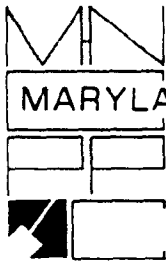


37/3-96R 7221 Cedar Avenue
(Takoma Park Historic District)



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

DATE: 5/24/86

MEMORANDUM

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

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
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: _____

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

Applicant: PETER + SUZANNA BANWELL

Address: 7221 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.



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

DATE: 5/24/96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Design, Zoning, and Preservation Division
M-NCPPC

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 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!

APPLICATION FOR HISTORIC AREA WORK PERMIT

Call when Ready

CONTACT PERSON SUZANNA BANWELL
TAX ACCOUNT # 002-48-6153
DAYTIME TELEPHONE NO. (201) 587-2375
NAME OF PROPERTY OWNER Peter & Suzanna Banwell
DAYTIME TELEPHONE NO. (301) 587-2375
ADDRESS 7221 CEDAR AVE TAKOMA PARK MD 20916
CONTRACTOR NOT YET SELECTED
AGENT FOR OWNER

LOCATION OF BUILDING/PREMISE
HOUSE NUMBER 7221 STREET CEDAR AVE
TOWN/CITY TAKOMA PARK NEAREST CROSS STREET BIRCH AVE
LOT 11 BLOCK 5 SUBDIVISION B F Gilbert
LIBER FOLIO PARCEL

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CIRCLE ALL APPLICABLE: Construct, Deck, Single Family
1B. CONSTRUCTION COST ESTIMATE \$ 4,000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT #

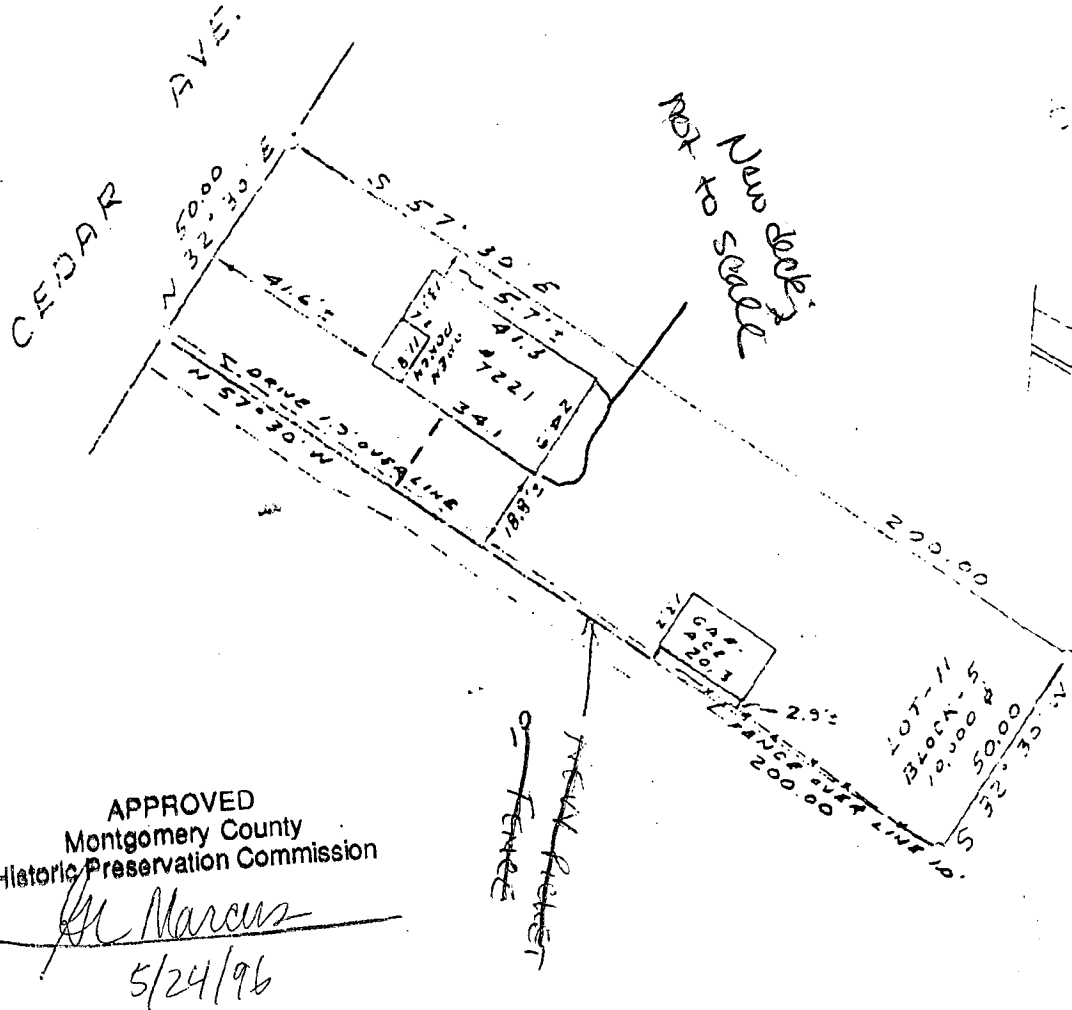
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
2A. TYPE OF SEWAGE DISPOSAL 01 (X) WSSC
2B. TYPE OF WATER SUPPLY 01 (X) WSSC

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 of owner or authorized agent Date 4/26/96

APPROVED [Signature] For Chairperson, Historic Preservation Commission
DISAPPROVED [Signature] Date 5/24/96

APPLICATION/PERMIT NO: 96042910941 DATE FILED: DATE ISSUED:



APPROVED
Montgomery County
Historic Preservation Commission
H. Marcus
5/24/96

HOUSE LOCATION
LOT - 11 BLOCK - 5
B. F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
RECORDED IN PLAT BOOK A . PLAT - 3 SCALE 1" = 40'

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown herein taken from the land records of the county in which the property is located.

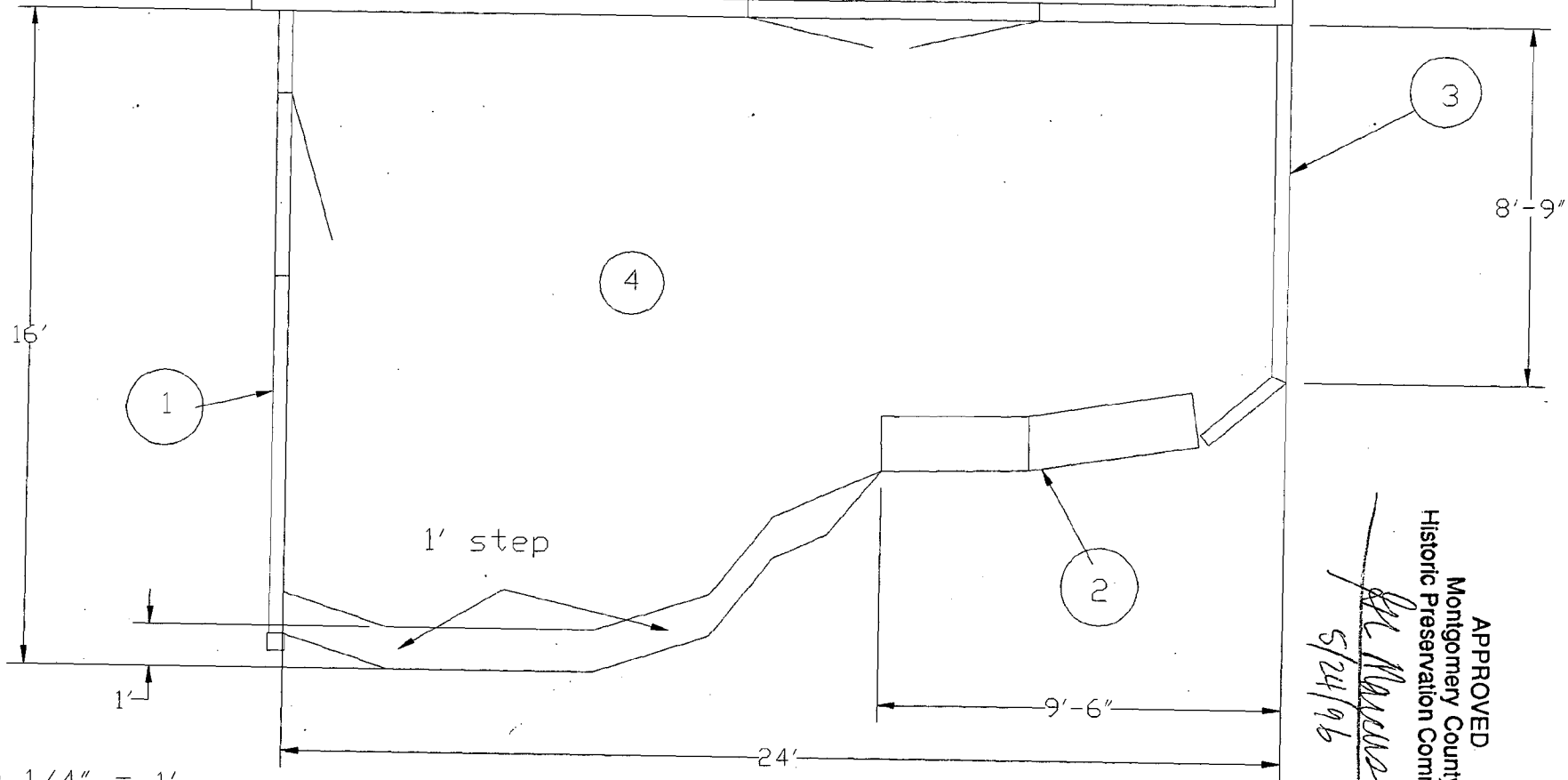
I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement and that unless otherwise shown there are no encroachments.

Date: MAR. 16, 1970

By *Edward L. Renn*
ELWOOD L. RENN
Registered Land Surveyor
Maryland No. 3382

Construction materials include:
pretreated ~~timber~~ wood
6x6, 4x4, 2x6 & 1x6
concrete + hardware

House



Scale: 1/4" = 1'

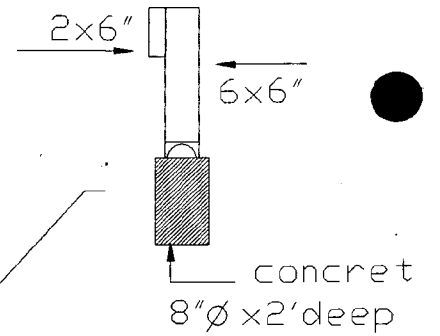
APPROVED
Montgomery County
Historic Preservation Commission
Pat Maxwell
5/24/96

2x6" attache
to wall

2x6" between

2x6" support
deck

detail footage



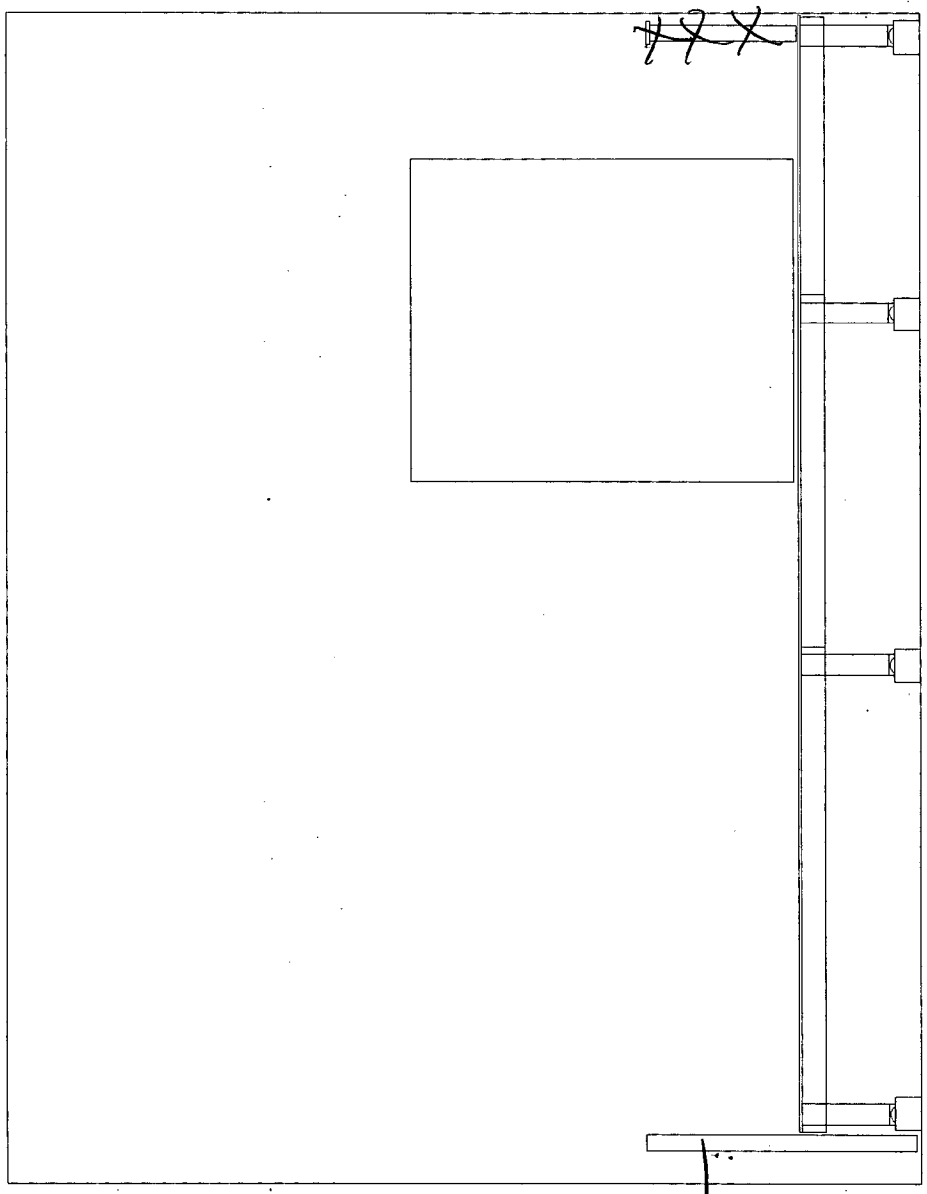
APPROVED
Montgomery County
Historic Preservation Commission

M. M. M...
5/24/96

3

APPROVED
Montgomery County
Historic Preservation Commission

J. Marcus
5/24/96



Existing picket fence previously
approved by HACWP

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7221 Cedar Avenue

Meeting Date: 05/22/96

Resource: Takoma Park Historic District

Public Notice: 05/08/96

Case Number: 37/3-96R

Report Date: 05/15/96

Review: HAWP

Tax Credit: none

Applicant: Peter and Suzanna Banwell

Staff: Stephen M. Dorsey

DATE OF CONSTRUCTION: circa 1890-1900

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

ARCHITECTURAL DESCRIPTION: Victorian Vernacular

PROPOSAL: To construct a (pretreated) wooden deck approximately 16' x 24' on the rear of a single-family detached home. The deck would be constructed of pre-treated wood and consist of 6"x 6," 4"x 4," 2"x 6" and 1"x 6" posts and beams; deck would be supported by concrete footings at a depth of approximately 2-feet.

RECOMMENDATION: 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

- ___ 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Call when Ready

CONTACT PERSON SUZANNA BANWELL
 DAYTIME TELEPHONE NO. (201) 587-2375
 TAX ACCOUNT # 002-48-6153
 NAME OF PROPERTY OWNER Peter & SUZANNA BANWELL DAYTIME TELEPHONE NO. (301) 587-2375
 ADDRESS 7221 Cedar Ave TAKOMA PARK MD 20912
 CITY STATE ZIP CODE
 CONTRACTOR NOT YET SELECTED TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7221 STREET Cedar Ave
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET BIRCH AVE
 LOT 11 BLOCK 5 SUBDIVISION B. F. Gilbert
 LIBER _____ FOLIO _____ PARCEL _____

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/Wall (complete Section 4) Single Family 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 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.

Suzanna Banwell Signature of owner or authorized agent 4/26/96 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

3

**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:

No structures currently exist. Land has been excavated because was previously backfilled (by an earlier owner) against exterior of house causing significant rot to the sill.

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

Deck will be ground level with no railing. Where grade includes opposite house, steps will be installed. Complete drainage will be included below deck to preserve the 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.

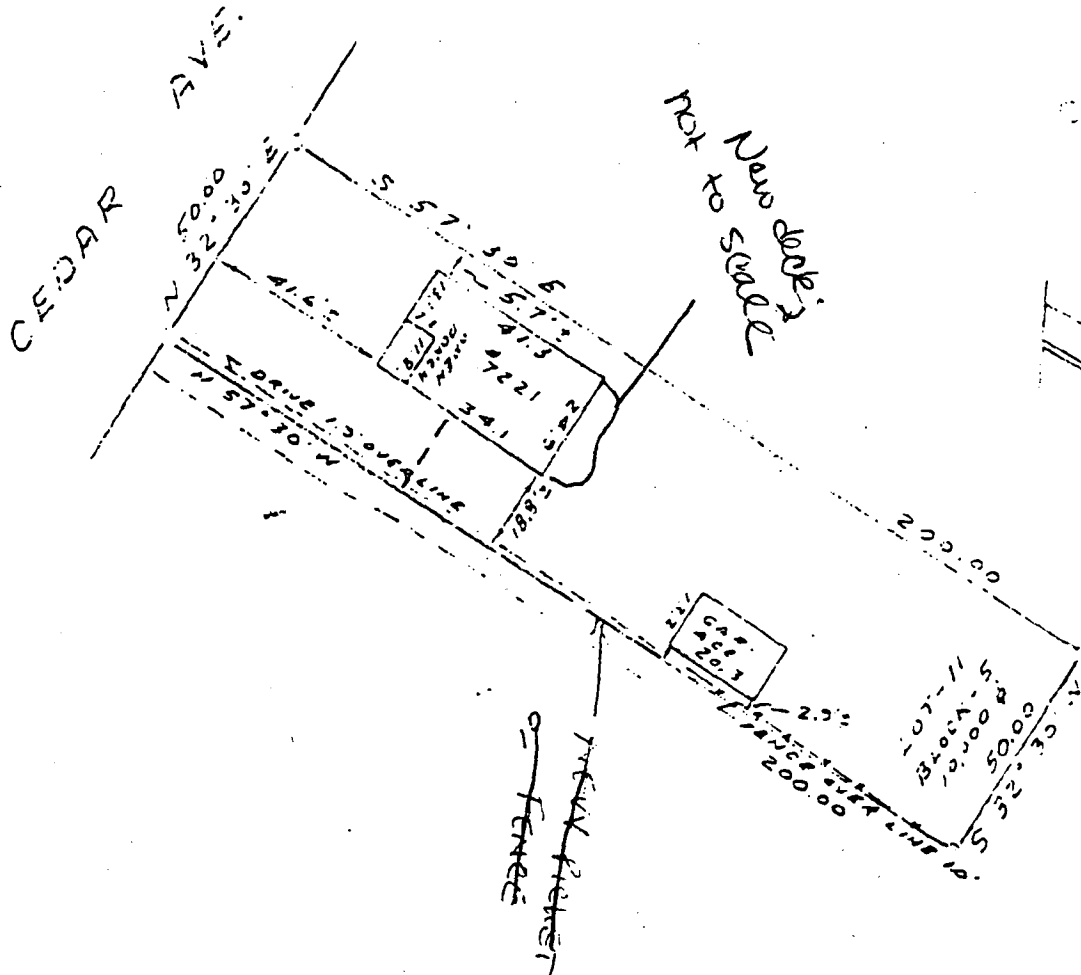
5. PHOTOGRAPHS

- 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

If you are proposing construction adjacent to or within the drip-line of any tree 6" or larger in diameter (at

4



HOUSE LOCATION
 LOT - 11 BLOCK - 5
 B. F. GILBERT'S ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND
 RECORDED IN PLAT BOOK A, PLAT - 3 SCALE 1" = 40'

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I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement and that unless otherwise shown there are no encroachments.

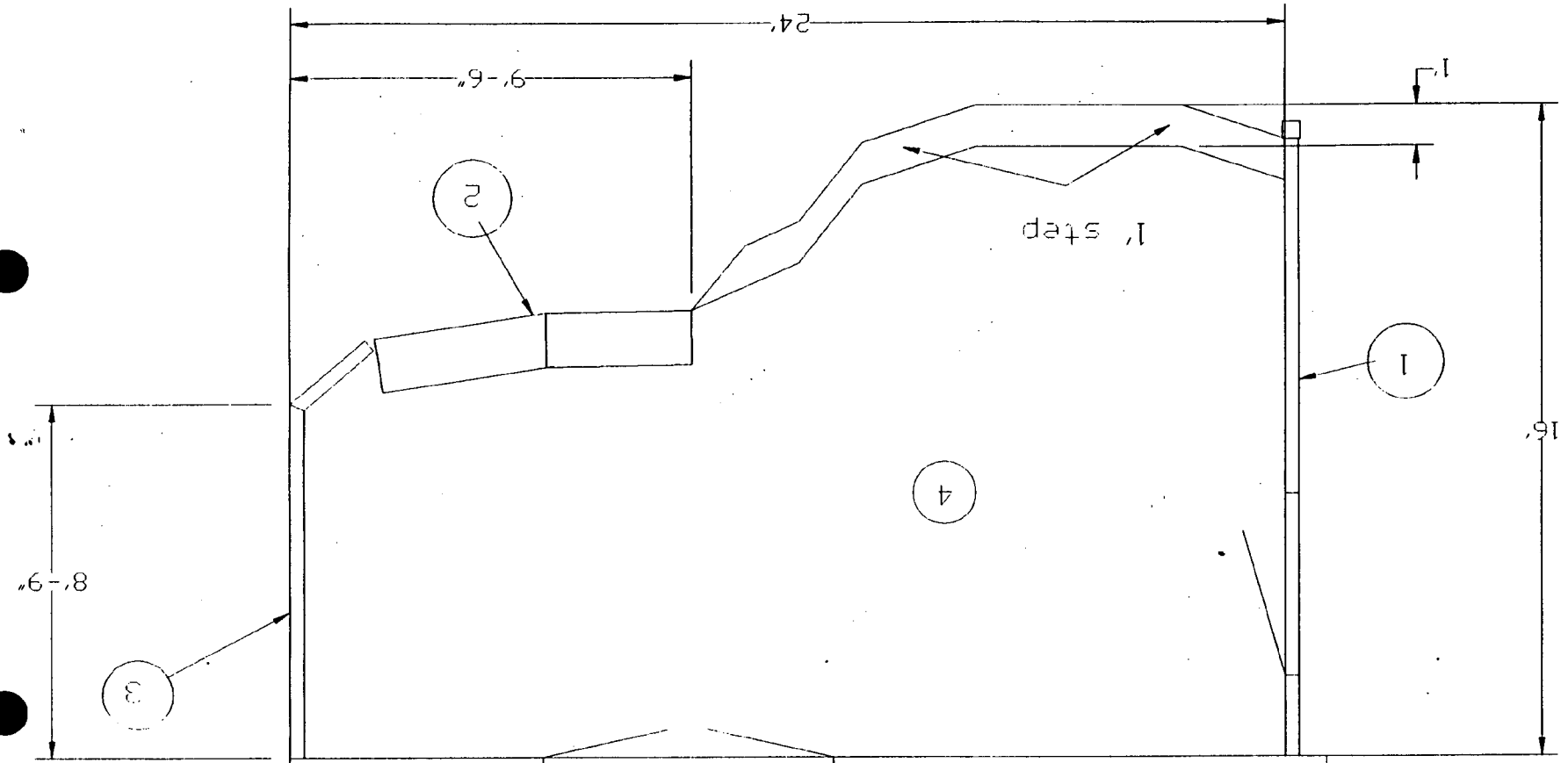
Date: MAR. 16, 1970

By Edward L. Kenn
 EDWOOD L. KENN
 Registered Land Surveyor
 Maryland No. 3387

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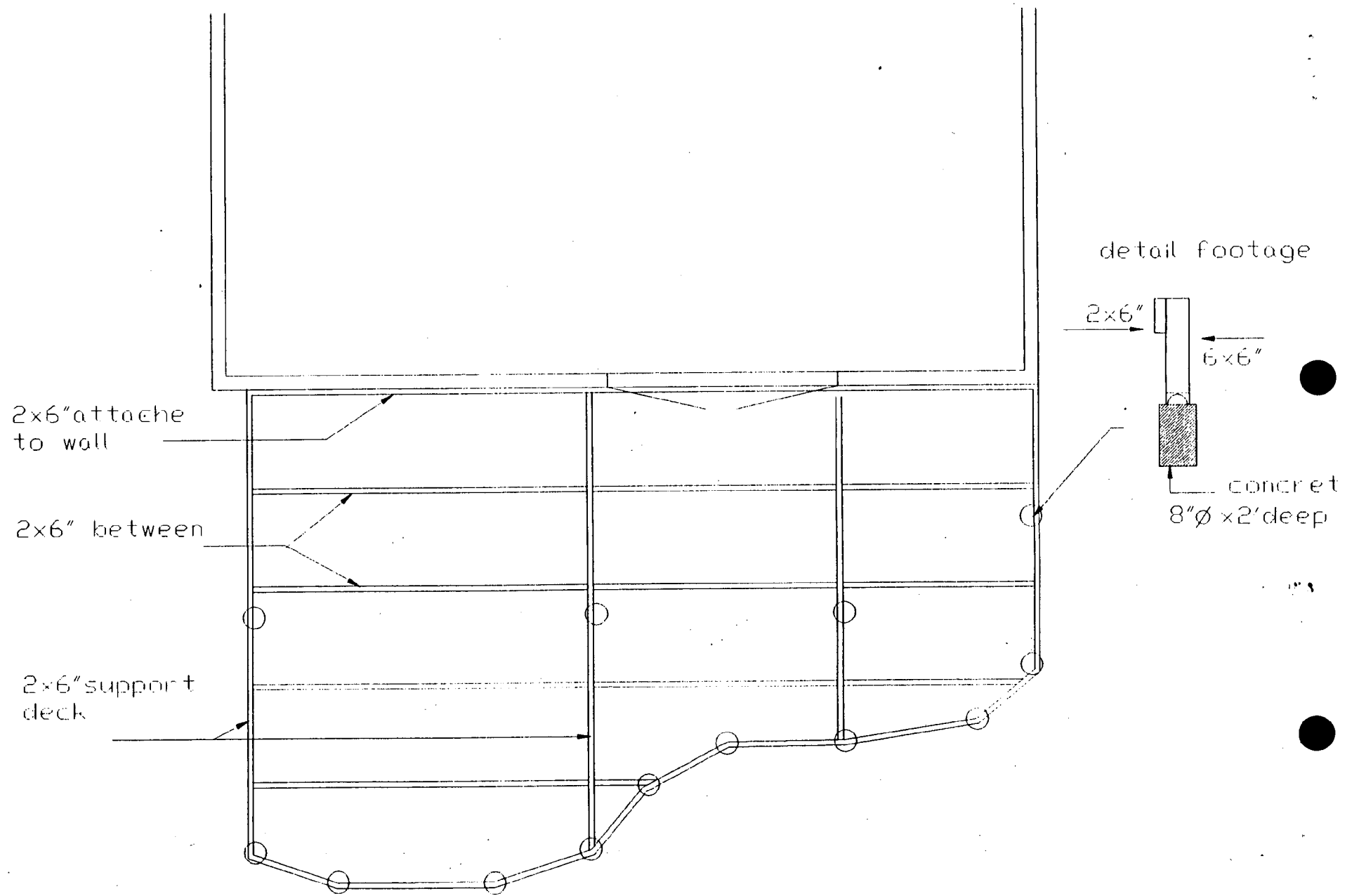
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Scale: 1/4" = 1'



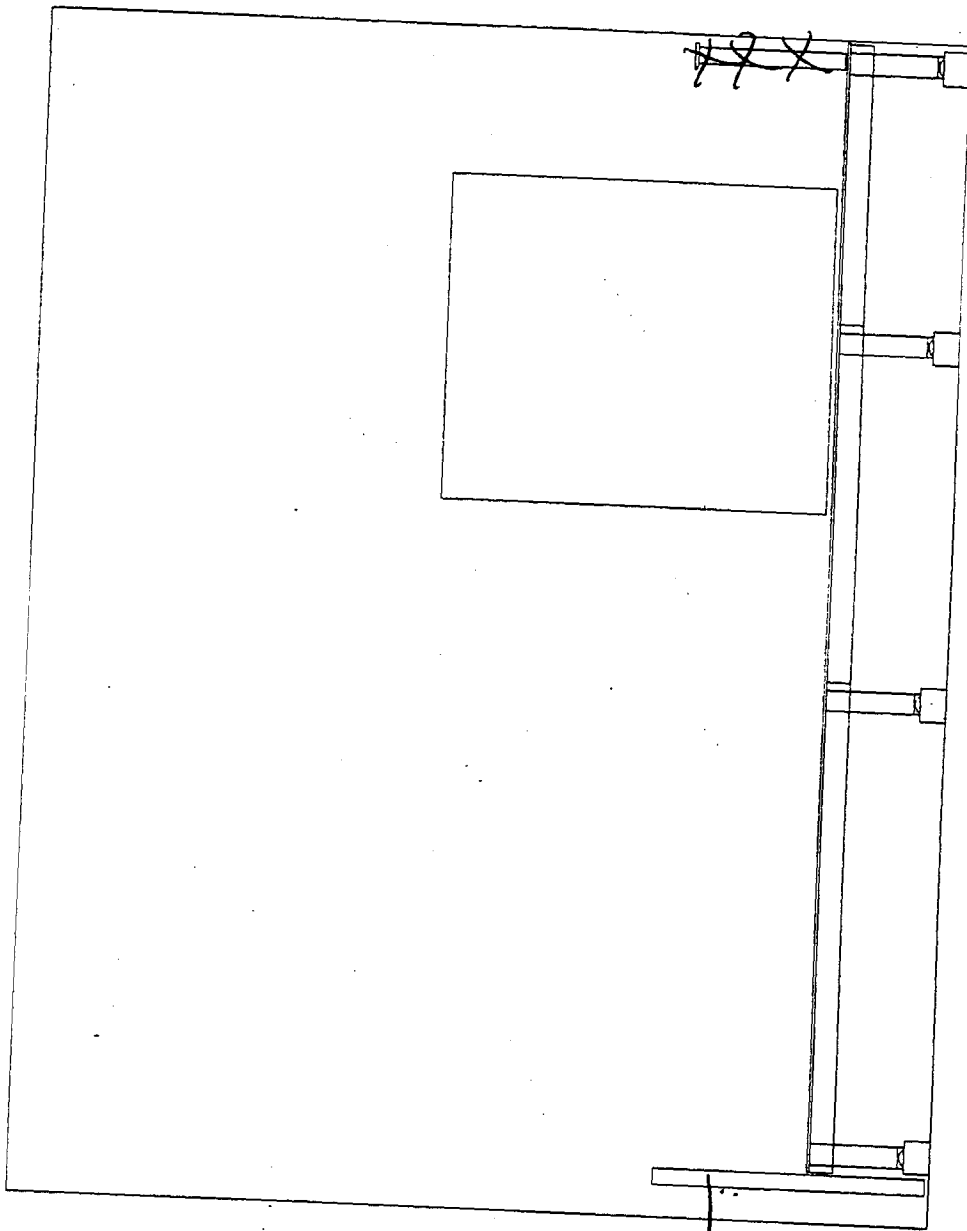
Construction
 Materials include:
 pre-treated wood
 6x6, 4x4, 2x6, 1x6
 concrete + hardware

House



7

7



existing picket fence previously
approved by HAWP

(8)



Bank of house in '94 before
addition of front porch +
windows as approved by HAHP.

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

MACK; LUISE Ewell
7301 Cedar Ave
Takoma Park, MD
20912

~~CHRIS~~ John LORENZ
Chris Simpson
7218 Cedar Ave
Takoma Park, MD
20912

Shirley Trice
7217 Cedar Ave
Takoma Park, MD
20912



Bank of house in '94 before
addition of french door +
windows as Approved by HAWP.

