

37/3-98PP 7109 Cedar Avenue  
(Takoma Park Historic District)



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 10-16-98

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator *GW*  
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: D. Cunningham & M. Hennessey

Address: 7109 Cedar Avenue, Takoma Park MD. 20912

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than 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 Rick Leonard  
 DAYTIME TELEPHONE NO. (301) 270-4799  
 TAX ACCOUNT # \_\_\_\_\_  
 NAME OF PROPERTY OWNER DANIEL CUNNINGHAM + DAYTIME TELEPHONE NO. (301) 588-7877  
MARY HENNESSEY  
 ADDRESS 7109 CEDAR AVE. TAKOMA PARK MD 20912  
CITY STATE ZIP CODE  
 CONTRACTOR HERITAGE BUILDING & RENOVATION, INC. TELEPHONE NO. (301) 270-4799  
 CONTRACTOR REGISTRATION NUMBER MHC 32422  
 AGENT FOR OWNER Rick Leonard DAYTIME TELEPHONE NO. (301) 270-4799

**LOCATION OF BUILDING/PREMISE**

HOUSE NUMBER 7109 STREET CEDAR AVE.  
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET EASTERN AVE.  
 LOT 27 BLOCK 4 SUBDIVISION \_\_\_\_\_  
 LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL ELECTION DIST. 13

**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/Well (complete Section 4) Single Family Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ 14550.<sup>00</sup>  
 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 (X) WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_  
 2B. TYPE OF WATER SUPPLY 01 (X) 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 9-23-98 Date

APPROVED X For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 10-14-98

APPLICATION/PERMIT NO: 9809230078 DATE FILED: 11/23/98 DATE ISSUED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

37/3. 98PP

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: 10-16-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *GW*  
Historic Preservation Section

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

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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!

**EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 7109 Cedar Avenue Meeting Date: 10/14/98  
Resource: Takoma Park Historic District Review: HAWP  
Case Number: 37/3-98PP Tax Credit: No  
Public Notice: 9/30/98 Report Date: 10/7/98  
Applicant: Daniel Cunningham & Mary Hennessey Staff: Robin D. Ziek  
PROPOSAL: Renovate rear mud room RECOMMENDATIONS: APPROVAL

**DATE OF CONSTRUCTION:** c1915

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

**ARCHITECTURAL DESCRIPTION:** 2-story Colonial Revival

**PROPOSAL:** Remove existing casement windows in rear mud room, and replace with new windows and siding to match the existing house.

**RECOMMENDATION:** The rear mud room has been altered in the past with the addition of casement windows. The present proposal will accommodate a new installation of a bathroom in part of the mud room, without changing the footprint or massing of the mud room.

Approval  
 Approval with conditions:

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

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Rick Leonard  
 DAYTIME TELEPHONE NO. (301) 270-4799

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER DANIEL CUNNINGHAM + MARY HENNESSEY DAYTIME TELEPHONE NO. (301) 588-7977

ADDRESS 7109 CEDAR AVE. TAKOMA PARK MD 20912  
CITY STATE ZIP CODE

CONTRACTOR HERITAGE BUILDING & RENOVATION, INC. TELEPHONE NO. (301) 270-4799

CONTRACTOR REGISTRATION NUMBER MHC 32422

AGENT FOR OWNER Rick Leonard DAYTIME TELEPHONE NO. (301) 270-4799

## LOCATION OF BUILDING/PREMISE

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TOWN/CITY TAKOMA PARK NEAREST CROSS STREET EASTERN AVE.

LOT 27 BLOCK 4 SUBDIVISION \_\_\_\_\_

LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL ELECTION DIST. 13

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 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other \_\_\_\_\_

1B. CONSTRUCTION COST ESTIMATE \$ 14,550.<sup>00</sup>

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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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

9-23-98  
 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

(2)

**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:

C. 1915 COL. REV. CAT. 2 EXISTING REAR 1 STORY ADDITION  
DOES NOT MATCH HOUSE

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

ADDITION WILL HAVE NEW SIDING AND WINDOWS INSTALLED TO  
MATCH HOUSE

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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**

3

Adi + Corp. Inc 7109 Cedar Ave

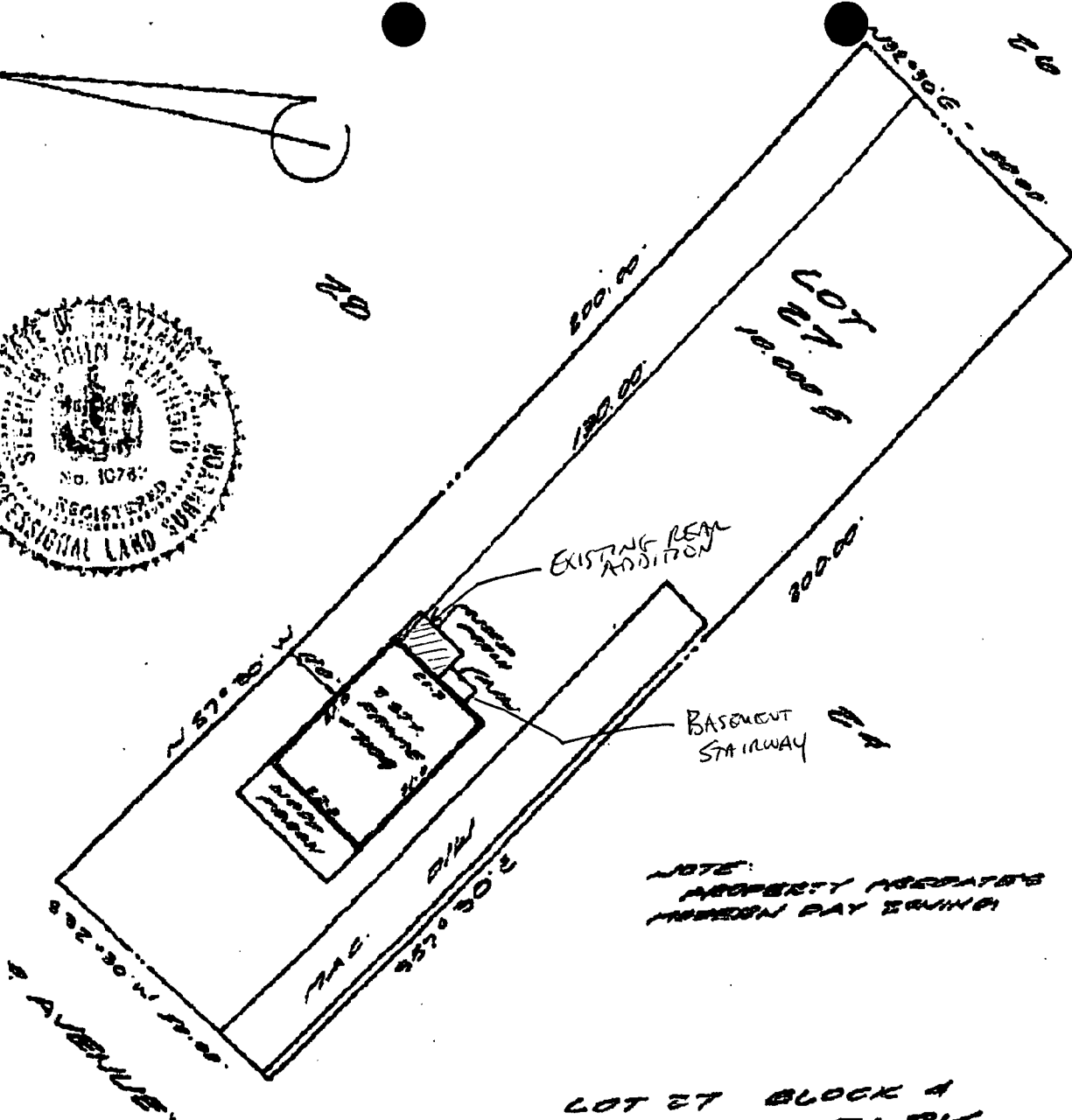
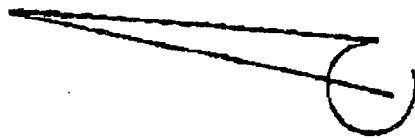
7107

7111

7108 Cedar Ave

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LOT 27 BLOCK 4  
TAKOMA PARK

### Surveyor's Certification

I certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie in a 100-year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

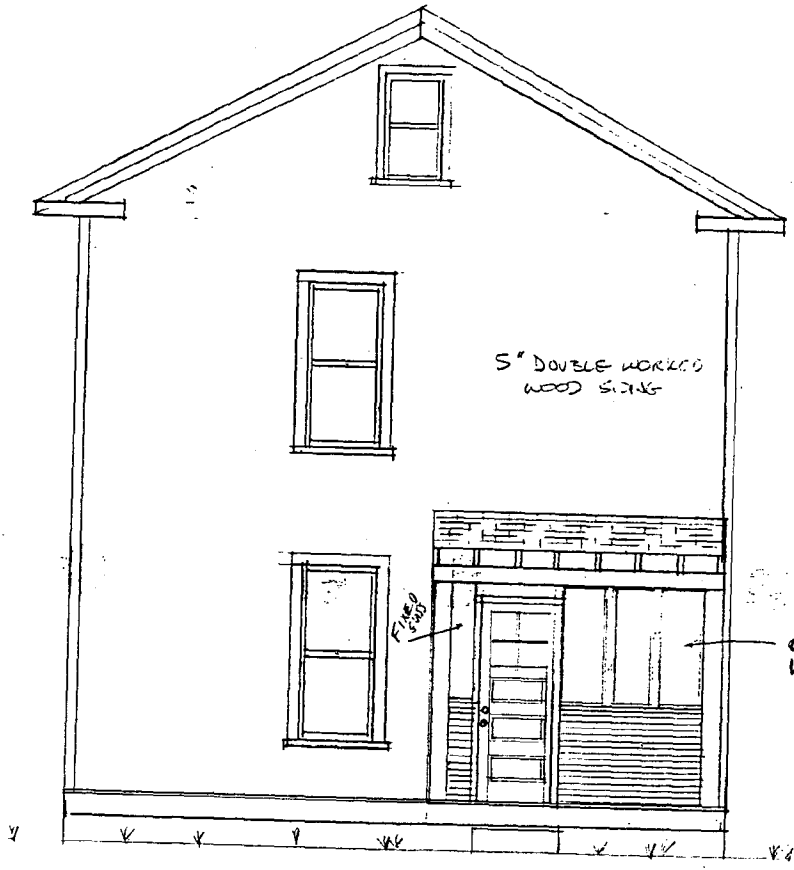
9.30.98  
Date

*Stephen J. Wenzel*  
 Stephen J. Wenzel  
 Maryland RLS Reg. No. 10767

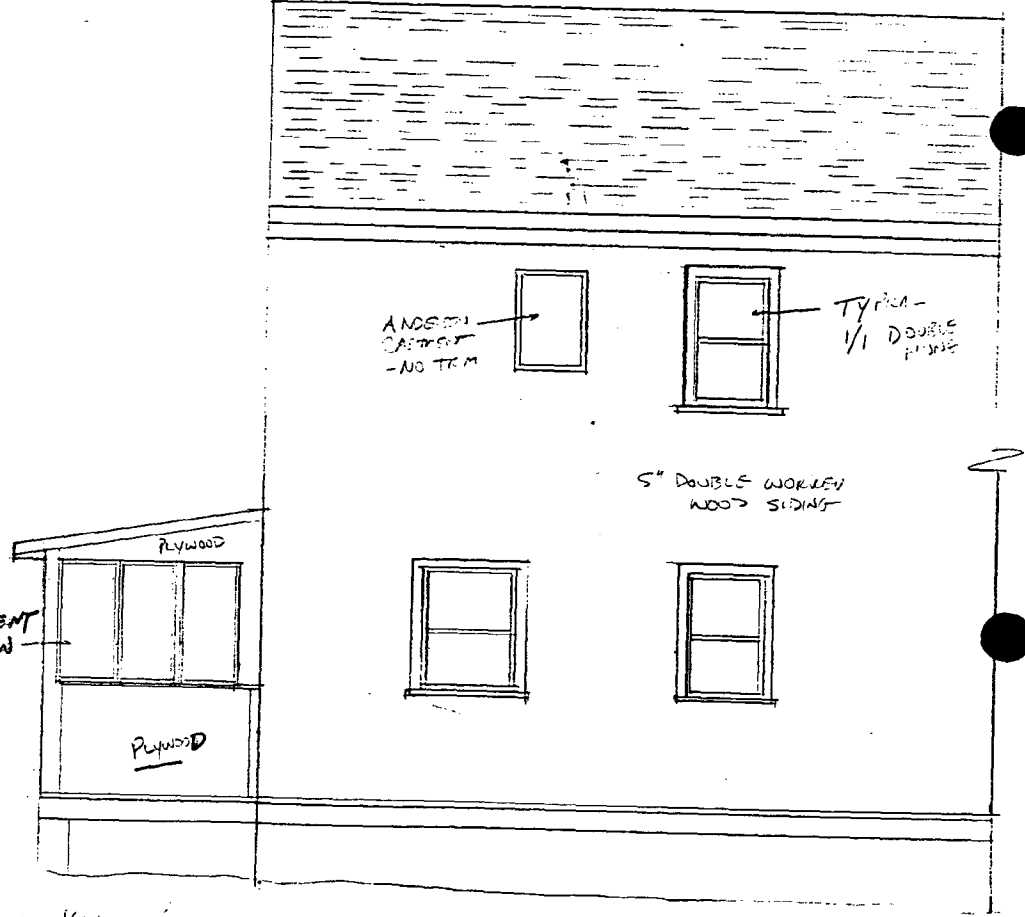


NO TITLE REPORT FURNISHED

CUNNINGHAM / KENNEDY PROJECT  
7109 CEDAR AVE  
TALONIA PARK, MD



EXISTING REAR ELEVATION



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

PARTIAL EXISTING NORTH ELEVATION SIDE

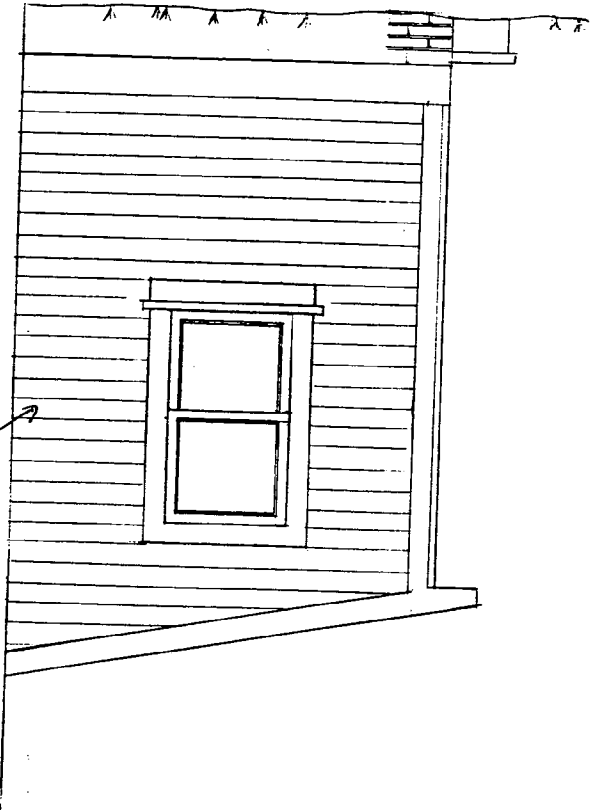
EXISTING SIDE ELEVATION

17

7

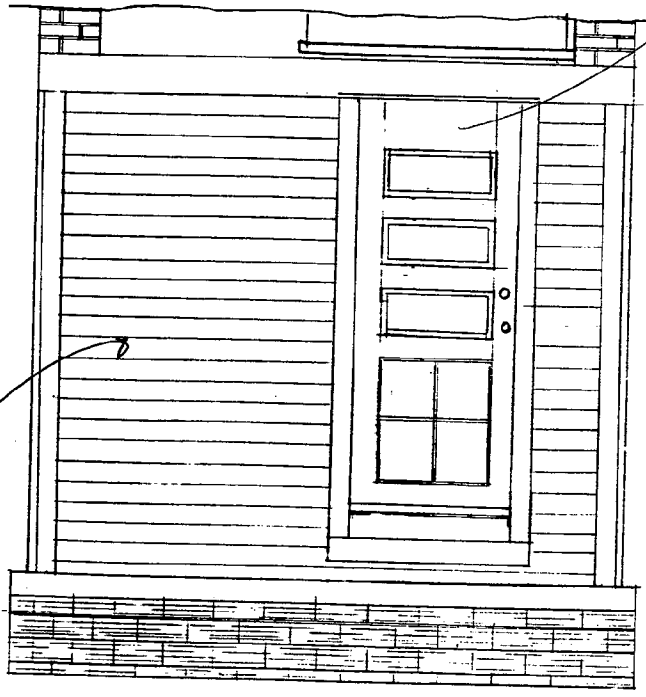
PROPOSED ELEVATIONS

NORTH ELEVATION  
SIDE



REMOVE EXISTING CASEMENT + WINDOWS + REPLACE W/ 1 DOUBLE-HUNG. PLACE SIDING TO MATCH EXISTING

EXISTING DOOR TO REMAIN  
REAR ELEVATION



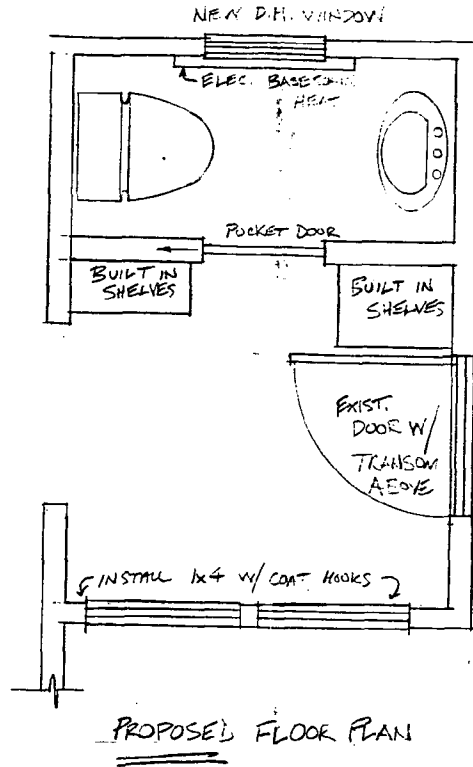
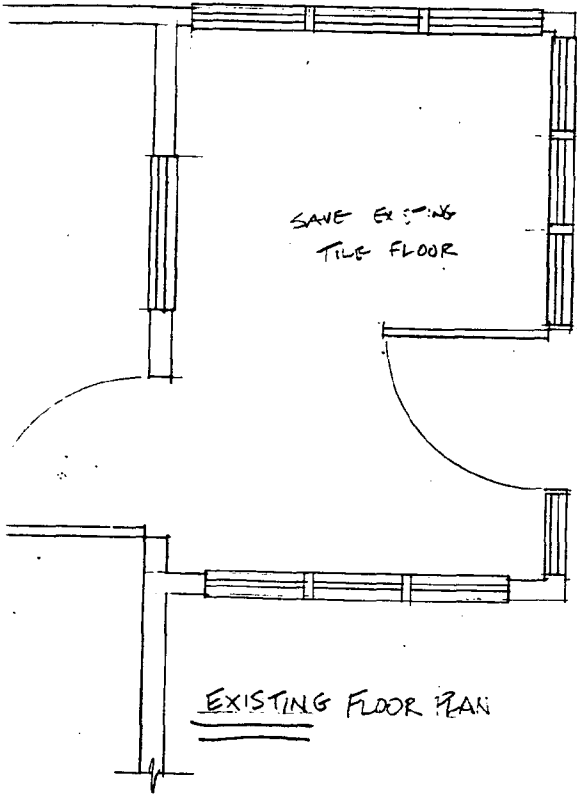
REMOVE EXISTING CASEMENT + WINDOWS. RESIDE TO MATCH EXISTING

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

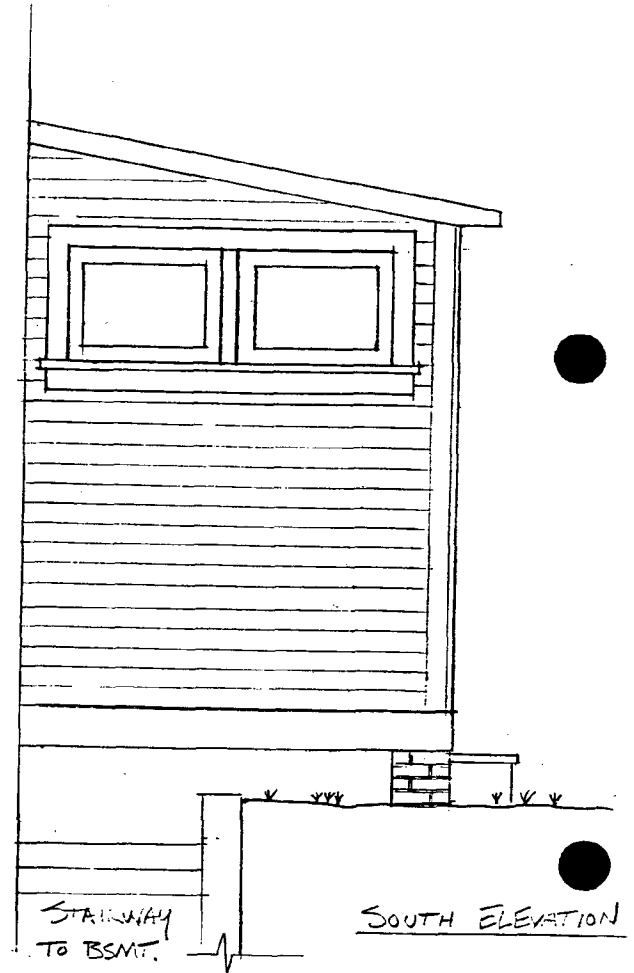
APPROVED  
Montgomery County  
Historic Preservation Commission

2010/10/19/198

CUNNINGHAM/HENNESSEY  
7109 CEDAR AVE.  
TAYLOR, MISSOURI  
827798



SCALE: 1/2" = 1'0"



APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* P12  
10/19/98

CUNNINGHAM / HENNESSEY  
7109 CEDAR AVE.  
TAKOMA PARK, MD

8-29-98

PROPOSED SIDE  
ELEVATION

2



7109 CEDAR AVE  
NORTH ELEVATION



7109 CEDAR AVE  
SOUTH ELEVATION



REAR

FACES  
SE



7109 CEDAR AVE  
NORTH ELEVATION



7109 CEDAR AVE

SOUTH ELEVATION





NE SIDE



REAR



SW SIDE