


7119 Sycamore Ave, Takoma Park
APC Lic No. 37103-08JJJ
Takoma Park A.D.

Pendaflex
Esselte

4350 1/3 RED 10%  P4

- Contributions

28 Oct - Talked w/ Rich V.
emailed additional

28 Oct - left owner a message request
permission to take photos of windows



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 12 November, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *RK*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #497315, Exterior changes to windows and fenestration patterns

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved with the following condition at the November 12, 2008 meeting:

1: The applicant will store the two original one-over-one wood sash on the property for future use.

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: Peter McGarvey and Menchu Martinez
Address: 7119 Sycamore Avenue, Takoma Park. Takoma Park Historic District.

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or rachel.kennedy@mncppc-mc.org to schedule a follow-up site visit.





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: PETER MCGARVEY
Daytime Phone No.: (301) 270-5472

Tax Account No.: 01078936
Name of Property Owner: PETER MCGARVEY / MENCHU MARTINEZ (301) 270-5472
Address: 7119 SYCAMORE AVE, TAKOMA PARK MD 20912
Contractor: HERITAGE BUILDING + RENOVATION Phone No.: (301) 270-4799
Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 7119 Street: SYCAMORE AVE.
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVE.
Lot: 6 Block: 22 Subdivision: B.F. GILBERT'S ADD'N TO TAKOMA PARK
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[] Construct [] Extend [X] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [X] Single Family
[] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [] Other:
1B. Construction cost estimate: \$ 100,000.00
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 [X] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [X] WSSC 02 [] Well 03 [] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[] On party line/property line [] Entirely on land of owner [] On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 10/3/08

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
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:

CONTRIBUTING RESOURCE HOUSE

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

ENLARGE ONE WINDOW AT SIDE TOWARDS REAR (NORTH);
REDUCE ONE WINDOW AT SIDE TOWARDS REAR IN BAY (SOUTH);
ADD NEW WINDOW AT REAR OF PROPOSED KITCHEN SPACE

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

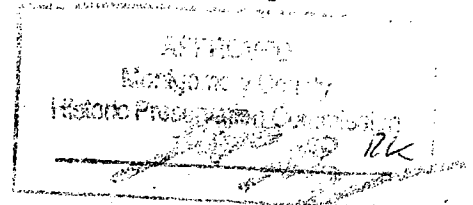
6. TREE SURVEY

If you are proposing construction adjacent to or within the decline 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.



Kennedy, Rachel

From: Richard J. Vitullo [vitullostudio@earthlink.net]
Sent: Thursday, October 30, 2008 10:08 AM
To: Kennedy, Rachel
Subject: RE: 7119 Sycamore Ave

Sorry about the confusion....

- 1) The new window, under the sink, facing the backyard is the "A" window.
- 2) The window facing the side yard in the bay is the "B" window.
- 3) The other smaller window in the bay facing the front yard is the "C" window.
- 4) The big window in the new larger family room replacing the smaller window in the existing bath room, is "D" window.

Rick

Vitullo Architecture Studio, P.C.

7016 Woodland Ave.
Takoma Park, MD 20912
(301) 920-0737
(301) 806-6447 cell
E-mail: RJV@VitulloStudio.com
Website: www.VitulloStudio.com

-----Original Message-----

From: Kennedy, Rachel [mailto:Rachel.Kennedy@mncppc-mc.org]
Sent: Thursday, October 30, 2008 7:54 AM
To: vitullostudio@earthlink.net
Subject: RE: 7119 Sycamore Ave

Thanks. I thought you were going to send the drawing with the windows keyed to the letters. Can you just let me know again which windows go where? I have a "B" window on the south elevation facing side yard in the bay. A "D" window in the front of the bay. What about the rest?

From: Richard J. Vitullo [mailto:vitullostudio@earthlink.net]
Sent: Thursday, October 30, 2008 9:37 AM
To: Kennedy, Rachel
Subject: RE: 7119 Sycamore Ave

Vitullo Architecture Studio, P.C.

7016 Woodland Ave.
Takoma Park, MD 20912
(301) 920-0737
(301) 806-6447 cell
E-mail: RJV@VitulloStudio.com
Website: www.VitulloStudio.com

WINDOW SCHEDULE							Manufacturer- Windows: Marvin								
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Subsill	Window Type/Material	Glazing Type	Grille Structure	Sash Mullion Divisions	Screens / Screen Door	Exterior Clad Color	Overall Opening Size (Total s.f.)	U-value Total Unit	Egress window	
A	CAWN3232	2'-7 1/8" (2'-7 3/8" M.O. / 2'-7 5/8" R.O.)	2'-8" (2'-8 1/2" M.O. / 2'-9" R.O.)	4 9/16-inch (std.)	none	Awning/ clad	Laminated Insulating Low E II glass	None	none	yes	white	7 (42)	0.33	no	
B	CAWN3232	2'-7 1/8" (2'-7 5/8" R.O.)	2'-8" (2'-9" R.O.)	6 9/16-inch (std.)	Wood subsill, extend 6-in. at ea. side	Awning/ clad	Insulating Low E II glass	None	none	no	white	7 (14)	0.33	no	
C	CAWN2424	1'-11 1/8" (1'-11 5/8" R.O.)	2'-0" (2'-1" R.O.)	6 9/16-inch (std.)	Wood subsill, extend 6-in. at ea. side	Awning/ clad	Insulating Low E II glass	None	none	no	white	4 (8)	0.33	no	
D	CUDH2626	5'-0 3/8" (5'-0 7/8" R.O.)	2'-7 3/8" (2'-7 7/8" R.O.)	6 9/16-inch (std.)	Wood subsill, extend 6-in. at ea. side	Double hung/ clad	Insulating Low E II glass	None	none	no	white	13 (39)	0.33	no	
E	CUDH1626	5'-0 3/8" (5'-0 7/8" R.O.)	1'-9 3/8" (1'-10 3/8" R.O.)	6 9/16-inch (std.)	Wood subsill, extend 6-in. at ea. side	Double hung/ clad	Tempered Insulating Low E II glass	None	none	no	white	8.7 *	0.33	no	
F	CUDH3226	5'-0 3/8" (5'-0 7/8" R.O.)	3'-1 3/8" (3'-2 3/8" R.O.)	6 9/16-inch (std.)	Wood subsill, extend 6-in. at ea. side	Double hung/ clad	Insulating Low E II glass	None	none	no	white	15 (30)	0.33	YES	
G	TBD	4'-0" +/-	3'-0" +/-	4 9/16-inch (std.)	none	Casement/ wood	Tempered Insulating Low E II glass	None	none	no	n/a	n/a	n/a	YES	
SUBTOTALS												141.7	0.33		
DOOR SCHEDULE							Manufacturer- Doors: TBD								
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Hardware	Door Type / Material	Glazing Type	Grille Structure	Mullion Divisions	Screens / Screen Door	Exterior Clad Color	Overall Opening Size/Total (s.f.)	U-value Total Unit	Swing direction (shown from outside room)	
1	ThermaTru	7'-2" (7'-2 1/2" r.o.)	3'-1 7/16" (3'-2 7/16" R.O.)	4 9/16-inch (std.)	TBD	Wood Inswing Ultimate French Door	Tempered Insulating Low E II glass	None	None	yes	white	21	0.33	X L	
2	TBD	7'-2" (7'-2 1/2" r.o.)	2'-8" (2'-10" R.O.)	4 9/16-inch (std.)	TBD	Solid wood door to match existing	n/a	None	None	yes	white	n/a	n/a	n/a	
3	TBD	7'-2" (7'-2 1/2" r.o.)	5'-0" (5'-2" R.O.)	4 9/16-inch (std.)	TBD	Solid wood door to match existing	n/a	None	None	yes	white	n/a	n/a	n/a	
100	ThermaTru	7'-2" (7'-2 1/2" r.o.)	3'-1 7/16" (3'-2 7/16" R.O.)	4 9/16-inch (std.)	TBD	Wood Inswing Ultimate French Door	Tempered Insulating Low E II glass	None	None	yes	white	n/a	0.33	X L	
101	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	4 9/16-inch (std.)	TBD	Solid wood door to match existing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	RH	
102	TBD	6'-8" (6'-9" R.O.)	Pair of 2'-0" doors (4'-2" R.O.)	4 9/16-inch (std.)	TBD	Solid wood French doors to match existing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
103	TBD	6'-8" (6'-9" R.O.)	Pair of 2'-0" doors (4'-2" R.O.)	4 9/16-inch (std.)	TBD	Solid wood French doors to match existing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
SUBTOTALS												21			
TOTALS												162.7	0.33 avg.		

new window
back
bag -
s.c.l.u.p.d
bag -
front
pantry room

Quant.	Remarks
6	Operable
2	Operable
2	Fixed
3	Operable
2	* one window is in new addition; one window is in existing house
2	Operable
1	Verify size in field
18 units	
Quant.	
1	Exterior Door
1	Interior Door
1	Interior Door
1	Exterior Door (this door is in existing house)
1	Interior Door
1	Interior Door
1	Interior Door
7 pre-hung units	
25 units	

VITULLO ARCHITECTURE STUDIO, P.C.

7016 Woodland Ave. Takoma Park, MD 20912

Phone 301 920-0737

Fax 301 920-0738

Email rjv@vitullostudio.com

Website www.vitullostudio.com

FAX

Date: 10/28/08

To: Rachel Kennedy

Cc:

Fax number: 301 563-3412

No. of pages, including this one: 2

Re: HAWP for 7119 Sycamore Ave., Takoma Park, MD

Dear Rachel:

Here is the cut sheet of the wood casement windows for the project at the above address.
(The double hung window detail is similar.)



Rick Vitullo AIA

VITULLO ARCHITECTURE STUDIO, P.C.

7016 Woodland Ave. Takoma Park, MD 20912

Phone 301 920-0737

Fax 301 920-0738

Email rjv@vitullostudio.com

Website www.vitullostudio.com

FAX

Date: 10/28/08

To: Rachel Kennedy

Cc:

Fax number: 301 563-3412

No. of pages, including this one: 4

Re: HAWP for 7119 Sycamore Ave., Takoma Park, MD

Dear Rachel:

The pages I am sending here are to replace (proposed side elevation)and/or add to.(partial existing and proposed front elevation) the file for this HAWP. Earlier last week I sent via USPS a revised side elevation to replace my original elevation that I included in my original filing. However, this side elevation included here is a bit more accurate as it shows the window towards the rear actually removed (and its former location dotted in), as it is noted.

The other window in the side bay, shown from the front, is to be raised and made narrower.

The existing siding material is aluminum; the existing windows are either vinyl or wood. The new proposed windows are to be painted wood, interior and exterior.

Sorry for this late amended submittal.



Rick Vitullo AIA

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7119 Sycamore Avenue, Takoma Park	Meeting Date:	11.12.08
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11.05.08
Applicant:	Peter McGarvey/Menchu Martinez	Public Notice:	10.29.08
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-08 JJJ	Staff:	Rachel Kennedy
Proposal:	Exterior changes to windows and fenestration pattern		

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application with the following conditions:

Condition One: The applicant will store the two original one-over-one wood sash on the property for future use.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Transitional Victorian/Queen Anne
DATE: circa 1900

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 applicants are proposing extensive alterations to the first floor interior plan, which will result in several changes to the windows and the fenestration pattern on the house. The exterior changes proposed are:

- 1) No alterations on the front façade.
- 2) On the south (right) elevation, the applicants propose to remove two existing aluminum awning windows on a nonhistoric projecting bay portion of the house. One of the windows faces the street. The applicant wishes to enlarge the size of the street-facing window opening and replace the sash with a wood single pane awning window, measuring approximately 1'11" x 2'. The applicant also wishes to reduce the size of the window opening on the south side of the bay and replace it with wood single pane awning window, measuring approximately 2'7" x 2'8".
- 3) Also on the south (right) elevation, the applicant proposes to close-up an original window opening currently occupied by an original one-over-one wood window, in order to accommodate an interior kitchen program. This window is not currently visible from the street, as it is located at the rear of the house beyond the projecting nonhistoric bay. It will be patched with aluminum siding to match the current wall condition.
- 4) On the rear (east) elevation, the applicant proposes to create a new window opening to accommodate the interior kitchen program. This window will be a single pane wood awning window, measuring 2'7" x 2'8".
- 5) On the north (left) elevation, the applicant proposes to remove an existing original one-over-one wood sash and replace it with a larger wood double-hung one-over-one wood sash, measuring 5' x 2'7". The new sash will replace a small bathroom window that is being replaced and enlarged to accommodate a family room program. The window is not visible from the street and will match the window located approximately 3' from the current window toward the rear of the house.

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 form the majority of structures in the Takoma Park Historic District. These structures may not have the same level of architectural and/or historical significance as Outstanding Resources or may have lost some degree of integrity. Collectively, they are the building blocks of the Takoma Park district. However, they are more important to the overall character of the district due to their size, scale, and architectural character, rather than for their particular architectural features. Contributing Resources should receive a more lenient level of design 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. 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 (it is expected that the majority of new additions will be reviewed for their impact on the overall district).

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 replicas of existing details and features is, however, not required.
- Original size and shape of window and door openings should be maintained, where feasible.
- Alterations to features not visible 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 deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

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 or to the achievement of the purposes of this chapter; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of

the alternative proposal, the general public welfare is better served by granting the permit.

Secretary of the Interior's Standards for Rehabilitation

- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF DISCUSSION

Staff is recommending that the Commission approve the HAWP application as being consistent with the *Guidelines* and *Standards* with the condition specified on page one of this report. All changes to historic fabric and fenestration patterns occur near the rear of the property and cannot be viewed from the street. (If the nonhistoric side bay on the south elevation was removed, however, the existing rear south elevation window to be removed and covered over could be considered street-visible). Additionally, the applicant has agreed to use wood windows in all instances, and will replace the nonhistoric aluminum windows with wood windows on the street visible nonhistoric side bay, improving the public view of the property. In sum, the proposal meets the guidelines for contributing resources in the Takoma Park Historic District, allowing non-street visible changes while modernizing a property.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2) with the condition listed on page one above;

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.

Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3407 or rachel.kennedy@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6270

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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HISTORIC AREA WORK PERMIT

Contact Person: PETER MCGARVEY
Daytime Phone No.: (301) 270-5472

Tax Account No.: 01078936
Name of Property Owner: PETER MCGARVEY / MENCHU MARTINEZ Daytime Phone No.: (301) 270-5472
Address: 7119 SYCAMORE AVE, TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: HERITAGE BUILDING + RENOVATION Phone No.: (301) 270-4794
Contractor Registration No.: _____
Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 7119 Street: SYCAMORE AVE.
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVE.
Lot: 6 Block: 22 Subdivision: B.F. GILBERT'S ADD'N TO TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- 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: _____

1B. Construction cost estimate: \$ 100,000.00

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.

R. Vitullo

Signature of owner or authorized agent

10/3/08

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 497315 Date Filed: _____ Date Issued: _____

(6)

**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:

CONTRIBUTING RESOURCE HOUSE

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

ENLARGE ONE WINDOW AT SIDE TOWARDS REAR (NORTH);
REDUCE ONE WINDOW AT SIDE TOWARDS REAR IN BAY (SOUTH);
ADD NEW WINDOW AT REAR OF PROPOSED KITCHEN SPACE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

- 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.

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 decline 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.

7

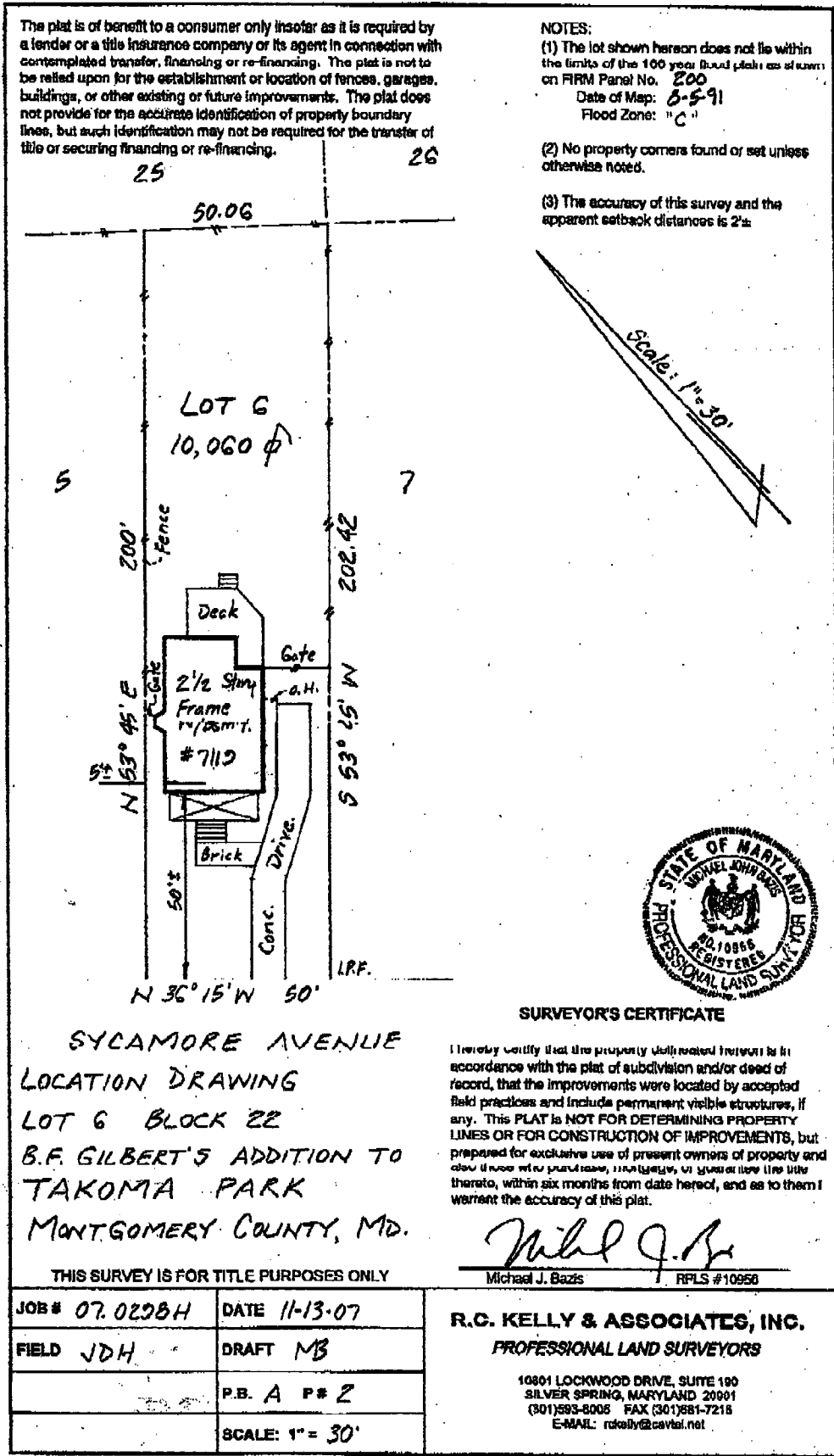
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address PETER MCGARVEY MENCHU MARTINEZ 7119 SYCAMORE AVE. TAKOMA PARK, MD 20912	Owner's Agent's mailing address RICHARD J. VITULLO Vitullo Architecture Studio, PC 7016 Woodland Ave. Takoma Park, MD 20912 (301)920-0737
Adjacent and confronting Property Owners mailing addresses	
ARTIE HARRIS SUZY CHESTON 7117 SYCAMORE AVE. TAKOMA PARK, MD 20912	JOSEPH WILKES 7118 SYCAMORE AVE. TAKOMA PARK, MD 20912
JAMES CASTUE 7120 SYCAMORE AVE. TAKOMA PARK, MD 20912	

8

Nov. 13. 2007 8:55AM

NO. 211V T. 2

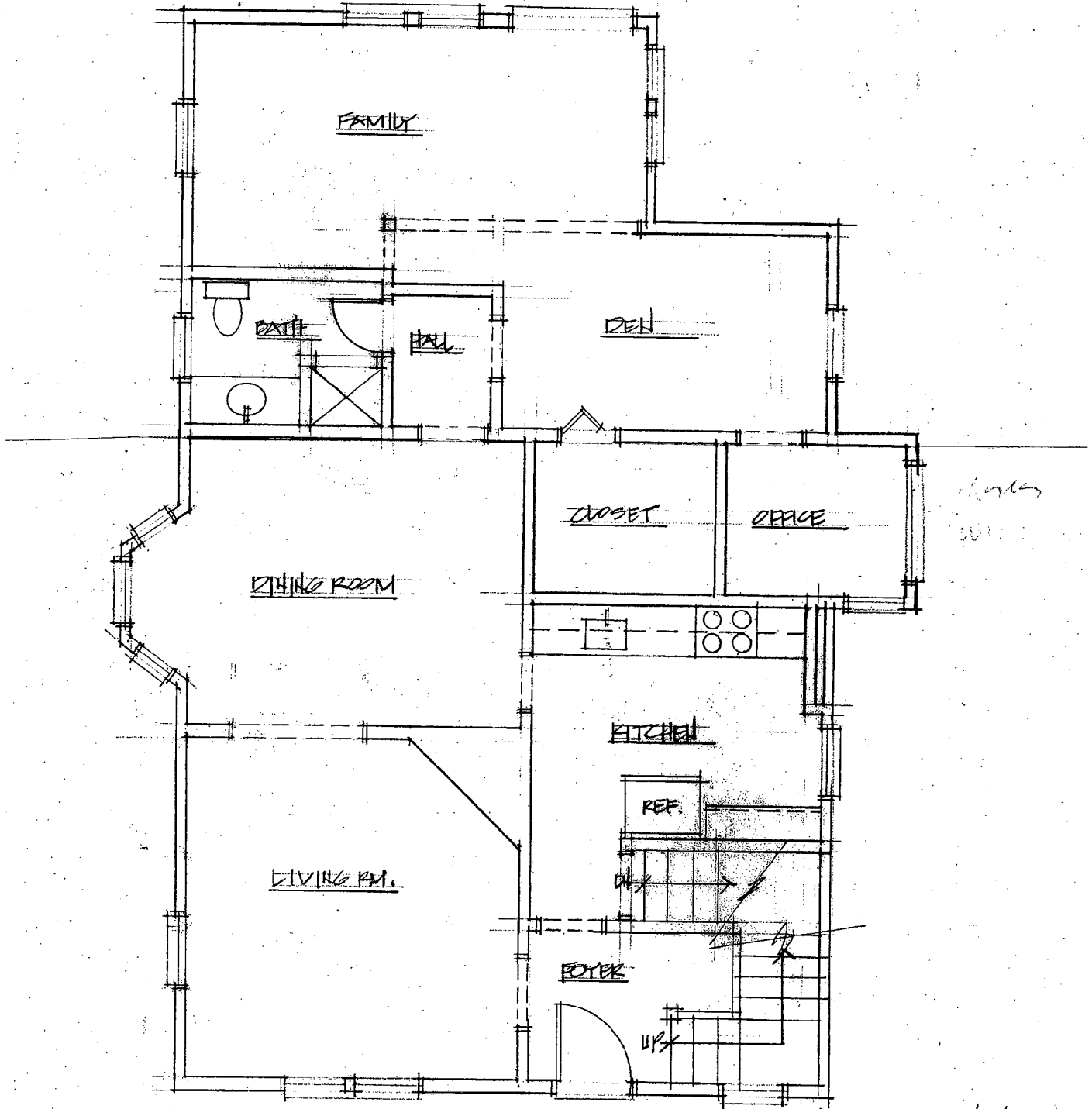


9

7119 Sycamore Avenue, Takoma Park H.D.
Aerial view.



10



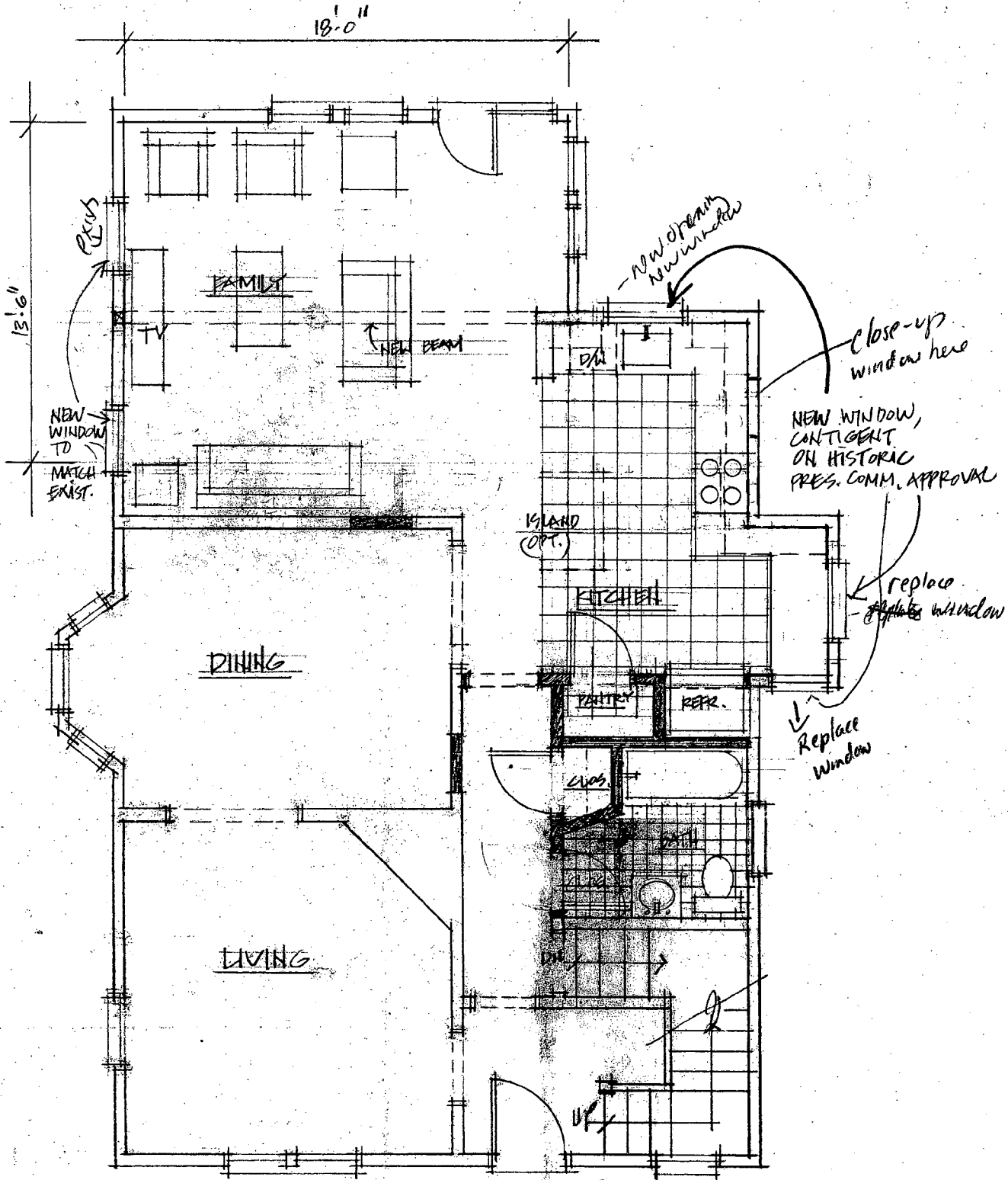
McGARVEY/MARTINEZ
 7119 SYCAMORE AVE.
 TAKOMA PARK, MD

FIRST FLOOR PLAN/EXIST. 9/22/08
 1/4"

(11)

APPROVED
 Montgomery County
 Historic Preservation Commission
 Rk

All windows will be wood



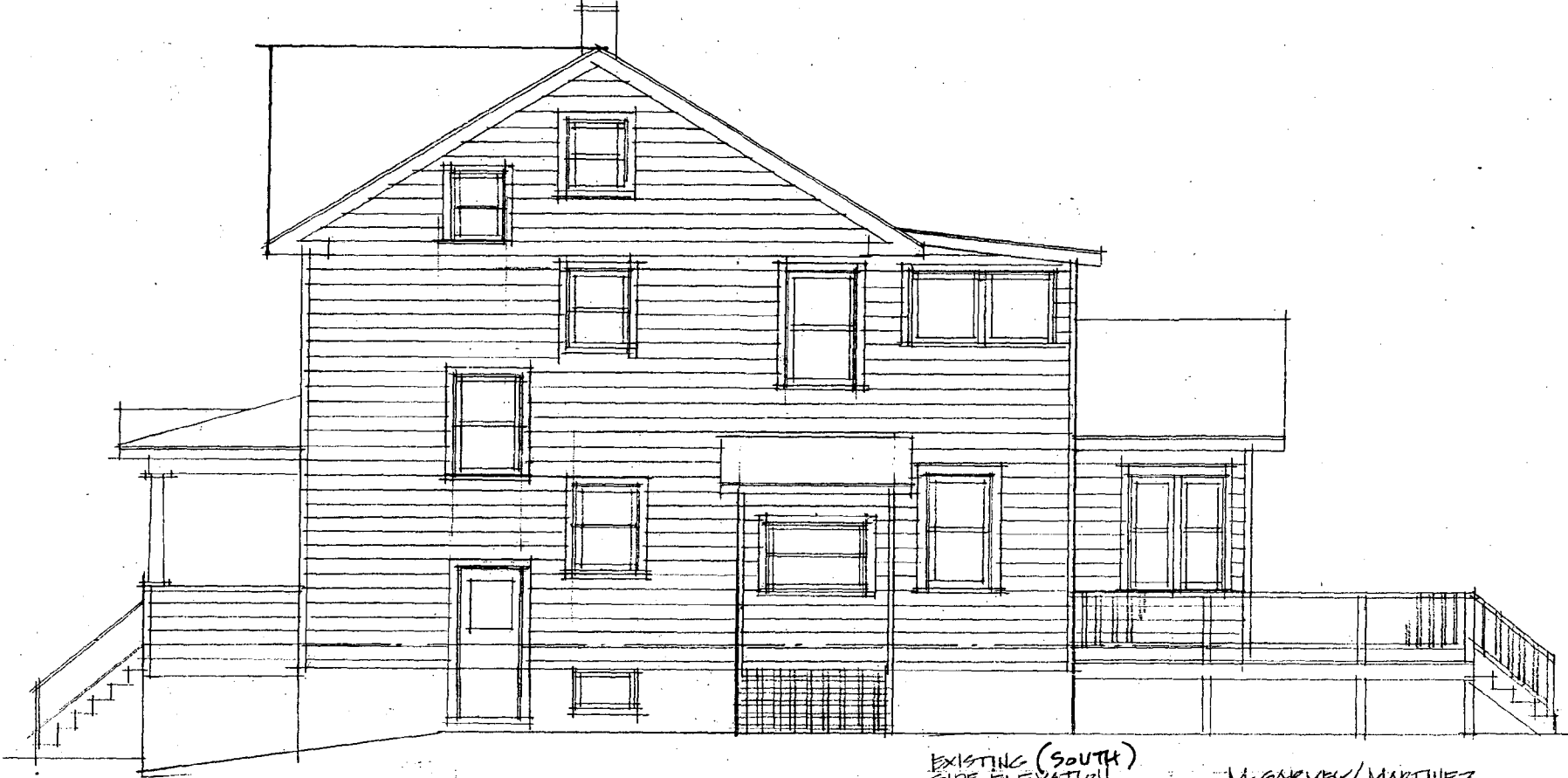
McGARVEY/MARTINEZ

PROPOSED
 FIRST FLOOR PLAN

Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)920-0737

1/2"
 9/22/08

(12)



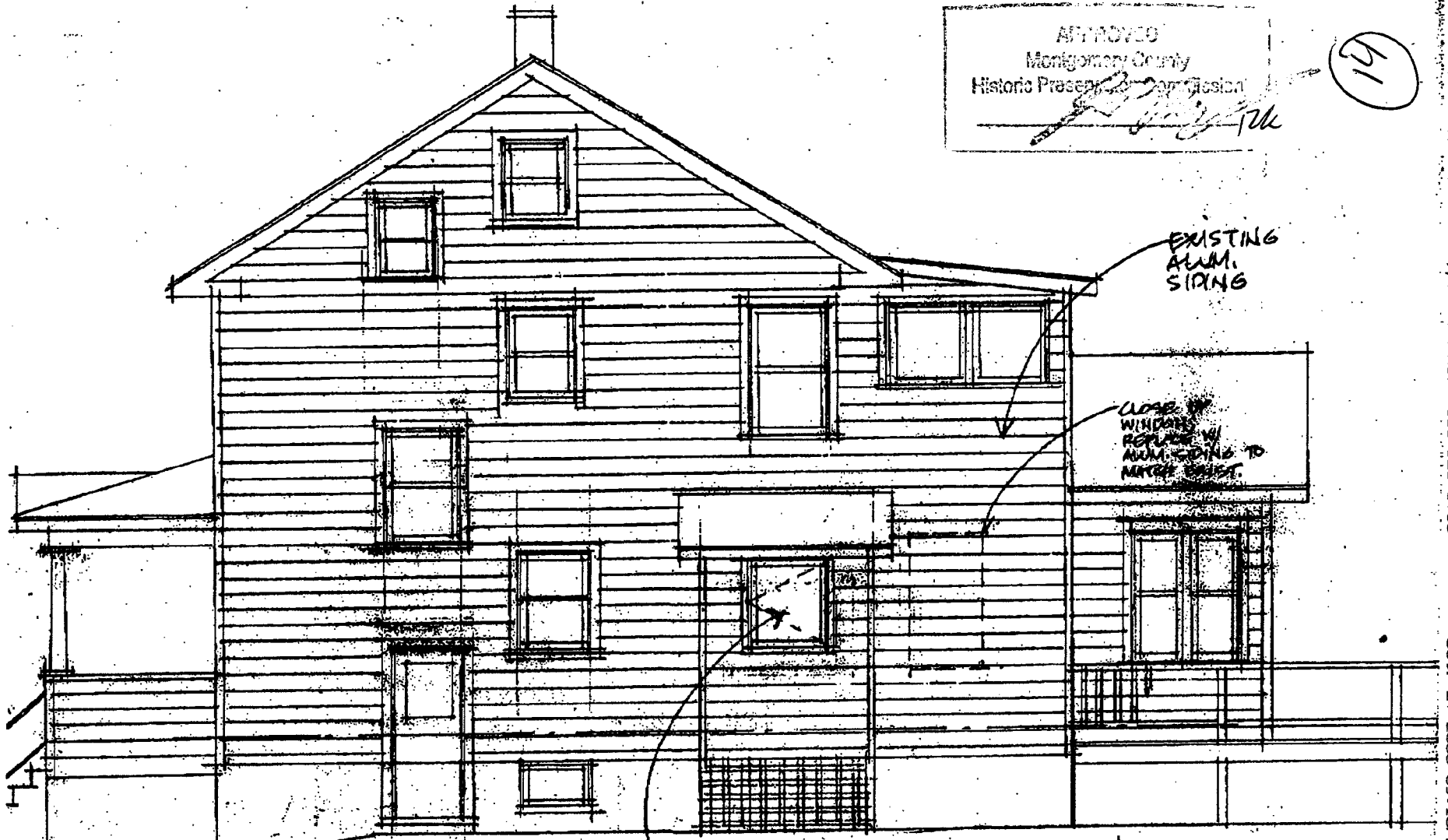
EXISTING (SOUTH)
SIDE ELEVATION
1/4" = 1'-0"

MCGARVEY/MARTINEZ
7119 SYCAMORE AVE.

Now Submitted - 28 Oct
South Elevation

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

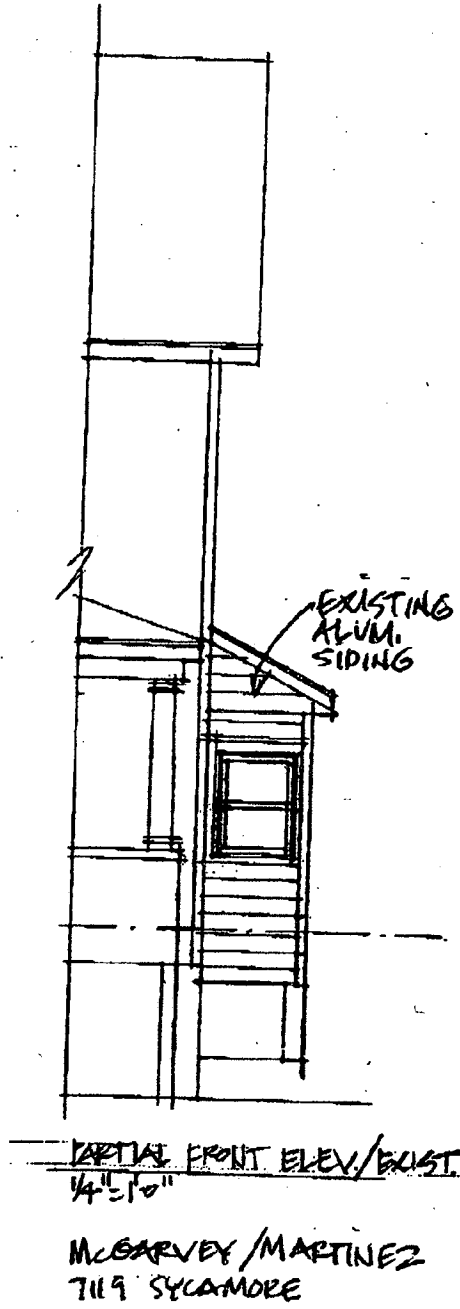
191



NEW WINDZELL
KITCHEN (WOOD)


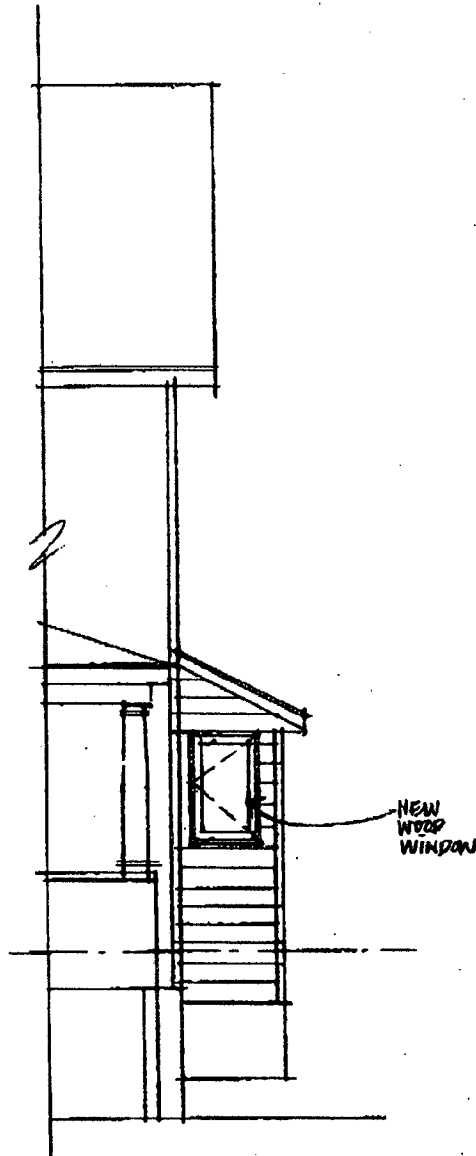
PROPOSED (SUCH)
SIDE ELEVATION
44'

M. GARVEY / M
7119 SYCAMORE



Non historic side bay,
viewed from front
of property.

APPROVED
 Montgomery County
 Historic Preservation Commission

PARTIAL FRONT ELEV. / PROPOSED
 1/4" = 1'-0"

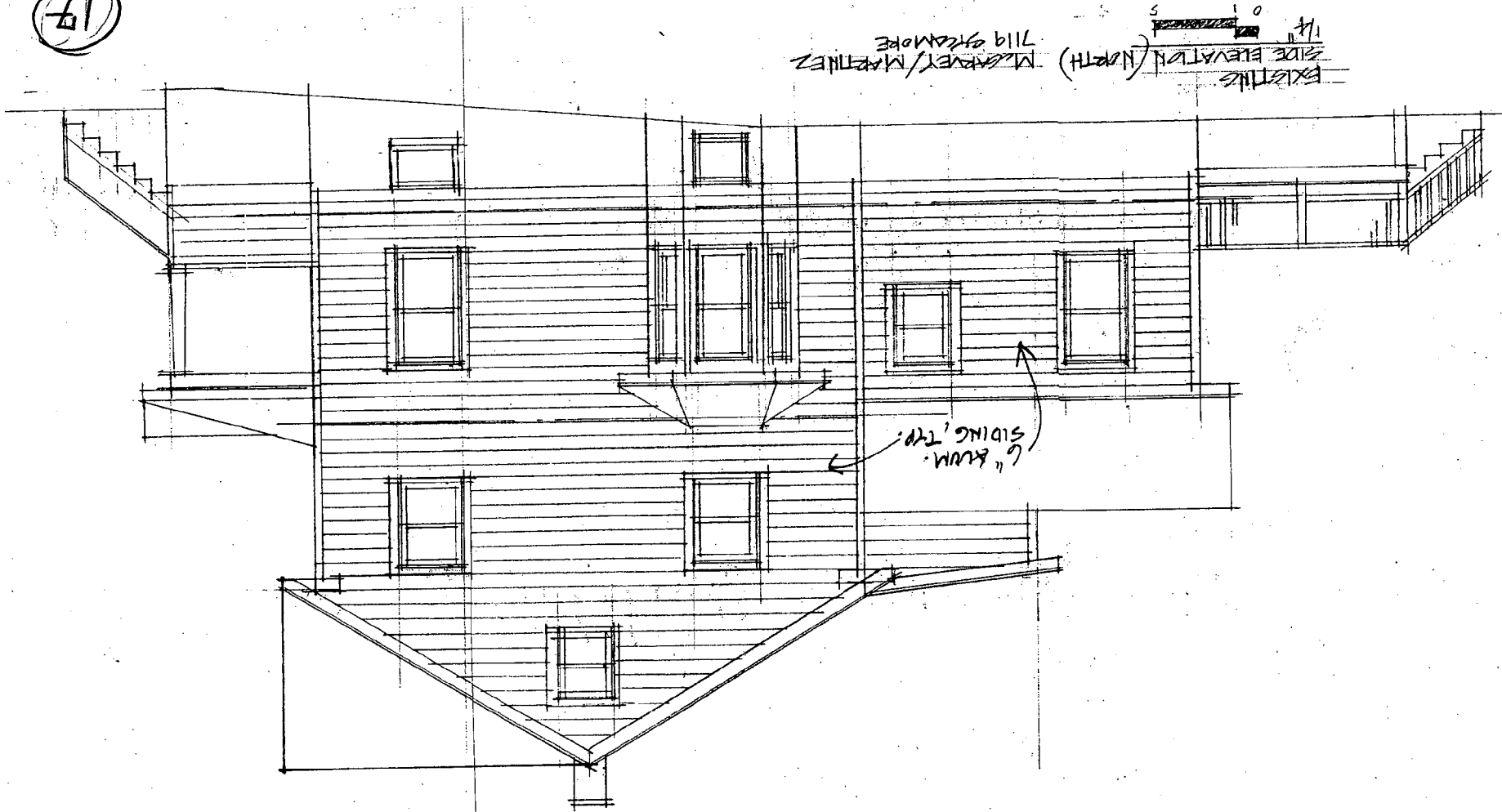
MCGARVEY/MARTINEZ
 7119 SYCAMORE

Non historic
 side bay -
 Viewed from
 front of property.

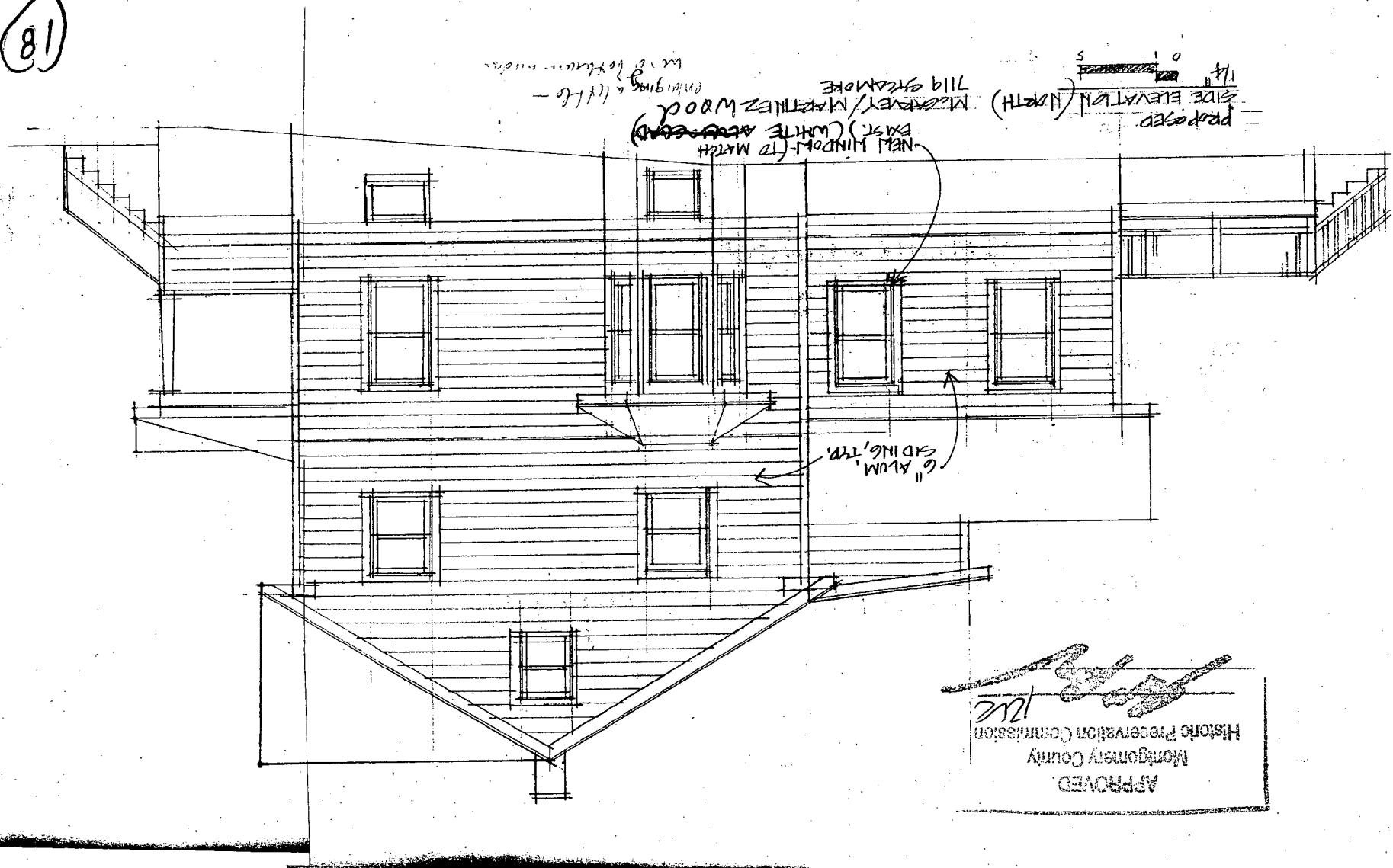
16

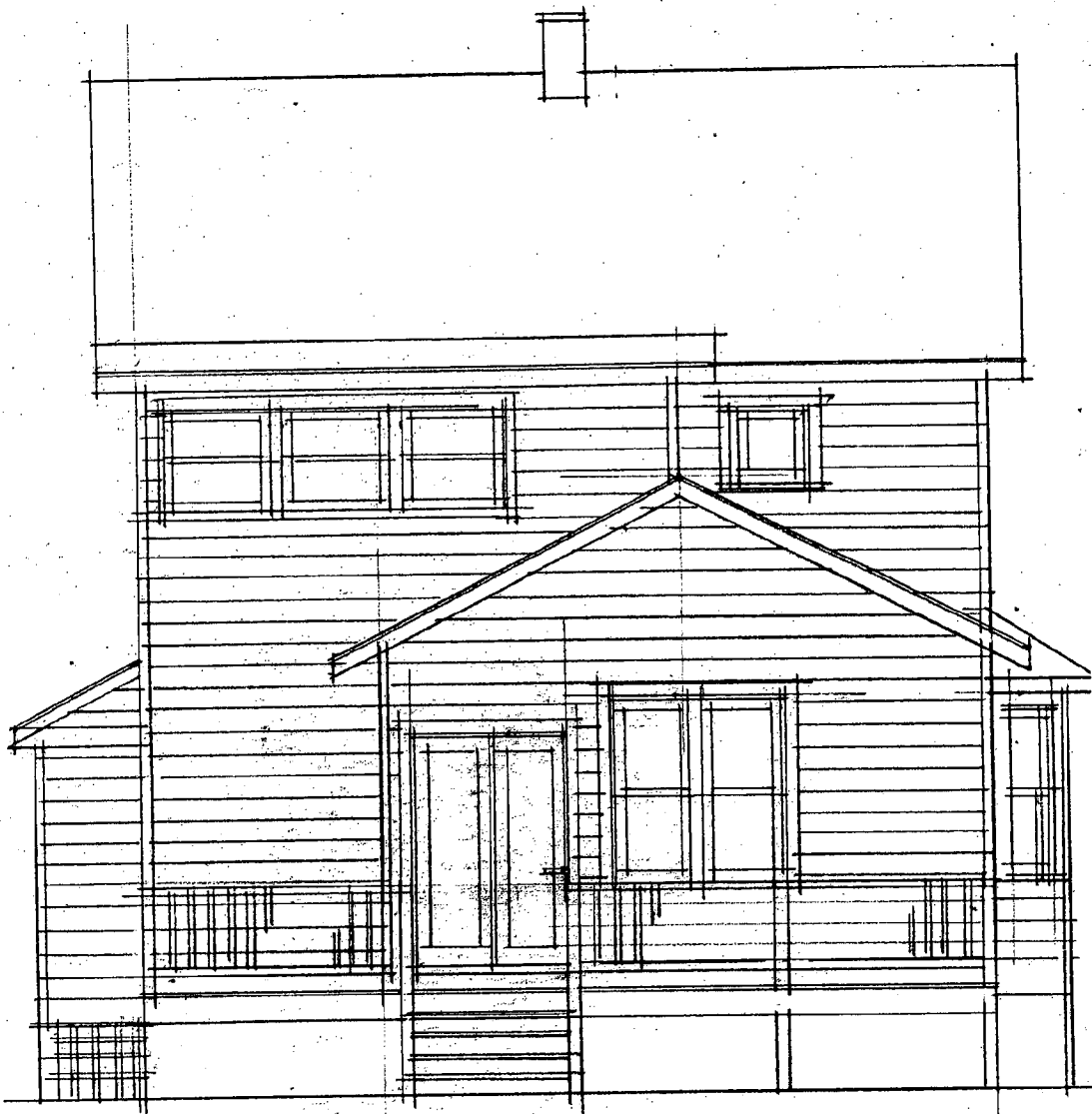
17

EXISTING
SIDE ELEVATION (NORTH)
MARTINEZ / MARTINEZ
719 GLENMORE
5 1 0 14

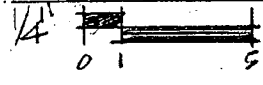


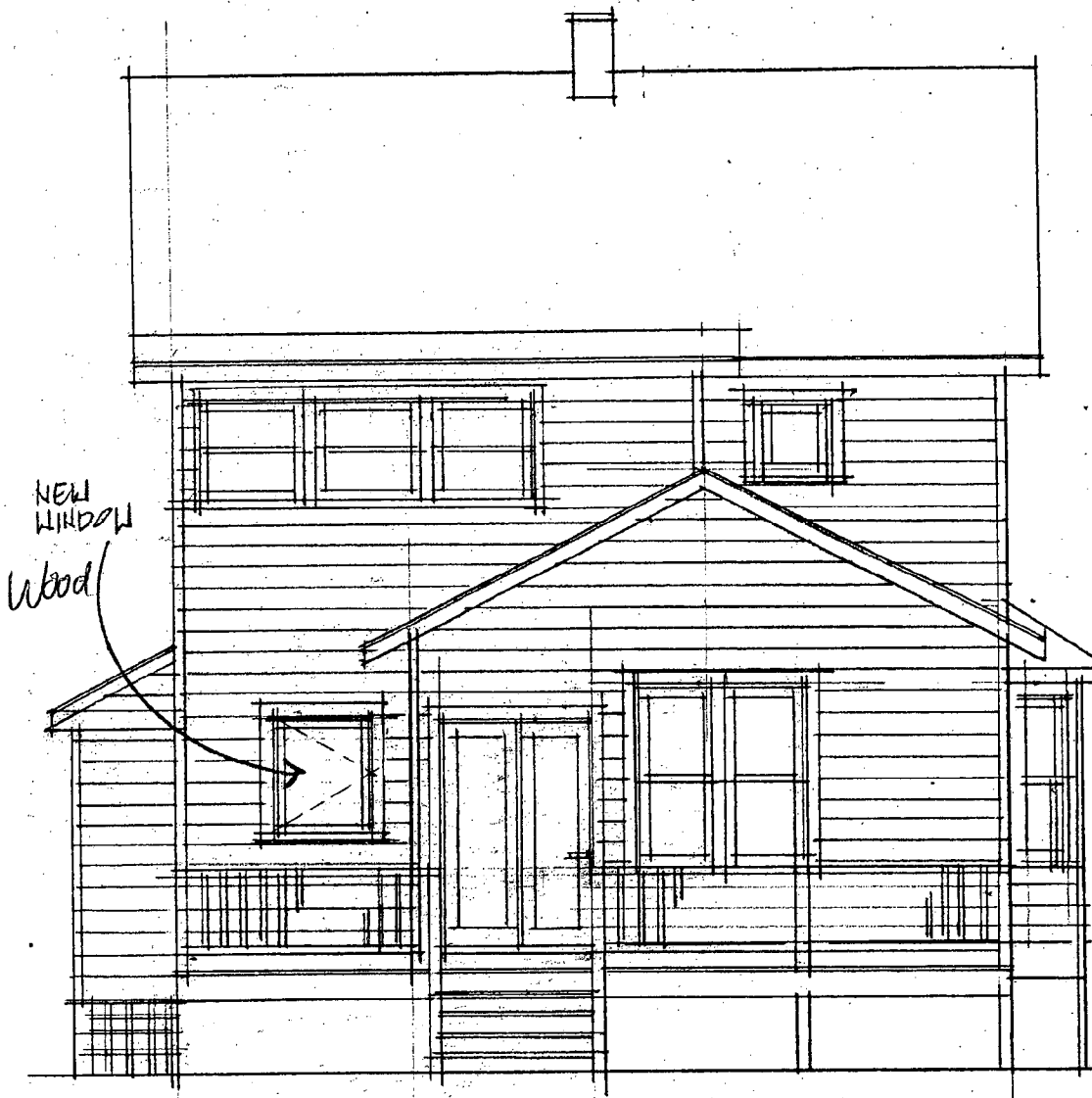
81





EXISTING
REAR ELEVATION (WEST)





PROPOSED
REAR ELEVATION (EXIST)
1/4" = 1'-0"

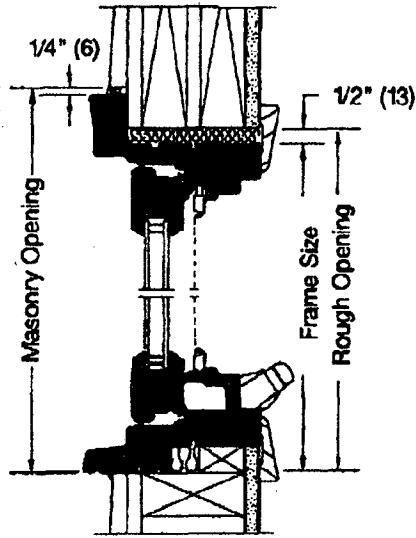
APPROVED
-Montgomery County
Historic Preservation Commission
PK

Wood Casemaster

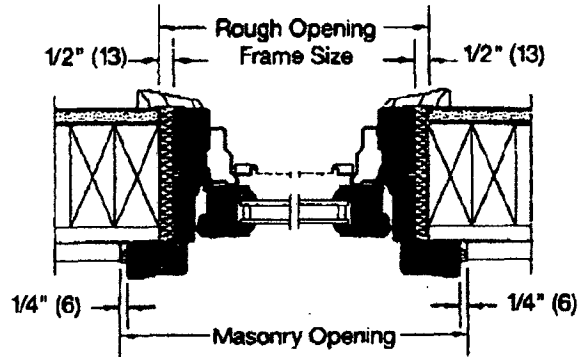
Construction Details

WOOD WINDOW
DETAIL

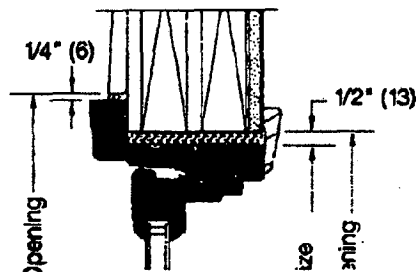
7119 SYCAMORE AVE
TAKOMA PARK, MD
McGARVEY/MARTINE



OPERATOR HEAD JAMB & SILL



OPERATOR JAMB





Detail shot of original one-over-one wood sash under aluminum storm. Located on front elevation to the left of the entry door.

Two-by-Two ^{instead} wood sash. Located on south elevation garment level.





Obvious change in foundation on north elevation.
It appears that the bathroom & family room were
later additions.

7119 SYCAMORE AVE. TAKOMA PARK, MD



FRONT



REAR



(SIDE) SOUTH



(SIDE) NORTH

7119 STANBROE AVE., TAKOMA PARK, MD 20912

(23)

7119 Sycamore Avenue, Front Street
Takoma Park H.D.



7119 Sycamore, Takoma Park

7119 Sycamore, Takoma PK



South Elevation bay viewed from front of property.
Bay is clearly a later addition.

(29)

7119 Sycamore, Takoma PK



Aluminum window located on front of
projecting bay on south elevation. Note: there
is no wood sash — aluminum awning window.

(25)

7119 Sunnyside Ave, Takoma PK



Aluminum window on south elevation side bay,
facing north. No wood sash-aluminum awning window

(26)

(20)

One over one wood sash, directly adjacent to
South elevation bay. Aluminum Storm Windows have
been placed over the original windowsash.



7119 Seaview, Takoma Pt

7119 Sycamore, Takoma PK



Detail of one-over-one wood sash, located
on ^{south} ~~north~~ elevation to rear of house.

7119 Sycamore, Takoma Park



South Elevation bay viewed from rear of property. Window to be removed is in the foreground. One-over-One wood sash is located behind aluminum storm.

(29)

7119 Smeadmore, Takoma PK

Window to be removed



North Elevation original bay window. Note: Z-by-Z
wood sash in basement.

(30)

7119 Sycamore, Takoma Park



One over one wood sash, appears to be original or in the period of significance. Located on north elevation to the rear. Window to be removed and opening to be enlarged.

(31)

7119 Sycamore Ave, Takoma Pk



One-over one wood sash located at the rear of
the north elevation. Window to stay in place - no changes

32

7119 Sycamore Ave, Takoma Pk



Location on rear elevation of proposed new window to service kitchen space.

(33)