

37/3 7021 Poplar Ave.
SA-20-87



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
51 Monroe Street, Room 1009
Rockville, MD 20850
279-8097

TAX ACCOUNT # 1072278

NAME OF PROPERTY OWNER Helen Wadsworth TELEPHONE NO. 857-7003 (day)

ADDRESS 7021 Poplar Avenue, Takoma Park, MD 20912

CONTRACTOR F & S Enterprise, Inc. TELEPHONE NO. 953-7943

PLANS PREPARED BY Contractor & Owner TELEPHONE NO. _____

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE _____

House Number 7021 Street Poplar Avenue

Town/City Takoma Park Election District 13

Nearest Cross Street between Elm & Columbia

Lot 43 Block 21 Subdivision 25/B.F. Gilbert

Liber 5691 Folio 467 Parcel B.F. Gilbert

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair Fire Damage
Wreck/Raze Move Install Revocable Revision Fence/Wall (Complete Section 4) - Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 35,000.00

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.

Helen Wadsworth Signature of owner or authorized agent (agent must have signature notarized on back) 6 June 1987 Date

* APPROVED Betty Hale, Jr. JAC For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: SA-20-87 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ 10.00
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

Commission recommends **SEE REVERSE SIDE FOR INSTRUCTIONS**
that dryvit be considered as an alternate exterior siding (in place of that proposed.)

(Handwritten signature)

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:)

Due to fire damage, the roof and upper portions of right exterior wall, and the second floor living space must be reconstructed.
Although structurally adequate at the time of construction and having served as living space (two bedrooms) for myself and previous owners, such elements do not now meet Montgomery County building code requirements, and thus exact replacement is not possible. To provide an equivalent amount of living space in the most aesthetically compatible manner, it is proposed to raise the roof by 8', in accordance with existing roofline and matching existing shingle color as close as possible (exact color no longer available), and locate at second story front two windows matching in size, manufacture, and

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100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

position existing windows at first story front.

Replacement of exterior stucco is necessary also due to the present condition of extreme deterioration plus the inevitable damage arising from fire reconstruction. I would prefer to replace the stucco with vinyl siding for reasons of cost, maintenance, insulation value, and appearance (an architect with 40 years experience in specifying exterior finishes has remarked that the design of vinyl siding has progressed so that even he cannot tell it from wood when viewed from the street). However, alternate suggestions comparable in price, maintenance, appearance, etc. are welcome.

857-7003

Helen Wadsworth

- provisional permit

Phil agrees we cannot
sign off on this. I
am writing DEP asking
for a waiver.

To Bobbi

Date 6/10 Time 4:45

WHILE YOU WERE OUT

M. Caroline Alderson

of Takoma Park LAC

Phone _____

Area Code	Number	Extension
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN
WANTS TO SEE YOU	<input type="checkbox"/>	URGENT

RETURNED YOUR CALL

Message: she will be send you
stuff from the meeting the
other day and also would
like some more exterior
alteration forms.

Operator _____



23-000 50 SHT. PAD
 23-001 250 SHT. DISPENSER BOX

LAC RECOMMENDATIONS
ON 7021 POPULAR AVENUE

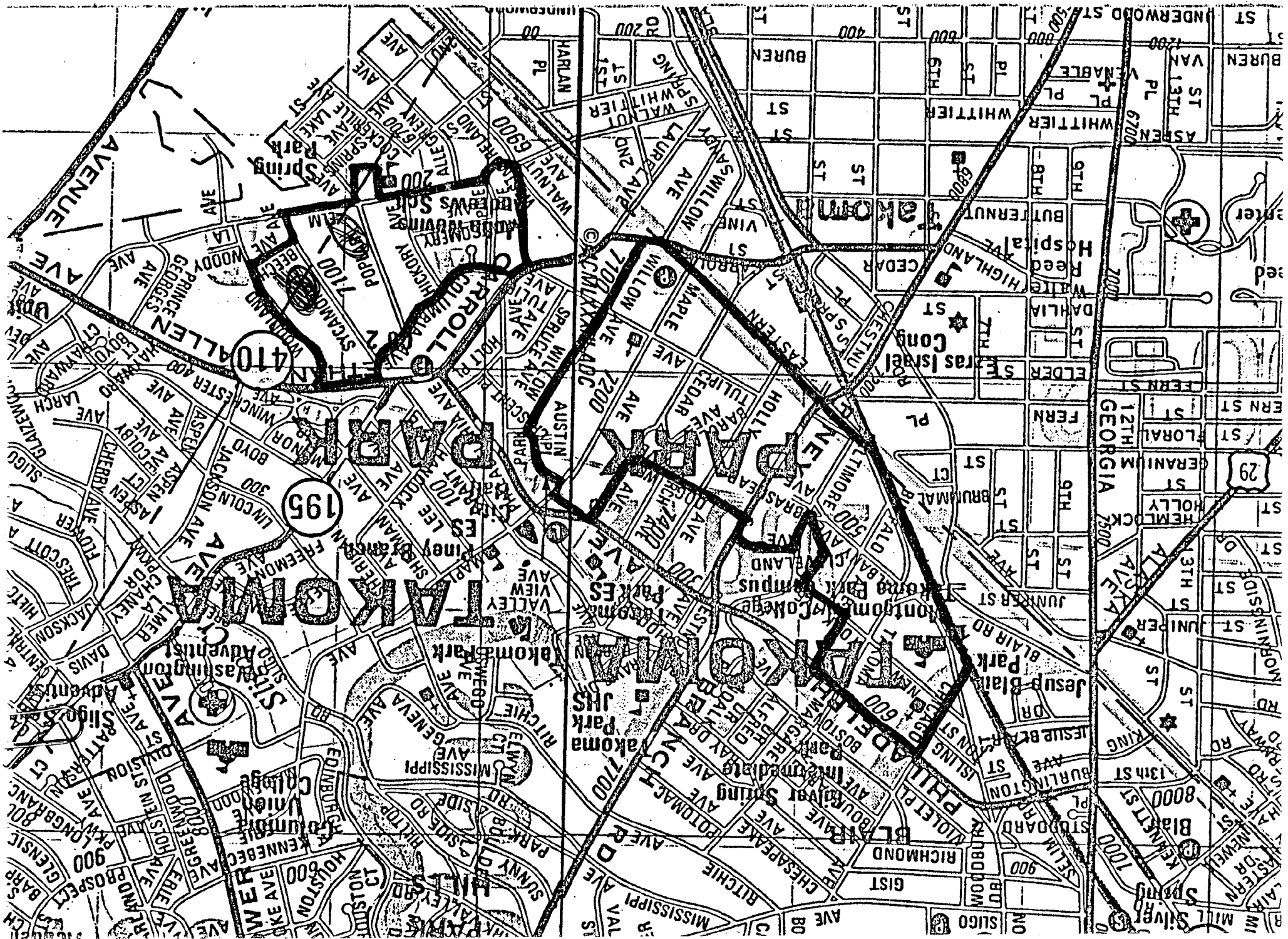
Approve addition 2nd story on condition that 1st story material and fenestration are matched, that a steeper roof pitch is used so that early 20th century feeling character maintained, and that original eave overhang is duplicated

1. Degree of reconstruction required to make the house habitable after fire damage make the committee inclined toward greater design lenience that in cases of remodelling or improvement initiated entirely by owner
2. House sits on a very high base, creating a 1 1/2 story front facade: at present, the low first floor is somewhat out of scale with the massive base; addition may actually improve relative scales of base and main floor
3. House is deeply recessed on its lot and obscured by trees, including evergreens
4. House is a simple vernacular cottage without a strong stylistic identity which would be comprimised by adding a 2nd story. This is not equivalent to the case of the diminutive front-gabled bungalow which would be destroyed by the addition of a 2nd story.
5. House sits between another vernacular cottage and a mid-twentieth century intrusion; integrity of larger streetscape will be little affected by the alteration
5. Integrity of house has already been comprimised by replacement of all but 1 of the original windows

Additional comments/conditions:

In general, proposed design is compatable with that of existing house. Addition is in character with period and style, i.e., it is a a thoroughly traditional solution to an old problem. Two story colonial cottages of the sort proposed were common in the 20's. Provided that roof pitch is steepened, house will look much like a 20's farmhouse, consistent with the neighborhood and larger historic district. The committee cautions against a shallow roof pitch, which suggests a mid 20th century colonial. The owner has agreed to the steeper pitch and to duplicate the original eave overhang.

The owner has also agreed to reside in masonite instead of vinyl siding. The committee strongly recommended against replacing the stucco with vinyl, an obviously modern material which would make it impossible to tell, now that the windows have been replaced, whether the house is historic or not. Recognizing the poor condition of the stucco and the high cost of stucco repair, however, we would accept wood or masonite siding as an acceptable substitutes which are visually consistent with the style and period of the house.



attached pp

1 + 2 to

Walden with print

TAKOMA PARK HISTORIC PRESERVATION COMMITTEE

MINUTES - TUESDAY, JUNE 9, 1987

Members present:

Caroline Alderson, Chairman
Linda Donald, Treasurer
JoAnn Bowman
Mary Jean Eig
Jean Price

Absent:

Ed McMahon
Joan Simons
Doug Dunn
Brenda Kilty
Edmund Kirby Smith

Phyllis McDonough, city staff liaison

Applicants present

Walter K. & V. Johnson - 7420 Maple
Helen Wadsworth - 7021 Poplar
Amy Turin & Larry Hershman - 7713 Takoma Avenue
Paul Treseder, Architect - 7114 Sycamore, 6 Montgomery, 7019 Eastern
Mr. Ginsberg - 7019 Eastern

I. Review Historic Work Area Applications

A. 7420 Maple (Walter & V. Johnson)

Committee approved proposal to add side deck (balcony) to non-historic rear portion of 2 story house which functions as a small nursing home. Because the house fronts on two sides, Maple (primary facade) and Old Philadelphia, there is no rear yard in which to build, only 2 side yards. The proposed work is in the least visible portion of the lot, largely obscured by trees. Owner has agreed to add additional plantings along top of the 7' concrete wall which presently screens the rear side to further obscure the view from the street. Owner also agreed not to lattice the area between the deck floor and ground; the committee judges that such a massive amount of lattice would only draw attention to the new work

B. 7021 Poplar (Helen Wadsworth)

Committee approved, with conditions, proposal to reconstruct fire damaged portions of 1920's cottage. Because code regulations do not permit continued use of attic as living space, owner proposed to add a second story (wall and roof). The committee judged that because the house rests on a very high foundation, is deeply set back and well screened by trees (including evergreens), and because the house is not a strongly identifiable style of which diminutive size is a key element (as in a front gabled bungalow), the proposed addition will not significantly harm the integrity of the individual resource or larger historic streetscape. The committee also agreed that greater lenience was due in cases of unavoidable reconstruction after severe damage.

The following conditions were agreed on by the owner:

1. The roof pitch will be steeper than shown, at least 6 X 12, consistent with other 2 story cottages of the period and general style. A lower pitch suggests modern adaptations which are not congruent with the historic district.
2. The eave overhang will be duplicated. (Same reasons as above).
3. Masonite, rather than vinyl siding will be used to re clad the house. The committee acknowledges the very poor condition of the stucco, and the prohibitively high cost of major repairs, and will accept wood or masonite siding as appropriate substitutes visually consistent with the style and period of the house. Vinyl, on the other hand, is an obviously modern material that would make it impossible to tell, now that the windows have been replaced, whether the house is historic or not.

C. 7713 Takoma (Amy Turin) -

Approved rear addition barely visible from street. Materials to match original in kind (painted wood shingle).

D. 7114 Sycamore (Paul Treseder, Architect; New Construction)

Approved new construction of 1 1/2 story frame bungalow. This is a very appropriate design for a neighborhood dominated by bungalows and early twentieth century cottages.

E. 7019 Eastern (Ginsberg)

Approved revision to previously approved addition. Proposal includes wrapping front porch around facade and replacing non-historic columns with turned posts more consistent with the age, style, and scale of the house. Existing Doric columns are curiously heavy for a modest vernacular farm house of this time and location; turned or sawn posts would be much more common. Early residents recall that the existing columns are not original (no recollection of what was there).

F. 6 Montgomery (Treseder) -

Approved rear addition. Scarcely visible from front

G. 7110 Maple (O'Connor)

Approved revision to earlier application for rear addition. Because of the high cost of wood siding originally proposed, owner wishes to substitute a less expensive material and has agreed to use masonite rather than vinyl.

II. Report from Phyllis McDonough

Phyllis distributed an outline listing resources for financial assistance on work within historic districts, asked for clarification on the historic district

boundaries, and discussed city policy for advising residents of regulatory procedures in the historic district.

III. Finances

Linda Donald reported on her progress in assessing the status of HPC money now held and accounted for by Historic Takoma and plans to establish a separate bank account for HPC money, to be managed by the new treasurer. It appears that enough money is left to reproduce maps and photos to complete the expanded historic district application. There remains a need for additional money to cover the cost of mailing agendas to committee members and citizens groups and to fund other planned projects, such as the upcoming brochure.

III. Historic District Expansion - Progress Reports & Assignment of Tasks

Additional survey forms and contact sheets were distributed for completing descriptive documentation on individual houses in the proposed expansion. About of the survey forms have photos so far. Nearly all of the photos have been taken and developed. Duplicate contact sheets have been made for reference, except of the photos Linda developed, which need to be duplicated. Photo film and frame numbers were inadvertently omitted on these survey forms (Allegheny, Second Avenue area).

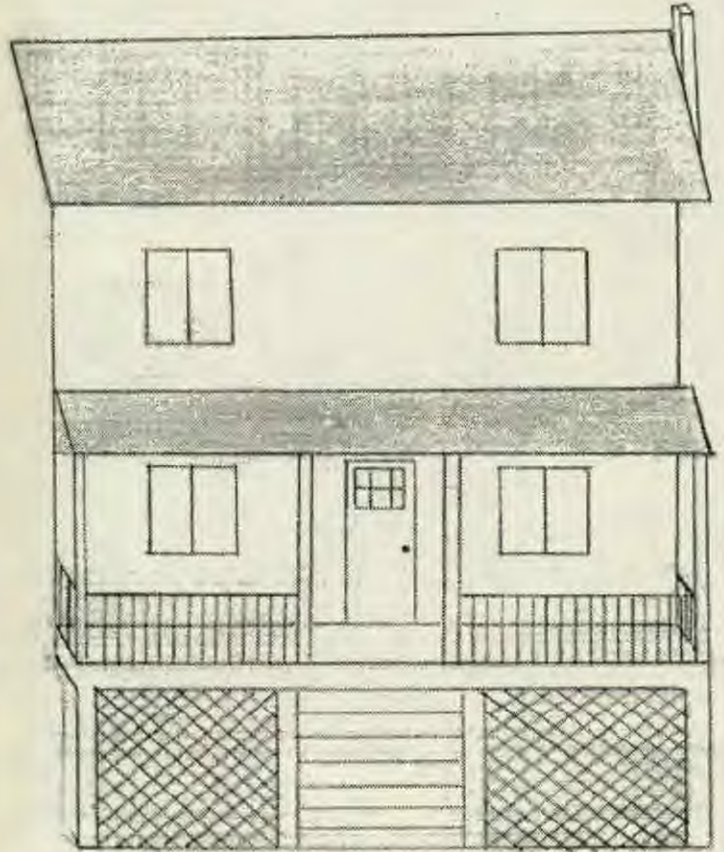
Linda agreed to select and duplicate slides she and Ed McMahon took earlier of streetscapes in the expanded district.

Caroline Alderson agreed to prepare a descriptive summary, which Joan Simons will edit, when the survey forms are completed. Joan and Brenda Kilty will continue to collect house dates and other historical documentation as time permits.

FRONT ELEVATION



Existing

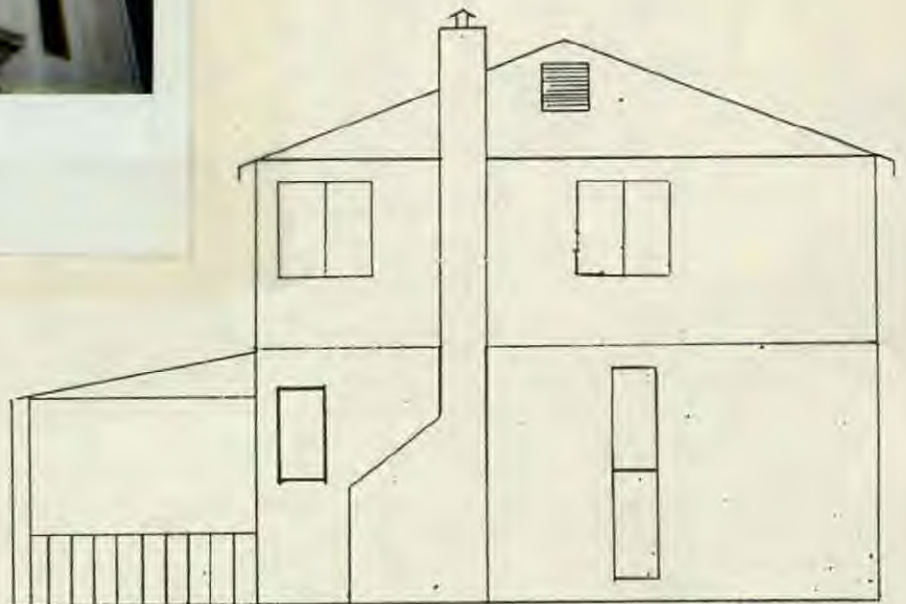


Proposed



Existing

SIDE ELEVATION



Proposed

7021 Poplar Avenue
Takoma Park, MD 20912

AS VIEWED FROM THE STREET



7021 Poplar Avenue
Takoma Park, MD 20912

Please
See attached Minutes for
discussion

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: 7021 Popular
- d. Owner of property and address:
Helen Wadsworth
7021 Popular Avenue, Takoma Park, MD 20912
- e. Is this property a contributing resource within the historic district? Yes
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources?

Yes

II. Description of work proposed

- a. Is this work on the front, rear, or side of the structure?
All of the above
- b. Is the work visible from the street? Yes
- c. What are the materials to be used? reconstruction in frame; residue in masonite
- d. Are these materials compatible with existing materials? How?
If not, why? Yes, historically appropriate substitute in appearance. Stucco is severely damaged, repair is not economically practical

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, 5

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)

Owner has agreed that: 1) masonite instead of vinyl cladding will be used for more appropriate appearance 2) roof pitch will be steepened, to be more consistent with two story houses of the period. 3) eave overhang to match that of original roof

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 Please see attached summary of committee's conclusions In general, the committee agreed that 1) the degree of reconstruction required to make the fire damaged house habitable would urge greater leniency than in the case of remodeling initiated by owners' will 2) this particular house will not be compromised by addition of 2nd story

Date on which applicant was notified of LAC meeting 6/2/87

Form completed by Caroline Alderson

Member of Takoma Park LAC

Date 6/10/87

*Claudia
Alderson*

Meeting held 6/9/87

MEMORANDUM

June 12, 1987

TO: Bob Seeley
DEP

FROM: Bobbi Hahn^{sk}
Historic Preservation Commission

SUBJECT: 7021 Poplar Avenue, Takoma Park

We have received a permit application from Helen Wadsworth to add a second story to 7021 Poplar Avenue, Takoma Park, which is located within the Atlas historic district of Takoma Park. This house is a bungalow constructed in the 1920s and as such is a contributing resource to the district. Mrs. Wadsworth is undertaking this project as the result of fire damage. She cannot get a permit from DEP to reconstruct the house in its original proportion as the second story does not meet current standards for habitable space. We would like to request that you consider granting a waiver of these standards in the case of this historic resource. Please contact Philip Cantelon, HPC Chairman, 770-1170, if you have any questions. Thank you.

BH:gk:0200E

MEMORANDUM

June 12, 1987

TO: Bob Seeley
DEP

FROM: Bobbi Hahn^{BA}
Historic Preservation Commission

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BH:gk:0200E