

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7303 Cedar Ave., Takoma Park	<b>Meeting Date:</b>	5/10/2017
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	5/3/2017
<b>Applicant:</b>	Nina Falk (Paul Treseder, Architect)	<b>Public Notice:</b>	4/26/2016
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-17CC	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Canopy		

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c. 1930s-40s

**PROPOSAL**

The applicant proposes to install a canopy at the front of the house.

**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 Standard's for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Takoma Park Historic District Guidelines***

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

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

The Guidelines contain the following statements pertaining to Non-Contributing/Out-of-Period Resources:

- Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district’s primary periods of historical importance. These types of resources should receive the most lenient level of design review.
- Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

***Secretary of Interior’s Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

#10. New additions and adjacent or related new construction shall 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.

***Montgomery County Code; Chapter 24A-8***

- (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.)

**STAFF DISCUSSION**

The subject property is a Non-Contributing, c. 1930s-40s, Colonial Revival-style house on a moderately deep lot on the edge of Takoma Park Historic District. The adjacent properties to the left and right are also Non-Contributing resources, while the confronting house (7300 Cedar Avenue) is a c. 1890s, Classical Revival-style Outstanding resource. 7300 Cedar Avenue is on a wedge-shaped lot, with its right-side elevation confronting the subject property.

The applicant proposes to install a 9' wide and 5' deep wooden canopy on the front of the subject property. The canopy will be supported by two wooden brackets and will have composition shingles and a pitch to match the main house.

Staff fully supports the applicant's proposal, finding that, in accordance with the *Guidelines*, the proposal should be approved as a matter of course, as the proposed alteration is not a major addition and will not affect the scale or massing of the house. Additionally, the proposal conforms to the *Standards*, as, due to the subject property's deep lot and the general compatibility of the proposed canopy with the house, it will not remove historic materials or alter features and spaces that characterize the property or surrounding historic district.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation*, and *Takoma Park Historic District Guidelines* outlined above.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in

Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: paul.treseder@verizon.net Contact Person: PAUL TRESEDER  
 Daytime Phone No.: 301.320.1580  
 Tax Account No.: 01063092  
 Name of Property Owner: HINA FALK Daytime Phone No.: 202-320-5505  
 Address: 7303 CEDAR AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: PAUL TRESEDER Daytime Phone No.: 301.367.2190

794792

**LOCATION OF BUILDING/PREMISES**

House Number: 7303 CEDAR AVE CEDRAR AVE  
 Town/City: TAKOMA PARK Nearest Cross Street: BIRCH  
 Lot: P13 Block: 3 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: \$ 10,000

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.

[Signature]  
 Signature of owner or authorized agent

MARCH 30 2017  
 Date

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

## **7303 Cedar Avenue**

### **Description of the existing resource and its setting:**

The existing house is a non-contributing resource in the Takoma Park historic district. It is a frame house in the generic "farmhouse" style, dating from the early 1900's. It was modified before the creation of the historic district, probably in the 1960's, with painted brick veneer on the front and lower story sides, and vinyl siding on the sides of the upper story. The inoperable shutters are not original. In 2011 a rear addition was built with a historic area work permit (HPC case # 37/03-11YY). The garage in the rear was enlarged with a historic area work permit in 2001.

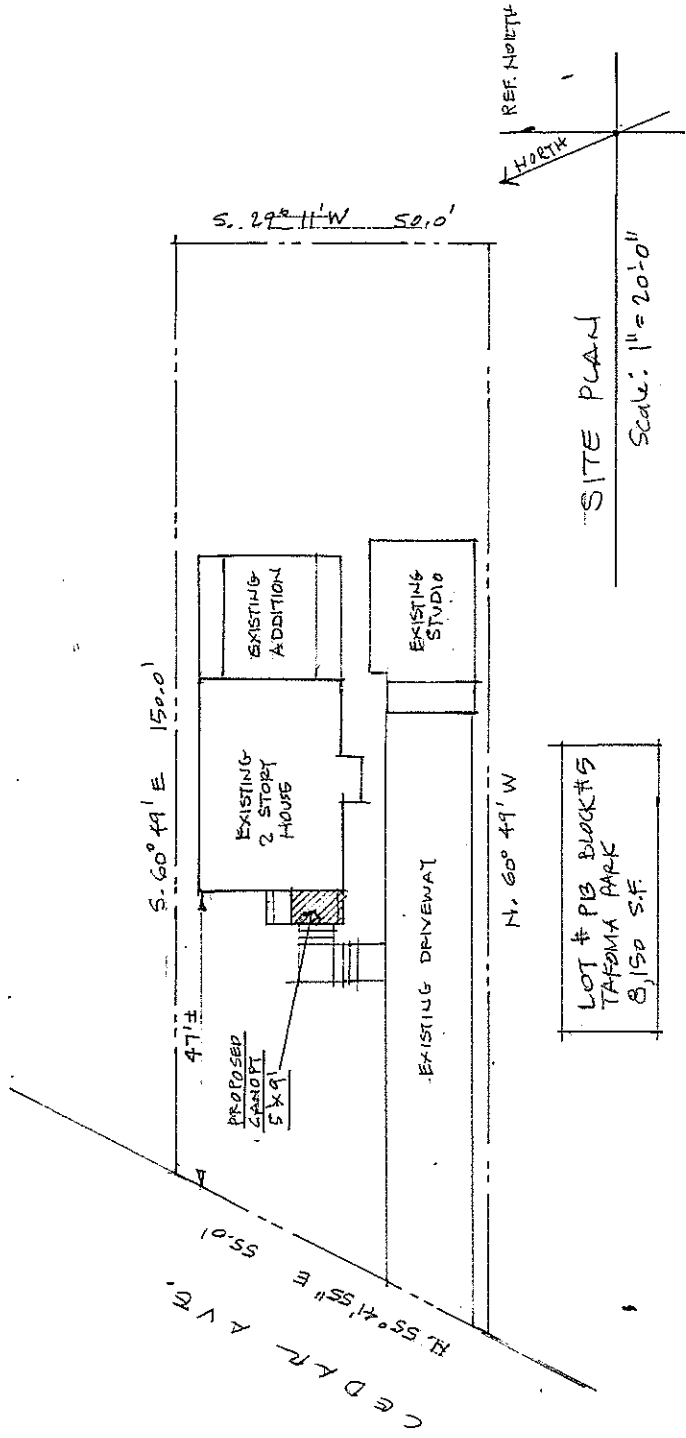
Cedar Street is one of the prime streets in the Takoma Park Historic district, with many fine examples of period houses. The neighboring house to the south, however, is a non-contributing brick rambler, and the neighboring house to the north is a brick colonial dating from the 1940's. The house directly across the street is an outstanding resource.

The house sits farther from the street than its neighbors, about 60', and is on a rise. There are no trees in the vicinity of the proposed work.

### **Description of the Project:**

The proposal is for a front canopy over the front door of the house. This canopy is proposed to be made from wood, 9' wide and projecting 5' from the face of the house. It is to be supported by 2 wooden brackets; the existing stone stoop is unchanged. The roof of the canopy is composition shingles, and its pitch matches that of the main house.

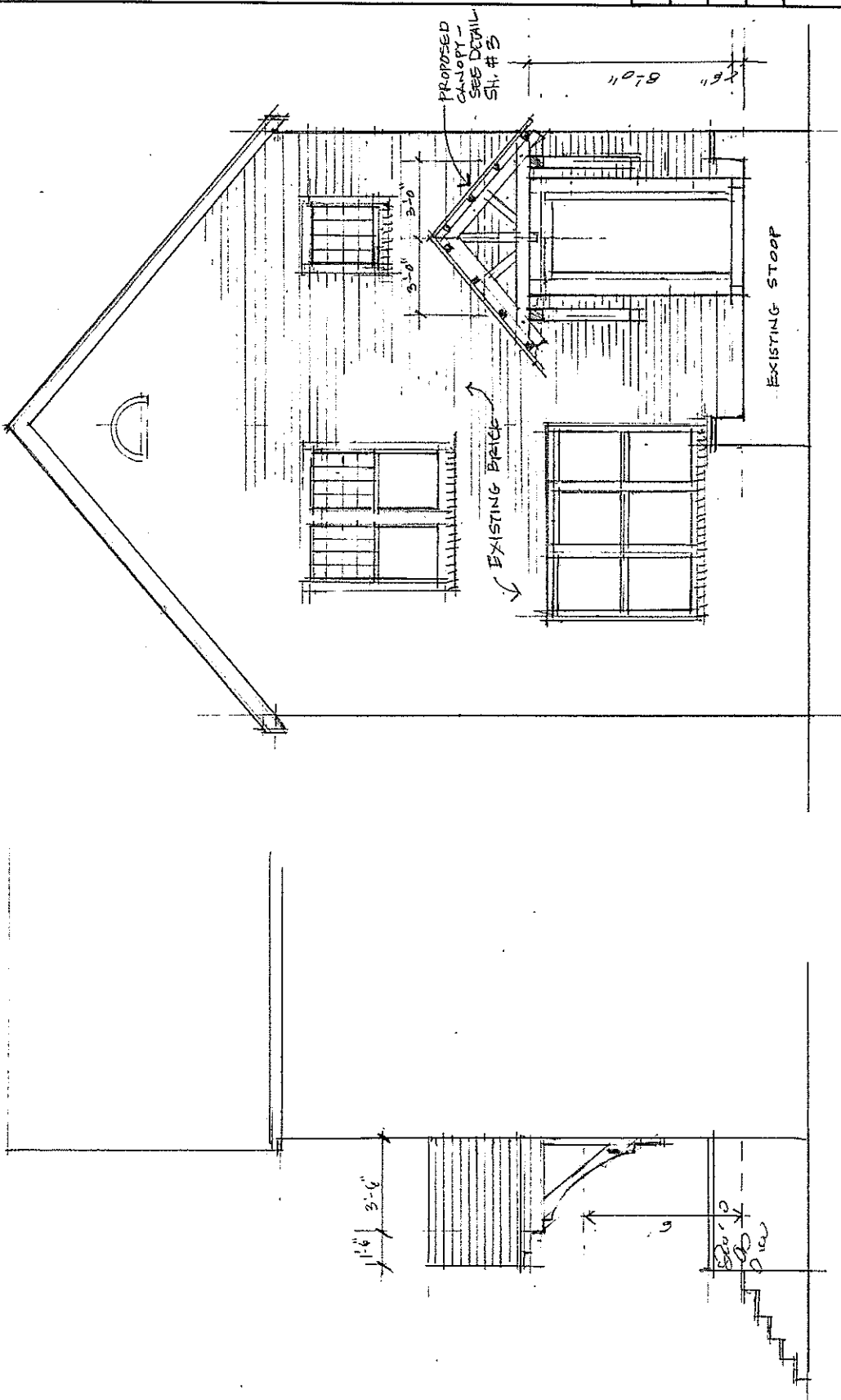
The canopy is detailed to reflect the original period of the house., and since it is simply bolted to the house it is easily reversible. Though the original house may have originally had a larger front porch, there is no historical evidence of such, and given the brick revisions to the front elevation the Owner and Architect feel a modest canopy, just large enough to perform its function of shelter, is the appropriate solution.



SIDE ELEVATION

FRONT ELEVATION

CANOPY FOR 7303 CEDAR AVE. TAKOMA PARK, MD.



Sheet 2  
Of 3 Sheets

Job FALK

Drawn PT

Scale 1/4" = 1'-0"

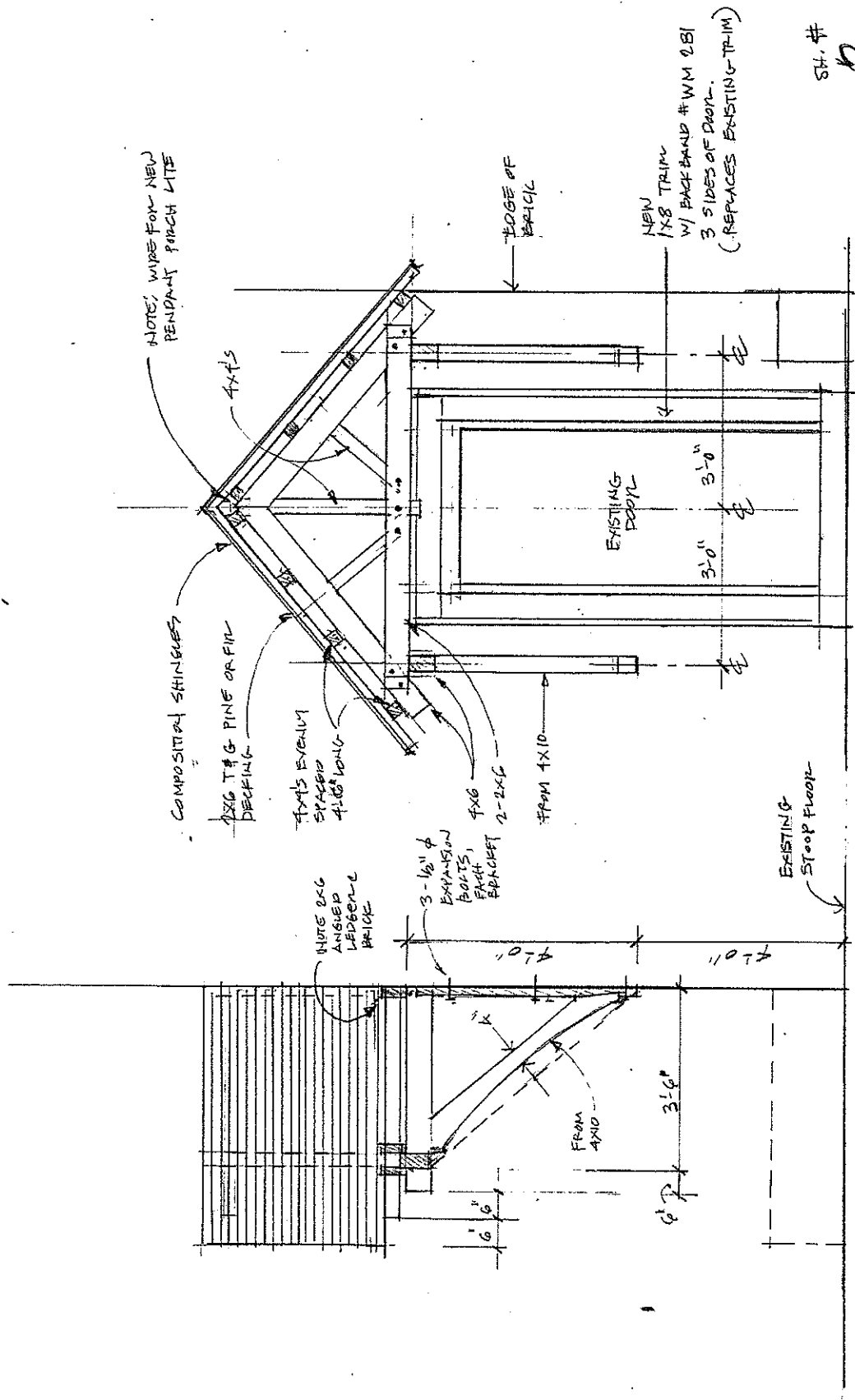
Date 4-3-17

Paul Tresseder Architect AIA

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



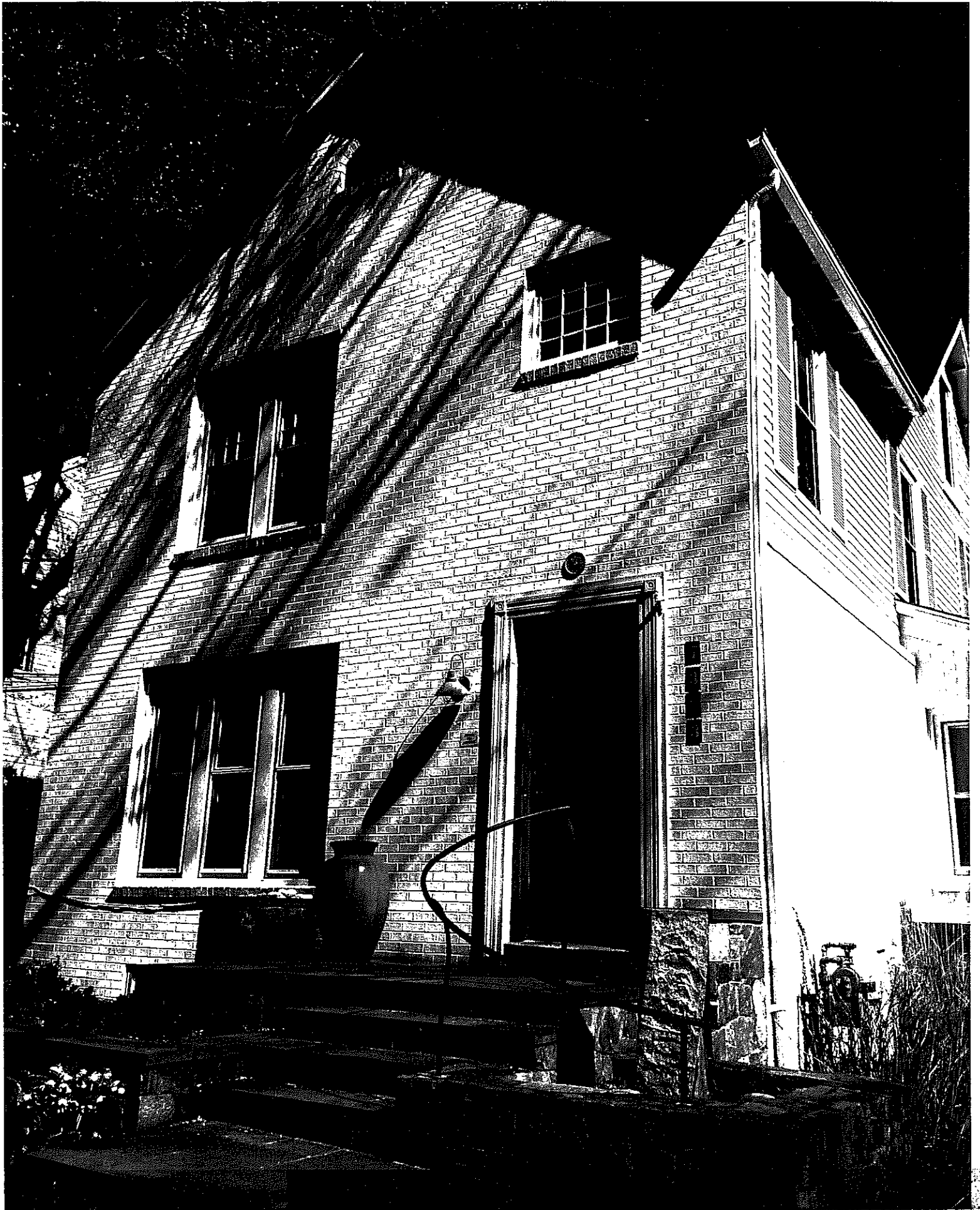




FRONT ELEVATION

SIDE ELEVATION

SH. # 3  
 OF 3  
 PORTICO for NINA FRANK



SIDE ELEVATION



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

Owner's mailing address

NINA PAUK  
7303 CEDAR AVE  
TAKOMA PARK, MD  
20912

Owner's Agent's mailing address

PAUL TRESEDER  
6320 WISCASSET RD.  
BETHESDA, MD.  
20816

Adjacent and confronting Property Owners mailing addresses

ROBERT & CHRISTINA  
GRACE  
7301 CEDAR AVE  
TAKOMA PARK MD 20912

ANTHONY TUCKER &  
KAREN MARK  
7305 CEDAR AVE  
TAKOMA PARK, MD. 20912

CHRIS SIMPSON &  
JOHN LORENZ  
7300 CEDAR AVE  
TAKOMA PARK, MD. 20912