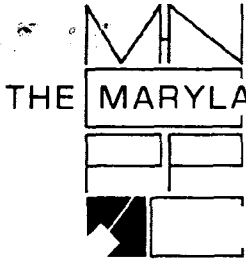


37/3-97MM 7013 Poplar Avenue  
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 9/10/97

MEMORANDUM

TO: Robert Hubbard, Acting Director  
Department of Permitting Services

FROM: <sup>RDW</sup> Gwen Wright, Historic Preservation Coordinator  
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

\_\_\_\_\_ Approved \_\_\_\_\_ Denied

Approved with Conditions: \_\_\_\_\_

- (1) Applicant to comply with City of Takoma Park Tree Ordinance with regard to replacement of the trees to be removed.
- (2) New tree(s) to be planted in the front yard.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Sharon Cohen & Elliot Rosen

Address: 7013 Poplar Avenue, Takoma Park MD 20912

~~\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.\*\*\*~~



DEPARTMENT OF PERMITTING SERVICES  
 250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
 301/217-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/495-4570**

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

Contact Person: Sharon Cohen  
 Daytime Phone No.: 301-270-3132  
 Tax Account No.: 13-25-1067102 703-902-5382 (w)(ER)  
 Name of Property Owner: Sharon Cohen and Elliot Rosen Daytime Phone No.: 301-270-3132  
 Address: 7013 Poplar Avenue Takoma Park MD 20912  
Street Number City Street Zip Code  
 Contractor: n/a Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: n/a Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7013 Poplar Avenue Street: Poplar Avenue  
 Town/City: Takoma Park Nearest Cross Street: Elm Avenue  
 Lot: P38,840, 39 Block: 21 Subdivision: BF Gilbert's Addition to Takoma Park  
 Liber: JAS Folio: 479 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input checked="" type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revoceble	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>Trees</u>				

1B. Construction cost estimate: \$ 1500.00

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/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.

Sharon Cohen 7/21/97  
Signature of owner or authorized agent Date

Approved: X w/conditions For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 9/10/97  
 Application/Permit No.: 970812 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 9/10/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, <sup>EDP</sup> Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

*Hold for  
pick up.*

Address: 7013 Poplar Avenue

Meeting Date: 9/10/97

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-97MM

Tax Credit: No

Public Notice: 8/27/97

Report Date: 9/3/97

Applicant: Sharon Cohen & Elliot Rosen

Staff: Robin D. Ziek

PROPOSAL: Remove two trees

RECOMMENDATIONS: APPROVAL w/  
CONDITIONS

---

**PROJECT DESCRIPTION**

RESOURCE: Outstanding Resource in Takoma Park Historic District

STYLE: Queen Anne

DATE: c1885-1900

The existing house is a 2-story frame house, with a generous wrap-around porch. The porch railing and trim as well as the brackets are notable, and distinctive features of the house. The property is very deep, and the house is sited at a good distance from the street. The two trees in question have grown up immediately adjacent to the front porch, and the porch footings which are brick piers.

**PROJECT PROPOSAL**

The applicant proposes to remove two mature evergreen trees adjacent to the front porch and porch footings. The trees currently block a lot of light, and help keep the house and porch damp, as well as providing a ladder for local racoons to get up on the roof. Only one of the trees is actually greater than 6" in diameter, and therefore subject to Chapter 24A of the County Code. The proposal includes the replanting of a new tree or trees at a greater distance from the house to replace these trees.

**STAFF COMMENTS**

The removal of mature trees **immediately adjacent** to a historic structure is often desirable. Such trees promote decay of wood structures and foundations both by the direct action of root growth, as well as by shading the house and preventing the frame structure from drying out after rain or with the summer humidity. The branches can be harmful to a roof, as well as contributing to moisture problems from clogging gutters.

①

The applicant's proposal to plant replacement trees further away from the house should serve to promote the continued health of the tree cover in the Takoma Park Historic District. However, the applicant's proposal is vague and should be clarified with further details. Staff notes that, in addition to working with the HPC, the applicant is also working closely with the City of Takoma Park. Takoma Park has a well-defined tree ordinance and a City Arborist to oversee proposals such as this one. Staff notes, too, that the City Tree Ordinance is very specific in terms of measuring the quantity of trees being removed, and balancing that with a specific amount of replacement trees (in terms of number and caliper). In addition, the City also requires applicants to choose replacement trees from a list of plants which will thrive in this area.

Staff would suggest that the evergreens need not be replaced with evergreens, and that the replacement tree(s) could be a shade tree or an understory tree. This particular part of the historic district has a well-developed tree canopy which provides a feeling of forest cover. To help promote the continuation of this urban forest, staff recommends that the replacement tree(s) should be planted in the front yard. The lot is sufficiently deep to offer many planting locations, as well as being spacious enough to accommodate a variety of species of tree.

#### **STAFF RECOMMENDATION**

Staff recommends that, **with the following conditions**, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #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.

#### **CONDITIONS:**

1. The applicant will comply with the City of Takoma Park Tree Ordinance with regard to the replacement of the trees to be removed.
2. The new tree(s) will be planted in the front yard.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Sharon Cohen

Daytime Phone No.: 301-270-3132

Tax Account No.: 13-25-1067102

703-902-5382 (w)(ER)

Name of Property Owner: Sharon Cohen and Elliot Rosen Daytime Phone No.: 301-270-3132

Address: 7013 Poplar Avenue Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: n/a Phone No.: \_\_\_\_\_

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

Agent for Owner: n/a Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 7013 Poplar Avenue Street: Poplar Avenue

Town/City: Takoma Park Nearest Cross Street: Elm Avenue

Lot: P38, P40, 39 Block: 21 Subdivision: BF Gilbert's Addition to Takoma Park

Liber: JAS Folio: 479 Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Raze  
 Revision  Repair  Revocable

### CHECK ALL APPLICABLE:

- A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: Trees

1B. Construction cost estimate: \$ 1500.00

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

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

## PART THREE: COMPLETE ONLY FOR FENCE/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.

Sharon Cohen  
Signature of owner or authorized agent

7/21/97  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

3

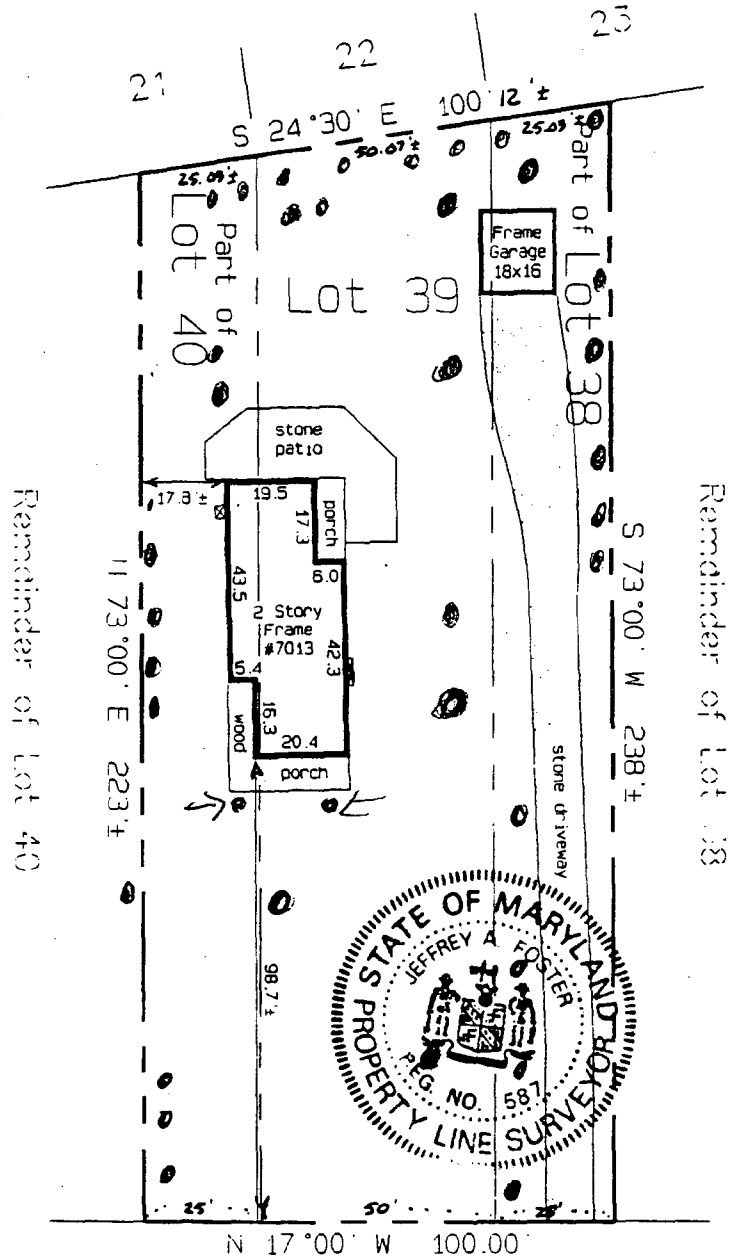
**CONSUMER INFORMATION NOTES:**

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.



**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.



Location Drawing  
Lot 39 and  
Part of Lots 38 & 40  
Block 21

**B.F. Gilbert's Addition to  
Takoma Park**  
Montgomery County, Maryland

Poplar Avenue

● = mature trees → = trees too close to house

<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND &amp; FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.</p>	<p><b>REFERENCES</b></p> <p>PLAT BK. <u>A</u></p> <p>PLAT NO. <u>2</u></p>	<p><b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS</p> <p>2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1288</p>
	<p><b>LIBER</b></p> <p><b>FOLIO</b></p>	

*Jeffrey A. Foster*  
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507

4



Sharon Cohen and Elliot Rosen  
7013 Poplar Avenue  
Takoma Park, Maryland 20912  
(301) 270-3132

August 8, 1997

Dear Committee:

We request permission from the Montgomery County Historical Preservation Commission to remove the two conifer trees directly in front of our porch. The trees are too close to the foundation and roof of the house. They allow raccoons to climb up to the porch roof, making it impossible for us to open the windows of our children's rooms at night. The constant dirt and needle droppings from the trees are causing the wood on the porch steps and the porch itself to rot.

The trees are relatively new. One of the trees is not even six inches in diameter yet. We plan to replace them with trees further out in the yard both to enhance the park-like setting of our property and to begin the process of ensuring that there are other hardwoods on the lot as the very old trees die.

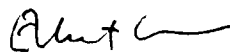
Please contact us if you need additional information.

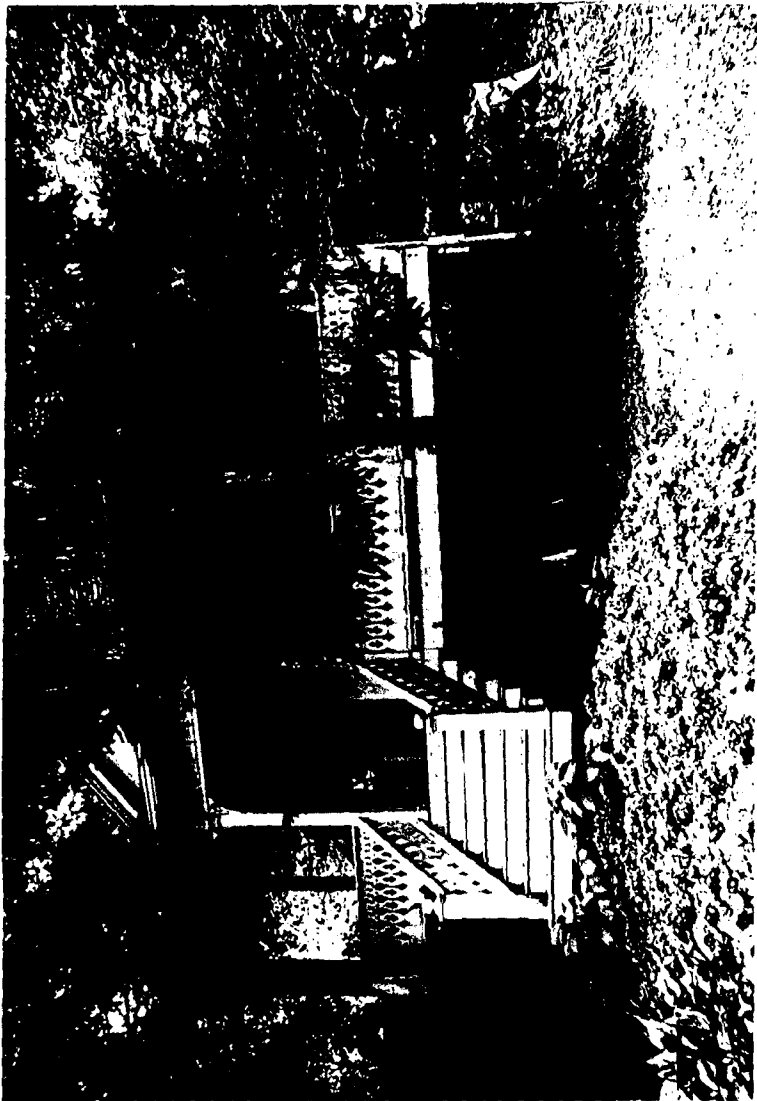
Sincerely,

Sharon Cohen



Elliot Rosen





6



HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Pablo + Dawn Alomar  
7015 Poplar Avenue

Vicky, Molly + Kate O'Brien  
7009 Poplar Avenue

Paula + Tom Pappas  
7010 Poplar Avenue

Jenny Apostol + Marco DiPaul  
7012 Poplar Avenue

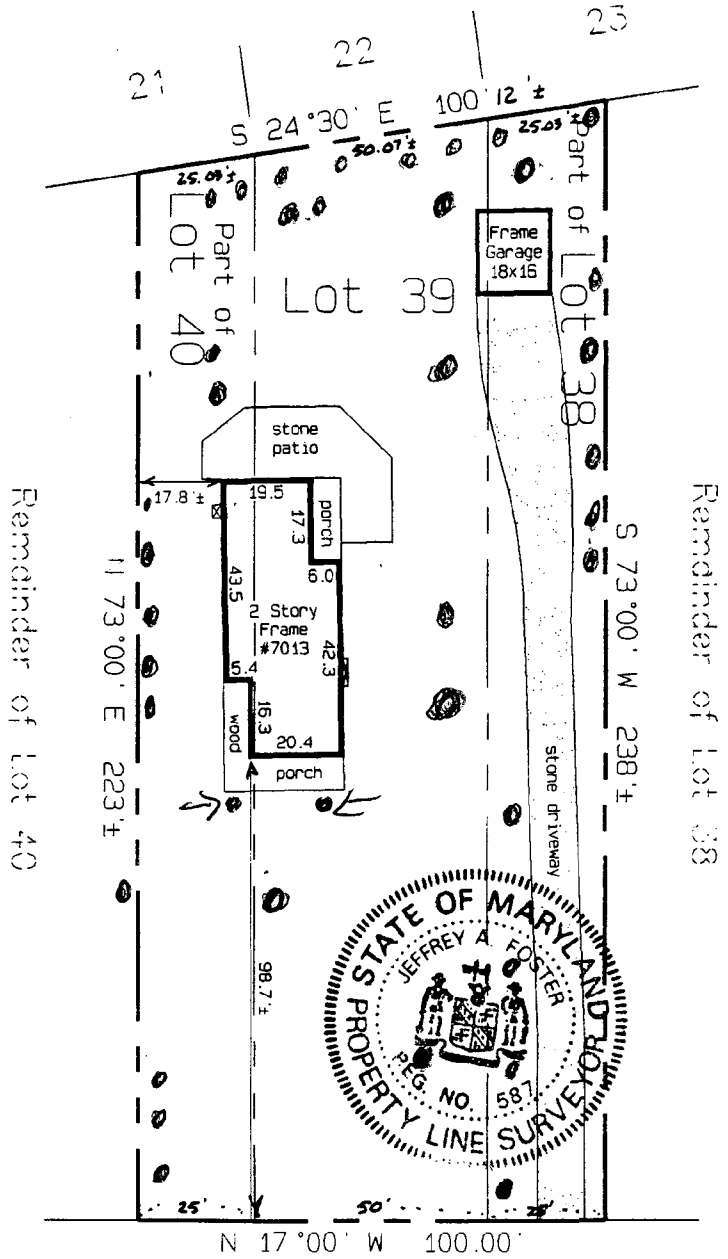
**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a lender 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.
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4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



**Notes :**

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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.



Location Drawing  
Lot 39 and  
Part of Lots 38 & 40  
Block 21  
**B.F. Gilbert's Addition to  
Takoma Park**  
Montgomery County, Maryland

Poplar Avenue

● = mature trees → = trees too close to house

<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."</p> <p><i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587</p>	<p><b>REFERENCES</b></p> <p>PLAT BK. A PLAT NO. Z</p>	<p><b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286</p>
	<p><b>LIBER</b> <b>FOLIO</b></p>	



7013 Poplar Avenue  
Takoma Park, MD 20912  
(Rosen-Cohen)





7013 Poplar Avenue  
Takoma Park, MD 20912  
(Rosen-Cohen)

Sept 1977



7013 Poplar Avenue  
Takoma Park, MD 20912  
(Rosen-Cohen)

Sept 1997



7013 Poplar Avenue  
Takoma Park, MD 20912  
(Rosen-Cohen)

Sept 1997