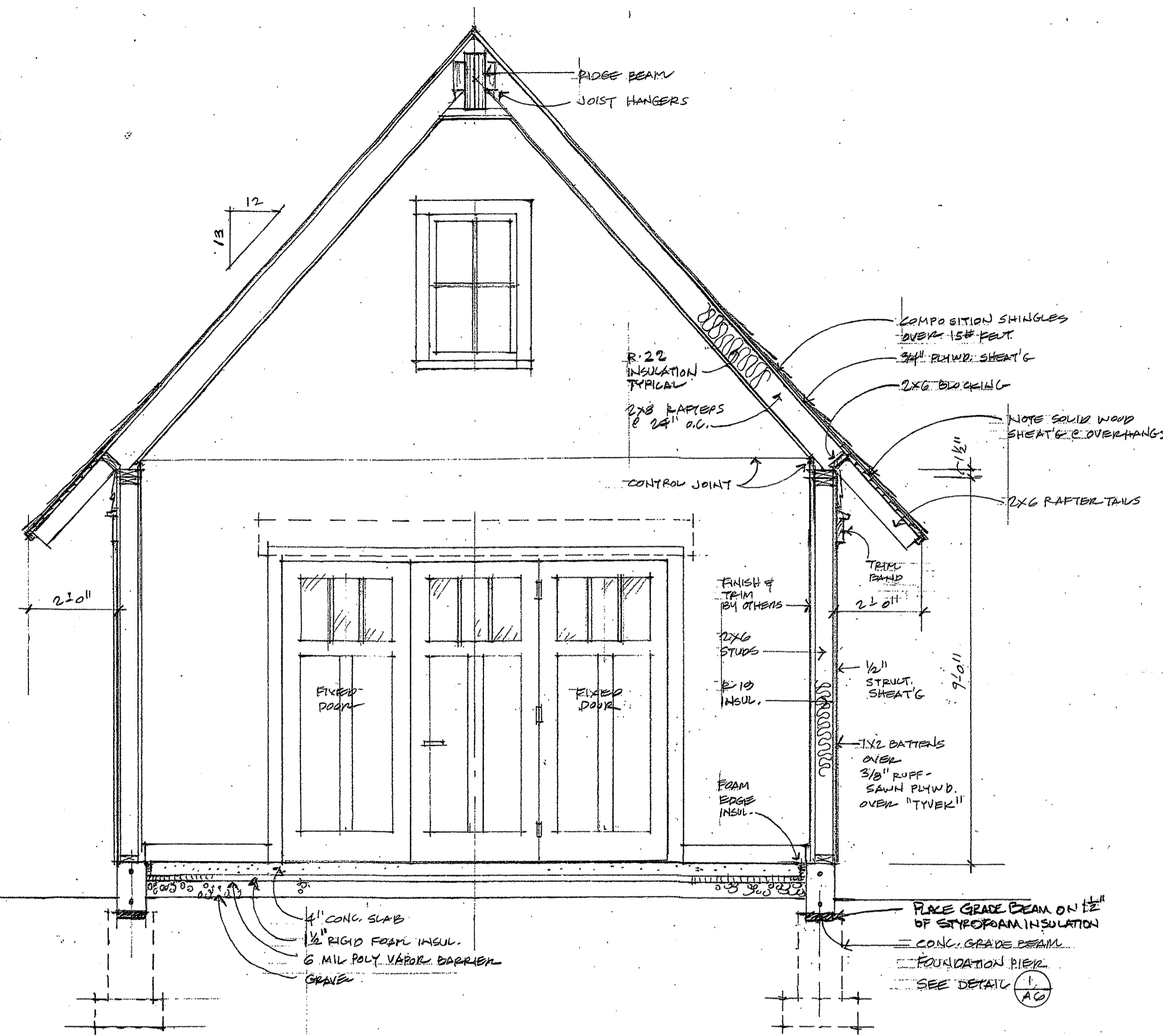
2 EAVE DETAIL
AG



PIER PLAN VIEW



1 GRADE BEAM & PIER DETAIL
AG
Scale: 1" = 1'-0"



SECTION B B

Grade Beam Calculation

L =	7 Ft
b =	8 in
d =	10 in
Wd =	508 plf
WL =	462 plf
Wu =	1497 plf
Mu =	9,167 lbs-ft
phiRn =	153 psi
Rho =	0.0033
As =	0.26 sq-in
Vu =	4,615 lbs
PhiVc =	7,440 lbs

Use 8x12 Grade Beam

Use 1-#5 bar Bottom
As = 0.31 sq. in.
okay

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 25427, Expiration Date: 7/17/10.



6320 Wisconsin Road
Bethesda, MD 20816
301-320-1580
301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

Date 3-15-2010

Scale 1/2" = 1'-0"

Drawn PT

Job COLWELL

Sheet

Of 6 Sheets



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: April 15, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #526350, construction of accessory building

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** at the December 16, 2009 meeting.

1. The applicant must contact the City of Takoma Park, Arborist to determine if a tree protection plan is required for this project. If a tree protection plan is required, it must be implemented prior to commencing any new construction at the site.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Jim Colwell

Address: 7209 Cedar Avenue, 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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





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: PAUL TRESEDEN

Daytime Phone No.: 301-320-1580

Tax Account No.: _____

Name of Property Owner: JIM COLWELL Daytime Phone No.: 301-996-2588

Address: 7209 CEDAR AVENUE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: PAUL TRESEDEN Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PREMISE

House Number: 7209 CEDAR Street: CEDAR AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: HOLLY AVE

Lot: 596 Block: 5 Subdivision: TAKOMA PARK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 50,000

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: NONE

2B. Type of water supply: 01 WSSC 02 Well 03 Other: NONE

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.

[Signature]
Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 526350 Date Filed: 11/25/09 Date Issued: _____

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7209 Cedar Avenue, Takoma Park	Meeting Date:	12/16/2009
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	12/9/2009
Applicant:	Jim Colwell (Paul Treseder, Architect)	Public Notice:	12/2/2009
Review:	HAWP	Tax Credit:	No
Case Number:	37/09-09TT	Staff:	Josh Silver
PROPOSAL:	Construction of accessory building		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one condition** this HAWP application:

1. The applicant must contact the City of Takoma Park, Arborist to determine if a tree protection plan is required for this project. If a tree protection plan is required, it must be implemented prior to commencing any new construction at the property.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Shingle Style
DATE: c1885-90

PROPOSAL

The applicant is proposing to construct a 333 SF, 1 ½- story, detached artist's studio in the rear yard of the subject property. Material treatments for the proposed studio include board and batten siding, cedar shingles above the beltline to match the primary structure, composition shingle roofing, 1/1 double-hung wooden windows, and several small four-light wooden casement windows in the loft section. An arched window will be installed in the gable end of the bay projection facing the house to recall the arched window treatment found in the front turret of the primary structure. The primary entrance of the studio will consist of a triple, side hinged wooden door system designed to simulate doors on a carriage house. All windows and doors will be trimmed out in wood.

A special hand dug pier and grade beam foundation system is specified in the plans to prevent damage to a large Oak tree.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for

the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

The Takoma Park Guidelines state, Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation".

The *Guidelines* that pertain to this project are as follows:

- Plans for all alterations should be compatible with the resource's original design;
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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

Staff supports the proposed construction of an accessory structure in the rear yard of the subject property. The proposed work is consistent with Chapter 24A-8(b) (1) & (2), Standards #9 & 10, and the Guidelines specified on Circle 2.

The massing, scale and architectural details of the accessory structure are compatible with and in proportion to the primary structure. The specified material, window and door treatments are appropriate for a new detached accessory structure on an Outstanding Resource property. The proposed location of the structure behind the main house and setback approximately 180' from the public right-of-way mitigate the impact new construction will have on the streetscape of the historic district. Staff recommends the applicant contact the City of Takoma Park, Arborist to determine if a tree protection plan is required for this project.

To achieve consistency with guidance for new accessory structures found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, a proposed accessory structure should meet the following guidelines:

- 14.0 Accessory Structures and Outbuildings
 - 14.2 New construction should be similar in style but recognizable as new
Architectural details, materials, and style should be compatible to the primary structure
The mass and scale should be in proportion to the primary structure
New accessory structures should be located in the rear yard and conform to Montgomery County and municipality zoning and building regulations.

STAFF RECOMMENDATION

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

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (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 Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMIT SERVICES
255 POLY DR. E. PKT. 20011 756 POLY DR. E. PKT. 20011
410-377-1777

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESEDEN
Daytime Phone No.: 301-320-1580

Tax Account No.: _____
Name of Property Owner: JIM COLWEN Daytime Phone No.: 301-996-2588
Address: 7209 CEDAR AVENUE TAKOMA PARK MD. 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: PAUL TRESEDEN Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PREMISE

House Number: 7209 ~~CEAR~~ Street: CEDAR AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: HOLLY AVE
Lot: 596 Block: 5 Subdivision: TAKOMA PARK
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: \$ 50,000

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: NONE
2B. Type of water supply: 01 WSSC 02 Well 03 Other: NONE

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.

[Signature] _____ Date _____
Signature of owner or authorized agent

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 526350 Date Filed: 11/25/09 Date Issued: _____

5

Statements for 7209 Cedar Avenue, Takoma Park, Maryland

a.) Description of existing resource:

The existing house is a "category one" house dating from the 1890's, 2-1/2 stories high with a steeply pitched gambrel main roof. The exterior is distinguished by its porches with their shingled arches, and by its vaguely Romanesque turret and dormers. The house is set back farther than its neighbors on a wide, deep lot, which is fairly level. It is in the middle of a block on Cedar Avenue, a street with many homes of similar scale and age. There is a later shingled addition to the side and rear of the house, as well as a patio in the rear. There are large trees in the front of the house.

See also the accompanying house bio.

b.) Description of the project and its impact:

The project consists of a 1-1/2-story free-standing artist's studio on the rear yard of the house, which will not be visible from the street. The proposed studio is designed to recall a carriage house; it has a 333 SF footprint and is aligned with porch on the right side of the house. The design is also limited to 1-1/2 stories, using the rafter space and dormers to provide additional loft studio space. The result is a roof line which is significantly lower than the main house, conforming with the accessory building height limits for Montgomery County. Exterior finishes of the addition will be of period materials and detail, primarily board and batten siding appropriate to an outbuilding of the time, along with cedar shingles above the beltline, matching the existing shingled house. Windows in the addition will typically be one over one wood double hung, which match the existing house. There are also several smaller 4 lite casement windows in the loft, with an arched top window in the bay facing the house recalling the arched windows of the front turret. Doors and windows will be trimmed in wood. The primary entrance doors will be wood, side hinged, designed to simulate the doors of a carriage house.

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7209 Cedar Avenue, Takoma Park, MD

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In the necessary process of gutting approximately 50% of the interior structure eaten away by fire, insects, and poor maintenance, clues of the footprint were discovered and used in restoration. The uncovering revealed original lines of loadbearing walls, doors and windows that were used to restore the Boathouse's historic image. Some of the many restoration projects include:

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Adjacent and Confronting property owners for 7209 Cedar Avenue, Takoma Park:

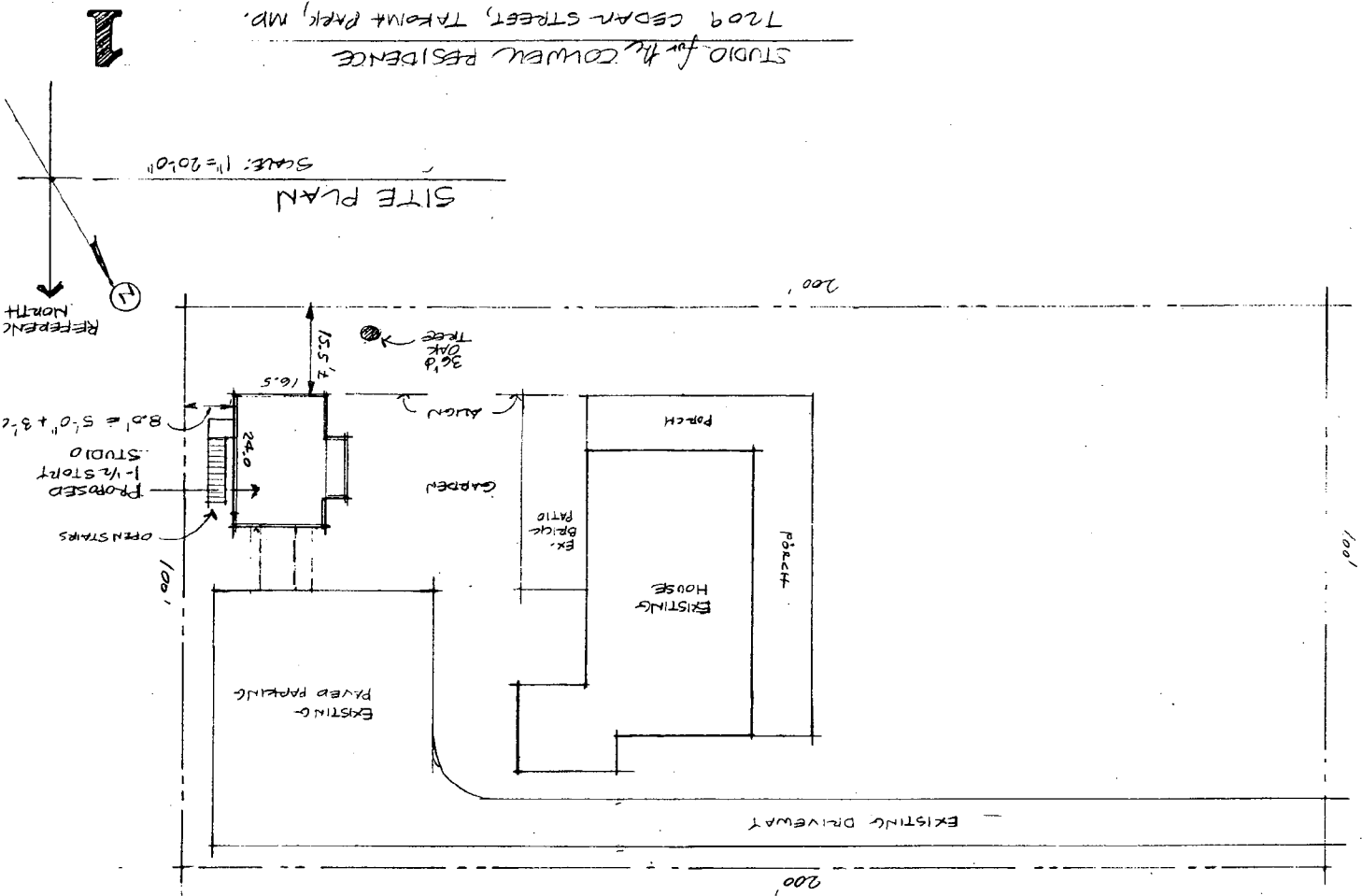
Kathie Mack
7208 Cedar Avenue, Takoma Park, MD 20912

Dan Levine
7207 Cedar Avenue, Takoma Park, MD 20912

Alistair Fitzpayne and Jill Morningstar
7211 Cedar Avenue, Takoma Park, MD 20912

Reggie and Yolanda Augustine
7204 Cedar Avenue, Takoma Park, MD 20912

— CEDAR AVENUE —

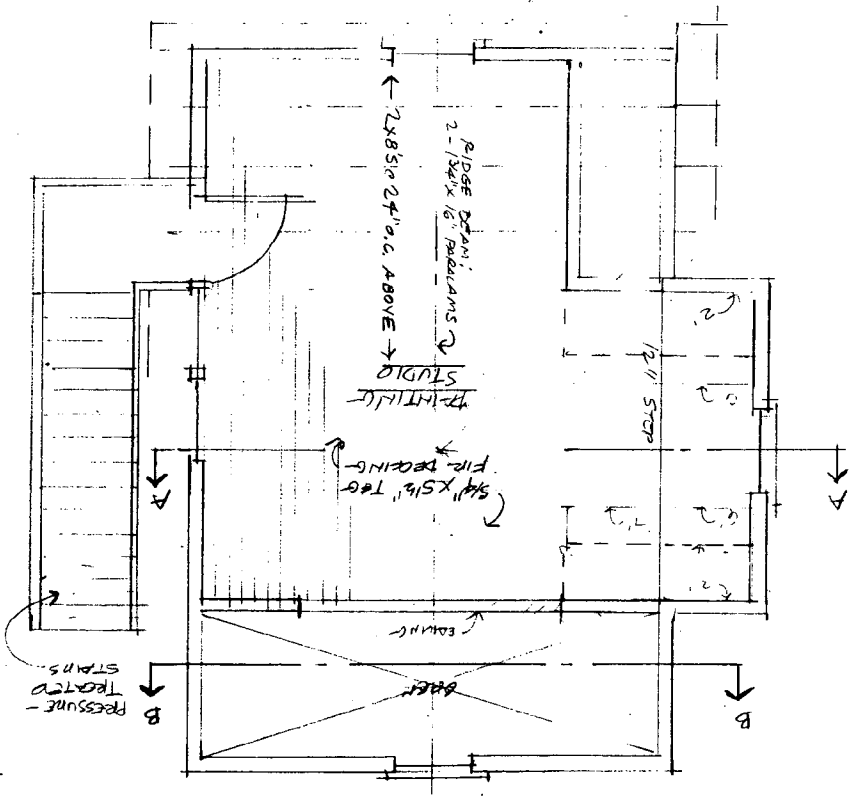


Paul Tresseder
Architect AIA

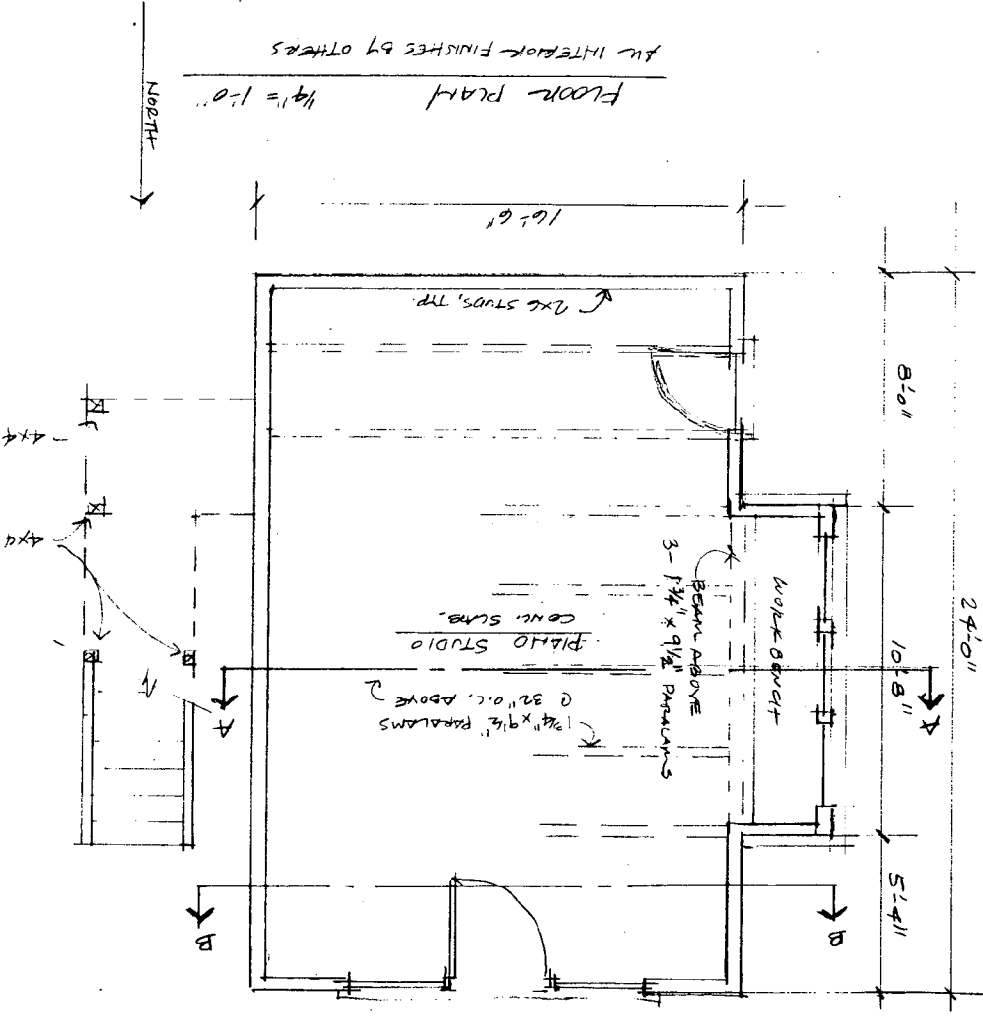
6320 Wisconsin Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Tresseder@verizon.net



LOFT PLAN 1/4" = 1'-0"
ALL INTERIOR FINISHES BY OTHERS.

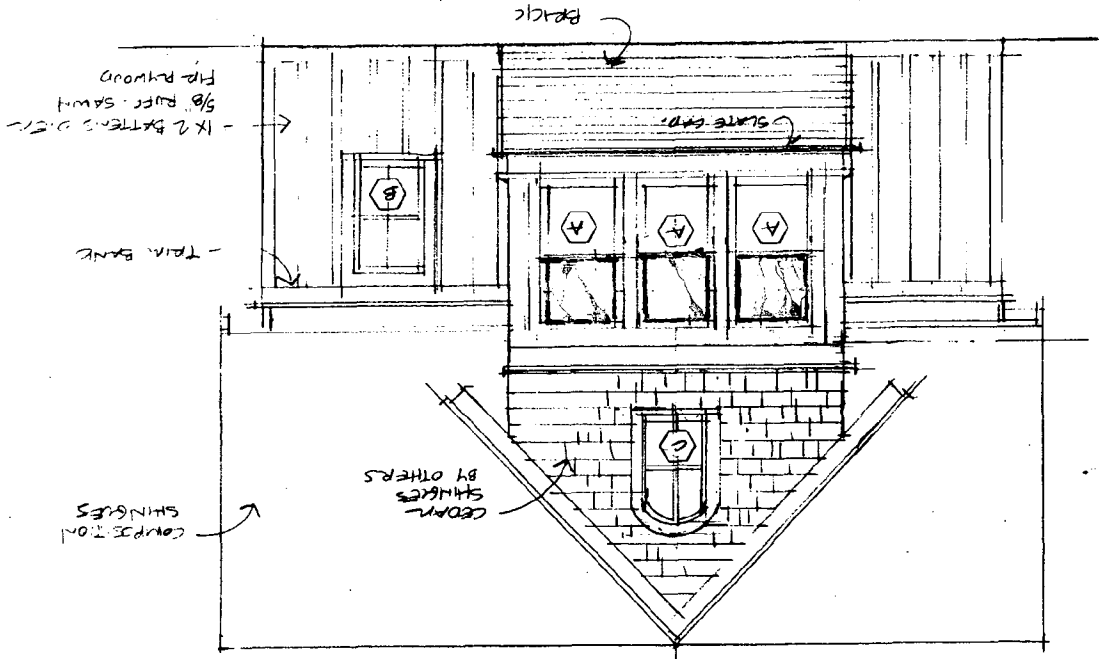


FLOOR PLAN 1/4" = 1'-0"
ALL INTERIOR FINISHES BY OTHERS.

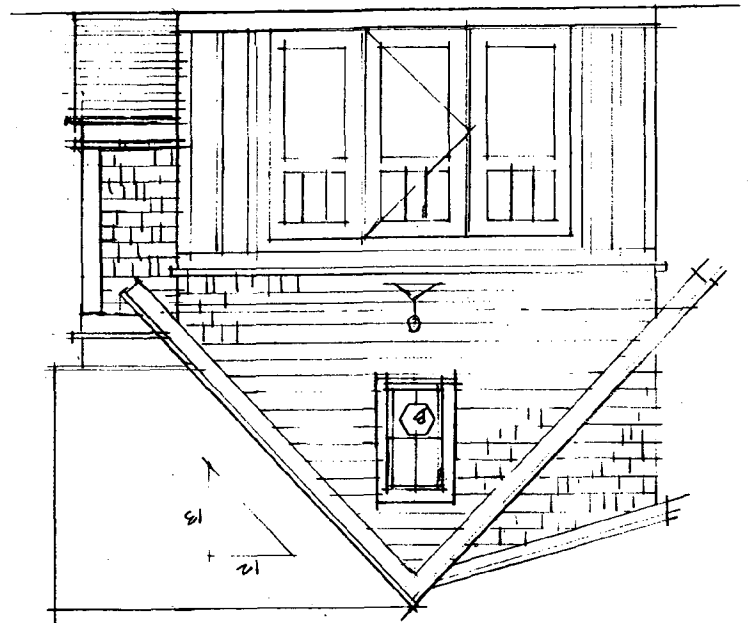


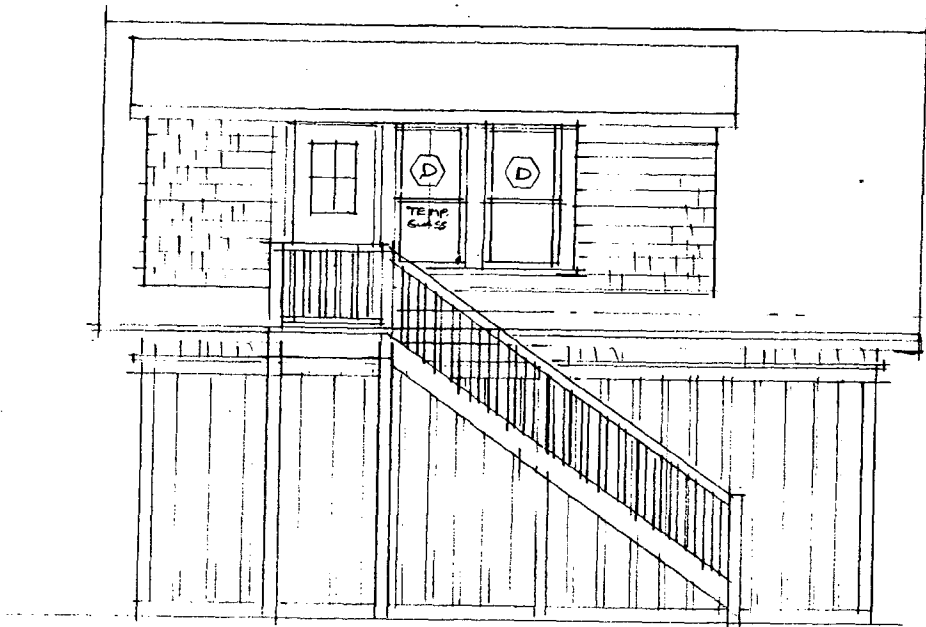
3

WEST

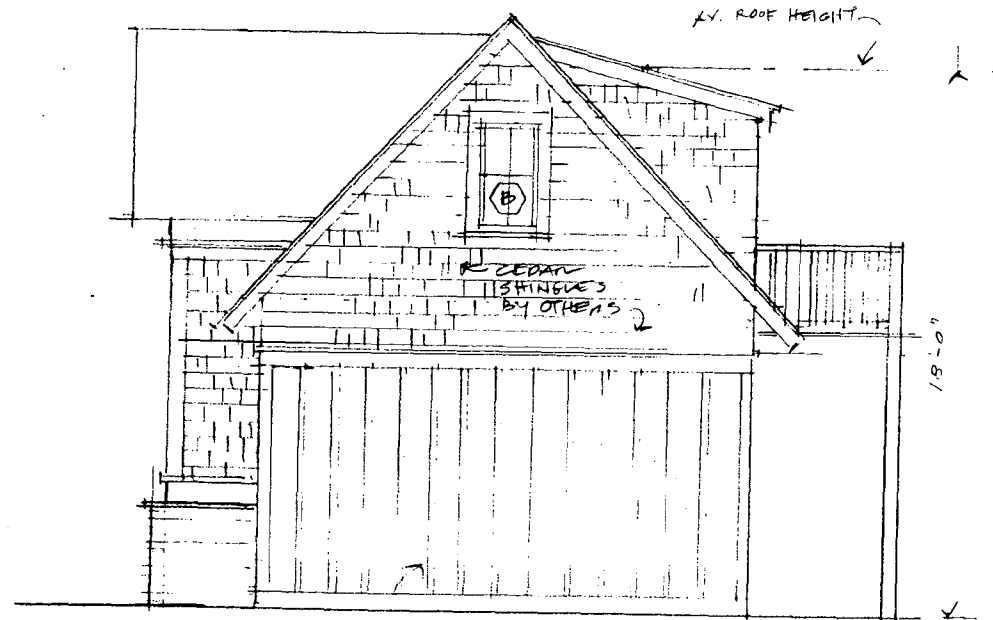


NORTH





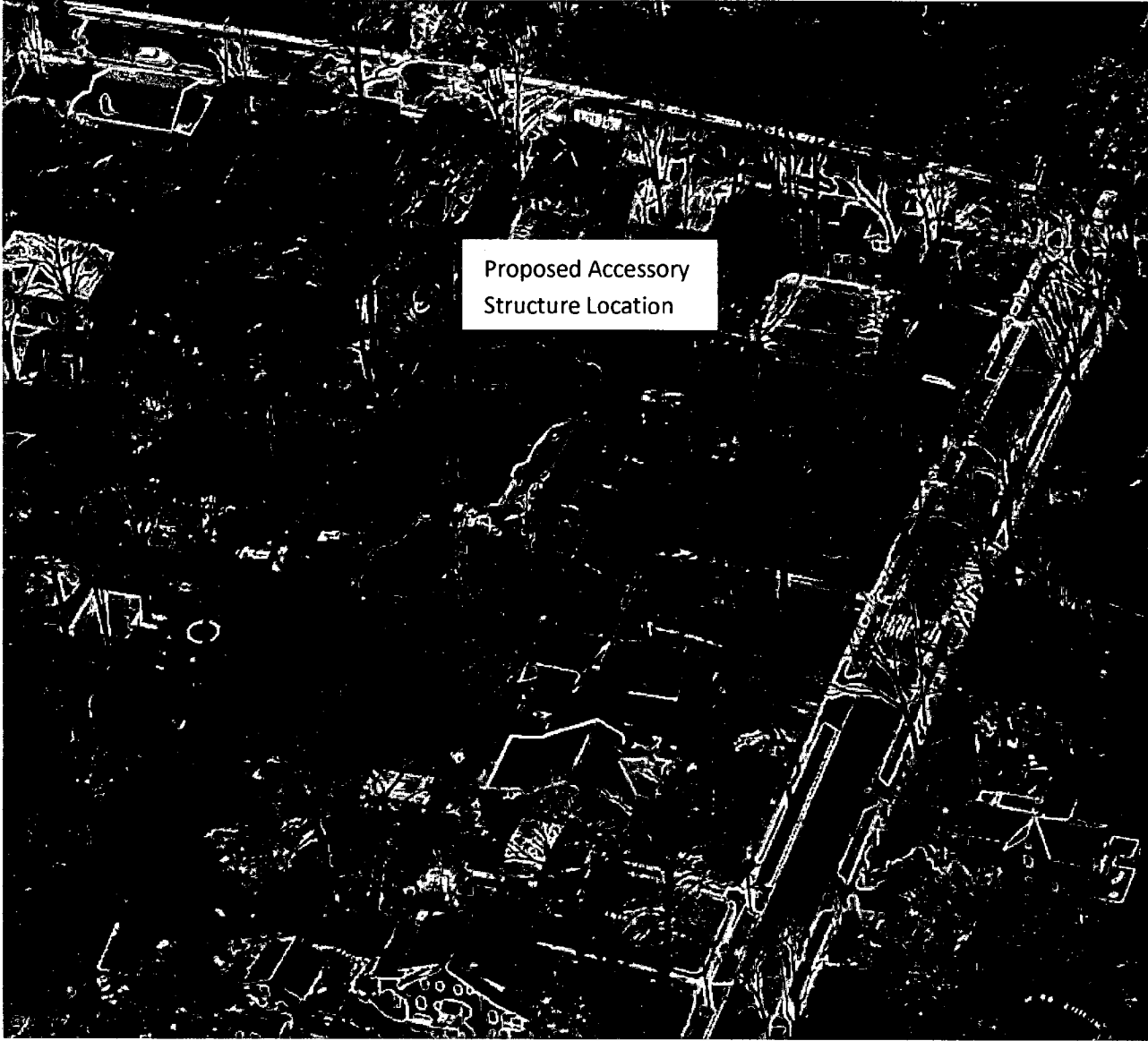
EAST



SOUTH

12

**7209 Cedar Street, Takoma Park
Takoma Park Historic District**





REAR (EAST) ELEVATION OF HOUSE

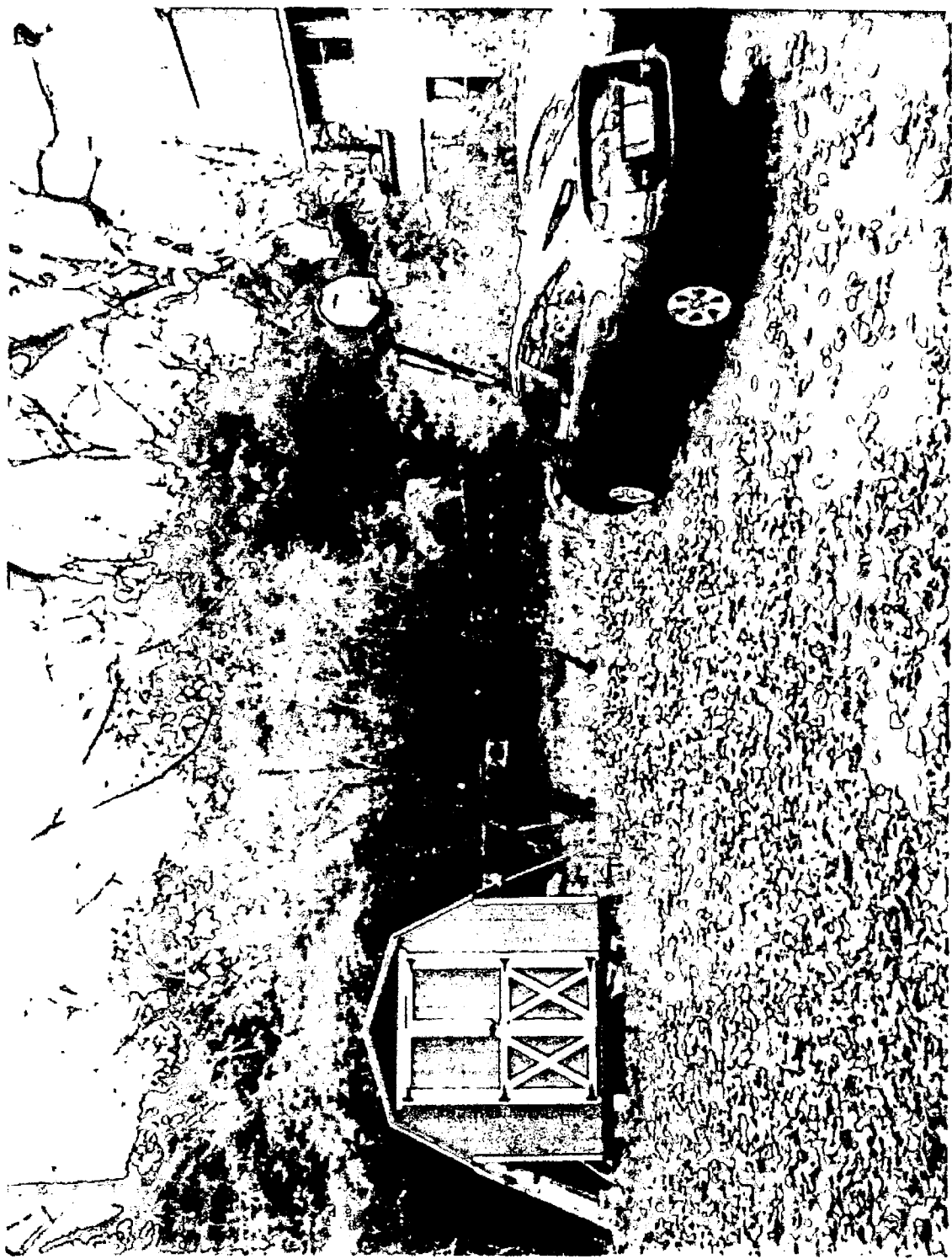


FRONT (WEST) ELEVATION OF HOUSE

15



VIEW OF SOUTHEAST CORNER OF LOT
PROPOSED STUDIO LOCATION



VIEW OF SOUTHEAST CORNER OF LOT
PROPOSED STUDIO LOCATION

17

Statements for 7209 Cedar Avenue, Takoma Park, Maryland

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VIEW OF SOUTHEAST CORNER OF LOT
PROPOSED STUDIO LOCATION



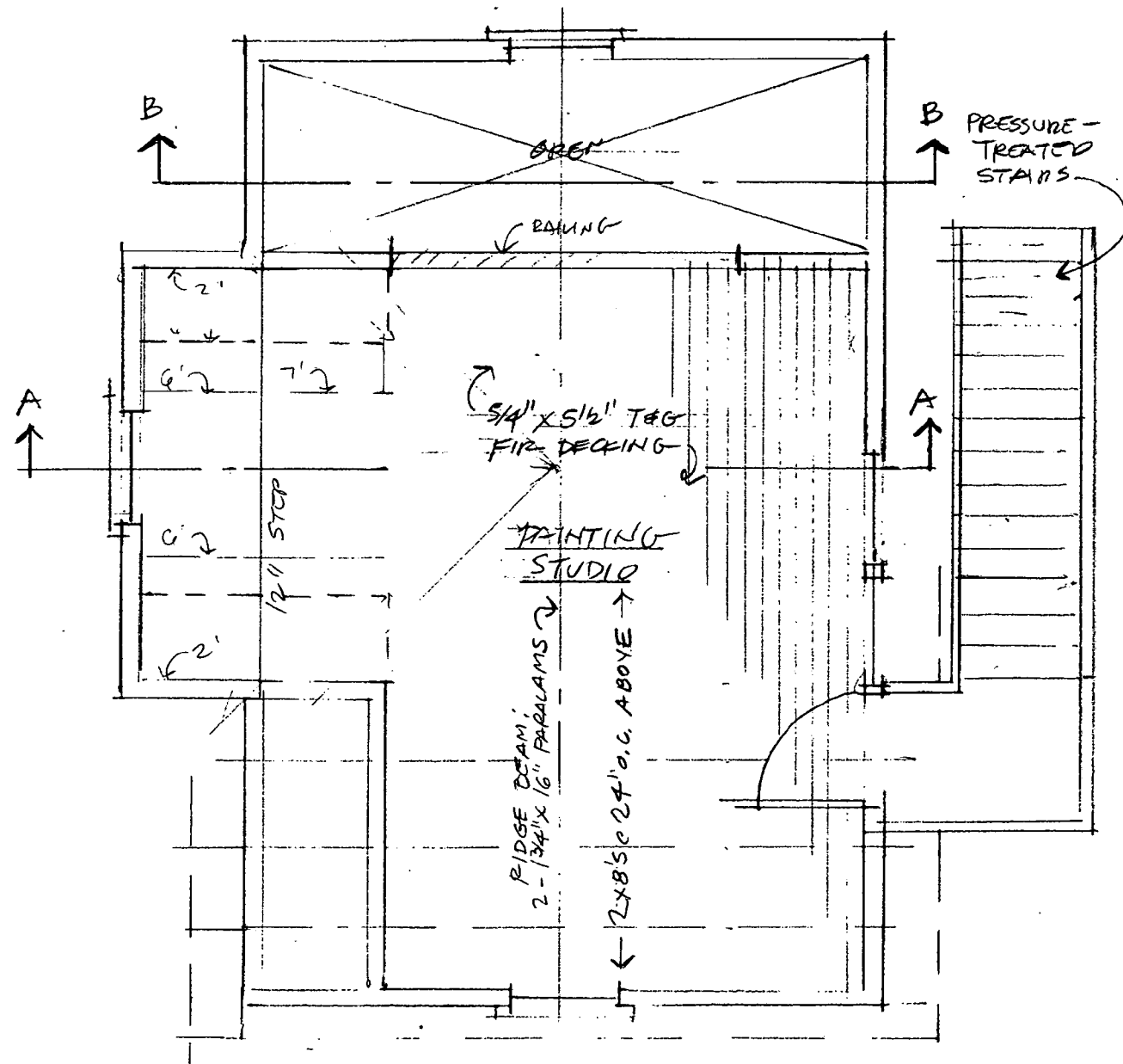
VIEW OF SOUTHEAST CORNER OF LOT
PROPOSED STUDIO LOCATION



REAR (EAST) ELEVATION OF HOUSE

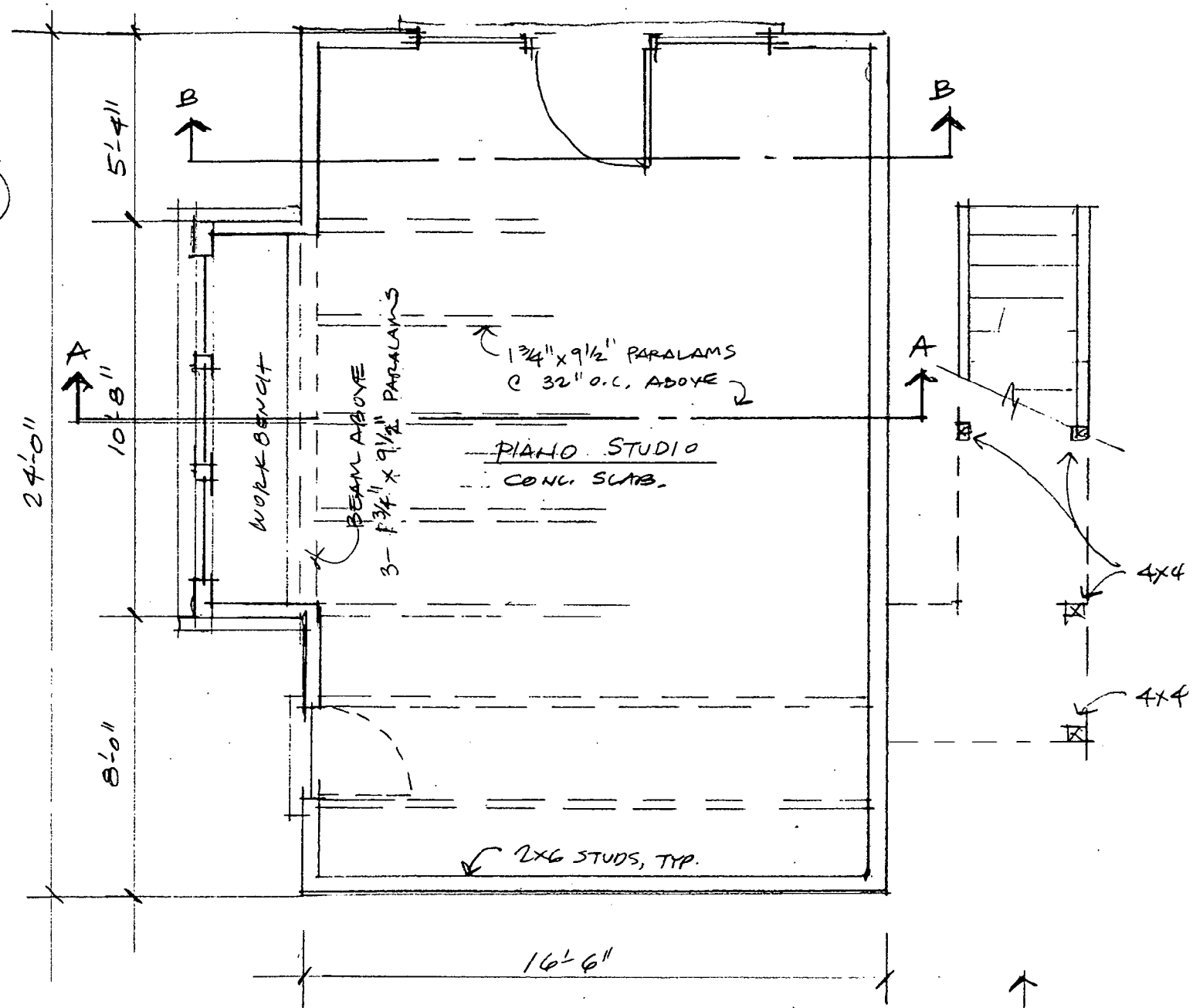


FRONT (WEST) ELEVATION OF HOUSE



LOFT PLAN 1/4" = 1'-0"

ALL INTERIOR FINISHES BY OTHERS.



FLOOR PLAN 1/4" = 1'-0"

ALL INTERIOR FINISHES BY OTHERS

NORTH ↑



SOUTH

1x2 BATTENS OVER
ROOF - SAW N FIR Plywood.

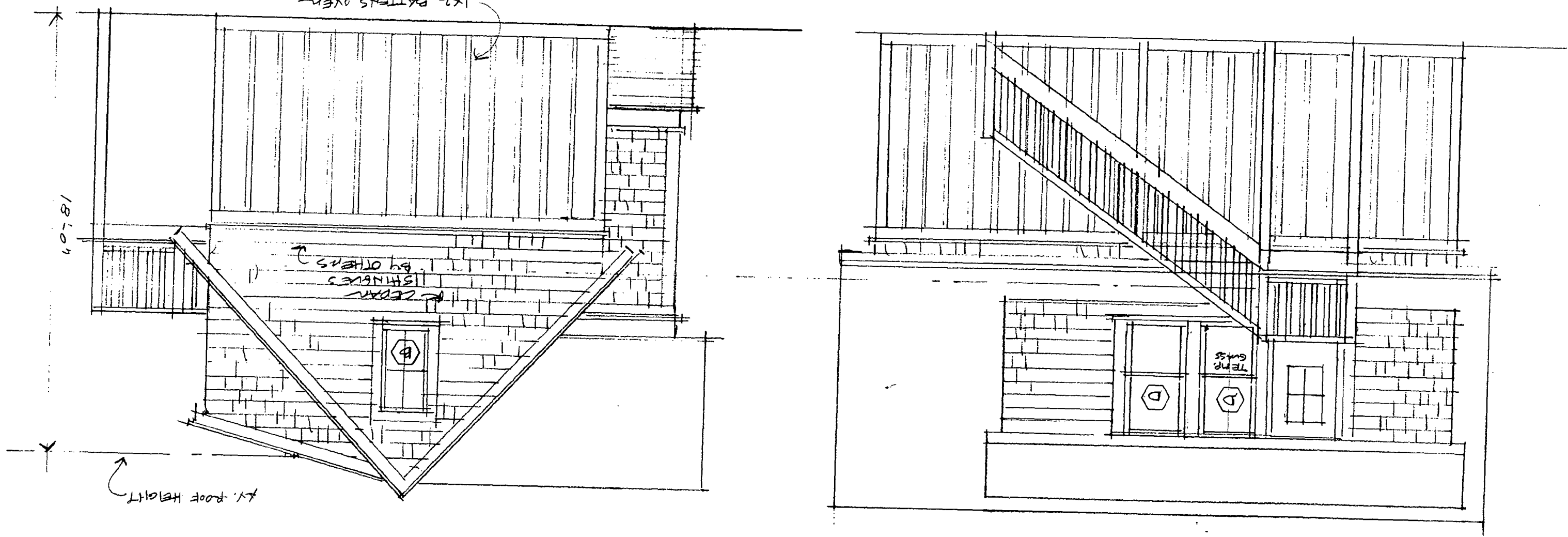
18'-0"

LEDGERS
by OTHERS

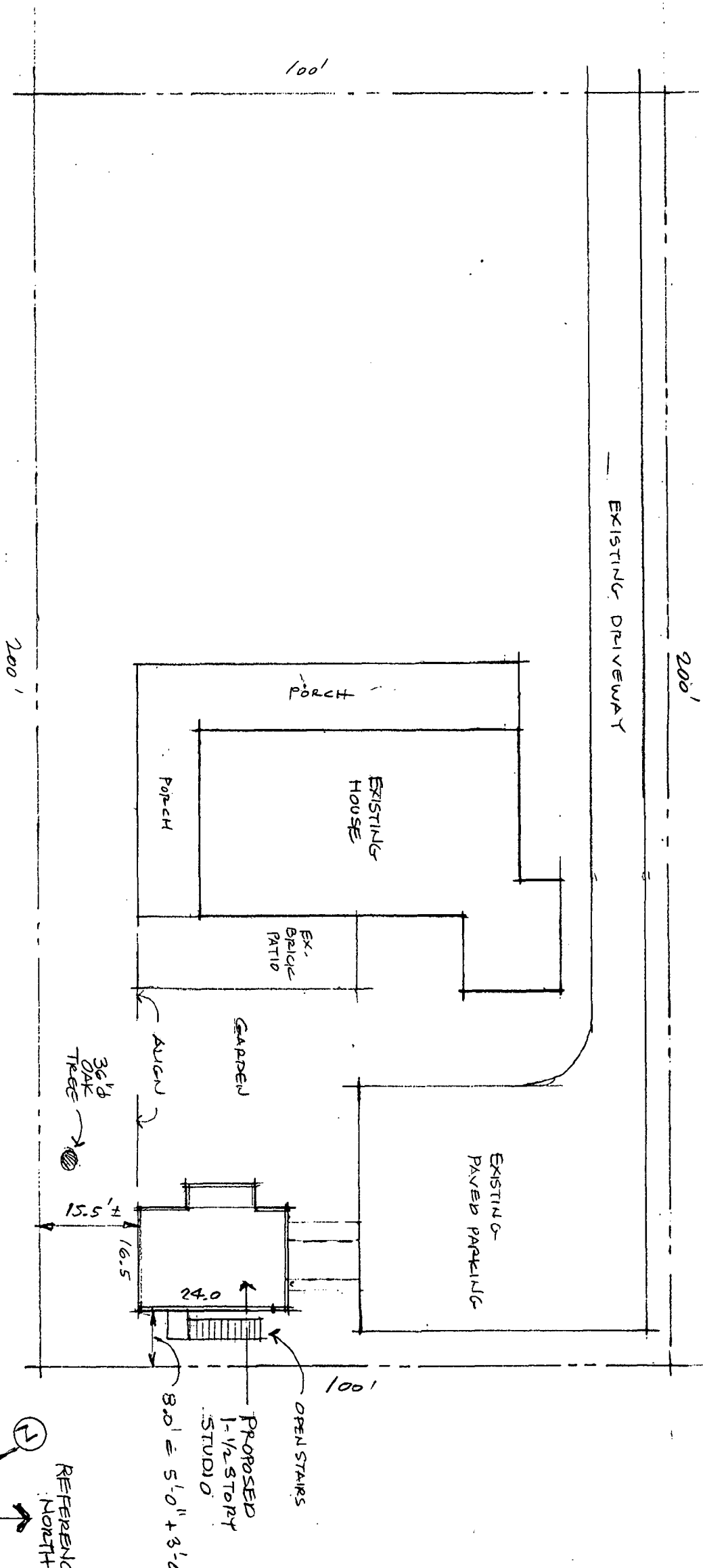
4x ROOF HEIGHT

EAST

TEMP
GUMS

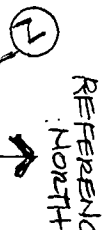


— CEDAR AVENUE —



SITE PLAN

SCALE: 1" = 20'-0"



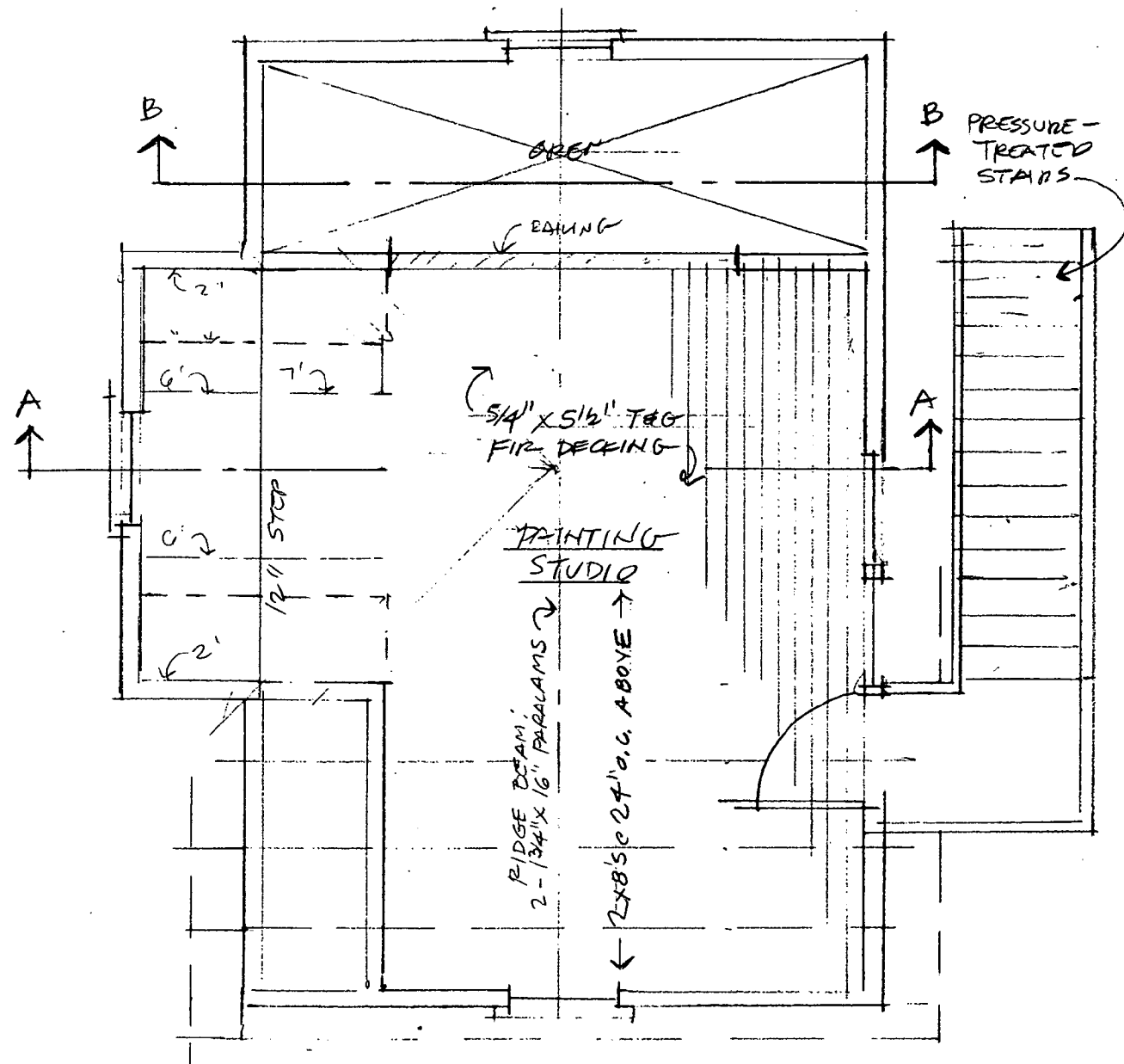
STUDIO for the COVENEY RESIDENCE
 7209 CEDAR STREET, TAKOMA PARK, MD.



Paul Treseder
 Architect AIA

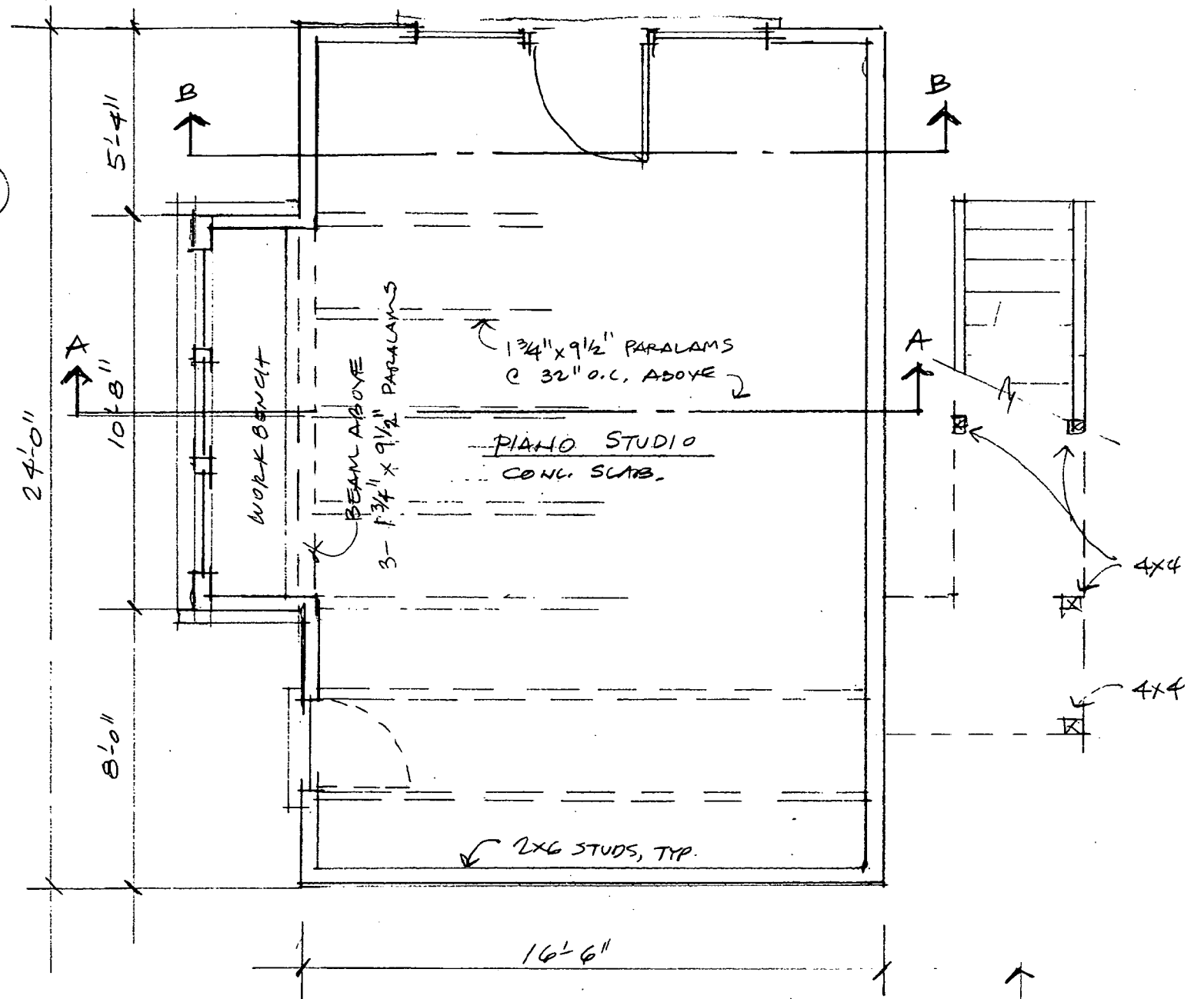
6320 Wiscasset Road
 Bethesda, MD 20816
 301-320-1580
 Fax — 301-320-1581
 Paul.Treseder@verizon.net





LOFT PLAN 1/4" = 1'-0"

ALL INTERIOR FINISHES BY OTHERS.



FLOOR PLAN 1/4" = 1'-0"

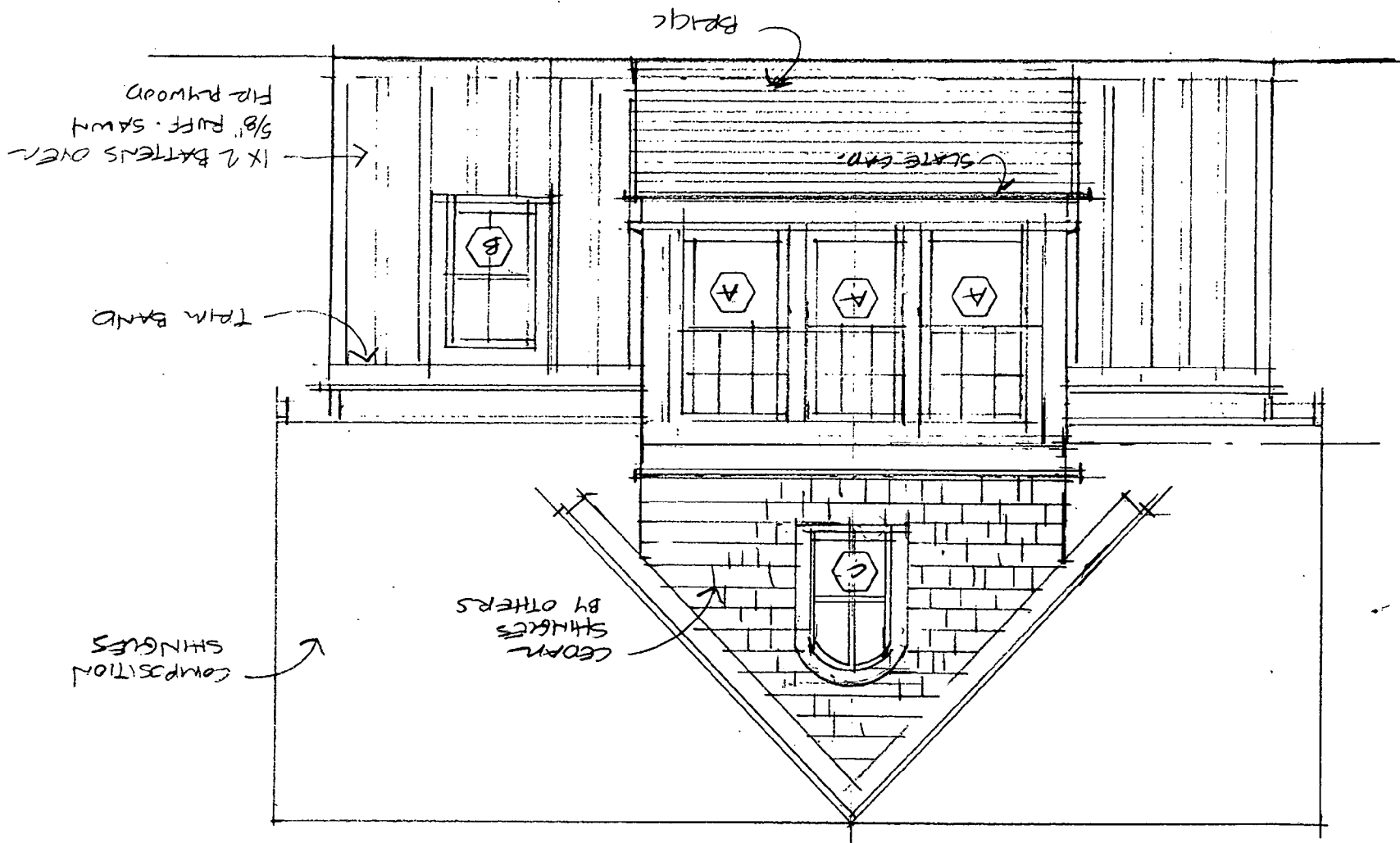
ALL INTERIOR FINISHES BY OTHERS

NORTH ↑

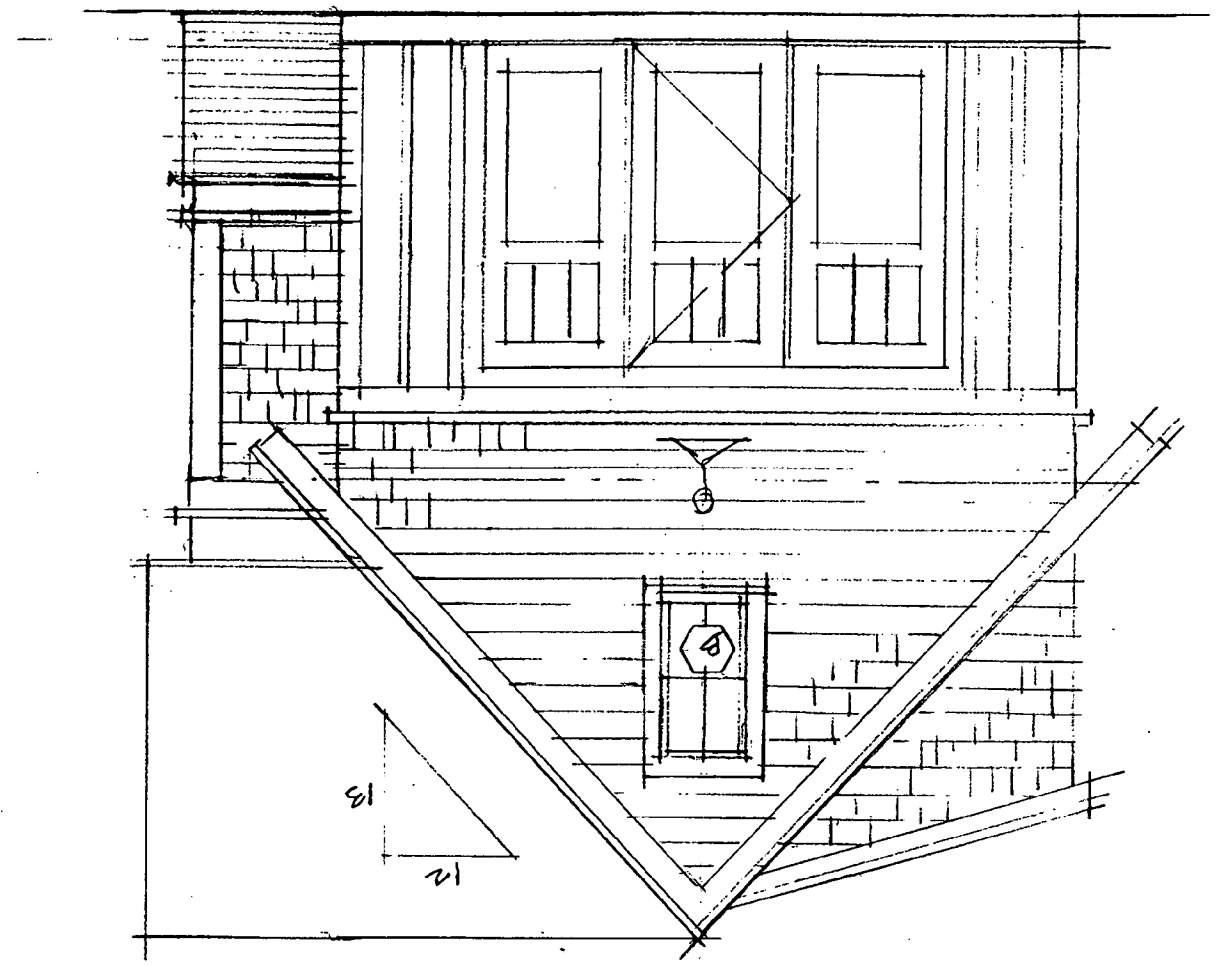




WEST



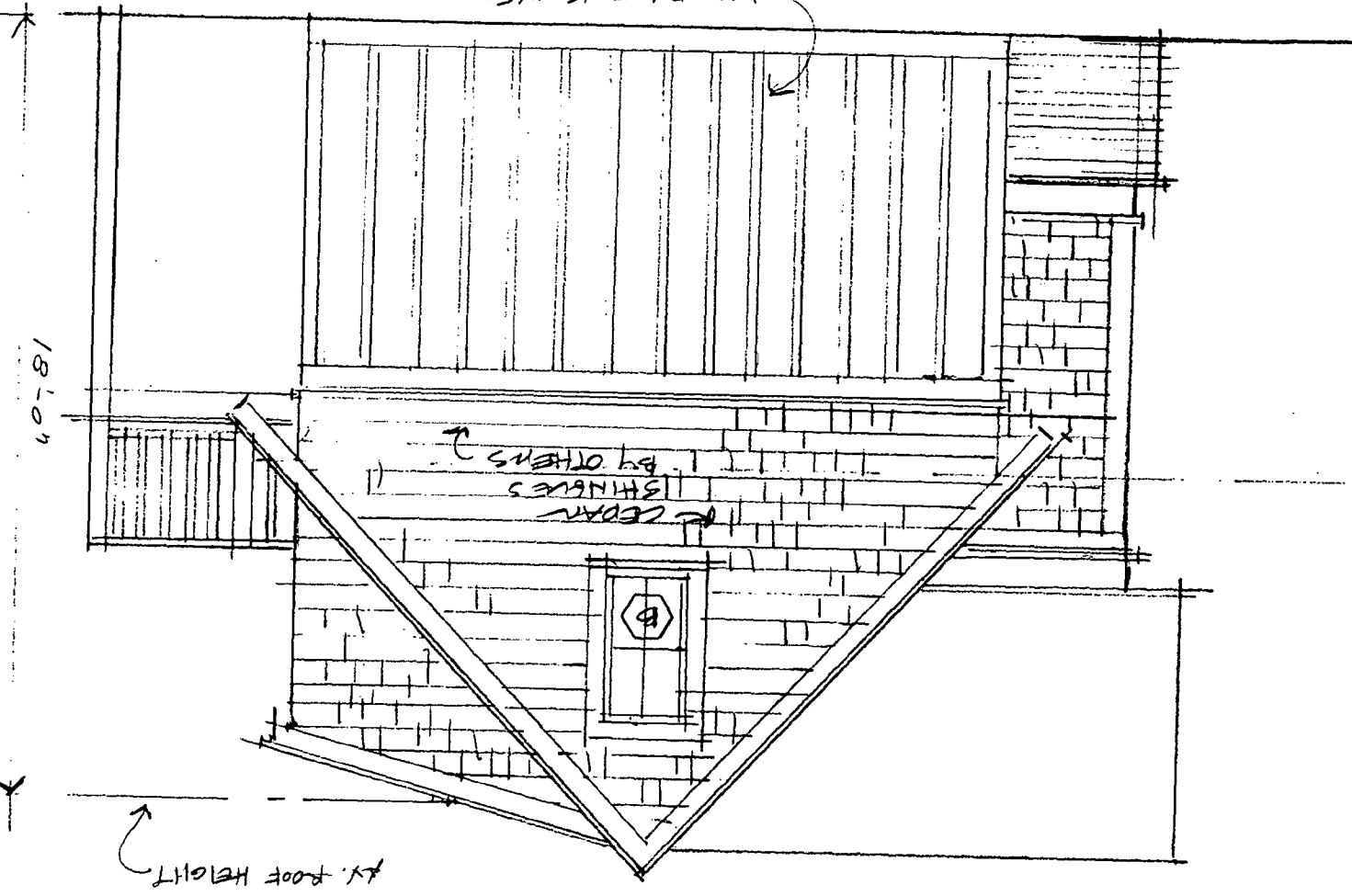
NORTH





SOUTH

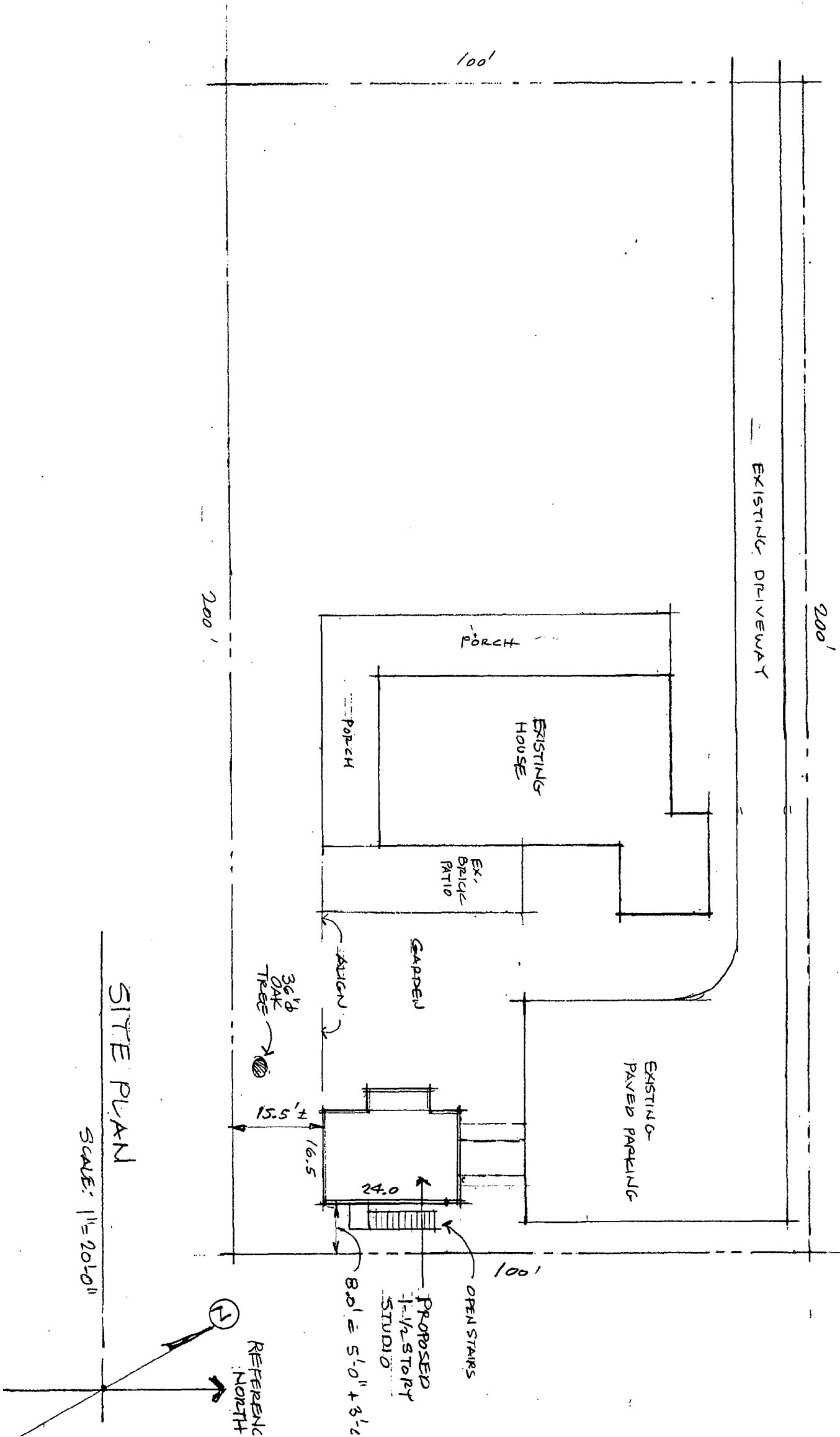
1x2 BATTENS OVER
ROOF - SHAWN FIR PLYWOOD



EAST



— CEDAR AVENUE —



SITE PLAN

SCALE: 1" = 20'-0"

STUDIO for the COWEN RESIDENCE
7209 CEDAR STREET, TAKOMA PARK, MD.



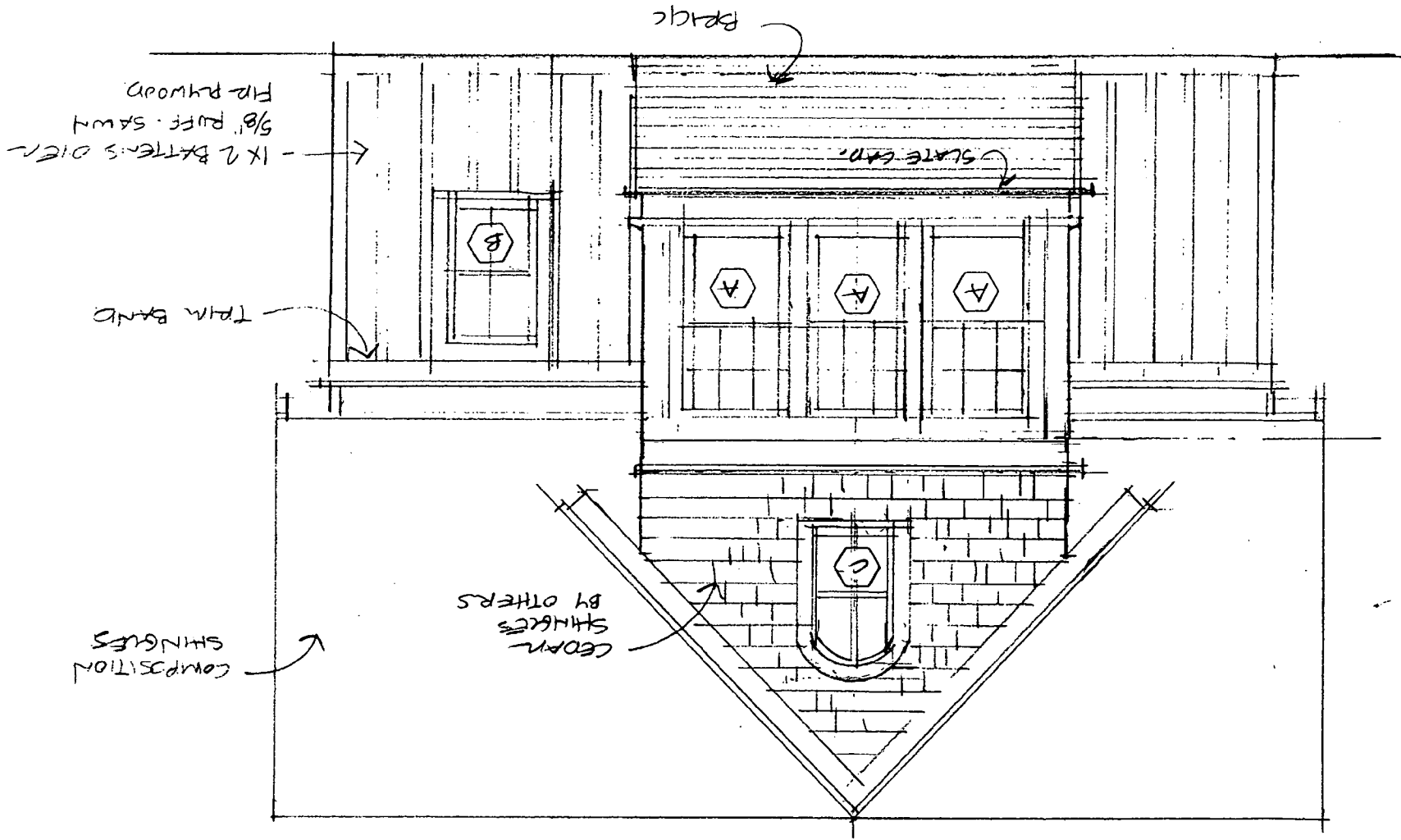
Paul Treseder
Architect AIA

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Fax— 301-320-1581
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WEST



NORTH

