

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7710 Takoma Ave., Takoma Park	Meeting Date:	4/19/2017
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	4/12/2017
Applicant:	Julie Schmid	Public Notice:	4/5/2017
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-17AA	Staff:	Michael Kyne
PROPOSAL:	Chimney repairs		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
DATE: c. 1920s
STYLE: Colonial Revival

PROPOSAL:

The applicant proposes to reline the chimney flues, rebuild 22 storm damaged chimney courses with the existing bricks, rebuild the chimney crown, and install a chimney cap at the subject property.

The applicant applied for a historic preservation tax credit from MHT prior to submitting this HAWP application, and MHT has approved the proposed work, finding it consistent with the *Secretary of the Interior's Standards for Rehabilitation*.

APPLICABLE GUIDELINES:**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. 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.

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 with conditions the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, 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 *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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion.

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Julie.Schmid@yahoo.com underscore Contact Person: Julie Schmid
 Tax Account No.: 161301059385 Daytime Phone No.: 608-695-5902
 Name of Property Owner: Julie Schmid/Elliott Vanskike Daytime Phone No.: 608-695-5902
 Address: 7710 Takoma Ave Takoma Park MD 20712
Street Number City State Zip Code
 Contractor: Aragon Chimney Phone No.: 301 706 8564
 Contractor Registration No.: MHIC 104960
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7710 ~~7710~~ Street: Takoma Ave
 Town/City: Takoma Park Nearest Cross Street: Philadelphia
 Lot: P15 Block: 69 Subdivision: 0025
 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: Chimney flue liner + repair of masonry of chimney.

1B. Construction cost estimate: \$ 7800.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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.

Julie Schmid Signature of owner or authorized agent 3/20/17 Date

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



793445

**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:

1918 woodframe arts & crafts house in North Takoma Park Historic District. House is a contributing resource to the historic district. House is located on Lot 15, Block 69 of TPL & T's subdivision of Takoma Park. House is 2 stories + dormer with large wrap around porch consistent with era.

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

Relining chimney flues, general routine maintenance as a result of weather damage. Rebuild 22 chimney courses with existing brick & historic mortar. Rebuild chimney crown. Add/install chimney cap to protect chimney from weather & animal damage.

→ MHT APPROVAL ATTACHED

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**

(this is standard repara. No plan or elevations needed. See attached proposal/estimate. 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.

- Stainless steel flue liner. Repoint 22 courses at top of chimney with existing bricks.

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**

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.

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

<p>Owner's mailing address Julie Schmid 7710 Takoma 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>Lorraine Pearsall 7708 Takoma Avenue Takoma Park MD 20912</p>	
<p>Montgomery College (7714 Takoma Ave) c/o Brad Stewart, Provost 7600 Takoma Ave. Suite 306 Takoma Park, MD 20912</p>	
<p>Karen Burked Harvey ^{Saleman} 7711 Takoma Ave. ^{Zicssman} Takoma Park, MD 20912</p>	

~~Amir Taha~~

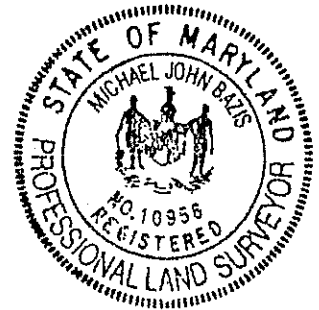
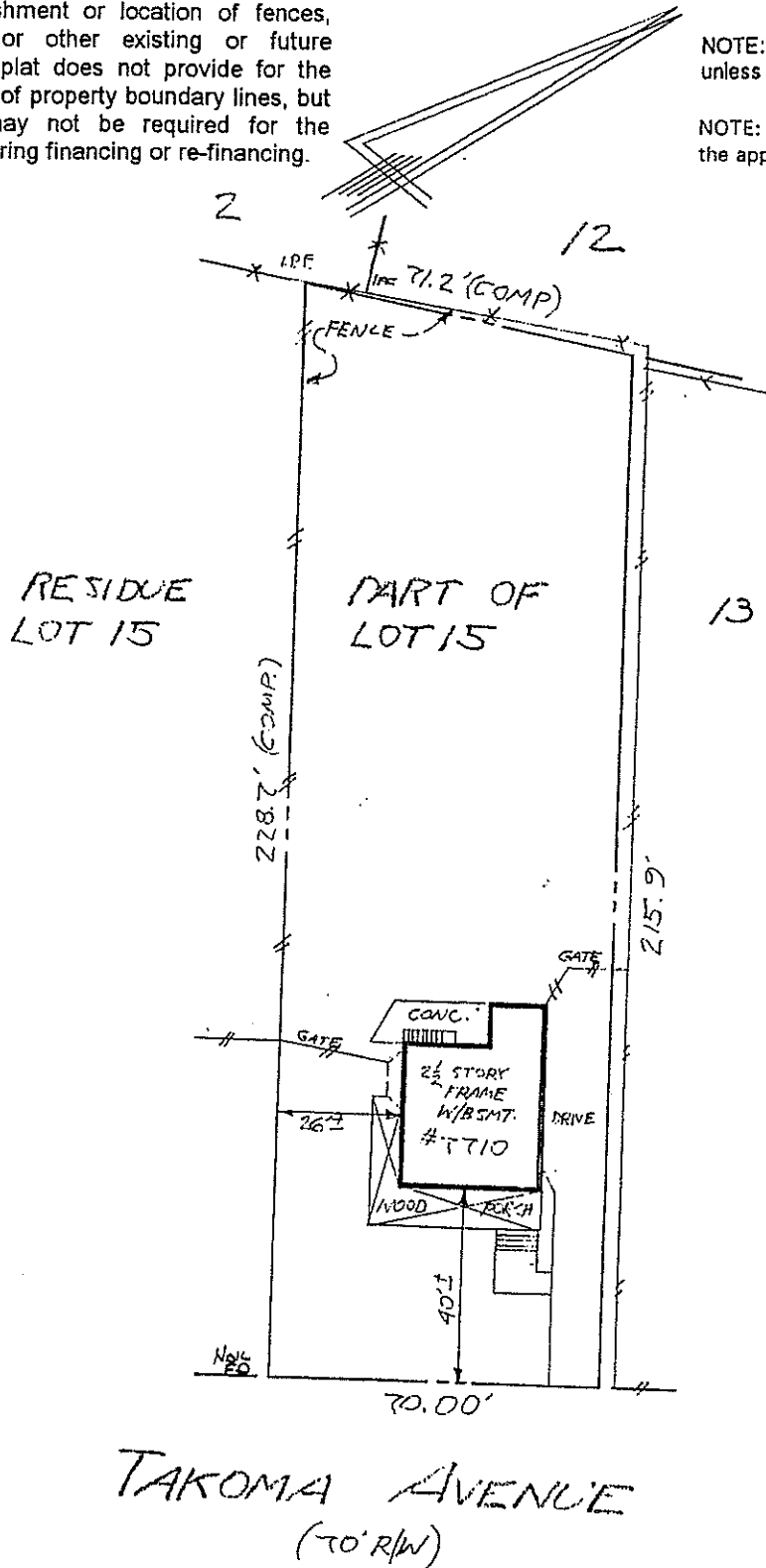
SITE PLAN, SCHMID, 7710 TAKOMA AVE

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.

NOTE: 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: 8-5-97
Flood Zone: "C"

NOTE: No property corners found or set unless otherwise noted.

NOTE: The accuracy of this survey and the apparent setback distances is 2'



LOCATION DRAWING
PART OF LOT 15 BLOCK 69
T.P.L. & T. CO.'S SUBDIVISION OF
TAKOMA PARK

SURVEYOR'S CERTIFICATE

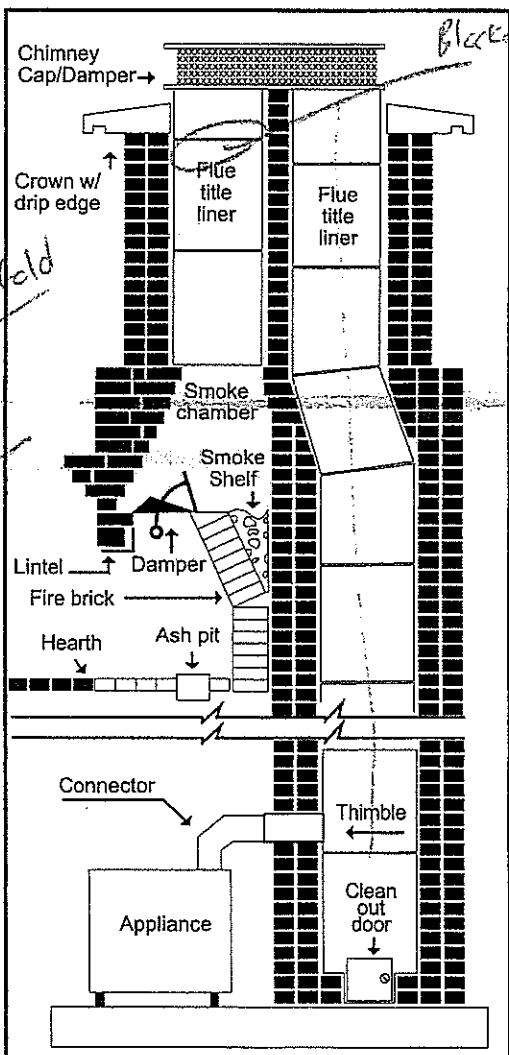
I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This Plat is not for determining property lines or for construction of

STAINLESS STEEL LINERS WARRANTED FOR LIFE
STAINLESS STEEL FLUE CAPS ARE UNCONDITIONALLY WARRANTED FOR LIFE
MASONRY GUARANTEED FOR 5 YEARS
WATERPROOFING GUARANTEED FOR 5 YEARS
 www.certifiedchimneyprofessional.com

Customer: Julie Schmid
 Address: 7710 Takoma Ave.
 City/St/Zip: Takoma Park MD 20917
 Hm Phone: 301-920-0604 Wk Phone: /
 Appointment Date/Time: 9:30 AM / 12/23/15

The National Fire Protection Association recommends annual inspection of all fireplaces, chimneys, and vents. The next inspection of your system is scheduled for:

_____ at _____
 Sweep's Signature: [Signature]



Condition Good / Bad

- Chimney Cap/Damper /
- Crown /
- Flue Title Liner /
- Smoke Chamber /
- Smoke Shelf /
- Lintel /
- Damper /
- Fire Brick /
- Hearth /
- Ash Pit /
- Connector /
- Thimble /
- Clean Out Door /

Fireplace: Masonry Prefab Steel Modular \$ 36,000
 Appliance: F-S Stove Insert Furnace UL Listed \$ 105,000
 Type of Fuel: Hardwood Pellet Oil Coal Gas \$ 5" x 40"
 Chimney: Masonry Prefab Other 1 2 3 4 Stories
 Liner: Stainless Tile Unlined \$ 26" x 35"
 Size: 8x8 6x10 8x13 13x13 13x17 \$ 10" x 30"
 6"R 8"R 10"R Other

Comments: Historic Home -
Fireplace UNSAFE TO USE. All terracotta flues have gaps/missing mortar between them. Needs a 10" x 35" Stainless Steel liner (316L M-Flex) U.L listed. All terracotta flues have to be broken out one by one before liner can be installed (to fit). Once liner is installed we will insulate with "Premier" and spray "Cerfractory foam" -> \$4,500

> ② Terracotta flues in furnace and hot water f. system are cracked, missing and have gaps (UNSAFE TO USE). Carbon Monoxide can enter home. Needs a stainless steel line 5" x 40" new cap and connectors. This will make it safe to use. -> \$2,000

③ Rebuild chimney 22 courses with existing bricks, crown and flues -> \$2,600

The Company has explained to me, and I now fully understand, the apparent condition of my fireplace, appliance, chimney or vent system at this time. I understand that the Company has performed a visual inspection and is not responsible for hidden or concealed defects. We have discussed visible defects and the Company has recommended corrective actions. Since hidden construction defects and conditions of use are beyond the control of the company, I understand that no guarantee or warranty of fire safety of any appliance is given or implied.

Customer Signature: _____
 Date: _____

Scaffold needed Invoice and Receipt
 Type M
 1990 off (applies to check)
 CAT

Subtotal: _____
 Deposit: _____
 Total: _____

Payment received
 Payment not received



MHT Approval

Maryland Historical Trust
Heritage Structure Rehabilitation Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

DEC 14 2016

Revised 10/2015

MHT Project Number (MHT office use only) 2016-254

Instructions: Fill out this form in accordance with the application instructions. No certification determination will be made until this form is complete. Please note that it is not necessary for owners of individually listed National Register properties to complete a Part 1 Application.

1. Property Name 7710 Takoma Avenue

Street 7710 Takoma Avenue

City Takoma Park

Zip 20912

County Montgomery

State Legislative District 18

MHT Easement property? [] Yes [X] No [] Unknown

Check all designations that apply:

- [X] National Register historic district
[] National Register individual listing
[X] Local historic district
[] Local individual listing
[] Pending National Register or local designation (must submit documentation justifying historic district or individual listing)

Name of Historic District (if applicable) Takoma Park Historic District

2. Nature of request (check only one box)

- [X] Certification that the building contributes to the significance of the above-named historic district.
[] Certification that the structure has been individually designated under local law and is eligible for the National Register (designation documentation required).
[] Preliminary determination that the structure will be a certified historic structure pending the official National Register or local designation.

3. Project Contact (if different from applicant)

Name _____ Company _____
Street _____ City _____ State _____
Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) [X] I am the fee-simple owner of the above-described property or (2) [] if I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name Julie Schmid Signature [Signature] Date 12/12/16
Street 7710 Takoma Avenue City Takoma Park State MD
Zip 20912 Telephone (301) 920-0604 Email Address julie_schmid@yahoo.com

MHT Official Use Only

The Maryland Historical Trust has reviewed the Heritage Structure Rehabilitation Tax Credit Application- Part 1 for the above-named property and has determined that the property:

- [X] Is a "certified historic structure."
[] Appears to meet "certified historic structure" criteria, pending official National Register or local designation
[] Is not a "certified historic structure" because it is not individually listed in the National Register or designated under local law; does not contribute to the significance of the above-named historic district; or is a structure pending National Register or local designation that does not appear to meet "certified historic structure" criteria.
[] Is not adequately documented in the application and therefore cannot be reviewed.

Date 1/16/17

Maryland Historical Trust Authorized Signature [Signature]

[] MHT comments attached



Maryland Historical Trust
 Heritage Structure Rehabilitation Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

DEC 14 2016

Revised 10/2015

MHT Project Number (MHT office use only) 2016-254

Instructions: Fill out this form in accordance with the application instructions. This page must bear the applicant's original signature and must be dated. The Maryland Historical Trust's certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Property Name 7710 Takoma Avenue

Street 7710 Takoma Avenue

City Takoma Park Zip 20912 County Montgomery

State Legislative District 18 MHT Easement property? Yes No Unknown

Listed individually in the National Register of Historic Places or as an individual local designation; date of listing _____

Located in a National Register or locally designated historic district; name of district Takoma Park Historic District

Part 1 – Evaluation of Significance submitted? Date submitted 12/12/2016 Date of certification (if applicable) _____

2. Project Data

Primary/secondary residence Mixed-use residential/commercial Owner-occupied residential co-op unit

Date of building construction 1918 Floor area before / after rehabilitation 3,300 / 3,300 sq ft

Start date (estimated) 01/02/2017 Completion date (estimated) 02/05/2017

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT

Insurance claim reimbursement funds Other local and/or state funding (i.e. grants or loans) Specify funding source _____

*Estimated qualified rehabilitation expenditures are capped at \$250,000 and should not include additional state/local funding, insurance reimbursements or ineligible expenses including new construction, site work, appliances, etc. ***Estimated Qualified Rehabilitation Expenditures** \$7,000

3. Project Contact (if different from applicant)

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) I am the fee-simple owner of the above-described property or (2) if I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name Julie Schmid Signature  Date 12/12/2016

Street 7710 Takoma Avenue City Takoma Park State MD

Zip 20912 Telephone (301) 920-0604 Email Address julie_schmid@yahoo.com

MHT Official Use Only

The Maryland Historical Trust has reviewed the *Heritage Structure Rehabilitation Tax Credit Application – Part 2* for the above-named property and has determined that the proposed rehabilitation described herein:

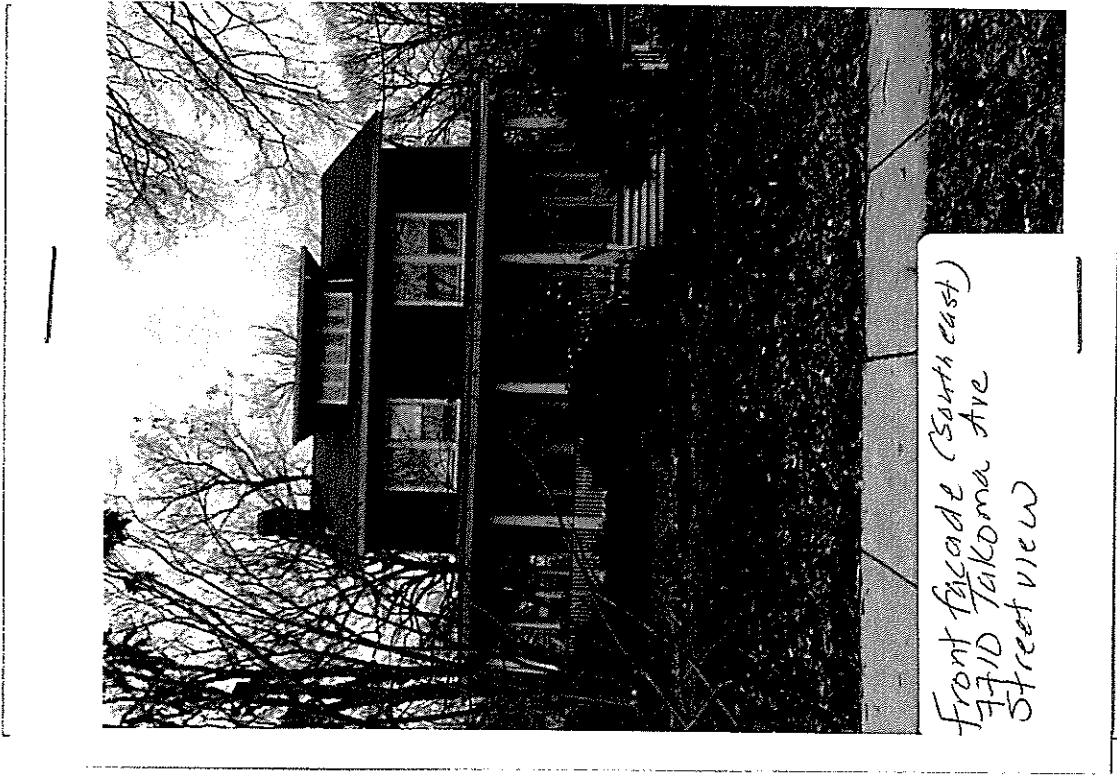
- is consistent with the Secretary of the Interior's Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- is consistent with the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- is not consistent with the Secretary of the Interior's Standards for Rehabilitation and therefore certification is denied.
- is not adequately documented in the application and therefore cannot be reviewed.

Date 1/11/17 Maryland Historical Trust Authorized Signatory 

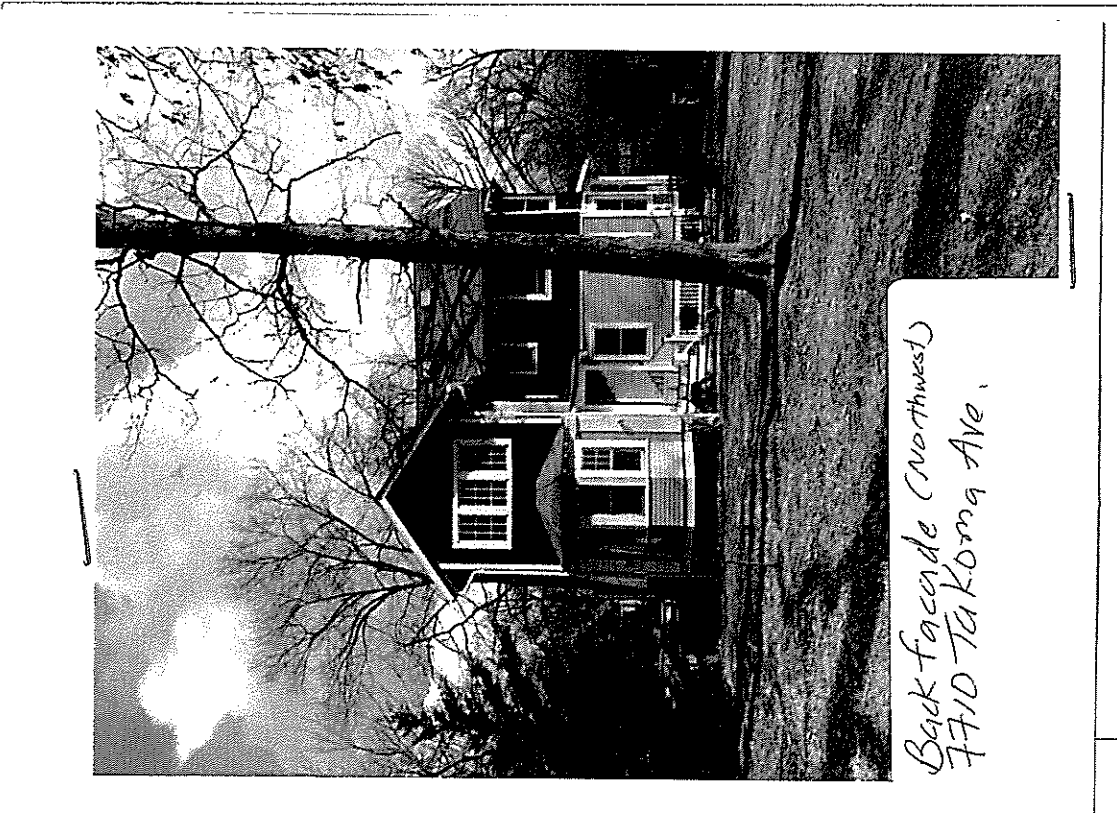
MHT conditions or comments attached



Existing Property Condition Photographs (duplicate as needed)

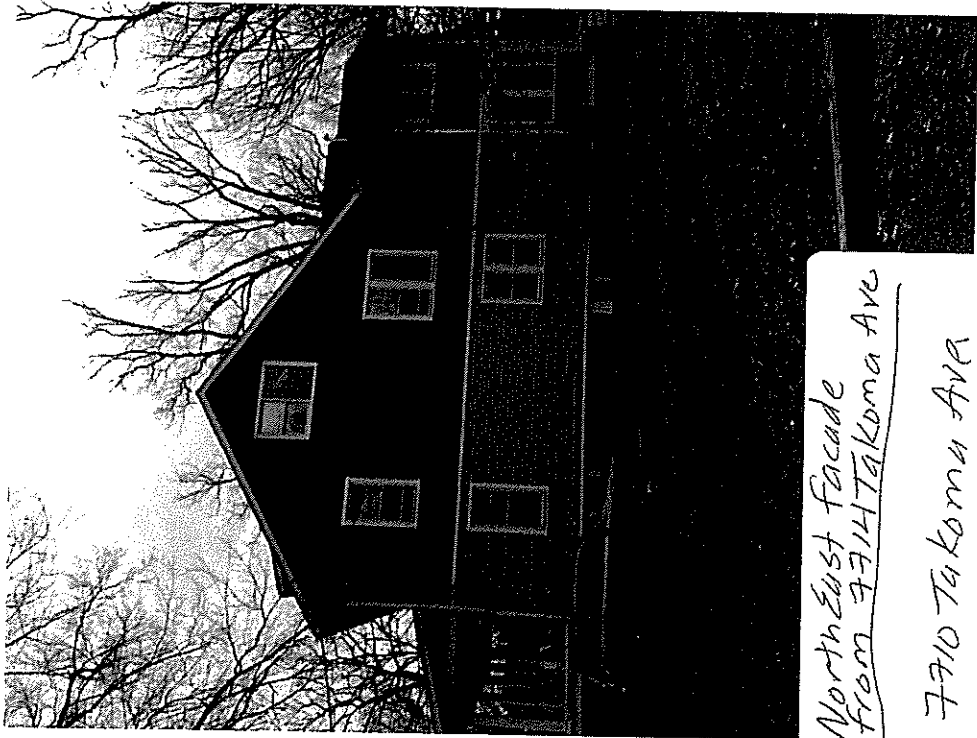


Detail:



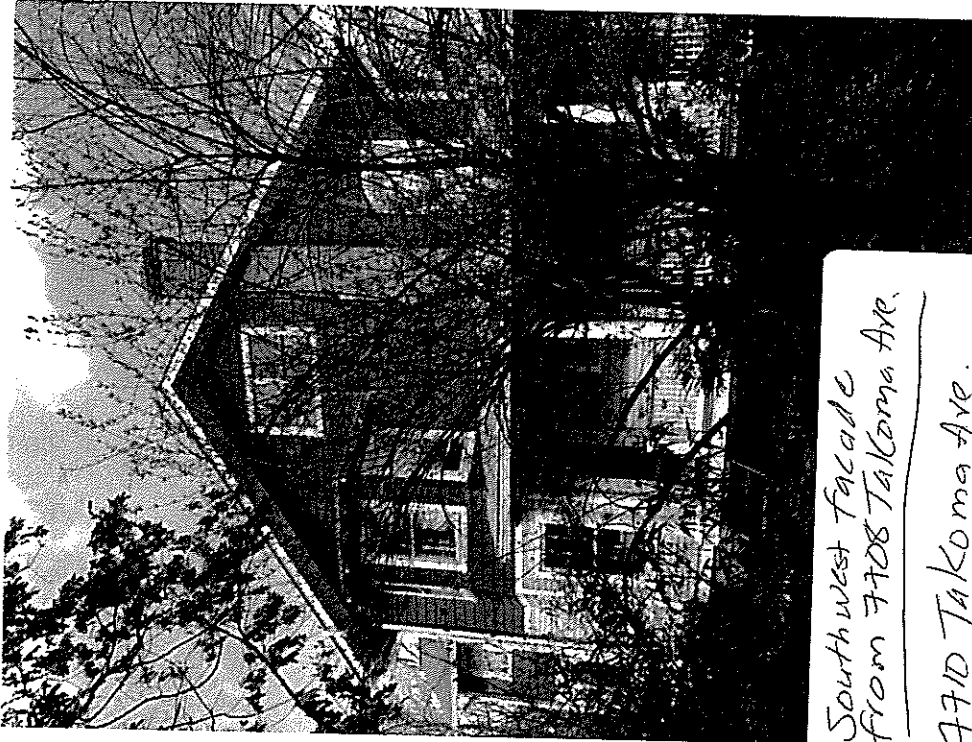
Applicant: Schmid 7710 TAKOMA

Existing Property Condition Photographs (duplicate as needed)



North East facade
from 7714 Takoma Ave
7710 Takoma Ave

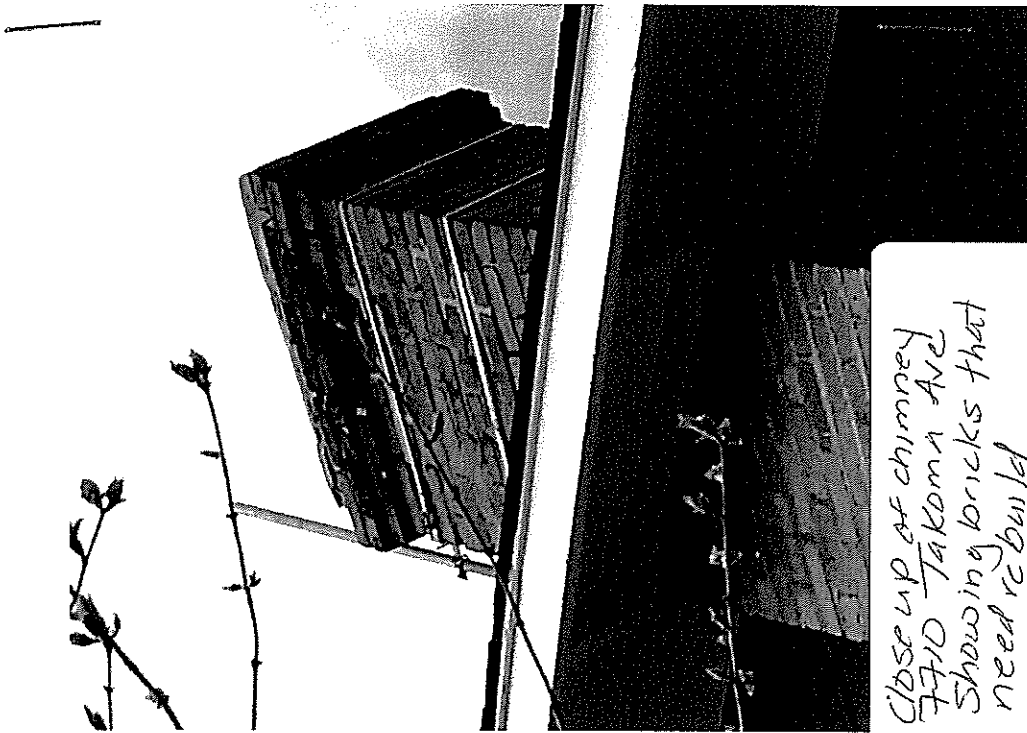
Detail: _____



Southwest facade
from 7708 Takoma Ave
7710 Takoma Ave

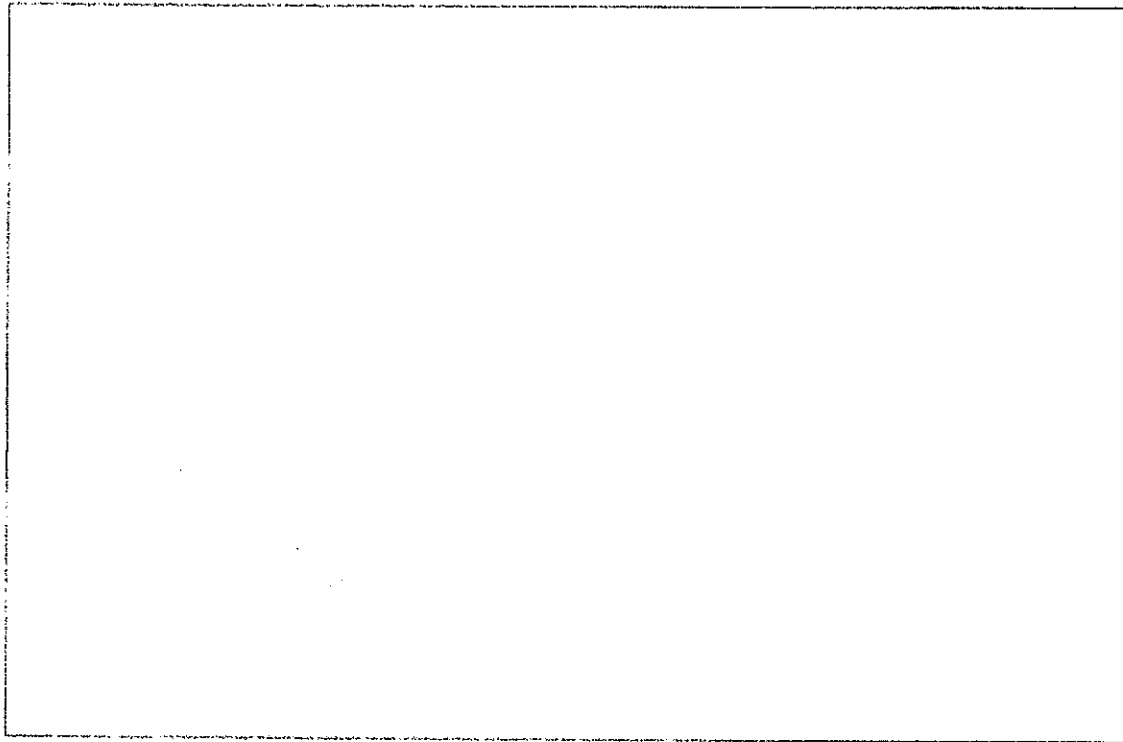
Detail: _____

Existing Property Condition Photographs (duplicate as needed)



Close up of chimney
7710 Takoma Ave
Showing bricks that
need to be rebuilt

Detail:



Detail: