

37/03-04GGG 7121 Sycamore Ave
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: November 29, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 362303

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with CONDITIONS**.

1. The fence height will be no greater than 6'

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Patricia Taylor and William Batko

Address: 7121 Sycamore Avenue, Takoma Park

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAT TAYLOR
 Daytime Phone No.: 202.737.0690
 Tax Account No.: _____
 Name of Property Owner: PATRICIA TAYLOR AND WILLIAM BATKO
 Daytime Phone No.: 443.995.3281
 Address: 7121 SYCAMORE AVE. TAKOMA PARK MD 20912
Street Number City Street Zip Code
 Contractor: ROBERT MAULES Phone No.: 810.890.3655
 Contractor Registration No.: _____
 Agent for Owner: N/A Daytime Phone No.: 810.890.3655

LOCATION OF BUILDING/PREMISE

House Number: 7121 SYCAMORE AVE.
 Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVE
 Lot: 44 Block: 22 Subdivision: W.J. Stones Resubdivision
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed

Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family

Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 3000-3400

1C. If this is a revision of a previously approved active permit, see Permit # _____

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 6 feet 0 inches (6' fencing 2' lattice)

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.

Patricia Taylor
Signature of owner or authorized agent

10.14.04
Date

Approved: with conditions For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: Julia O'Malley Date: 11/17/04
 Application/Permit No.: 362303 Date Filed: _____ Date Issued: _____

**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:

replace existing deteriorated wire
fencing & construct new fencing.

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

6' high board & batten fence separating
side yard, running from back of property
to edge of shared drive. No historic
impact, will be placed 2' in property line to
not affect existing trees

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

(see picture)

- 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.
- 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: (see attached contract)

5. PHOTOGRAPHS

- 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.
- 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.

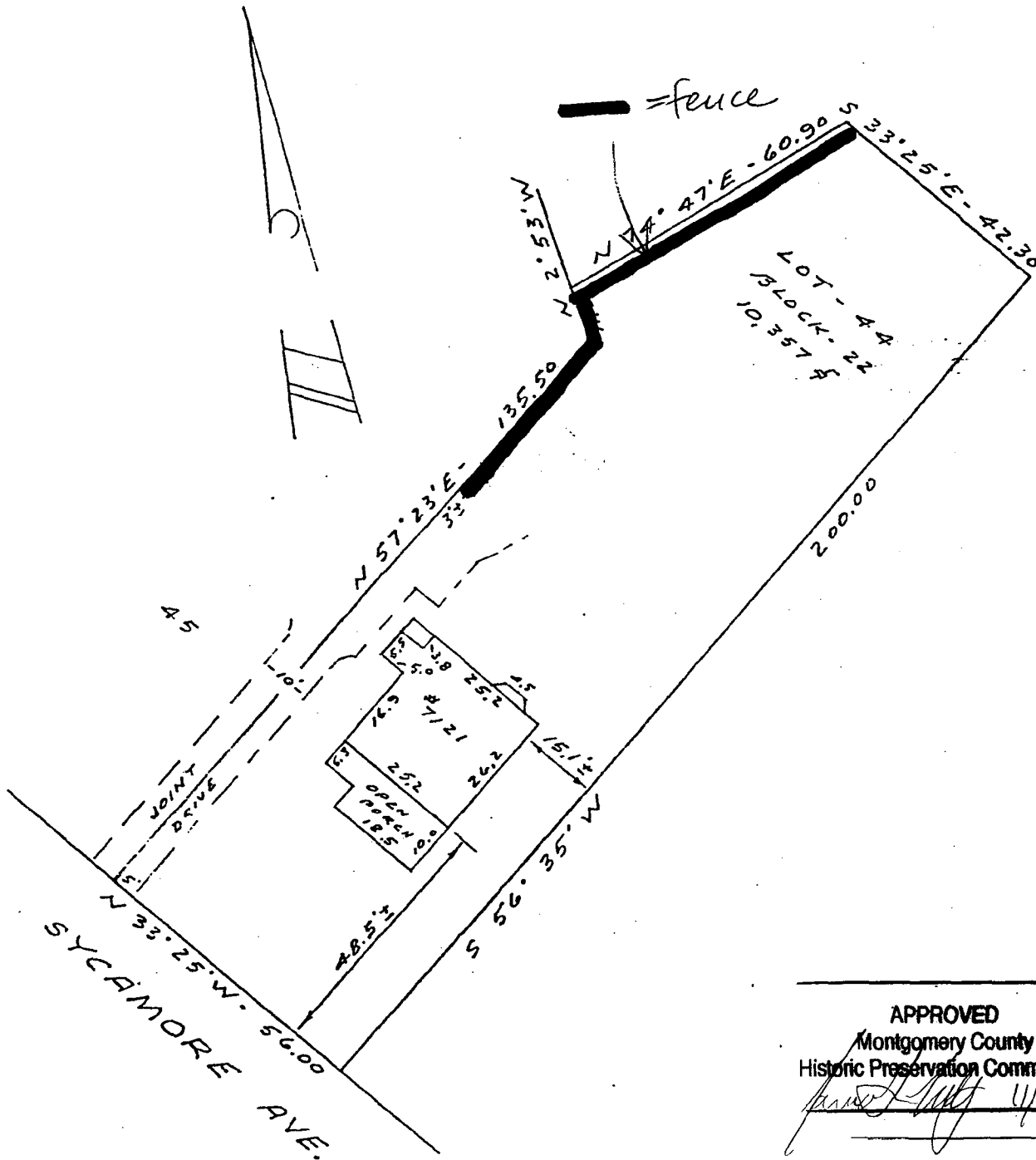
6. TREE SURVEY

If you are proposing construction adjacent to or within the crown 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, (301/279-1355).

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.



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 11/29/64

HOUSE LOCATION
 LOT - 44 BLOCK - 22
 MR. W. J. STONES RESUBDIVISION OF
 TAKOMA PARK
 MONTGOMERY PRINCE GEORGE'S COUNTY, MARYLAND
 RECORDED IN PLAT BOOK 2 . PLAT 196 SCALE 1" = 30'

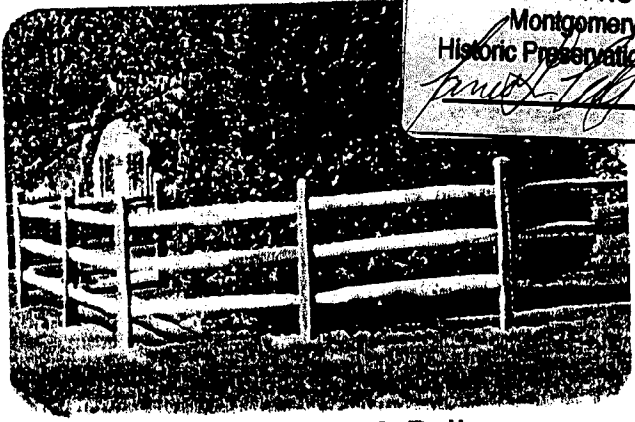
NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located.

I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement and that unless otherwise shown there are no encroachments.

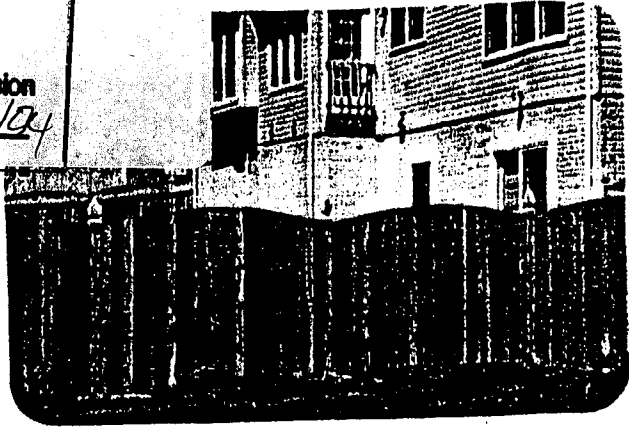
Date: AUG. 2, 1975

By *[Signature]*
 ELWOOD L. RENN
 Registered Land Surveyor
 Maryland No. 3383

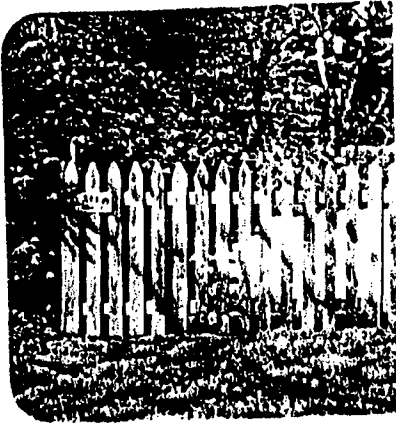
APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 11/29/04



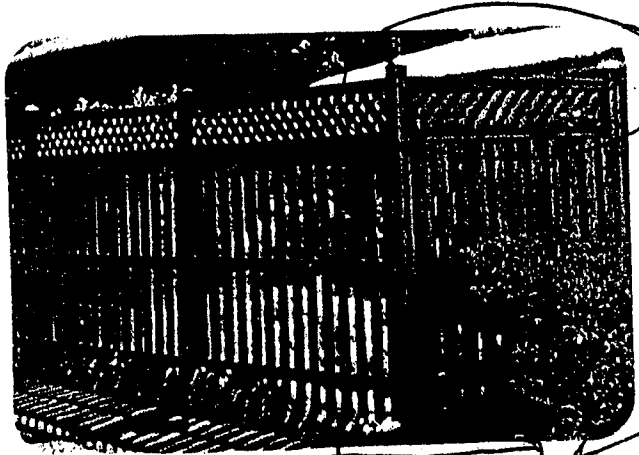
3-Hole Post & Rail



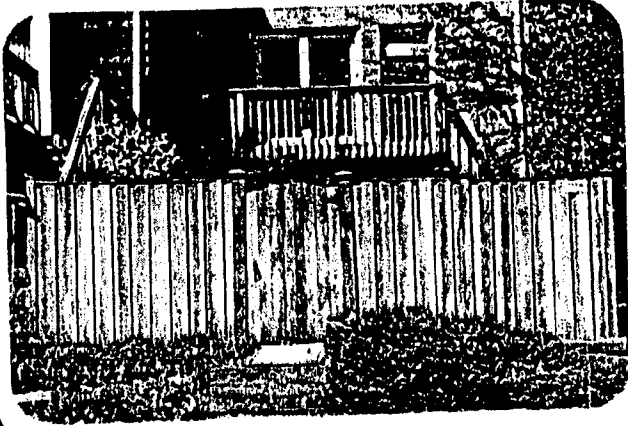
Oval Top Solid Board



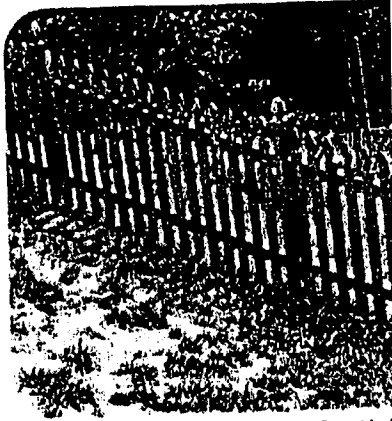
Gothic Picket



Wyngate with Lattice Topper



Board and Batten



Colonial Gothic



Hand-drawn circle around picket fence image

Robert Mayles
7306 Cedar Ave.
Takoma Park, MD 20912
810.890.3655

October 4, 2004

Project Name: William Batko/Patricia Taylor, 7121 Sycamore Ave., Takoma Park, MD 20912, 301.270.6105

Project Description: Installation of 76 linear feet of fencing at 7121 Sycamore Ave., Takoma Park, MD 20912

Scope of work: 8' overall height, 6' solid 1x6 planking with 2' lattice fence constructed with Spanish cedar with 3' concrete footers.

Total amount: \$1800-\$2200 in lumber and materials; \$1200 in labor, for an estimated \$3000-\$3400. The materials costs to be paid by client.

Payment schedule:

One-half labor upon acceptance of contract and balance due upon completion.

By: Robert Mayles 10/14/04
Robert Mayles (date)

By: Patricia Taylor 10/14/04 William Batko 10/14/04
Patricia Taylor (date) William Batko (date)

Adjacent Properties:

7119 Sycamore Ave, Claudia Louins

7123 Sycamore Ave. Brian

Takoma Park, MD 20912

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7121 Sycamore Avenue, Takoma Park	Meeting Date:	11/17/04
Applicant:	Patricia Taylor and William Batko	Report Date:	11/10/04
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	11/03/04
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-04GGG	Staff:	Tania Tully
PROPOSAL:	Install rear privacy fence.	RECOMMENDATION:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Cottage
DATE: 1920s

PROPOSAL/COMMENTS:

The applicant proposes to install a 76-foot long, 8' high cedar board and batten fence on the north side of the rear yard. The top two feet of fence are proposed to be lattice. The fence meets all applicable guidelines except in height. The maximum fence height permitted by Montgomery County is 6'6", though the HPC has typically approved fences only 6' in height in the rear yard. At the time of this staff report the applicants were in agreement with the condition listed below.

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

- **The fence height will be no greater than 6'**

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 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;



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 RC LLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/77 0

PS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR
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PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)			<input type="checkbox"/> Other: _____		

1B. Construction cost estimate: \$ 3000-3400

1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

Patricia Taylor Signature of owner or authorized agent 10.14.04 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 362303 Date Filed: _____ Date Issued: _____

Edn 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

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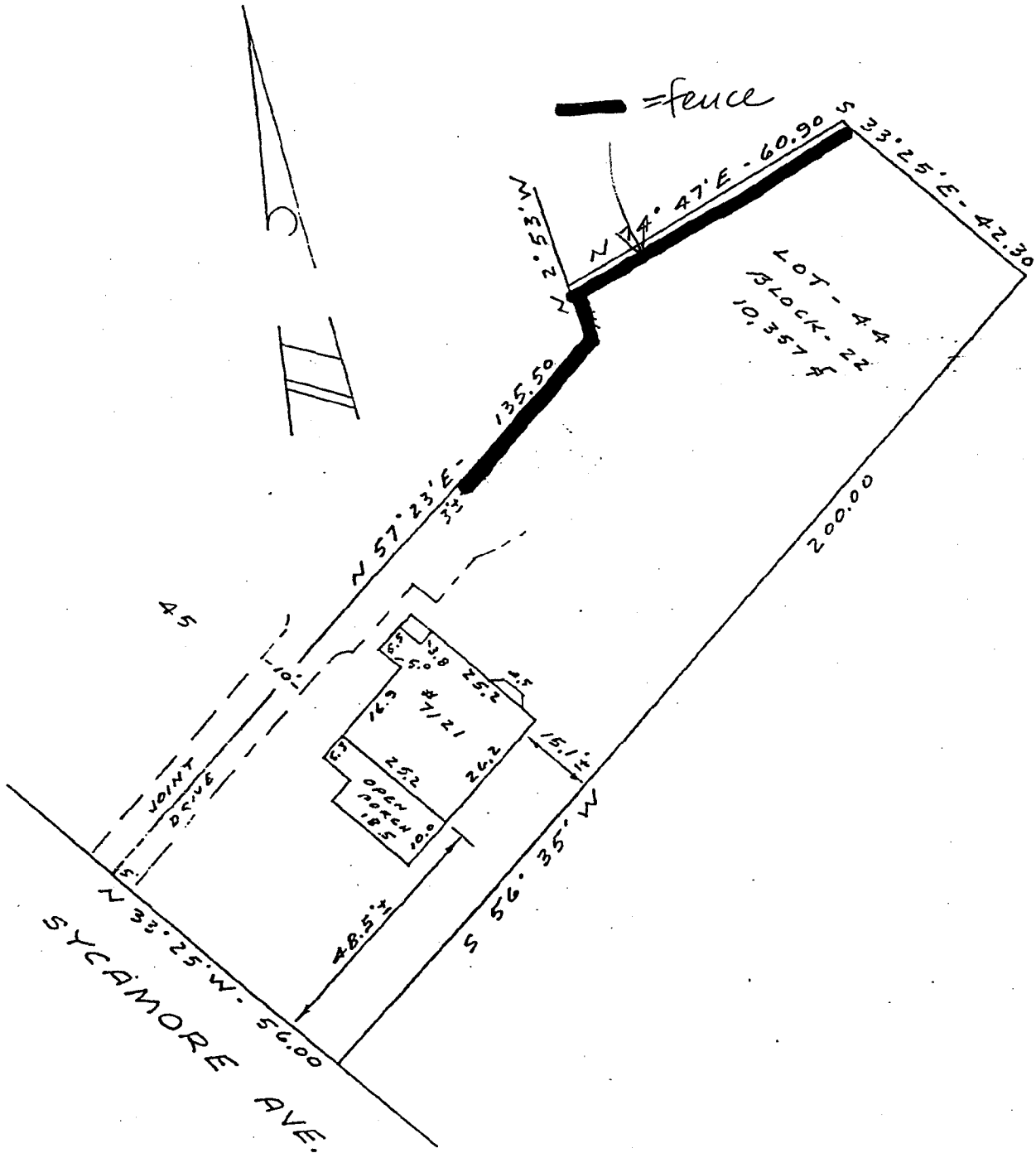
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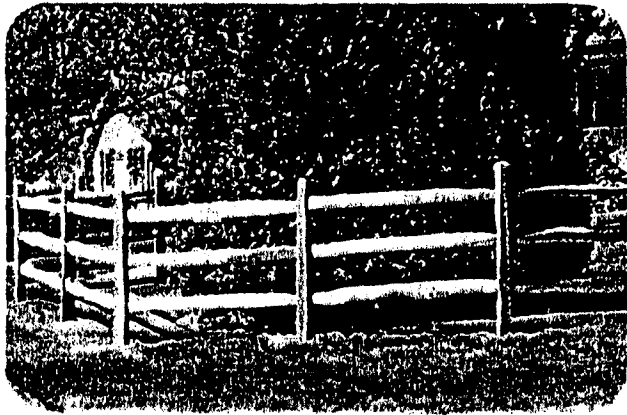
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By Elwood L. Renn
ELWOOD L. RENN
Registered Land Surveyor
Maryland No. 3383

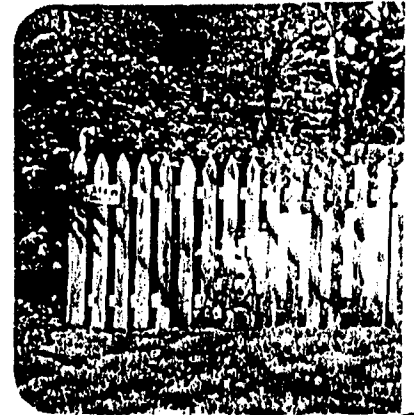
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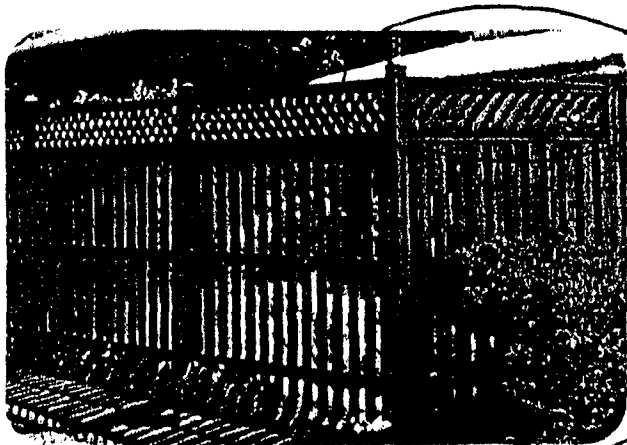
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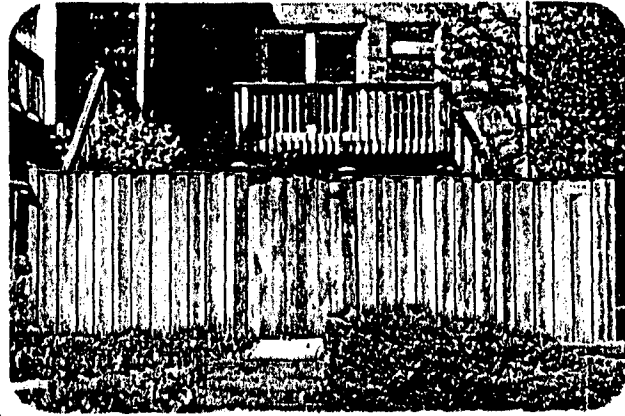
Oval Top Solid Board



Gothic Picket



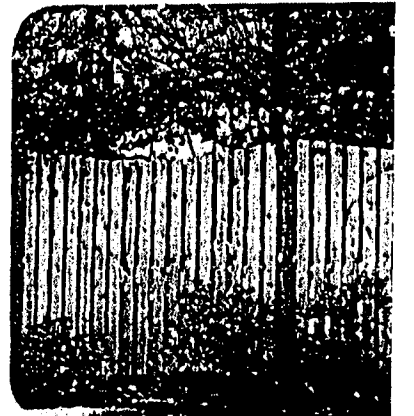
Wyngate with Lattice Topper



Board and Batten



Colonial Gothic



Mount Vernon

5/16

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