

37/3-94S 7117 Sycamore Avenue
Takoma Park Historic District

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

3713-945

Biddle

7117 Sycamore Avenue

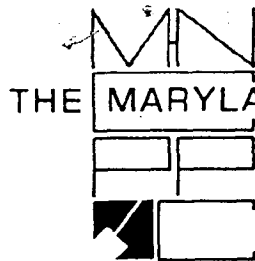
Takoma Park Historic District

HPC 7/13/94









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

DATE: 9/12/94

MEMORANDUM

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

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
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: _____

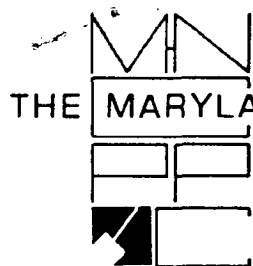
- 1) All new window and door openings shall be wood, with wood trim. All windows shall be double-hung with true divided lights. If the glass opening in the new door is not one pane, it should also have true divided lights.
- 2) Wood lattice shall be painted to match the existing.
- 3) Notify DEP 5 days before starting work and within 2 weeks after completion.

THE-BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Toyo Biddle

Address: 7117 Sycamore Ave., Takoma Park

***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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 9/12/94

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, 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

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13-25-1072792

NAME OF PROPERTY OWNER TOM RIDDLE TELEPHONE NO. _____
(Contract/Purchaser) (Include Area Code)

ADDRESS 7117 Sycamore Ave, Takoma Park, MD STATE _____ ZIP _____
CITY

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY PAUL TRESEDER CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 301-871-2911
(Include Area Code)

REGISTRATION NUMBER 6283-82

LOCATION OF BUILDING/PREMISE

House Number 7117 Street Sycamore

Town/City Takoma Park Election District _____

Nearest Cross Street Columbia

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION (circle one)

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

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other		01 <input checked="" type="checkbox"/> 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 6-14-94

APPROVED WITH CONDITIONS For Chairperson, Historic Preservation Commission
Signature Albert B. Randall Date JULY 14, 1994

DISAPPROVED _____

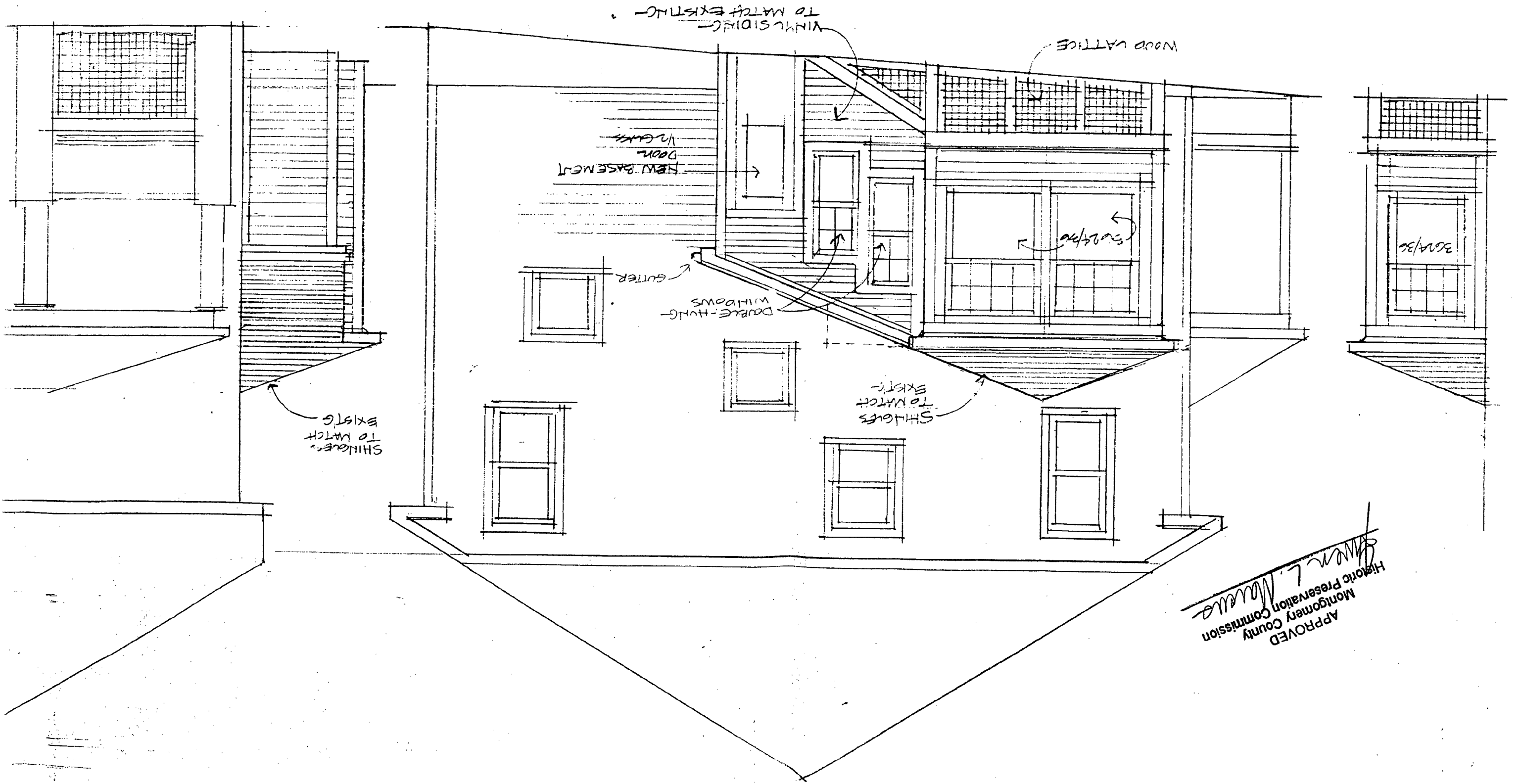
APPLICATION/PERMIT NO: 9406150062 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

FRONT ELEVATION

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

REAR ELEVATION



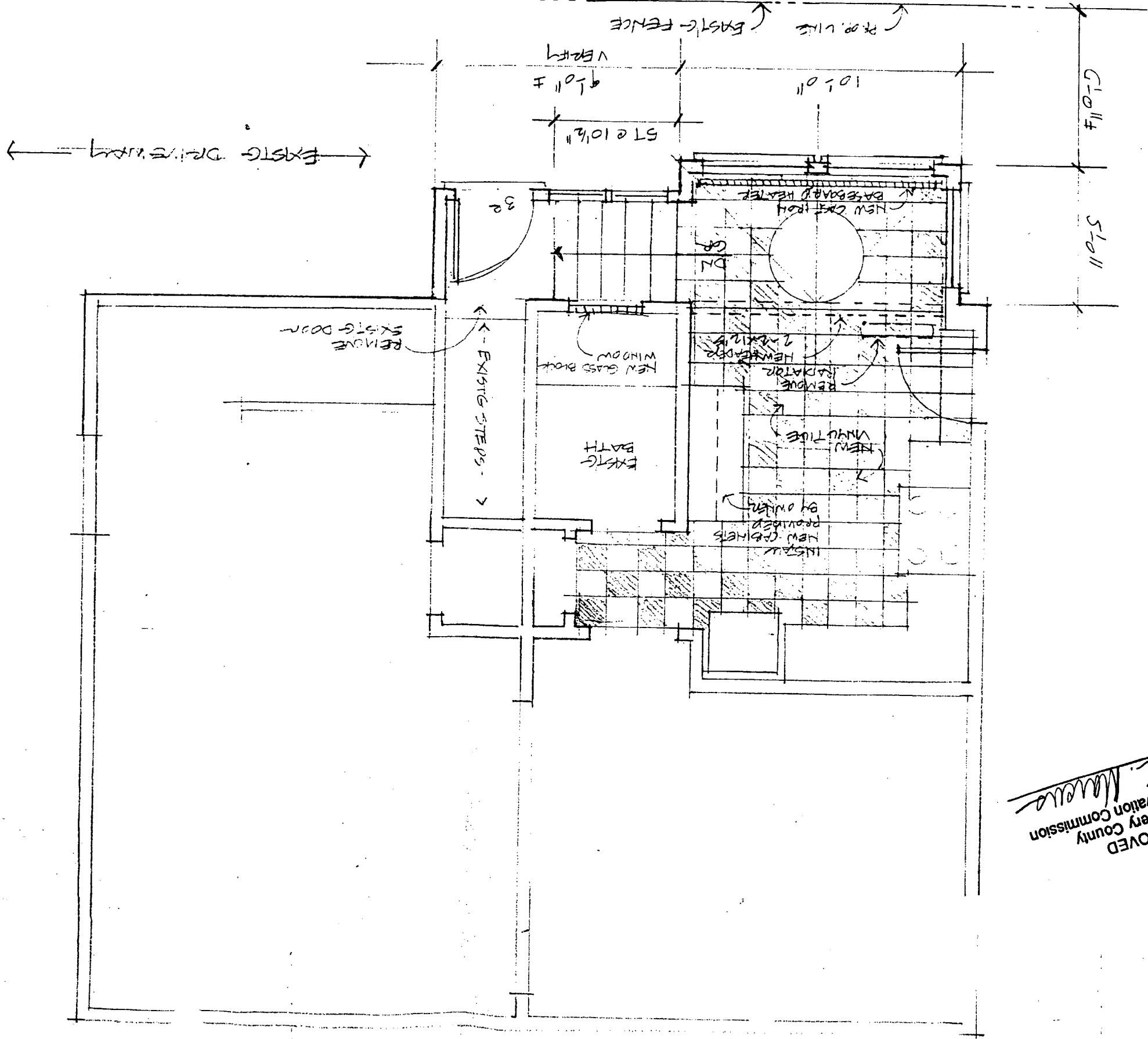
APPROVED
 Montgomery County
 Historic Preservation Commission
Sharon L. Nave

RIDDLE RESIDENCE
717 SIMONS AVENUE
TAKOMA PARK, MD.

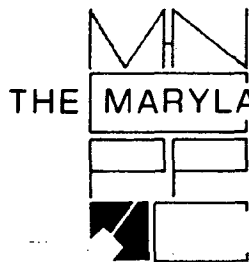
SCALE: 1/4" = 1'-0"

PLAN

SOUTH



APPROVED
Montgomery County
Historic Preservation Commission
Karen L. Marlow



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

September 3, 1994

Ms. Ellen Pratt Harris, Commissioner
Historic Preservation Commission
7904 Flower Avenue
Takoma Park, Maryland 20912

Dear Ellen:

Enclosed are copies of revised drawings received from Paul Treseder, architect for Toyo Biddle. This case was before the Commission on July 13, 1994.

At that meeting, it was the decision of the Commission to approve the applicant's HAWP proposal with conditions. Two of the conditions - 1) applicant to provide 4/1 windows in the step-down elevation and 2) applicant to re-design roof to have lower pitch - required your review prior to further processing.

I have included a copy of the staff report and the applicant's submission at the time of the HPC meeting. I have also enclosed a copy of the architect's most recent transmittal of revised drawings per HPC conditions.

Please advise me if you find them to be acceptable. Thank you.

Sincerely,

Patricia E. Hayes-Parker
Historic Preservation Planner

*Phone call from Ellen Harris -
O.K. 9/12/94
H. Marcus*

Paul Treseder

ARCHITECT AIA

6 Montgomery Avenue, Takoma Park, MD 20912



(301) 891-2911

Gwen Marcus
Montgomery County Historic Preservation
8787 Georgia Avenue
Silver Spring, Md. 20910

Dear Gwen;

Here are the revised drawings for the Biddle Residence, reflecting the modifications requested by the committee. My understanding is that you can process these now without going back to the committee, and issue a Historic Area work permit. Could you call me if you find any hitch in this?

Thank you very much,

A handwritten signature in black ink, appearing to read 'Paul Treseder'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Paul Treseder

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7117 Sycamore Avenue	Meeting Date: 07/13/94
Resource: Takoma Park Historic District	HAWP: Alteration
Case Number: 37/3-94 S	Tax Credit: No
Public Notice: 06/29/94	Report Date: 07/06/94
Applicant: Toyo Biddle	Staff: Patricia Parker
PROPOSAL: Side addition	RECOMMEND: Approval w/ conditions

BACKGROUND

This application involves change proposed to a contributing resource in the Takoma Park Historic District. The house is a vernacular Victorian frame farmhouse with porches. It is sheathed in vinyl siding and has asphalt roof shingles.

The proposal is to remove three double-hung windows on the north/northwest side elevation and to construct a 5' x 19' side addition. The main 5' x 10' block of the addition will have three windows: one double-hung 8/1 facing the rear yard and two double-hung 8/1 facing the driveway side. The addition also includes an enclosed staircase to the basement and this is the part of the addition which will be most visible from Sycamore Avenue. This section of the addition would have three openings. There would be two 24x54 casement windows and one new basement door with a glass panel. At grade, wood lattice would enclose the space under floor level for the entire addition.

The main purpose of this application is to ease a somewhat awkward floor-to-floor circulation pattern. At present, the basement is not accessible from the inside - but only from the exterior. Therefore the proposal includes the addition of a new enclosed stair as described above. The addition would also provide enlarged space for a breakfast nook on the main level.

The exterior materials for the addition would be vinyl siding to match the existing, roofing shingles to match the existing and wood lattice.

The proposed addition would be situated 6' from the side property line and more than 50' from the street. The existing fencing and driveway surfacing will remain unaltered. No trees will be removed as part of this project.

STAFF DISCUSSION

As this property is designated a contributing resource in the Takoma Park Historic District, it should receive a more lenient level of design review than those structures that have been classified as outstanding. The review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns.

The Takoma Park Historic Preservation Review Guidelines express a concern for the importance of contributing structures and how they impact the "overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular features.... In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource".

In addition, The Takoma Park Historic Preservation Guidelines state that in the review of HAWP's on contributing resources, "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..." This addition, as proposed, would be visible from the street.

However, staff is not troubled by the basic location of the addition for several reasons: the design is small in scale, is situated behind the principal street facade and has no openings on the front elevation - all of which are features that minimize the impact to the resource. In addition, the existing interior stair dictates the location of the new enclosed stair to solve the circulation problem.

Staff is, however, very concerned about the expanse of sloping roof surface which will be facing Sycamore Avenue. This amount of roof surfacing and the somewhat odd form of the enclosed stair is not clearly appropriate for the principal street facade of this resource.

Staff is also concerned about the proposed use of casement windows in the stair portion of the addition. Staff would suggest the use of wood double hung windows with true divided lights - similar to those off the breakfast nook - for these two openings. The new door in this portion of the addition should also be wood and, if the glass opening is not one pane, it should also have true divided lights.

The proposed light configuration within the new window openings on the main block of the addition is not the same as the existing windows on the house. This is not troublesome to staff. To the contrary, staff is pleased that the architect for the applicant has recognized the need to address the rhythm and size of the individual lights, instead of the number of lights. This approach is more compatible with the resource. Further, the new

work is differentiated from the old in compliance with the Secretary of the Interior's Guidelines for Historic Preservation.

Staff finds the use of vinyl siding, in this case, approvable. Because the house is fully clad with vinyl siding and because the addition involve relatively little wall surface, the proposed use of vinyl siding on the addition is appropriate. However, staff reminds the applicant that tax credits would be available for a portion of this project, if the project included the removal of the existing vinyl siding on the house to restore the original fabric. If the applicant would prefer to go that route, then the fabric of the new addition should match the original fabric.

STAFF RECOMMENDATION

Staff suggests that the HPC discuss with the applicant ways to resolve the compatibility issue related to amount of roof surfacing and the somewhat odd form of the enclosed stair facing on the principal street facade of this resource.

Beyond this important discussion, staff recommends that the Commission find the proposal consistent, including the following conditions, with the purposes of Chapter 24-8A(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 the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

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 with the following condition(s):

- 1) All new window and door openings shall be wood, with wood trim. All windows shall be double-hung with true divided lights. If the glass opening in the new door is not one pane, it should also have true divided lights.

2) Wood lattice shall be painted to match the existing.

and with the following general condition for all Historic Area Work Permits:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion;

and with the Guidelines of the 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 # 13-25-1072792

NAME OF PROPERTY OWNER TOYO BIDDLE TELEPHONE NO. _____
(Contract/Purchaser) (Include Area Code)

ADDRESS 7117 SYCAMORE AVE, TAKOMA PARK, MD.
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY PAUL TRESIEDEN CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 301-891-2911
(Include Area Code)

REGISTRATION NUMBER 6283-12

LOCATION OF BUILDING/PREMISE

House Number 7117 Street SYCAMORE

Town/City TAKOMA PARK Election District _____

Nearest Cross Street COLUMBIA

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <u>X</u> WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 <u>X</u> 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 6.14.94

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9406150062

DATE FILED: _____ FILING FEE: \$ _____

DATE ISSUED: _____ PERMIT FEE: \$ _____

OWNERSHIP CODE: _____ BALANCE \$ _____

RECEIPT NO. _____ REC WAIVED.



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 circa 1920 "farmhouse colonial" with generous porches on 2 sides. It fronts on Sycamore Avenue, a street with a consistent pattern of similar vintage houses and mature trees. The existing house has been covered with vinyl siding sometime in the past, and it is unknown what the underlying cladding is.

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

The project is a small addition on the North side of the house, alongside the driveway. It will house a breakfast nook and stairway to the basement, which is now only accessible from the outside. It will be visible from the street, but will hopefully have minimal impact because of its scale and design.

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:

This design is a 5'x10' hipped bay, enclosed by windows extending from this bay is a covered stair. Roof slopes and finish materials will match the existing house.

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

The addition is detailed and scaled similar to the porches which surround the rest of the house, and is intended to continue the architectural theme of a box with attached porches.

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

The addition does not significantly alter the appearance or character of the existing house. No landscape features or trees are affected. Because of plan requirements, especially the basement stair, the addition cannot be located in the rear, so its size and height have been kept to a minimum.

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 THOMAS & TERESA CLIFFORD
 Address 7116 SYCAMORE AVE
 City/Zip TAKOMA PARK, MD 20912
2. Name CLAUDIA COMINS
 Address 7119 SYCAMORE AVE
 City/Zip TAKOMA PARK, MD 20912

3. Name BRUCE W. & M.W. EDWARDS
Address 7115 SYCAMORE AVENUE
City/Zip TAKOMA PARK, MD 20912

4. Name FRANCES R. BARRETT
Address 7118 SYCAMORE AVE
City/Zip TAKOMA PARK, MD 20912

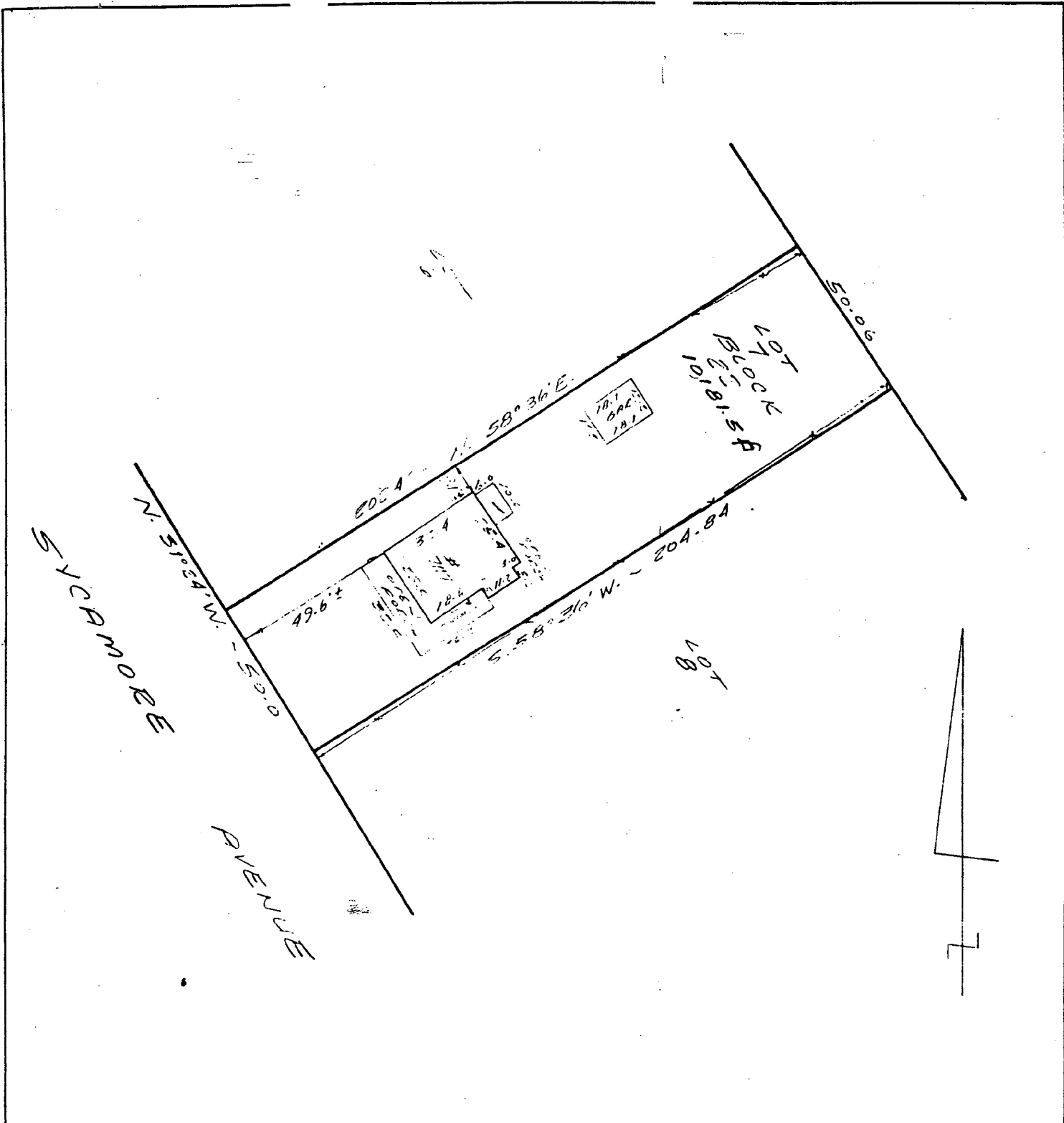
5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

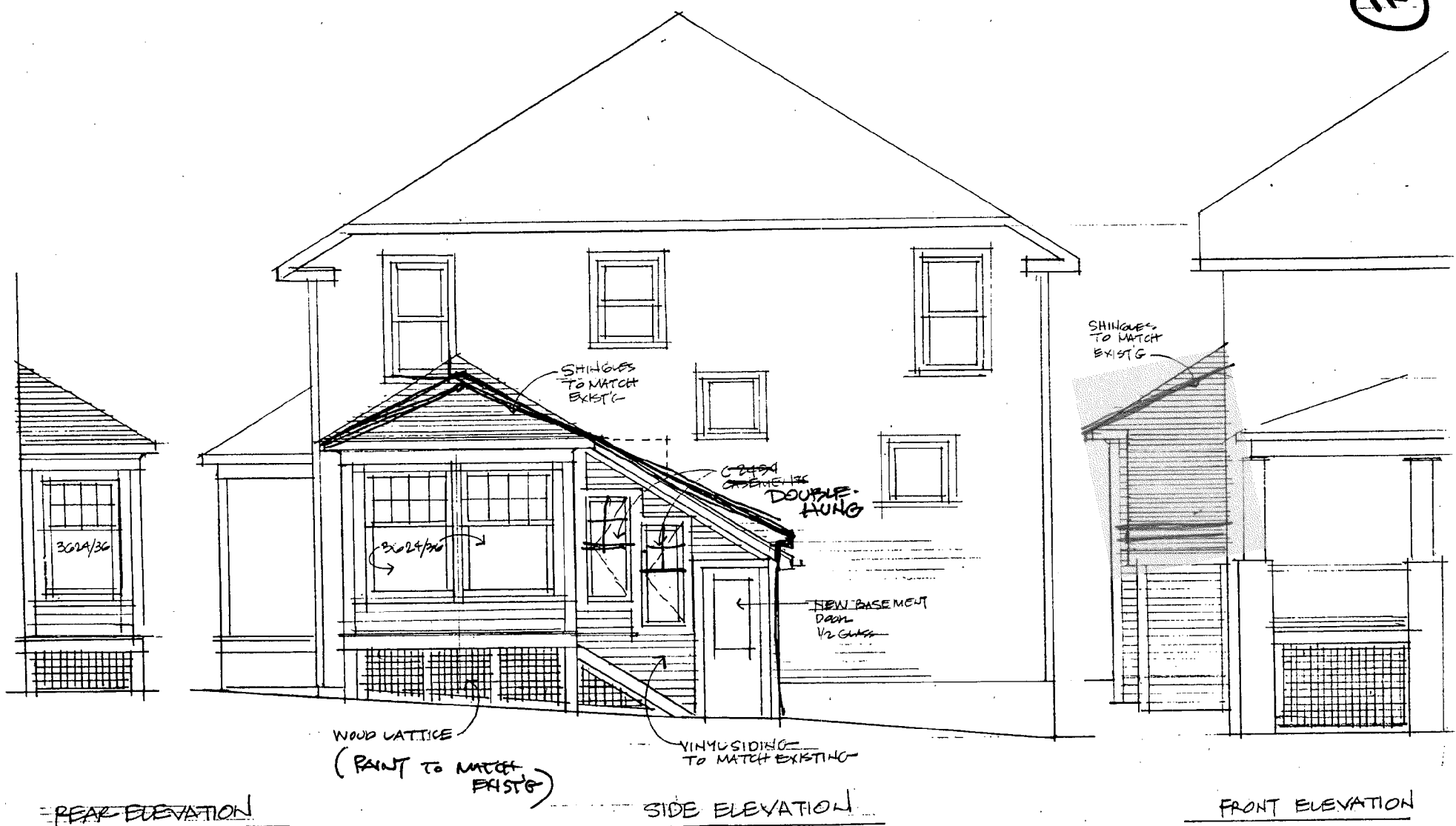
8. Name _____
Address _____
City/Zip _____

1757E

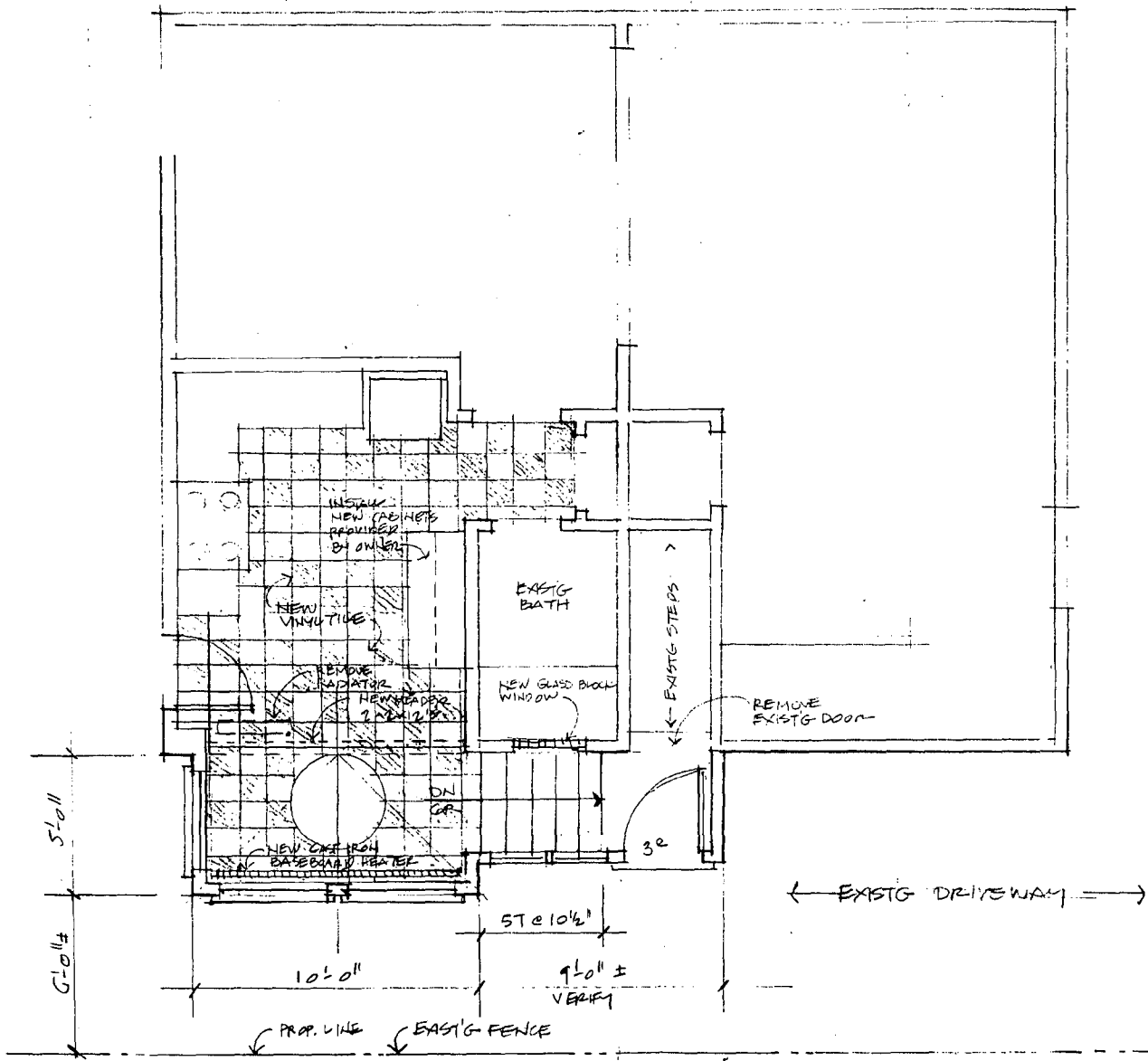


CAPITOL SURVEYS

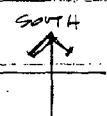
<p>NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.</p>	<p>HOUSE LOCATION LOT - 7 BLOCK - 22 <i>B. F. GILBERT'S ADDITION</i> <i>TO</i> <i>TAKOMA PARK</i> MONTGOMERY COUNTY, MARYLAND Recorded in Plat Book <i>H</i> Plat <i>S</i> Scale 1" = 40'</p>	<p>I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.</p> <p style="text-align: right;"> LOUIS COHEN Registered Land Surveyor Maryland No. 1961 </p>
<p>DATE: <i>AUG. 6, 1979</i></p>	<p>CASE: <i>79-977</i></p>	<p>FILE: <i>8435</i></p>



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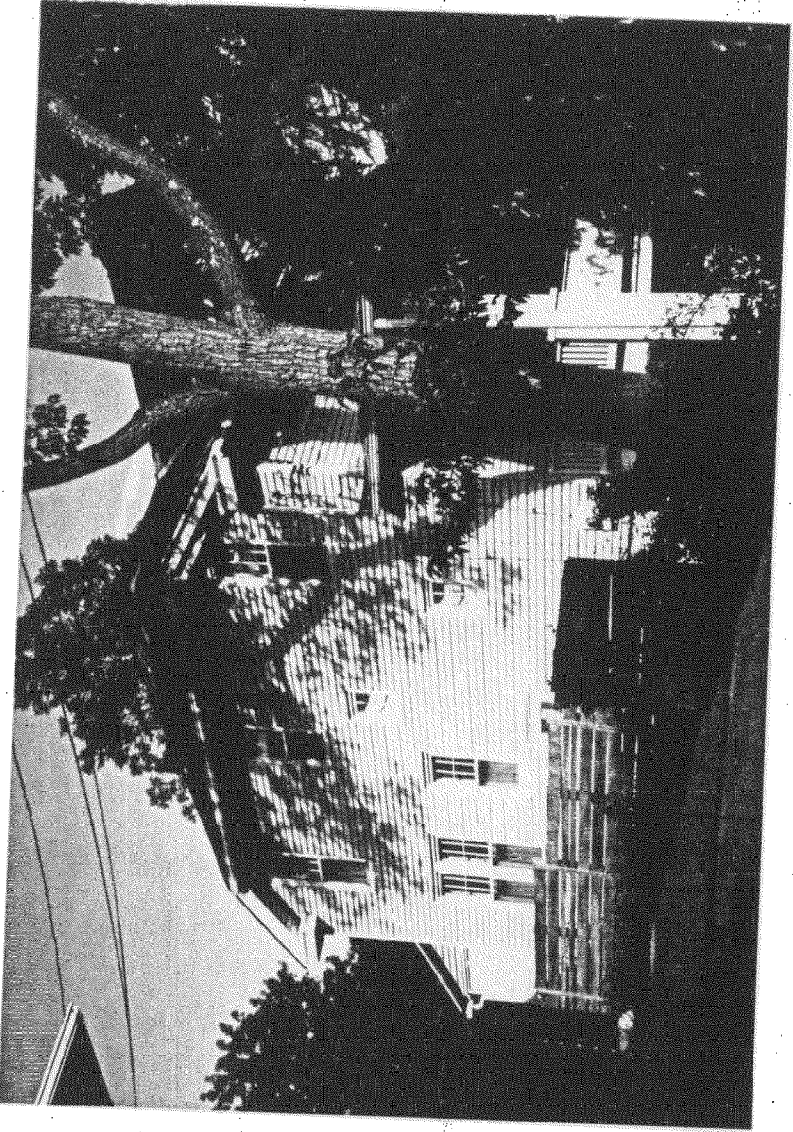
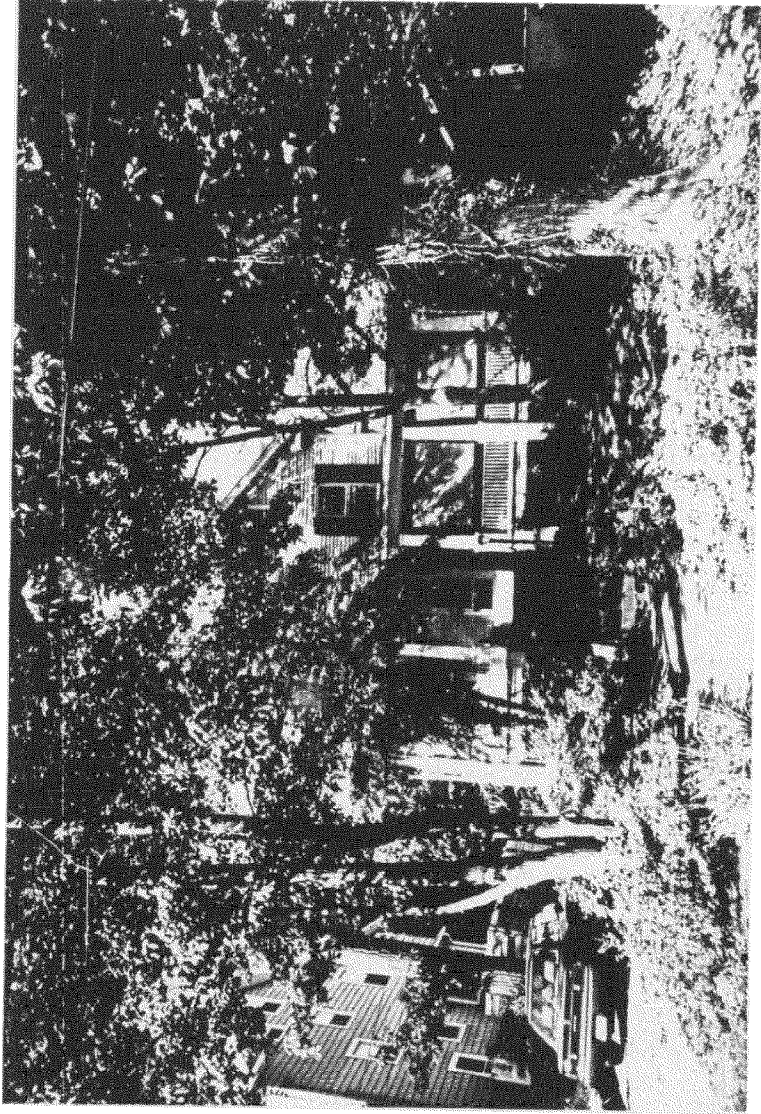


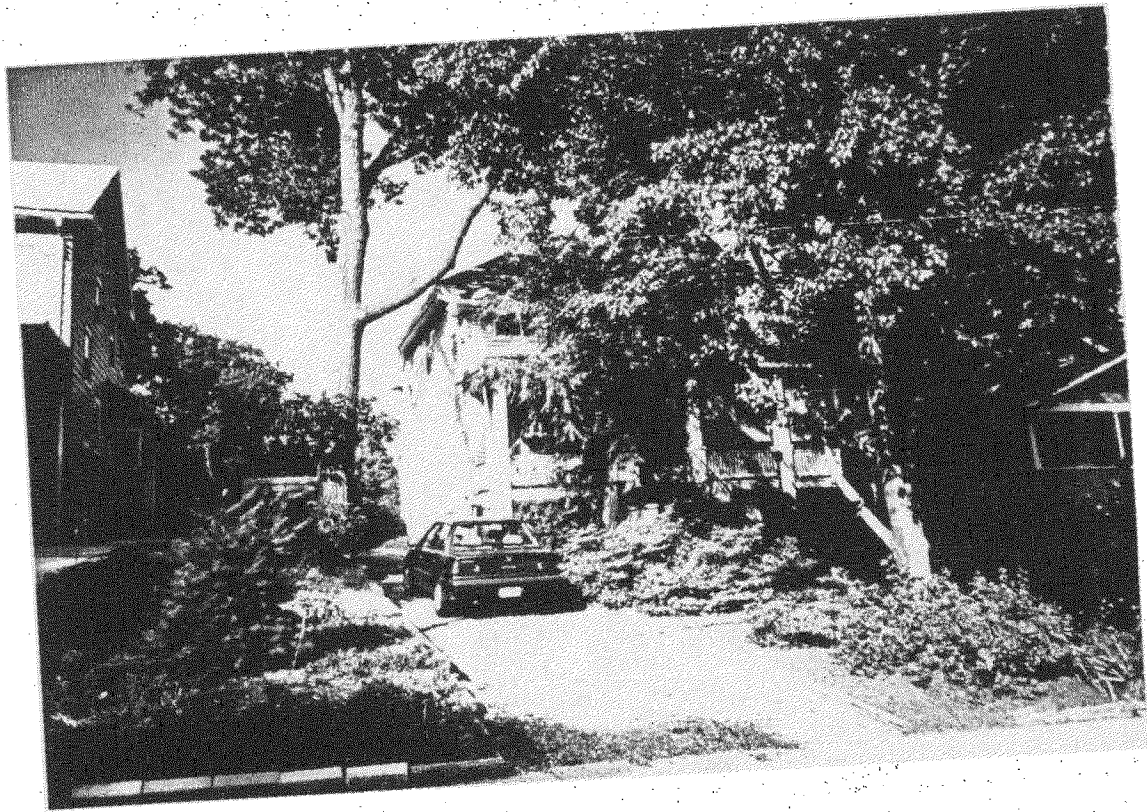
PLAN
SCALE: 1/4" = 1'-0"



BRIDCE RESIDENCE
7117 SIGAMORE AVENUE
TAKOMA PARK, MD.

9

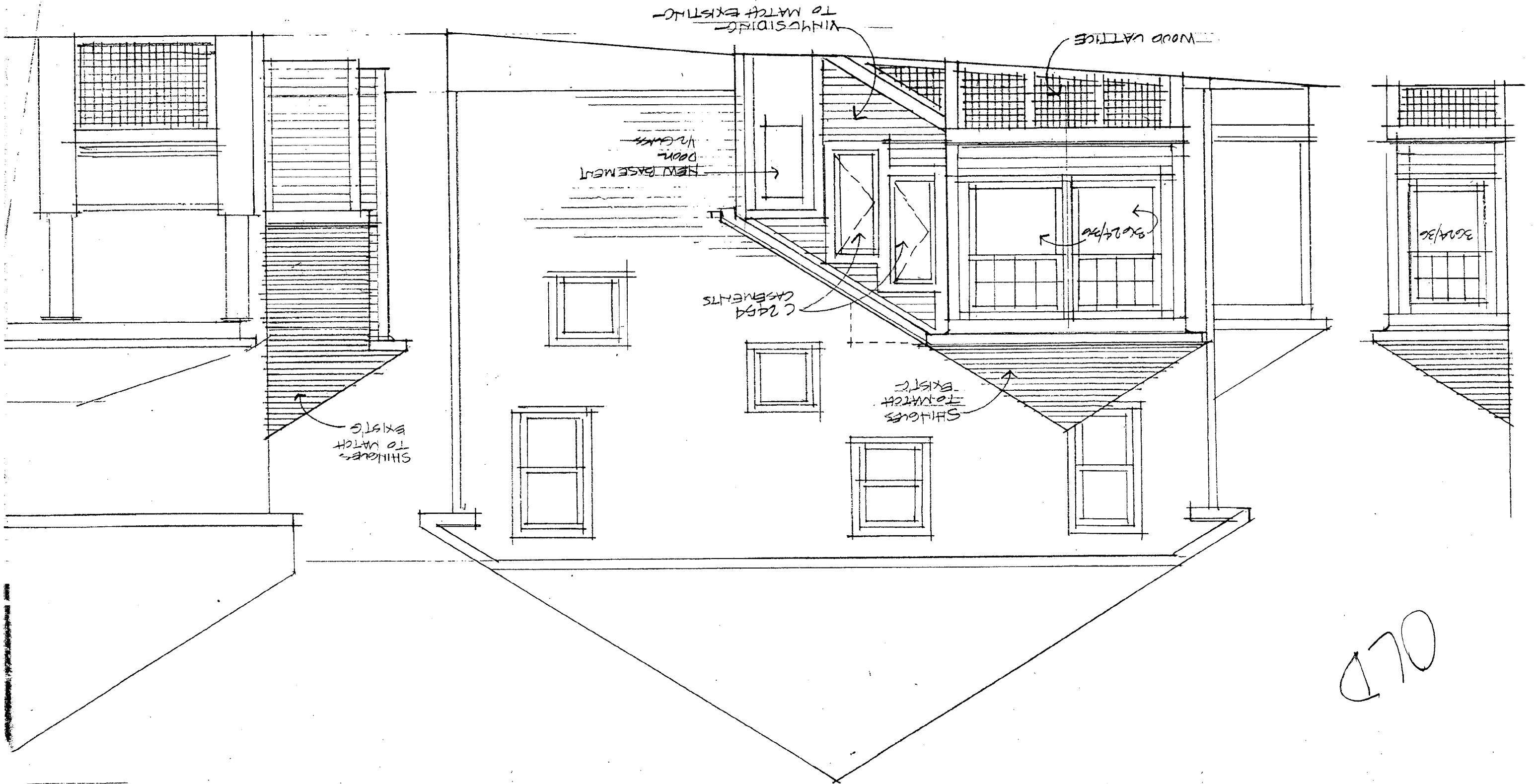




FRONT ELEVATION

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

REAR ELEVATION



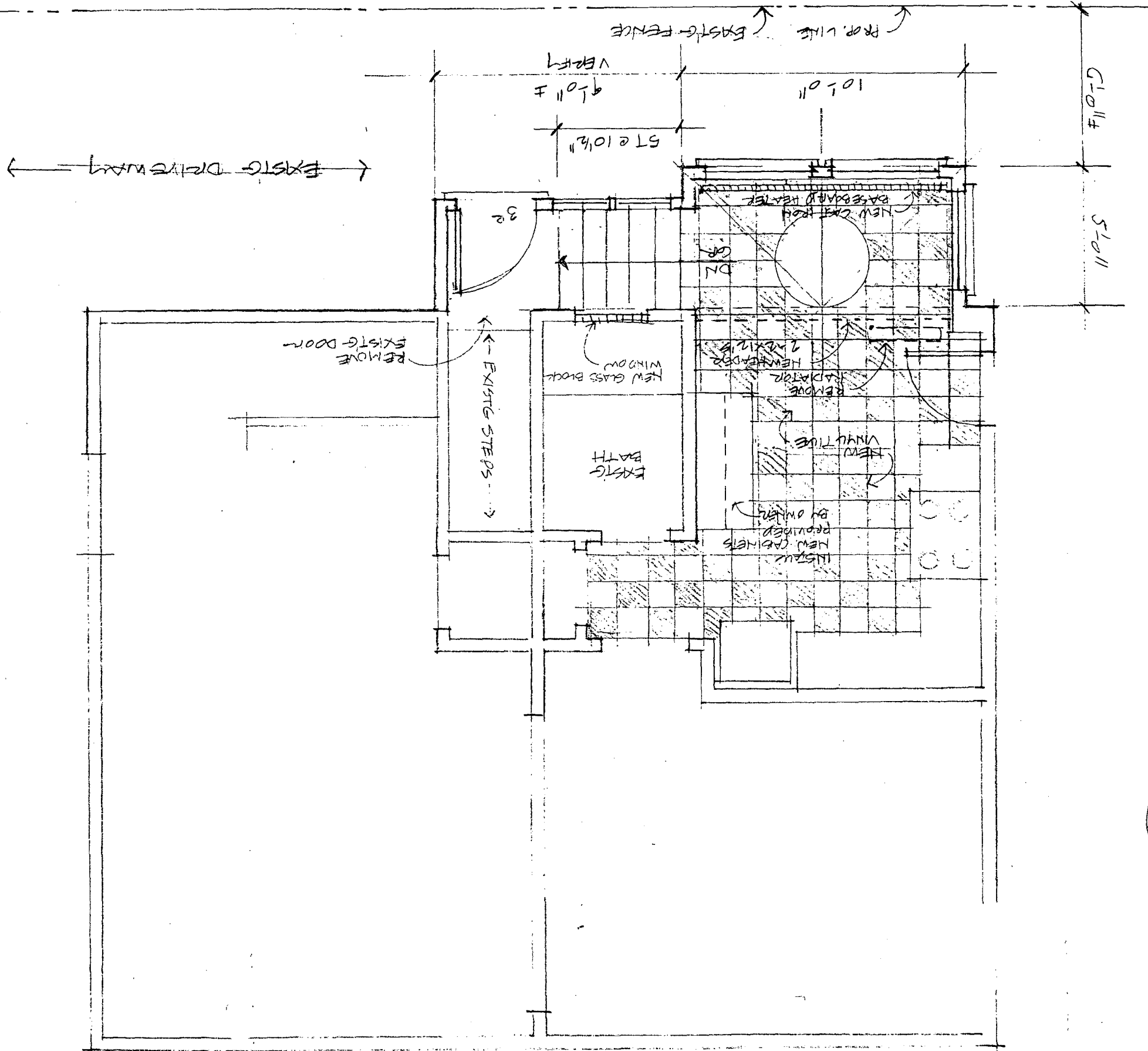
OLD

BRIDGE RESIDENCE
7117 SHAMONE AVENUE
ARKONA PARK, MD.

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

PARK

SOUTH



SD