



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: May 18, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1026927: Installation of new fence

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with one (1) condition** at the April 26, 2023 HPC meeting.

- 1. Applicant will submit final design specifications for all gates and specify that fence post caps will be constructed of wood or metal.**

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Eric Goldstein
Address: 7001 Poplar Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or Michael.Kyne@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# 1026927
DATE ASSIGNED

APPLICANT:

Name: Eric Goldstein
Address: 7001 Poplar Avenue
Daytime Phone: 917 519 4736

E-mail: goldsteinli@yahoo.com
City: Takoma Park Zip: 20912
Tax Account No.: 02383885

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:



LOCATION OF BUILDING/PREMISE: MIHP # of Historic P

Is [REVIEWED] located within an Historic District? X Yes/District Name Takoma Park
By Michael Kyne at 11:40 am, May 18, 2023
Is there an Historic Preservation and 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: 7001 Street: Poplar Avenue
Town/City: Takoma Park Nearest Cross Street:
Lot: Block: 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:

- Checklist items: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

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.

Eric Goldstein April 5, 2023
Signature of owner or authorized agent Date

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

Owner's mailing address
 7001 Poplar Avenue

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Brian Bean
 302 Elm Avenue
 Takoma Park, MD 20912

Len Clay
 7003 Poplar Avenue
 Takoma Park, MD 20912

301 Elm Avenue, Takoma Park

7002 Poplar Avenue, Takoma Park

303 Elm Avenue, Takoma Park

7000 Poplar Avenue, Takoma Park

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REVIEWED
 By Michael Kyne at 11:40 am, May 18, 2023

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

Detached single-family red-brick brick home, built in 1940s, with addition built in the early 1990s with aluminum siding. Survey attached as part of this application.

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

The yard has been surrounded for more than 20 years by wooden fence. In 2022, the City of Takoma Park undertook Stormwater Management work in our back yard, in an area where they have an easement for an underground water culvert. To access and re-grade the yard, they removed most of the fence surrounding the back half of our property. They left the front half -- 3-foot tall picket fence -- intact. They removed a six-foot tall privacy fence on the Elm Avenue side of the house and inside our property line in the back, separating our property from 302 Elm Avenue. They removed also the picket fencing near our boundary with 7003 Poplar Avenue. We propose to replace the fence in the back half of our property. We would use wood picket fence throughout -- no more privacy fence. On the Elm Avenue side it would be 6 feet tall. On the back of the property it would be 4 feet tall. On the Poplar Avenue side, it would be 4 feet tall. It would now extend a little further between our property and 7003 Poplar up our driveway, half of which we turned into garden. We would install a wooden gate on the Elm Avenue side of the property and a second gate on the gate at the end of our driveway.

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REVIEWED

By Michael Kyne at 11:40 am, May 18, 2023

| | |
|---|---|
| Work Item 1: _____ | |
| Description of Current Condition: The existing fence already been removed by the City of Takoma Park (see above), except for a single stretch of privacy fence that stands along Elm Avenue. | Proposed Work: We'd remove that remaining stretch of privacy fence and replace it as per the work description above. |

| | |
|-----------------------------------|--|
| Work Item 2: _____ | |
| Description of Current Condition: | Proposed Work: <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%; text-align: center;"> <p>APPROVED</p> <p>Montgomery County</p> <p>Historic Preservation Commission</p>  </div> |

REVIEWED
 By Michael Kyne at 11:40 am, May 18, 2023

| | |
|-----------------------------------|----------------|
| Work Item 3: _____ | |
| Description of Current Condition: | Proposed Work: |

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

| | Required Attachments | | | | | | |
|--------------------------------|------------------------|--------------|---------------------|----------------------------|----------------|----------------|-----------------------------|
| Proposed Work | I. Written Description | 2. Site Plan | 3. Plans/Elevations | 4. Material Specifications | 5. Photographs | 6. Tree Survey | 7. Property Owner Addresses |
| New Construction | * | * | * | * | * | * | * |
| Additions/Alterations | * | * | * | * | * | * | * |
| Demolition | * | * | * | | * | | * |
| Deck/Porch | * | * | * | * | * | * | * |
| Fence/Wall | * | * | * | * | * | * | * |
| Driveway/Parking Area | * | * | | * | * | * | * |
| Grading/Excavation/Landscaping | * | * | | * | * | * | * |
| Tree Removal | * | * | | * | * | * | * |
| Siding/ Roof Changes | * | * | * | * | * | | * |
| Window/Door Changes | * | * | * | * | * | | * |
| Masonry Repair/Repoint | * | * | * | * | * | | * |
| Signs | * | * | * | * | * | | * |

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REVIEWED
By Michael Kyne at 11:40 am, May 18, 2023

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Robert H. Patton

REVIEWED

By Michael Kyne at 11:37 am, May 18, 2023





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Robert H. Norton

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By Michael Kyne at 11:37 am, May 18, 2023



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Robert H. Patton

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By Michael Kyne at 11:37 am, May 18, 2023





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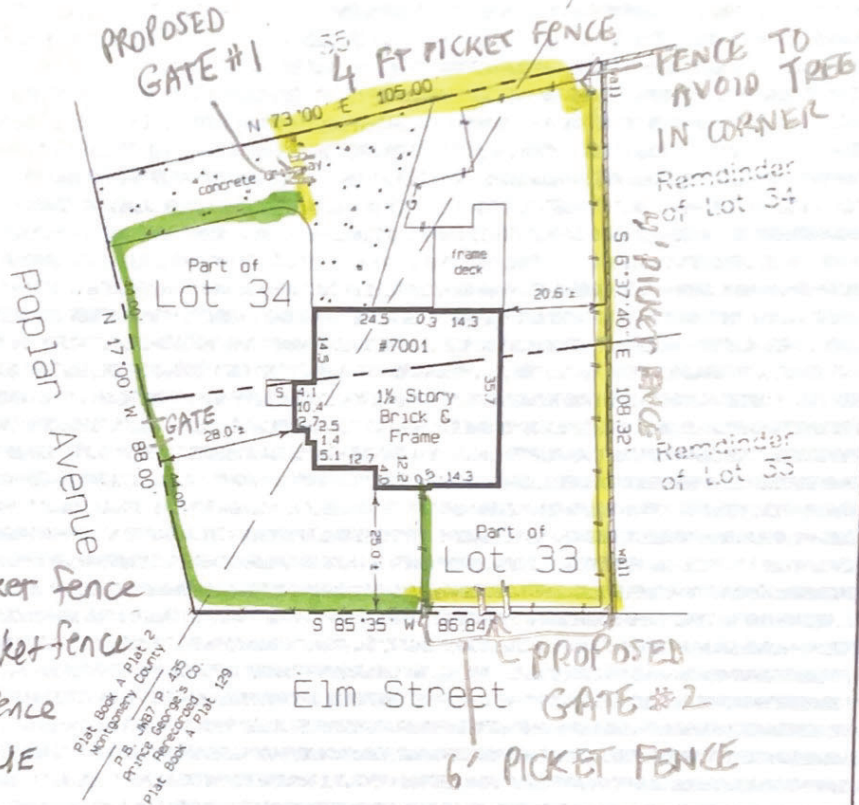
Robert H. Patton

REVIEWED

By Michael Kyne at 11:37 am, May 18, 2023

CONSUMER INFORMATION NOTES

1. This plan is a benefit to a consumer 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.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



existing 3' picket fence
 proposed 4' picket fence
 except 6' picket fence along ELM AVENUE

7001 Poplar Avenue
 Total Area = 9,360 SF

Location Drawing
 Part of Lot 33 & 34
 Block 21
B.F. Gilbert's Addition to Takoma Park
 Montgomery & Prince George's Counties, Maryland

- Notes:
1. Flood zone 'C' per H.U.D. panel No. 0200C.
 2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.

| SURVEYOR'S CERTIFICATE | | REFERENCES | |
|--|--|------------|-----|
| INFORMATION SHOWN HEREON HAS BEEN | | MC. | PG. |
| PLAT OF RECORD EXISTING BEEN FIELD LOCATED BASED PROPERTY MARKERS FOUND UPON MEASUREMENT OF LINES OF APPARENT OCCUPATION | | 2 | 435 |
| DATE OF WALL CHECK | | DATE OF | |
| SITE LOC. | | PROP. COR. | |
| MARYLAND PROPERTY LINE SURVEYOR REG. NO. 201 | | | |

REVIEWED
 By Michael Kyne at 11:40 am, May 18, 2023

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Potomac fences inc

From: Dale Buckner (dale.buckner5@gmail.com)

To: goldsteinli@yahoo.com

Date: Wednesday, April 5, 2023 at 05:01 PM EDT

Ricky,
I would like to thank you for your continued patience.


The 6' high the 4' high Colonial Gothic style spaced picket fence with two gates. One gate 6' high. Also, 4' high.


The materials are all pressure treated yellow pine. All fence boards are 1x4 with Colonial Gothic top.
All stringers are 2x4.
All line posts are 4x4 pressure treated yellow pine.


The total will be approximately
\$ 7,532 installed with professional results.
Should you have any further questions concerns or comments please feel free to reach out to me for further discussion and details.

Very best,


Dale Buckner
Estimates Planning
Potomac fences inc 202.909.6026

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163.1kB

 20230324_160556.jpg
273.9kB

 20230327_073957.jpg
414.7kB

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Historic Preservation Commission



REVIEWED
By Michael Kyne at 11:40 am, May 18, 2023



**DESCRIPTION OF A
15' WIDE PERMANENT PUBLIC STORMDRAIN EASEMENT
ACROSS THE PROPERTY OF
ERIC D. GOLDSTEIN AND XIAORONG LI**

BEING a strip or parcel of land running in, through, over and across the property as acquired by Eric D. Goldstein and Xiaorong Li from Robin M. Gerber and John A. Records by a deed dated September 27, 1995 and recorded among the Land Records of Montgomery County, Maryland in Liber 13656 at Folio 564 and being further known as a part of Lots 33 and 34 as shown on a plat entitled "B.F. Gilbert's Addition to Takoma Park" as recorded among said Land Records in Plat Book A, Plat 2.

COMMENCING at a 3/4" iron pipe found on the northern right of way line of Elm Avenue formerly known as Elem Avenue as shown on the aforementioned plat entitled "B.F. Gilbert's Addition to Takoma Park" and at the end of the first or North 85 degree 35 minute East 86.84 foot line of a deed to Robin M. Gerber dated March 23, 1987 as recorded among the aforesaid Land Records in Liber 7620, Folio 440, thence binding on said right of way and first line as now surveyed by Whitman, Requardt & Associates on November 4, 2021 and referred to the Maryland State Reference System NAD' 83/91, South 81 degrees 27 minutes 54 seconds West a distance of 2.17 feet to the **POINT OF BEGINNING** so fixed, thence;

- 1) South 81 degrees 27 minutes 54 seconds West a distance of 15.08 feet, thence leaving said right of way and first line
- 2) North 14 degrees 20 minutes 41 seconds West a distance of 103.08 feet to the third or South 73 degree West 105 foot of the aforementioned deed to Robin M. Gerber and the common line of Lots 34 and 35 as shown on the aforementioned plat, thence binding on a portion of said line
- 3) North 69 degrees 00 minutes 04 seconds East a distance of 15.10 feet, thence leaving said line
- 4) South 14 degrees 20 minutes 41 seconds East a distance of 106.36 feet to the **POINT OF BEGINNING**.

Containing 1571 square feet or 0.0361 acres, more or less. As shown on Exhibit "B" attached hereto and intended to be recorded herein.


REVIEWED
By Michael Kyne at 11:40 am, May 18, 2023

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SURVEYORS CERTIFICATION:

I hereby certify that these documents were prepared by me or under my responsible charge and that the surveying work reflected herein is in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.


Prepared by: Daniel Cyril Sain, L.S.
Maryland Registered Professional Land Surveyor No. 21573
Expiration Date: June 27, 2022
WHITMAN, REQUARDT AND ASSOCIATES, LLP



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By Michael Kyne at 11:40 am, May 18, 2023



MARYLAND STATE COORDINATE SYSTEM NAD 83/91



LEONARD JOSEPH CLAY
L.47750 .16

35

S 73° W 105' (7620/440)
N 69°00'04" E 103.94'
78.87'

34

BRIAN W. BEAN
AND LINDSEY C. BEAN
L.36084 F.28

ERIC D. GOLDSTEIN
AND XIAORONG LI
L.13656 F.564

33

POPLAR AVENUE

ALONG POPLAR AVENUE TO POB (7620/440)
N 20°56'32" W 87.58'
N 10°13'52" W 108.32' (7620/440)
N 108.01'

15
1571 SQ. FT.
PUBLIC STORMDRAIN EASEMENT
OR 0.0361 AC.F.
L3
L4
L2
L1

N 6°31'40" W 108.32' (7620/440)
N 108.01'

LEGEND

- # PLAT LOT NUMBER
- PLAT LOT LINES

LINE TABLE

| | | |
|----|-------------|---------|
| L1 | S81°27'54"W | 15.08' |
| L2 | N14°20'41"W | 103.08' |
| L3 | N69°00'04"E | 15.10' |
| L4 | S14°20'41"E | 106.36' |

ELM AVENUE
(FORMERLY ELEM AVE PER PLAT BOOK A, PLAT 2)



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT THE SURVEYING WORK REFLECTED HEREIN IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN 09.13.06.12 OF THE COMAR REGULATIONS.

Daniel Cyril Sain 11/18/2021
DANIEL CYRIL SAIN, L.S. DATE
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21573
EXPIRATION DATE: JUNE 27, 2022
WHITMAN, REQUARDT AND ASSOCIATES, LLP

GRAPHIC SCALE
30 20 10 0 30

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[Signature]


REVIEWED

By Michael Kyne at 11:40 am, May 18, 2023



Whitman, Requardt & Associates, LLP
801 South Caroline Street, Baltimore, Maryland 21231

MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' DATE: 11/16/2021



DEPARTMENT OF PERMITTING SERVICES

Marc Ehrlich Rabbiyah Subbakhian
County Executive Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/2023

Application No: 1026927
AP Type: HISTORIC
Customer No: 1 61639

Comments
Fence was mix of 6-ft picket fence and 8-ft picket fence. New fence follows same path except extends to include bottom 1/2 of driveway which we own or into garden. New fence 6-ft picket fence along Elm A and 8-ft picket fence elsewhere w/ 1 gate on Elm A and 1 gate at end of driveway.

Affidavit Acknowledgment
The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information
Location: 7001 Poplar Avenue Takoma Park MD 20912-675
Homeowner: Goldstein (Primary)

Historic Area Work Permit Details
Work Type: RESREP
Scope of Work: Replace wood fence around back half of property that City removed to perform storm water work.

225 Russell Drive • 7th Floor, Wheaton, MD 20902 | (301) 777-0311 | (301) 777-6256 TTY
www.montgomerycountymd.gov/aps

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REVIEWED
By Michael Kyne at 11:40 am, May 18, 2023

Kyne, Michael

From: Liebertz, John
Sent: Thursday, May 18, 2023 8:14 AM
To: Kyne, Michael
Subject: 7001 Poplar Avenue
Attachments: thumbnail_image001.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Michael,

Can you approve out this permit for me today? I appreciate it. It's 7001 Poplar. Below are the supplement materials to satisfy conditions to go with the application posted online. Let me know if that works with your schedule and I'll get back in touch with Ricky.

<https://squarefittings.com/store/4-square-powder-coated-black-steel-dome-cap-galvanized-steel-black-square-post-caps-4x4.html>

Description: As for the gates, they match our new fence and the existing fence -- Colonial Gothic spaced picket -- in style. The new fence and (gate hardware) matches the current gate hardware. Here is a photo of the existing gate with hardware. The new gates will match this style. The size of the single-entry gate on the driveway will be approximately 42" wide x 4' high. The double swing entry gate on the Elm Avenue sidewalk side will be approximately 8' wide x 6' high using the existing 4x4 posts for the double swing entry gate.

Photograph: see attached

REVIEWED

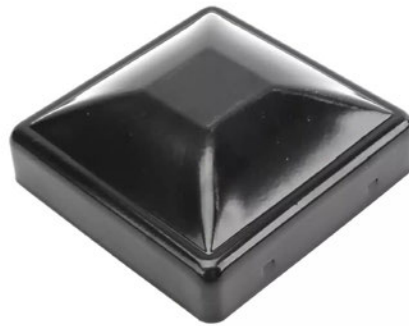
By Michael Kyne at 11:40 am, May 18, 2023

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4" Square Powder-Coated Black Steel Dome Cap Galvanized Steel (Black) - Square Post Caps 4x4



The 4" Square Powder-Coated Black Steel Dome Cap fits externally on a 4" Sq. Post. Easy to install, slide the cap onto the top of the post and secure it with glue for extra hold. This rust-resistant, heavy-duty steel post cap will help prevent the post from inevitable damage from the elements. Fits 4" x 4" (4" Sq. Actual OD) Post.

Part Number: BSQDC-4

\$1.8324 each

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By Michael Kyne at 11:40 am, May 18, 2023

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Volume Discounts

| Quantity | Price Each |
|----------|------------|
| 1+ | \$1.8324 |
| 25+ | \$1.7385 |
| 100+ | \$1.6475 |
| 200+ | \$1.5550 |
| 400+ | \$1.4640 |

REVIEWED
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Details

4" Square Powder-Coated Black Steel Dome Cap Galvanized Steel (Black) - Square Post Caps 4x4

The 4" Square Dome Post Cap is a quick and easy-to-install post cap that fits externally on a 4" x 4" square post. This cap features a powder-coated black galvanized steel composition that is resistant to rust and has a gorgeous dome-style shape and two internal tabs to grip the post and add stability to the post cap. Add this post cap to your deck, fence, or mailbox post to prevent water or debris build-up that causes internal damage to the post. The Dome Post Cap has a powder-coated shine that will match any black fence or deck post for a beautifully complete design.

Features:

- Color: Powder-Coated Black
- Fits Externally Atop The Post
- Rust-Resistant And UV Resistant
- Post Cap Used To Cap 4" Sq. Post
- Two Internal Tabs For Gripping Support On Post
- Protects The Post From Internal Damage From Water Or Debris

Specifications:

- Style: Dome
- Post Size: 4" Sq. (4" Sq. Actual OD)
- Material: Pressed Steel
- Finish: Powder-Coated

Please Note: This product is currently on backorder. Orders will be fulfilled in the order they are placed. We apologize for any inconvenience.





Additional Information

REVIEWED

By Michael Kyne at 11:40 am, May 18, 2023



| | |
|--------------|--------------------------------|
| SKU | BSQDC-4 |
| Product Type | Post Cap |
| Finish | Black Powder-Coated Galvanized |
| Color | Black |
| Post Size | 4" x 4" Sq. |
| Coating | Powder-Coated |
| Material | Pressed Steel |
| Style | Dome |
| Fits | External |





 - Call us at (800) 878-7829

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