

37/3-93S 7017 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 DAVID & LOBI POTTS - DJPRE TELEPHONE NO. 301 270 2033  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7017 SYCAMORE AVE TAKOMA PARK MD  
CITY STATE ZIP

CONTRACTOR TO BE SELECTED TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY GTM ARCHITECTS (George T. Myer) TELEPHONE NO. 202 942 9112  
10115 ANNAKINS AVE WASHINGTON, MD 20031 (Include Area Code)

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
REGISTRATION NUMBER #8295

LOCATION OF BUILDING/PREMISE

House Number 7017 Street SYCAMORE AVENUE

Town/City TAKOMA PARK MD Election District \_\_\_\_\_

Nearest Cross Street \_\_\_\_\_

Lot 16 Block 22 Subdivision B.F. GILBERT ADDITION TO TAKOMA PARK

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel PLAT BACK A PLAT 2

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

Construct  Extend/Add  Alter/Renovate  Repair   
Wreck/Raze  Move  Install  Revocable  Revision

Circle One: A/C Slab Room Addition  
Porch Deck Fireplace Shed Solar Woodburning Stove  
Fence/Wall (complete Section 4) Other ENTERED SITE

1B. CONSTRUCTION COSTS ESTIMATE \$ 100,000.00

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:  
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.

George T. Myer (GEORGE MYER ARCHITECT) 6.1.93  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X For Chairperson, Historic Preservation Commission  
DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date 6.23.93

APPLICATION/PERMIT NO: 9306010091 FILING FEE: \$ \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7017 Sycamore Avenue Meeting Date: 6/23/93  
Resource: Takoma Park Historic District Review: HAWP/Alteration  
Case Number: 37/3-93S Tax Credit: No  
Public Notice: 6/9/93 Report Date: 6/16/93  
Applicant: David and Lori Potts-Dupre Staff: Nancy Witherell  
PROPOSAL: REAR ADDITION RECOMMEND: APPROVE

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The applicants propose a one-story addition at the rear of a 1 1/2-story bungalow listed as a contributing structure in the historic district. The addition would measure approximately 17' by 14' and would be clad with vinyl to match that on the house. All trim would be wood, including window surrounds and eave detail. Part of the existing deck would be retained at the rear.

STAFF DISCUSSION

The addition is designed to be compatible in scale and massing with the house. The addition forms a gabled "L" off the rear of the house; the continuation of the wall on the left elevation is well detailed, with a small gable and rafter tails articulating the new, longer side elevation.

STAFF RECOMMENDATION

The 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;

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;

and with the Takoma Park guidelines.



# 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 DAVID & LORI PATTS-DIPPE TELEPHONE NO. 301.270.2033

(Contract/Purchaser)

(Include Area Code)

ADDRESS 7017 SYCAMORE AVE. TAKOMA PARK, MD.

CITY

STATE

ZIP

CONTRACTOR TO BE SELECTED TELEPHONE NO. \_\_\_\_\_

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY GTM ARCHITECTS (Georg Meyer) TELEPHONE NO. 201-942-9062

(Include Area Code)

REGISTRATION NUMBER #8385

### LOCATION OF BUILDING/PREMISE

House Number 7017 Street SYCAMORE AVENUE

Town/City TAKOMA PARK, MD. Election District \_\_\_\_\_

Nearest Cross Street \_\_\_\_\_

Lot 16 Block 22 Subdivision B.F. GILBERT ADDITION TO TAKOMA PARK

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel PLAT BOOK A PLAT 2

1A. TYPE OF PERMIT ACTION: (circle one)  
Construct Extend/Add Alter/Renovate \_\_\_\_\_ Repair \_\_\_\_\_  
Wreck/Raze \_\_\_\_\_ Move \_\_\_\_\_ Install \_\_\_\_\_ Revocable \_\_\_\_\_ Revision \_\_\_\_\_  
Circle One: A/C \_\_\_\_\_ Slab \_\_\_\_\_ Room Addition  
Porch \_\_\_\_\_ Deck \_\_\_\_\_ Fireplace \_\_\_\_\_ Shed \_\_\_\_\_ Solar \_\_\_\_\_ Woodburning Stove \_\_\_\_\_  
Fence/Wall (complete Section 4) \_\_\_\_\_ Other EXTERIOR STAIR

1B. CONSTRUCTION COSTS ESTIMATE \$ 60,000.00

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  
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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.

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:

THE EXISTING HOUSE IS A BUNGALOW BUILT  
AROUND 1925, AND IS CONSIDERED A CONTRIBUTING  
RESOURCE TO THE TAKOMA PARK HISTORIC  
DISTRICT.

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

THE PROJECT CONSISTS OF A ONE STORY  
FAMILY ROOM ADDITION AT THE REAR OF  
THE HOUSE. THE ADDITION WILL MATCH  
EXISTING MATERIALS, TRIM & EAVE DETAILS  
& OVERHANG, AND ROOF PITCH OF  
EXISTING STRUCTURE. WE FEEL THAT  
THE ADDITION WILL IMPROVE THE REAR  
OF THE HOUSE ARCHITECTURALLY, IN THAT  
IT WILL REPLACE AN EXISTING SHED-TYPE  
ADDITION (ENCLOSED PORCH) & REPLACE IT  
W/ A ROOF THAT MATCHES THE HOUSE.

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:

THE PROPOSED DESIGN INTENDS TO BLEND AS MUCH  
AS POSSIBLE W/ THE EXISTING HOUSE.

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

THE GENERAL ROOF CONFIGURATION & MASSING,  
WHILE PROPORTIONALLY MUCH SMALLER THAN THE  
HOUSE GABLE, IS INTENDED TO COMPLIMENT THE  
EXISTING STRUCTURE.

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

WE FEEL THE DESIGN OF THE PROJECT IS GENERALLY  
IN KEEPING W/ THE SPIRIT OF THE ORDINANCE.

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 SUE KLEIN & DAVID BARD  
 Address 7101 SYCAMORE AVE.  
 City/Zip TAKOMA PARK, MD.
2. Name TERRY & KATHY RUBY  
 Address 7015 SYCAMORE AVE.  
 City/Zip TAKOMA PARK, MD. ~~MD.~~

3. Name ROSE ELLEN HALPE N & ED STOLBERG  
Address 7016 SYCAMORE AVE.  
City/Zip TAKOMA PARK, MD.

4. Name PAUL SCIABICA  
Address 7016 WOODLAND AVE.  
City/Zip TAKOMA PARK, MD.

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

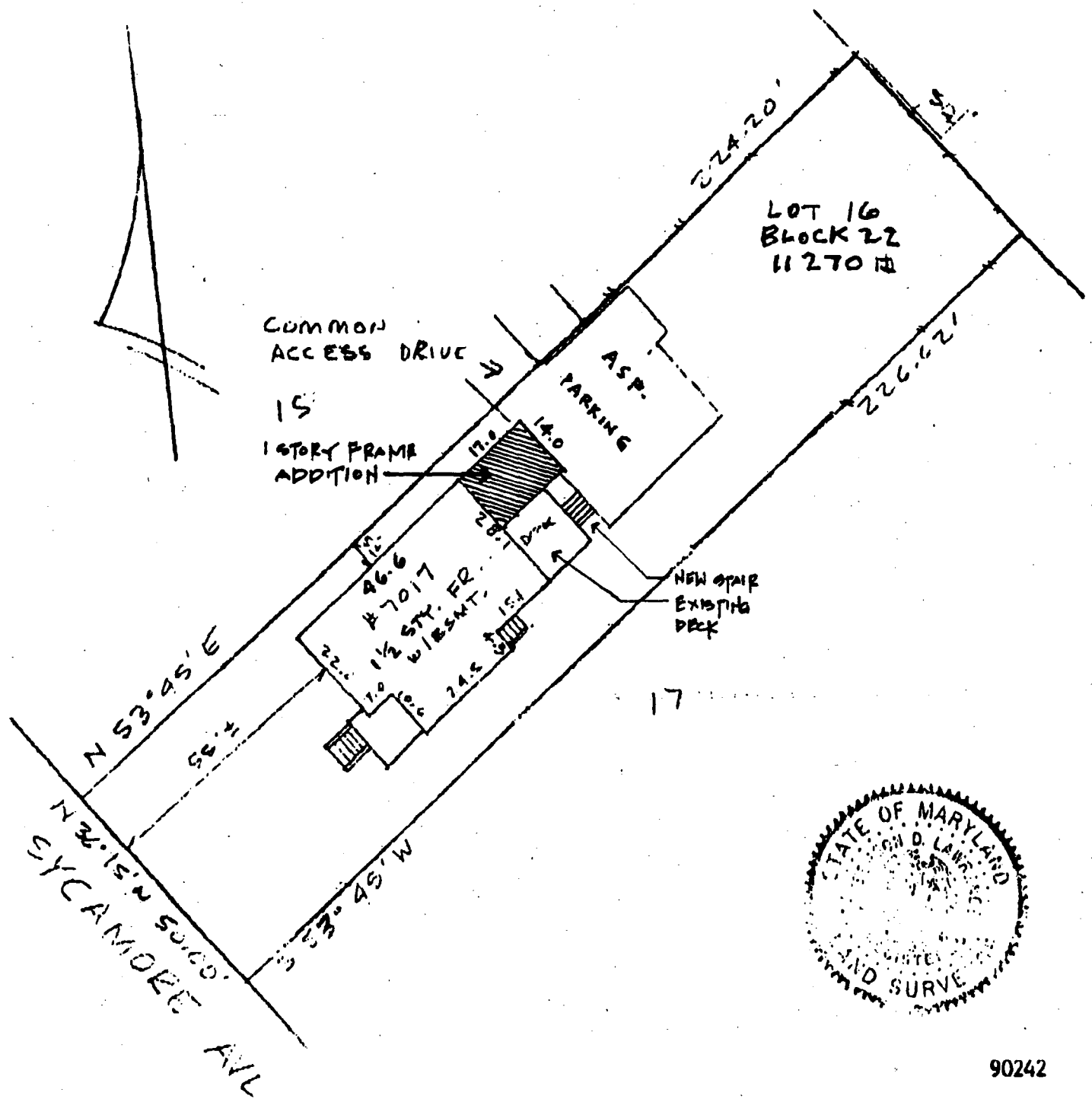
6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

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

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

1757E





90242

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 30'  
 RECORDED IN:  
 PLAT BOOK: A  
 PLAT: 2

**HOUSE LOCATION**  
 LOT 16 BLOCK 22  
 B.F. GILBERT'S ADDITION TO  
 TAKOMA PARK  
 MONTGOMERY COUNTY MD

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. No cost charged in cases where the information contained on this drawing.

I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field positions.  
 Date: **March 1, 1990**

*Jefferson Lawrence*  
 JEFFERSON D. LAWRENCE  
 PROFESSIONAL LAND SURVEYOR 06818



FRONT

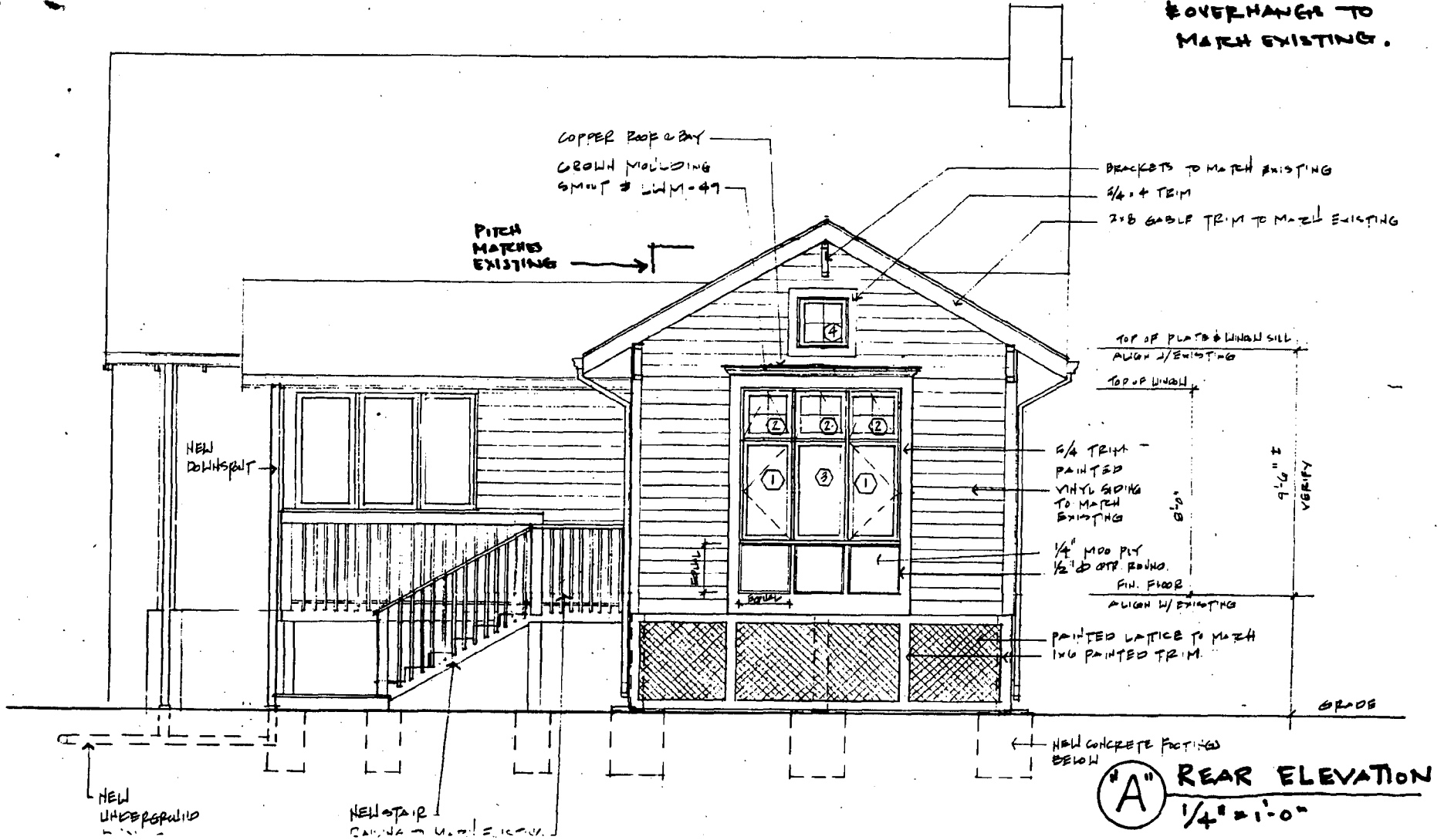


REAR

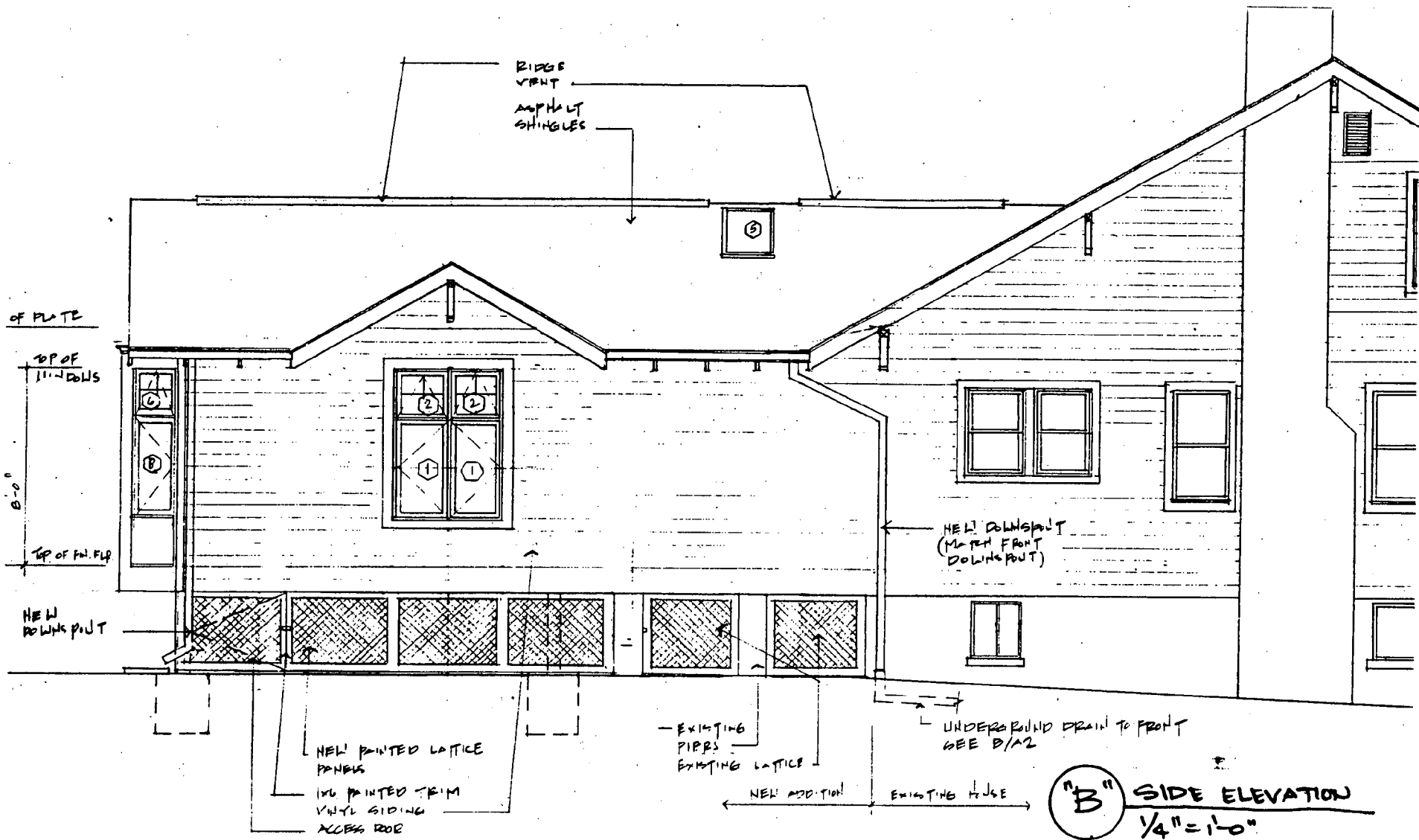


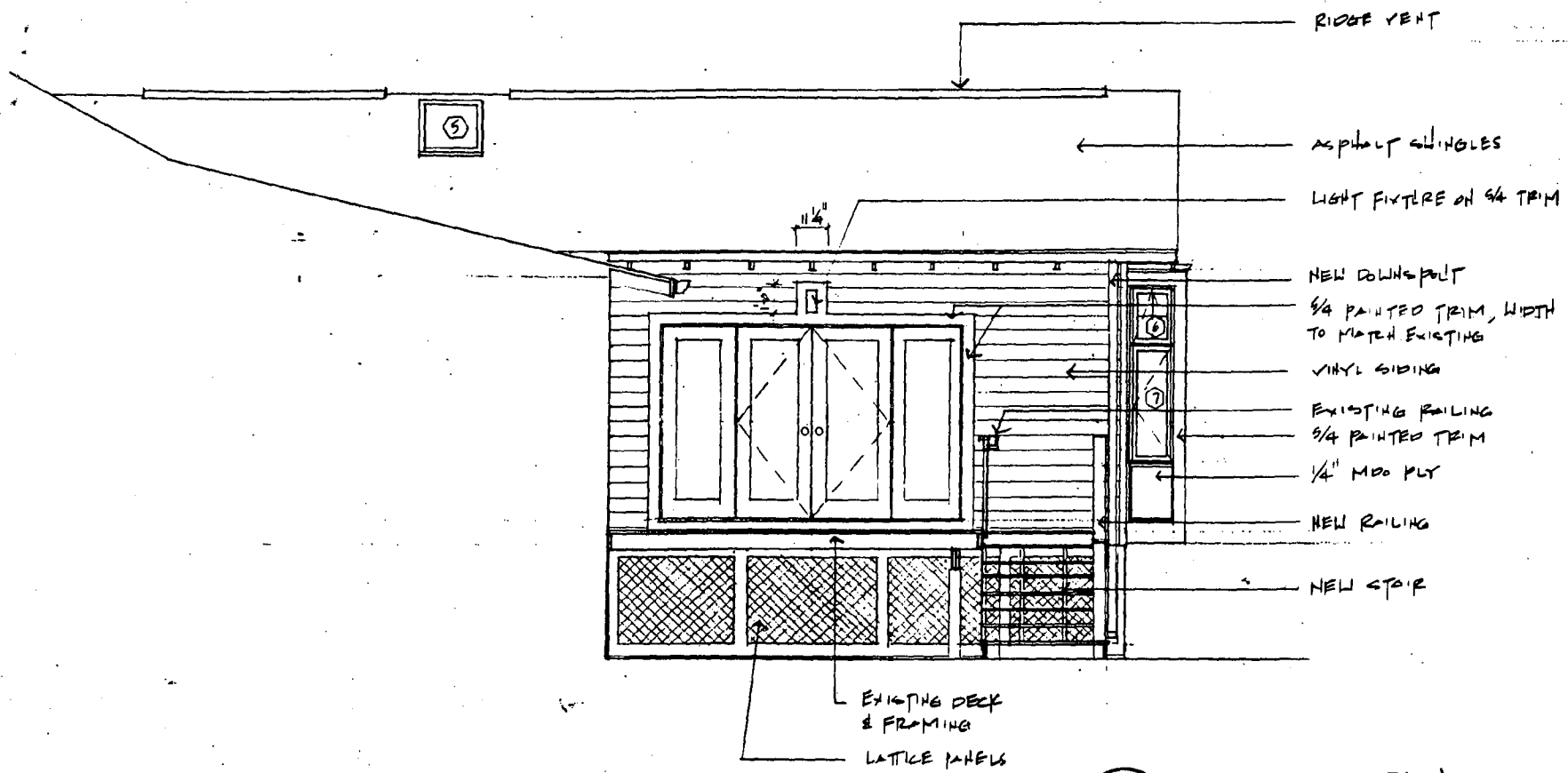
NOTE: ALL MATERIALS, PITCH,  
OVERHANGS TO  
MATCH EXISTING.

5



**"A"** REAR ELEVATION  
1/4" = 1'-0"





RIDGE VENT

ASPHALT SHINGLES

LIGHT FIXTURE ON 5/4 TRIM

NEW DOWNSPOUT

5/4 PAINTED TRIM, WIDTH TO MATCH EXISTING

VINYL SIDING

EXISTING RAILING

5/4 PAINTED TRIM

1/4" MDO PLY

NEW RAILING

NEW STAIR

EXISTING DECK & FRAMING

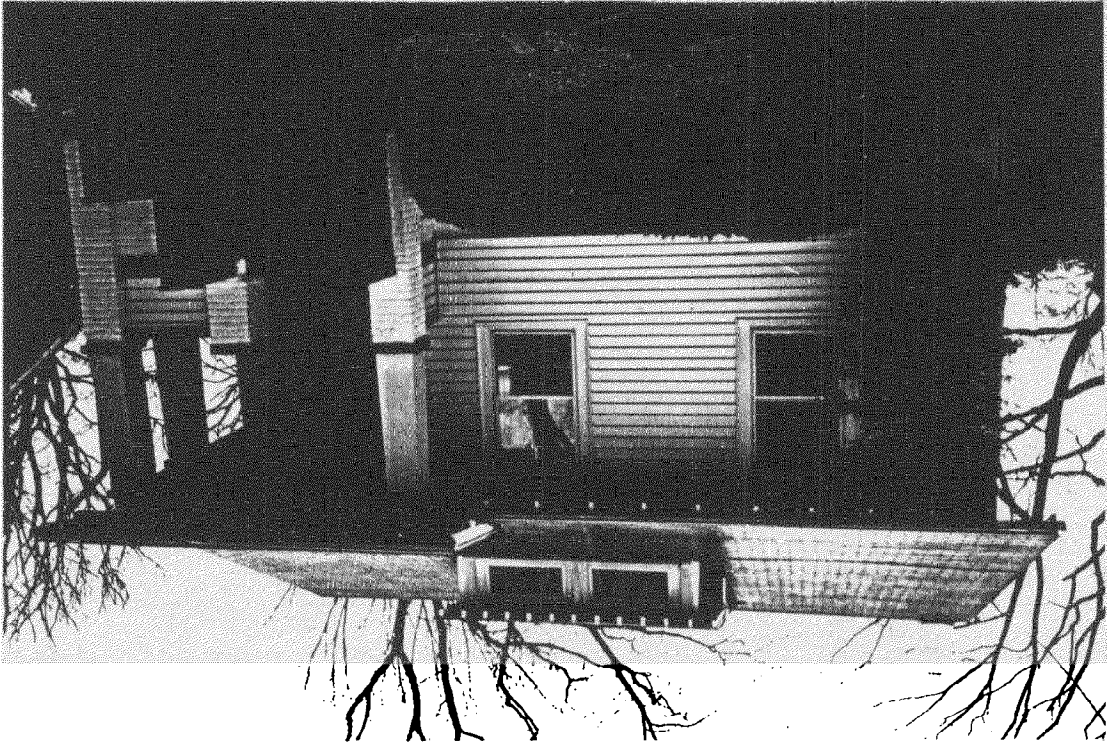
LATTICE PANELS

"C"

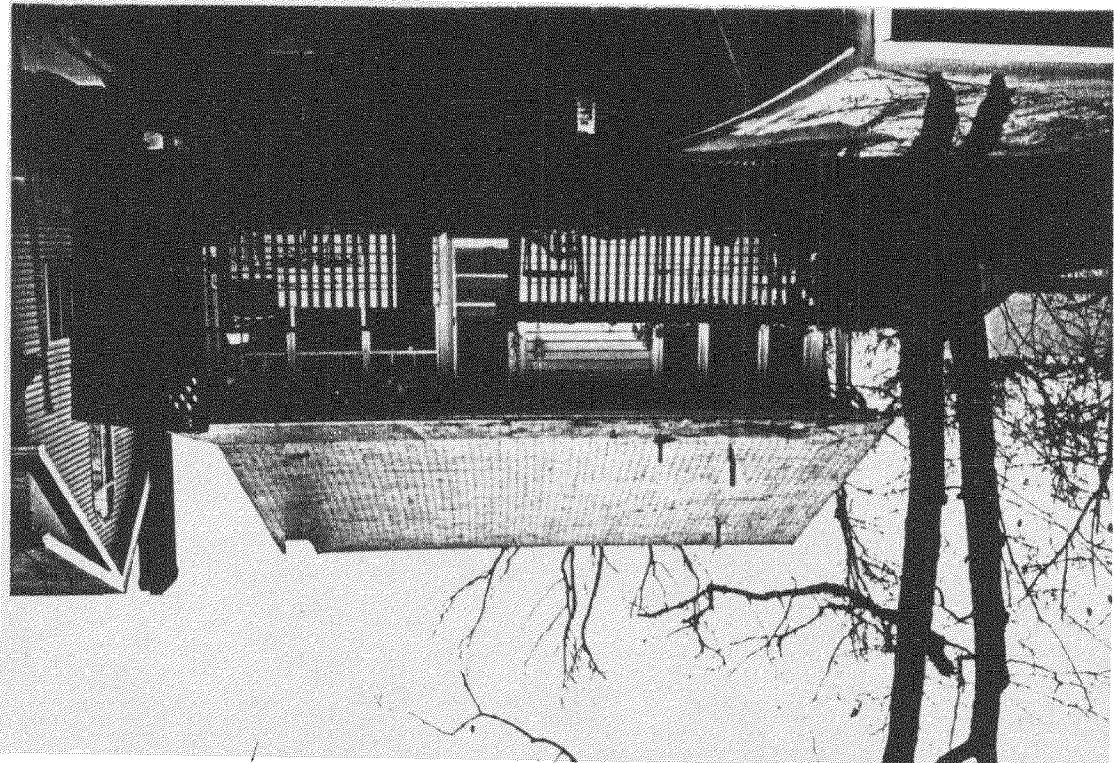
SIDE ELEVATION

1/4" = 1'-0"

Front

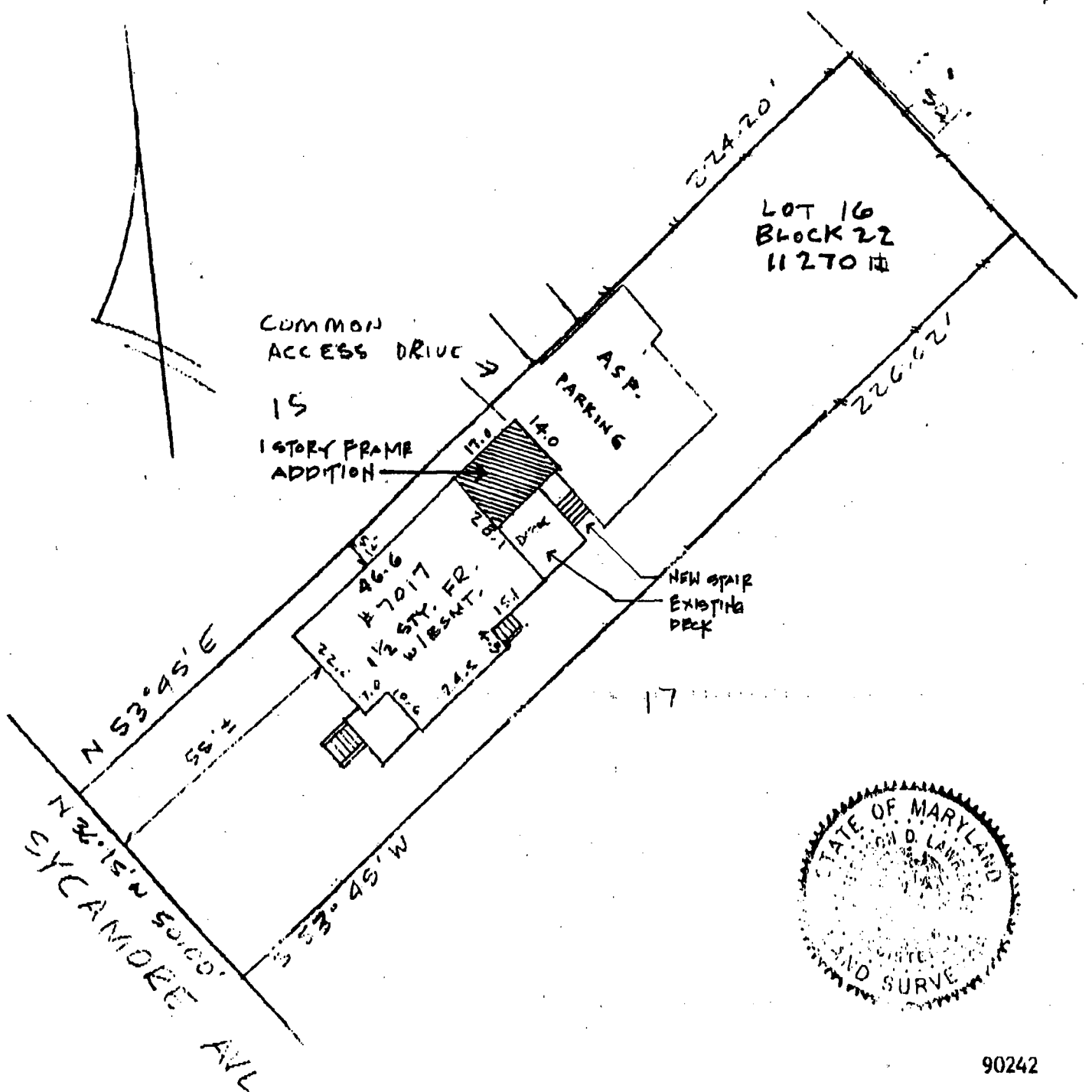


Rear



**TDL** TDL, LIMIT D

1800 FREDERICK AVENUE  
GAITHERSBURG, MARYLAND 20877  
(301) 840-9747



90242

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SCALE: 1" = 30'  
 RECORDED IN:  
 PLAT BOOK: A  
 PLAT: 2

**HOUSE LOCATION**  
 LOT 16 BLOCK 22  
 B.F. GILBERT'S ADDITION TO  
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 MONTGOMERY COUNTY MD

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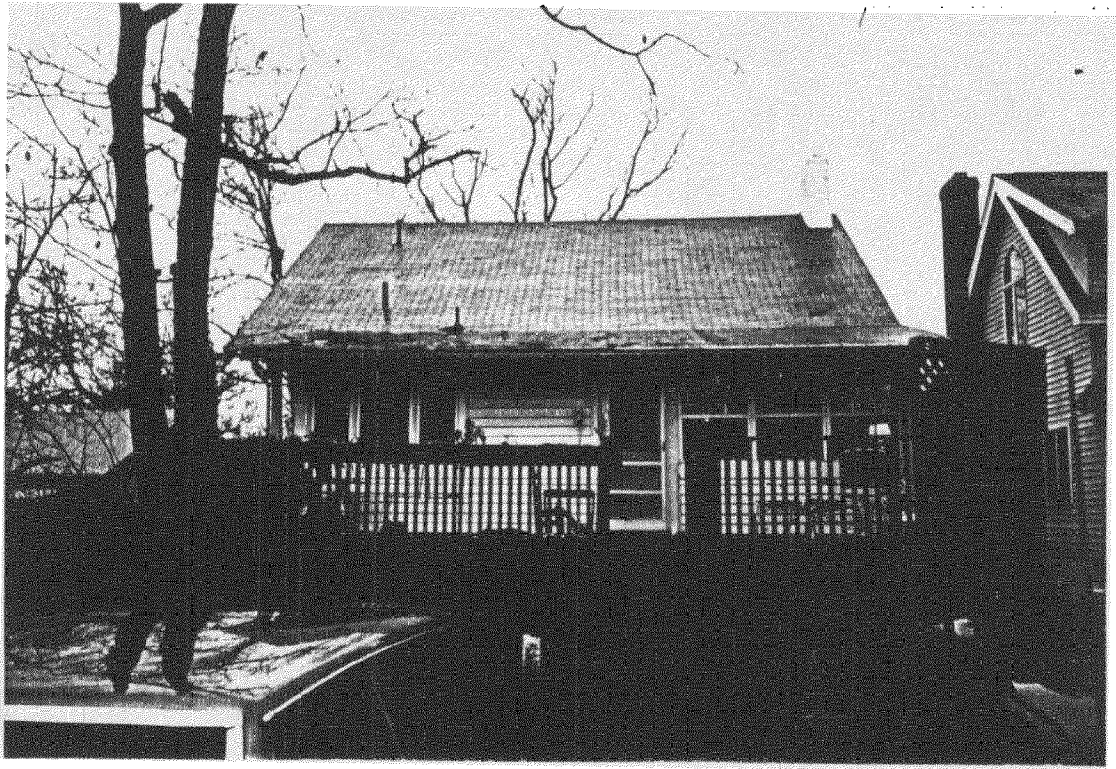
I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field positions.

*Jefferson Lawrence*  
 J. D. LAURENCE  
 PROFESSIONAL LAND SURVEYOR #6818

Date: March 1, 1990

THIS DRAWING TO BE USED FOR TITLE PURPOSES ONLY

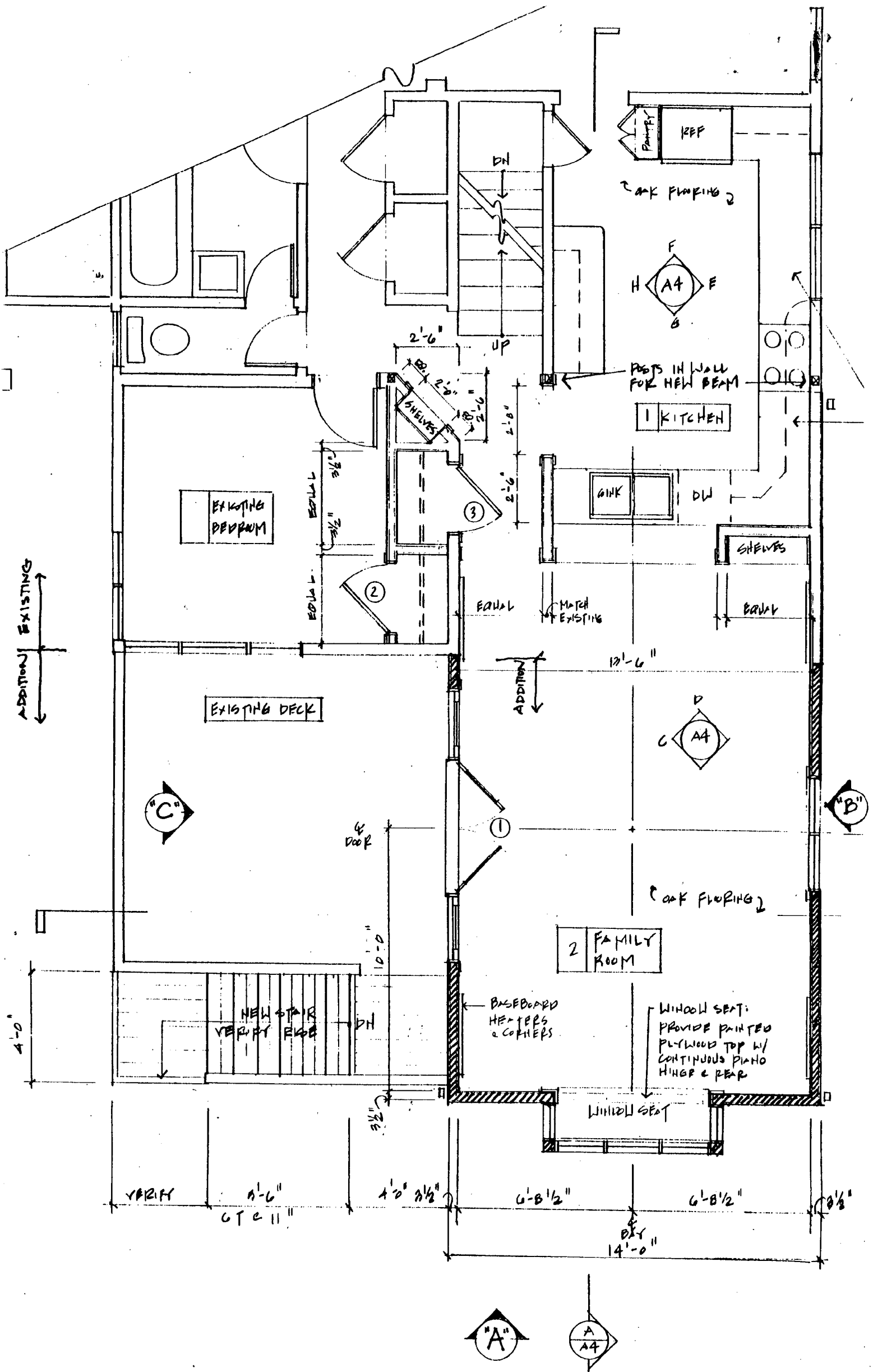




'REAR'



'FRONT'



**A** FLOOR PLAN

1/4" = 1'-0"

NOTE: ALL MATERIALS, PITCH

COVER MATCHES TO  
MATCH EXISTING.

BRACKETS TO MATCH EXISTING  
3/4" x 4" TRIM  
2x8 GABLE TRIM TO MATCH EXISTING

COPPER ROOF & DAY  
GABLE MATCHING  
SMOOTH & LUMBER-49

PITCH  
MATCHES  
EXISTING

TOP OF PLUMB & WINDOW SILL  
ALIGN W/ EXISTING

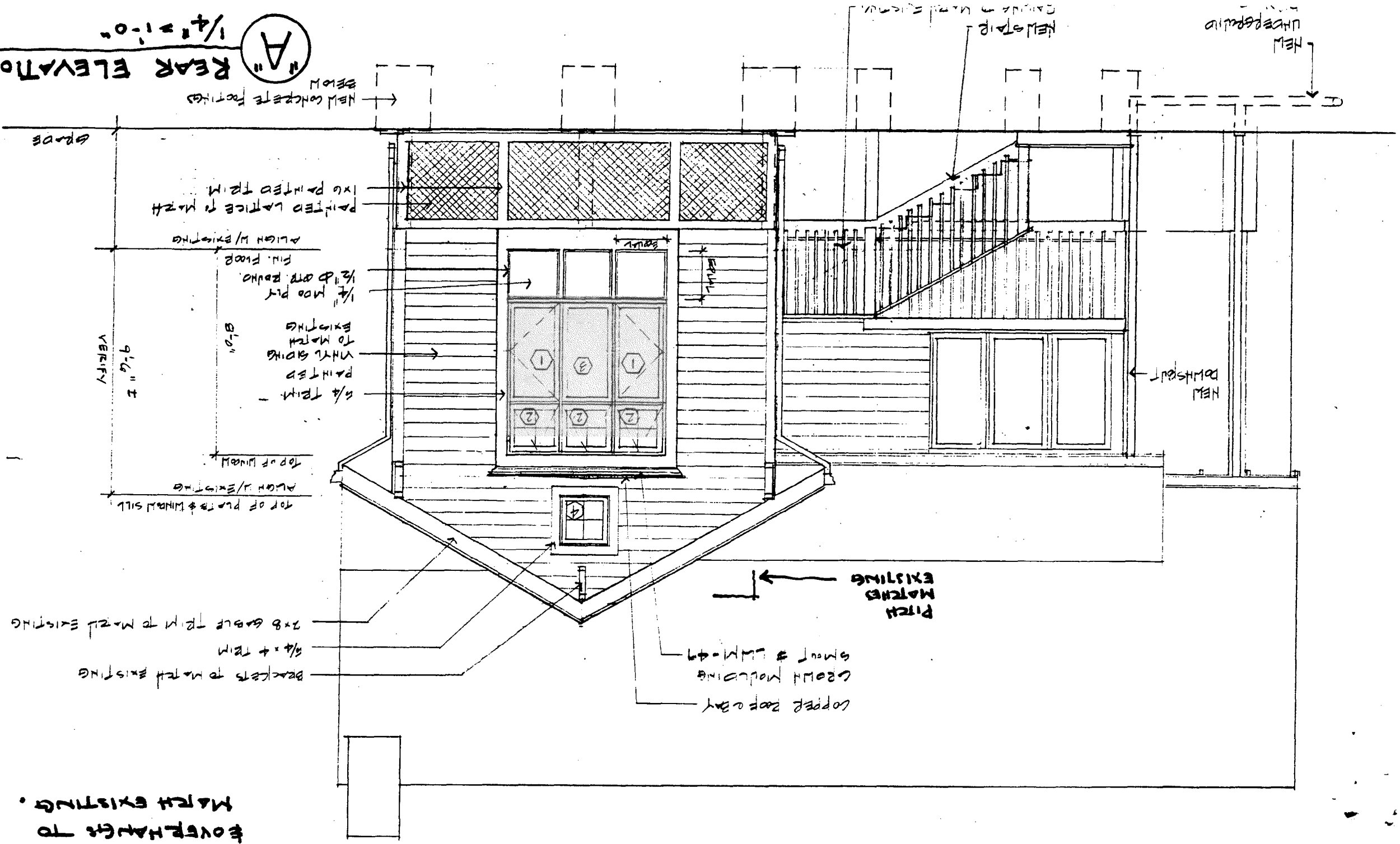
9'-6" ±  
VERIFY

5/4 TRIM -  
PAINTED  
TO MATCH  
EXISTING  
1/2" MOE PLY  
1/2" D OR. BOARD  
FIN. FLOOR  
ALIGN W/ EXISTING

PAINTED LATTICE TO MATCH  
1x6 PAINTED TRIM

NEW CONCRETE FOOTING

1/4" = 1'-0"  
REAR ELEVATION  
A

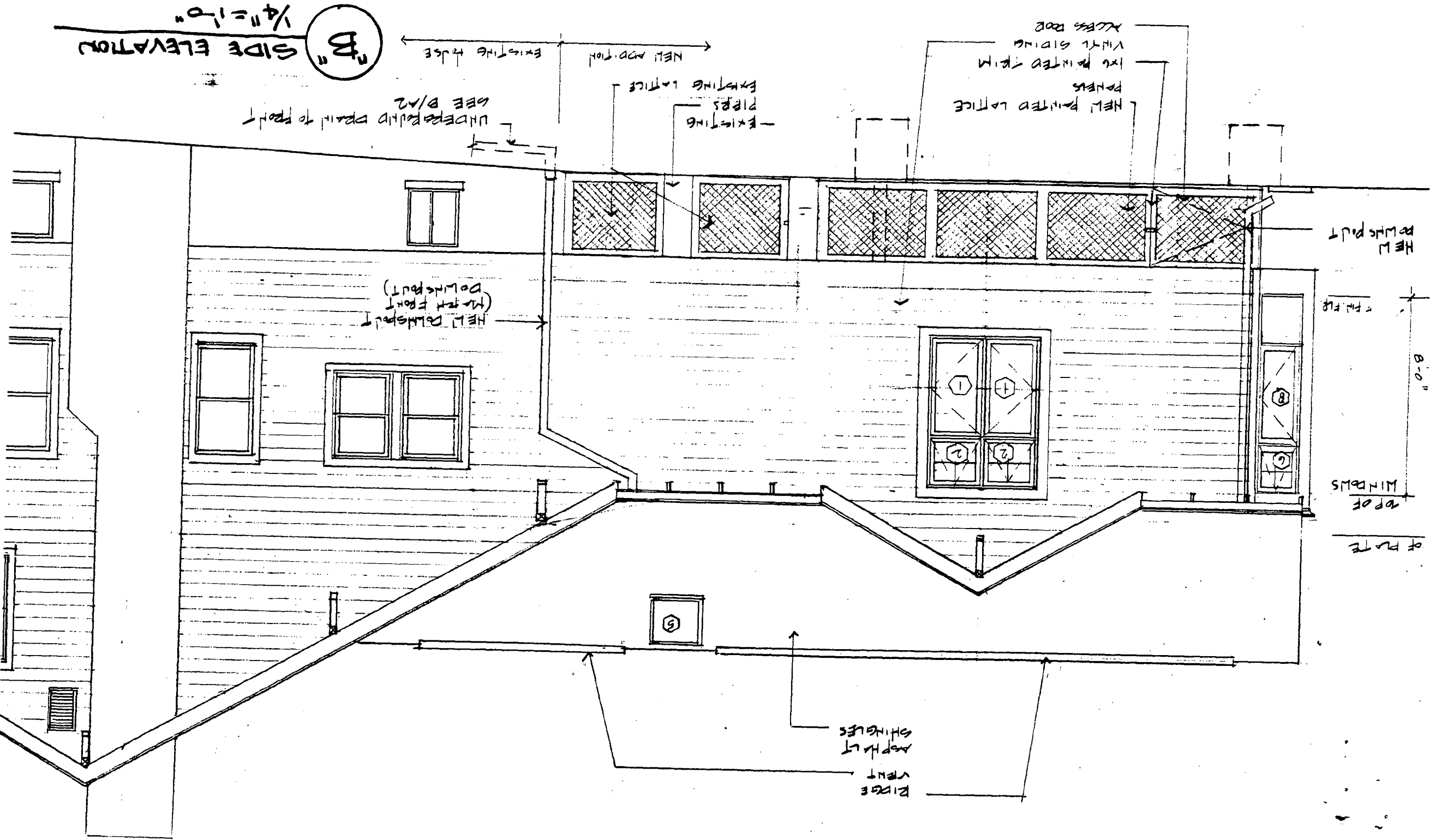


NEW  
UNDERGROUND

NEW STRIP  
GABLE TO MATCH EXISTING

NEW  
DOORSET

**"B" SIDE ELEVATION**  
1/4" = 1'-0"



UNDERPAINT BRUISE TO FRONT  
SEE B/A2

HEAT DELIVERED  
(MAY BE FRONT DELIVERED)

NEW ADDITION

EXISTING HOUSE

EXISTING PIPES  
EXISTING LATTICE

NEW PAINTED LATTICE  
EXISTING PIPES  
NEW PAINTED LATTICE  
VENT SIDING  
ACCESS ROOF

1  
2  
3  
4

5

RIDGE VENT  
ASPHALT SHINGLES

HEAT DELIVERED

8'-0"

TOP OF MINIMUMS

OF BUTTE

SIDE ELEVATION

1/4" = 1'-0"



EXISTING DECK  
& FRAMING  
LATTICE PANELS

NEW STAIR

NEW RAILING

1/4" MOO PRT

5/4 PAINTED TRIM  
EXISTING RAILING

WHITE SIDING

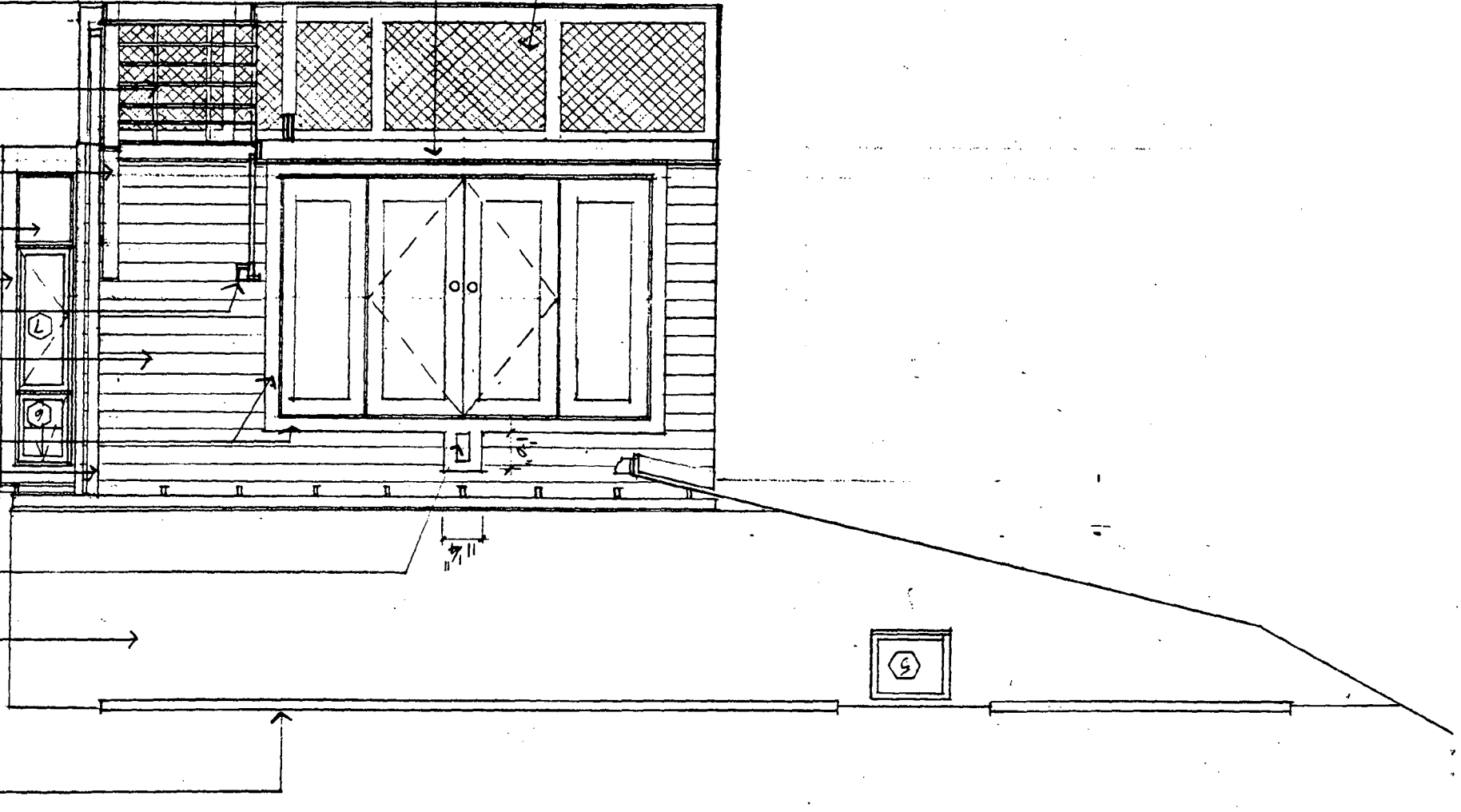
5/4 PAINTED TRIM, WIDTH  
TO MATCH EXISTING

NEW DOOR SILL

LIGHT FIXTURE ON 5/4 TRIM

ASPHALT SIDING

RIDGE VENT



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



