

37/3-96JJ 7013 Sycamore Avenue  
(Takoma Park Historic District)

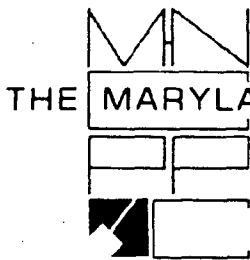
2013 SYCAMORE -  
ring elm to be removed  
(rod close to foundation)





2013 SYCAMORE

● Young ELM TO BE REMOVED ●  
(TOO CLOSE TO FOUNDATION)



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

DATE: 10-9-96

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:

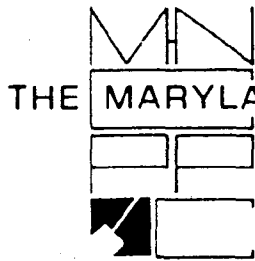
Approved  Denied  
 Approved with Conditions: \_\_\_\_\_

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

Applicant: Martha Hoff

Address: 7013 Sycamore 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: 10-9-96

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

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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!

Lot 18 Block 22  
 Building Location Plat  
 B. F. GILBERT'S ADDITION TO  
 TAKOMA PARK  
 Montgomery County, Maryland and  
 Prince George's County, Maryland  
 Scale: 1" = 40'

Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown. This is not a ALTA/ACSM Survey:

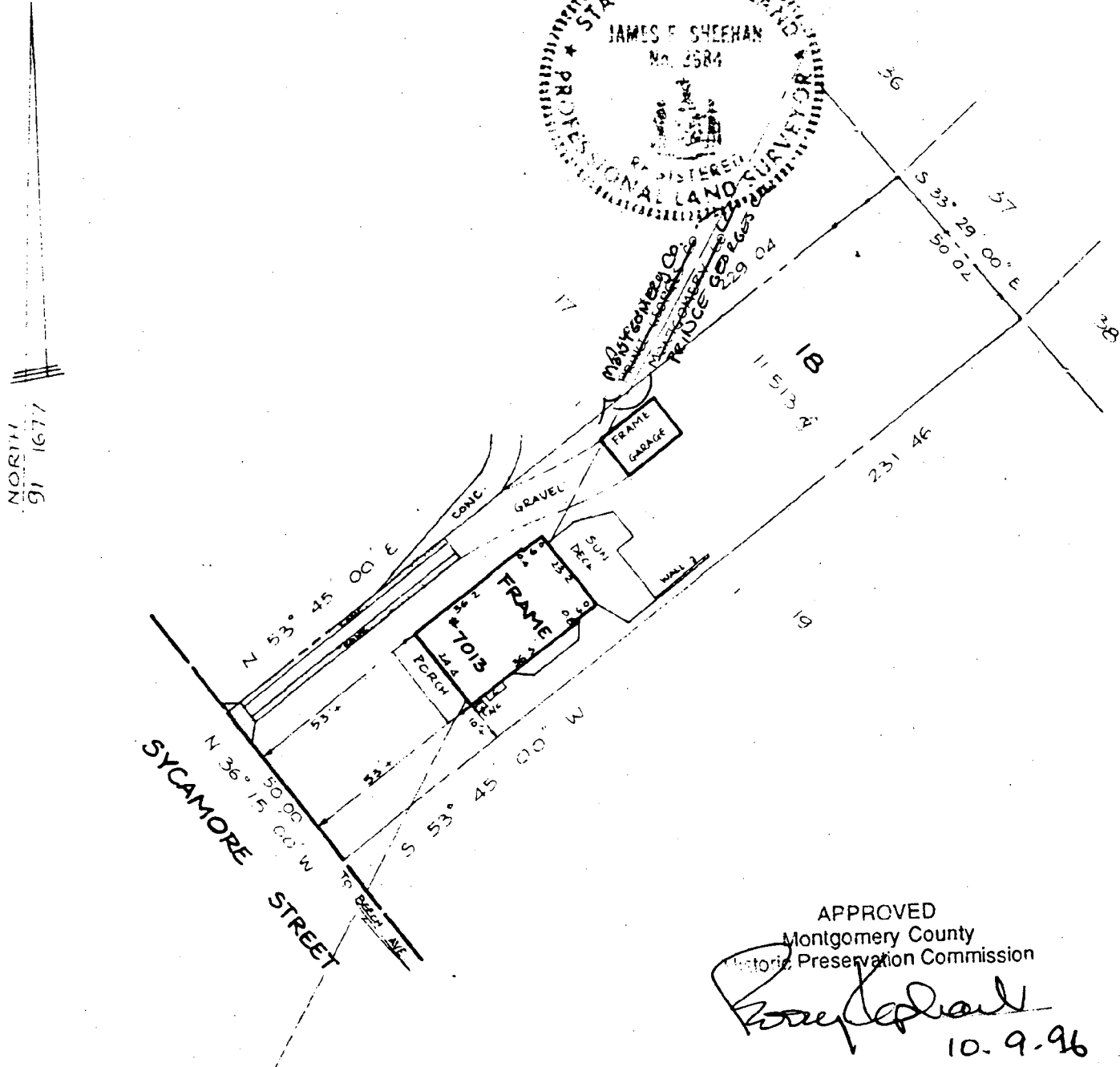
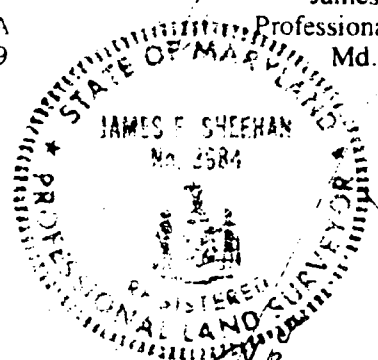
Date: Nov. 21, 1991

Frey, Sheehan, Stoker & Assoc., Inc.  
 Land Planning Consultants  
 Phone 588-3110

Montgomery County Plat Book A  
 Plat No 2

By: James F. Sheehan  
 James F. Sheehan  
 Professional Land Surveyor  
 Md. No. 3984

Prince George's County  
 Plat Book A  
 Plat No 129



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
[Signature]  
 10.9.96

Mark Littman

7012 Sycamore Ave

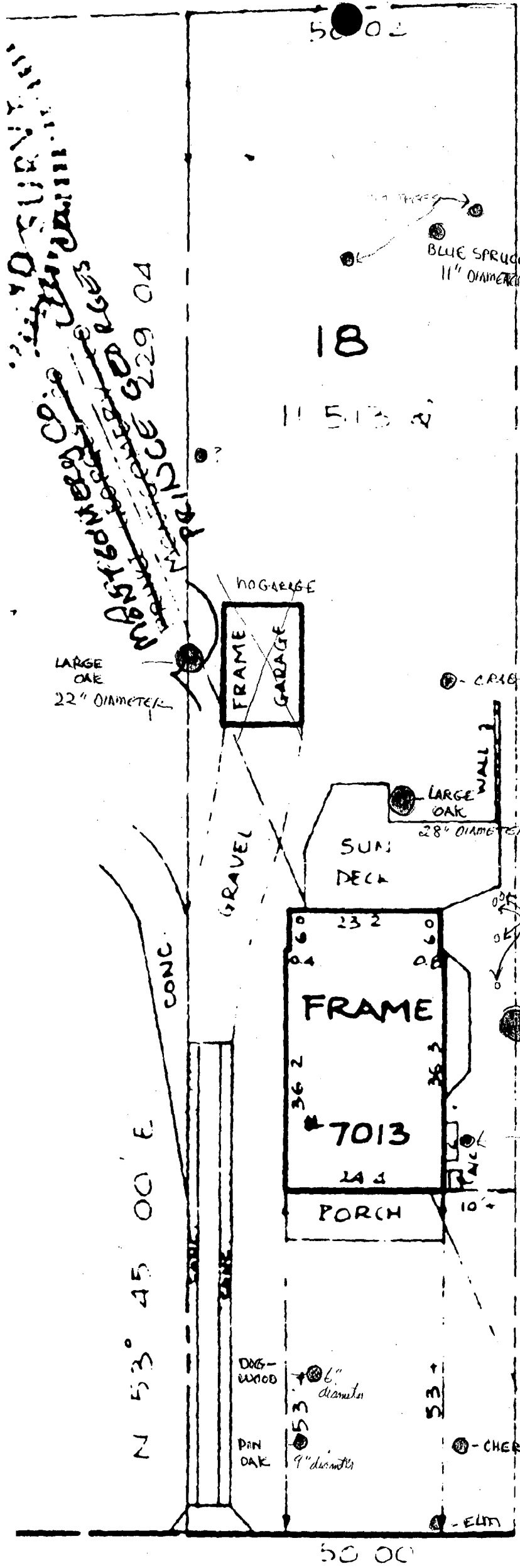
Terry & Kathy Ruby  
7105 Sycamore Ave

~~7011 Sycamore Ave~~

Tom Wolfe

7011 Sycamore Ave

TREE SURVEY  
7013 SYCAMORE



231.46

19

W

53° 45' 00"

53°

53°

TO BEECH AVE

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*  
10-9-96

MONTGOMERY CO. HISTORIC PRESERVATION COMMISSION  
 1000 N. GUYTON ST. SUITE 100  
 FARMERS BRIDGE 229 04

N 53° 45' 00" E

50.02

18

11513.2

23.2  
 23.2  
 36.2  
 36.2  
 24.3  
 10.4  
 7013  
 FRAME  
 PORCH

HOGWEEGE

FRAME GARAGE

GRAVEL

CONC

BLUE SPRUCE  
11" DIAMETER

CRABAPPLE 10" DIAMETER

LARGE OAK  
28" DIAMETER

HEMLOCKS - @ 4" DIAMETER EACH

LARGE OAK 30" diameter

PLUM TO BE REMOVED  
9" diameter

DOG-WOOD

PIN OAK

6" diameter

9" diameter

CHERRY 11" diameter

ELM 17" diameter

50.00

N 70° 15' 00" E





RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

**Historic Preservation Commission**  
 (301) 495-4570

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON GRESHAM LOWE  
 DAYTIME TELEPHONE NO. (301) 270-0446  
 # 1063296  
 PROPERTY OWNER MARTHA HOFF DAYTIME TELEPHONE NO. (301) 270-2351  
213 SYCAMORE AVE. TAKOMA PARK, MD. 20912  
CITY STATE ZIP CODE  
 TELEPHONE NO. ( )

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 OWNER GRESHAM LOWE DAYTIME TELEPHONE NO. (301) 270-0446

**F BUILDING/PREMISE**  
 # 7013 STREET SYCAMORE AVE.  
TAKOMA PARK NEAREST CROSS STREET ETHAN ALLEN  
 BLOCK 22 SUBDIVISION 25  
 FOLIO 371 PARCEL \_\_\_\_\_

**TYPE OF PERMIT ACTION AND USE**

ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
 Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
 Install Revocable Revision Fence/Wall (complete Section 4) Single Family  Other TREE REMOVAL

ESTIMATED COST ESTIMATE \$ 450.00

IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

**COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

SEWAGE DISPOSAL 01 ( ) WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_  
 WATER SUPPLY 01 ( ) WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

**COMPLETE ONLY FOR FENCE/RETAINING WALL**

\_\_\_\_\_ feet \_\_\_\_\_ inches  
 IS WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:  
 Property line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_

STATEMENT: I CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE INFORMATION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS APPLICATION FOR THE ISSUANCE OF THIS PERMIT.

Gresham Lowe 9/17/96  
 Signature of owner or authorized agent Date

For Chairperson, Historic Preservation Commission  
 Signature [Signature] Date 10-9-96

PERMIT NO: 9609190063 DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

37/3-96 JJ

**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 and environmental significance:

*We would like to remove a Young Elm tree growing too near the house foundation. We recommend a replacement tree at this time. There is already a good balance of Sun and Shade.*

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

*This tree removal is part of a landscaping project to control erosion on the side of 7013 S*

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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". If 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general walls, window and door openings, and other fixed features of both the existing resource(s) and proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to construction and, when appropriate, context. All materials and fixtures proposed for the exterior be noted on the elevations drawings. **An existing and a proposed elevation drawing of a facade affected by the proposed work is required.**

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work 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 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 adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which border the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay with the guides of the template, as this will be photocopied directly onto mailing labels.

**Expedited**  
**Historic Preservation Commission Staff Report**

**Address:** 7013 Sycamore Avenue

**Meeting Date:** 10/09/96

**Resource:** Takoma Park Historic District

**Public Notice:** 09/25/96

**Case Number:** 37/3-96JJ

**Report Date:** 10/02/96

**Review:** HAWP

**Tax Credit:** No

**Applicant:** Martha Hoff

**Staff:** Perry Kephart

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**DATE OF CONSTRUCTION:** Ca. 1920

**SIGNIFICANCE:**

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

**ARCHITECTURAL DESCRIPTION:** Bungalow with raised roof, new wood siding.

**PROPOSAL:** Remove 7" Elm tree which is encroaching on house foundation.

**RECOMMENDATION:**

- Approval
- Approval with conditions:
  1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_

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.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

- I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with exactly matching materials may be done without a HAWP;
- II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;
- III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;
- IV. the Expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
    - a. repair or replacement of masonry foundations with new materials that match the original closely,
    - b. installation of vents, venting pipes, and exterior grills,
    - c. new installation of gutters.
  4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.
  5. Removal of accessory buildings which are not original to the site nor otherwise historically significant.
  6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.
  7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON GRESHAM LOWE  
DAYTIME TELEPHONE NO. (301) 270-0446  
TAX ACCOUNT # 1063296  
NAME OF PROPERTY OWNER MARTHA HOFF DAYTIME TELEPHONE NO. (301) 270-2351  
ADDRESS 7013 SYCAMORE AVE. TAKOMA PARK, MO. 20912  
CITY STATE ZIP CODE  
CONTRACTOR \_\_\_\_\_ TELEPHONE NO. ( ) \_\_\_\_\_  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
AGENT FOR OWNER GRESHAM LOWE DAYTIME TELEPHONE NO. (301) 270-0446

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7013 STREET SYCAMORE AVE.  
TOWN/CITY TAKOMA PARK NEAREST CROSS STREET ETHAN ALLEN  
LOT 18 BLOCK 22 SUBDIVISION 25  
LIBER 10085 FOLIO 371 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 TREE REMOVAL  
1B. CONSTRUCTION COST ESTIMATE \$ 450.00  
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.

Gresham Lowe Signature of owner or authorized agent 9/17/96 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

5

**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:

*We would like to remove a young Elm that is growing too near the house foundation. We do not recommend a replacement tree at this time. There is already a good balance of Sun and Shade.*

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

*This tree removal is part of a landscape plan to control erosion on the side of 7013 Sycamore.*

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;  
b. dimensions of all existing and proposed structures; and  
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.  
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.  
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground)

6



TREE SURVEY  
7013 SYCAMORE

7013 AND SURVIVAL  
CONTRACTOR

NO. 5168 (METER) CO. 229 04  
PAVING

50 02

231 46

10

513 2

LARGE OAK  
22" DIAMETER

FRAME  
GARAGE

HOGWEE

CRAIGPHE 10" DIAMETER

SUN  
DECK

LARGE OAK  
28" DIAMETER

FRAME  
7013  
PORCH

HEMLOCKS - @ 4" DIAMETER EACH

LARGE OAK 30" diameter

W

ELM TO BE REMOVED  
9" diameter

N 53° 45' 00" E

GRAVEL

CONC

DUG -  
WOOD 6" diameter

PIN OAK 9" diameter

- CHERRY 11" diameter

- ELM 17" diameter

S 53° 45' 00" W



7





7013 SYCAMORE

YOUNG ELM TO BE REMOVED  
(TOO CLOSE TO FOUNDATION)



7013 SYCAMORE -

YOUNG ELM TO BE REMOVED  
(TOO CLOSE TO FOUNDATION)

Tarik Litalman  
7012 Sycamore Ave

Terry & Kathy Ruby  
7105 Sycamore Ave

~~7011 Sycamore Ave~~

Tom Wolfe  
7011 Sycamore Ave



**Gresham Lowe**  
Landscaping  
Garden Design

7014 Sycamore Ave.  
Takoma Park, MD 20912  
301-270-0446