

7215 Cedar Avenue, Takoma Park  
(HP Case # 37/03-10111)  
Takoma Park Historic District



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: December 2, 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 #553855 Airport Installation

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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 with conditions** at the December 1, 2010 meeting.

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

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: Robert Lanza and Terry Steinberg

Address: 7215 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](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED
NOV 18 2010
DIVISION OF SEWER & WATER

Contact Person:
Daytime Phone No.:
Tax Account No.: 01062020
Name of Property Owner: ROBERT LANZA, TERRY STEINBERG
Address: 7215 CEDAR AVE TAKOMA PARK, MD 20912
Contractor: OWNER BUILT
Agent for Owner: JASON ZAWITKOWSKI
Daytime Phone No.: (202) 223-7059

LOCATION OF BUILDING/PREMISE:
House Number: 7215 Street: CEDAR AVE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP
Lot: 9 Block: 5 Subdivision: 25
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [x] Extend [ ] Alter/Renovate [x]
Move [ ] Install [x] Wreck/Raze [ ]
Revision [ ] Repair [ ] Revocable [ ]
CHECK ALL APPLICABLE:
A/C [ ] Slab [x] Room Addition [ ] Porch [ ] Deck [ ] Shed [ ]
Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family [ ]
Fence/Wall (complete Section 4) [ ] Other: CARPORT [x]
1B. Construction cost estimate: \$ 3000
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: N/A
2B. Type of water supply: 01 [ ] WSSC 02 [ ] Well 03 [ ] Other: N/A

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.

(AGENT)
Signature of owner or authorized agent
Date: 10.29.10

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date: 12/3/10
Application/Permit No.: 533815 Date Filed: Date Issued:

## 7215 Cedar Ave, Takoma Park

### 1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure and environmental setting, including their historical features and significance:

The existing structure is a 1 1/2 story wood framed residence with a basement built in 1923. It is a non-contributing resource in the Takoma Park historic district. The house has had its front porch enclosed and remains in relatively good condition. Its exterior is clad with wood siding and has wood/aluminum windows. The property slopes down towards the street, and has stone retaining walls near the sidewalk. While the lot itself does not have any mature trees, there are mature trees directly adjacent to (or on) the lot lines.

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

The proposal is to add a new steel carport set back approximately 100' from the property line at the street. Steel was chosen so that the columns and roofline can be slender and so the structure will appear as transparent and inconspicuous and as possible.

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

<b>Address:</b>	7215 Cedar Avenue, Takoma Park	<b>Meeting Date:</b>	12/1/2010
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	11/24/2010
<b>Applicant:</b>	Robert Lanza and Terry Steinberg (Jason Zawitkowski, Architect)	<b>Public Notice:</b>	11/17/2010
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-10III	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Carport installation		

**STAFF RECOMMENDATION:**

**Approve with conditions**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1910

**PROPOSAL:**

The applicants are proposing to install an approximately 19'4" l x 12'w x 10' h, steel post carport in the rear yard of the subject property. The proposed carport will be setback approximately 100' from the public right-of-way.

The proposal also includes expanding the existing driveway and concrete pad. The expanded driveway/pad will start 4'-9" from the house and run into and fill between the existing driveway treads. The expanded pad will run 27'-6 3/8" (starting aligned with the back corner of the existing pad) toward the front of the property. The pad will be setback 77'1" from the property line at the street.

**APPLICABLE GUIDELINES:**

**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 RECOMMENDATION:**

Staff recommends that the Commission **approve the HAWP application with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) and (2):

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. 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](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

8

Contact Person: \_\_\_\_\_

Daytime Phone No.: \_\_\_\_\_

Tax Account No.: 01062020

Name of Property Owner: ROBERT LANZA, TERRY STEINBERG Daytime Phone No.: \_\_\_\_\_

Address: 7215 CEDAR AVE TAKOMA PARK, MD 20912  
Street Number City State Zip Code

Contractor: OWNER BUILT Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: JASON ZAWITKOWSKI Daytime Phone No.: (202) 223-7059

**LOCATION OF BUILDING/PREMISE**

House Number: 7215 Street: CEDAR AVE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP

Lot: 9 Block: 5 Subdivision: 25

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: CARPORT

1B. Construction cost estimate: \$ 3000

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: N/A

2B. Type of water supply: 01  WSSC 02  Well 03  Other: N/A

**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

10.29.10  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 533815 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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The proposal is to add a new steel carport set back approximately 100' from the property line at the street. Steel was chosen so that the columns and roofline can be slender and so the structure will appear as transparent and inconspicuous and as possible.



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

Owner's mailing address

ROBERT LANZA  
TERRY STEINBERG  
7215 CEDAR AVE  
TAKOMA PARK, MD 20912

Owner's Agent's mailing address

JASON ZAWITKOWSKI  
1428 U St. NW Suite B100  
Washington, DC 20009

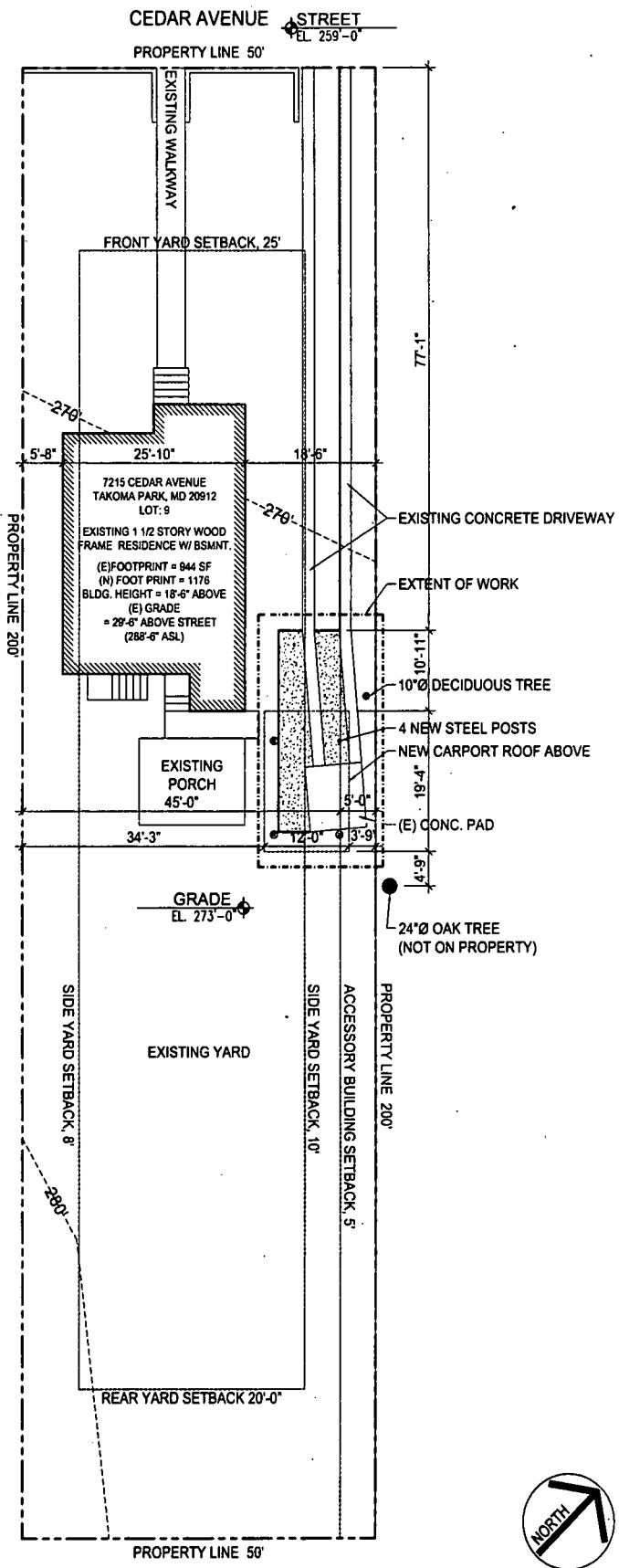
Adjacent and confronting Property Owners mailing addresses

DALE DENTON  
7214 MAPLE AVE  
TAKOMA PARK, MD 20912

ROBERT ENGLEHART  
7217 CEDAR AVE  
TAKOMA PARK, MD 20912

JAMES CLARK  
CATHERINE FORSTER  
7213 CEDAR AVE  
TAKOMA PARK, MD 20912

EDWARD FAINE  
7214 CEDAR AVE  
TAKOMA PARK, MD 20912



**1 | SITE PLAN**  
A100 | SCALE: 1/16"=1'-0"  
(11.1.2010)



6

CRONNING

1014 1/2 STREET, SUITE 1014  
ANN ARBOR, MI 48106  
TEL: 734-769-7777  
WWW.CRONNING.COM

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CARPORIT

7712 Cedar Avenue  
Tulsa, Oklahoma, 74113

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GENERAL NOTES

- 1. THE CONTRACTOR SHALL FULLY ADHERE TO ALL APPLICABLE REGULATIONS...
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES...
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES...
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES...
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES...

ABBREVIATIONS

- AT ASPHALT
BL BITUMEN
CA CONCRETE
CM CONCRETE MIXTURE
CPI CURB AND GUTTER
DIP DIP
EIP EXPOSED INSULATION
FIP FIBER REINFORCED POLYMER
GIP GYP BOARD
HIP HANGING PLASTER
LIP LATH AND PLASTER
MIP MASONRY IN PLACE
PIP PLASTER IN PLACE
RIP ROOF INSULATION
SIP STRUCTURAL STEEL
TIP TYPICAL
WIP WOOD IN PLACE

MATERIAL SYMBOLS

Diagram showing material symbols for various construction materials such as concrete, masonry, insulation, and structural steel.

GRAPHIC SYMBOLS

Diagram showing graphic symbols for various construction features such as walls, doors, windows, and stairs.

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TABLE OF AREAS

Table with columns for ROOM AREA, FLOOR AREA, and TOTAL AREA. Includes rows for various rooms like living room, kitchen, and bedrooms.

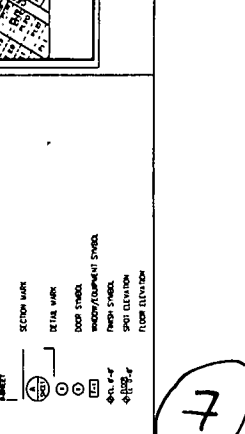
CUT / FILL TABLE

Table with columns for CUT AMOUNT, FILL AMOUNT, and TOTAL. Includes rows for various areas like living room, kitchen, and bedrooms.

CODES

- 2008-11 INTERNATIONAL RESIDENTIAL CODE BOOK
2008-11 INTERNATIONAL COMMUNITY SUPPLEMENT
2008-11 INTERNATIONAL ELECTRICAL CODE
2008-11 INTERNATIONAL MECHANICAL CODE
2008-11 INTERNATIONAL PLUMBING CODE
2008-11 INTERNATIONAL FIRE ALARMS CODE
2008-11 INTERNATIONAL SMOKE ALARMS CODE
2008-11 INTERNATIONAL ENERGY EFFICIENCY CODE
2008-11 INTERNATIONAL SAFETY CONSTRUCTION CODE

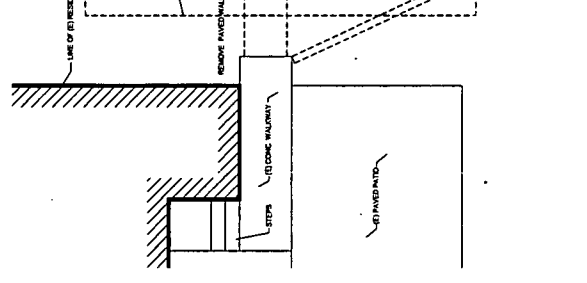
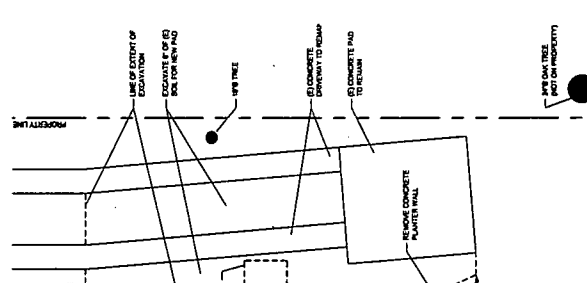
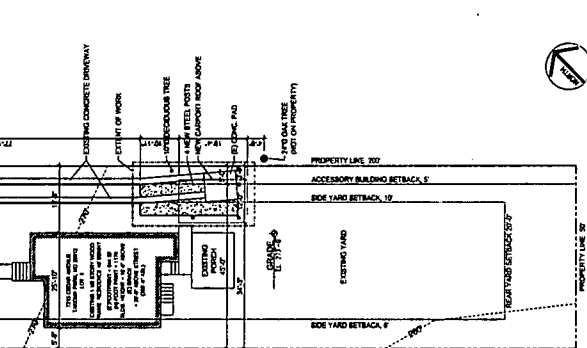
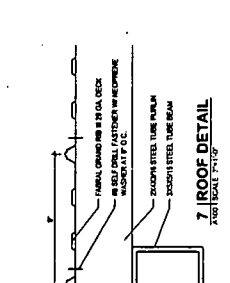
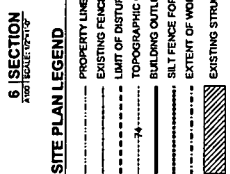
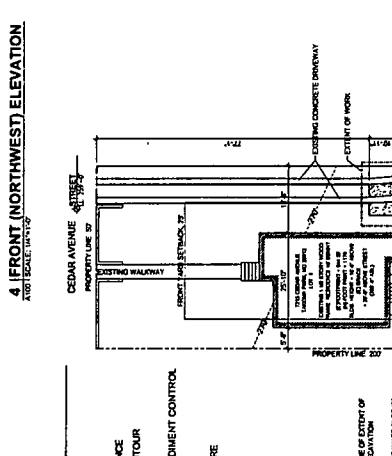
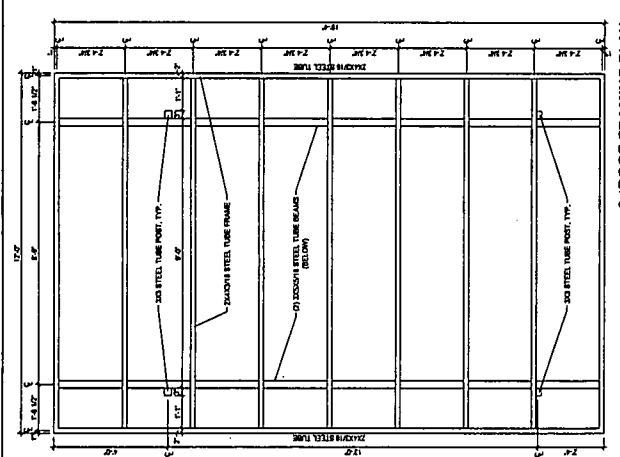
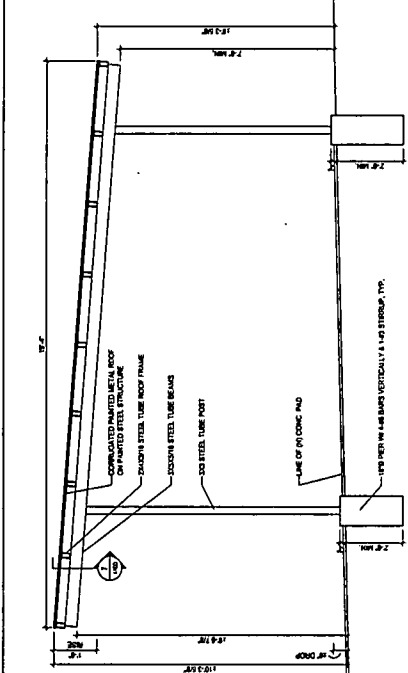
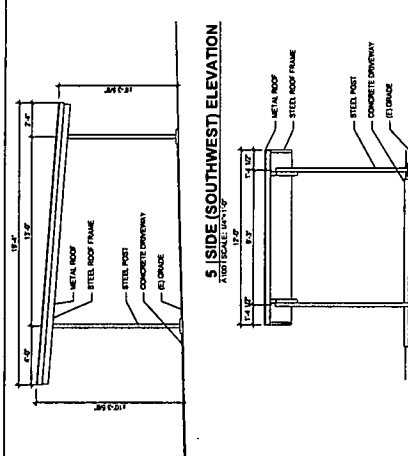
REAL PROPERTY MAP



**CARPORT**  
7715 Cedar Avenue  
Poolesville, MD 20857

**SITE PLAN, DEMO PLAN,  
PLAN, ELEVATIONS,  
SECTION, DETAIL &  
ROOF FRAMING PLAN**

**A100**



**ARCHITECTURAL NOTES:**

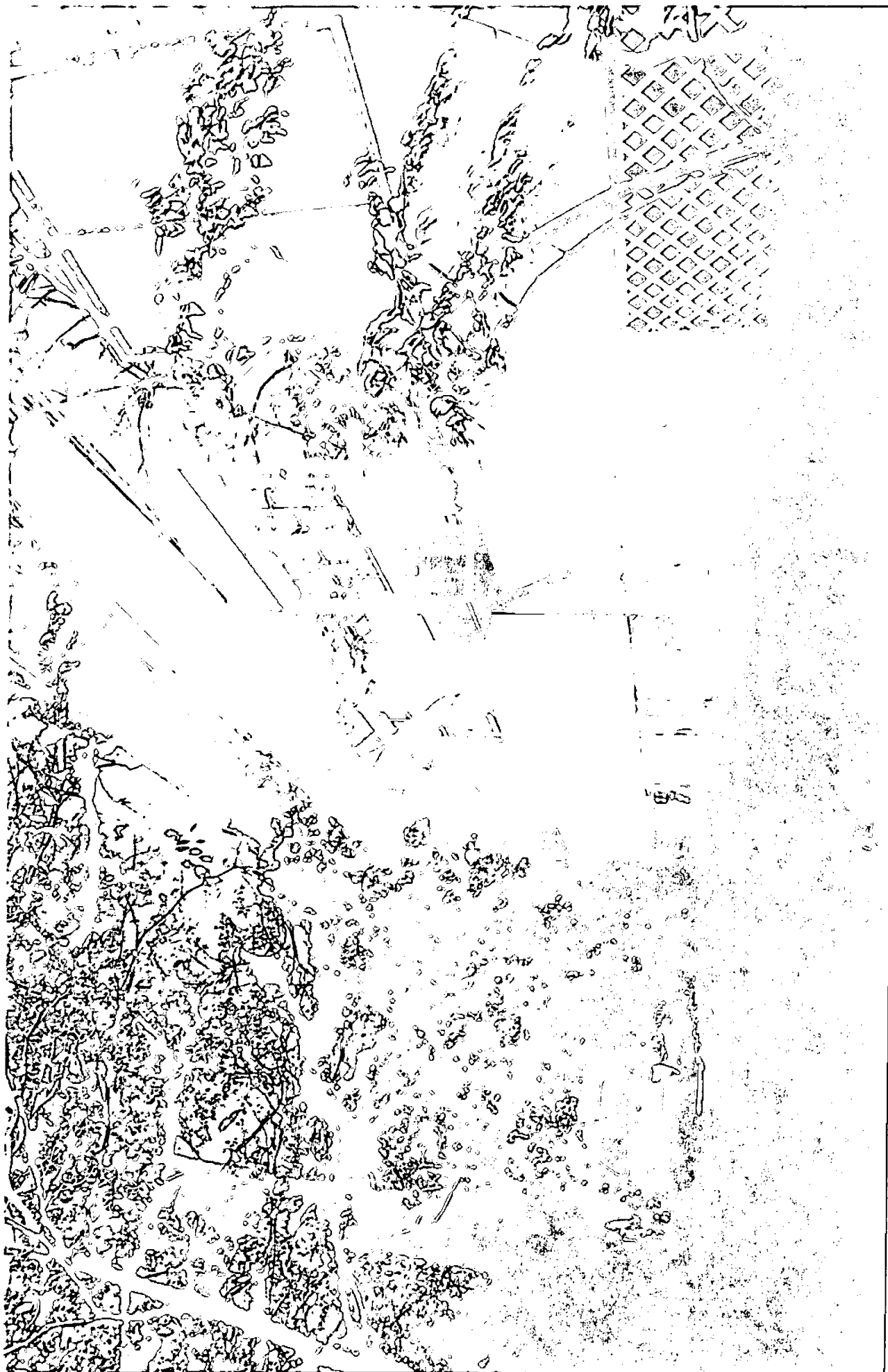
- ALL WORK SHALL BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF MARYLAND AND ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND NATIONAL CODES.
- UNLESS NOTED OTHERWISE, ALL 4x12 DIMENSIONS OF WOOD SHALL BE 4x12 S.D. UNLESS OTHERWISE NOTED.
- CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AND 28 DAYS OF CURE AT THE TIME OF PLACEMENT.
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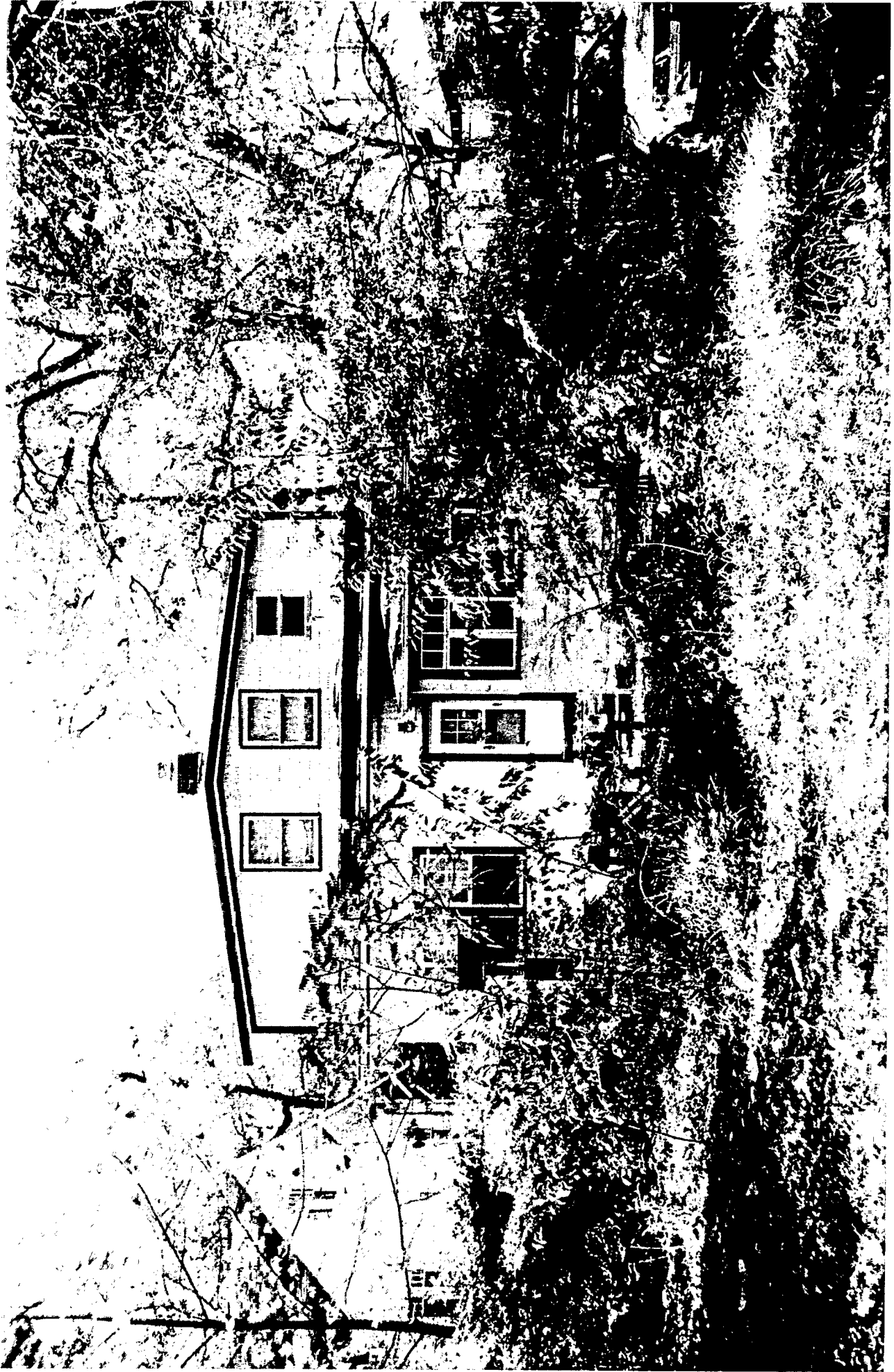




SOUTH FACADE (FROM CEDAR AVE)



WEST FACADE (FROM DRIVEWAY)



12 NORTH FACADE (FROM BACKYARD)



**Silver, Joshua**

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**From:** Jason Zawitkowski [jason@gronningarchitects.com]  
**Sent:** Thursday, November 18, 2010 12:21 PM  
**To:** Silver, Joshua  
**Subject:** RE: 7215 Cedar Avenue, Takoma Park  
**Attachments:** carport-A100 A100 (1).pdf

Hi Josh,

The proposal does include an expansion of the existing driveway and pad.

The expanded driveway/pad will start 4'-9" from the house. It will run into and fill between the existing driveway treads. It will run a length of 27'-6 3/8" starting aligned with the back corner of the existing pad and towards the front of the property. All of this is shown hatched and dimensioned on 3/A100.

The site plan (1/A100) shows that the pad will stop 77'-1" from the property line at the street.

Attached is a full sized pdf of A100. If there are anymore dimensions that would be helpful just let me know and I'll add them to the drawings.

Talk to you soon.

Jason Zawitkowski  
**GRONNING ARCHITECTS, PLLC**  
1428 U Street NW, Suite B100  
Washington, DC 20009  
Ph 202.223.7059 Fx 202.223.7054

Jason Zawitkowski  
2010 12 21 PM

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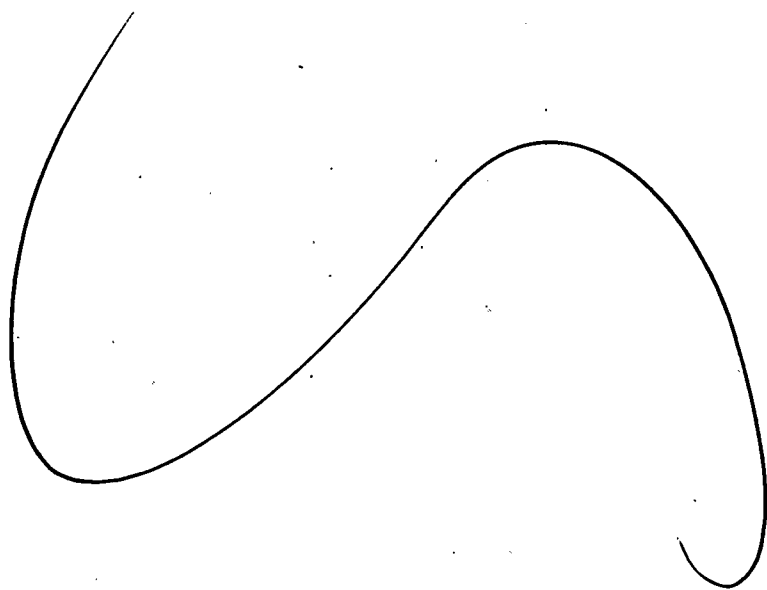
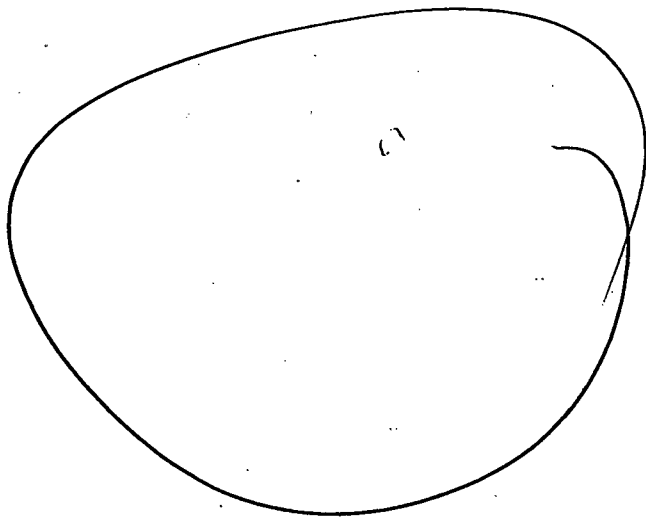
**From:** Silver, Joshua [mailto:Joshua.Silver@mncppc-mc.org]  
**Sent:** Thursday, November 18, 2010 11:39 AM  
**To:** jason@gronningarchitects.com  
**Subject:** 7215 Cedar Avenue, Takoma Park

Hi Jason,

Does the proposed carport installation include any expansion of the existing driveway and concrete pad? Please specify the dimensional changes of these features if applicable.

Thanks,  
Josh

Jason Zawitkowski  
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