

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7126 Sycamore Ave., Takoma Park	Meeting Date:	11/14/2018
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/7/2018
Applicant:	Matthew Oakes	Public Notice:	10/31/2018
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18TTT	Staff:	Dan Bruechert
PROPOSAL:	Vent Installation		

STAFF RECOMMENDATION:

- Approve**
- Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1908



Figure 1: 7126 Sycamore Ave is located near Takoma Junction.

PROPOSAL

The applicant proposes install a woodstove with an exposed metal vent at the rear of the house. The vent will be installed on the south side of the house and will be minimally visible from the right-of-way.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

- 2. Modifications to a property, which do not significantly alter its visual character.
 - B. Installation of vents, venting pipes, and exterior grills.

Montgomery County Code; Chapter 24A-8

- (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

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, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; 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.

856057



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

the # one

Contact Email: oakes.matt1@gmail.com Contact Person: Matt Oakes
 Daytime Phone No.: 202 514 2686
 Tax Account No.: _____
 Name of Property Owner: Matthew Oakes Daytime Phone No.: 202 514 2686
 Address: 7126 Sycamore Ave Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: NA Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: NA Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7126 Sycamore Ave Street: Sycamore Ave
 Town/City: Takoma Park Nearest Cross Street: Columbia Ave
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION/ADD/USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 2000

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.

[Signature] 9/14/10
 Signature of owner or authorized agent Date

Approved: _____ 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:

House is a single family house with a garage. Is in a residential neighborhood behind the Takema Park coop (a commercial grocery store). House is clad in brown vinyl siding. Was originally built in 1909.

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

Adding wood burning stove to room at rear of house. Installation will include a steel chimney that will extend from the roof at the rear of the house. The chimney will not be visible when viewing house from the front. Chimney is between house & garage, so won't be visible from back property line.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

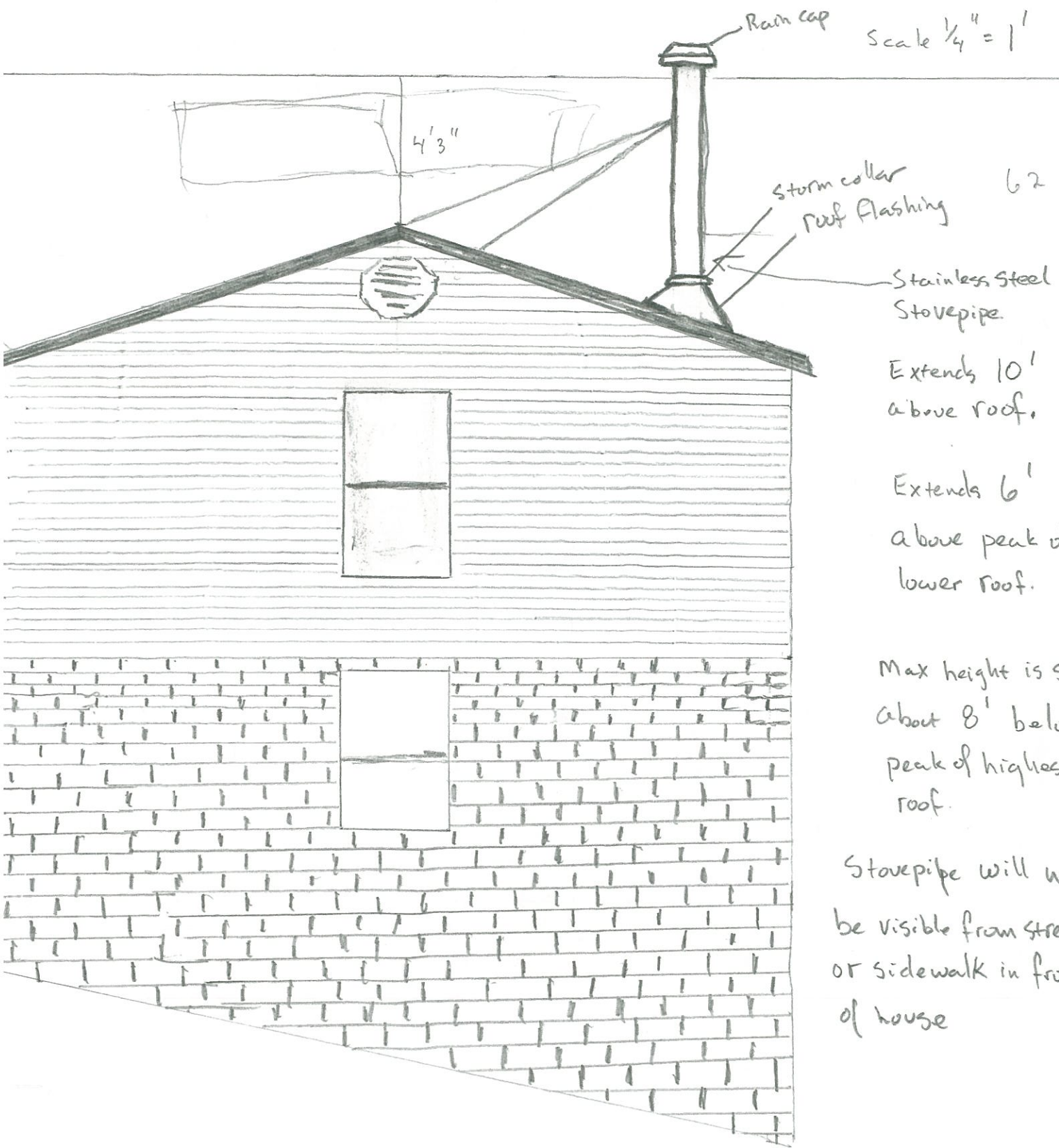
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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.

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

<p>Owner's mailing address</p> <p>7126 Sycamore Ave Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Steve & Eileen Rosenthal (next door) 7124 Sycamore Ave. Takoma Park, MD 20912</p>	
<p>Lyssia & Hardy Merriman (across street) 7127 Sycamore Ave Takoma Park, MD 20912</p>	
<p>James L. Suntum (behind house) 7125 Poplar Ave Takoma Park, MD 20912</p>	



Scale $\frac{1}{4}'' = 1'$

62

Stainless Steel Stovepipe

Extends 10' above roof.

Extends 6' above peak of lower roof.

Max height is still about 8' below peak of highest roof.

Stovepipe will not be visible from street or sidewalk in front of house

width of building - 160 inches
 height of building \approx 23 feet
 windows - 3 feet by 5 feet



Note: to illustrate how difficult it is to see from this angle - to get this picture I had to climb a 26" tall ladder leaning against my garage.

The chimney will extend about 2 feet above the top of this portion of the roof.

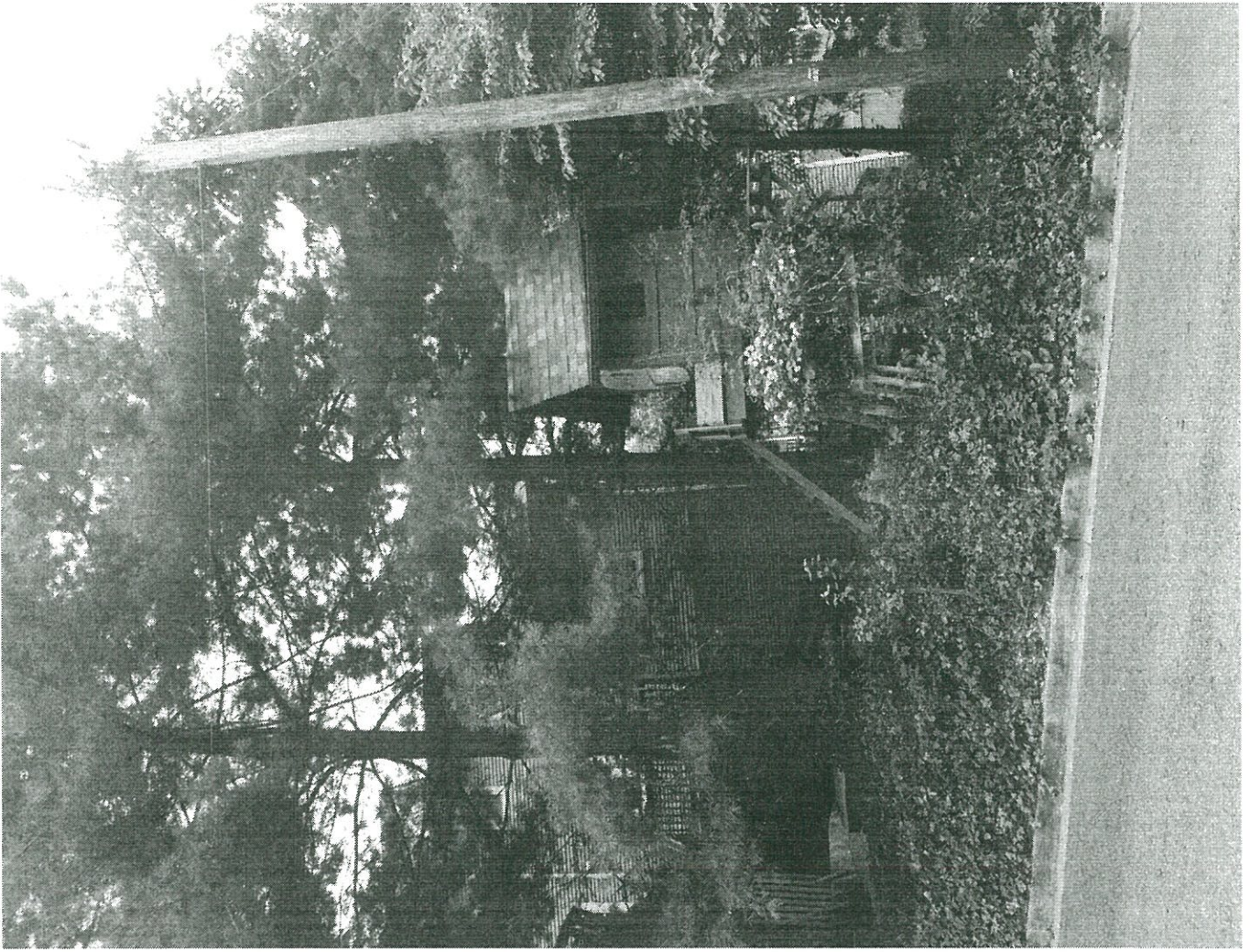
That height is about 6 feet ^{of the chimney} above the peak of the lower ~~roof~~ that the chimney will extend from



View from Sidewalk
 on side Street (Columbia).
 Sidewalk at this point is located
 behind the Takonapark Food
 COOP (a commercial grocery store)



*View from front
of the house*



View from side street
(Columbia) directly
perpendicular from chimney.
Note - you would not be
able to see chimney from
this angle. The small
building in the foreground is
a trashhouse.

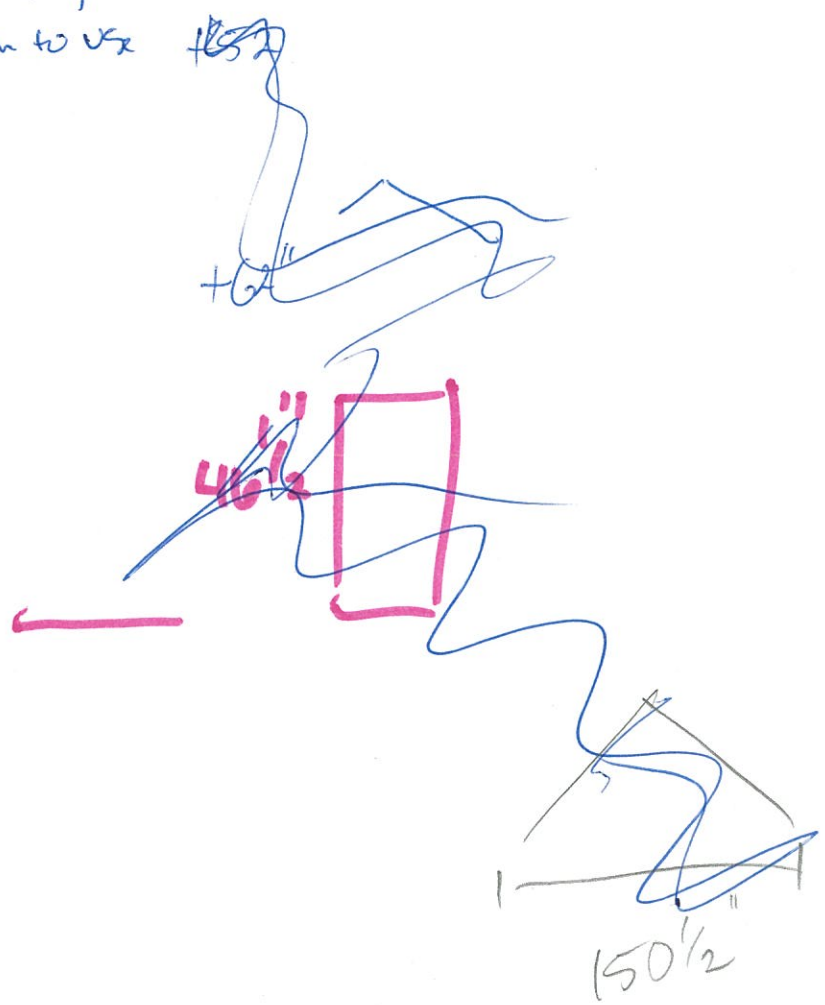
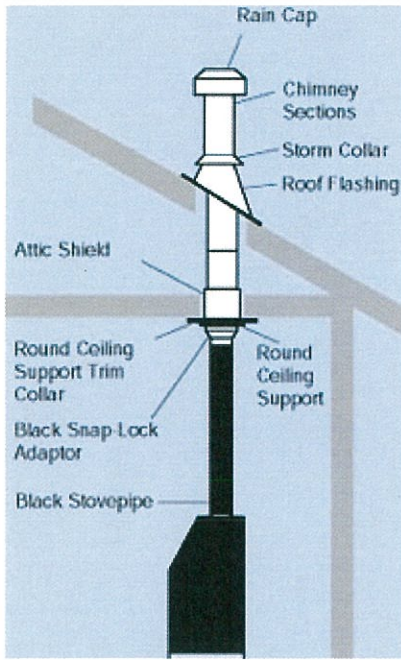
View from base of
rear driveway

Chimney
↓

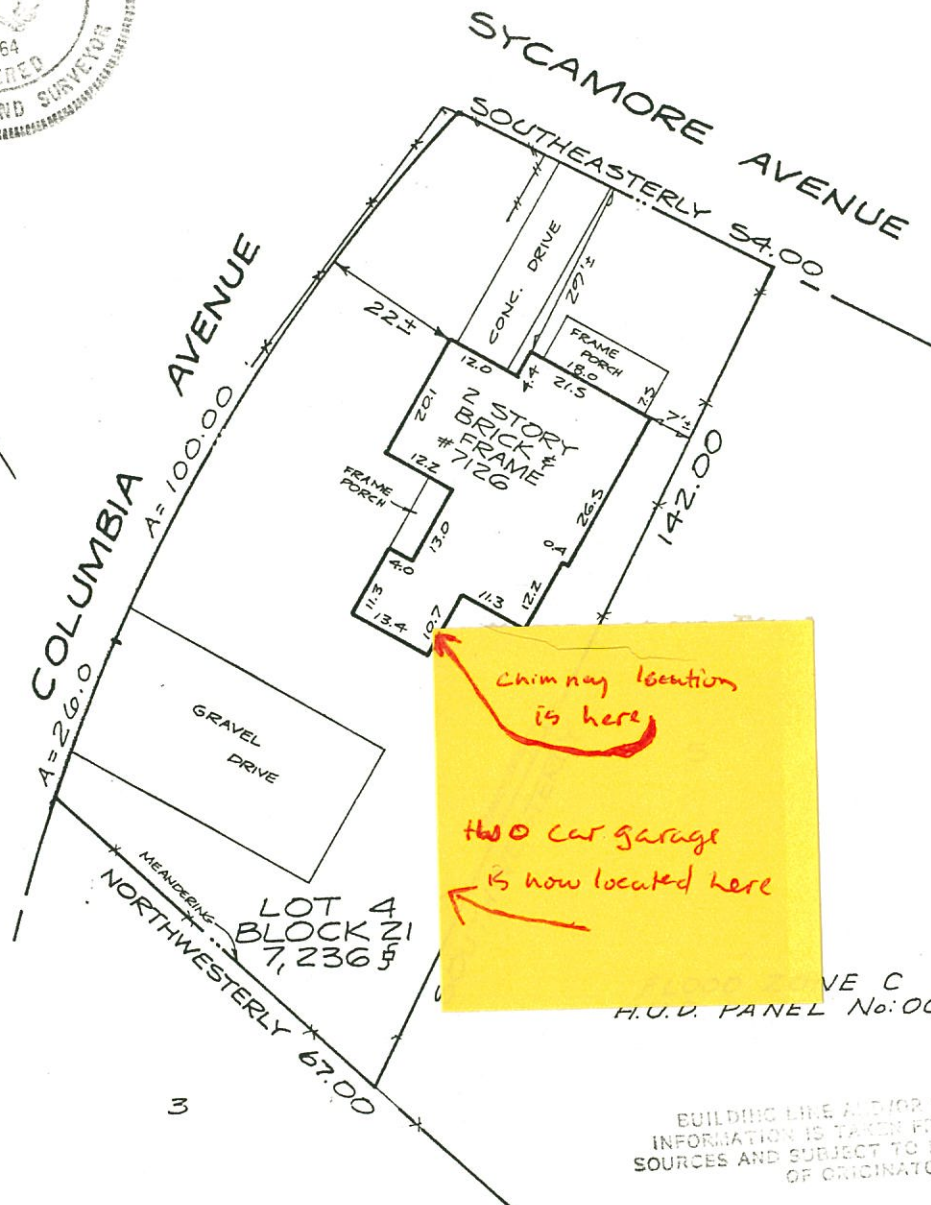


Generic Illustration of Chimney Installation

I plan to use ~~150~~



NOTE: This location for title purposes only – not to be used for determining property lines. Property corner Markers Not guaranteed by this location.



Chimney location is here

two car garage is now located here

LOCATION OF HOUSE
 LOT 4 BLOCK 21
 B.F. GILBERT'S
 ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MD

VE C
 H.U.D. PANEL No: 0025C

BUILDING LINE AND FLOOD ZONE
 INFORMATION IS TAKEN FROM AVAILABLE
 SOURCES AND SUBJECT TO INTERPRETATION
 OF ORIGINATOR.

RECERTIFIED: 2-19-88

Revised 3-11-88

SURVEYOR'S CERTIFICATE
 THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.

[Signature]
 REGISTERED LAND SURVEYOR MD # 9164

REFERENCES	
PLAT BK. A	
PLAT NO. Z	
LIBER	
FOLIO	

SNIDER, BLANCHARD, & ASSOC., INC.
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS

286 Montevue Lane
 Frederick, MD 21701
 (301) 694-5544

2 Professional Dr., Suite 216
 Gaithersburg, MD 20879
 (301) 948-5100

DATE OF LOCATIONS	SCALE: 1"=30'
WALL CHECK:	DRAWN BY: J.S.
HSE. LOC.: 7-20-87	JOB NO.: 87-33136
BOUNDARY:	

