EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7126 Sycamore Ave., Takoma Park  
Meeting Date: 11/14/2018

Resource: Contributing Resource  
Report Date: 11/7/2018

Takoma Park Historic District  
Public Notice: 10/31/2018

Applicant: Matthew Oakes  
Tax Credit: n/a

Review: HAWP  
Staff: Dan Bruechert

Case Number: 37/03-18TTT

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: cakes.matt1@gmail.com
Contact Person: Matt Oakes
Daytime Phone No.: 202 511 2686

Tax Account No.: 
Name of Property Owner: Matthew Oakes
Daytime Phone No.: 202 511 2686
Address: 7126 Sycamore Ave  Takoma Park MD  20912
Street Number: 7126
City: Takoma Park
State: MD
Zip Code: 20912

Contractor: NA
Contractor Registration No.: 
Agent for Owner: NA
Daytime Phone No.: 

LOCATION OF BUILDING/PREMISES

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

PART ONE: TYPE OF PRELIMINARY PURPOSE

1A. CHECK ALL APPLICABLE:

- Construct
- Expand
- Alter/Rehab
- Add
- Move
- Install
- Repair
- Revise
- Install
- Wreck/Remove
- Fence/Wall
- Install
- Roof Addition
- Porch
- Deck
- Shed
- AC
- Sidewalk
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family

1B. Construction cost estimate: $2000

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

PART TWO: CHART FOR NEW CONSTRUCTION AND EXTENSIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPUTERIZED FENCE OR 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 of owner or authorized agent

Date

Approved: 
For Chairperson, Historic Preservation Commission

Disapproved: 
Signature: 
Date:

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

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:

   House is a single family house with a garage. It is in a residential neighborhood behind the Takoma 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 will 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 resources and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, contact. 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 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]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
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<tbody>
<tr>
<td>7120 Sycamore Ave</td>
<td></td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steve &amp; Eileen Rosenthal (next door)</td>
</tr>
<tr>
<td>7124 Sycamore Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Lyssia &amp; Hardy Merriman (across street)</td>
</tr>
<tr>
<td>7127 Sycamore Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>James L. Suntum (behind house)</td>
</tr>
<tr>
<td>7125 Poplar Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>
Width of building - 160 inches
height of building - 23 feet
Windows - 3 feet by 5 feet

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

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

Extends 10' above roof.

Extends 6' above peak of lower roof.

Rain cap
Storm collar
Roof flashing

Stainless steel stovepipe.
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 about the top of this portion of the roof. That is about the height from the chimney extend from above the peak of the house.
View from Sidewalk on Side Street (Columbia).
Sidewalk at this point is located behind the Takoma Park 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 treehouse.
Generic Illustration
of Chimney installation
I plan to use

[Diagram with labels: Rain Cap, Chimney Sections, Storm Collar, Roof Flashing, Attic Shield, Round Ceiling Support Trim Collar, Black Saap Lock Adaptor, Black Stovepipe]

4½" x 4½"

150°

http://www.hartshearth.com/ProductCart/pcl/1-story-ceiling-support-ins.jpg
NOTE: This location for title purposes only – not to be used for determining property lines. Property corner Markers Not guaranteed by this location.

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

REFERENCES

<table>
<thead>
<tr>
<th>PLAT BK. A</th>
<th>PLAT NO. Z</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIBER</td>
<td>WALL CHECK</td>
</tr>
<tr>
<td>FOLIO</td>
<td>HSE. LOC.</td>
</tr>
<tr>
<td>DATE OF LOCATIONS</td>
<td>SCALE: 1' = 30'</td>
</tr>
<tr>
<td>BOUNDARY</td>
<td>DRAWN BY:</td>
</tr>
</tbody>
</table>

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