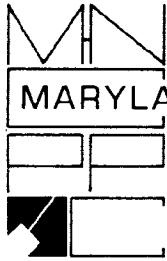


37/3-97C 7218 Cedar Avenue
(Takoma Park Historic District)



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

DATE: 1/24/97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: ^{RDZ} Gwen Wright, Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: JOHN LORENZ & CHRIS SIMPSON

Address: 7218 CEDAR AVE, TAROMA PARK

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON PAUL TRESEDER
 DAYTIME TELEPHONE NO. (301) 891-2911
 TAX ACCOUNT # 1059498 & 1059501
 NAME OF PROPERTY OWNER JOHN LORENZ & CHRIS SIMON DAYTIME TELEPHONE NO. (301) 589-8504
 ADDRESS 7218 CEDAR AVE, TAKOMA PARK, MD. 20912
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER PAUL TRESEDER DAYTIME TELEPHONE NO. (301) 891-2911

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7218 STREET CEDAR
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET BIRCH
 LOT 3, PT H BLOCK 6, 6-C SUBDIVISION B.F. GILBERT'S ADDITION TO TAKOMA PARK
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 75,000
 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 of owner or authorized agent _____ Date Jan 3 1997

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 1/23/97

APPLICATION/PERMIT NO: 9701030064 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7218 Cedar Avenue

Meeting Date: 1/22/97

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-97C

Tax Credit: No

Public Notice: 1/8/97

Report Date: 1/15/97

Applicant: John Lorenz and Chris Simpson

Staff: Robin D. Ziek

PROPOSAL: Construct rear addition, deck

RECOMMEND: APPROVAL

RESOURCE SUMMARY

RESOURCE: Takoma Park Historic District

STYLE: Cape Cod (1930 - 1950)

SIGNIFICANCE: Non-Contributing Resource

PROJECT DESCRIPTION: Construct first floor addition and deck at rear of house

PROJECT DESCRIPTION

The property is a 1-1/2 story painted brick Cape Cod house at the corner of Cedar and Birch in the Takoma Park Historic District. It is later than the historic period for the District and therefore is considered a non-contributing resource. The property, however, is compatible with the District in the sense that the house is well done. The parcel is a corner lot, with a close neighbor on Birch Avenue. There are evergreens planted along the property boundary which provides some screening between the two houses.

The owner has hired an architect, Paul Treseder, to design the addition to enlarge the **kitchen** and provide a **mud room/laundry**. The rear elevation is designed to draw one outside and onto the proposed **deck**. Because the topography falls steeply from the front of the house to the rear yard, the addition will be effectively two stories at the rear, providing additional basement space and covered space under the deck. Stairways from the deck provide access to the back yard.

The architect proposes wood windows which match the existing 6/1 windows, wood doors with multi-light glazing, wood trim, brick piers, MDO plywood for sheathing which would be painted the same color as the house, and copper gutters. The railing for the deck is proposed to be fir pickets and will be painted the same color as the wood trim (white).

STAFF DISCUSSION

Staff believes that the proposed addition is respectful of the historic district, and is compatible in design with the existing structure. The architect has worked with the general vocabulary of the existing house to avoid clashing elements in the new construction. The Takoma Park Guidelines specify that "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 ...which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole."

The proposed addition has a low height, and will not compete with the existing structure or with surrounding structures in terms of its massing or design. The materials are consistent with the existing house .

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of the Takoma Park Guidelines for Non-Contributing Resources, as discussed above.

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)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 subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

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TAX ACCOUNT # 1059498 & 1059501
NAME OF PROPERTY OWNER JOHN LORENZ & CHRIS SIMPSON DAYTIME TELEPHONE NO. (301) 589-8504
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Paul Lorenz Signature of Owner or authorized agent Jan 3 1997 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date _____ 3

Paul Treseder

ARCHITECT AIA

6 Montgomery Avenue, Takoma Park, MD 20912



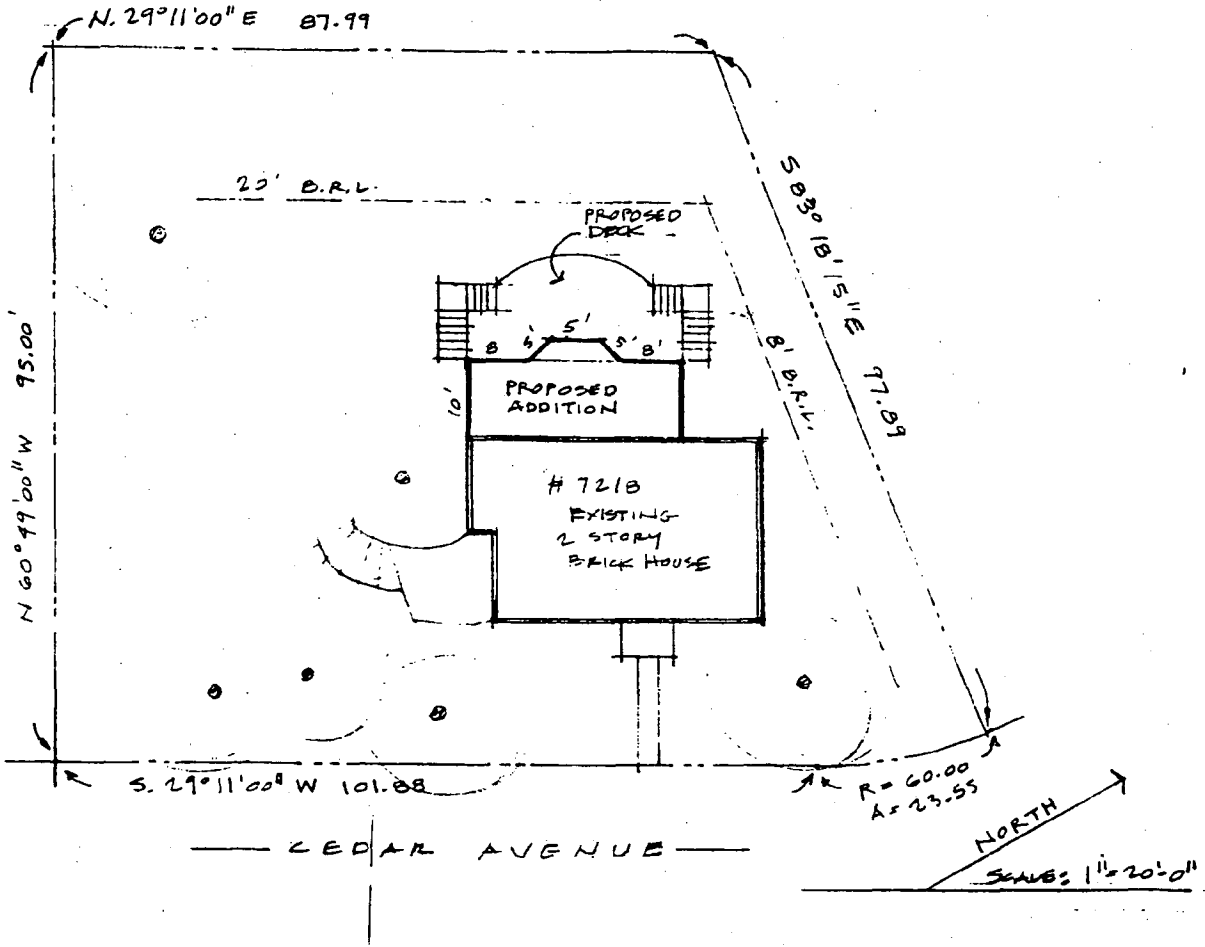
(301) 891-2911

Addition to 7218 Cedar Avenue, Takoma Park, Maryland

Description

This is a one level wood frame addition to the rear of the first level of a two story brick house. It is designed to give the effect of a glassed in porch, with pilasters at the corners and glass or wood panel infill, and a metal roof. It is supported by brick pillars to match the existing house. Because the grade drops away, the addition is effectively a story above grade; the deck and stairs are therefore designed to connect the addition back to the yard through a series of levels, and the deck incorporates brick in its piers to further relate to the house. The addition is fully in the rear yard of the house, but will be visible from the street because of the large, open side yard of this property.

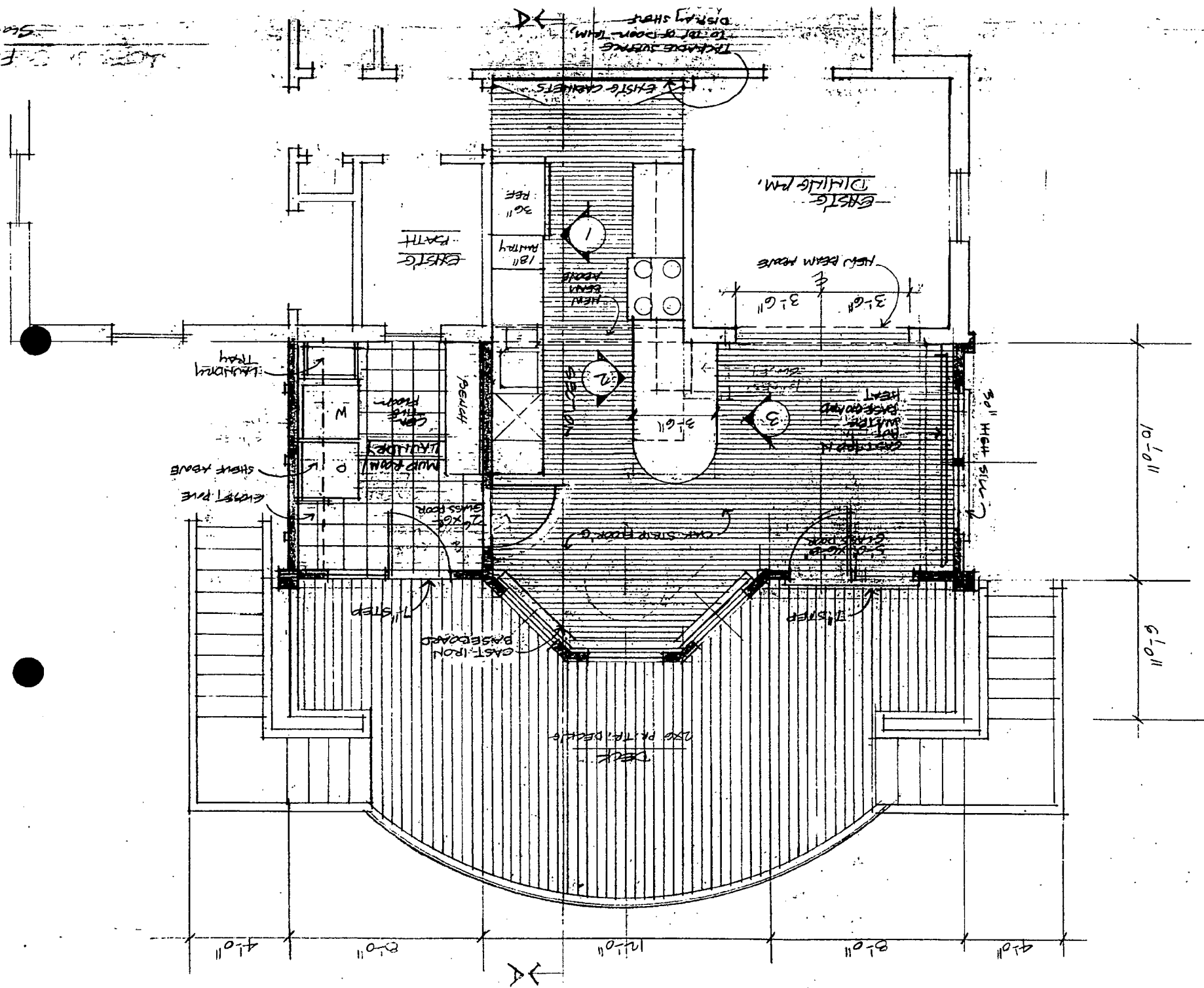


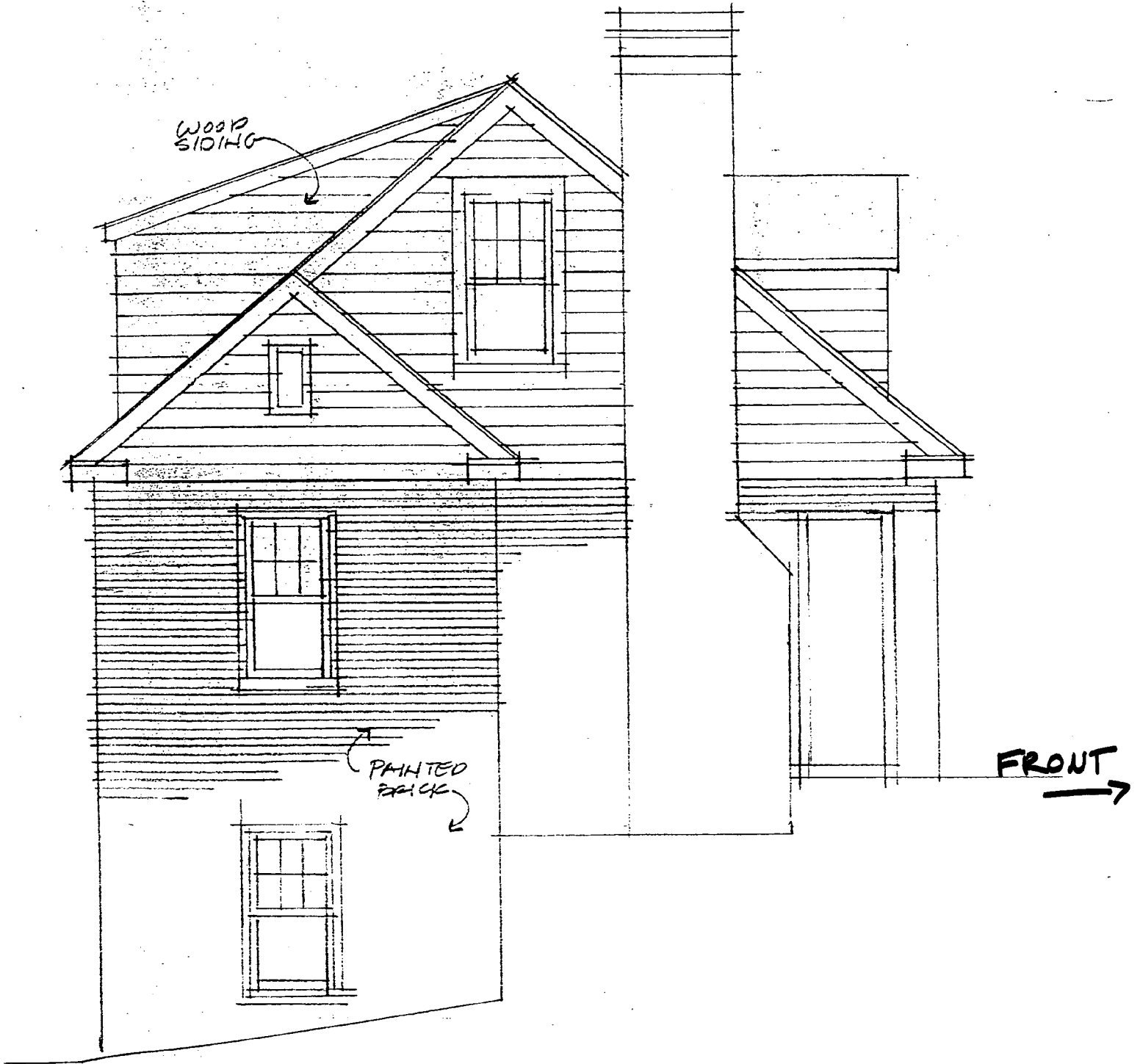


ADDITION TO THE LORENZ - SIMPSON RESIDENCE
 7218 CEDAR AVENUE, TAKOMA PARK, MARYLAND
 PAUL TRESEDER, AIA, ARCHITECT 301/289-2911

5

9





EXIST'G SIDE ELEVATION

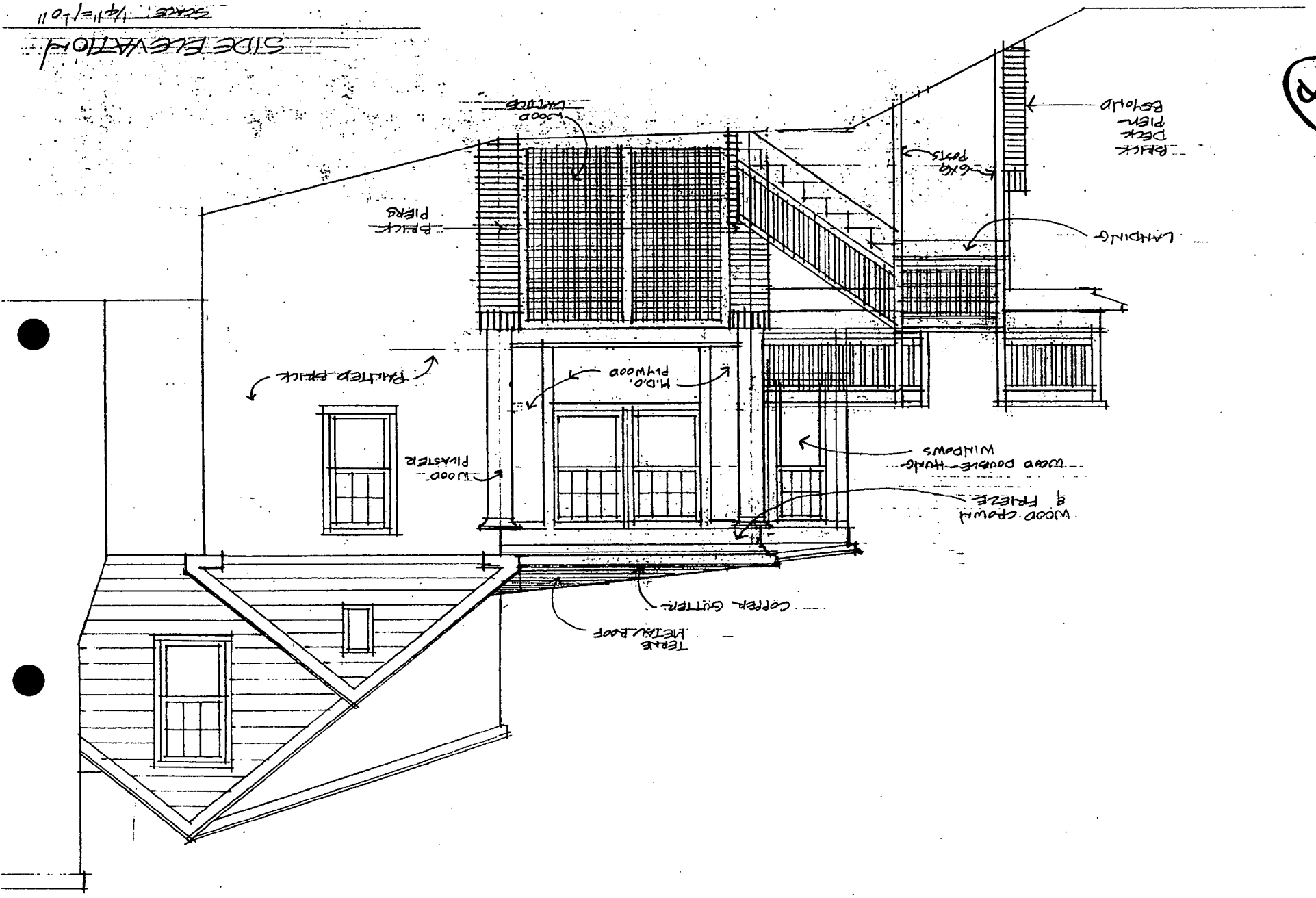
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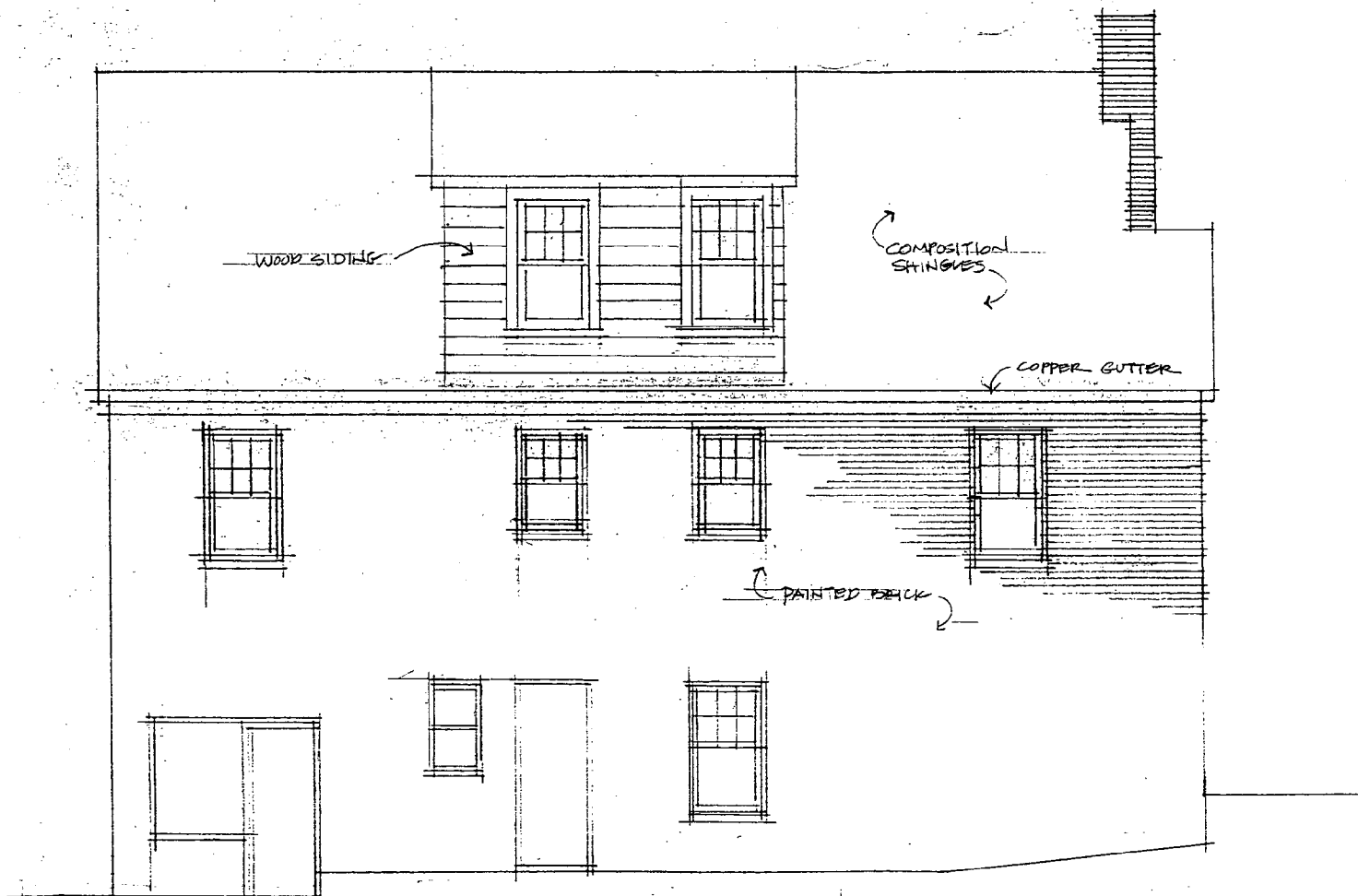
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Scale 1/4" = 1'-0"

SIDE ELEVATION

8



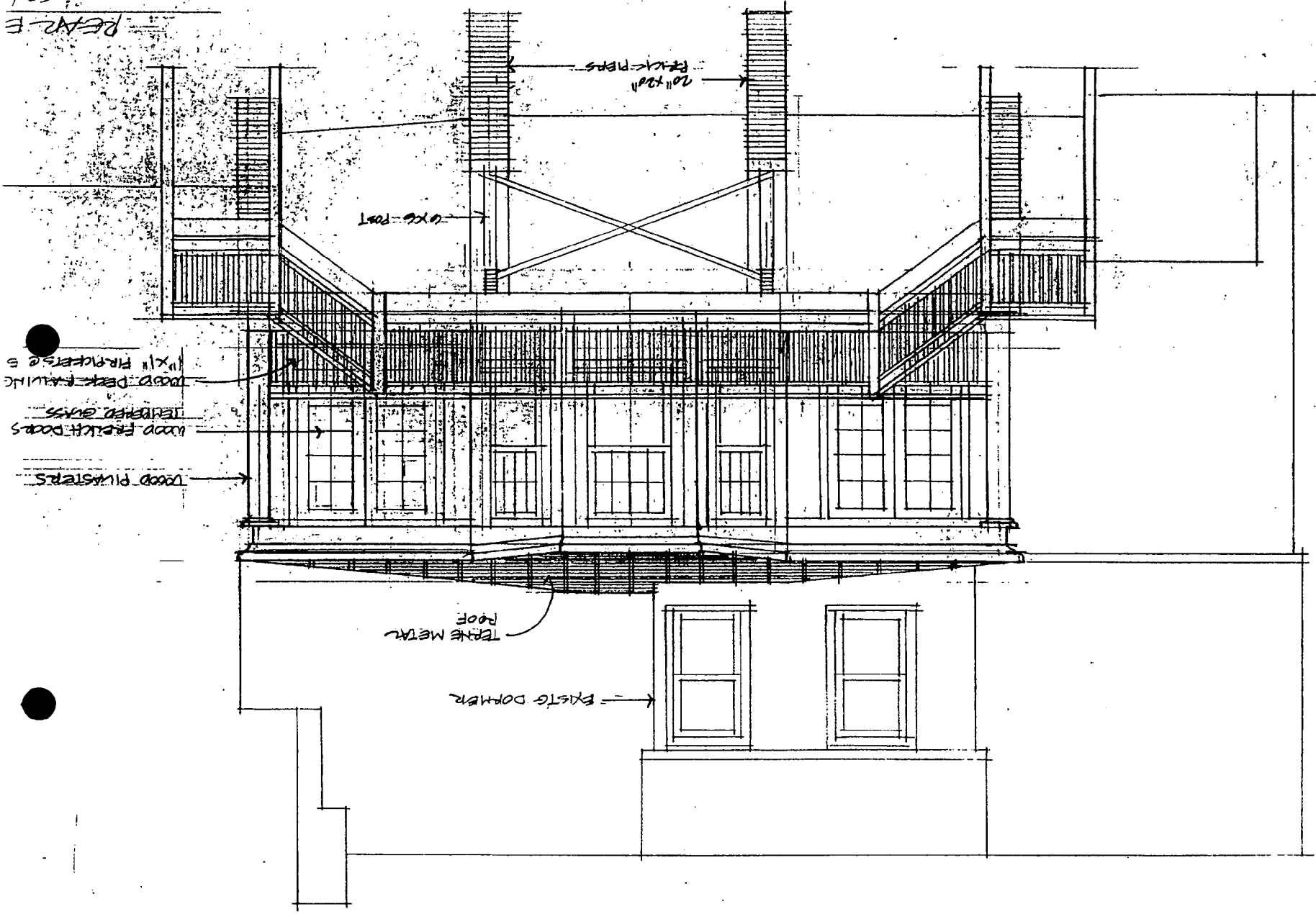


EXISTING REAR FACADE

Scale

REAR E

01



WOOD PIVOTS
 WOOD FRAMING DOORS
 TEMPERED GLASS
 WOOD DECK RAILING
 1 1/2" FRAMING

12'-0" ROOF

12" x 12" FRAMING PIPES

TRUSS METAL
ROOF

EXISTING DORMER



11



12

7218 CEDAR AVE

LIST OF ADJACENT & CONFRONTING OWNERS

7300 BIRCH AVE - LAWRENCE PRENSKY & ANN STOLZ

7221 CEDAR AVE - PETER S. & S.S. BANWELL

(2)

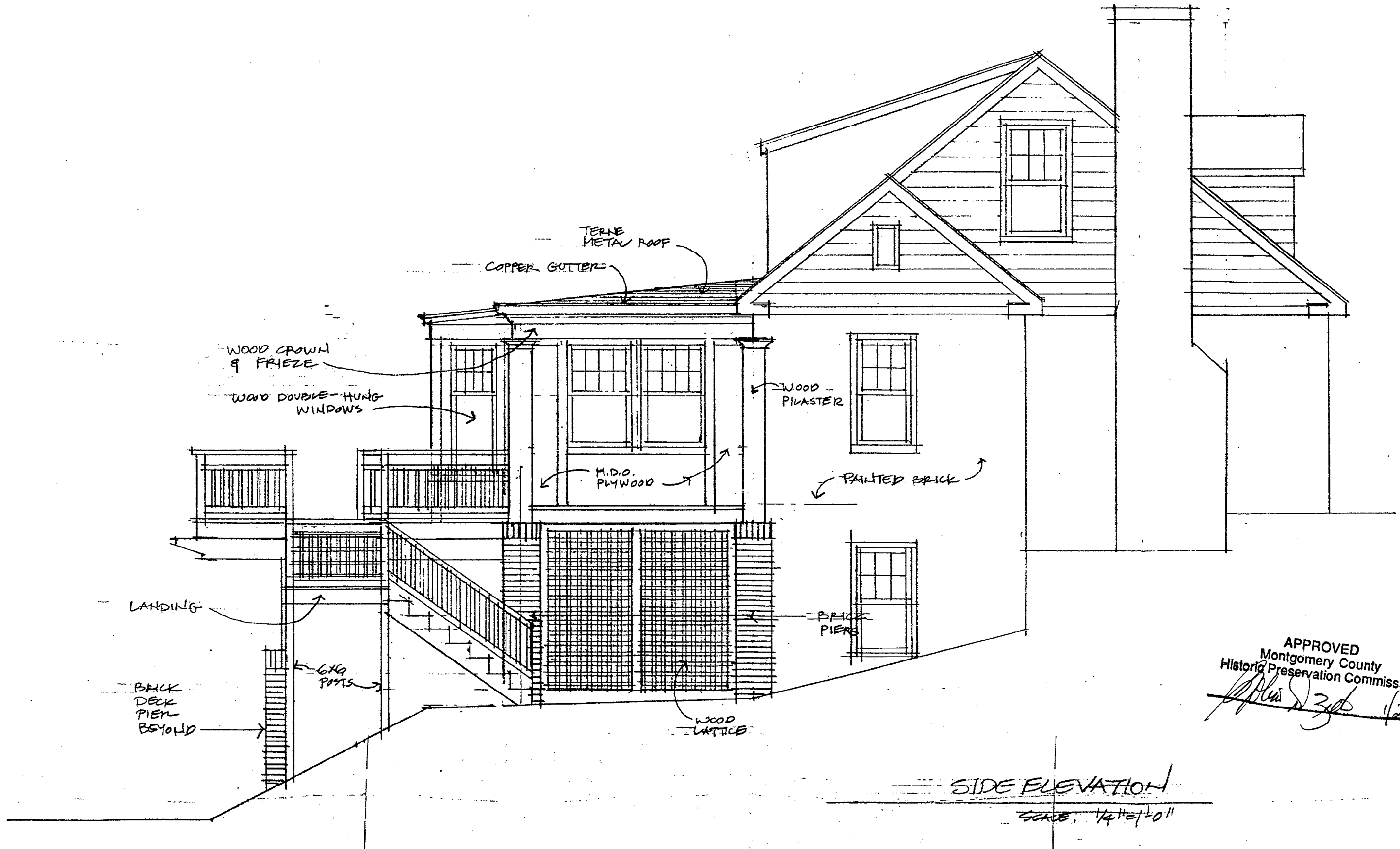
7301 CEDAR AVE - MEYER & L.M. EUDEN

7217 CEDAR AVE - SHIRLEY TRUE

(2)

7214 CEDAR AVE - EDWARD FAINE

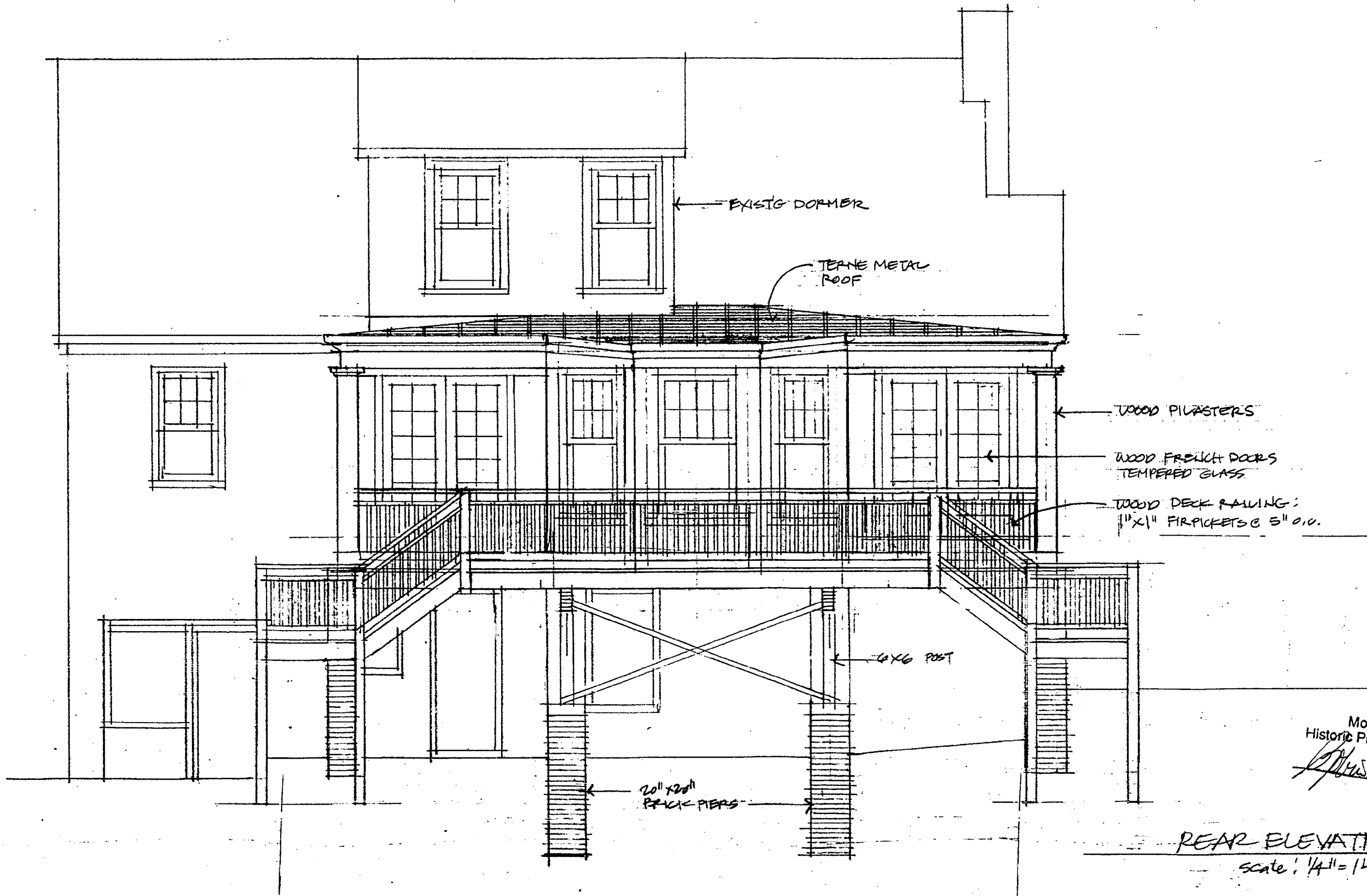
(2)



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 3/26 1/23/97

SIDE ELEVATION

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



← EXIST'G DORMER

TERNE METAL ROOF

← WOOD PILASTERS

← WOOD FRENCH DOORS
TEMPERED GLASS

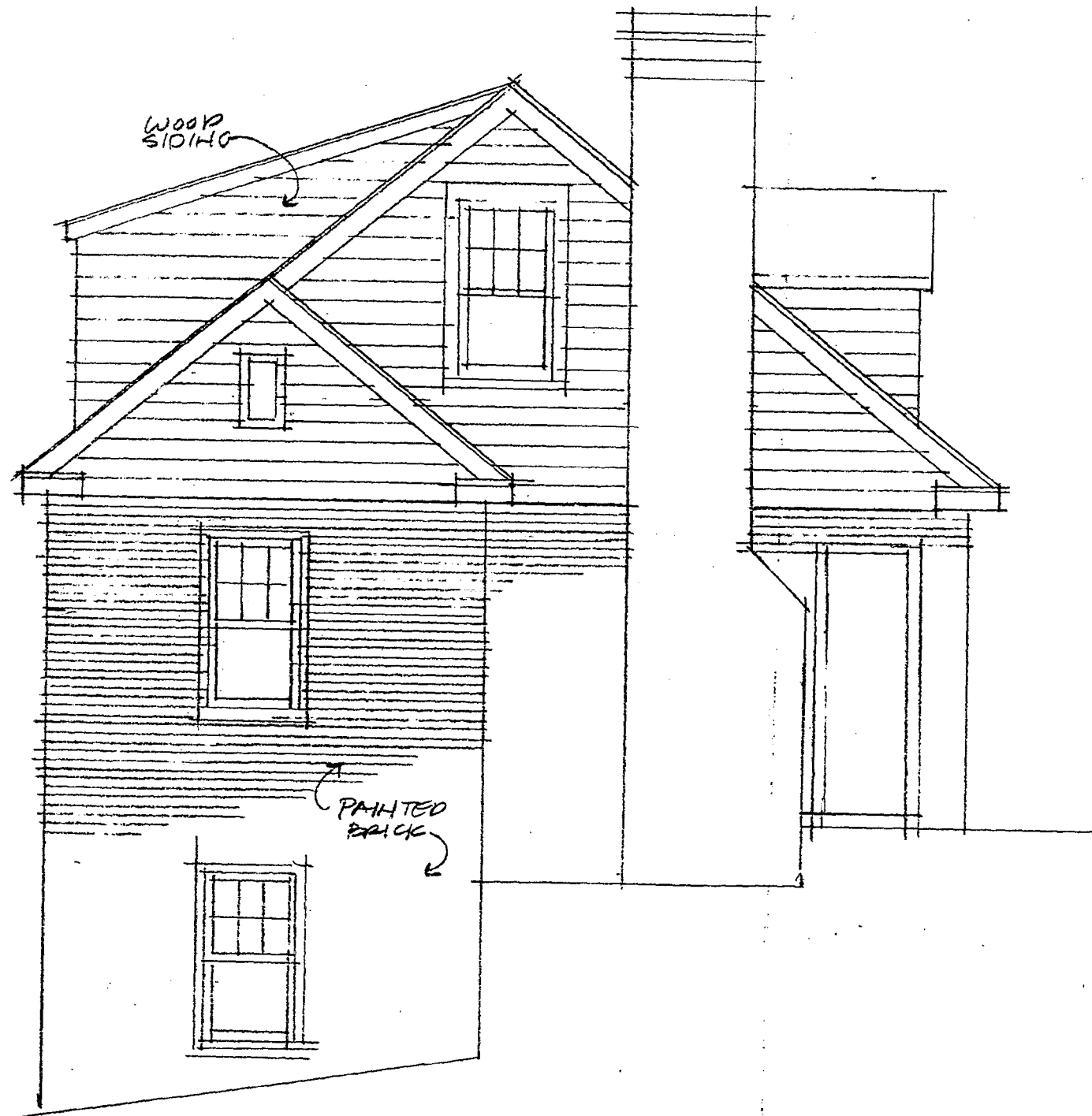
← WOOD DECK RAILING:
1"X1" FIR PICKETS @ 5" O.D.

← 4X6 POST

← 20" X 20"
BRICK PIERS

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 3/23/97

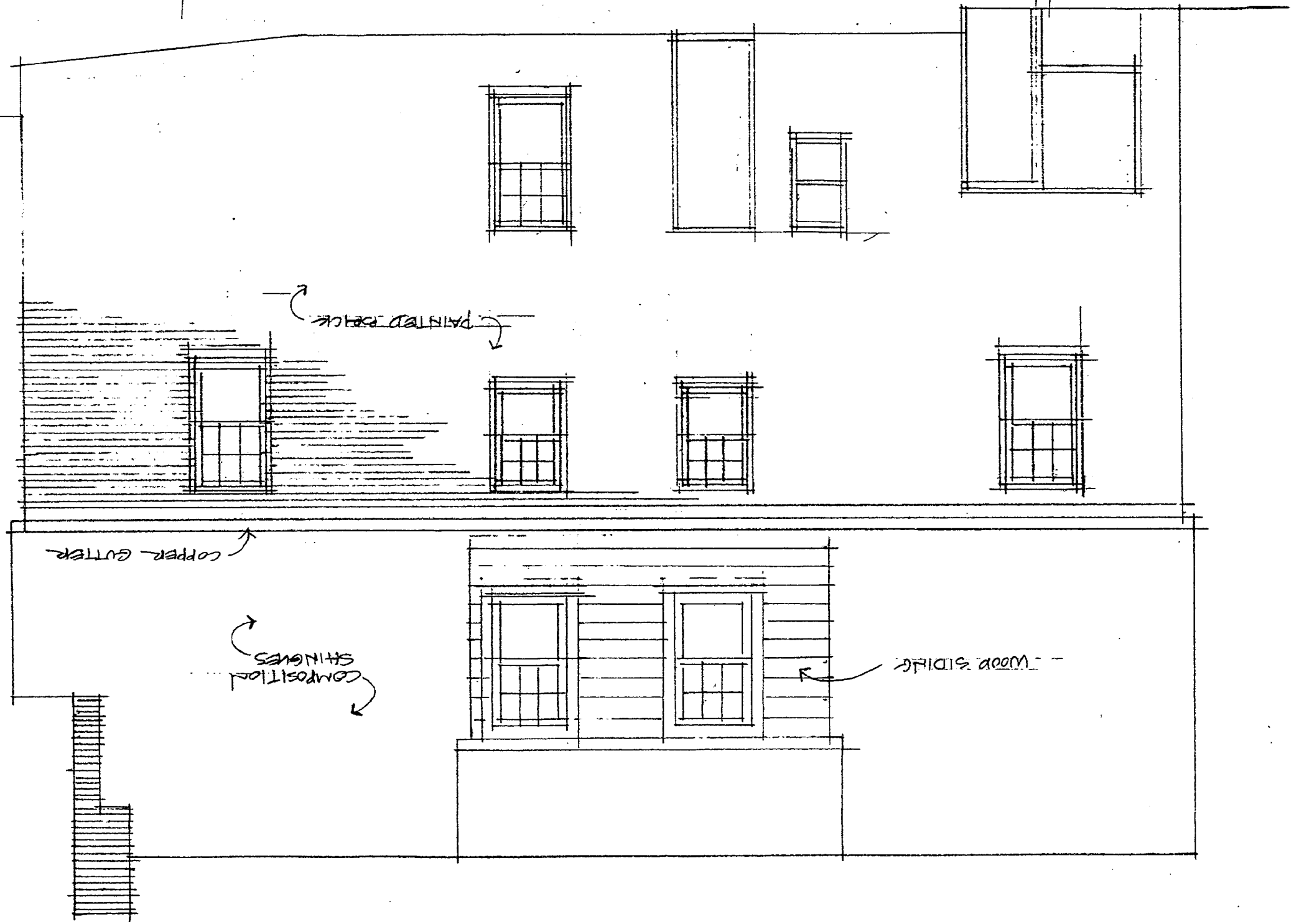
REAR ELEVATION
scale: 1/4" = 1'-0"



EXIST'G SIDE ELEVATION

- scale 1/4" = 1'-0"

EXISTING REAR ELEVATION



PAINTED BRICK

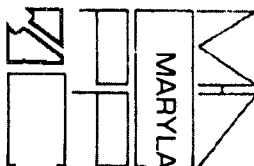
WOOD SIDING

COMPOSITE SHINGLES

COPPER GUTTER



8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION





