

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

<b>Address:</b>	7213 Cedar Avenue, Takoma Park	<b>Meeting Date:</b>	7/15/2020
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	7/8/2020
<b>Applicant:</b>	Catherine Forster & James Clark	<b>Public Notice:</b>	7/1/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-20UU	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Driveway alteration and hardscape alterations		

---

**STAFF RECOMMENDATION:**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c.1920



*Fig. 1: 7213 Cedar Ave. is on a narrow, deep lot in the middle of the block.*

## **PROPOSAL**

The applicant proposes to construct a walkway, 3' (three feet) wide, out of Belgium Block pavers immediately to the right (south) of the existing driveway. The existing stone wall will be partially demolished and reconstructed 3' (three feet) to the south utilizing the existing stones.

Staff finds the proposed alteration will allow pedestrians to access the house when a car is parked in the driveway, which is difficult-to-impossible in its current configuration. The proposed walkway will be readily identifiable as a new feature, is compatible with the surrounding district, and is a reversible feature. Additionally, by reconstructing the existing garden/retaining wall, the character of this feature will be largely preserved. Staff recommends approval of this HAWP.

## **APPLICABLE GUIDELINES:**

### **Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
11. 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.
12. 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.

### **Montgomery County Code; Chapter 24A-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 ensure 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
- (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*)

### ***Secretary of Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The relevant *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be

- differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.

9/6227

Date Received in DPS  
Mail Log # 423079  
JUN 05 2020  
Assigned To: LUCAS



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: forster@gwu.edu Contact Person: Catherine Forster  
Tax Account No.: Daytime Phone No.: 301-675-6127  
Name of Property Owner: Catherine Forster & James Clark Daytime Phone No.: 301-675-6127  
Address: 7213 Takoma Park MD Cedar Ave. 20912  
Street Number City State Zip Code  
Contractor: TBD Phone No.:  
Contractor Registration No.:  
Agent for Owner: Daytime Phone No.:

## LOCATION OF BUILDING/PERMITS

House Number: 7213 Street: Cedar Ave.  
Town/City: Takoma Park Nearest Cross Street: Tulip Ave.  
Lot: 8 Block: 5 Subdivision: Gilbert's Addition  
Liber: Folio: Parcel:

## PART ONE: TYPE OF RECONSTRUCTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Removale  
☒ Move ☐ Install ☐ Wreck/Blaze  
☐ 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:

1B. Construction cost estimate: \$ \$4,000

1C. If this is a revision of a previously approved active permit, see Permit #

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 2 feet 6 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.

*Catherine A. Forster* 30 May 2020  
Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission  
Disapproved: Signature: Date:  
Application/Permit No.: 9/6227 Date Filed: 6/10/20 Date Issued:

Edit 6/21/99

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:**

Low wall (2'6") surrounds the front of the property then curves to follow up the side of the driveway to the steps to the front porch. The wall is made of mortared granite blocks.

The steps to the front porch walkway awkwardly extend out into the driveway (see photo below). The cement walkway to the porch steps are cracked and in poor condition.

**b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:**  
Widen driveway by moving wall over three feet. Wall will be rebuilt to look like original using original stone. The driveway is very narrow; the car has to be parked on the left side of the driveway so that the passenger side door can be opened without hitting the wall. The driver must step out of the car onto the neighbors property. There is no sidewalk going to the front porch- you must walk up the driveway past the car to get to the front door.  
Widening the driveway three feet would give room for the car as well as provide a walkway to the front door. New part of driveway/walkway including the walkway to porch steps would be done in bluestone pavers and belgium block.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

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

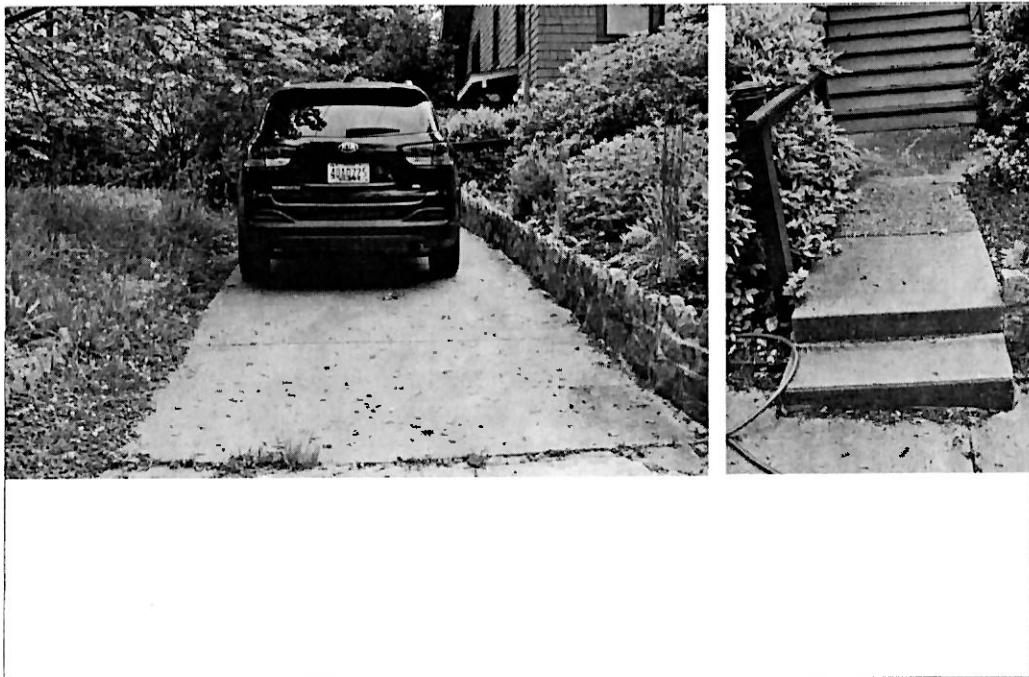
<b>Owner's mailing address</b>  <b>7213 Cedar Ave.</b> <b>Takoma Park MD 20912</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<b>Jill Morningstar and Al Fitzpayne</b> <b>7211 Cedar Ave.</b> <b>Takoma Park MD 20912</b>	<b>Terry Steinberg and Robert Lanza</b> <b>7215 Cedar Ave.</b> <b>Takoma Park MD 20912</b>
<b>Kelly and Marcos Vaena</b> <b>7212 Cedar Ave.</b> <b>Takoma Park MD 20912</b>	<b>Edward Faine</b> <b>7214 Cedar Ave.</b> <b>Taoma Park MD 20912</b>



**Existing Property Condition Photographs** (duplicate as needed)



Front corner of property and detail of wall. Wall/garden would be moved 3 feet to the right.  
Detail: There are no trees that will be impacted by the work. Entire wall will be repaired where needed.



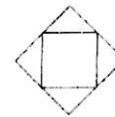
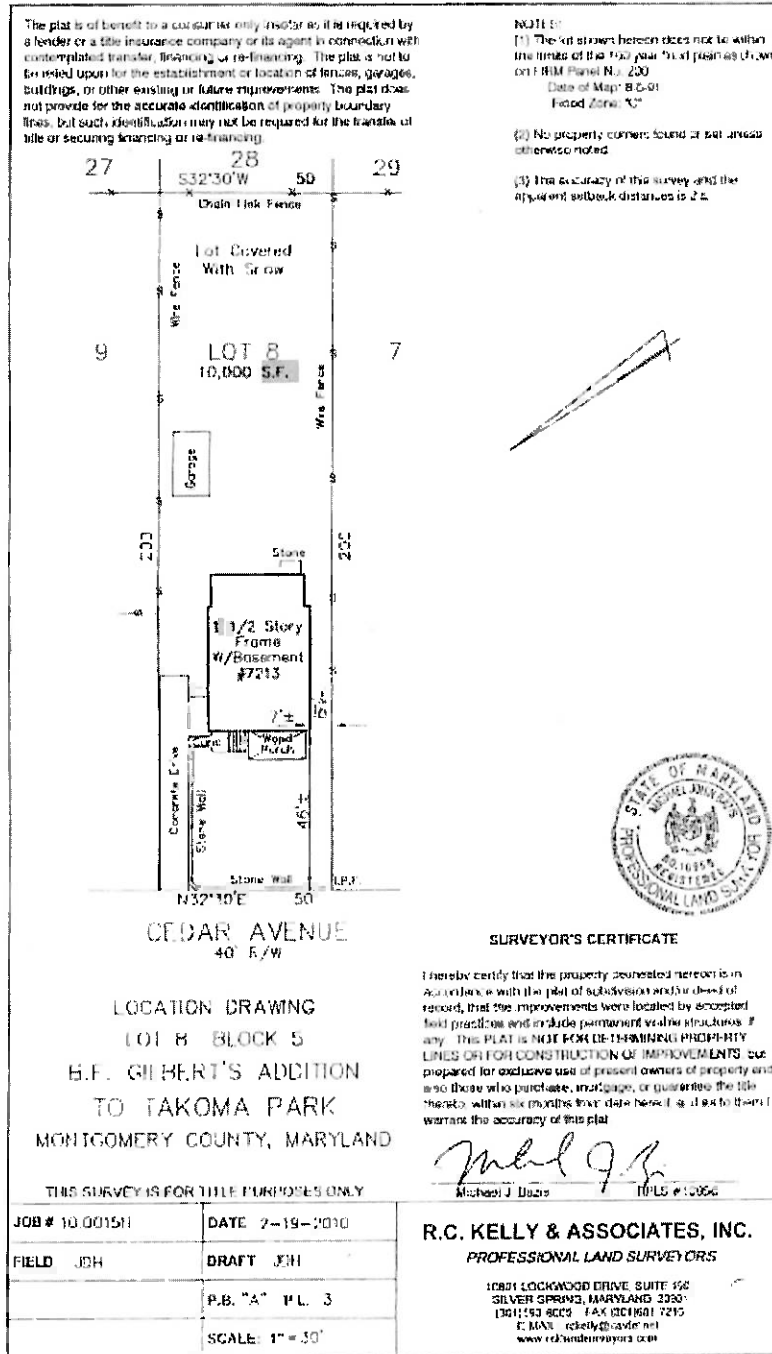
Detail: Narrow driveway. Steps/walkway to front porch off driveway. Steps jut awkwardly into driveway, cement walkway is cracked. Moving the wall and replacing the walkway with bluestone will solve these issues.

Applicant: Forster and Clark

Page: 4

# Site Plan

This is the full survey of the property- a close-up of the work area is on the next page.



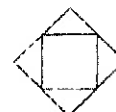
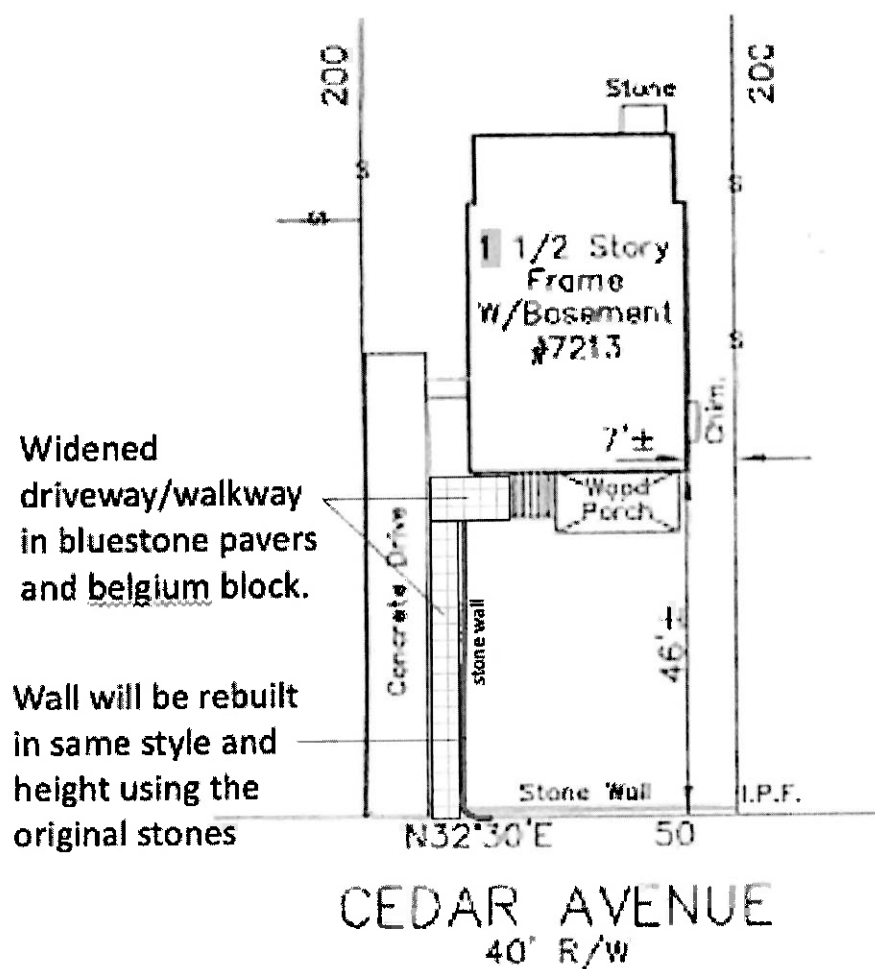
Shade portion to indicate North

Applicant: Forster and Clark

Page: 5



## Site Plan



Shade portion to indicate North

Applicant: Forster and Clark

Page: 6