

37/3-95W 7215 Cedar Avenue  
Takoma Park Historic District



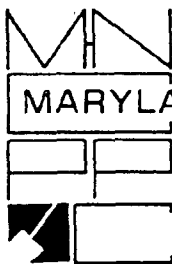
*7815 Cedar Ave.  
Takoma Park*

## Paul Gaiser, Architect

4963 ELM  
SUITE 103  
BETHESDA  
MARYLAND  
20814-2940

◆  
PHO. (301) 657-3020  
FAX (301) 913-2955  
CAR (301) 503-0626

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



DATE: July 13, 1995

**MEMORANDUM**

**TO:** Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

**FROM:** Gwen Marcus, <sup>RDM</sup> Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

**SUBJECT:** Historic Area Work Permit

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

Approved  Denied

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

Use wooden windows, 1/1 light

Use wood siding or Masonite Board siding, and paint.

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

Applicant: Amy + David Westbrook

Project Address: 7215 Cedar Avenue, Takoma Park

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (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**

*Call when ready for pickup*

CONTACT PERSON PAUL GAISSER  
 DAYTIME TELEPHONE NO. (301) 657-3000  
 TAX ACCOUNT # \_\_\_\_\_  
 NAME OF PROPERTY OWNER Mrs. DAVID WESTBROOK DAYTIME TELEPHONE NO. (202) 633-5866  
 ADDRESS 7215 CEDAR AVENUE  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
 CONTRACTOR TBD TELEPHONE NO. ( ) \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER PAUL GAISSER DAYTIME TELEPHONE NO. (301) 657-3000

LOCATION OF BUILDING/PREMISE  
 HOUSE NUMBER 7215 STREET CEDAR AVENUE  
 TOWN/CITY TRAYNS PARK, MD NEAREST CROSS STREET WOOD AVENUE  
 LOT 9 BLOCK 5 SUBDIVISION 25  
 LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CIRCLE ALL APPLICABLE: Construct  Extend  Alter/Renovate  Repair  Move  Wreck/Raze  Install  Revocable  Revision  Fence/Wall (complete Section 4)  Single Family  Other \_\_\_\_\_  
 CIRCLE ALL APPLICABLE: A/C  Slab  Room Addition  Woodburning Stove   
 1B. CONSTRUCTION COST ESTIMATE \$ 14,000  
 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.

Paul Gaiser Signature of owner or authorized agent 6-21-95 Date

APPROVED  W/conditions For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 7/13/95

APPLICATION/PERMIT NO: 9506210091 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:

EXISTING PROPERTY IS A NON CONTRIBUTING RESOURCE. IT IS A BUNGALOW WHICH HAS PREVIOUSLY BEEN MODIFIED WITH A LOW PITCHED 2ND STORY ADDITION TO REAR WHICH YIELDED 2 BEDROOMS UPSTAIRS. THIS ADDITION IS NOT IN THE SAME STYLE AS THE EXISTING HOUSE  
UPSTAIRS

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

HOUSE IS A NON CONTRIBUTING RESOURCE. ALL OF PROPOSED ADDITION IS TO THE REAR OF PROPERTY, AND FOLLOWS THE EXISTING ROOF LINE. SIDES ARE RECESSED 6" AND ENTIRE ADDITION IS NOT VISIBLE FROM THE FRONT AND BARELY VISIBLE FROM THE SIDES. THE NEW ROOF

**2. SITE PLAN** DOES NOT PROJECT UP ABOVE EXISTING ROOF. ALSO WE WOULD ADD 2 SKYLIGHTS (FRONT YARD NON-BURBLE) TO EXIST. REAR PORCH.  
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.

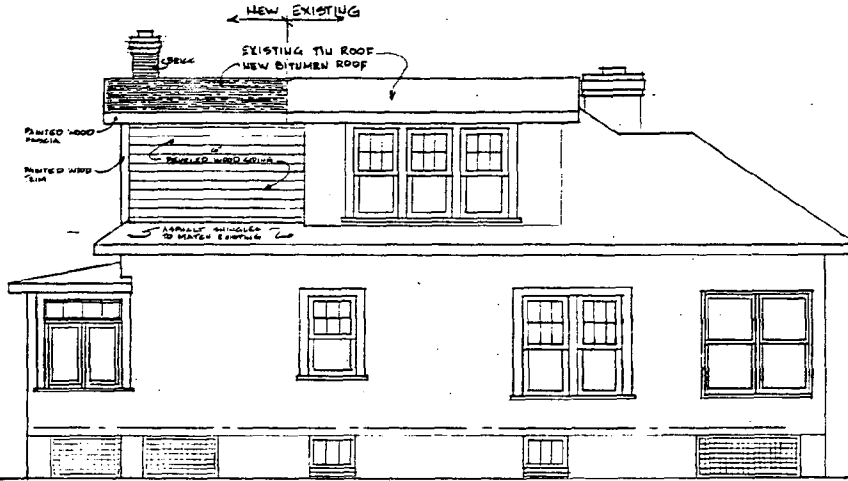
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.



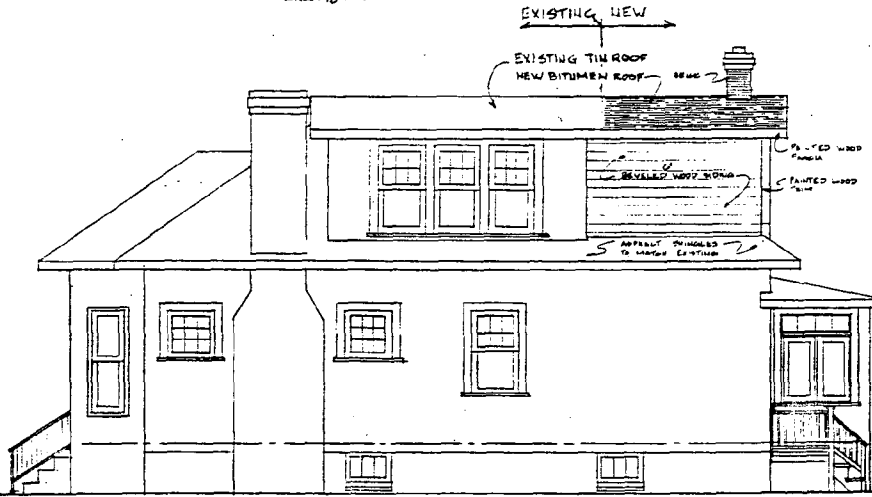
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Handwritten signature]* 7/13/95

REVISIONS	BY



1000 E.L.  
10075 100  
MONTGOMERY  
HARTLAND  
20911-0000  
P.O. BOX 10075  
P.A. 10075-0000

WESTBROOK  
ADDITION

PROPOSED  
ELEVATIONS

Date 6-21-95

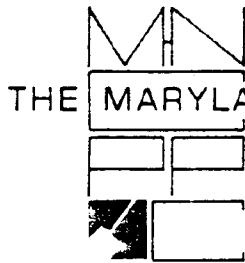
Scale AS NOTED

Drawn S.J.

Job

Sheet 3

Of 3 Sheets



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 13, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, <sup>Dot</sup>Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

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 Environmental Protection (DEP), 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 DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 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 495-4570.

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

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

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7215 Cedar Avenue

Meeting Date: 7/12/95

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-95W

Tax Credit: No

Public Notice: 6/28/95

Report Date: 7/5/95

Applicant: Amy and David Westbrook

Staff: Robin D. Ziek

**PROPOSAL:** Extend roof dormers to rear

**RECOMMEND:** APPROVAL w/  
conditions

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### BACKGROUND

**RESOURCE:** Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** ca. 1910s  
**SIGNIFICANCE:** **Non-Contributing Resource (major alterations)**

The property is located in the original 1883 B. F. Gilbert/Takoma Park subdivision, and reflects the typical pattern of infill development which characterizes Takoma Park. Cedar Avenue has several large victorian homes, as well as bungalow and revival style homes. This particular home is a small Colonial Revival hipped roof building, which was built originally as a single story dwelling. The attic space has already been expanded (sometime in the past) through the construction of two large side dormers. The house is currently sided in asbestos shingles.

### PROJECT DESCRIPTION

The owners propose to enlarge the living space on the second floor by extending the side dormers to the rear of the building. The actual footprint of the house would not be changed.

In addition, the owners propose to install two skylights in the existing roof. The skylights will be flat and conform to the shallow roof pitch, and will help to open up the attic rooms.

Materials: The owners propose to use 1/1 wooden windows at the rear. They propose to use cedar wood siding for the rear dormer addition, which would be painted.

No tree removal or disturbance is anticipated with the new addition.

### STAFF DISCUSSION

Staff has met with the owners' architect, Mr. Paul Gaiser, and discussed the HAWP process with him. The subject property would have been considered a secondary resource in the Takoma Park Historic District prior to changes and alterations which have occurred sometime in the past. At this point, the property is considered a Non-Contributing resource, and staff recommendations are based on that designation. The Owners are working under a tight schedule: they have recently purchased this house, and are expecting a child within the

①



month. Staff had suggested they have a Preliminary Consultation with the HPC, but they have elected to apply for the HAWP in an attempt to meet their schedule.

The proposal is limited in scope. All of the alterations in this proposal are to the rear of the building, and are compatible with the massing and materials of the existing structure. The proposed installation of skylights on the shallow-pitched existing roof should not be visible from the street because of the local topography. The house sits up from the road, and therefore the roof itself is not visible from the public right-of-way.

The owners had considered removal of a portion of the eaves at the rear of the structure, but have worked with their architect and builder to maintain the existing eaves. The eaves are the overhanging portion of the roof formed by the extension of the rafters beyond the limits of the wall. This overhang performs several functions, including weather and sunlight protection for the interior of the building as well as for the exterior siding. In addition, in this particular building where the underside of the eaves is finished with boards, the eaves provide a strong horizontal line which is a complement to the shallow hipped roof. This is a simple house, and much of its presence comes from its simple lines.

#### STAFF RECOMMENDATION

The proposal meets the Takoma Park Guidelines for Non-Contributing Resources that state:

most alterations and additions to Non-Contributing/Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required; and

major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way.

Staff recommends, with the following conditions, 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.

#### Conditions:

- 1) **The windows will be wood, 1/1 light.**
- 2) **The siding will be wood, or masonite board siding, which will be painted.**

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

*Call when ready for Pickups*

CONTACT PERSON PAUL GAISER  
DAYTIME TELEPHONE NO. (301) 657-3020

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

NAME OF PROPERTY OWNER <sup>AMY</sup> DAVID WESTBROOK

DAYTIME TELEPHONE NO. (202) 633-5866

ADDRESS 7215 CEDAR AVENUE  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

CONTRACTOR TBD TELEPHONE NO. ( )

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

AGENT FOR OWNER PAUL GAISER DAYTIME TELEPHONE NO. (301) 657-3020

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7215 STREET CEDAR AVENUE

TOWN/CITY TAKOMA PARK, MD NEAREST CROSS STREET WOOD AVENUE

LOT 9 BLOCK 5 SUBDIVISION 25

LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct  Extend  Alter/Renovate  Repair  Move  Wreck/Raze  Install  Revocable  Revision  CIRCLE ALL APPLICABLE: Porch  Deck  Fireplace  Shed  Fence/Wall (complete Section 4)  Single Family  Other \_\_\_\_\_ A/C  Slab  Room Addition  Solar  Woodburning Stove

1B. CONSTRUCTION COST ESTIMATE \$ 14,000

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 \_\_\_\_\_

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Paul Gaiser Signature of owner or authorized agent Date 6-21-95

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

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

**3**

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

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**2. SITE PLAN DOES NOT PROJECT UP ABOVE EXISTING ROOF. ALSO WE WOULD ADD 2 SKYLITES (FLAT TYPE, NON-BUBBLE) TO EXIST. BED ROOMS.**  
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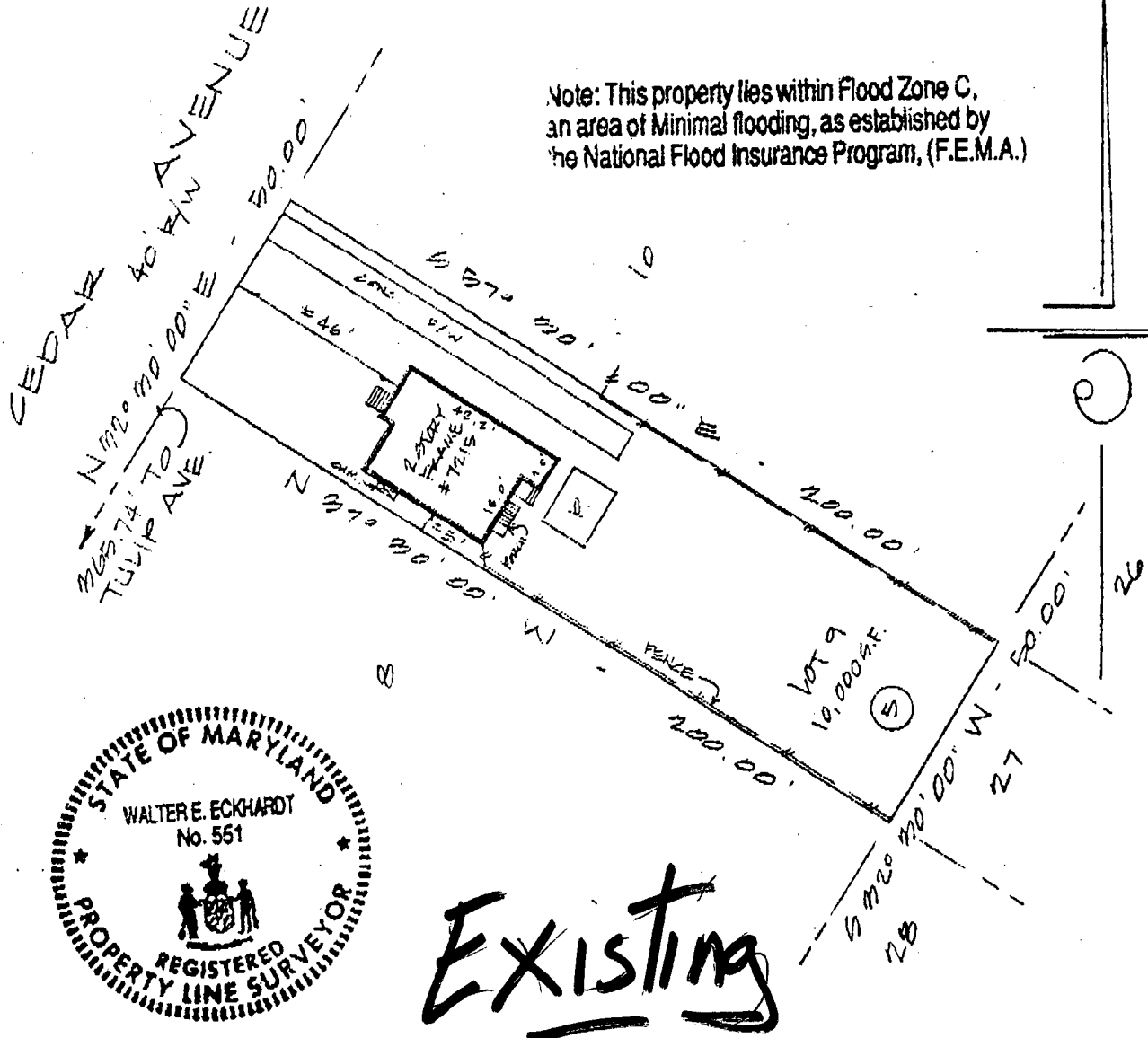
**6. TREE SURVEY**

**NOTES:**

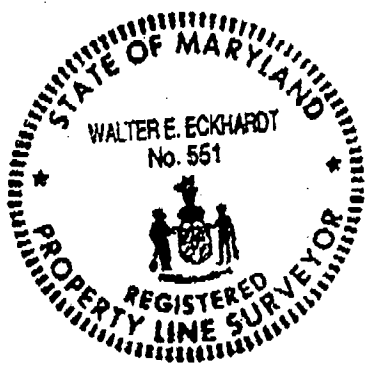
1. This plot is of benefit to a consumer or lender as it is required by a lender or a title insurance company or its agent in connection with a real estate transfer, financing or re-financing.
2. This plot is not to be relied upon for established or location of fences, garages, buildings, or other existing or future improvements.
3. This plot does not provide for accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. This plot was prepared in accordance with the plot of subdivision and/or deed as recorded in the Land Records of the county in which the property is located.
5. The title report was not furnished; The property shown hereon is subject to easements and right-of-way(s) of record.
6. The location and size of improvements shown hereon are approximations and are for informational purposes only and details of the plot not shown hereon are not considered improvements by this office and thus are not shown.
7. Legend: BK. = building overhang; B. = deck; S. = stoop; V. = walkway; P. = patio; AW. = aerial wire(s); P.L. = property line; SW. = bay window; CW. = chimney; W. = window well; SW. = stairwell; G. = gas meter; DR. = driveway.
8. Accuracy of apparent setback distances = ± 1'

NOTE: NO PROPERTY CORNERS FOUND.

Note: This property lies within Flood Zone C, an area of Minimal flooding, as established by the National Flood Insurance Program, (F.E.M.A.)



**EXISTING**



**HOUSE LOCATION**  
 #7215 CEDAR AVENUE  
 LOT 9 BLOCK 5  
 TAKOMA PARK  
 P.B. 1 P. No. 15  
15TH Election District  
 Montgomery County, Maryland

C-P No. 2A0049 0200 C  
 MAP REV.: AUG 5, 1991

**CERTIFICATION:**  
 I certify, to the best of my knowledge and belief, that the existing visible improvements shown hereon have been established by accepted land surveying practices and that unless otherwise shown there are no visible encroachments.  
*Walter E. Eckhardt*  
 Walter E. Eckhardt  
 Property Line Surveyor, Md. Reg. No. 551

**MSI**  
 11262 Georgia Ave. • Suite 102  
 Wheaton, MD 20902  
 (301) 929-8195  
 FAX: (301) 929-8197

CEDAR AVE  
40' W

2 STORY  
FRAME  
#7215

2 NEW SKYLITES  
IN EXISTING ROOF

NEW  
2ND STORY  
ADDITIA

LOT 9  
10,000 S.F.

HOUSE LOCATION

#7215 CEDAR AVENUE

LOT 9 BLOCK 5

TAKOMA PARK

P.B. 1 P. No. 3

15TH Election District

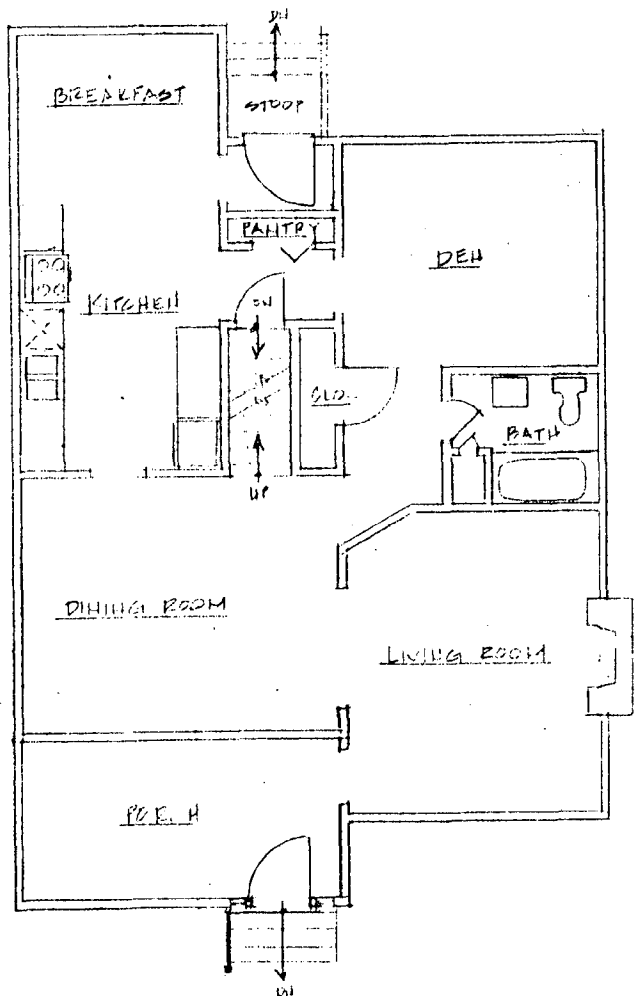
Montgomery County, Maryland

Case: V95-06-003

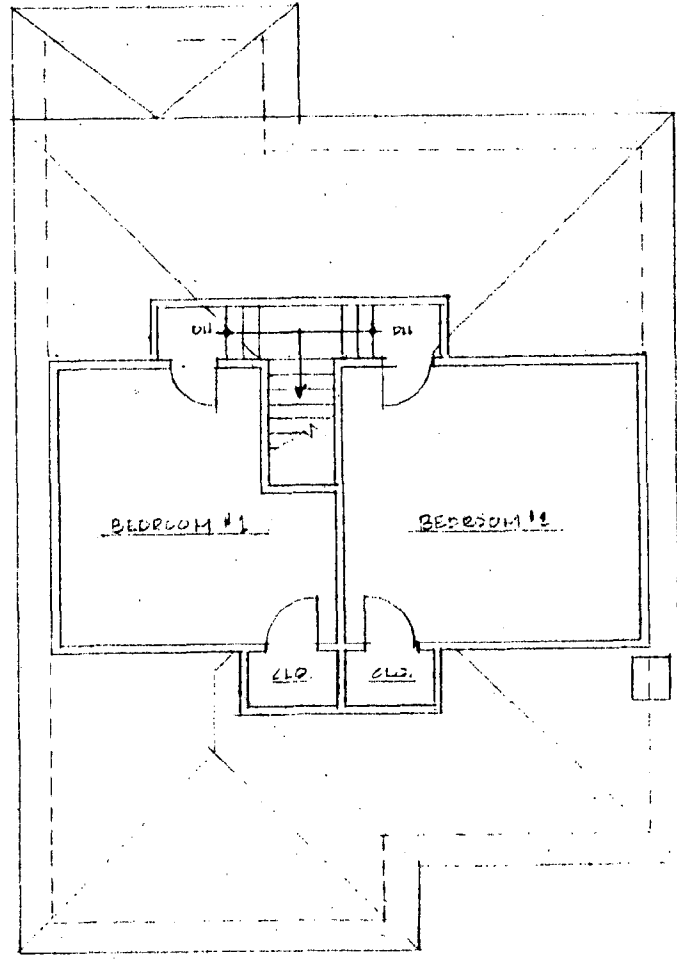
File: 6-033

PROPOSED

6



EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

7



4963 ELM  
SUITE 103  
BETHESDA  
MARYLAND  
20814-2940

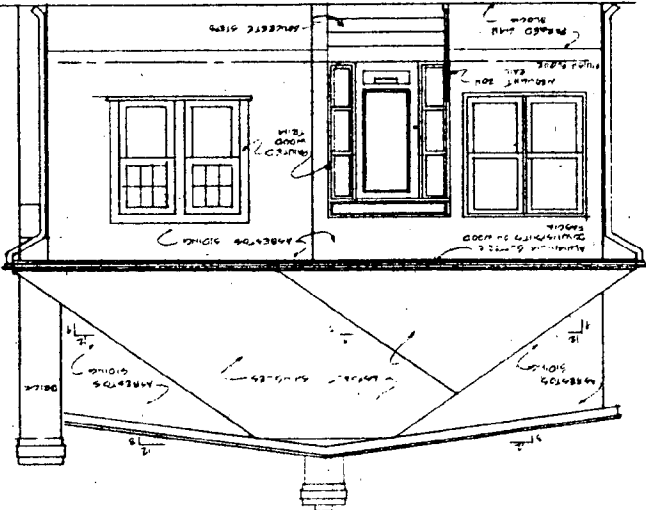
PH. (301) 637-3020  
FX. (301) 915-2955

WESTBROOK  
ADDITION

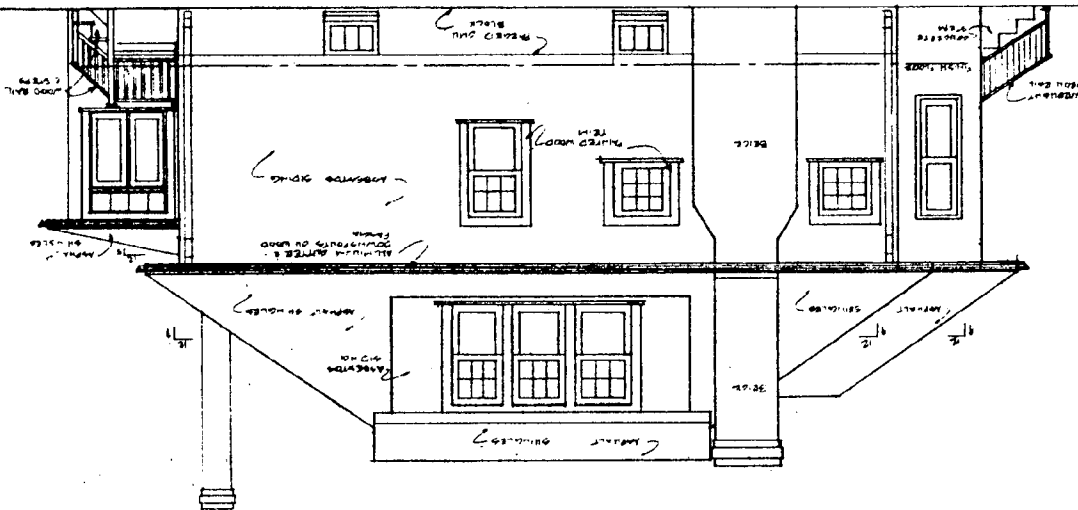
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EXISTING

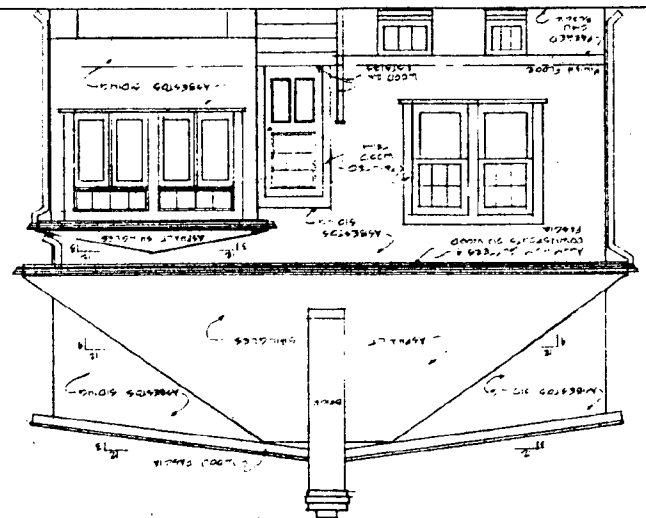
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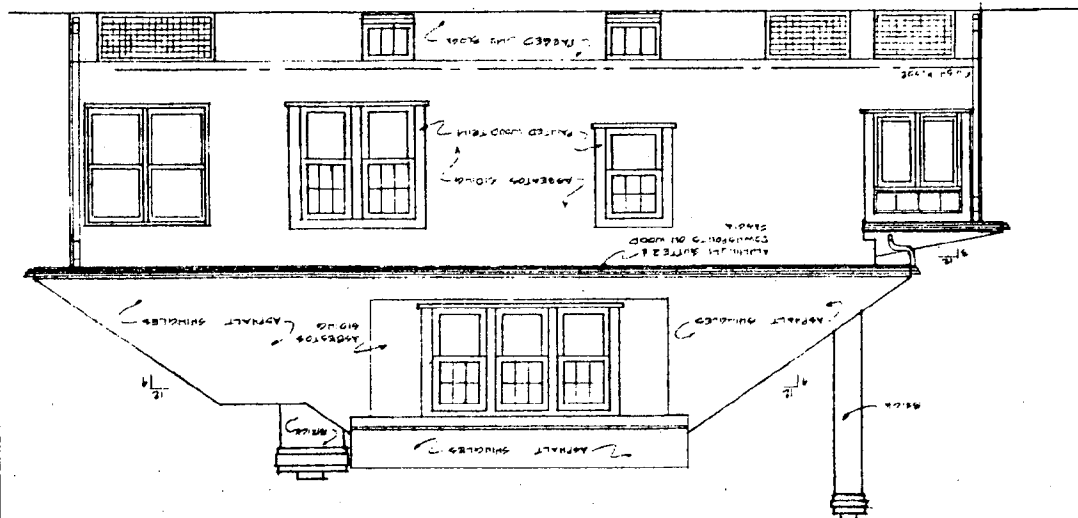
RIGHT SIDE ELEVATION  
SCALE: 3/8"=1'-0"



REAR ELEVATION  
SCALE: 3/8"=1'-0"



LEFT SIDE ELEVATION  
SCALE: 3/8"=1'-0"



NO. 3

DATE: 7-21-95

SCALE: 3/8"=1'-0"

PROJECT: EXISTING ELEVATIONS

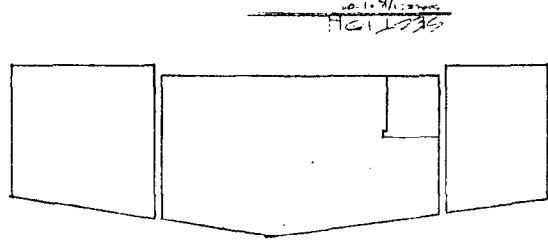
ARCHITECT: P.C.A. ARCHITECTS

1000 BLDG. 1000 BLDG. 1000 BLDG. 1000 BLDG. 1000 BLDG.

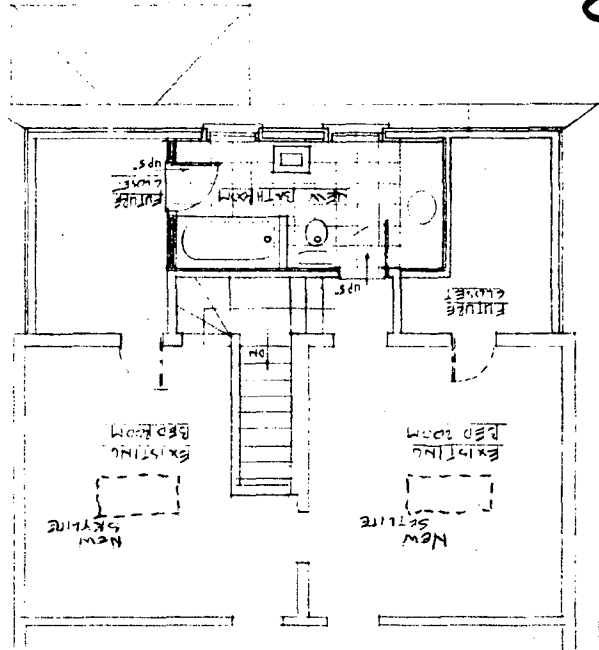
PC.A. ARCHITECTS

1000 BLDG. 1000 BLDG. 1000 BLDG. 1000 BLDG. 1000 BLDG.

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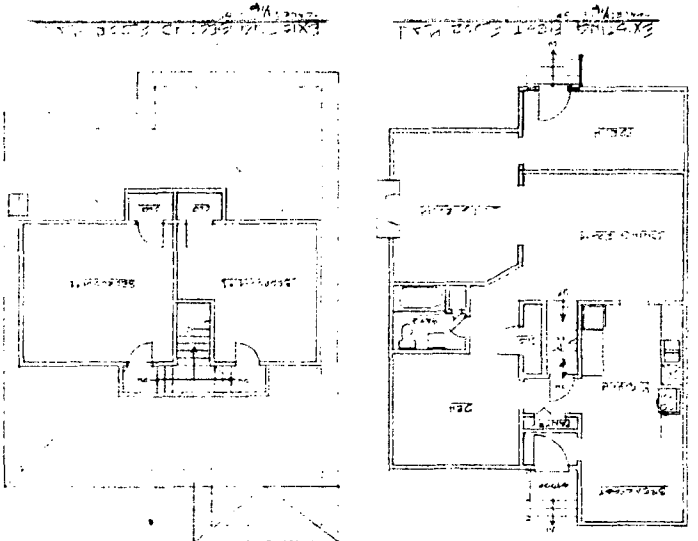


**Proposed** UPSTAIRS FLOOR PLAN  
SCALE 1/8" = 1'-0"



**Proposed**  
+  
**EXISTING**  
**Floor Plans**

**EXISTING**

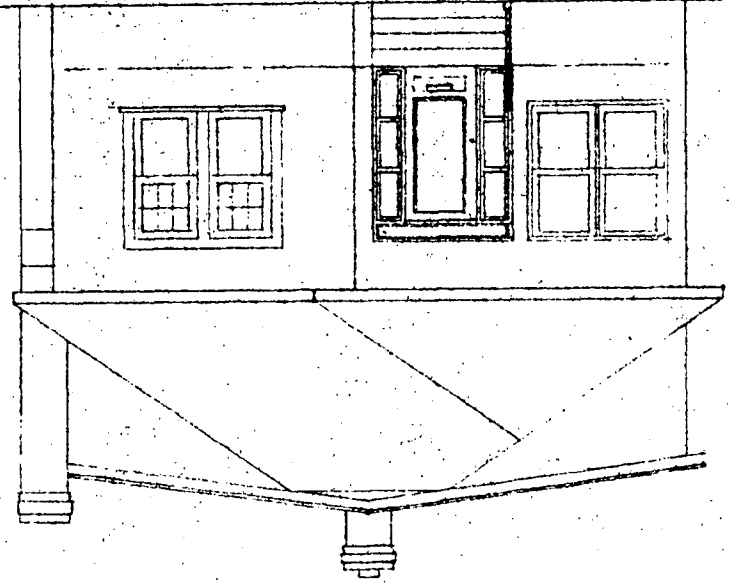


OF 5 SHEETS  
 SHEET 2  
 DATE 7-21-85  
 REVIEWER HAWP  
 DRAWN BY JEFF  
 DRAWN FOR JBJ  
 ARCH  
 WESTBROOK  
 ADDITION  
 4000 ELM  
 DRIVE 100  
 BERKMAN  
 WASHINGTON  
 98003-1000  
 © 1985  
 PDA  
 IN CHARGE  
 REVISIONS  
 BT



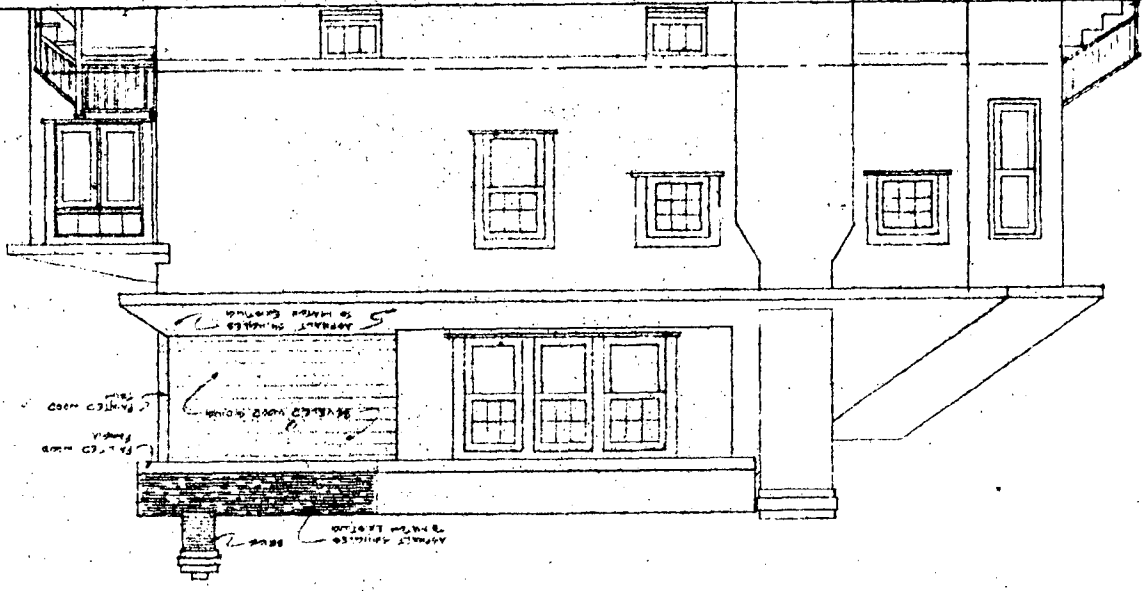
21

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

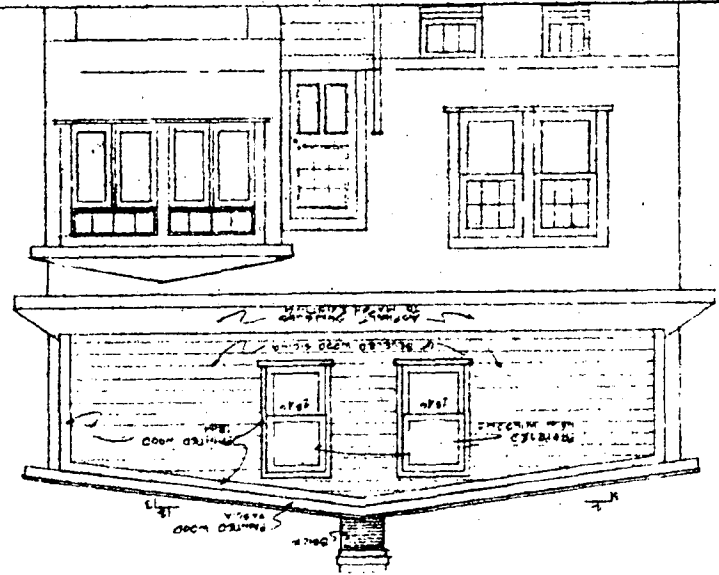


PROPOSED

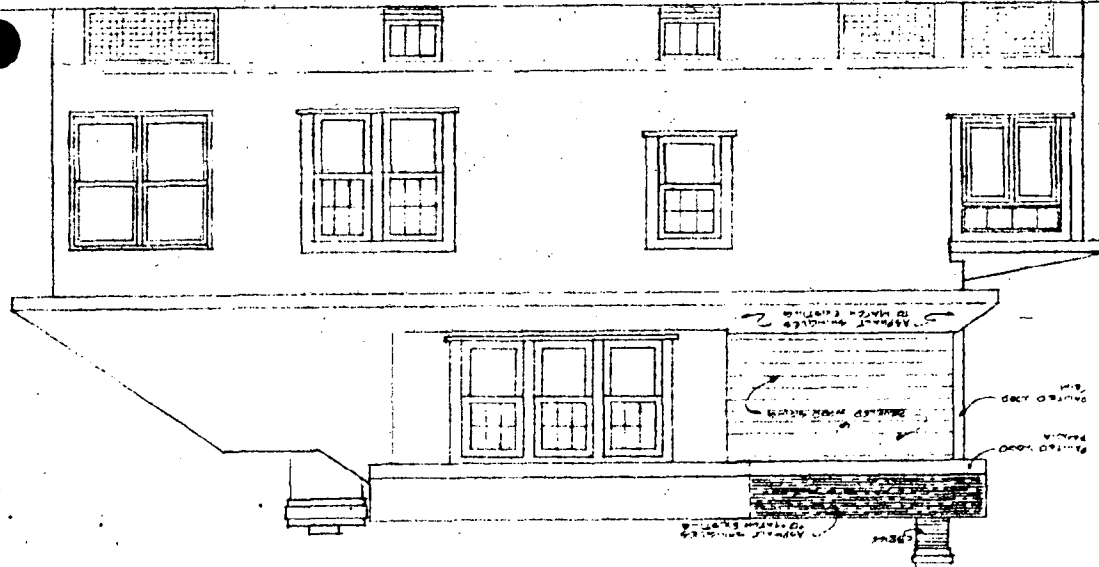
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



PRESS: <ENTER> AFTER SELECTION <F3> TO RETURN TO COUNTY SELECT SCREEN

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION  
REAL PROPERTY SYSTEM  
MONTGOMERY COUNTY

06/21/95

PRIMARY SCREEN

DISTRICT: 13 ACCT NO: 01068573

SUBDIST:

OWNER NAME / MAILING ADDRESS  
W LEE&M H KOETZLE ET UX  
7217 CEDAR AVE  
TAKOMA PARK MD 20912

(1)

DEED REF 1) / 766/ 113  
2)  
PLAT REF 1)

EXEMPT STATUS/CLASS  
0 000

PRINCIPAL  
RESIDENCE  
YES

PREMISE ADDRESS  
~~7217~~ CEDAR AVE  
TAKOMA PARK 20912  
LEGAL DESCRIPTION  
GILBERTS SUB

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 80 000 74 R 111

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN42 25 5 10

TRANSFERRED FROM:

PRESS: <F1> VALUES SCRIN

<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION  
REAL PROPERTY SYSTEM  
MONTGOMERY COUNTY

06/21/95

PRIMARY SCREEN

DISTRICT: 13 ACCT NO: 01068950

SUBDIST:

OWNER NAME / MAILING ADDRESS  
PAUL G & E P LAMBIDAKIS  
7213 CEDAR AVE  
TAKOMA PARK MD 20912

(2)

DEED REF 1) / 2807/ 516  
2)  
PLAT REF 1)

EXEMPT STATUS/CLASS  
0 000

PRINCIPAL  
RESIDENCE  
YES

PREMISE ADDRESS  
~~7213~~ CEDAR AVE  
TAKOMA PARK 20912  
LEGAL DESCRIPTION  
B F G

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 80 000 74 R 111

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN41 25 5 8

TRANSFERRED FROM:

PRESS: <F1> VALUES SCRIN

<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION  
REAL PROPERTY SYSTEM  
MONTGOMERY COUNTY

06/21/95

PRIMARY SCREEN

DISTRICT: 13 ACCT NO: 01071217

SUBDIST:

OWNER NAME / MAILING ADDRESS  
EDWARD A FAINE  
7214 CEDAR AVE  
TAKOMA PARK MD 20912

(3)

DEED REF 1) / 5265/ 439  
2)  
PLAT REF 1)

EXEMPT STATUS/CLASS  
0 000

PRINCIPAL  
RESIDENCE  
YES

(11)

PREMISE ADDRESS  
~~7212~~ CEDAR AVE  
TAKOMA PARK 20912  
LEGAL DESCRIPTION  
B F G

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 000 74 R 111

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN42 25 6 P15

TRANSFERRED FROM: 01/04/79 \$93,000

PRESS: <F1> VALUES SCRN <F2> RETURN TO LIST SCRN <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION 06/21/95

REAL PROPERTY SYSTEM

PRIMARY SCREEN MONTGOMERY COUNTY

DISTRICT: 13 ACCT NO: 01072507 SUBDIST:

OWNER NAME / MAILING ADDRESS

ROBERT M JR & P J H THOMAS  
7212 CEDAR AVE  
TAKOMA PARK MD 20912

DEED REF 1) /12187/ 786  
2)  
PLAT REF 1)

EXEMPT STATUS/CLASS PRINCIPAL  
0 000 RESIDENCE  
YES

PREMISE ADDRESS  
~~7212~~ CEDAR AVE  
TAKOMA PARK 20912  
LEGAL DESCRIPTION  
B F G

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 80 000 74 R 111

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN42 25 6 16

TRANSFERRED FROM: GREGORY J & D MILMOE 01/05/94 \$475,000

PRESS: <F1> VALUES SCRN <F2> RETURN TO LIST SCRN <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION 06/21/95

REAL PROPERTY SYSTEM

PRIMARY SCREEN MONTGOMERY COUNTY

DISTRICT: 13 ACCT NO: 01059501 SUBDIST:

OWNER NAME / MAILING ADDRESS

CHRISTINE V SIMPSON &  
JOHN B LORENZ  
~~7218~~ CEDAR AVE  
TAKOMA PARK MD 20912

DEED REF 1) / 8444/ 854  
2)  
PLAT REF 1)

EXEMPT STATUS/CLASS PRINCIPAL  
0 000 RESIDENCE  
NO

PREMISE ADDRESS  
7218 CEDAR AVE  
TAKOMA PARK 20912  
LEGAL DESCRIPTION  
TAKOMA PARK

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 80 000 74 R 910

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN42 25 6 P14

TRANSFERRED FROM: 08/31/88 \$234,000

PRESS: <F1> VALUES SCRN <F2> RETURN TO LIST SCRN <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION 06/21/95

REAL PROPERTY SYSTEM

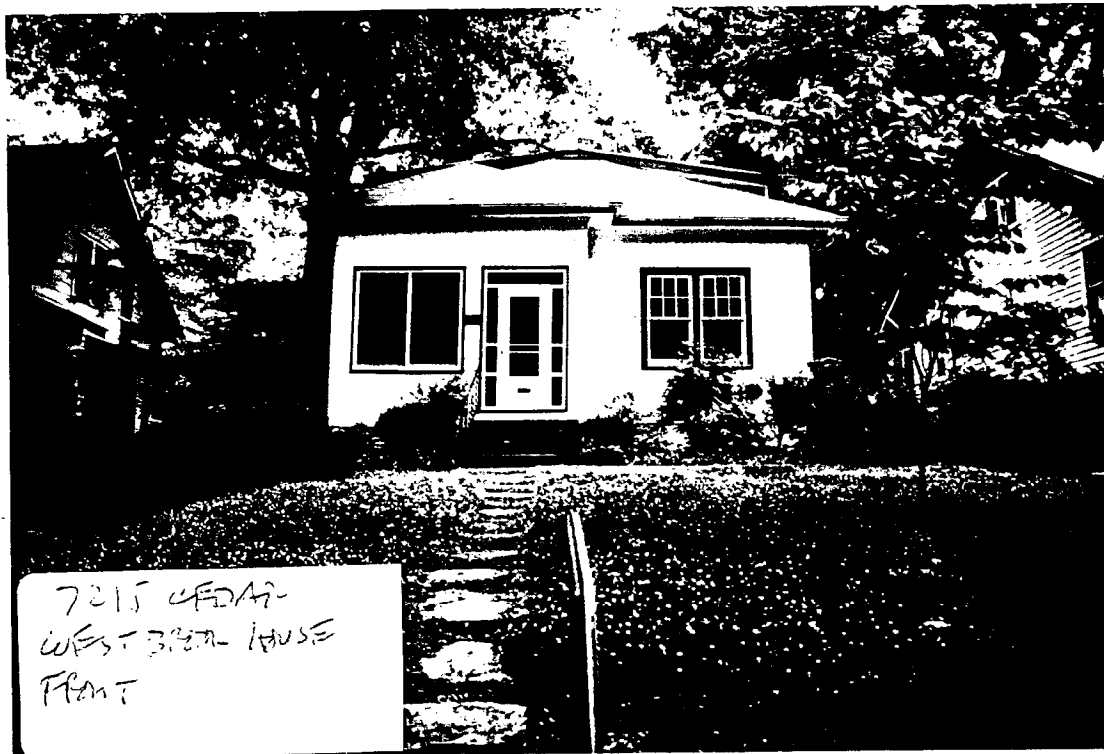
PRIMARY SCREEN MONTGOMERY COUNTY

DISTRICT: 13 ACCT NO: 01066723 SUBDIST:

OWNER NAME / MAILING ADDRESS

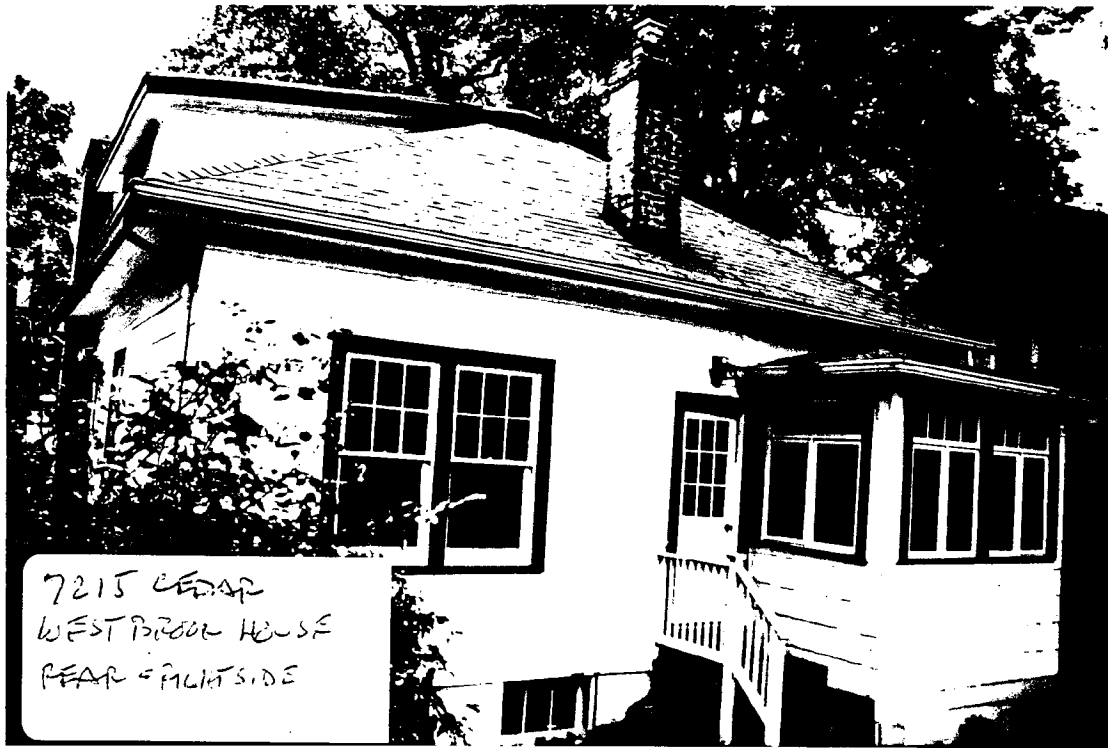
DEED REF 1) / 8912 / 228

12



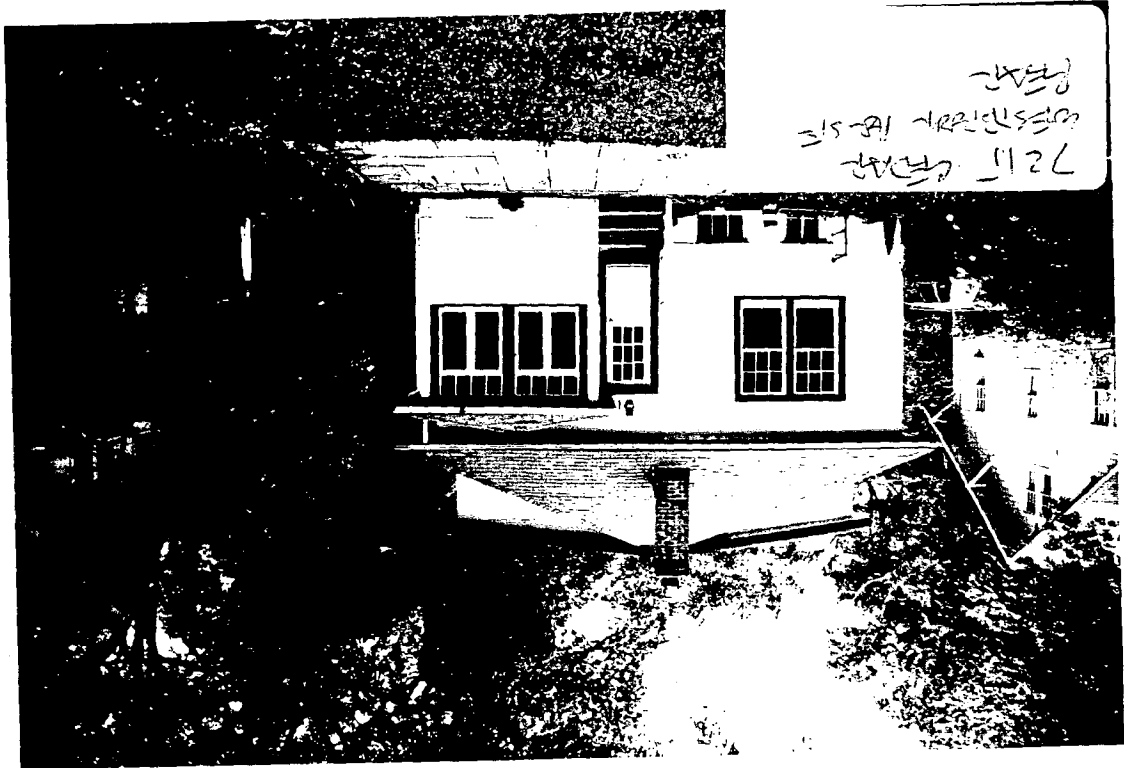


7215 CEDAR  
WEST BIRCH HOUSE  
FRONT AND LEFT SIDE



7215 CEDAR  
WEST BIRCH HOUSE  
REAR & RIGHT SIDE

51

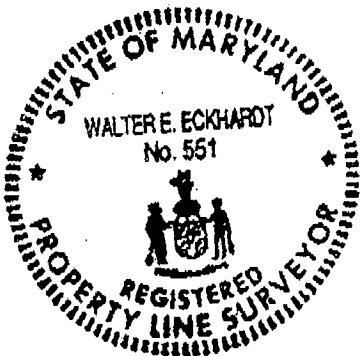
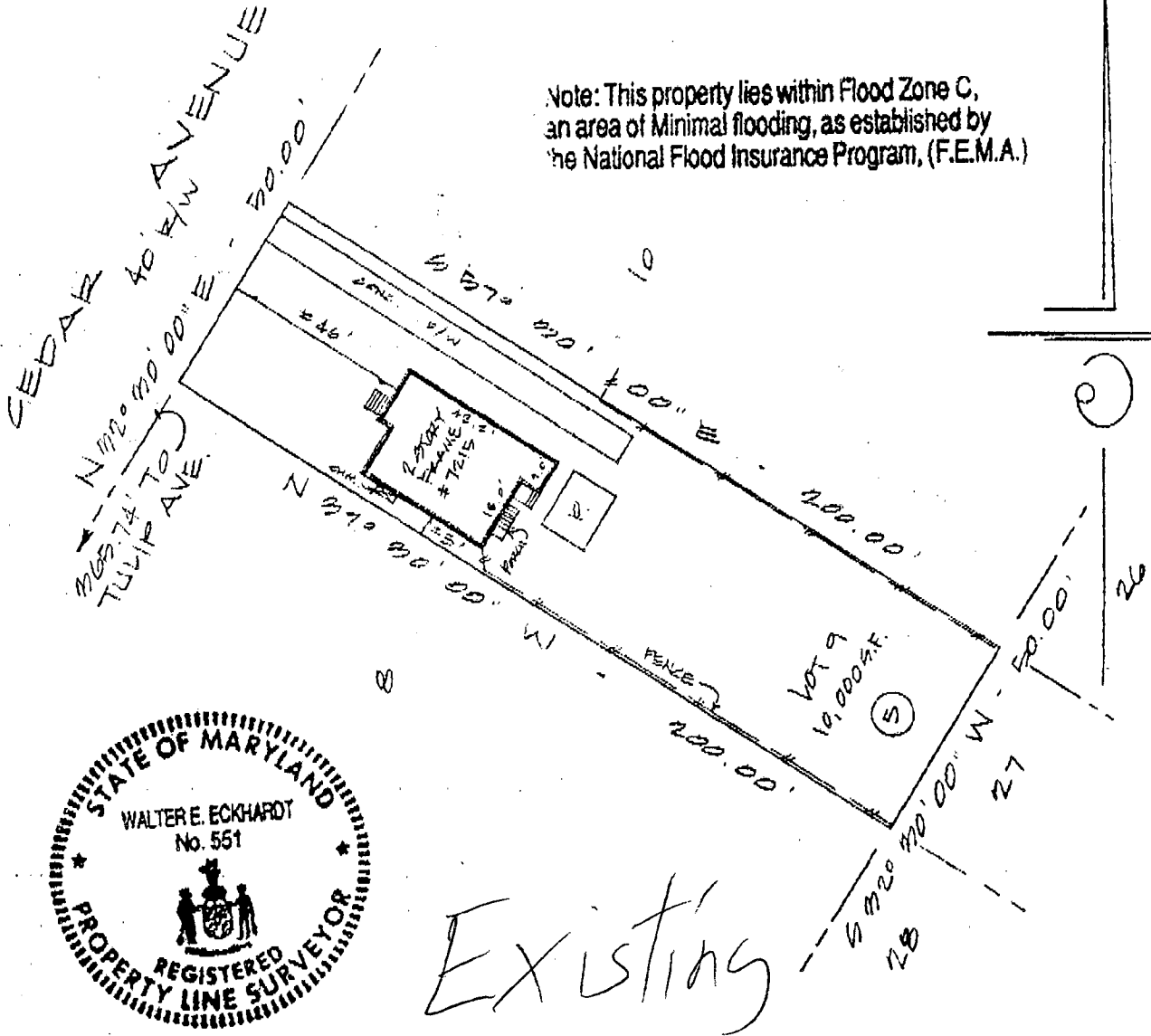


**NOTES:**

1. This plat is of benefit to a company or its agent, in connection with a loan or other financial transaction, insofar as it is required by a lender or a title insurance company or its agent, in connection with a loan or other financial transaction, to be replaced, amended, or re-issued.
2. This plat is not to be relied upon for the established or location of fences, buildings, or other structures or future improvements.
3. This plat does not provide for accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
4. This plat was prepared in accordance with the plat of subdivision and/or deed as recorded in the Land Records of the county in which the property is located.
5. The title report was not furnished; The property shown hereon is subject to easements and rights-of-way(s) of record.
6. The location and size of improvements shown hereon are approximations and are for informational purposes only and details of the site not shown hereon are not considered improvements by this office and thus are not shown.
7. Legend: DR = building overhang; D = deck; S = slope; V = valleyway; P = patio; AL = aerial wire(s); FL = property line; SW = bay window; CH = chimney; W = window well; SW = stairwell; G = gas meter; DR = well.
8. Accuracy of approximate setback distance = ± 1'

NOTE: NO PROPERTY CORNERS FOUND.

Note: This property lies within Flood Zone C, an area of Minimal flooding, as established by the National Flood Insurance Program, (F.E.M.A.)



Existing

**HOUSE LOCATION**

#7215 CEDAR AVENUE

LOT 9 BLOCK B

TAKOMA PARK

P.B. 1<sup>ST</sup> P. No. 15  
15<sup>TH</sup> Election District  
Montgomery County, Maryland

C-P No. 240049 0200 C  
MAP REV.: AUG. 5, 1991

**CERTIFICATION:**

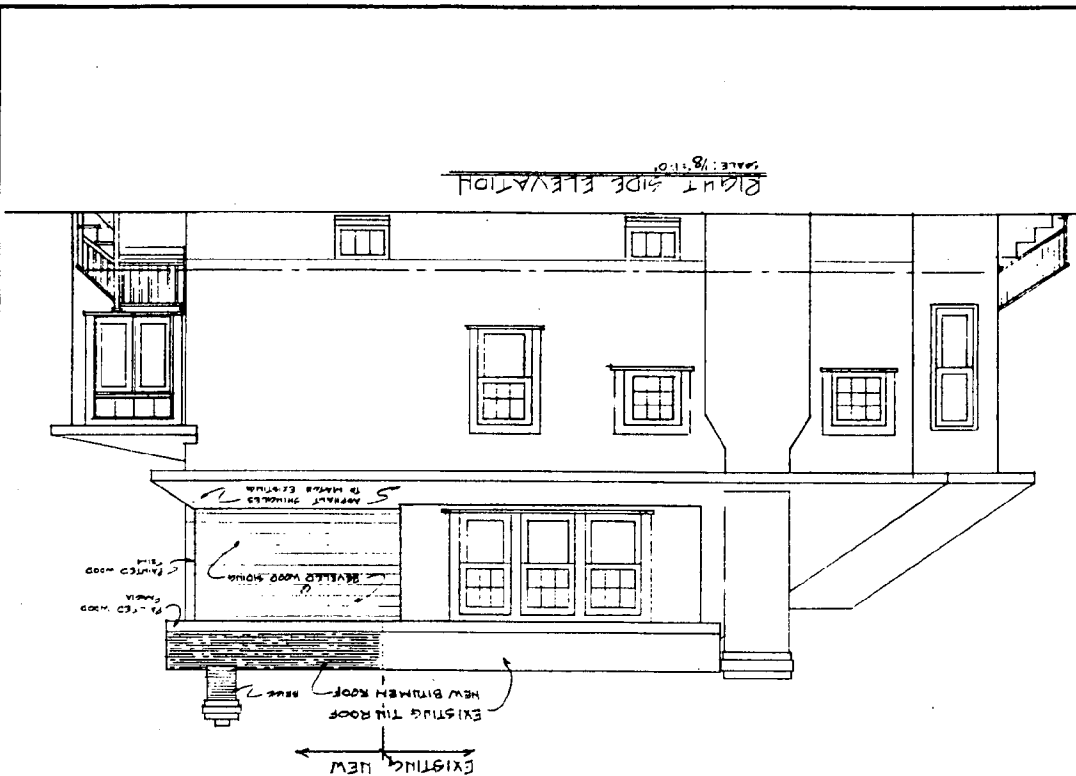
I certify, to the best of my knowledge and belief, that the existing visible improvements shown hereon have been established by accepted land surveying practices and that unless otherwise shown there are no visible encroachments.

*Walter E. Eckhardt*  
Walter E. Eckhardt  
Property Line Surveyor, Md. Reg. No. 551

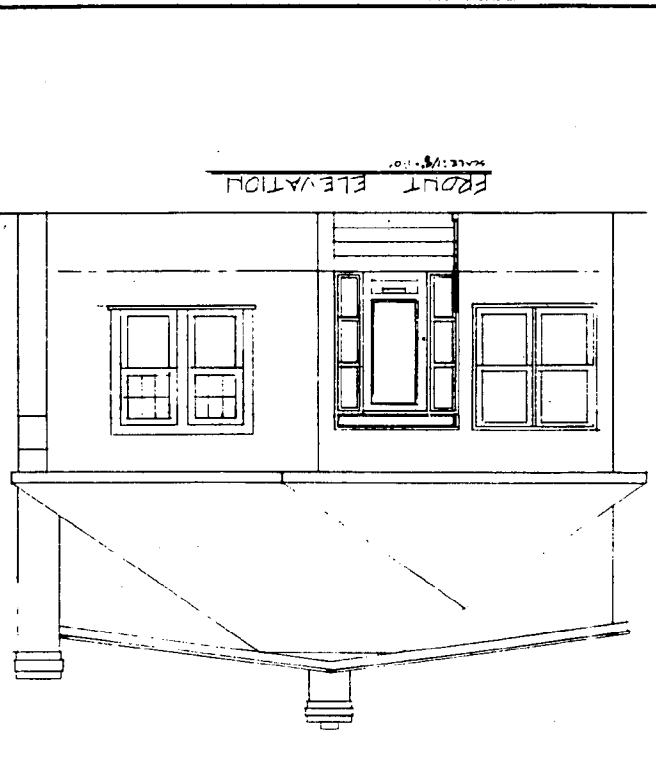


11262 Georgia Ave. • Suite 102  
Wheaton, MD 20902  
(301) 929-8195  
FAX: (301) 929-8197

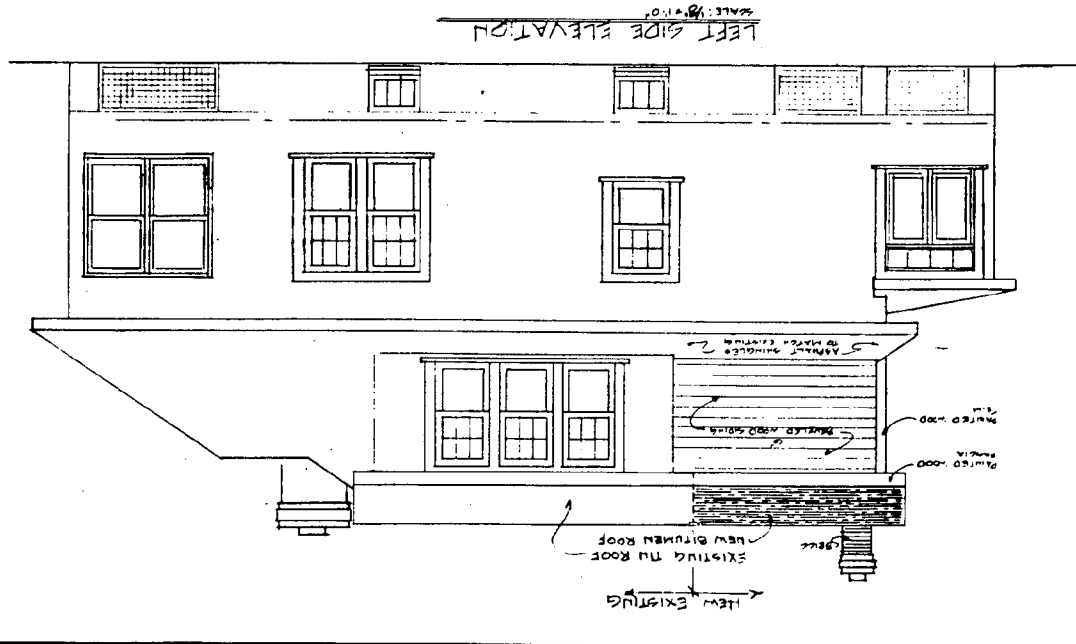
Sheet 3
Date 7-21-95
Scale As Noted
Drawn J.L.
Job
Sheet 3
CL 3
Architect's Logo: <b>PGA</b> (Professional Graphic Architecture) with a stylized figure logo and the text "DESIGNS BUILT BY ARCHITECTS" below it.
WESTBROOK ADDITION ELEVATIONS
ELEVATIONS
Architect's Name: F.L. STREIBER, INC.
Address: 1010 W. 14TH AVE. SPOKANE, IDAHO 83402
Phone: 476-1310
Job No. 1010 W. 14TH AVE.
Client Name: WESTBROOK ADDITION
Scale: AS NOTED
Date: 7-21-95
Sheet: 3
CL: 3



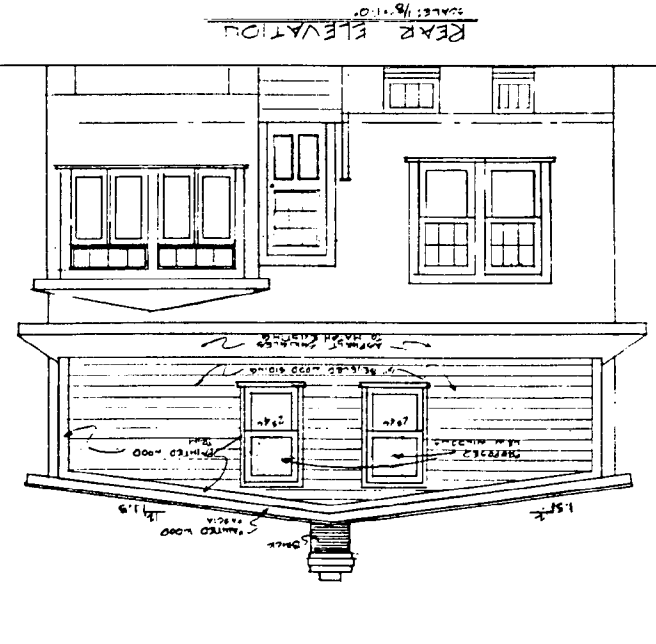
RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



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

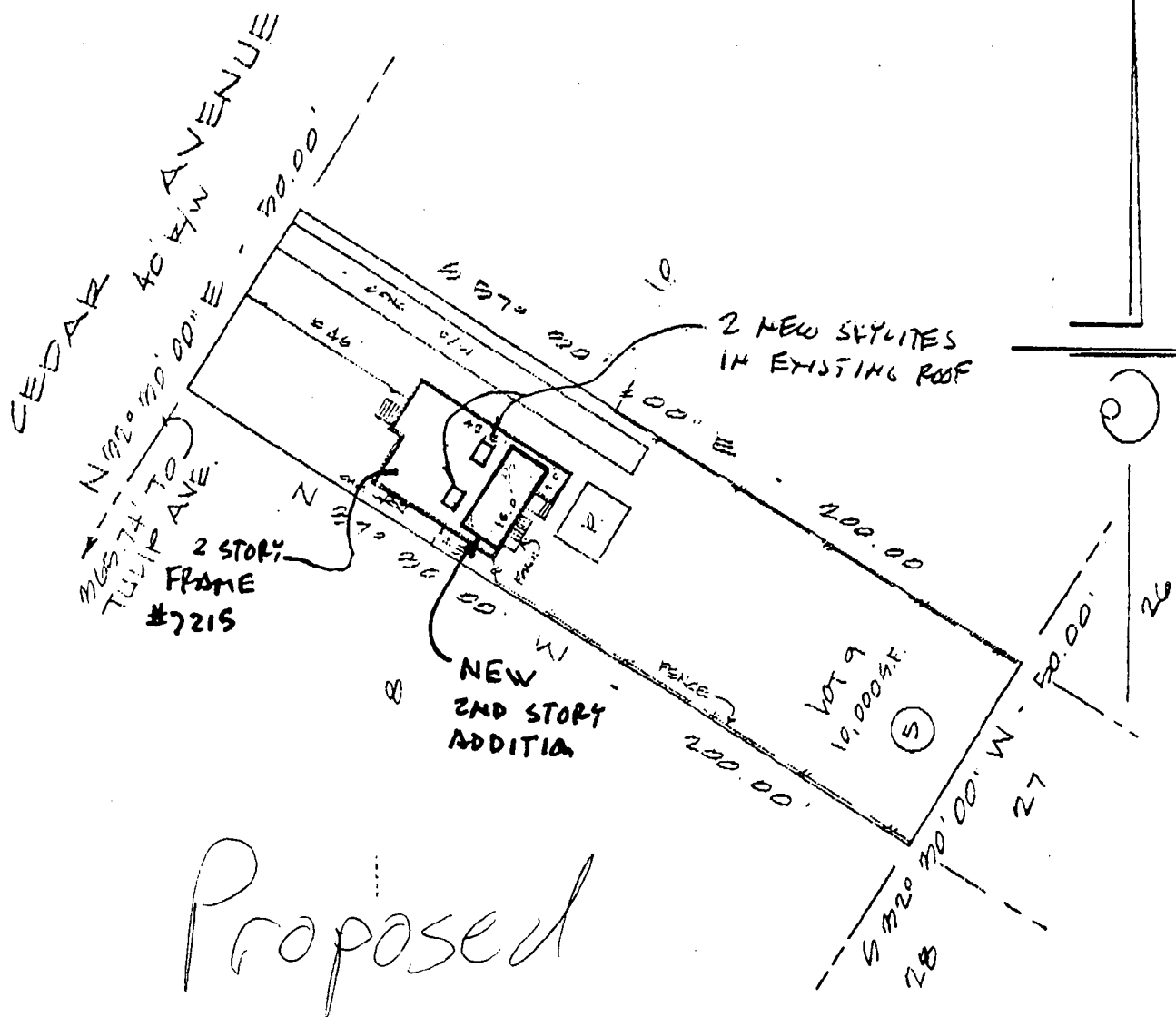


LEFT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



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



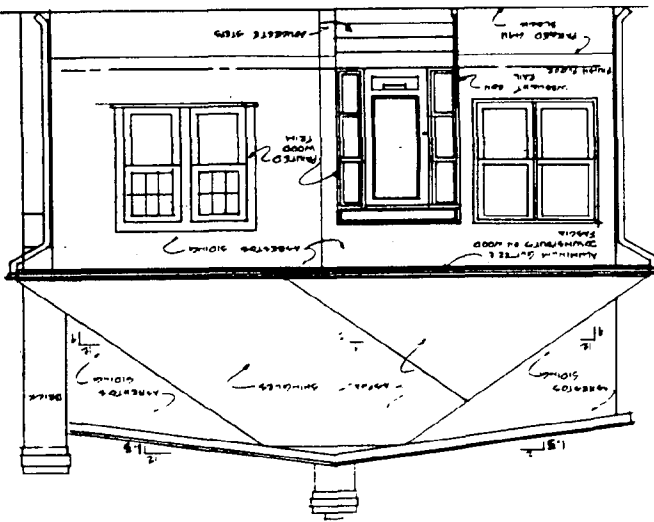


Proposed

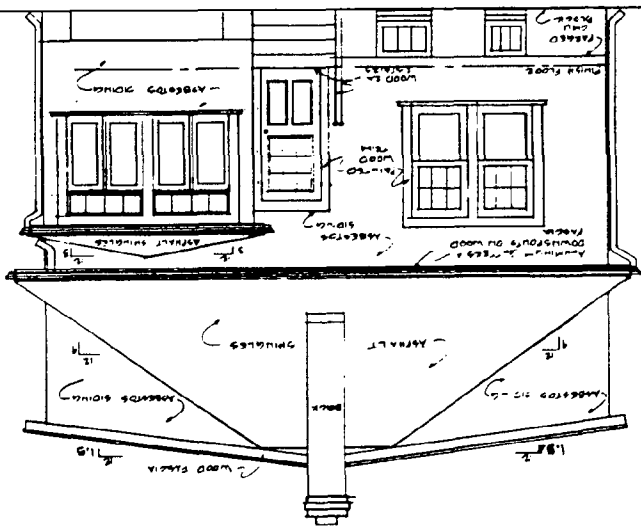
HOUSE LOCATION	
#7215 CEDAR AVENUE	
LOT <u>9</u>	BLOCK <u>5</u>
TAKOMA PARK	
P.B. <u>1</u>	P. No. <u>3</u>
<u>15TH</u> Election District	
Montgomery County, Maryland	
Case: V95-06-003	File: 6-033



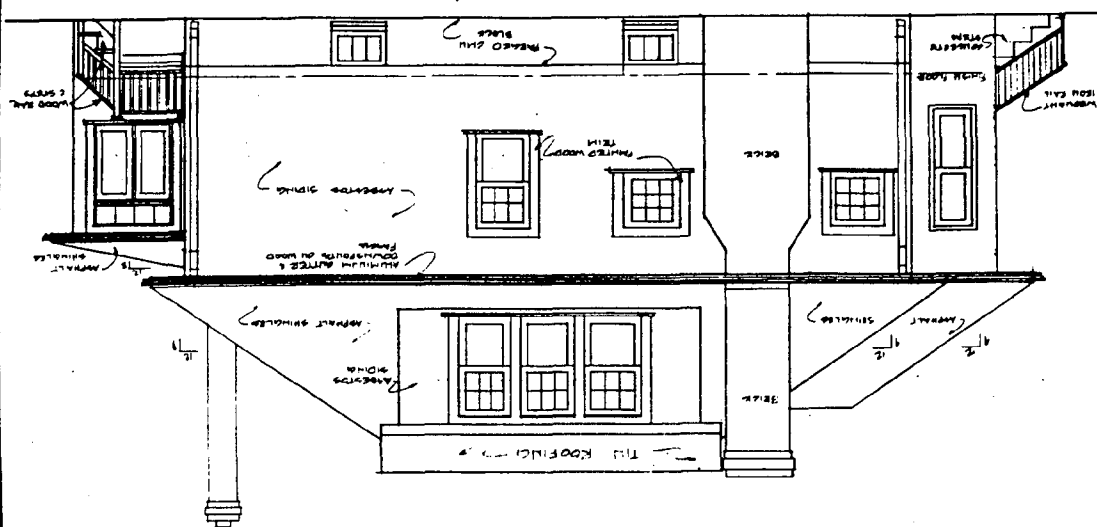
FRONT ELEVATION  
SCALE: 1/8"=1'-0"



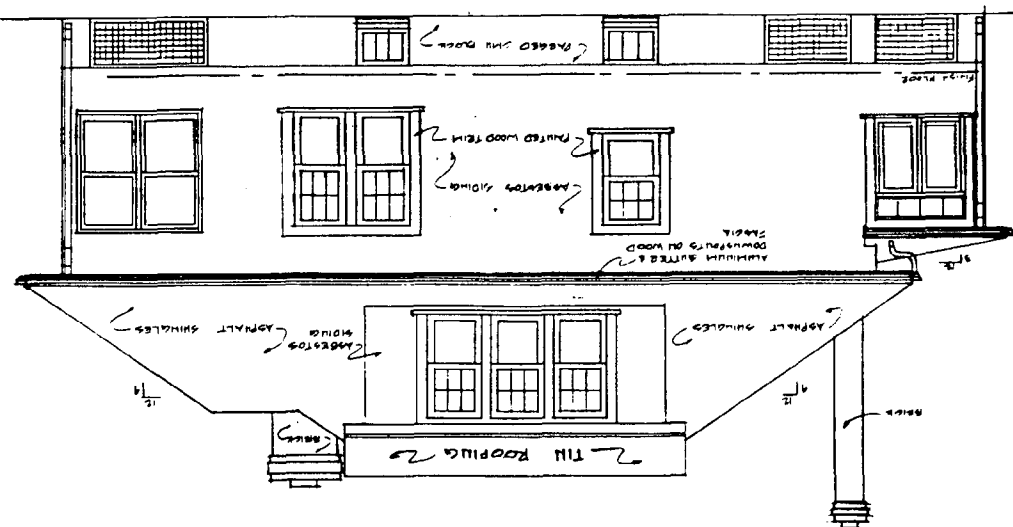
REAR ELEVATION  
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



Architectural office information and logo:

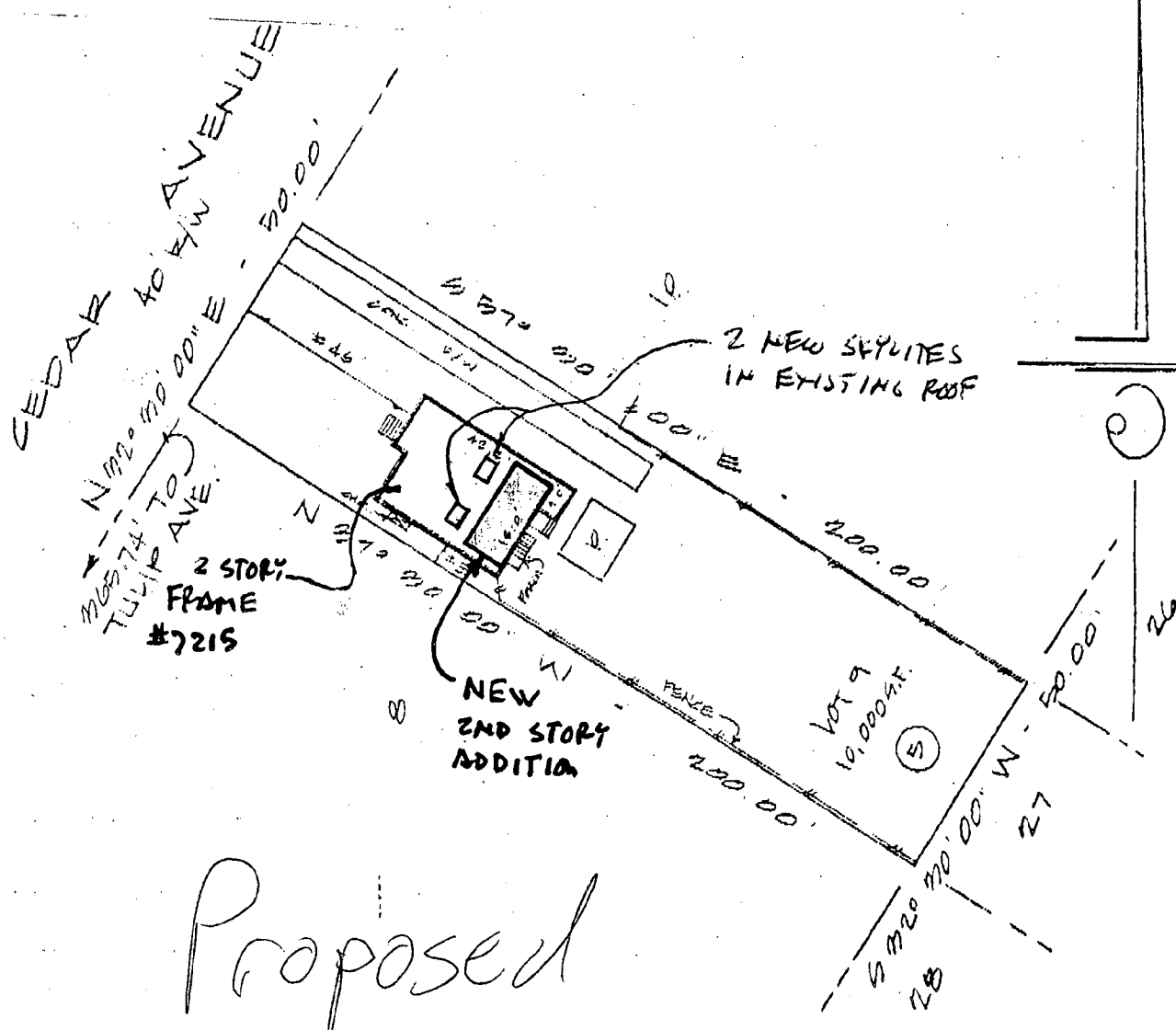
Drawn by: [illegible]  
Scale: 1/8"=1'-0"  
Date: 7-21-35

EXISTING ELEVATIONS

WESTBROOK

FOR THE BOARD OF REALTORS & BUILDERS

THE CITY OF WESTBROOK



Proposed

HOUSE LOCATION	
#7215 CEDAR AVENUE	
LOT <u>9</u>	BLOCK <u>5</u>
TAKOMA PARK	
P.B. <u>1</u>	P. No. <u>5</u>
<u>15TH</u> Election District	
Montgomery County, Maryland	
Case: V95.06.005	File: 6.055

CAD ONE, INC. 301-595-1120 08555



PHONE CALL  
495-1307

P.01

## Paul Gaiser Architects

June 30, 1995

Robin Ziek  
MNCPP Historic Preservation

Re: Westbrook addition at 7215 Cedar Avenue in Takoma Park

Dear Robin,

Upon an actual detailed inspection of the roof, we have determined that the low-pitched roof is of tin construction, as opposed to the asphalt shingles which we presumed. We have considered tin for the new section, but find the costs to be prohibitive on this small a project.

We would like to install a bitumen roof on this low sloped section and feel that we can adequately join these two roofs without any visibility from anywhere but from above. Please consider this as one option in considering this in our proposal.

If you have any questions, please call me at (301) 657-3020.

Very truly yours,

  
Paul Gaiser, AIA

cc. David and Amy Westbrook

4983 ELM  
SUITE 105  
BETHESDA  
MARYLAND  
20814-2940

◆  
PH. (301) 657-3020  
FX. (301) 913-2955

Sheet 3  
 Job  
 Drawn by  
 Date 6-21-95

PROPOSED ELEVATIONS

ALTERNATE DESIGN #2  
 ADDITIONAL WEST BOOK

1/8" = 1'-0"  
 1/4" = 1'-0"  
 1/2" = 1'-0"  
 3/4" = 1'-0"  
 1" = 1'-0"



BY DIVISIONS



1/2 windows at rear

Adjacent  
Addresses

PRESS: <ENTER> AFTER SELECTION <F3> TO RETURN TO COUNTY SELECT SCREEN

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION  
REAL PROPERTY SYSTEM  
MONTGOMERY COUNTY

06/21/95

PRIMARY SCREEN

DISTRICT: 13 ACCT NO: 01068573

SUBDIST:

~~OWNER NAME / MAILING ADDRESS~~  
W LEE&M H KOETZLE ET UX  
7217 CEDAR AVE  
TAKOMA PARK MD 20912

1

DEED REF 1) / 766/ 113  
2)  
PLAT REF 1)

EXEMPT STATUS/CLASS      PRINCIPAL  
0      000      RESIDENCE  
                                 YES

PREMISE ADDRESS  
~~7217~~ CEDAR AVE  
TAKOMA PARK      20912  
LEGAL DESCRIPTION  
GILBERTS SUB

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 80 000 74 R 111

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN42      25      5      10

TRANSFERRED FROM:

PRESS: <F1> VALUES SCRIN

<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION  
REAL PROPERTY SYSTEM  
MONTGOMERY COUNTY

06/21/95

PRIMARY SCREEN

DISTRICT: 13 ACCT NO: 01068950

SUBDIST:

~~OWNER NAME / MAILING ADDRESS~~  
PAUL G & E P LAMBIDAKIS  
7213 CEDAR AVE  
TAKOMA PARK MD 20912

2

DEED REF 1) / 2807/ 516  
2)  
PLAT REF 1)

EXEMPT STATUS/CLASS      PRINCIPAL  
0      000      RESIDENCE  
                                 YES

PREMISE ADDRESS  
~~7213~~ CEDAR AVE  
TAKOMA PARK      20912  
LEGAL DESCRIPTION  
B F G

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 80 000 74 R 111

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN41      25      5      8

TRANSFERRED FROM:

PRESS: <F1> VALUES SCRIN

<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION  
REAL PROPERTY SYSTEM  
MONTGOMERY COUNTY

06/21/95

PRIMARY SCREEN

DISTRICT: 13 ACCT NO: 01071217

SUBDIST:

~~OWNER NAME / MAILING ADDRESS~~  
EDWARD A FAINE  
7214 CEDAR AVE  
TAKOMA PARK MD 20912

3

DEED REF 1) / 5265/ 439  
2)  
PLAT REF 1)

EXEMPT STATUS/CLASS      PRINCIPAL  
0      000      RESIDENCE  
                                 YES



PREMISE ADDRESS  
~~7204~~ CEDAR AVE  
TAKOMA PARK  
LEGAL DESCRIPTION  
B F G

20912

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 80 000 74 R 111

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN42 25 6 P15

TRANSFERRED FROM:

01/04/79

\$93,000

PRESS: <F1> VALUES SCRN <F2> RETURN TO LIST SCRN <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION  
REAL PROPERTY SYSTEM  
MONTGOMERY COUNTY

06/21/95

PRIMARY SCREEN

DISTRICT: 13 ACCT NO: 01072507

SUBDIST:

OWNER NAME / MAILING ADDRESS  
ROBERT M JR & P J H THOMAS  
7212 CEDAR AVE  
TAKOMA PARK MD 20912

4

DEED REF 1) /12187/ 786  
2)  
PLAT REF 1)

EXEMPT STATUS/CLASS  
0 000

PRINCIPAL  
RESIDENCE  
YES

PREMISE ADDRESS  
~~7212~~ CEDAR AVE  
TAKOMA PARK  
LEGAL DESCRIPTION  
B F G

20912

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 80 000 74 R 111

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN42 25 6 16

TRANSFERRED FROM: GREGORY J & D MILMOE

01/05/94

\$475,000

PRESS: <F1> VALUES SCRN <F2> RETURN TO LIST SCRN <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION  
REAL PROPERTY SYSTEM  
MONTGOMERY COUNTY

06/21/95

PRIMARY SCREEN

DISTRICT: 13 ACCT NO: 01059501

SUBDIST:

OWNER NAME / MAILING ADDRESS  
CHRISTINE V SIMPSON &  
JOHN B LORENZ  
~~7218~~ CEDAR AVE  
TAKOMA PARK MD 20912

5

DEED REF 1) / 8444/ 854  
2)  
PLAT REF 1)

EXEMPT STATUS/CLASS  
0 000

PRINCIPAL  
RESIDENCE  
NO

PREMISE ADDRESS  
7218 CEDAR AVE  
TAKOMA PARK  
LEGAL DESCRIPTION  
TAKOMA PARK

20912

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 80 000 74 R 910

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN42 25 6 P14

TRANSFERRED FROM:

08/31/88

\$234,000

PRESS: <F1> VALUES SCRN <F2> RETURN TO LIST SCRN <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION  
REAL PROPERTY SYSTEM  
MONTGOMERY COUNTY

06/21/95

PRIMARY SCREEN

DISTRICT: 13 ACCT NO: 00866723

SUBDIST:

OWNER NAME / MAILING ADDRESS

DEED REF 1) / 22 2 222

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION  
REAL PROPERTY SYSTEM  
MONTGOMERY COUNTY

06/21/95

YOU MAY SELECT A PROPERTY RECORD BY ONE OF THE FOLLOWING OPTIONS:

OWNER NAME	LAST/FIRST	NO PUNCTUATION REQUIRED
	<	>
PREMISE ADDRESS	STREET NO. STREET NAME	
	< 7213 > < CEDAR	>
MAP REFERENCE	MAP PARCEL	TOWN CODE-ENTER FOR TOWN SELECTION ONLY
	< > < >	< >
PROPERTY ACCOUNT I. D.	DISTRICT	< >
	ACCOUNT NO	< >

OWNER NAME / MAILING ADDRESS  
DALE A PETERS &  
DENNIS R DENTON  
7214 MAPLE AVE  
TAKOMA PARK MD 20912

DEED REF 1) / 0040 / 220  
2)  
PLAT REF 1)  
EXEMPT STATUS/CLASS  
0 000  
PRINCIPAL RESIDENCE YES

PREMISE ADDRESS  
7214 MAPLE AVE  
TAKOMA PARK 20912  
LEGAL DESCRIPTION  
B F G 6842-884

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 80 000 74 R 111  
MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN42 25 5 27

TRANSFERRED FROM: 08/30/85 \$117,500

PRESS: <F1> VALUES SCRIN <F2> RETURN TO LIST SCRIN <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION 06/21/95  
REAL PROPERTY SYSTEM  
MONTGOMERY COUNTY

PRIMARY SCREEN

DISTRICT: 13 ACCT NO: 01078333

SUBDIST:

OWNER NAME / MAILING ADDRESS  
FRANK E LUNDIN JR  
7212 MAPLE AVE  
TAKOMA PARK MD 20912

DEED REF 1) / 4992 / 616  
2)  
PLAT REF 1)  
EXEMPT STATUS/CLASS  
0 000  
PRINCIPAL RESIDENCE YES

PREMISE ADDRESS  
7212 MAPLE AVE  
TAKOMA PARK 20912  
LEGAL DESCRIPTION  
B F G

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 80 000 74 R 111  
MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN42 25 5 28

TRANSFERRED FROM: 08/30/77 \$45,000

PRESS: <F1> VALUES SCRIN <F2> RETURN TO LIST SCRIN <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION 06/21/95  
REAL PROPERTY SYSTEM  
MONTGOMERY COUNTY

PRIMARY SCREEN

DISTRICT: 13 ACCT NO: 01069475

SUBDIST:

OWNER NAME / MAILING ADDRESS  
ROBERT E LIGHT ET AL  
7216 MAPLE AVE  
TAKOMA PARK MD 20912

DEED REF 1) / 5454 / 575  
2)  
PLAT REF 1)  
EXEMPT STATUS/CLASS  
0 000  
PRINCIPAL RESIDENCE YES

PREMISE ADDRESS  
7216 MAPLE AVE  
TAKOMA PARK 20912  
LEGAL DESCRIPTION  
1596-540 GILBERTS AD  
D

TOWN GEO ADVAL TAX LAND COUNTY  
CODE CODE CODE CLASS USE USE  
023 80 000 74 R 111  
MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT  
JN42 25 5 26

TRANSFERRED FROM: 12/18/79

PRESS: <F1> VALUES SCRIN <F3> SELECT NEXT PROPERTY



7215 CEDAR  
WEST BIRCH HOUSE  
FRONT - LEFT SIDE





7215 CEDAR  
WESTBROOK HOUSE  
LEFT SIDE



7215 CEDAR  
WESTBROOK HOUSE  
LEFT SIDE DORMER



7215 CEDAR  
WESTBROOK HOUSE  
FRONT AND RIGHT SIDE





7215 CEDAR  
WESTBROOK HOUSE  
Front



7215 CEDAR  
WESTBROOK HOUSE  
REAR LEFT SIDE



7215 CEDAR  
WESTBROOK HOUSE  
FRONT - RIGHT SIDE



7215 CEDAR  
WEST BIRCH HOUSE  
FRONT





7215 CEDAR  
WESTBROOK HOUSE  
FRONT AND LEFT SIDE



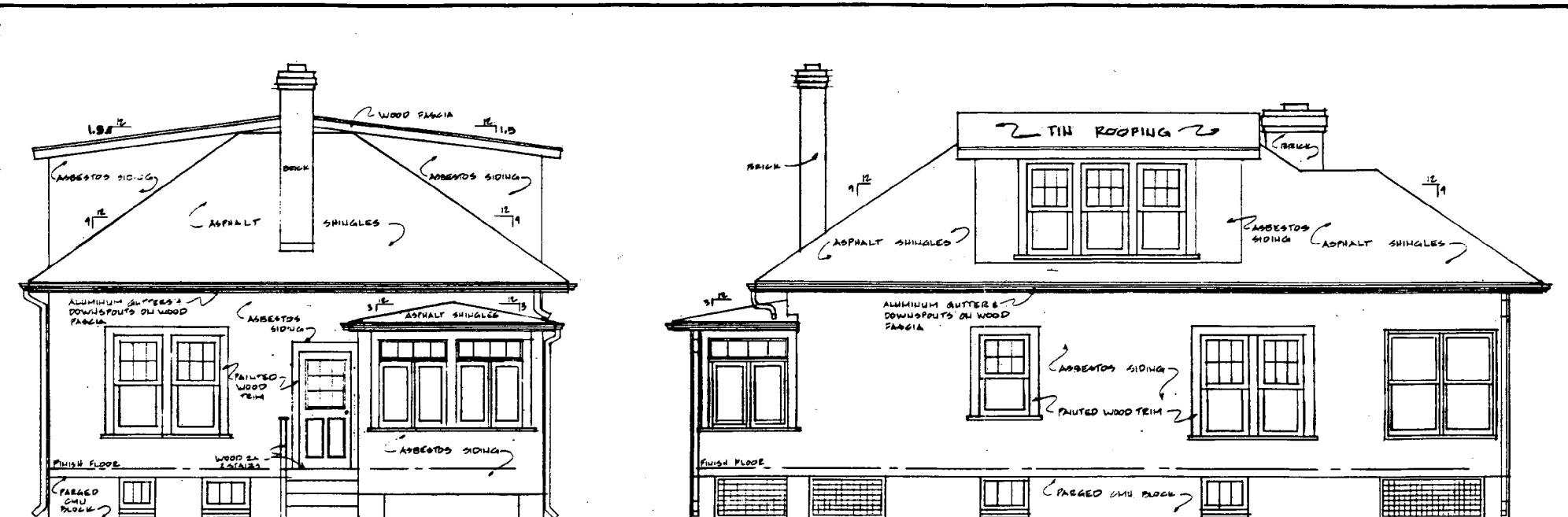
7215 CEDAR  
WEST BROOK HOUSE  
PEARL PLIGHTSIDE



7215 CEDAR  
WESTBROOK HOUSE  
REAR

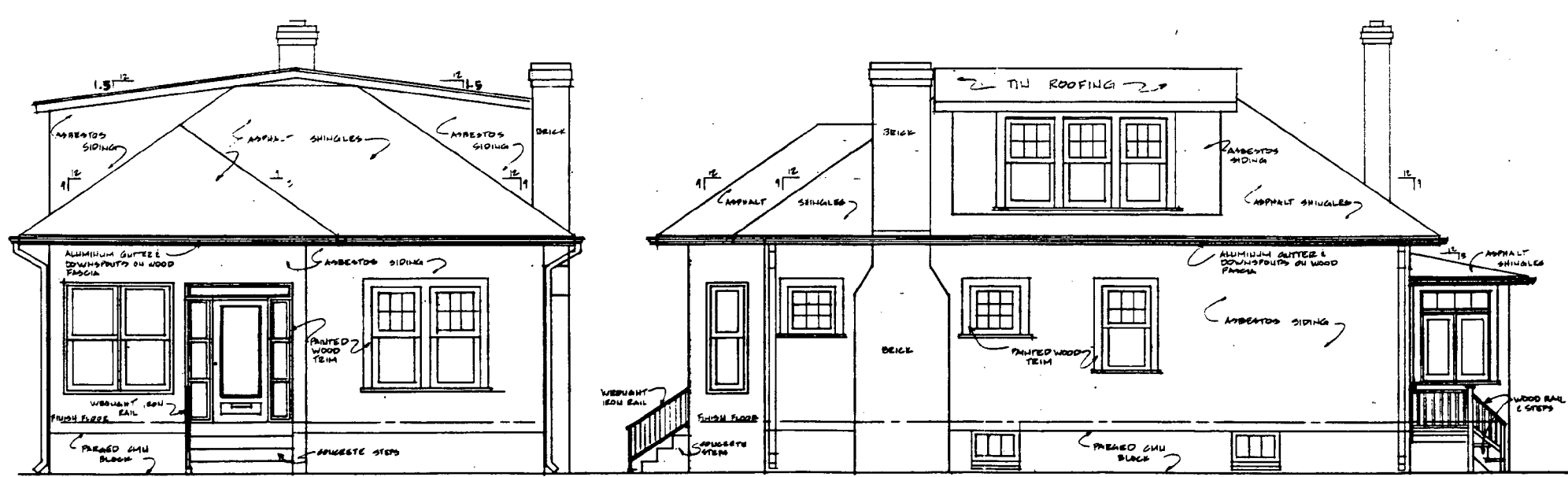






**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

REVISIONS	BY



1000 ELM  
SUITE 100  
BETHLEHEM  
MASS 01801  
2081-2344  
PH: 2081837-5000  
FX: 2081837-2000

**WESTBROOK  
ADDITION**

**EXISTING  
ELEVATIONS**

Date: 6-21-95  
Scale: AS NOTED  
Drawn: P.J.  
Job:  
Sheet: 1  
OF 3 Sheets