



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert Sutton  
*Chairman*

Date: June 8, 2021

### **MEMORANDUM**

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission Historic Area

SUBJECT: Work Permit #949652 - Screened in Porch and minor modifications

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the May 11, 2021 HPC Meeting.

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

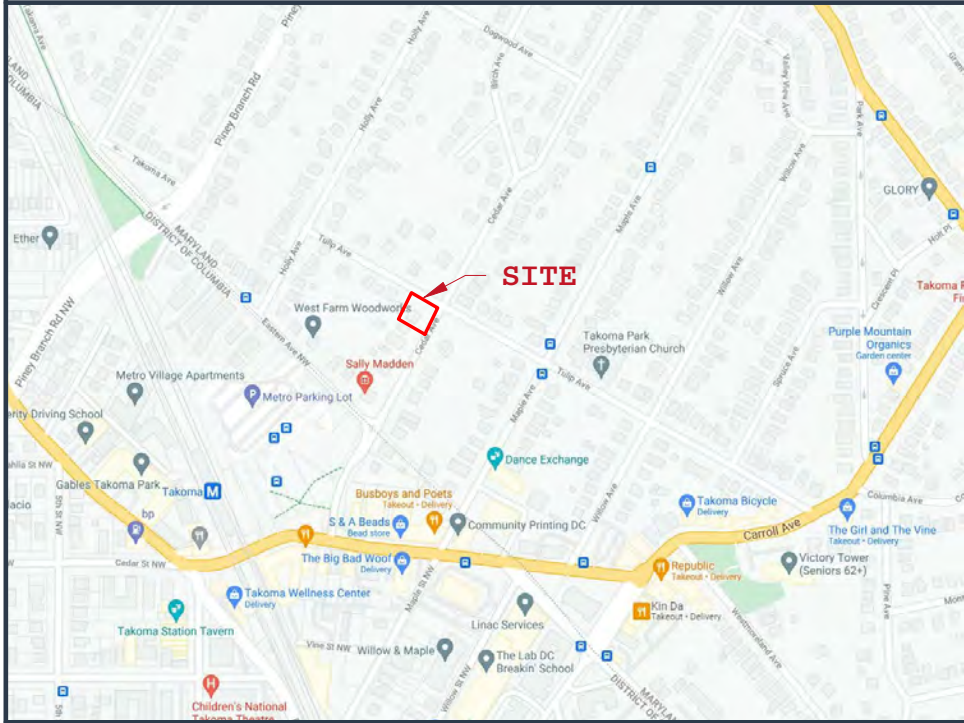
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Laura Welch  
Address: 7118 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. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



# LOCATION



# ZONING

ADDRESS: 7118 CEDAR AVE  
 TAKOMA PARK, MD 20912  
 LOT: 20, 21 AND PART 19  
 SUBDIVISION: 25  
 BLOCK: 7  
 TAX ID: 01069511  
 ZONE: R-60  
 HISTORIC: YES  
 CATEGORY: 1 - OUTSTANDING RESOURCE

LOT AREA: 16,350 FT<sup>2</sup>  
 ALLOWABLE OCCUPANCY: 35% (5,722 FT<sup>2</sup>)  
 EXISTING LOT OCCUPANCY: 7.5% (1,233 FT<sup>2</sup>)  
 PROPOSED LOT OCCUPANCY: 8.4% (1,380 FT<sup>2</sup>)  
 REQUIRED FRONT SETBACK: 25 FT (NO CHANGE)  
 REQUIRED SIDE SETBACK: 7FT EA. SIDE (NO CHANGE)  
 REQUIRED REAR SETBACK: 20 FT  
 EXISTING REAR SETBACK: 62 FT  
 PROPOSED REAR SETBACK: 54 FT 9 IN  
 ALLOWABLE HEIGHT: 30 FT (NO CHANGE)

**BEN NORKIN**  
 - ARCHITECTURE -

7204 Trescott Ave  
 Takoma Park, MD 20912 202 - 578 - 7094

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**CEDAR PORCH EXTENSION**

7118 CEDAR AVE  
 TAKOMA PARK, MD 20912

LAURIE WELCH

# SCOPE OF WORK

Existing screen porch to be removed, with new larger screen porch constructed in same location plus additional footprint. New bathroom to be constructed within the footprint of the existing screen porch. Existing window b screen porch to be replaced with kitchen to new bathroom.

Small "widow's peak" style roof constructed over portion of new 1-person exterior space adjacent to office.

APPROVED  
 Montgomery County  
 Historic Preservation Commission



**REVIEWED**  
 By Dan.Bruechert at 5:13 pm, Jun 08, 2021

# PROJECT TEAM

**LAURA WELCH**

7118 CEDAR AVE  
 TAKOMA PARK, MD 20912 OWNER

**BEN NORKIN ARCHITECTURE**

7204 TRESCOTT AVE  
 TAKOMA PARK, MD 20912 ARCHITECT  
 (E): BEN@BENNORKINARCHITECTURE.COM  
 (P): 202-578-7094  
 CONTACT: BEN NORKIN

PROJECT: 20009

DRAWN BY: BJB

SHEET NO:  
**1**

SHEET NAME:  
**PROJECT  
 INFO**

SCALE:  
 14

LOT 19

LOT 20

LOT 21

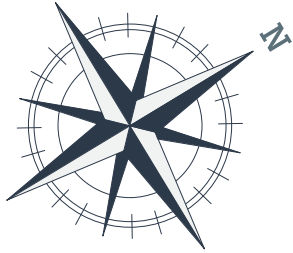
4' - 0"

20' - 0"

REAR SETBACK

PORCH ADDITION  
147 FT<sup>2</sup>

7116 CEDAR AVE  
1233 FT<sup>2</sup>



CEDAR AVE

TULIP AVE

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Montgomery County  
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*Ben Norkin*

**BEN NORKIN**  
- ARCHITECTURE -

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By Dan.Bruechert at 5:13 pm, Jun 08, 2021

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**CEDAR PORCH EXTENSION**

7118 CEDAR AVE  
TAKOMA PARK, MD 20912

LAURIE WELCH

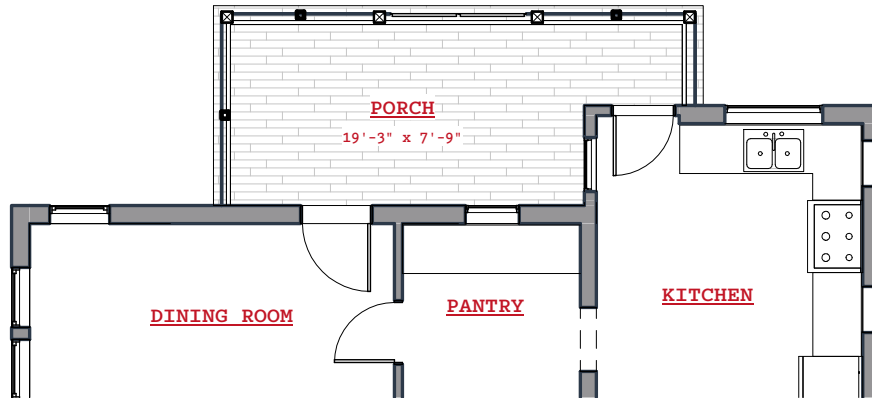
PROJECT: 20009

DRAWN BY: BJN

SHEET NO:  
**2**

SHEET NAME:  
**SITE PLAN**

SCALE:  
**1/5" = 20' - 0"**



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Montgomery County  
Historic Preservation Commission



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**CEDAR PORCH EXTENSION**

7118 CEDAR AVE  
TAKOMA PARK, MD 20912

LAURIE WELCH

PROJECT: 20009

DRAWN BY: BJN

SHEET NO:  
**3**

SHEET NAME:  
**EXISTING  
CONDITIONS**

SCALE:  
1/8" = 1'-0"

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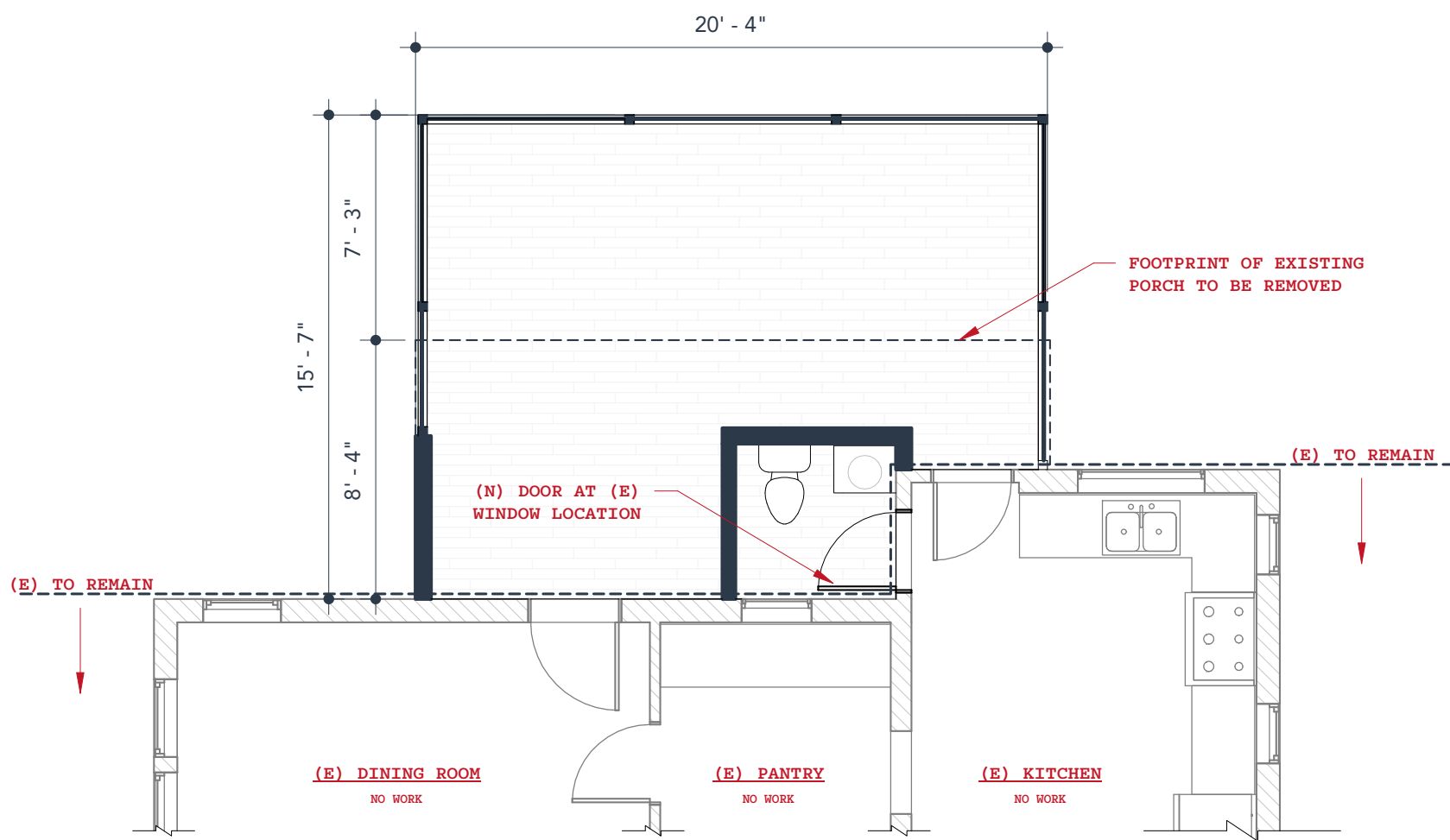
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**CEDAR PORCH EXTENSION**

7118 CEDAR AVE  
 TAKOMA PARK, MD 20912

Laurie Welch



PROJECT: 20009

DRAWN BY: BJN

SHEET NO:  
**4**

SHEET NAME:  
**FLOOR PLAN**

SCALE:  
 3/16" = 1'-0"

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Montgomery County  
Historic Preservation Commission

**BEN NORKIN**  
- ARCHITECTURE -

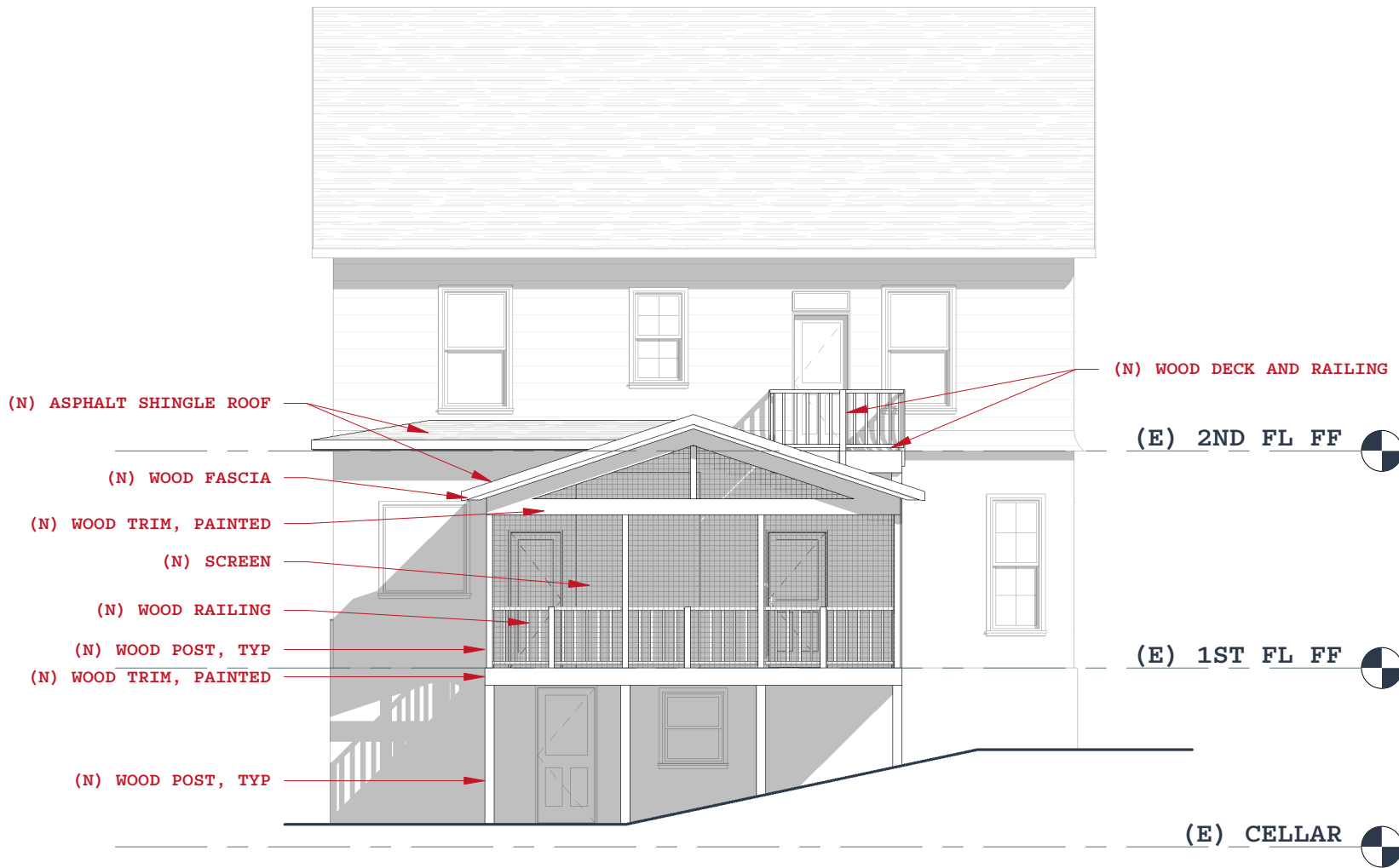
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By Dan.Bruechert at 5:13 pm, Jun 08, 2021

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**CEDAR PORCH EXTENSION**

7118 CEDAR AVE  
TAKOMA PARK, MD 20912

LAURIE WELCH

PROJECT: 20009

DRAWN BY: BJB

SHEET NO:  
**5**

SHEET NAME:  
**PROPOSED  
ELEVATION**

SCALE:  
1/8" = 1'-0"

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 Montgomery County  
 Historic Preservation Commission

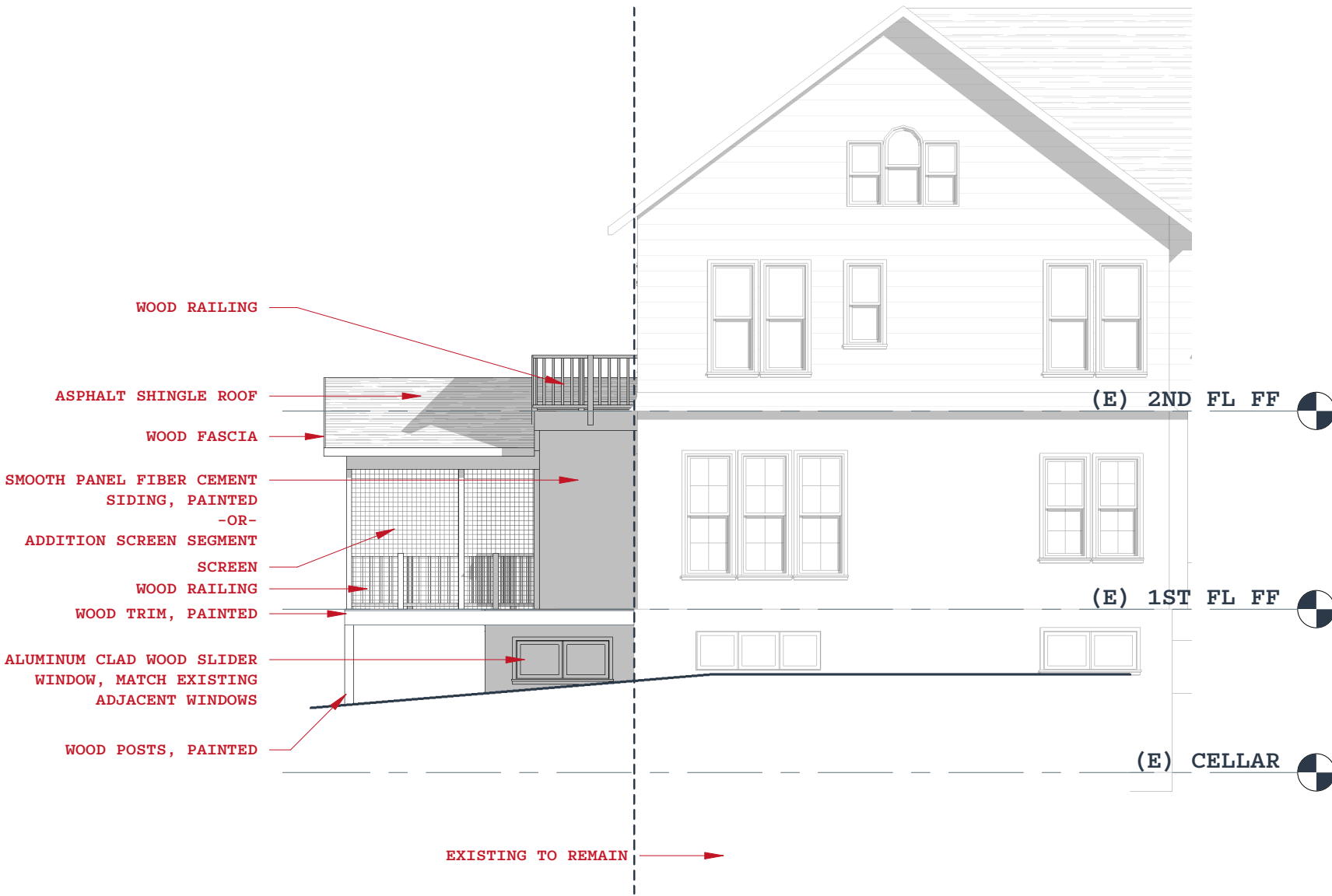


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 - ARCHITECTURE -

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7118 CEDAR AVE  
 TAKOMA PARK, MD 20912

Laurie Welch

**CEDAR PORCH EXTENSION**

PROJECT: 20009

DRAWN BY: BJN

SHEET NO:  
**6**

SHEET NAME:  
**PROPOSED ELEVATION**

SCALE:  
 1/8" = 1'-0"

PLOT DATE: 4/21/2021 1:27:33 PM

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**CEDAR PORCH EXTENSION**

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 TAKOMA PARK, MD 20912

LAURIE WELCH

PROJECT:	20009
DRAWN BY:	BJN
SHEET NO:	<b>7</b>
SHEET NAME:	<b>3D VIEWS</b>
SCALE:	20

PLOT DATE: 4/21/2021 1:27:34 PM





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 Montgomery County  
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*Ben Norkin*

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LAURIE WELCH

PROJECT: 20009

DRAWN BY: BJN

SHEET NO:  
**8**

SHEET NAME:  
**3D VIEWS**

SCALE:  
 21

PLOT DATE: 4/21/2021 1:27:35 PM