

37/3-92E 7113 Sycamore Avenue  
Takoma Park Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7113 Sycamore Avenue Meeting Date: 10/28/92  
Resource: Takoma Park Historic District Review: HAWP/Alt.  
Case Number: 37/3-92E Tax Credit: No  
Public Notice: 10/16/92 Report Date: 10/21/92  
Applicant: F. Burwell/J. Meen Staff: Nancy Witherell

---

The applicants propose removing a non-original rear addition and replacing it with one of the same footprint. The house is a bungalow listed as a category 2 resource in the district.

The new addition, measuring approximately 8' by 24 1/2', would have German lap siding to match that on the house, 6/1 window sash and trim, and a stuccoed block foundation. New features would be two skylights on the new roof slope, a bay window projection, and a small wooden deck and steps to the rear yard. The proposed addition would be more compatible with the house than the existing addition.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the guidelines in the Takoma Park Master Plan:

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; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited;

with Chapter 24A, particularly 24A-8(b)1:

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

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

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

NAME OF PROPERTY OWNER FRAN Burwell / Jim Meen TELEPHONE NO. 270-2406  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7113 Sycamore Ave TAKOMA PARK MD 20912  
CITY STATE ZIP

CONTRACTOR THE Carpenter Shop, Inc. #15903 TELEPHONE NO. 441-9669  
CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY The Carpenter Shop, Inc. TELEPHONE NO. 441-9669  
(Include Area Code)

REGISTRATION NUMBER 15903

### LOCATION OF BUILDING/PREMISE

House Number 7113 Street Sycamore Ave

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

Nearest Cross Street Ethan Allen Highway

Lot 9 Block 22 Subdivision \_\_\_\_\_

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

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |  |                                     |   |                                    |                                 |       |               |                   |
|--|-------------------------------------|---|------------------------------------|---------------------------------|-------|---------------|-------------------|
| <input checked="" type="checkbox"/> Construct  | <input type="checkbox"/> Extend/Add | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Repair    | Circle One: A/C                 | Slab  | Room Addition |                   |
| <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Move       | <input type="checkbox"/> Install        | <input type="checkbox"/> Revocable | Porch                           | Deck  | Fireplace     |                   |
|  |                                     |   | <input type="checkbox"/> Revision  | Fence/Wall (complete Section 4) | Shed  | Solar         | Woodburning Stove |
|  |                                     |   |                                    |                                 | Other |               |                   |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ \$25,000.-
- 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? yes

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- 01  WSSC 02  Septic
- 03  Other \_\_\_\_\_
- 2B. TYPE OF WATER SUPPLY
- 01  WSSC 02  Well
- 03  Other \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT \_\_\_\_\_ 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*

10-9-92

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:

Typical Bungalow, 1 - story  
with open eaves.

German Lap Siding

wide trim w/ "header cap" around windows

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

Remove existing porch

Replace with addition, same size as porch.

In Takoma Park. ~~MAKING A BUNGALOW~~

Fiberglass Shingles, German Lap Siding.

Cinderblock Foundation w/ light stucco finish.

Trim around windows to match existing.

Paint to match existing.

9210090062

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:

8' x 24' Frame addition, cinderblock  
foundation w/ light stucco. German Lap Siding  
to match existing. NO Landscaping

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

Replaces exist. porch, same shape.

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

?

3. Project Plan:

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

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

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

There are no trees within area of project.  
no trees shall be removed.

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

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

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

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Peggy and Bruce Edwards ✓  
 Address 7115 Sycamore Ave  
 City/Zip TAK PK Md. 20912

2. Name Pebr A Franchot and Anne Maher  
 Address 7111 Sycamore  
 City/Zip TAK PK

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

4. Name Mr. and Mrs PATZ  
Address 7112 Sycamore  
City/Zip T.P. Md.

5. Name Barbara Gibson  
Address 7110 Woodland Ave  
City/Zip TAK. PK. Md.

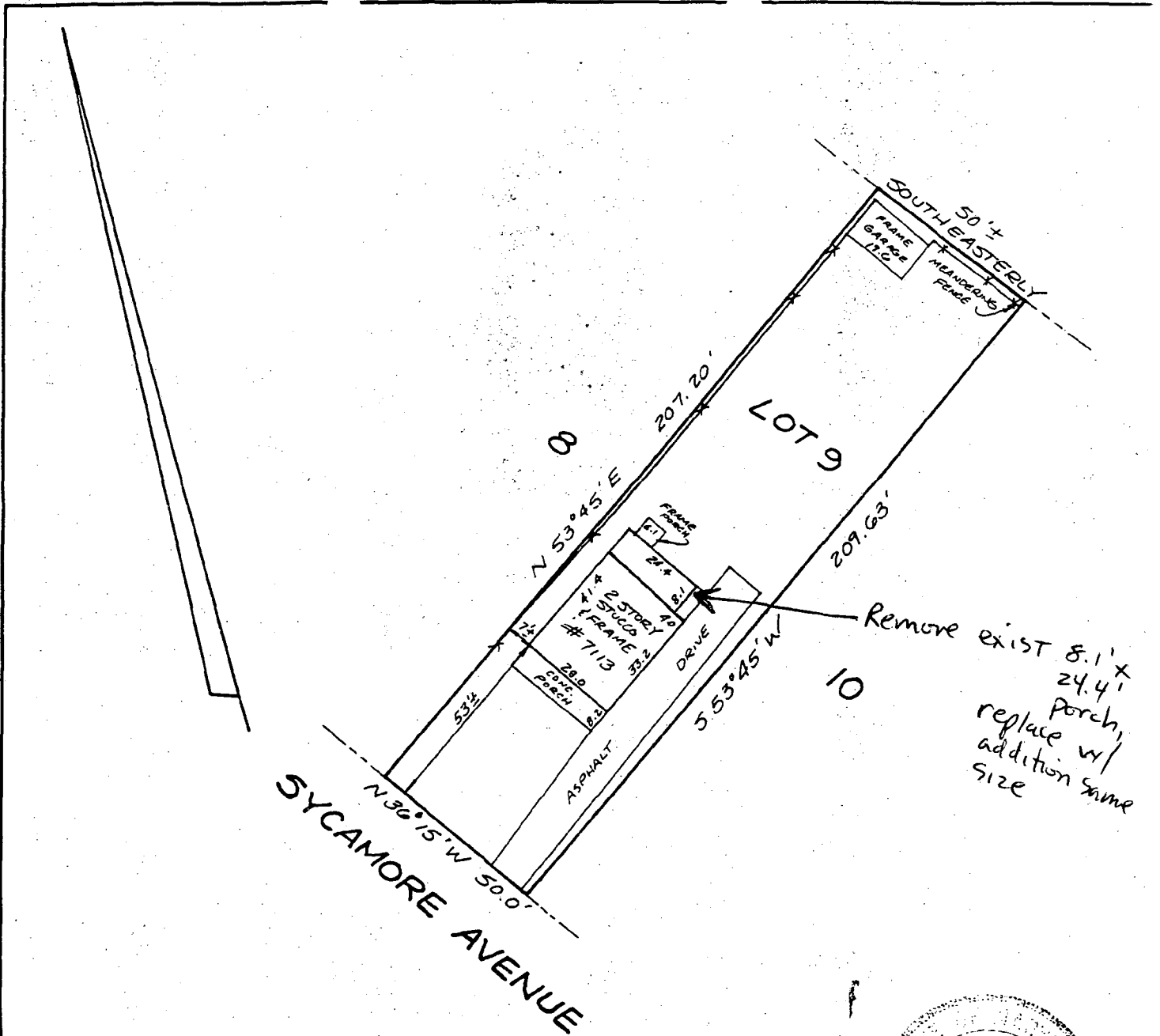
6. Name Liesel HUFFER  
Address 7110 Sycamore Ave  
City/Zip T.P. Md.

7. Name Karen and Fred  
Address 7114 Sycamore Ave  
City/Zip T.P. Md.

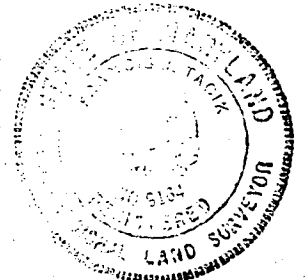
8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E

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



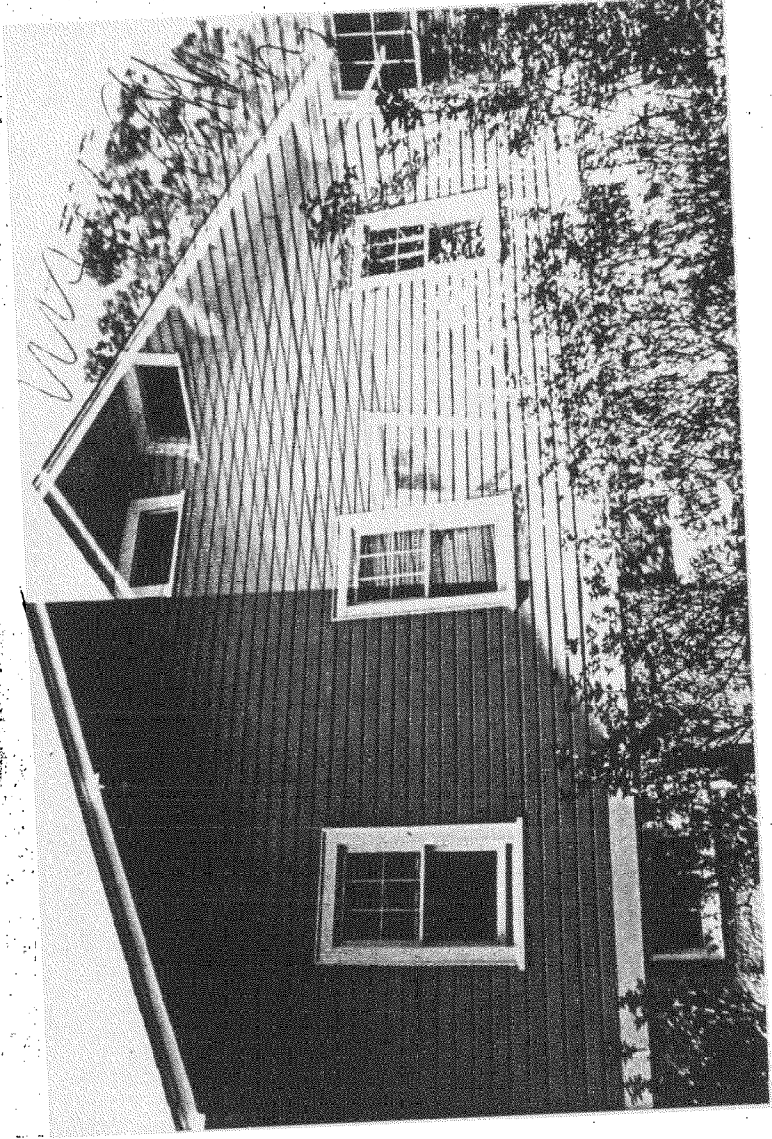
LOCATION OF HOUSE  
 LOT 9 BLOCK 22  
**B.F. GILBERT'S ADDITION TO  
 TAKOMA PARK**  
 MONTGOMERY COUNTY, MD.



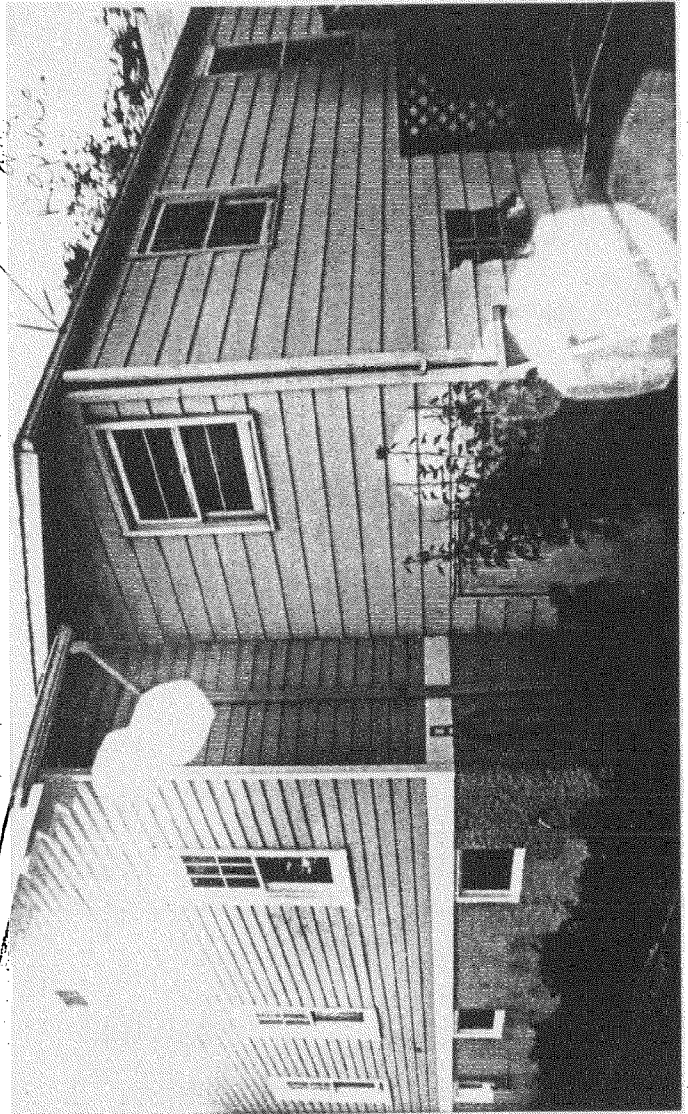
<b>SURVEYOR'S CERTIFICATE</b> THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED. IN R.B.A. NO. 2 IN MONT. CO., MD.   REGISTERED LAND SURVEYOR MD #9164	<b>REFERENCES</b> PLAT BK. A PLAT NO. 2	<b>SNIDER, BLANCHARD, LAUGHLAND &amp; TACIK, INC.</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 W. Patrick Street Frederick, MD 21701 (301) 694-5544	
	<b>LIBER</b>  <b>FOLIO</b>	2 Professional Dr., Suite 216 Gaithersburg, MD 20879 (301) 948-5100	
		<b>DATE OF LOCATIONS</b>	<b>SCALE:</b> 1" = 40'
		<b>WALL CHECK:</b> <b>HSE. LOC:</b> 8-1-85 <b>BOUNDARY:</b>	<b>DRAWN BY:</b> CEW <b>JOB NO.:</b> 85-1484

9210690062

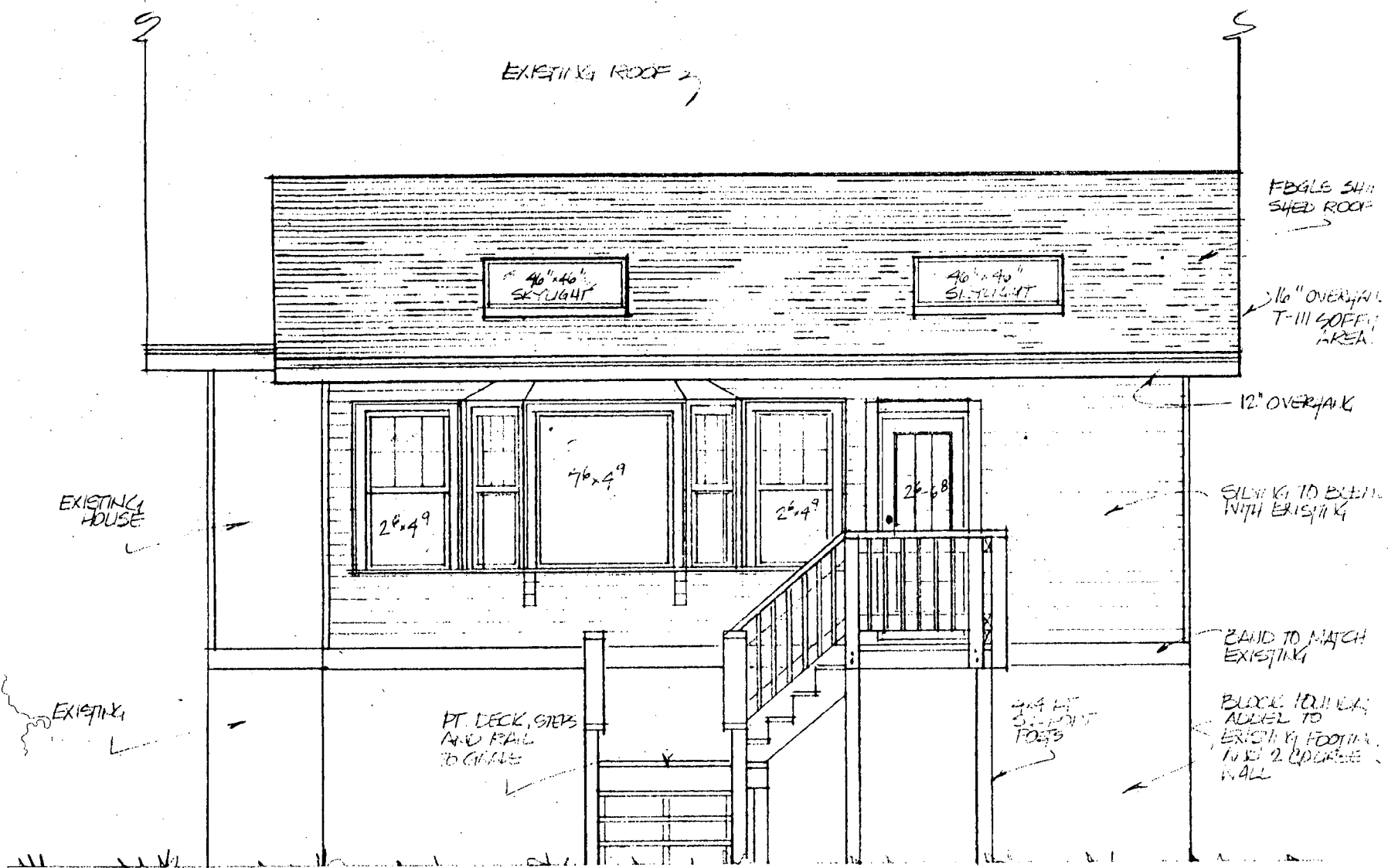




Remodel

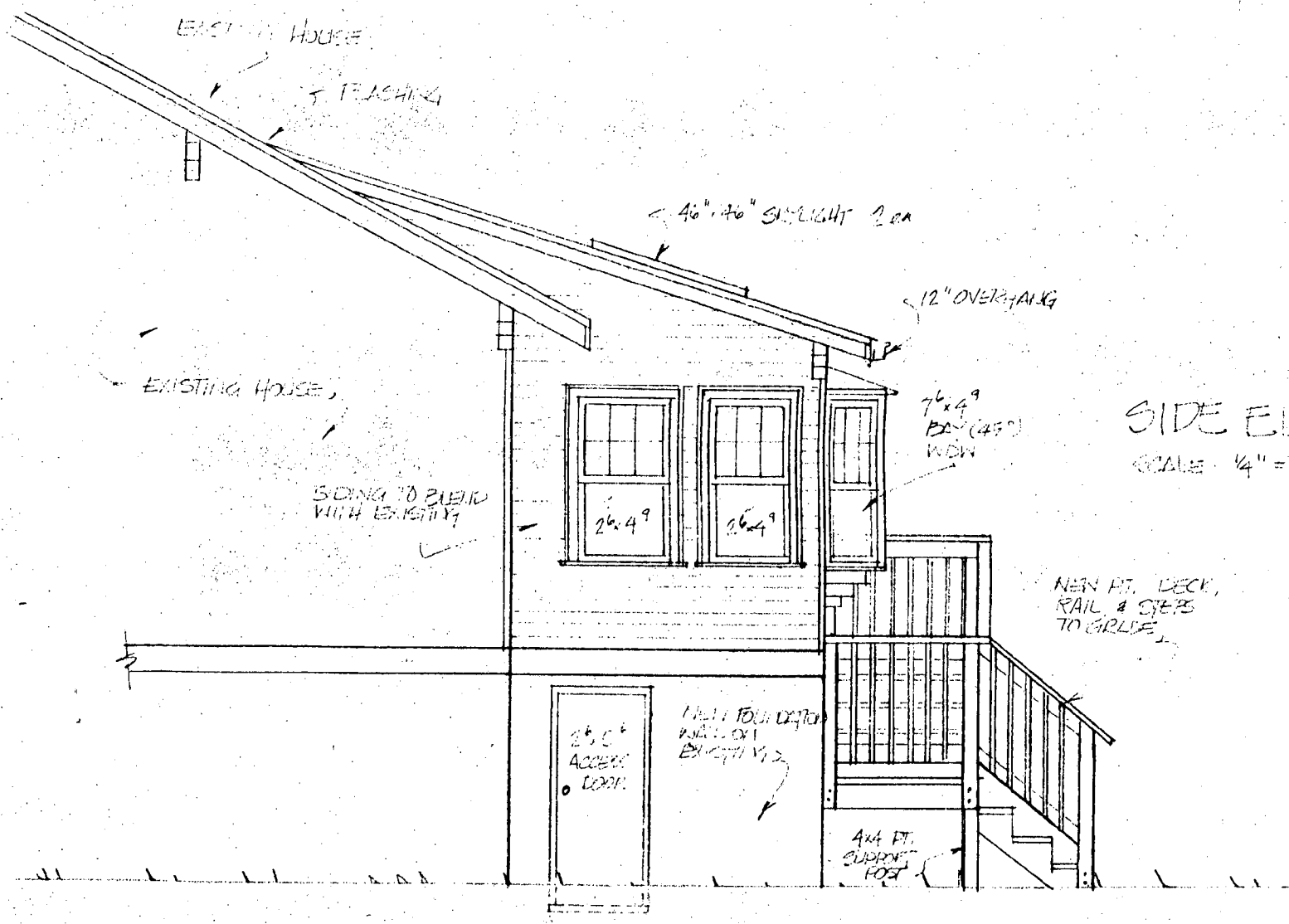


SCALE: 1/4" = 1'-0"



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

9211

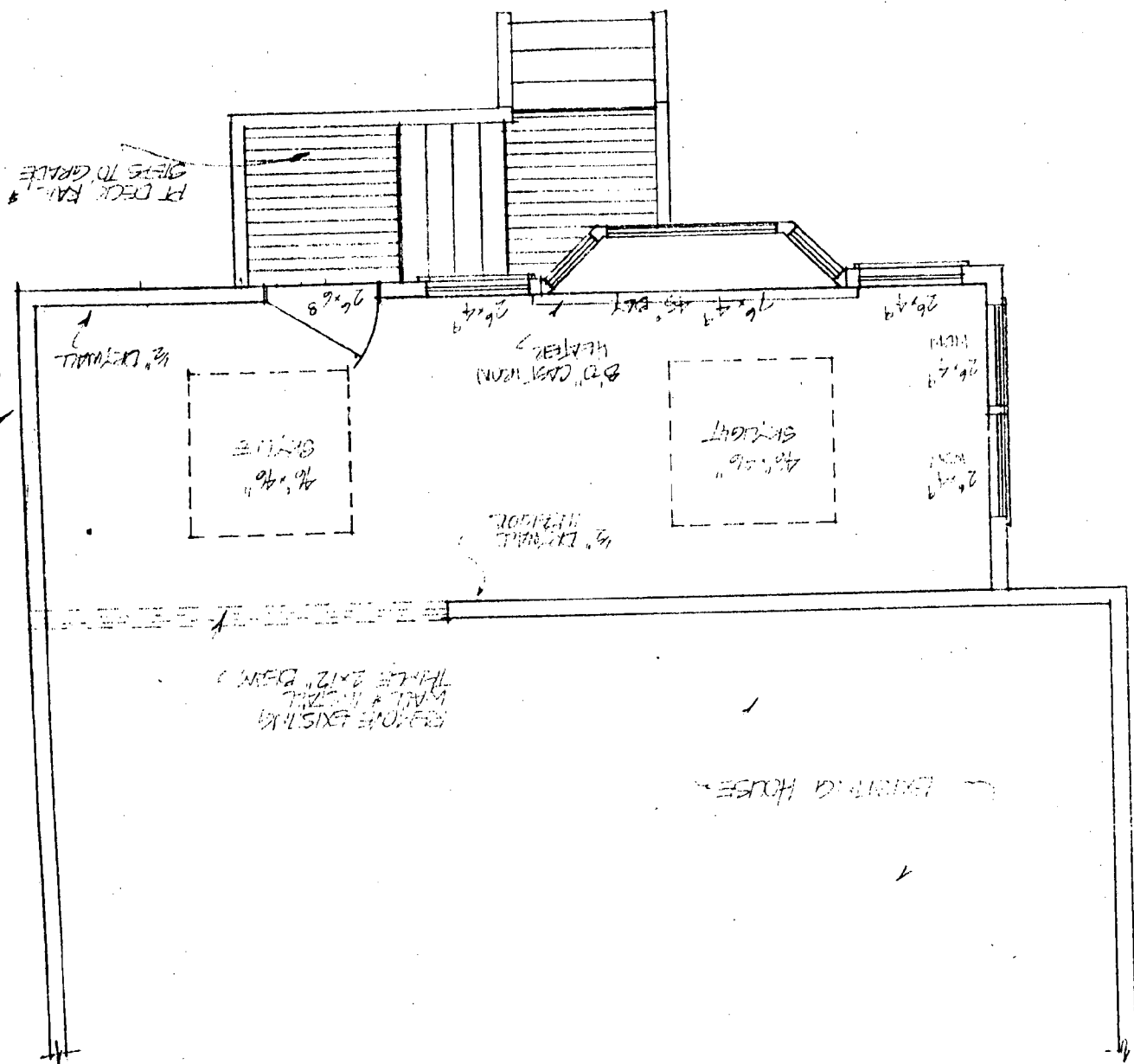


SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"

ROOM ADDITION	
SCALE: AS SHOWN	DATE:
DATE: OCT 2 '92	DESIGNER:

290062

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



EXPOSED SKIING TO BLEND WITH EXISTING

FT DECK FLOOR  
GIVES TO GRADE

EXISTING HOUSE  
WALL & FLOOR  
THICK 2x12 BEAM

7

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**

**8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**