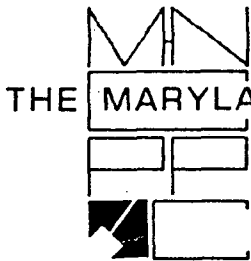


37/3-9484-7221 Cedar Avenue  
Takoma Park Historic District



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

DATE: 10/13/94

MEMORANDUM

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

FROM: Gwen Marcus, 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: \_\_\_\_\_

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

Applicant: Peter and Suzanna Banwell

Address: 7221 Cedar Avenue Takoma Park MD 20912

\*\*\*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.



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

MASL PERMIT TO:

PETER BANWELL  
92 PROSPECT ST  
NEWBURGHPORT MA 01950  
508 462 4186

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

NAME OF PROPERTY OWNER (Contract/Purchaser) PETER + SUZANNA BANWELL  
ADDRESS 7221 CEDAR AVE, TAKOMA PK

TELEPHONE NO. 508 462 4186  
(Include Area Code) MD 20912  
STATE MD ZIP

CONTRACTOR HERITAGE BUILDING

TELEPHONE NO. 301 270 4799

PLANS PREPARED BY RICK LEONARD

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
TELEPHONE NO. 301 270 4799  
(Include Area Code)

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

### LOCATION OF BUILDING/PREMISE

House Number 7221 Street CEDAR AVE

Town/City TAKOMA PARK Election District \_\_\_\_\_

Nearest Cross Street DOGWOOD

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision UNKNOWN AT THIS TIME

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one) Circle One:  A/C  Slab  Room Addition  
 Construct  Extend/Add  Alter/Renovate  Repair  Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  
 Wreck/Raze  Move  Install  Revocable  Revision  Fence/Wall (complete Section 4)  Other \_\_\_\_\_
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000 INCLUDING INTERIOR RENOVATION
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? CLASS 2

### 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

- 4A. HEIGHT 3 feet \_\_\_\_\_ inches (APX)
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line PARTIAL  
 2. Entirely on land of owner PARTIAL  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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]

9/20/94

Signature of owner or authorized agent (agent must have signature notarized on back)

Date

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 10/13/94

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7221 Cedar Avenue Meeting Date: 10/12/94  
Resource: Takoma Park Historic District Review: HAWP/Alteration  
Case Number: 37/3-94 ~~LL~~ LL Tax Credit: No  
Public Notice: 9/28/94 Report Date: 10/5/94  
Applicant: Peter & Suzanna Banwell Staff: David Berg  
PROPOSAL: Install windows,  
door unit, and fence RECOMMEND: Approve

---

BACKGROUND

The property is a 2 1/2 story Victorian Vernacular house built in the late 19th century. The house is designated a Contributing Resource to the Takoma Park Historic District.

The applicants proposal can be separated into three distinct items. The first part of the proposal is to remove an existing first story window on the East Elevation (rear of the house) and to replace it with a new two-door unit. The new door would be double insulated glass with wood frames. The trim (surrounds) will be made to match the existing historic trim of the house both in size and detailing.

The second part of the proposal is to install three 1/1 double hung windows on the first floor of the East Elevation just to the left of the proposed new door. The windows would be double insulated wood frame windows with wood surrounds identical to the historic surrounds. The existing windows of the historic resource are a mixture of 1/1 and 2/2 double hung. The proposed addition of the 1/1 windows would coincide with the existing 1/1 windows of the historic structure.

The third part of the proposal consists of erecting a 4' high fence on the South Elevation property line. The proposed fence would be a wood picket fence.

STAFF DISCUSSION

Staff feels that the addition of the windows and door unit proposed is consistent with the guidelines established in the Takoma Park Amendment to the Master Plan for Historic Preservation. Specifically:

all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural

*About  
5' trim w/  
wood trim  
edge*

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.

Furthermore, the alterations to the historic resource are limited to the rear of the structure and cannot be seen from the streetscape. The Takoma Park Guidelines for Contributing Resources state:

alterations to features that are not visible at all from the public right of-way should be allowed as a matter of course.

Staff finds the proposed picket fence to be compatible with the historic resource and also consistent with the Takoma Park Guidelines.

#### STAFF RECOMMENDATION

Considering that the alterations are relatively minor and respect the architectural styling and details of the historic resource, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard 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.

and provided 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.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

THE HOUSE, AT 7221 CEDAR AVE IN TAKOMA PARK MD, IS APPROXIMATELY 100 YEARS OLD. IT IS LOCATED IN THE HISTORIC DISTRICT OF THE TOWN AND IS IN A NEIGHBORHOOD OF VICTORIAN AND BUNGALOW HOUSES. IT IS A "CLASS 2" HOUSE WITH ASPHALT ~~SH~~ ROOF, ASBESTOS SHINGLES, AND BOTH "1 OVER 1" AND 2 OVER 2 WINDOWS. THE HOUSE HAS A SMALL GARAGE WHICH CAN BE SEEN ON THE SURVEY.

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

WE PROPOSE MINOR RENOVATIONS TO THE BACK OF THE HOUSE, WHICH ARE NOT VISIBLE FROM THE STREET. (SEE PHOTOS). ALL RENOVATIONS WOULD BE WITHIN THE EXISTING FRAME OF THE HOUSE, THERE WILL BE NO EXTERIOR FRAMING THAT WOULD CHANGE THE PROFILE OF THE HOUSE. THE RENOVATIONS CONSIST OF ADDING 3 WINDOWS AND 1 DOOR TO THE BACK OF THE HOUSE, (SEE BEFORE AND AFTER DRAWINGS) <sup>AND THE INSTALLATION OF A SMALL FENCE,</sup> WE BELIEVE THAT THE PROPOSED PROJECT WILL ENHANCE THE PROPERTY, AND WE WILL MAKE EVERY EFFORT TO ENSURE THAT THE BUILDING MATERIALS MATCH THOSE OF THE EXISTING HOUSE. SEE SPEC SHEETS FOR WINDOWS, DOORS + FENCE.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

THE DESIGN IS SHOWN IN OUR DRAWINGS MARKED  
"ALTER" THE SCALE IS CONSISTENT WITH THE EXISTING  
WINDOWS, THE MATERIAL SPEC SHEETS ARE ATTACHED, LANDSCAPING  
WOULD BE IMPROVED BY PLANTING FLOWERS BELOW THE  
NEW WINDOWS.

- b. the relationship of this design to the existing resource(s):

WE WILL ATTEMPT TO REPLICATE THE DESIGN +  
TRIM OF THE EXISTING WINDOWS, THE DOOR TRIM  
WILL ALSO BE CONSISTENT WITH EXISTING WINDOW  
TRIM.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

WE BELIEVE THAT THE PROPOSED PROJECT IS ENTIRELY  
CONSISTENT WITH CHAPTER 24A. FIRST, IT WILL NOT  
SUBSTANTIALLY ALTER THE EXTERIOR OF THE HISTORIC SITE. SECOND,  
THE MATERIALS WILL BE COMPATIBLE, THIRD, THE FENCE WILL  
HIDE A RATHER UGLY PORTION OF THE DRIVEWAY AND GARAGE, ENHANCING  
ITS APPEARANCE. FOURTH, WE HAVE SMALL CHILDREN AND A DOG AND

3. Project Plan: WILL USE THE WINDOWS TO ENSURE THAT  
THEY ARE SAFELY VISIBLE IN THE BACK YARD.

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name \_\_\_\_\_ WE ARE MOVING TO THE AREA FROM MASSACHUSETTS AND  
 Address \_\_\_\_\_ DO NOT HAVE THIS INFORMATION  
 City/Zip \_\_\_\_\_ YET, WE WILL PROVIDE IT AS SOON AS POSSIBLE.
2. Name \_\_\_\_\_ BOB THOMAS, POLLY TOPHAM  
 Address \_\_\_\_\_ 7212 CEDAR AVE  
 City/Zip \_\_\_\_\_ TAYLOR PK MD  
 20912



3. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

4. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

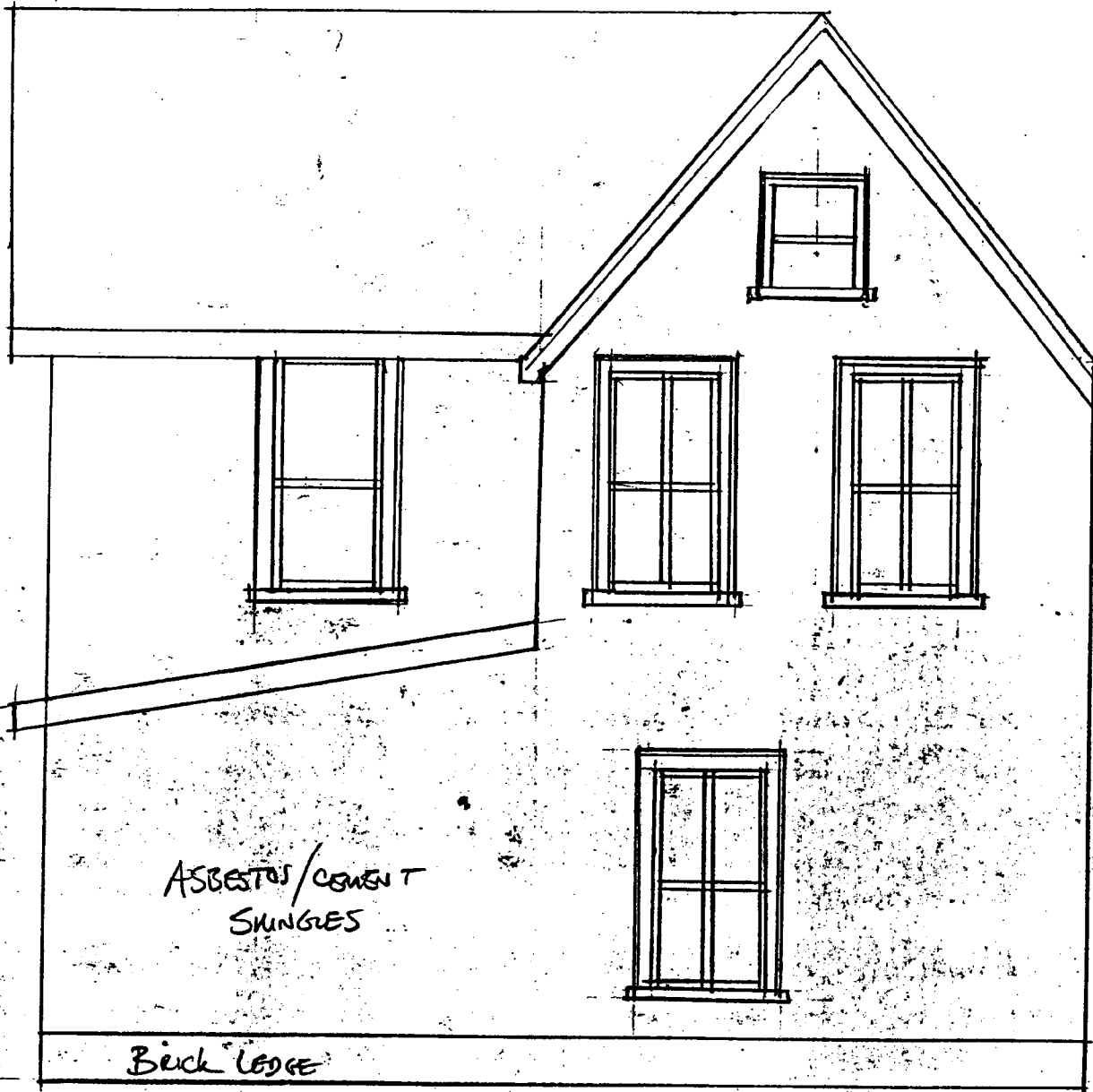
5. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E



ASBESTOS/CEMENT  
SHINGLES

Back EDGE

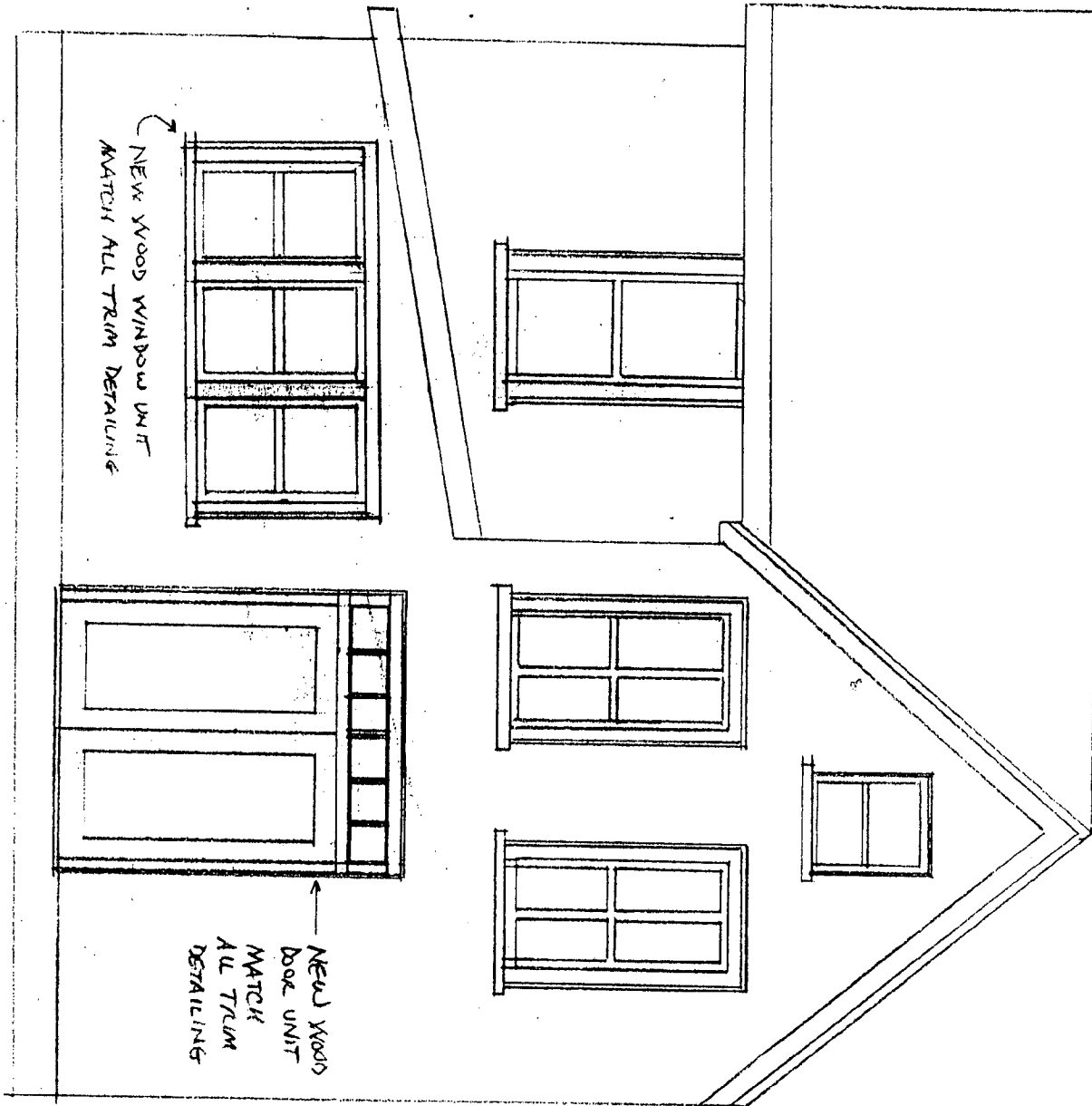
SCALE: 1/4" = 1'-0"

EXISTING REAR ELEVATION

7221 CEDAR AVE

TAKOMA PARK, MD

Heritage Building &  
Renovation  
208 Manor Circle  
Takoma Park, MD 20912



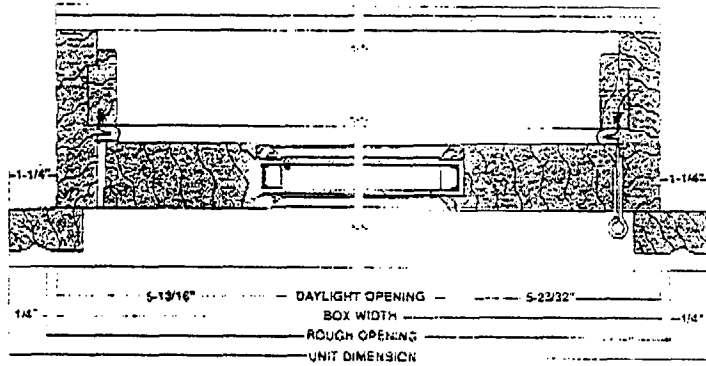
SCALE 1/4" = 1'-0"

NEW REAR ELEVATION  
7221 CEDAR AVE.  
TAKOMA PARK, MD

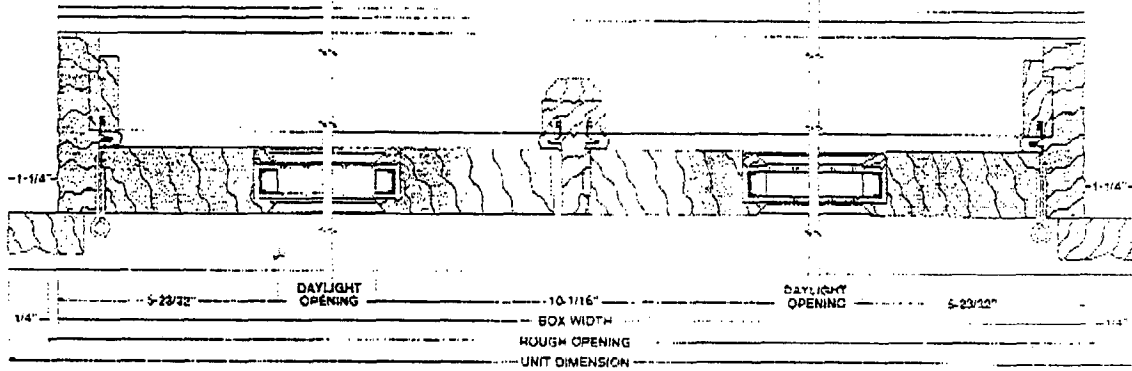
Heritage Building &  
Renovation  
208 Manor Circle  
Takoma Park, MD 20912



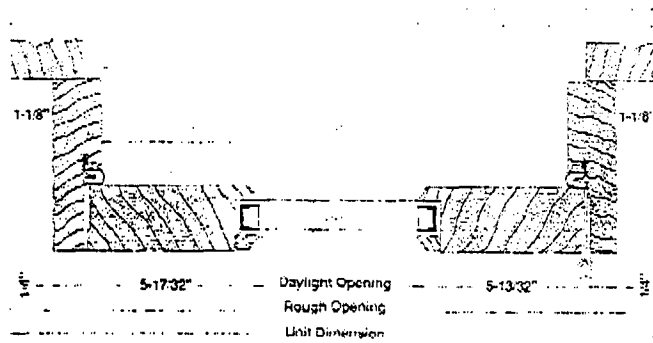
ONE WIDE



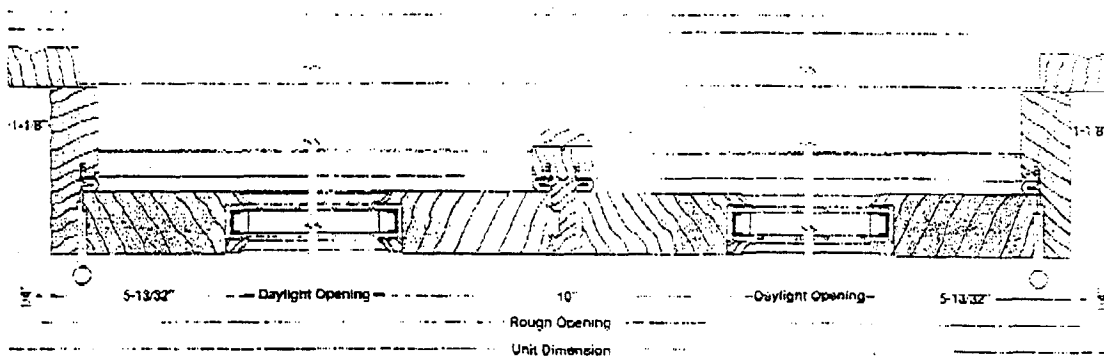
TWO WIDE FRENCH DOOR

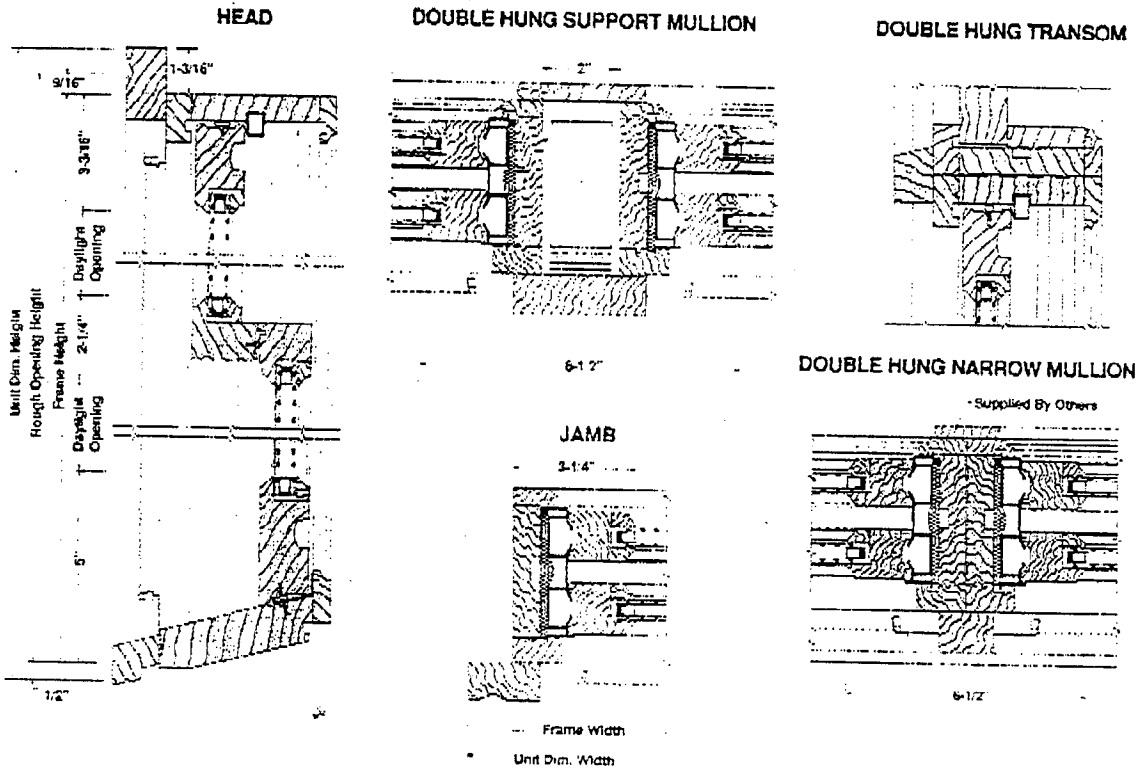


ONE WIDE (INSWING)



TWO WIDE (INSWING)



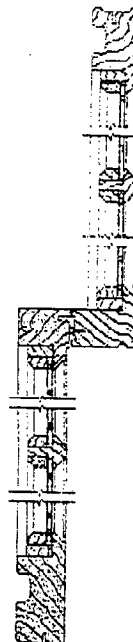
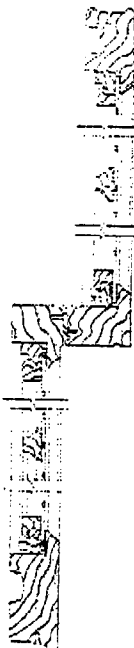
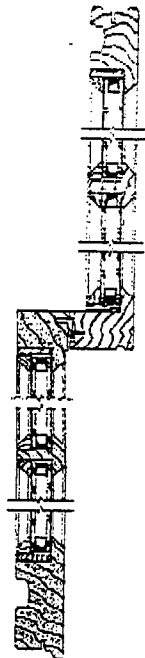
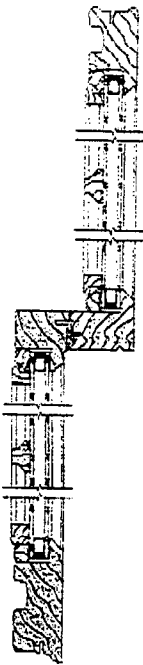


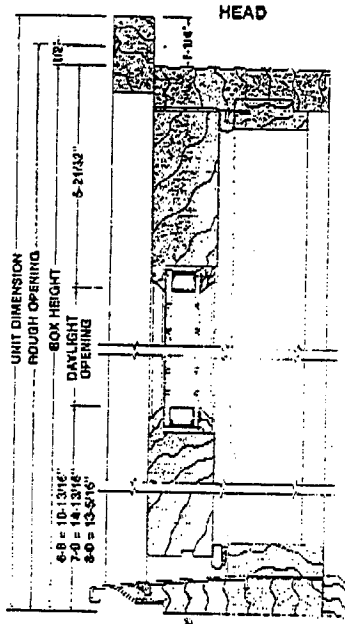
ONE-LITE INSULATED

CUT-LITE INSULATED

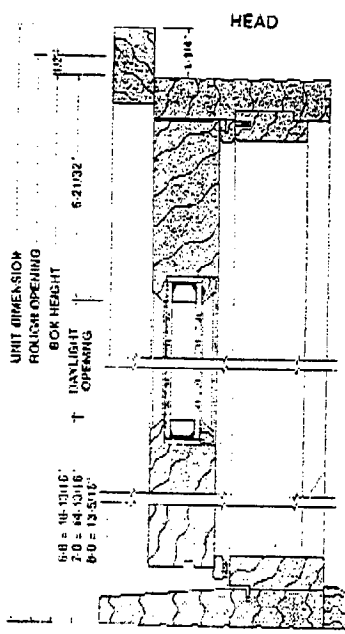
SINGLE GLAZED ONE-LITE W/GRILLE

SINGLE GLAZED CUT-LITE

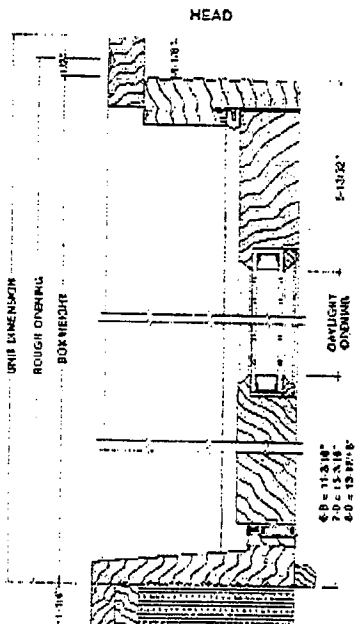




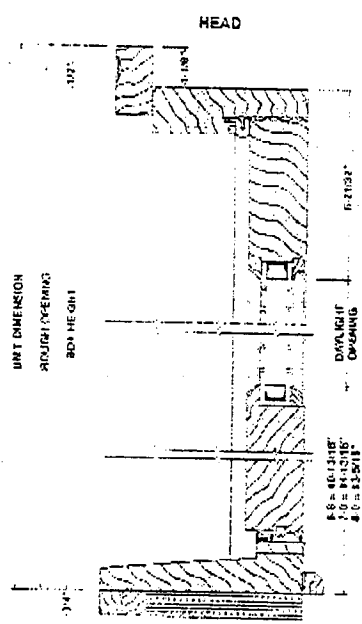
ALUMINUM SILL



OPTIONAL OAK SILL



1-1/4" REINFORCED OAK SILL



3/4" REINFORCED OAK SILL

## Pickets

Picket fences have an irreplaceable charm, and their character has carried them from cottage to village to town to city throughout many generations. They have a welcoming appearance and a gentle way of marking a boundary. Their classic style fits well in many different settings.

The fancy cut tops and special finial frills associated with picket fences in the past are now hard to find. Lumberyards still carry pickets, but only in limited shapes. You can cut your own tops, of course, but that can be quite time-consuming because of the great number of pickets needed to make a fence. Cabinet shops can do special milling and shaping, or the lumberyard may be able to cut the pickets for you for an extra fee. The basic cost for pickets is low, but construction time for a fence is generally medium to high.

**Protection and security.** Will keep children and pets in or out, and the pointed pickets make the fence tricky to hop over.

**Visual privacy.** Very little, though pickets tend to capture the eye and hold it.

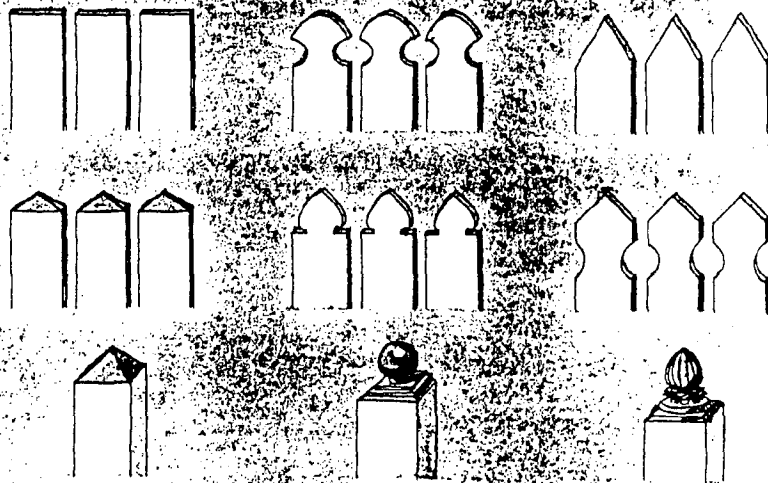
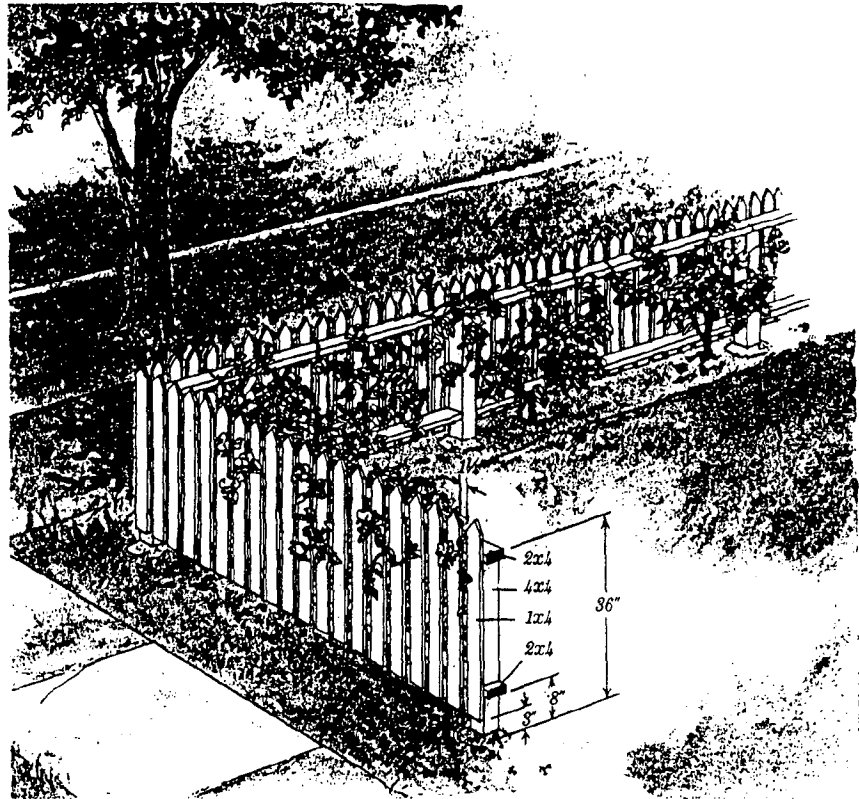
**Tempering the environment.** Will block drifting snow, and close spacing between pickets can soften breezes.

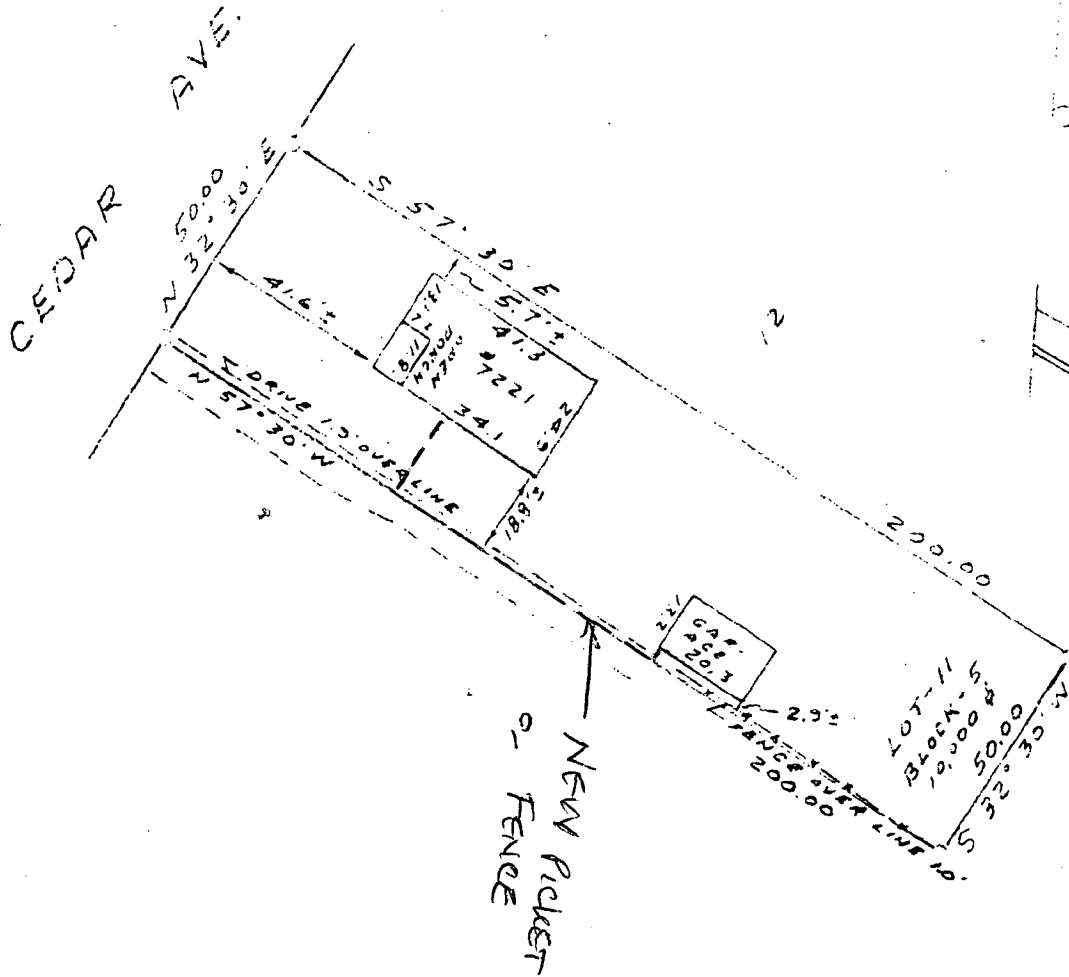
**Defining space.** Good. Clearly defines any boundary.

**Suitable finish treatment.** Paint generally looks best, but stain can also be effective.

### Variations

Pickets offer you a world of variations. Some of the standard ones are shown here, but fancy filigree and other whimsical ways of cutting pickets can delight passersby with their special visual interest. Designing picket tops is a lot of fun, and planning their fabrication is a challenge in ingenuity. Wide-diameter hole saws can easily cut concave curves; a saber or band saw will produce convex ones. To lay out the pickets for shaping, use a hardboard template.





**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 hereon 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 Elwood L. Renn  
 ELWOOD L. RENN  
 Registered Land Surveyor  
 Maryland No. 3383



7221 Cedar Ave.  
Takoma Park



UGLY DRIVEWAY  
AREA TO BE  
HIDDEN BY FENCE



BACK OF HOUSE



STREET VIEW