

7112 S. Sycamore Avenue, Takoma Park
[File # 32103-09 T]
Takoma Park Historic District



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HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: June 11, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner (JOS)
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #512086, alterations to front porch

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the June 10, 2009 meeting.

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: Thomas Lalonde

Address: 7112 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.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

512086

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Julia Zito
 Daytime Phone No.: 240-595-0625
 Tax Account No.: 01073307
 Name of Property Owner: Thomas Lalonde Daytime Phone No.: 301-920-0236
 Address: 7112 Sycamore Ave. Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: Jon Sudduth / Sudduth, LLC Phone No.: 240-304-4246
 Contractor Registration No.: 124017
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7112 Street: Sycamore Avenue
 Town/City: Takoma Park Nearest Cross Street: Columbia Avenue
 Lot: 11 Block: 21 Subdivision: BFGilbert (25)
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 500.00
 Demolition

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.

Julia W Zito / 7112 5/18/09
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 6/29/09
 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:

Single family dwelling built in 1921. In residential setting with wooded backyard. Historic features include shingled dormer on front facade. The house has original windows, built ins around the fireplace, and restored original wood floors.

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

We will be removing the storm windows & storm door enclosure that were added to the porch circa 1970. These additions obscure the original windows & door on the front of the house. We will restore the look of the original stucco porch with the removal of the enclosure.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

- 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 dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

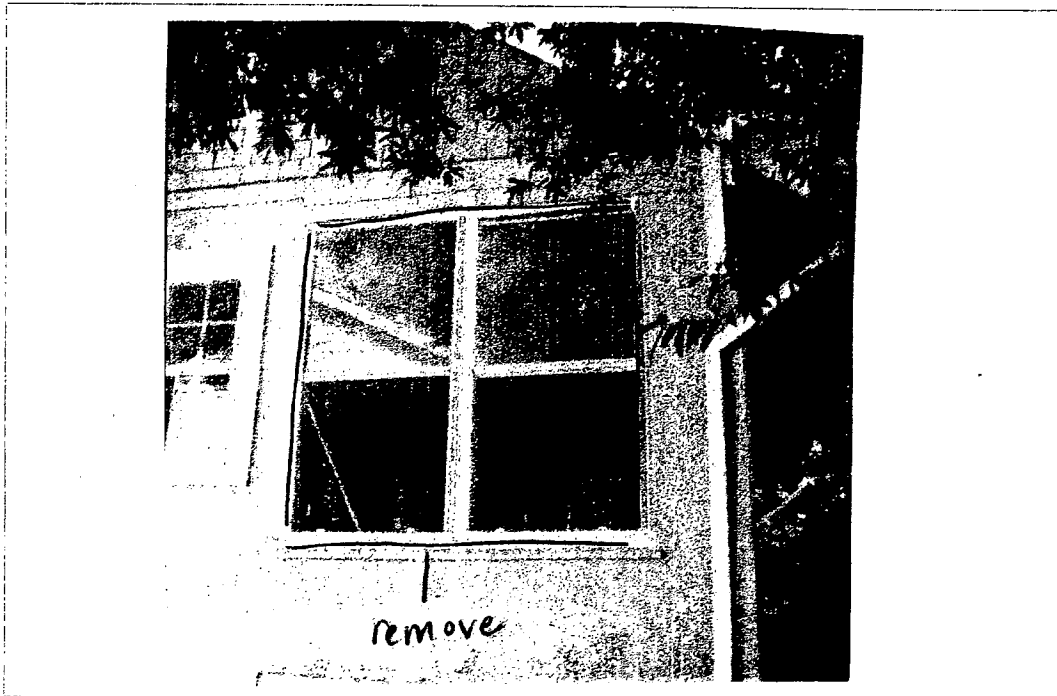
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Existing Property Condition Photographs (duplicate as needed)



Detail: Front Facade - North



Detail: Side facade - east side

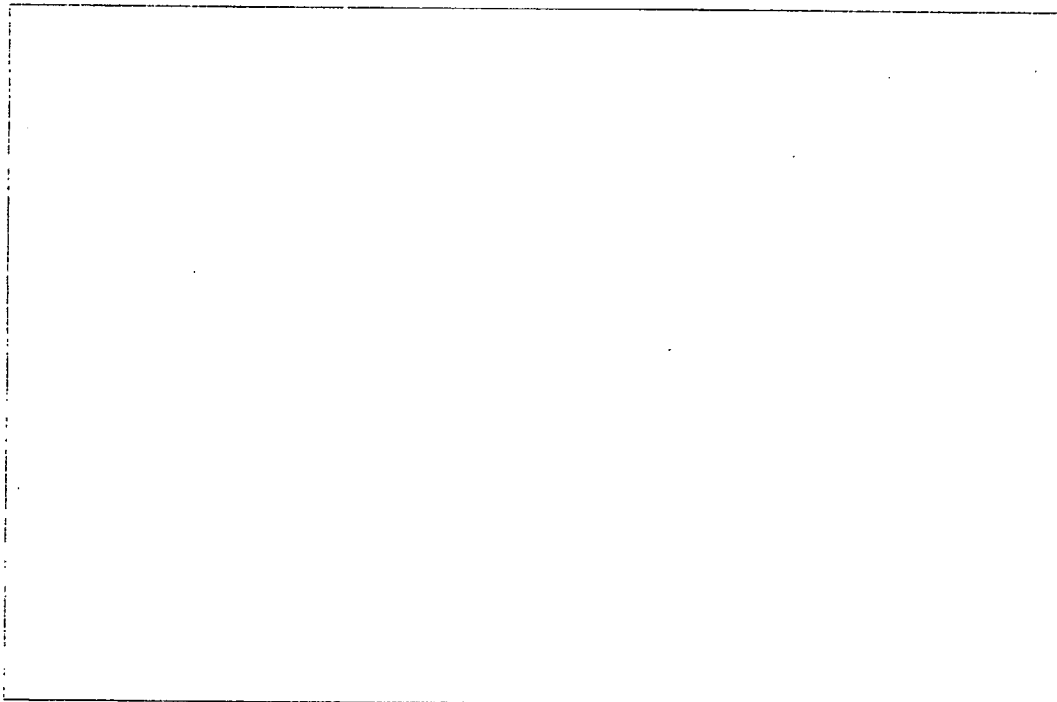
Applicant: Thomas LaLonde

APPROVED
Highway County
Historic Preservation Commission
Carol Miller 5/29/09

Existing Property Condition Photographs (duplicate as needed)



Detail: Side facade - west side



Detail: _____

Applicant: Thomas Lalonde

APPROVED
Franklin County
Historic Preservation Commission
Carol Miller 5/29/09

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7112 Sycamore Avenue, Takoma Park	Meeting Date:	06/10/2009
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	06/3/2009
Applicant:	Thomas Lalonde	Public Notice:	05/27/2009
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-09T	Staff:	Josh Silver
PROPOSAL:	Alterations to front porch		

STAFF RECOMMENDATION:

Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within the Takoma Park Historic District
STYLE: Bungalow
DATE: c1910s

PROPOSAL:

The applicant is proposing to remove an existing non-historic storm door and windows from a porch located on the front of the house. The proposed work will reintroduce an open style porch that was enclosed by an alteration that occurred c1970. The proposed work is consistent with the *Guidelines* and *Standards* and will have no impact on the streetscape of the historic district.

APPLICABLE GUIDELINES:**Montgomery County Code; Chapter 24A-8**

- (a) 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.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; 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.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

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 301-563-3400 or joshua.silver@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

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Liber: _____ Folio: _____ Parcel: _____

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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~~ ^{Demolition} cost estimate: \$ 500.00

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

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Julia Zito / JZ 5/18/09
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
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SEE REVERSE SIDE FOR INSTRUCTIONS

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Property Owners Adjacent to 7112 Sycamore Avenue, Takoma Park, MD 20912:

Joshua G. Whitaker
7110 Sycamore Avenue
Takoma Park, MD 20912
301-920-0118

Karen Collins
Fred Feinstein
7114 Sycamore Avenue
Takoma Park, MD 20912
301-270-2586

Property Owner directly across the street from 7112 Sycamore Avenue, Takoma Park, MD 20912:

Frances Burwell
James Meen
7113 Sycamore Avenue
Takoma Park, MD 20912
301-270-2406

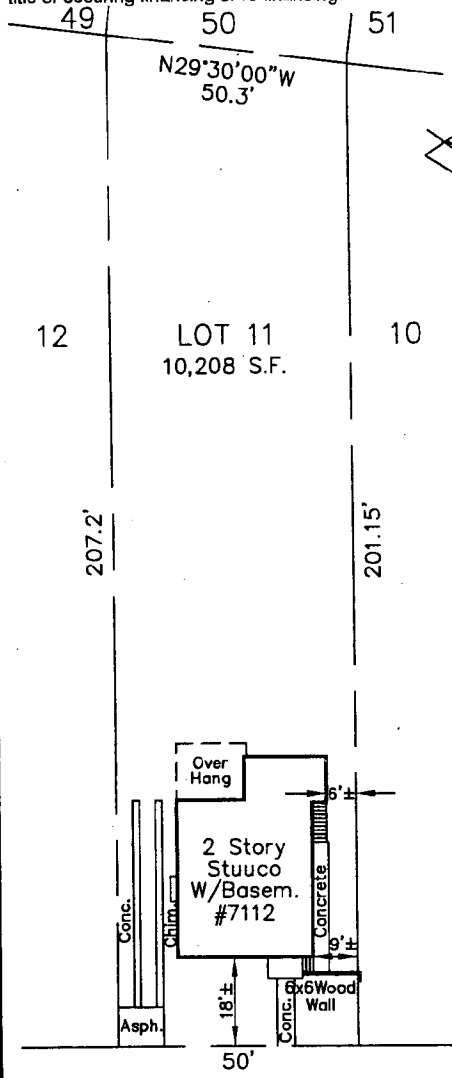
Applicant: Thomas Lalonde

⑤

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

NOTES:

- (1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
Date of Map: 8-5-91
Flood Zone: "C"
- (2) No property corners found or set unless otherwise noted.
- (3) The accuracy of this survey and the apparent setback distances is 2±



SYCAMORE AVENUE

LOCATION DRAWING
LOT 11 BLOCK 21
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

Michael J. Bazis
Michael J. Bazis RPLS #10956

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 08.0001H	DATE 1-23-2008
FIELD JDH	DRAFT JDH
	P.B. A P # 2
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

10801 LOCKWOOD DRIVE, SUITE 190
SILVER SPRING, MARYLAND 20901
(301)593-8005 FAX (301)681-7216
E-MAIL: rckelly@cavtel.net

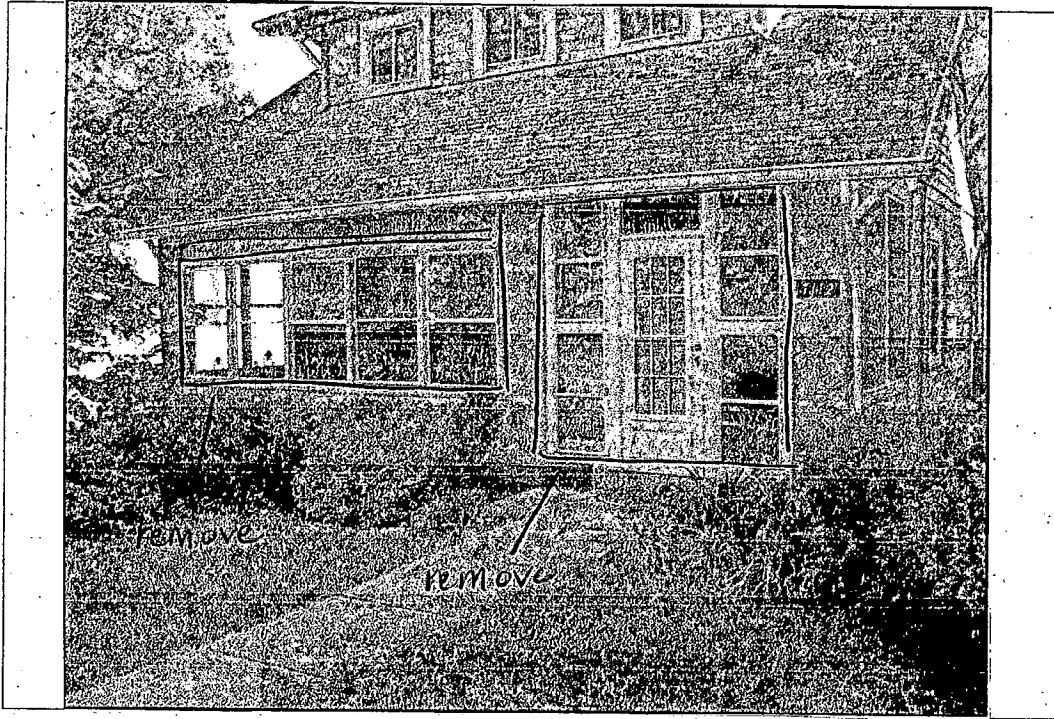
Applicant: *Thomas LaLonde*

(6)

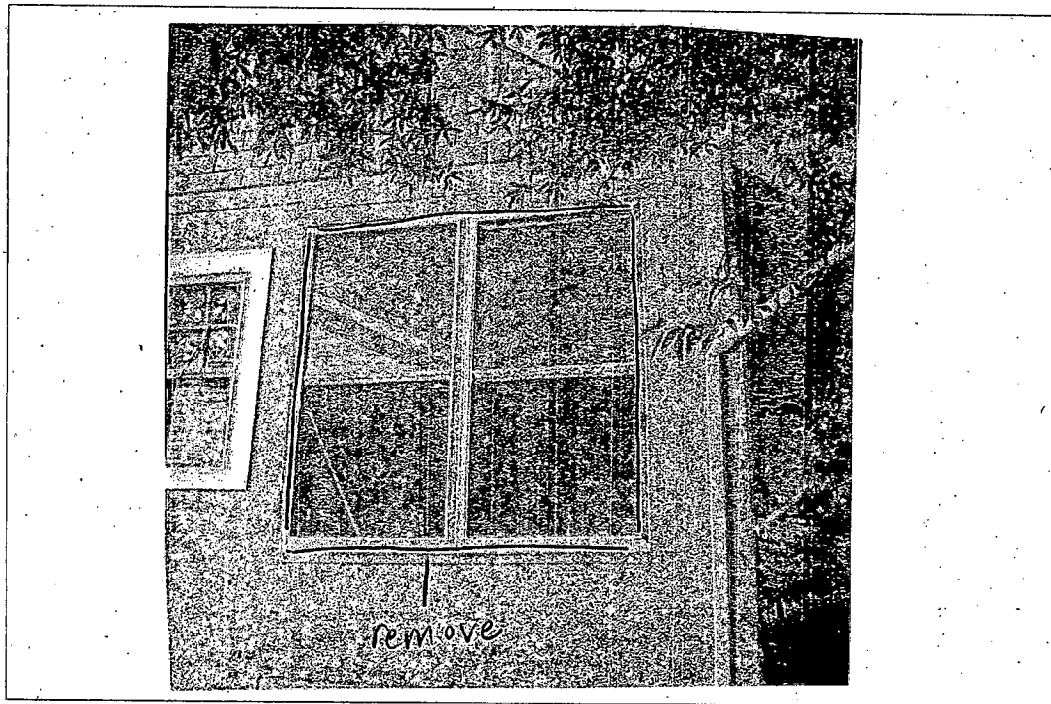
7112 Sycamore Avenue, Takoma Park
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Existing Property Condition Photographs (duplicate as needed)



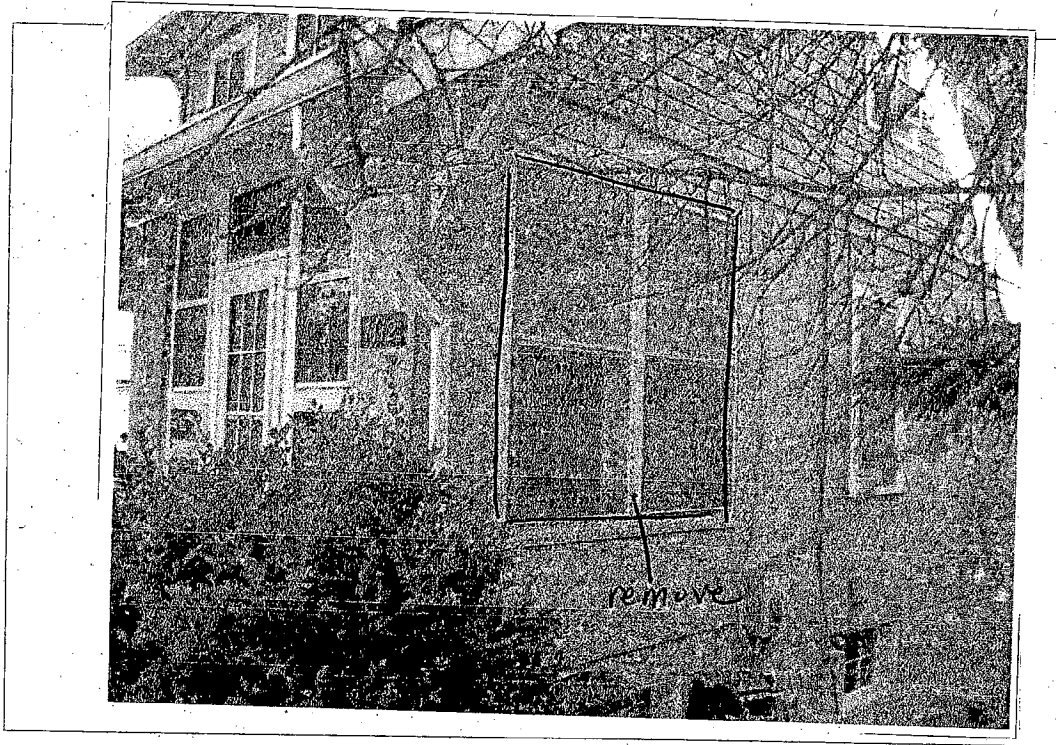
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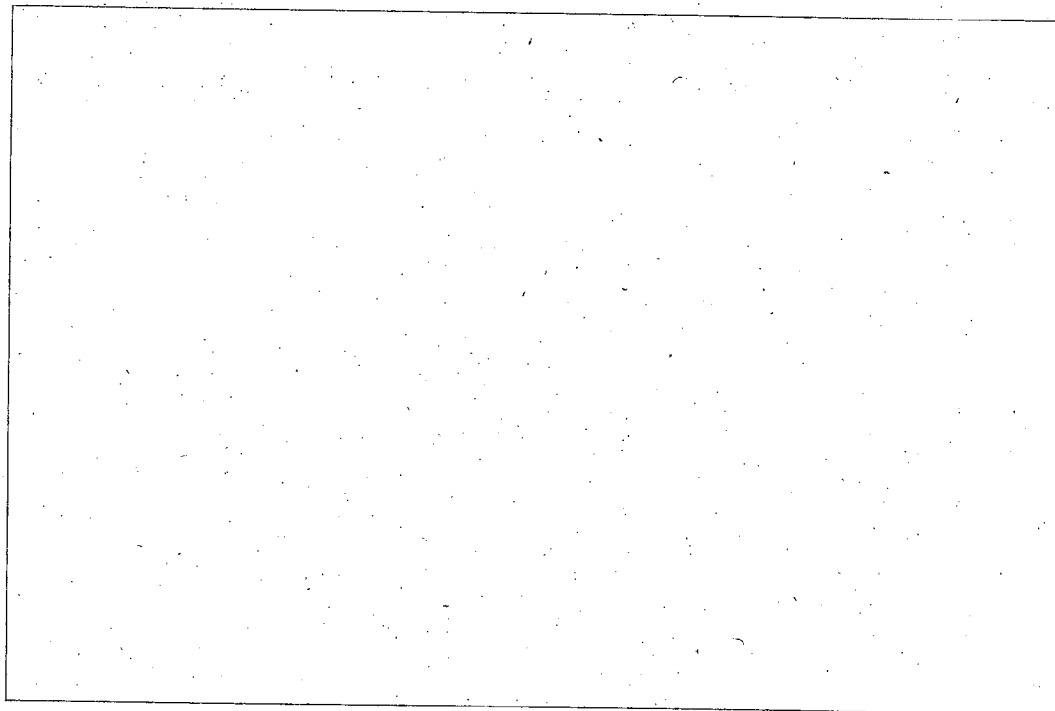
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Applicant: Thomas Lalonde

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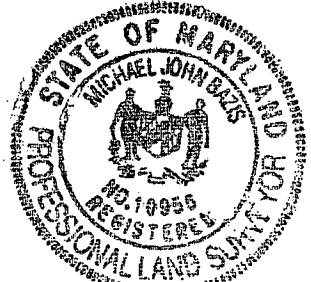
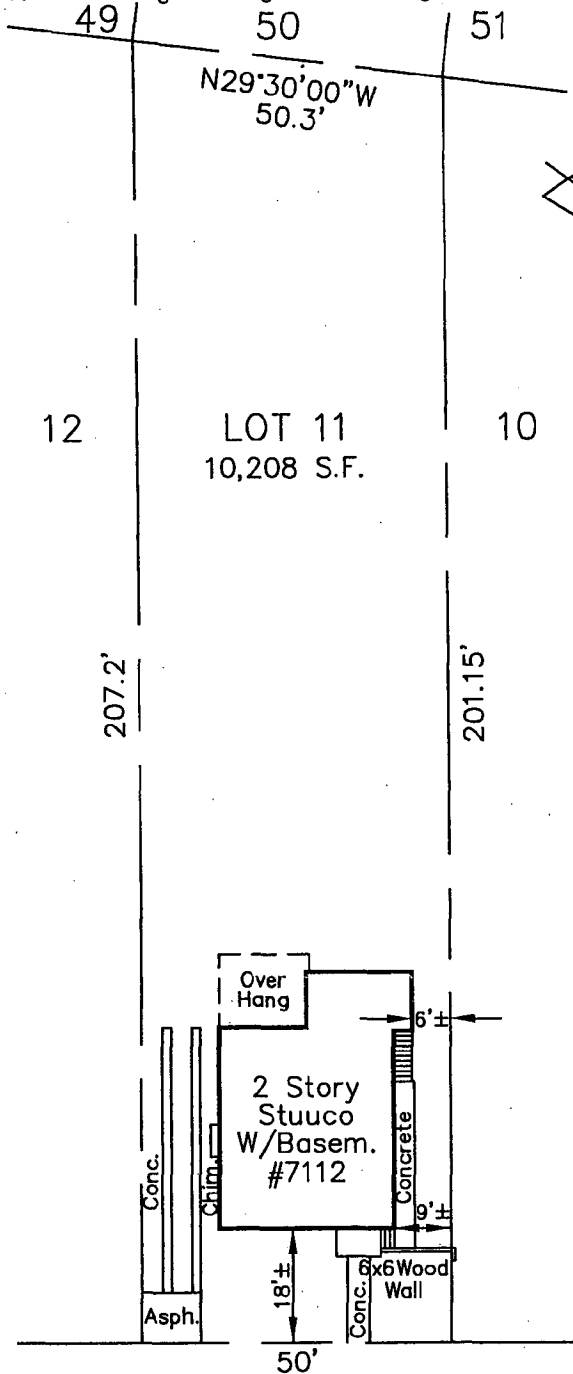
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