



37/3 7126 Sycamore Ave.
OM 62-87



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327
279-8097

51 Monroe St., Rm. 1009
Rockville, MD 20850

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Daniel M. Treadwell TELEPHONE NO. (301) 270-0690
(Contract/Purchaser) (Include Area Code)

ADDRESS 7126 Sycamore Ave., Takoma Park CITY Maryland STATE Maryland ZIP 20912-4604

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7126 Street Sycamore Avenue

Town/City Takoma Park Election District 3

Nearest Cross Street Columbia Avenue

Lot 4 Block 21 Subdivision B.F. Gilbert

Liber _____ Folio _____ Parcel _____

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

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
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 Potomac Electric Power Company

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

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 3 feet 8 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 Yes
- 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.

Daniel M. Treadwell November 01, 1987
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature Adriana Hale Date 11/30/87

APPLICATION/PERMIT NO: OM 62-87 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CDDE: _____ RECEIPT NO: _____ FEE WAIVED: _____

*CONDITIONS:
Item #2-approval only for **SEE REVERSE SIDE FOR INSTRUCTIONS** wood columns on wood or metal bases. Use of any other materials requires reapplication.
Item #4-Lime-based mortar to be used: formula to be supplied to LAC for approval.

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:)

Multiple horizontal lines for describing the proposed work.

(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 100 MARYLAND AVENUE ROCKVILLE, MARYLAND 20850

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:)

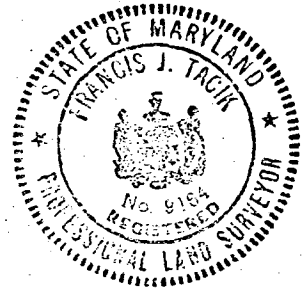
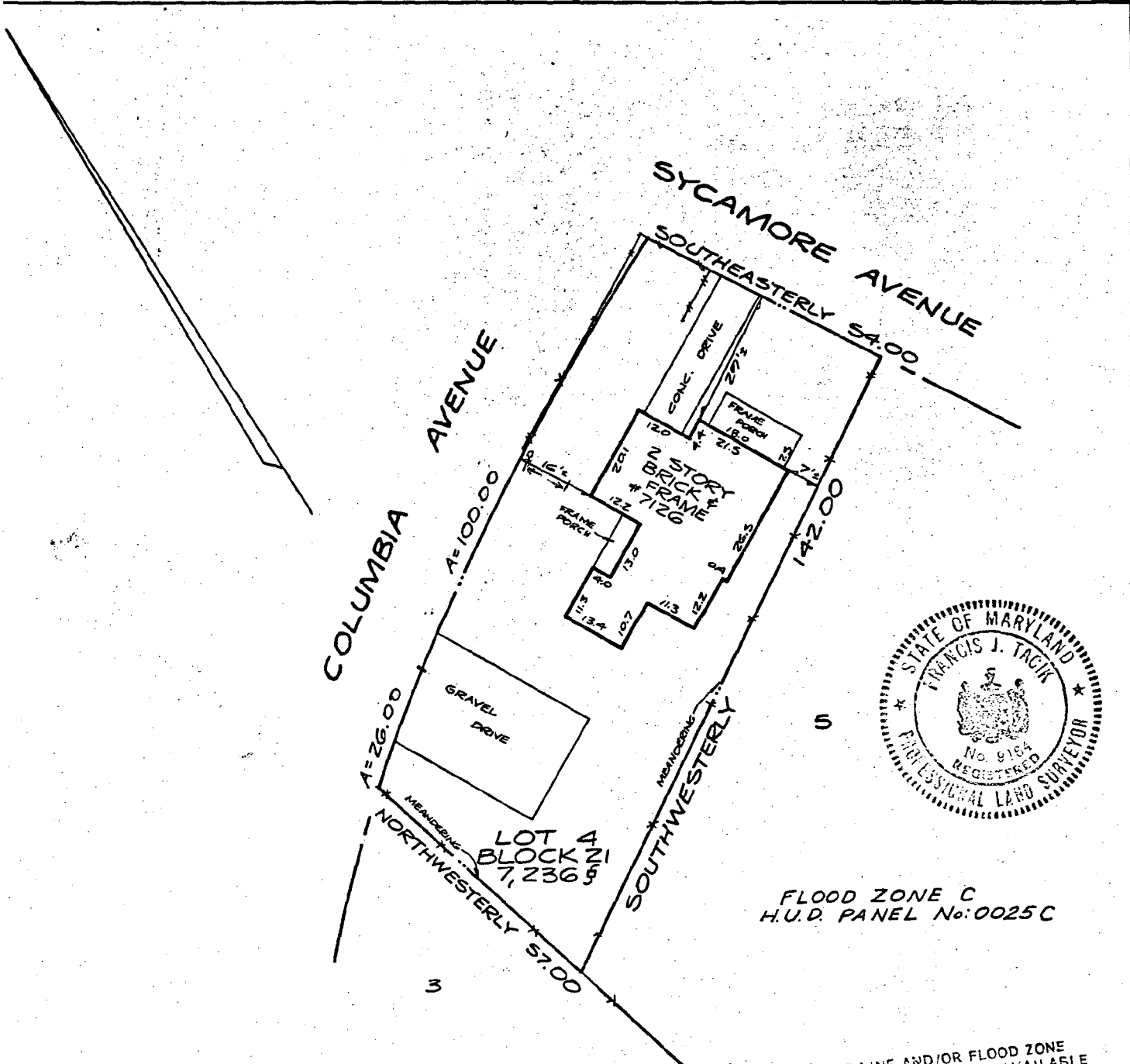
1. Construction of a 3' 8" brick retaining wall approx 13' long to prevent soil erosion. Mr. Jerome Fenwick of So-Wick Constuction Co., Inc. (301) 769-2446 has proposed (attached) the cost at \$1,116.00 Height of 3' 8" is approx., height will vary as ground slopes. This application is required as a corrective measure for a City of Takoma Park Code Violation (PM-506.1).
 2. The two porch posts on the right-hand side of the porch (facing house) are unsafe and require replacement. If cost prohibitive to reproduce from wood, request permission to replace with similar-looking aluminum posts, and if necessary, replace all four posts. This application is required to correct an unsafe condition, and is required as a corrective measure for a City of Takoma Park Code Violation (PM-302.3.3).
 3. Replacement of existing garage front (entrance door and window) with barn-type garage doors. No windows, just wooden garage doors painted specified color.
 4. repair/repoint existing masonry chimney with like materials.
-
-
-
-

(If more space is needed, attach additional sheets on plain or lined paper to this application)

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MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

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



FLOOD ZONE C
H.U.D. PANEL No: 0025C

LOCATION OF HOUSE
LOT 4 BLOCK 21
B.F. GILBERT'S
ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MD

BUILDING LINE AND/OR FLOOD ZONE
INFORMATION IS TAKEN FROM AVAILABLE
SOURCES AND SUBJECT TO INTERPRETATION
OF ORIGINATOR.

SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.	REFERENCES PLAT BK. A PLAT NO. 2	SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 W. Patrick Street Frederick, MD 21701 (301) 694-5544	
	LIBER FOLIO	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 7-20-87 BOUNDARY:	SCALE: 1"=30' DRAWN BY: J.S. JOB NO.: 87-3356

Francis J. Tacik
REGISTERED LAND SURVEYOR MD # 9164



Sign off

CARBONLESS FORM 3850



NO CARBON REQUIRED

PROPOSAL TRIPLICATE

PROPOSAL

No.	
Date	
Sheet No.	

Proposal Submitted To:

Name Dan Readwell
 Street _____
 City VINNA VA.
 State _____
 Phone 876-9162

Work To Be Performed At:

16thoma Park MD.
 Street SYCAMORE
 City _____ State _____
 Date of Plans _____
 Architect _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Retaining wall

<u>1 yd. OF concrete For Footing</u>	<u>\$120.00</u>	<u>\$250.00</u>
<u>350 STANDARD size Brick</u>	<u>\$135.00</u>	<u>286.00</u>
<u>50 4x4x16 Cinder Block</u>	<u>50.00</u>	<u>100.00</u>
<u>10 Bags of mortar</u>	<u>50.00</u>	<u>000.00</u>
<u>1 1/2 Ton OF SAND</u>	<u>25.00</u>	<u>000.00</u>
	<u>330.00</u>	<u>636.00</u>
		<u>Total \$1116.00</u>

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

with payments to be made as follows: 1/3 AT BEGINING AND BALANCE Dollars (\$ 1116.00)
UPON COMPLETION

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by

Respectfully submitted Ernie S. Tewwick
 Per _____

Note—This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____
 Signature _____
 Date _____



Montgomery County Government

Historic Preservation Commission
100 Maryland Avenue
Rockville, Maryland, 20850



of Masonry chimney needs repair/
repainting. Similar materials to
be used.



2. The two porch posts on the right need replacement
3. Conversion of garage front to barn-type doors from existing entrance door and window.



1. Area where brick retaining wall is proposed to be constructed. Wall will replace existing cement wall which is too low. Wall will run in an approx. North-South direction (parallel to Sycamore Ave.) Wall is to run from steps to approx. $2\frac{1}{2}'$ short of Columbia Ave.



1. Area where brick retaining wall is proposed to be constructed to prevent soil erosion (visible). Wall will replace existing cement wall (in picture) which is too low. Wall will run in approx. North-South direction (parallel to Sycamore Ave.) Wall is to run from steps to approx. 2½ ft. short of Columbia Ave.

TAKOMA PARK HISTORIC PRESERVATION COMMITTEE

MINUTES - TUESDAY, NOVEMBER 10, 1987

Members present:

Caroline Alderson, Chairman
 Joan Simons
 Doug Dunn

Absent:

Ed McMahon
 Jean Price
 Edmund Kirby Smith

Guests

Dan Treadwell - 7126 Sycamore Ave.

I. Historic Area Work Applications

7126 Sycamore Ave. (Treadwell)

Proposal:

1. Construct brick retaining wall (approximately 13' long) to control erosion. Wall is located in mid-side yard, facing Sycamore (streetfront), stretching between house and Columbia Avenue. Maximum height about 3'8", sloping off with grade. Required corrective action to remedy city code violation.
2. Replace deteriorated wood columns (front facade) with aluminum columns of identical design and dimension. Required corrective action to remedy city code violation.
3. Replace non-original garage door and window (result of previous conversion to apartment) with traditional wooden door more in keeping with early twentieth century garage.
4. Repoint brick chimney with lime-based mortar similar in composition to original.

Committee Recommendation: Approve (3) and (4) as submitted; these are positive measures to restore the architectural integrity of the property.

Approve (1): masonry construction is appropriate and will not be very visible from street because of slope. Mr. Treadwell agreed to committee suggestion to try ground cover, rather than additional wall facing Columbia, to control erosion on side yard near street. 2: Committee recommends in-kind replacement of wood columns. Aluminum seams tend to be conspicuous, and local mills produce hollow wood columns at a reasonable price. Metal bases for easier maintenance, in conjunction with wood shafts and capitals

for historic appearance, would be acceptable. Gallagher and Hogle on Kansas Avenue (DC) recommended as convenient supplier with reasonable prices. This approach is agreeable to Mr. Treadwell.

The meeting adjourned early because of scheduling conflicts. Only one permit application was submitted this month.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

- a. Located within the Takoma Park historic district.
b. This is a Master Plan / Atlas historic district (circle one).
c. Address of Property: 7126 Sycamore Ave.
d. Owner of property and address:
Daniel M. Treadwell, 7126 Sycamore Ave, Takoma Park, MD 20912

- e. Is this property a contributing resource within the historic district? Yes
f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources?

Slightly
1. ~~new~~ brick retaining wall (side yard)
2. replace wood columns with aluminum (same design)
3. replace garage door with wood
4. repoint chimney

II. Description of work proposed

- a. Is this work on the front, rear, or side of the structure?
Side (item 1), front (2) & ~~3~~ all (4)
b. Is the work visible from the street? yes, primarily 2 and 3
c. What are the materials to be used? Like materials-wood, brick, mortar
d. Are these materials compatible with existing materials? How? Same,
If not, why? except for possible substitution of column base
with metal (same design).
Brick retaining wall similar to others in district.

III. Recommendation of the Local Advisory Committee

- a. Approval of Work see attached minutes
1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?
2, 3, 4
2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)
Replace original wood columns in kind or with wood shafts and capitals on metal bases of like design and dimension.

See attached minutes

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

See attached minutes

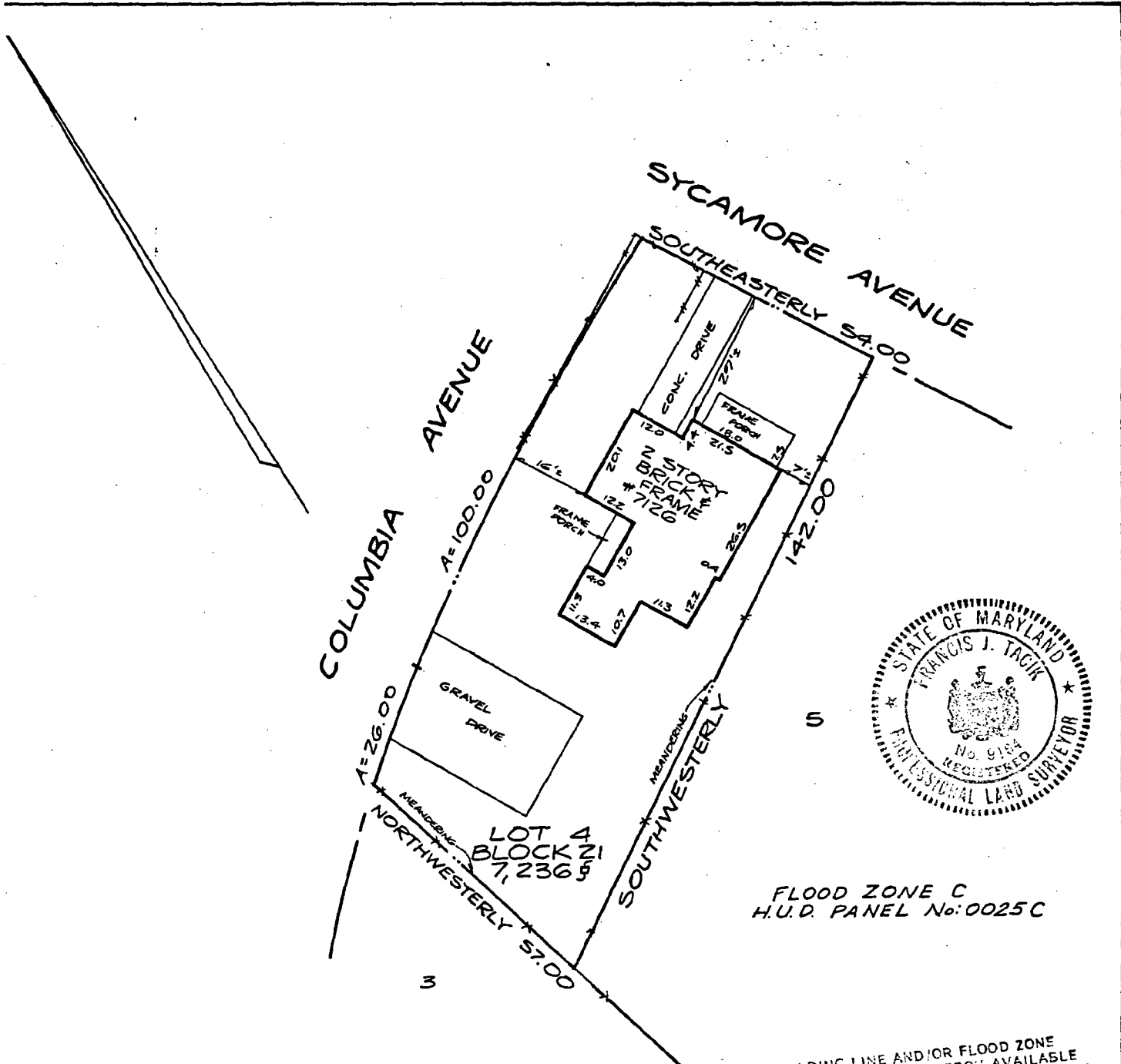
Date on which applicant was notified of LAC meeting applic. rec'd 11/2; meeting 11/10

Form completed by Caroline Alderson

Member of Takoma Park LAC

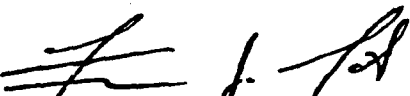
Date 11/23/87

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



LOCATION OF HOUSE
 LOT 4 BLOCK 21
 B.F. GILBERT'S
 ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MD

BUILDING LINE AND/OR FLOOD ZONE
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 SOURCES, AND SUBJECT TO INTERPRETATION
 OF ORIGINATOR.

SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.  REGISTERED LAND SURVEYOR MD #9164	REFERENCES PLAT BK. A PLAT NO. 2	SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 W. Patrick Street Frederick, MD 21701 (301) 694-5544	
	LIBER FOLIO	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 7-20-87 BOUNDARY:	SCALE: 1"=30' DRAWN BY: J.B. JOB NO.: 87-3356

City of Takoma Park, Maryland

DEPARTMENT OF HOUSING SERVICES
270-5900



7500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

September 9, 1987

RE: 7126 Sycamore Ave.

Dear Mr. Treadwell:

Attached are correction orders that were issued to the previous owner of the above referenced property. Since you are now the legal owner of the property you are responsible for the repairs. You are hereby notified to correct the deficiencies by October 2, 1987 and a reinspection for compliance will be conducted on October 5, 1987 at ~~9:00 AM.~~
4:15 P.M.

If I can be of any assistance please feel free to contact me.

Thank you,

Steven E. Borkoski
Steven E. Borkoski

Code Enforcement Officer

City of Takoma Park, Maryland

DEPARTMENT OF HOUSING SERVICES

TELEPHONE NO: 270-5900

PREMISES IN VIOLATION:

7126 Sycamore Avenue

DATE: 12 June 1987

OWNER'S NAME AND ADDRESS:

Rodrigo Arango
3602 Barcroft View Terrace
Falls Church, Va. 22041

LICENSE NO: #146

PHONE:

An inspection of the above premises revealed violations of the Local Laws and Ordinances of the City of Takoma Park, Maryland, Municipal Code 1972, as amended, as listed below:

You are hereby notified to comply with the provisions of the law referred to and to correct the deficiencies on or before 1 September 1987.

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE WILL MAKE IT NECESSARY TO TAKE ACTION IN ACCORDANCE WITH THE PROVISIONS OF THE LAW.

SECTION	VIOLATIONS	CORRECTIVE ACTIONS
PM-404.5	<p><u>APT #6 INTERIOR</u></p> <p>Ceiling insufficient height</p> <p>Bedroom 81½"</p> <p>Kitchen 76½"</p> <p>Living Room 81½ - 85"</p>	CORRECT TO MINIMUM HEIGHT OF 7'4"


Code Enforcement Officer

City of Takoma Park, Maryland

DEPARTMENT OF HOUSING SERVICES

TELEPHONE NO: 270-5900

PREMISES IN VIOLATION:

7126 Sycamore Avenue

DATE: 17 June 1987

OWNER'S NAME AND ADDRESS:

Rodrigo Arango
3602 Barcroft View Terrace
Falls Church, Va. 22041

cc: Ms. A. Mateus
7126 Sycamore Ave #1
T.P. Md. 20912

LICENSE NO: #146

PHONE:

An inspection of the above premises revealed violations of the Local Laws and Ordinances of the City of Takoma Park, Maryland, Municipal Code 1972, as amended, as listed below:

You are hereby notified to comply with the provisions of the law referred to and to correct the deficiencies on or before 1 October 1987.

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE WILL MAKE IT NECESSARY TO TAKE ACTION IN ACCORDANCE WITH THE PROVISIONS OF THE LAW.

SECTION	VIOLATIONS	CORRECTIVE ACTIONS
	<u>APT #5</u>	
	<u>INTERIOR</u>	
PM-404.5	Ceiling height does not meet minimum height requirement	CORRECT TO 7'4" MINIMUM OR VACATE APARTMENT
PM-303.3	Wall boards buckling	REPAIR AND MAINTAIN
PM-303.3	Paint peeling	SCRAPE, PAINT AND MAINTAIN
PM-303.3	Ceiling in disrepair	REPAIR AND MAINTAIN
PM-303.5	Interior is in unsanitary condition	CLEAN AND MAINTAIN
	THESE CONDITIONS CONSTITUTES A SUBSTANDARD HOUSING UNIT.	


Code Enforcement Officer

City of Takoma Park, Maryland

DEPARTMENT OF HOUSING SERVICES

TELEPHONE NO: 270-5900

PREMISES IN VIOLATION:

7126 Sycamore Avenue

DATE: 12 June 1987

OWNER'S NAME AND ADDRESS:

Rodrigo Arango
3602 Barcroft View Terrace
Falls Church, Va. 22041

LICENSE NO: #146

PHONE:

An inspection of the above premises revealed violations of the Local Laws and Ordinances of the City of Takoma Park, Maryland, Municipal Code 1972, as amended, as listed below:

You are hereby notified to comply with the provisions of the law referred to and to correct the deficiencies on or before 26 June 1987.

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE WILL MAKE IT NECESSARY TO TAKE ACTION IN ACCORDANCE WITH THE PROVISIONS OF THE LAW.

SECTION	VIOLATIONS	CORRECTIVE ACTIONS
	<u>APT #6 INTERIOR</u>	
PM-501.1	Toilet constantly running	REPAIR AND MAINTAIN
PM-502.5	Floor in disrepair unsound	REPAIR AND MAINTAIN
PM-402.4	Kitchen - no mechanical ventilation	INSTALL PROPER VENTILATION
	<u>BUILDING EXTERIOR</u>	
PM-302.3.3	Porch roof unsafe, unsound	REPAIR AND MAINTAIN
PM-301.1	High Weeds, debris	REMOVE AND MAINTAIN
PM-303.8	Walkway outside Apt#6 is unsafe	INSTALL HANDRAIL
PM-301.5	Walkways in disrepair	REPAIR AND MAINTAIN
PM-506.1	Guttering and downspouts disrepair and splash blocks missing	REPAIR, INSTALL AND MAINTAIN
PM-301.1	Front porch: Gas cans, rugs, assorted misc. items	REMOVE AND MAINTAIN
PM-301.5	Wood step outside Apt#6 is unsafe unsould	REMOVE
PM-602.3	Improper fusing of Apt #6	CORRECT TO ELIMINATE HAZARDS

Steven E. Roberts

PREMISES IN VIOLATION, continued

7126 Sycamore Avenue

SECTION	VIOLATIONS	CORRECTIVE ACTIONS
PM-602.3	Utility room - Junction boxes have exposed wiring	REPAIR
PM-506.1	Erosion of soil along walkways and steps	REPAIR AND MAINTAIN

Stann E. Gorker
Code Enforcement Officer