



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: June 23, 2024

### MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of  
Permitting Services  
FROM: Chris Berger  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission  
SUBJECT: Historic Area Work Permit #1074523 - Fence

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by the HPC staff.

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: Elizabeth Pitcher  
Address: 7016 Poplar Ave., 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 Chris Berger at 301-495-4571 or [chris.berger@montgomeryplanning.org](mailto:chris.berger@montgomeryplanning.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1074523 at: 7016 Poplar Avenue, Takoma Park

submitted on: 6/13/2024

has been reviewed and determined that the proposal fits into the following category/categories:

- Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;
- Installation of vents or venting pipes in locations not visible from the public right-of-way;
- New gutters and downspouts;
- Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;
- Removal of accessory buildings that are not original to the site or non-historic construction;
- Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;
- Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;
- Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;
- Installation of storm windows or doors that are compatible with the historic resource or district;
- Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;
- Construction of fences that are compatible with the historic site or district in material, height, location, and design;
- Fence is lower than 48" in front of rear wall plane;

- Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;
- Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;
- Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;
- Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;
- Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);
- Installation of car charging stations in any location on a property or in the right-of-way;
- Installation of satellite dishes;
- Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.
- Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;
- Replacement tree required as a condition; and,
- Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Christopher J. [Signature] on 6/23/2024. The approval memo and stamped drawings follow.

FOR STAFF ONLY:  
HAWP# 1074523  
DATE ASSIGNED \_\_\_\_\_



# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
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

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Historic Preservation Commission

Street: \_\_\_\_\_

Nearest Cross Street: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**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:**

- REVIEWED** on \_\_\_\_\_
- Addition \_\_\_\_\_
- Deck/Porch \_\_\_\_\_
- By Chris Berger at 9:35 pm, Jun 23, 2024
- Demolition \_\_\_\_\_
- Fence \_\_\_\_\_
- Grading/Excavation \_\_\_\_\_
- 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.

*Elizabeth Pitcher*

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**

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

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**REVIEWED**

By Chris Berger at 9:35 pm, Jun 23, 2024

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

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



**REVIEWED**

*By Chris Berger at 9:35 pm, Jun 23, 2024*


Work Item 1: \_\_\_\_\_

Description of Current Condition:	Proposed Work:
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Work Item 2: \_\_\_\_\_

Description of Current Condition:	Proposed Work:
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Work Item 3: \_\_\_\_\_

Description of Current Condition:	<p>APPROVED</p> <p>Montgomery County Historic Preservation Commission</p>  <hr/>	
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**REVIEWED**  
By Chris Berger at 9:35 pm, Jun 23, 2024

## HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

Proposed Work	Required Attachments 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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
		*	*	*	*		*
		*	*	*	*		*

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Historic Preservation Commission



**REVIEWED**

By Chris Berger at 9:35 pm, Jun 23, 2024

**GENERAL NOTES:**

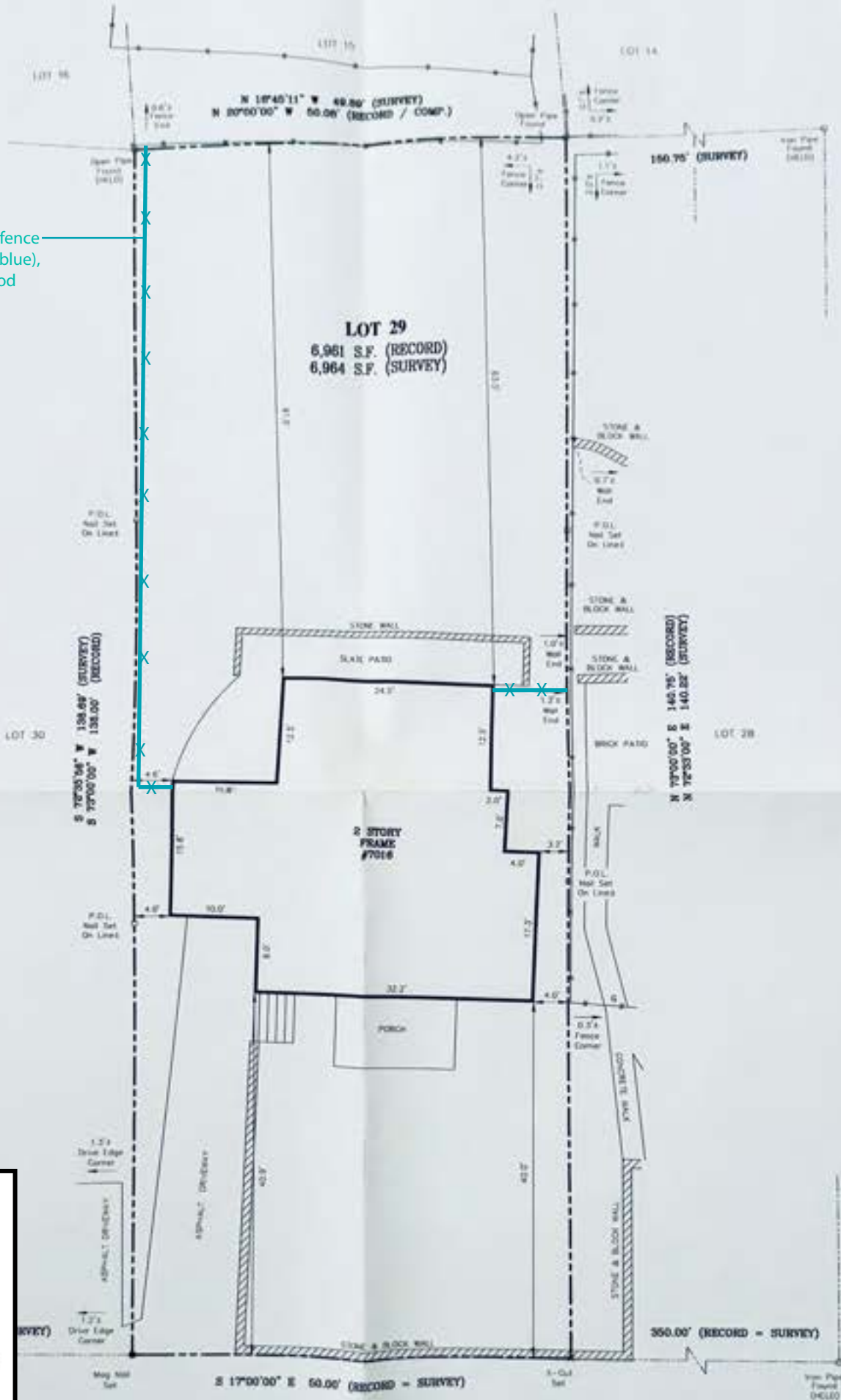
1. Property shown in Montgomery County Tax Assessment Map Book page JN-51.
2. All property corners have been recovered or set and verified per field survey performed: August 20, 2013.
3. Property is recorded among the land records of Montgomery County in Plat Book A, Plat No. 2 and described in Liber 13940 at Folio 505.

4. The information shown hereon has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.

5. P.O.L. indicates a nail set on the property line.



New wood fence (marked in blue), 4 ft tall, wood open slat



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*[Signature]*

**REVIEWED**  
 By Chris Berger at 9:35 pm, Jun 23, 2024

POPLAR AVENUE  
 (PUBLIC R/W)

PLAT OF SURVEY  
**LOT 29, BLOCK 20**  
**B.F. GILBERT'S ADDITION TO**  
**TAKOMA PARK**  
 MONTGOMERY COUNTY, MARYLAND

"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND."

*[Signature]*  
 MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21330  
 EXPIRES: 01-07-2015



REFERENCES			SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100 Fax 301/948-1286	
PLAT BK.	A		DATE OF LOCATIONS	SCALE:
PLAT NO.	2	WALL CHECK:	DRAWN BY: E.H.	
LIBER	13940	HSE. LOC.:	JOB NO.: 13-2505612	
FOLIO	505	PROP. CORRS.	8-20-13	





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Montgomery County

Historic Preservation Commission

*Robert H. Potter*

**REVIEWED**

*By Chris Berger at 9:35 pm, Jun 23, 2024*