

37/3-92F 7122 Sycamore Avenue
Takoma Park Historic District



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 Robert Dreher / Patricia Kennedy TELEPHONE NO. 301/270-9209
(Contract/Purchaser) (Include Area Code)

ADDRESS 1126 Pascal Ave. Takoma Park, MD 20912

CONTRACTOR Solar Beam Woodwork CITY Columbia STATE MD ZIP 21044
TELEPHONE NO. _____ (Include Area Code)

PLANS PREPARED BY Paul Trosker, AIA CONTRACTOR REGISTRATION NUMBER MHC # 01-35827
TELEPHONE NO. 301/891-5711 (Include Area Code)

REGISTRATION NUMBER 627

LOCATION OF BUILDING/PREMISE

House Number 7122 Street Sycamore Ave.

Town/City Takoma Park, MD Election District _____

Nearest Cross Street Columbia Ave.

Lot _____ Block 24 Subdivision: E. F. Gilbert addition to Takoma Park

Liber _____ Folio _____ 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	Revision	Porch	Deck	Fireplace
		Revocable		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 # _____

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

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> 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] Signature of owner or authorized agent (agent must have signature notarized on back) Date 10/11/92

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 10.29.92

APPLICATION/PERMIT NO: 121-31001 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
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7122 Sycamore Avenue Meeting Date: 10/28/92
Resource: Takoma Park Historic District Review: HAWP/Alt.
Case Number: 37/3-92F Tax Credit: Partial
Public Notice: 10/16/92 Report Date: 10/21/92
Applicant: R. Dreher/P. Kennelly Staff: Nancy Witherell

The applicants propose substantial alterations to a much-altered house listed as a category 2 resource in the historic district. Some of the alterations, including replacement of missing porch elements, replacement of non-original windows, and exposure or replacement of wooden clapboard, would qualify for the historic preservation tax credit.

In addition to these alterations and compatible changes to window openings on the side elevations, two major elements are proposed: the construction of a side projecting staircase bay measuring 4' by 8' on the north elevation; and the construction of a rear addition measuring 6' by 16'. The rear addition would be attached to the existing enclosed rear two-story porch. At present, due to the configuration of window openings, it is not compatible with the house. A wooden deck and staircases leading to the side and rear yards would also be constructed. The roof would be rebuilt at a higher pitch with a hip facing the rear yard.

STAFF DISCUSSION

The stair bay is similar to the existing bay on the other side and wouldn't, in the staff's opinion, alter the character of the gable-fronted facade. The rear addition would be an improvement to the existing modified rear porch.

STAFF RECOMMENDATION

The staff recommends that the Commission stipulate that the window sash on the north elevation be reused rather than replaced, and that the deck and stairs be painted or finished with an opaque stain.

The staff recommends that the Commission find the proposal consistent with the Takoma Park guidelines in the 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;

and 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 Robert Dreher/Patricia Kennedy TELEPHONE NO. 301/270-9229
(Contract/Purchaser) (Include Area Code)

ADDRESS 7136 Carroll Ave. Takoma Park, MD 20912
CITY STATE ZIP

CONTRACTOR Solar Beam Woodwork TELEPHONE NO. 301/891-2824
CONTRACTOR REGISTRATION NUMBER MHC # 01-33839

PLANS PREPARED BY Paul Tresecker, AIA TELEPHONE NO. 301/891-2911
(Include Area Code)

REGISTRATION NUMBER 6283

LOCATION OF BUILDING/PREMISE

House Number 7122 Street Sycamore Ave.

Town/City Takoma Park, MD Election District _____

Nearest Cross Street Columbia Ave.

Lot 6 Block 21 Subdivision B.F. Gilbert's addition to Takoma Park

Liber _____ Folio _____ 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 | Revision | Porch | Deck | Fireplace | Shed | Solar | Woodburning Stove |
| | | Revocable | | Fence/Wall (complete Section 4) Other _____ | | | | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 85,000 SFD
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco
- 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 _____
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 - 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.

10/11/92

7122 Sycamore Ave.
Takoma Park, MD

Doehner/
Kennelly

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:

House is a two-story frame structure, built circa 1920 as one-family home and subsequently converted into 5 apartments. The house has been much altered: part of the roof have been raised, aluminum siding and iron porch railings installed, rear sleeping porch has been amateurishly enclosed. The house is generally dilapidated in appearance. It is located on a residential street of single-family homes, many of which have been modified or added to. The house must be converted to a single-family residence to comply with zoning.

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

Our plan is to convert the house back into a single-family home in keeping with the character of the neighborhood and our family's needs. We propose to renovate the interior, add a staircase to the basement, renovate and expand the sleeping porch/addition on the rear of the house, ~~and~~ restore the exterior of the home, and add a rear deck. The front and side porches will remain unchanged, except for a bumpout on northwest side which will match an existing bay on the opposite side. The rear addition will match the roofline of the house and harmonize with the existing structure. The proposed rear addition and deck will be similar to renovated homes on Sycamore Ave.

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:

Most of the work is interior renovation. We propose two small additions: (1) a bumpout on northwest side to accommodate stairways to second floor and basement (there is no existing stair to basement); (2) renovation and expansion of sleeping porch. Addition windows will be installed at rear of house.

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

Stair bumpout matches and balances bay on opposite side of house. Rear addition will match roofline and harmonize with existing structure.

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

This proposal (1) will not substantially alter the exterior of the home; (2) is compatible in character with architectural features and original purpose of the home and its neighborhood; (3) enhances the owners' use of the home in a manner compatible with its context; and (5) enables the owners to enjoy a reasonable use of the property, which must be converted back to single-family residence.

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).

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 James Castle ✓
 Address 7120 Sycamore Ave.
 City/Zip Takoma Park, MD 20912
2. Name Lester Gillegie / Martha Taylor
 Address 7124 Sycamore Ave.
 City/Zip Takoma Park, MD 20912

3. Name Brian Boyer / Doug Boyer
Address 7123 Sycamore Ave.
City/Zip Takoma Park, MD 20912

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

PROJECT PLAN

7122 SYCAMORE AVE., TAKOMA PARK
ROBERT DREHER / PATRICIA KENNELLY

SCALE: 1/8" = 1'

SYCAMORE AVE.

SIDEWALK

50'

DRIVE WAY

WALK

PORCH

28'

PROPOSED BAY FOR STAIRS

2 STORY FRAME HOUSE
C. 1920

BAY WINDOW

HOUSE IS 2 STORY,
APPROX. 26' HIGH
IN FRONT, 35' HIGH
IN REAR. (GROUND
SLOPES SHARPLY
TO REAR)

PROPERTY LINE
160' (approx)

SLEEPING PORCH
(CLOSED IN)

TREE

16'
DECK

TREE

PROPOSED ADDITION
TO REAR (FAMILY
ROOM) AND DECK

PROPERTY LINE

NEW WINDOWS FOR
SLEEPING PORCH AND
REAR OF HOUSE

SIDE LINE
NOT TO SCALE
(PAPER TOO
SHORT)

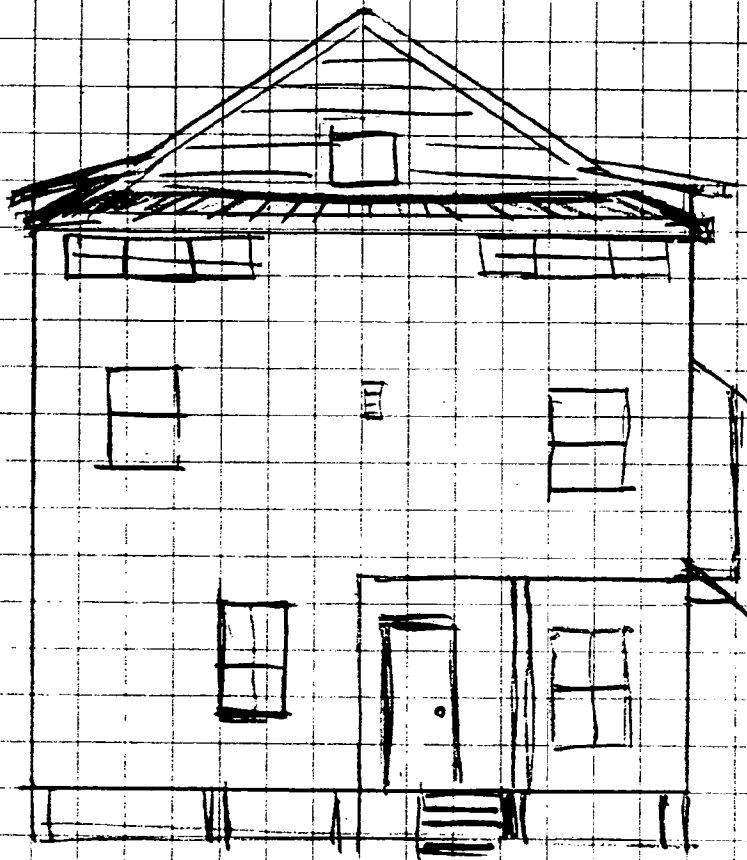
RETAINING WALL

BY OWNER
R. DREHER

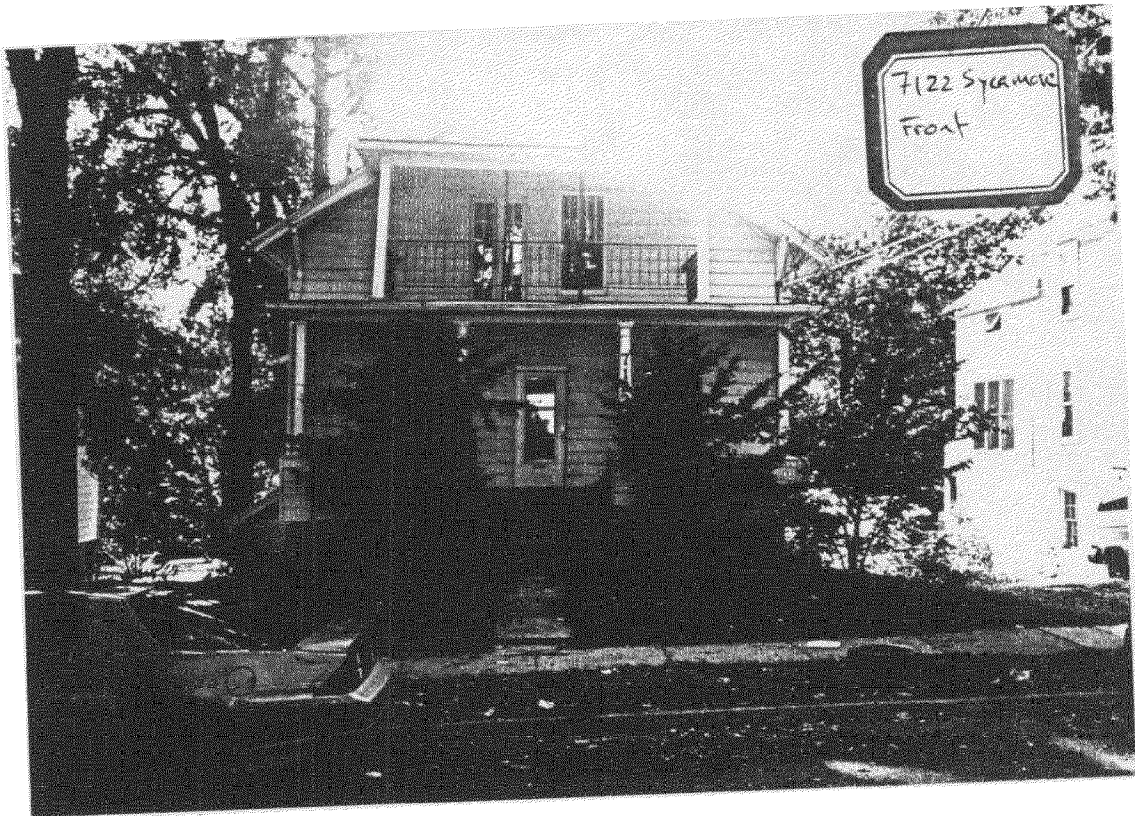
ELEVATION (SKETCH) OF
EXISTING REAR FACADE

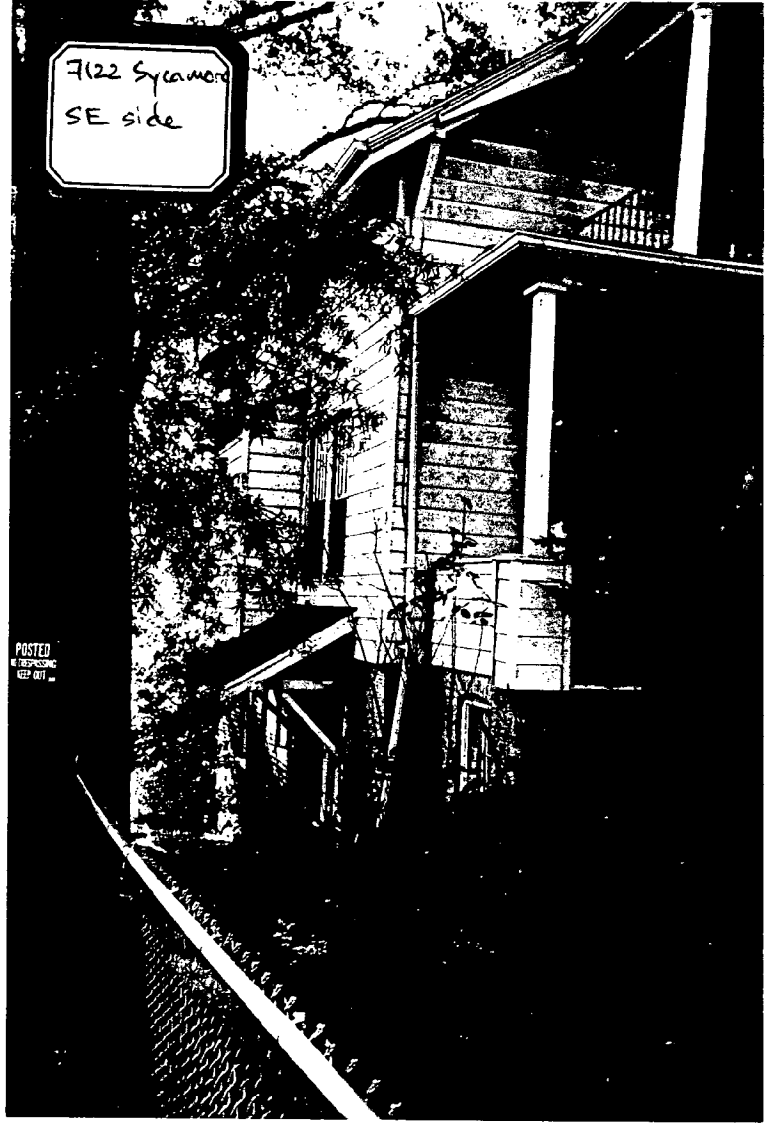
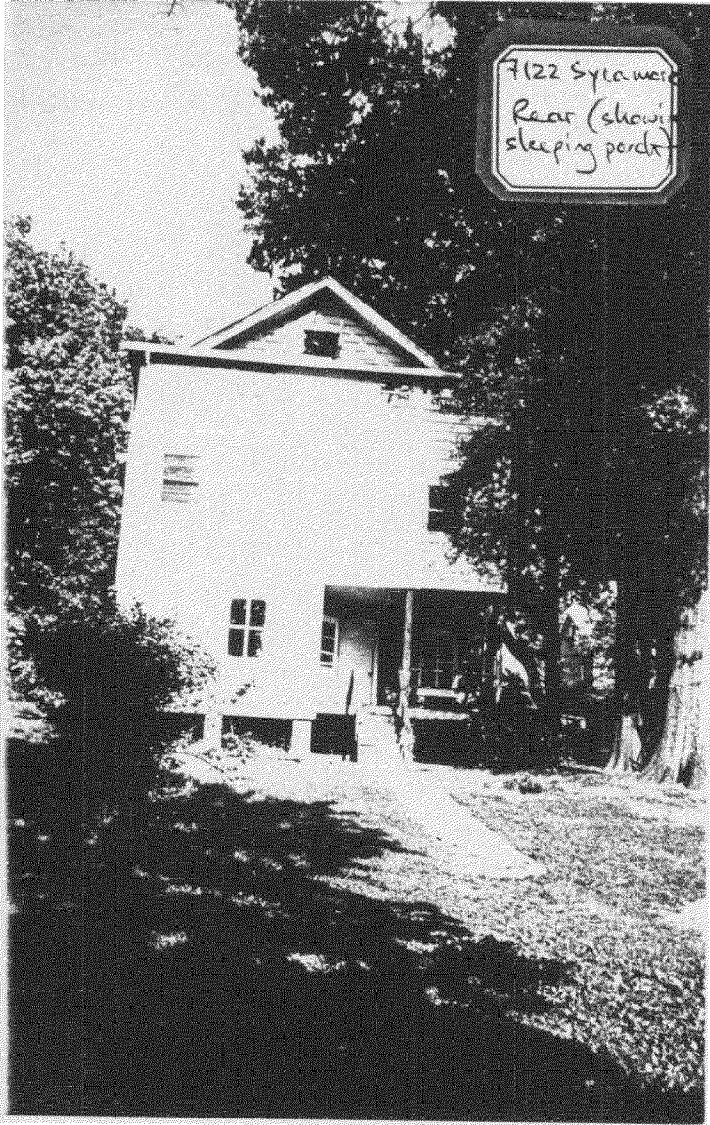
SCALE
1/8" = 1'

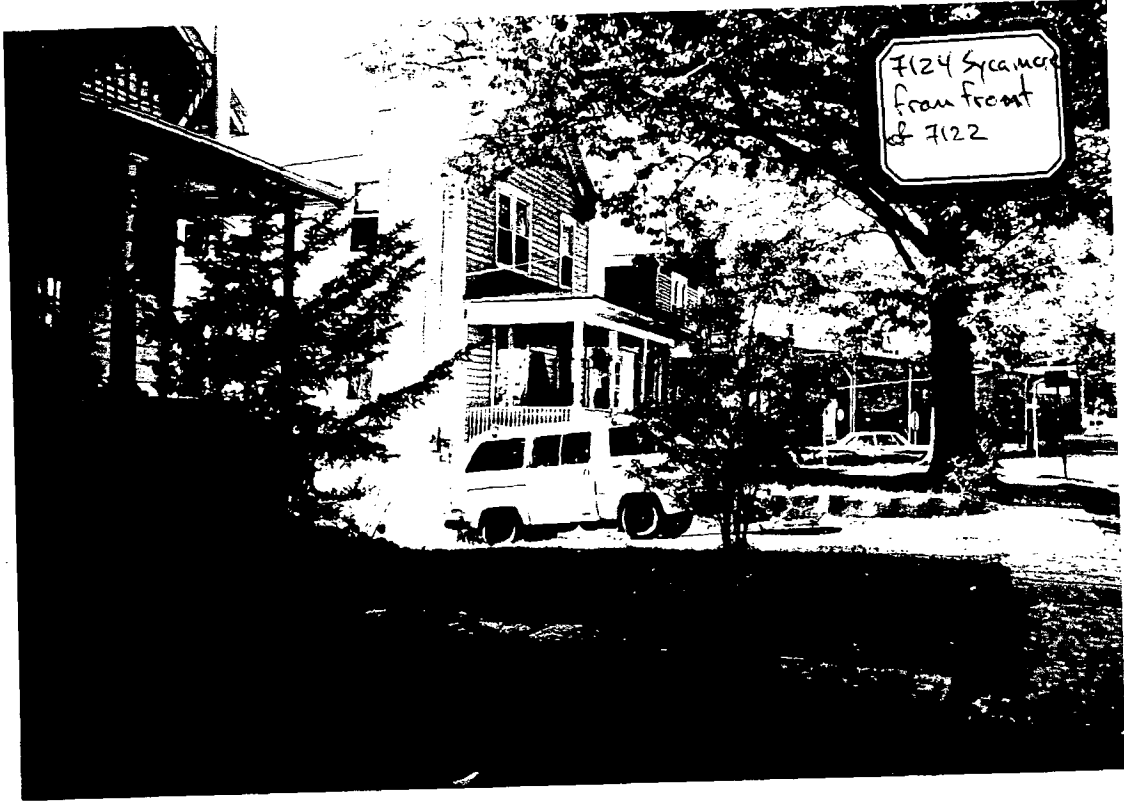
7122 SYCAMORE

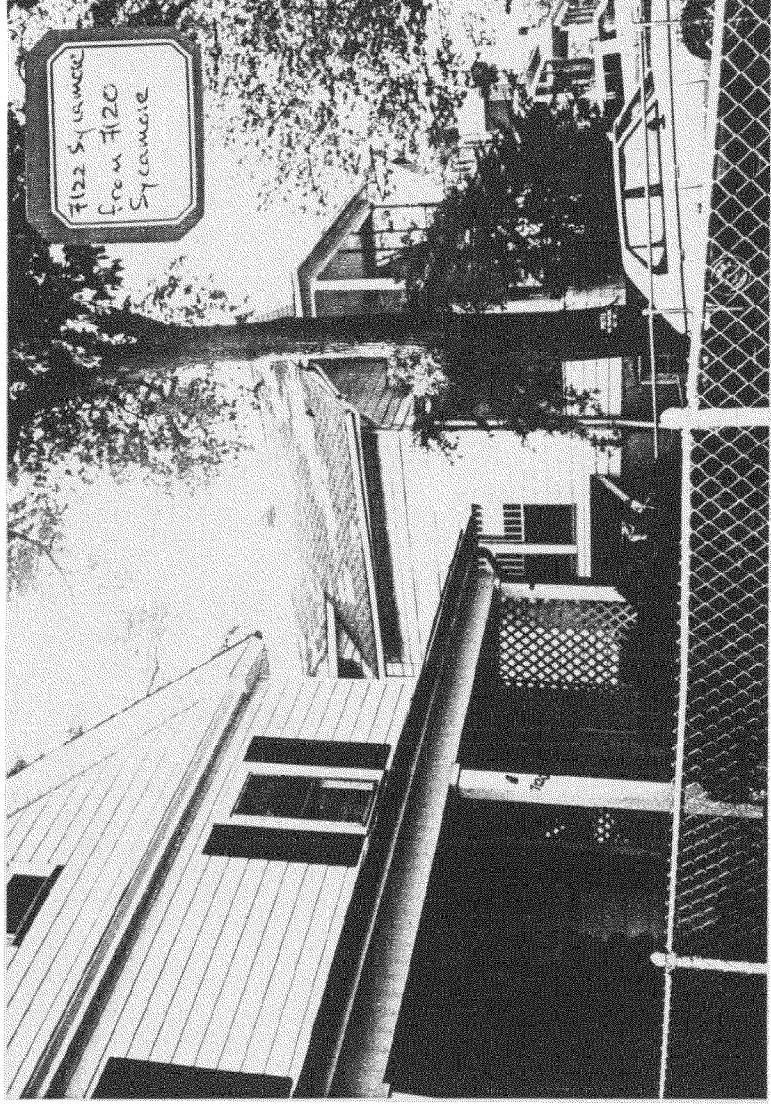
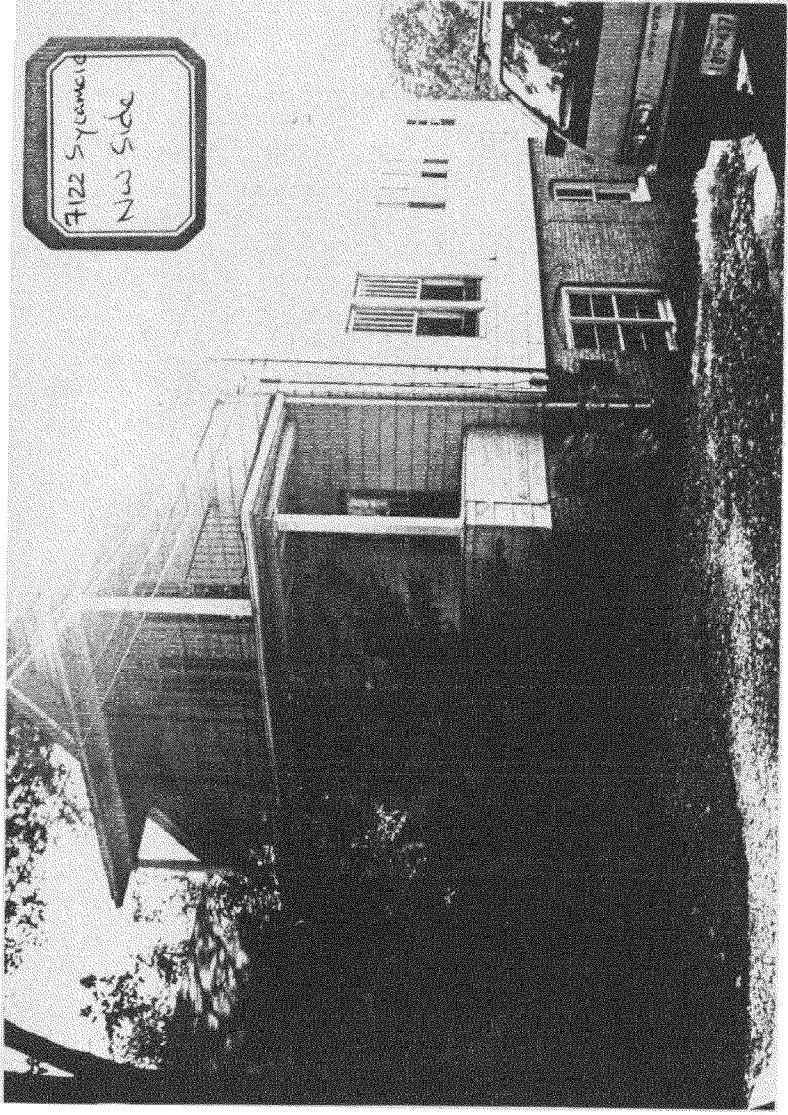


BY OWNER
R. DAHER
10/11/92



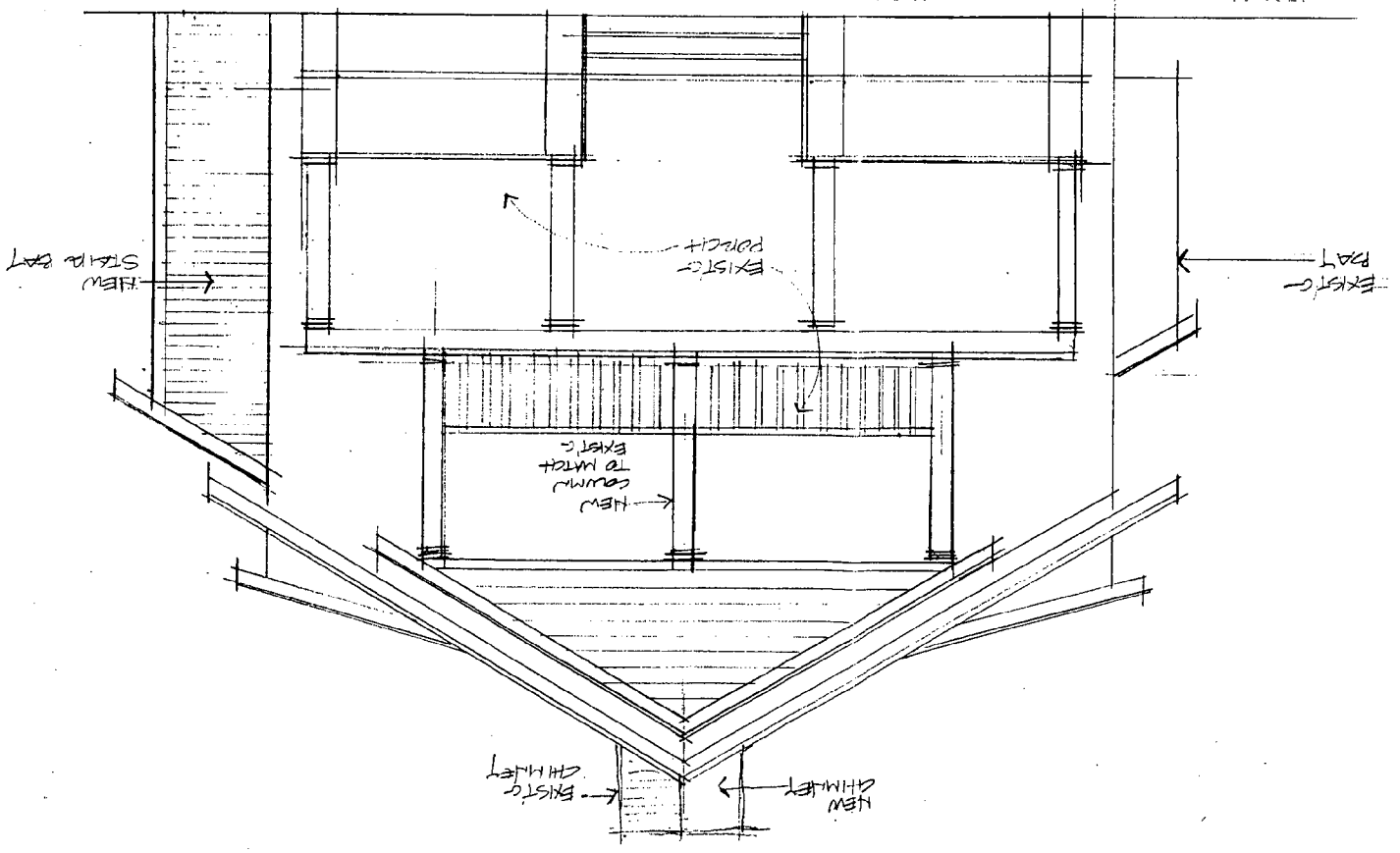






7122 Sycamore Ave.
Tatow Park, MD
Robert Drake / Patricia Kowally

FRONT (WEST) ELEVATION

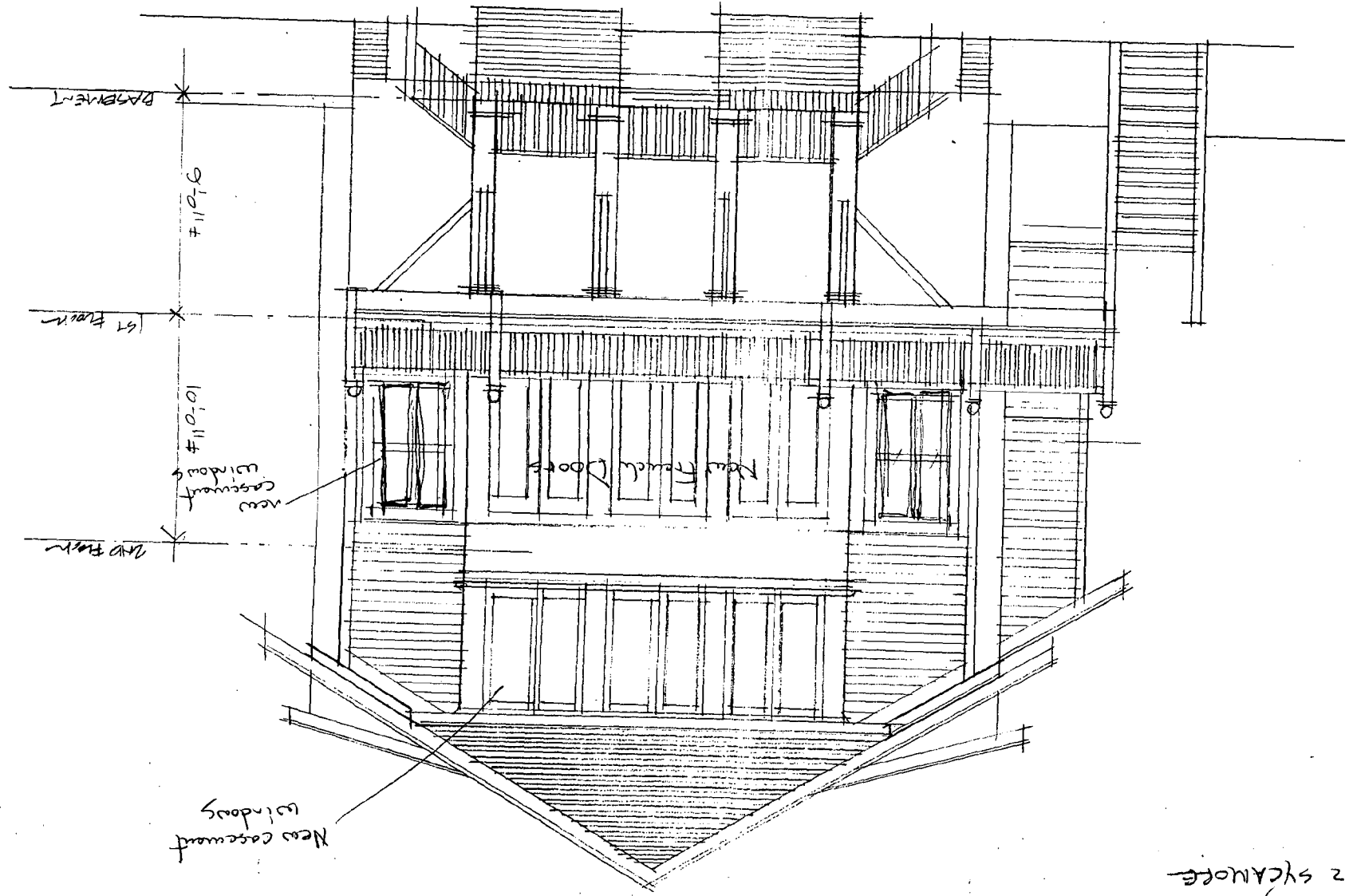




SOUTH ELEVATION

1

REAR ELEVATION

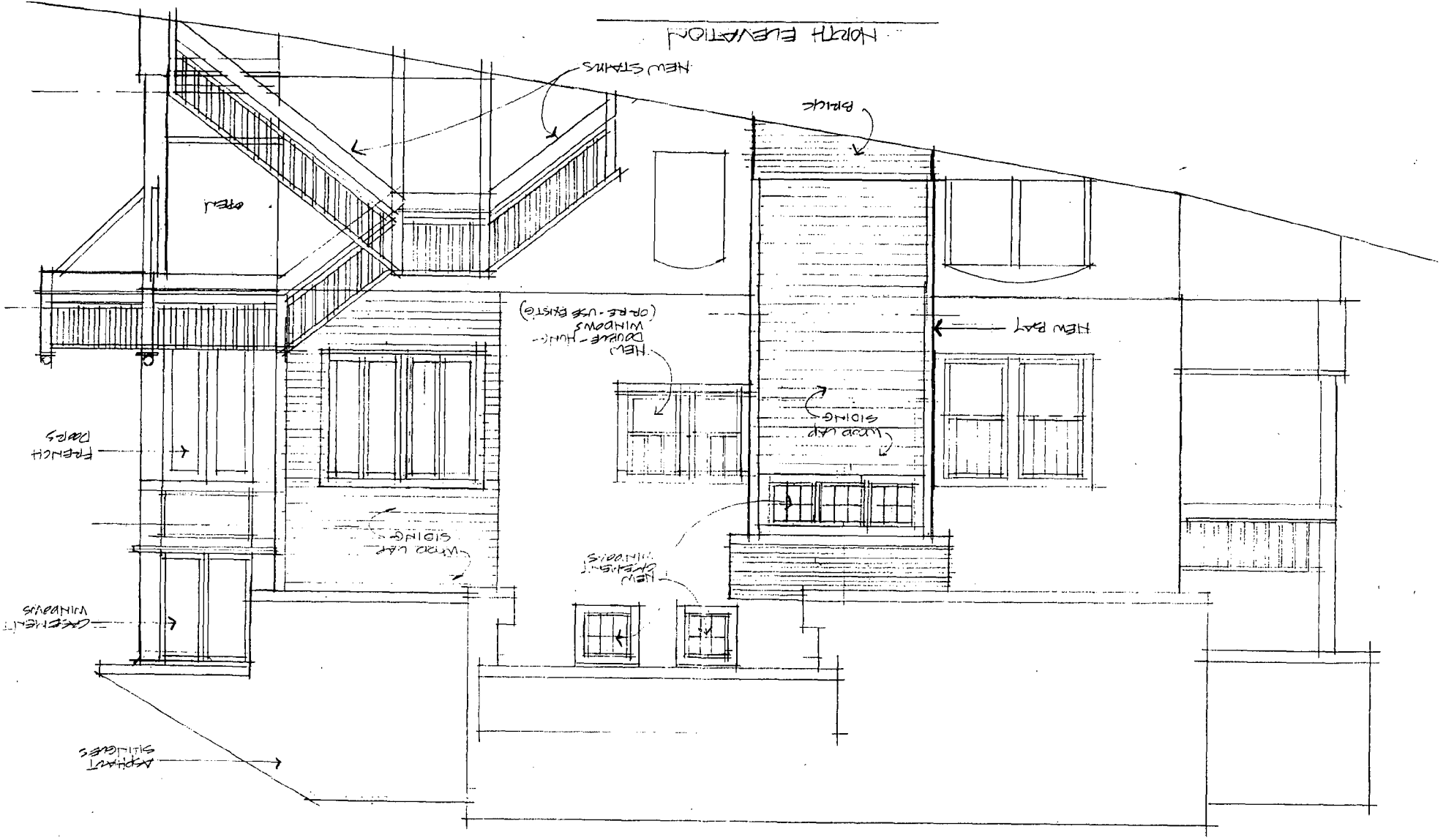


New Casement Windows

New Casement Windows

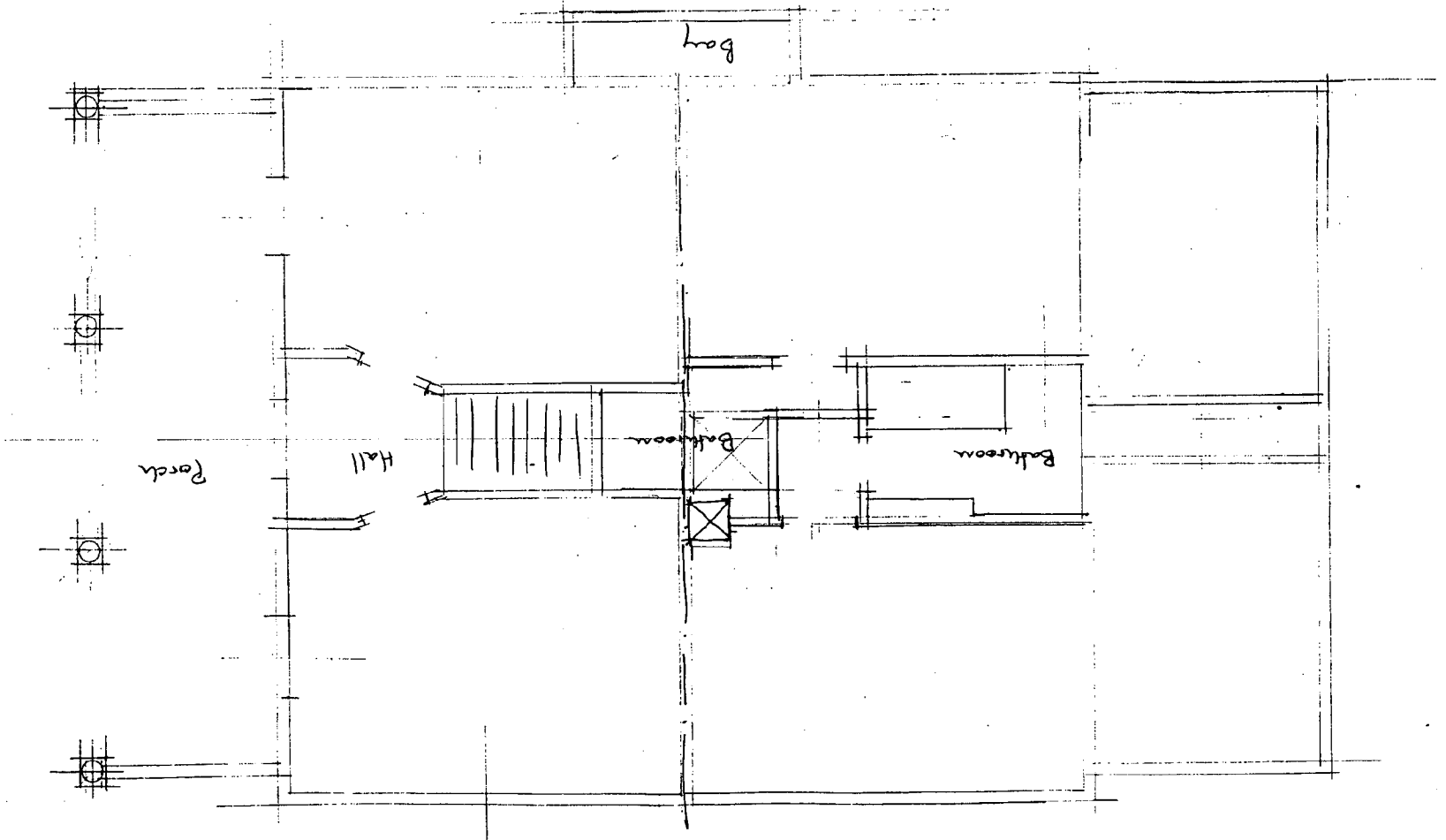
New French Doors

REAR ELEVATION
(PROPOSED)
#122 SYCAMORE



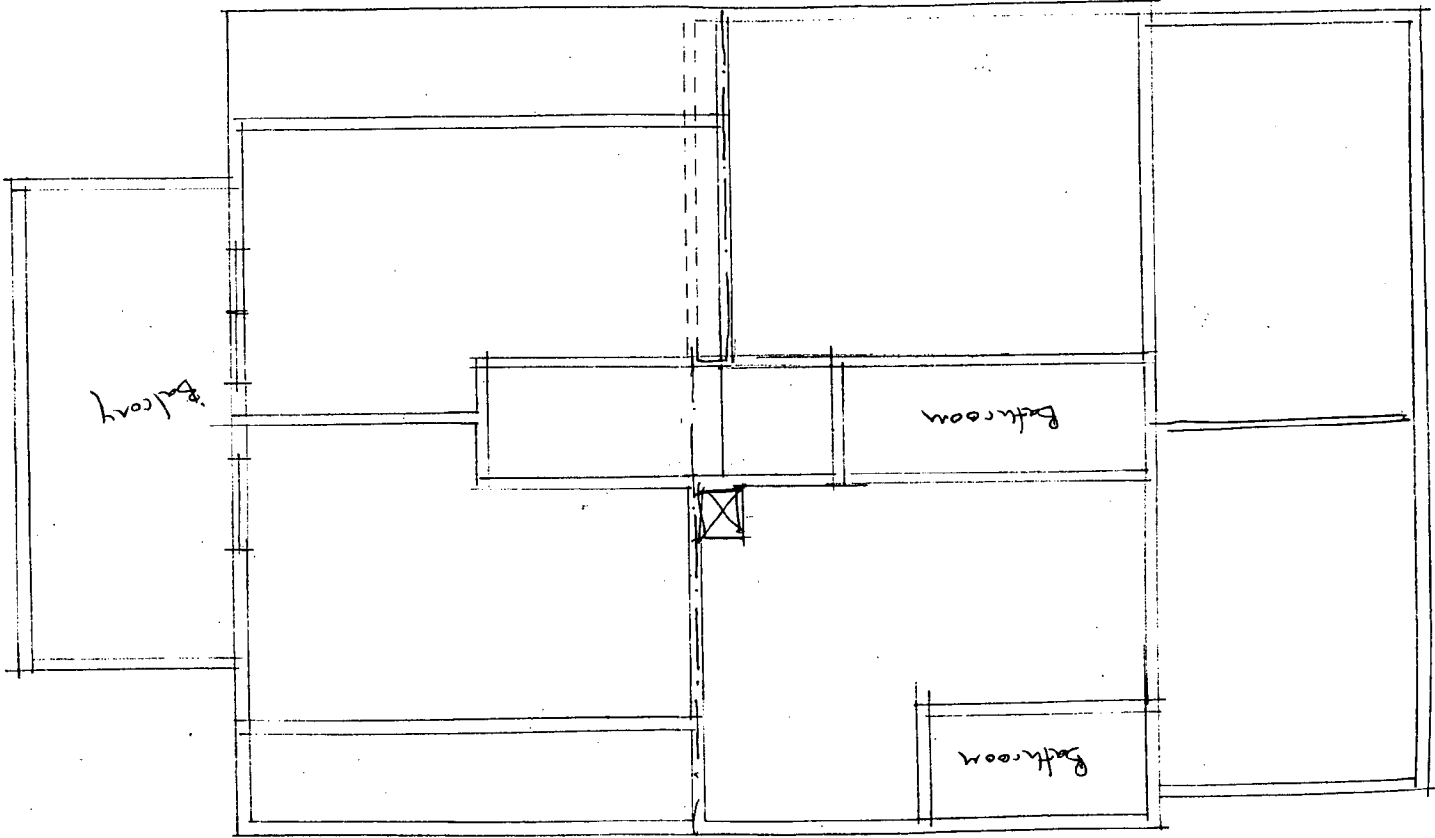
7122 Sycamore
 Takoma Park, MD

EXISTING 1st Floor



7122 Sycamore
Existing 1st Floor

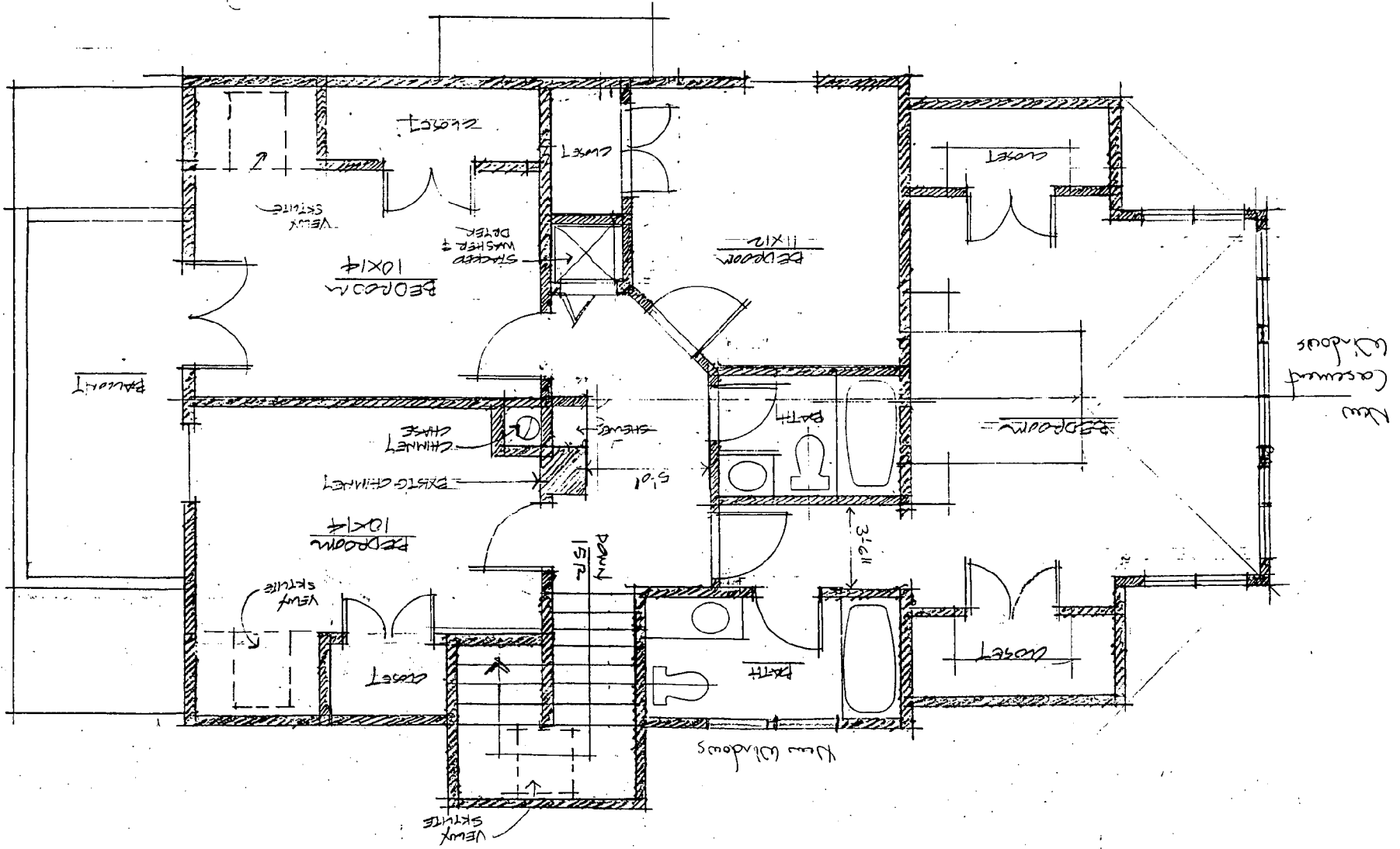
EXISTING 2ND FLOOR



7122 Sycamore
Existing 2d Floor

SCHEME II C1

SECOND FLOOR



**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**



7124 Sprainwood
from front
of 7122





7122 Sycamore
From 7124
Sycamore



7122 Sycamore
From 7120
Sycamore



7124 Sycamore
From front of
7122











7122 Sycamore
from 7120
Sycamore



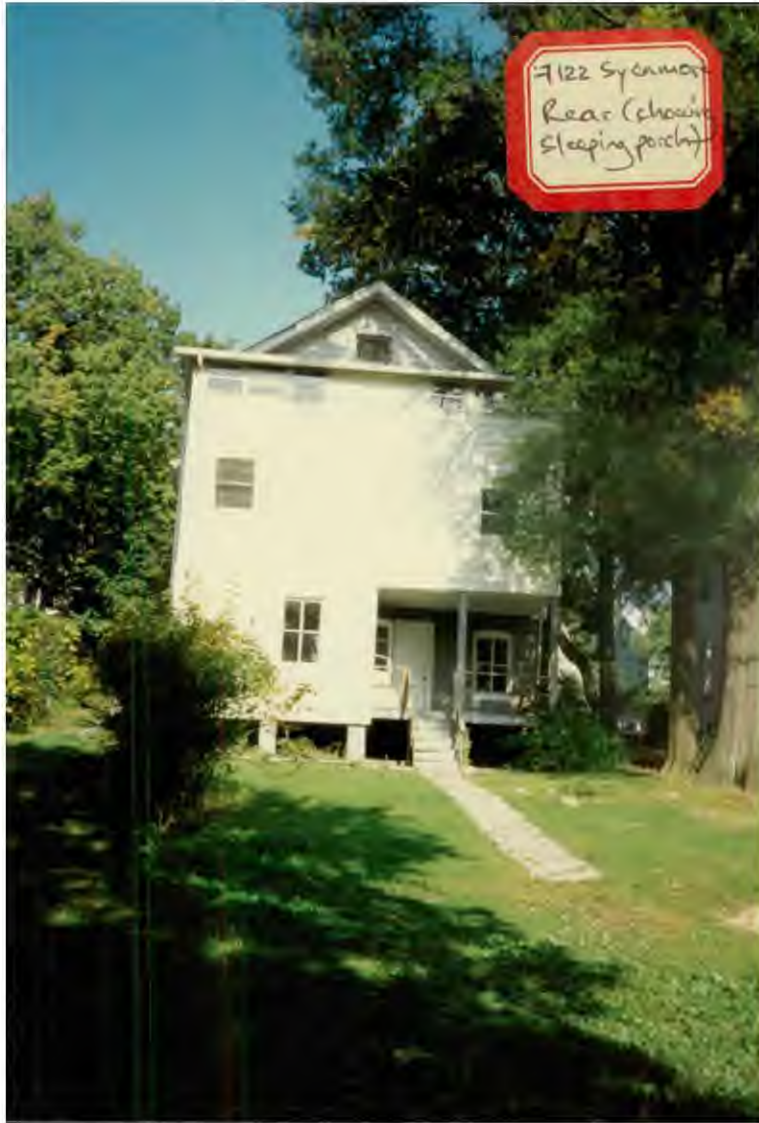
7122 Sycamore
NW Side

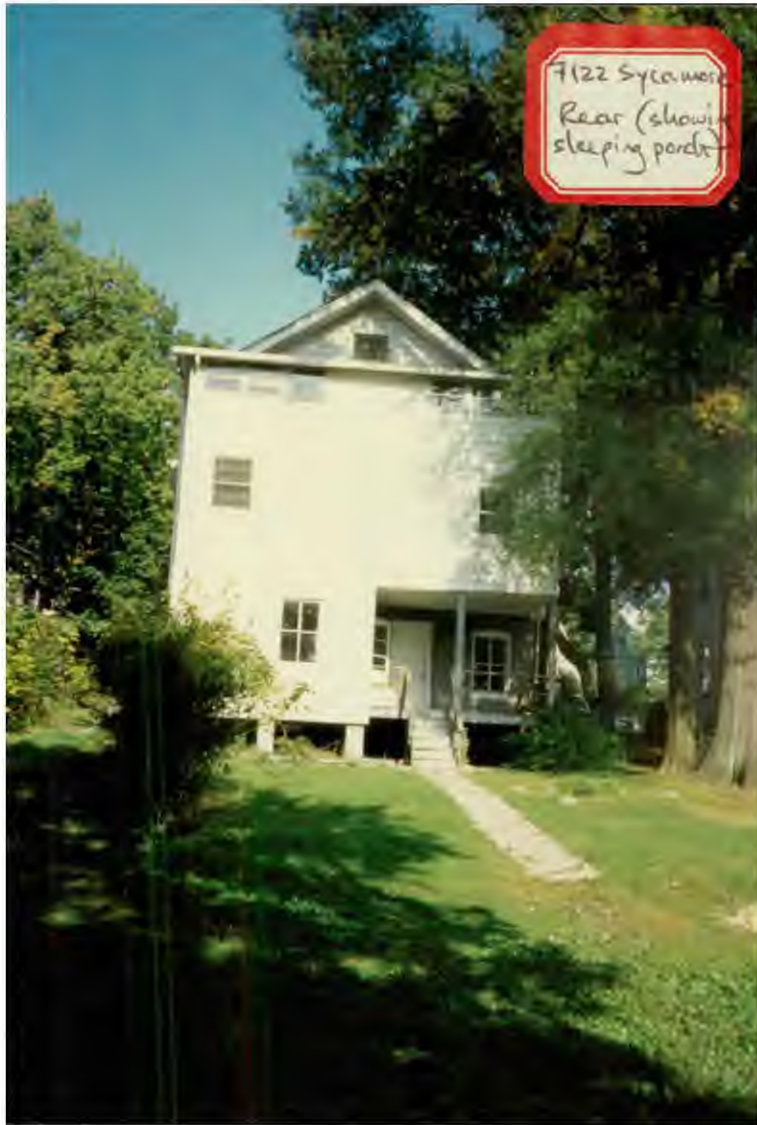




7122 Sycamore
SE side

7122
Sycamore





7122 Sycamore
Rear (showing
sleeping porch)



7122 Sycamore
SE side

POSTED