

37103⁰¹² TAKOMA PARK HISTORIC DISTRICT
7107 Sycamore Avenue, Takoma Park

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7107 Sycamore Avenue, Takoma Park	Meeting Date:	9/11/2007
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/4/2007
Applicant:	Paul Wapner & Diane Singer (Agent: Shawn Buehler)	Public Notice:	8/28/2007
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-07CC	Staff:	Josh Silver
PROPOSAL:	Rear yard screen porch addition		

STAFF RECOMMENDATION:

Staff is recommending 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 proposed skylights on the roof must lie flush with the roofline. (Detail to be shown to staff prior to stamping permit sets of drawings).
3. Details of the new double-door with vertical side lights must be indicated on permit sets of drawings. (Detail to be shown to staff prior to stamping permit sets of drawings).

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Bugalow
DATE: c1910

The house is a 2 -story, three-bay wood frame dwelling, with a single story front porch. The house is clad in wood siding and contains stucco on some of the 1st -story. The house is detailed with gable brackets and has very deep eaves. A single-story addition with a simple shed roof has been added to the rear of the house.

The house sits 57' back from the street on a narrow lot and contains several mature trees. A shared asphalt driveway borders the south side of the property and connects to a garage located at the rear of the property.

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 to construct a one-story, 16'4" x 12' screen porch addition. The proposed porch will connect to a non-historic addition located at the rear of the house. The existing wood stairs and stoop at the rear of the house will be removed and replaced with new wooden stairs to accommodate the new screen porch addition. New pressure treated wood screening walls will be installed below the walls of the existing later addition at the rear of the house and proposed screen porch.

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;

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 of to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

- #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

While staff does not generally support rear additions that extend beyond the building footprint of existing structures, staff is recommending the HPC **approve** the proposed one-story screened porch addition because it will have only minimal visibility from the public right-of-way. The proposed porch will only extend 5' beyond the building footprint on the north side (side yard) of the existing house, and is further obscured by a bay window projection on the existing house. Furthermore, the front of the proposed porch addition will be approximately 105' from the public right-of-way which significantly reduces its visibility and impact on the streetscape of the historic district, as per the *Takoma Park Guidelines*, the Commission is to be lenient on such cases.

The proposal is further supported by staff because it is compatible with the existing architectural detailing on the house (i.e., utilizes similar eave heights and gable brackets, and is proportional to the roofline of the existing rear addition), and will not negatively impact the historic character-defining features of the house. Staff recommends approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Page 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, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

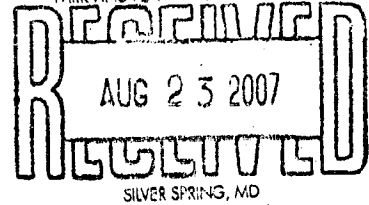
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
235 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
301/777-6370

DPS - #8 HISTORIC PRESERVATION OFFICE
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SHAWN BUEHLER
Daytime Phone No.: 301-585-2222

Tax Account No.: _____
Name of Property Owner: PAUL WAPNOL & DIANE SUNGER Daytime Phone No.: 301-891-1456
Address: 7107 SYCAMORE AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: T.B.D Phone No.: -
Contractor Registration No.: -
Agent for Owner: BENNETT FRANK McCAHAY ARCHITECTS Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISE

House Number: 7107 Street: SYCAMORE AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: BEECH AVENUE
Lot: 12 Block: 22 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|---|--|---------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <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"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |
- 1B. Construction cost estimate: \$ 150,000.00
- 1C. If this is a revision of a previously approved active permit, see Permit # N/A

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 noted and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

8-10-07
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 4637310 Date Filed: 8/22/07 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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**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:

EXISTING STRUCTURE IS A TWO-STORY, WOOD FRAMED HOUSE WITH A FULL BASEMENT BELOW GRADE. THE HOUSE HAS WOOD SIDING IN MULTIPLE EXPOSURES & COLORS, COMMON TO TAKOMA PARK, WITH DEEP EAVES AND GABLE BRACKETS, ALSO COMMON TO TAKOMA PARK. SEVERAL WINDOWS HAVE BEEN REPLACED AND DON'T MATCH OTHERS. SOME OF THE FIRST FLOOR IS STUCCO. A ONE-STORY ADDITION HAS BEEN ADDED TO THE REAR OF THE HOUSE. THE HOUSE SITS FAR OFF THE STREET (41-57').

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

THE PROPOSED ADDITION IS A ONE-STORY SCREEN PORCH AT THE REAR OF THE HOUSE. THE PORCH UTILIZES EAVE HEIGHT OF THE EXISTING ADDITION IT WILL BE ATTACHED TO, AND COMES THE VOCABULARY OF THE EXISTING HOUSE EAVES, GABLE BRACKETS, AND TRADITIONAL PROPORTIONS.

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 7 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 effected 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

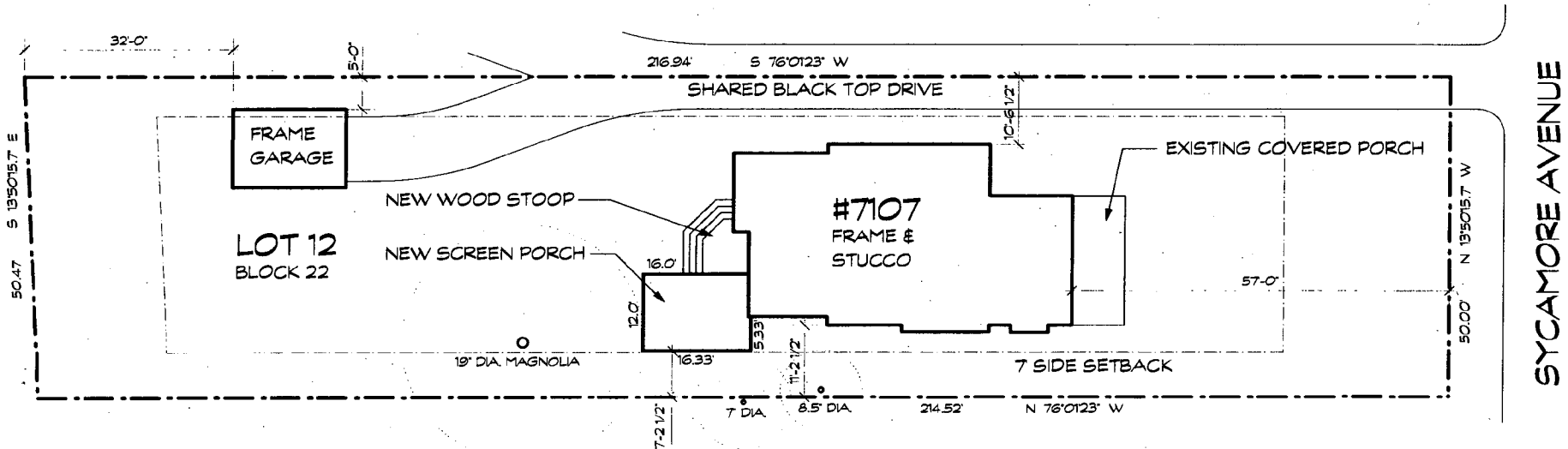
If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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).

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

<p>Owner's mailing address</p> <p>Paul Wapner and Diane Singer 7107 Sycamore Avenue Takoma Park, Maryland 20912</p>	<p>Owner's Agent's mailing address</p> <p>Shawn Buehler Bennett Frank McCarthy Architects, Inc. 1400 Spring Street, Suite 320 Silver Spring, MD 20910</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Richard and Berdina Henry 7104 Sycamore Avenue Takoma Park, MD 20912</p>	<p>Peter Franchot and Anne Maher 7111 Sycamore Avenue Takoma Park, MD 20912</p>
<p>Steven Nadell and Victoria Wood 7105 Sycamore Avenue Takoma Park, MD 20912</p>	<p>Jeff and Connie Richards 7102 Woodland Avenue Takoma Park, MD 20912</p>
<p>Rachel Gold and Jeffrey Weiss 7106 Sycamore Avenue Takoma Park, MD 20912</p>	<p>Kathy and Steve Breekbill 7104 Woodland Avenue Takoma Park, MD 20912</p>
<p>Steven and Samantha Shofar 7108 Sycamore Avenue Takoma Park, MD 20912</p>	<p>Debra Katz 7106 Woodland Avenue Takoma Park, MD 20912</p>



SYCAMORE AVENUE



SITE PLAN BASED ON INFORMATION SHOWN ON HOUSE LOCATION SURVEY PREPARED BY SHEEHAN, STOKER & ASSOCIATES, DATED 10/13/93 AND ON BOUNDARY SURVEY PREPARED BY CURRIE AND ASSOCIATES, DATED 1/24/07.

WAPNER ADDITION

7107 SYCAMORE AVENUE, TAKOMA PARK, MARYLAND 20912

Bennett Frank McCarthy Architects Inc.
1400 Spring Street, Suite 320
Silver Spring, Maryland 20910 301-585-2222

PROPOSED SITE PLAN

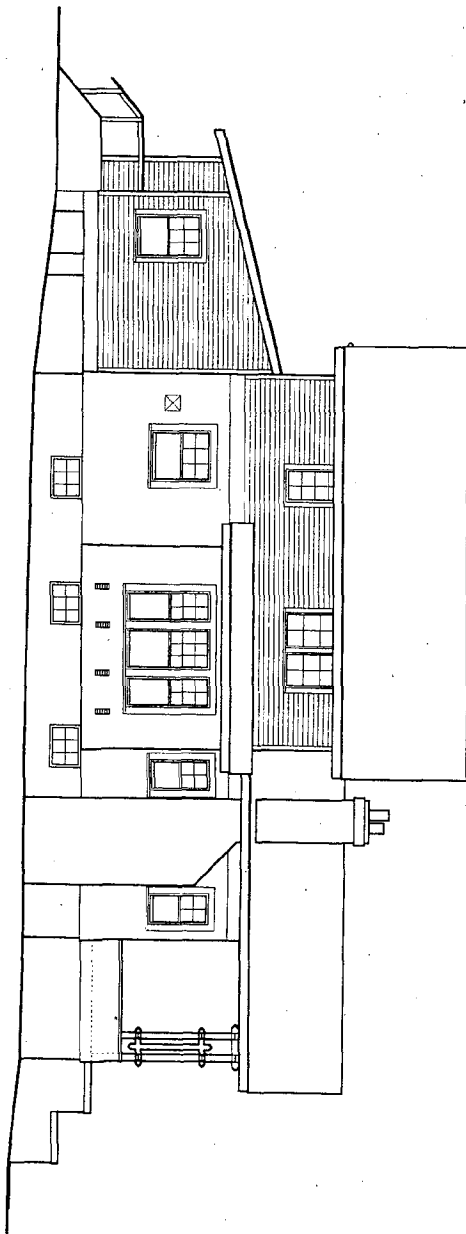
#0435
1/16" = 1'-0"
16 August 2007

A-0

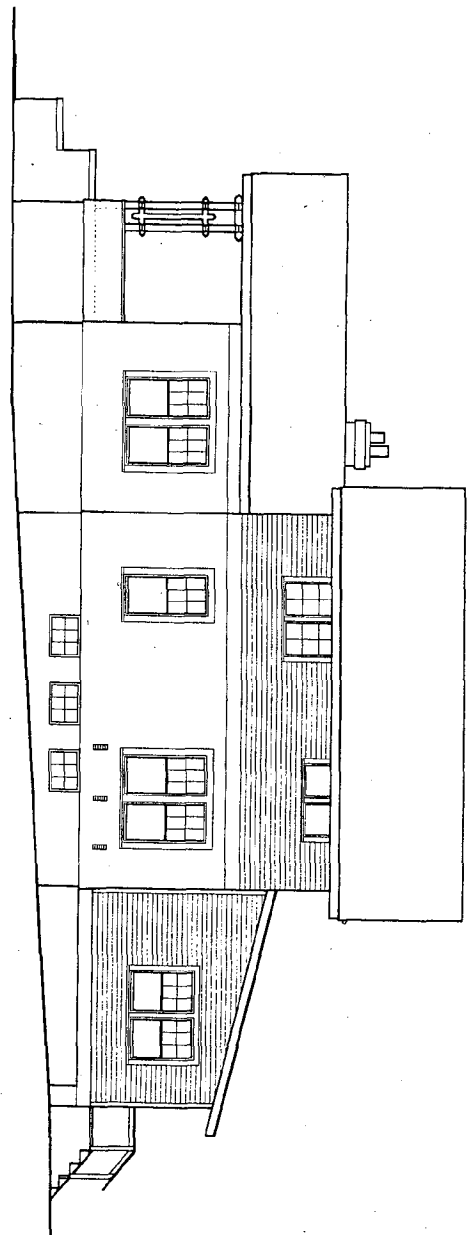


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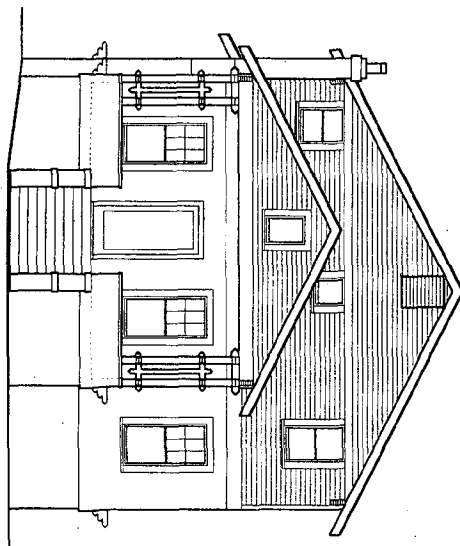
3 NORTH ELEVATION



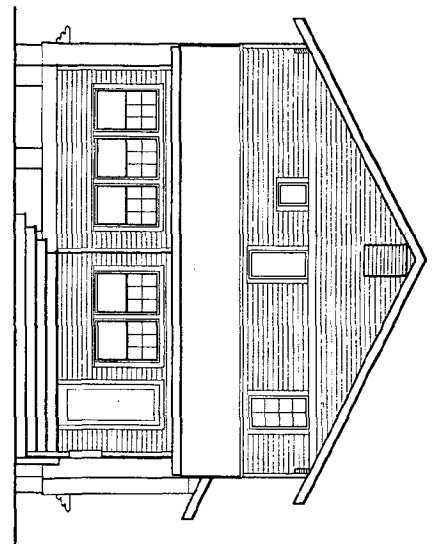
1 SOUTH ELEVATION



4 WEST ELEVATION



2 EAST ELEVATION



WAPNER ADDITION

7107 SYCAMORE AVENUE, TAKOMA PARK, MARYLAND 20912

Bennett Frank McCarthy Architects Inc.

1400 Spring Street, Suite 320

Silver Spring, Maryland 20910

301-585-2222

EXISTING ELEVATIONS

#0435

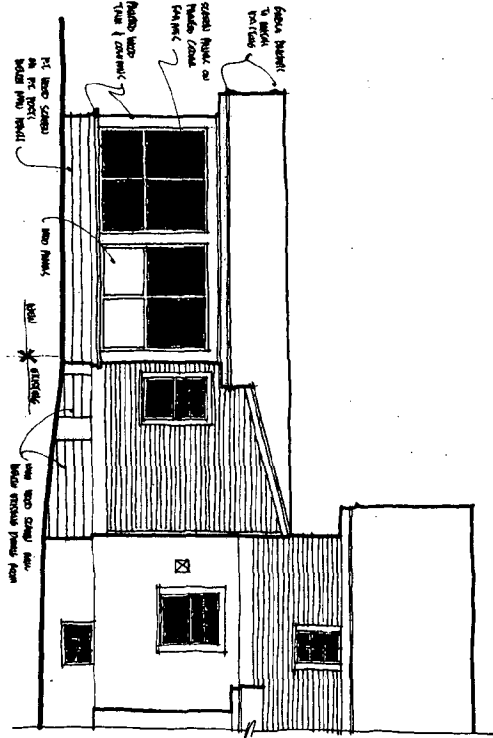
1/8" = 1'-0"

16 August 2007

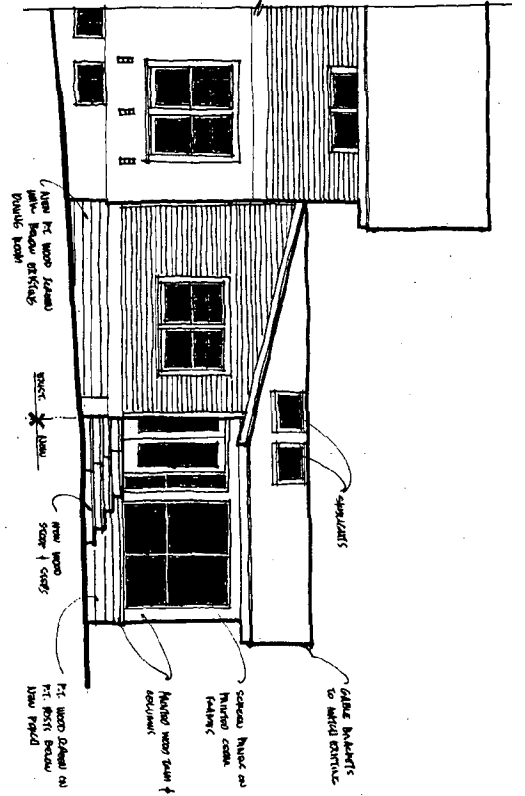
EC-2

10

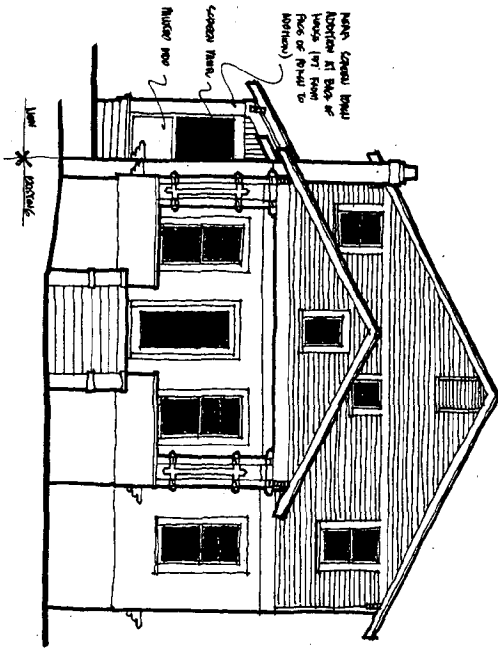
3 NORTH ELEVATION



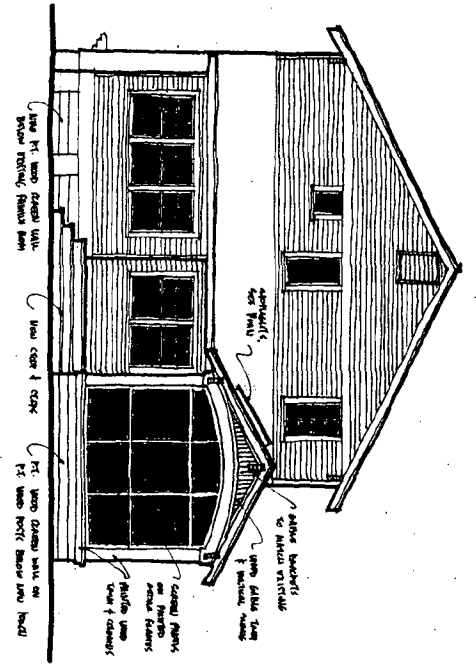
1 SOUTH ELEVATION



4 WEST ELEVATION



2 EAST ELEVATION



WAPNER ADDITION

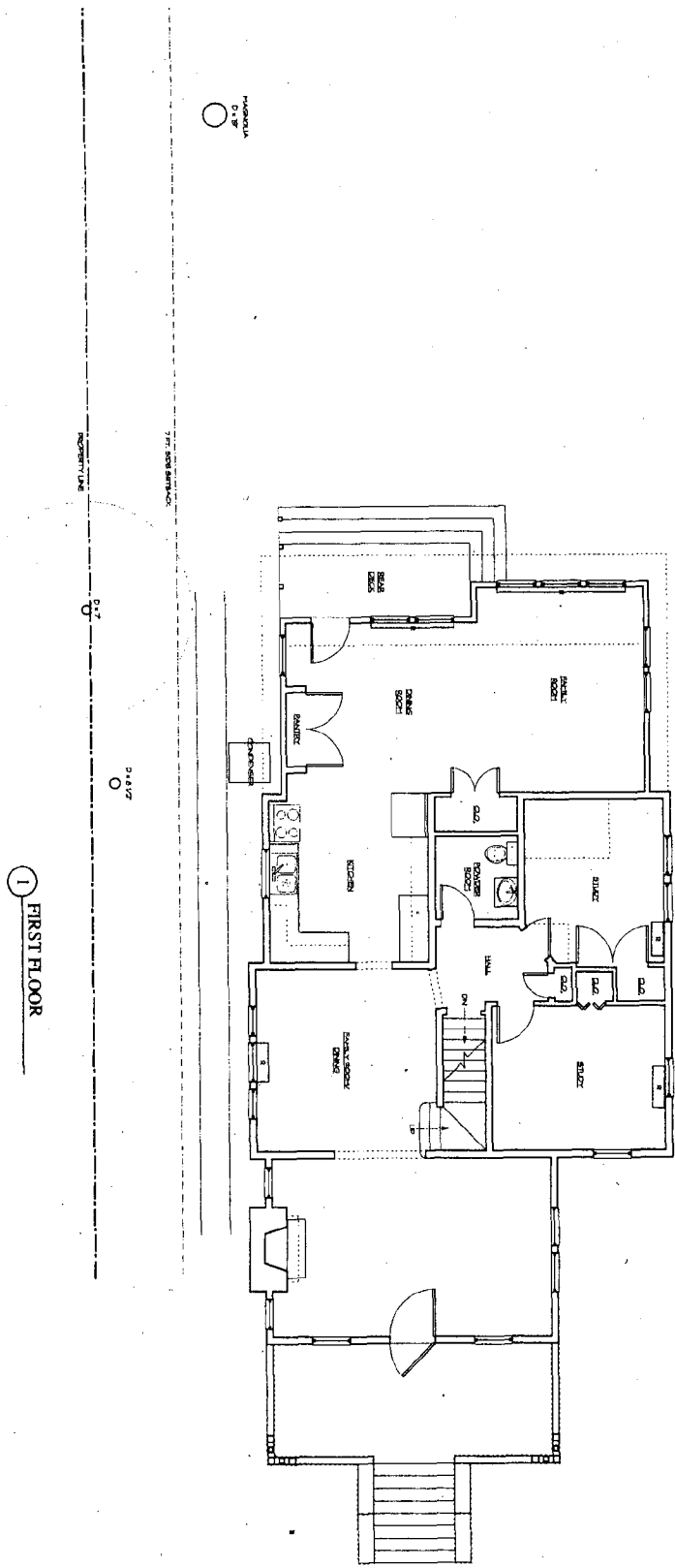
7107 SYCAMORE AVENUE, TAKOMA PARK, MARYLAND 20912

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1400 Spring Street, Suite 320
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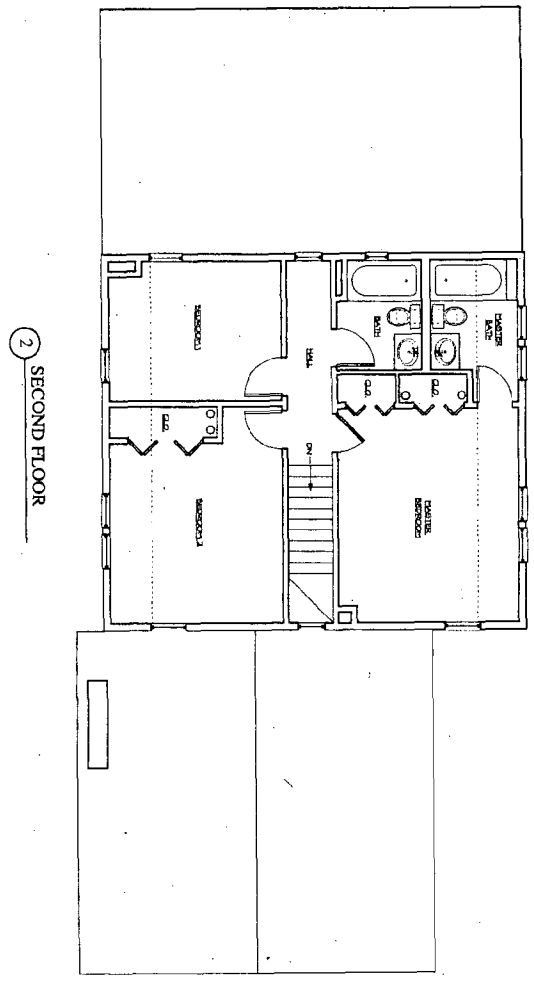
PROPOSED ELEVATIONS

#0435
1/8" = 1'-0"
16 August 2007

11



1 FIRST FLOOR



2 SECOND FLOOR

WAPNER ADDITION

7107 SYCAMORE AVENUE, TAKOMA PARK, MARYLAND 20912

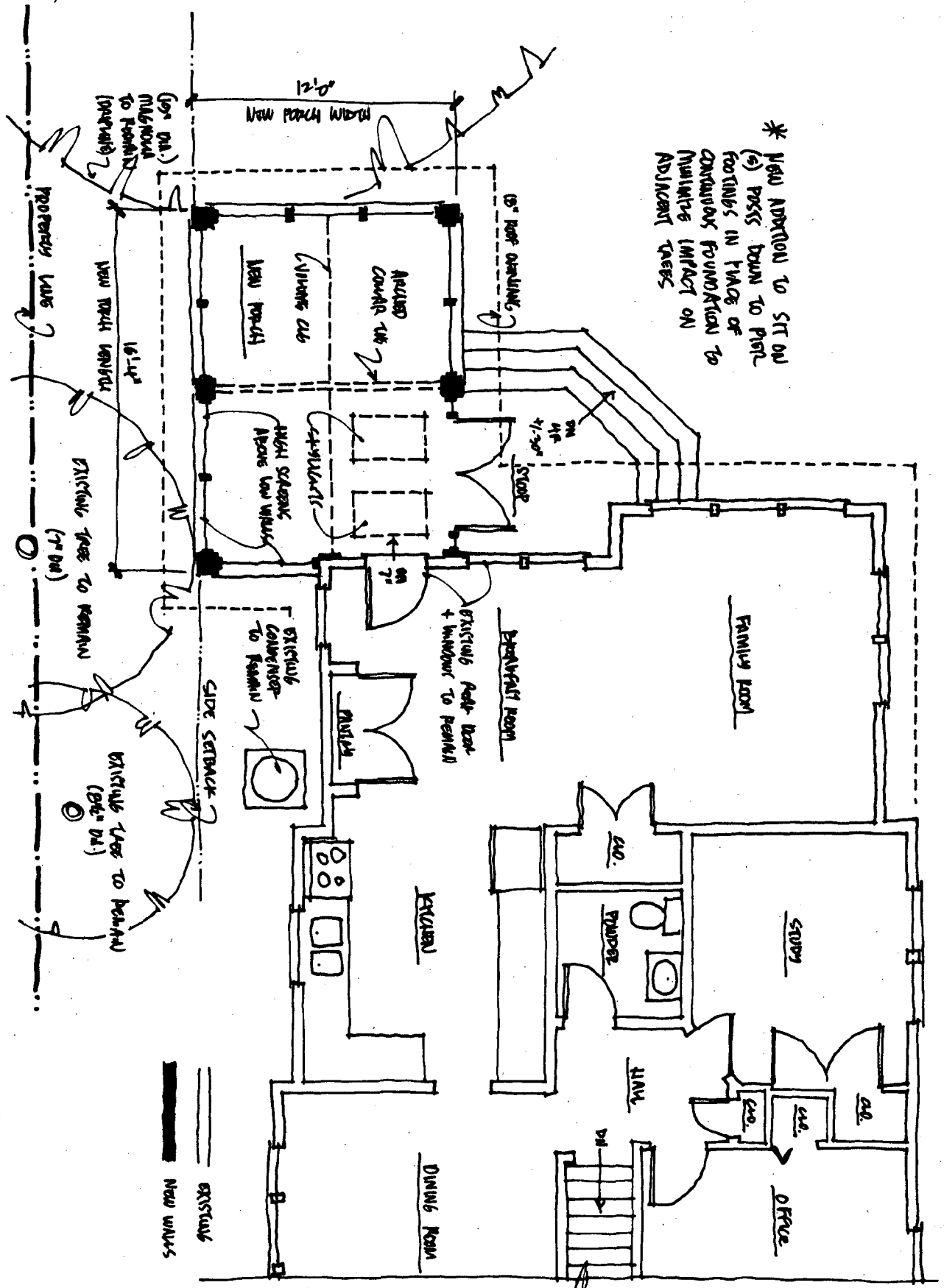
Bennett Frank McCarthy Architects Inc.
1400 Spring Street, Suite 320
Silver Spring, Maryland 20910 301-585-2222

EXISTING FLOOR PLANS

#0435
1/8" = 1'-0"
16 August 2007

EC-1

2



WAPNER ADDITION

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301-585-2222

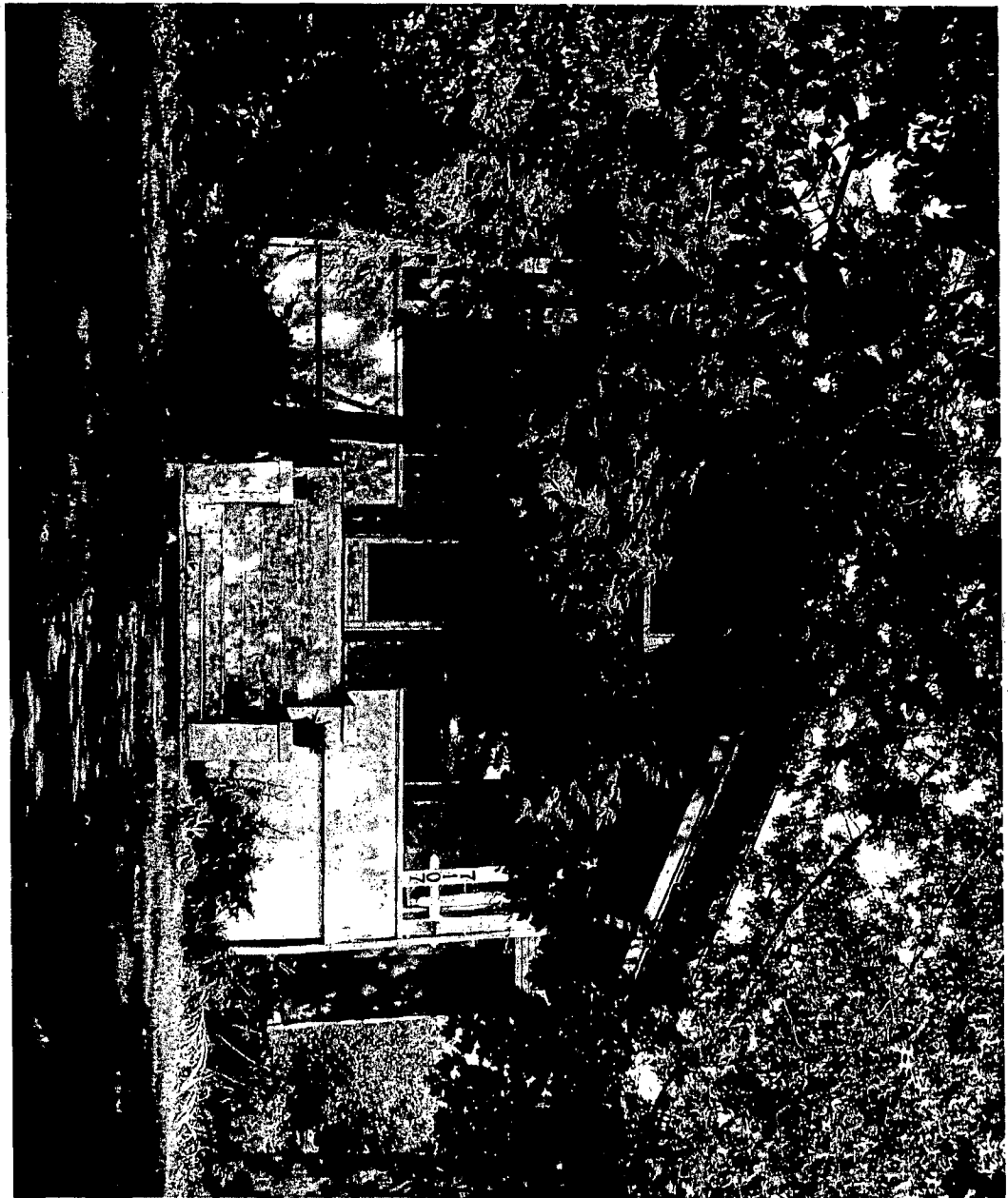
PROPOSED FIRST FLOOR PLAN

#0435
1/4" = 1'-0"
16 August 2007

A-1

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WEST VIEW



WAPNER ADDITION

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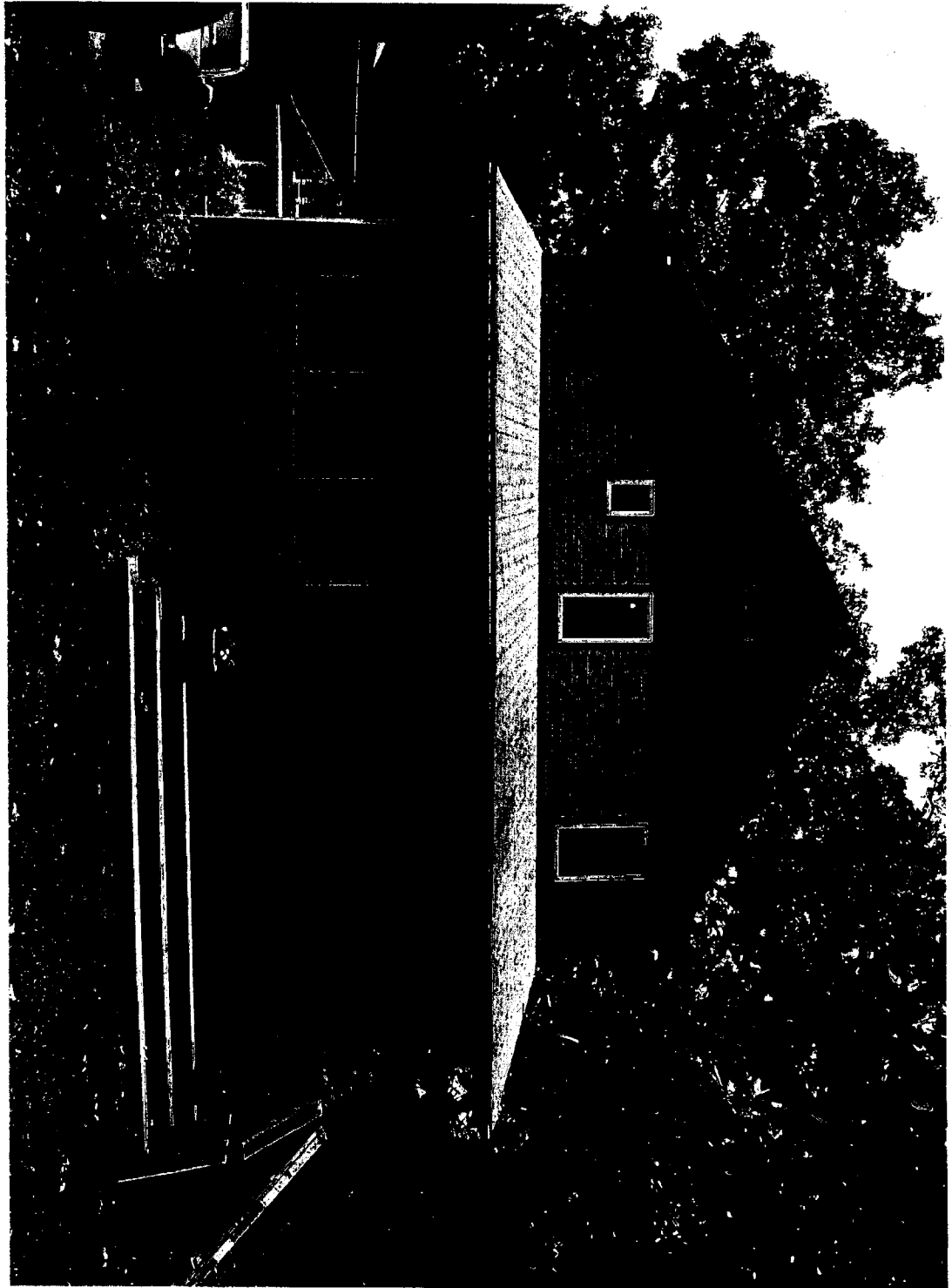
EXISTING HOUSE FRONT

#0435
Not To Scale
16 August 2007

EC-3

11

EAST VIEW



WAPNER ADDITION

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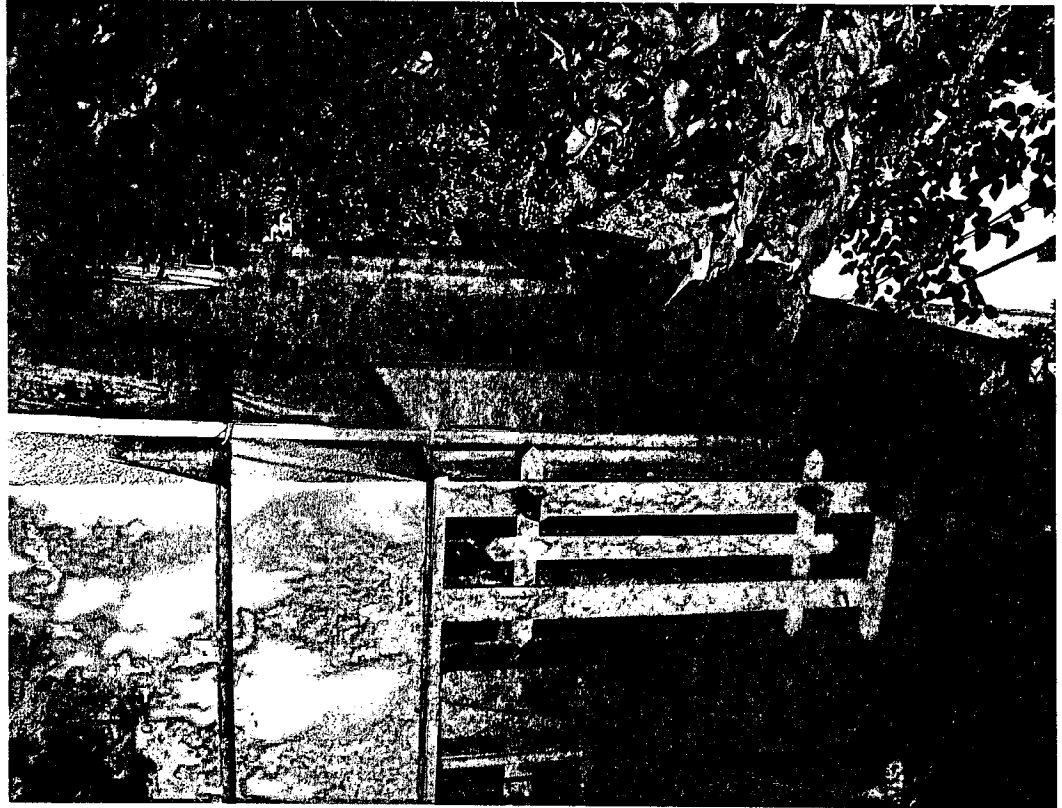
EXISTING HOUSE REAR

#0435
Not To Scale
16 August 2007

EC-4

15

NORTHWEST CORNER



NORTHEAST CORNER



WAPNER ADDITION

7107 SYCAMORE AVENUE, TAKOMA PARK, MARYLAND 20912

Bennett Frank McCarthy Architects Inc.
1400 Spring Street, Suite 320
Silver Spring, Maryland 20910 301-585-2222

EXISTING HOUSE LEFT SIDE

#0435
Not To Scale
16 August 2007

EC-5

91

SOUTHWEST VIEW



WAPNER ADDITION

7107 SYCAMORE AVENUE, TAKOMA PARK, MARYLAND 20912

Bennett Frank McCarthy Architects Inc.
1400 Spring Street, Suite 320
Silver Spring, Maryland 20910 301-585-2222

EXISTING HOUSE RIGHT SIDE

#0435
Not To Scale
16 August 2007

EC-6



F

HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: February 28, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #463736, rear yard screen porch addition

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 September 11, 2007 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 proposed skylights on the roof must lie flush with the roofline. (Detail to be shown to staff prior to stamping permit sets of drawings)*
- 3. Details of new double-doors with vertical side lights must be indicated on permit set of drawings. (Detail to be shown to staff prior to stamping permit sets 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: Paul Wapner & Diane Singer

Address: 7107 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.

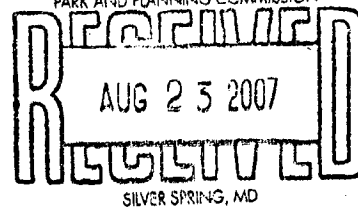




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 355 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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DPS - #8 HISTORIC PRESERVATION OFFICE
 THE MARYLAND NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION

HISTORIC PRESERVATION COMMISSION
 301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SHAWN BUEHLER

Daytime Phone No.: 301-565-2222

Tax Account No.:

Name of Property Owner: PAUL WAPNER & DIANE SINGER Daytime Phone No.: 301-891-1456

Address: 7107 SYCAMORE AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: T.B.D Phone No.: -

Contractor Registration No.:

Agent for Owner: BENNETT FRANK McARTHUR ARCHITECTS Daytime Phone No.: 301-565-2222

LOCATION OF BUILDING/PREMISE

House Number: 7107 Street: SYCAMORE AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: BEECH AVENUE

Lot: 12 Block: 22 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|--|---|--|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <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"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 150,000.00

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

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 noted and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
 Signature of owner or authorized agent

8-10-07
 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 2/28/08

Application/Permit No.: 463736 Date Issued: 8/22/08

**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:

EXISTING STRUCTURE IS A TWO-STORY, WOOD FRAMED HOUSE WITH
A FULL BASEMENT BELOW GRADE. THE HOUSE HAS WOOD SIDING IN
MULTIPLE EXPOSURES & COLORS, COMMON TO TAKOMA PARK, WITH
DEEP EAVES AND GABLE BRACKETS, ALSO COMMON TO TAKOMA PARK.
SEVERAL WINDOWS HAVE BEEN REPLACED AND DON'T MATCH OTHERS.
SOME OF THE FIRST FLOOR IS STUCCO. A ONE-STORY ADDITION
HAS BEEN ADDED TO THE REAR OF THE HOUSE. THE HOUSE
SITS FAR OFF THE STREET (~.57').

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

THE PROPOSED ADDITION IS A ONE-STORY SCREEN PORCH AT THE
REAR OF THE HOUSE. THE PORCH UTILIZES EAVE HEIGHTS OF THE
EXISTING ADDITION IT WILL BE ATTACHED TO, AND COPIES THE
VOCABULARY OF THE EXISTING HOUSE EAVES, GABLE BRACKETS,
AND TRADITIONAL PROPORTIONS.

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 canopy 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.

February 28, 2008

Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20912

Dear HPC,

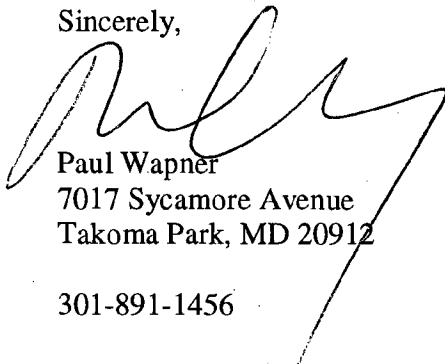
On September 11, 2007, I received approval for my Historic Area Work Permit application with conditions. I have met those conditions and am submitting the following for final approval.

There were three conditions:

1. Work with the Takoma Park arborist on a tree protection plan. I have been in touch with Todd Bolton and have asked him to communicate directly with your office about his efforts to develop such a plan. *(see enclosed email from Todd)*
2. Ensure that the proposed skylights are flush with the roof line. They are. We will NOT be putting in "bubble" skylights but conventional ones that lie, essentially, flush with the roof. They are built to come up an inch or so above the roof line to allow water-proofing on the sides. I talked with Josh Silver about this and he said that he was satisfied with my clarification on this.
3. Detail the double-door entryway. We have changed the design to have only a single door and have included a picture (with specifications) of the door with the enclosed site plans.

I hope you find my response to Historic's requests sufficient. Please let me know if I can provide additional information.

Sincerely,



Paul Wapner
7017 Sycamore Avenue
Takoma Park, MD 20912

301-891-1456



"Todd Bolton "
<ToddB@takomagov.org>
02/28/2008 12:39 PM

To "Paul Wapner" <pwapner@american.edu>
cc
bcc
Subject Re: tree plan

Paul,

I look forward to reviewing your tree protection plan application some time next week.

Todd Bolton
Arborist, The City of Takoma Park MD

>>> Paul Wapner <pwapner@american.edu> 2/28/2008 11:18 AM >>>

Hi Todd,

I'm a resident of Takoma Park (7107 Sycamore Avenue) working with the Historic Preservation Commission on plans to build a screened-in porch off the back portion of our house. There are two beautiful trees that are near the site that we may need to develop a tree protection plan for. Historic has asked that we work with your office to do this. I left a phone message for you a number of weeks ago and another one today. I'm sorry that I haven't been more persistent.

Historic has approved our plans with the condition that we work with you (and that we clarify a number of items on the plans). At this point in time, I have clarified the plans but need some confirmation of a working relationship between me and your office. This can be, apparently, in the form of an email, phone call or faxed statement from you. I know it is strange to ask for such confirmation without having met but I'm told that this is not unusual as long as it is the beginning of a sincere effort to work with your office. I would like to bring the plans to Historic as soon as possible.

Please call me at: 301-891-1456 (my home and office). I'm happy to bring the plans by your office or have you visit our house.

All the best,
Paul Wapner



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: September 12, 2007

MEMORANDUM

TO: Paul Wapner & Diane Singer
7107 Sycamore Avenue, Takoma Park

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

SUBJECT: Historic Area Work Permit Application #463736, rear yard screen porch

Your Historic Area Work Permit (HAWP) application for a rear yard screen porch was **Approved with Conditions** by the Historic Preservation Commission at its September 11, 2007 meeting.

The conditions of approval were:

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 proposed skylights on the roof must lie flush with the roofline. (Detail to be shown to staff prior to stamping permit sets of drawings).*
3. *Details of the new double-door with vertical side lights must be indicated on permit sets of drawings. (Detail to be shown to staff prior to stamping permit sets of drawings).*

Before applying for a building permit from the Montgomery County Department of Permitting Services (DPS), you must schedule a meeting with your assigned staff person to bring your three (3) final permit sets of drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another local government office before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings, the official approval letter, and the signed HAWP Application. These forms will be issued when the drawings are stamped by your assigned staff person and are proof that the Historic Preservation Commission has reviewed your project. For





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

Thank you very much for your patience and good luck with your project!



Building Location Plat
Lot 12 Block 22
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
Montgomery County, Maryland
Scale: 1" = 30'
Surveyor's Certificate

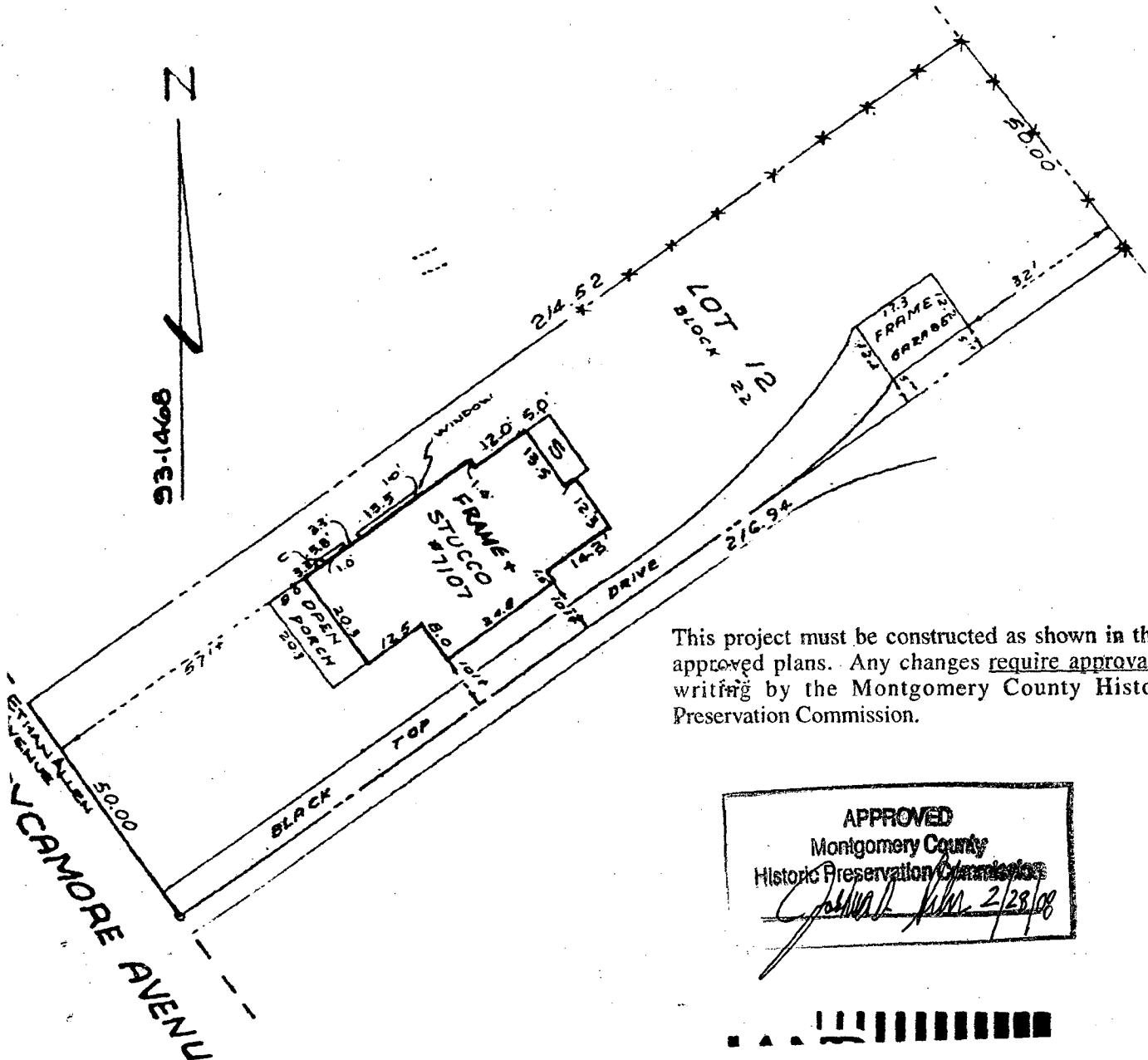
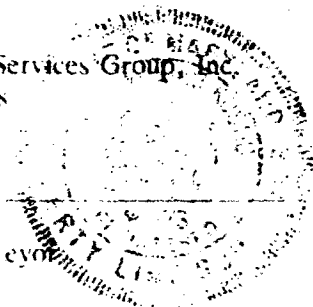
We hereby certify that we have carefully examined the property shown hereon in accordance with record description: that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown. This is not a ALTA-ACSM Survey.

Date: October 13, 1993

Frey, Sheehan, Stoker & Assoc., Inc. Land Services Group, Inc.
Land Planning Consultants
Phone 588-3110

Plat Book A
Plat No 2

By: John W. Kostic
John W. Kostic
Registered Property Line Surveyor
Md. No. 473



This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
Montgomery County
Historic Preservation Commission
John W. Kostic 2/28/08

CONTENT

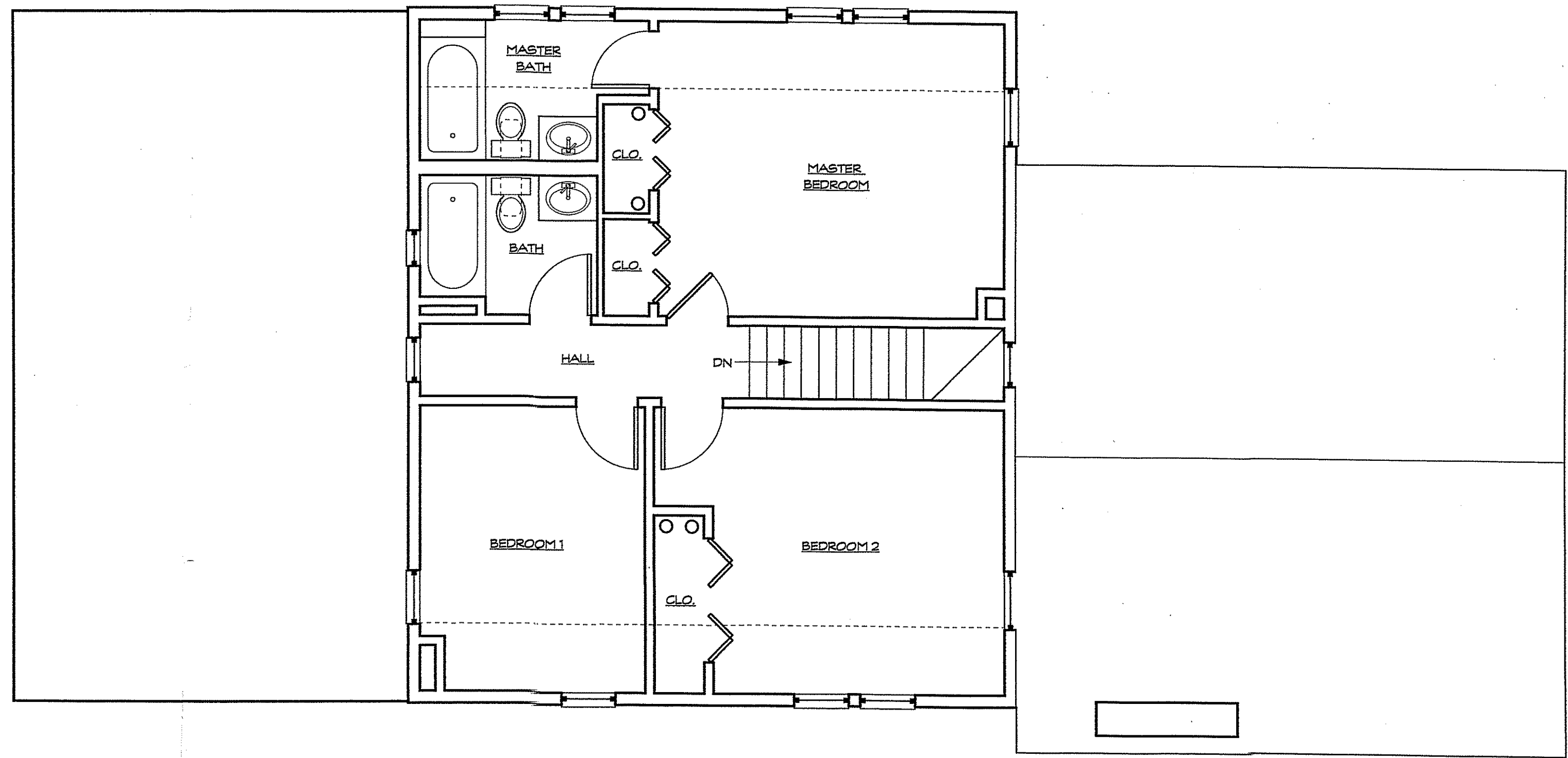
EC-1 Existing Floorplans

EC-2 Existing Elevations

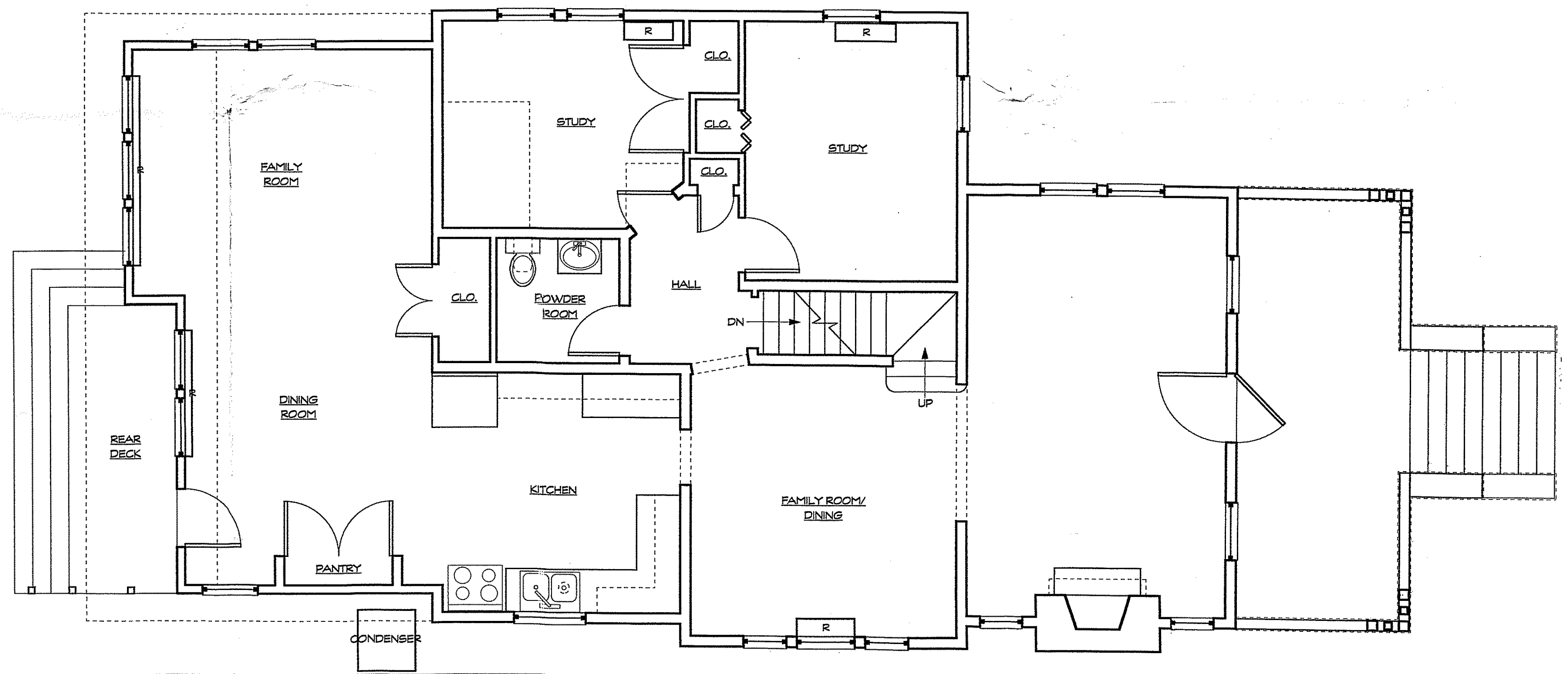
*A-1 Proposed Floor Plan &
Site Plan*

A-2 Proposed Elevations

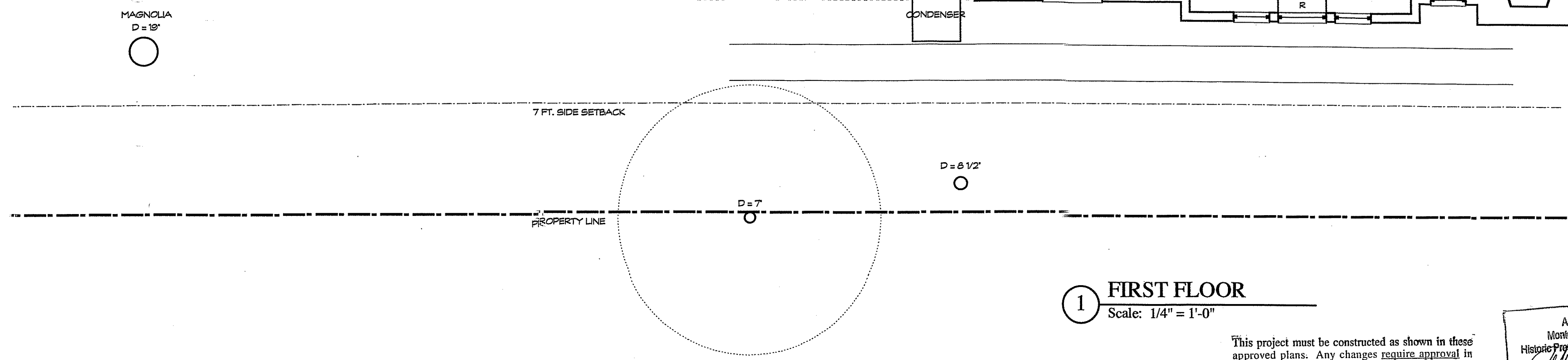
A-3 Construction Details



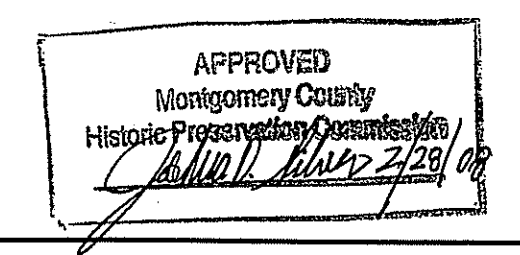
2 SECOND FLOOR
Scale: 1/4" = 1'-0"



1 FIRST FLOOR
Scale: 1/4" = 1'-0"



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Bennett Frank McCarthy Architects Inc.
1400 Spring Street, Suite 320
Silver Spring, Maryland 20910
301-585-2222

WAPNER ADDITION
7107 Sycamore Avenue, Takoma, MD 20912
Project # 0435

Date:
17 Aug 2007

Sheet Title: Existing Plans
Scale: 1/4" = 1'0"

EC-1



① SOUTH ELEVATION
Scale: 1/4" = 1'-0"



② EAST ELEVATION
Scale: 1/4" = 1'-0"

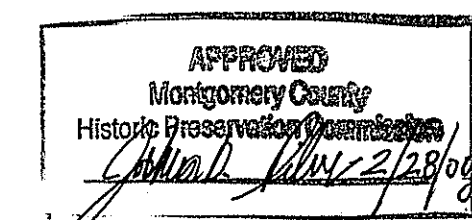


③ NORTH ELEVATION
Scale: 1/4" = 1'-0"



④ WEST ELEVATION
Scale: 1/4" = 1'-0"

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



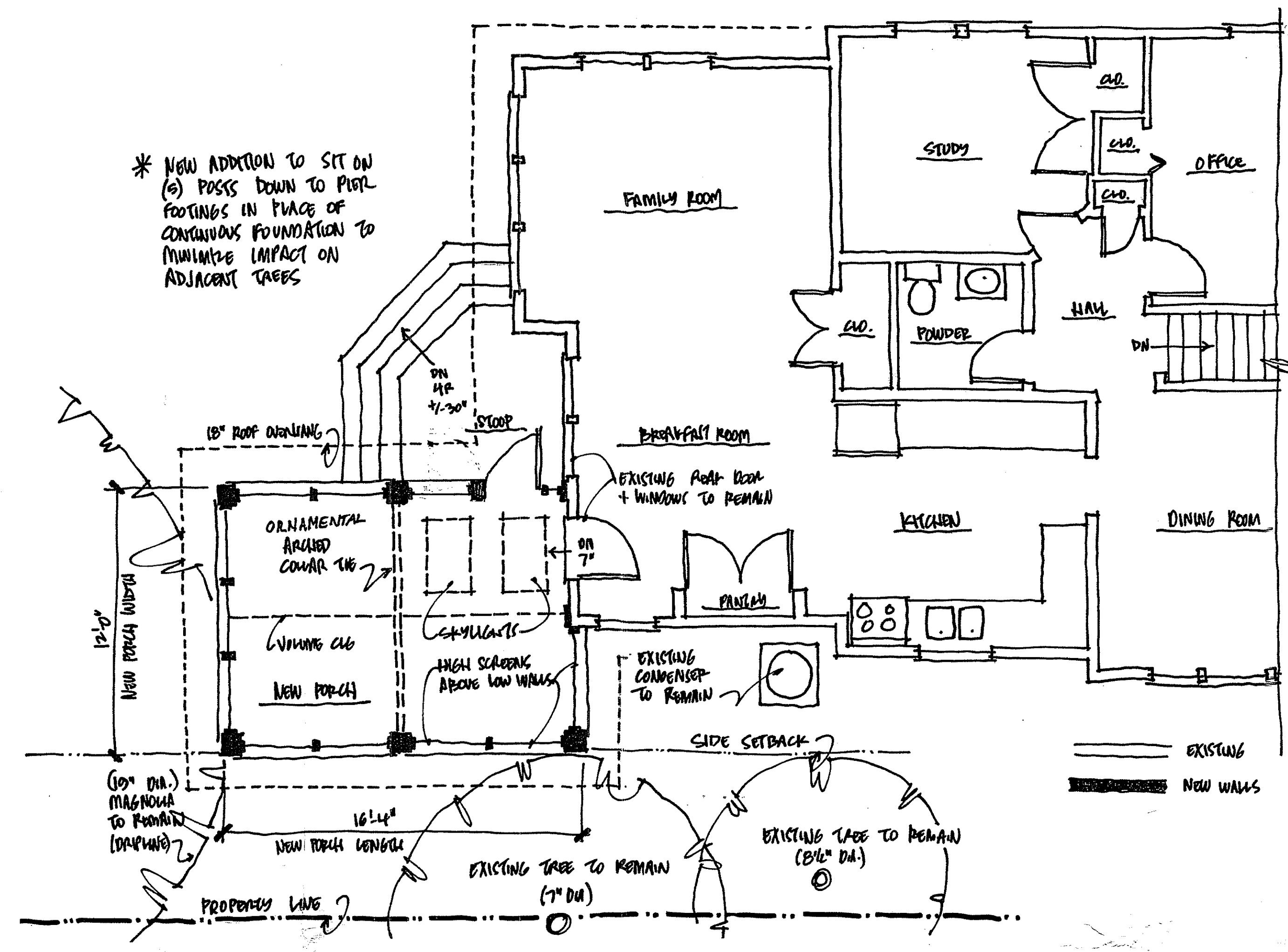
Bennett Frank McCarthy Architects Inc.
1400 Spring Street, Suite 320
Silver Spring, Maryland 20910
301-585-2222

WAPNER ADDITION
7107 Sycamore Avenue, Takoma, MD 20912
Project # 0435

Date:
17 Aug 2007

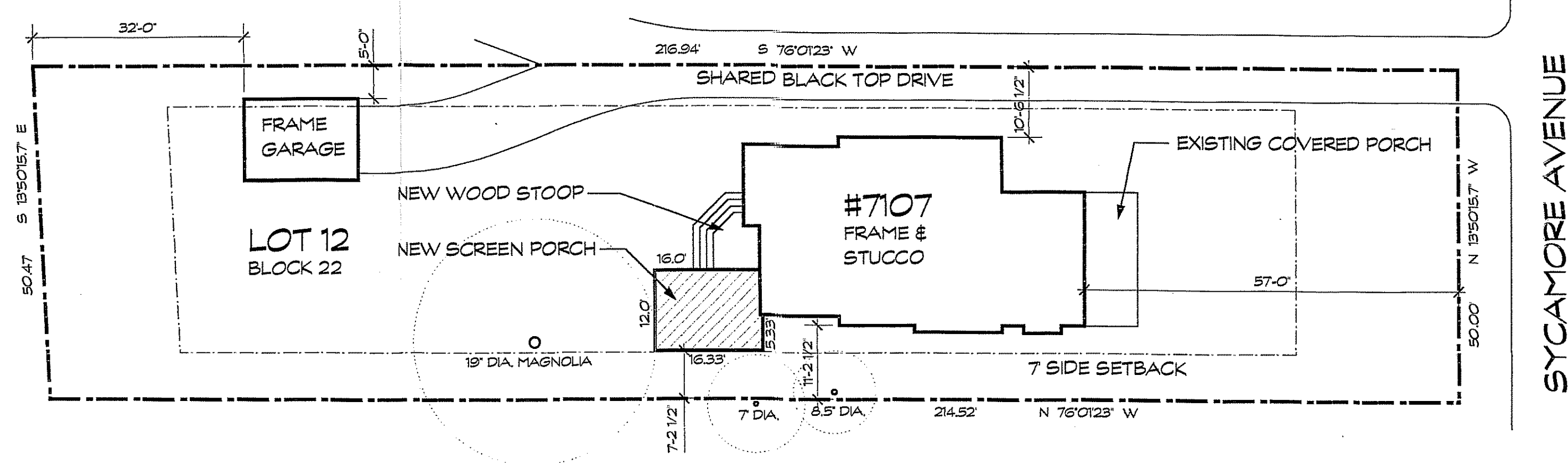
Sheet Title: Existing Elevations
Scale: 1/4" = 1'0"

EC-2



* NEW ADDITION TO SIT ON (S) PILES DOWN TO PIER FOOTINGS IN PLACE OF CONTINUOUS FOUNDATION TO MINIMIZE IMPACT ON ADJACENT TREES

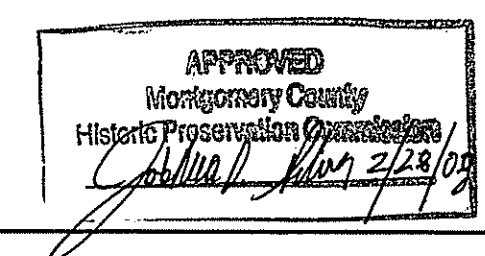
1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 SITE PLAN
Scale: 1/16" = 1'-0"

SITE PLAN BASED ON INFORMATION SHOWN ON HOUSE LOCATION SURVEY PREPARED BY SHEEHAN, STOKER & ASSOCIATES, DATED 10/19/99 AND ON BOUNDARY SURVEY PREPARED BY CURRIE AND ASSOCIATES, DATED 1/24/07.

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

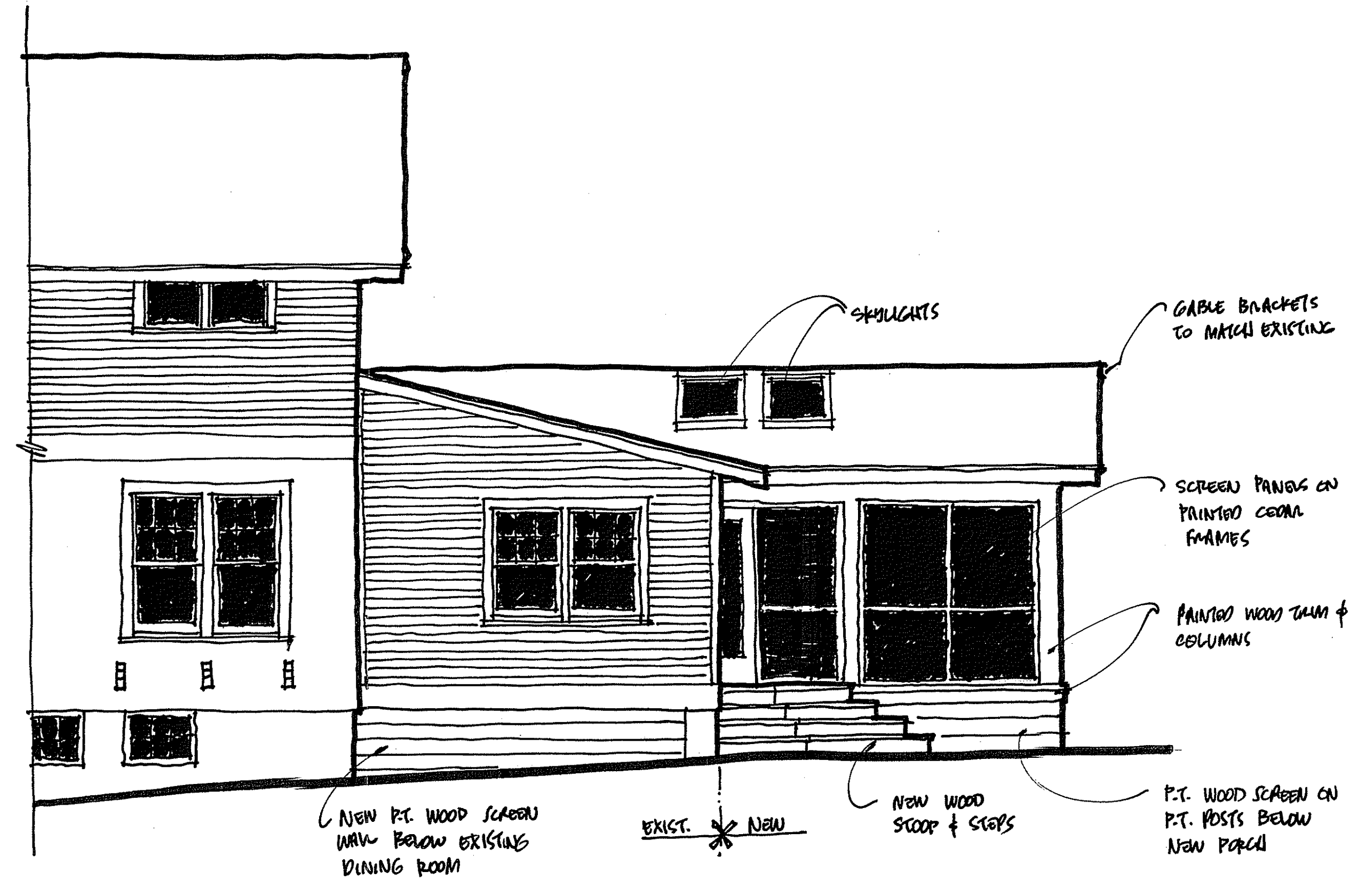


WAPNER ADDITION
7107 Sycamore Avenue, Takoma, MD 20912
Project # 0435

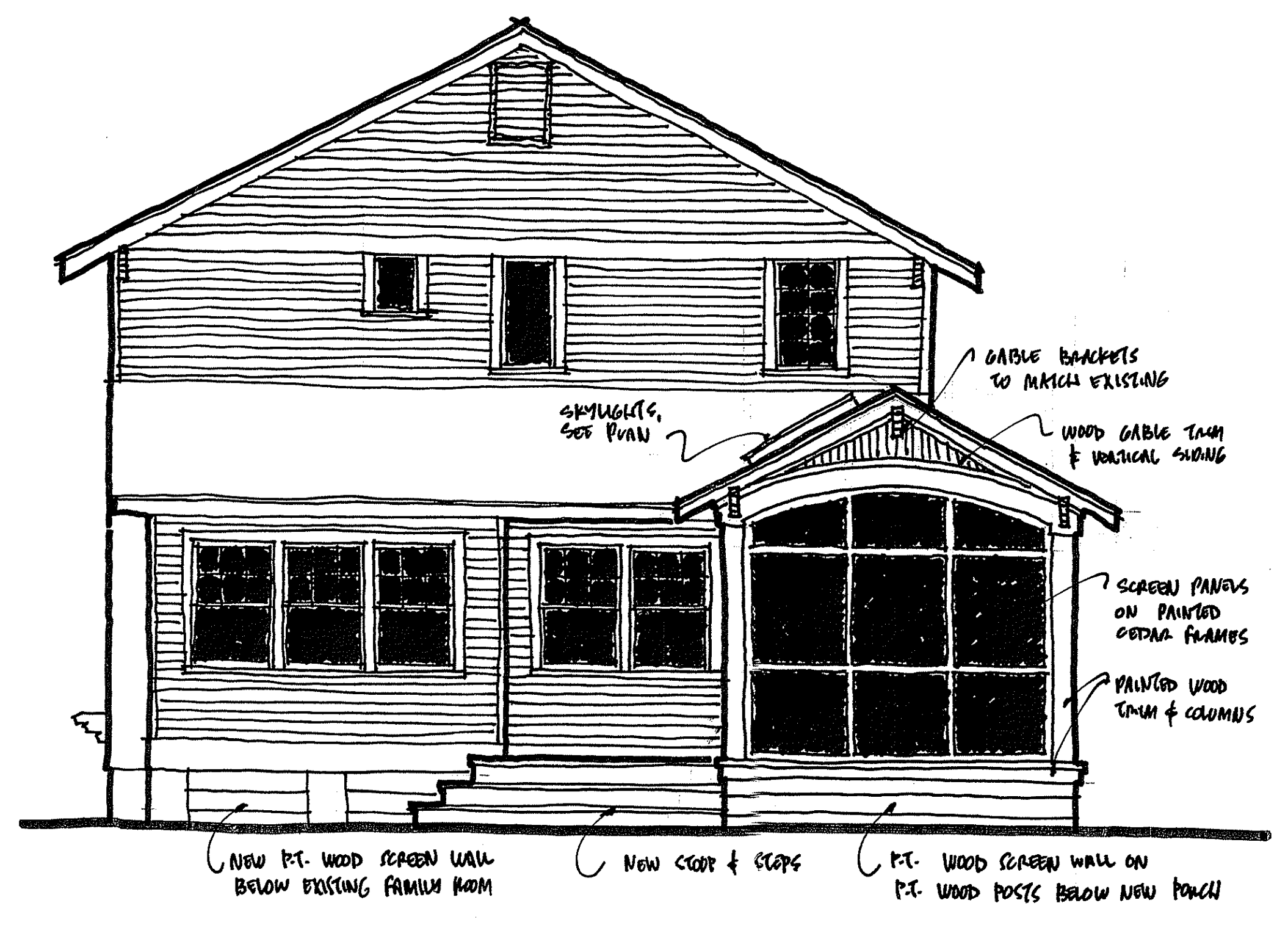
Date:
17 Aug 2007

Sheet Title: Proposed Plan and Site Plan
Scale: As Noted

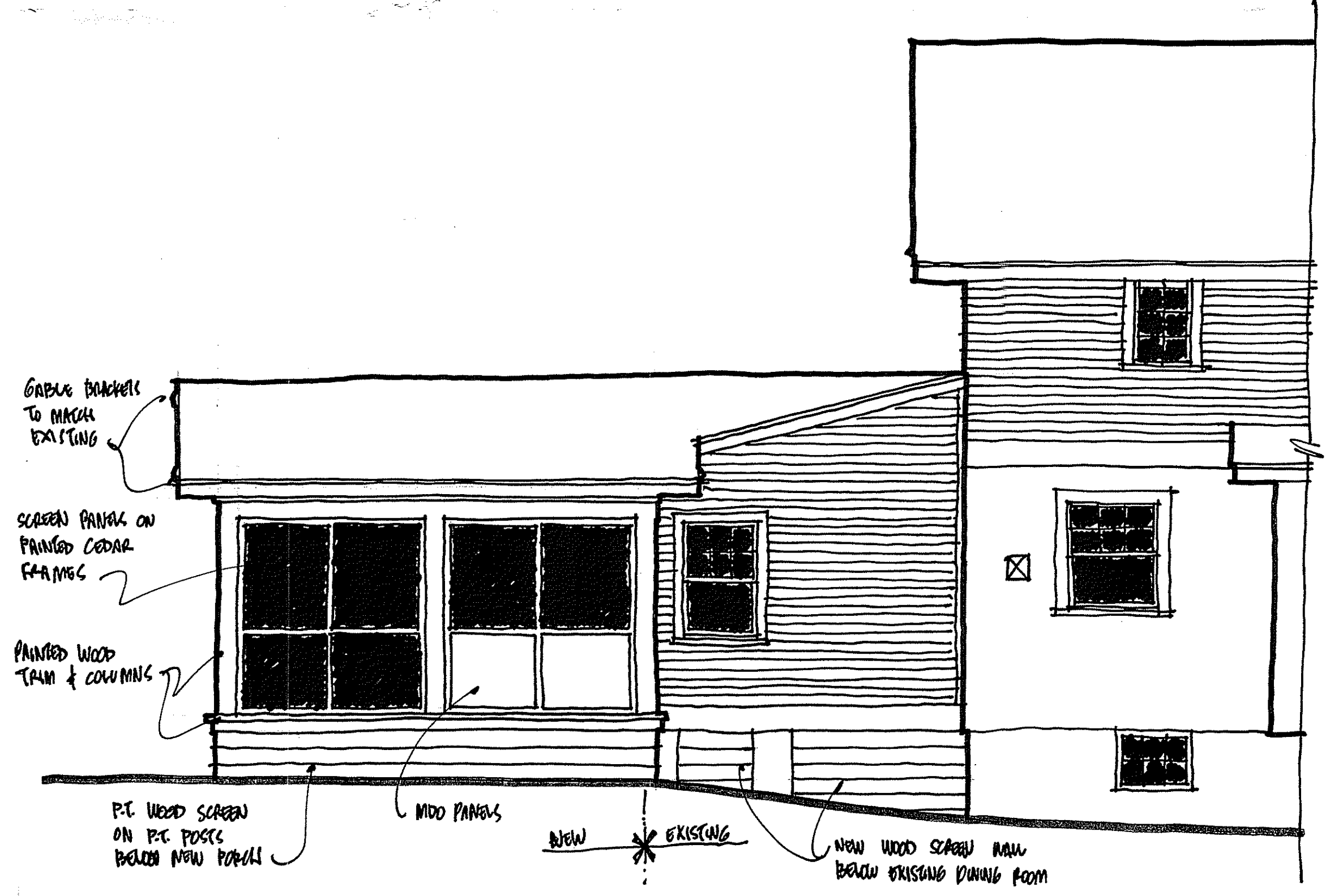
Bennett Frank McCarthy Architects Inc.
1400 Spring Street, Suite 320
Silver Spring, Maryland 20910
301-585-2222



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 EAST ELEVATION
Scale: 1/4" = 1'-0"

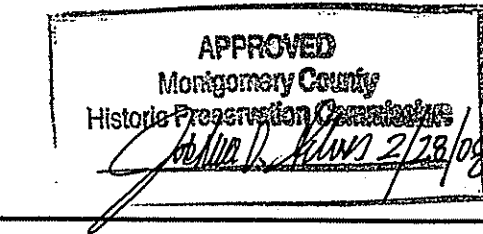


3 NORTH ELEVATION
Scale: 1/4" = 1'-0"



4 WEST ELEVATION
Scale: 1/4" = 1'-0"

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

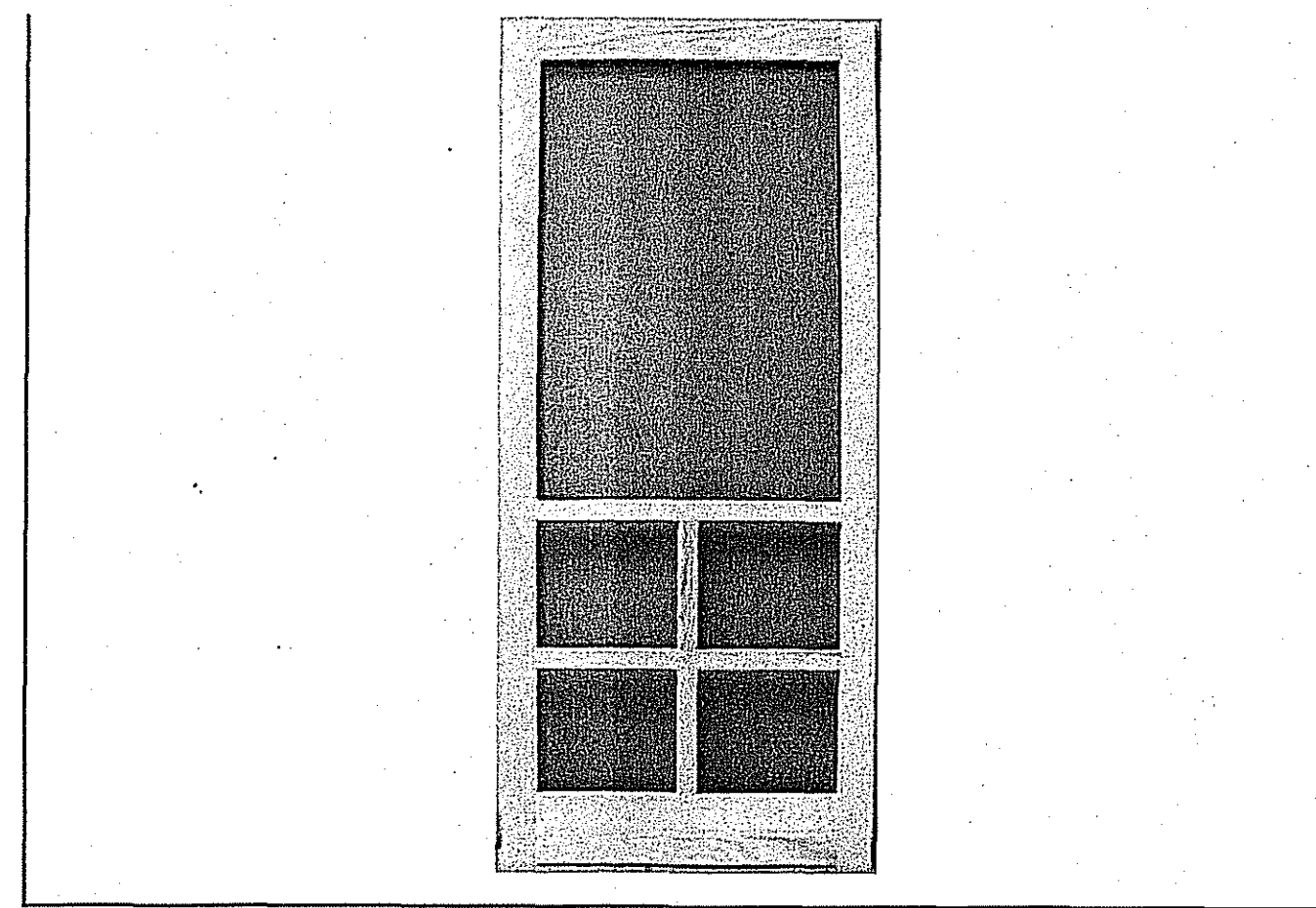


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301-585-2222

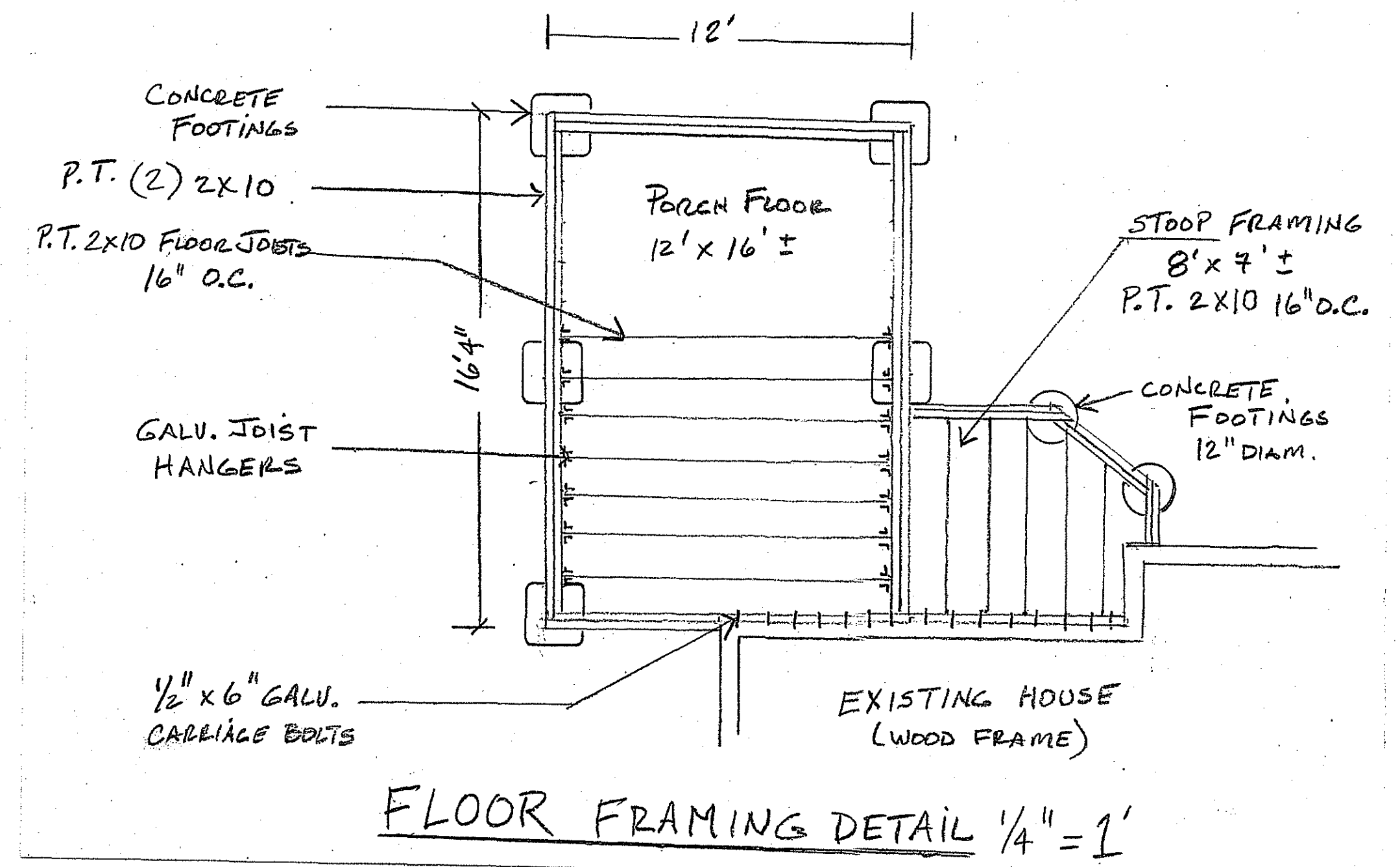
WAPNER ADDITION
7107 Sycamore Avenue, Takoma, MD 20912
Project # 0435

Date:
17 Aug 2007

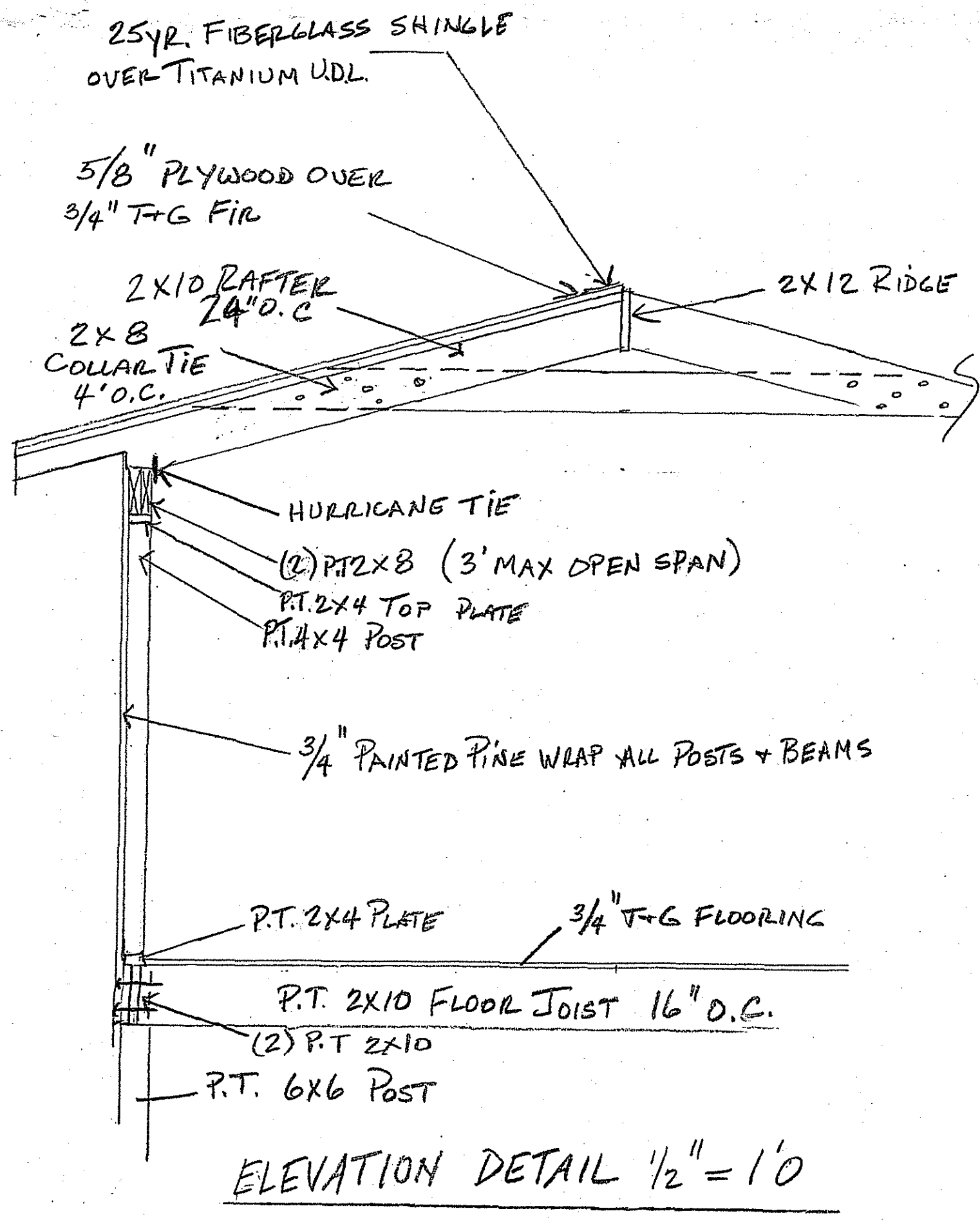
Sheet Title: Proposed Elevations
Scale: 1/4" = 1'0"



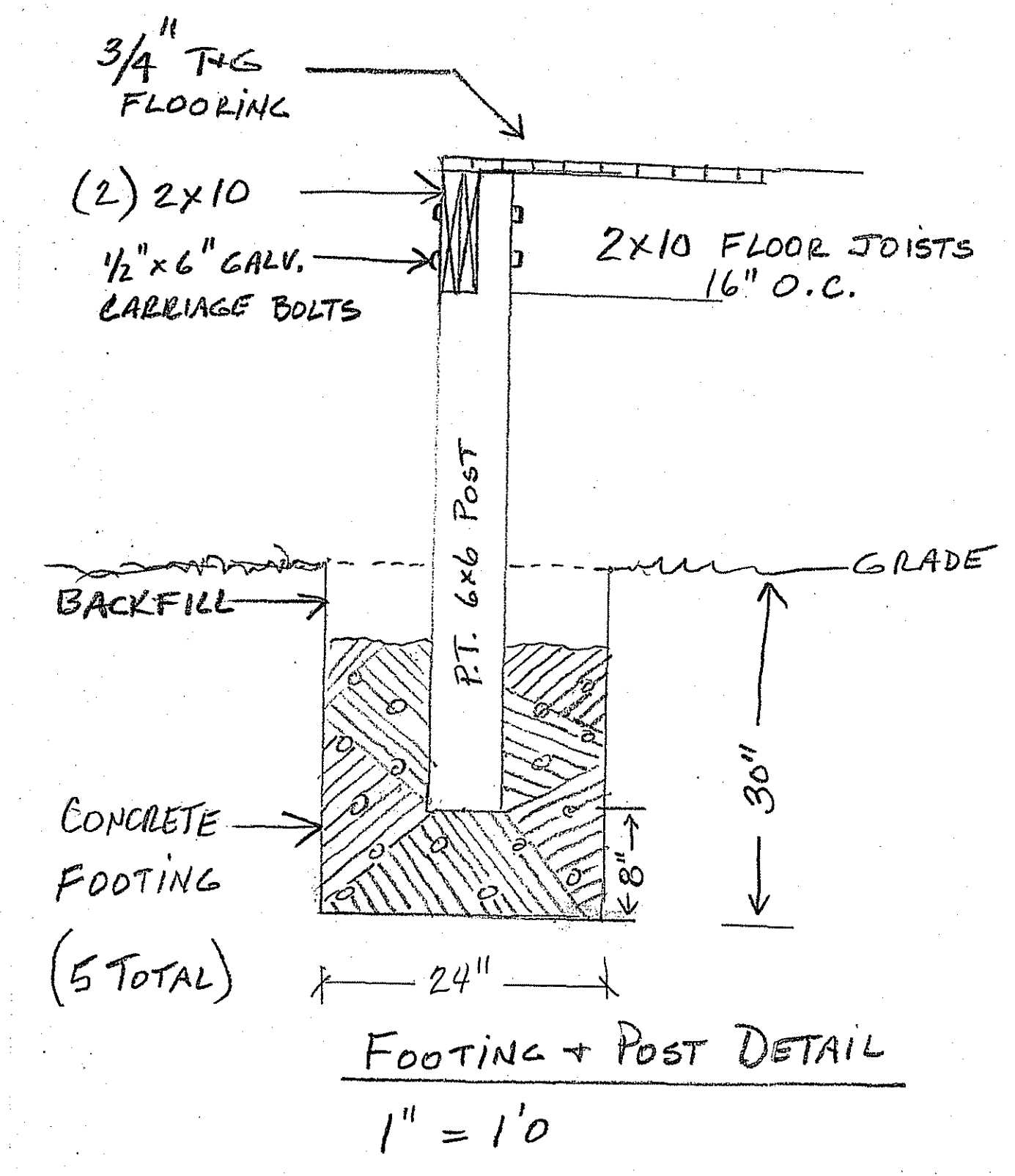
SCREEN DOOR SPEC. PER HISTORIC REQUEST



FLOOR FRAMING DETAIL 1/4" = 1'



ELEVATION DETAIL 1/2" = 1'0



FOOTING + POST DETAIL 1" = 1'0

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.