



37/3 7126 Sycamore Ave.
37/3-89V

119A

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: July 13, 1989

CASE NUMBER: 37/3 - 89V

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 7126 Sycamore Avenue

DISCUSSION:

The applicant is proposing to demolish the early 20th century residence located at 7126 Sycamore Avenue in the Takoma Park Atlas District. In staff's opinion, the structure is a contributing resource, although it has been extensively altered and expanded over the years.

By way of background, the property owner has made it clear that he doesn't really want to tear down the house, but is only pursuing the question as to whether his home is "historic" or not. Although the law requires the Commission to dispense with all applications in a timely manner, staff encouraged the applicant to reconsider his action, since the review will, in effect, be an exercise in futility. Obviously, the applicant has not reconsidered.

As you will recall, in the event of a request for demolition permit involving Atlas properties, the Planning Board has 45 days within which to make a determination as to whether the subject property should be recommended for inclusion in the Master Plan, or removed from the Atlas. So that we do not let the clock run out, the Planning Board has already scheduled a hearing on the matter (July 13). Obviously, there is a chance that they will have already made a decision prior to the HPC meeting on the 20th. However, recent conversations with Gwen Marcus lead staff to believe that there is a greater likelihood that the record will be opened without rendering a decision until such time as HPC comments are received and/or the property is reviewed as part of the entire Takoma Park Atlas District. Planning Board review of the district is scheduled for this fall.

Staff will provide an update at the July 20 meeting.

STAFF RECOMMENDATION:

In concurrence with the LAC, staff recommends denial of the application. The applicant has not submitted - and apparently has no intention of submitting - information relative to the necessity of demolition.

ATTACHMENTS:

1. HAWP Application
2. LAC Comments
3. Plot Plan
4. Photographs

JBC:av
1247E



Historic Preservation Commission

-400 Maryland Avenue, Rockville, Maryland 20850-
279-1327-
279-8097

51 Monroe Street, Rm. 1009
Rockville, MD 20850

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1075396

NAME OF PROPERTY OWNER DANIEL M. TREADWELL TELEPHONE NO. (202) 746-0552 Work
(Contract/Purchaser) (Include Area Code) (301) 270-0690 Home

ADDRESS 7126 SYCAMORE AVE., TAKOMA PARK, MD 20912
CITY STATE ZIP

CONTRACTOR N/A TELEPHONE NO. N/A

PLANS PREPARED BY N/A CONTRACTOR REGISTRATION NUMBER N/A TELEPHONE NO. N/A
(Include Area Code)

REGISTRATION NUMBER N/A

LOCATION OF BUILDING/PREMISE

House Number 7126 Street SYCAMORE AVENUE

Town/City TAKOMA PARK Election District 20 TH

Nearest Cross Street COLUMBIA

Lot 4 Block 21 Subdivision B.F. GILBERTS

Liber 7858 Folio 82 Parcel 13-25-1075396

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ N/A

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 <input checked="" type="checkbox"/> WSSC	01 <input checked="" type="checkbox"/> WSSC
02 () Septic	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:

- 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.

Daniel M. Treadwell 06/01/89
Signature of owner or authorized agent (agent must have signature notarized on back) Date

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

DEMOLITION REQUEST

I. Location of property

- a. Located within the Takoma Park historic district.
- b. This is a Master Plan/Atlas historic district (circle one).
- c. Address of Property: 7126 Sycamore Avenue
Takoma Park, MD 20912
- d. Property owner's name, address and phone number:
Daniel Treadwell
7126 Sycamore Avenue
Takoma Park, MD 20912

(h) 301-2700690

(w) 202-746-0552

- e. Is this property a contributing resource within the historic district? Yes XX No _____.
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes XXX No _____.

II. Description of work proposed. Demolish 2 story, frame, turn of the century house

- a. Briefly describe proposed work:
Demolish house and appurtenances

- b. Is this work on the front, rear, or side of the structure?

All over

- c. Is the work visible from the street?

Very

- d. What are the materials to be used?

NA

- e. Are these materials compatible with existing materials? How? If not, why?

NA

*1920's bungalows predominate

III. Recommendations of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet
2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed window should be double hung to conform with existing windows)

b. Disapproval of Work 24.A.10 Moratorium on Demolition

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8

This is one of only a few dozen preWWI houses*in BF Gilberts 2nd Takoma subdivision. These houses are especially important in Takoma Park's history because their scattered distribution stands as evidence of the importance of transportation arteries in determining the shape and density

~~XXXXXX How could this proposal be altered so as to be approved? XXXXX~~

of development in this railroad-turned trolley-turned automobile suburb. Although this house suffered some unfortunate alterations and lack of maintenance in its former days as a multi-family dwelling, there is no evidence that the changes cannot be reversed, that there is irreparable structural damage, or that further repair and maintenance poses a

IV. Additional comments hardship upon the owner. No explanation at all has been offered for why the demolition is requested. There has been some asphaltic fake brick siding added on portions of the facade and two of the four front porch columns are missing, the original facade is essentially intact, with original clapboard, front porch, door, window, and gable trim, railings, and double hung and casement windows still in place. Houses in far worse states in this neighborhood, including a few completely gutted by fire--have been completely restored. No compelling reasons have been presented for making an exception in this case.

Date on which application received: 6/3/89

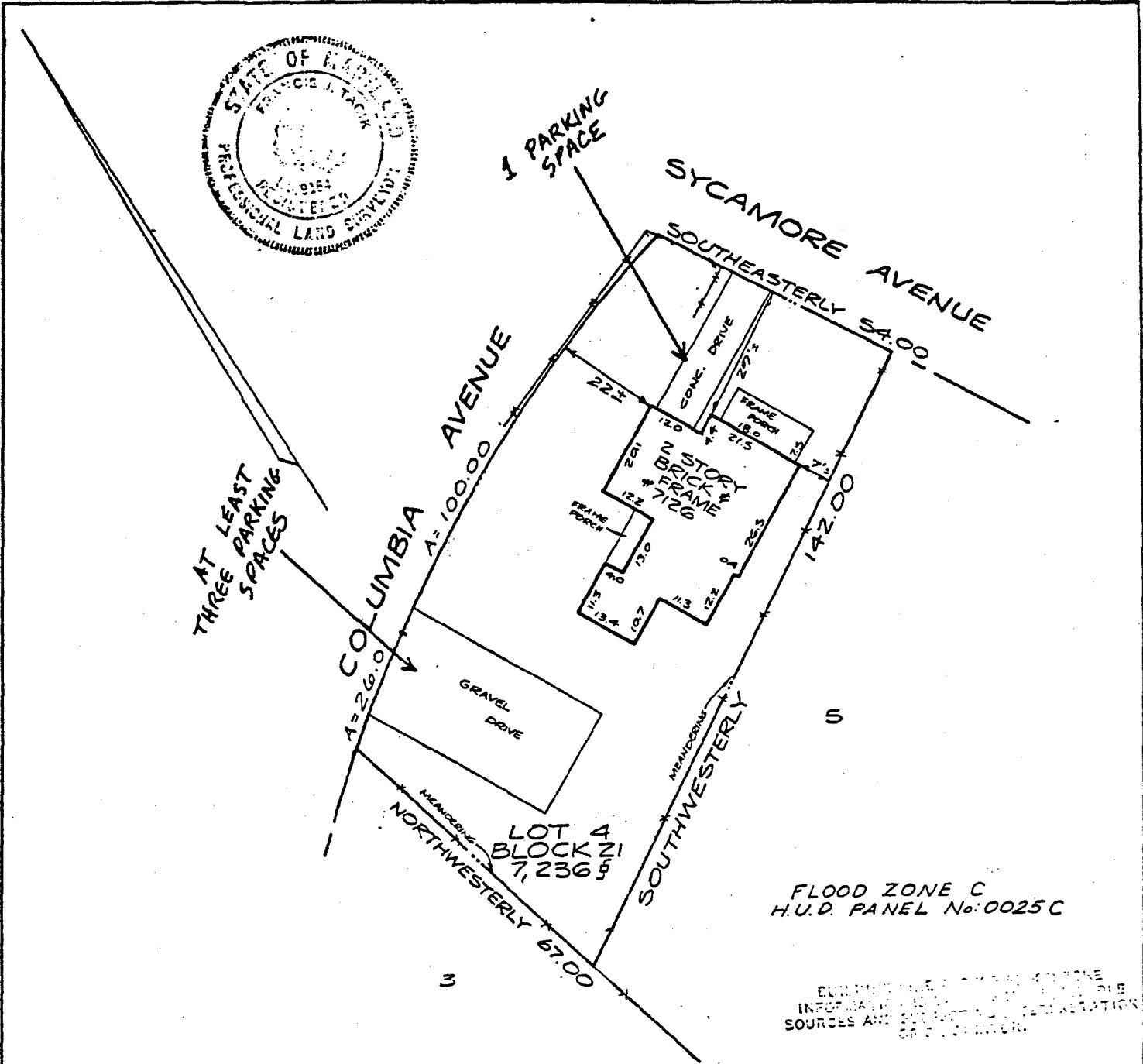
Date of LAC meeting at which application was reviewed: 6/13/89

Form completed by: *Caroline Alderson* Title: Chairman

Member of: Takoma Park LAC

Date: 6/27/89

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



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

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

ENGINEER HAS CONDUCTED VISUAL INSPECTION OF THE INFORMATION SHOWN ON THIS PLAN AND HAS FOUND NO DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THIS PLAN AND THE INFORMATION SHOWN ON THE ORIGINAL SURVEY RECORDS.

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.

[Signature]

REGISTERED LAND SURVEYOR MD # 9164

REFERENCES

PLAT BK. A
 PLAT NO. Z

LIBER
 FOLIO



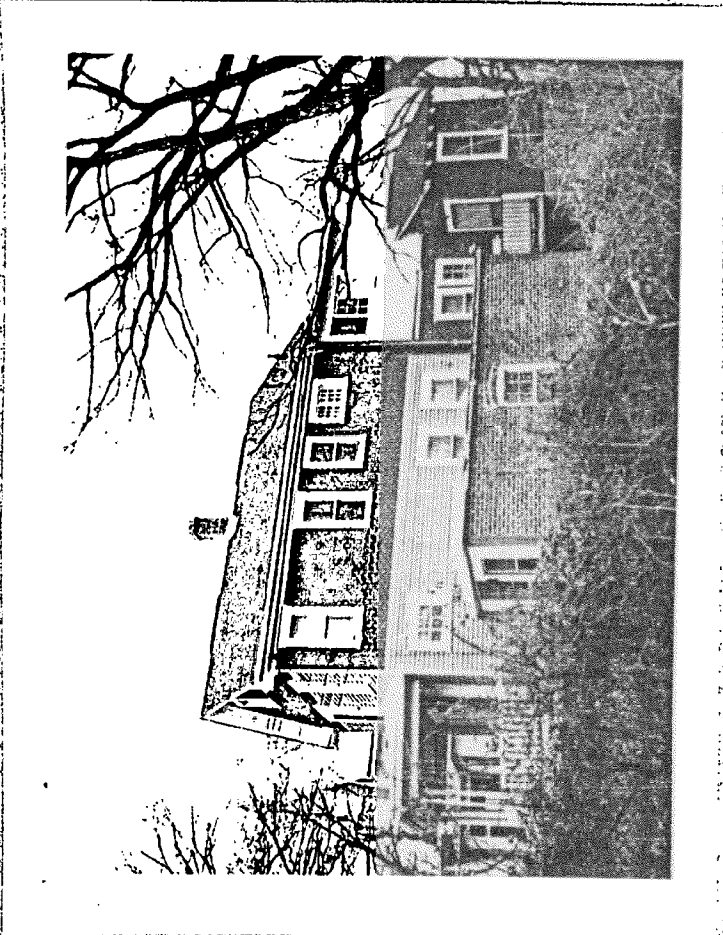
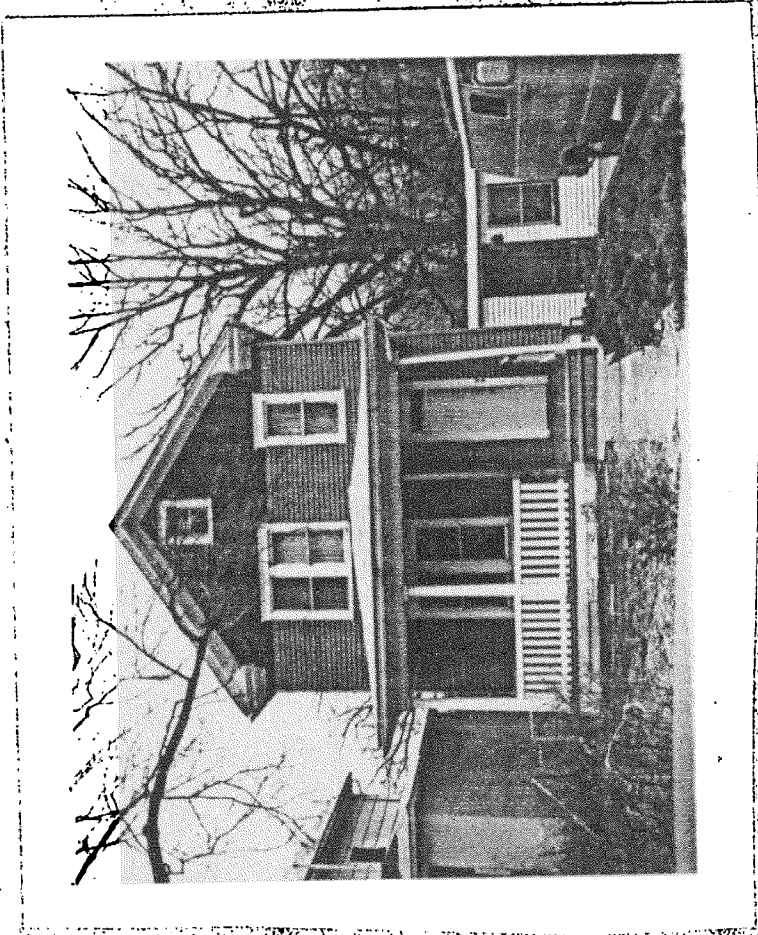
SNIDER, BLANCHARD, & ASSOC., INC.
 SURVEYORS-ENGINEERS
 LAND PLANNING CONSULTANTS

386 Montevic Lane
 Frederick, MD 21701
 (301) 694-3344

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

DATE OF LOCATIONS
 WALL CHECK:
 HSE. LOC.: 7-20-87
 BOUNDARY:

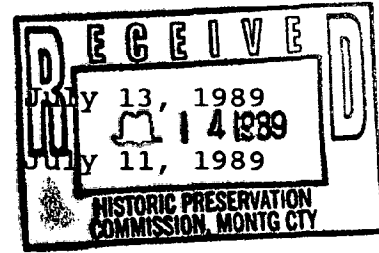
SCALE: 1"=30'
 DRAWN BY: J.B.
 JOB NO.: 87-3356





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

Agenda Date:

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Gwen Marcus, Historic Preservation Planner *G.M.*

SUBJECT: Demolition Permit Hearing: Locational Atlas Site
#37/3-4 - Treadwell House, 7126 Sycamore Avenue,
Takoma Park Historic District

STAFF RECOMMENDATION

Find that 7126 Sycamore Avenue warrants, in all likelihood, inclusion in the Takoma Park Historic District. Defer further action on Master Plan designation until the entire Takoma Park Historic District is evaluated in September/October.

BACKGROUND

The application before the Board is a request from the property owner to raze a single family house at 7126 Sycamore Avenue in the proposed Takoma Park Historic District. This historic district is identified as a historic resource on the County's Locational Atlas and Index of Historic Sites and properties within the boundaries of this district are therefore subject to Section 24A-10 of the County's Historic Preservation Ordinance--Moratorium on Alteration or Demolition of Locational Atlas Sites. Under this provision, a public hearing and finding on historical/architectural significance by the Montgomery County Planning Board is required prior to the issuance of a County permit to demolish or substantially alter any structure within an Atlas district.

An important factor in this case is that the property owner does not actually intend to demolish 7126 Sycamore Avenue. In fact, the owner has recently made a number of improvements to the house. It is staff's understanding that the property owner filed for a demolition permit so as to obtain a determination on whether his house would be included within the historic district or not. He does not support historic designation, but also does not plan to tear his residence down.

The Takoma Park Historic District was reviewed by the Historic Preservation Commission (HPC) in 1984 and was recommended for designation on the Master Plan. The HPC found that this district met criteria 1a, 1b, 1c, 1d, 2a, 2d, and 2e of the Historic Preservation Ordinance. This year's work program has the Takoma Park Historic District scheduled for a Planning Board public hearing in September, with a Final Draft Amendment for this resource completed by the end of 1989.

The HPC's minutes and transmittal letter on the Takoma Park Historic District do not address the house at 7126 Sycamore Avenue directly. This structure is also not specifically mentioned in the research on the district.

Staff has notified the HPC of the demolition permit requested for 7126 Sycamore Avenue, but no specific comments on this proposal have been received. Comments from the Takoma Park Local Advisory Committee (LAC) and the City of Takoma Park have been received and are included at the end of the attached background report.

DISCUSSION

The Takoma Park Historic District is one of the most intact and important in the County. Not only is it listed on the National Register of Historic Places, but it has also been the site of numerous excellent restoration projects.

This community was developed in the early 1880's by B.F. Gilbert and is a fine example of a railroad (and slightly later a trolley) suburb. It has a notable collection of Victorian houses from the late 19th and very early 20th Centuries. There is also a good grouping of bungalows from the 1920's and 1930's in Takoma Park, which reflect the continuity of the community's development through the 20th Century. The architectural heritage of the area is enhanced by mature landscaping and trees, which--taken as a whole--present a very intact sense of historic time and place.

7126 Sycamore Avenue is located within the boundaries of the National Register Historic District. It is a house which was built circa 1909 and is Victorian in character with vernacular detailing. The residence has an asymmetrical facade with the gable end facing the street and a one-story front porch. A number of additions have been made to the rear of the house and a garage has been added to the side. Portions of the structure have been covered with artificial siding.

Staff feels that 7126 Sycamore is a contributing resource to the Takoma Park Historic District. Although the house would, in all likelihood, not merit designation as an individual landmark, it is an integral part of the district streetscape and definitely does contribute to the overall sense of historicity in the Takoma Park neighborhood. The house does date from the district's period of primary historic importance (the late 19th/early 20th Centuries) and is, in fact, one of the earlier structures in the immediately surrounding area.

The house is currently in fair to good condition and is owner-occupied. The owner has made recent improvements to the house, including work on restoring the front porch, and has told staff that he intends to continue to live in and work on the structure. Many houses in Takoma Park have been beautifully restored and 7126 Sycamore has the potential for further improvement and enhancement.

Staff recommends that the Board acknowledge 7126 Sycamore's potential for inclusion in the Takoma Park Historic District, but that further action on the Master Plan designation be deferred until the entire district is evaluated in the fall. The reason for this recommendation is that staff feels the most appropriate format for reviewing 7126 Sycamore, in terms of Master Plan designation, is in conjunction with an analysis of the entire Takoma Park Historic District. Takoma Park, like most historic districts, is made up of structures which may not be landmarks in and of themselves, but which collectively portray a vivid image of a historic period. 7126 Sycamore is such a structure and is most properly understood when viewed in relation to the rest of the district.

In making a recommendation for deferral, staff also notes that this demolition permit case is different than most that the Board addresses. In this situation, the property owner has clearly stated that it is not his intention to demolish the house and that it is simply his interest to get a determination of whether his property will be included in the proposed historic district or not. There is not the usual time pressure of a pending demolition and/or new development project--thus review of 7126 Sycamore with the rest of the historic district in the fall would not create an undue hardship for the owner.

A final point, which this case has brought to light and which staff feels that the Board should consider, is the use of the Historic Preservation Ordinance to force evaluations of property. Staff feels that Section 24A-10 of the Ordinance was intended to provide a way for individuals, who truly need to demolish structures because of deteriorating condition or legitimate development projects, to gain a speedy determination on the historic designation of their property. The use of this section of the law to readjust the scheduled work program of regular evaluations is a very troubling prospect and could have a very negative impact on the amendments already in the works and those planned for initiation.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

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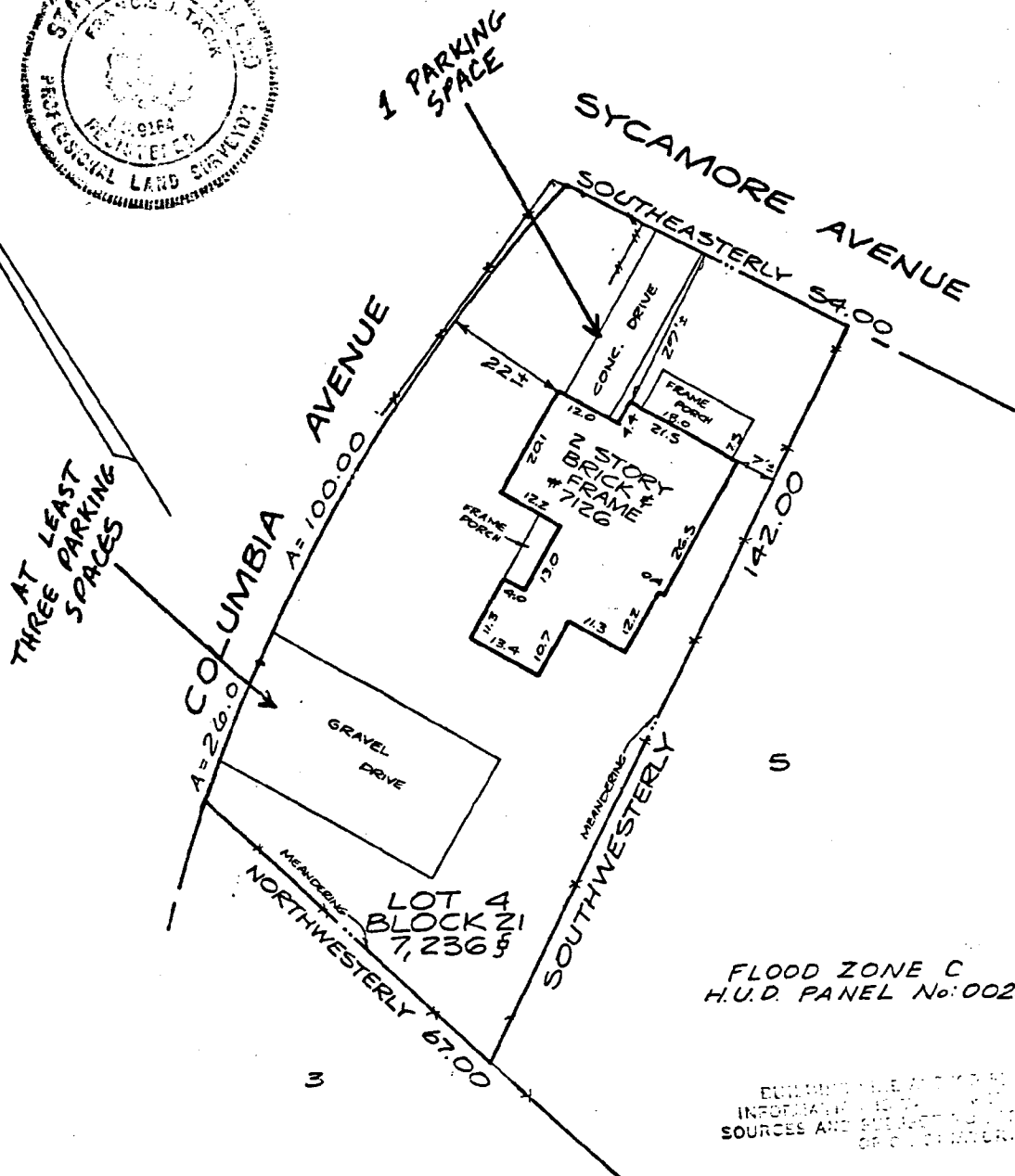
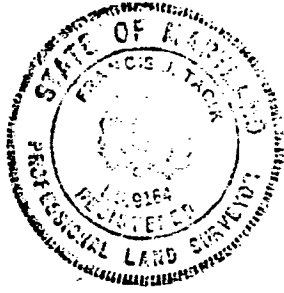
Date of LAC meeting at which application was reviewed: 6/13/89

Form completed by: *Caroline Alderson* **Title:** Chairman

Member of: Takoma Park LAC

Date: 6/27/89

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 ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MD

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

EQUIPMENT AND METHODS USED
 INFORMATION IS BASED ON AVAILABLE
 SOURCES AND SURVEYING INTERPRETATION
 OF THE SAME.

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.

[Signature]

REGISTERED LAND SURVEYOR MD # 9164

REFERENCES

PLAT BK. A

PLAT NO. 2

LIBER

FOLIO



SNIDER, BLANCHARD, & ASSOC., INC.
 SURVEYORS - ENGINEERS
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DATE OF LOCATIONS

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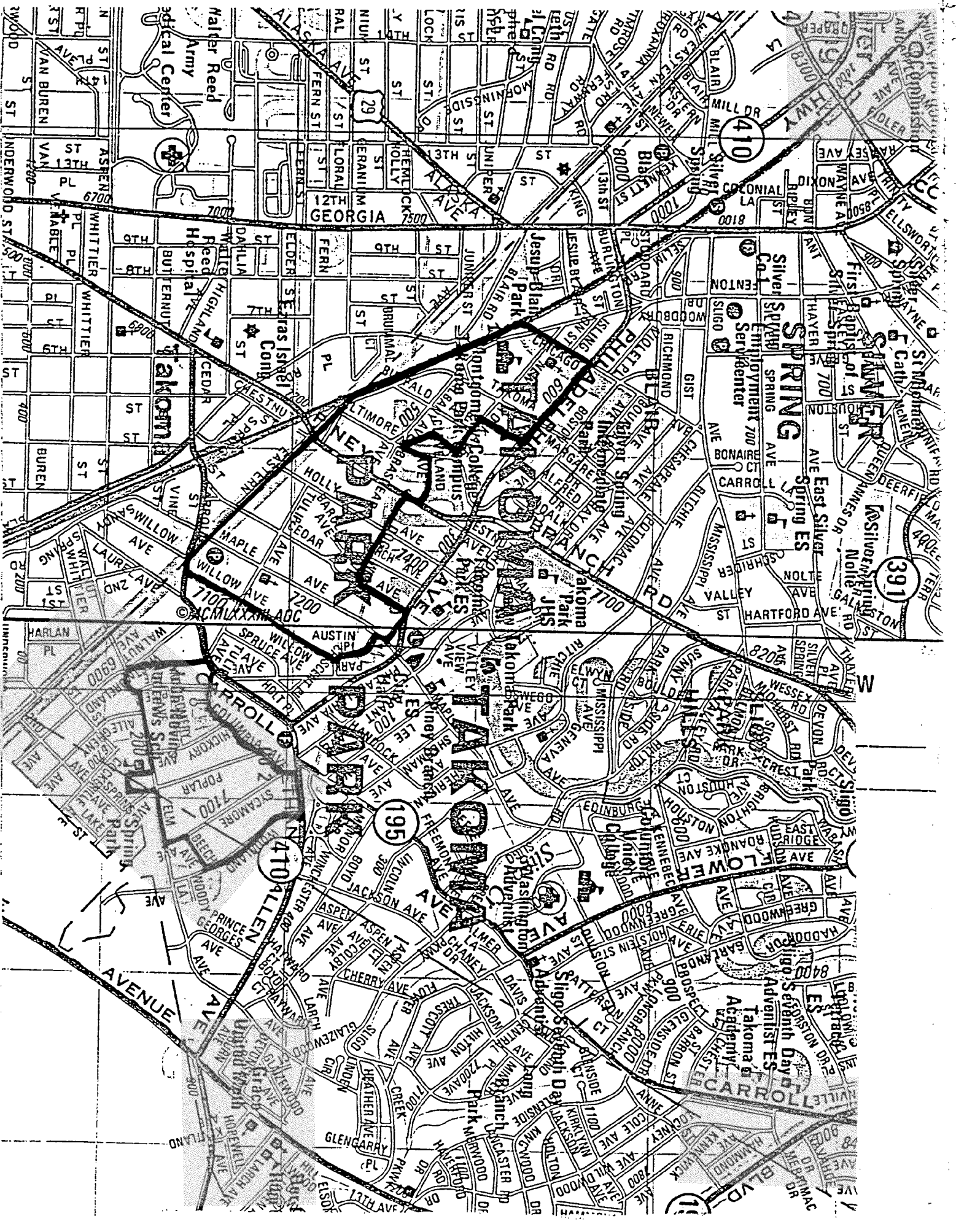
HSE. LOC.: 7-20-87

BOUNDARY:

SCALE: 1"=30'

DRAWN BY: J.B.

JOB NO.: 87-3356



Medical Center
Army
Maler Reed

410

SPRING

391

TAKOMA

195

410

Takoma & Associates
Adventist
Academy
Seventh Day

AVENUE

CARROLL