

3121 Sycamore Avenue, Takoma Park  
HPC Case No. 37/03-08C  
Takoma Park Historic District

PLANS IN  
JOSH'S  
OFFICE

\_\_\_\_\_

STAFF  
COPY

**STAFF ITEM**

**7121 Sycamore Avenue, Takoma Park**  
**STAFF MEMBER: JOSH SILVER**

**SUBJECT:** Revision to approved HAWP (Case 37/03-8F), at 7121 Sycamore Avenue, Takoma Park

**DATE:** October 7, 2008

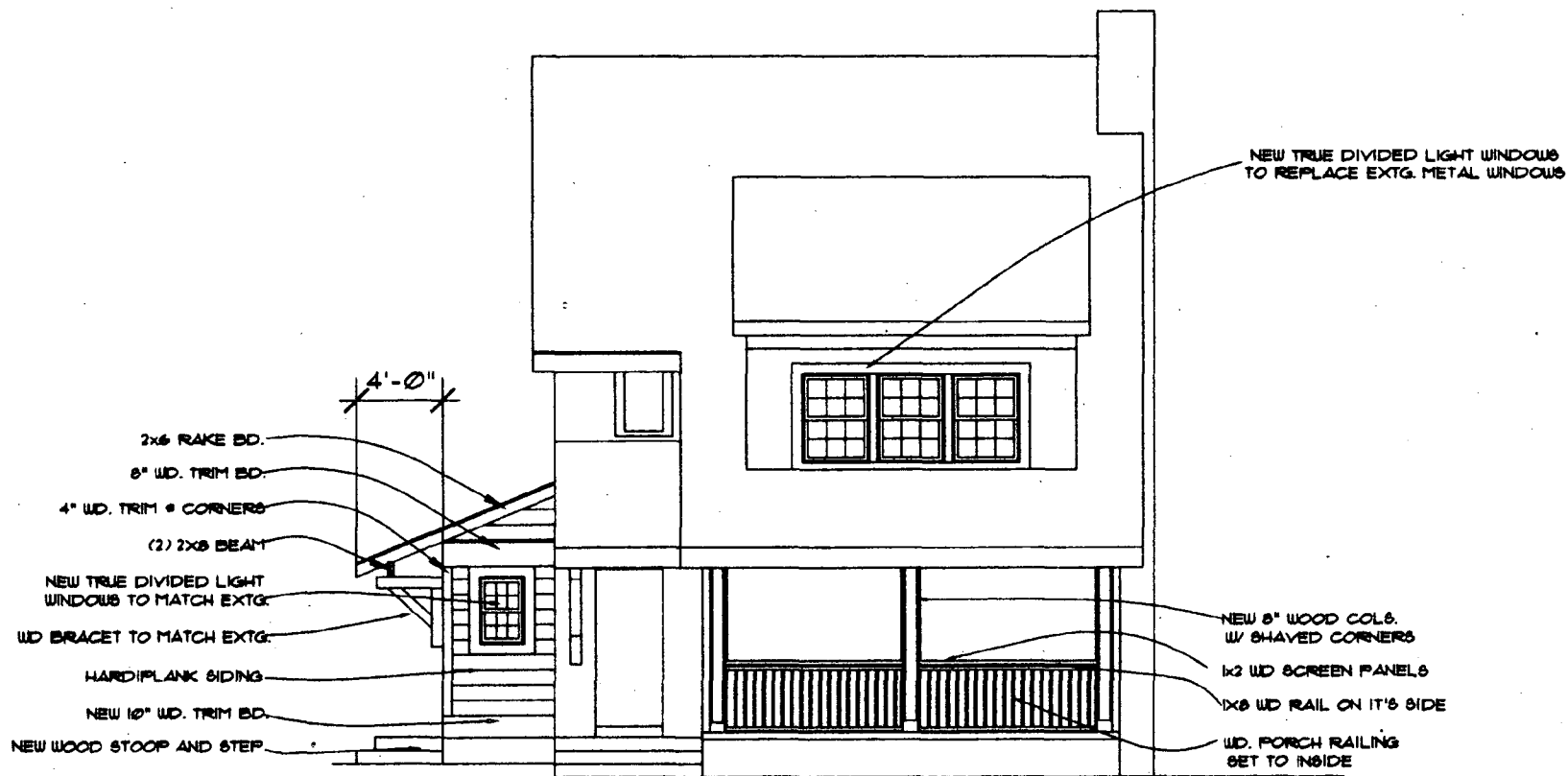
**BACKGROUND:** On February 27, 2008 the HPC reviewed and approved a HAWP application for the construction of a rear addition, front porch renovation, front dormer window installation and tree removal at 7121 Sycamore Avenue, Takoma Park. The HPC approval included the removal of two non-original jalousie windows located on the 2<sup>nd</sup> story front elevation dormer and the installation of three double-hung, wooden, true divided light windows.

**REVISED PROPOSAL:** The applicant is now proposing to install two, paired, true divided light, operable, wooden casement windows in the same openings as the non-original jalousie windows.

**STAFF RECOMMENDATION:** Staff supports the revised change. The work is consistent with the *Guidelines and Standards* for alterations to a contributing resource within the Takoma Park Historic District. Staff is recommending that the HPC allow this change to be approved at the staff level.

**HPC DECISION:**

Approve



# ORIGINAL PROPOSAL

## NEW FRONT ELEVATION

SCALE: 1/8" = 1'-0"

23



NEW PROPOSAL

## Silver, Joshua

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**From:** Dana Haden [dhaden@erols.com]  
**Sent:** Wednesday, October 01, 2008 11:04 AM  
**To:** Silver, Joshua  
**Subject:** batko residence  
**Attachments:** bill batko-a1-Model.pdf

Hey Josh!

I have another revision request for 7121 Sycamore Ave. We originally requested that we would modify the extg. opening on the front second story bedroom and would install 3 cont. double hung windows! For the sake of cost.... they want to re-use the two extg windows. There windows are not extg. The opening is 47" by 47". It was almost impossible to make double hung windows work here and look good so we were thinking we would put in casements. I am sending along a pdf of the front elevation! What do you think? Obviously they would have to be true divided light windows! Call if you have any questions!

Dana Haden  
Studio d  
805 Sligo Creek Parkway  
Takoma Park, MD. 20912  
301-270-5811  
[dhaden@erols.com](mailto:dhaden@erols.com)  
[danahaden@gmail.com](mailto:danahaden@gmail.com)

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7121 Sycamore Avenue, Takoma Park	<b>Meeting Date:</b>	2/27/2008
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	2/20/2008
<b>Applicant:</b>	Bill Batko (Dana Haden, Architect)	<b>Public Notice:</b>	2/13/2008
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-08F	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Rear addition, front porch renovation, and tree removal		

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve this HAWP application with the following conditions:

1. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.
2. The applicant will submit a window and door schedule to HPC staff prior to stamping permit set of drawings (*detail to be shown on permit set of drawings*).

**BACKGROUND**

On December 19, 2007 the HPC reviewed this proposal as a Preliminary Consultation for a one-story rear addition, front porch renovation, and removal of one tree. Staff had two main concerns with the proposal: (1) the 6' projection of the proposed rear addition beyond the right plane of the historic massing; and (2) the proposed renovation of the enclosed front porch to an open-style porch without providing appropriate photographic documentation. The HPC was generally supportive of the front porch renovation and the size and massing of the rear addition, but noted their unanimous objection to the 6' projection of the rear addition beyond the right plane of the historic massing. (See attached transcripts in Circles 42-59)

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Cottage  
**DATE:** c. 1920

The subject house is a 2 -½ story, 3 -bay wood frame dwelling with a small non-original side addition on the northwest elevation. The house contains 6/6 double-hung windows, and two non-historic jalousie windows on the 2<sup>nd</sup> story front elevation.

## HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period



reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

### **PROPOSAL**

The applicant is proposing to construct a one-story, 29'9" x 16'0", addition at the rear of the house. The proposed addition will be clad in Hardi-plank siding, contain simulated divided light wooden windows, and be sheathed with an asphalt shingle roof.

The applicant is also proposing to return the enclosed front porch on the house back to a traditional open style porch. The new porch will contain wooden columns, inset pickets and wooden framed screening, and one side entry door. The proposal also includes the removal of two non-historic jalousie windows from the 2<sup>nd</sup> story front elevation, and the installation of three 6/6 double-hung true divided light wooden windows.

The removal of one 10" dbh Large Flower Magnolia tree is also being proposed to accommodate the rear addition. The applicant has spoken with the Takoma Park arborist and has agreed to replant one tree on the property to mitigate the removal of the Flower Magnolia tree.

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Takoma Park Historic District Guidelines***

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

The *Guidelines* that pertain to this project are as follows:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should *preserve the predominant architectural features of the resource*; exact replication of existing details and features, is, however, not required;
- major additions should, where feasible, be placed to the rear of the existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- while additions should be compatible, they are not required to be replicative of earlier architectural styles
- original size and shape of window opening should be maintained, where feasible
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

***Montgomery County Code; Chapter 24A***

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 a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or

***Secretary of the Interior's Standards for Rehabilitation:***

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will 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.

**STAFF DISCUSSION**

**Proposed Rear Addition**

The new proposal addresses many of the recommendations made by staff and the HPC at the 1<sup>st</sup> Preliminary Consultation. The scale and massing of the proposed rear addition remain relatively unchanged from the 1<sup>st</sup> Preliminary Consultation and are appropriate for this type of house. The new

proposal relocates the rear addition behind the existing later addition at the left rear corner of the house to prevent the 6' projection from extending beyond the right plane of historic massing. The proposed addition is also inset 6" on the right side of the house, which allows for differentiation between the historic massing and proposed addition. The use of Hardi-plank horizontal siding, simulated divided light wooden windows, and wood trim and corner boards are appropriate treatments for a rear addition on a contributing resource.

### **Proposed Front Porch Conversion**

Staff is pleased the applicants are continuing to pursue returning the existing enclosed porch back to a traditional open style screen porch. Although staff was initially concerned with the appropriateness of an open style porch for this house, further research indicates the historical plausibility of an open porch for this style of house. Furthermore, the applicant and their architect have indicated the interior of the house contains some visual evidence an open style front screen porch once existed. The conversion of the porch is further supported by an attached original building permit that documents an original open screen porch was converted to an enclosed room. (See Circle 41)

### **Window Removal and Replacement**

The removal of two non-historic jalousie windows from the 2<sup>nd</sup> story dormer on the historic massing on the front elevation will have no adverse impact on the historic resource. The *Guidelines* state original size and shape of window openings should be maintained where feasible. Although the proposed installation of three 6/6 double-hung true divided light wooden windows in this location changes the size of the window openings, it is unclear if a two window configuration was the original arrangement in this location. Staff supports the installation of true divided light windows in this location as they are more historically appropriate and can be considered an improvement to the appearance of the house from the public right-of-way.

*Staff recommends that the HPC approve this HAWP with the conditions specified on Circle 1.*

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



J

**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Sara Haden  
Daytime Phone No.: 301-270-5811

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: BILL BATKO Daytime Phone No.: 443-995-3281  
Address: 7121 SYCAMORE AVE TAKOMA PARK, MD 20912  
Street Number City Street Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7121 Street: SYCAMORE AVE  
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVE  
Lot: 44 Block: 22 Subdivision: 25  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

- Construct  Extend  Alter/renovate
- Move  Install  Wreck/raise
- Revision  Repair  Revocable

**CHECK ALL APPLICABLE:**

- A/C  Stab  Room Addition  Porch  Deck  Shed
- Seta  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \$150,000

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.

William Brooks Patrick Jr 1-8-08  
Signature of owner or authorized agent Date

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

6

**1. Written description of the project**

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

The existing property is a cottage bungalow from the 1920's. It has a category 2 rating in the historic area of Takoma Park. The house is a 2-story frame structure with a basement/cellar. The original front porch has been enclosed. The house also has an addition on the left side that is one story.

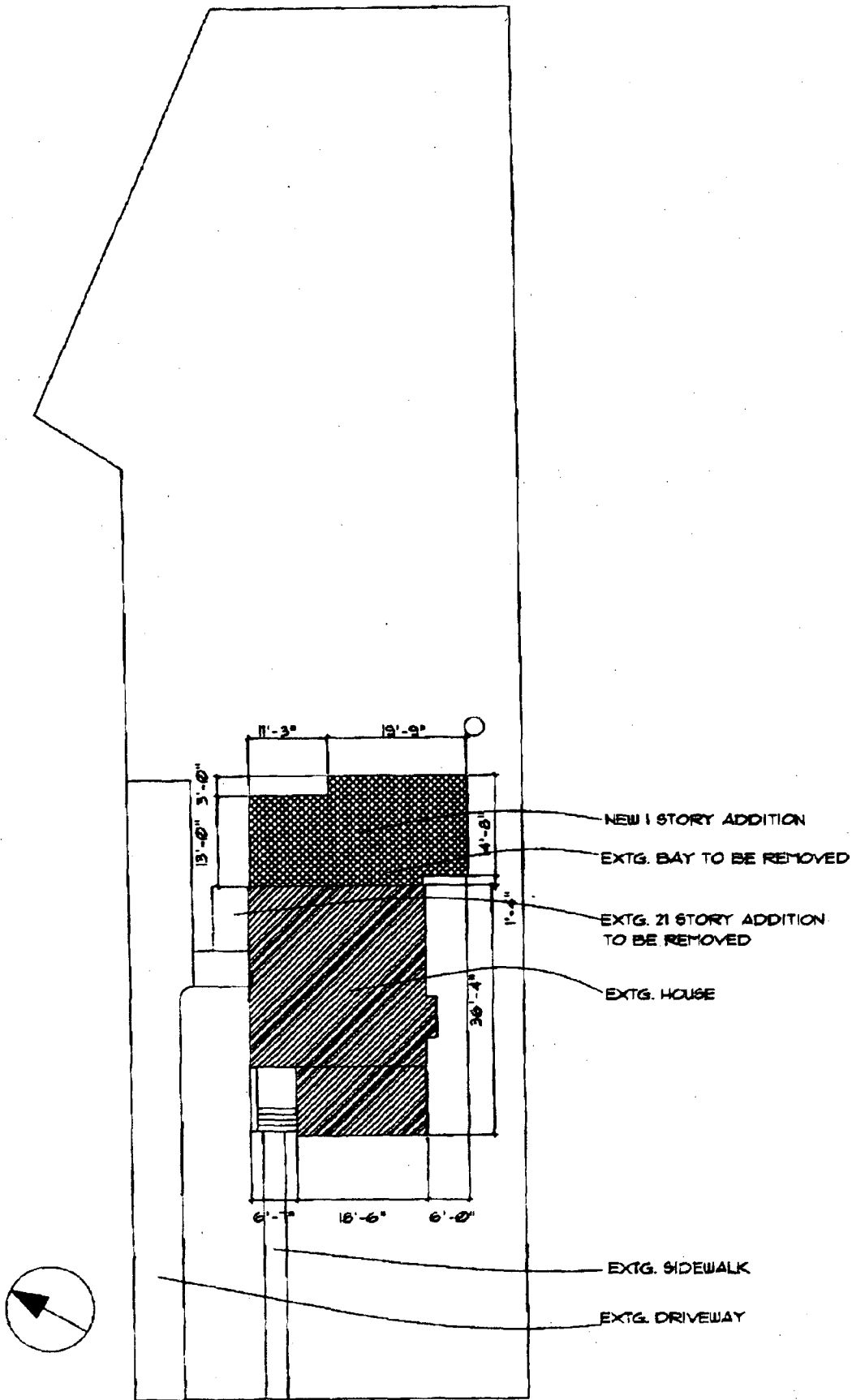
2. General description of project and its effect on the historic resource(s).

We hope to construct a 1-story addition to the rear of the house. We also hope to turn the enclosed porch on the front back to a porch.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

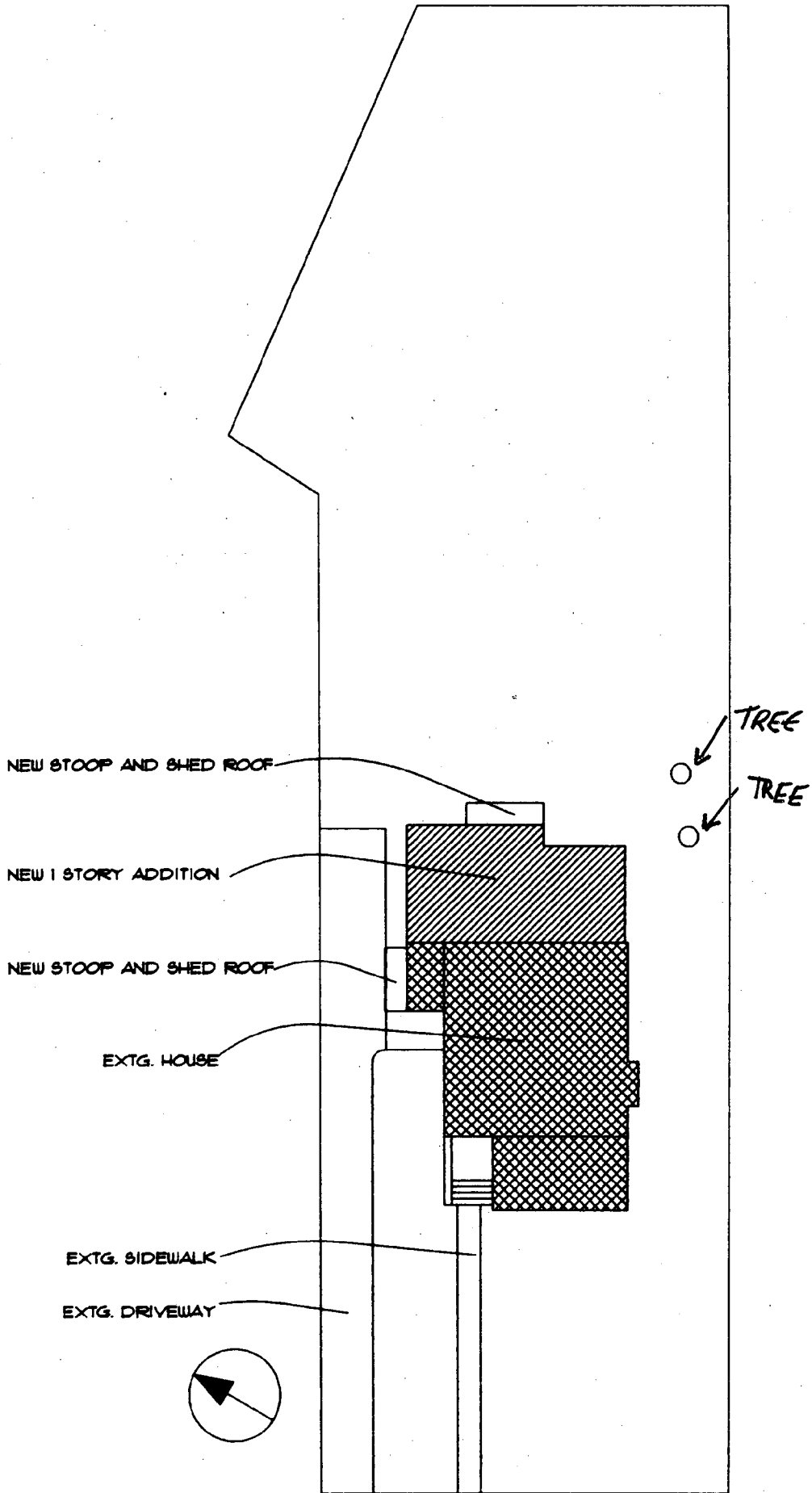
<p><b>Owner's mailing address</b>                  BILL BATKO                  7121 SYCAMORE AVE.                  Takoma Park, MD 20912</p>	<p><b>Owner's Agent's mailing address</b>                  DANA HADEN                  805 SLIGO CREEK PARKWAY                  TAKOMA PARK, MD 20912</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>STEPHEN &amp; SALLY KERN                  7114 WOODLAND AVE                  TAKOMA PARK, MD 20912</p> <p>* This is an odd lot (counts as 2 of rear lots).</p>	<p>BENJAMIN GAYLORD &amp;                  MARCELA SALAZAR                  7118 WOODLAND AVE.                  TAKOMA PARK, MD 20912</p>
<p>CLAUDIA COMINS                  7119 SYCAMORE AVE                  Takoma Park, MD 20912</p>	<p>BRIAN BOYER                  7123 SYCAMORE AVE                  TAKOMA PARK, MD 20912</p>
<p>ROBERT &amp; DREHER &amp;                  PATRICIA KENNELLY                  7122 SYCAMORE AVE.                  Takoma Park, MD 20912</p>	<p>JAMES CASTLE                  7120 SYCAMORE AVE.                  Takoma Park, MD 20912</p>

Joseph WILKES  
7118 Sycamore Ave.  
Takoma Park, MD  
20912

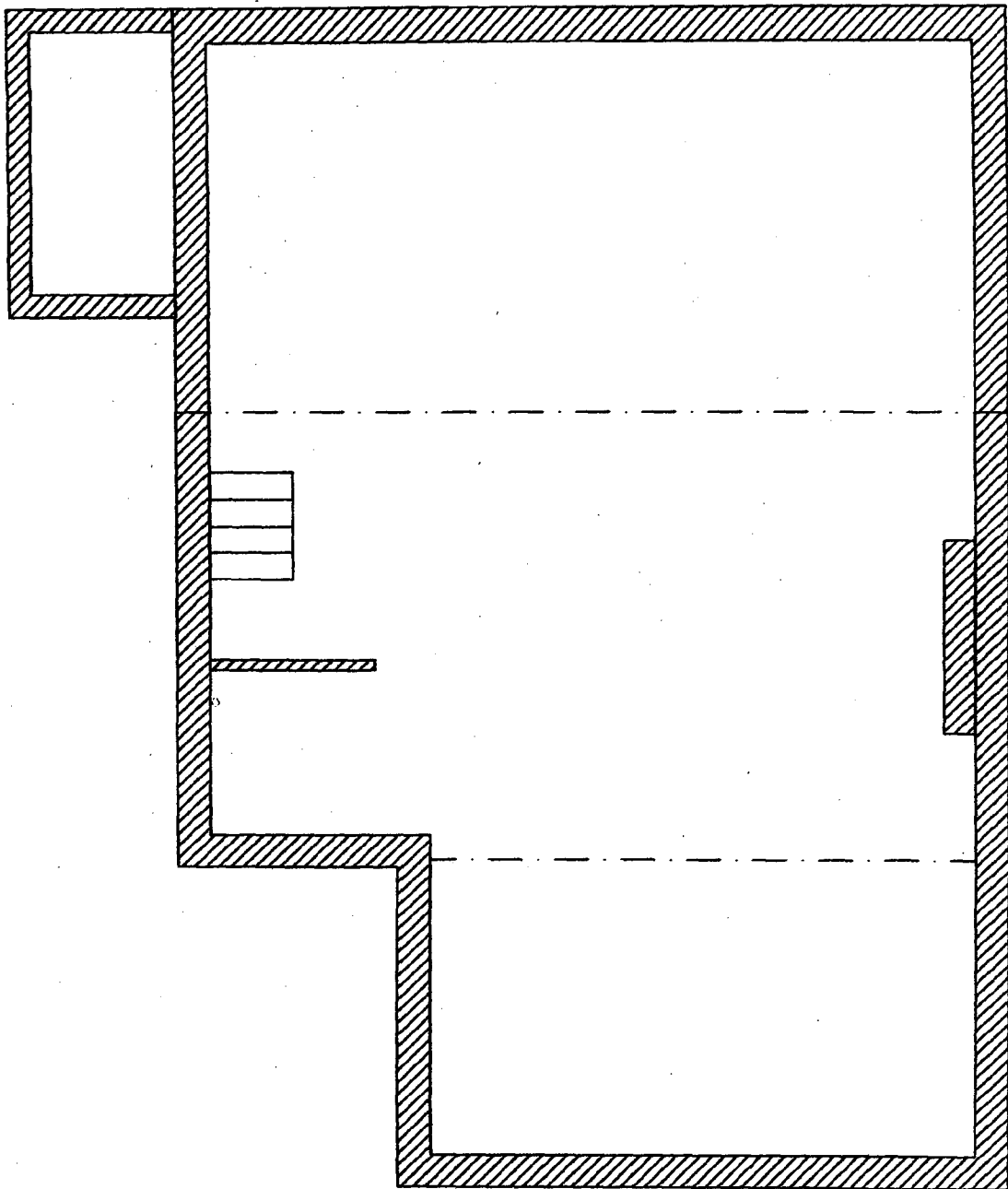


ORIGINAL PROPOSAL





SITE PLAN



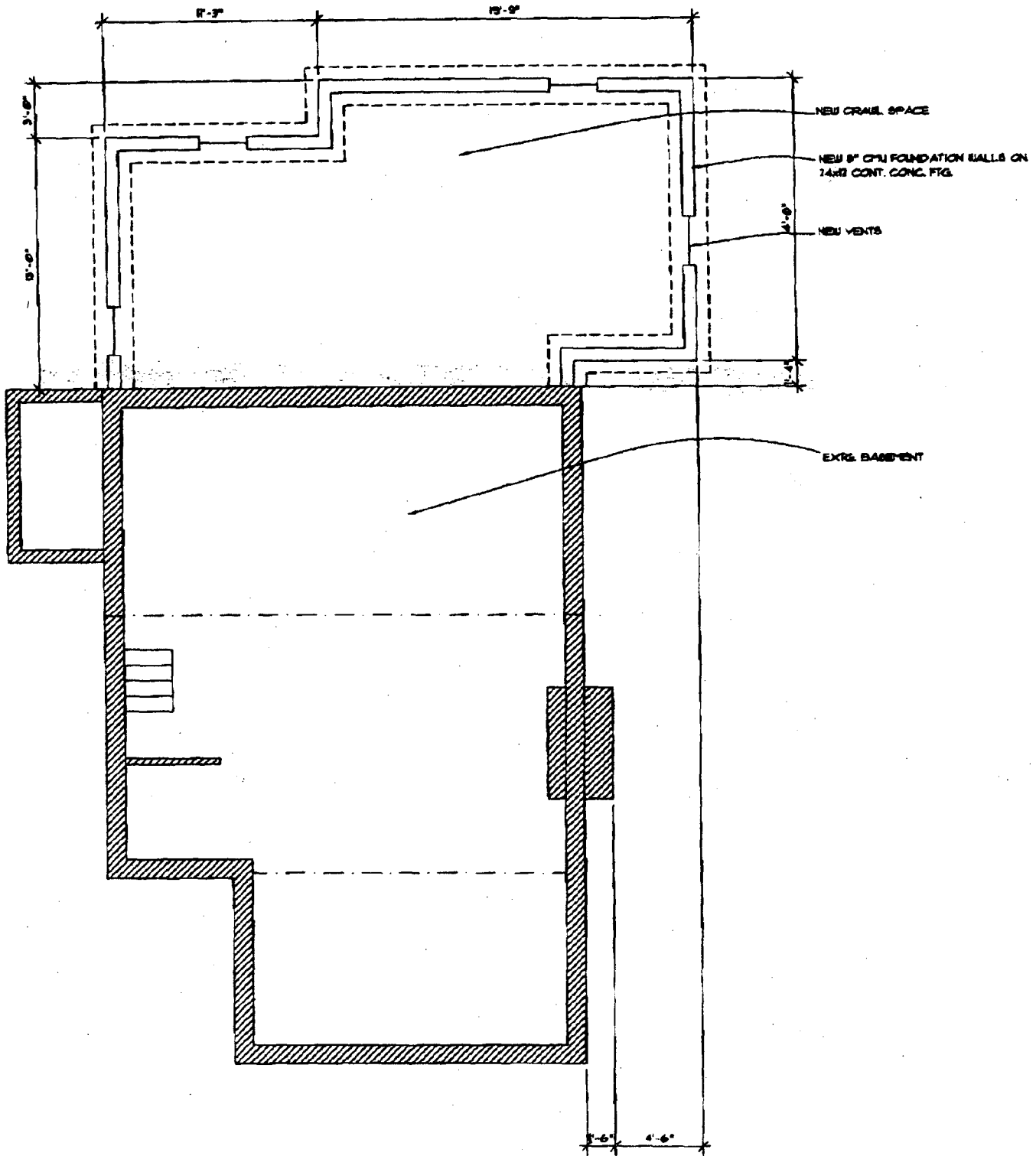
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EX-1

EXTG. BASEMENT PLAN

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

12

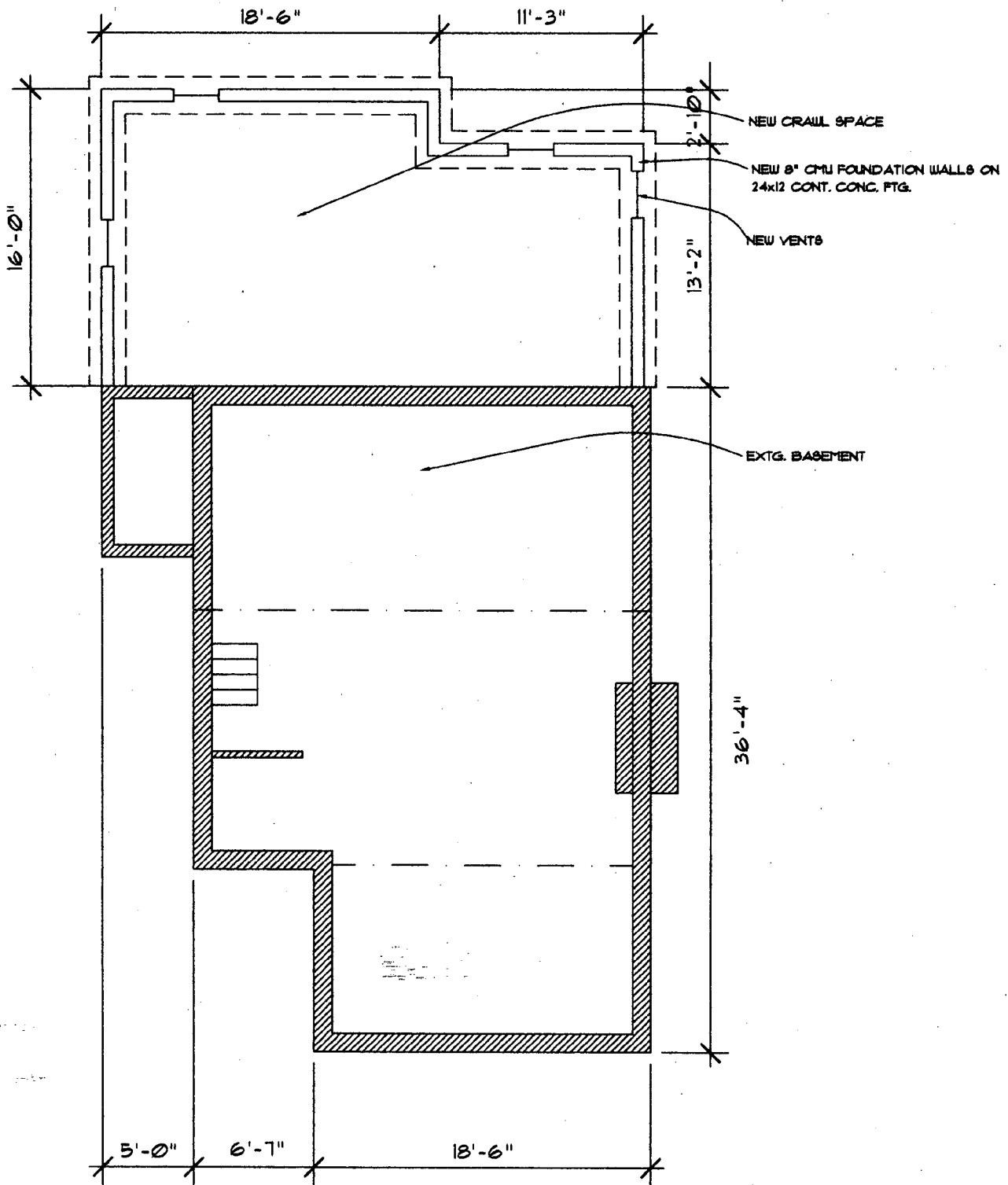
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1 NEW BASEMENT/FOUNDATION PLAN  
 A-1

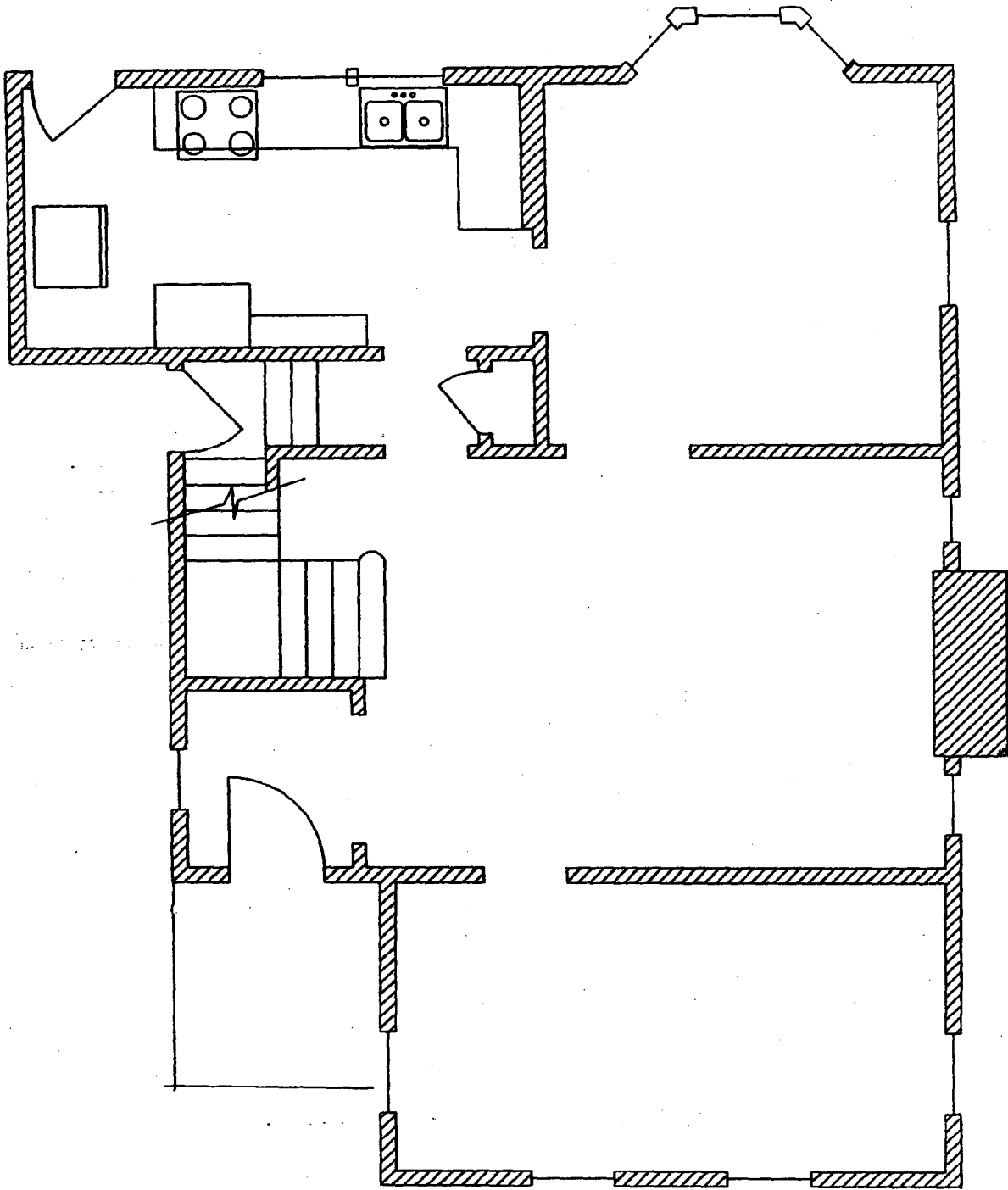
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ORIGINAL PROPOSAL



NEW BASEMENT/FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



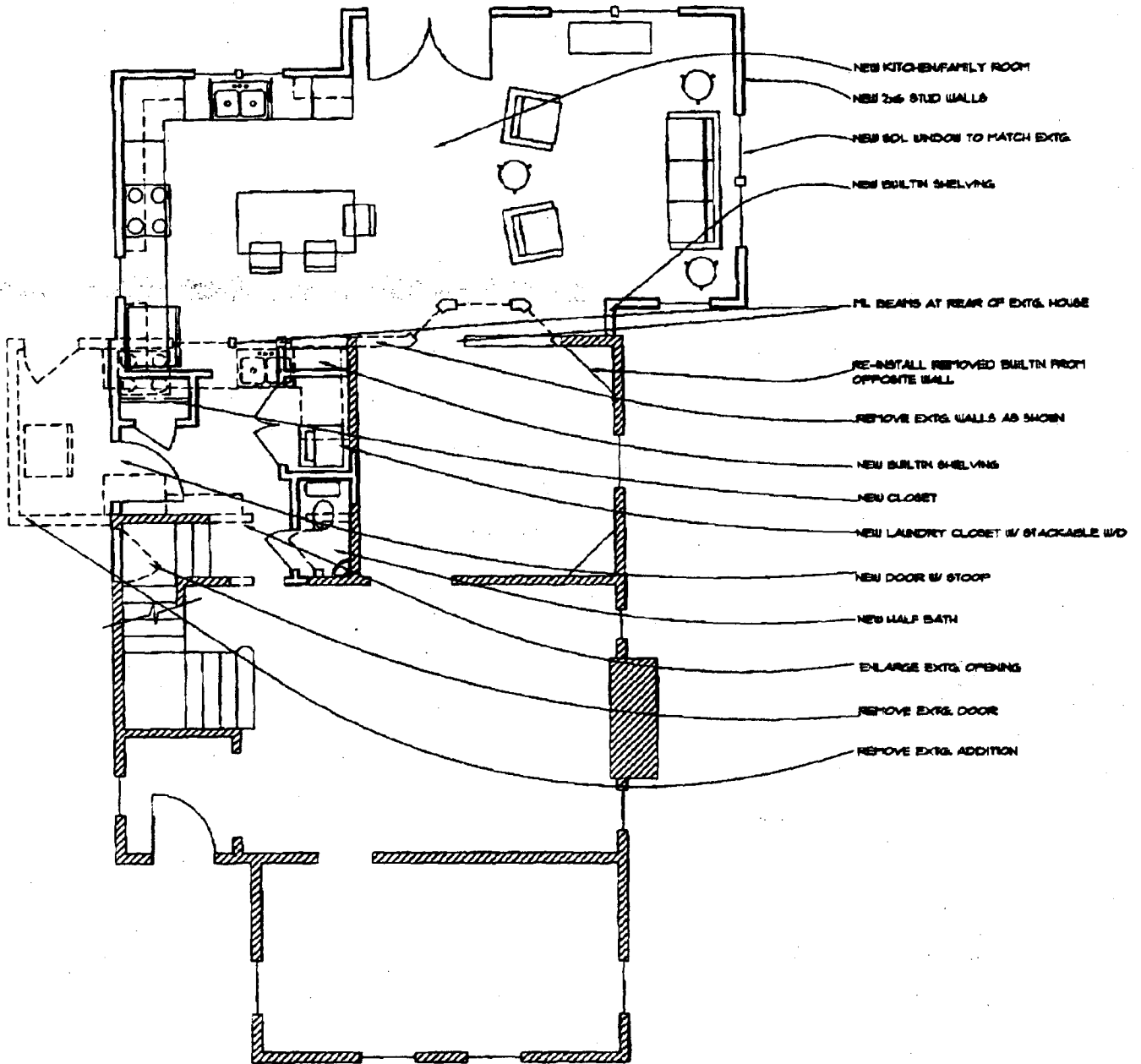
2  
EX-1

EXTG. FIRST FLOOR PLAN

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

15

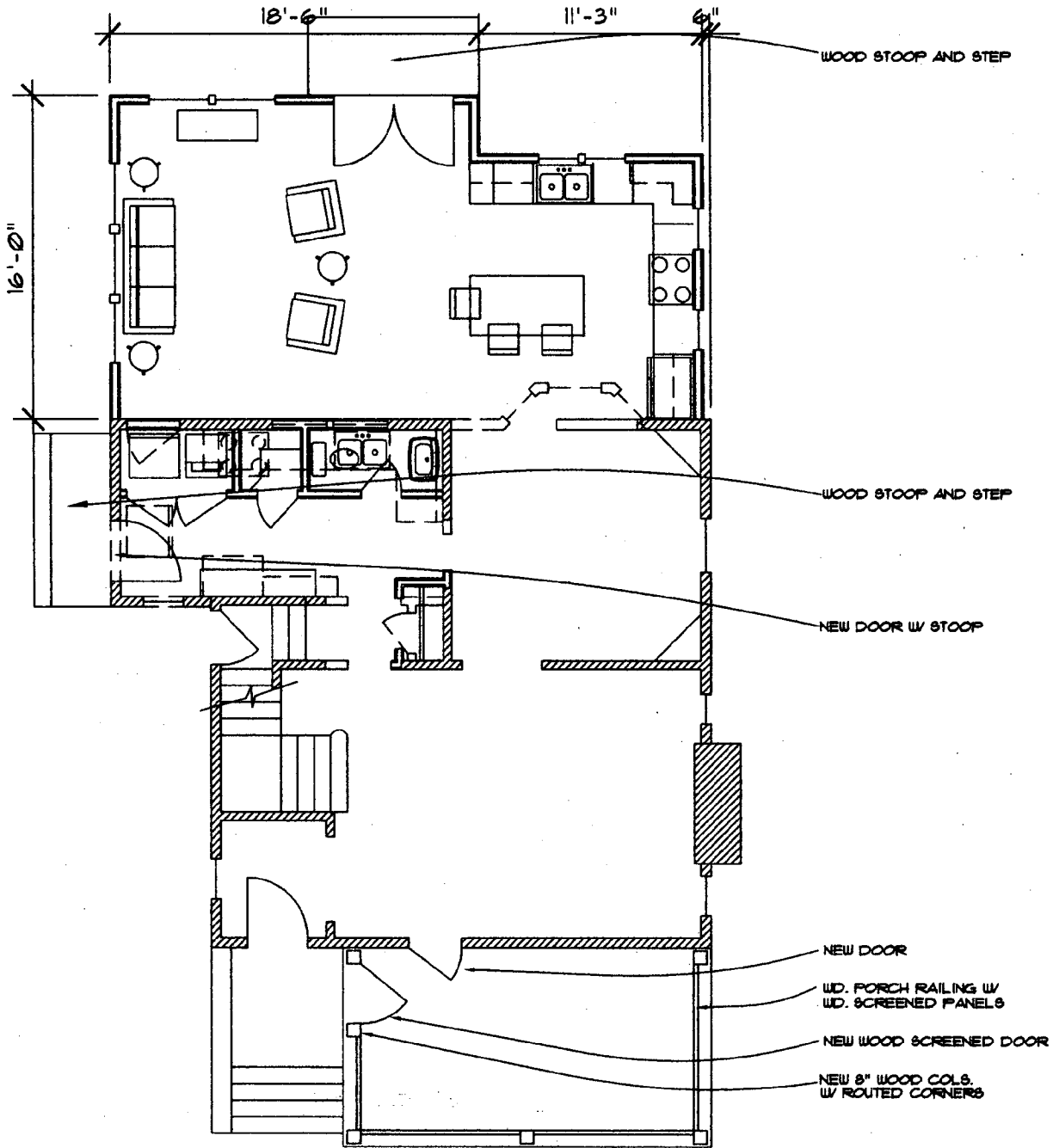
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2 NEW FIRST FLOOR PLAN  
 A-1 SCALE: 1/16" = 1'-0"

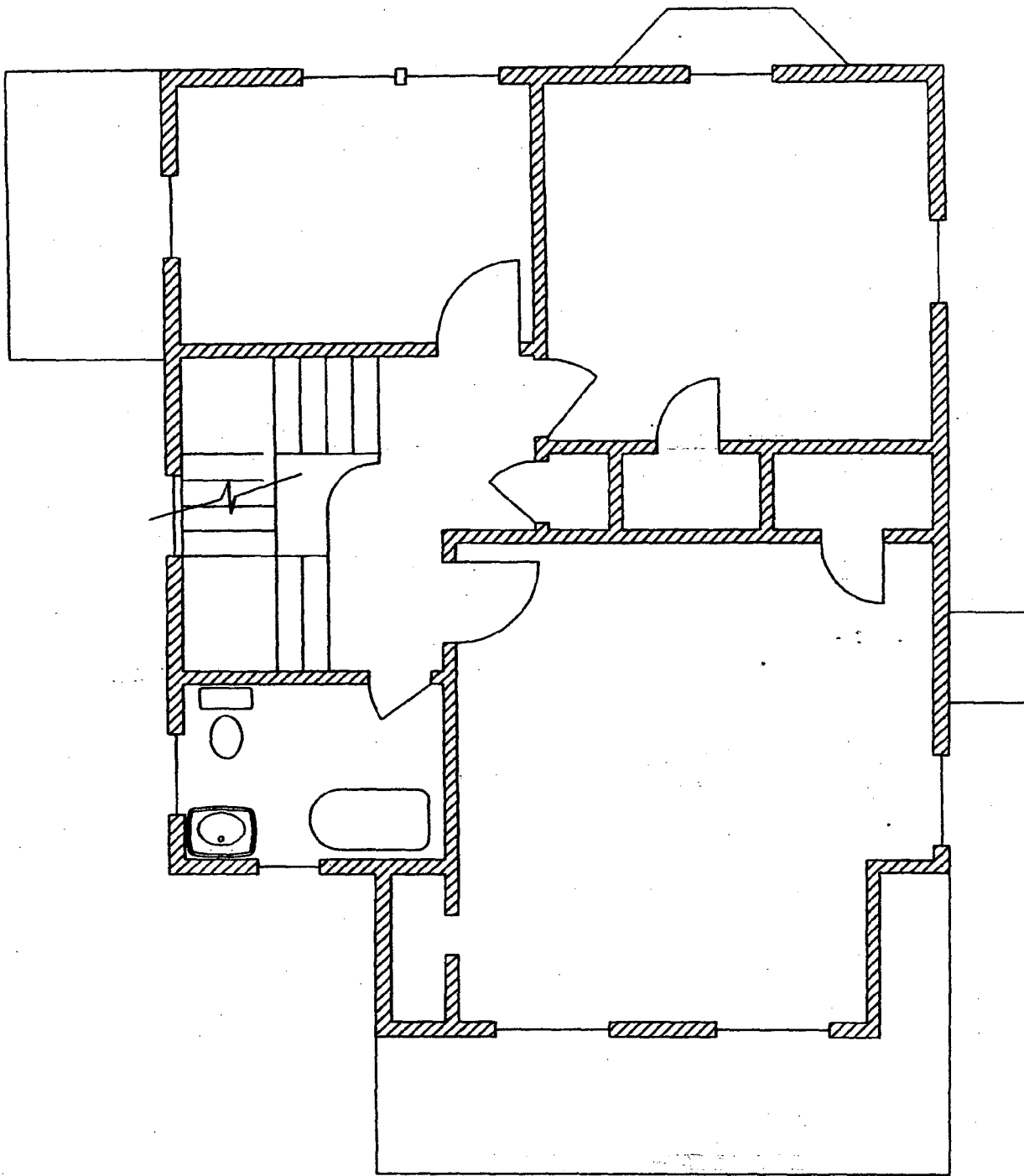
ORIGINAL PROPOSAL





NEW FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"  
1/8



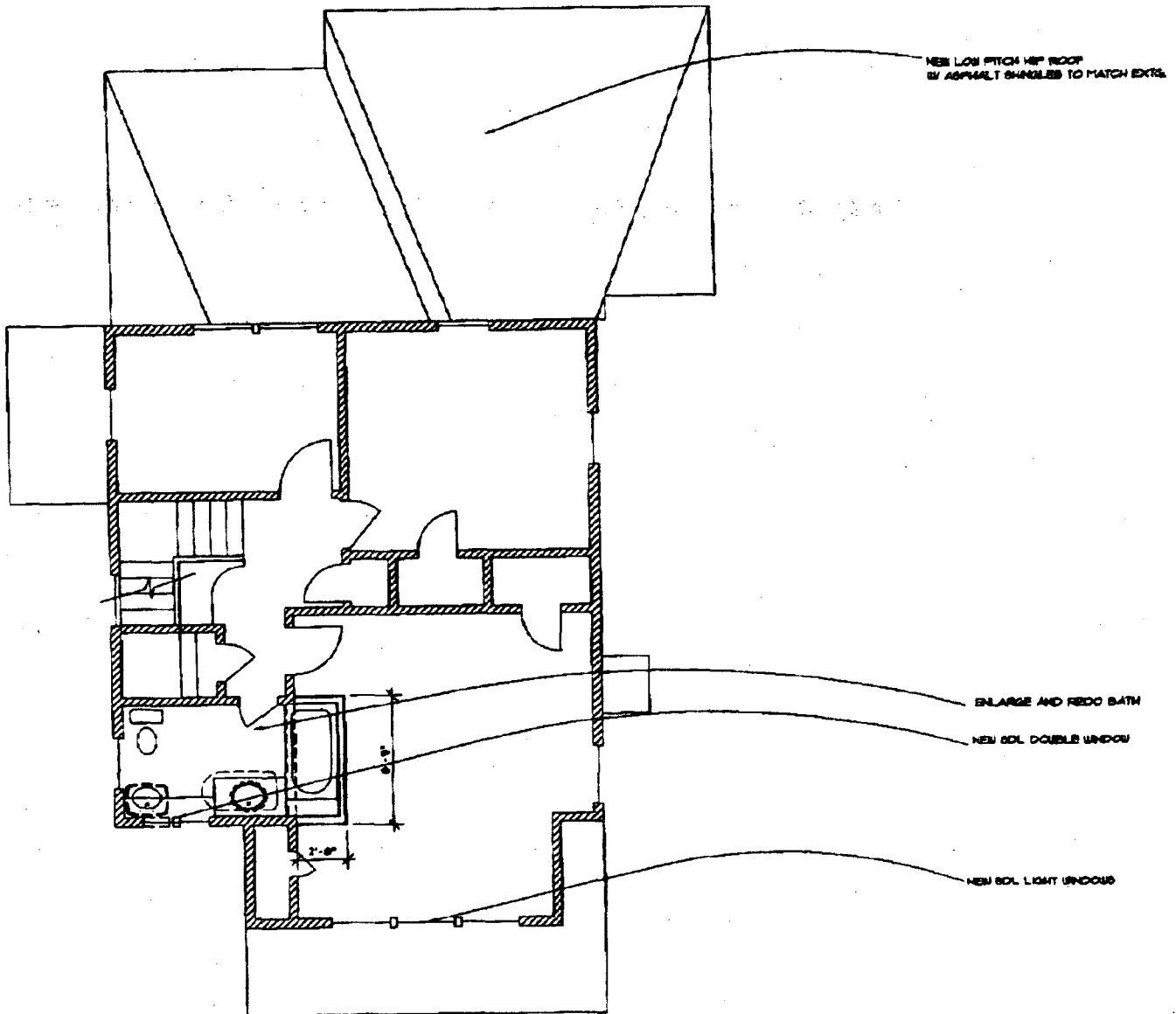
3  
EX-1

EXTG. SECOND FLOOR PLAN

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

18

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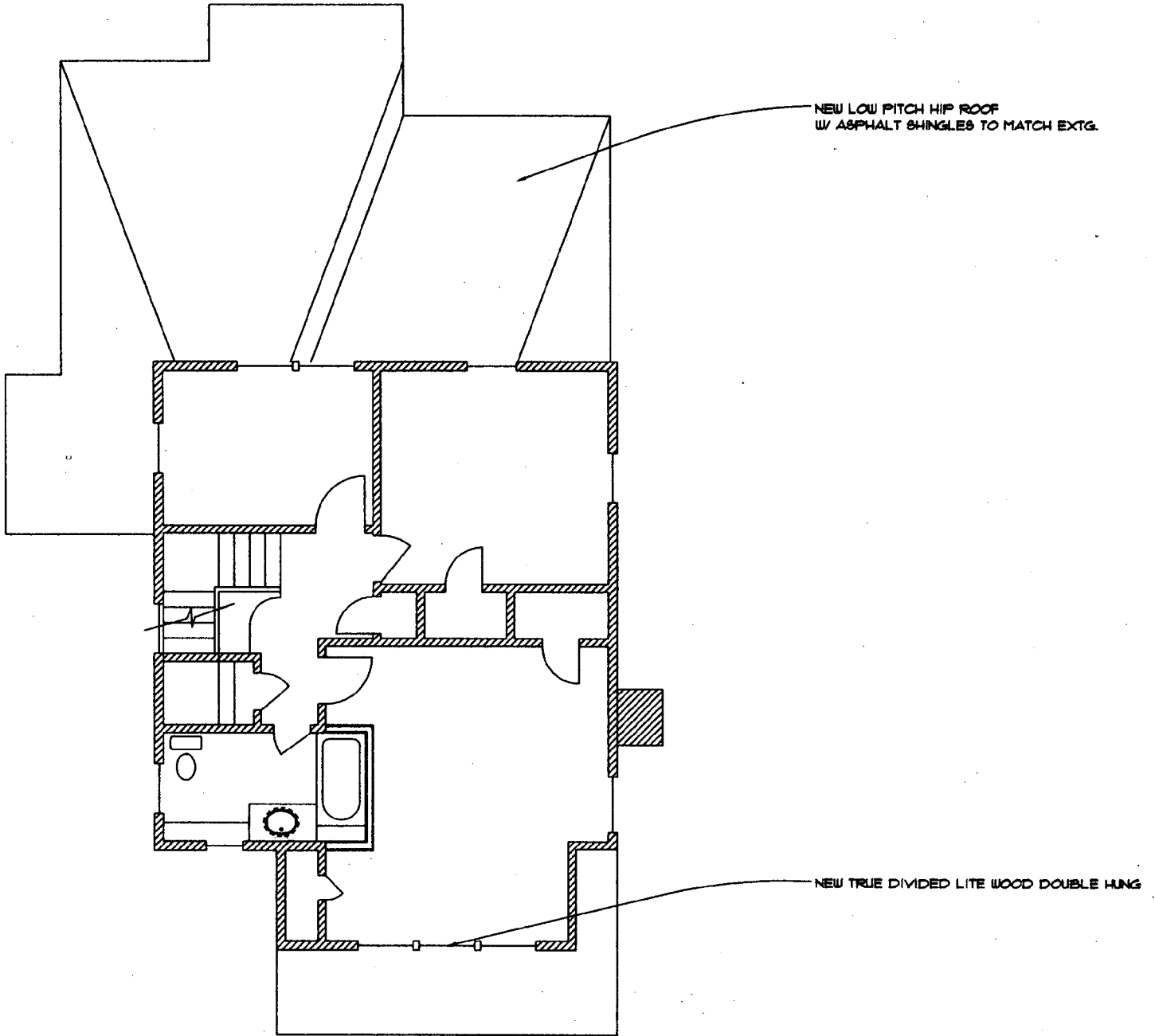


1  
A-2

NEW SECOND FLOOR PLAN

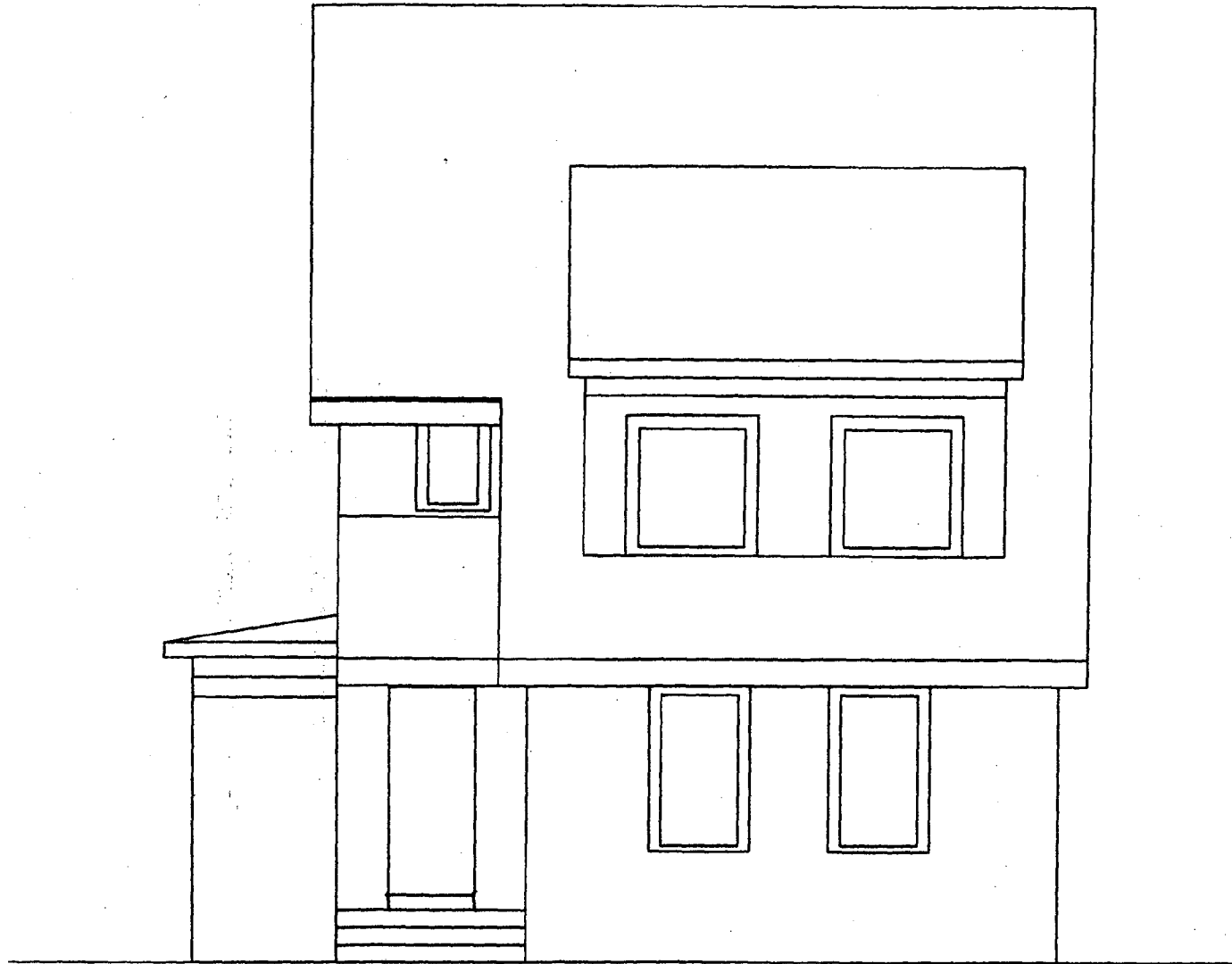
SCALE: 1/4" = 1'-0"

ORIGINAL PROPOSAL



NEW SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



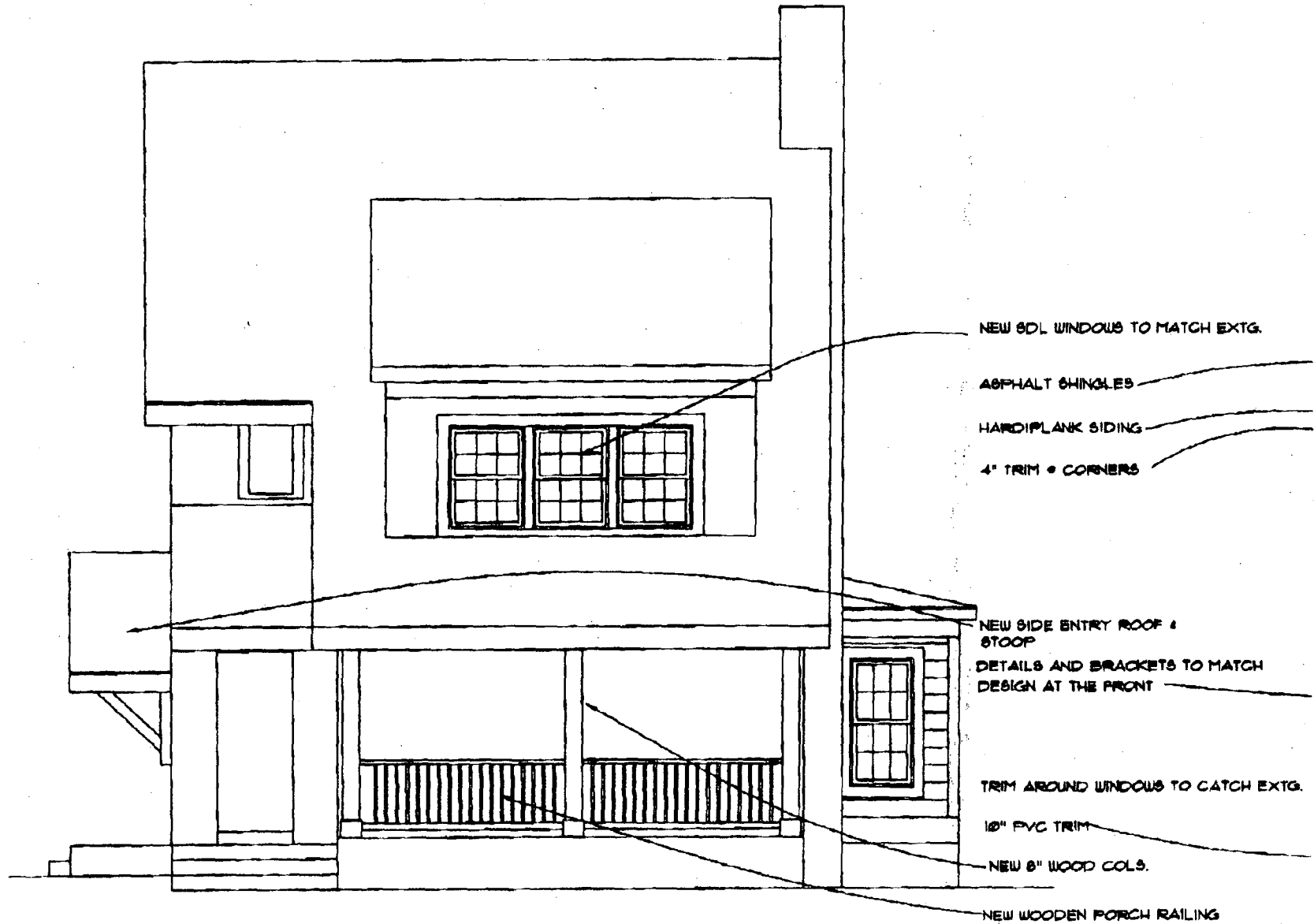
21

1  
EX-2

EXTG. FRONT ELEVATION

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

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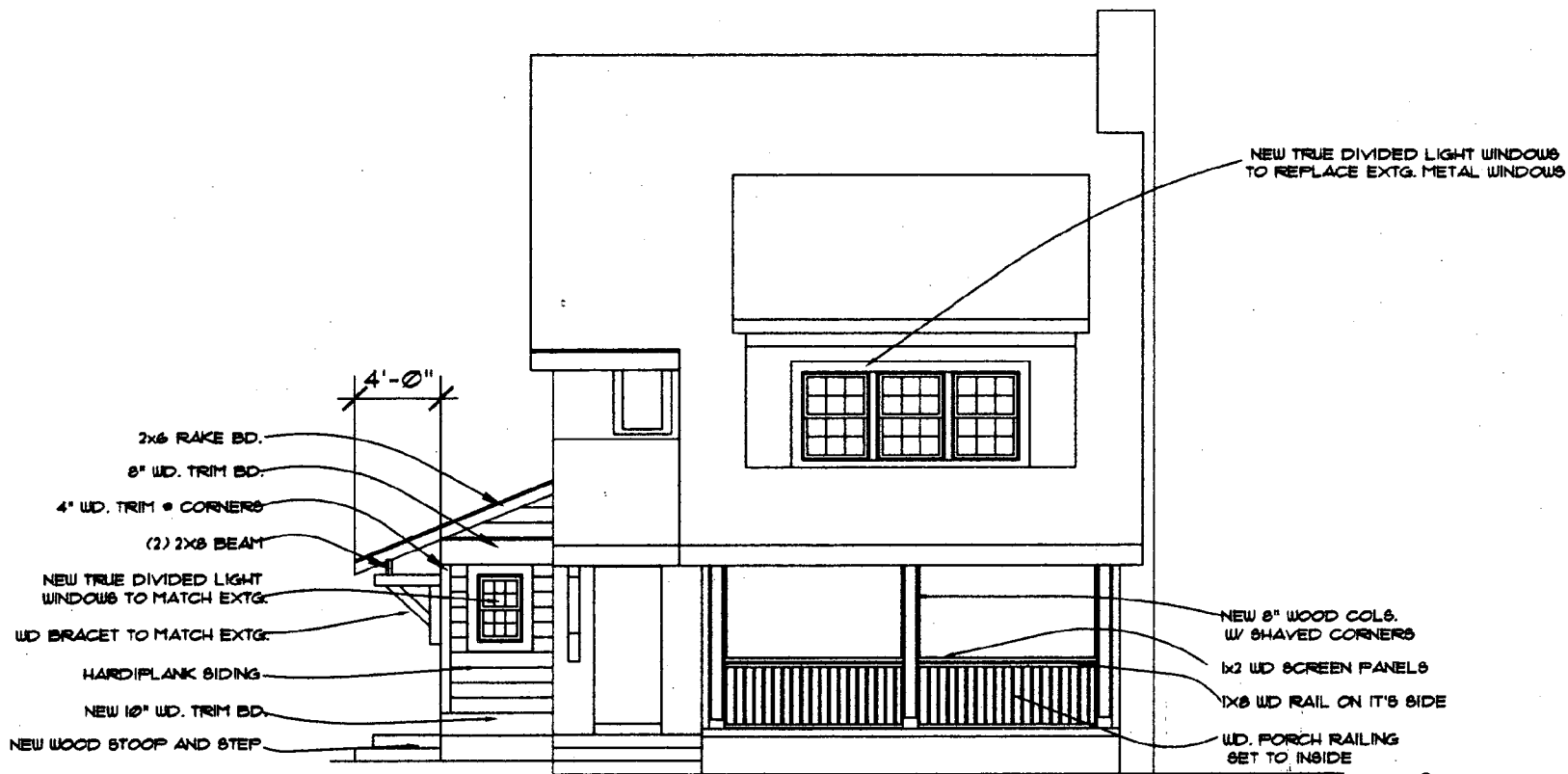


12

1 NEW FRONT ELEVATION  
 A-3  
 SCALE: 1/4" = 1'-0"

ORIGINAL PROPOSAL





NEW FRONT ELEVATION

SCALE: 1/8" = 1'-0"

23

N



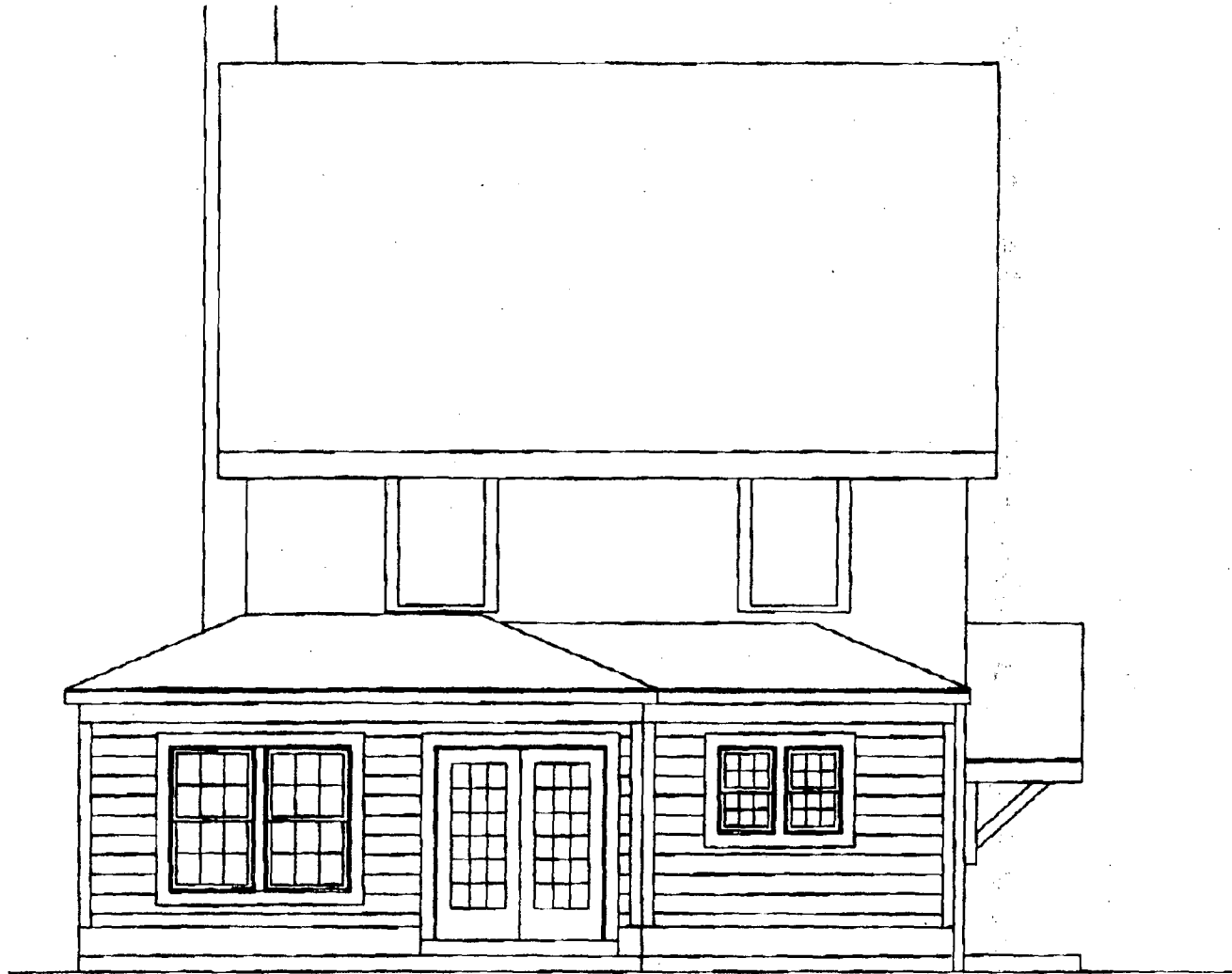
24

3  
EX. 2

EXTG. REAR ELEVATION

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

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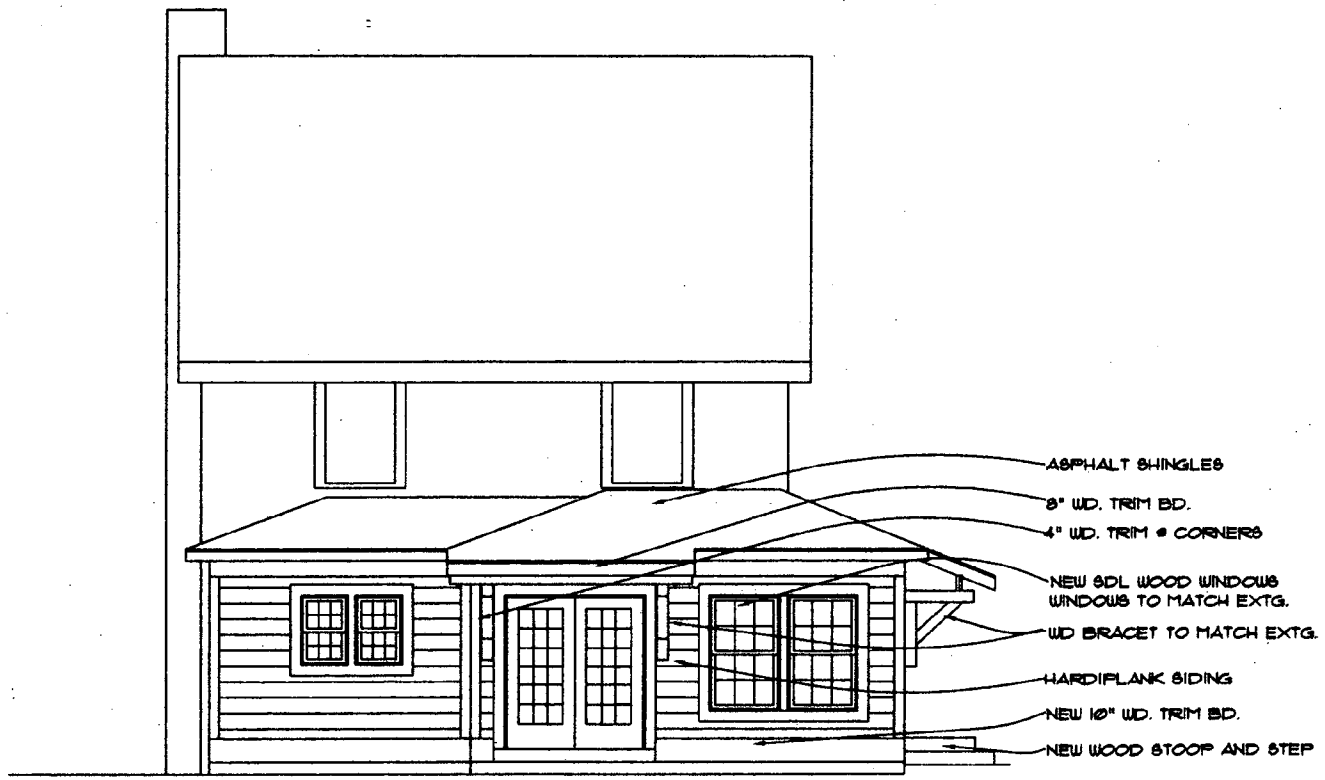
25

3  
A-B

NEW REAR ELEVATION

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

ORIGINAL PROPOSAL



- ASPHALT SHINGLES
- 6" WD. TRIM BD.
- 4" WD. TRIM @ CORNERS
- NEW SOLID WOOD WINDOWS  
WINDOWS TO MATCH EXTG.
- WD BRACKET TO MATCH EXTG.
- HARDIPLANK SIDING
- NEW 10" WD. TRIM BD.
- NEW WOOD STOOP AND STEP

NEW REAR ELEVATION

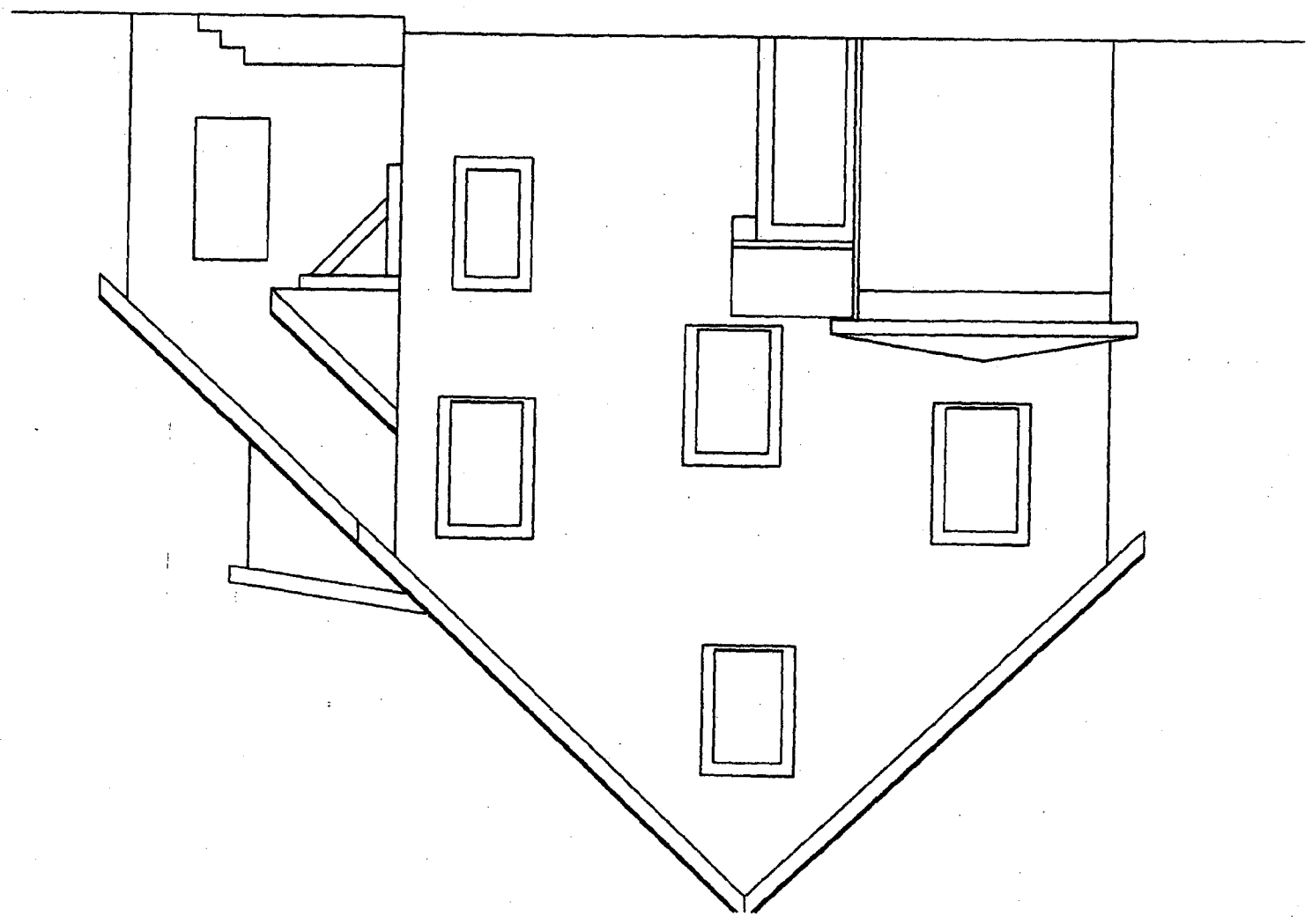
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96

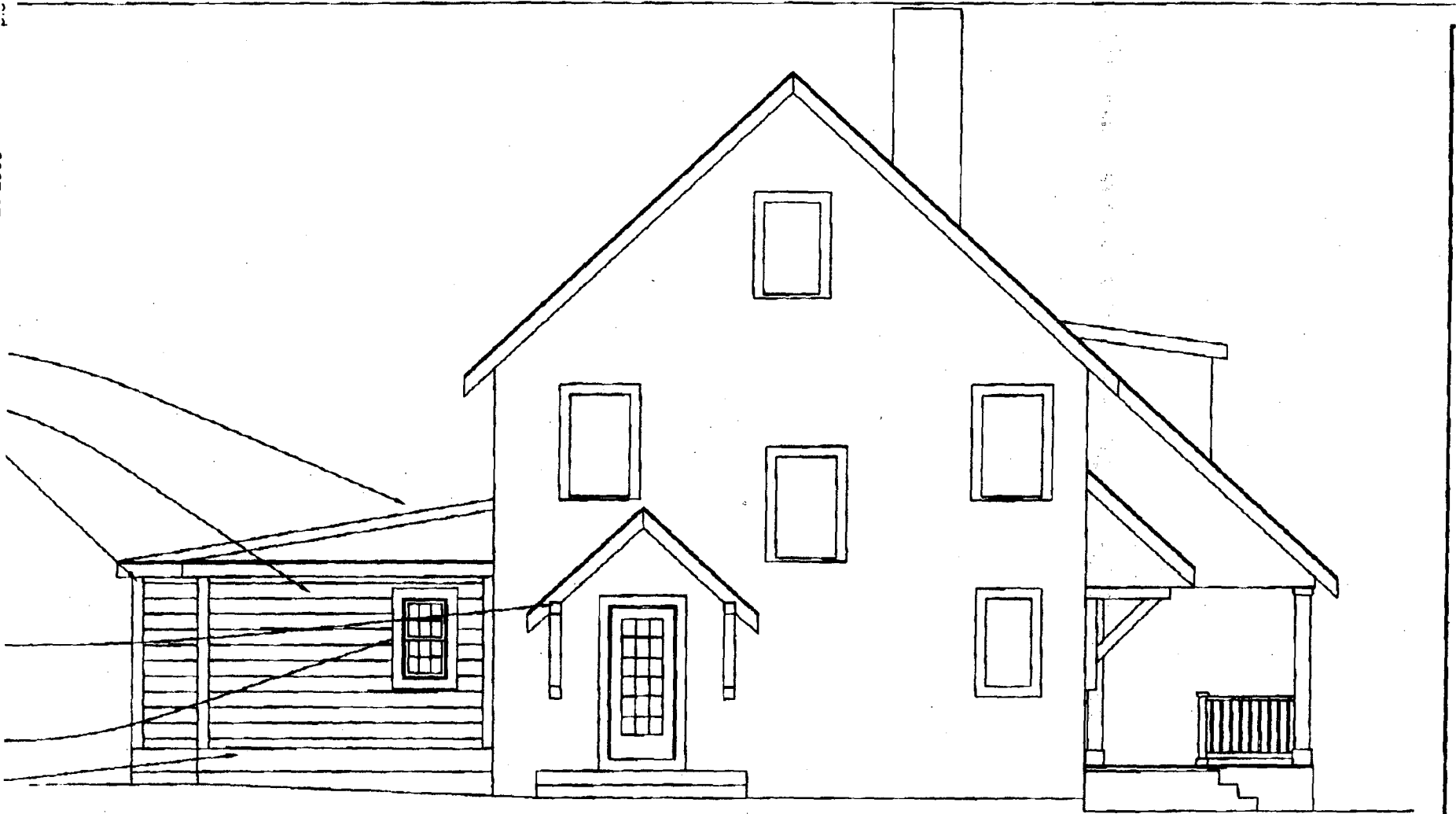
N

72

EX-2  
2  
EXIG. LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



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28

2  
A-3

NEW LEFT SIDE ELEVATION

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

ORIGINAL PROPOSAL





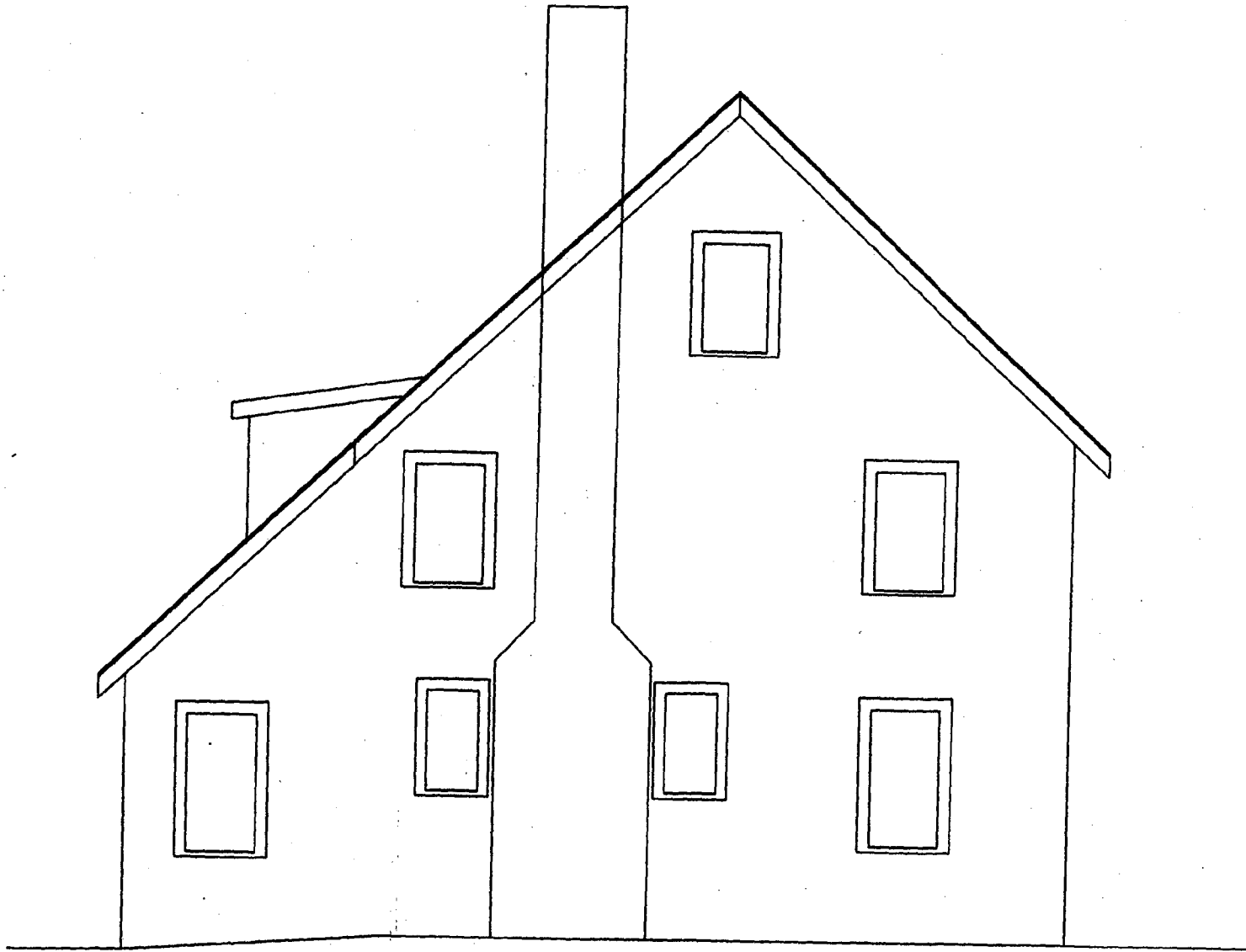
NEW LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

29

N

L-274



06

4  
EX-2

EXTG. RIGHT SIDE ELEVATION

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

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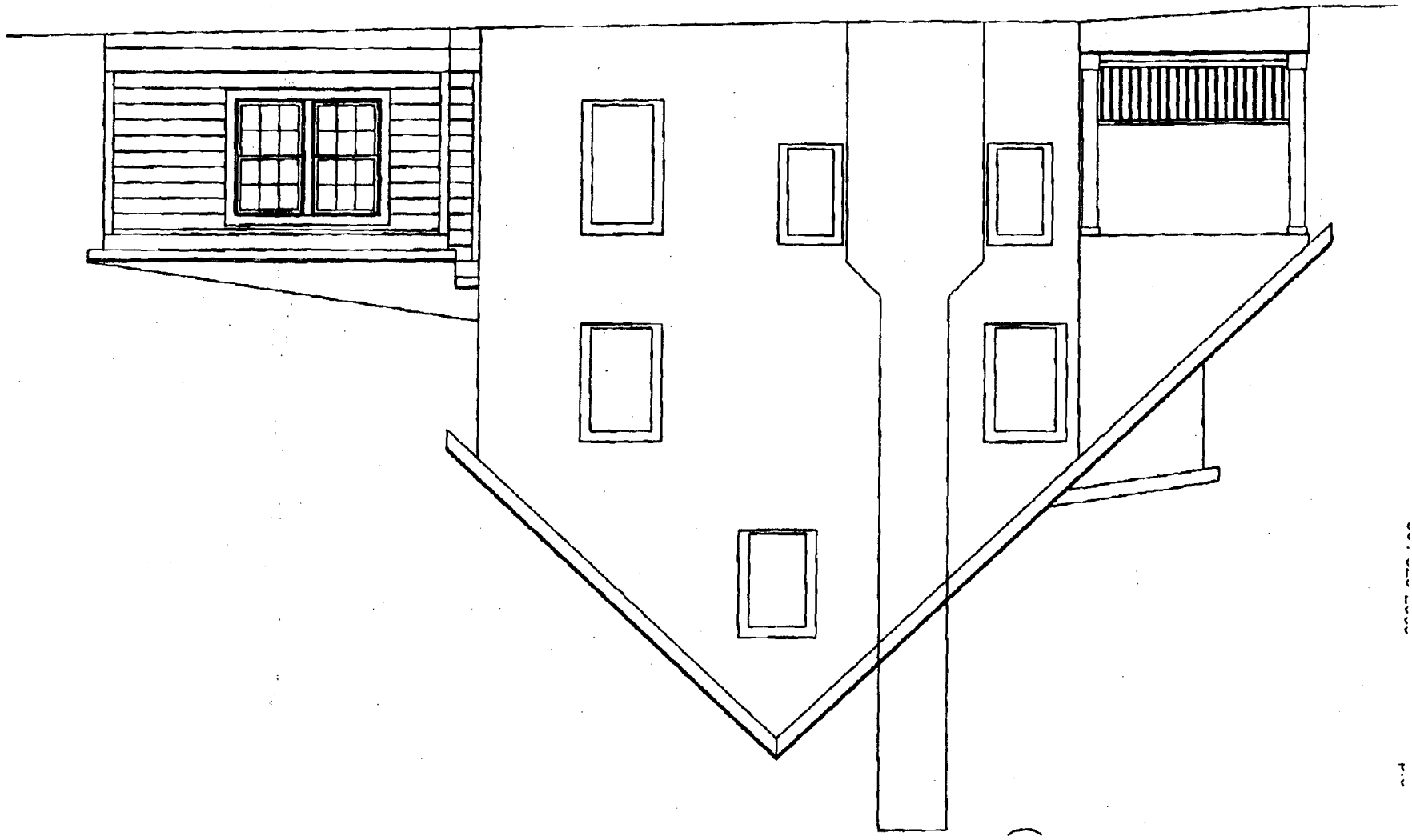
31

4

NEW RIGHT SIDE ELEVATION

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

ORIGINAL PROPOSAL





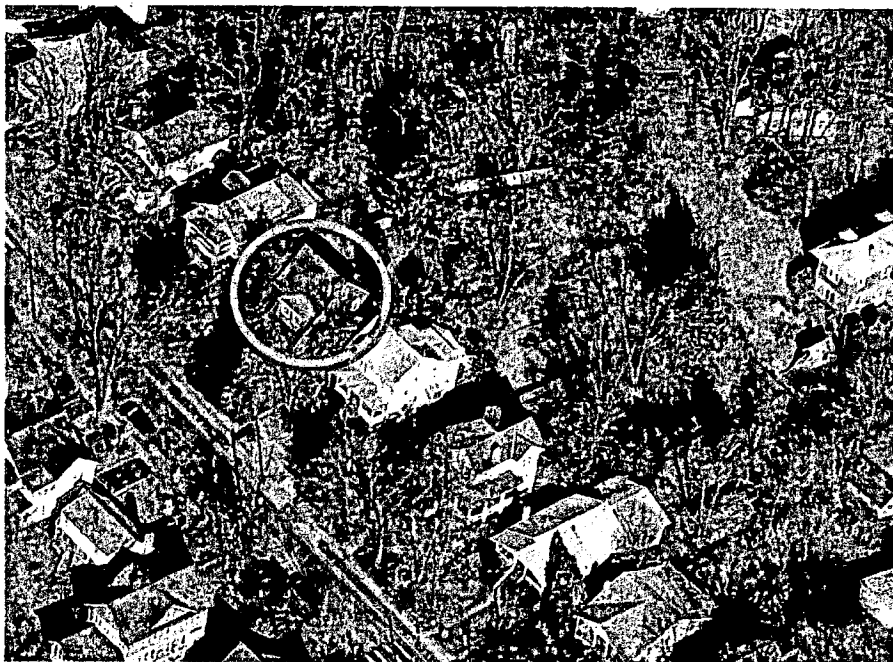
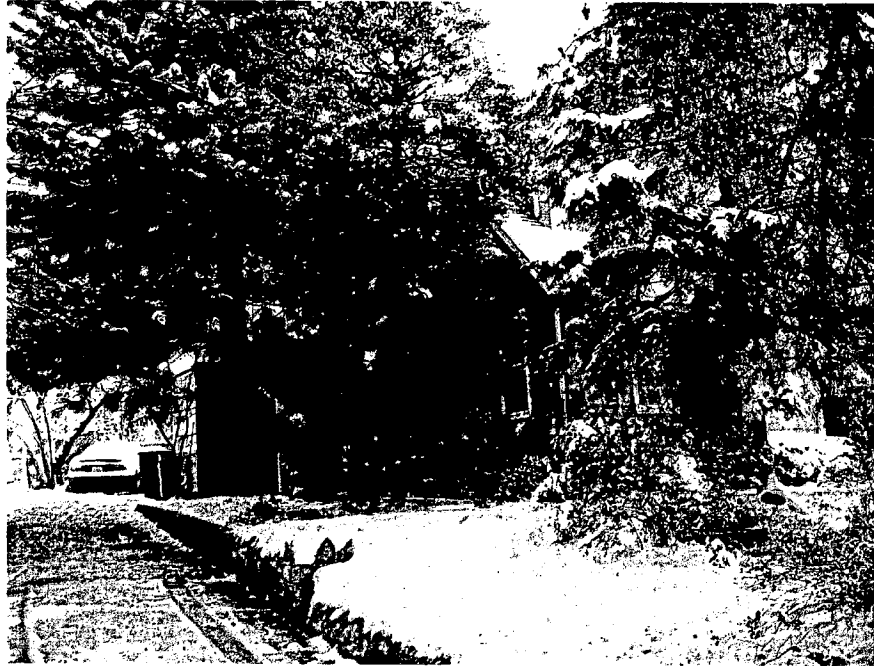
**NEW RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

32

N

7121 Sycamore Avenue, Takoma Park  
Takoma Park Historic District





FRONT ELEVATION



PARTIAL FRONT ELEV.



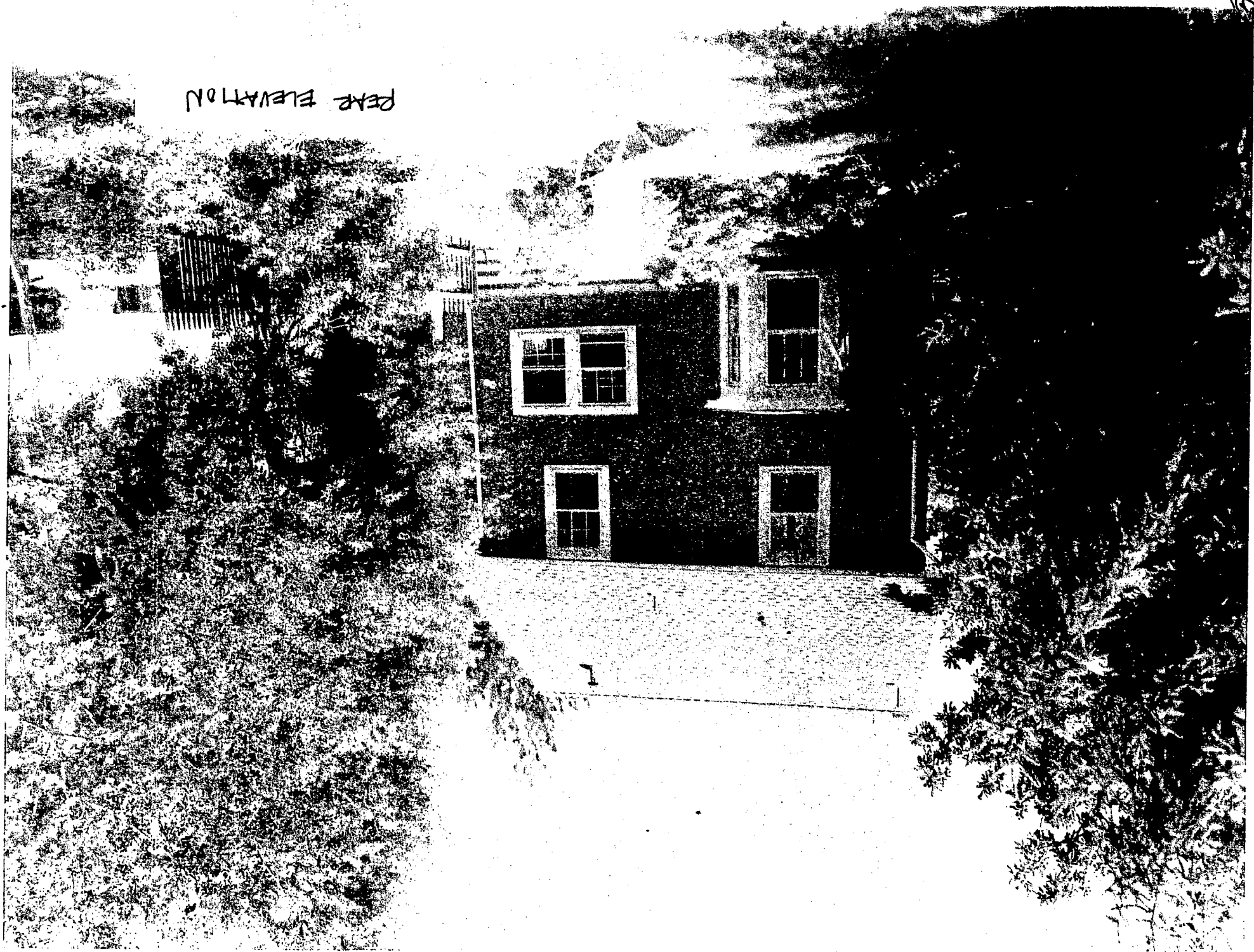


FRONT & RIGHT SIDE  
ELEVATION



LEFT SIDE ELEV.

PEAR ELEVATION



# City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS  
TELEPHONE: (301) 891-7633  
FAX: (301) 585-2405



7090022

31 OSWEGO AVENUE  
TAKOMA PARK, MD 20912

September 8, 2007

William Balko and Patricia Taylor  
7121 Sycamore Avenue  
Takoma Park, Maryland 20912

Dear Mr. Balko and Ms. Taylor:

In order to receive a permit to remove an urban forest tree within the City of Takoma Park you must agree to replant or contribute an equivalent amount to the City's Tree Fund as per Ordinance No. 1995-5. Replacement trees shall be nursery stock trees with a minimum size of 1 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. Tree(s) must be planted within six (6) months of the date this agreement is signed. The City will conduct a site visit to confirm the planting.

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

The tree replacement requirements based on the City of Takoma Park Tree Ordinance are stated below:

Number of 1 1/2 inch caliper trees:

One medium evergreen

OR

Tree Fund Contribution of:

\$175.00

Signature

Date

Signature

Date

If no appeals are filed in opposition to your permit request, the permit will be issued after completion of the 15 -day posting period, receipt of this signed tree planting agreement or payment of replacement tree cost and approval from the Historic Preservation Commission. You must apply to the Historic Preservation Commission directly. HPC can be reached at 301-563-3400.

Sincerely,

Todd M. Bolton  
City Arborist

RETURN THIS LETTER TO THE PUBLIC WORKS DEPARTMENT WITH YOUR SIGNATURE NEXT TO YOUR DECISION. IF YOU DECIDE NOT TO REMOVE THE TREE(S), PLEASE SO STATE AND RETURN THIS LETTER. THANK YOU.

# City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS  
TELEPHONE: 301.891.7633  
FAX: 301.585.2405



31 OSWEGO AVENUE  
SILVER SPRING, MARYLAND 20910

Fee: \$25.00  
Tree Fund: N/A

Permit No. 7090022  
Issue Date: 09/27/07

## TREE REMOVAL PERMIT

Permit for removal of one 10 inch dbh **LARGE FLOWER MAGNOLIA** tree from the right rear of property located at:

**7121 SYCAMORE AVENUE**

**ISSUED TO:** William Batko and Patricia Taylor  
7121 Sycamore Avenue  
Takoma Park, Maryland 20912

### Conditions/Comments:

Owners agree to replant on 1 ½ inch dbh medium evergreen tree before 03/27/08.

Permit Expires: 09/27/08.

**THIS PERMIT IS NOT VALID UNLESS SIGNED BY THE ARBORIST OF THE CITY OF TAKOMA PARK MARYLAND**

DATE:

9/27/07

Todd M. Bolton  
City Arborist

# MONTGOMERY COUNTY, MARYLAND

Department of Environmental Protection

County Office Building, Rockville, Maryland

## BUILDING PERMIT

PARCEL ACCT. NO. 01058153

MAY 15, 1979

PERMIT NO. 098296

THIS IS TO CERTIFY THAT

RICHARD P & J L CARR  
7121 SYCAMORE AVE  
TAKOMA PARK MD 20012 270 0583

has permission to **EXTEND ONE FAMILY HOUSE**

**ENCLOSE EXISTING PORCH**

This approval does not include Plumbing and Gas Piping, Electrical or construction in any dedicated right-of-way.

Election District 13

Street No. 07121 SYCAMORE AVE Zone R60 Lot 44 Block 22

Subdivision B F G Town TAKOMA PARK

Building Width 0010 Depth 0018 Height 008 Estimated Cost \$ \*\*\*\*\*1,100

Contractor N/A Address N/A

Town N/A Phone N/A

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

24 HOUR NOTICE REQUIRED ON TRENCH INSPECTION.

Above to be constructed in accordance with application and plans submitted, and subject to the Building Code of Montgomery County, Maryland, the right being reserved to enter and inspect all operations conducted under authority of this permit, and to require any change in construction that may be necessary to insure sufficient structural strength or safety from fire, or that may be necessary to secure compliance with the provisions of said building code.

Any permit issued shall become invalid if the authorized work is not commenced within six months of date of issuance or is suspended or abandoned for a period of six months provided that the Building Inspector may upon good cause shown within either of said six months periods extend a permit for an additional period not exceeding six months.

FEE \$ \*\*\*\*14.00

  
\*\*\*\*\*  
DIRECTOR

41

**HPC Meeting Transcript**

**December 19, 2007**

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
2 HISTORIC PRESERVATION COMMISSION

- 3 ----- X
- 4 Master Plan Nominations :
- 5 ----- X
- 6 HISTORIC AREA WORK PERMIT - : HPC Case No.
- 7 29 Primrose Street :
- 8 ----- X
- 9 PRELIMINARY CONSULTATION - :
- 10 7121 Sycamore Avenue :
- 11 ----- X
- 12 PRELIMINARY CONSULTATION - :
- 13 7105 Sycamore Avenue :
- 14 ----- X

15 A meeting in the above-entitled matter was held on  
16 December 19, 2007, commencing at 7:38 p.m., in the MRO  
17 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland  
18 20910, before:

19 COMMITTEE CHAIRMAN  
20 Jef Fuller

21 COMMITTEE MEMBERS  
22 Timothy Duffy  
23 David Rotenstein  
24 Warren Fleming  
25 Nuray Anahtar  
Leslie Miles  
Caroline Alderson  
Thomas Jester  
Lee Burstyn



ALSO PRESENT:

Joshua Silver, Staff, Planner  
Clare Kelly, Staff, Planner  
Scott Whipple, Staff Supervisor  
Anne Fothergill, Staff, Planner  
Joey Lampl, Staff

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
Susan Soderberg	21
Phil Perrine	25
Katherine Holly	27
Laura Trishon	36
Stuart Barr	42
Mary Jane Checchi	42
George Kousoulas	42
Wayne Goldstein	49
Lorraine Pearsall	51
Robert Pleasure	53
Jim Cassell	55
Lila Fendrick	64
Dana Haden	77
Victoria Wood	93
Steve Nadell	94
Tim Lyons	98
Anthony Mazlish	110
Sam Martins	

1 it's solid, would not be approved. And that if the owner  
2 wishes to seek fencing for that line, it would need to be  
3 open fencing as we would normally approve, four feet or  
4 under.

5 MR. FULLER: Is there a second?

6 MR. DUFFY: I second.

7 MR. FULLER: Is there any further discussion?

8 (No audible response.)

9 MR. FULLER: All in favor? Motion passed  
10 unanimously. Thank you.

11 MS. FENDRICK: May I ask a question? If we wanted  
12 to come back and ask for four-foot high fencing that's open,  
13 do we go through the same process?

14 MR. FULLER: Yes.

15 MS. FENDRICK: Thank you.

16 MR. FULLER: Thank you. Next on the agenda are  
17 preliminary consultations. First is case A at 7121 Sycamore  
18 Avenue, Takoma Park. Is there a staff report?

19 MR. SILVER: Yes, sir. 7121 Sycamore Avenue,  
20 Takoma Park is a contributing resource. The cottage style  
21 house is a two and a half story three bay wood frame  
22 dwelling with a small nonoriginal side addition on the  
23 northwest elevation.

24 The house contains six-over-six double hung  
25 windows, and two nonhistoric jalousie windows on the second  
26 story front elevation.

1           The applications are proposing a rear addition, a  
2 front porch renovation, removal of a tree, and removal of a  
3 small existing side addition. More specifically, the  
4 applicant is proposing to construct a one-story 31 feet 2  
5 inch by 14 feet 8 inch inset addition at the rear of the  
6 house. The proposed addition will be clad in hardieplank  
7 siding.

8           The applicant is also proposing to return the  
9 enclosed front porch of the house back to a traditional open  
10 style porch. The removal of a nonhistoric side addition on  
11 the northwest elevation of the house, and removal of one 10-  
12 inch large flower magnolia tree are also being proposed as  
13 part of this project. The applicant has spoken with the  
14 Takoma Park arborist and has agreed to replant one tree on  
15 the property.

16           Staff's, I guess, the proposal as a whole includes  
17 several changes to the house that would significantly alter  
18 its appearance from the public right-of-way, and it is a  
19 contributing resource. So that's the Commission's charge is  
20 to review impacts on the streetscape of the historic  
21 district.

22           Although the house has been altered, and a one-  
23 story rear addition is appropriate for this property, staff  
24 has some concerns with the proposed scope of work.

25           The proposed front porch conversion. This is  
26 probably the biggest concern of staff is this conversion of

1 the enclosed front room to an open style porch. The  
2 applicant and the architect have indicated the interior of  
3 the house shows some visual evidence an open front porch  
4 once existed. The applicant has also included an original  
5 building permit with the application package that documents  
6 the conversion of screened porch to an enclosed room.

7 While staff is not opposed to the applicant's  
8 proposal to convert the front room enclosure into an open  
9 porch, the reconstruction should be sympathetic to the style  
10 of the house and use appropriate materials. So staff has  
11 requested the applicant provide some type of photographic  
12 documentation for the front porch to make sure it's  
13 accurately reconstructed and historically appropriate.

14 And staff is also recommending that the applicant  
15 and the project architect consult with the Commission to  
16 ensure the proposed front porch conversion is historically  
17 plausible and the design presented in the plans accurately  
18 reflects the style of the house.

19 On the front elevation, as I said, there is  
20 proposed removal of the existing nonhistoric jalousie  
21 windows. There will be no adverse effect on the actual  
22 historic resource. The use of simulated divided light  
23 wooden windows is being proposed as the replacement in this  
24 location. And staff has recommended the applicant use a  
25 true divided light wood and replacement window in this  
26 location, because it's in the historic massing.

1           And I would like to know that this is not in the  
2 staff report, but this has been addressed, the use of a true  
3 divided light window in that location has been addressed.  
4 I've spoken with the project architect who has spoken with  
5 the applicant. And they've agreed to use a true divided  
6 light wooden window in that location in the front.

7           The proposed rear addition. The proposed rear  
8 addition is inset on both sides which allows the rear  
9 corners of the house to read. Generally, the Commission, of  
10 course, does not approve rear additions when they extent out  
11 to the side plane of the existing structure.

12           Although the proposed rear addition is  
13 complementary to the height, scale, and massing of the  
14 historic house, it extends six feet beyond the existing  
15 plane of the house.

16           As I have said, the Takoma Park guidelines state  
17 the design review emphasis for contributing resources will  
18 be restricted to changes that aren't at all visible from the  
19 public right-of-way. So if this was constructed, the six-  
20 foot extension would be clearly visible from the public  
21 right-of-way, even though it's at the rear of the house.

22           So staff is recommending the applicant modify  
23 their design so it satisfies the interior space  
24 requirements, and does not extend beyond the right plane of  
25 the house. Furthermore, I'd be amenable to supporting this  
26 addition, if it did not extent out to the side of the house.

1           As far as the materials are concerned for the  
2 addition, I generally don't have any problems with those.  
3 The hardieplank siding simulated divided light wooden  
4 windows are appropriate for a rear addition on a  
5 contributing resource in the Takoma Park historic district.

6           I also said that, I'd like to point out that  
7 simulated divided light windows are appropriate treatment  
8 for the rear addition, but all new windows and doors in the  
9 historic massing should be wood with wood trim and have a  
10 true divided light profile. And as I also pointed out in  
11 the staff report, that all windows and doors must be trimmed  
12 out in wood and vinyl clad windows will not be approved.

13           This also has been addressed since the staff  
14 report was completed with the project architect, who has  
15 spoken with the applicant who has agreed to not use vinyl  
16 clad windows, and understands that those types of materials  
17 in the historic massing aren't something the HPC approves.

18           I have a short presentation, and I know the  
19 applicants aren't here, but the project architect is here  
20 who would like to talk to you about the proposal. Would you  
21 like to see the photos real quick?

22           MR. FULLER: Let's have a brief staff  
23 presentation.

24           MR. SILVER: I'll just quickly go through these.  
25 As you can see, the front elevation, there's quite a few  
26 trees and things in the front which makes a clear front

1 elevation shot of the property difficult. This is looking  
2 at it from the other side. This is also the front, this  
3 area that is being proposed for the reconstruction for the  
4 front porch.

5 And this is the rear of the house. This section  
6 right in front, there it is, this is what's being proposed  
7 for removal and a stoop and covered entryway are being  
8 proposed on that elevation of the house. And that's all I  
9 have.

10 MR. FULLER: That was nice and brief. Are there  
11 questions for staff?

12 (No audible response.)

13 MR. FULLER: If the applicant would like to come  
14 forward. As applicant, you have seven minutes.

15 MS. HADEN: Oh boy.

16 MR. FULLER: You don't have to use them all.  
17 Please.

18 MS. HADEN: Hi, I'm Dana Haden, and I'm their  
19 architect that's trying to work with them on this. And I  
20 think as Josh said, we're willing to kind of go with all the  
21 other recommendations, but one of the issues that we're  
22 really struggling with is the desire to come out a little  
23 bit beyond the house, and you would see it from the street.

24 There are several reasons for this, and the main  
25 one is that in general the house is not horribly wide, so  
26 it's about a room and a half wide. And so in order to add

1 onto the kitchen and a family space, we don't have the width  
2 from the original house. Hence the reason that someone has  
3 done this earlier addition off of the side. It was to  
4 actually make what was about a half size room into a whole  
5 size room. It was an addition to the kitchen.

6           So what we would like to do is remove that one,  
7 but we were hoping to have the projection come out to the  
8 other side.

9           In addition to that, we've met with the Takoma  
10 Park arborist, and we do have on the site plan, there is a  
11 tree located there. And I know one of the discussions that  
12 Josh and I had about the property was, could we take the  
13 extra square footage that they're looking to have that we  
14 have coming out on the side, and put it towards the back.

15           And one of the things is, we have permission to  
16 remove a magnolia, which we are going to do, but for this  
17 tree, we had some concerns from the arborist about not  
18 wanting it take it down. And if we come out further, even  
19 if we come in, if we come out further, we get that much  
20 closer to the tree. And he had some concerns about what  
21 that would do to that.

22           In general, it's very hard to -- anytime you kind  
23 of disturb more than a quarter of the diameter, you know,  
24 that circumference around the tree, when you are excavating,  
25 you stand the chance of hurting the tree. And they didn't  
26 want us to do that.



1           Other than that, I don't think I really have any  
2 other comments to make, other than, you know, the concern we  
3 have of how hard it is.

4           I do know, the other thing, though, is we didn't,  
5 because we are trying to preserve the windows upstairs, it's  
6 hard to make the addition come out much farther, because we  
7 end up with a flat roof. And a flat roof didn't seem  
8 horribly comparable or compatible to the design of the  
9 original house. So we were trying to get an addition that  
10 had a roof slope to it.

11           And in order to have a decent slope to use  
12 shingles or something like that, the farther you go out, the  
13 flatter the roof slope is going to be.

14           MR. FULLER: Thank you. Are there questions for  
15 the applicant?

16           MS. ALDERSON: Just one. Did you mean to say that  
17 by going back further into the lot you would need to  
18 potentially disturb a tree, rather than going to the side?

19           MS. HADEN: Yes, because we -- what Todd Bolton,  
20 the arborist in Takoma Park has suggested, and it's in some  
21 of their documentation, that is you take a circle around the  
22 tree, if you can maintain just a disruption of about a  
23 quarter of the roots in that whole circle, you're fine. And  
24 the further back we go, we get closer to disturbing, you  
25 know, half of the roots instead of a quarter.

26           MS. ALDERSON: Where is the tree?

1 MS. HADEN: There's a little circle on the site  
2 plan just beyond the addition.

3 MS. ALDERSON: Okay. Thank you.

4 MS. HADEN: Sure.

5 MR. ROTENSTEIN: I don't have any questions, but I  
6 have one recommendation for the applicant with regards to  
7 that front porch. In addition to looking for historical  
8 photographs that might help you out, in whatever course you  
9 decide to take, you might also want to look at the original  
10 Sanborne fire insurance maps, given the date that this was  
11 constructed and the likelihood that there were updates to  
12 the, I guess it's the suburban Washington series. That  
13 might show an enclosure of the porch at that point, in the  
14 interval between the earlier map and the later map.

15 You don't want the microfilm version, because  
16 that's not going to give you the resolution that would be of  
17 use to you, but the original color maps might show that.

18 MS. HADEN: To verify that it was a screen porch?

19 MR. ROTENSTEIN: Yes, yes. It would show because  
20 the wall materials would be different, therefore, it would  
21 be illustrated differently on the fire insurance map.

22 MS. HADEN: But we actually have an original  
23 permit from when it was enclosed.

24 MR. SILVER: Yes, in the application there is on  
25 circle 31 there is a Montgomery County Department of  
26 Environmental Protection building permit that was for to

1   enclose the existing porch.

2                   My, I guess my concern, and maybe I should  
3   clarify, is that I wanted to make sure before they proceeded  
4   with going further with their design, that the Commission  
5   could possibly provide some feedback with what's being  
6   proposed in this historic area, or this preliminary  
7   consultation, to just sort of refine the design, so when  
8   they do come back for a historic area work permit it's  
9   something that the Commission feels comfortable with.

10                   MS. ALDERSON: I'd like to add another resource to  
11   that, that would be very helpful. This is great. We didn't  
12   forget, get to say, I'm sure Josh is, we're always thrilled  
13   to see a house go back. I'm sure it had a porch before even  
14   seeing that. All the bungalows had porches.

15                   It's possible that it may have been posts or piers  
16   on a -- posts on a pier. A lot of bungalows would have had  
17   a shorter post on a brick pier, or something like that.

18                   The best, if you can't find photos, and it's worth  
19   checking Historic Takoma, they might have something. There  
20   might be a photo in the Portrait of a Victorian Suburb.

21                   MS. HADEN: Okay.

22                   MS. ALDERSON: And if you can't find anything  
23   there, Houses by Mail is probably the best resource for  
24   looking at the variety of treatments on houses of this era.

25                   MS. HADEN: Okay.

26                   MS. ALDERSON: And there are several bungalows,

1 very similar. And it's called Houses by Mail. It was,  
2 Laura Chandler was the author, and it's prints from Sears  
3 catalogs.

4 MS. HADEN: Right.

5 MS. ALDERSON: But you can get very close to  
6 detailing to what would have been original there, to get  
7 something that really looks, you know, like it's always been  
8 there.

9 MS. HADEN: The homeowners, when we were  
10 discussing this, evidently there had been a couple of long-  
11 term neighbors who in the last year or so passed away, who  
12 would have potentially been able to offer them some  
13 information about the house. But they are in search of  
14 anyone who might have had photos. And tonight I introduced  
15 myself to Lorraine from the Historic Takoma, and I've gotten  
16 her phone number and email, so we can see if perhaps they  
17 have anything in their archives or whatever they might want  
18 to call that.

19 MR. DUFFY: I have a question. Is the tree that  
20 we are discussing the circle in the upper right corner of  
21 the site plan on circle 10?

22 MS. HADEN: Yes. At the very corner of that  
23 dimension line, yes.

24 MR. DUFFY: Judging by the drawings, just  
25 eyeballing it, it looks like you're existing, or your  
26 proposed living room addition footprint is about six feet

1 away from that right now.

2 MS. HADEN: Uh-huh.

3 MR. DUFFY: If you were to take that mass and keep  
4 the lower right corner where it is and rotate it so that it  
5 did not project into the side yard, it would still be at  
6 least the same distance away from the tree about six feet,  
7 maybe seven or eight feet.

8 Unless there is another tree that would be  
9 impacted, I think taking that addition out of the side yard  
10 and projecting back with it would actually do no harm, in  
11 terms of the tree, and it might get the foundation of the  
12 addition slightly further away from the tree.

13 We're pretty consistently opposed to side yard  
14 additions on contributing resources or higher. I'd be  
15 surprised if -- I'd be very surprised if the Commission  
16 supported this side yard addition in the full HAWP, so I'd  
17 pretty strongly suggest that you look at reconfiguring the  
18 addition so that you don't have a side yard addition.

19 Other than that, I'm in agreement about the porch.  
20 I think that your building permit is, historic building  
21 permits are pretty strong evidence that there was one there  
22 once, and it certainly looks like there should be one. So,  
23 in other respects, I agree with the staff report.

24 MS. HADEN: Can I comment?

25 MR. DUFFY: Sure.

26 MS. HADEN: The square footage that we're losing

1 that we would have to come back, though, does put us into a  
2 fact where we do end up disturbing more. I mean, that was a  
3 direct quote from the arborist. And maybe I should try to  
4 have him come in, too. But not that that should be the sole  
5 reason, but there was a concern on his part when I spoke to  
6 him about encroaching further and to affecting more of the  
7 roots, but --

8 MR. DUFFY: Of this specific tree?

9 MS. HADEN: Yes.

10 MR. DUFFY: It's hard to imagine from what we see  
11 in front of us how that could be the case. I think you'd  
12 have to --

13 MS. HADEN: It would probably require a diagram.  
14 I mean, I can kind of see it when I'm looking at it, but the  
15 further -- the closer, the further back we get, the more  
16 directly we're impacting the roots. Whereas now we are  
17 encroaching on about a quarter of them. When we come back  
18 further, we're getting closer to it and really getting up to  
19 a larger quarter and working our way a little bit closer to,  
20 not quite, you know, not a half but more of them.

21 MR. FULLER: We're not going to be able to solve  
22 all of the design issues here tonight. What I'd like to do  
23 is go down the Commission and allow each of the  
24 Commissioners to sort of speak on what I see are sort of  
25 four issues, the first one being the front porch reopening  
26 it; the second being the overall, I'll say, massing of the

1 addition, the size of the addition, the appropriateness of  
2 that; the third being the extension to the side; and the  
3 fourth being anything on the materials or detailing that's  
4 been shown which is relatively limited. Leslie, if you want  
5 to start, please.

6 MS. MILES: Thank you. I would love to see the  
7 porch come back. I would love for you to find something  
8 that would show how it's supposed to look. I have no  
9 objection to massing, my only objection is the side yard,  
10 and I'm sure there is a way to, given that there is a great  
11 deal of vegetation on the property, to make sure that there  
12 still will be, but we do strongly disfavor side additions,  
13 and I think we would do so in this case.

14 MR. DUFFY: Yes, I think the porch is a very  
15 positive move. The size is okay. The side yard is a  
16 definite no, and as far as detailing, we don't really see  
17 any yet, but materials, I agree with the staff report.

18 MR. FLEMING: I agree with the previous  
19 Commissioners.

20 MR. ROTENSTEIN: I think the staff report is right  
21 on target, and I also would have serious issues with any  
22 addition to the house projecting into the side yard.

23 MS. ALDERSON: Ditto.

24 MR. FULLER: I'll make that unanimous. So I think  
25 you hear that the opening of the front porch is a good idea;  
26 that the size of the addition is well in scale with the

1 house, so it's not really the sizing of the massing, it's  
2 just the location of it. We don't want to see it to the  
3 side, and the materials, we want to see some development of  
4 details, but staff report has you in the right direction, so  
5 thank you very much.

6 MS. HADEN: All right.

7 MR. FULLER: Okay. The next item on the agenda  
8 tonight is case B, which is the second preliminary, at 7105  
9 Sycamore Avenue in Takoma Park. Is there a staff report.

10 MR. SILVER: Yes, there is. 7105 Sycamore Avenue  
11 is a contributing resource in the Takoma Park historic  
12 district. The Commission heard this case or this, as a  
13 preliminary consultation in September 26, 2007, and they  
14 reviewed a proposal for construction of a two-story rear  
15 addition, a two-story, two-car garage and a lap pool.

16 Staff's main concern with the proposal is the  
17 height and massing of the two story addition, and the size  
18 of the two-story, two-car garage. And the HPC shared many  
19 of the same concerns as staff did with the proposal. And  
20 some of the comments of the Commission are located there in  
21 the bold points on circle one.

22 The applicants are proposing to remove a one-story  
23 nonhistoric addition at the rear of the house, and construct  
24 an 18-foot 8-inch by 24-foot two-story addition. The  
25 applicants are also proposing to construct a nine foot by 22  
26 feet wooden deck at the rear of the house which will include





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## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: February 28, 2008

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Joshua Silver, Senior Planner *(JRS)*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #468625, rear addition, front porch renovation, and tree removal

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** at the February 27, 2008 Historic Preservation Commission meeting.

1. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.
2. The applicant will submit a window and door schedule to HPC staff prior to stamping permit set of drawings (*detail to be shown on permit set of drawings*).

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Bill Batko

Address: 7121 Sycamore Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Dana Haden  
Daytime Phone No.: 301-270-5811

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: BILL BATKO Daytime Phone No.: 443-995-3281  
Address: 7121 SYCAMORE AVE TAKOMA PARK, MD 20912  
Street Number City Street Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7121 Street: SYCAMORE AVE  
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVE  
Lot: 44 Block: 22 Subdivision: 25  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Stab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Sela  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ \$150,000  
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.

William Brock Peters 1-8-08  
Signature of owner or authorized agent Date

Approved: X  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 3/28/08  
Application/Permit No.: 468625 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**1. Written description of the project**

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

The existing property is a cottage bungalow from the 1920's. It has a category 2 rating in the historic area of Takoma Park. The house is a 2-story frame structure with a basement/cellar. The original front porch has been enclosed. The house also has an addition on the left side that is one story.

2. General description of project and its effect on the historic resource(s).

We hope to construct a 1-story addition to the rear of the house. We also hope to turn the enclosed porch on the front back to a porch.

## Silver, Joshua

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**From:** Silver, Joshua  
**Sent:** Thursday, June 12, 2008 9:27 AM  
**To:** 'Dana Haden'  
**Subject:** RE:

Hi Dana,

It is fine. Please proceed with installing wooden simulated divided light casement windows on the right side elevation of the addition. Thanks for checking with our office.

Josh

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**From:** Dana Haden [mailto:dhaden@starpower.net]  
**Sent:** Wednesday, June 11, 2008 3:49 PM  
**To:** Silver, Joshua  
**Subject:** RE:

Hey Josh

I am sending you the elevation to see the window. The schedule calls for a 1'-6" wide by 3'-0" high double hung. Like I said this window company that the contractor wants to use doesn't make a double hung that small. So it would be the same size and same look but would be a casement!

Dana Haden  
Studio d  
301-270-5811

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**From:** Silver, Joshua [mailto:Joshua.Silver@mncppc-mc.org]  
**Sent:** Wednesday, June 11, 2008 1:31 PM  
**To:** Dana Haden  
**Subject:** RE:

Hi Dana,

Can you e-mail a window specification sheet so I can see exactly what is being requested?

Josh

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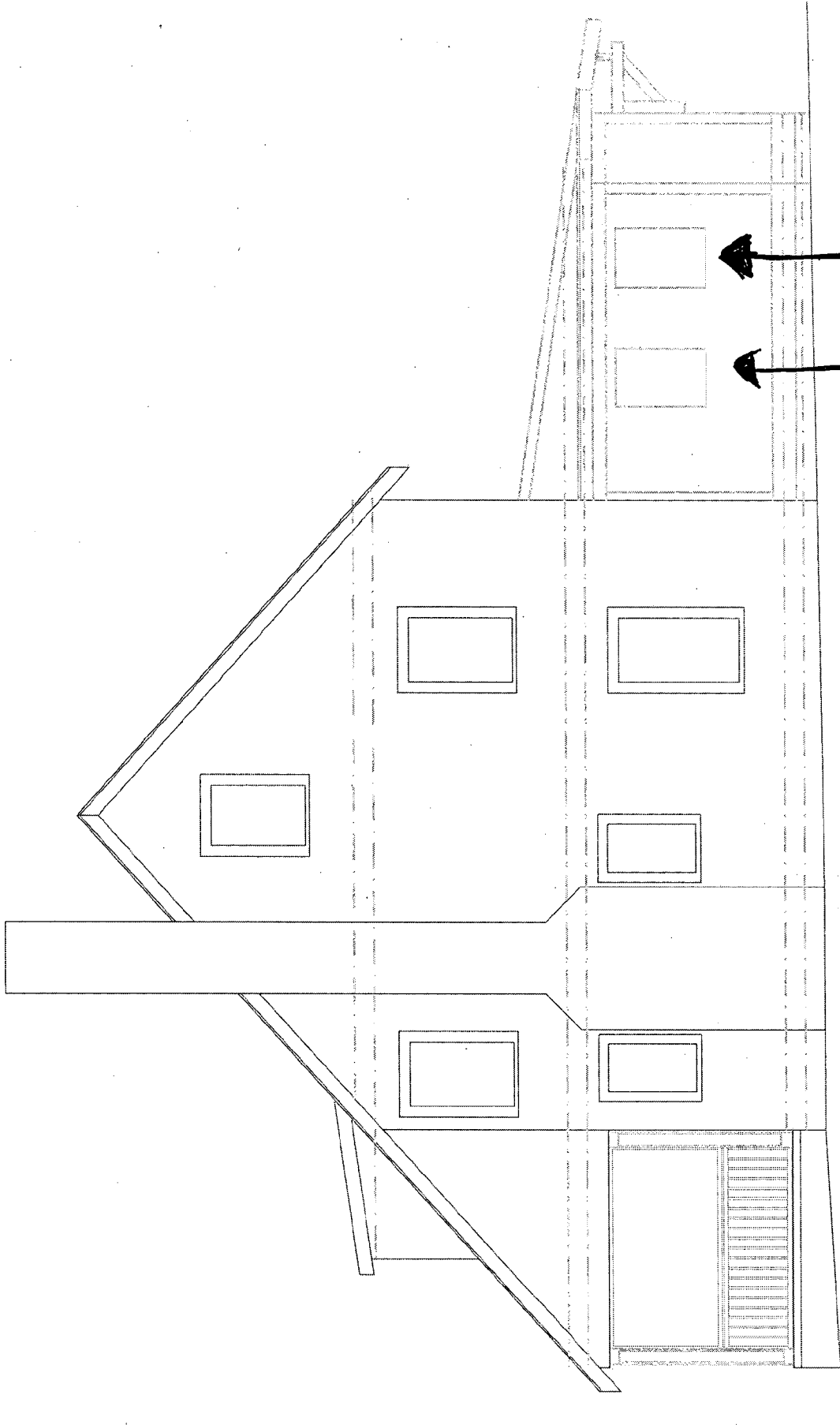
**From:** Dana Haden [mailto:dhaden@starpower.net]  
**Sent:** Wednesday, June 11, 2008 1:15 PM  
**To:** Silver, Joshua  
**Subject:**

Hey Josh

On my project @ 7121 Sycamore I had called out for two small double hung windows on the side in the kitchen. The contractor is using some windows, I am not sure of their name but it turns out they don't make a window that size in a double hung. Could we use a casement window there? It would still be a SDL window as required but just wouldn't be double hung!

Any thoughts?

Dana Haden  
Studio d  
301-270-5811



Wooden Casement  
Wooden Casement

