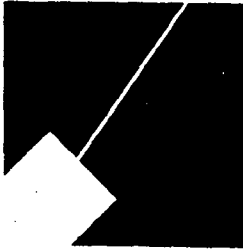


37/3-99Z 7112 Poplar Avenue
(Takoma Park Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 9-22-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *[Signature]*

SUBJECT: Historic Area Work Permit - 3713-992 (9909010089)

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

Approved Denied

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Gary & Nancy Stern

Address: 7112 Poplar Avenue Takoma Park

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILL, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Pick LEONARD

Daytime Phone No.: 301 270 4799

Tax Account No.: _____

Name of Property Owner: GARY + NANCY STERN Daytime Phone No.: 301 270-3593

Address: 7112 POPLAR AVE. TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: HERITAGE BUILDING + RENOVATION, INC. Phone No.: (301) 270-4799

Contractor Registration No.: MHIC Lic. # 32422

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7112 Street: Poplar Avenue

Town/City: Takoma Park MD Nearest Cross Street: Columbia Avenue

Lot: 38 Block: 20 Subdivision: B.F. Gilberts Addition to Takoma Park

Liber: _____ Folio: _____ 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: _____

1B. Construction cost estimate: \$ 5,350.00

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.

[Signature]
Signature of owner or authorized agent

9-1-99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/22/99

Application/Permit No.: 99070001 Date Filed: 9/1/99 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Sundeck on side of house - approximately 16' wide x 16' deep
Including 5' wide steps centered on front facing side
w/ double gate. Full length step on rear facing side
Railing on front and side only

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

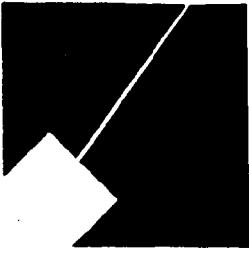
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date:

9-22-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *GWR*

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.

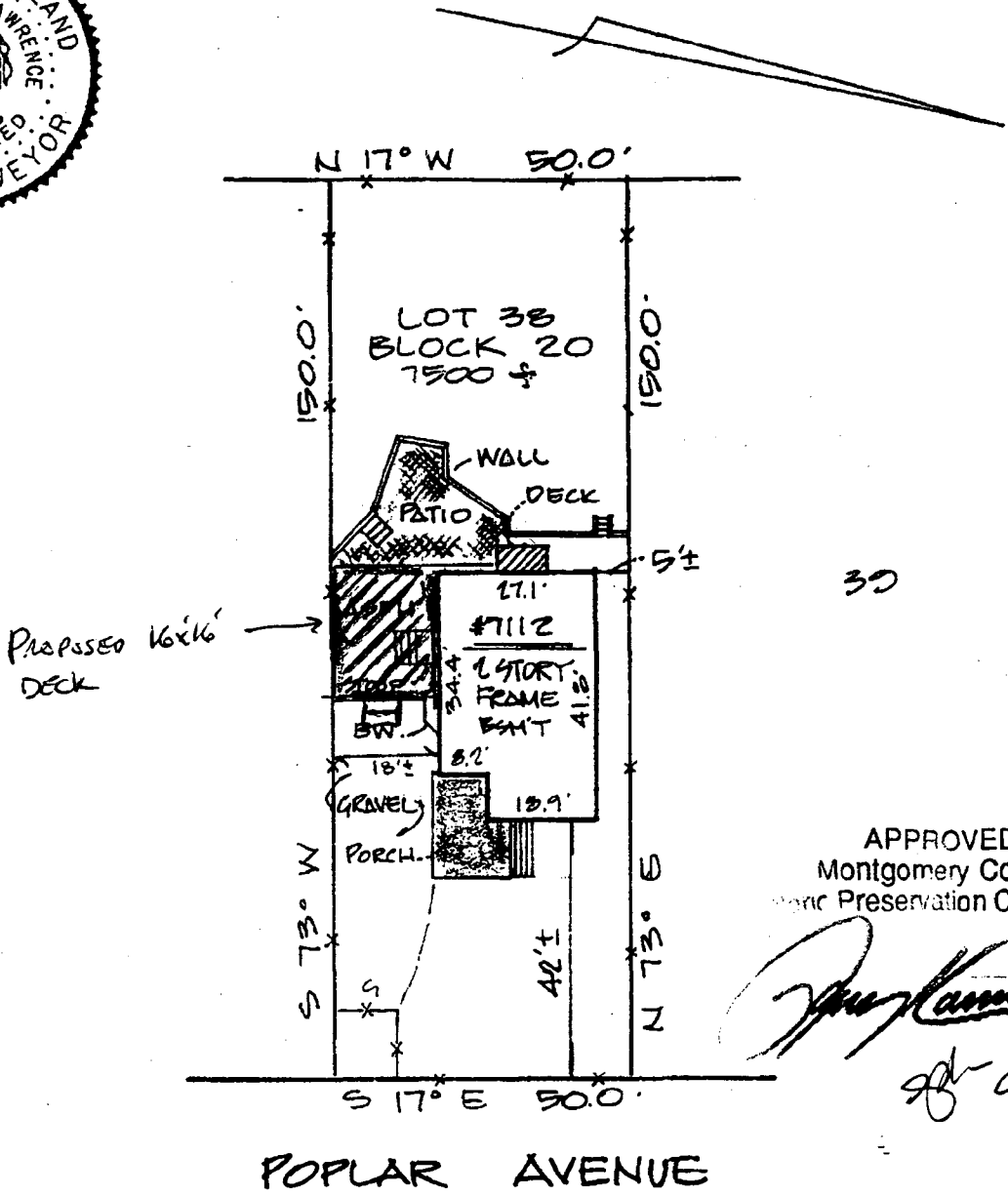
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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



NOTE: Zoned R-60 per Tax Assessment Records;
 Sub-division plat prior to 1928.
 Set backs Of:
 Front: 25'
 Side: 5' Minimum for 40' to 50' wide Lot
 Rear: 20'

APPROVED
 Montgomery County
 Historic Preservation Commission

Jefferson D. Lawrence
 8/20/99

*931255
 911120

POPLAR AVENUE

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 30'
 RECORDED IN: 3
 PLAT BOOK: 227
 PLAT: 227

HOUSE LOCATION
 LOT 38 BLOCK 20
 B.F. GILBERT'S ADD'N TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MD

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.
 *RE-CERTIFIED MAY 20, 1993
 Date: July 1, 1991

Jefferson D. Lawrence
 JEFFERSON D. LAWRENCE,
 PROFESSIONAL LAND SURVEYOR #5216

7112 POPLAR AVE.

NEIGHBORS

7110 POPLAR AVE

7114 "

7113 "

7115 "

6 HICKORY AVE

Heritage Building and Renovation, Inc.

208 Manor Circle

Takoma Park, MD 20912

(301) 270-4799 Fax: (301) 270-0166

Fax Transmission

No. of pages incl. this one: 2

To:

PERRY - MONT. CO. HISTORIC PRESENTATION COMMISSION

From:

Rick Leonard

Date:

9/17/99

Subject:

STERN APPLICATION

RAILING STYLE - SEE ATTACHED

BELOW DECK - BOTTOM OF DECK IS ABOUT 2' OFF THE GROUND IN THE FRONT. UTILITY WAS NOT PLANNED BUT CAN BE ADDED IF YOU PREFER.

WINDOWS / DOORS - NO CHANGE

DECKING - 2X6 P.T. PINE

PLEASE CALL IF YOU HAVE ANY OTHER QUESTIONS.

THANKS,

Rick

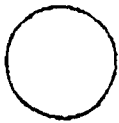
APPROVED
Montgomery County

Historic Preservation Commission

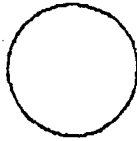
[Handwritten signature] 9/27/99

STOCK PINE

FULL ROUND



LWM-235
1-1/4 DIAMETER

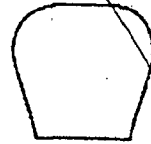


LWM-232
1-1/2 DIAMETER

HANDRAIL



SM-8840
1-1/2 X 3-1/2
TOP PORCH RAIL



WM-230
1-1/2 X 1-11/16
SQUARE HANDRAIL

MULLION



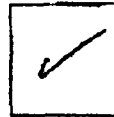
WM-134
1 1/16 X 1-3/8
FLAT ASTRAGAL



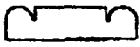
SM-63
9/16 X 1-1/4
CLOVER MULLION



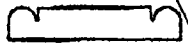
LWM-980
3/8 X 1-5/8
FLAT ASTRAGAL



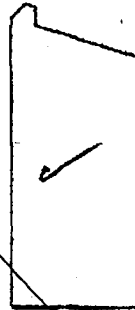
LWM-237
1-1/4 X 1-1/4
BULLSEYE STOCK



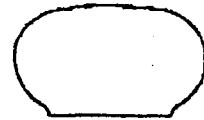
LWM-907
3/8 X 1-1/2
BEADED MULLION



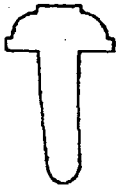
WM-856
3/8 X 2
BEADED MULLION



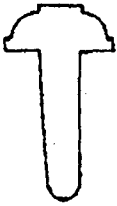
SM-884
1-1/2 X 3-1/2
BOTTOM PORCH RAIL



WM-240
1-1/4 X 2-1/4
OVAL HANDRAIL



WM-1303
1-1/4 X 2"
T-ASTRAGAL
FOR 1-3/8 DOORS



WM-1300
1-1/4 X 2-1/4
T-ASTRAGAL
FOR 1-3/4 DOORS

SCALE: NHP SIZE
PAGE NO. A-53

SCALE: NHP SIZE
PAGE NO. A-54

STAIR PARTS



SM-85
1" X 1-5/8
NOSE & SCOTIA
YELLOW PINE



1-1/16 X 7-1/2
LANDING TREAD
YELLOW PINE



1-1/16 X 9-1/8
1-1/16 X 11-1/4
STAIR TREAD
YELLOW PINE

SCALE: NHP SIZE
PAGE NO. A-55

BAR RAIL

APPROVED
Montgomery County
Historic Preservation Commission

John [Signature]
9/17/99

SCALE: NHP SIZE
PAGE NO. A-56

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7112 Poplar Avenue	Meeting Date: 09/22/99
Resource: Takoma Park Historic District	Report Date: 09/15/99
Case Number: 37/3-99Z	Public Notice: 09/08/99
Review: HAWP	Tax Credit: None
Applicant: Gary & Nancy Stern (Rick Leonard, Agent)	Staff: Perry Kephart

PROPOSAL: Side Deck Construction

RECOMMEND: Approve with Conditions.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.
STYLE: Craftsman Bungalow Residence.
DATE: 1910.

PROPOSAL

The applicant proposes to remove an existing wood stoop and side fence, and to construct a 16x16 side deck of redwood behind the driveway at the left side of the property. The decking is to be spaced 2x6 planking on 4x4 wood piers. The railing on the front and side is to be painted wood with inset pickets. A full width step is proposed at the rear of the deck leading to a back patio. Five foot wide open back steps are also proposed at the front leading to the driveway area.

STAFF DISCUSSION

The proposed deck is in keeping with the style of the house, and is set back from the front plane of the house, out of the streetscape for the historic district.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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 the Secretary of the Interior Guideline #10:

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

with the general condition applicable to all Historic Area Work Permits that **the applicant shall present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits** and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), 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: Eric Leonard

Daytime Phone No.: 301 270 4799

Tax Account No.: _____

Name of Property Owner: GARY + NANCY STERN Daytime Phone No.: 301 270-3593

Address: 7112 Poplar Ave. Takoma Park MD 20912
Street Number City State Zip Code

Contractor: HERITAGE BUILDING + RENOVATION, INC. Phone No.: (301) 270-4799

Contractor Registration No.: MHIC Lic. # 32422

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7112 Street: Poplar Avenue

Town/City: Takoma Park MD Nearest Cross Street: Columbia Avenue

Lot: 38 Block: 20 Subdivision: B.F. Gilberts Addition to Takoma Park

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|--|--|--|-------------------------------|
| <input checked="" 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 checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input 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"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 5,350.00

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.

[Signature]
 Signature of owner or authorized agent

9-1-88 3
 Date

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Sundeck on side of house - approximately 16' wide x 16' deep
Including 5' wide steps centered on front facing side
w/ double gate. Full length step on rear facing side
Railing on front and side only

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

4

7112 POPLAR AVE.

NEIGHBORS

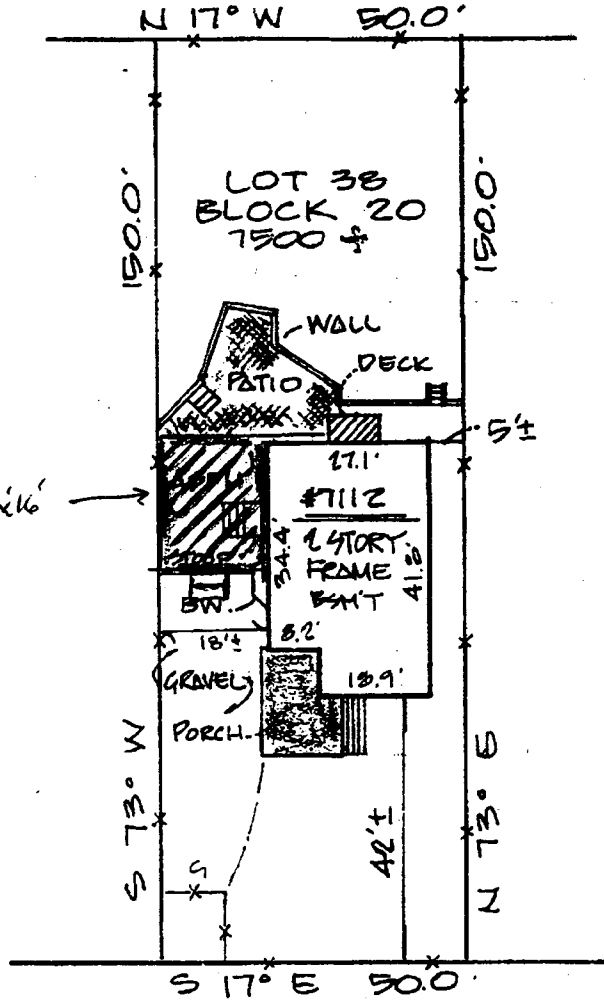
7110 POPLAR AVE

7114 "

7113 "

7115 "

6 Hickory Ave



NOTE: Zoned R-60 per Tax Assessment Records;
Sub-division plat prior to 1928.
Set backs Of:
Front: 25'
Side: 5' Minimum for 40' to 50' wide Lot
Rear: 20'

POPLAR AVENUE

*931255
911120

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 30'
RECORDED IN: 3
PLAT BOOK: 227

HOUSE LOCATION
LOT 38 BLOCK 20
B.F. GILBERT'S ADD'N TO
TAKOMA PARK
MONTGOMERY COUNTY, MD

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.
*RE-CERTIFIED MAY 20, 1993
Date: July 1, 1991

Jefferson D. Lawrence
JEFFERSON D. LAWRENCE,
PROFESSIONAL LAND SURVEYOR #5216

THIS DRAWING TO BE USED FOR TITLE PURPOSES ONLY

6

EXISTING BRICK PATIO

FULL WIDTH STEP

FENCE

PAINTED
TRADITIONAL RAILING

16x16 PT DECK

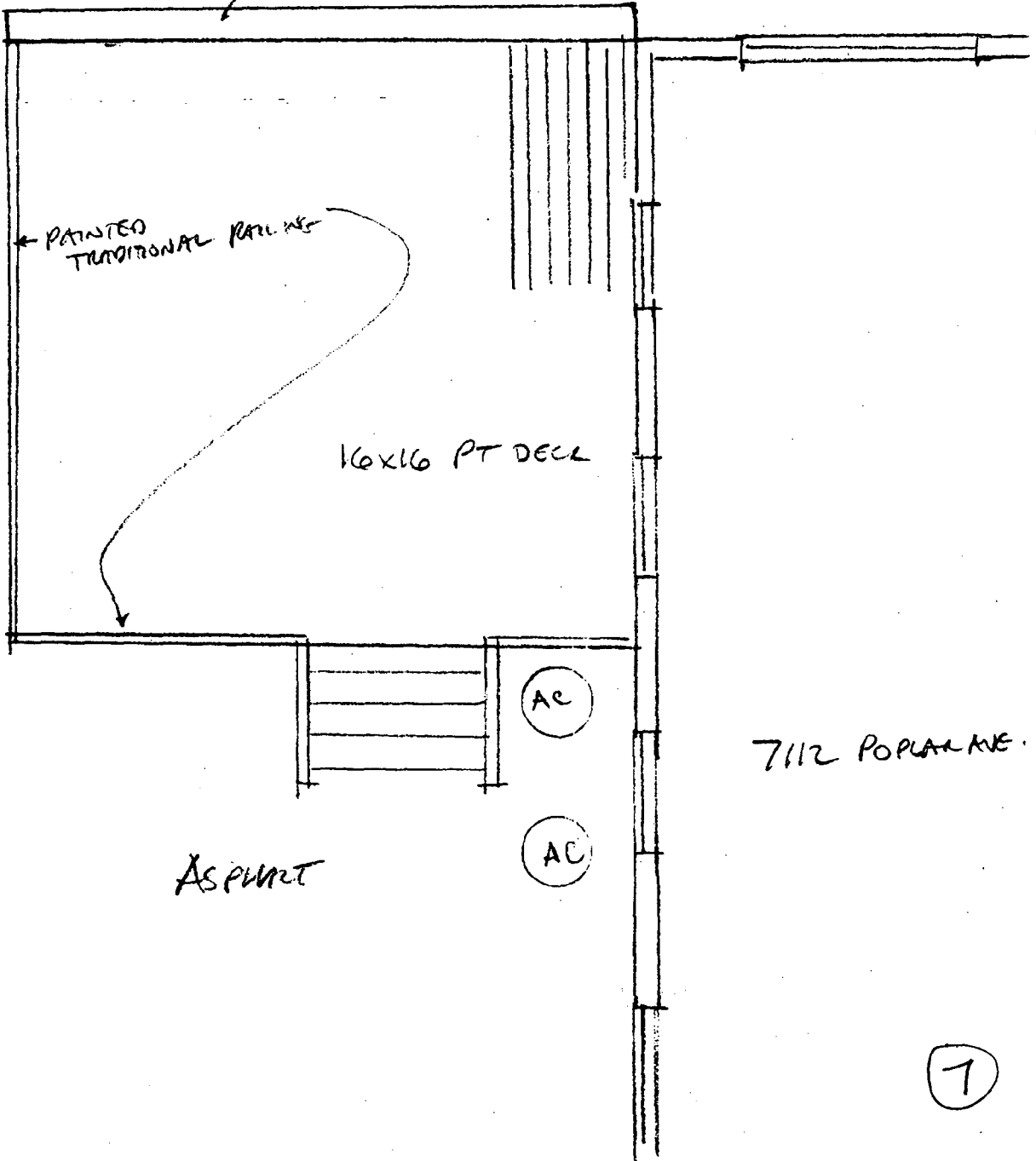
AC

AC

ASPHALT

7112 POPLAR AVE.

7





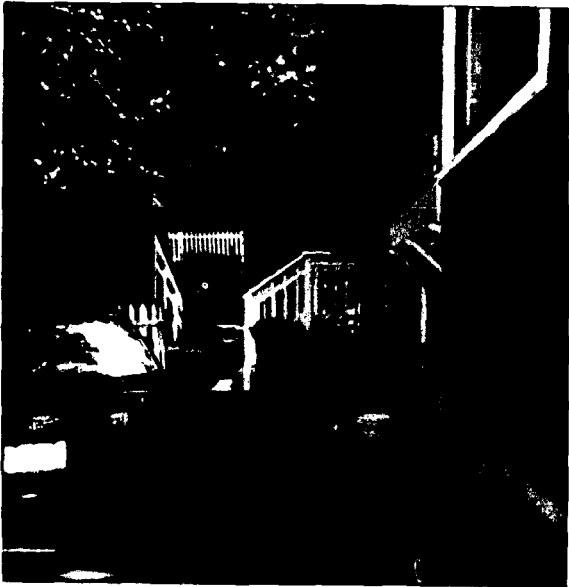
SIDE

7112 POPLAR AVE.



FRONT

7112 POPLAR AVE.



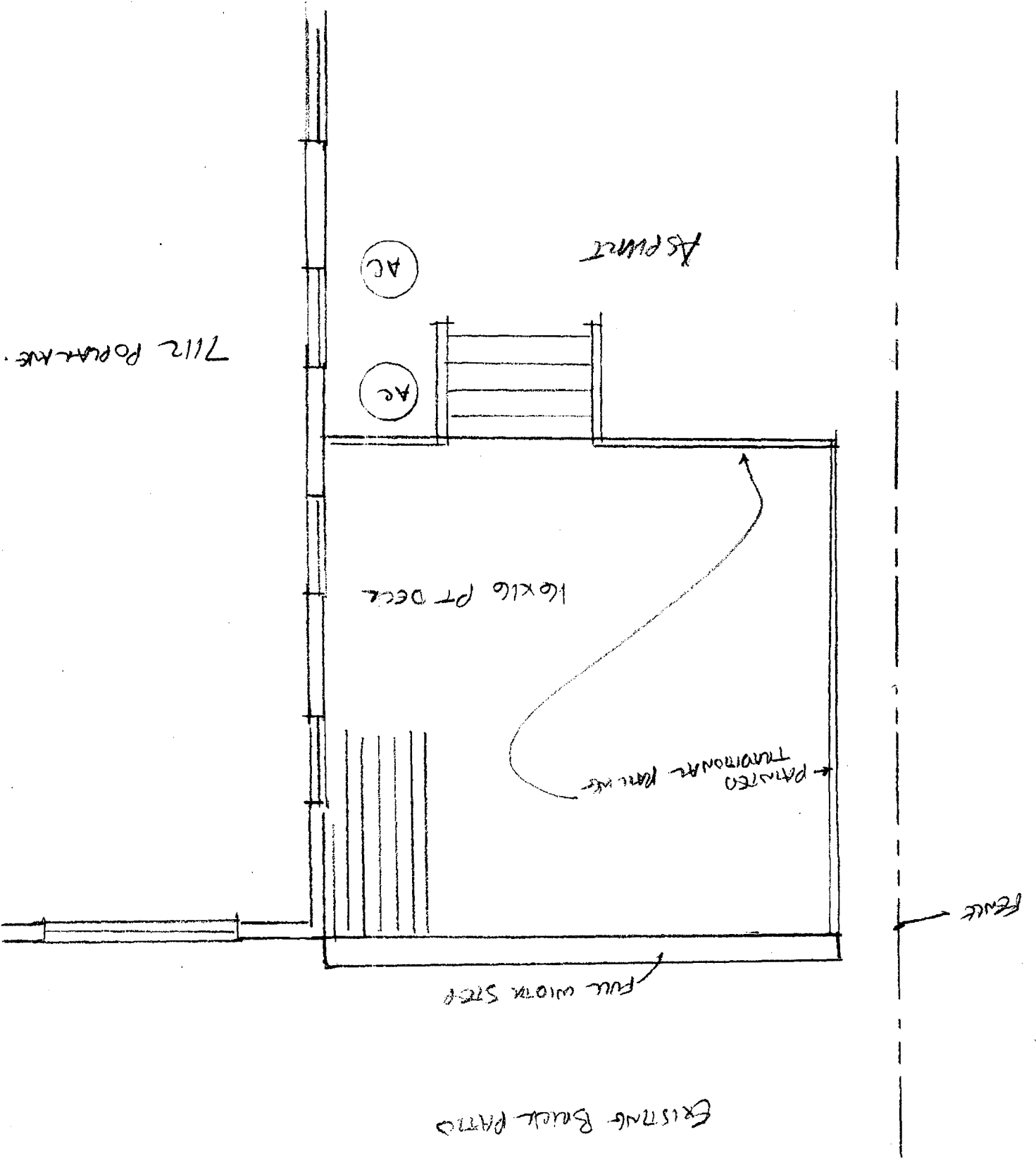
SIDE - VIEWED FROM FRONT

7112 POPLAR AVE.



SIDE - VIEWED FROM REAR

7112 POPLAR AVE.



7112 Poplar Ave

9-22-99



SIDE

7112 POPP AVENUE.



SIDE - VIEWED FROM
REAR

7112 POPLAR AVE.



SIDE - VIEWS FROM FRONT

7112 BOLAN AVE.



FRONT

7112 POPLAR AVE,