

37/03-05X 7221 Cedar Ave
Takomá Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: June 10, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit #381671—Rear Addition and alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions.** The conditions of approval were:

1. The proposed material selection for the exterior cladding of the addition will be painted, horizontal wood or Hardi-plank siding. Final selection to be approved by staff.
2. The specification sheets outlining the manufacturer, model and description of product for all windows and doors, to be used in this project will be reviewed and approved at staff level. If these specification sheets do not illustrate materials and designs typically approved by the Commission (simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance and solid wood exterior doors), the staff will require that they be reviewed and approved by the Commission in a revision to the approved Historic Area Work Permit Application.

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

Applicant: Suzanna and Peter Banwell

Address: 7221 Cedar Avenue, Takoma Park Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Paul Treseder, Architect
Daytime Phone No.: 301) 320-1580

Tax Account No.: _____
Name of Property Owner: Suzanna Peters Banwell Daytime Phone No.: 301 587 2375
Address: 7221 Cedar Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: T.B.D. Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone 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. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate HVAC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Recyclable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 175,000
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 Peters Banwell 4/20/05
Signature of owner or authorized agent Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 6/10/05
Application/Permit No.: 381671 Date Filed: 4-29-05 Date Issued: _____

BANWELL RESIDENCE, 7221 CEDAR AVENUE, TAKOMA PARK

a. Description of existing structure and environmental setting

The existing house at 7221 Cedar Avenue is probably 100 years old. It is a simple 2 story frame farmhouse with a somewhat unusual gable layout; from the north side it appears a front gable house, from the south side it is a side gable. The two styles resolve in the front elevation. A previous addition in the back is not visible from the front or sides,

Cedar Avenue in Takoma Park was one of the original streets in the BF Gilbert subdivision. Many of the houses on the street date from this original subdivision, but there are also infill houses. The house adjacent on the left of this house is a one story brick rambler, and the house on the right is a 1-1/2 story bungalow. Across the street is a Victorian and a brick cape cod. Although Cedar Avenue is a street with many lovely trees, there are no trees in the vicinity of this project.

b. General description of the project and its effect on the environmental setting

The proposed project adds a 14' x 17' two story ell to the rear of the existing house. The first level contains a dining room, the second a bedroom. In addition, the owners propose to restore the front porch railing to a wooden design more in keeping with the era of the house and rebuild the front concrete steps in brick. Also a shed dormer in the existing attic on the north elevation and two new windows in the attic on the east (rear) elevation are proposed.

The proposed rear addition is approximately 85 feet from the front property line, and is entirely in the rear yard of the house. It will be visible from Cedar Avenue approaching from the north, but probably not from the south. The design offsets the addition 6" from the existing north side of the house and uses board and batten siding (matching the existing gable siding) in order to differentiate it from the main body. Traditionally a cheaper siding used for barns and outbuildings, this use is intended to emphasize the subsidiary nature of the addition, along with the porch-like engaged columns with infill on the first level. The gable matches the existing roof pitch but is 2 feet lower. The windows are two over two wood double hung style with sills and

muntings proportioned to match the existing windows toward the rear of the existing house. Toward the front of the old house the windows are one over one, some with decorative glazing in the top sash, which appear to be original. Perhaps this was the time when one over one windows were considered more elegant, and were used on the more formal front of the house, relegating the cheaper 2/2 to the rear.

In summary we believe that given its size, shape, and location, this addition should have a minimal impact in its surrounding environment.

true board & batten ?/

Pref. Wood clapboard

3rd level floor plan

Copper panel?

MDO? No way

2/2 windows

on rear to be reused?

original
siding restored?

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7221 Cedar Avenue, Takoma Park	Meeting Date:	05/25/05
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	05/18/05
Review:	HAWP	Public Notice:	05/11/05
Case Number:	37/03-05X	Tax Credit:	N/A
Applicant:	Susanna and Peter Banwell	Staff:	Michele Oaks

PROPOSAL: Rear addition and alterations

RECOMMEND: Approval with conditions

RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the conditions that:

1. The proposed material selection for the exterior cladding of the addition will be painted, horizontal wood or Hardi-plank siding. Final selection to be approved by staff.
2. The specification sheets outlining the manufacturer, model and description of product for all windows and doors, to be used in this project will be reviewed and approved at staff level. If these specification sheets do not illustrate materials and designs typically approved by the Commission (simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance and solid wood exterior doors), the staff will require that they be reviewed and approved by the Commission in a revision to the approved Historic Area Work Permit Application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Victorian Vernacular
DATE: c1890-1900

The house is a frame, 2-1/2 story cross-gable roofed, frame Victorian vernacular house. The house is detailed with board and batten in the gable ends. The most of the house's 2/2 and Queen Anne sash windows still exist on the main massing, yet the original clapboard siding has been covered with fiber cement siding.

PROPOSAL:

The applicant is proposing to:

1. Construct a rear, two-story addition. The proposed new structure will add a new

dining room to the first floor and a new bedroom and laundry room second floor. The proposed addition will be clad in board and batten siding constructed of plywood with 1"x2" battens set 12" on center, MDO plywood panels, metal railings, wood pilasters, and composition shingles for the roof sheathing detailed with a copper ridge vent.

2. Install a pair of 2/2 simulated divided light wood windows in the gable end of the existing house's rear elevation.
3. Install a shed dormer with a paired window at the rear of the main massing's north elevation.
4. Remove the existing metal front porch railing and replace it with a painted, wood, inset picket railing.
5. Replace the existing concrete front porch steps with brick steps.

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to contributing resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

A resource, which contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale and architectural character.

The following *Takoma Park Guidelines* pertain to this project:

- 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.
- 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;
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource and should be appropriate to the surrounding streetscape in terms of scale and massing.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

Staff generally supports the above proposal noting that the proposed addition is very sympathetic to the style, scale and massing of the historic resource and will be located at

the rear – and only slightly visible from the public right-of-way. Staff's concern with the proposed addition is the use of board and batten and MDO plywood panels for the addition's exterior cladding. Board and Batten was a typical building material for Gothic Revival, mid 19th century primary structures and most commonly seen on outbuildings in the early 20th century. As such, it would be incompatible with this late 1890's Victorian building. The board and batten siding is currently used on the main massing of this house, however, only as a decorative detail, not as its primary cladding. Staff is recommending that the applicant utilize a horizontal siding (Hardi-plank or wood) on the addition.

The original massing of this house was historically clad in wood, lap siding. It is our understanding that this original building material is still under the fiber cement siding. Staff would like to see the applicant return the historic massing back its original configuration by removing the fiber cement siding and repairing the original building material underneath. This rehabilitation work would be eligible for County Tax Credits.

As the Takoma Park guidelines are lenient when reviewing dormer installations and changes to the rear of a original massing for Contributing resources, staff does not object to the proposed dormer and window installation proposed.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with the abovementioned conditions* the HAWP application as being consistent with 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,

and with the approved and adopted Takoma Park Historic District Guidelines, August 1992.

and with the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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DPS - #8

Victorian Memorabilia
 c1890-1900
 2

HISTORIC PRESERVATION COMMISSION
 301/563-3400

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Suzanna Brennell
 Signature of owner or authorized agent

4/20/05
 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No. 381671 Date Filed: 4-29-05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

Owner's mailing address Suzanna and Peter Rawwell 7221 Cedar Avenue Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Louise Eudell 7301 Cedar Ave Takoma Park MD 20912	
Shirley True 7217 Cedar Ave Takoma Park MD 20912	
Edward Adam Brookes & Charlotte Susan Lawrence 7218 Cedar Ave Takoma Park MD 20912	

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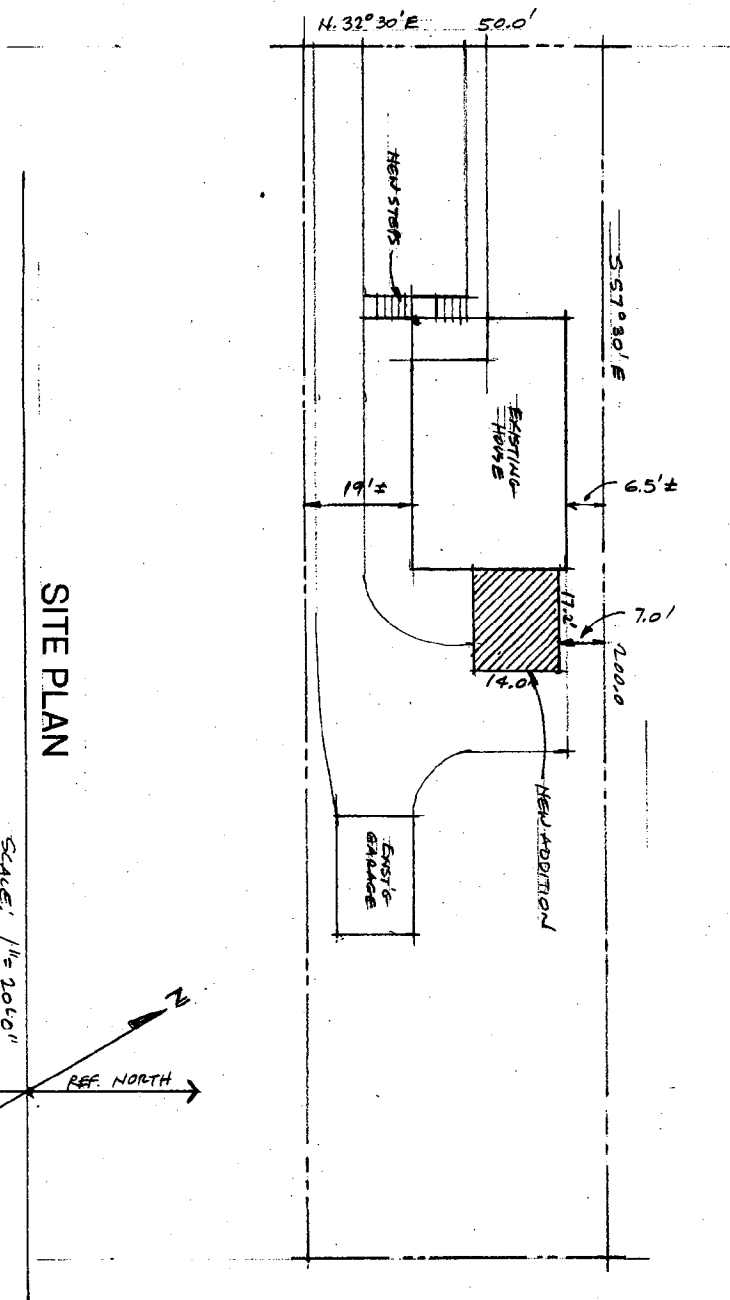
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In summary we believe that given its size, shape, and location, this addition should have a minimal impact in its surrounding environment.

8

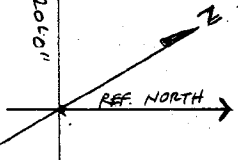
— CEDAR AVENUE
40' P.A.W.



SITE PLAN

LOT #11, Block 5
B.F. GILBERTS ADDITION
TO TAKOMA PARK, MD

SCALE: 1/4" = 20' 0"

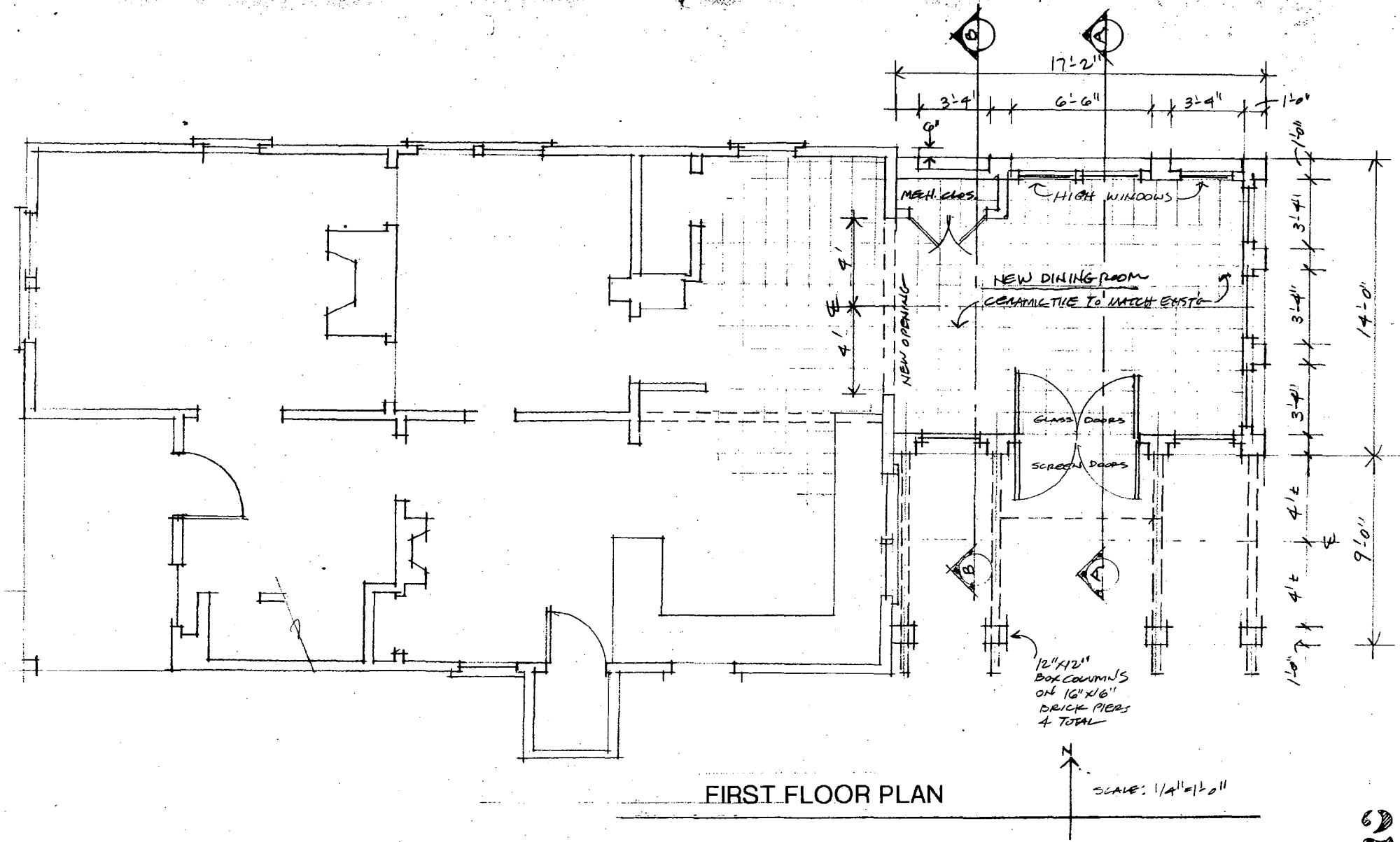


ADDITION to the
BANDWEEK RESIDENCE
724 CEDAR AVENUE, TAKOMA PARK, MD.

Paul Treseder
Architect AIA

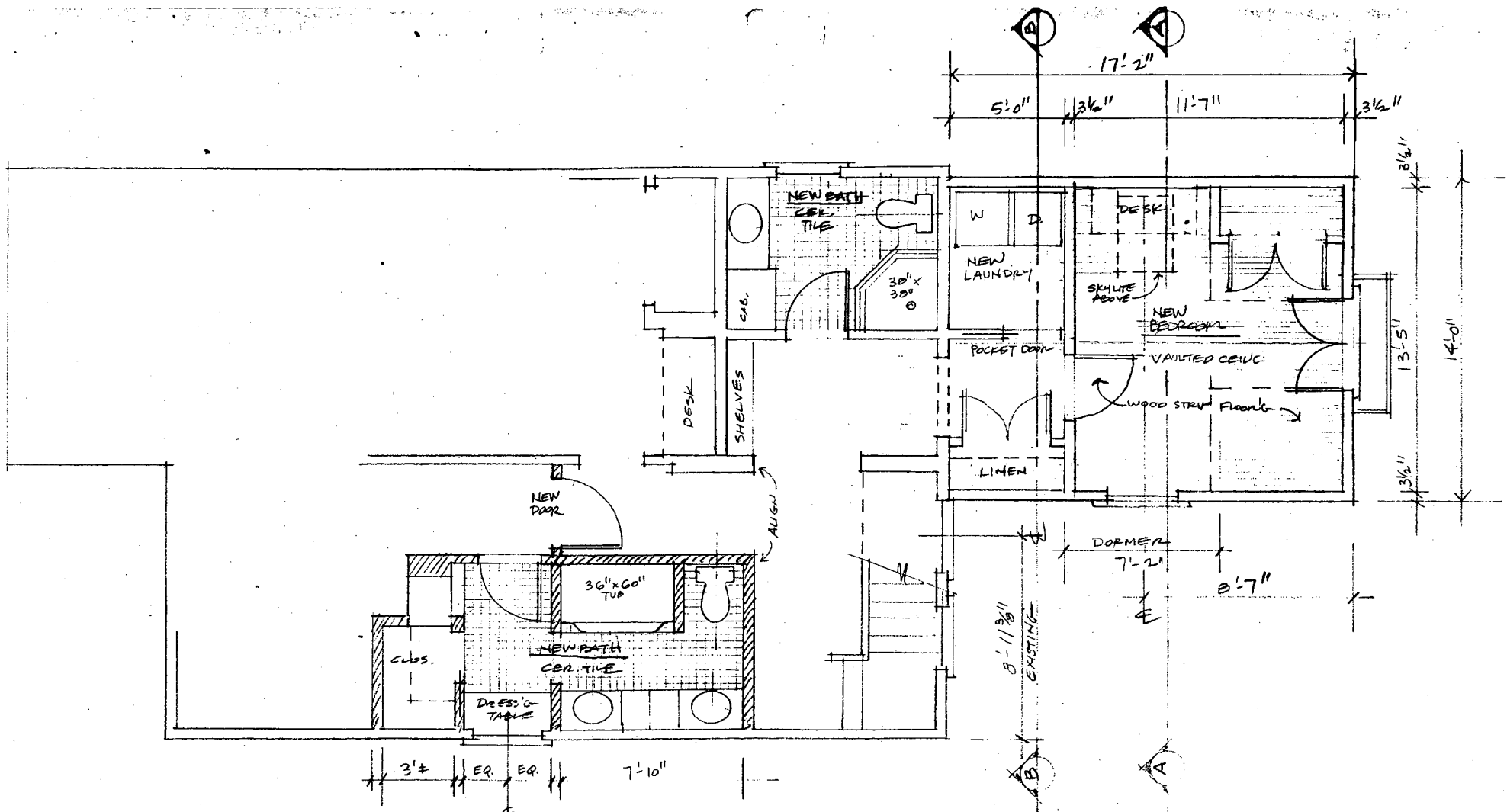
6320 Wicwasel Road
Bethesda, MD 20818
301-320-1580
Fax— 301-320-1581
Paul.Treseder@verizon.net





FIRST FLOOR PLAN

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

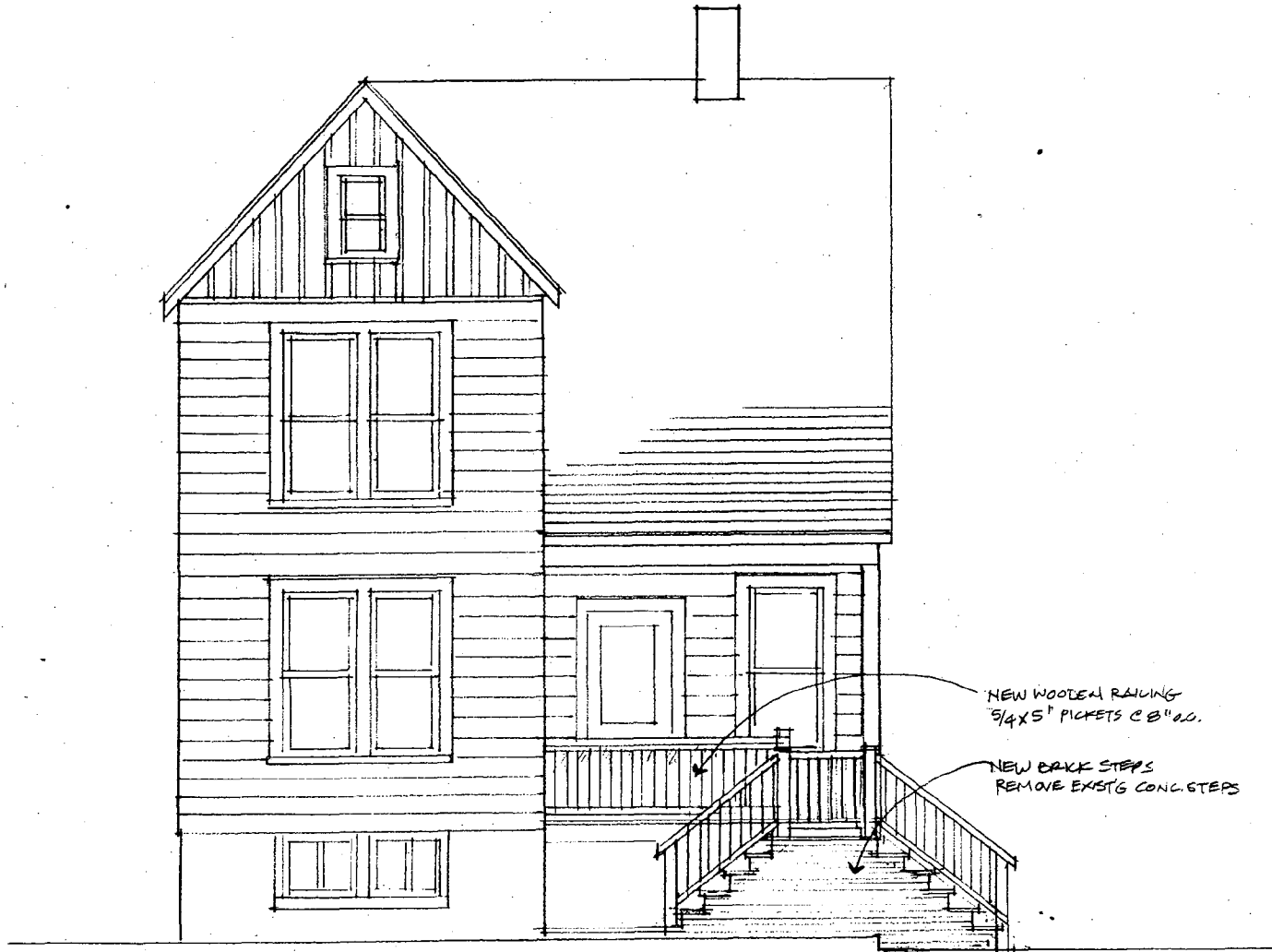


SECOND FLOOR PLAN

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

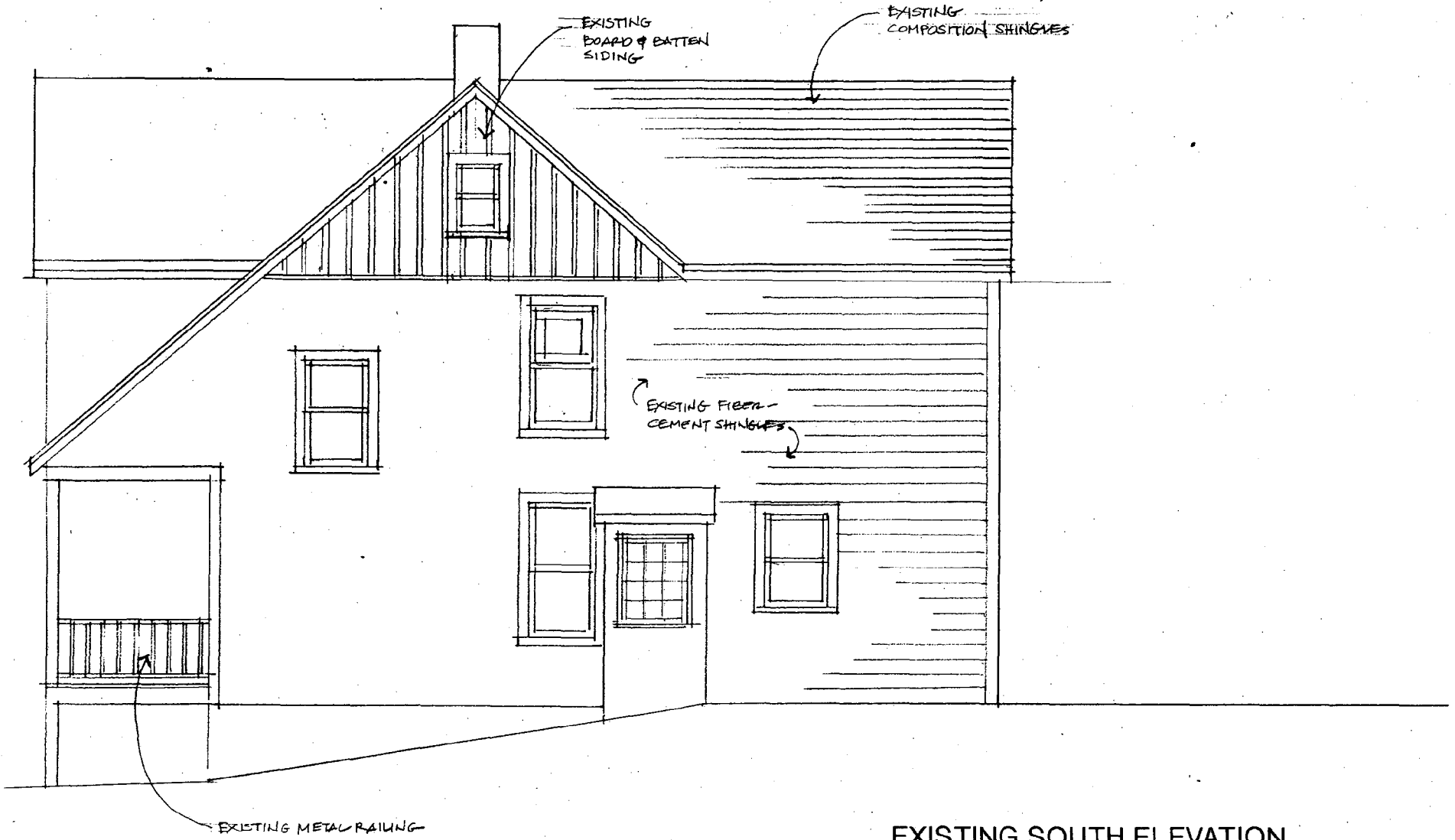


EXISTING WEST ELEVATION

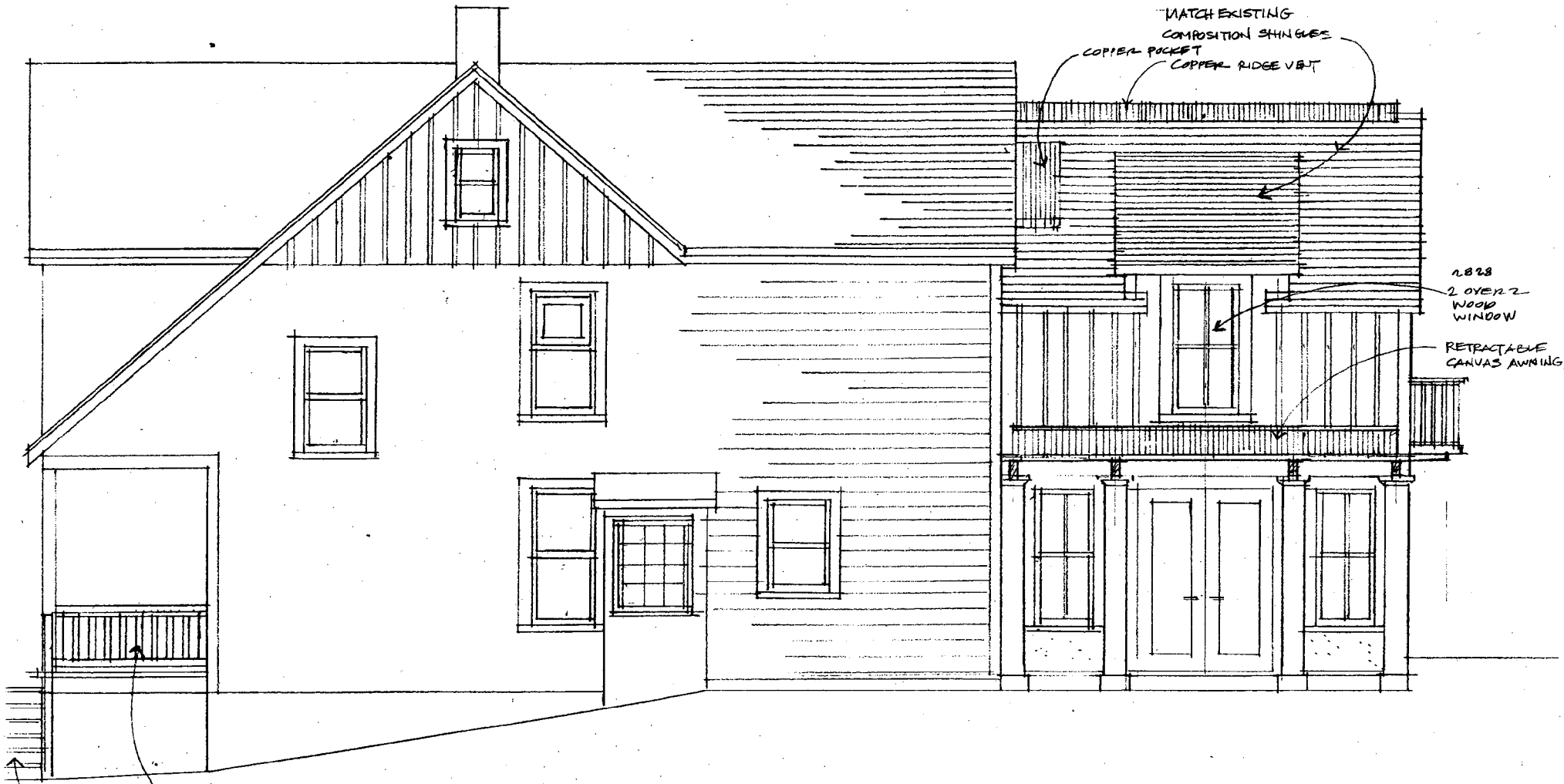


PROPOSED WEST ELEVATION





EXISTING SOUTH ELEVATION



MATCH EXISTING
COMPOSITION SHINGLES
COPPER POCKET
COPPER RIDGE VENT

2x2x8
2 OVER 2
WOOD
WINDOW

RETRACTABLE
CANVAS AWNING

NEW
BRICK
STEPS

NEW WOODEN RAILING
5/4" x 5" PICKETS @ 8" O.C.

PROPOSED SOUTH ELEVATION



14

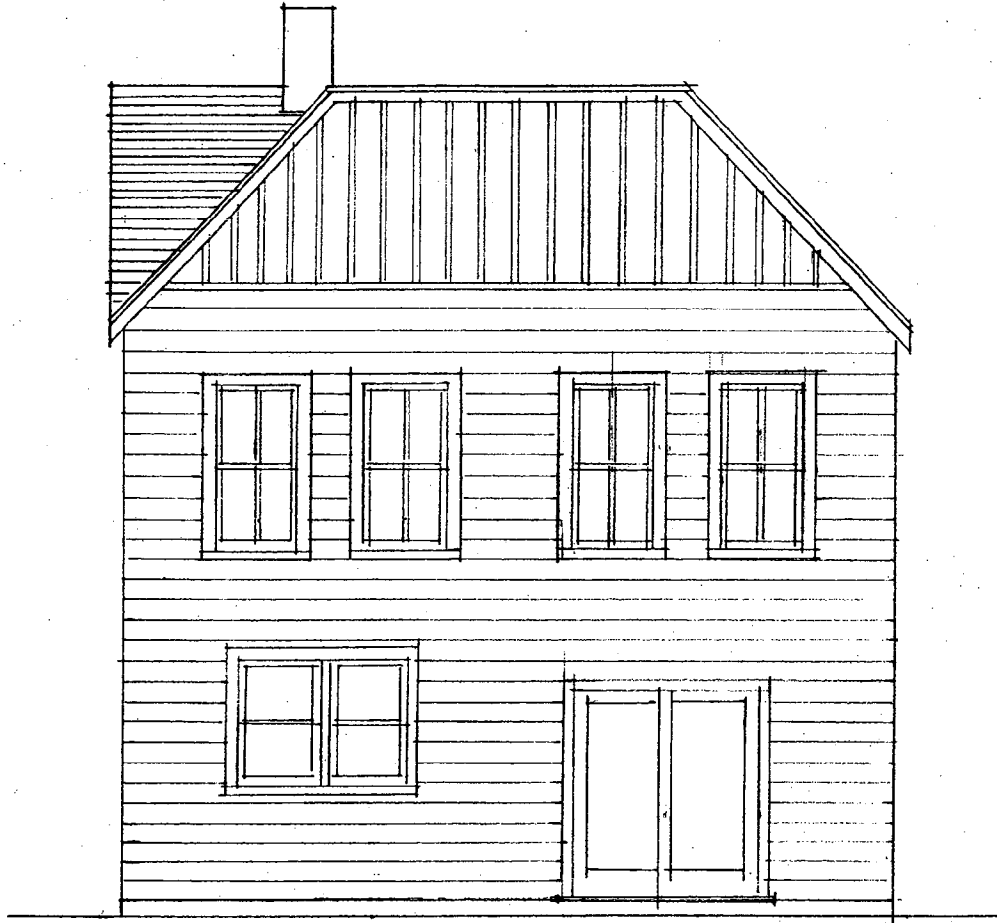


EXISTING NORTH ELEVATION

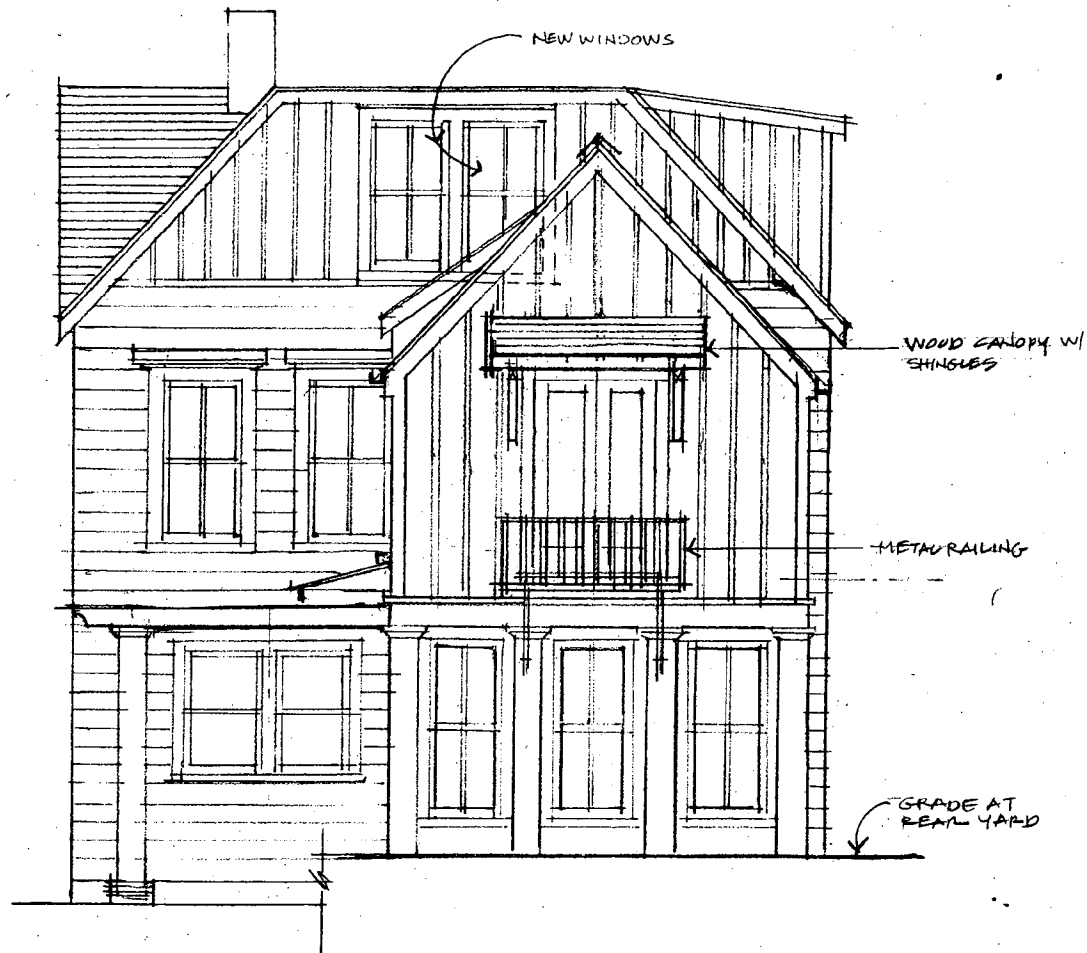


PROPOSED NORTH ELEVATION

16



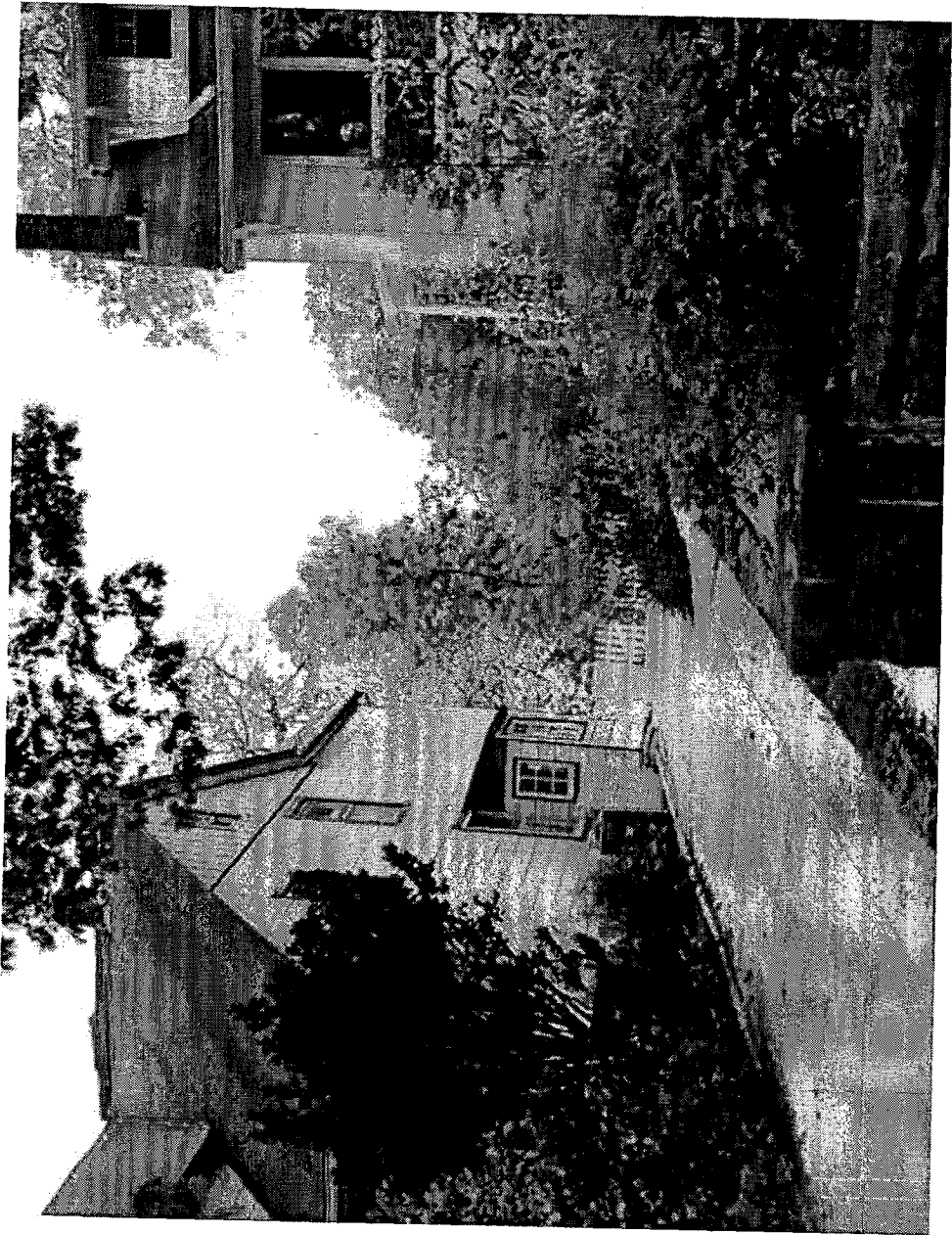
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION





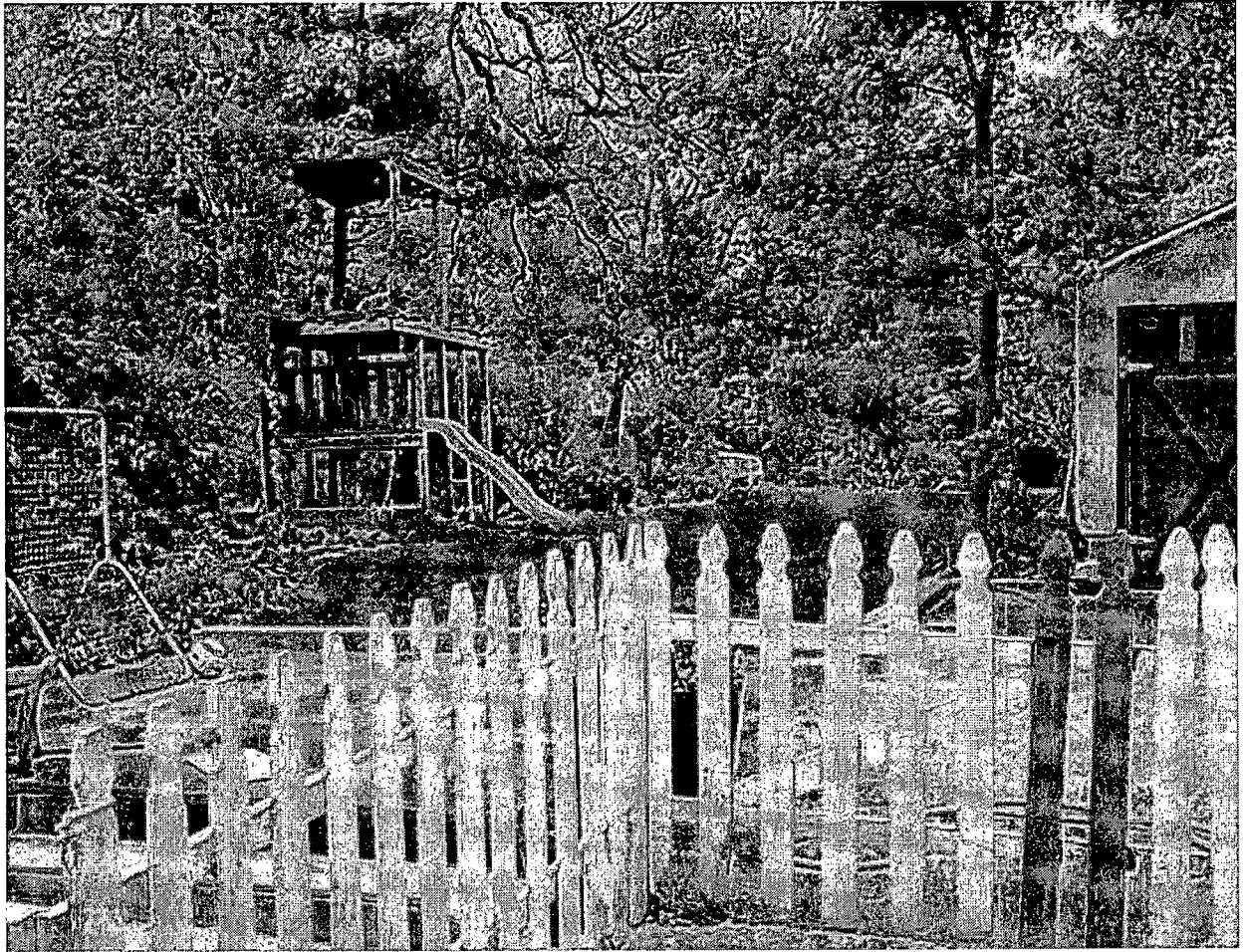


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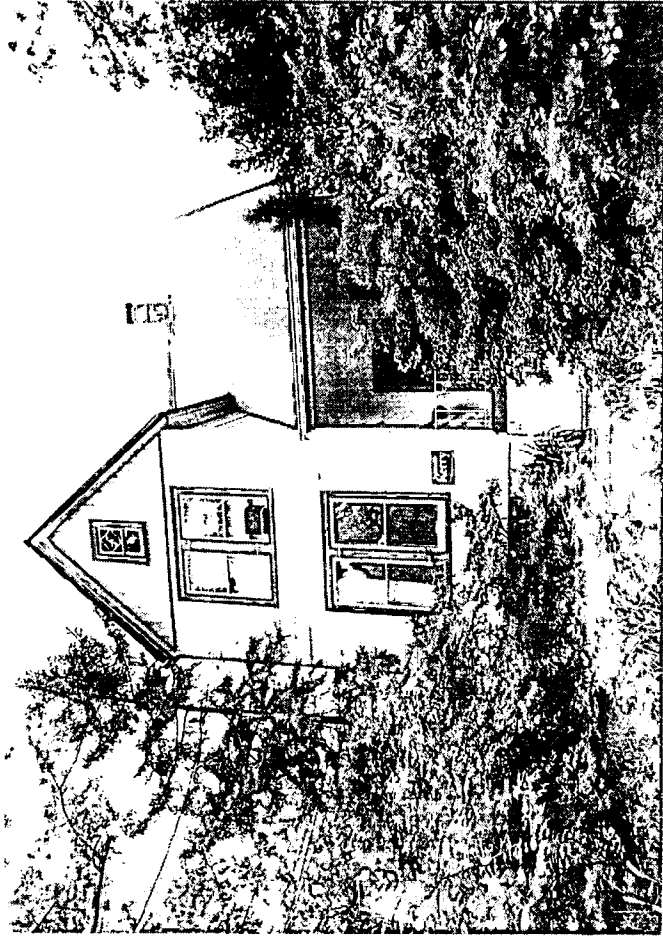
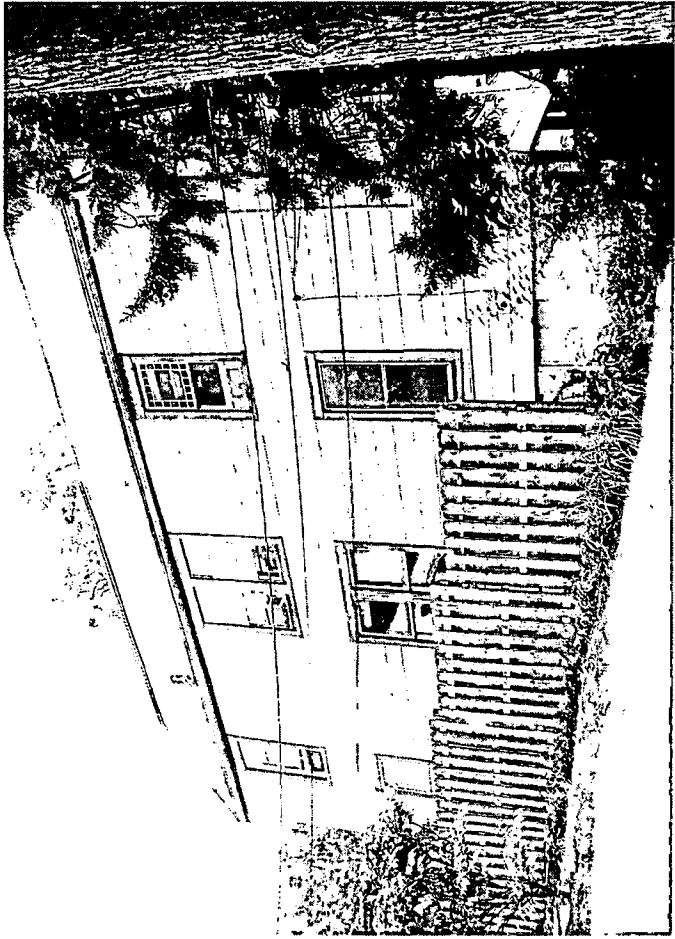






HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

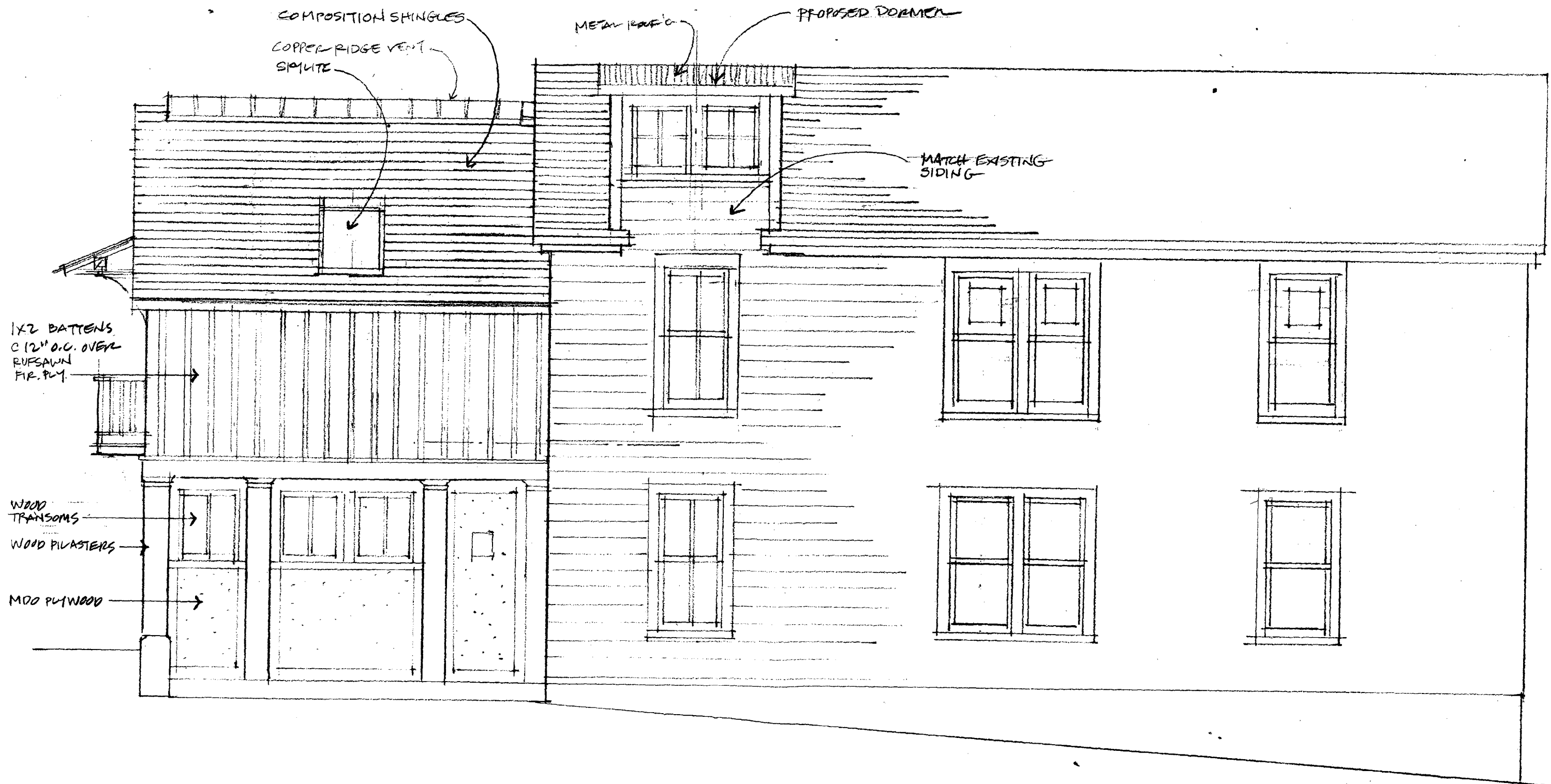
Owner's mailing address	Owner's Agent's mailing address
Suzanna and Peter Rawell 7221 Cedar Avenue Takoma Park, MD 20912	
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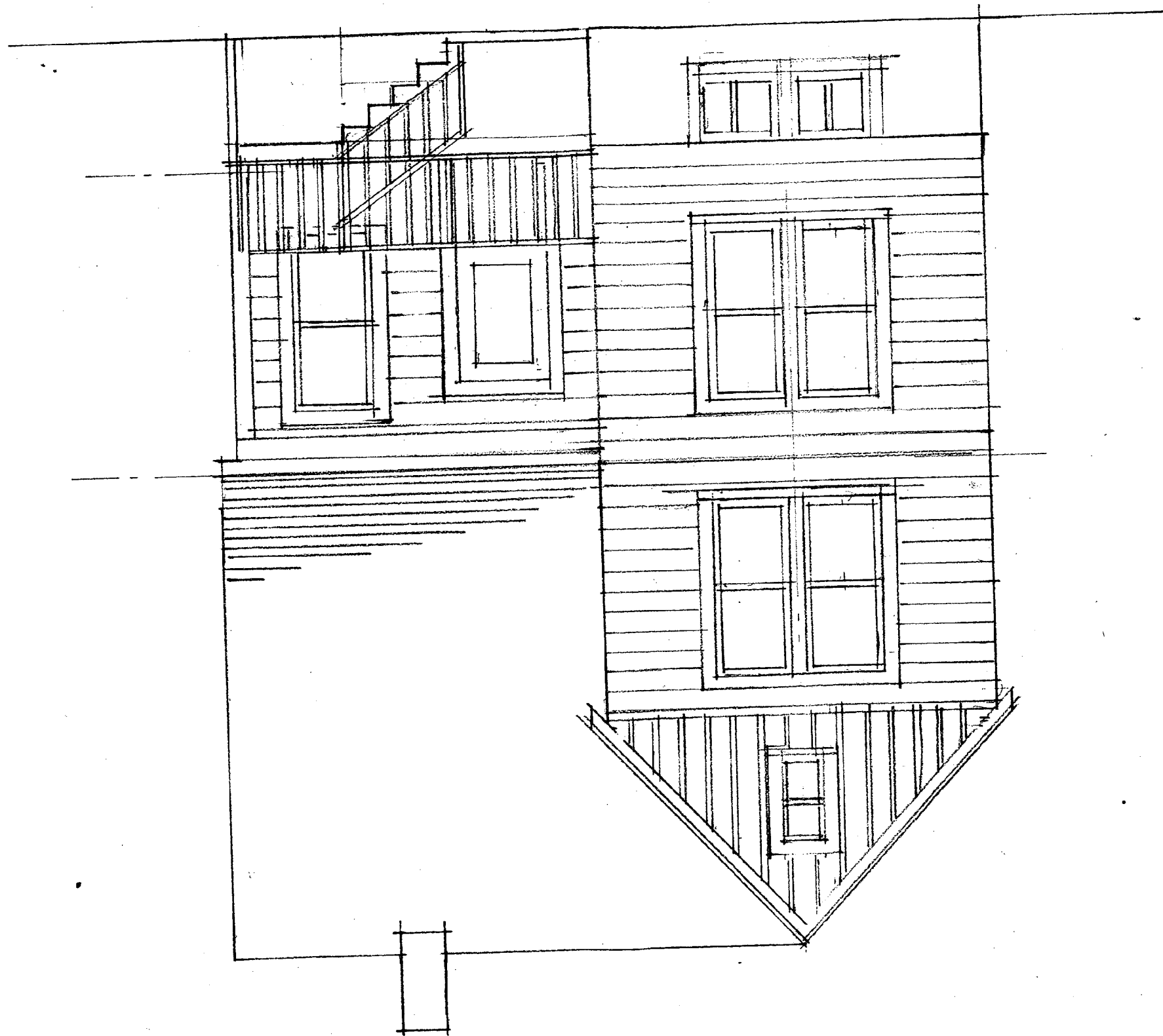


EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

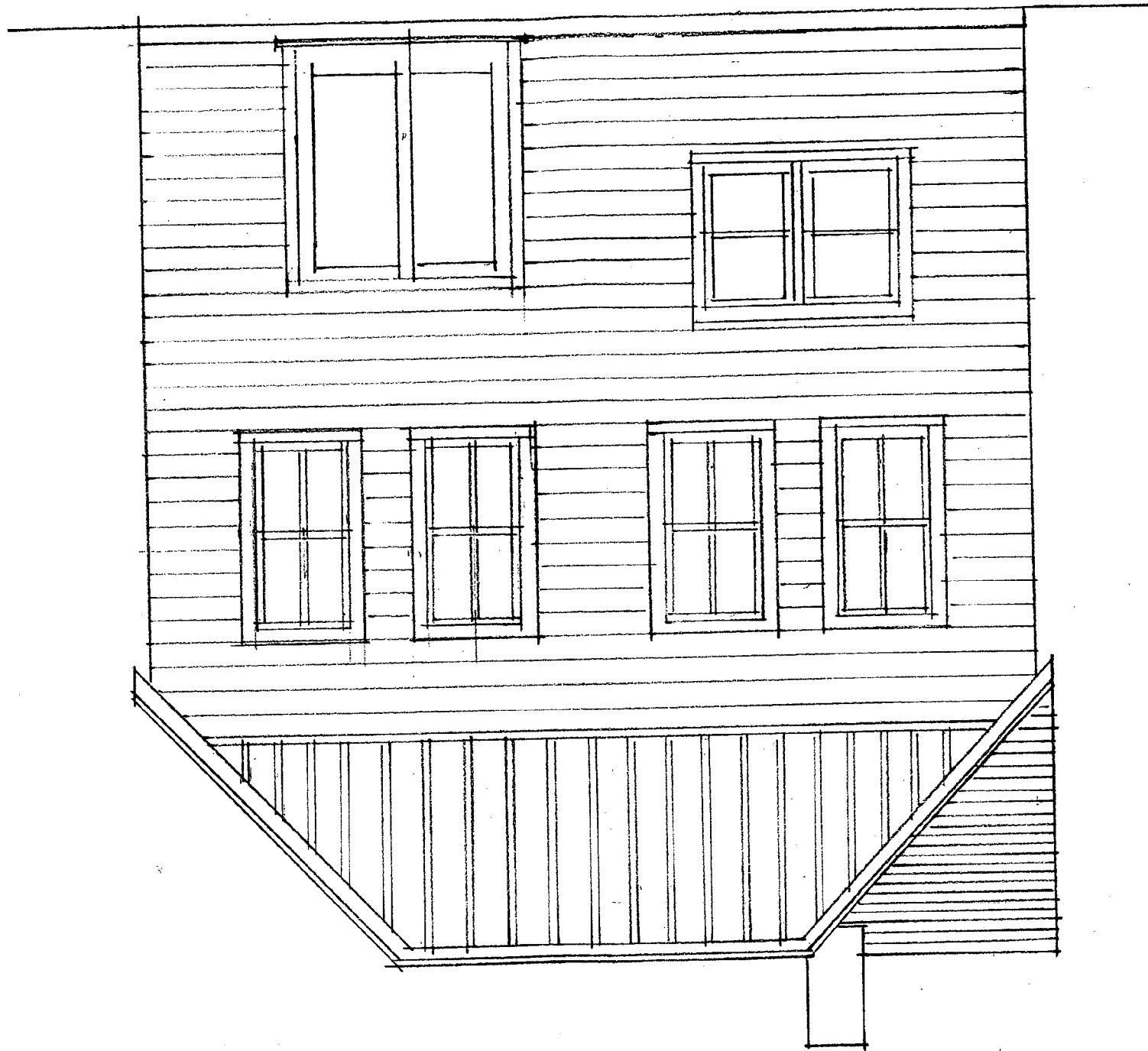
EXISTING WEST ELEVATION

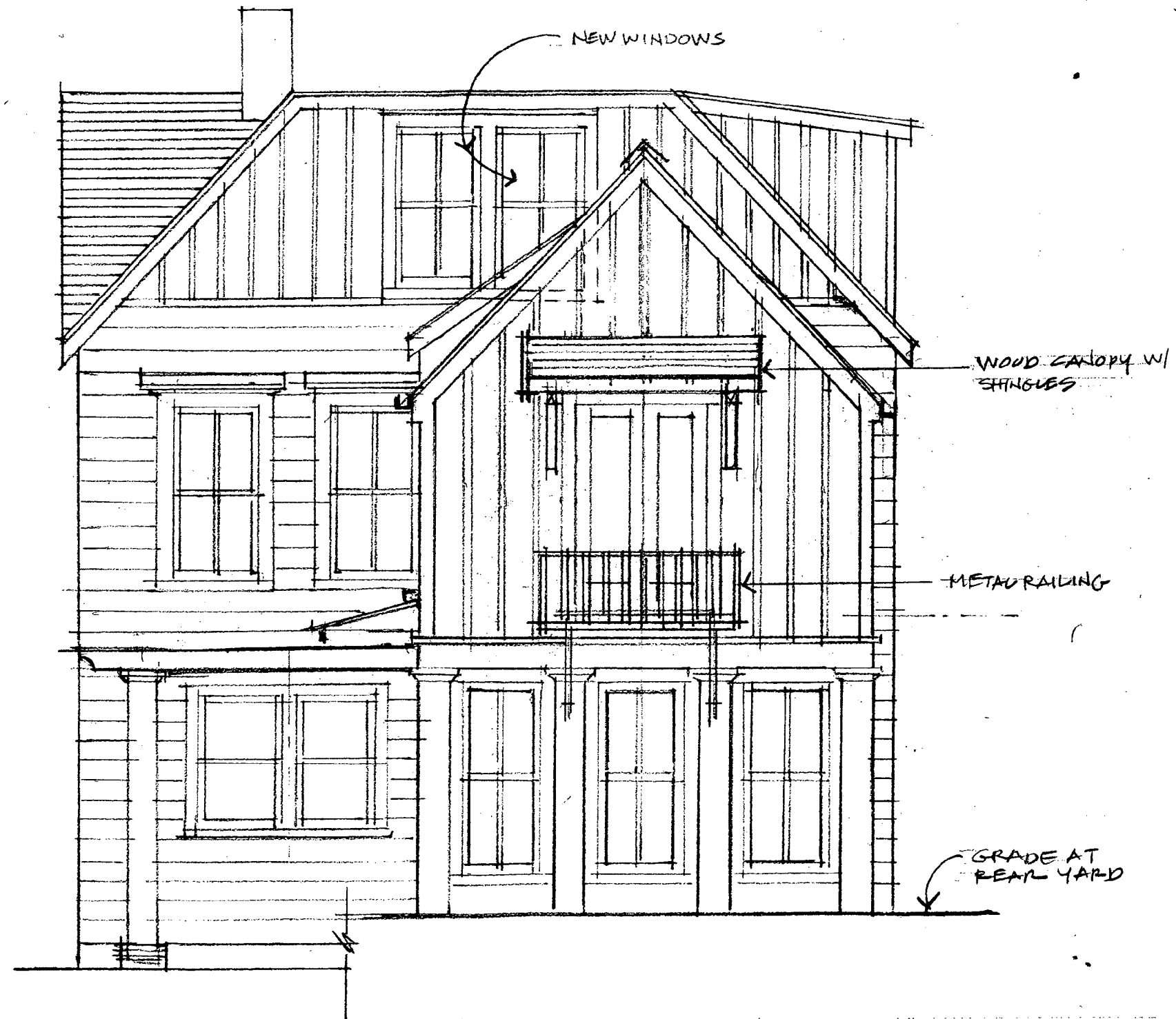




PROPOSED WEST ELEVATION

EXISTING EAST ELEVATION

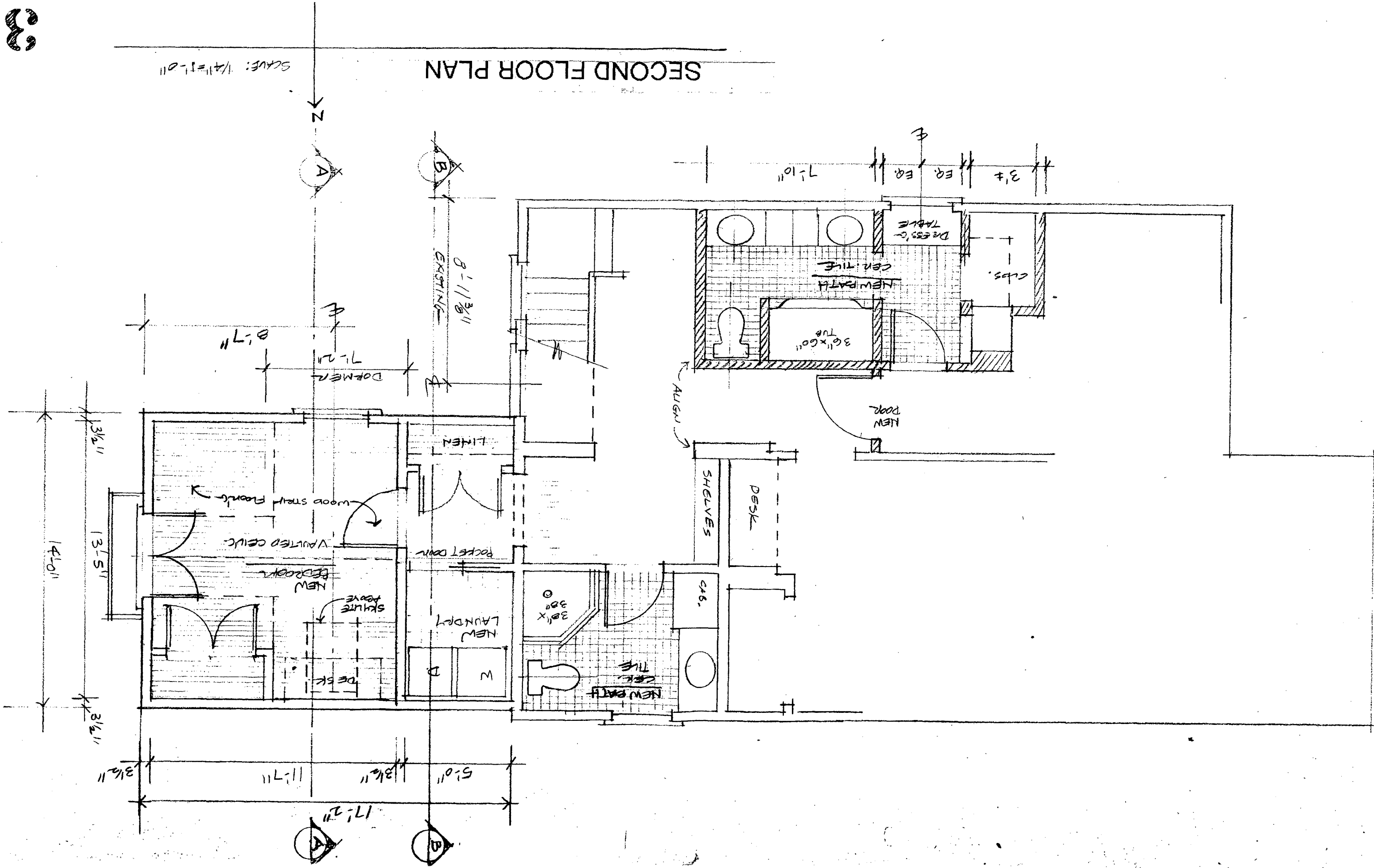


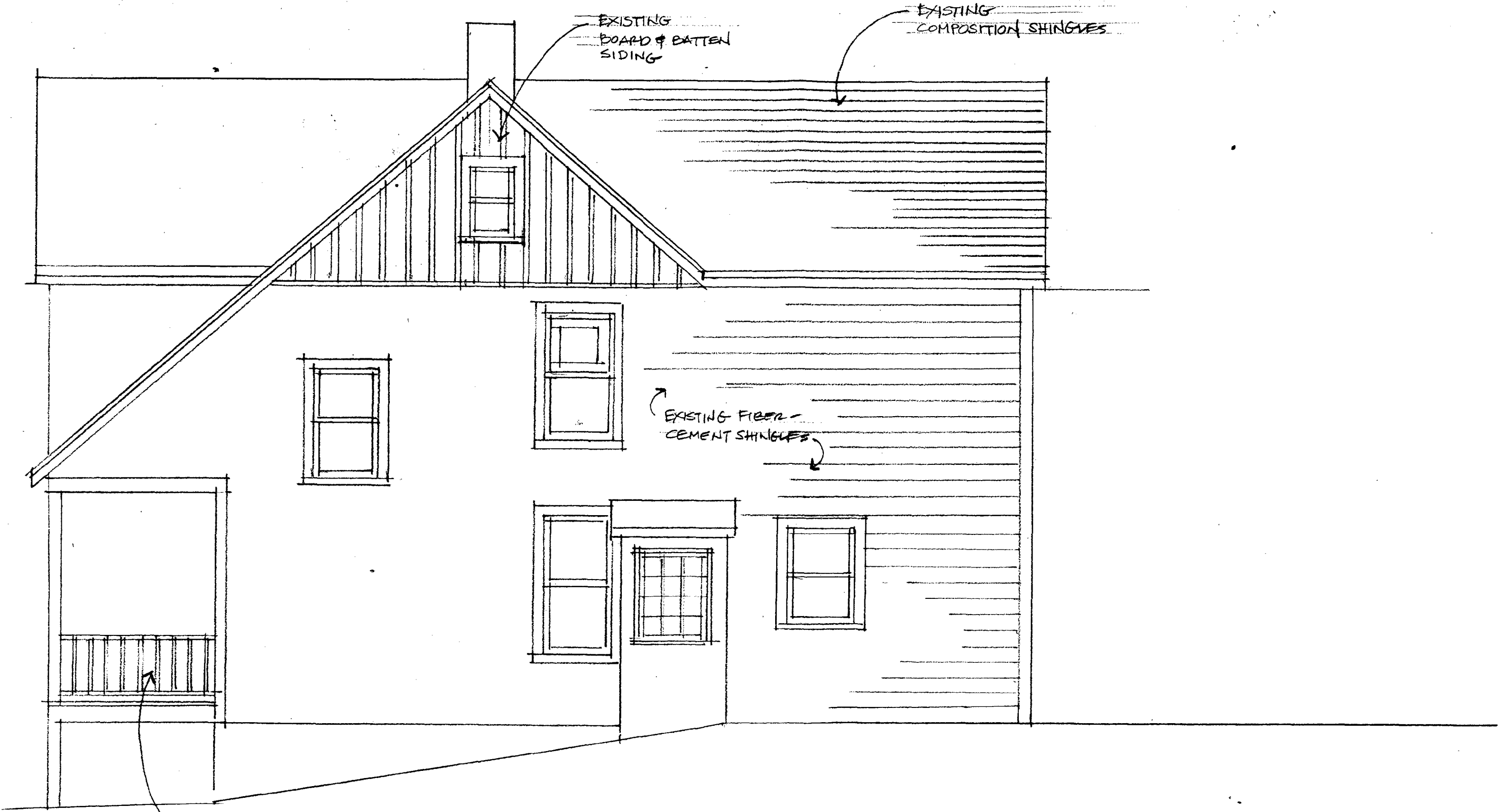


PROPOSED EAST ELEVATION

SECOND FLOOR PLAN

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





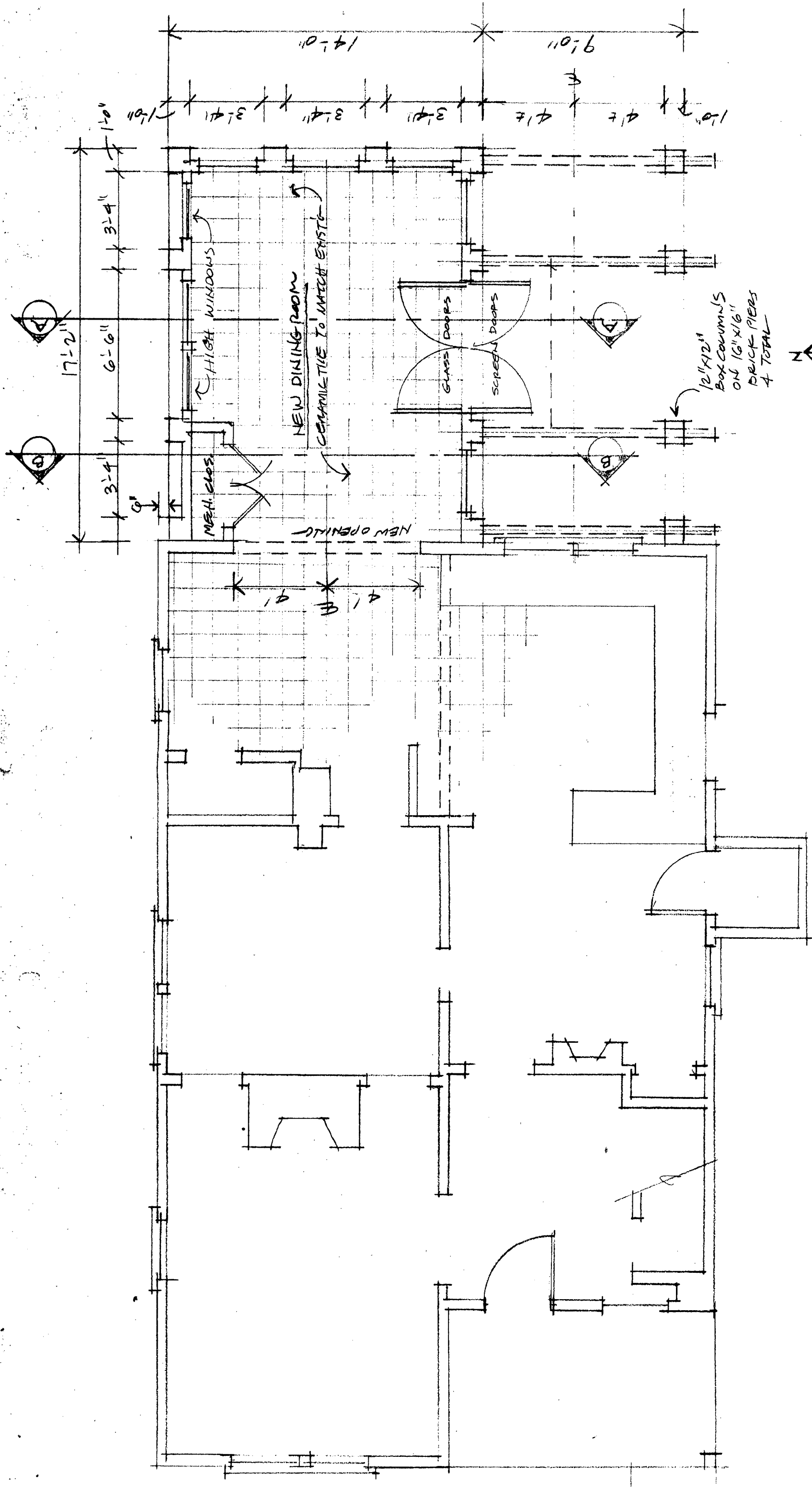
EXISTING METAL RAILING

EXISTING BOARD & BATTEN SIDING

EXISTING COMPOSITION SHINGLES

EXISTING FIBER CEMENT SHINGLES

EXISTING SOUTH ELEVATION



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

FIRST FLOOR PLAN



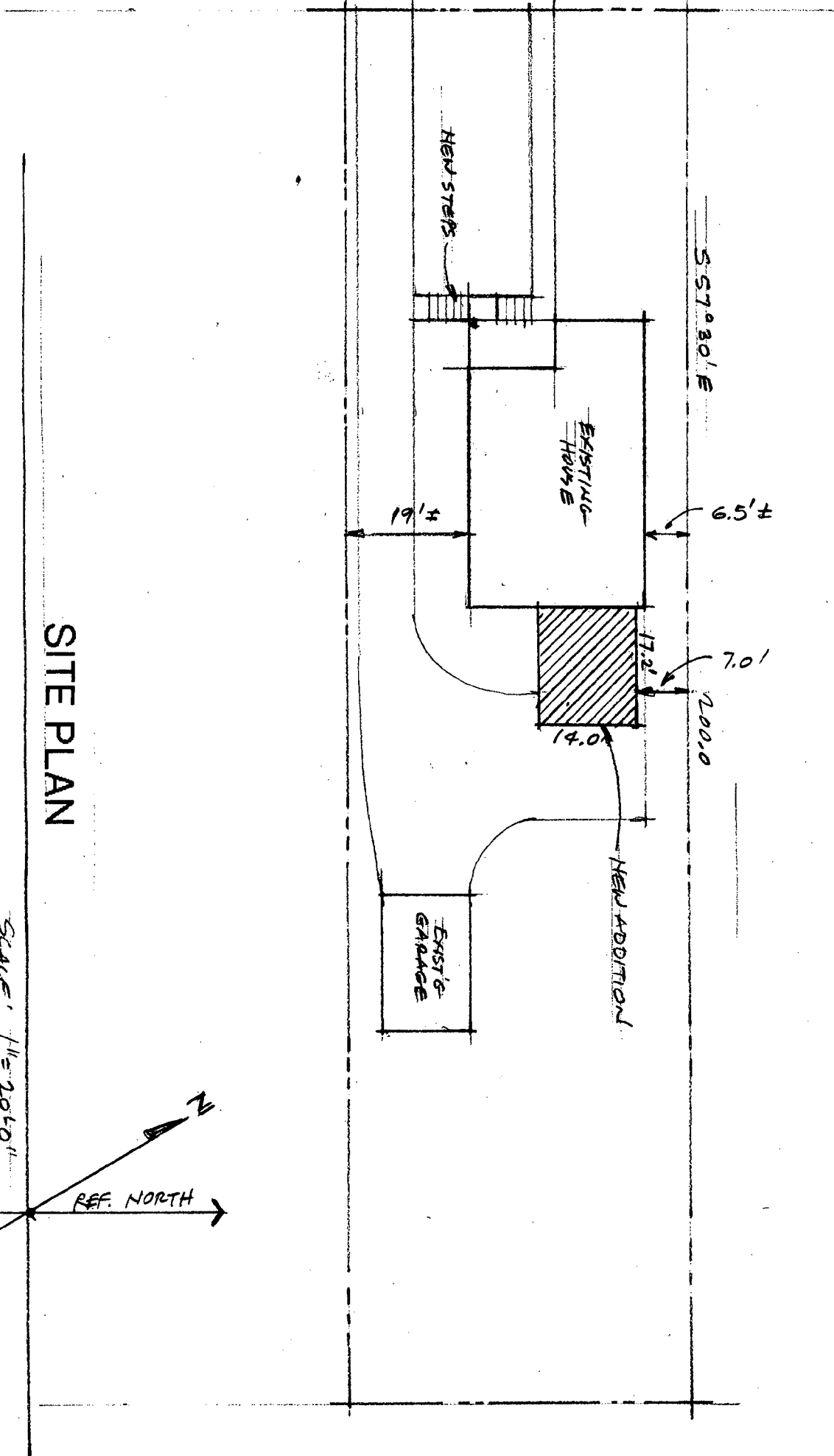


PROPOSED SOUTH ELEVATION



— CEDAR AVENUE —
40' R.O.W.

N. 32° 30' E 50.0'



SITE PLAN

SCALE: 1" = 20.00'

LOT #11, block 5
B.F. GILBERTS ADDITION
TO TAKOMA PARK, MD

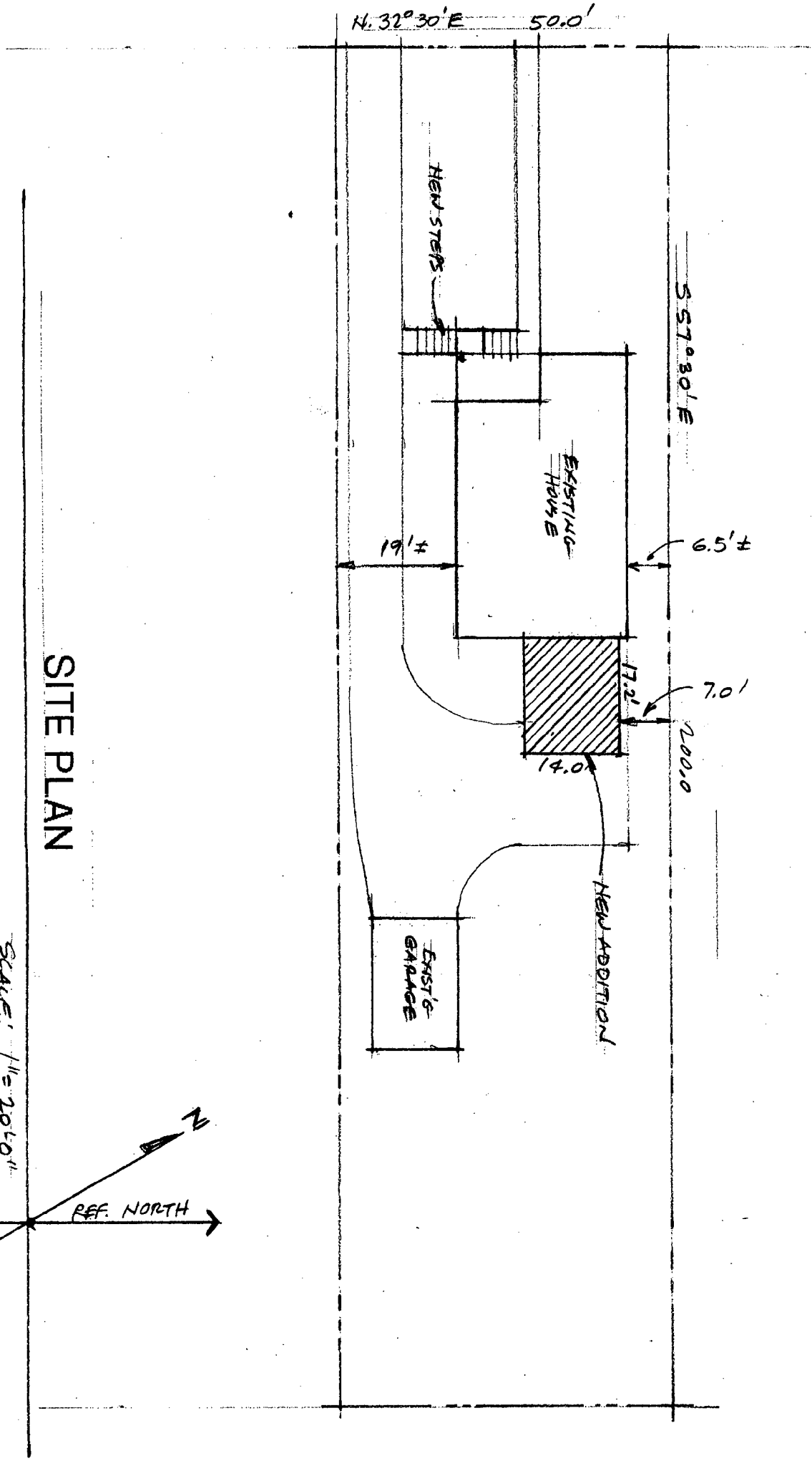
ADDITION to the
BANTWICK RESIDENCE
7221 CEDAR AVENUE, TAKOMA PARK, MD.

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Architect AIA

6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
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— CEDAR AVENUE —
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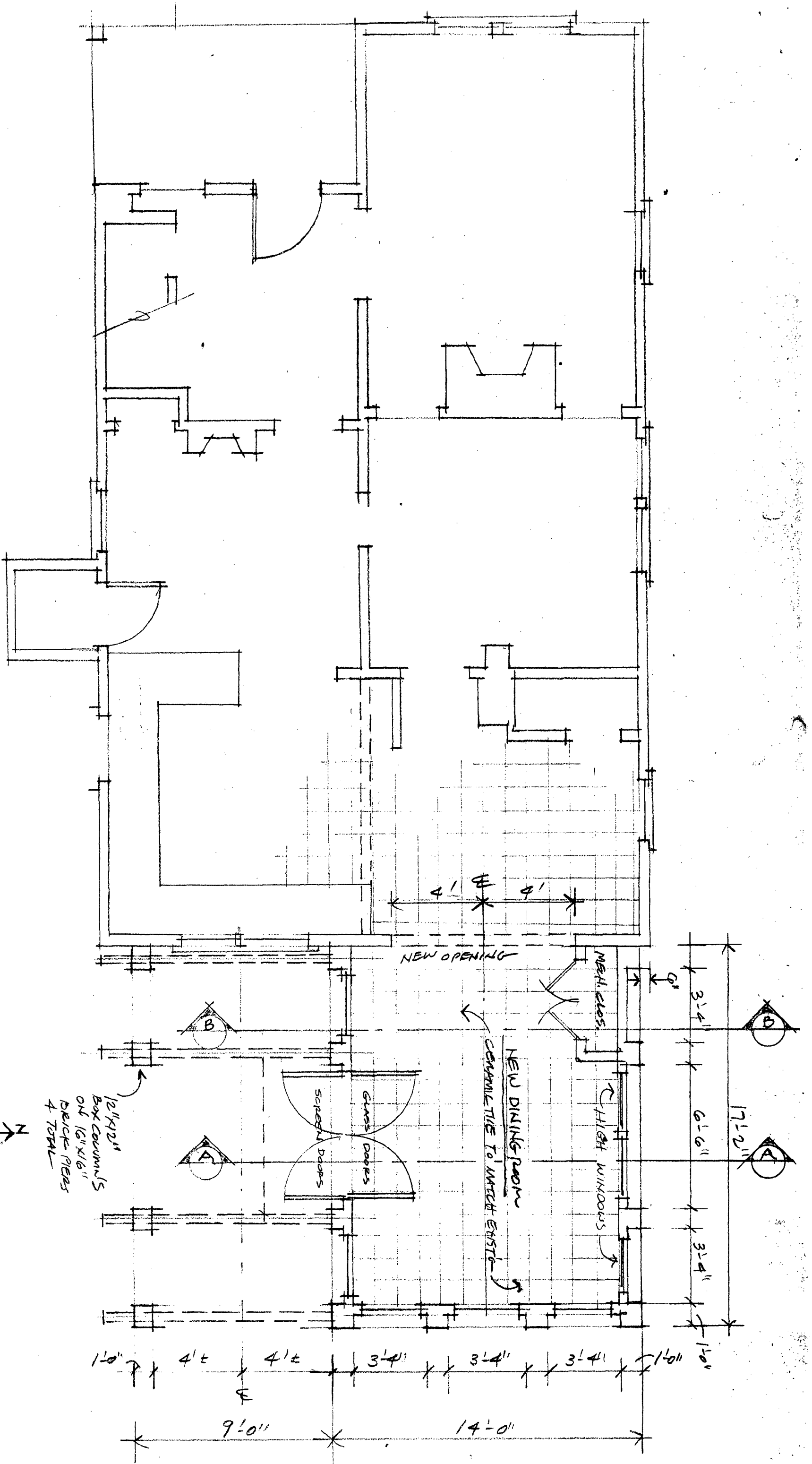
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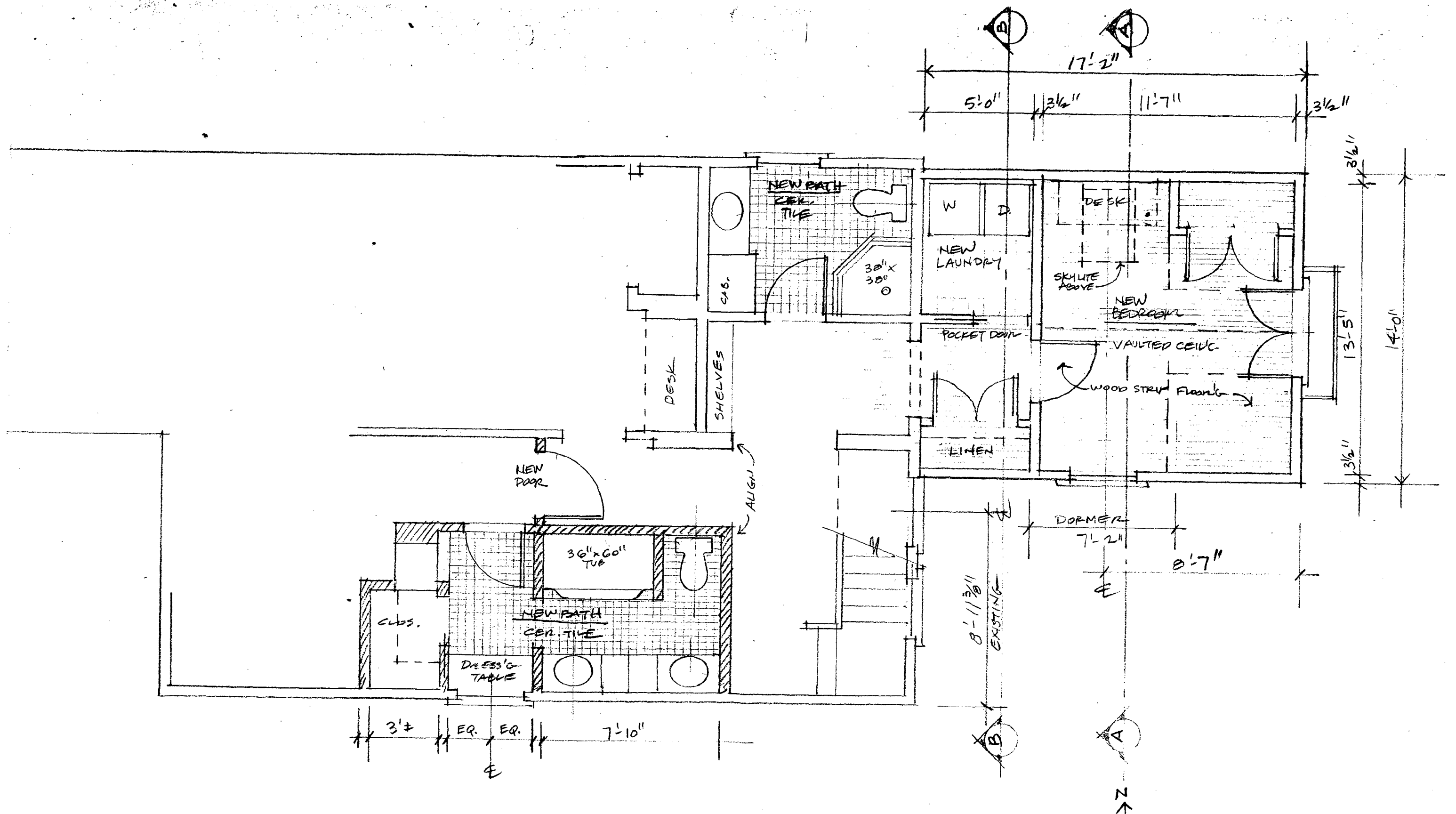
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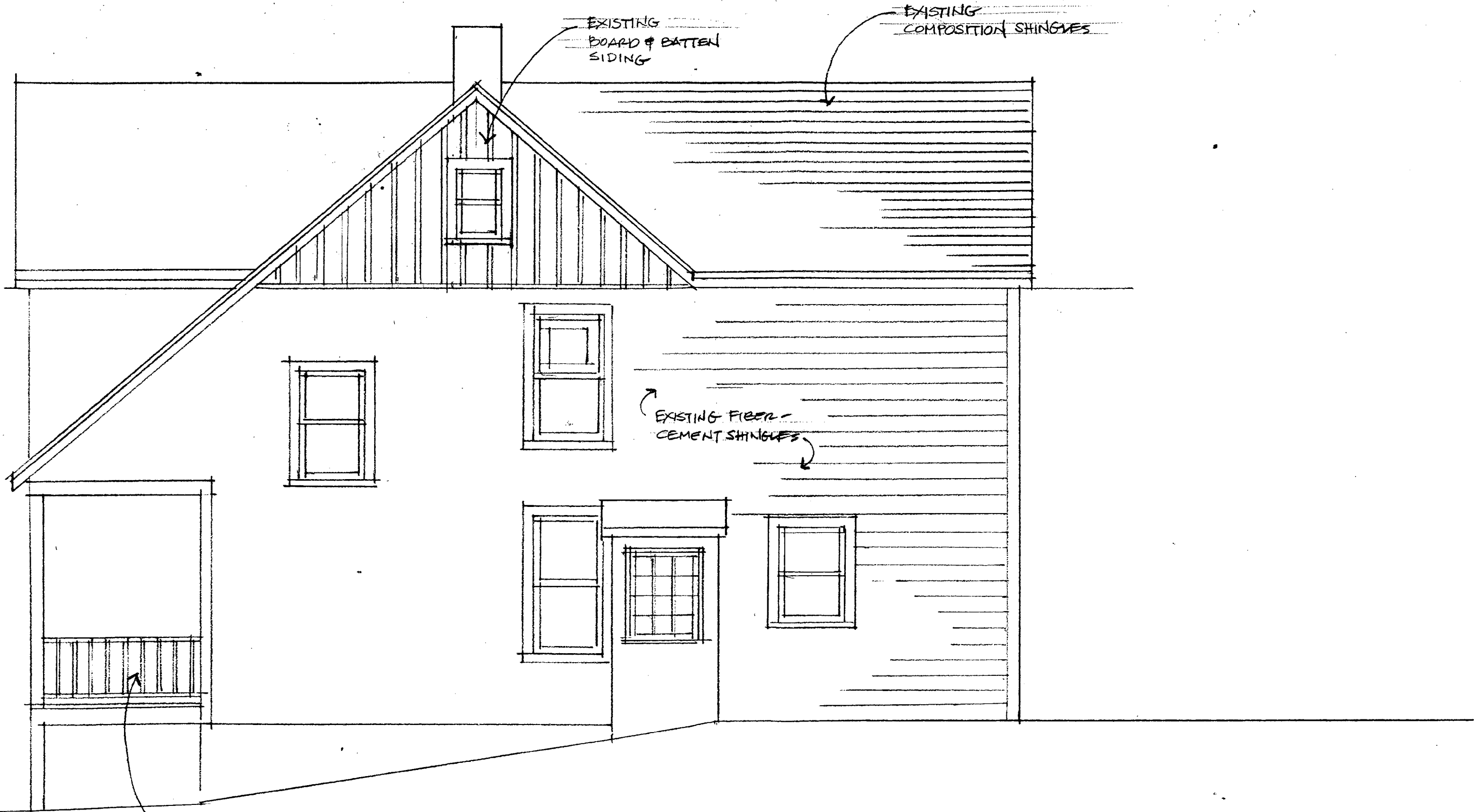


SECOND FLOOR PLAN

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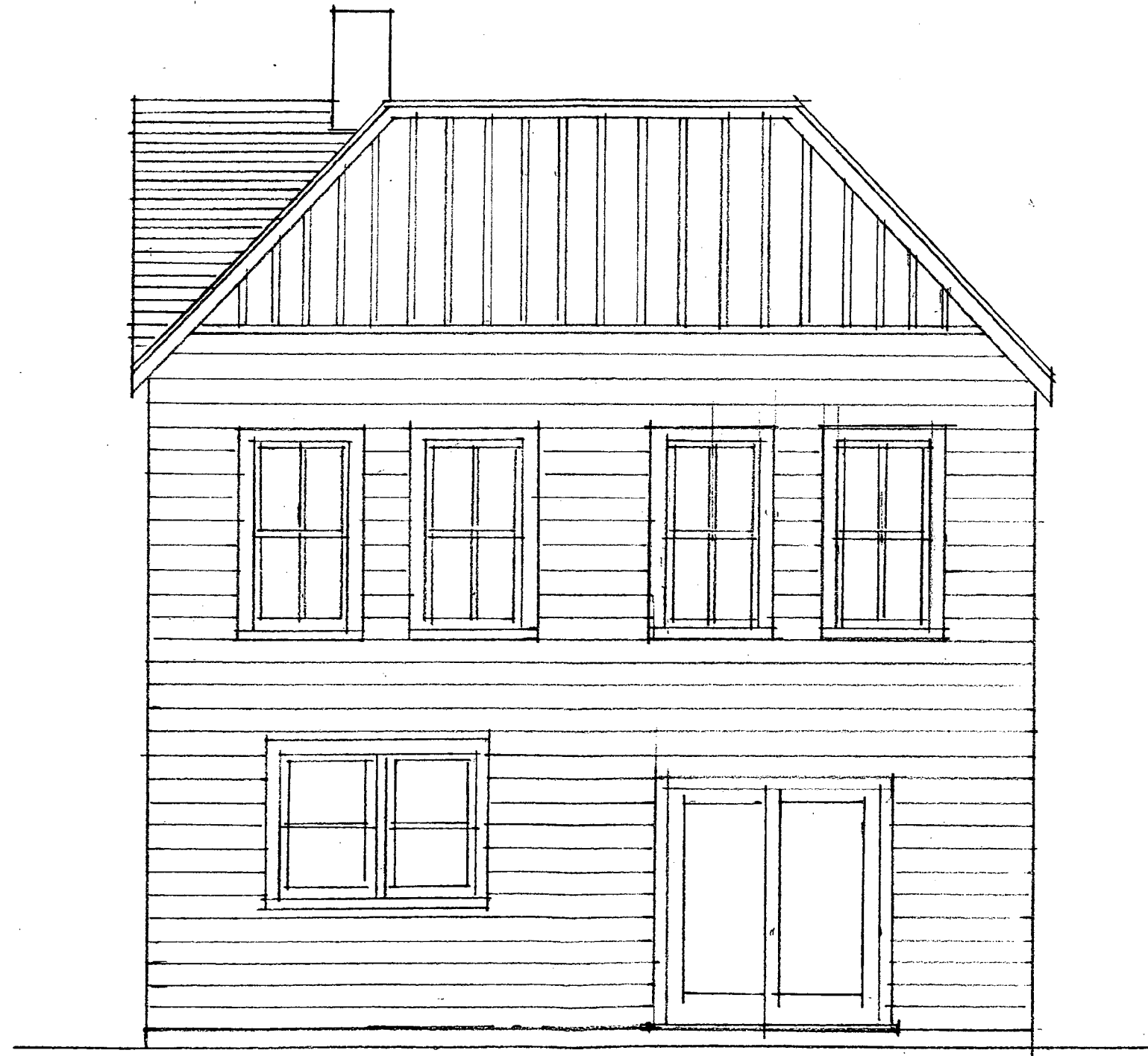


EXISTING WEST ELEVATION



EXISTING METAL RAILING

EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

EXISTING NORTH ELEVATION





PROPOSED WEST ELEVATION





MATCH EXISTING
COMPOSITION SHINGLES
COPPER RIDGE VENT

COPPER POCKET

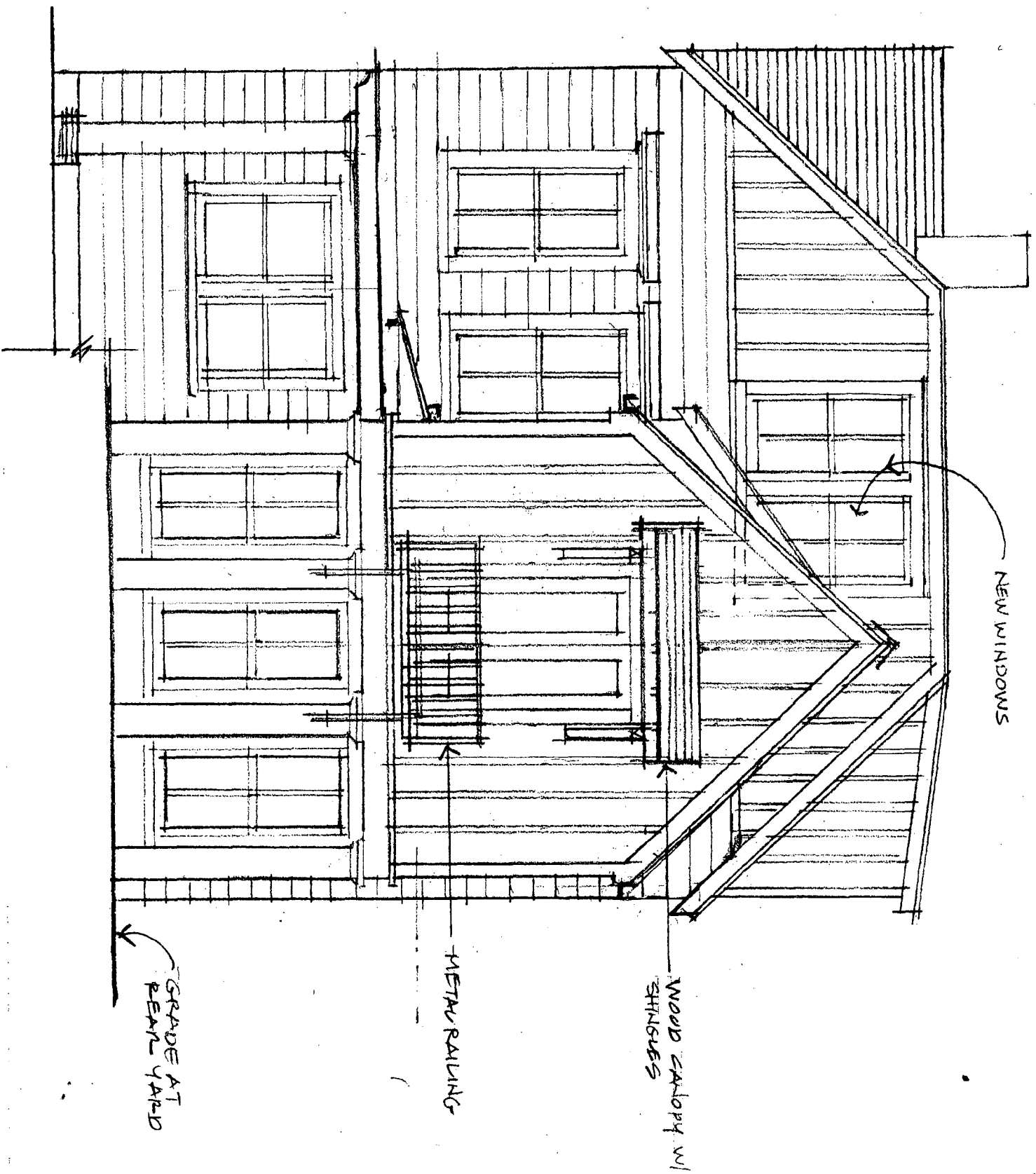
2828
2 OVER 2
WOOD
WINDOW

RETRACTABLE
CANVAS AWNING

NEW
BRICK
STEPS

NEW WOODEN RAILING
5/4" X 5" PICKETS @ 8" o.c.

PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

11



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7221 Cedar Avenue, Takoma Park **Meeting Date:** 05/25/05
Resource: Contributing Resource **Report Date:** 05/18/05
 Takoma Park Historic District
Review: HAWP **Public Notice:** 05/11/05
Case Number: 37/03-05X **Tax Credit:** N/A
Applicant: Susanna and Peter Banwell **Staff:** Michele Oaks

*Muntin
examined*

PROPOSAL: Rear addition and alterations

RECOMMEND: Approval with conditions

** come back w/ Downer & Stairs
@ WORKSESSION Side gable.*

RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the conditions that:

1. The proposed material selection for the exterior cladding of the addition will be painted, horizontal wood or Hardi-plank siding. Final selection to be approved by staff.
2. The specification sheets outlining the manufacturer, model and description of product for all windows and doors, to be used in this project will be reviewed and approved at staff level. If these specification sheets do not illustrate materials and designs typically approved by the Commission (simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance and solid wood exterior doors), the staff will require that they be reviewed and approved by the Commission in a revision to the approved Historic Area Work Permit Application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Victorian Vernacular
DATE: c1890-1900

The house is a frame, 2-1/2 story cross-gable roofed, frame Victorian vernacular house. The house is detailed with board and batten in the gable ends. The most of the house's 2/2 and Queen Anne sash windows still exist on the main massing, yet the original clapboard siding has been covered with fiber cement siding.

PROPOSAL:

The applicant is proposing to:

1. Construct a rear, two-story addition. The proposed new structure will add a new

dining room to the first floor and a new bedroom and laundry room second floor. The proposed addition will be clad in board and batten siding constructed of plywood with 1"x2" battens set 12" on center, MDO plywood panels, metal railings, wood pilasters, and composition shingles for the roof sheathing detailed with a copper ridge vent.

2. Install a pair of 2/2 simulated divided light wood windows in the gable end of the existing house's rear elevation.
3. Install a shed dormer with a paired window at the rear of the main massing's north elevation.
4. Remove the existing metal front porch railing and replace it with a painted, wood, inset picket railing.
5. Replace the existing concrete front porch steps with brick steps.

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to contributing resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

A resource, which contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale and architectural character.

The following *Takoma Park Guidelines* pertain to this project:

- 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.
- 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;
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource and should be appropriate to the surrounding streetscape in terms of scale and massing.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

Staff generally supports the above proposal noting that the proposed addition is very sympathetic to the style, scale and massing of the historic resource and will be located at

the rear – and only slightly visible from the public right-of-way. Staff's concern with the proposed addition is the use of board and batten and MDO plywood panels for the addition's exterior cladding. Board and Batten was a typical building material for Gothic Revival, mid 19th century primary structures and most commonly seen on outbuildings in the early 20th century. As such, it would be incompatible with this late 1890's Victorian building. The board and batten siding is currently used on the main massing of this house, however, only as a decorative detail, not as its primary cladding. Staff is recommending that the applicant utilize a horizontal siding (Hardi-plank or wood) on the addition.

The original massing of this house was historically clad in wood, lap siding. It is our understanding that this original building material is still under the fiber cement siding. Staff would like to see the applicant return the historic massing back its original configuration by removing the fiber cement siding and repairing the original building material underneath. This rehabilitation work would be eligible for County Tax Credits.

As the Takoma Park guidelines are lenient when reviewing dormer installations and changes to the rear of a original massing for Contributing resources, staff does not object to the proposed dormer and window installation proposed.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with the abovementioned conditions* the HAWP application as being consistent with 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,

and with the approved and adopted Takoma Park Historic District Guidelines, August 1992.

and with the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
 355 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

Vigilant Manufacture
 C1890-1900
 2

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR
 HISTORIC AREA WORK PERMIT

Contact Person: Paul Troseder, Architect
 Daytime Phone No: 301) 320-1580

Tax Account No: _____
 Name of Property Owner: Suzanna + Peter Banwell Daytime Phone No: 301 587 2375
 Address: 7221 Cedar Ave Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: T.B.D. Phone No: _____
 Contractor Registration No: _____
 Agent for Owner: _____ Daytime Phone 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. E. Gilbert
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Make Solar Fireplace Woodburning Stove Single family
 Revision Repair Replaceable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 175,000
 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 4/20/05 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature _____ Date _____
 Application/Permit No: 381671 Date Filed: 4-29-05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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
Suzanna and Peter Rawwell 7221 Cedar Avenue Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Louise Sudell 7301 Cedar Ave Takoma Park MD 20912	
Shirley True 7217 Cedar Ave Takoma Park MD 20912	
Edward Adam Brookes & Charlotte Susan Lawrence 7218 Cedar Ave Takoma Park MD 20912	

BANWELL RESIDENCE, 7221 CEDAR AVENUE, TAKOMA PARK

a. Description of existing structure and environmental setting

The existing house at 7221 Cedar Avenue is probably 100 years old. It is a simple 2 story frame farmhouse with a somewhat unusual gable layout; from the north side it appears a front gable house, from the south side it is a side gable. The two styles resolve in the front elevation. A previous addition in the back is not visible from the front or sides,

Cedar Avenue in Takoma Park was one of the original streets in the BF Gilbert subdivision. Many of the houses on the street date from this original subdivision, but there are also infill houses. The house adjacent on the left of this house is a one story brick rambler, and the house on the right is a 1-1/2 story bungalow. Across the street is a Victorian and a brick cape cod. Although Cedar Avenue is a street with many lovely trees, there are no trees in the vicinity of this project.

b. General description of the project and its effect on the environmental setting

The proposed project adds a 14' x 17' two story ell to the rear of the existing house. The first level contains a dining room, the second a bedroom. In addition, the owners propose to restore the front porch railing to a wooden design more in keeping with the era of the house and rebuild the front concrete steps in brick. Also a shed dormer in the existing attic on the north elevation and two new windows in the attic on the east (rear) elevation are proposed.

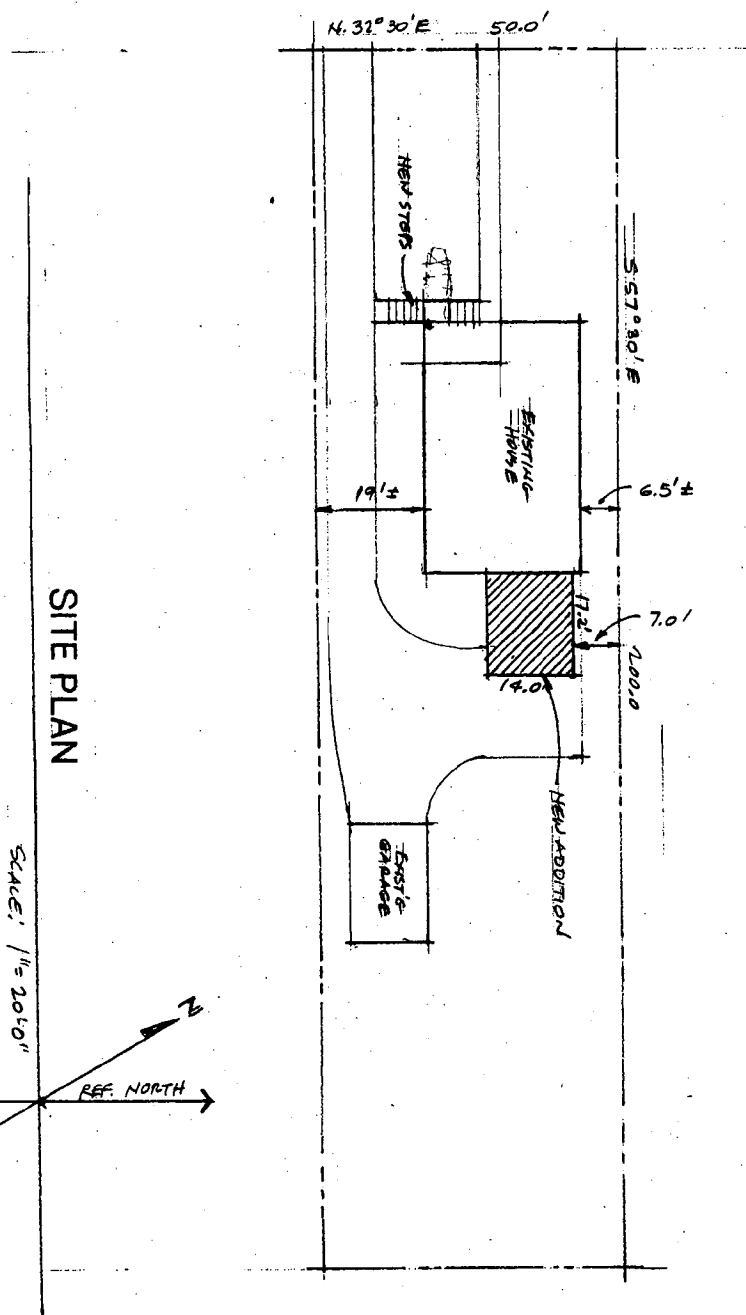
The proposed rear addition is approximately 85 feet from the front property line, and is entirely in the rear yard of the house. It will be visible from Cedar Avenue approaching from the north, but probably not from the south. The design offsets the addition 6" from the existing north side of the house and uses board and batten siding (matching the existing gable siding) in order to differentiate it from the main body. Traditionally a cheaper siding used for barns and outbuildings, this use is intended to emphasize the subsidiary nature of the addition, along with the porch-like engaged columns with infill on the first level. The gable matches the existing roof pitch but is 2 feet lower. The windows are two over two wood double hung style with sills and

muntings proportioned to match the existing windows toward the rear of the existing house. Toward the front of the old house the windows are one over one, some with decorative glazing in the top sash, which appear to be original. Perhaps this was the time when one over one windows were considered more elegant, and were used on the more formal front of the house, relegating the cheaper 2/2 to the rear.

In summary we believe that given its size, shape, and location, this addition should have a minimal impact in its surrounding environment.

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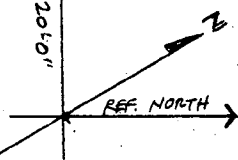
— CEDAR AVENUE
40' R.O.W.



SITE PLAN

LOT # 11, Block 5
B.F. GIBBERTS ADDITION
TO TAKOMA PARK, MD

SCALE: 1" = 20' 0"

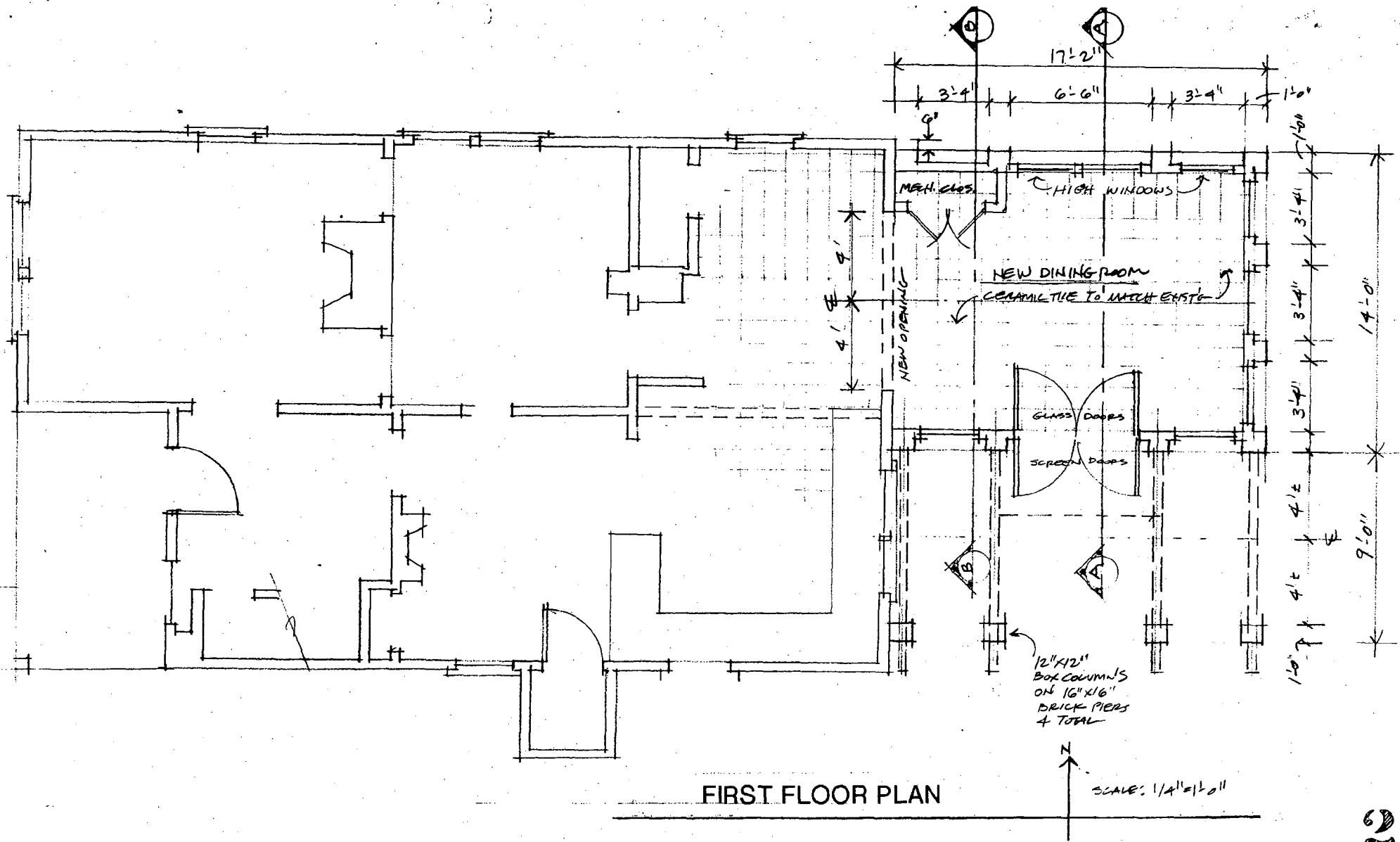


ADDITION to the
BANTWELL RESIDENCE
7221 CEDAR AVENUE, TAKOMA PARK, MD.

Paul Treseder
Architect AIA

6320 Wilkesee Road
Bethesda, MD 20816
301-320-1590
Fax - 301-320-1581
Paul.Treseder@verizon.net





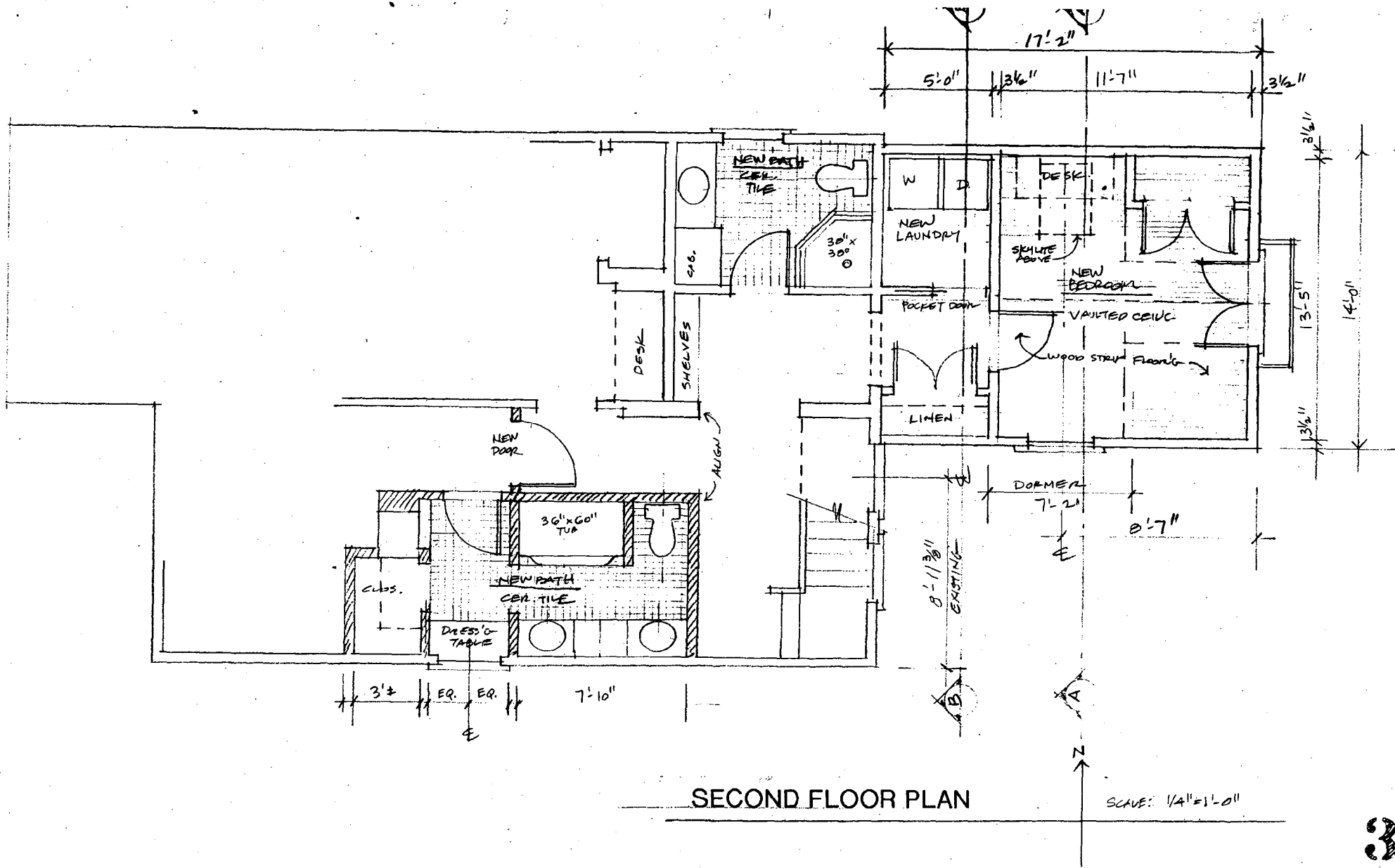
FIRST FLOOR PLAN

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



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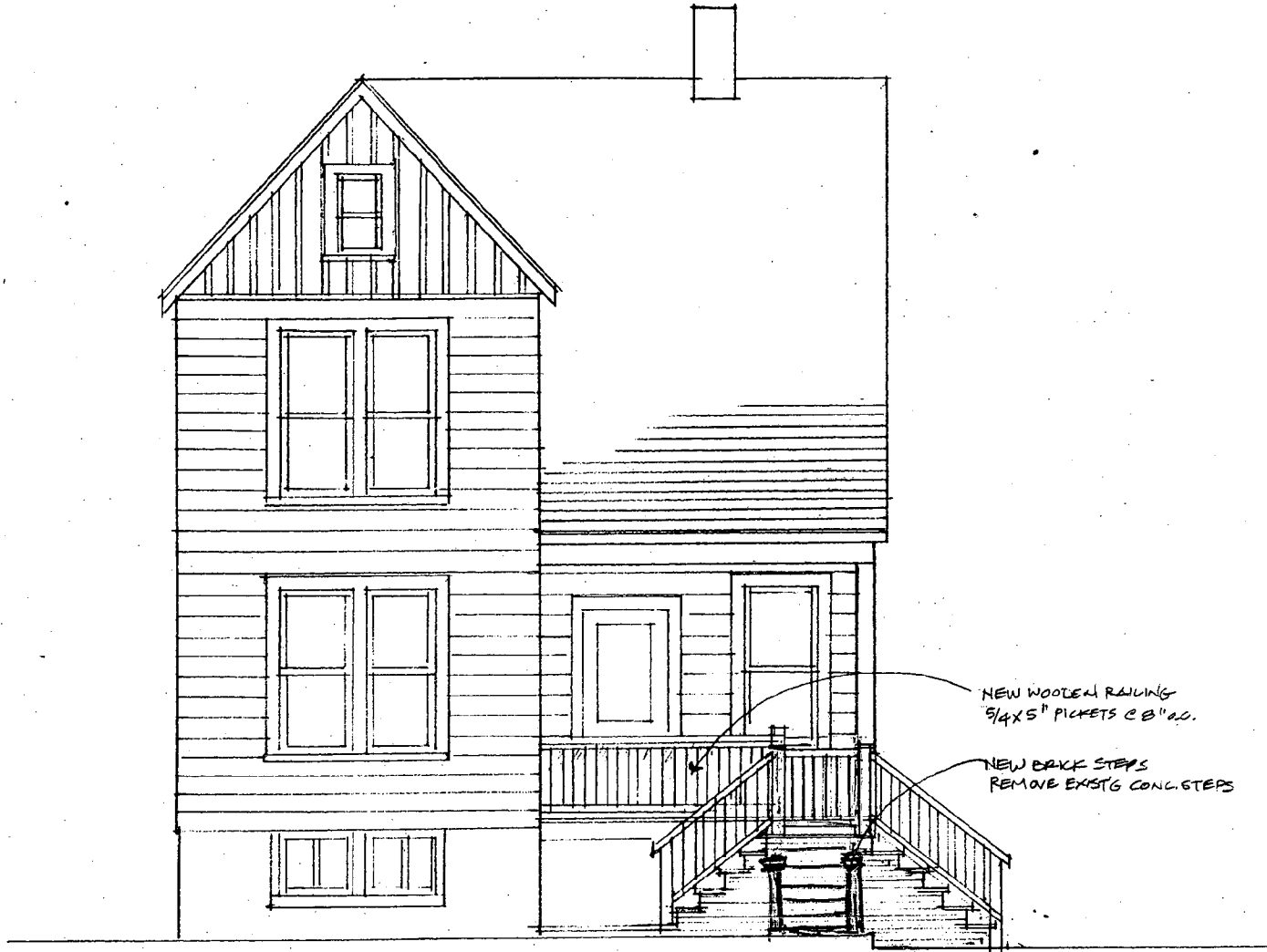


SECOND FLOOR PLAN

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



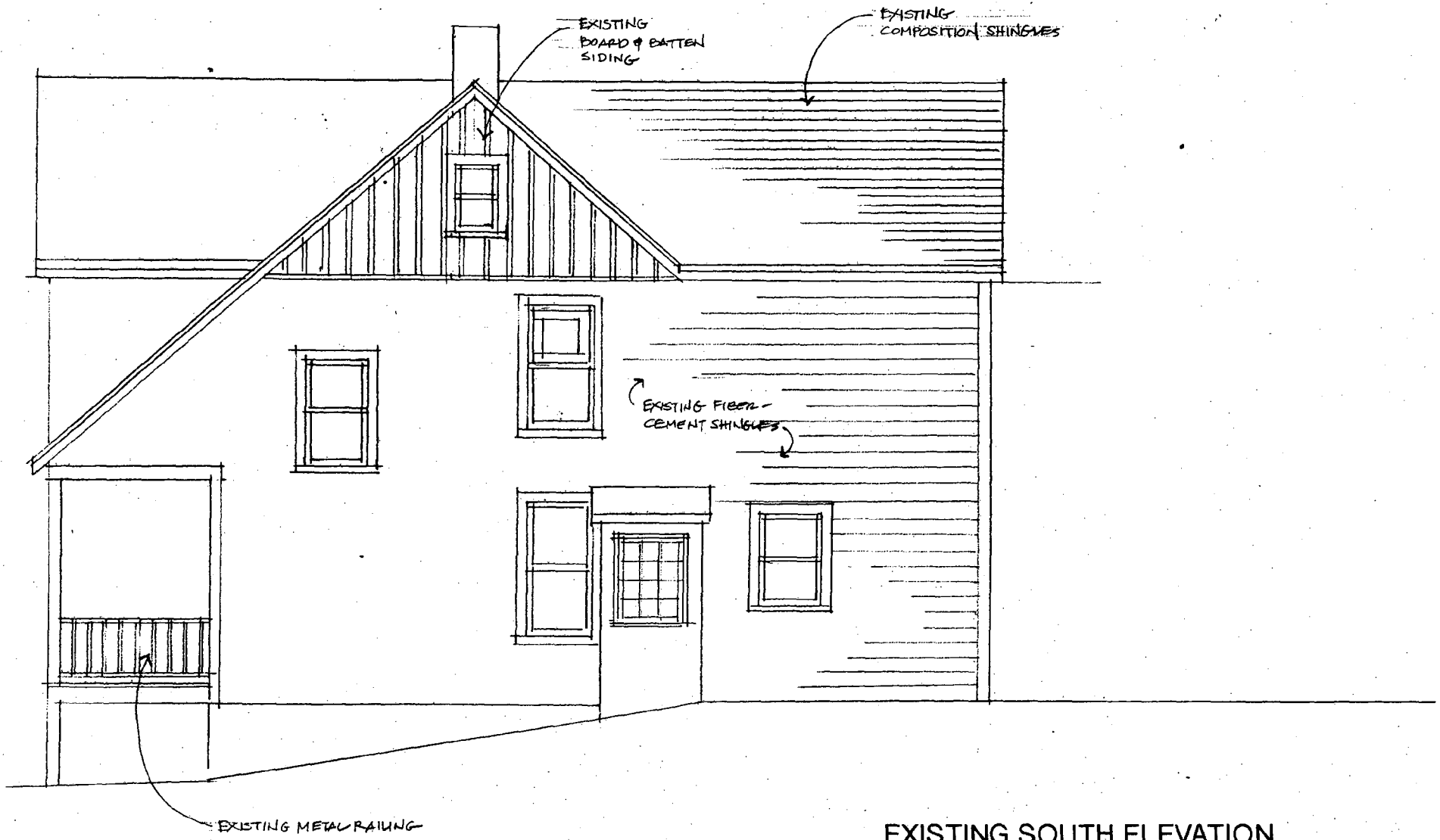
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



(12)



EXISTING SOUTH ELEVATION

12

5



PROPOSED SOUTH ELEVATION

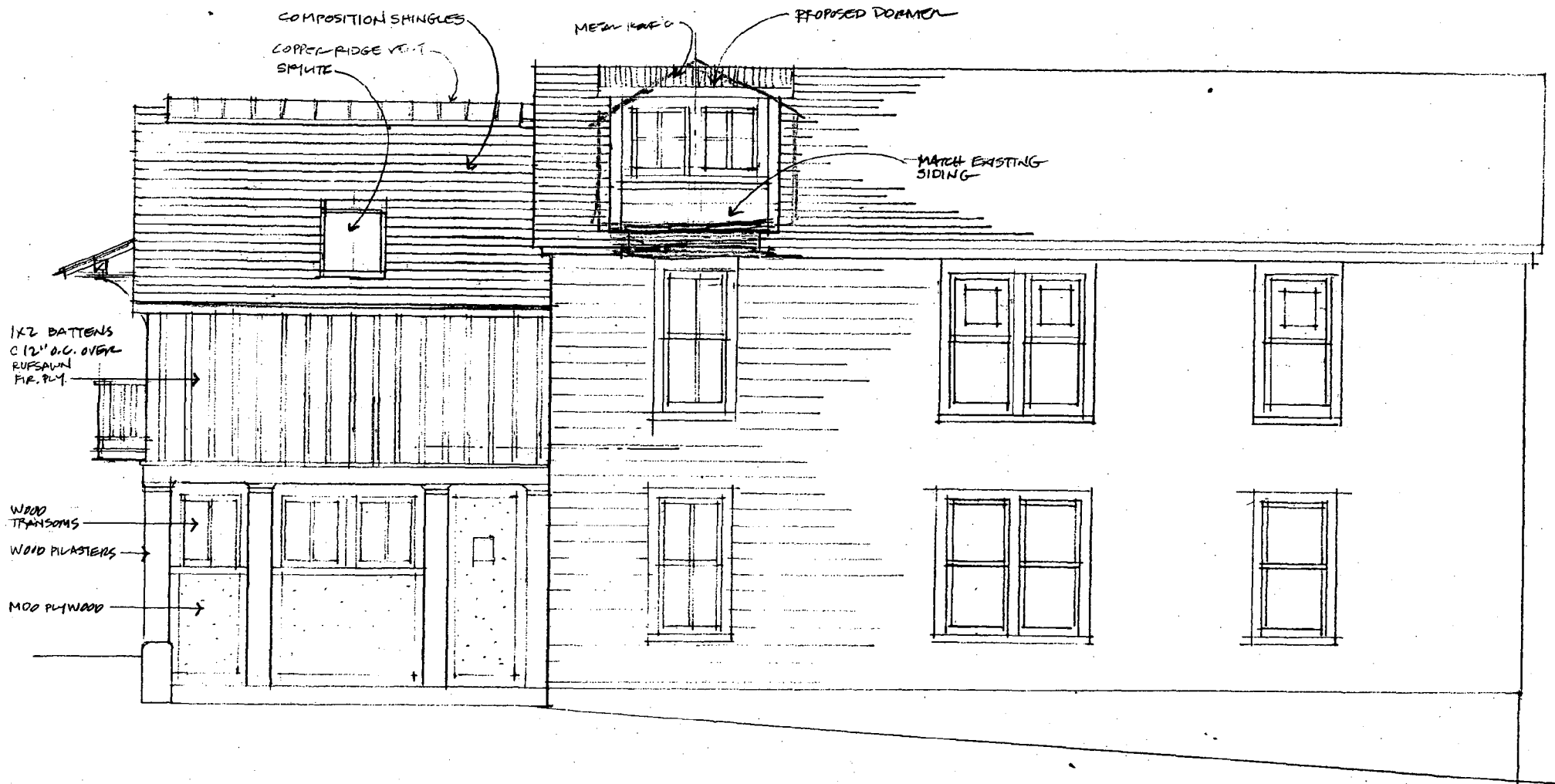


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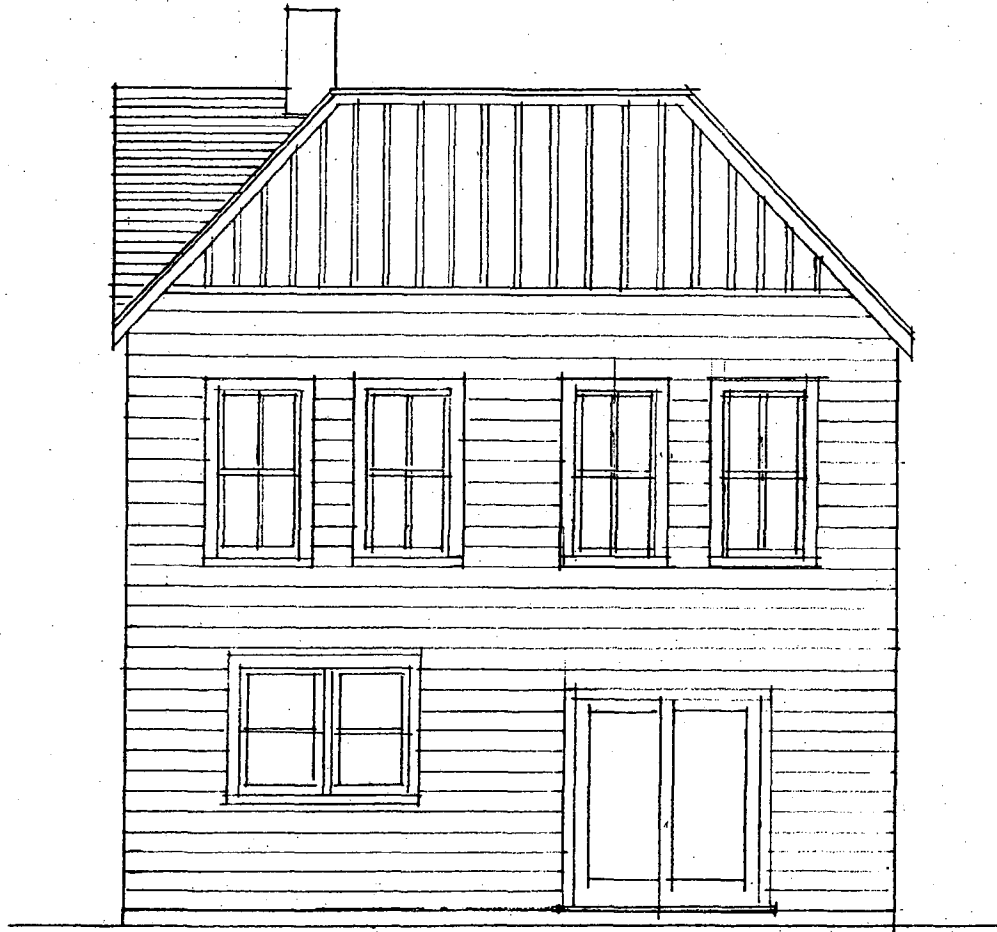


EXISTING NORTH ELEVATION

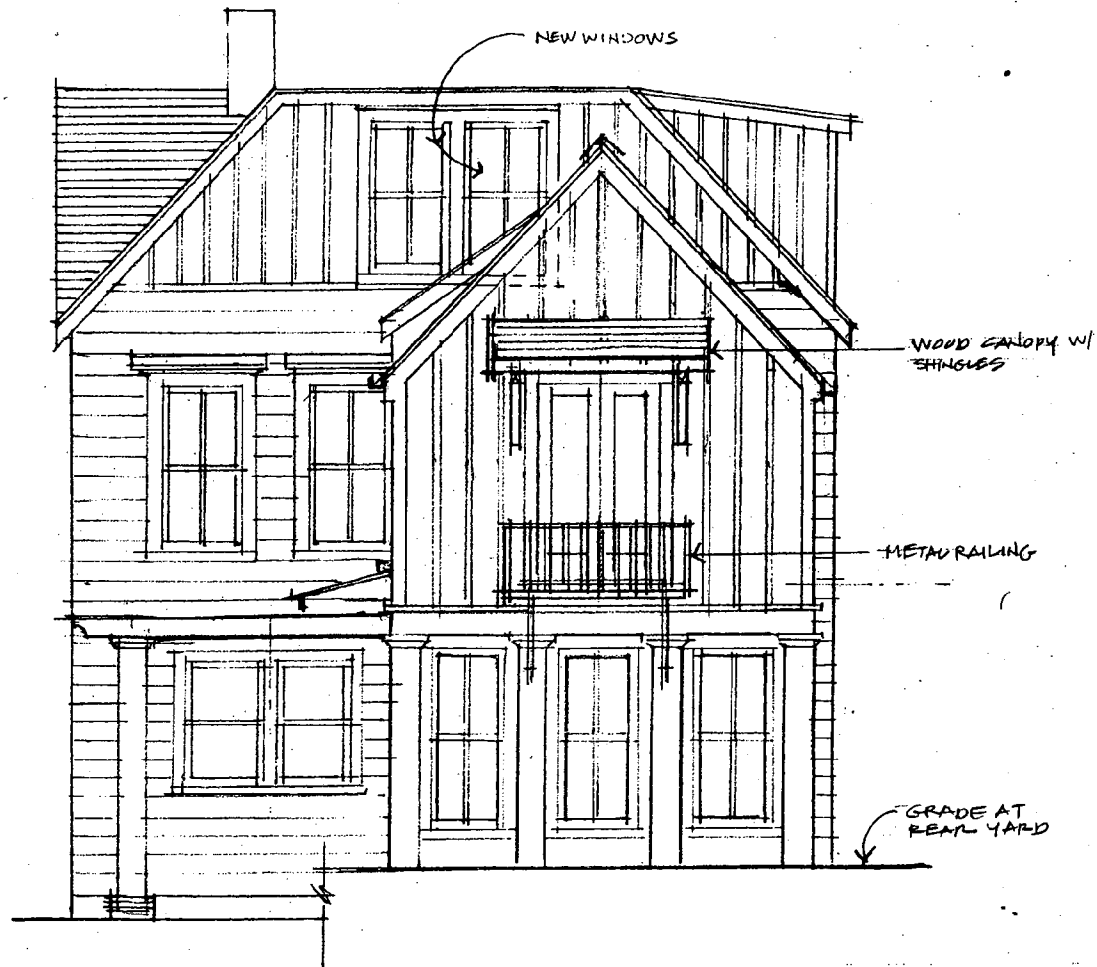
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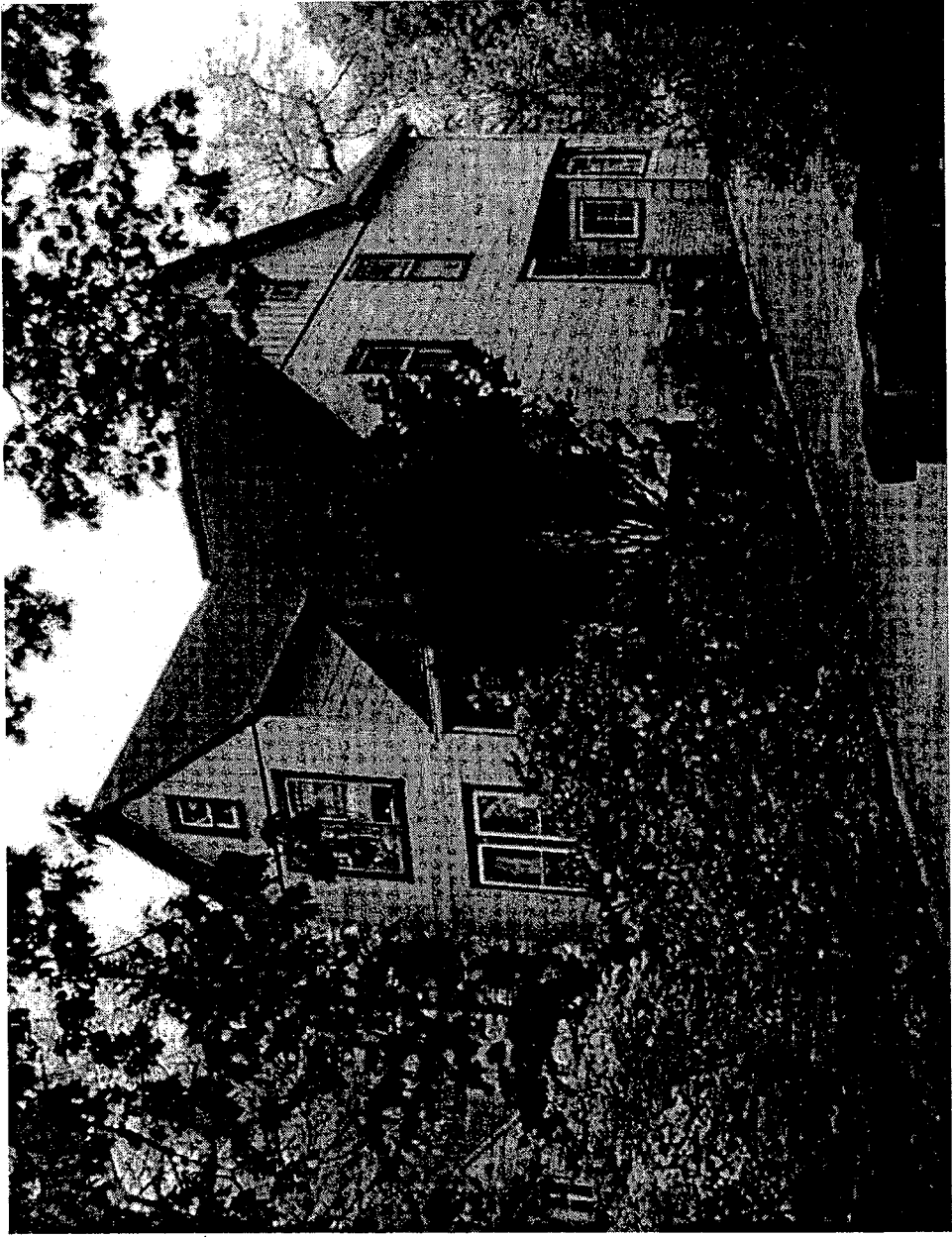
PROPOSED NORTH ELEVATION

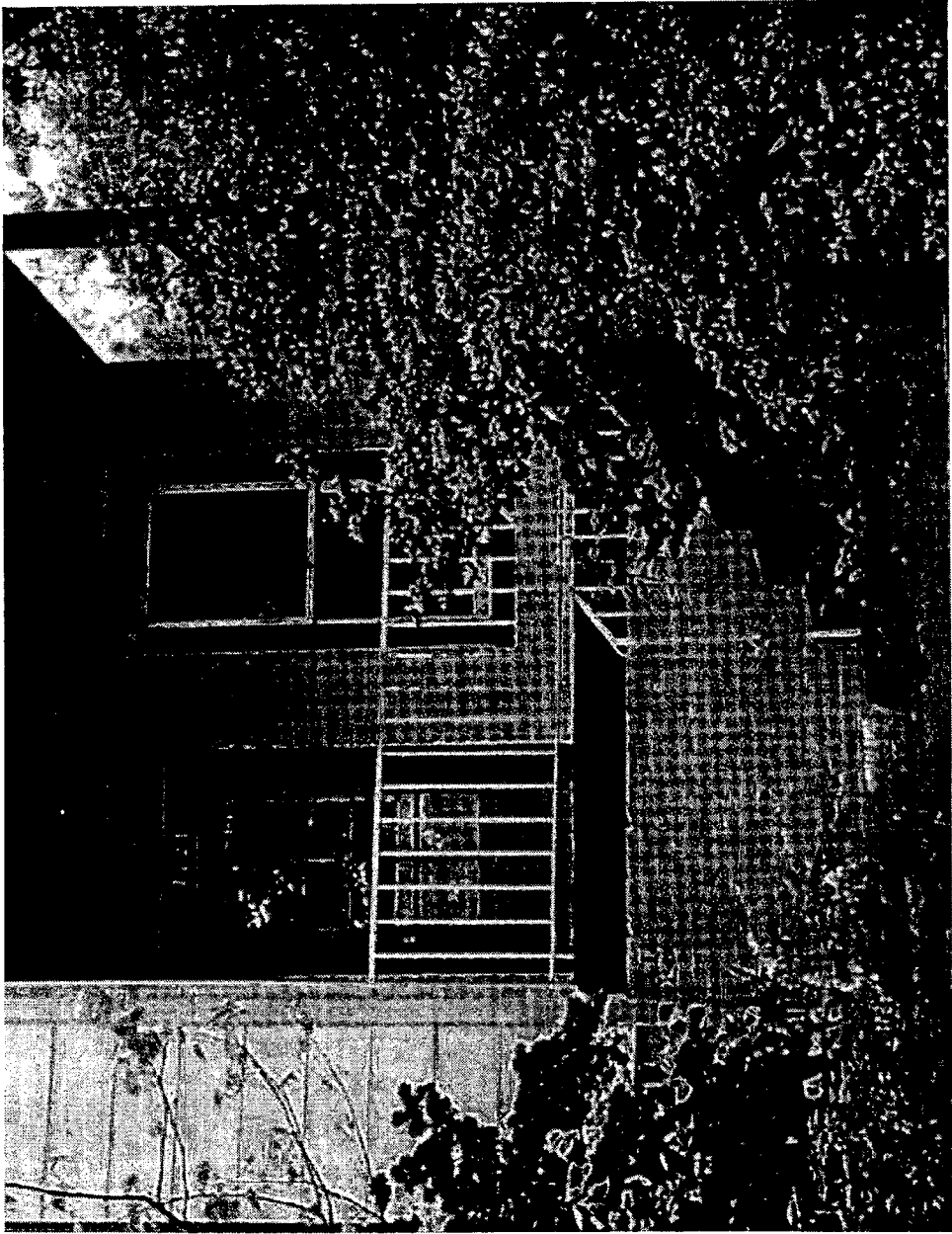


EXISTING EAST ELEVATION

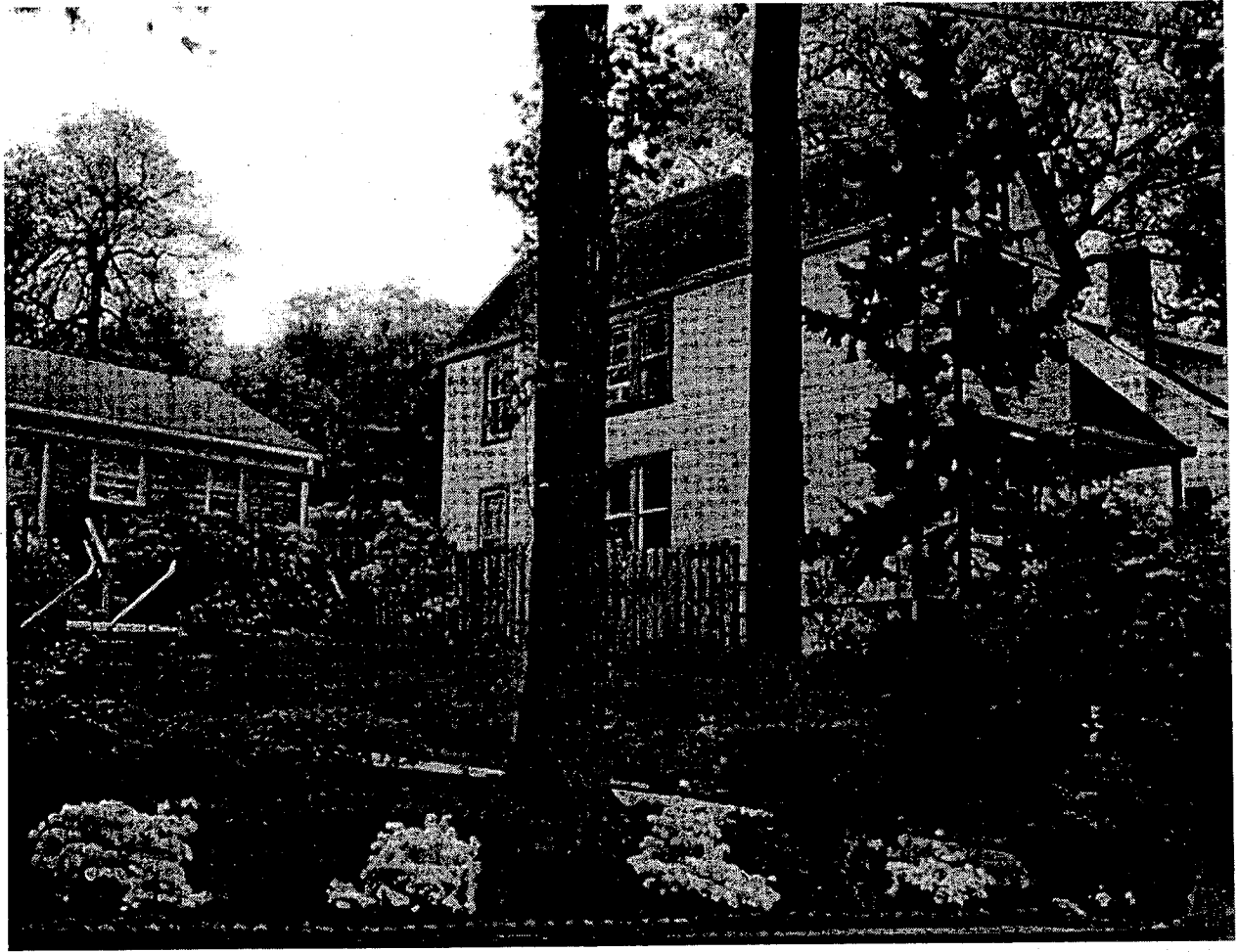


PROPOSED EAST ELEVATION

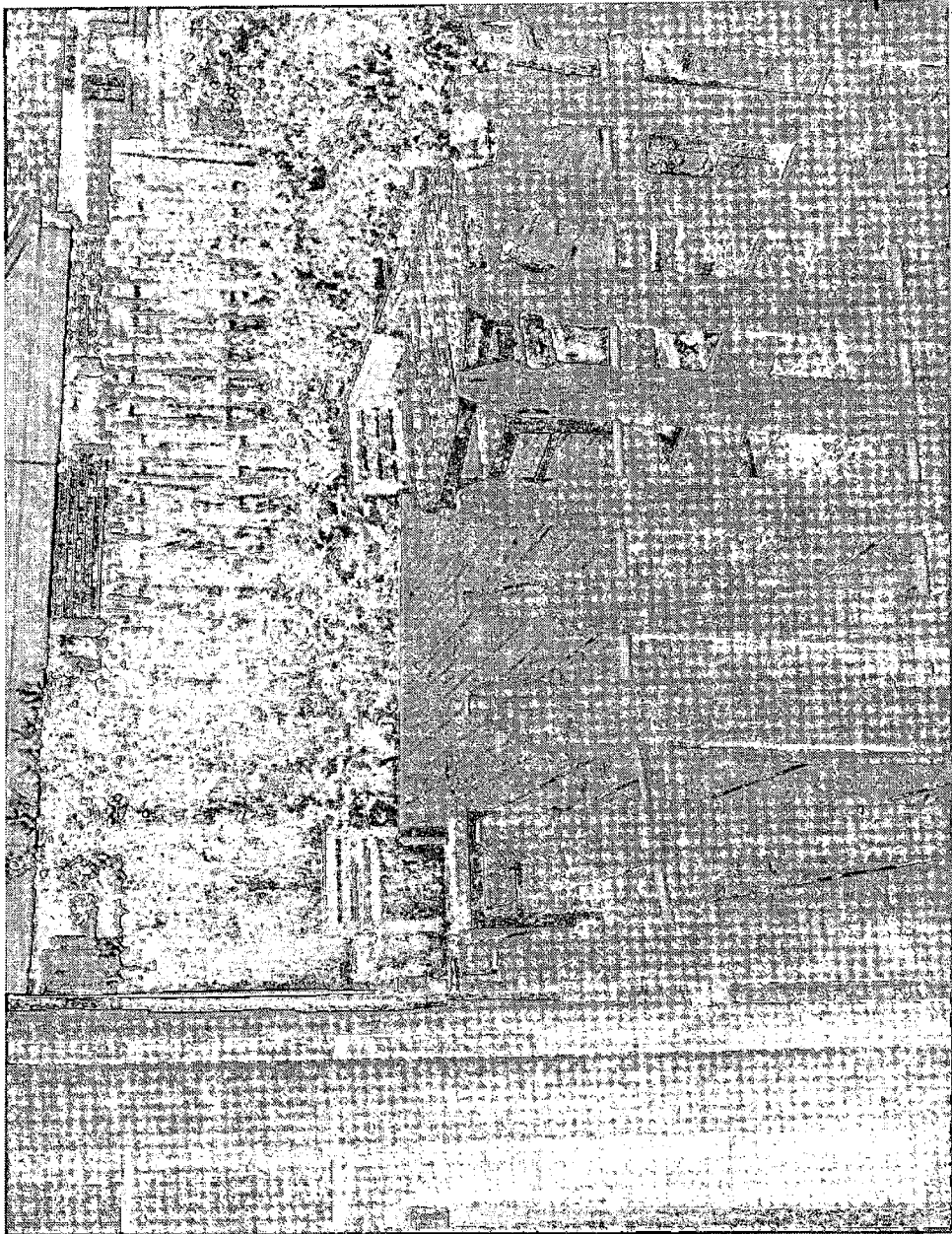




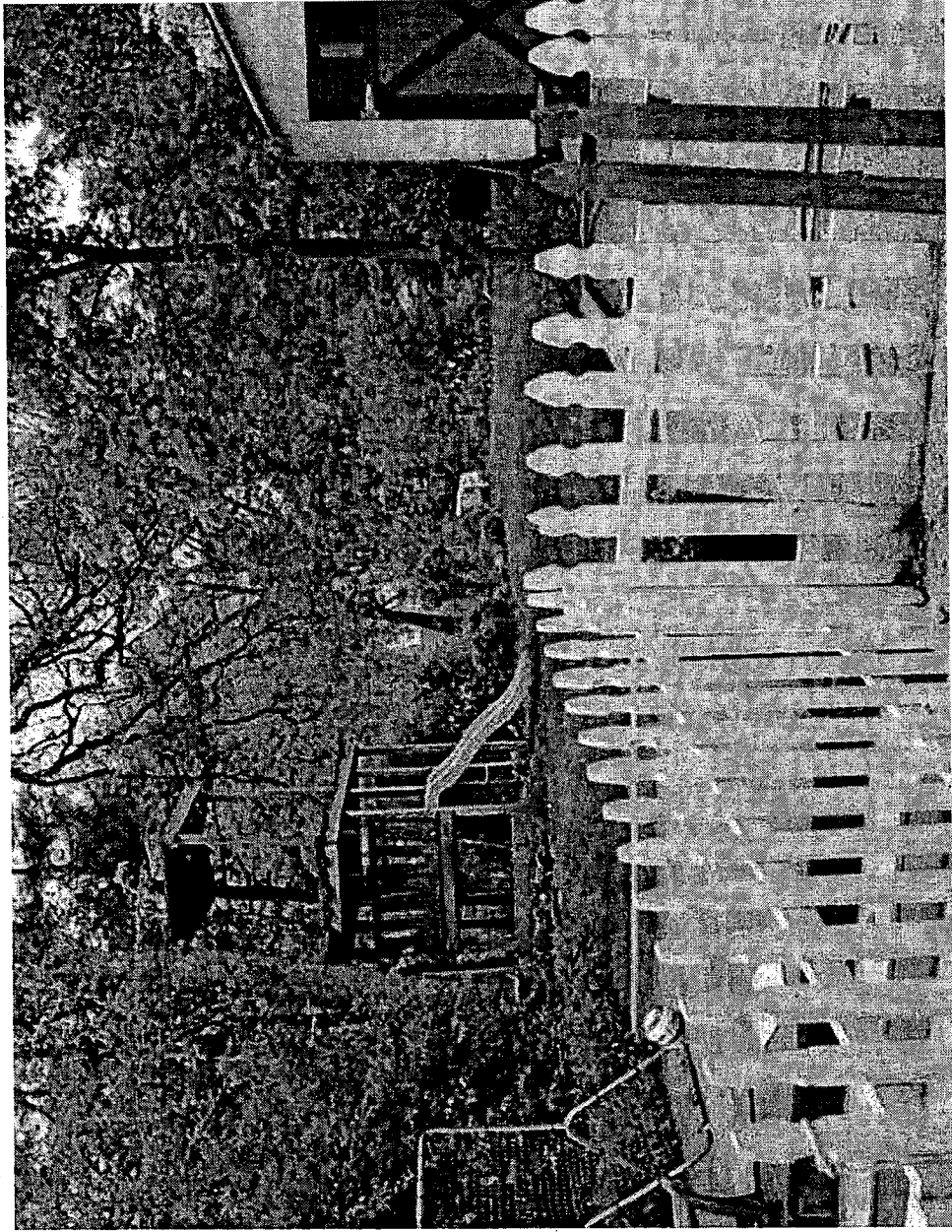








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ADDITION to
 BANWELL RESIDENCE
 7221 CEDAR AVENUE, TAKOMA PARK, MD.

Paul Tressedler
 ARCHITECT AIA
 6320 Wiscasset Road, Bethesda, MD, 20816
 (301) 320-1580

Date 6.9.05
 Scale 1/4" = 1'-0"
 Drawn P.T.
 Job BANWELL
 Sheet **1**
 Of 9 Sheets

INDEX

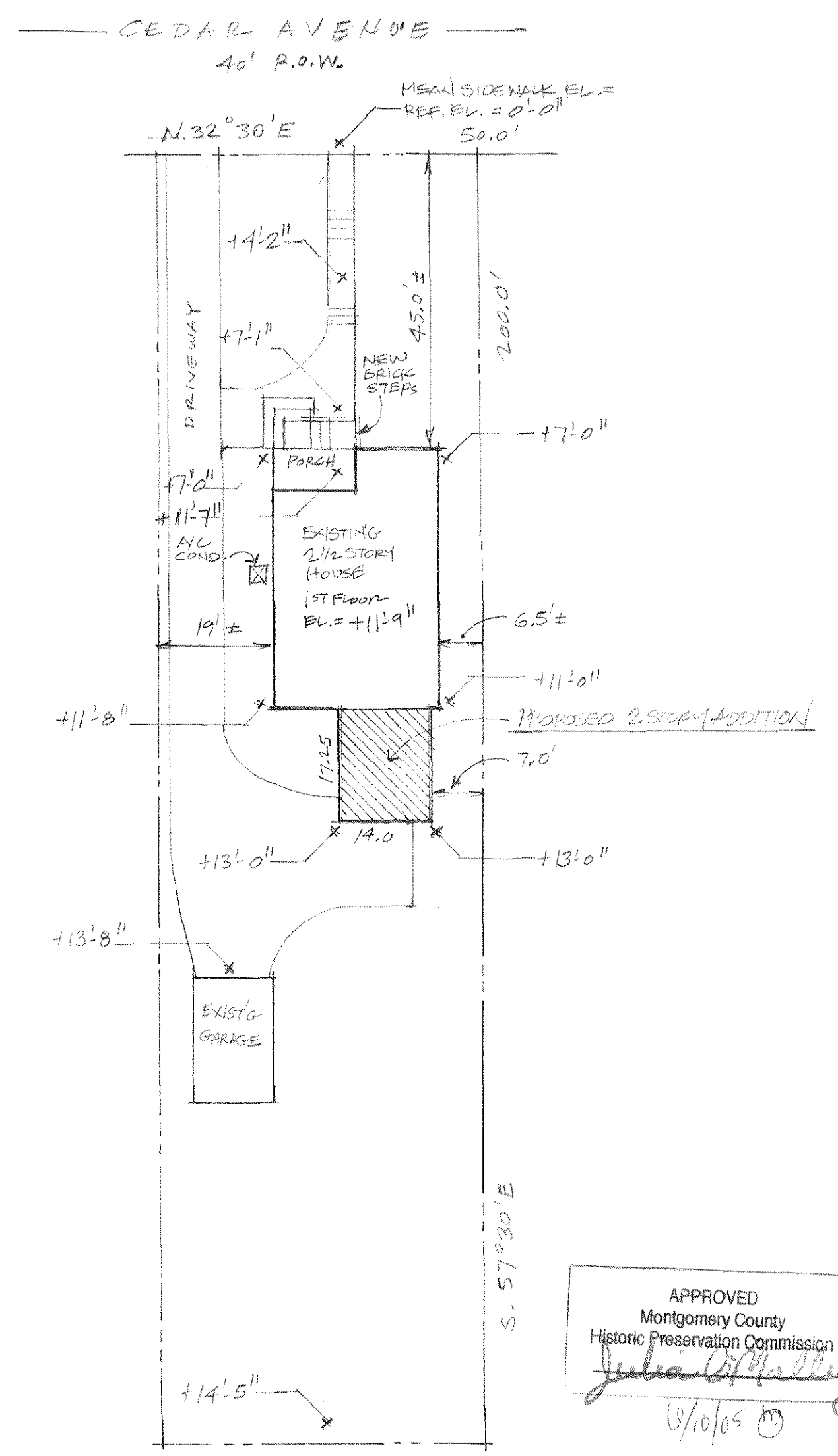
1. SITE PLAN & COVER SHEET
2. FOUNDATION PLAN & FIRST FLOOR PLAN
3. SECOND FLOOR PLAN & LOFT PLAN
4. SECOND FLOOR & ROOF FRAMING PLANS
5. SOUTH & WEST ELEVATIONS
6. NORTH & EAST ELEVATIONS
7. BUILDING SECTIONS A-A & B-B
8. BUILDING SECTIONS C-C & D-D
9. FIRST & SECOND FLOOR ELECTRICAL PLANS

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE IRC, 2003 EDITION, AS AMENDED BY MONTGOMERY COUNTY.
2. SOIL BEARING CAPACITY IS ASSUMED TO BE 2000 PSF
3. FOOTINGS SHALL BE 24" DEEP, MINIMUM.
4. DESIGN LIVE LOADS ARE:

40 PSF	1ST FLOOR
90 PSF	2ND FLOOR
30 PSF	ROOF SNOW LOAD
5. DESIGN DEAD LOADS ARE:

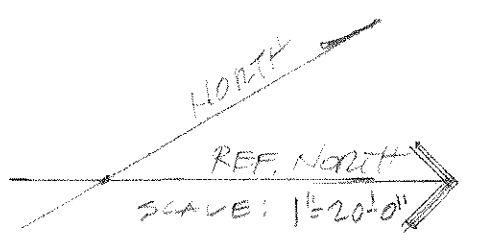
10 PSF	FLOORS
10 PSF	WALLS
10 PSF	ROOF
6. DESIGN WIND SPEED IS 90 MPH
7. COMMON FRAMING IS #2 & BETTER SPF, $F_b = 1000$ PSI
8. LVL BEAMS ARE 1.9E, 2900 PSI
9. WALL SHEATH IS 7/16" OSB OR CDX PLYWOOD, APPLIED AS PER I.B.C. R-602.10.3, METHOD #3
10. TRUS-JOISTS ARE AS MANUFACTURED BY MACMILLAN, OR EQUAL, TJI-250 SERIES, FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR ALL BLOCKING, WEB-STIFFENING, HOLE-CUTTING, ETC.
11. USE APPROVED JOIST HANGERS, SIMPSON OR EQUAL, FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION

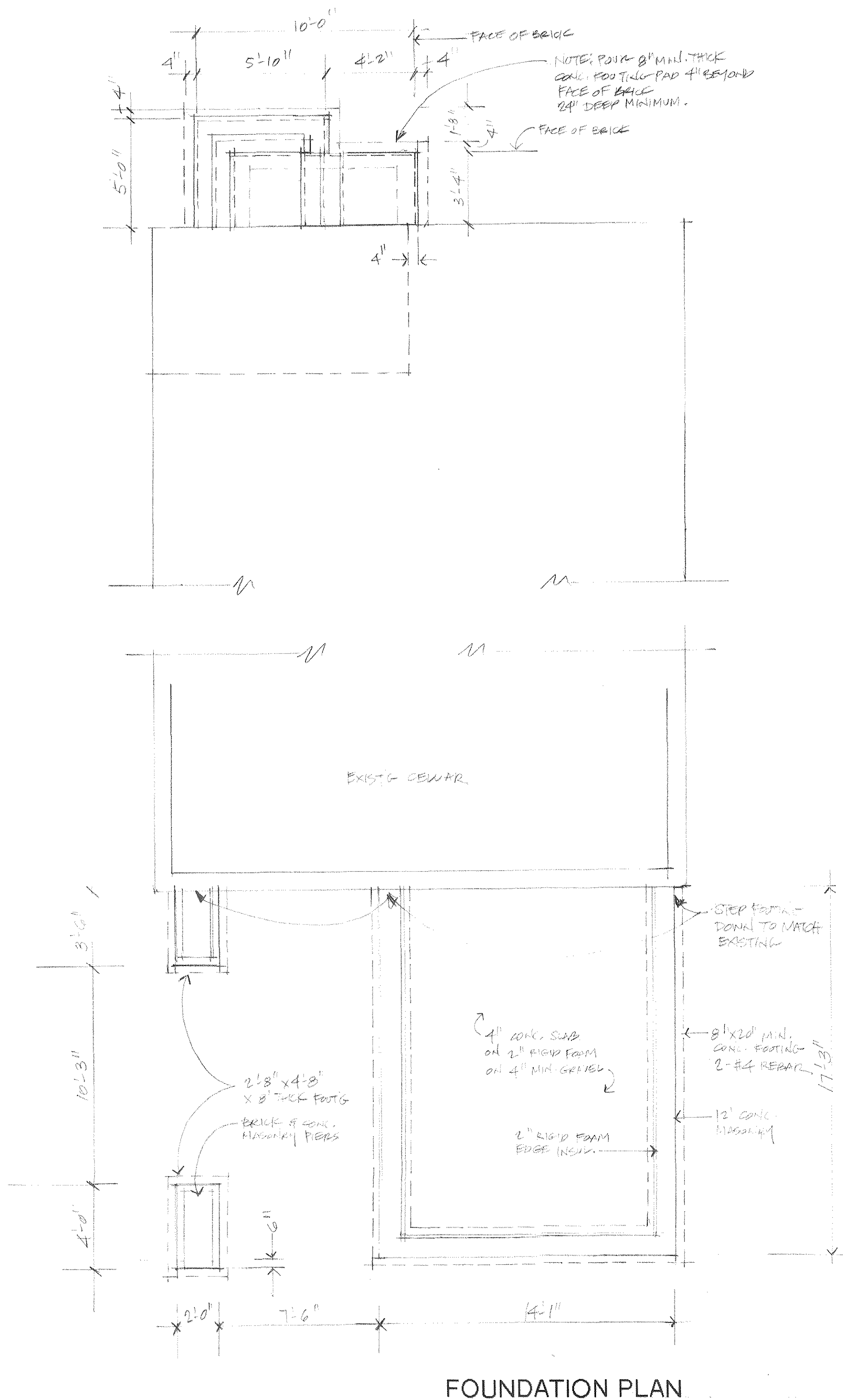


SITE PLAN

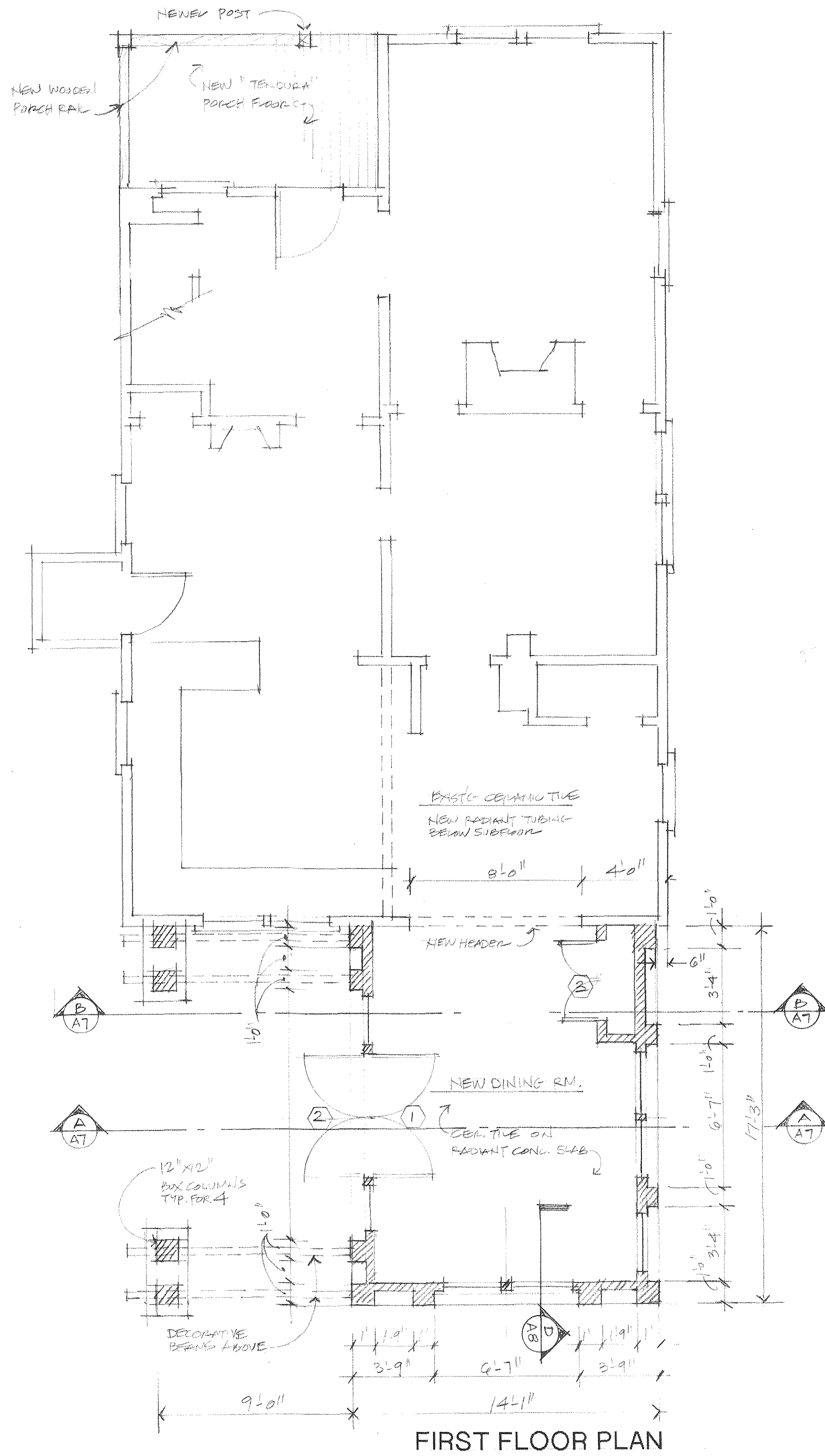
LOT #11, BLOCK 5
 B.F. GIBBERTS ADDITION TO
 TAKOMA PARK, MD.
 12,000 S.F.

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia D. Hall
 6/9/05





FOUNDATION PLAN



FIRST FLOOR PLAN

APPROVED
Montgomery County
Historic Preservation Commission
Judith D. Malley

Paul Tresseder
ARCHITECT AIA
6320 Wisconsin Road, Bethesda, MD, 20816
Pencil icon
Architect's seal
(301) 320-1580

Date 6-9-05

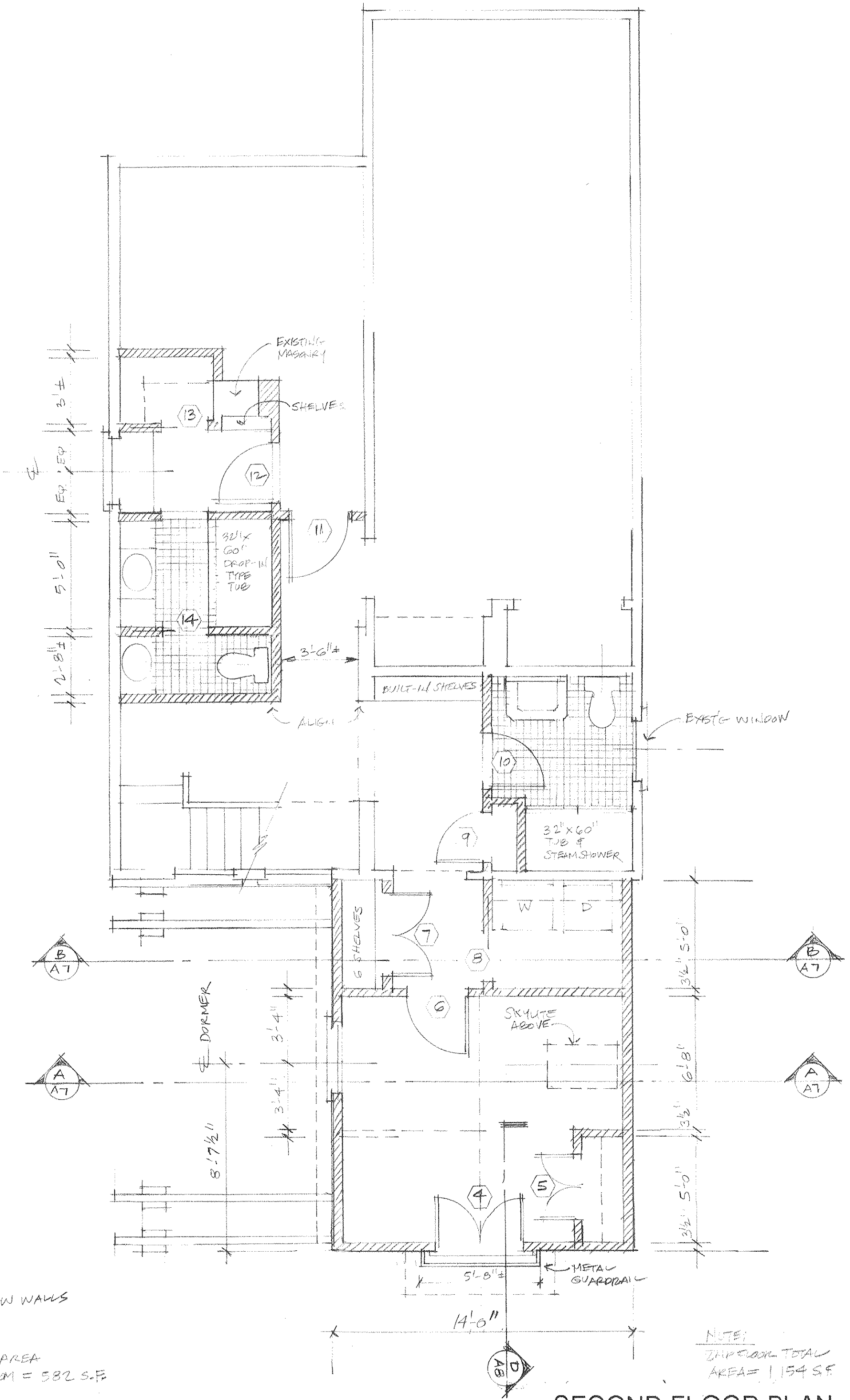
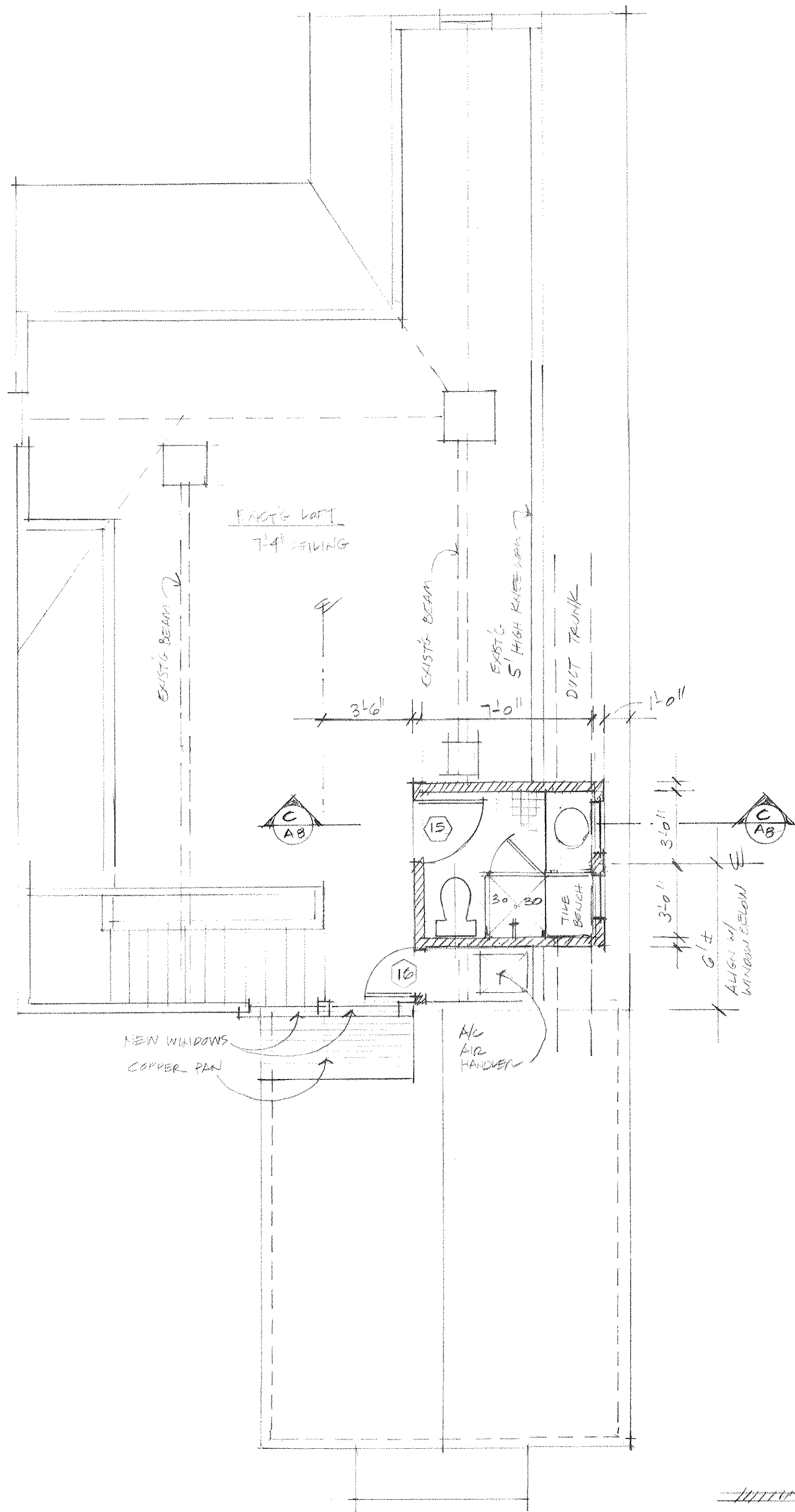
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Drawn P.T.

Job BANWELL

Sheet

Of 9 Sheets



////// NEW WALLS

NOTE:
LOFT TOTAL AREA
7'5\"/>

NOTE:
2ND FLOOR TOTAL
AREA = 1,154 SF

LOFT PLAN

SECOND FLOOR PLAN

APPROVED
Montgomery County
Hydrant Preparation Commission
Julia D. Malley

Paul Tressedler
ARCHITECT AIA
6320 Wisconsin Road, Bethesda, MD, 20816
Barclay Turquoise
[301] 320-1580

Date 6.9.05

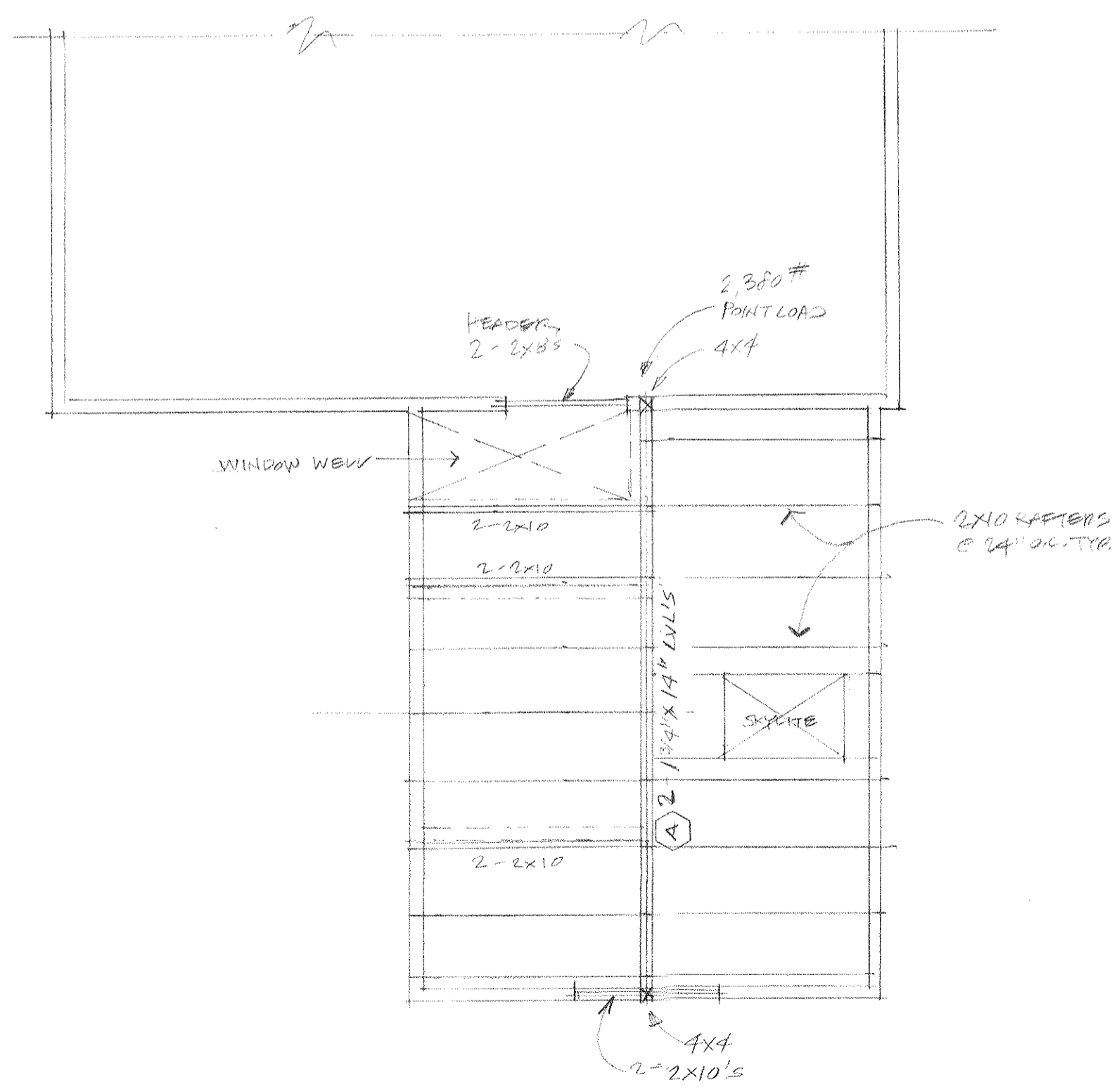
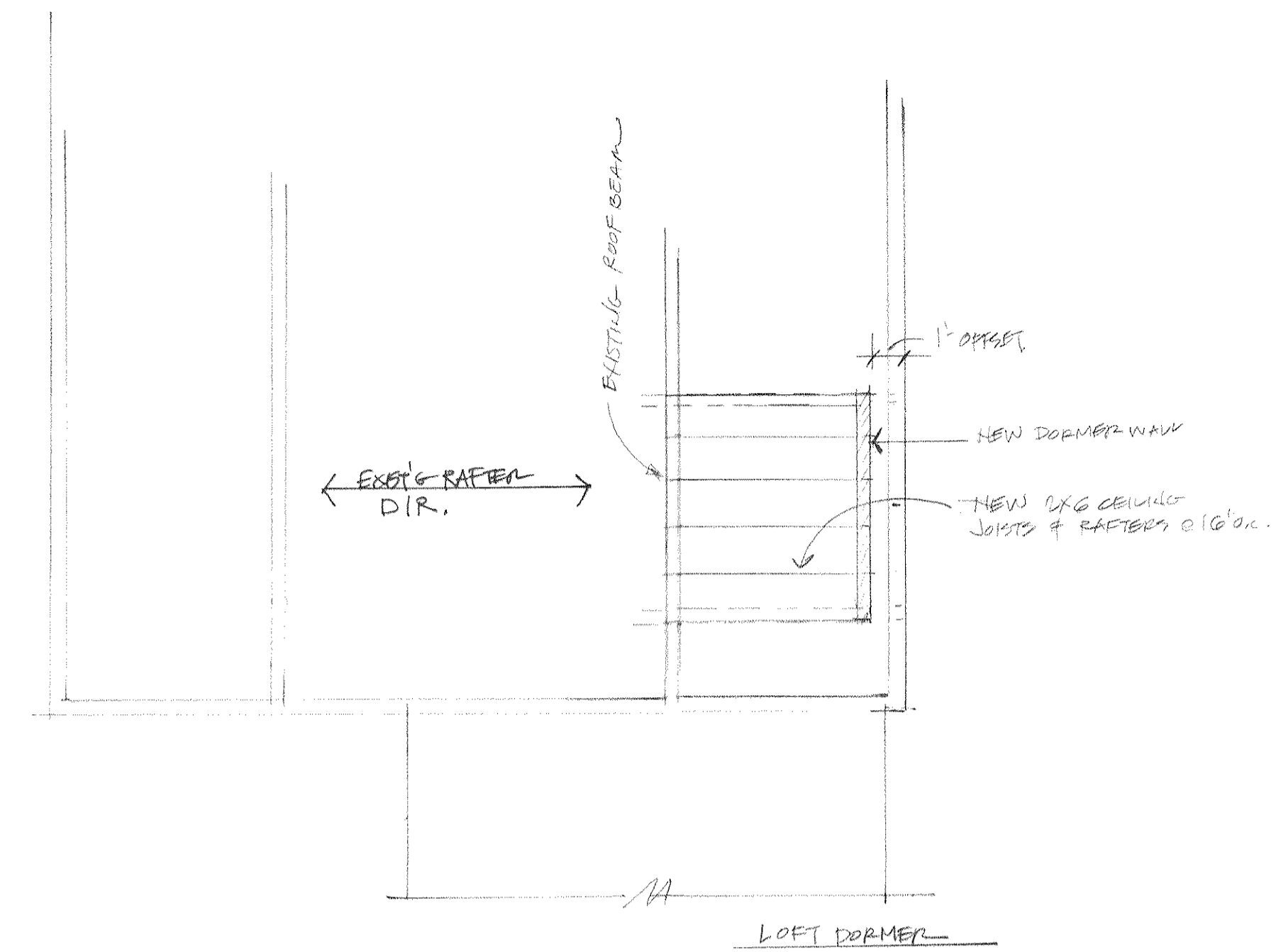
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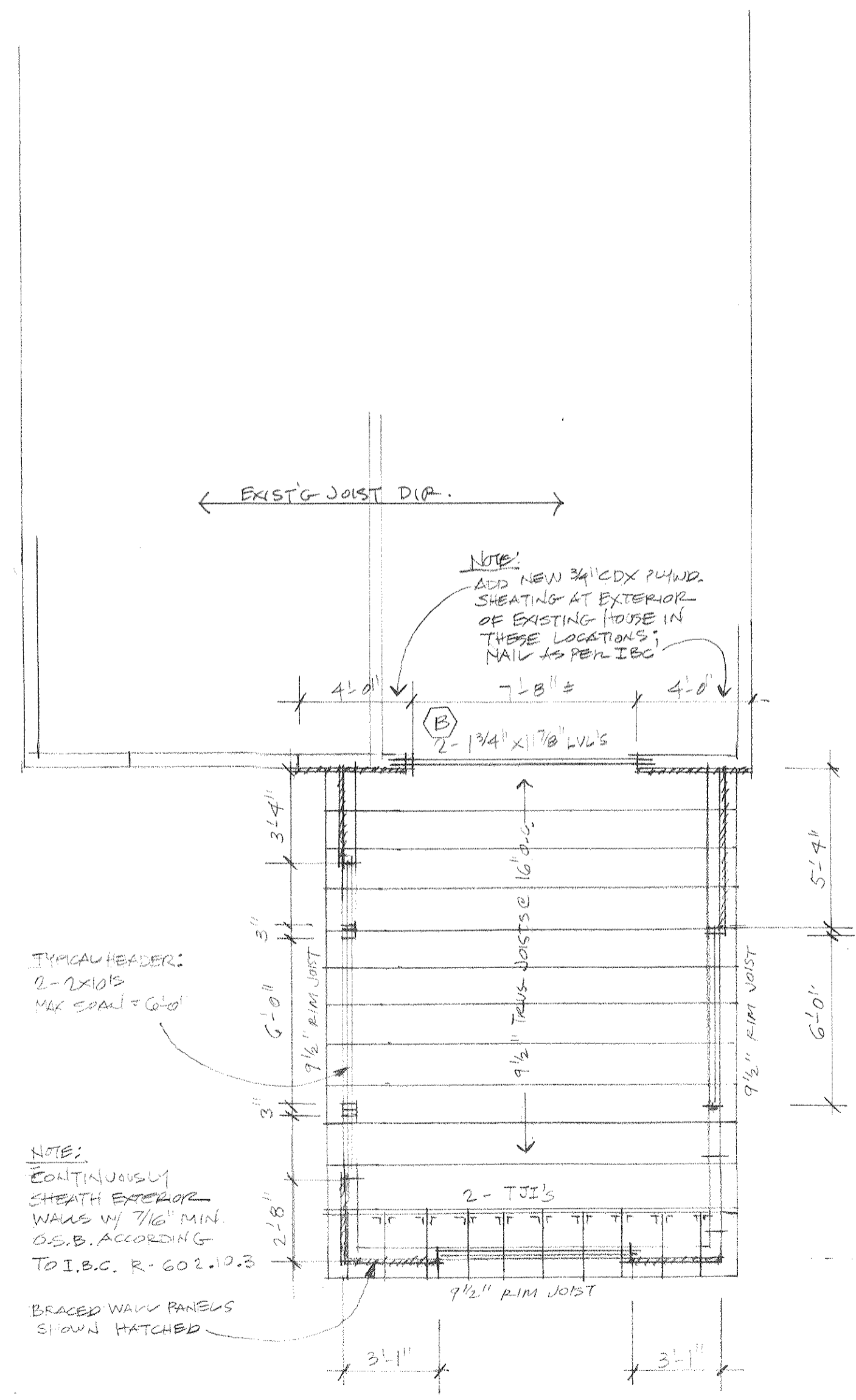
Job BANWELL

Sheet

Of 9 Sheets



ROOF FRAMING



SECOND FLOOR FRAMING

APPROVED
Montgomery County
Historic Preservation Commission
Julia G. Kelly

Paul Treseder
ARCHITECT AIA
6320 Wiscasset Road, Bethesda, MD 20816
(301) 320-1580

Date 6.9.05

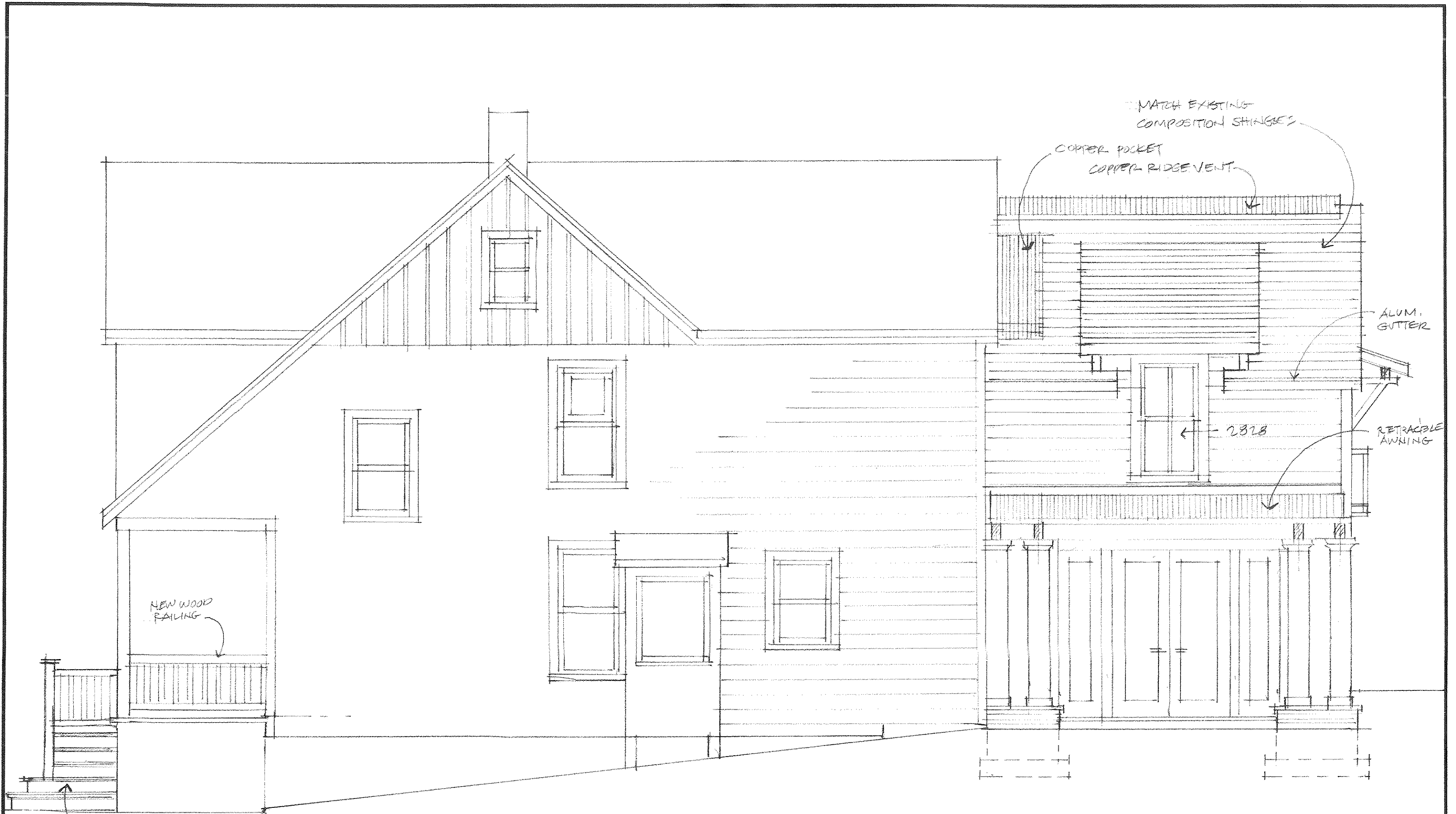
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Job BANWELL

Sheet

Of 9 Sheets



SOUTH ELEVATION

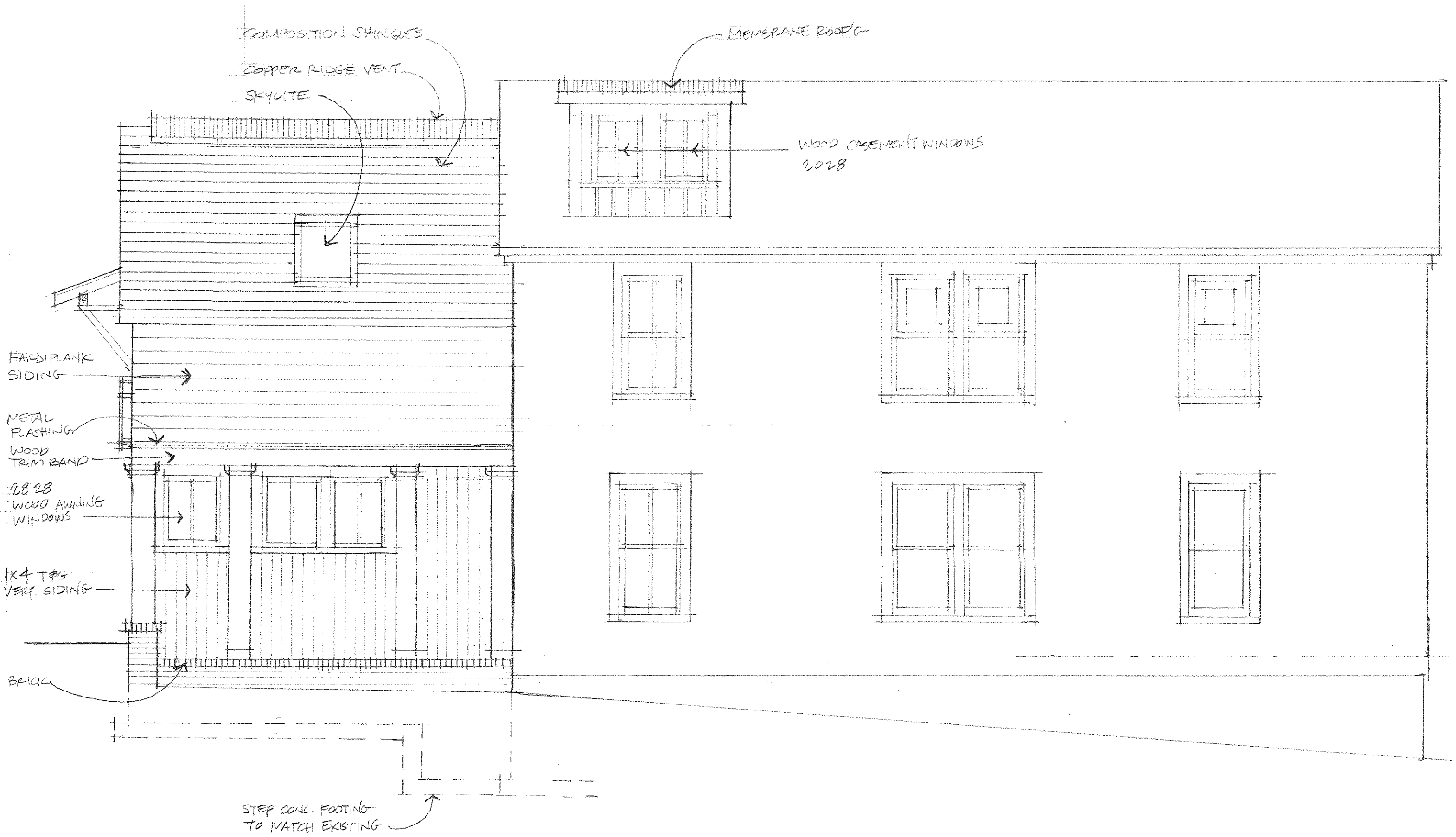


WEST ELEVATION

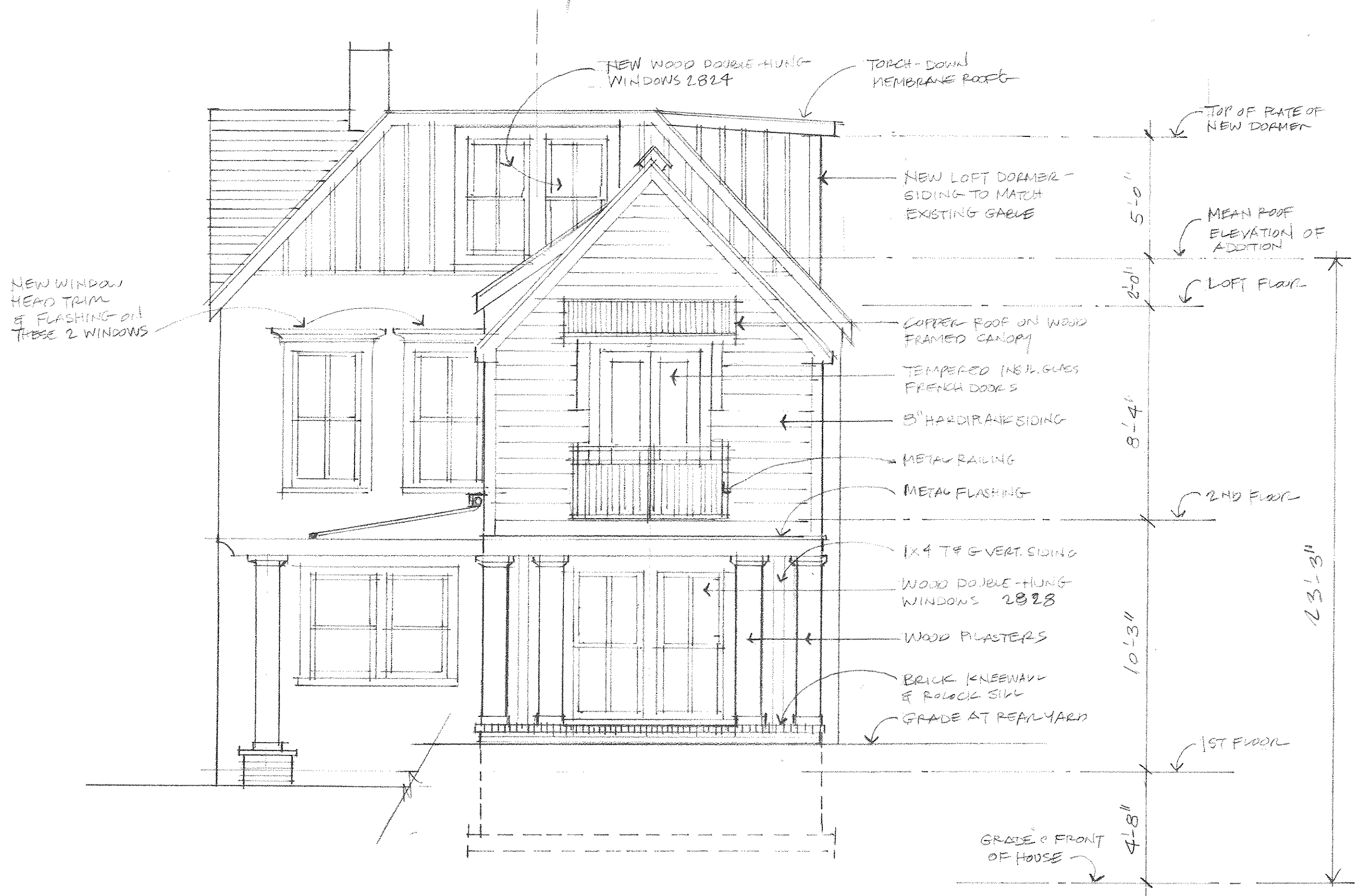
Date 6.9.05
 Scale 1/4" = 1'-0"
 Drawn P.T.
 Job PANKIEWICZ
 Sheet 3
 Of 4 Sheets

Paul Treseder
 ARCHITECT AIA
 6320 Wiscasset Road, Bethesda, MD. 20816
 (301) 320-1580

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley



NORTH ELEVATION

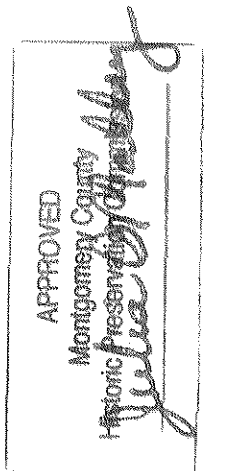
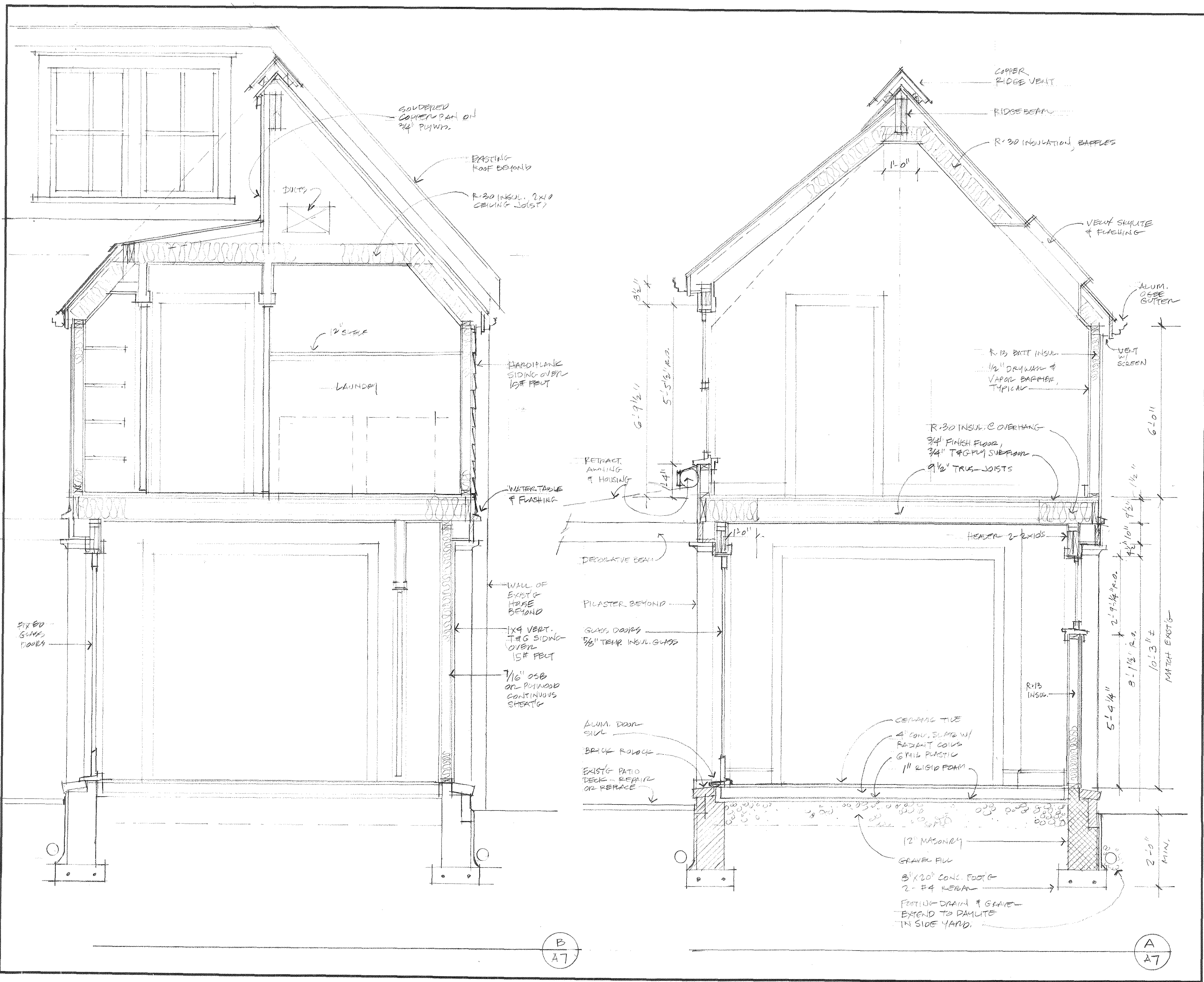


EAST ELEVATION

01	9	Sheets
Sheet	Job: <i>PAVILION</i>	
Drawn	P.T.	
Date	6-9-05	
Scale	1/4" = 1'-0"	

Paul Treseder
 ARCHITECT AIA
 6320 Wiscasset Road, Bethesda, MD. 20816
 (301) 320-1580

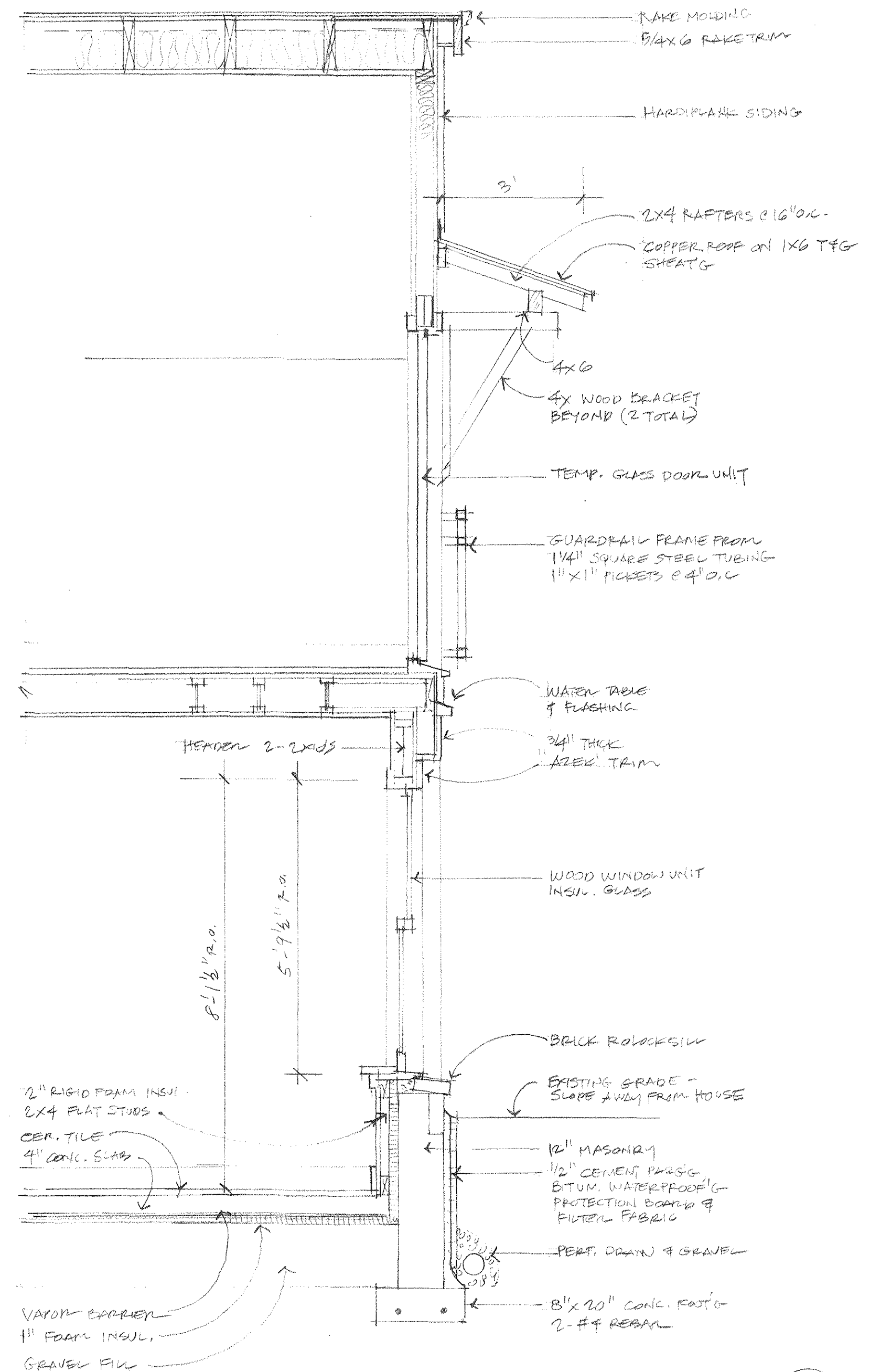
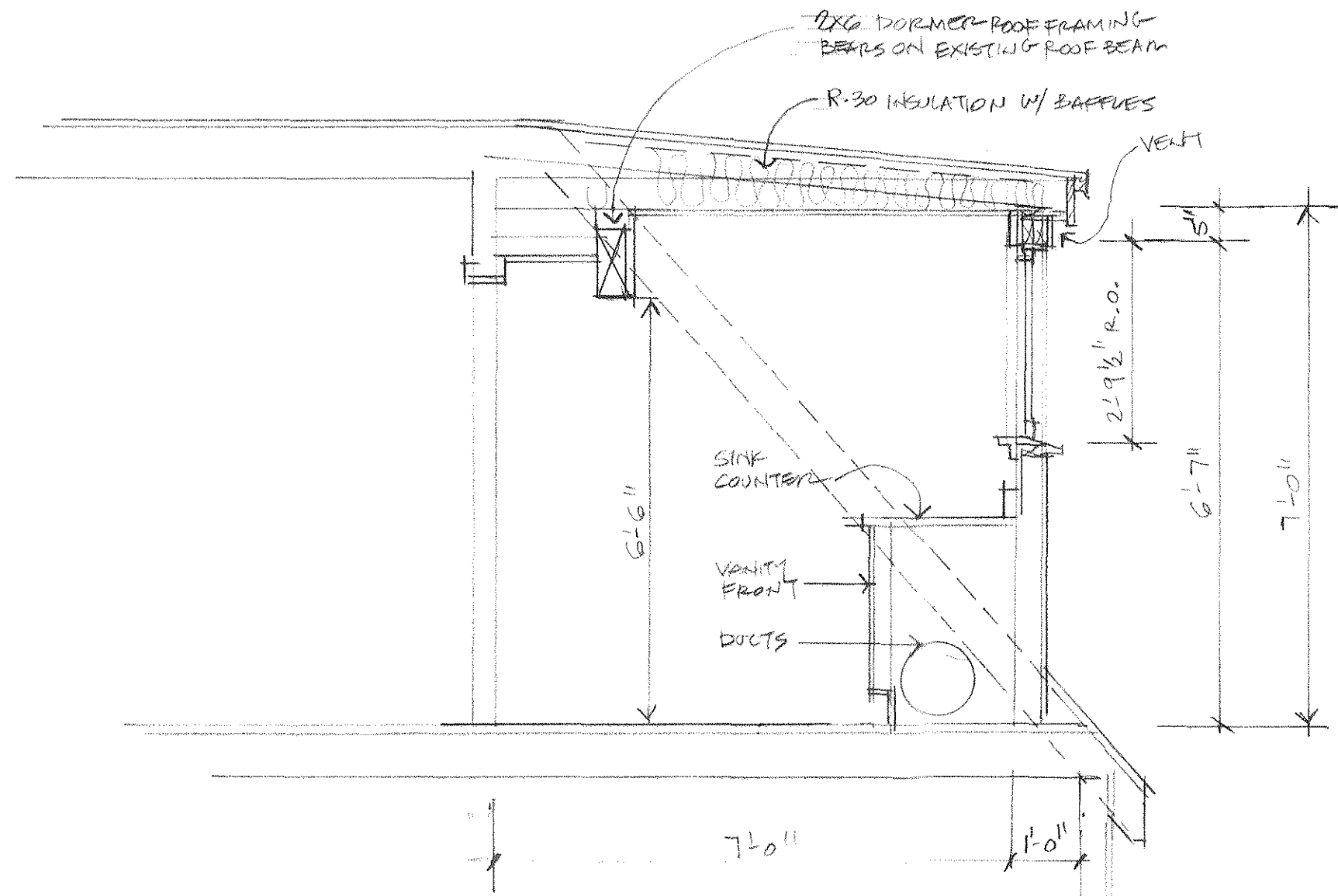
APPROVED
 Montgomery County
 Historic Preservation Commission
Julia G. Kelly



Paul Breseder
 ARCHITECT AIA
 6320 Wisconsin Road, Bethesda, MD, 20816
 (301) 320-1560

Date	6.9.05
Scale	1/2" = 1'-0"
Drawn	PT
Job	BANWELL
Sheet	
Of 9 Sheets	

11873



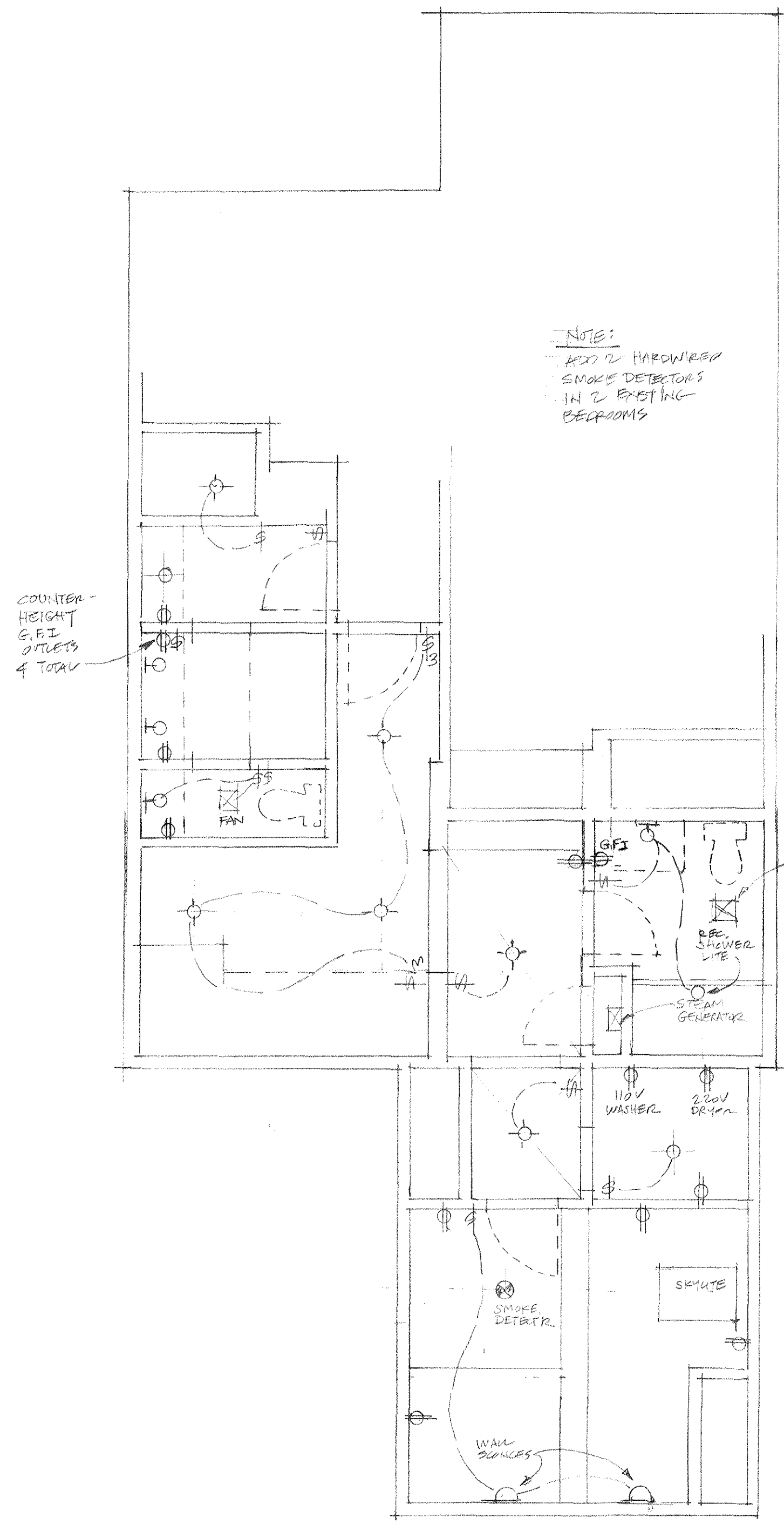
D
A8

C
A8

APPROVED
Montgomery County
Historic Preservation Commission
Julie Orloff

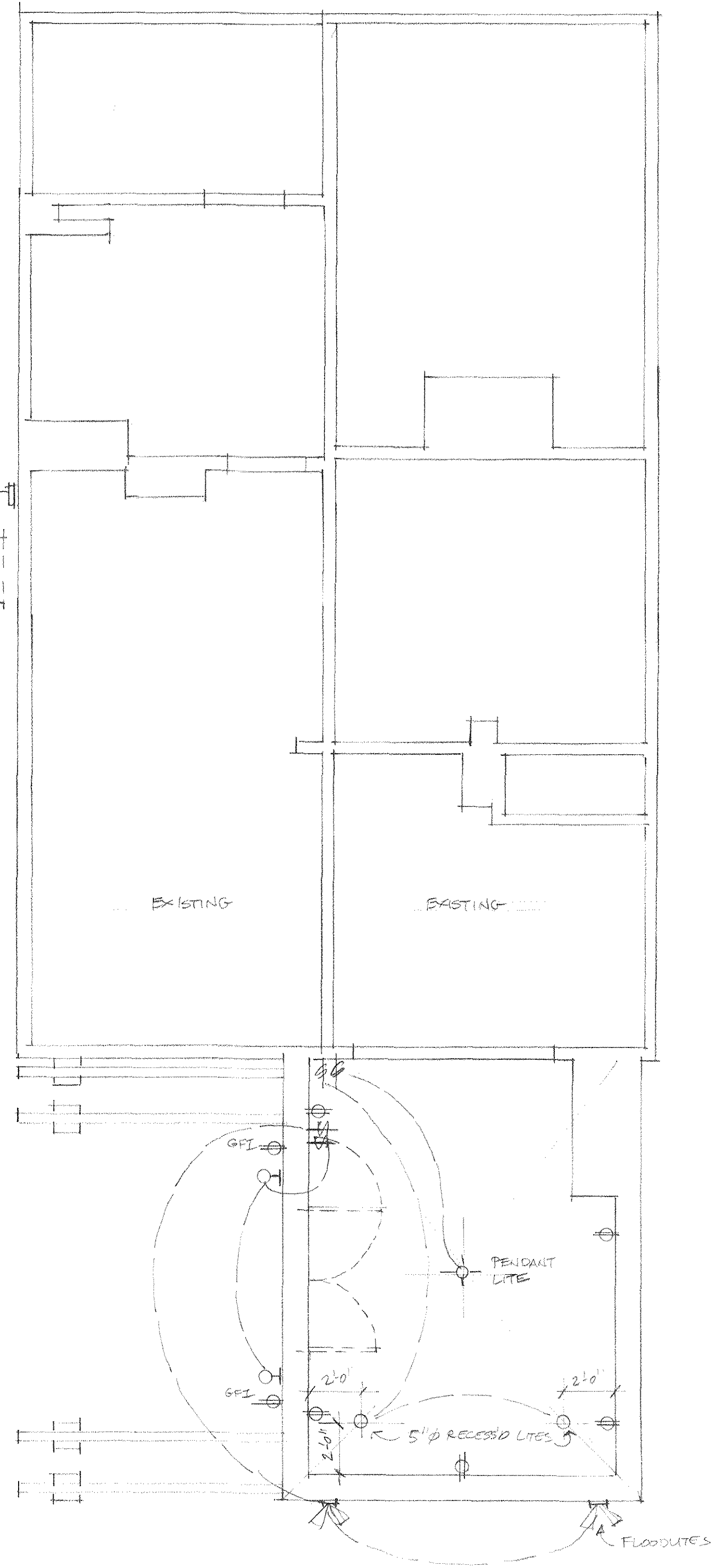
Paul Gresedler
ARCHITECT AIA
6320 Miscasset Road, Bethesda, MD, 20816
Tel: 301.320.1580

Date 6.9.05
Scale 1/2" = 1'-0"
Drawn RT
Job BANWELL
Sheet
Of 9 Sheets



SECOND FLOOR ELECTRICAL PLAN

WIRE FOR NEW
 A/C CONDENSOR



FIRST FLOOR ELECTRICAL PLAN

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley

Paul Treseder
 ARCHITECT AIA
 6320 Wiscasset Road, Beltsville, MD, 20816
 (301) 320-1580

Date 6.9.05

Scale 1/4" = 1'-0"

Drawn PT

Job BANWEL

Sheet

Of 9 Sheets