

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7119 Sycamore Avenue, Takoma Park	Meeting Date:	6/24/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/17/2020
Applicant:	Peter McGarvey	Public Notice:	6/10/2020
Review:	HAWP	Tax Credit:	yes
Case Number:	37/03-20GG	Staff:	Dan Bruechert
PROPOSAL:	Roof Replacement, porch stair and column replacement		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1907



Fig. 1: 7119 Sycamore Ave. is located mid-block.

PROPOSAL

The applicant proposes work on the degraded front porch including a new roof, columns, framing, decking and stairs.

The replacements have been reviewed and approved by MHT for the State Historic Preservation Tax Credit program and are eligible for the Montgomery County Historic Preservation Tax Credit as well.

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.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

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 ensure 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
- (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.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal 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 #2, and 9*;

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 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;

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



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Peter McGarvey
Address: 7119 Sycamore Avenue
Daytime Phone: _____

E-mail: peter.menchu@pmcgarvey.net
City: Takoma Park Zip: 20912
Tax Account No.: 01078936

AGENT/CONTACT (if applicable):

Name: Richard J. Vitullo
Address: 7016 Woodland Ave.
Daytime Phone: 301-806-6447

E-mail: rjv@vitullostudio.com
City: Takoma Park Zip: 20912
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name Takoma Park
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7119 Street: Sycamore Avenue
Town/City: Takoma Park Nearest Cross Street: Columbia Avenue
Lot: 6 Block: 22 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>chimney</u> |

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

Richard J. Vitullo

5/14/2020

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

See attached for Property Description

Description of Work Proposed: Please give an overview of the work to be undertaken:

See attached for Proposed Work Description

Maryland Historical Trust
Historic Revitalization Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
AMENDMENT FORM



Revised 06/01/2019

MHT Project Number (MHT office use only) _____

Instructions: Use this sheet to amend an application already submitted. This page must bear the applicant's original signature and must be dated.

1. Property name Peter McGarvey, Maria Martinez
Property address 7119 Sycamore Ave, Takoma Park MD 20912

2. This form ☐ includes additional information requested by MHT for an application currently on hold.
☐ updates applicant or contact information.
☒ amends a previously submitted ☐ Part 1 ☒ Part 2 ☐ Part 3 application.

Summarize information here; continue on following page if necessary.

We have included three modifications and details to the repairs proposed in our original application, and the additional details and photographs on the porch requested after review of the original application.

The modifications are:

- a) A revised estimate of the total cost of the repairs after getting quotes from contractors is approximately \$75,000.
b) After discussions with contractors, we have decided to not replace the current K type rain gutters with half-round gutters that we assumed might have been on the original house. We will replace with similar new K type gutters that hold more water and are more resistant to damage by snow and ice.
c) For the chimney there are some additional repairs required to meet country building codes. So we will: Grind out to a 3/4" depth and repoint chimney in full with type N lime mortar; Install new clay tile extension; Install cement crown; Install stainless steel rain cap with animal guard, and install a furnace & water heater liner and flue system to meet local code.

The additional information as requested (attached on following pages) are:

- d) Information and photographs to justify our proposed modification to the porch columns and railings.
e) Information on the manufacturer/source, size and color options of the new shingles to repair the roof.

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 or both boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/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(p), Annotated Code of Maryland.

Name Peter McGarvey Signature [Signature] Date 4/17/2020
Organization _____
Street 7119 Sycamore Ave City Takoma Park State MD
Zip 20912 Telephone 301-270-5472 Email Address peter.menchu@pmcgarvey.net

MHT Official Use Only

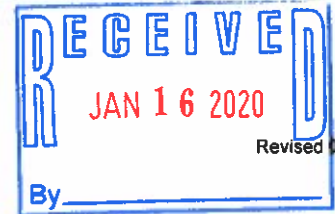
The Maryland Historical Trust has reviewed this amendment to the Historic Revitalization Tax Credit Application and has determined that the amendment:

- ☐ is consistent with the Secretary of the Interior's Standards for Rehabilitation.
☒ is consistent with the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☐ is not consistent with the Secretary of the Interior's Standards for Rehabilitation.
☐ updates the information on file and does not affect the certification.

Date 5/6/2020 Maryland Historical Trust Authorized Signature [Signature]

- ☒ MHT conditions or comments attached

Maryland Historical Trust
Historic Revitalization Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION



MHT Project Number (MHT office use only) 2020-012

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** Peter McGarvey, Maria Martinez
Street 7119 Sycamore Ave
City Takoma Park **Zip** 20912 **County** Montgomery
State Legislative District 20 **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 Hist. Dist., Pt 2, NPS Ref No:76001008
☒ Part 1 - Evaluation of Significance submitted? **Date submitted** 1/12/2020 **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 1907 **Floor area before / after rehabilitation** 1,950 / 1,950 sq ft
Start date (estimated) May 2020 **Completion date (estimated)** September 2020

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 \$35,000-\$45,000
75,000 CTS per Amendment

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 Peter McGarvey **Signature** [Signature] **Date** 1/12/2020
Street 7119 Sycamore Ave **City** Takoma Park **State** MD
Zip 20912 **Telephone** 301-270-5472 **Email Address** peter.menchu@pmcgarvey.net

MHT Official Use Only

The Maryland Historical Trust has reviewed the *Historic Revitalization 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.

5/6/2020 [Signature]
 Date Maryland Historical Trust Authorized Signature

☒ MHT conditions or comments attached

Maryland Department of Planning
MARYLAND HISTORICAL TRUST
100 Community Place, Crownsville, Maryland 21032 <http://mht.maryland.gov>

CONDITIONS SHEET

Heritage Preservation Certification Application

MHT Project Number: 2020-012

Property Name and Address 7119 Sycamore Avenue, Takoma Park, MD 20912

The rehabilitation of this property as described in the Heritage Preservation Certification Application will meet the Secretary of the Interior's *Standards for Rehabilitation* and the requirements of §5A-303(h) of the State Finance and Procurement Article of the Annotated Code of Maryland provided that the following condition(s) is/are met:

1. The chimney mortar must be carefully removed to avoid damage to the historic masonry. MHT cautions against the use of power tools as they can cause unnecessary damage to the masonry units by breaking the edges and overcutting the joints. Rather, we recommend that any deteriorated or failing mortar be removed by hand. Good quality overall and close-up color photographs of the masonry before and after mortar removal must be submitted with the Part 3: Request for Certification of Completed Work.
2. Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic mortar. This work must be accomplished in accordance with the guidance provided in Preservation Brief 2, *Repointing Mortar Joints in Historic Masonry Buildings*. Representative good quality overall and close-up color photographs of the masonry before and after repointing must be submitted with the Part 3: Request for Certification of Completed Work.
3. Any proposed chimney extension, cap, and guard must be low-profile and minimally visible as to not detract from the historic resource. Please submit a drawing indicating the proposed design of chimney extension and cap and how tall it will extend.

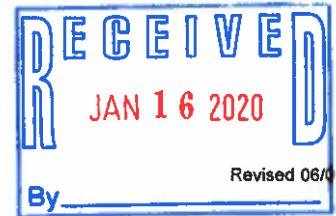
Please note that failure to comply with any of the above conditions may result in a denial of final certification.

5/6/2020
Date

Colin Dyman
Maryland Historical Trust Authorized Signature



Maryland Historical Trust
Historic Revitalization Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE



MHT Project Number (MHT office use only) 2020-012

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 Peter McGarvey, Maria Martinez

Street 7119 Sycamore Ave

City Takoma Park

Zip 20912

County Montgomery

State Legislative District 20

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 TAKOMA PARK HISTORIC DISTRICT, PT 2, RN 37/003-000A, NPS Ref Number:76001008
(if applicable)

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 _____ 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 Peter McGarvey Signature [signature] Date 1/2/2020
Street 7119 Sycamore Ave City Takoma Park State MD
Zip 20912 Telephone 301-270-5472 Email Address peter.menchu@pmcgarvey.net

MHT Official Use Only

The Maryland Historical Trust has reviewed the *Historic Revitalization 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.

5/6/2020
Date

[signature]
Maryland Historical Trust Authorized Signature

☐ MHT comments attached

Home Contact Email Us Columns.com Our Project Gallery Downloads Live Chat Online My Account Cart

Columns Pergolas Capitals Bases Moldings Shutters Balustrades Garden Accents Ornaments Entryway Systems Domes and Medallions Niches

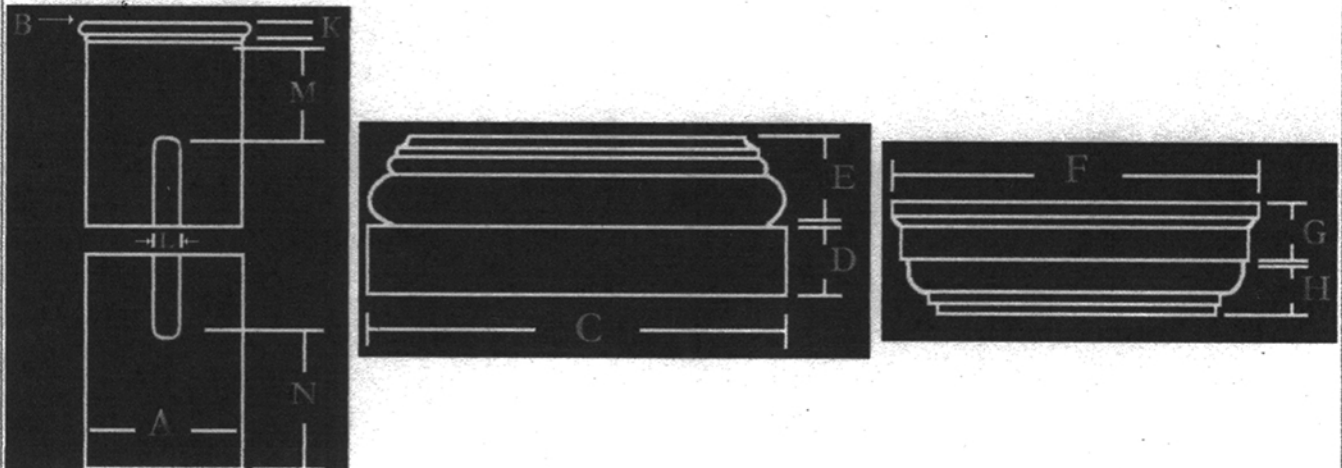
HOME > POLYSTONE® COLUMNS - ROMAN DORIC SPECS

CHADSWORTH COLUMNS

POLYSTONE® – ROUND, TAPERED COLUMN SHAFT DORIC ORDER (ROMAN) – ROMAN DORIC CAPITAL AND ROMAN DORIC BASE MOLDING / PLINTH

COLUMN SPECIFICATIONS

Our Roman Doric PolyStone® Columns reflect the style and detail that the Romans implemented during the Roman Renaissance period. Adaptations of the Greek's Doric column include: the integration of the base / plinth – instead of a stylobate, and the adjustment of a more slender contour of the column shaft (*entasis*). Widely accepted is the notion that the Roman Doric column epitomizes masculinity and strength. Below, you will notice the **column dimensions**, as well as the load-bearing capacities, wall thicknesses, and maximum supports for our Roman Doric fiberglass composite PolyStone® columns.



DORIC ORDER (ROMAN) – ROMAN DORIC CAPITAL AND ROMAN DORIC BASE MOLDING / PLINTH – IN INCHES

COLUMN DIAMETER	BOTTOM DIAMETER	TOP DIAMETER	PLINTH		BASE MOLDING	ABACUS		ROUND CAPITAL	BEAD (ASTRAGAL)	FLUTE WIDTH	FLUTES BEGIN FROM UNDER BEAD	FLUTES BEGIN FROM TOP OF BEAD	# OF FLUTES
	A	B	C	D	E	F	G	H	K	L	M	N	
6	5-5/8	5-1/2	8-1/4	1-1/2	1-3/4	7-1/8	1-1/8	5/8	1	5/16	1	10-3/4	16
8	7-5/8	6-1/2	10-3/8	1-7/8	2-7/16	9-3/4	1-7/16	1-1/16	1	11/16	1	10-3/4	24
10	9-5/8	8-1/2	12-15/16	2-3/8	3-1/8	12-1/2	1-3/4	1-9/16	1	7/8	1	10-3/4	24

[Home](#) [Contact](#) [Email Us](#) [Columns.com](#) [Our Project Gallery](#) [Downloads](#) [Live Chat Online](#) [My Account](#) [Cart](#)

[Columns](#) [Pergolas](#) [Capitals](#) [Bases](#) [Moldings](#) [Shutters](#) [Balustrades](#) [Garden Accents](#) [Ornaments](#) [Entryway Systems](#) [Domes and Medallions](#) [Niches](#)

HOME > COLUMNS > POLYSTONE® COMPOSITE > Design #204 - Doric Order (Roman) - PolyStone® Column - Plain, Round, Tapered - Roman Doric Capital & Roman Doric Base Molding/Plinth

<< Previous in POLYSTONE® COMPOSITE. Next in POLYSTONE® COMPOSITE >>

Design #204 - Doric Order (Roman) - PolyStone® Column - Plain, Round, Tapered - Roman Doric Capital & Roman Doric Base Molding/Plinth

PRICE: **Request a Quote**

Item Number: **PSX-PL-TP-A-RD-CM-2**

DORIC ORDER (ROMAN) POLYSTONE® COMPOSITE COLUMNS (PLAIN, ROUND, TAPERED) ROMAN DORIC BASE MOLDING & PLINTH DESIGN 204

ARCHITECT'S CHOICE

5

REQUEST A QUOTE »

MATERIAL AND MANUFACTURING PROCESS: Composed of polyester resin, fiberglass, and marble dust trix-spun-cast in existing column molds. Custom column molds can be created for unique specifications.

COLUMN SHAFT: PolyStone® column shaft made of polyester resin, fiberglass, and marble dust. Column shaft is plain/smooth and tapered (bottom third of the shaft is straight, with the remaining

2/3 tapering to the neck). Column shaft can be cut down to your desired overall height (cut from the bottom of the column shaft only). Classic astragal (bead) is molded onto the column shaft.

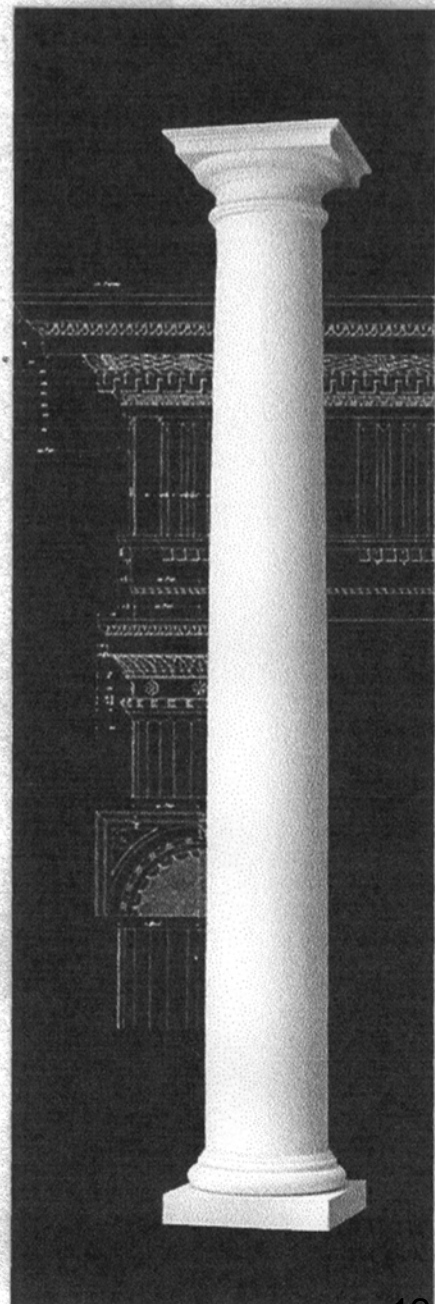
COLUMN CAPITAL, BASE MOLDING & PLINTH: Roman Doric capital and Roman Doric Base Molding / Plinth composed of a polyurethane material, but may be upgraded to our premium, heavier cast marble material for an upcharge. Please also note that column components are designed to slide around the column shaft as decorative sleeves – they do not add height.

LOWER/BOTTOM DIAMETER: 5'-5/8" – 20"

UPPER/TOP DIAMETER: 5'-1/2" – 17"

OVERALL HEIGHT: 5'-06" – 20'

WALL THICKNESS: 1/4" – 1/2"





BRICK CHIMNEY

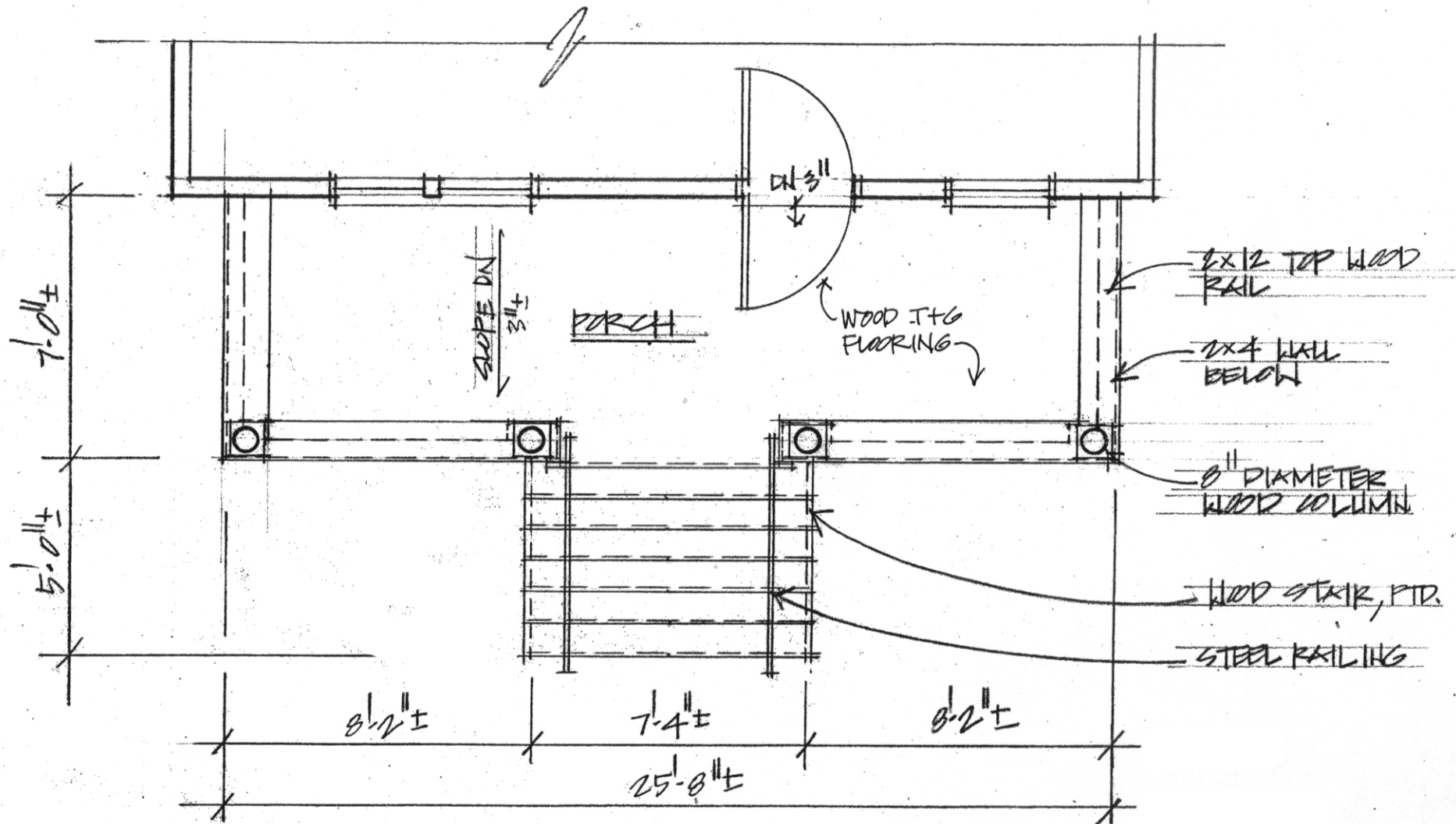
PAINTED
METAL
SHINGLE
ROOFING

11'-3 1/2"
5'-6"
2'-4 1/2"
3'-9 1/2"

EXISTING
FRONT ELEVATION
1/4" = 1'-0"

1119 SUGANORE AVE.
TAKOMA PARK, MD

METAL RAIL
WOOD LATTICE
WOOD STAIRS
BRICK PIER,
TYP.
ALUMINUM SIDING
WOOD COLUMN, TYP.



EXISTING FRONT PORCH PLAN
 $1/4'' = 1'-0''$

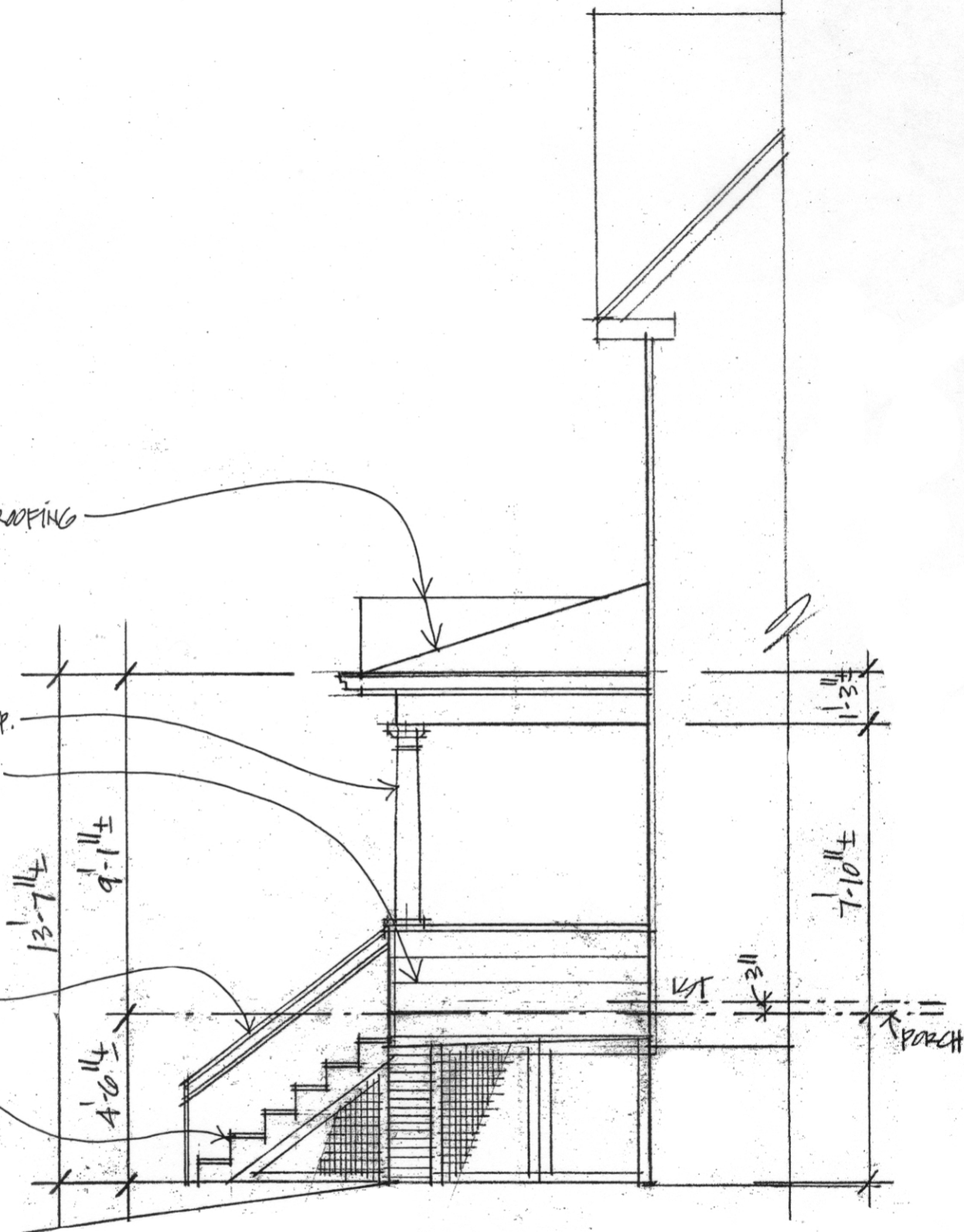
METAL SHINGLE ROOFING

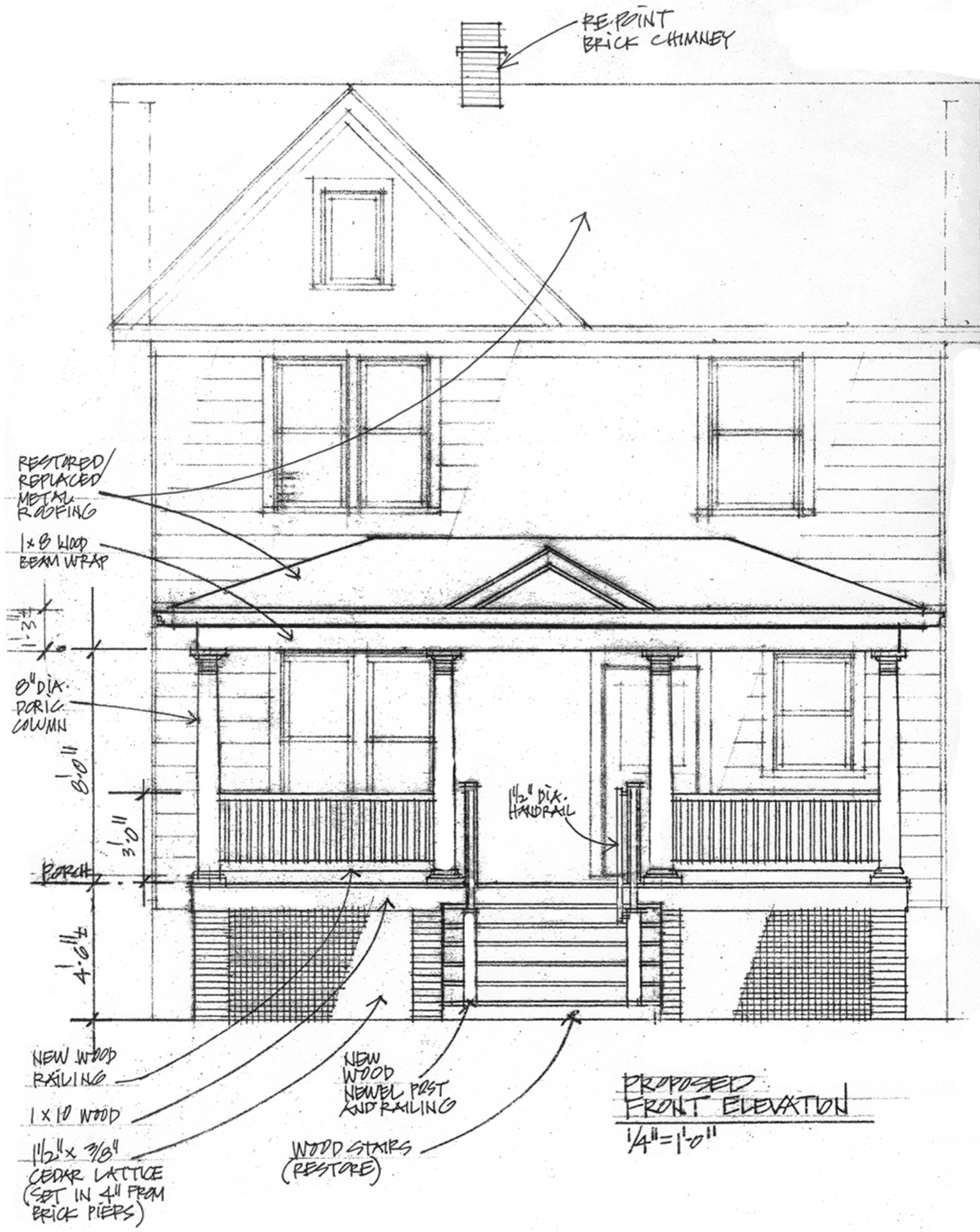
WOOD COLUMN, TYP.

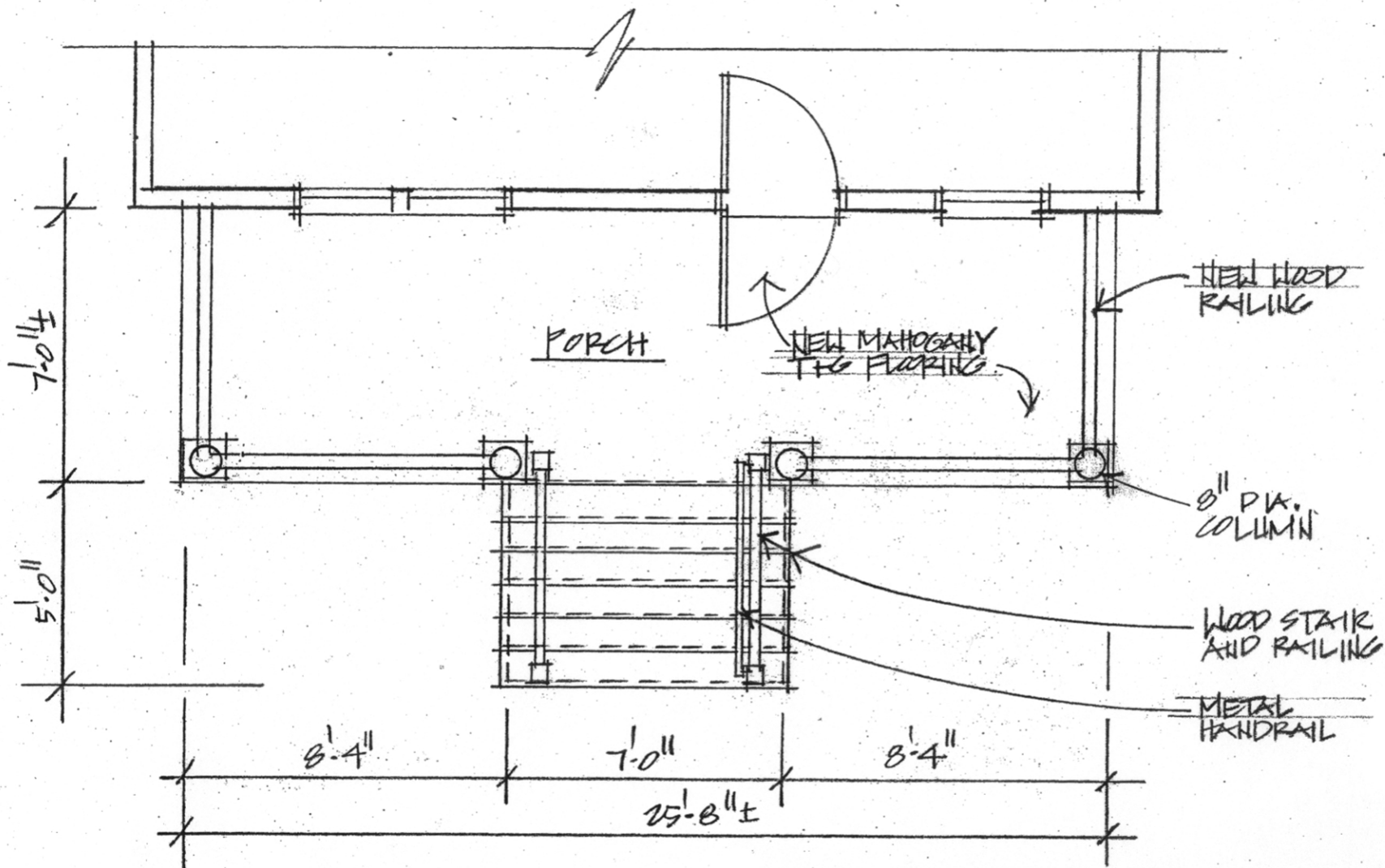
ALUMINUM SIDING

METAL RAILING

WOOD STAIRS







PROPOSED FRONT PORCH PLAN
 1/4" = 1'-0"

RESTORED/REPLACED METAL
ROOFING SHINGLES
(8 1/2" x 12 1/4" EXPOSURE)

1 x 8 WOOD BEAM
WRAP

8" DIA.
DRIIC COLUMN

SM. 0040 TOP
RAIL

LWM. 237 (1 1/4" x 1 1/4")
WOOD BALUSTER @ 5" O.C.

SM. 0041 BOT.
RAIL

WOOD STAIRS
(RESTORE)

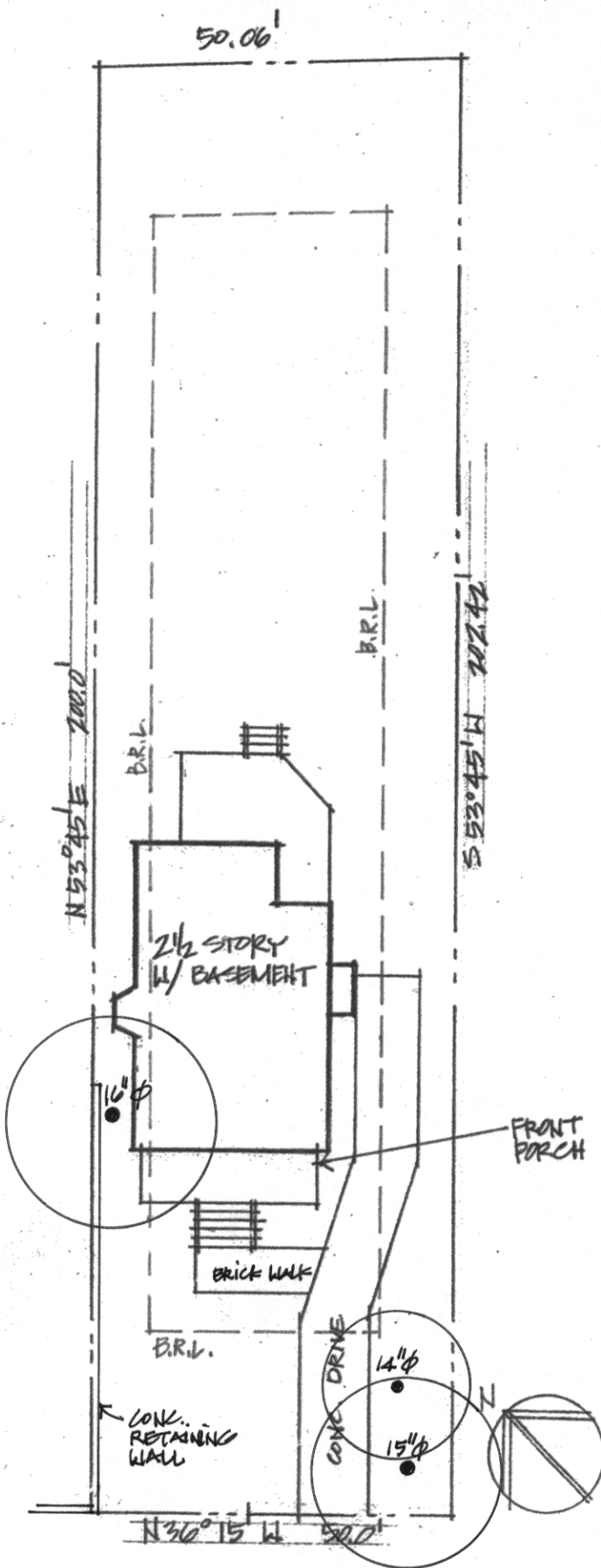
1 x 10 WOOD

1 1/2" x 3/8" CEDAR
LATTICE (SET IN
4" FROM BRICK PIERS)

DOORS FOR
UNDER PORCH
STORAGE

PROPOSED
SIDE ELEVATION

1/4" = 1'-0"



Site Plan 1" = 20'-0"

Lot: 6 Block: 22

Subdivision: B.F. Gilbert's Addition to Takoma Park

Address: 7119 Sycamore Ave., Takoma Park, MD 20912

Maryland Historical Trust
 Historic Revitalization Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
AMENDMENT FORM

Revised 06/01/2019

MHT Project Number (MHT office use only)

Instructions: Use this sheet to amend an application already submitted. This page must bear the applicant's original signature and must be dated.

1. **Property name** _____
Property address _____

2. **This form** includes additional information requested by MHT for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted **Part 1** **Part 2** **Part 3** application.

Summarize information here; continue on following page if necessary.

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 or both boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/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 _____ Signature _____ Date _____
 Organization _____
 Street _____ City _____ State _____
 Zip _____ Telephone _____ Email Address _____

MHT Official Use Only

The Maryland Historical Trust has reviewed this amendment to the Historic Revitalization Tax Credit Application and has determined that the amendment:

- ☐ is consistent with the Secretary of the Interior's Standards for Rehabilitation.
☐ is consistent with the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☐ is not consistent with the Secretary of the Interior's Standards for Rehabilitation.
☐ updates the information on file and does not affect the certification.

Date _____ Maryland Historical Trust Authorized Signature _____

☐ MHT conditions or comments attached

**HOMEOWNER CERTIFICATION APPLICATION
AMENDMENT FORM**

Property name Peter McGarvey, Maria Martinez
Property address 7119 Sycamore Ave, Takoma Park MD 20912

1) You requested that I open up the current porch column supports to look for evidence of the original structure.

As mentioned in our application, the porch floor has clearly undergone previous repairs so I looked to determine the oldest part of the porch. Looking underneath the porch on the north side, we saw evidence of repair, wood shims and beam sistering for support of the floor, and slightly newer-looking and more regular flooring (S40). The tongue and groove flooring was 2 1/8 " wide on this section. We found 2 pieces of this unused 2 1/8 " flooring under the porch. A piece of this flooring is shown in photos (S43-S45) discussed below.

On the south side, no evidence of repair or shims was seen (S41) and the flooring was 2 3/4 " wide and the floor more uneven on the surface. So approximately 1/3 of the porch floor on the south side had 2 3/4 " wide older looking flooring and the rest of the porch newer 2 1/8 " flooring. So I opened the support on the southwest corner from the inside and outside. I observed the structure was constructed of modern 2x4s, plywood, molding and a heavy modern piece of wood serves as the upper railing and supports the existing short Doric style column (photos S43-S50). Note: I removed a 2x4 support that served as the inside corner of the plywood box that was located in front of the 8" mark on the tape measure and parallel to the 2x4 behind it; the nail holes that attached it to the floor are clearly visible as is the paint that was underneath it. Photos S43-45 clearly shows that the box covered previously painted flooring and a square corner without paint; and square of ghost lines indicating a square base of an original support post on the floor in this location. The board below the tape measure in these photos is a piece of the unused 2 1/8 " flooring found the north side in contrast to the 2 3/4 " flooring here in the south side. The unpainted part is approximately a 10" square and the ghost lines approx. 8" square. Photo S46 shows a part of the 2x4 base of the side railing, which was removed to show paint to the edge of the flooring. Photos S47-S50 show the same corner and information from the outside after removal of the aluminum siding and plywood support. Note it appears the outer edge of the last floorboard was trimmed in place to build the structure and support the aluminum siding; the last floorboard is only 2" wide. I have read that such trimming was routinely done to protruding parts of windowsills, frames and other wood trim when installing aluminum siding.

I believe the evidence here supports our proposed design to use 8" Doric columns with a square base in the same position as indicated in the photos (S43-S45) to replace the current decaying short Doric columns. A new railing would be attached to these columns and not to the floor (as shown in our proposal) that would allow them to be painted to the edge. As mentioned in the original submission and photographs, a column and railing design like this is common in the Takoma Park Historic district for homes of similar age.

List of Additional Photographs of Porch and Roof

Number	Description (porch structure)	Date
S40	North side of porch underneath (newer 2.125" T & G flooring & shims)	4/11/20
S41	South side of porch underneath (note older 2.75" T & G flooring, no shims)	4/11/20
S42	South west corner masonry support from underneath	4/11/20
S43	South west corner interior support structure exposed 1	12/14/19
S44	South west corner interior support structure exposed 2	4/10/20
S45	South west corner interior support structure exposed 3	4/16/20
S46	South side floor interior edge exposed	4/16/20
S47	South side exterior exposed 1	4/16/20
S48	South side exterior exposed 2	4/10/20
S49	South side exterior exposed 3	4/10/20
S50	South side exterior exposed 4	4/10/20
S51	View of water damage to porch roof (note underside of shingles visible)	4/10/20
S52	Interior between roof and ceiling (Note original gas line at position of current electric fixture)	4/10/20
Original roof shingles		
S53	Width of original shingles (8.5 inch)	4/10/20
S54	Height of original shingles (12 inch)	4/10/20

**HOMEOWNER CERTIFICATION APPLICATION
AMENDMENT FORM**

Property name Peter McGarvey, Maria Martinez
Property address 7119 Sycamore Ave, Takoma Park MD 20912

2) You requested information on the new roof shingles to replace the existing shingles.

We propose to use "Victorian Shingles" from Berridge Co., a US manufacturer of roofing materials, which provide the closest match to our original "wishbone" shingles. These particular Berridge shingles have been used on other homes in the Takoma Park Historic district to replace shingles similar to our wishbone design; they are visually indistinguishable from the original as viewed from the street. Berridge Co. has another Classic shingle that is of a different style. All the tin-shingled homes in Takoma Park have the same wishbone design as our house and are either similar in color to ours, or are a dark red color.

We have not decided on the color yet but are asking for samples of the natural, silver and light gray options as well as white. White and light silver are the most energy efficient colors. Depending on the light, our current roof looks white or silvery from the street (with rust and dark streaks also). So we think any of those colors would be appropriate although there are differences in price depending on color.

The shingles on our house are covered with a thick silvery/white (lead based) paint, which was commonly used for maintenance and repair/leak-proofing of such roofs, although now they use acrylic paints without lead. These new shingles are not supposed to require that treatment.

The links below provide complete details on the shingles look and color options. Additional material and paint specifications are also available on the website. I have included PDFs copies of some of information in the following pages.

<https://www.berridge.com/resources/victorian-shingles-data-sheet/>

<https://www.berridge.com/products/shingle-systems/victorian-shingles/#product-info>

<https://www.berridge.com/resources/color-chart/>

Our original shingles are 12" x 8 ½ " H x W (see photos S53-54) and the Berridge version is 12" x 9".

There is only one other US manufacturer of Victorian style shingles that we can find but they do not have the same wishbone design.

Berridge Victorian & Classic Shingles

SHINGLE SYSTEM



The Berridge Victorian and Classic Shingles create a traditional design look. This versatile product can be used in residential or commercial applications over solid wood sheathing on both roofs and walls making it ideal for restoration projects or new construction requiring a historic Victorian or classical traditional feel.



Materials

24 Gauge Steel

Specifications

Uses: Roof, Wall, Fascia

Finishes: Victorian or Classic embossed pattern

Fasteners: Concealed

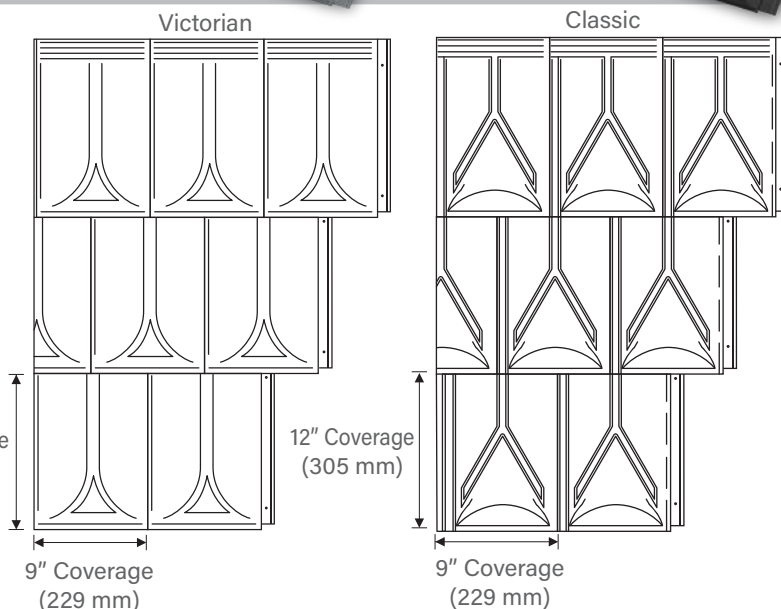
Applications: Solid sheathing

Coverage: 9" wide and 12" tall

Installation

- Factory formed prefinished tiles
- 133 Shingles per square, must order in full square quantities, minimum order of one square
- Use J-Clip continuously at ridge, hip, gables, endwalls, valleys, etc.*
- Use 4" ridge/hip cap continuously at ridges and hips*
- Use drip flashing continuously at eaves and gables*

* Trim drawings with dimensions, specified angle or roof pitch, and finish side required for all Berridge manufactured trim pieces



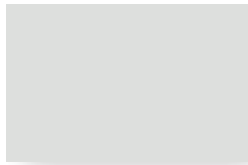
Pictured Above
Panel: Classic
Project: Sinclair Hille Studio
Architect: Sinclair Hille
General Contractor and Installer:
Brester Construction
Color: Zinc Grey

Pictured Right
Panel: Victorian

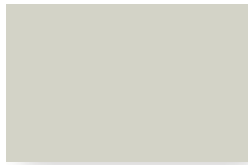




Standard Colors



Shasta White



Parchment



Almond



Sierra Tan



Buckskin



Medium Bronze



Aged Bronze



Copper Brown



Dark Bronze



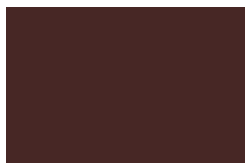
Terra-Cotta



Deep Red



Colonial Red



Burgundy



Bristol Blue



Royal Blue



Patina Green



Hemlock Green



Teal Green



Forest Green



Evergreen



Hartford Green



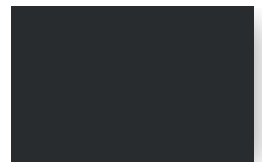
Cityscape



Zinc Grey



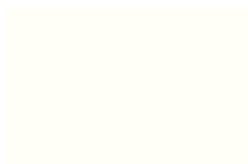
Charcoal Grey



Matte Black

Premium Colors

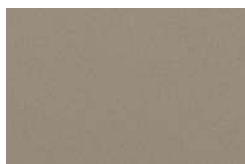
Berridge premium colors require a nominal surcharge.



Natural White



Award Blue



Champagne



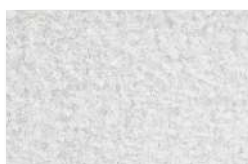
Copper-Cote™



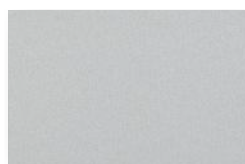
Antique
Copper-Cote

Natural Metal Finish

Berridge Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear, organic resin applied to the top side and bottom side of Galvalume® substrate.



Acrylic-Coated
Galvalume®



Zinc-Cote™



Lead-Cote™



Prewheathered
Galvalume®

Metallic Colors

Berridge metallic colors are premium finishes which require a nominal surcharge.

BERRIDGE STOCK AVAILABILITY AND COLOR DETAILS

S - Stock Color N - Non-Stocking Color N/A - Not Available

Standard Colors	24 Gauge		22 Gauge*		0.032 Aluminum*		0.040 Aluminum*		SR	EM	SRI
	48"	42"	48"	42"	48"	42"	48"	42"			
Aged Bronze	S	S	S	N	S	N	S	N/A	0.30	0.86	30
Almond	S	S	S	N	S	N	S	N/A	0.65	0.83	77
Bristol Blue	S	S	N	N	N	N	N	N/A	0.33	0.85	33
Buckskin	S	S	S	N	N	N	N	N/A	0.32	0.83	32
Burgundy	S	S	N	N	N	N	N	N/A	0.29	0.85	29
Charcoal Grey	S	S	S	N	N	N	N	N/A	0.31	0.84	30
Cityscape	S	S	N	N	N	N	N	N/A	0.48	0.85	54
Colonial Red	S	S	N	N	N	N	N	N/A	0.33	0.85	34
Copper Brown	S	S	N	N	N	N	N	N/A	0.30	0.85	29
Dark Bronze	S	S	S	N	S	N	S	N/A	0.28	0.85	27
Deep Red	S	S	N	N	N	N	N	N/A	0.39	0.84	41
Evergreen	S	S	N	N	N	N	N	N/A	0.30	0.83	29
Forest Green	S	S	S	N	N	N	N	N/A	0.25	0.83	22
Hartford Green	S	S	N	N	N	N	N	N/A	0.28	0.83	26
Hemlock Green	S	S	N	N	N	N	N	N/A	0.31	0.83	30
Matte Black	S	S	N	N	N	N	N	N/A	0.26	0.89	26
Medium Bronze	S	S	S	N	S	N	S	N/A	0.31	0.85	31
Parchment	S	S	S	N	S	N	S	N/A	0.52	0.83	58
Patina Green	S	S	N	N	N	N	N	N/A	0.34	0.86	36
Royal Blue	S	S	N	N	N	N	N	N/A	0.26	0.85	25
Shasta White	S	S	S	N	S	N	S	N/A	0.60	0.84	70
Sierra Tan	S	S	S	N	S	N	S	N/A	0.39	0.85	42
Teal Green	S	S	N	N	N	N	N	N/A	0.27	0.87	27
Terra - Cotta	S	S	N	N	N	N	N	N/A	0.32	0.83	31
Zinc Grey	S	S	S	N	S	N	S	N/A	0.39	0.85	42
Acrylic-Coated Galvalume®	S	S	S	S	N/A	N/A	N/A	N/A	0.67	0.20	59
Premium Colors*											
Award Blue	S	S	N	N	N	N	N	N/A	0.17	0.83	11
Natural White	S	S	N	N	N	N	N	N/A	0.76	0.84	93
Metallic Colors*											
Antique Copper-Cote	S	S	N	N	N	N	N	N/A	0.33	0.84	34
Champagne	S	S	N	N	N	N	N	N/A	0.40	0.85	43
Copper-Cote™	S	S	N	N	N	N	N	N/A	0.51	0.85	59
Lead-Cote™	S	S	N	N	N	N	N	N/A	0.46	0.84	50
Preweathered Galvalume®	S	S	N	N	N	N	N	N/A	0.40	0.85	43
Zinc-Cote™	S	S	N	N	N	N	N	N/A	0.53	0.83	59

S Stock Color; Not subject to a minimum order

N Non-Stock Color; Subject to inventory on hand; 4,500 sf minimum order for 22 Gauge and 0.032 & 0.040 Aluminum

N/A Not Available

* Consult BMC on product availability for 22 Gauge and 0.032 and 0.040 Aluminum. Premium and Metallic colors are subject to a surcharge, contact BMC for additional information

Testing results for Kynar 500®/Hylar 5000® coil coating applications:

- Specular Gloss: (ASTM D-523) Low and medium gloss only
- Color Uniformity: (ASTM D-2244) Color controlled both instrumentally and visually
- Dry Film Thickness: (ASTM D-7091, ASTM D-1005, NCCA 11-13, 11-14, 11-15) Primer 0.20 ± 0.05 mil, Topcoat 0.75 ± 0.05 mil
- Hardness: (ASTM D-3363, NCCA 11-12, Eagle Turquoise Pencils) HB Minimum
- Adhesion (X-Cut): (ASTM D-3359) No adhesion loss
- Adhesion (Crosshatch): (ASTM D-3359) No adhesion loss
- Abrasion Coefficient: (ASTM D-968) 100 liters/mil topcoat
- Direct Impact Flexibility: (ASTM D-2794, Gardner Impact Tester, 1/10" Distortion) Excellent, no removal
- Reverse Impact Flexibility: (NCCA Spec. 11, ASTM D-2794, Gardner Impact Tester, 5/8" ball Impact force in inch pounds equal to metal thickness) Excellent, no cracking or loss of adhesion
- Formability: (ASTM D-4145, 180° T-Bend on 1/8 Mandrel) No cracks or loss of adhesion
- Erosion: (20 years, 45° South Florida) Maximum 15% loss
- Humidity Resistance: (ASTM D-2247) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum
- Acid Resistance: (ASTM D-1308, Proc. 3.1.1, 10% Sulfuric Acid spot test, 24 hour exposure) Excellent, no effect
- Salt Spray Resistance: (ASTM B-117) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum
- Alkali Resistance: (ASTM D-1308, Proc. 5.2, 10% Sodium Hydroxide, 24 hour exposure) Excellent, no effect
- Detergent Resistance: (ASTM D-2248, 72 hours immersion in 3% solution at 100°F) Excellent, no effect
- Resistance to Acid Pollutants: (ASTM D 1308 Proc. 3.1.1, 24 hour exposure 10% HNO₃ vapors) Excellent, no effect
- Weathering - Color Retention: (ASTM D-2244, 20 years, 45° South Florida) Maximum 5 NBS units color change
- Weathering - Chalk Resistance: (ASTM D-4214, 20 years, 45° South Florida) Not worse than No. 8 rating

Notes:

1. ASTM - American Society for Testing Materials
2. NCCA - National Coil Coaters Association
3. Galvalume® is 55% Aluminum-Zinc alloy coated sheet steel and is a registered trademark of BIEC International Inc.

**BMC SAN ANTONIO
BRANCH FACILITY**
6515 Fratt Rd.
San Antonio, TX 78218
210-650-3050
Fax: 210-650-0379

**BMC HOUSTON
BRANCH FACILITY**
1720 Maury St.
Houston, TX 77026
713-223-4971
Fax: 713-236-9422

**BMC DALLAS
BRANCH FACILITY**
2015 California Crossing
Dallas, TX 75220
972-506-8496
Fax: 972-506-8478

**BMC DENVER
BRANCH FACILITY**
7505 E. 41st Ave.
Denver, CO 80216
303-322-3703
Fax: 303-322-3810

**BMC CHICAGO
BRANCH FACILITY**
1175 Carolina Dr.
W. Chicago, IL 60185
630-231-7495
Fax: 630-231-7520

**BMC RALEIGH
BRANCH FACILITY**
1100 Corporation Pkwy #129
Raleigh, NC 27610
919-537-5705
Fax: 210-650-0379

**BMC PHOENIX
BRANCH FACILITY**
5717 W. Washington St.
Phoenix, AZ 85043
602-385-1237
Fax: 210-650-0379

**BMC ATLANTA
BRANCH FACILITY**
319 Lee Industrial Blvd.
Austell, GA 30168
770-941-5141
Fax: 770-941-7344

**BMC OKLAHOMA CITY
BRANCH FACILITY**
1400 Exchange Ave.
Oklahoma City, OK 73108
405-248-7404
Fax: 210-650-0379

**BMC KANSAS CITY
BRANCH FACILITY**
1235 Southwest Blvd.
Kansas City, KS 66103
913-227-0855
Fax: 210-650-0379

**BERRIDGE CALIFORNIA
SALES CORPORATION****
8442 Sultana Ave.
Fontana, CA 92335
562-402-2081
Fax: 562-865-7878

**BERRIDGE FLORIDA
SALES CORPORATION****
8802 Venture Cove
Tampa, FL 33637
813-335-4505
Fax: 210-650-0379

**Berridge California and Florida Sales Corporations are separate entities from Berridge Manufacturing Company



BERRIDGE MANUFACTURING COMPANY

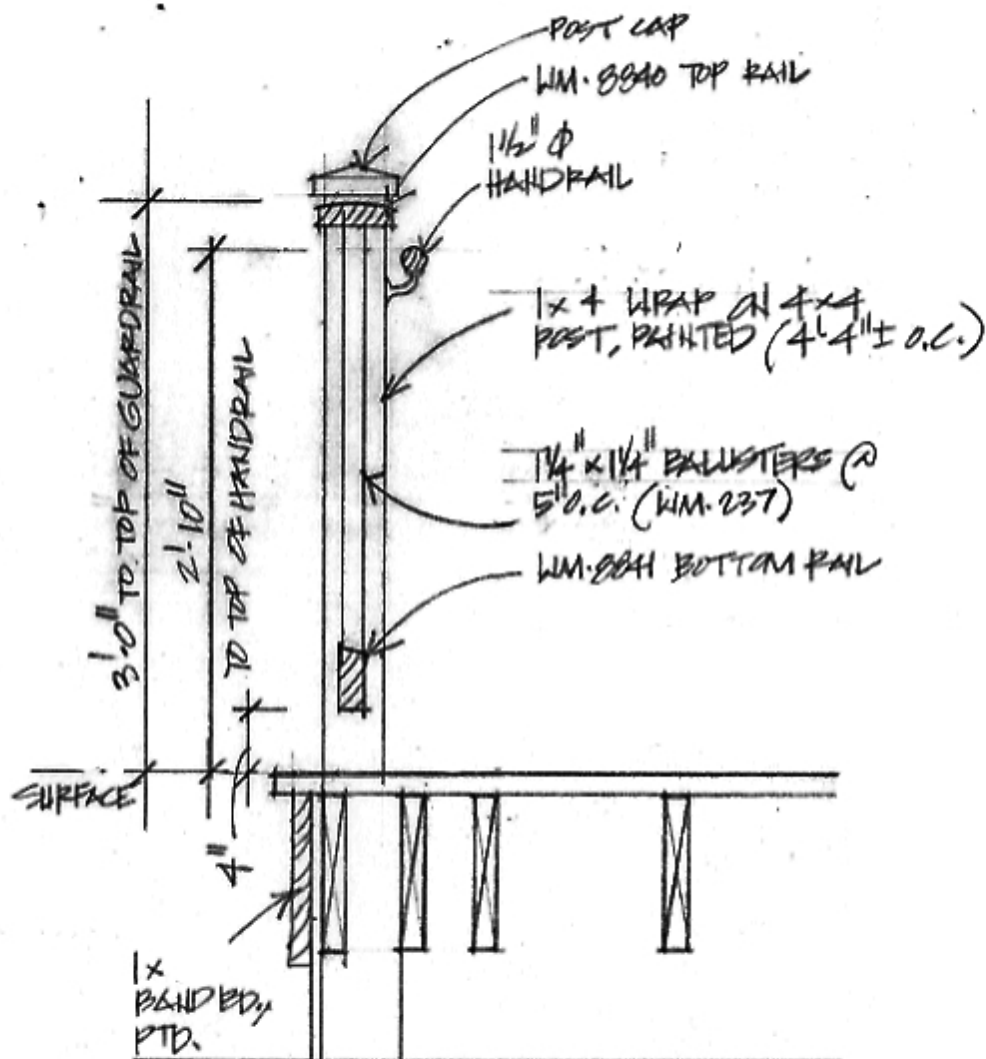
Corporate & Sales Headquarters
2610 Harry Wurzbach San Antonio, TX 78209
210-650-3050 • Fax 210-650-0379

Manufacturing Facility
2201 Rudeloff Rd. Seguin, TX 78155
830-401-5200 • Fax: 830-303-0530

Roofs of Distinction

www.berridge.com

Spring 2018 - Berridge Color Chart - 15M Printed in the U.S.A.



① RAIL SECTION
A-1 1" = 1'-0"















OWNERS:

Menchu Martinez

Peter McGarvey

7119 Sycamore Ave.

Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA

Vitullo Architecture Studio, PC

7016 Woodland Ave.

Takoma Park, MD 20912

Adjoining Property Owners

Susan Cheston

Artie Harris

7119 Sycamore Ave.

Takoma Park, MD 20912

Patricia Taylor

William Batko

7121 Sycamore Ave.

Takoma Park, MD 20912

Joseph Wilkes

7118 Sycamore Ave.

Takoma Park, MD 20912

Florence Castle

7120 Sycamore Ave.

Takoma Park, MD 20912

DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

7119 Sycamore Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Queen Anne-style house, built in 1907, and it is located in the Takoma Park Historic District. It is a 2-story house, rectangular in shape (1100 +/- S.F. footprint), with a full basement.

- 1) **Porch Structure:** *It has a shallow hipped roof, and is wood framed, 7' x 25'-8" (180 sf), with 4 round wood posts bearing on a short solid wood framed half-wall; the solid portions of the porch framing is covered in aluminum siding to match the house siding. The porch structure bears on four 12" x 12" brick piers. The wood structure throughout is deteriorated and in need of repair or replacement.*
- 2) **Roof (house and porch):** *The roofing is composed of decorative Victorian metal shingles. They are deteriorated and in need of repair or replacement.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:

7119 Sycamore Ave., Takoma Park, MD 20912

The owners have applied for and received approval from the Maryland Historical Trust for the following changes/repairs:

Front Porch: *The existing 7'-0" x 25'-8" front porch will be repaired or restored according to the following:*

- 1) **Wood Structure:** the wood floor joists, ceiling joists and roof rafters will be either repaired or replaced, as necessary, to match the existing characteristics (form, shape, slope, etc.)*
- 2) **Foundation:** The existing brick piers will remain, and only minor tuckpointing will be done, as necessary.*
- 3) **Roofing:** the metal roof shingles will be replaced, to match existing. (see cut sheet in "MHT_No-2020-12_AmendmentPart2")*
- 4) **Columns and railings:** the four new Doric-order columns will be composed of a matrix of marble dust, polyester resin and fiberglass, 8" in diameter at the base and tapered. The railings will be wood for the top, bottom and balusters (see detail section, attached). There will be a 1 ¼" diameter steel handrail attached to one side of the wood stair handrail.*
- 5) **Stairs:** the wood stairs will be restored or repaired as necessary.*

House Chimney: *the brick chimney will be repointed as necessary (see "7119 Sycamore Avenue_MHT Amendment Form")*

House Roofing: *the metal roof shingles will be replaced, to match existing. (see cut sheet in "MHT_No-2020-12_AmendmentPart2")*