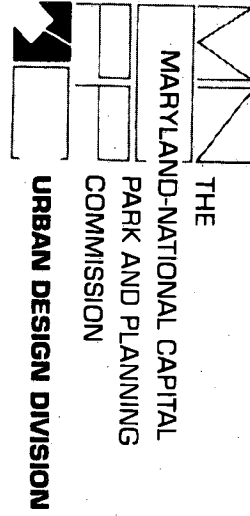


37/3-92H 7001 Poplar Avenue  
Takoma Park Historic District

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



7001 Poplar Ave  
Bkama Park  
37/3-92H  
11/18/92



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

*Handwritten notes:*  
- with a name + map  
I want to know if  
I want to know if  
I want to know if

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2283985

NAME OF PROPERTY OWNER John Roberts TELEPHONE NO. (301) 865 3958  
(Contract/Purchaser)

ADDRESS 7001 Poplar Ave. Takoma Park MD STATE MD ZIP 20912

CITY

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 7001 Street Poplar Ave

Town/City Takoma Park Election District 13

Nearest Cross Street 11th

Lot 3751 Block 21 Subdivision 1500 Robert Addition to Takoma Park

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct  Extend/Add  Alter/Renovate  Repair  Circle One: A/C  Slab  Room Addition   
Wreck/Raze  Move  Install  Revocable  Revision  Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  
Fence/Wall (complete Section 4)  Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 35000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

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

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line \_\_\_\_\_

2. Entirely on land of owner \_\_\_\_\_

3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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 of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date 10-29-92

APPROVED  For Chairperson, Historic Preservation Commission  
DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date 11-18-92

APPLICATION/PERMIT NO: 9210-0001 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK (including composition, color and texture of materials to be used):

*Kitchen extension + Room Addition -  
Increase in size of Deck  
All work at rear of house*

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.); PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
51 MONROE STREET, SUITE 1001  
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7001 Poplar Avenue Meeting Date: 10/28/92  
Resource: Takoma Park Historic District Review: HAWP/Alt.  
Case Number: 37/3-92H Tax Credit: No  
Public Notice: 11/4/92 Report Date: 11/10/92  
Applicant: Robin Gerber/John Records Staff: Nancy Witherell  
PROPOSAL: SIDE/REAR ADDITION, DECK RECOMMENDATION: APPROVE

---

The proposal concerns an addition at the rear corner of a Out-of-Period brick house built in the Tudor Revival style. The addition would extend across part of the rear of the house and 8' beyond the side elevation. To that frame addition, a deck measuring 14' across the front would be constructed. The staircase for the deck would face the street.

STAFF RECOMMENDATION

The criteria for Out-of-Period structures in the Takoma Park Historic District are meant to be the most lenient of all.

Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

The staff has some concerns about the scale and massing of the addition; nevertheless, because the house is an Out-of-Period resource, the staff judges the addition on its effect on the character of the streetscape and district as a whole.

In this instance, due to the size of the yard and change in grade in the side and rear yard, the staff judges that the effect on the character of the streetscape and historic district as a whole is not significant. The proposed deck would be sited approximately 20' from the side property line. Further, the deck would appear to be lower in relation to the front of the house than it might appear on the plans, due to the drop in grade in the side yard.

The staff recommends that the Commission approve the proposal as

consistent with the Master Plan guidelines and with the purposes of Chapter 24A, particularly 24A-8(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;

and with Standard #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.

Y02-10-32



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2383885  
 NAME OF PROPERTY OWNER Rubin Corbett John Records TELEPHONE NO. (301) 565-3958 Jeanne  
(Contract/Purchaser) (Include Area Code)  
 ADDRESS 7001 Poplar Ave. Takoma Park, MD 20912  
CITY STATE ZIP  
 CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
 House Number 7001 Street Poplar Ave.  
 Town/City Takoma Park Election District 13  
 Nearest Cross Street Elm  
 Lot 337 + 34 Block 21 Subdivision BF Corbett Addition to Takoma Park  
 Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct  Extend/Add  Alter/Renovate  Repair   
 Wreck/Raze  Move  Install  Revocable  Revision   
 Circle One: A/C  ~~Slab~~  Room Addition   
 Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove   
 Fence/Wall  (complete Section 4) Other \_\_\_\_\_

1B. CONSTRUCTION COSTS ESTIMATE \$ 35,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

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

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner \_\_\_\_\_  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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] 10-29-92 (3)

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

*Kitchen extension + Room Addition -  
Increase in Size of Deck  
All work at rear of house*

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
51 MONROE STREET, SUITE 1001  
ROCKVILLE, MARYLAND 20850



9216300061

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Brick Tutor - see photo for setting

---

---

---

---

---

---

---

---

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

Real Addition to include enlarging deck -  
expanding kitchen + room addition

---

---

---

---

---

---

---

---

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

*Addition to be continuous to prior addition in  
scale and massing*

- b. the relationship of this design to the existing resource(s):

*See above (a)*

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

*Similar to existing*

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

**Surrounding Neighbors of  
Gerber-Records Residence  
7001 Poplar Ave, Takoma Park**

Neighbor  
7000 Poplar Ave  
Takoma Park

Neighbor  
7003 Poplar Ave  
Takoma Park

Neighbor  
301 Elm Ave  
Takoma Park

Neighbor  
304 Elm Ave  
Takoma Park



EXISTING FRONT ELEVATION



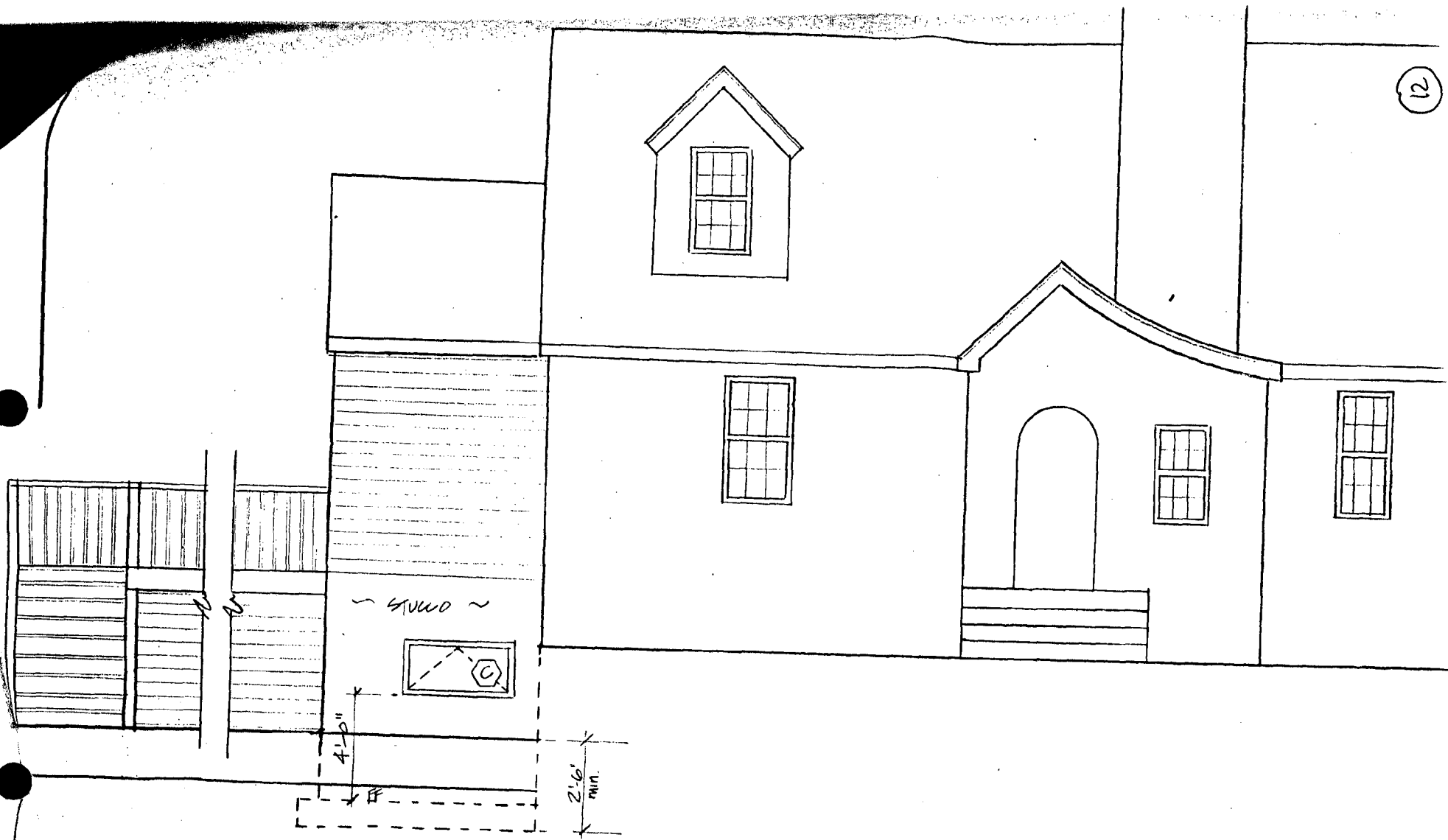
EXISTING GARAGE SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



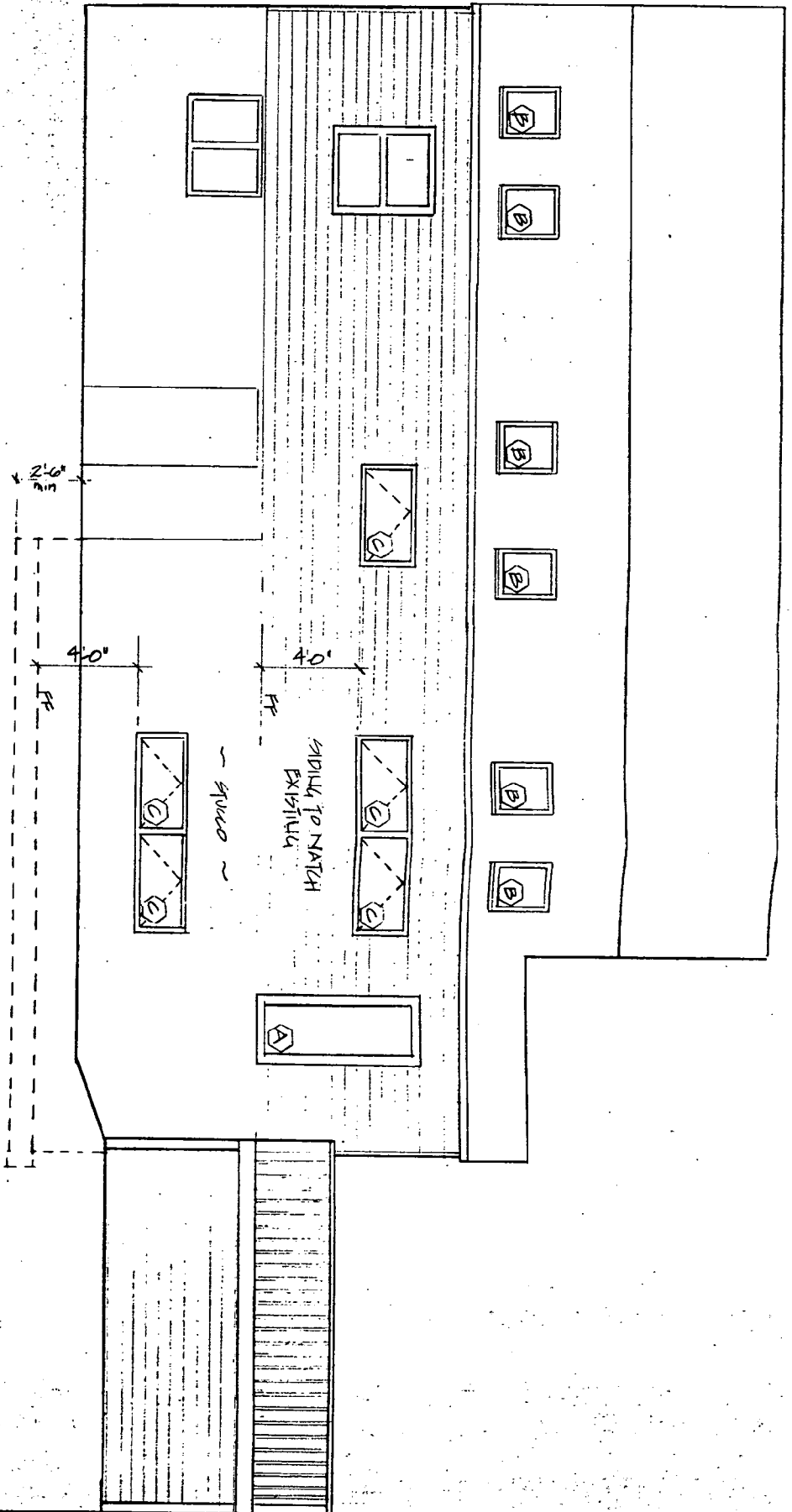
PROPOSED FRONT ELEVATION





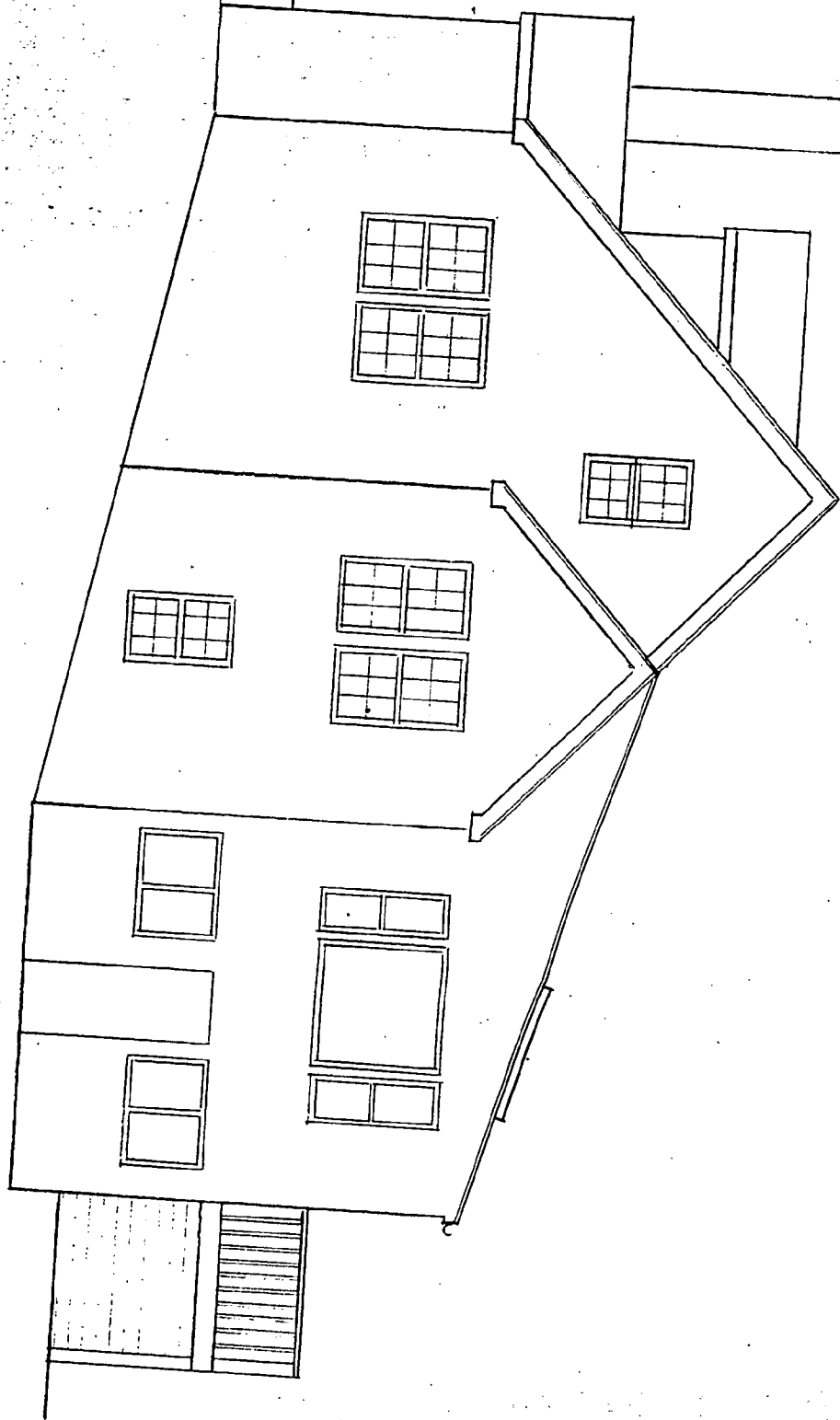
PROPOSED GARAGE SIDE ELEVATION

PROPOSED REAR ELEVATION

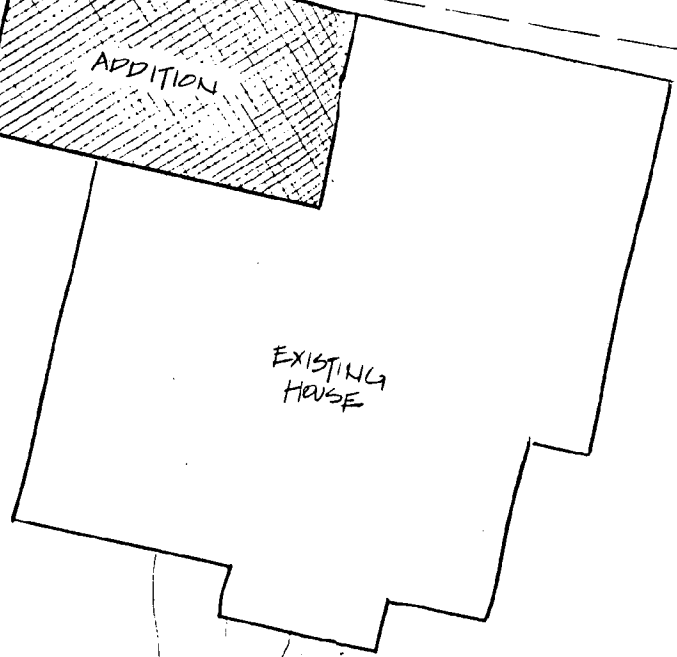
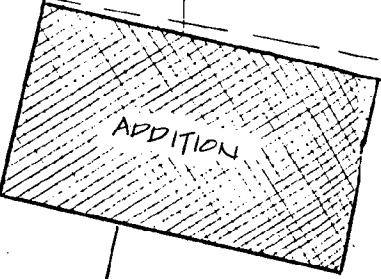


Drawing No. of	scale	issued	Revisions
----------------	-------	--------	-----------

PROPOSED SIDE ELEVATION



PART OF LOT 33



59-B.3.1 UNCOVERED  
STOOP MAY EXTEND  
9'-0" INTO REAR YARD  
SETBACK

20' REAR  
SETBACK

7001 POPLAR AVE.

585° 33E' V 86.84'

ELM AVE.

POPLAR AVE

N 13 JUL 1990

7001 Poplar Avenue, Takoma Park



*Front  
Elevation*



92 10 20 to front and addition

7001 Poplar Avenue, Takoma Park



Front  
Elevation



9210300061  
Area of Proposed Addition

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**

