

97-3 7013 Poplar Ave.

SA 26-87



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850

279-1327

279-8097

51 Monroe Street, Rm. 1009
Rockville, MD 20850

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1067.102

NAME OF PROPERTY OWNER FRANKLIN GREER TELEPHONE NO. 270.2599
(Contract/Purchaser) (Include Area Code)

ADDRESS 703 POPPARD AVE TAKOMA PK MD
CITY STATE ZIP

CONTRACTOR RALPH H. SMITH - CO. TELEPHONE NO. 320-7499

PLANS PREPARED BY RALPH H. SMITH - CO. TELEPHONE NO. (202) 320-7499
(Include Area Code)

REGISTRATION NUMBER

LOCATION OF BUILDING/PREMISE

House Number 703 Street POPPARD AVE

Town/City TAKOMA PARK Election District 13

Nearest Cross Street FLM STREET

Lot 39 Block 21 Subdivision 25

Liber 515 Folio 249 Parcel 1067.102

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 \$ \$70,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY NA

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.

Franklin M. Greer Signature of owner or authorized agent (agent must have signature notarized on back)
Sept 15, 1987 Date

APPROVED X For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature Roberta Hahn Date 10/2/87

APPLICATION/PERMIT NO: SA 26-87 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:)

(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
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

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.)

New porch and second floor addition to rear of existing house. Construction will be of wood, siding will be replaced by clapboard rather than ex'g asbestos, all windows will match existing double hung wood windows, all construction, materials, detailing and color will match existing.

Ex'g shed will be removed and may be preserved in an alternate area of the site. The shed has no historical significance.

Restoration of front porch will be done as to match original house (see photo provided.)

(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
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Takoma Park historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 7013 Poplar
Takoma Park, MD 20912

d. Property owner's name, address and phone number:

Franklin Greer

same

(h) 270-2599 (w) 328-7499 (contractor)

e. Is this property a contributing resource within the historic district? Yes X No _____

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes XX No _____

II. Description of work proposed

a. Briefly describe proposed work:

Demolish small 1 story rear addition (mostly non-historic -- see attached) to construct larger 2 story addition echoing massing, materials, fenestration, and details of original 2 story Victorian house

b. Is this work on the front, rear, or side of the structure?

rear

c. Is the work visible from the street?

yes, side

d. What are the materials to be used?

wood

e. Are these materials compatible with existing materials? How? If not, why?

yes, replicate materials, dimensions, details of existing original

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

2

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

See attached minutes

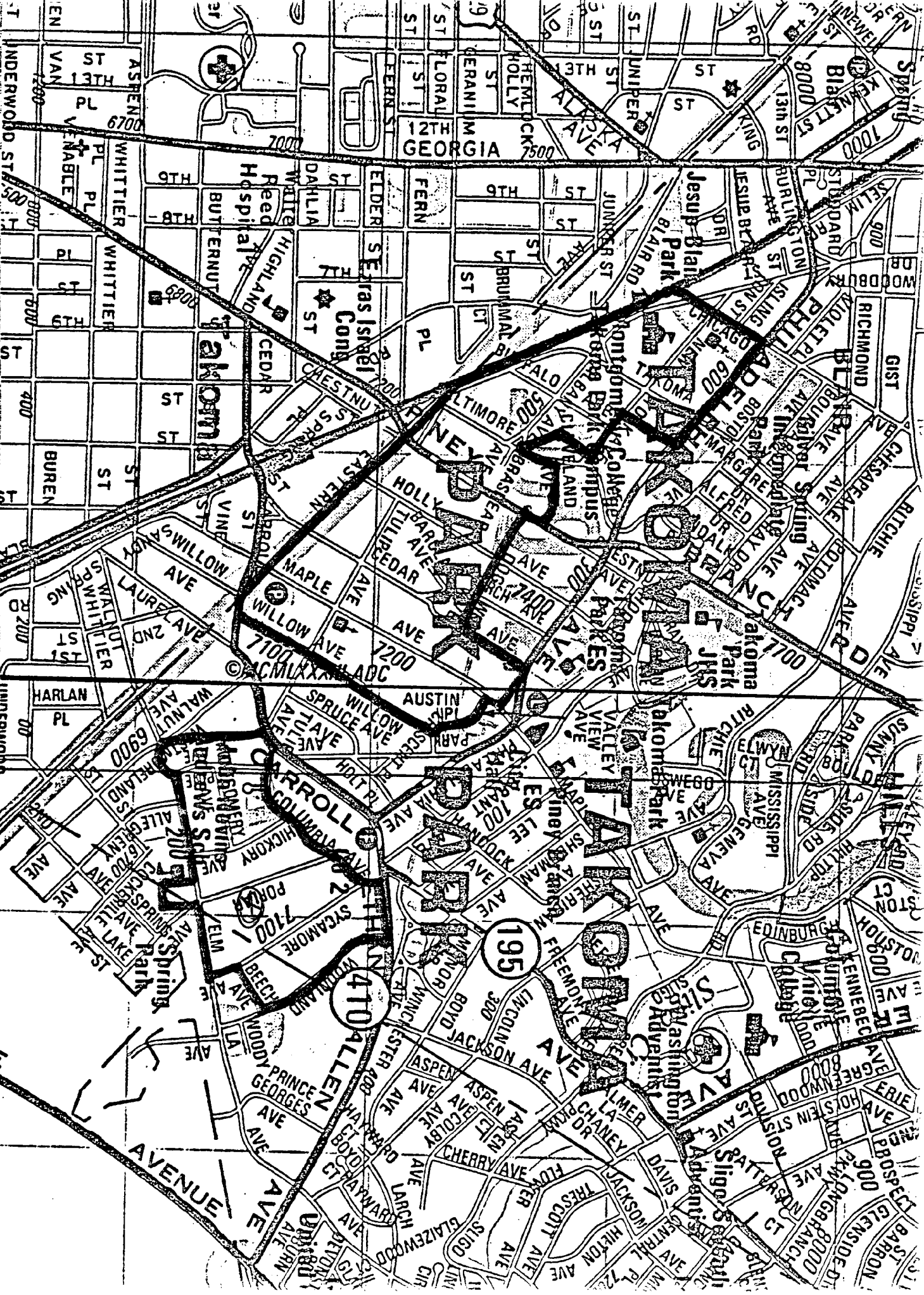
Date on which application received: 9/15/87

Date of LAC meeting at which application was reviewed: 9/15/87

Form completed by: Caroline Alderson Title: Chairman

Member of: Takoma Park LAC

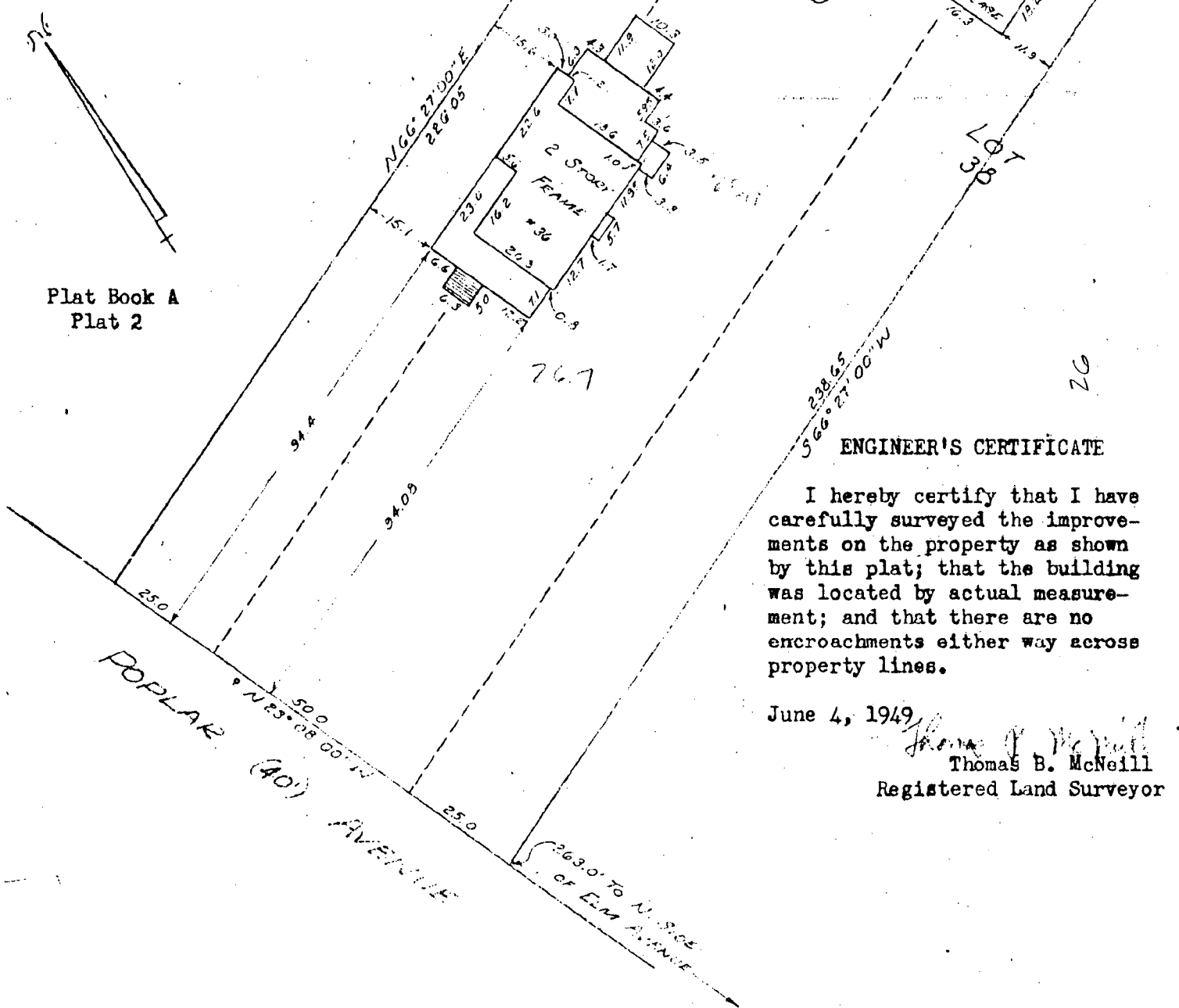
Date: 9/23/87



2013 Apple ©

House Location Plat
All of Lot 39 and Parts of Lots 38 and 40
Block 21
B. F. GILBERT'S ADDITION TO TAKOMA PARK
Montgomery County, Maryland

Scale: 1" = 30'



Plat Book A
Plat 2

ENGINEER'S CERTIFICATE

I hereby certify that I have carefully surveyed the improvements on the property as shown by this plat; that the building was located by actual measurement; and that there are no encroachments either way across property lines.

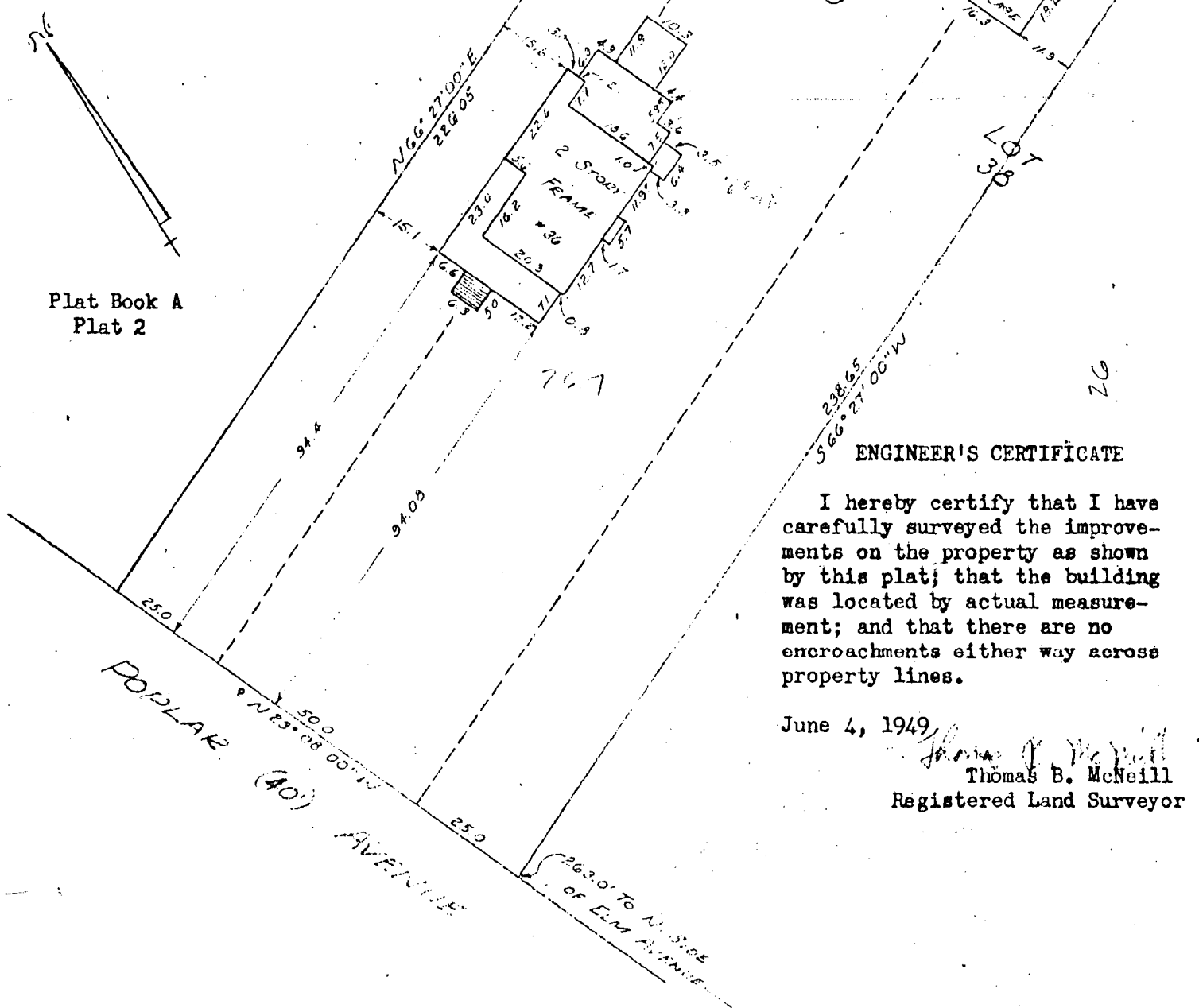
June 4, 1949

Thomas B. McNeill
Thomas B. McNeill
Registered Land Surveyor

McNeill

House Location Plat
 All of Lot 39 and Parts of Lots 38 and 40
 Block 21
 B. F. GILBERT'S ADDITION TO TAKOMA PARK
 Montgomery County, Maryland

Scale: 1" = 30'



Plat Book A
 Plat 2

ENGINEER'S CERTIFICATE

I hereby certify that I have carefully surveyed the improvements on the property as shown by this plat; that the building was located by actual measurement; and that there are no encroachments either way across property lines.

June 4, 1949

Thomas B. McNeill
 Thomas B. McNeill
 Registered Land Surveyor

McNeill

EXIT PORCH @ SIDE



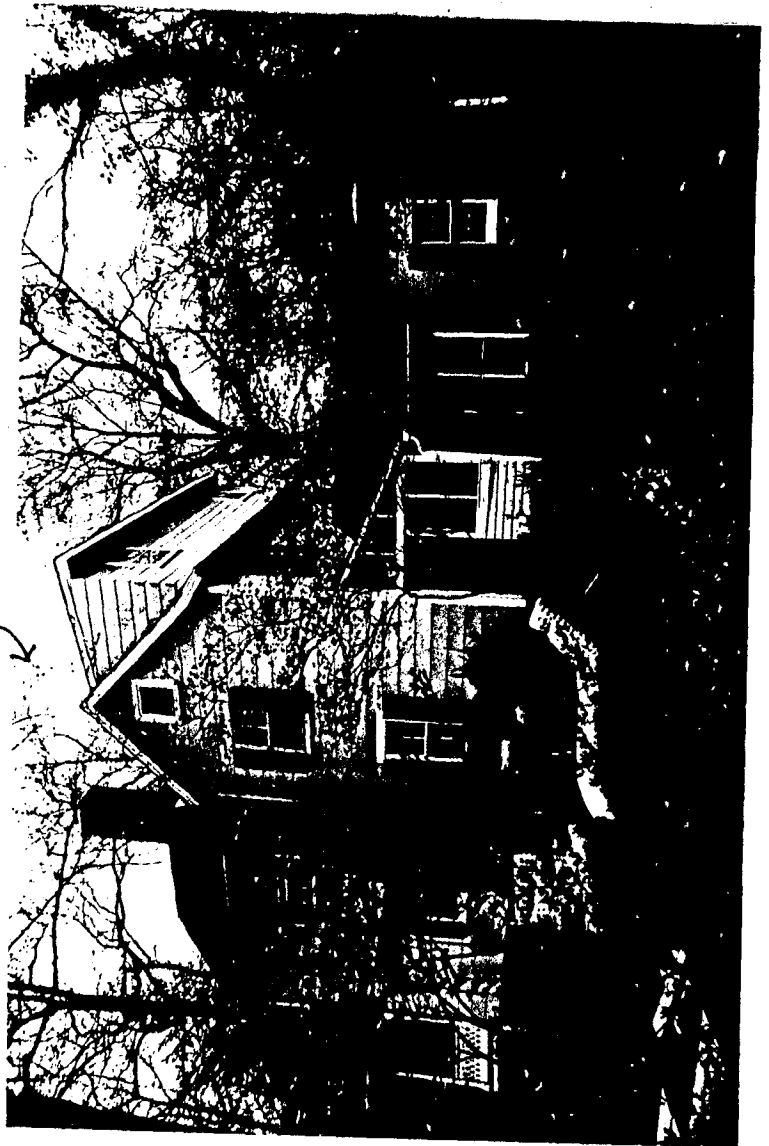
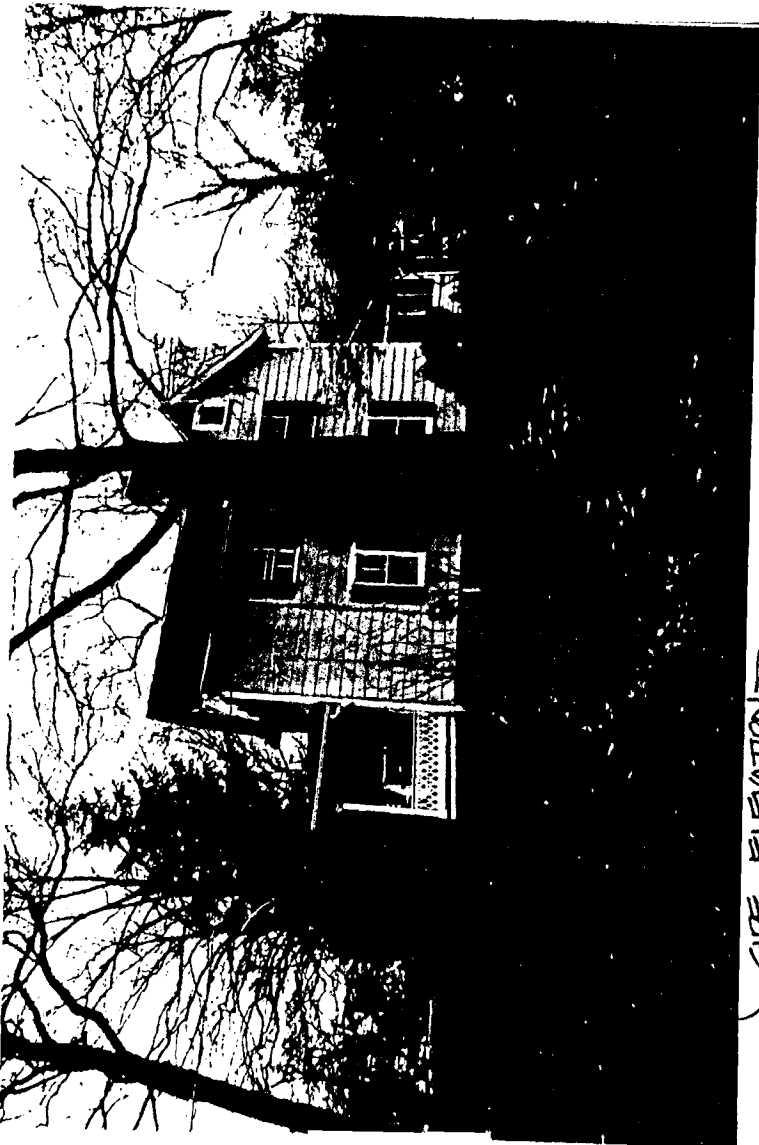
SIDE ELEVATION

SIDE/REAR ELEVATION





↖
LEX'S FRONT ELEVATION



↖
SIDE ELEVATION



TAKOMA PARK HISTORIC PRESERVATION COMMITTEE

MINUTES - TUESDAY, SEPTEMBER 1987

Members present:

Caroline Alderson, Chairman
 Joan Simons
 JoAnn Bowman
 Jean Price

Linda Donald, Treasurer
 Brenda Kilty
 Doug Dunn

Absent:

Ed McMahon
 Edmund Kirby Smith

Guests

Ralph Smith & Co. - 7013 Poplar (Greer/Solien property)
 Richard Eisen - 7415 Cedar
 Wabi S. Aboudou - 7133 Maple
 Mary Story - 7206 Holly

I. Historic Area Work Applications

7206 Holly Ave. (Mary Story)

Proposal: Restore front balcony (now enclosed) on 2 story, frame house according to 1888 drawing; replace modern (rear side) windows with wood casements; add 2 story bay window to rear facade. All new materials to be wood, painted to match existing materials.

Committee Recommendation: Approve as submitted. The proposed changes will improve the historic integrity and appearance of the house.

7415 Cedar Ave. (Rick Eisen)

Proposal: Install front skylight in 1930's brick house (English cottage modified by Colonial 2nd story added to main mass). Roof is predominantly side facing gables intersected by steep front and rear gables in 1 story section. 2 location options were proposed, in order of owner's preference: a) front, outside pitch of front facing gable; i.e., skylight perpendicular to street, facing front side yard and adjacent houses. b) front, inside pitch of front facing gable; i.e., skylight perpendicular to street, facing wall of 2 story portion of house, approximately 4 feet away.

Committee Recommendation: Option (b) preferred, unanimously approved, on the condition that a flat (not bubble)-type skylight be installed. Since skylight faces neither street nor neighboring houses and is well screen by tall ever-green trees, it will not be visible from the street. A majority (Ms. Donald, Ms. Kilty, Ms. Price, Ms. Simons) voted to recommend that the owner be permitted to install at location (a), if desired (this appears to be the least expensive and practical option, from a structural standpoint and with regard to the interior program), because

1. Skylight does not directly face the street, side yard is narrow, and adjacent house is also 2 story.
2. Integrity of house has already been compromised by Colonial style addition of 2nd story, which disrupts English cottage-reminiscent massing and roofline.
3. House is located at the edge of the historic district, among a mix of 1930's-1950's houses.

A minority (Ms. Alderson, Ms. Bowman, Mr. Dunn) objected to installation of any skylight (as in option (a)) clearly visible from the street. Ms. Alderson expressed concern about setting a precedent for other areas in the historic district, given the frequency of applications for skylights.

7013 Poplar Ave. (Greer/Solien)

Proposal: substantial rear, two story frame addition to 2 story frame Victorian. Construction requires removal of existing 1 story addition (part of which is modern and intrusive, the other part of which appears to be an older, albeit obscured, outbuilding, perhaps dating to the 1920's or 1930's). Massing, rooflines, fenestration, and detailing to echo that of the original house. All new materials to be wood, of dimensions and design comparable to original elements, painted to match existing surfaces. Replace missing details on existing veranda according to historic photograph enclosed.

Committee Recommendation: Approve as submitted. Although the addition is large, it relates with commendable sensitivity to the original structure. The original house is large and has sufficiently varied massing to permit a large addition, of similar massing, without loss of integrity or subordination of the historic structure. This project has been well researched and thoughtfully developed; restoration of the existing facades and integration of new materials are based upon detailed, visual historic documentation. The outstanding presentation, including a scale model, full drawings, and historic photographs, enabled members to easily visualize the proposed change. The architect and owner were cooperative and genuinely interested in preserving the historic character of the house. When Ms. Alderson pointed out that a portion of the existing one story addition appeared to be an outbuilding of potential historic merit (note old 6/6 windows), the owners conveyed a willingness to relocate it to another area in the rear yard rather than demolish it along with the modern 1 story addition.

7219 Maple Ave. (Teitelbaum/Welch)

Proposal: replace altered rear porch with new kitchen addition on 2 story, frame (modified 4 square) house; add rear stair to third floor (attic) apartment.

Preliminary Response: Approve as submitted, on condition that new materials

improves the appearance of the house. However, members were concerned about inserting an opening at the roof level. Since neither the owner nor architect were present, it was not possible to determine the justification for this configuration over that of a conventional stair spanning the 2 story wall and entering the third floor from inside. This alternative would pose less of a threat to the historic and architectural integrity of the house and is recommended to the owners and architect, whom the committee will advise to attend the upcoming Committee and Commission reviews.

7207 Holly Ave. (Vaughn)

Proposal: Restore front porch according to 1888 drawing and existing architectural evidence (e.g. ghost of original porch outline on wall).

Committee Recommendation: Approve as submitted. This a pure restoration which will improve the integrity of the house and historic streetscape.

7133 Maple Ave. (Neill/Aboudou)

Proposal: Install rear-side yard privacy fence (6' wood stockade) to obscure view of continual automobile repairs in adjoining yard.

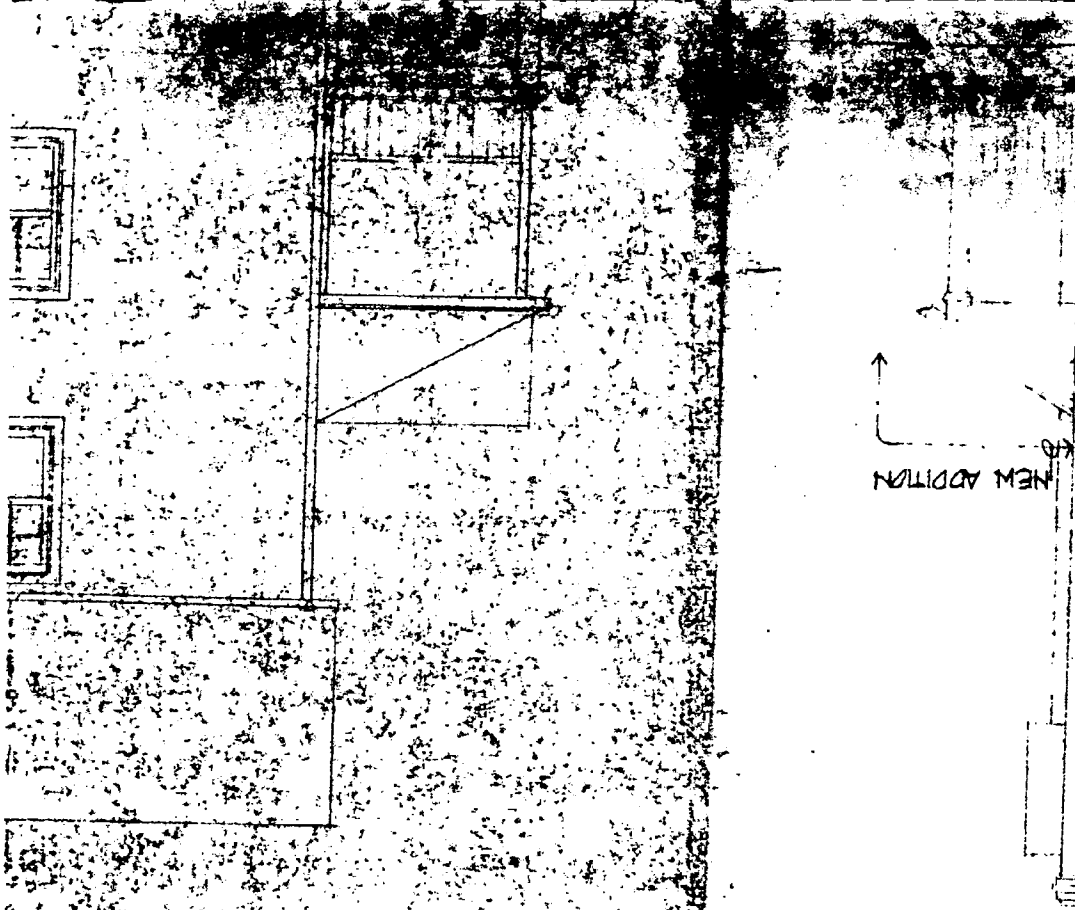
Committee Recommendation: Approve as submitted. Fence is to be located on rear side yard only, on applicant's side of the property line, scarcely shows from the street, and is unlikely to be objected to by the owner of the adjoining property, who has never lived there. The offending occupants have been the subject of similar complaints from other neighbors.

II. Farewell to Phyllis McDonough

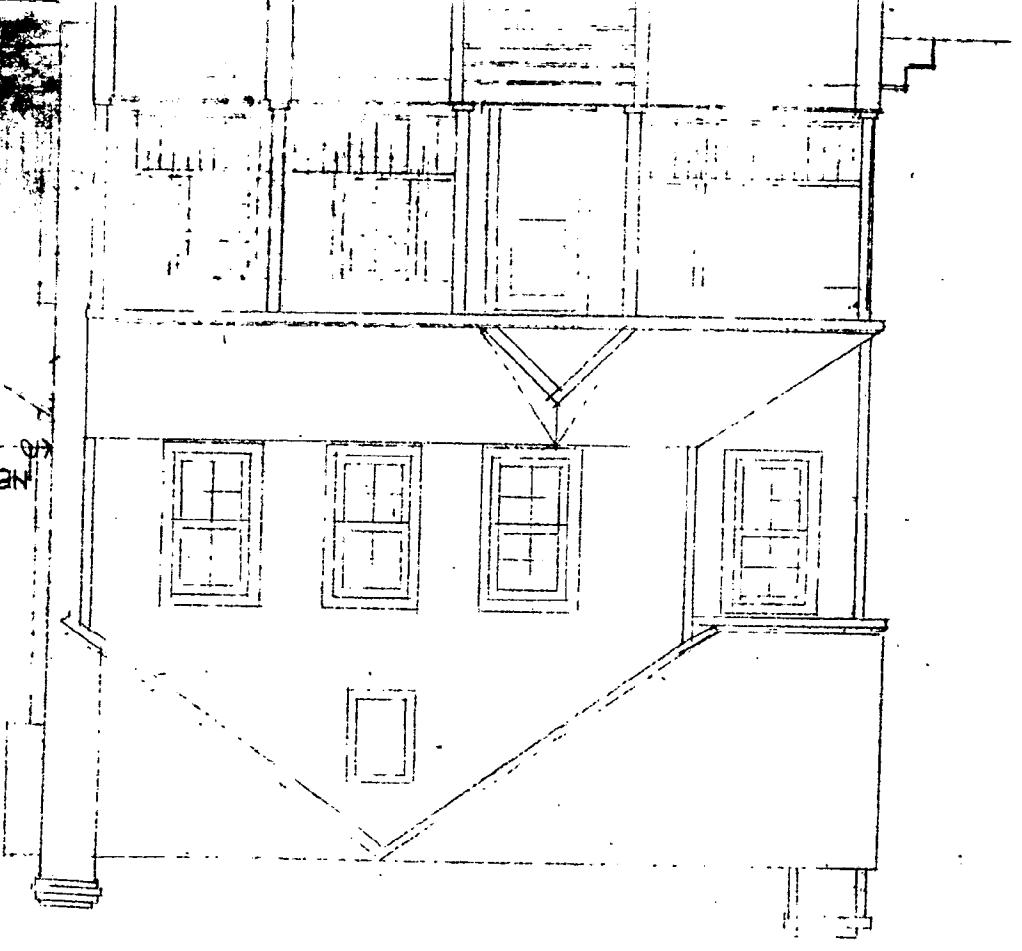
The committee received with regret notification that Phyllis McDonough, city staff liason, has moved on to another job outside of the city government. Another staff liason will be sought to refer inquiries to the committee and provide information to local citizens on regulation of the historic district.

III. Historic District Expansion

The photo survey finally complete, with photos labeled and attached to individual survey sheets, a draft of the descriptive narrative is anticipated before the next committee meeting (Caroline Alderson/Joan Simons). The revised map of the proposed expansion, showing estimated house dates, transportation lines, and existing and proposed boundaries, is also due by the next meeting (Linda Donald/Joan Simons). Volunteers will be assigned to detailed photo documentation and archival research of selected (prototypical/exceptional) buildings. Linda Donald and Caroline Alderson will review streetscape slides, select representative views, and identify omissions.

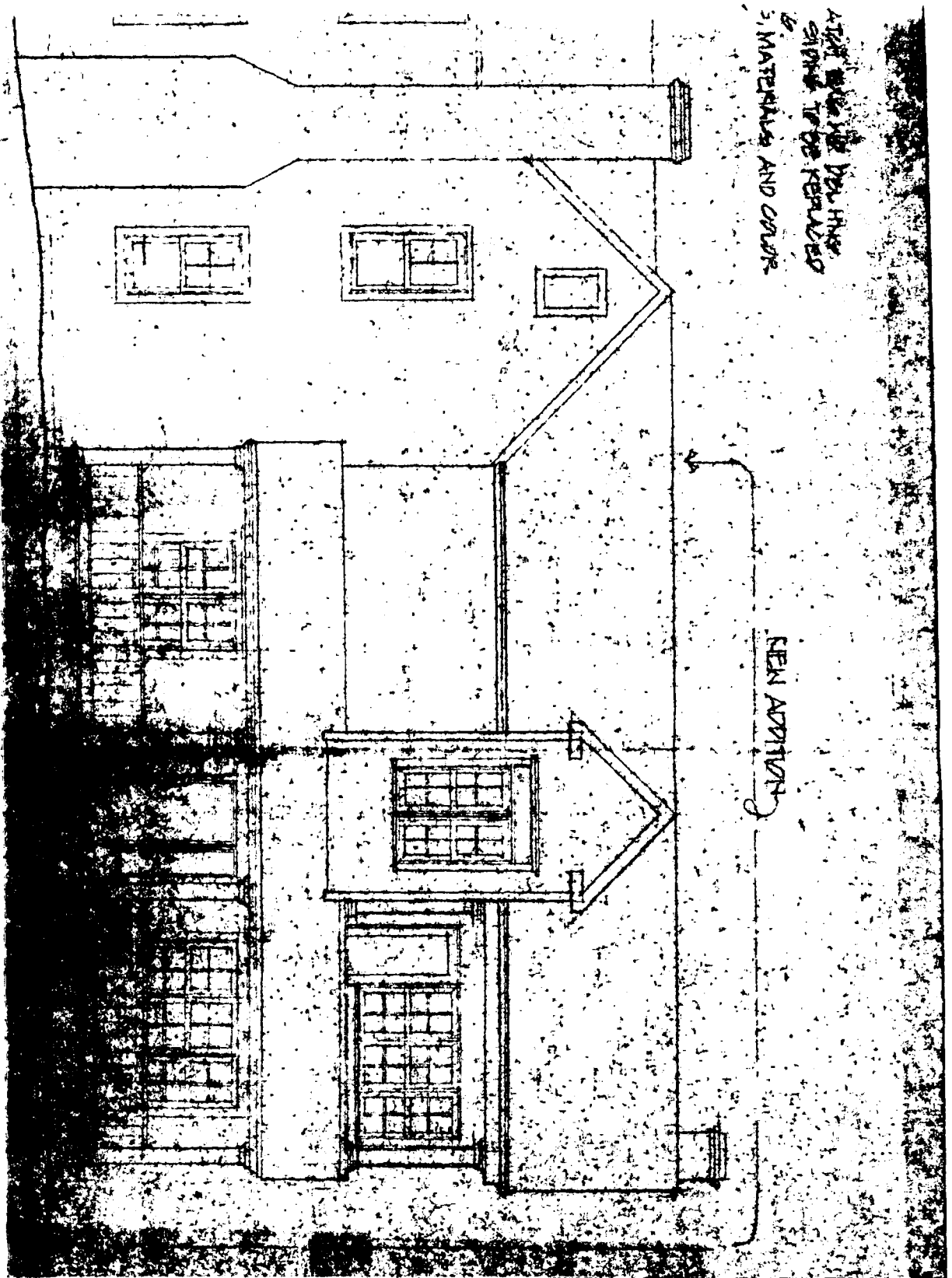


NEW ADDITION

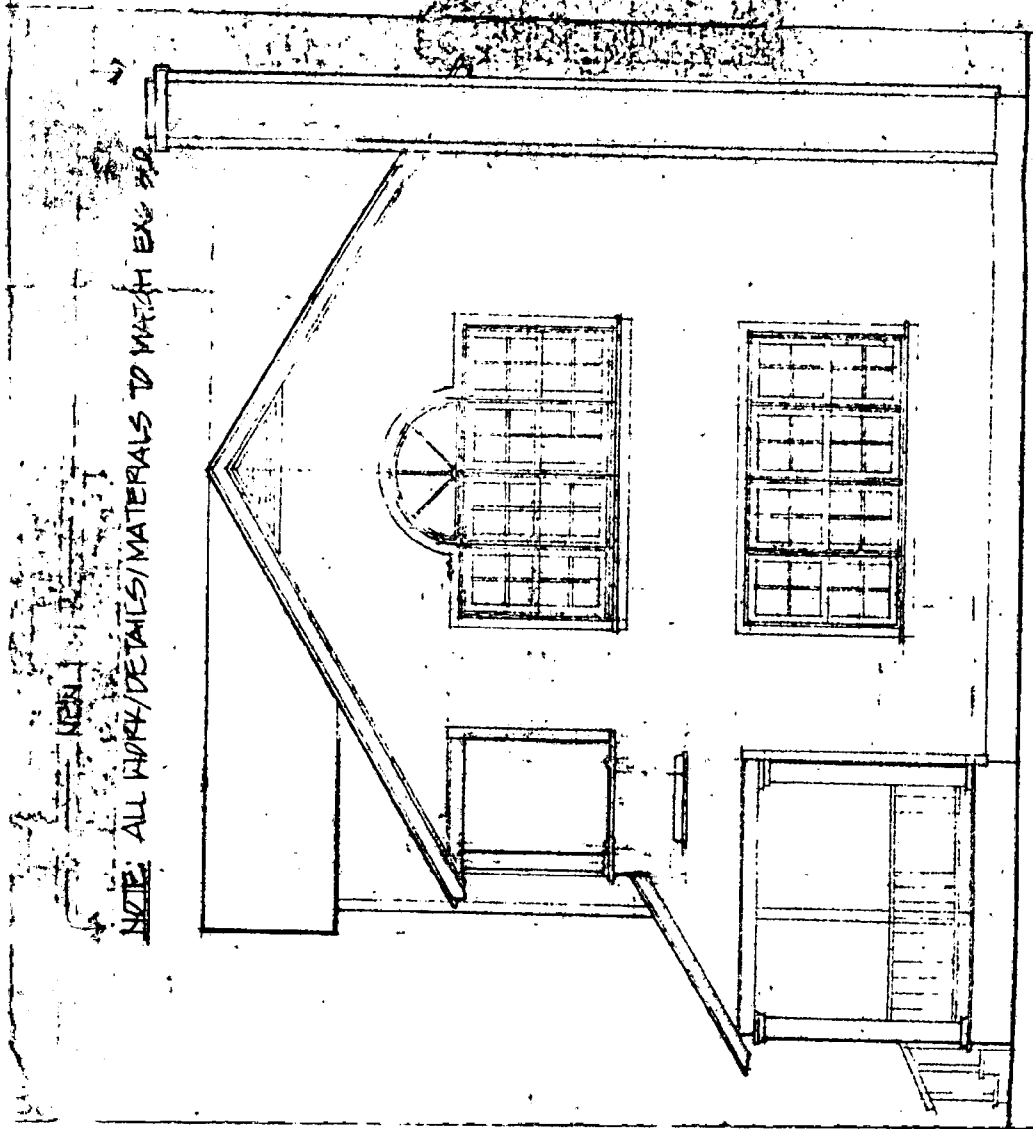
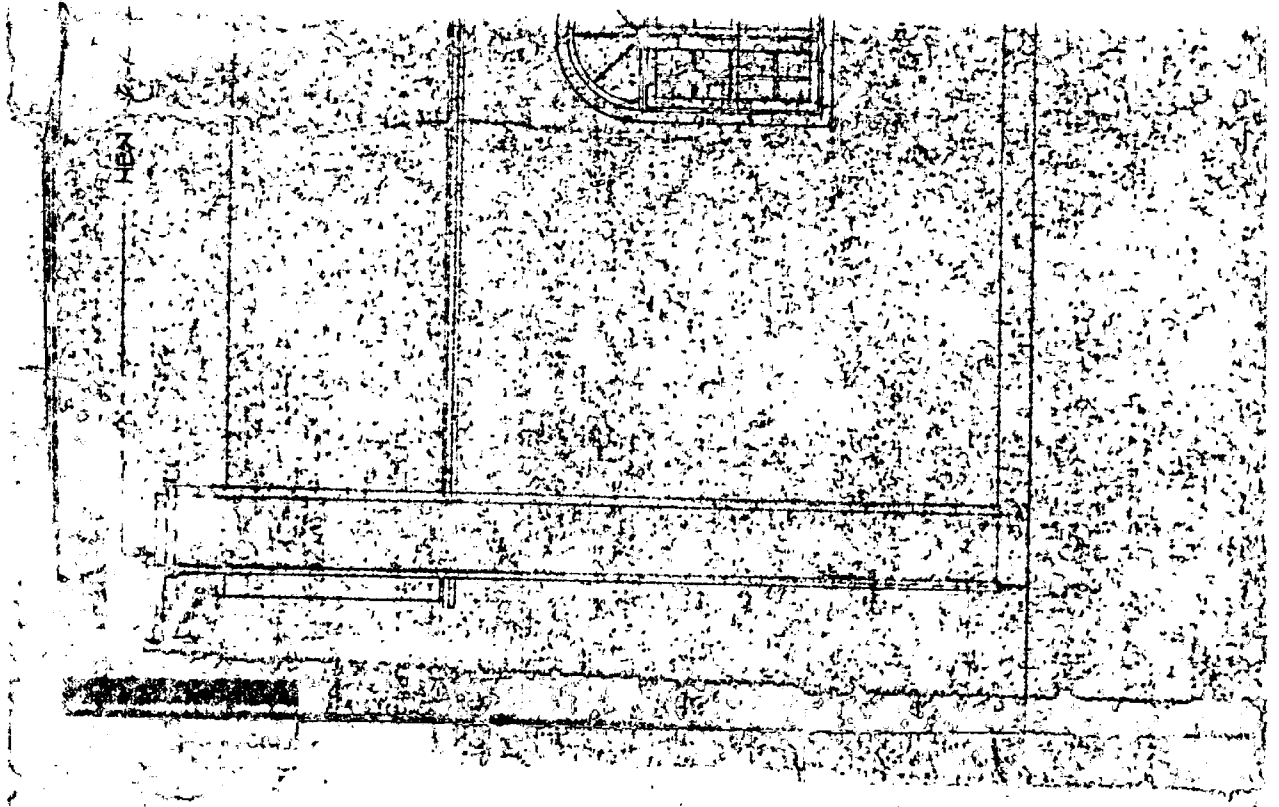


NOTE:
 1. ALL DIMENSIONS TO MATCH EXG BLDG.
 2. ALL EXTERIOR FINISHES TO MATCH EXG BLDG.
 3. ALL OTHER DETS TO MATCH EXG BLDG.

NOTE: PORCH ADDITION TO MATCH EXG BLDG. IN
 DETAIL AND COLOR. RAILINGS, STAIRS, W/D
 AWNINGS, ETC. TO BE SIM. TO EXG AS SHOWN



BER/SOLIEN RESIDENCE
ION & RENOVATION TO:
AR AVE., TAKOMA PARK, MARYLAND



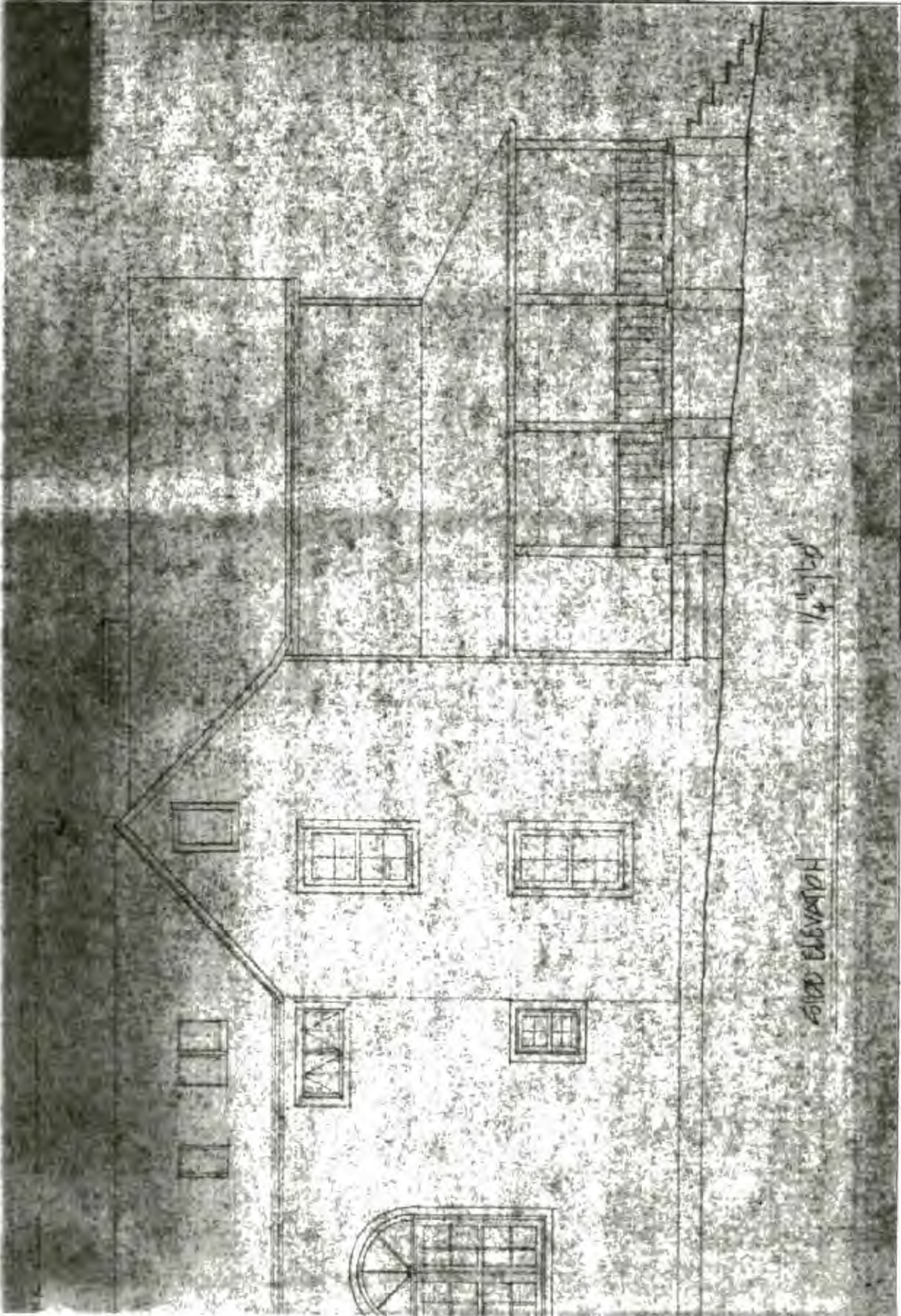
NEW
NOTE: ALL WORK/DETAILS/MATERIALS TO MATCH EX. 310

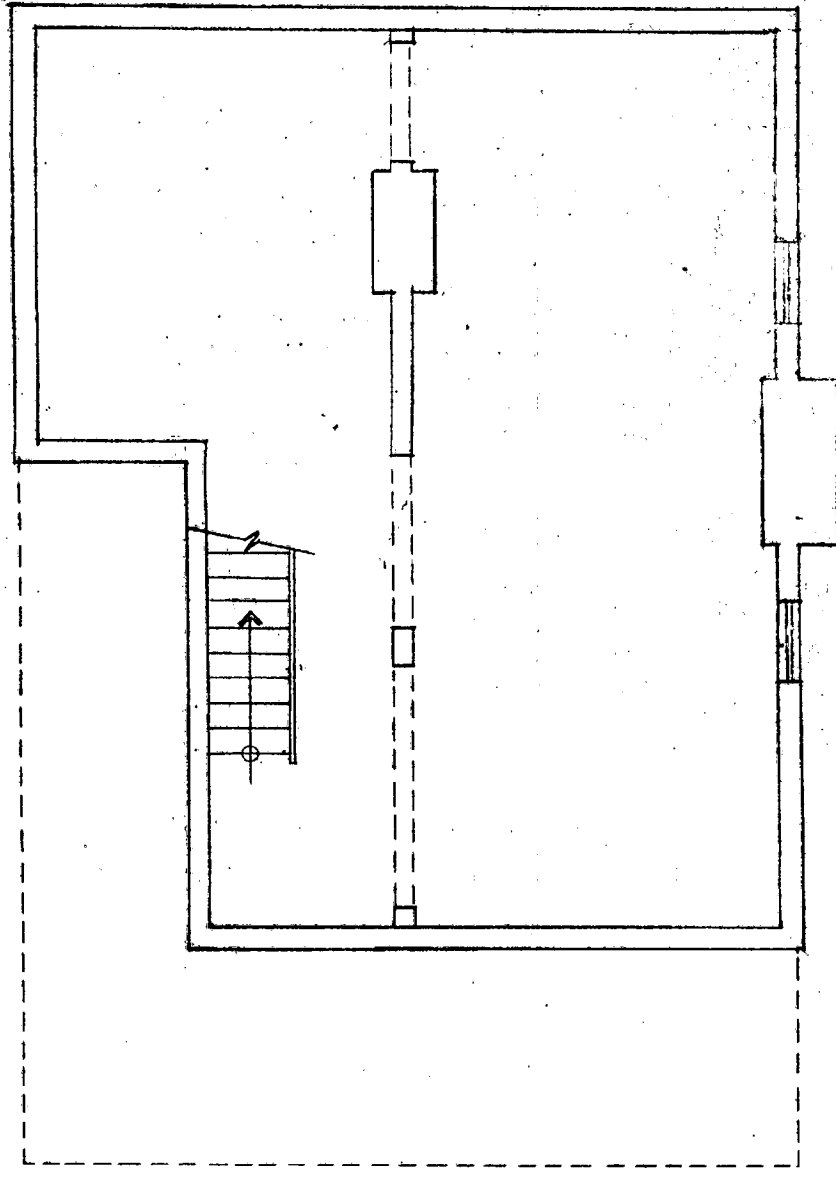
NEW REAR ELEVATION 1/4-10

COMMERCIAL & RESIDENTIAL
RHS
 Ralph H. Smith & Co., Inc.
 DESIGN & RENOVATION
 1601 Newton Street NW
 Washington DC 20010
 Phone (202) 328-1499

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

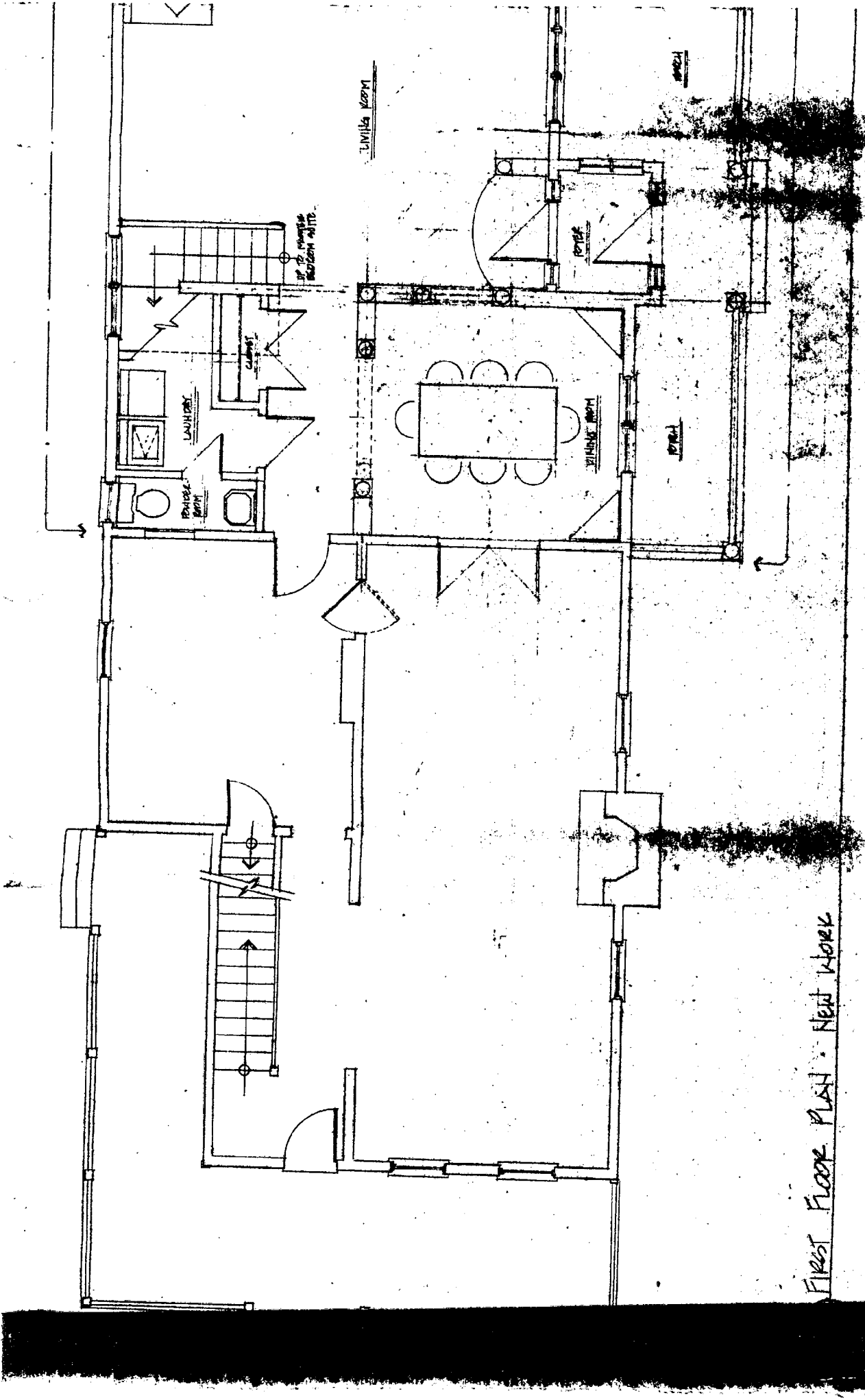
4





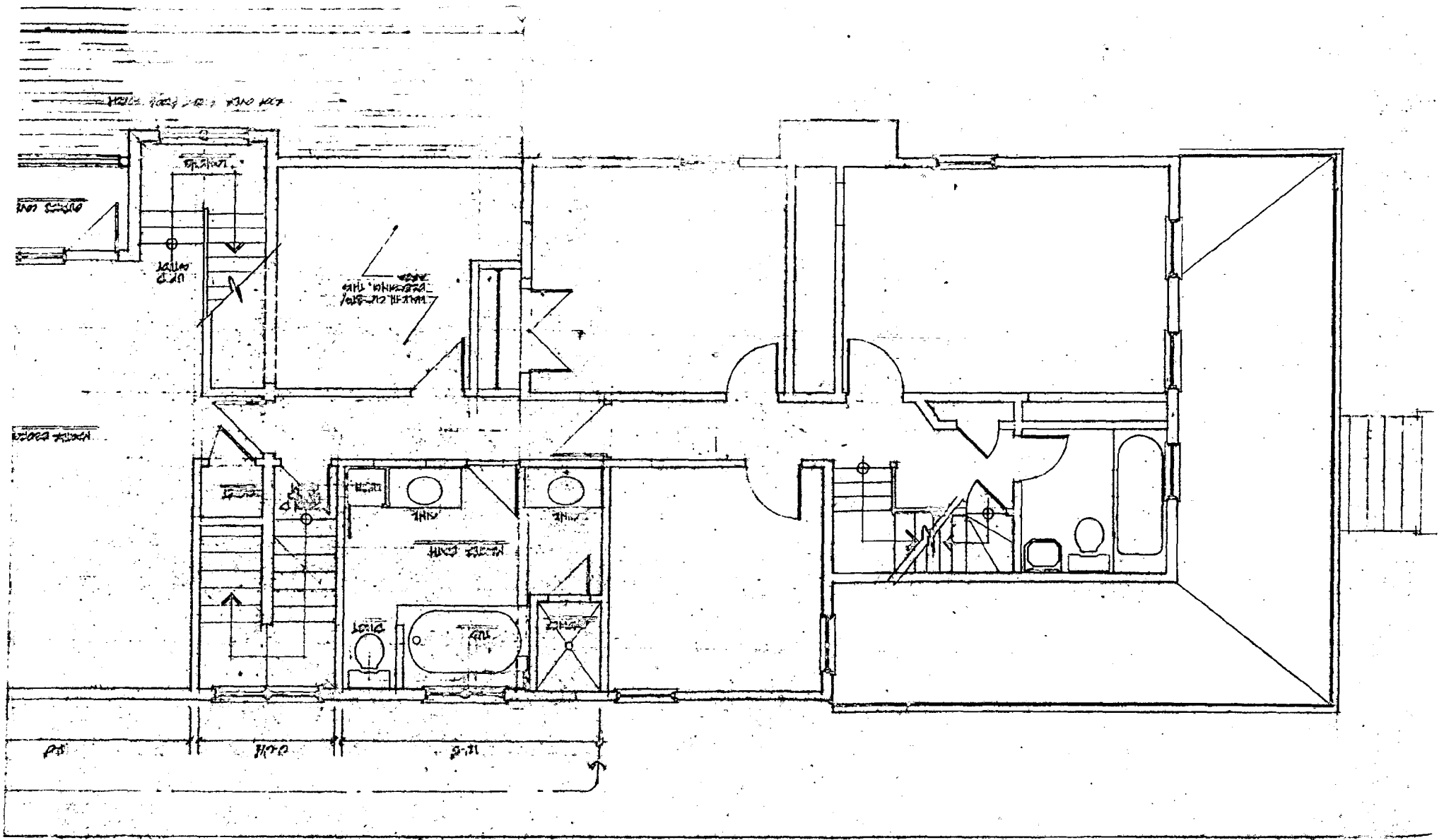
BASMENT PLAN





First Floor Plan - Next Work

Main Floor Plan - Hill House



ATTIC Floor Plan - New Upper story

