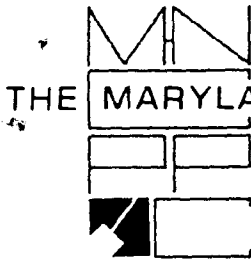


37/3-96E 7126 Sycamore Avenue
(Takoma Park Historic District)



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

DATE: 2/15/96

MEMORANDUM

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

FROM: Gwen Marcus, ^{POZ} 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: Daniel Treadwell

Address: 7126 Sycamore 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

TAX ACCOUNT # 1216296

NAME OF PROPERTY OWNER James N. Frederick TELEPHONE NO. 301-281-1111
 (Contract/Purchaser) (Include Area Code)

ADDRESS 21000 Rockledge Ave CITY Rockville STATE MD ZIP 20850

CONTRACTOR _____ TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 21000 Street Rockledge Ave

Town/City Rockville Election District 1B

Nearest Cross Street Rockledge Ave

Lot 1 Block 1 Subdivision Rockledge

Liber 1216 Folio 296 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
				Other	Woodburning Stove	

1B. CONSTRUCTION COSTS ESTIMATE \$ 100,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PG&E

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other _____		01 () WSSC
		02 () Well
		03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (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 of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED X For Chairperson, Historic Preservation Commission
 Signature [Signature] Date 2/15/96

DISAPPROVED _____ Signature _____ Date _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

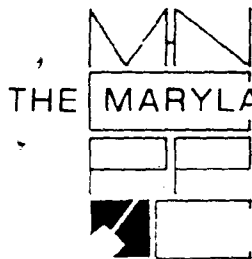
DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

See Attached Supplemental Application

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850



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

DATE: 2/15/96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Mardus, ^{DM}Historic Preservation Coordinator
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!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7126 Sycamore Avenue

Meeting Date: 2/14/96

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-96E

Tax Credit: No

Public Notice: 1/31/96

Report Date: 2/7/96

Applicant: Daniel M. Treadwell

Staff: Robin D. Ziek

PROPOSAL: Replace existing artificial siding

RECOMMEND: APPROVAL

*w/condition to
keep all wood
trim intact
w/ potential
use of
shingles in
siding
from
gable*

BACKGROUND

RESOURCE: Takoma Park Historic District
STYLE: Colonial Revival
DATE: c1908
SIGNIFICANCE: Contributing Resource

*- all artificial siding to come
off and new vinyl siding
to be applied.
- all wood trim to remain
- original siding is not uniform -
~~shingles~~ some is clapboard-shiplap
rest is pine boards...*

PROJECT DESCRIPTION

The subject property lies at the corner of Sycamore and Columbia Avenues. It has had numerous additions tacked on, and the house has a variety of artificial siding materials on it, including green aluminum siding over part of the structure and brick-looking asphalt shingles under that. There is currently white aluminum siding on the garage.

The owner proposes to use a single type of artificial siding (5" vinyl shiplap siding) over the entire exterior of the house and garage. This will effectively reduce the muddled appearance of the house through the use of one unified siding. There are no other changes proposed in this application.

STAFF DISCUSSION

The HPC has taken a strong position against the common usage of artificial siding materials within the Takoma Park Historic District. The Takoma Park Guidelines clearly state this (p 16): "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."

The HPC is concerned with maintaining both the historic character of the district, and the overall condition of the individual resources within the district.

The applicant proposes to replace existing artificial siding materials with similar artificial material. This case is unusual in the great range of cases which are reviewed by the HPC (120 in 1995). Typically, an applicant will ask to put artificial siding over a structure whose original siding is in need of maintenance work such as painting, repointing, or parging. Also typical to such requests are applicants who are adding new construction to their historic site, and they ask to use artificial siding for the new construction. In addition, the HPC has

reviewed and approved applications to remove artificial siding and repair the original siding beneath.

In this case, however, the subject property already has artificial siding in place and the owner does not wish to remove it - just cover it with a different artificial siding. **The HPC cannot mandate restoration of the original siding.**

Staff does not feel that the current proposal will do more damage to the original house as the original siding has already been effected by nail holes and the like from the earlier application of artificial siding. Filling these types of nail holes is a typical repair which is easily remedied when original siding is restored. Therefore, the HPC can be confident that the proposed work is not going to damage siding in original or pristine condition, and also be confident that the work is reversible.

Staff also feels that the current proposal is acceptable in that the use of a single type of artificial siding at this property will significantly affect the appearance of this particular structure by providing a unifying material. At some later date, another owner may wish to remove the artificial siding and restore the original wood siding. This case is clearly different from the typical request for the use of artificial siding, and staff considers this particular request approvable.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of 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 Standard 10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and subject to the general condition that 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

1/15/96
 JAN 23 1996
 PERMITS
 DDSR/DEF

TAX ACCOUNT # 1075396
 NAME OF PROPERTY OWNER DANIEL M. TREADWELL TELEPHONE NO. 301 270-0690
 (Contract/Purchaser) (Include Area Code)
 ADDRESS 7126 SYCAMORE AVE TAKOMA PARK MD 20912
 CITY STATE ZIP
 CONTRACTOR _____ TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____
 PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE
 House Number 7126 Street SYCAMORE AVE
 Town/City TAKOMA PARK Election District 13
 Nearest Cross Street COLUMBIA
 Lot 4 Block 21 Subdivision B. F. GILBERTS (25)
 Liber 7658 Folio 082 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other SIDING
 1B. CONSTRUCTION COSTS ESTIMATE \$ 1750 (materials)
 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? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
 01 () WSSC 02 () Septic 01 () WSSC 02 () Well
 03 () Other _____ 03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 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.

Daniel M. Treadwell 21 JAN 1996
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

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

3

APPLICATION/PERMIT NO: 9601240062 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____

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:

Frame house built in 1908. House was operated as apartments for many years and has had several additions, modifications, and alterations to the original structure. No photos exist from earlier eras, and it is difficult to tell what the house originally looked like. No outstanding historical features or significance can be discerned. House sits on an ordinary streetscape, and house and street are on fringe of historic district.

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

Propose to remove the existing mismatch of various sidings on the structure and install vinyl shiplap siding throughout. Structure currently has green aluminum siding on the front and left front applied only about half way up over fake brick shingles which are fastened over most of the rest of the structure. Brick foundation areas are proposed to remain the same. The attached garage has white aluminum siding on the front which is also proposed to be replaced with vinyl shiplap siding. The installation of vinyl shiplap siding will greatly improve the appearance of the structure, approximate the materials used for the structure in the early 1900's, and be in consonance with the environmental and historic setting of the area.

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:

Requires approximately 3100 sq ft of vinyl shiplap siding, which is proposed to replace the current siding which is not uniform nor attractive. Modern manufactured vinyl siding is very authentic looking and would greatly enhance the visible appearance of the structure, as well as prevent deterioration. Landscaping is not applicable.

b. The relationship of the design to the existing resource:

The proposed improvement is for the existing resource.

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

The proposed improvement is an appropriate restoration of the siding of the structure to an early 1900's frame dwelling in compliance with 24A-8(a). Additionally, the proposed improvement is in compliance with all sections of 24A-8(b).

3. Project Plan: See attached.
4. Tree survey: Not applicable.
5. Design Features: Not applicable.
6. Facades: Not applicable.
7. Materials Specifications:

Propose to use double 5" vinyl shiplap siding to approximate the original 5" shiplap siding used on dwellings of the early 1900's. Vinyl siding is very authentic looking and is practically indestructible (no maintenance). Additionally, the cost for vinyl siding is considerably less than for wood. Estimates obtained for 3000 sq ft of siding:

Roof Center (Rockville) - vinyl siding: \$1750
Devlin Lumber (Rockville) - pressure treated pine: \$7800
Cedar Co. (Grasonville) - cedar: \$7700

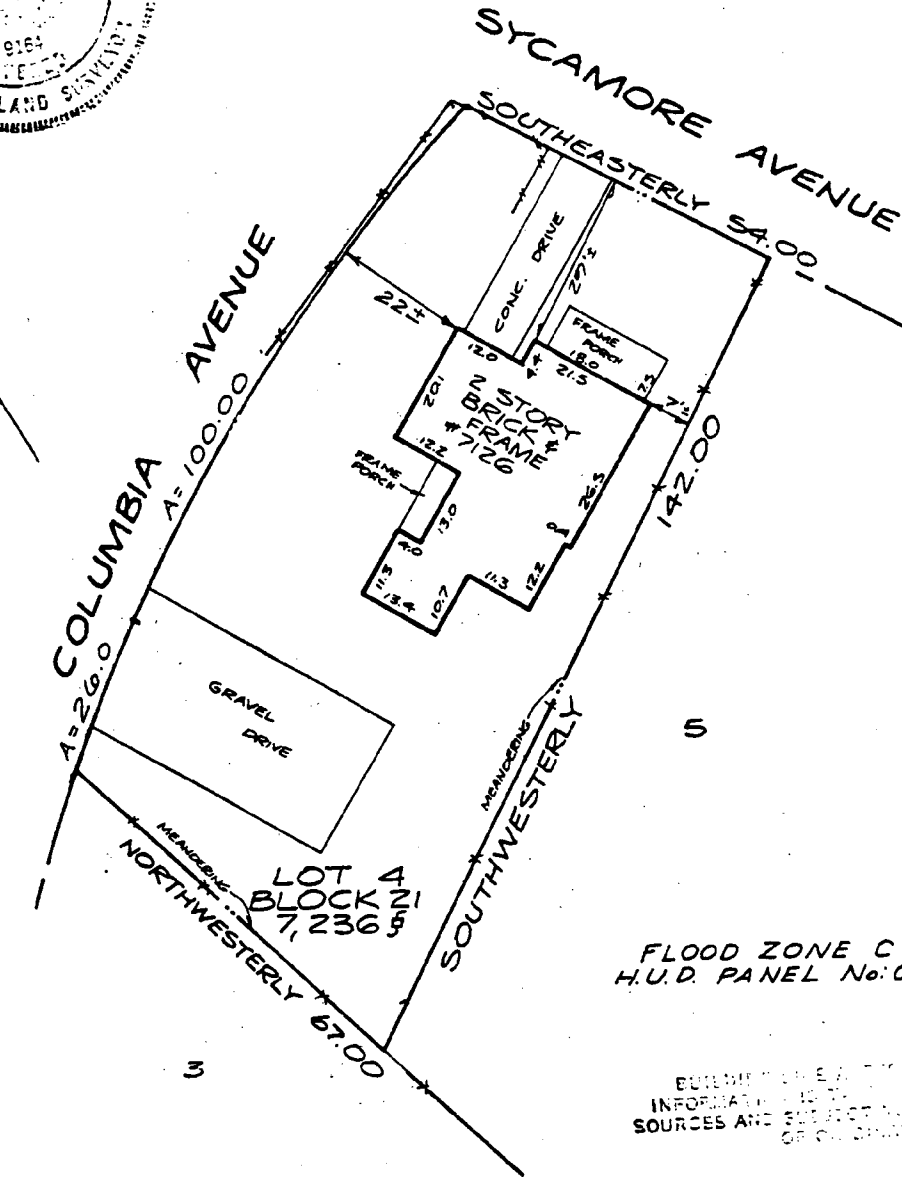
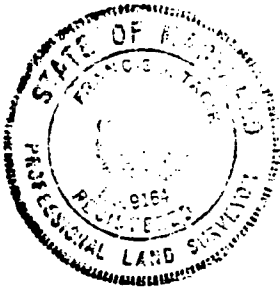
It must be noted that in addition to the initial higher cost for pressure treated pine and cedar, both of these materials require frequent maintenance (painting or other preservative), and both of them are less durable than vinyl (they do not prevent deterioration as well as vinyl).

8. Photos of Resources: Attached.
9. Photos of Context: Attached.
10. Addresses of Adjacent Property Owners:
 1. Eileen Kirilin and Steve Rosenthal
7124 Sycamore Ave
Takoma Park, MD. 20912
 2. Jack Bennett
7127 Sycamore Ave
Takoma Park, MD. 20912



3. Christine and Bud Ruf
7125 Sycamore Ave
Takoma Park, MD. 20912
4. Turner Electric Co.
201 Ethan Allen Ave.
Takoma Park, MD. 20912
5. Eleanor Suntum
7125 Poplar Ave.
Takoma Park, MD. 20912

NOTE: This location for title purposes only to be used for determining property lines. Property corners Markers Not guaranteed by this location.



FLOOD ZONE C
H.U.D. PANEL No: 0025C

FOR MORE INFORMATION ON FLOOD ZONE
INFORMATION AND TO OBTAIN THE
SOURCES AND SUBJECT TO INTERESTATION
OR CONSULTATION

LOCATION OF HOUSE
LOT 4 BLOCK 21
B.F. GILBERT'S
ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MD

RECERTIFIED: 2-19-88

Revised 3-11-88

SURVEYOR'S CERTIFICATE

THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS. TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.



REGISTERED LAND SURVEYOR MD # 9164

REFERENCES

PLAT BK. A

PLAT NO. Z

LIBER

FOLIO



SNIDER, BLANCHARD, & ASSOC., INC.
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS

286 Montevue Lane
Frederick, MD 21701
(301) 694-5544

1 Professional Dr., Suite 216
Gaithersburg, MD 20879
(301) 948-5100

DATE OF LOCATIONS

WALL CHECK:

HSE. LOC.: 7-20-87

BOUNDARY:

SCALE: 1"=30'

DRAWN BY: J.S.

JOB NO.: 87-3356

7

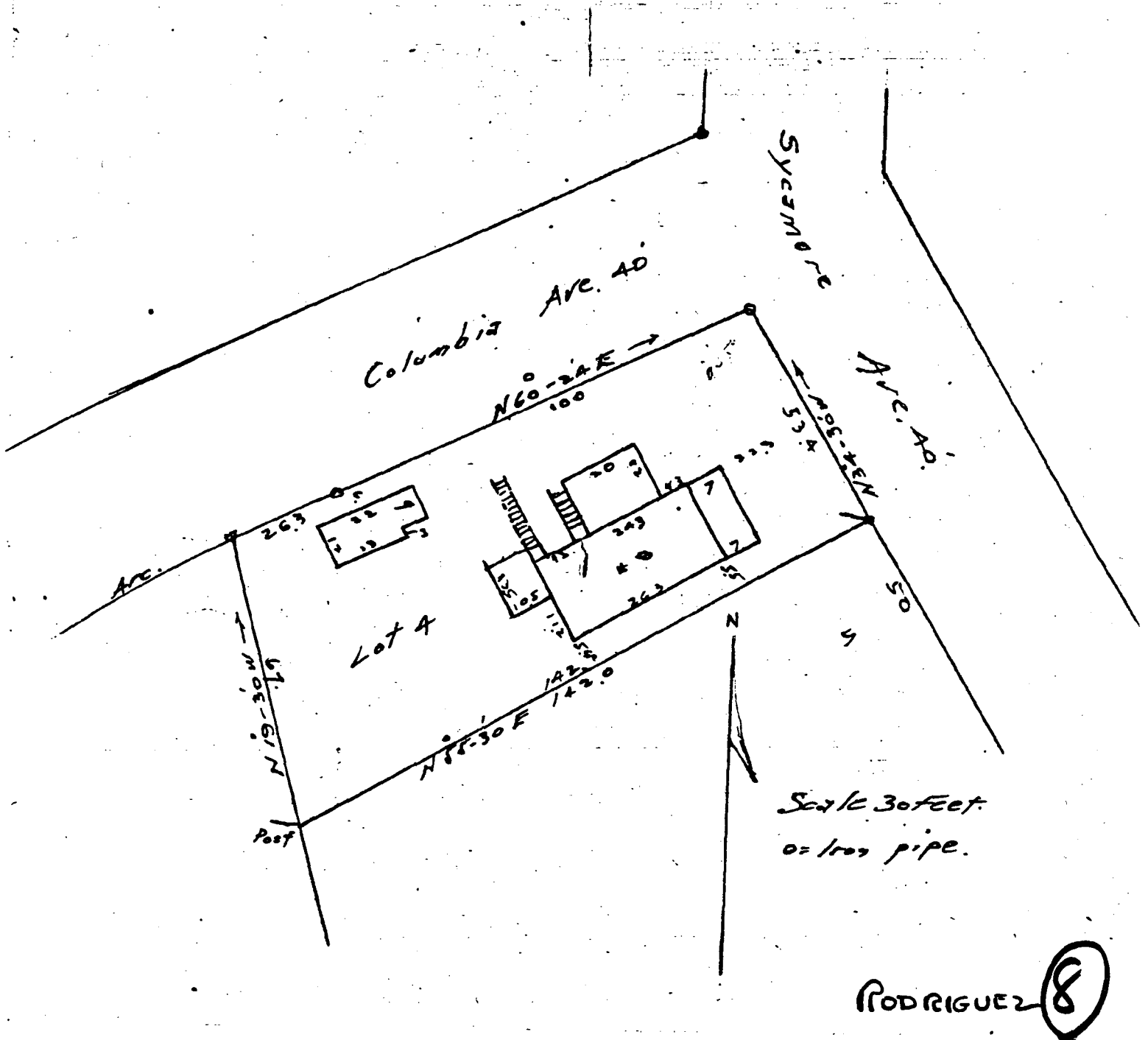
Takoma Park, Md.

June 28, 1944.

I hereby certify that I have surveyed lot 4,
block 21, "B.F. Gilberts Sub. Takoma Park" Mont. Co. Md.,
and further certify the frame dwelling apartment is
wholly within the lines as shown hereon.

E. N. Jackson & E.

No. 9 Sycamore Avenue.

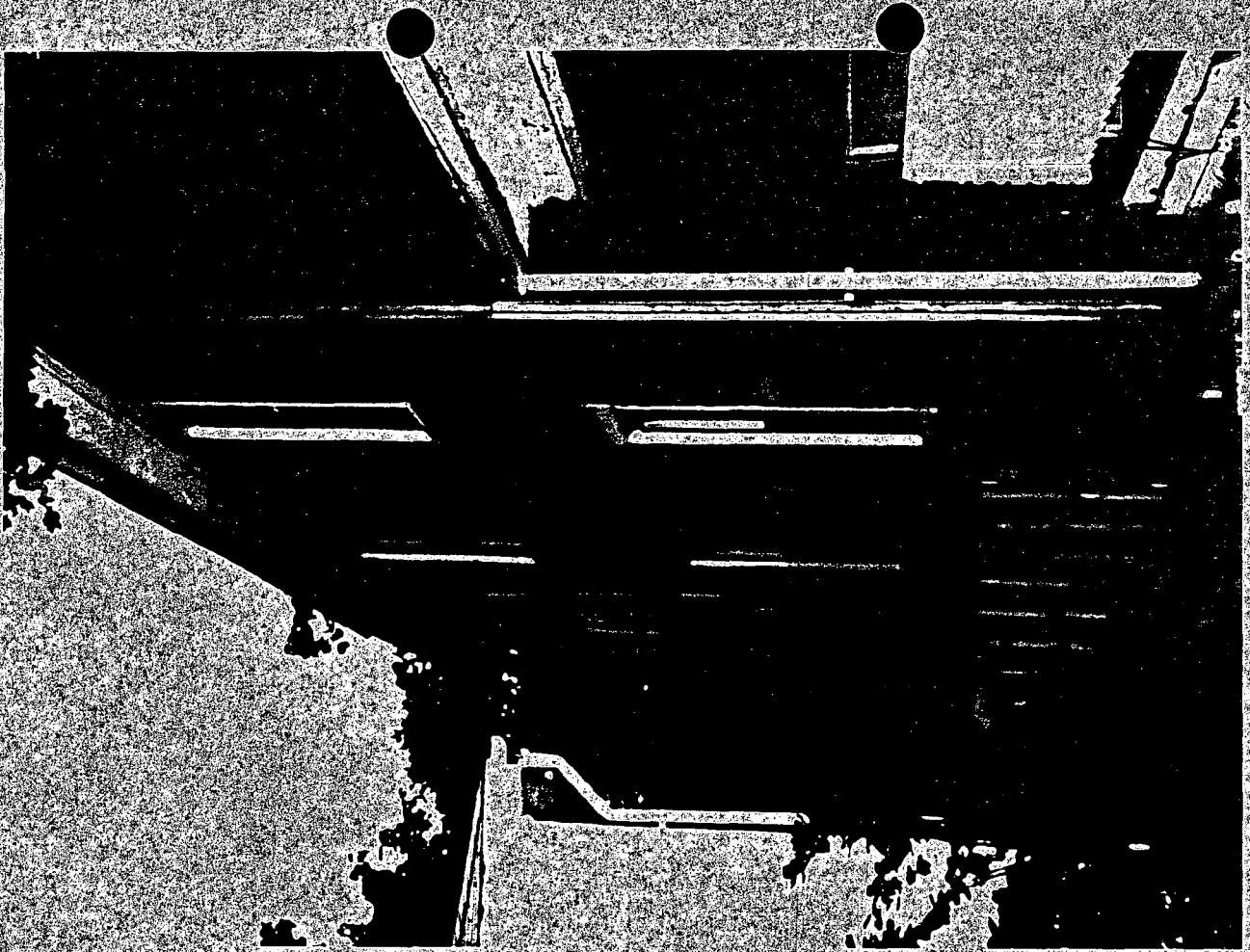


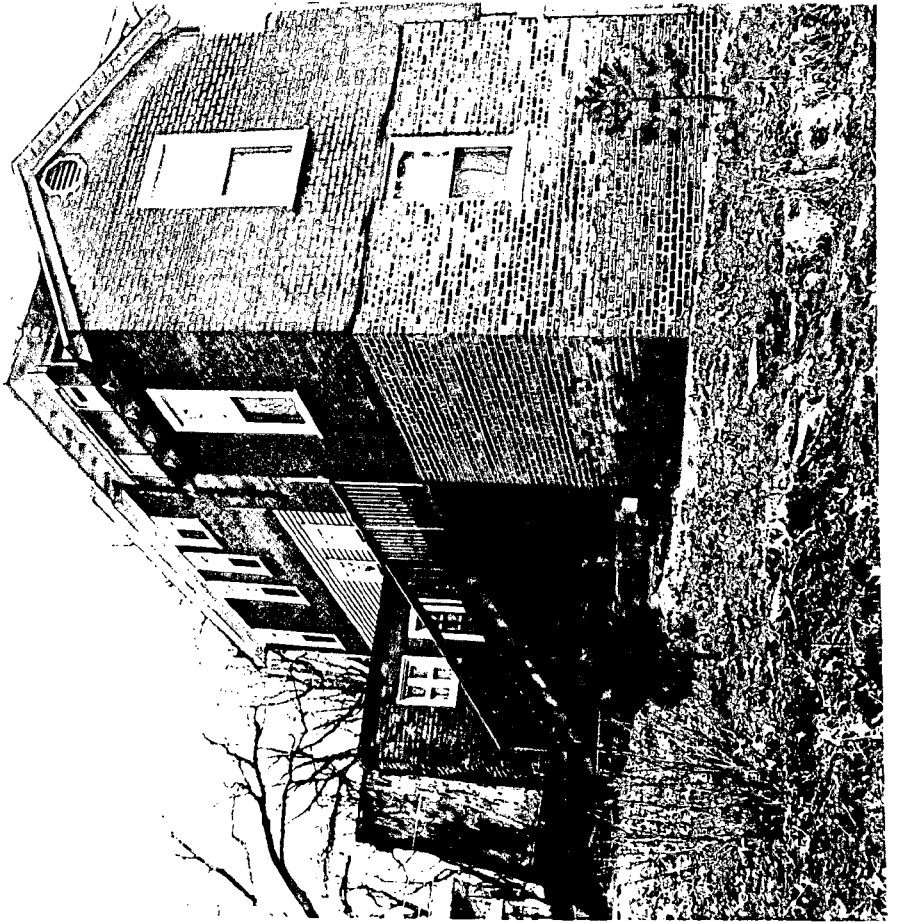
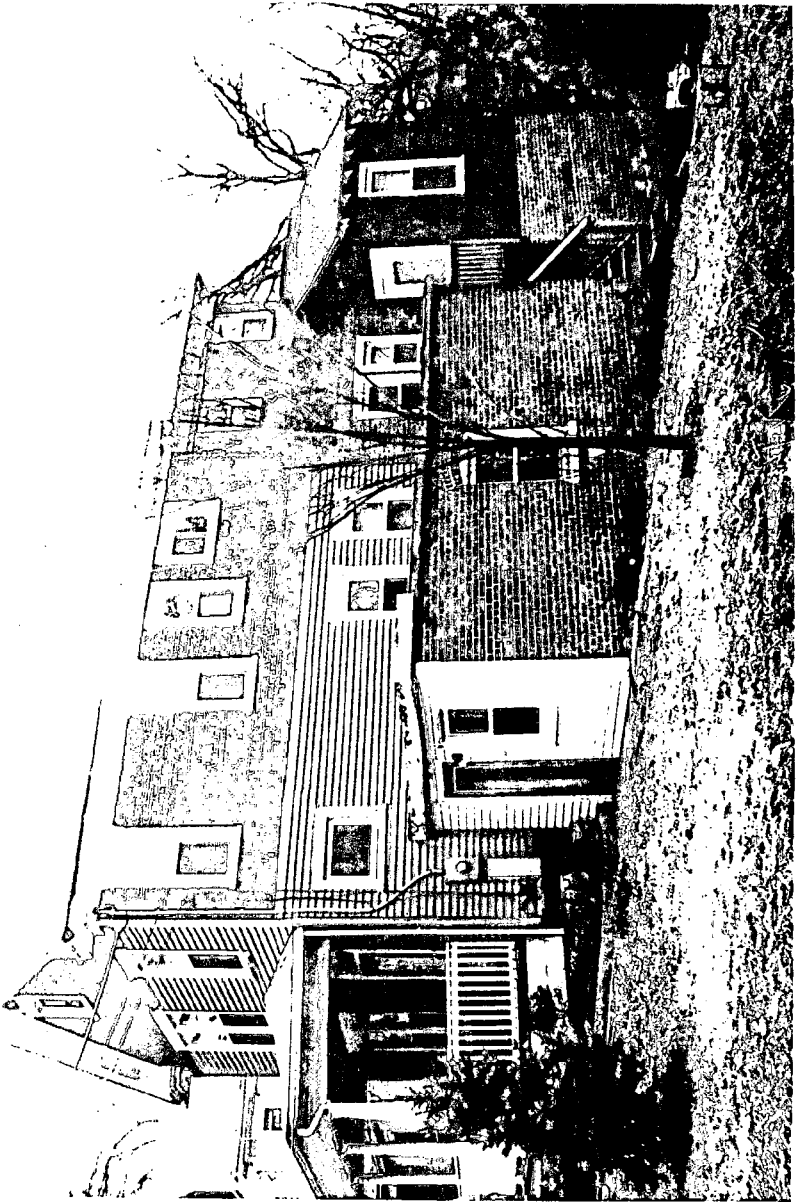


9

10







21



(13)



14

7125 ~~pl~~ ^{pl} ave.
Takoma Park, Md. 20912
February 9, 1996

Montgomery County Historic Preservation Com.
8787 Georgia Ave.
Silver Spring, Md. 20910

Re: HAWP application from
Daniel M. Treadwell, 7126 Sycamore
Ave.
Takoma Park
(HPC Case # 37/3-96E)

To: Historic Preservation Planners, M-NCPPC

As a close neighbor of
Mr. Dan Treadwell, I wish
to express my support of his
efforts to add new siding on
his home at 7126 Sycamore Ave.
(this includes vinyl siding
or whatever type he deems appropriate).

Eleanor C. Suntum
(MRS. ELEANOR C. SUNTUM)
301-270-1580





