

37/3-95X 7116 Sycamore Avenue
(Takoma Park Historic District)

7116 Sycamore Avenue
Takoma Park

July 1995
RDE

STUDIO PARTNERSHIP ARCHITECTS
 25 PINE AVENUE
 TAKOMA PARK, MARYLAND 20912
 301.270.0990 301.270.0082 Fax
 6.6.00

WOOD SIDING

CAULK

WD. DRIP CAP.

FASTENING

5/4 x 8 TRIM

FLASHING OVER COLUMN CAP

EXIST'G STRUTTING

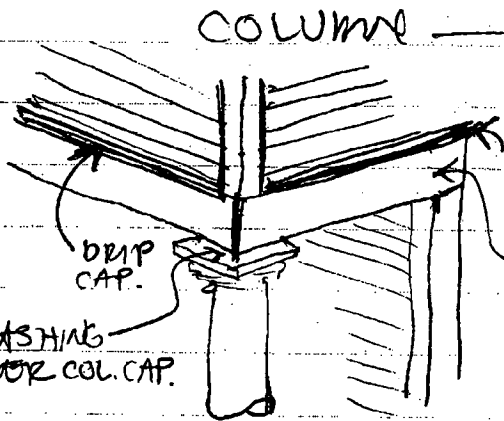
PORCH CELLING

6/20/00
All this

work is maintenance & detail-oriented.

No HAWP required.

PDZ



FASTENING ONLY @ SIDE

CONTINUE TRIM AROUND SIDE.

PORCH FLOOR TRIM

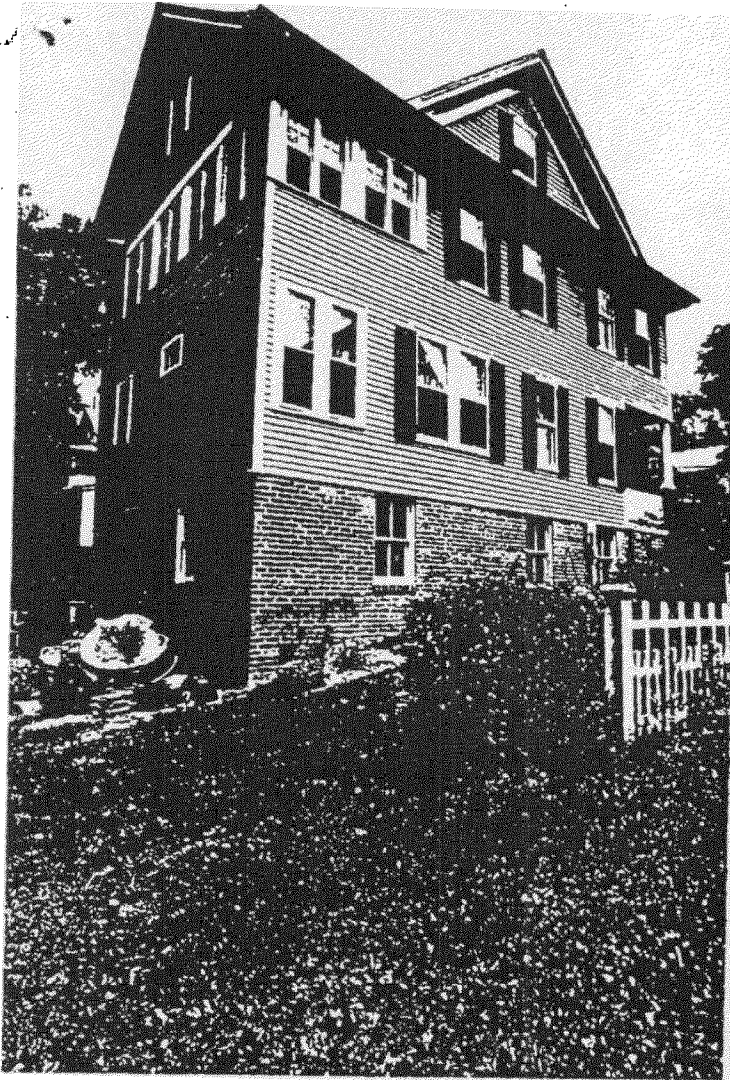
1/4" / 12"

TRIM

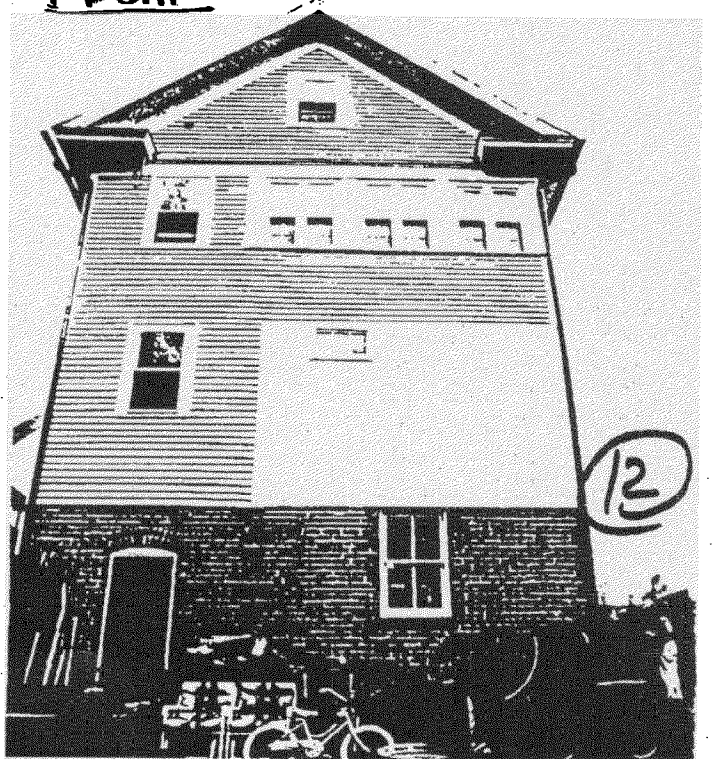
NOTE:
 THIS IS TYPICAL PORCH EDGE DETAIL
 MASONRY SHOULD NOT GO UP TO DECK.

CLIFFORD THOMAS
 PORCH REPAIR

N.T.S.



FRONT



Post-it® Fax Note	7671	Date	6-12-00	# of pages	2
To	Robin Ziek	From	Joan Duncan		
Co./Dept.	HPC	Co.	SPA		
Phone #		Phone #	301 270 0990		
Fax #	301 563 3412	Fax #	301 270 0092		

7110 Sycamore Ave.
T.P. MD.

STUDIO PARTNERSHIP ARCHITECTS

Date: July 18, 1995
To: Robin Ziek, Montgomery County Historic Preservation
Commission Staff
From: Joan Duncan AIA and Chas Poor AIA, Studio Partnership
Architects
Ref.: Historic Area Work Permit Attachment
Address: 7116 Sycamore Ave., Takoma Park, Md. 20912.
Applicant: Tom Thomas and Terry Clifford
Proposal: Rear two-story addition/ Window modifications

The house at 7116 Sycamore Avenue is classified as an outstanding resource in the Takoma Park Historic District. It is a wood frame Colonial Revival built in 1910 with lower level, first, second and attic levels.

The proposal calls for a two-story addition (lower level and first floor levels) set-in at the rear of the house. The addition extends approximately 14'-6" from the rear of the house at the basement level and the majority of the first floor level. There is a small bay projection which extends an additional 2'-3". The roof form is a gable over the bay projection which recalls the existing roof form and ties into the hipped shed over the majority of the addition.

The siding of the enclosed portion of the first floor would be a 4" exposure wood clapboard (to match the existing siding). There is a screened porch at the south west corner of the addition. The lower level would be wood frame with a flat plywood panels (MDO) and narrow battens. The foundation is parged and painted CMU. The roof would be a standing seam metal roof. The windows would be wood double-hung 1 over 1.

There would be a 4'-6" wide deck and a stair for egress to the back yard at a portion of the rear addition. The deck and stair would be stained yellow pine (There would be no exposed pressure-treated wood.) The railing would be similar in design to the existing front porch railing yards. (Not shown on drawing- see photo.)

At the existing house - second floor west (rear) elevation, two new double hung windows would be added at the location of the existing double hung window (due to the remodeling of an existing bath.) The windows would be custom-made wood windows to match the existing double hung windows at the second level.

The addition is differentiated from the house by its reduced massing and height, its setbacks, lack of shutters, and material changes.

No trees which would be removed for the construction of the addition.

MONTGOMERY COUNTY, MARYLAND

Department of Environmental Protection

Rockville Metro Center

BUILDING PERMIT

PERMIT NO 9507190084

AUGUST 15, 1995

EXPIRES: 08/15/96

THIS IS TO CERTIFY THAT:

THOMAS J. THOMAS & THERESA R. CLIFFORD
7116 SYCAMORE AVE
TAKOMA PARK MD 20912
(301)270-2617

HAS PERMISSION TO: ADD TO 0000 HISTORIC SITE

REGARDLESS OF SET BACK SHOWN,
THIS BUILDING MUST NOT EXTEND BEYOND ESTABLISHED BUILDING LINE.

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

PREMISE ADDRESS 07116 SYCAMORE AVE TAKOMA PARK

LOT 9	BLOCK 21	ZONE	SUBDIVISION	BF GILBERT'S ADD TRP
LIBER	FOLIO	PARCEL	PLATE	GRID
	ELECTION DISTRICT 13		TAX ACCOUNT NO	00000000
PERMIT FEE:	\$ 00,000.01			
IMPACT FEE:	\$ 0.000,000		ESTIMATED COST:	\$00,000,000



NOTE - POSTS &
RAILS NOT
SHOWN FOR
CLARITY

PROPOSED
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

Allen L. Maurer
9/8/95

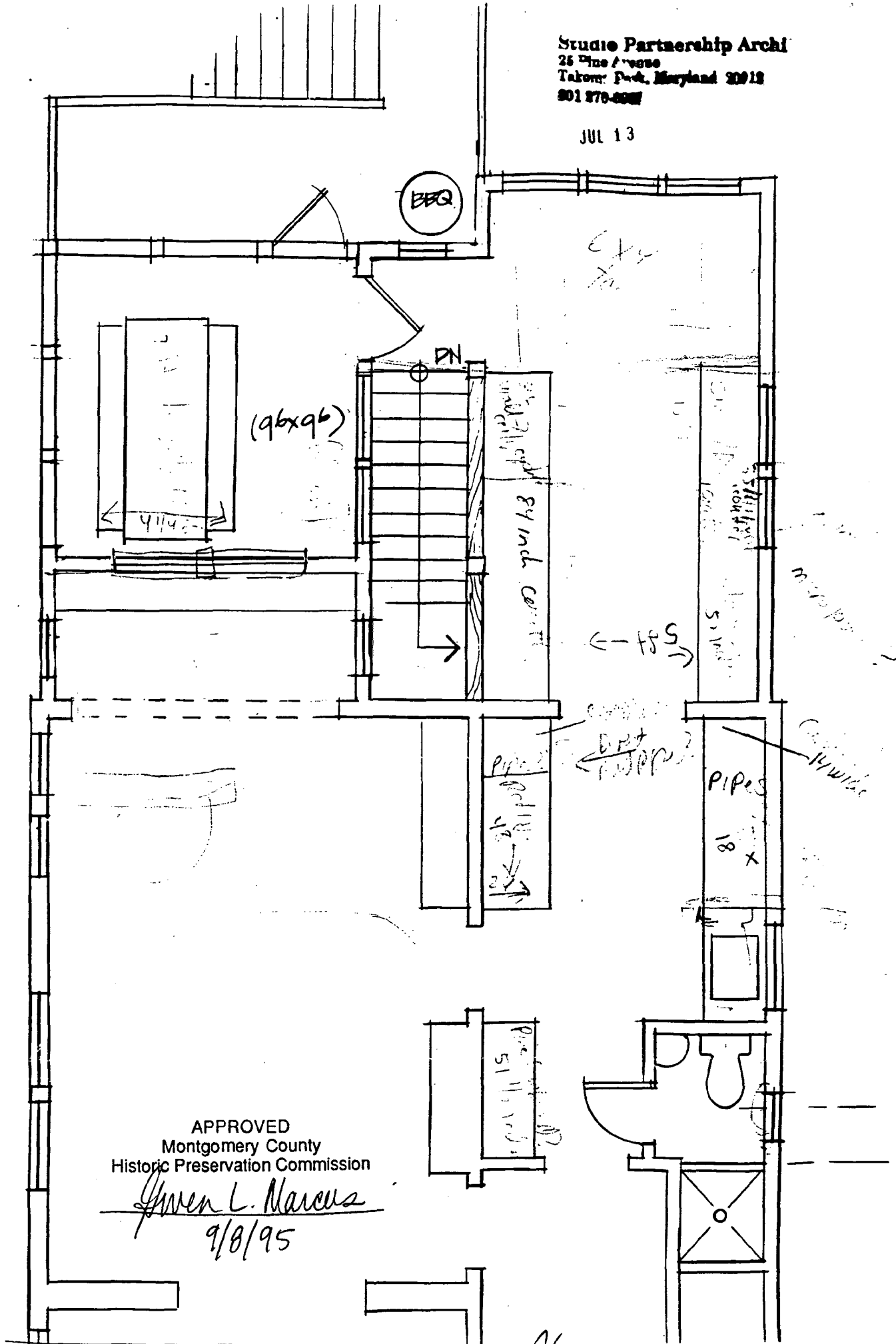


XISTING APPROVED
Montgomery County
Historic Preservation Commission
Steven L. Marcus
9/8/95

REAR ELEVATION

Studio Partnership Archi
25 Pine Avenue
Takoma Park, Maryland 20912
301 870-8007

JUL 13

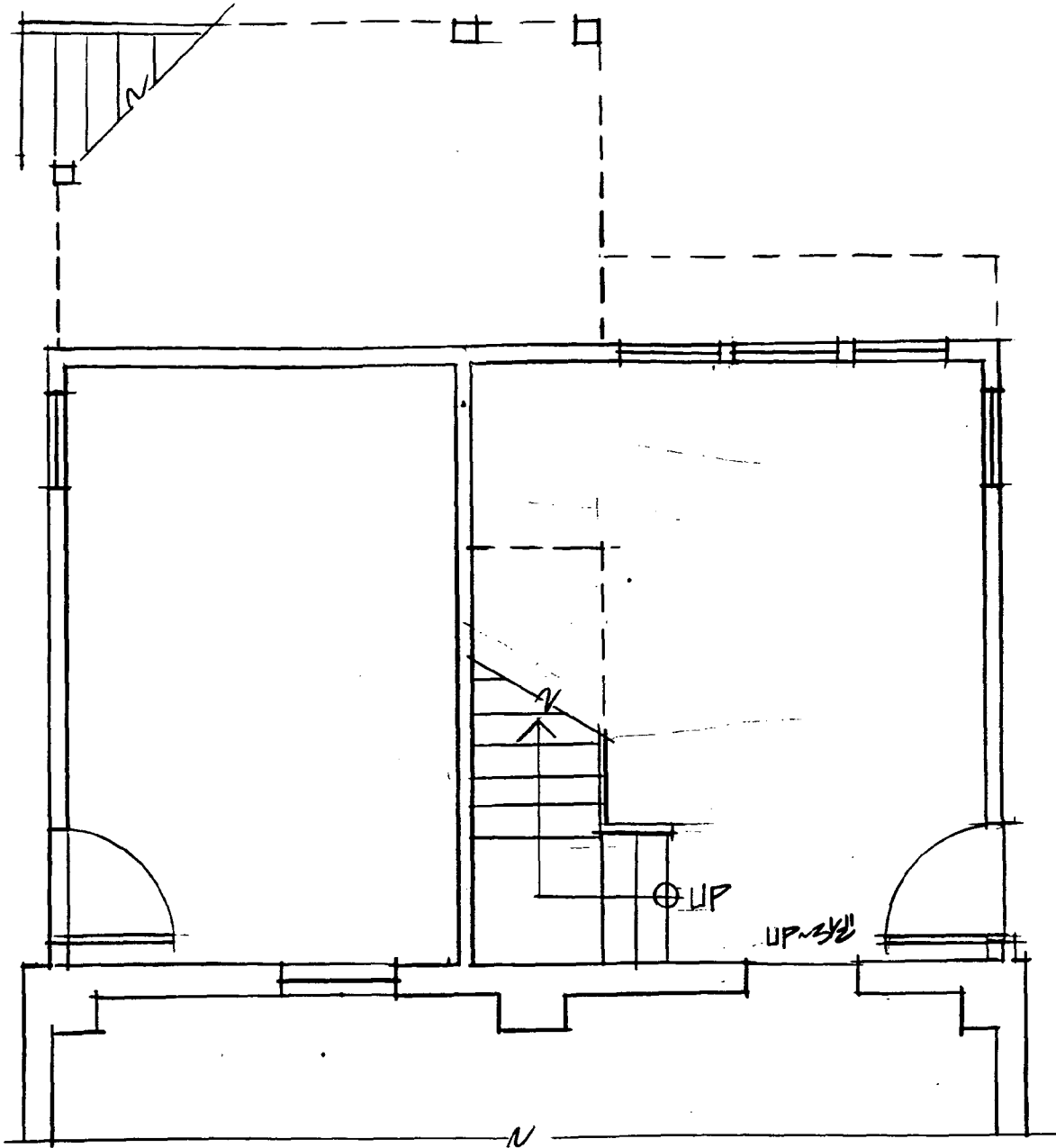


APPROVED
Montgomery County
Historic Preservation Commission

Steven L. Marcus
9/8/95

Studio Partnership Arch
25 Pine Avenue
Takom: Park, Maryland 20912
901 270-0992

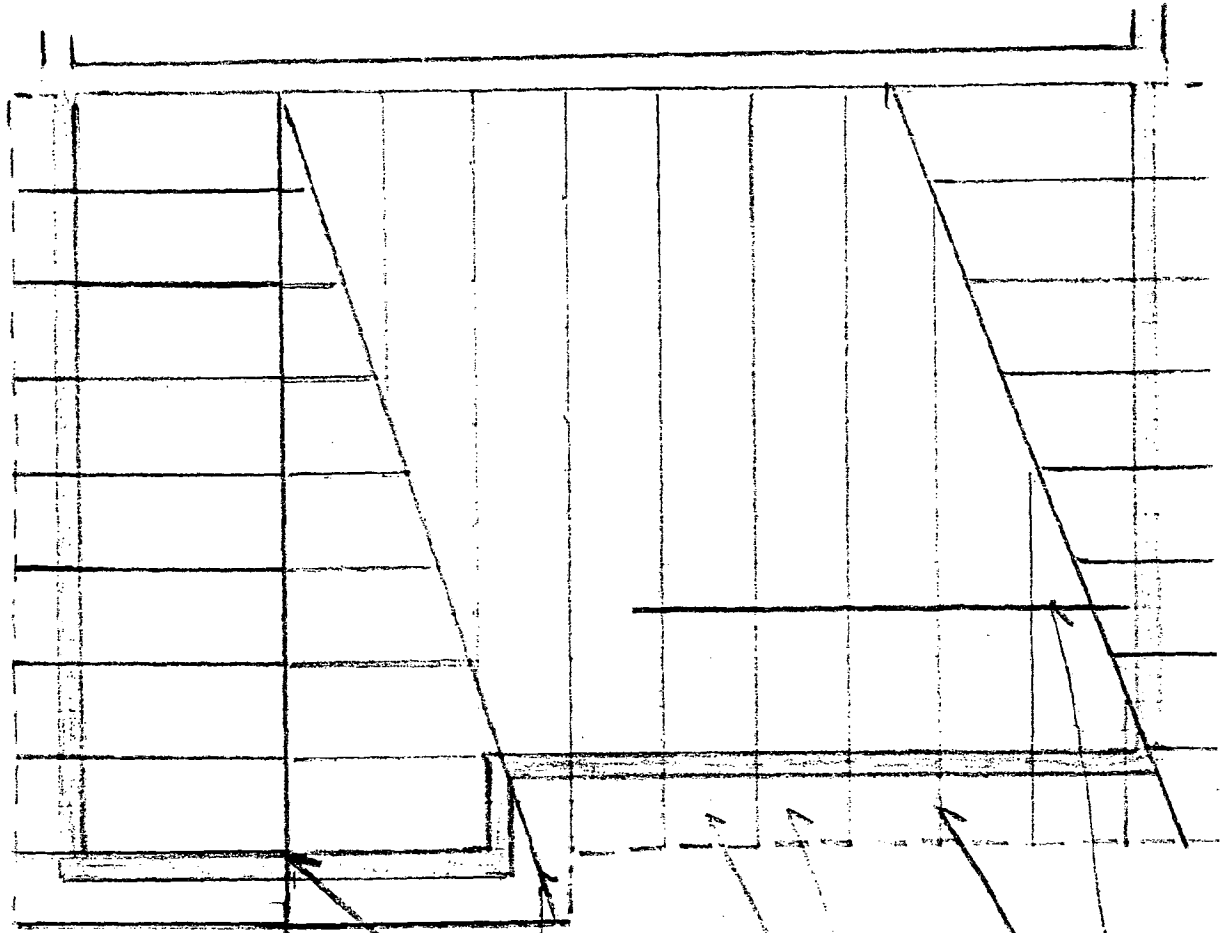
JUL 13



LOWER LEVEL

APPROVED
Montgomery County
Historic Preservation Commission

Steven L. Marcus
9/8/95



ROOF FRAME

2x8 18" O.C. CERULIA BEAM

2x10 24" O.C. RAFTERS

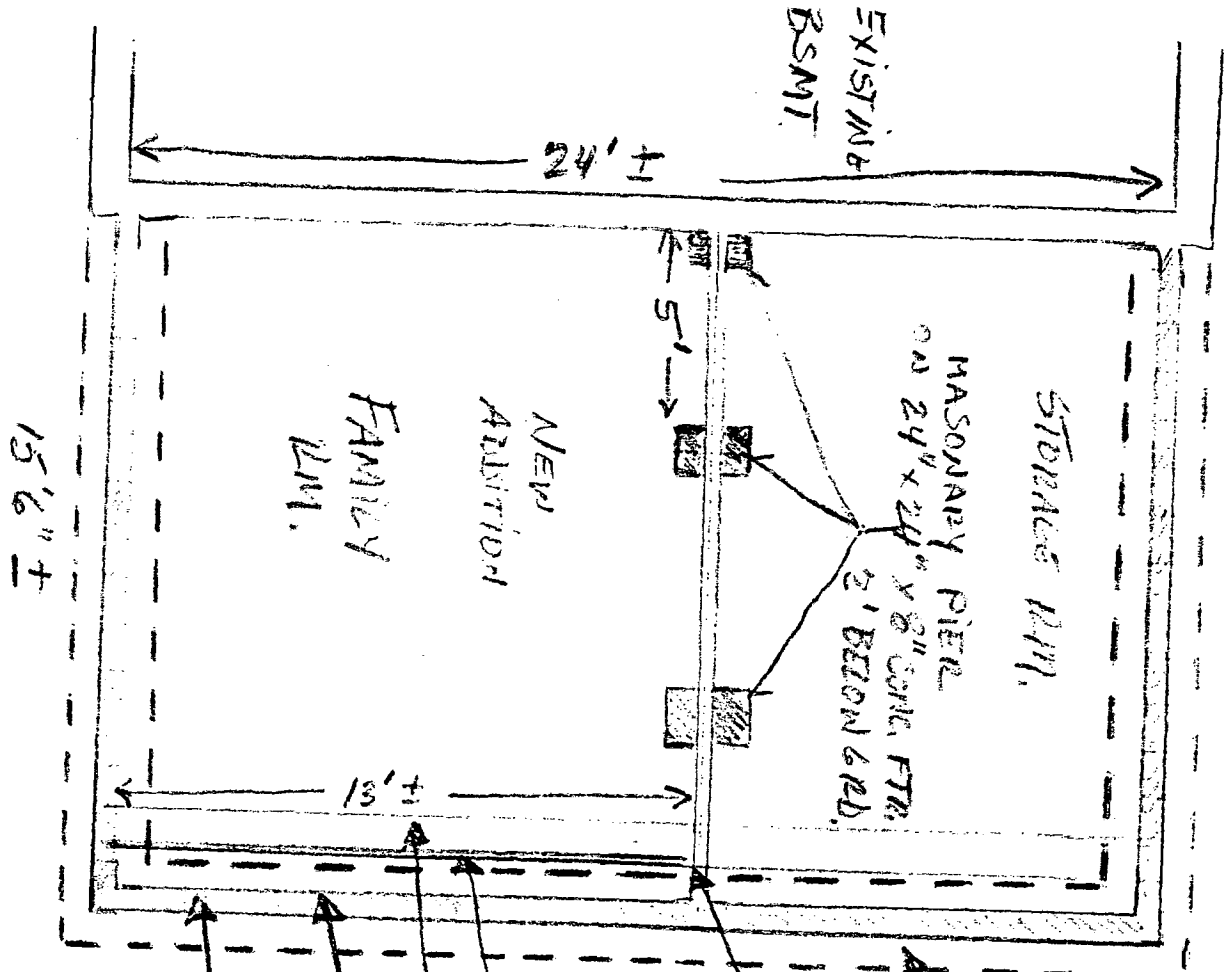
5/8" PLYWOOD SHEATHING

15# FELT PAPER

2x12 HIP & VALLEY
RAFTERS

APPROVED
Montgomery County
Historic Preservation Commission

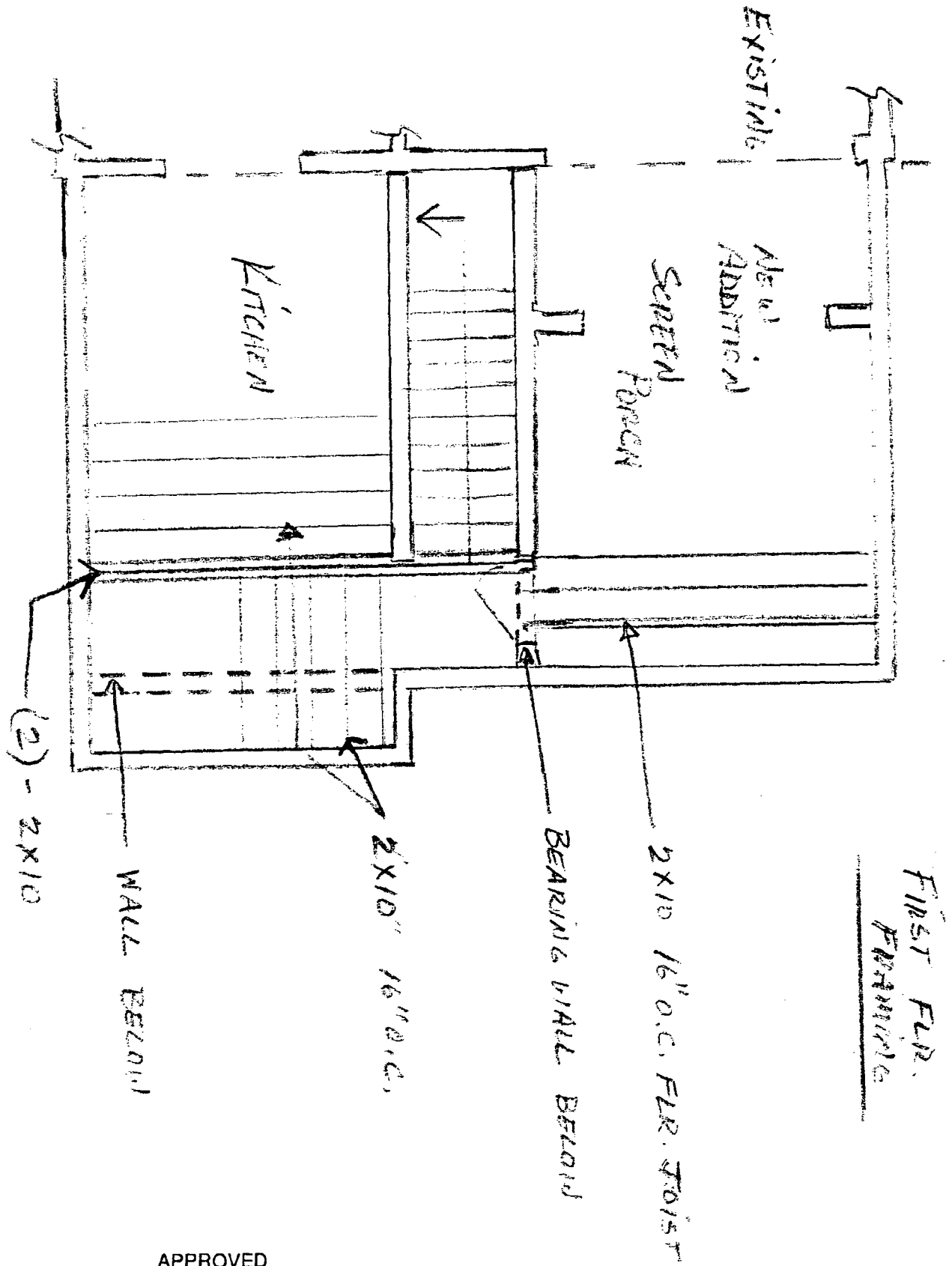
Steven L. Marcus
9/8/95



LOWER LEVEL FOUNDATIONAL FLOOR FRAMING

- 24" x 8" CONCRETE FOOTING 2' BELOW GRADE
- (2) 2x12 BEAM
- 2x10 16" O.C. FLR. JOISTS
- 3/4" T&G PLYWOOD SUBFLOOR
- PRESSURE TREATED SILL PLATE
- PAVED CINDERBLOCK FOUNDATION
- 1/4" = 1'0"

APPROVED
 Montgomery County
 Historic Preservation Commission
Steven L. Marcus
 9/8/95

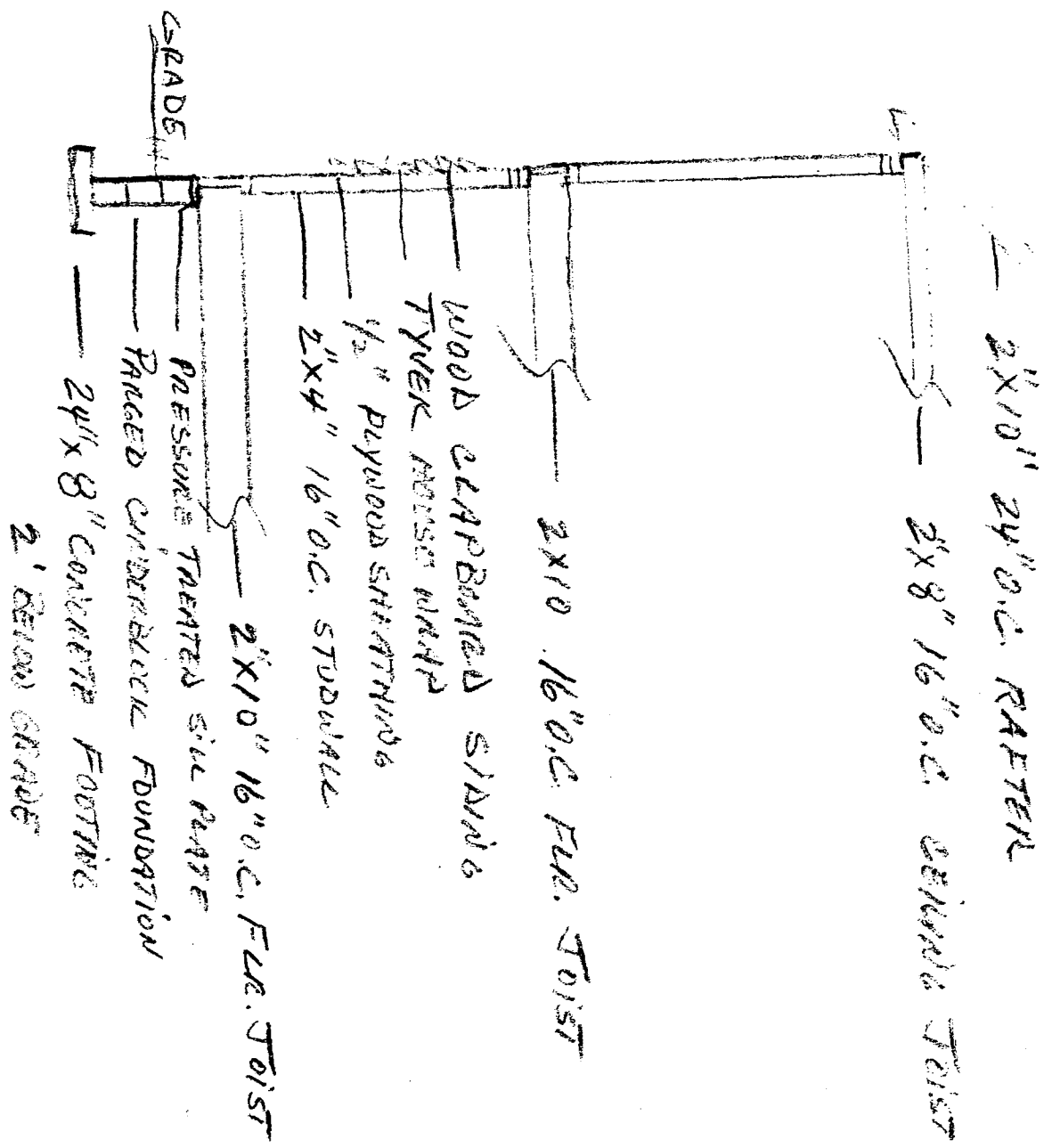


FIRST FLR.
 FINISHED

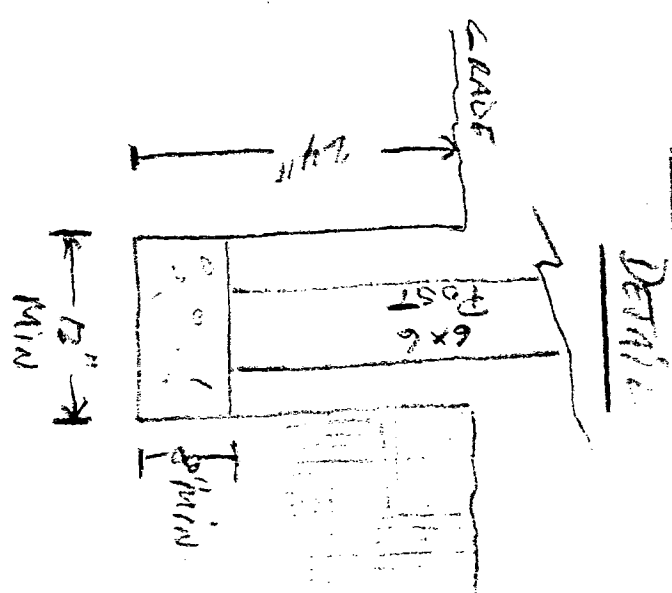
APPROVED
 Montgomery County
 Historic Preservation Commission

Jane L. Marcus
 9/8/95

WALL SECTION

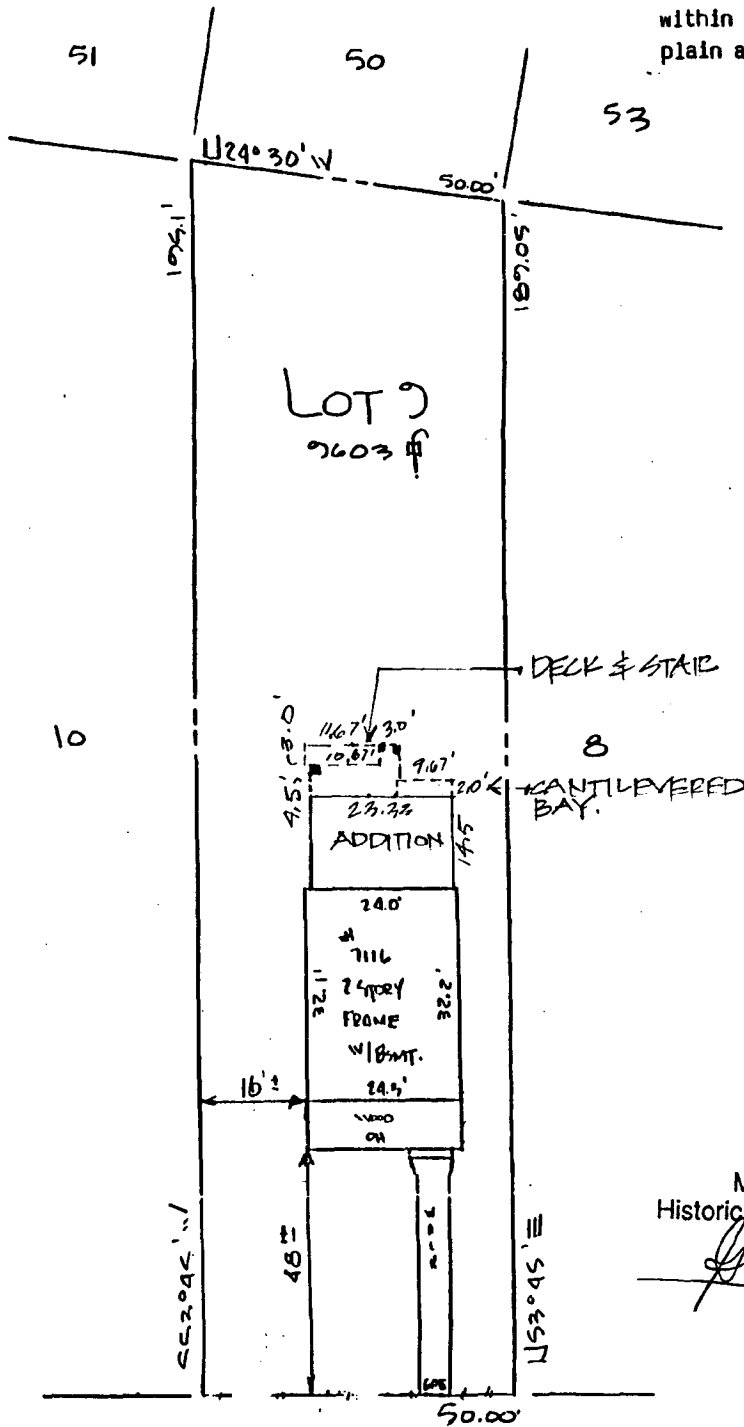


Deck Footing



APPROVED
 Montgomery County
 Historic Preservation Commission
Steven L. Marcus
 9/8/95

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 7-2-79



APPROVED
Montgomery County
Historic Preservation Commission

Steven L. Marcuz
9/9/95



SYCAMORE AVENUE
40' R/W

IMPROVEMENT LOCATION SURVEY

LOT 9 BLOCK 21
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
BEING A PART OF THE CARROLL FARM
IN MONTGOMERY COUNTY
MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless otherwise shown, corners have not been set with this survey. This survey is not to be used to determine property lines.

Michael J. Bazis
Michael J. Bazis PLS#263

JOB # 88.6004	DATE 5.9.88
FIELD M.M.	DRAFT KLD
	P.B. Δ P# 2
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.

LAND SURVEYORS
10111 COLESVILLE ROAD
SUITE 123
SILVER SPRING, MD 20901
593-8005



APPROVED
Montgomery County
Historic Preservation Commission

Steven L. Marcus

9/8/95

TS #
SR

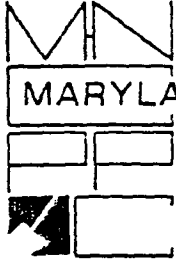


APPROVED
Montgomery County
Historic Preservation Commission

Steven L. Marcus
9/8/95

— DECORATIVE
PICKETS 4" O.C.

PROPOSED
1/4" = 1'0"



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: August 10, 1995

MEMORANDUM

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

FROM: Gwen Marcus, ^{POZ}Historic Preservation Coordinator
 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: _____

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

Applicant: T. Thomas & T. Clifford

Address: 7116 Sumner Avenue, 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.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON TOM THOMAS
 DAYTIME TELEPHONE NO. (301) 270 2617
 TAX ACCOUNT # 1059432
 NAME OF PROPERTY OWNER THOMAS J. THOMAS & TERESA P. CLIFFORD DAYTIME TELEPHONE NO. (301) 270 2617
 ADDRESS 7116 SYCAMORE AVE, TAKOMA PARK MD 20912
 CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER CHAS. POOL / JOAN DUNCAN DAYTIME TELEPHONE NO. (301) 270-9221

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 7116 STREET SYCAMORE AVE.
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET COLUMBIA
 LOT 9 BLOCK 21 SUBDIVISION B.F. GILBERT'S ADDITION TO TAKOMA PARK
 LIBER 8330 FOLIO 453 PARCEL 13-25-1059432

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 50,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

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

3A. HEIGHT _____ feet _____ inches
 3B. 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 _____

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 _____ Date 7/18/95

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 8/10/95

APPLICATION/PERMIT NO: 9507720069 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING FORMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

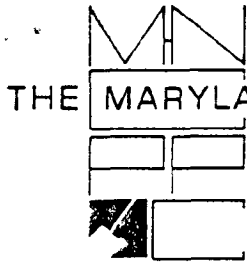
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 8/10/95

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, ^{DOT} 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!

Please stop by this office with your permit set - drawings as HPC has to stamp one set before DEP will accept the building permit application. Thanks - Robin D. Ziek

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7116 Sycamore Avenue

Meeting Date: 8/9/95

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-95X

Tax Credit: No

Public Notice: 7/26/95

Report Date: 8/2/95

Applicant: Thomas J. Thomas, Theresa Clifford

Staff: Robin D. Ziek

PROPOSAL: Construct addition at rear

RECOMMEND: APPROVAL

BACKGROUND

STYLE: Colonial Revival

DATE: c 1910

SIGNIFICANCE: Outstanding Resource

Sycamore Avenue runs along a high ridge in the hilly topography of Takoma Park. The yards along the west side fall off steeply to the rear yards. These yards have been leveled to some degree to the rear property line, where once again the land falls off steeply down to Poplar Avenue.

PROJECT DESCRIPTION

The proposed project includes a rear addition at the first floor and basement levels, as well as the alteration of one double-hung window on the rear.

The house at 7116 Sycamore is a two story frame house with an attic and basement. As viewed from the rear yard, the full four levels are apparent. There have been some alterations to the house, most apparent at the rear elevation. There are a variety of windows on the house, including 9/1 light in the attic, 9/1 light on the second floor as well as 4/4 small windows in the second floor rear room, 1/1 light on the first floor, and 2/2 windows in the basement.

The proposed addition at the rear has a low profile, and proposes materials that, for the most part, match existing materials on the house. The wood siding and trim will match that of the existing house, and the proposed new windows match the existing windows. The one change in materials which is proposed is to build the addition with wood frame construction at both the basement and first floor levels. The foundation of the original house is brick, but the proposed addition would use wood clapboard siding at the first floor, and MDO plywood panels as cladding at the basement level. There is a proposed screened-in porch at the first floor level, with steps leading down to the rear yard.

The window alteration which is proposed at the rear at the second level consists of removing a single 6/1 double-hung window and replacing it with two smaller 4/4 light double-hung windows which match the other existing rear windows at the second floor level. Staff believes that the small windows at the second floor indicate some alterations in the past, where possibly a second-story sleeping porch was winterized with the series of small windows.

①

STAFF DISCUSSION

The proposed addition is modest in scale, uses the vocabulary of the existing resource, and would be compatible with the house and with the District. Because of the topography of the site, the basement level would not be readily visible from the public street, and the rear window alteration would not be visible at all from the street.

STAFF RECOMMENDATION

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;

and with Standard 10:

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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON TOM THOMAS
DAYTIME TELEPHONE NO. (301) 270 2617

TAX ACCOUNT # 1059432

NAME OF PROPERTY OWNER THOMAS J. THOMAS & THERESA P. CLIFFORD
DAYTIME TELEPHONE NO. (301) 270 2617

ADDRESS 7116 SYCAMORE AVE, TAKOMA PARK MD 20912
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER CHAS. PODIC / JOAN O'NEILL
DAYTIME TELEPHONE NO. (301) 270-9221

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7116 STREET SYCAMORE AVE.

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET COLUMBIA

LOT 9 BLOCK 21 SUBDIVISION B.F. GILBERT'S ADDITION TO TAKOMA PARK

LIBER 8330 FOLIO 453 PARCEL 13-25-1059432

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 50,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 (X) WSSC 02 () SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 (X) WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

3B. 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 _____

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 7/18/95 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date _____

3

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

STUDIO PARTNERSHIP ARCHITECTS

Date: July 18, 1995
To: Robin Ziek, Montgomery County Historic Preservation
Commission Staff
From: Joan Duncan AIA and Chas Poor AIA, Studio Partnership
Architects
Ref.: Historic Area Work Permit Attachment
Address: 7116 Sycamore Ave., Takoma Park, Md. 20912.
Applicant: Tom Thomas and Terry Clifford
Proposal: Rear two-story addition/ Window modifications

The house at 7116 Sycamore Avenue is classified as an outstanding resource in the Takoma Park Historic District. It is a wood frame Colonial Revival built in 1910 with lower level, first, second and attic levels.

The proposal calls for a two-story addition (lower level and first floor levels) set-in at the rear of the house. The addition extends approximately 14'-6" from the rear of the house at the basement level and the majority of the first floor level. There is a small bay projection which extends an additional 2'-3". The roof form is a gable over the bay projection which recalls the existing roof form and ties into the hipped shed over the majority of the addition.

The siding of the enclosed portion of the first floor would be a 4" exposure wood clapboard (to match the existing siding). There is a screened porch at the south west corner of the addition. The lower level would be wood frame with a flat plywood panels (MDO) and narrow battens. The foundation is parged and painted CMU. The roof would be a standing seam metal roof. The windows would be wood double-hung 1 over 1.

There would be a 4'-6" wide deck and a stair for egress to the back yard at a portion of the rear addition. The deck and stair would be stained yellow pine (There would be no exposed pressure-treated wood.) The railing would be similar in design to the existing front porch railing yards. (Not shown on drawing- see photo.)

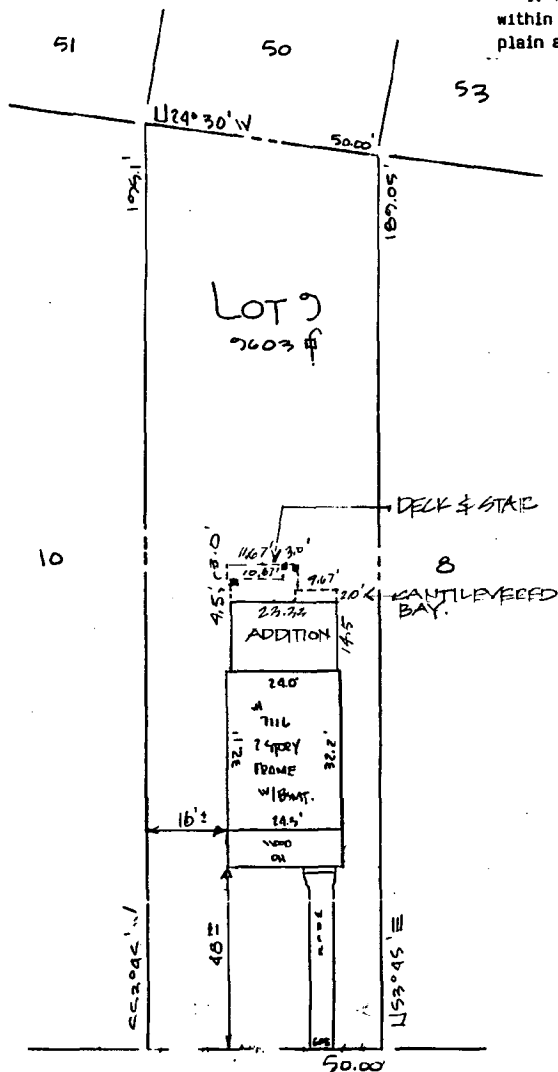
At the existing house - second floor west (rear) elevation, two new double hung windows would be added at the location of the existing double hung window (due to the remodeling of an existing bath.) The windows would be custom-made wood windows to match the existing double hung windows at the second level.

The addition is differentiated from the house by its reduced massing and height, its setbacks, lack of shutters, and material changes.

No trees which would be removed for the construction of the addition.



∴ The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 100-7-2-79



SYCAMORE AVENUE
40' R/W



IMPROVEMENT LOCATION SURVEY

SURVEYOR'S CERTIFICATE

LOT 9 BLOCK 21
B.F. GILBERTS ADDITION TO
TAKOMA PARK
BEING A PART OF THE CARROLL FARM
IN MONTGOMERY COUNTY
MONTGOMERY COUNTY, MD

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless otherwise shown, corners have not been set with this survey. This survey is not to be used to determine property lines.

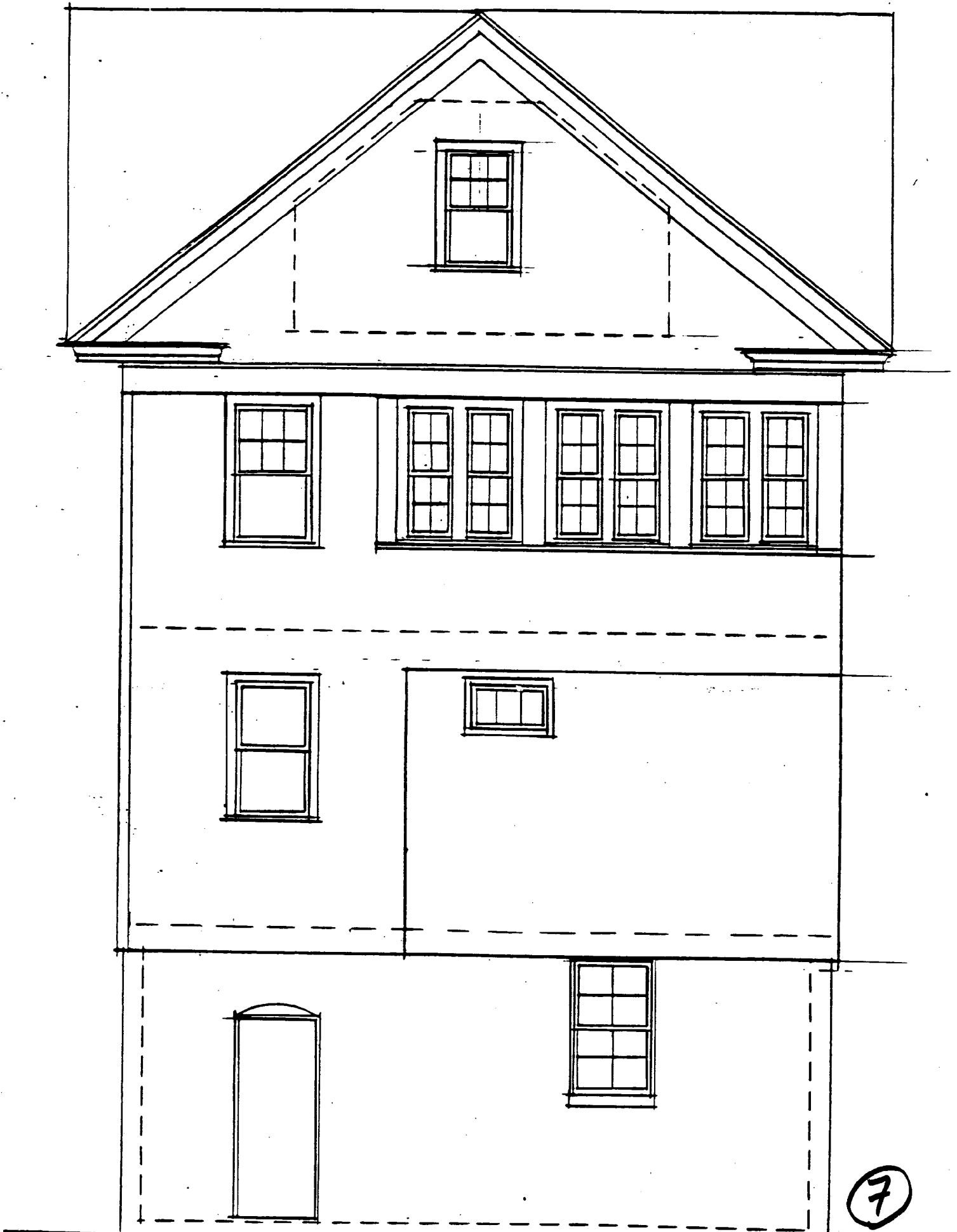
Michael J. Bazis
Michael J. Bazis PLS#283

JOB # 88.602 H	DATE 5.9.88
FIELD M.M.	DRAFT KAUD
	P.B. A P# 2
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.

LAND SURVEYORS
10111 COLESVILLE ROAD
SUITE 123
SILVER SPRING, MD 20901
593-8005

6



7

EXISTING @ 1/4" = 1'-0"

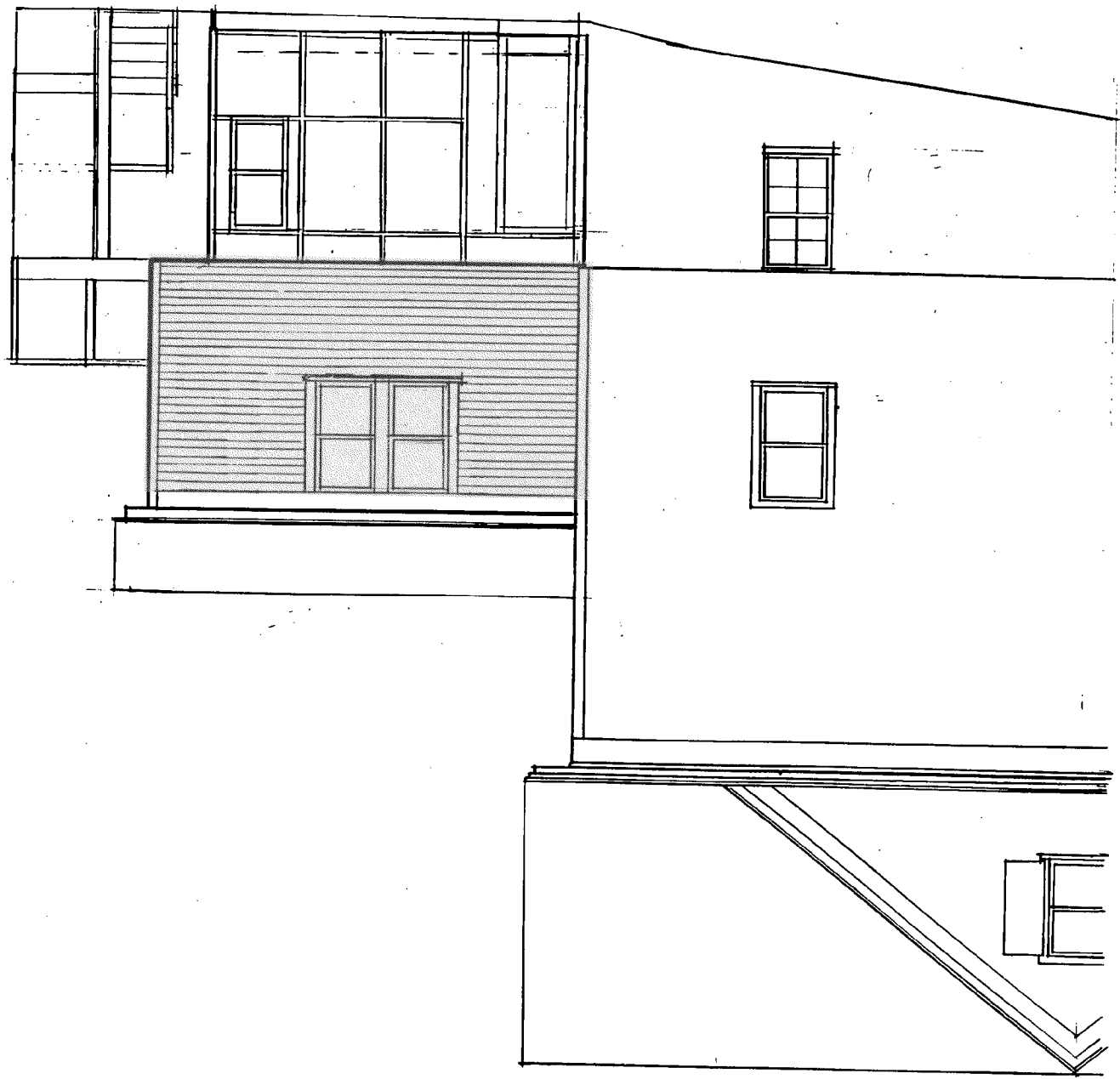
REAR ELEVATION



PROPOSED
1/4" = 1'-0"
8

9

PROPOSED
1/4" = 1'-0"



1st
2nd

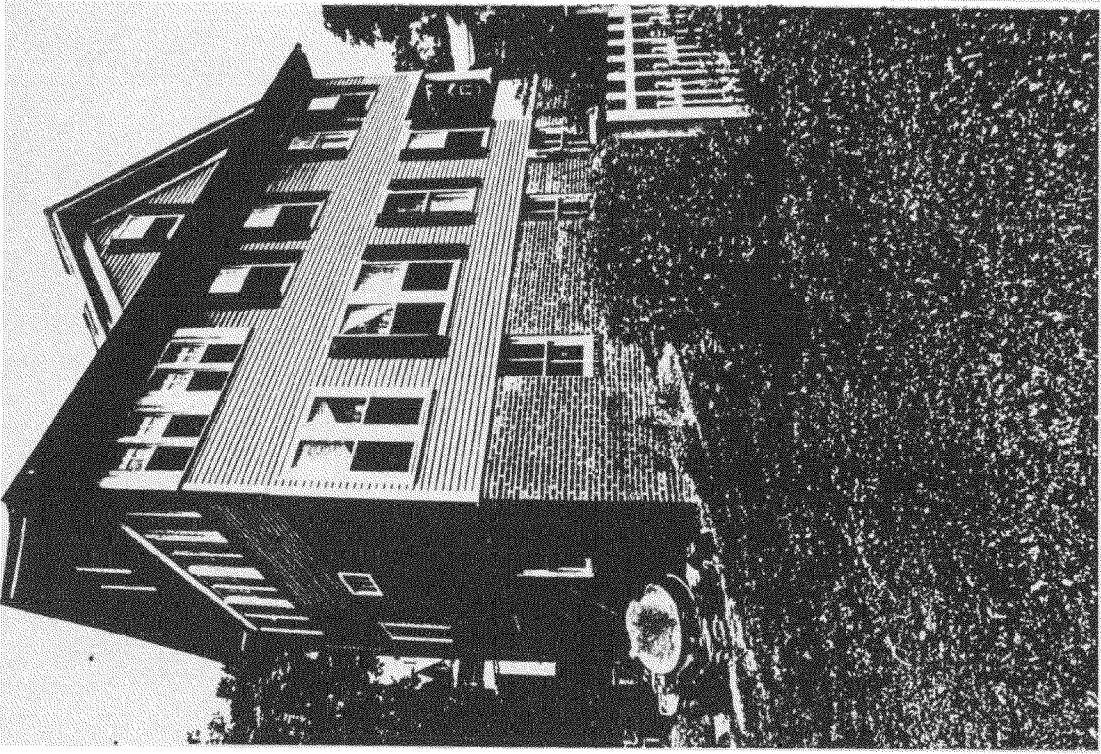
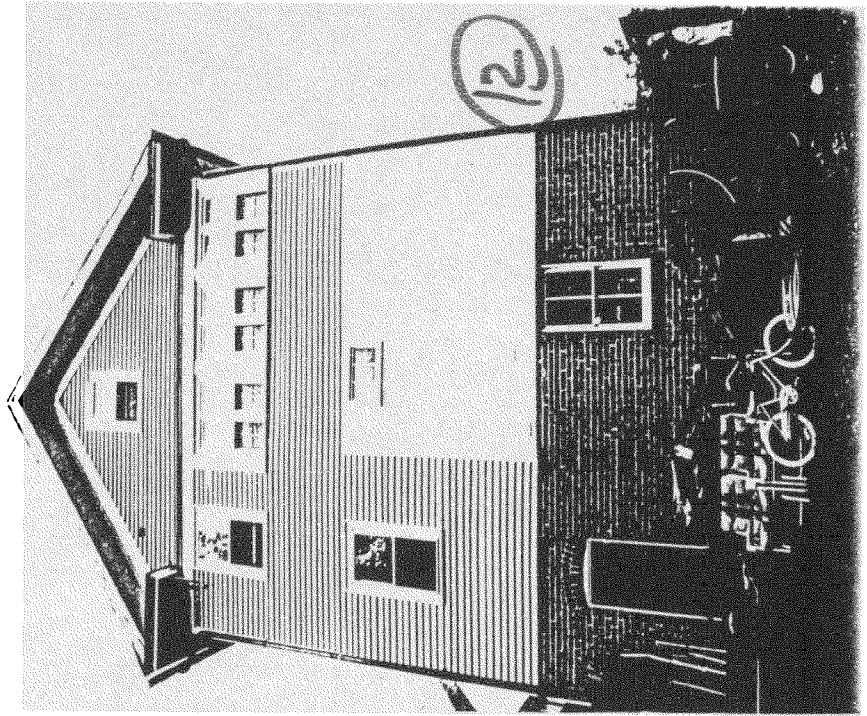
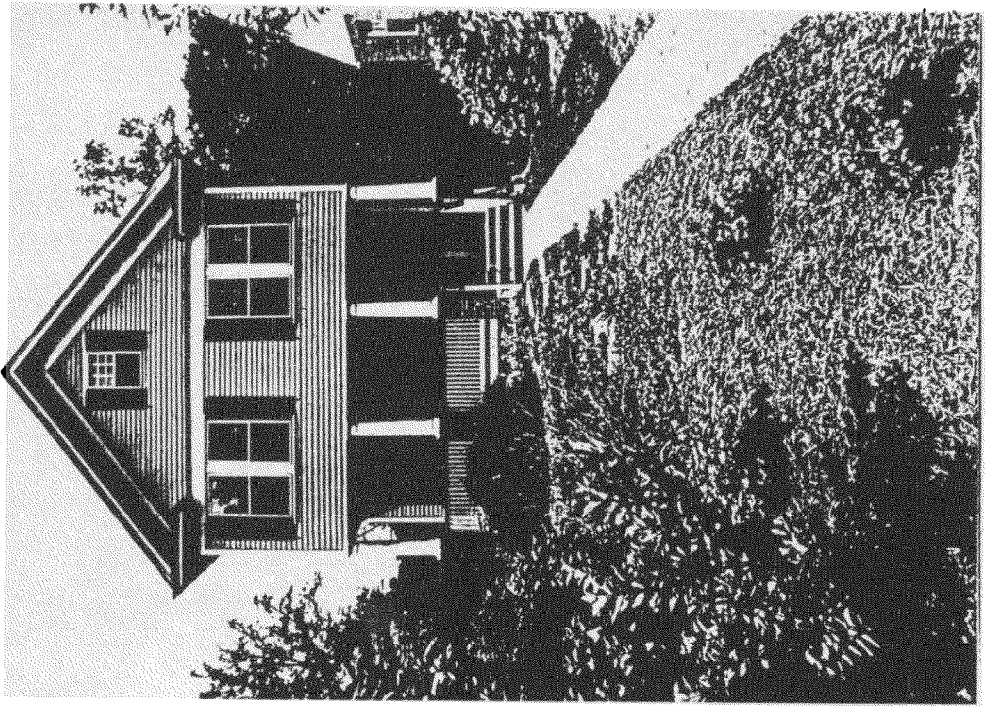


NOTE- POSTS &
RAILS NOT
SHOWN FOR
CLARITY

PROPOSED
@ 1/4" = 1'-0"

10





HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

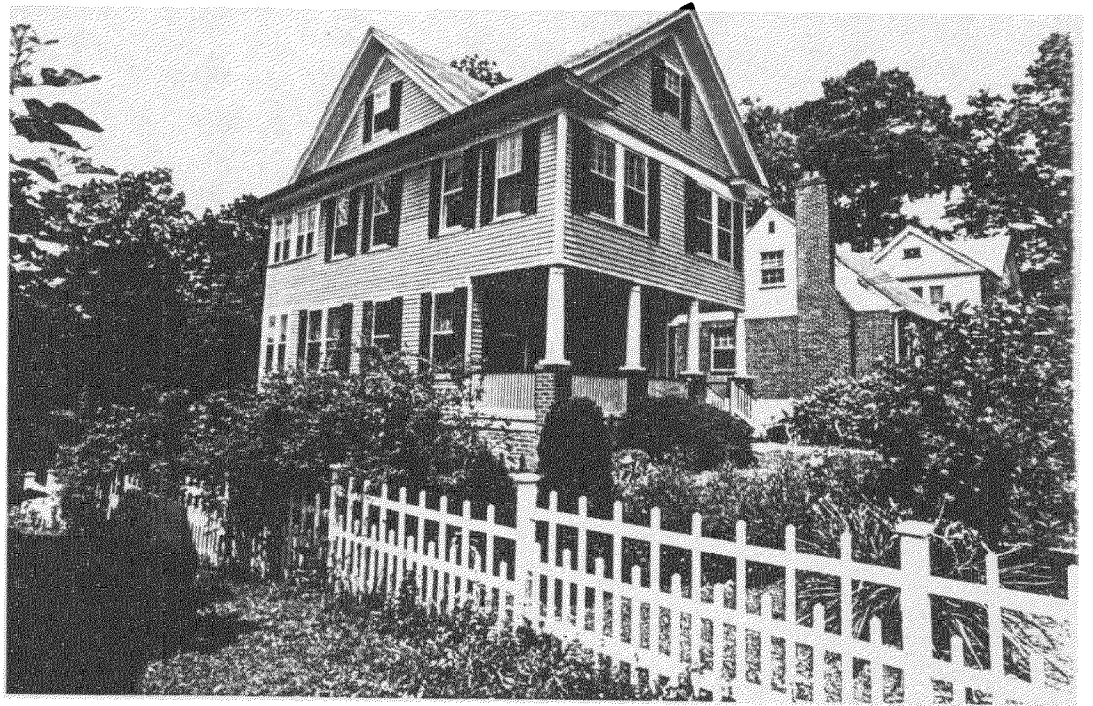
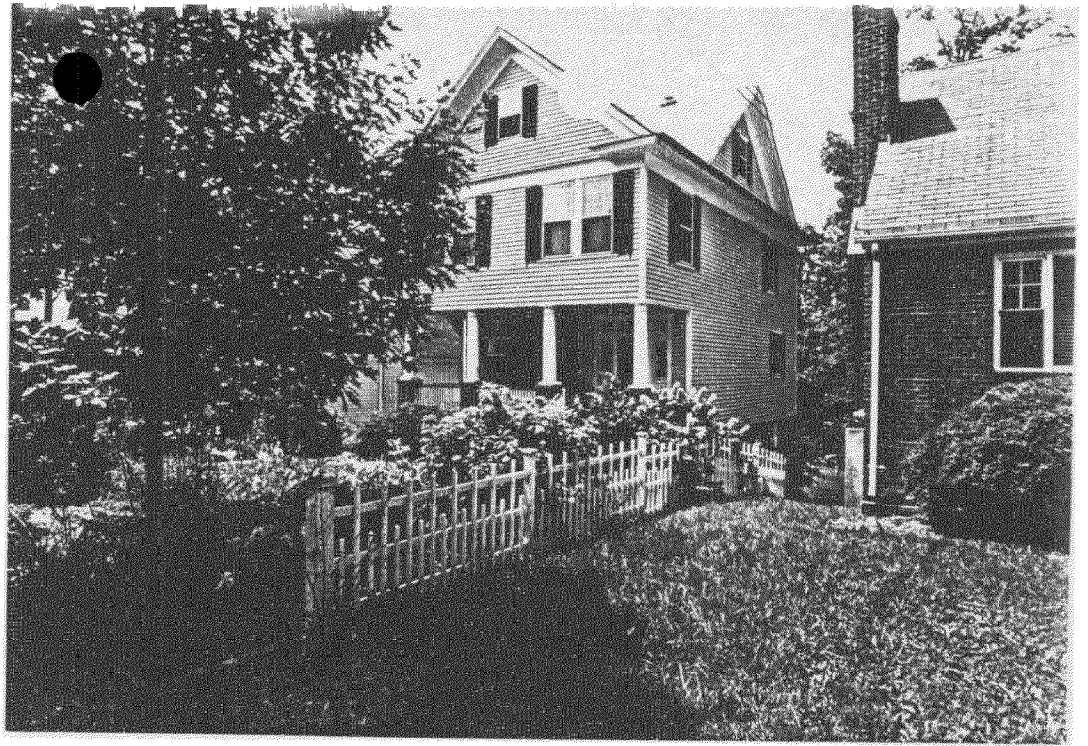
FRED FEINSTEIN
7114 SYCAMORE AVE
TAKOMA PARK, MD 20912

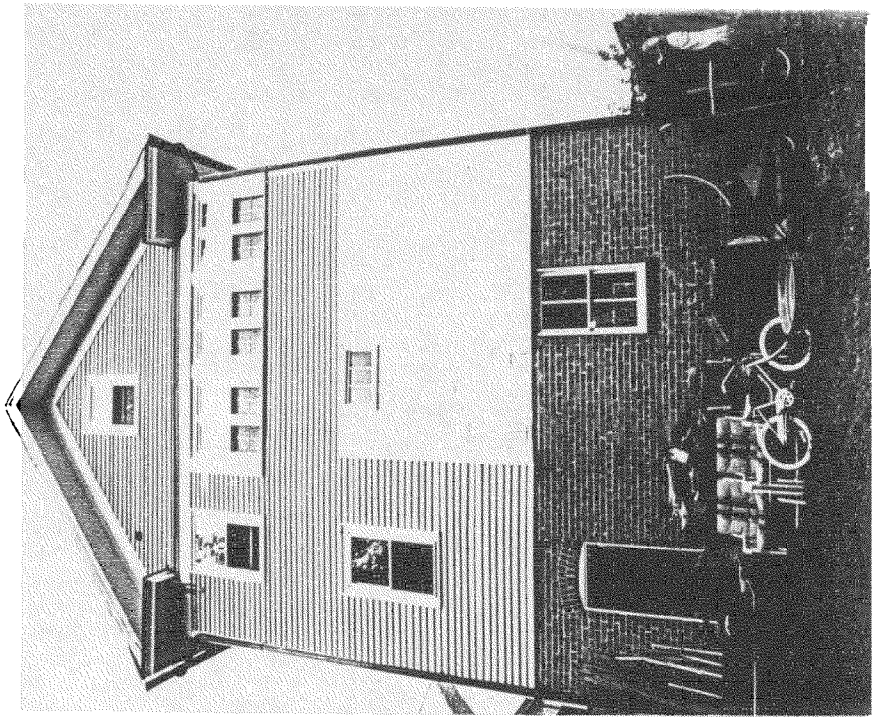
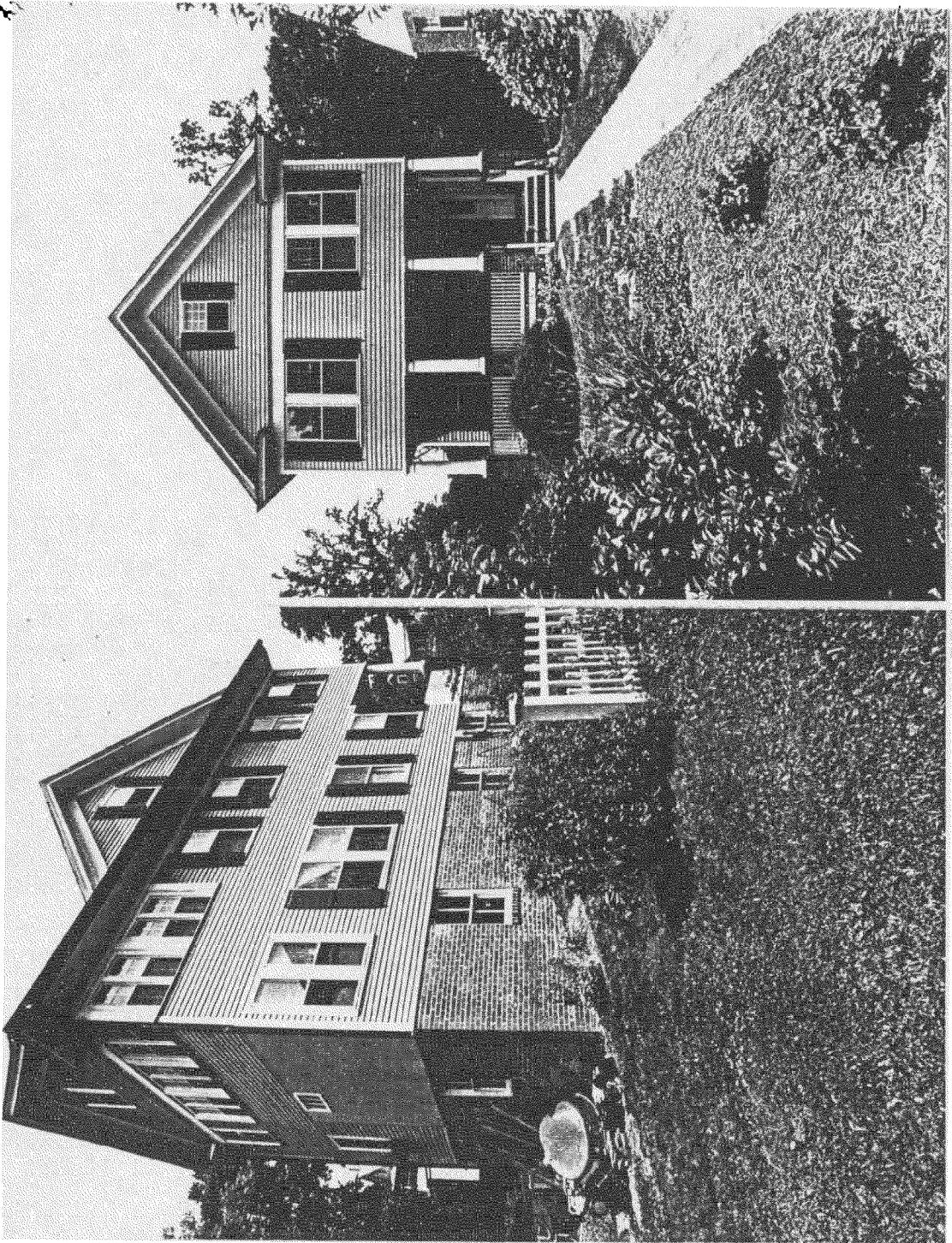
ROYD BIDDLE
7117 SYCAMORE AVE
TAKOMA PARK, MD 20912

FRANCES BARRETT
7118 SYCAMORE AVE
TAKOMA PARK, MD 20912

TESEU TEFAYE
7115 POPLAR AVE
TAKOMA PARK, MD 20912

(13)





7/18/95

Aug 3 - dance out of town -

→ Try to resolve any problems prior to that.

2nd fl. rear window replacement

7116 Sycamore

Rear addition

low -

Chas - John Duncan
Ponce

(Studio Partnership)