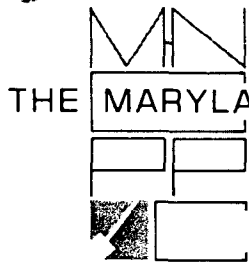


37/3-02Q 7133 Sycamore Avenue
(Takoma Park Historic District)

K



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

June 20, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 37/3-02Q

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved Denied **Approved with Conditions:**

1. All the replacement windows will be wood or aluminum-clad wood windows.
2. The basement windows will match the existing 6-light casement windows.
3. The three windows on the room over the garage may be 1/1 or 4/1 double-hung; or 6-light casement windows, at the applicant's discretion.

and subject to the general conditions that 1) **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS;** and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

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

Applicant: John and Hilda Baker
7133 Sycamore Avenue
Takoma Park, MD 20912



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: JOHN T. & HILDA D. BAKER Daytime Phone No.: 301-270-1251

Address: 7133 SYCAMORE AVE, TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7133 Street: SYCAMORE AVE

Town/City: TAKOMA PARK Nearest Cross Street: EAST WEST HIGHWAY

Lot: _____ Block: _____ Subdivision: _____

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: STORM WINDOWS & PARTIAL SASH REPLACEMENT

1B. Construction cost estimate: \$ _____

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 _____ 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.

Hilda D. Baker
Signature of owner or authorized agent

5-8-02
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 6/12/02

Application/Permit No.: _____ 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:

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

*install storm windows on East West Highway
on whole house. Window each replacement (3) for
window destroyed 20 years ago*

Replace 2 basement windows

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

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, (301/279-1355).

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7133 Sycamore Avenue	Meeting Date:	6/12/02
Applicant:	John and Hilda Baker	Report Date:	6/5/02
Resource:	Takoma Park Historic District	Public Notice:	5/29/02
Review:	HAWP	Tax Credit:	Yes
Resource Number:	#37/3-02Q	Staff:	Robin D. Ziek

PROPOSAL: Replace missing sash; Install several storm windows; replace three windows above garage; replace two basement sash.

RECOMMEND: Approval with Conditions:

1. All the replacement windows will be wood or aluminum-clad wood windows.
2. The basement windows will match the existing 6-light casement windows.
3. The three windows on the room over the garage may be 1/1 or 4/1 double-hung; or 6-light casement windows, at the applicant's discretion.

RESOURCE: Contributing
STYLE: Bungalow
DATE: 1920s

The subject property is a 1-1/2 story frame structure located in Takoma Junction. This corner house is quite close to East-West Highway, with a setback of approximately 3' from the public sidewalk, and traffic noise is considerable. The windows are 1/1 light, and there are storm windows in only a few locations. Approximately 20 years ago, the applicant removed the sash from the three small windows at the rear bedroom over the garage. Due to a faulty installation, moisture damage has rotted out the sill and has to be repaired.

PROPOSAL

The applicant proposes to do the following:

- 1) Remove the existing storm windows at the back room over the garage, and repair the wood sills, and install replacement sash. They would be thermally glazed, and no storm window would be required.
- 2) Replace two basement windows with similar thermally-glazed sash due to poor condition and location adjacent to grade.

- 3) Install storm windows on the 10 remaining windows facing East-West Highway.

The applicant will also undertake necessary repairs and maintenance work at this time, including some painting, and reglazing as required.

STAFF DISCUSSION

All of the above work and the maintenance work would qualify for our tax program, as well as for the state tax credit program. The work at the rear of the house is compatible with the Takoma Park Guidelines for a Contributing Resource in the Takoma Park Historic District. The room above the garage at the rear of the house is a later addition to the house, and was built sometime after 1931 and before 1951 when the applicant purchased the property (see attached Sanborn maps). The installation of thermally-glazed replacement windows is appropriate, and staff feels that these replacement windows could be either wood, or aluminum-clad wood windows. This applies to the two basement windows as well, due to a combination of poor condition and proximity to grade. The applicant will retain all of the original wood windows in the remainder of the house, and will use storm windows to achieve the energy efficiency and sound protection which is desired.

STAFF RECOMMENDATION

Staff recommends, with the following conditions, that the Commission find this 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 *Secretary of the Interior's Standards for Rehabilitation #6*:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials.

And with the *Guidelines* for the Takoma Park Historic District:

The design review should emphasize the importance of the resource to the over-all streetscape, and its compatibility with existing patterns;

All exterior alterations... should preserve the predominant architectural features of the resource...

CONDITIONS:

1. All the replacement windows will be wood or aluminum-clad wood windows.
2. The basement windows will match the existing 6-light casement windows.

3. The three windows on the room over the garage may be 1/1 or 4/1 double-hung; or 6-light casement windows, at the applicant's discretion.

and 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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



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Lot: _____ Block: _____ Subdivision: _____

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- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Raze
 - Revision
 - Repair
 - Revocable
- CHECK ALL APPLICABLE:
- A/C
 - Slab
 - Room Addition
 - Porch
 - Deck
 - Shed
 - Solar
 - Fireplace
 - Woodburning Stove
 - Single Family
 - Fence/Wall (complete Section 4)
 - Other: STORM WINDOWS & PARTIAL SASH REPLACEMENT

1B. Construction cost estimate: \$ _____

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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.

Hilda D. Baker
Signature of owner or authorized agent

5-8-02
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

4

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5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Hilda D. BAKER
7133 SYCAMORE AVE.
TAKOMA PARK, MD. 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

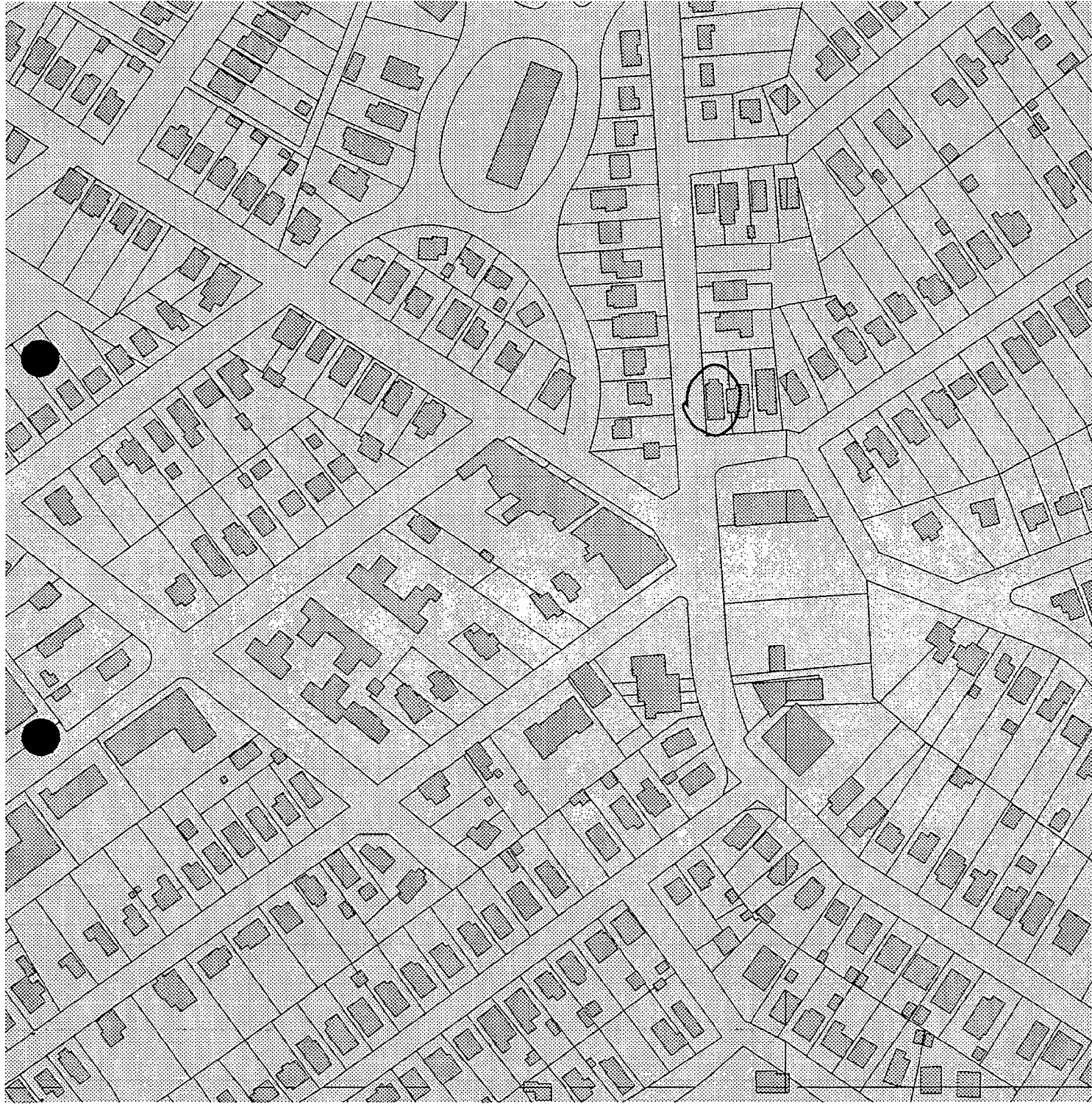
MATT SALOMON
7131 SYCAMORE AVE.
TAKOMA PARK, MD 20912

Susan Robb
203 Manor Circle
T.P.

John + G. Kessler
211 Ethan Allen Ave.
T.P.

g addresses: noticing table

6



7133 Sycamore Ave.

7

HANCOCK AV.

1931

33

WOODLAND

WOODLAND

CARROLL

AVE

SYCAMORE

AVE

AVE

POPLAR

DESCENT P.

HOLT

Adams



22

22

21

2

22

19

Adams

1954

60

LEE HW

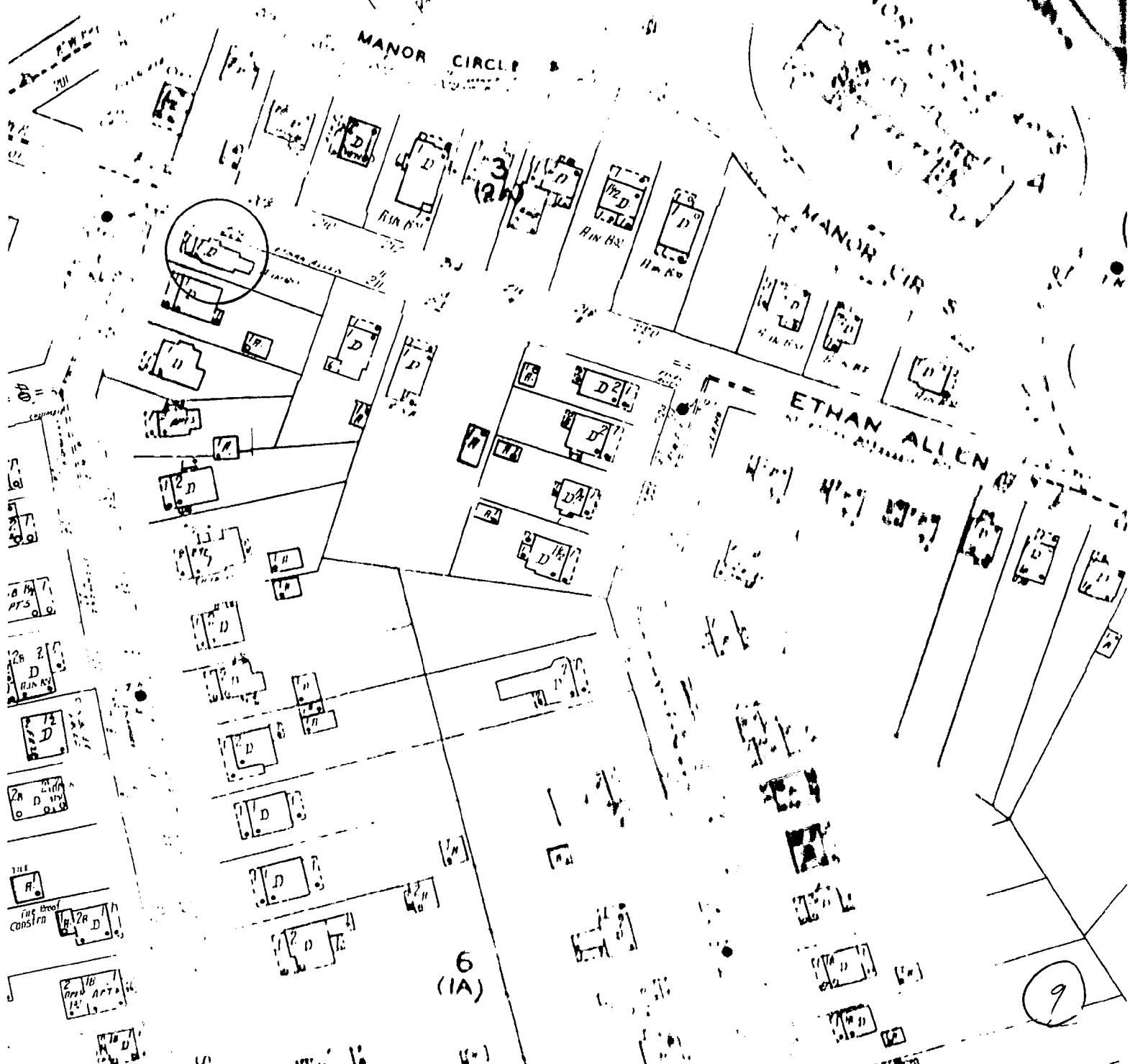
CARROLL AV

AV

MANOR CIRCLE

MANOR CIRCLE

ETHAN ALLEN



6 (IA)

9

Also *Wood Windows*
Wood-clad windows

Weather Shield

Dealers Corner

Builders Corner

Architects Corner

Re

Weather Shield®

Legacy Series™

ProShield®

Visions 2000®

Custom Shield®

HR 175™

Windows 101

Idea House

What's New

About Weather Shield

Dealer Locator

Request Literature

Contact Us

Support Services

Site Map

Find a Service Dealer Results

Local dealers :

T W PERRY #144800
8519 CONNECTICUT AVE
CHEVY CHASE, MD 20815
Phone: 301-652-2600
Fax: 301-657-9135
[View Map](#)
Distance: 4 miles

QUALITY WINDOW & DOOR INC
5200 SUNNYSIDE AVE
BELTSVILLE, MD 20705
Phone: 301-595-9555
Fax: 301-595-9559
BONNIE@QUALITYWINDOWANDDOORINC.COM
[View Map](#)
Distance: 6 miles

OPUS SASH AND DOOR LLC
6025 FARRINGTON AVE
ALEXANDRIA, VA 22304
Phone: 703-263-2656
Fax: 703-263-2725
[View Map](#)
Distance: 13 miles

Copyright ©2000 Weather Shield Mfg., Inc.

Triple-track storm

ASTRAL

3-TRACK STORM WINDOW

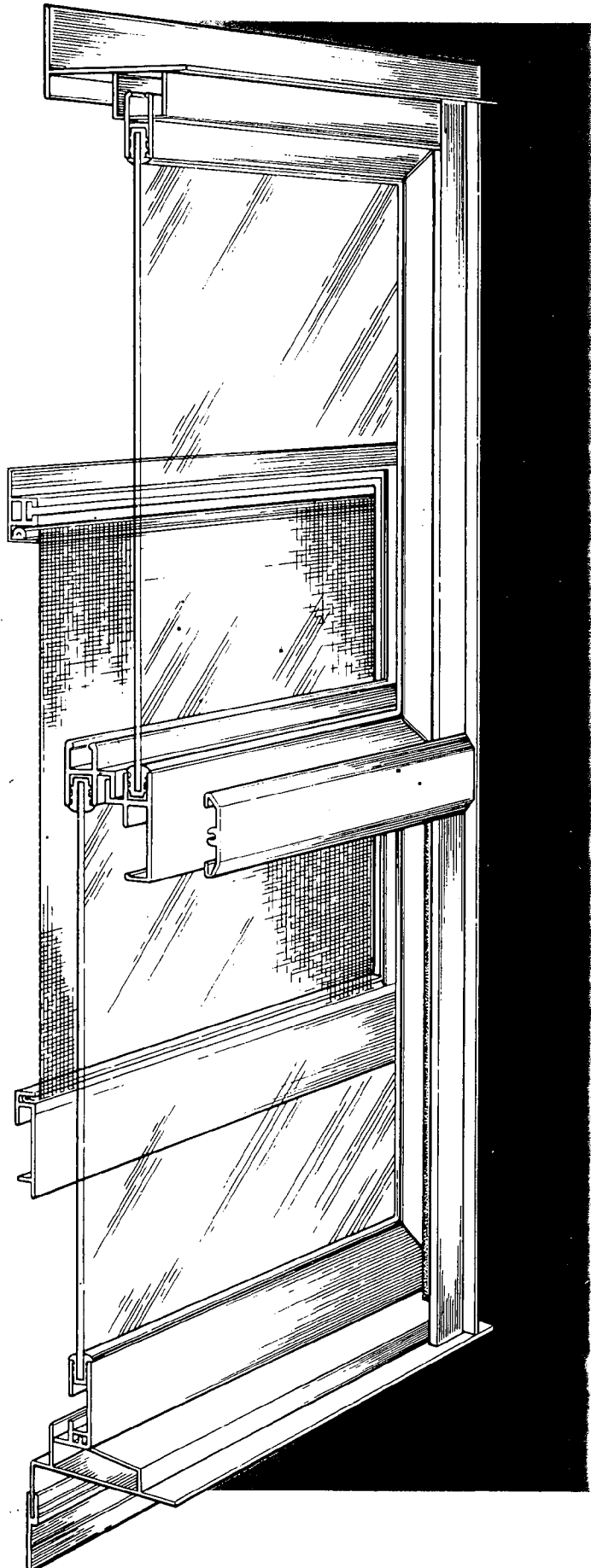
Design offers energy efficient features that ensure top performance!

- **Pocketed head** for maximum tightness with weather stripping.
- **Triple weather stripping in master frame** provides a solid barrier against air, water, dust, and noise for super energy efficiency.
- **Heavy tie bar across center of window** provides extra rigidity and strength to insure proper installation and long-term durability and ease of operation.
- **Wrap-around vinyl "marine" glazing** for maximum impact resistance and weather-tightness. Ease of glass repair.
- **Glass inserts extra deep interlock at meeting rail**—the more wind pressure the tighter they get.
- **Insert corners** fastened with removable screws for easy reglazing.
- **Butt corners** light and air-tight, more secure than miter joints.
- **Ease of operation** unique tilt design makes removal of sash simple and safe.

ASTRAL

windows—designed for the energy needs of the 80's

Distributed By
J. W. HOFFMAN CO., INC.
KENSINGTON, MD 20895
Phone 946-4100



(11)

The Astral Aluminum Combination 3-Track Storm Window has been designed for the energy needs of the 80's. They are a profitable way to invest in energy savings immediately and continue saving for years. They provide draft free comfort with a return in fuel savings. THE ASTRAL HAS PROVEN TO BE A LEADER IN ITS FIELD.

This rugged durable window is available in 12 attractive colors, which are Electrostatic Polyester Powder Coated, to match aluminum siding.

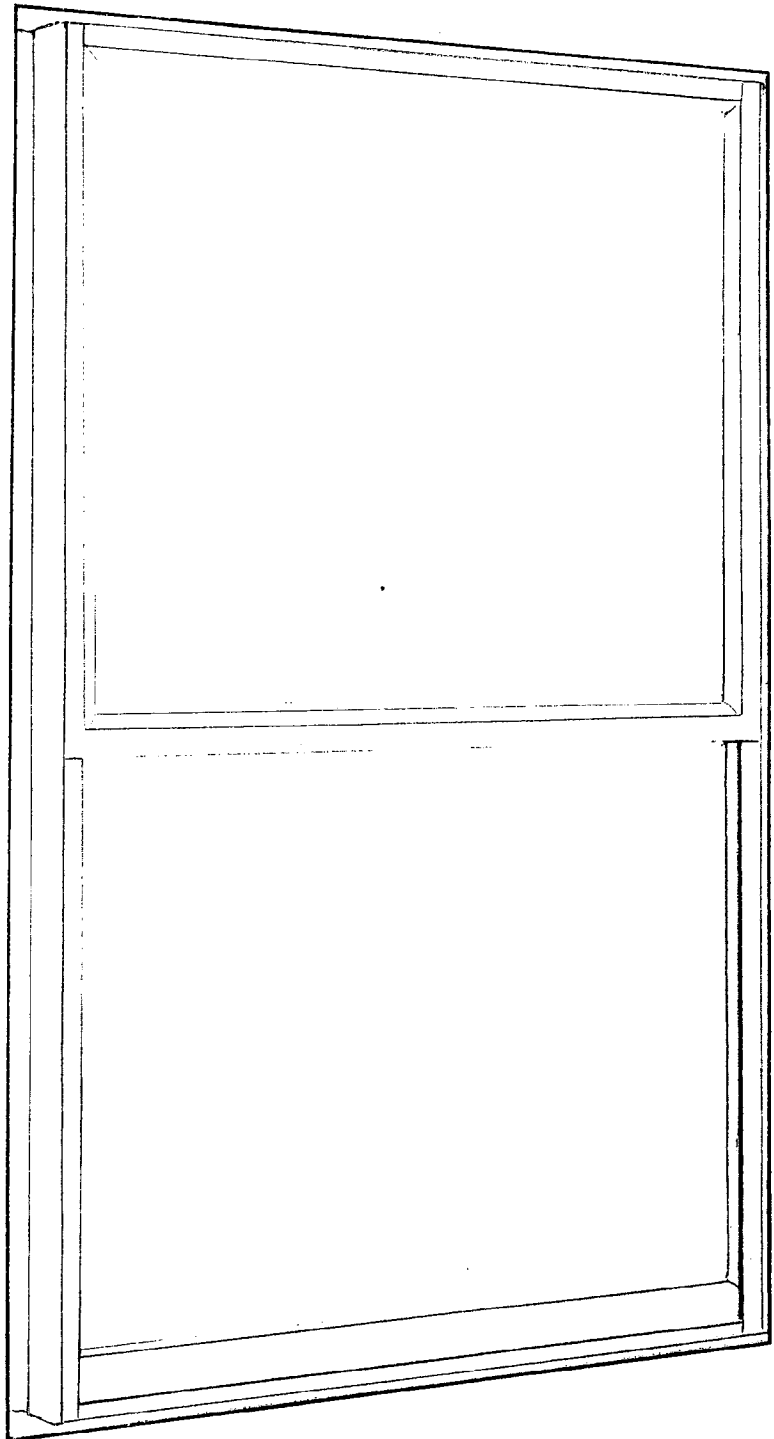
Sides and top masterframe members are extra heavy to offer maximum strength and rigidity.

Glass inserts are marine type glazed to lessen glass breakage and provide thorough sealing against water leakage.

Glass inserts have continuous extruded tongue and groove interlocks to prevent air infiltration. Release bolts are extended for easy access. Glass is American made for maximum strength with minimum wave distortions.

Hollow sill contains an adjustable expander to seal and seat under all conditions.

Hollow screen insert is completely weather/stripped to seal against all insect penetration. Masterframe is triple weather/stripped to offer the tightest possible wind seal.



GILL ALUMINUM PROD. CORP.

1384 BYBERRY ROAD, BENSALEM, PA. 19020
PHILA. - 464-7132 • 639-1470 - BENSALEM

Printed U.S.A.

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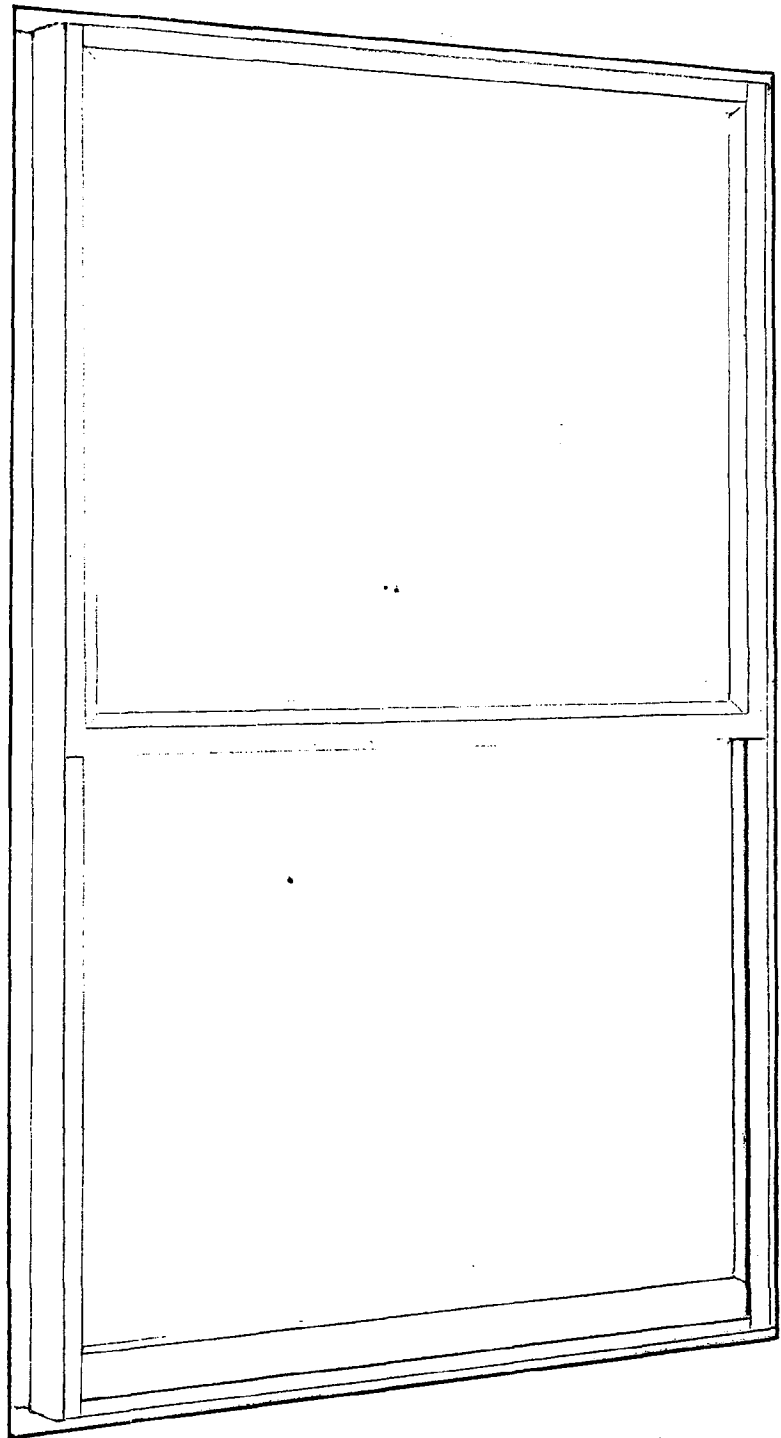
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