

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7300 Cedar Avenue, Takoma Park	Meeting Date:	3/26/2025
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	3/19/2025
Applicant:	John Lorenz	Public Notice:	3/12/2025
Review:	HAWP	Tax Credit:	No
Permit Number:	1106478	Staff:	Devon Murtha
PROPOSAL:	Awning addition		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.



Figure 1: The subject property at 7300 Cedar Avenue is annotated with the yellow star. The Takoma Park Historic District boundaries are marked in red.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
 STYLE: Classical Revival
 DATE: c. 1890s

The subject property is a two-and-a-half story Classical Revival house, situated on an irregularly shaped lot at the intersection of Cedar Avenue and Birch Avenue. Constructed c. 1873 as a Foursquare in the Queen Anne style, the house was remodeled in 1939 to reflect the Classical Revival style. In 2010, the property was altered to include a new, two-story rear addition, connected to the historic house by a two-story hyphen.¹ The historic section of the house features a hipped roof with four center dormers, a full-height columned front porch, and an enclosed right-side porch. The two-story addition features a hipped roof with dormer vents. The connecting hyphen is recessed modestly between the two sections; it features a flat roof and French doors. The doors on the right side of the hyphen are sheltered by an awning. The subject property is an Outstanding Resource in the Takoma Park Historic District.



Figure 2: The front and right-side elevations of 73300 Cedar Avenue (Montgomery County Planning, 2025).

¹ The preliminary consultation for this case is located here:
https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box066/37-3-08DDD_Takoma%20Park%20Historic%20District%20PrelimConsult_7300%20Cedar%20Avenue_10-06-2008.pdf

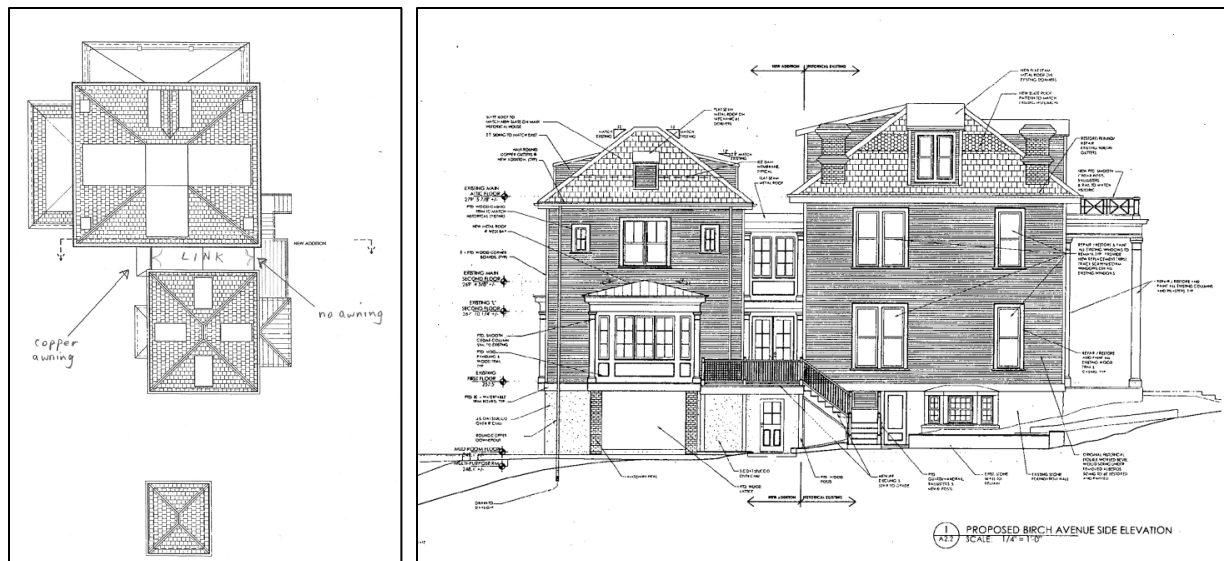


Figure 3: Plan (left) and left elevation (right) of the 2010 addition to the subject property, from the 2008 HAWP.



Figure 4: View of left side of subject property from Birch Avenue (Montgomery County Planning Staff, 2025).

PROPOSAL

The applicant proposes to add an awning over the French doors on the left/west side of the hyphen. The applicant states that this will resolve ongoing issues of water infiltration and subsequent damage. The proposed awning will have a shed roof profile, inset into the wall of the hyphen. It will feature a standing seam copper roof, flat copper side panel, half-round copper gutters, painted wood trim, and a solid wood structural bracket to match the awning on the right/east side of the hyphen. The proposed awning on the left/west side of the hyphen will closely match the existing awning on the right/east side, which was approved as part of the 2008 HAWP.

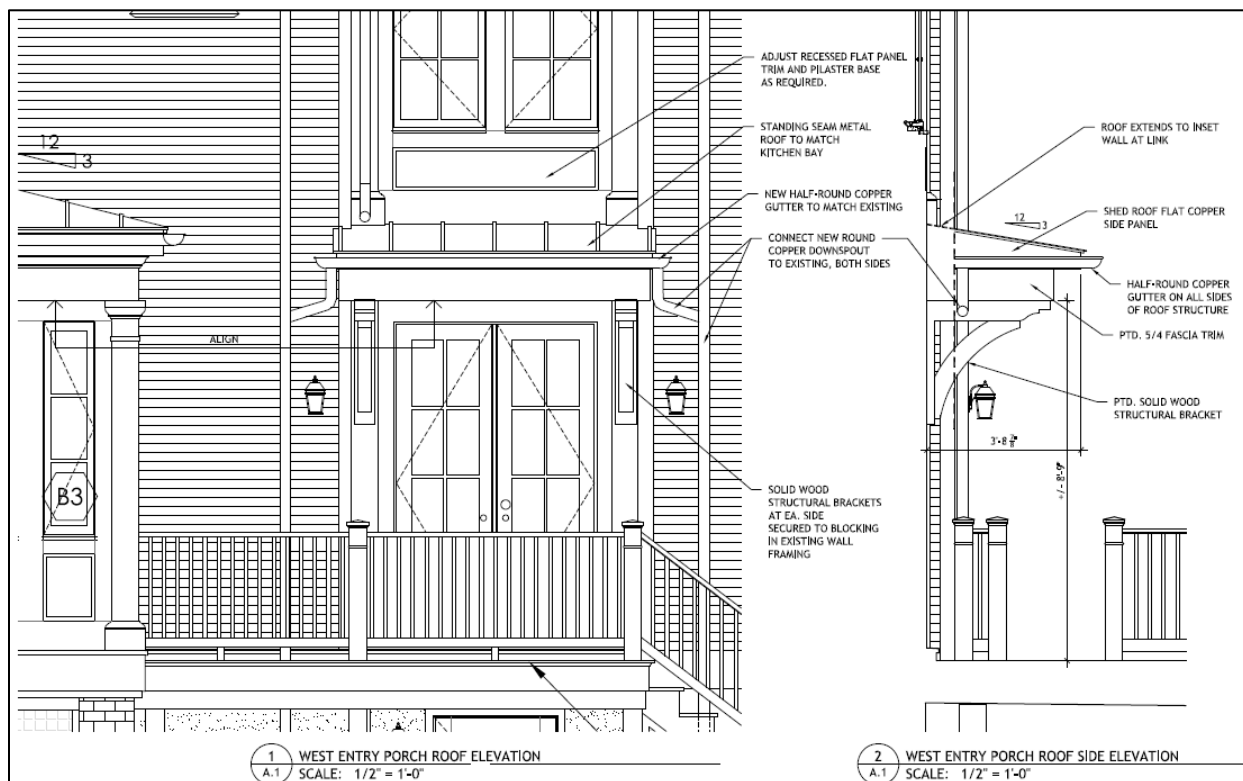


Figure 5: Elevations of proposed new awnings (Applicant, 2025).



Figure 6: The left/east awning awning (left) and the right/west awning (right) of the subject property (Montgomery County Planning, 2025).

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consults several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these three documents is outlined below.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials;

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way;

While additions should be compatible, they are not required to be replicative of earlier architectural styles;

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged;

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged;

Preservation of original building materials and use of appropriate, compatible new materials is encouraged;

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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;
- (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.

Secretary of the 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 applicable *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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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 DISCUSSION

Staff supports the addition of the new awning over the left/west hyphen entrance and recommends approval.

According to the *Guidelines*, alterations and new construction must be sympathetic to the existing architectural character. Chapter 24A(d) emphasizes encourages that the Commission be lenient in its judgment of plans for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district. Staff finds the proposed awning is compatible with the resource in terms of materials and design, and presents no impairment to the historic resource or the district as a whole. This finding is further supported by the HPC's prior approval of the nearly identical awnings constructed on the other side of the hyphen.

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) and Chapter 24A-8(d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

The Takoma Park Historic District Guidelines;

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 an electronic set of drawings, if applicable, to 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC 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 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent _____
Date

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

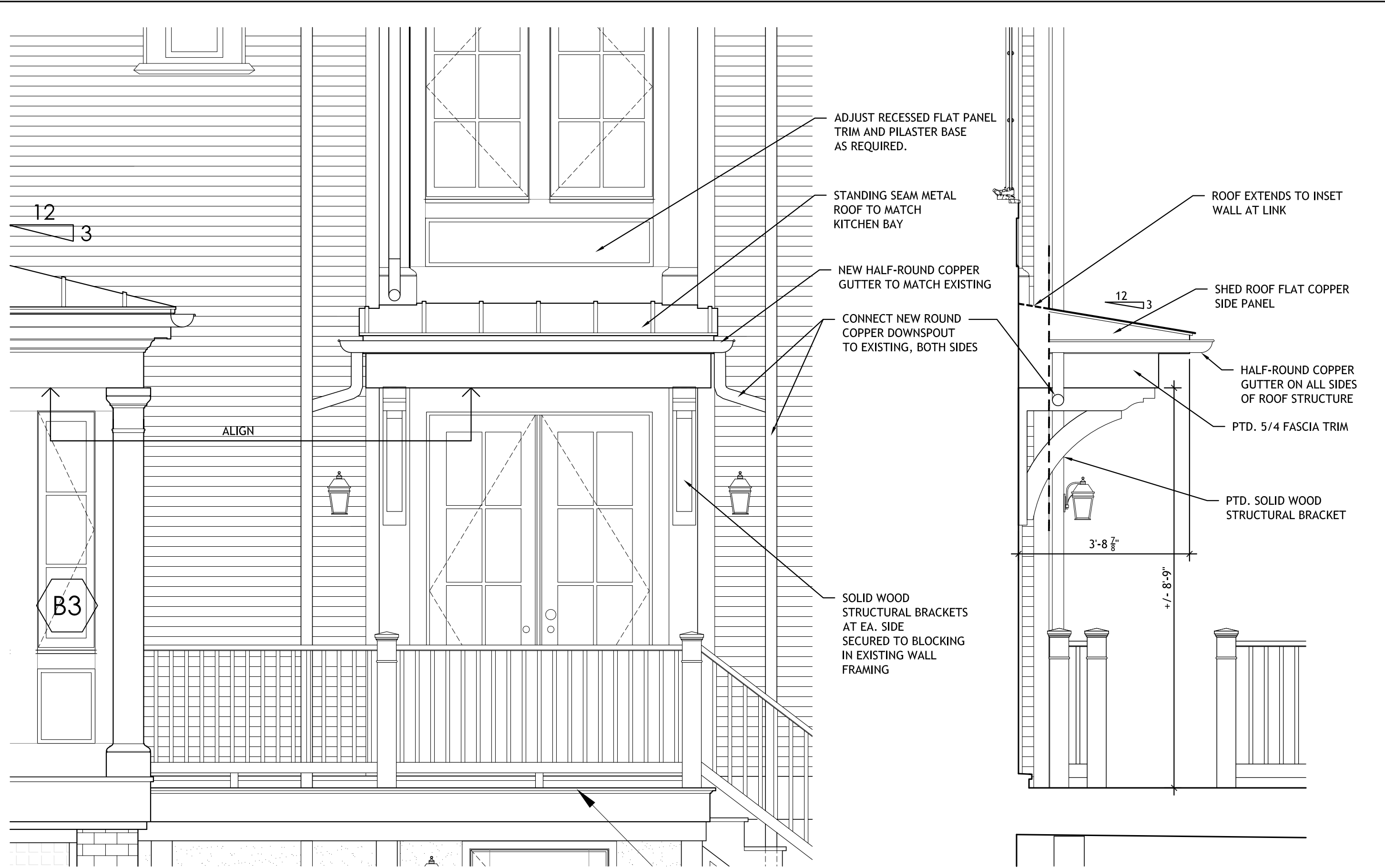
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

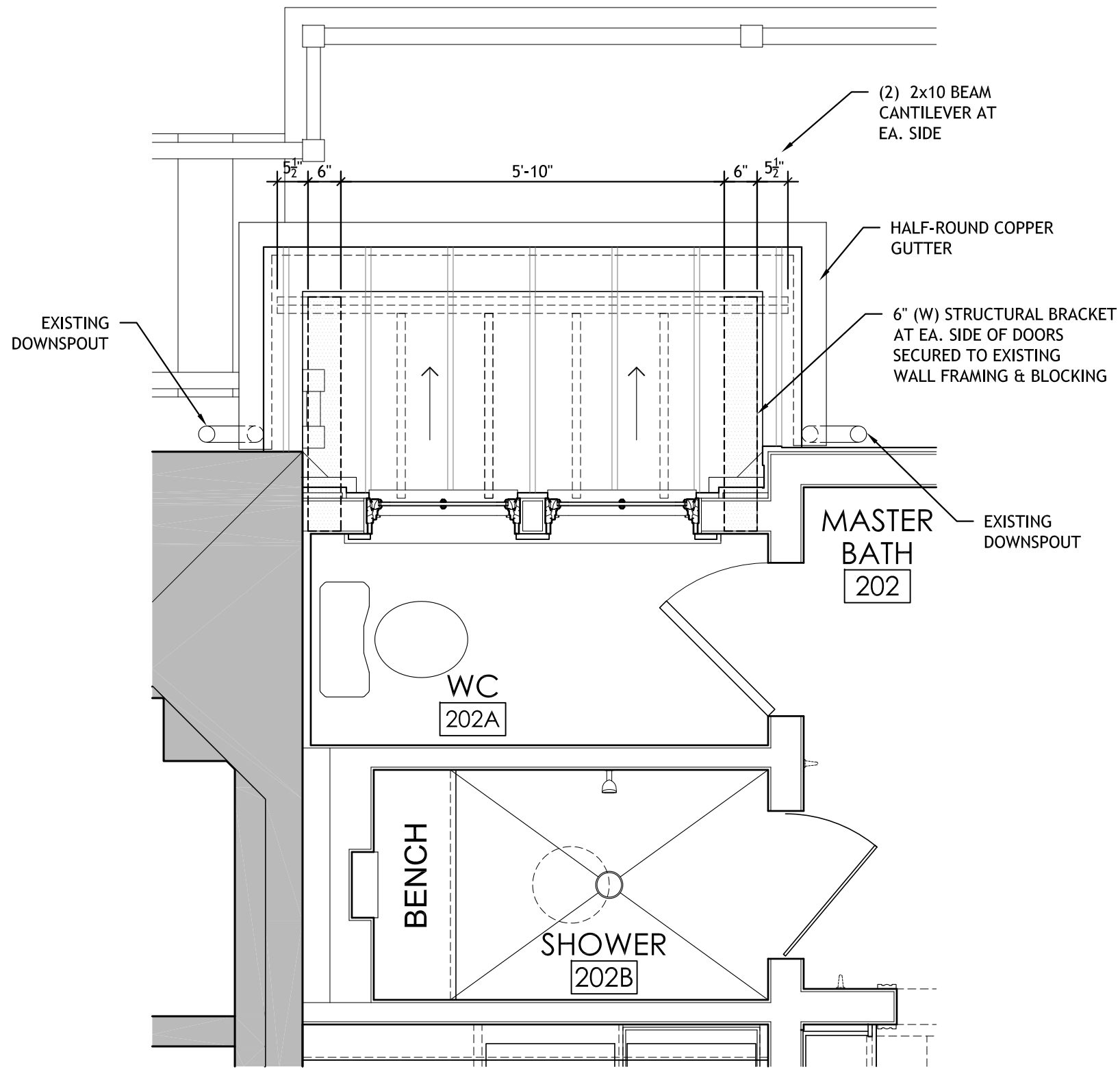
**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

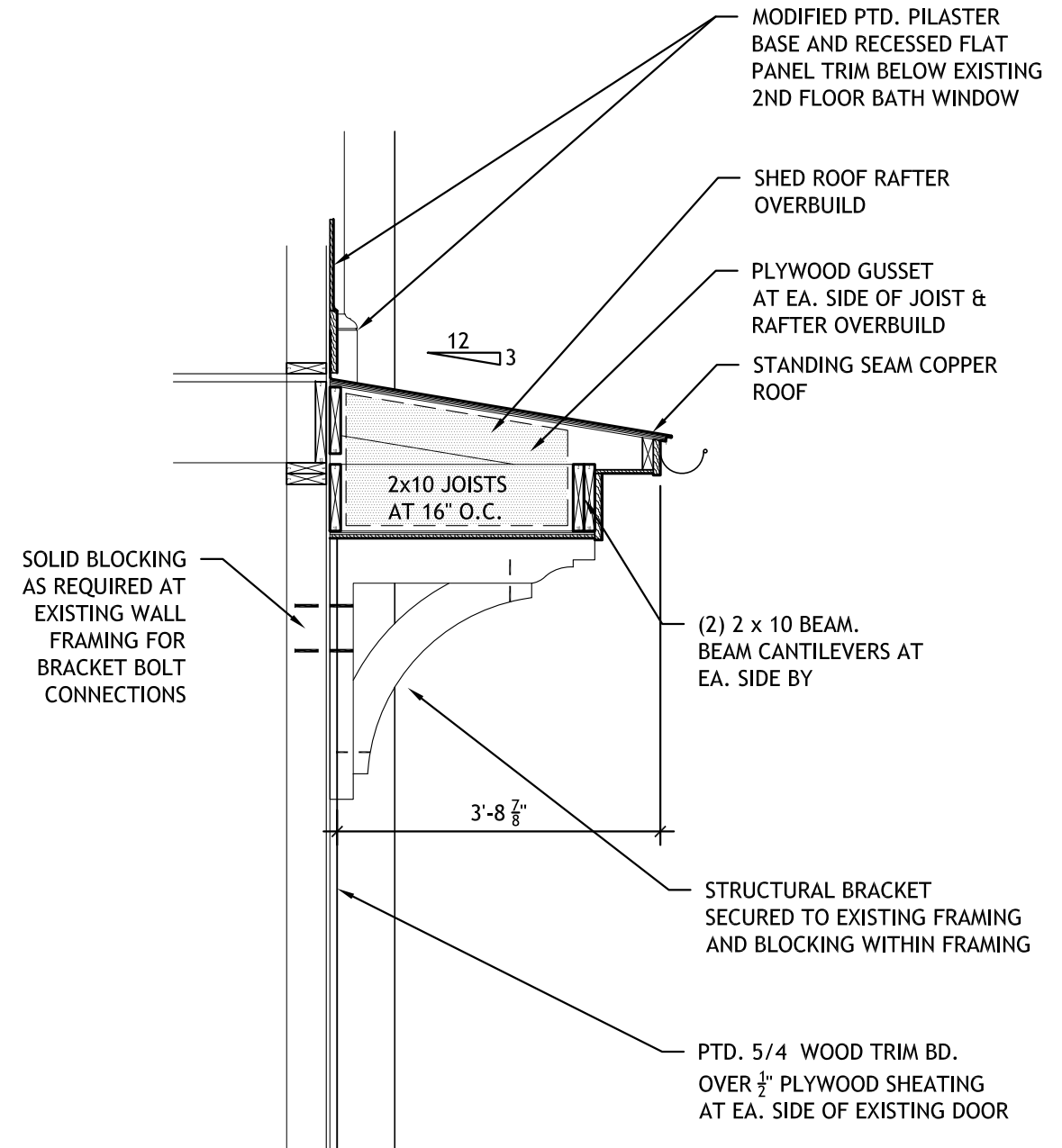


1 WEST ENTRY PORCH ROOF ELEVATION
A.1 SCALE: 1/2" = 1'-0"

2 WEST ENTRY PORCH ROOF SIDE ELEVATION
A.1 SCALE: 1/2" = 1'-0"



1 WEST ENTRY PORCH ROOF PLAN
A.2 SCALE: 1/2" = 1'-0"



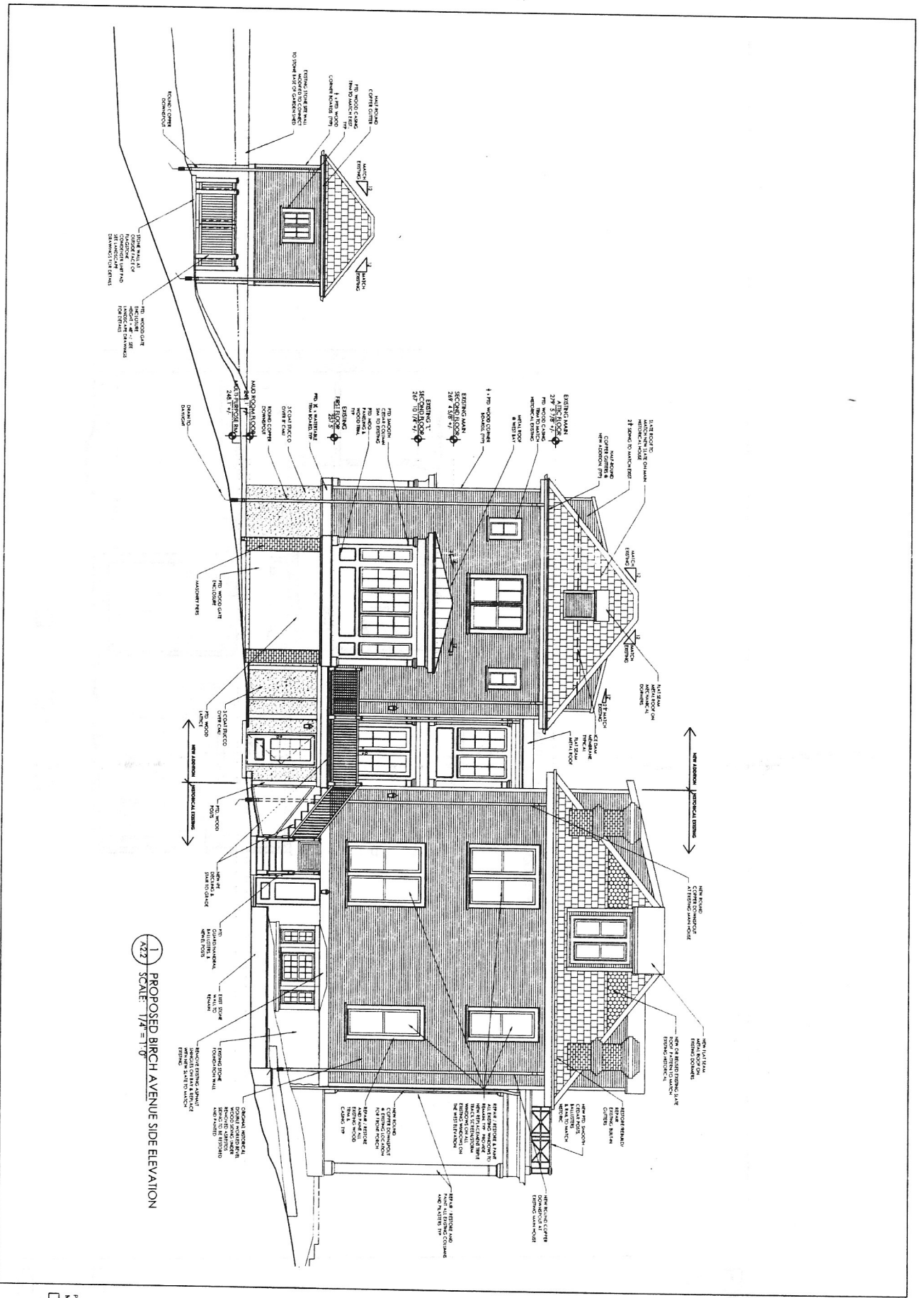
2 WEST ENTRY PORCH ROOF SECTION
A.2 SCALE: 1/2" = 1'-0"





ELECTRONIC
PHOTOGRAPHY
ALWAYS WITH US

17



1 PROPOSED BIRCH AVENUE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

A2.2

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

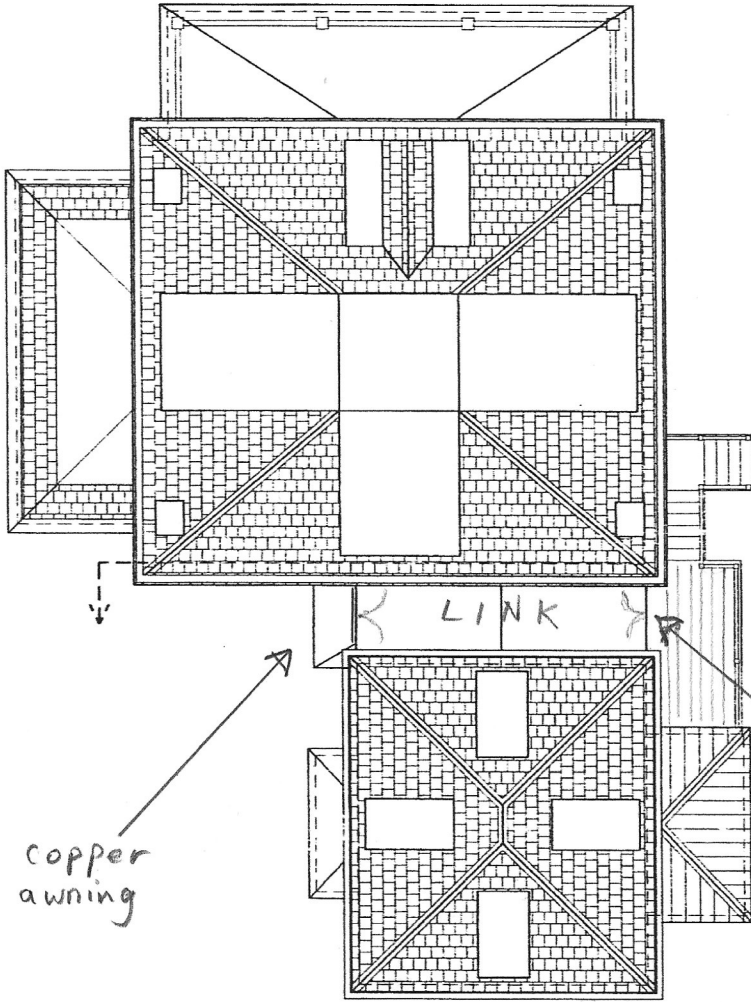

**WIEDEMANN
ARCHITECTS
LLC**
 1772 WINTER ROAD SUITE 400
 RICHMOND, VA 23228
 TEL: 804.647.0000
 WWW.WIEDEMANNARCHITECTS.COM

PROJECT
 SHARPOW COMMON
 RESIDENCE ADDITION
 2300 CEDAR AVE
 FALLS CHURCH, VA 22034

DESIGNED
 WPC PRELIMINARY
 WPC CONSULTATION
 2/27/2008
 WPC DESIGN
 2/27/2008
 WPC DESIGN
 2/27/2008
 WPC DESIGN
 2/27/2008

96

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

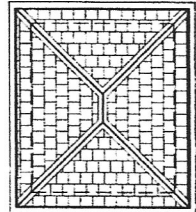


copper awning

LINK

NEW ADDITION

no awning



A1.4

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

HFC PRELIMINARY
CONSULTATION
DATE: 12/15/2011
PROJECT: 1201010101
SHEET: 1201010101

DATE: 12/15/2011

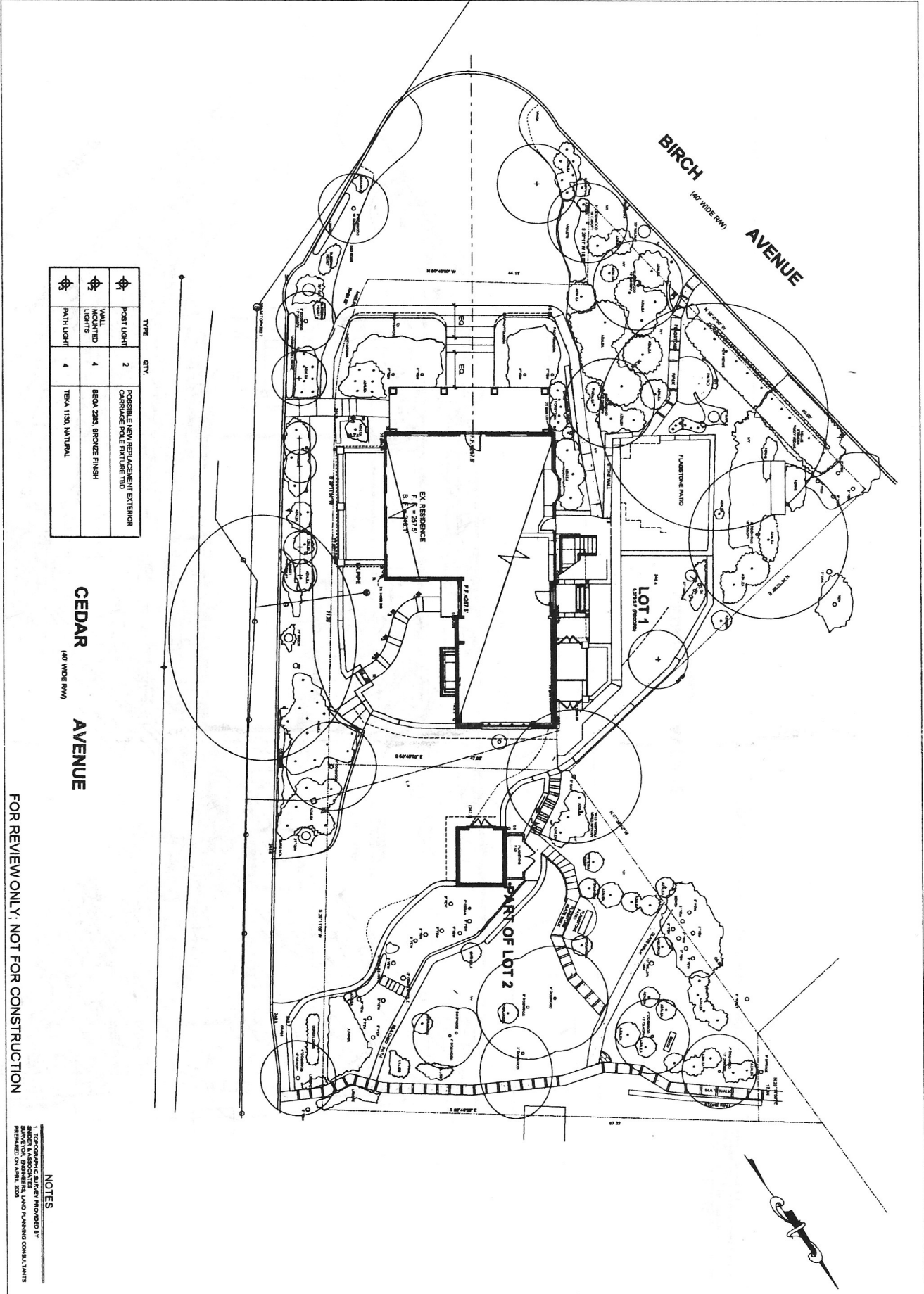
PROJECT:
SUNSHINE COMMON
RESIDENCE ADDITION
1201 CEDAR AVE
TALCOTT PARK 2011

www.wiedemannarchitects.com
PROJECT:
5720 BAYVIEW ROAD, SUITE 110
BETHESDA, MARYLAND 20814
TEL: 301.462.8800
FAX: 301.462.8801

WIEDEMANN
ARCHITECTS
LLC



2h



TYPE	QTY	DESCRIPTION
⊕	2	POSSIBLE NEW REPLACEMENT EXTERIOR LIGHTS (SEE PLAN FOR FIN)
⊕	4	REGA 2200 BRONZE FINISH
⊕	4	TEKA 1100 NATURAL

CEDAR AVENUE
(60' WIDE RW)

BIRCH AVENUE
(60' WIDE RW)

FOR REVIEW ONLY; NOT FOR CONSTRUCTION

NOTES
 1. TOPOGRAPHIC SURVEY PROVIDED BY THE CLIENT.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



