EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7710 Takoma Ave., Takoma Park
Resource: Contributing Resource
(Takoma Park Historic District)
Applicant: Julie Schmid
Review: HAWP
Case Number: 37/03-17AA
PROPOSAL: Chimney repairs

Meeting Date: 4/19/2017
Report Date: 4/12/2017
Public Notice: 4/5/2017
Tax Credit: Yes
Staff: Michael Kyne

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@yahoocom
Contact Person: Julie Schmid
Daytime Phone No.: 608-695-5902

Tax Account No.: 16/10/59385

Name of Property Owner: Julie Schmid
Daytime Phone No.: 608-695-5902

Address: 7710 Takoma Ave, Takoma Park, MD 20912

Street Number: 7710
City: Takoma Park
State: MD
Zip Code: 20912

Contractor: Aragon Chimney
Phone No.: 301-706-8864

Contractor Registration No.: MHIC 104960

Agent for Owner:
Daytime Phone No.:

LOCATION OF BUILDING PREMISE

House Number: 7710

Street: Takoma Ave

Town/City: Takoma Park
Nearest Cross Street: Philadelphia

Lot: 015
Block: 69
Subdivision: 0009

Part of: The City of Takoma Park

PART ONE: DESCRIPTION OF WORK AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extent ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Replaceable ☐ Fence/Wall (complete Section 4) ☐ Other: Chimney flue

1B. Construction cost estimate: $ 1800
d

1C. If this is a revision of a previously approved active permit, see Permit #: (signature)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☐ Well 02 ☐ Other:

PART THREE: COMMENT OF VERSA LINES REMAINING 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/asseshment

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

(Signature of owner or authorized agent)

3/10/17

Approved: For Chairperson, Historic Preservation Commission

Disapproved:

Signature: Date:

Applications/Permit No.: Date Filed: Date Issued:

Edit 8/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS
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:
      1118 Wood Frame Arts & Crafts House. In North Takoma Park. Historic District. House is a contributing resource. In the historic district. House is located on Lot 15, Block 69 of Plat J's subdivision of Takoma Park. House is 2 stories + finished 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:
      Rebuild 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 damage.

      + MUST APPROVAL ATTACHED

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   (THIS IS STANDARD REQUIRE. 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 8.5 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 drip line 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, provides 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 lots 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Julie Schmid</td>
<td>—</td>
</tr>
<tr>
<td>7710 Takoma Ave</td>
<td></td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lorraine Pearsall</td>
</tr>
<tr>
<td>7768 Takoma Avenue</td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Montgomery College (7714 Takoma Ave)</td>
</tr>
<tr>
<td>6000 Takoma Ave.</td>
</tr>
<tr>
<td>Provost</td>
</tr>
<tr>
<td>Suite 306</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Karen Berk &amp; Harvey Salomon</td>
</tr>
<tr>
<td>7711 Takoma Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>
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: 8-5-91. 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'.

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

STATE OF MARYLAND

MICHAELE W. BURFORD
REGISTRATION NUMBER 10956
PROFESSIONAL LAND SURVEYOR

TAKOMA AVENUE

LOCATION DRAWING

PART OF LOT 15 BLOCK G9
T.P.L. & T. CO.'S SUBDIVISION OF TAKOMA PARK
The National Fire Protection Association recommends annual inspection of all fireplaces, chimneys, and vents. The next inspection of your system is scheduled for:

Sweep's Signature:

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:

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

Sweep's Signature:

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

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 No Unknown
   Check all designations that apply:
   ☒ National Register historic district
   ☐ National Register Individual listing
   ☐ 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)
   ☒ 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
   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 11/12/2016
   Street 7710 Takoma Avenue
   City Takoma Park
   Zip 20912 Telephone (301) 620-0604
   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:

☐ 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 11/12/2016
Maryland Historical Trust Authorized Signature

Maryland Historical Trust 100 Community Place, Crownsville, MD 21032 / mht.maryland.gov
Maryland Historical Trust
Heritage Structure Rehabilitation Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

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 any 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 $7,000

   *Estimated qualified rehabilitation expenditures are capped at $25,000 and should not include additional state/local funding, insurance reimbursements or ineligible expenses including new construction, site work, appliances, etc.

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 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 12/12/2016 Maryland Historical Trust Authorized Signature ____________________________

☒ MHT conditions or comments attached
Existing Property Condition Photographs (duplicate as needed)

Front Facade (South east)

Back Facade (North west)

Applicant: Schmid 7710 Takoma
Existing Property Condition Photographs (duplicate as needed)

Detail:

Detail:

Applicant: Schmidt 710 Takoma
Existing Property Condition Photographs (duplicate as needed)

Detail:

Applicant: Schmidt 7310 Takoma