

37/3-98H 7212 Cedar Avenue
(Takoma Park Historic District)

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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) 485-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER Robert M. Thomas, Jr. DAYTIME TELEPHONE NO. Moved to Boston - 242 280 280
202-625-1200 2000
 ADDRESS 7212 Cedar Avenue Takoma Park MD 20912
 CITY STATE ZIP CODE
 CONTRACTOR (self) TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER _____ STREET _____
 TOWN/CITY _____ NEAREST CROSS STREET Tulip Avenue
 LOT 16 & parts of 17, 18, 19 BLOCK 6 SUBDIVISION BF Gilbert's addition to Takoma Park
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: 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 \$ 4,500
 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.

Robert M. Thomas, Jr. Signature of owner or authorized agent Feb. 20, 1998 Date

APPROVED For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 3/11/98
 APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



**Expedited
Historic Preservation Commission Staff Report**

Address: 7212 Cedar Avenue, Takoma Park **Meeting Date:** 03/11/98
Resource: Takoma Park Historic District **Public Notice:** 02/25/98
Case Number: 37/3-98H **Report Date:** 03/04/98
Review: HAWP **Tax Credit:** None
Applicant: Robert M. Thomas, Jr. **Staff:** Perry Kephart

DATE OF CONSTRUCTION: Circa 1890.

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Three-story, wood frame Queen Anne residence with wood lapped and shingle siding. Wraparound front porch with bracketed porch supports with fretwork. There is a left side bay and a recent to the rear of the original resource. The roof throughout is of composite shingle.

PROPOSAL: Construct a 10' x 10' cantilevered rear wood deck and steps as an extension to an existing rear deck. The proposed deck would be at a lower level than the present deck, allowing access to the gardens on the lower levels. A deck railing with inset 2x2 pickets is proposed around the perimeter of the deck. Also proposed is modification of the existing railing to narrow the space between the pickets to 4".

RECOMMENDATION:

- Approval
- Approval with conditions:

- 1.
- 2.
- 3.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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:

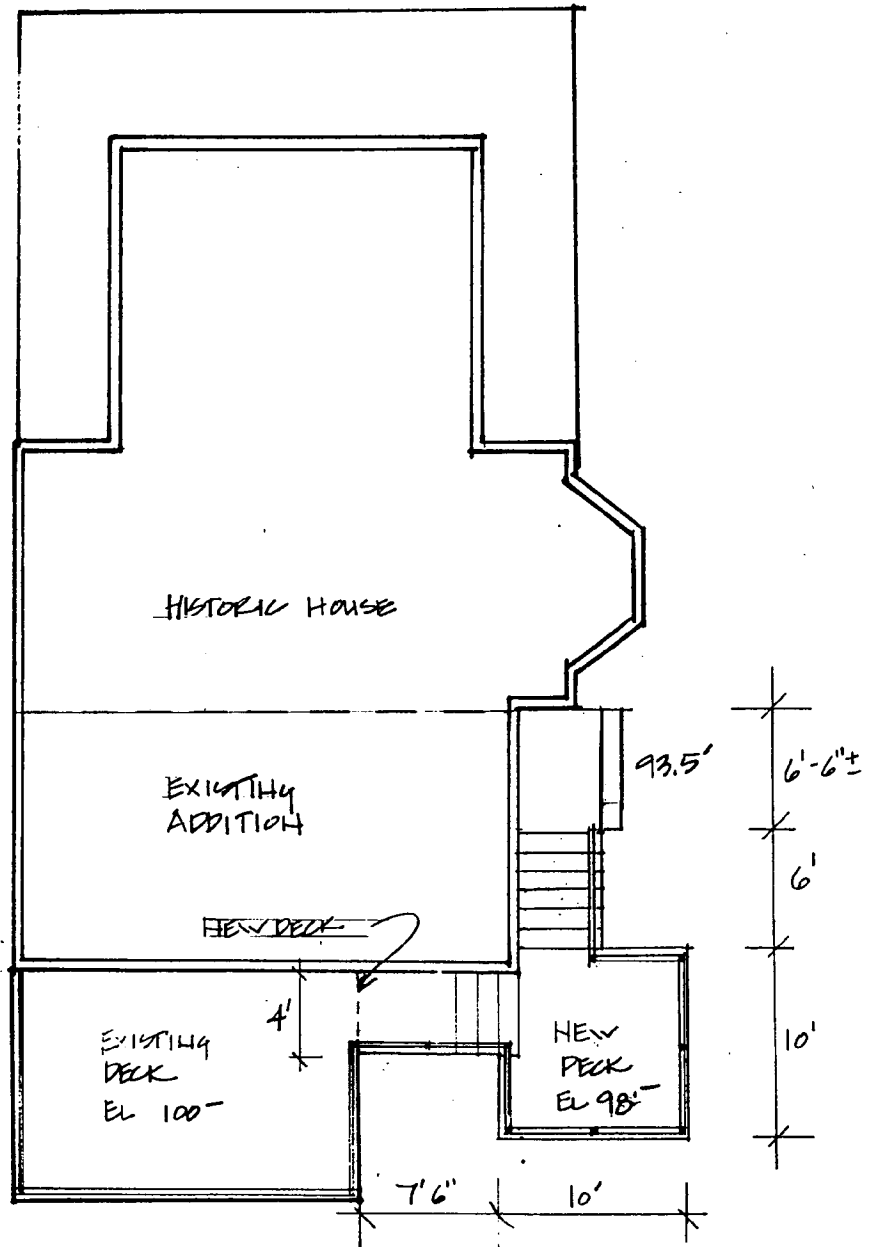
- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic 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.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



DECK PLAN

HOPPLI-THOMAS RESIDENCE
 7212 CEDAR AVE
 TAKOMA PARK, MD 20912

SCALE: 1"=10'-0"
 2-18-98

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 3/11/98

February 18, 1998

Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

**JORDAN
HONEYMAN**
Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Re: Hoppin / Thomas Residence
7212 Cedar Ave.
Takoma Park, MD 20912

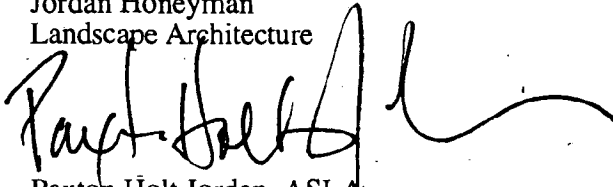
Dear Commissioners & Staff:

Below is the project description for the Hoppin / Thomas Residence in Takoma Park Historic District. It is as follows:

1. Provide access from the existing deck to the rear yard by constructing a new 10' X 10' deck with access to the existing upper deck and to the side yard.
2. Handrail on steps will be inset 2" x 2" pickets spaced with a maximum space of 4".
3. Respace pickets on the existing deck with a maximum space of 4".
4. Cantilevered beams and joists are proposed to minimize the decks mass and appearance. No new lattice is proposed for under the deck.

Thank you for your consideration.

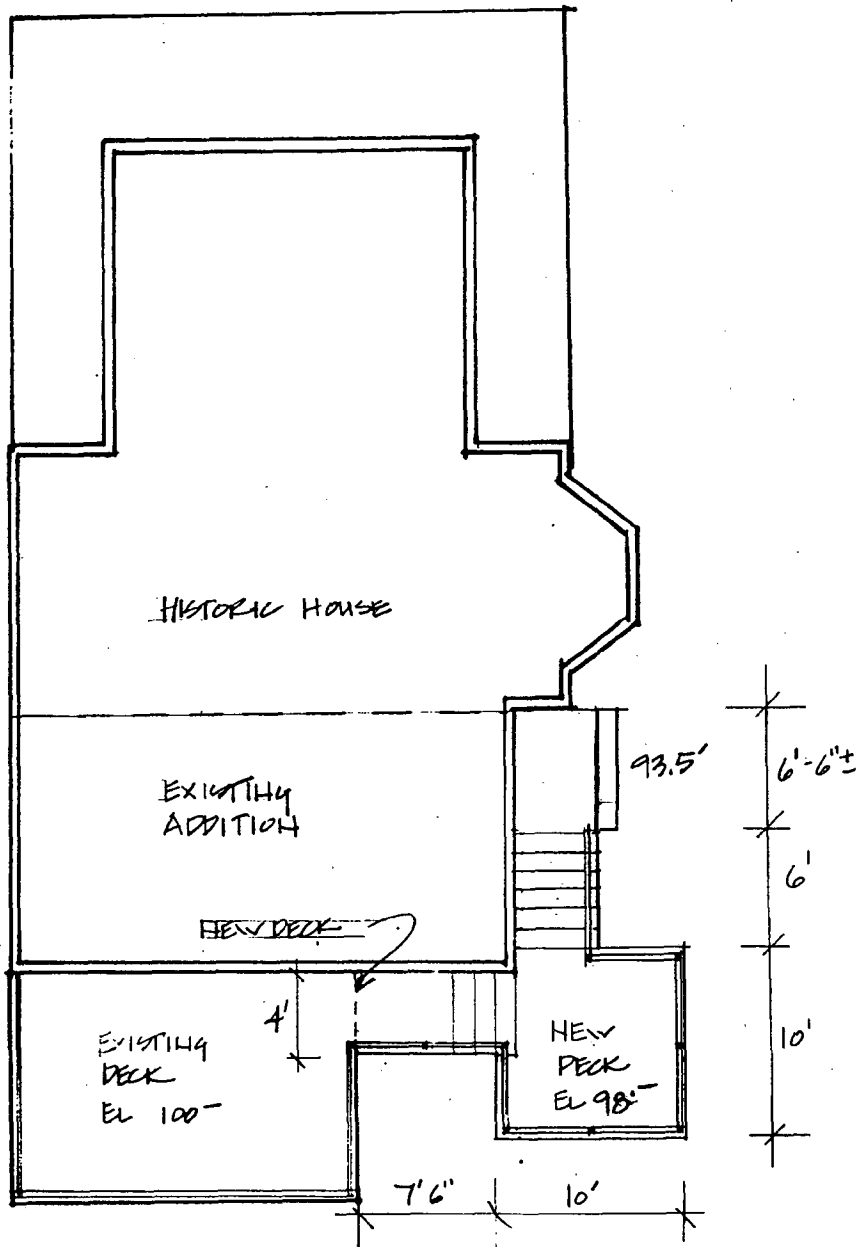
Sincerely,
Jordan Honeyman
Landscape Architecture



Paxton Holt Jordan, ASLA
Partner

Historic Preservation Commission, Montgomery Co., MD

(B)



DECK PLAN

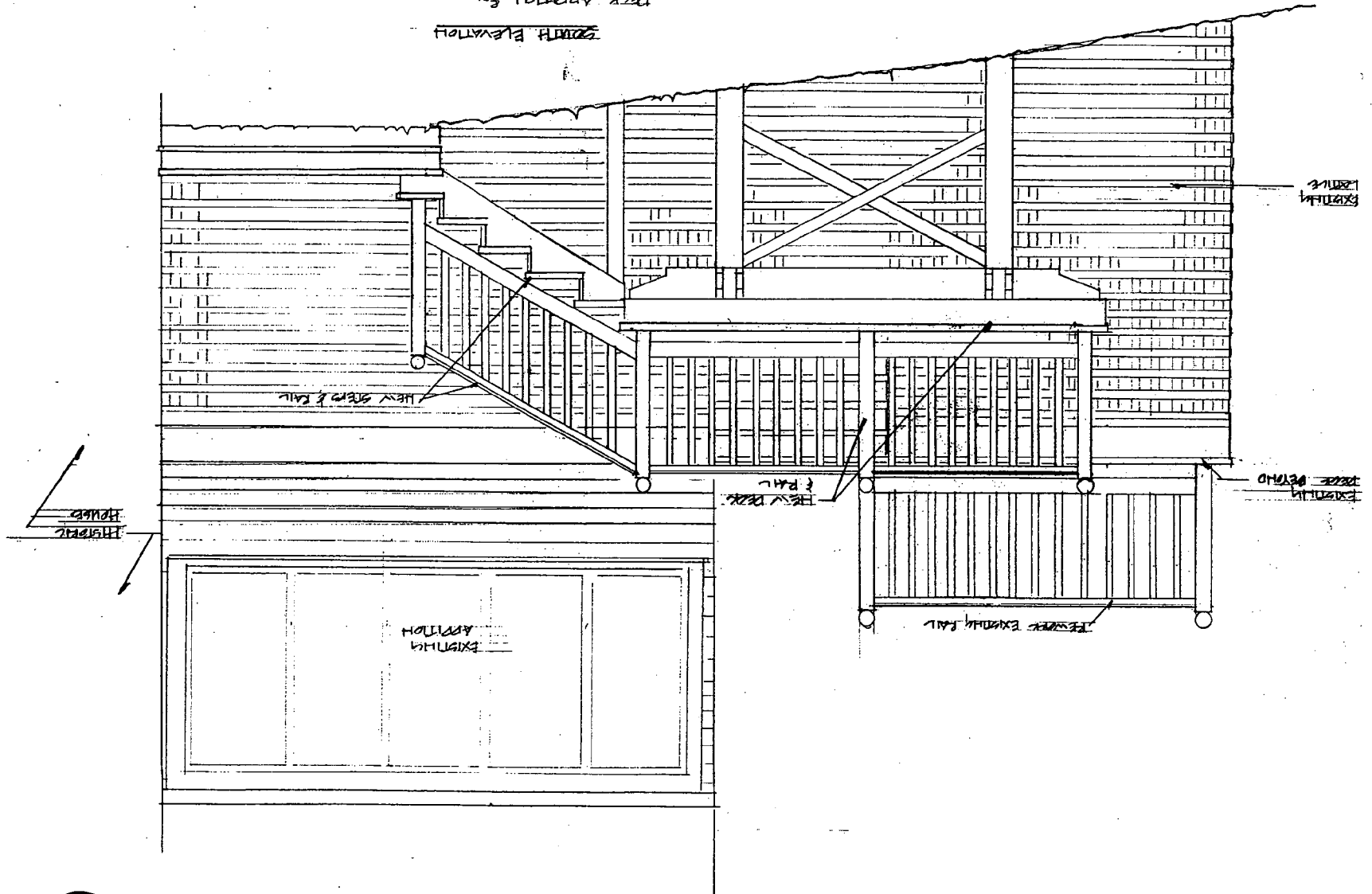
HOPPIN-THOMAS RESIDENCE
 7212 CEDAR AVE
 TAKOMA PARK, MD 20912

SCALE: 1"=10'-0"
 2-18-98

2-18-98
DATE: 4/11/02

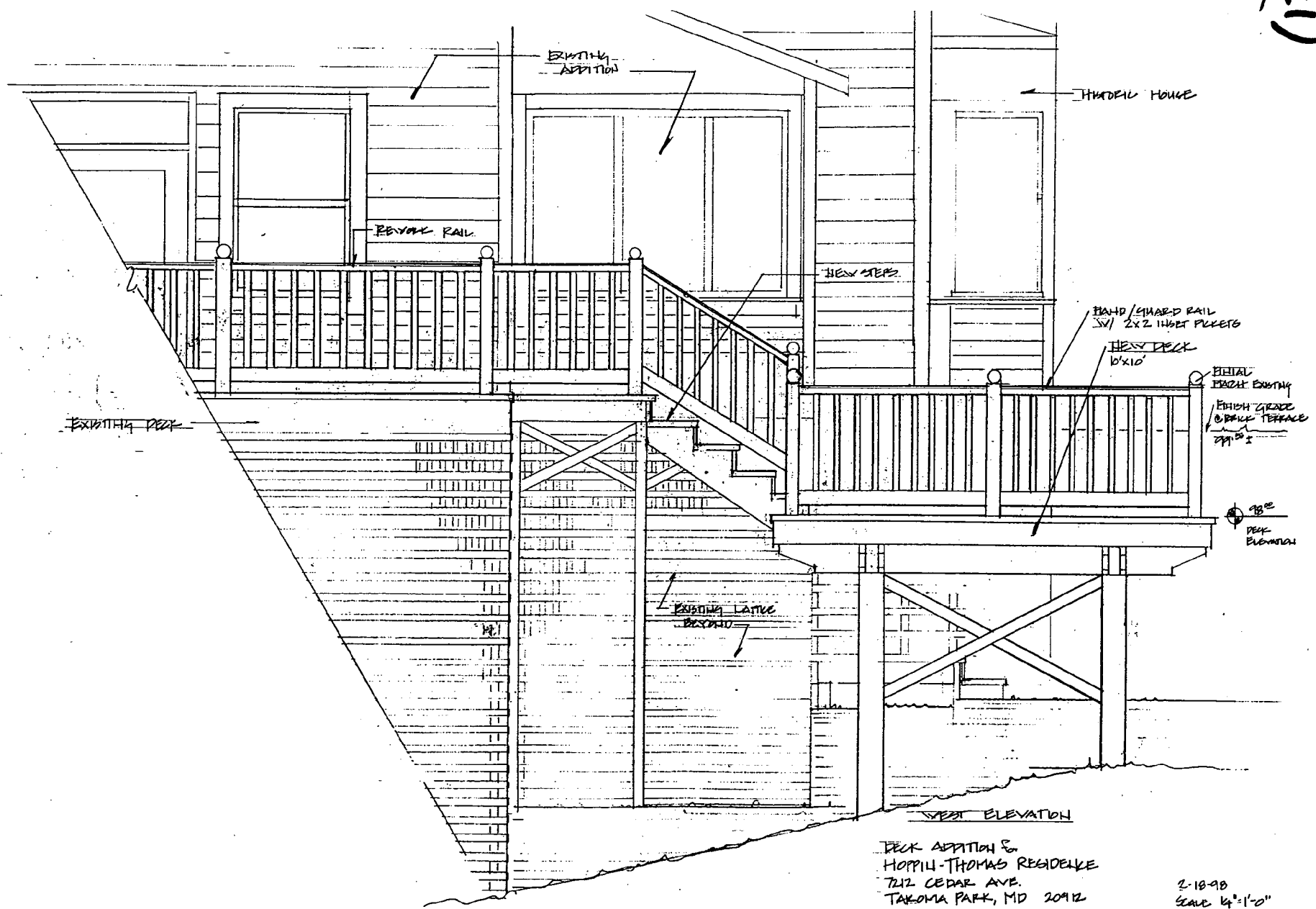
DECK ADDITION FOR
HOPPIN THOMAS FEATHERS
7212 CEDAR AVENUE
TAKOMA PARK, MD 20912

SOUTH ELEVATION



(11)

(12)



February 18, 1998
Page 2

LIST OF PHOTOGRAPHS

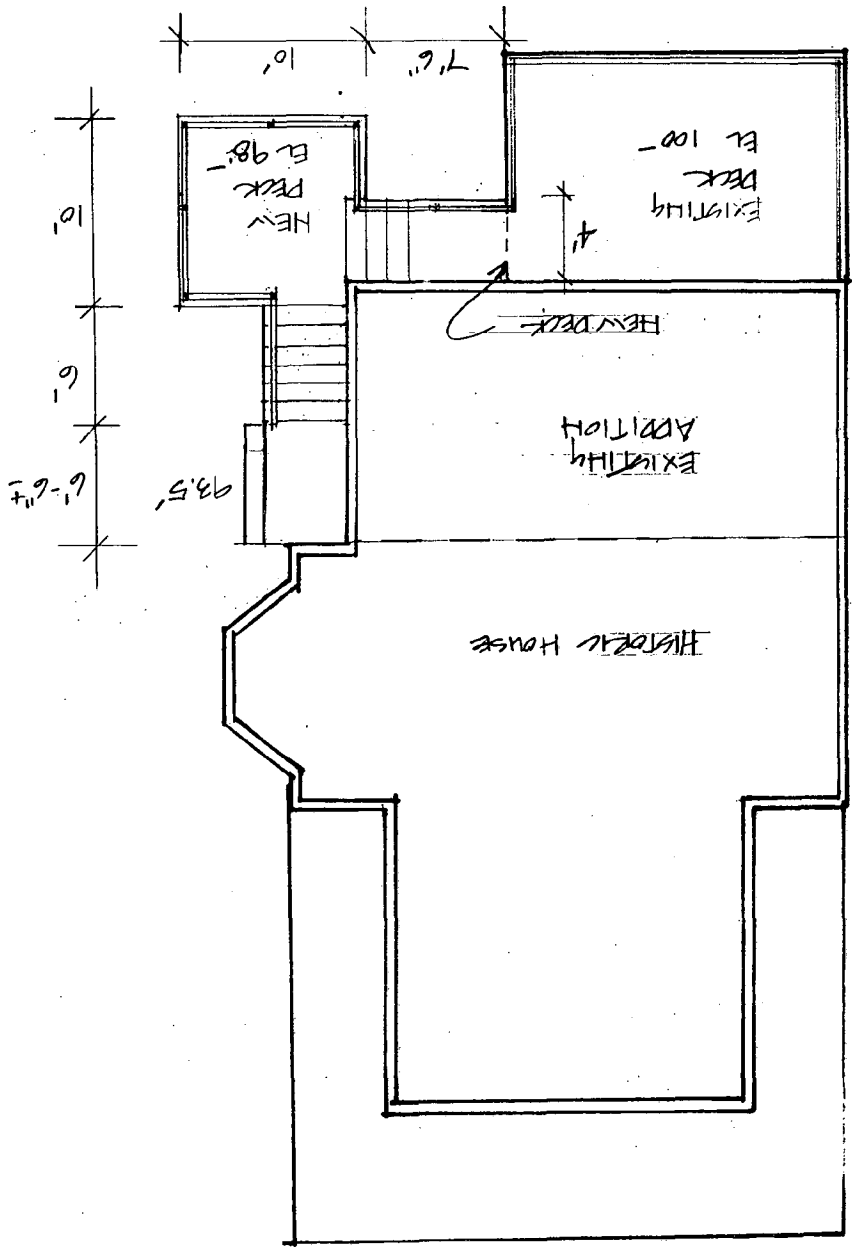
1. Perspective image of the front of 7212 Cedar Ave.
2. South elevation of house; Proposed steps are in front of the existing addition. The proposed 10' X 10' deck is to the west of the addition.
3. Perspective image of the south elevation. Note that the existing brick terrace is higher than the proposed deck.
4. West facade of house and image of the existing deck.



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APRIL-THOMAS RESIDENCE
7212 CEDAR AVE
TAYLOR PARK, MD 20912
2-18-98
SCALE: 1"=10'-0"

DECK PLAN



February 18, 1998
Page 2

LIST OF PHOTOGRAPHS

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DAYTIME TELEPHONE NO. () _____

TAX ACCOUNT # _____
NAME OF PROPERTY OWNER Robert M. Thomas, Jr. DAYTIME TELEPHONE NO. (202) 625-1200

ADDRESS 7212 Cedar Avenue Takoma Park MD 20912
CITY STATE ZIP CODE

CONTRACTOR (self) TELEPHONE NO. () _____

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER _____ STREET _____

TOWN/CITY _____ NEAREST CROSS STREET Tulip Avenue

LOT 16 & part of 17, 15, 16, 17 & 18 BLOCK 6 SUBDIVISION BF Gilberts addition to Takoma Park

LIBER _____ FOLIO _____ PARCEL _____

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Robert M. Thomas, Jr.
Signature of owner or authorized agent

Feb. 20, 1998
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

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

We wish to extend our ^{rear} existing deck, with steps and an extension off the steps (see diagram) to afford greater access to the garden and yard. This will not affect the historic nature of the house.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Victorian home, built circa 1890, with major addition constructed by previous owners around 1988. Lot = approx. one acre.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Frank Benardcheck
Cedar Avenue
Takoma Park MD 20912

Mr. & Mrs. R. Augustine
7204 Cedar Avenue
Takoma Park MD 20912

Mr. E. Faine
7214 Cedar Avenue
Takoma Park MD 20912

Pete & Louise Munger
106 Tulip Avenue
Takoma Park MD 20912

Steve & J. Lee Newell
7213 Holly Avenue
Takoma Park MD 20912

Jim Kelley
1 Barclay Avenue
Takoma Park MD 20912

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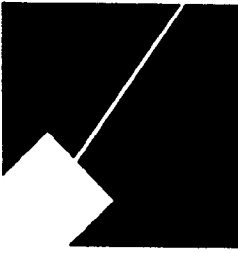
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1 Barclay Avenue
Takoma Park MD 20912

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 3-11-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



**JORDAN
HONEYMAN**
Landscape Architecture

1003 K St. NW
Suite 840
Washington, DC 20001
202.737.0451
202.737.0452 FAX

LETTER OF TRANSMITTAL

DATE	3/12/98	JOB NO.
ATTENTION		
RE:		

TO PERRY

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2	3/11/98		Deck Drawing for stamp approval for Bldg Permit

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS PERRY Nick Carson w/ Carson Associates may come & pick up from you so he can obtain a building permit in Rockville.

~~# he doesn't please put in mail to my office in kind of doing~~

COPY TO _____

SIGNED: Holt