

37/3 7112 Poplar Ave.
SA 3-89

MEMORANDUM

DATE: 3/13/89

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: Jared Cooper, Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of January 5 reviewed the attached application by Michael & Rose Weiner for an Historic Area Work Permit. The application was:

Approved

Denied

With Conditions: _____

*Please note that the original "green copy" and plans were forwarded to DEP office in January. If you have any questions please call 217-3625 at our office JCM
SA # 3-89*

Attachments:

1. _____
2. _____
3. _____
4. _____
5. _____

JC:jcm
1016E

#37/B

HISTORIC PRESERVATION COMMISSION

Staff Review Form

II (5)

Applicant: Michael and Rose Werner

Applicant's Address: 7112 Poplar Ave.
Takoma Park

Type of Review:

HAWP _____ Substantial Alteration X
ORD.Maintenance _____ Demolition _____
Subdivision _____ Other _____

Site No. (Atlas): proposed Takoma Park Historic District 37/6

Site Address: _____
(If different from applicant)

Advertised: Yes _____ No X

Proposed: (describe action to be taken)

16' addition to rear of house, roof replacement, addition of 2 dormers on new addition.

Staff recommendations and comments: LAC recommends, suggests divided light easements as shown on 1 elevation. Proposed work compatible with existing house. Recommend that the work is not substantial alteration. One point of concern/should modern additions duplicate existing style of house or should they clearly show their modern provenance.?

Date: 1/3/89

Staff: Annette G. van Hilst

Signature: _____

HPC Action:

*Approved
A. Neumann*

Date: _____

37/6



Historic Preservation Commission

51 Monroe Street
~~100 Maryland Avenue~~, Rockville, Maryland 20850
Suite 1001 279-~~888~~ 8097

Handwritten notes: 23856, 09/27/89, 23856, 09/27/89, 23856, 09/27/89, 23856, 09/27/89

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1064564

NAME OF PROPERTY OWNER Michael E Rose WERNER TELEPHONE NO. (301) 270-8307
(Contract/Purchaser) (Include Area Code)

ADDRESS 7112 Poplar Ave. Takoma Park STATE MD ZIP 20912

CONTRACTOR JEH CONTRACTING TELEPHONE NO. (301) 891-3724
CONTRACTOR REGISTRATION NUMBER MHIC Lic. #23856

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7112 Street Poplar Avenue

Town/City Takoma Park Election District _____

Nearest Cross Street Columbia Avenue

Lot 38 Block 20 Subdivision Gilberts

Liber 6389 Folio 892 Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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 <input checked="" type="checkbox"/> WSSC	02 () Septic
03 () Other	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> 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:

- On party line/Property line _____
- Entirely on land of owner _____
- 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.

Michael E. Werner Signature of owner or authorized agent (agent must have signature notarized on back) 9 December 1989 Date

APPROVED For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature Steven Kanby Date 1/6/89

APPLICATION/PERMIT NO: SA-3-89 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:)

SEE Attached Description of proposed work, 2 copies of Architectural drawings and photographs

100-5101

(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: 7112 ~~XXXXX~~ Poplar Avenue
Takoma Park, MD 20912

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

Michael & Rose Werner

7112 Poplar Avenue, Takoma Park 20912

(h) 270-8307 (w) 436-8135 (Michael)

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 X No _____.

II. Description of work proposed

a. Briefly describe proposed work:

Rear frame, 1 story addition to 1 story, frame bungalow; Roofline, massing, fenestration, and cladding (stained cedar shakes) to match original.

Addition of dormer windows (continuous shed with divided light casements) at rear side facades, extending into addition

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

Rear and rear-side facades

c. Is the work visible from the street?

Minimally

d. What are the materials to be used?

Wood

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

Match original materials, massing, and detail

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 and 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)

Use paired, divided-light casements as shown in North elevation for dormers on both facades

RECOMMENDATION FOR DISAPPROVAL

b. Disapproval of Work

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

RECOMMENDATION FOR APPROVAL

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

IV. Additional comments

There was some initial concern about the impact of the new dormers on the profile of the house; however, they are so far back that, with the sloping grade, they should not actually be visible from the street. Overall, we feel that this is a well-thought out proposal very sympathetic with the style, period, and setting of the house

Date on which application received: 12/7/88; final application 12/19

Date of LAC meeting at which application was reviewed: 12/12/88

Form completed by: Caroline Alderson Title: Chairman

Member of: Takoma Park, MD LAC

Date: 12/26/88

DESCRIPTION OF THE PROPOSED WORK

Michael and Rose Werner, 7112 Poplar Avenue, Takoma Park, MD. 20912

Attached are photocopies of the proposed addition as follows:

- Survey plat;
- Existing footprint of dwelling;
- proposed footprint, including second floor area plan;
- elevations of property reflecting completed proposed addition.

Also attached are photographs of the existing dwelling showing front of the house, both sides and neighboring structures, and the rear of the dwelling, the area of construction.

The proposed project entails the construction of an addition to the rear of the property at 7112 Poplar Ave. The addition will be a structure approximately 16 feet deep and matching the width and roof peak height of the existing property. The purpose of the addition is to add several new bedrooms and another bathroom to a very small two bedroom house. Because of our commitment to the historic qualities of Takoma Park, and to preservation and conservation concerns in general, every effort has been made to ensure that this proposed addition is compatible with the style and form of both the existing structure and the surrounding neighborhood. The proposed project meets these requirements as well as our budget.

The existing property is a very small two bedroom bungalow constructed in 1923. The house sits in the center of the lot several feet higher than the street level and properties across the street. The sill level in the front of the house, for example, is on a level with the second floor windows of the property across the street. There are only four large trees on this lot, all on the edge of the lot. The trees will not be affected by the proposed addition.

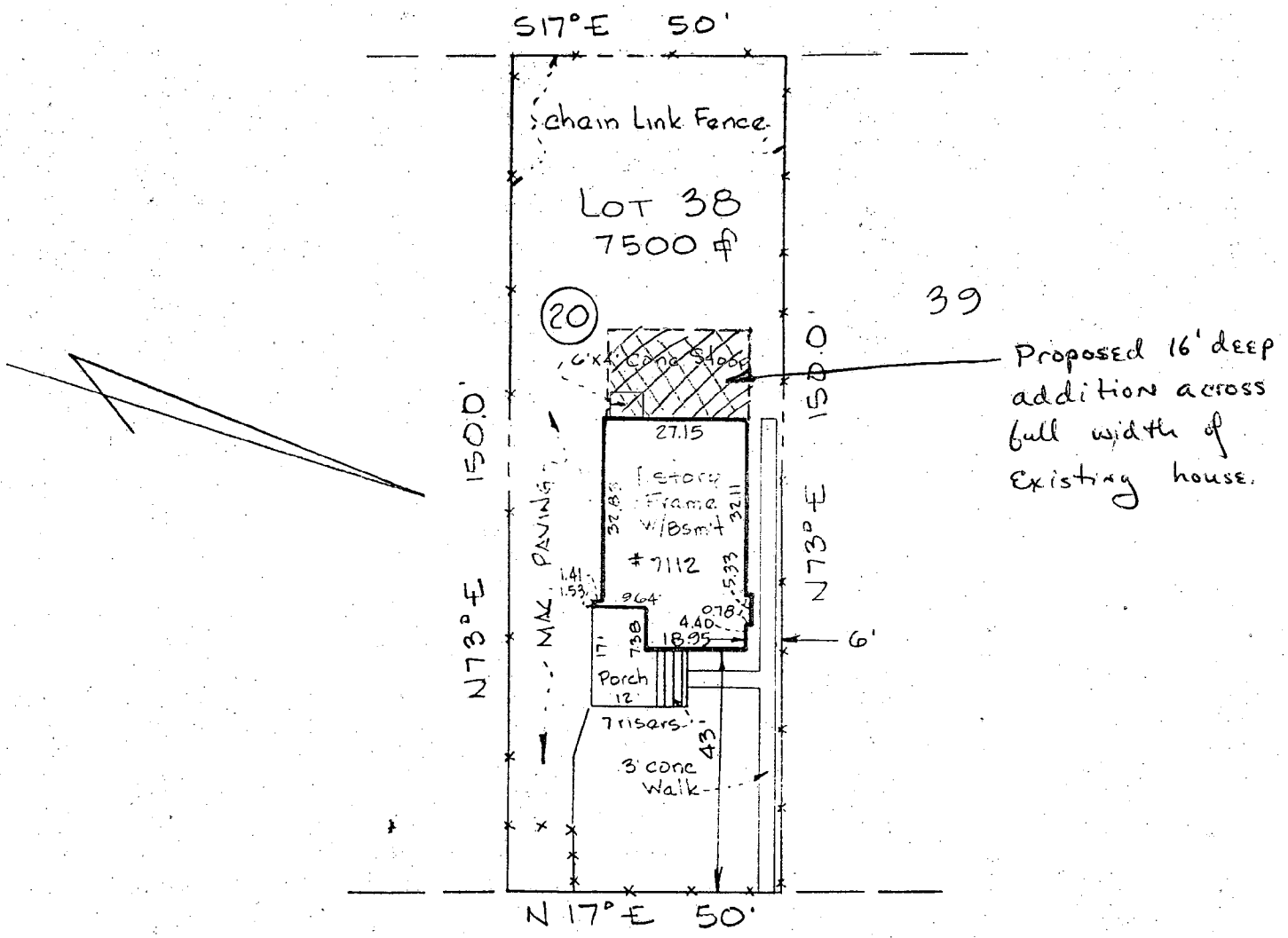
The existing house is very lightly framed by today's standards. The light framing has resulted in numerous structural problems, one of which this project is designed to correct: the roof must be replaced. The roof is framed on 24" centers using 2 x 4 roof rafters. As evidenced by the photograph of the rear of the existing structure, the roof is in very bad condition and must be completely replaced from the deck up. The replacement of the decrepit roof will improve the appearance of the property.

To obtain the needed space for the growth of our family, the proposed

addition includes dormers at the rear of the house. The two dormers are the most cost-effective way of obtaining the needed space without overwhelming the existing structure with an out-of-scale addition. These dormers will provide for a second floor master bedroom suite and will focus the attention of the homeowner to the rear of the lot, a particularly attractive and secluded garden area which has been neglected by most previous owners. The dormers are a very low profile, consisting primarily of windows designed to match the small windows found under the eaves of the existing structure.

While the dormers do change the roof line, they do so only in the rear of the house. The front elevation showing the dormers is deceiving. Because the house sits up on a grade, the dormers are not visible from street level from the front of the house. Additionally, because of the grade, trees, and proximity of adjacent dwellings, the dormers will be barely visible from the street. The dormers will not detract from the facade of the existing house or from the character of the neighborhood.

The existing house is clad in cedar shakes, dyed a dark brown. All main windows are six-over-one double hung with triple track storms. Exceptions to this are three small windows tucked high under the eaves: two in the front adjacent to the chimney, and one in the rear adjacent to the kitchen consistent with the historic "Craftsman" style. The proposed addition will follow this same style throughout. It will be clad in cedar shakes with the same overlap dimensions and stain as the existing structure. All new windows will be either six-over-one double hung or small windows in as close to the same size and style as existing windows as is possible. Molding and other details, including beaded tongue and groove sheathing material in the eaves, will be comparable to that of the existing structure.



POPLAR AVENUE

HOUSE LOCATION SURVEY
LOT N° 38 BLOCK 20

B.F GILBERT'S ADDITION TO TAKOMA PARK

ELECTION DISTRICT No. 13
SCALE: 1" = 30'

MONTGOMERY COUNTY, MARYLAND
DATE: WALL CHECK _____
FINAL 4-17-84

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, IN ACCORDANCE WITH DESCRIPTIONS OF RECORD AND THE POSITION OF THE IMPROVEMENTS SHOWN HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT, UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS. THIS PLAT IS PREPARED FOR TITLE PURPOSES ONLY AND IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES.

REFERENCE: PLAT N° 227

NO TITLE REPORT FURNISHED

Alexander G. Feldman & Associates
Land Surveying

CERTIFIED CORRECT

Alexander G. Feldman

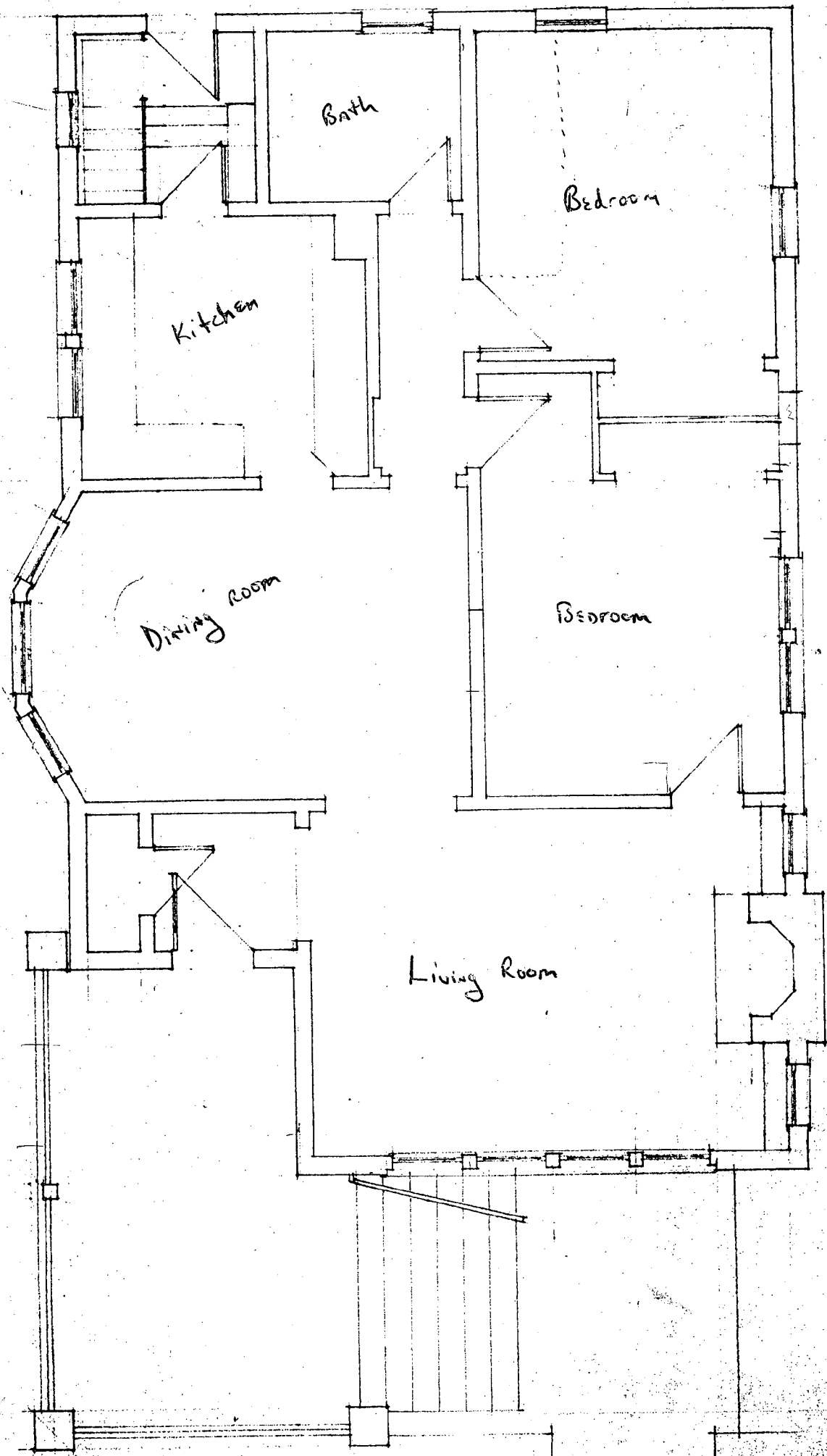
Alexander G. Feldman, R.P.L.S. MD. N° 122

4/22/84
DATE

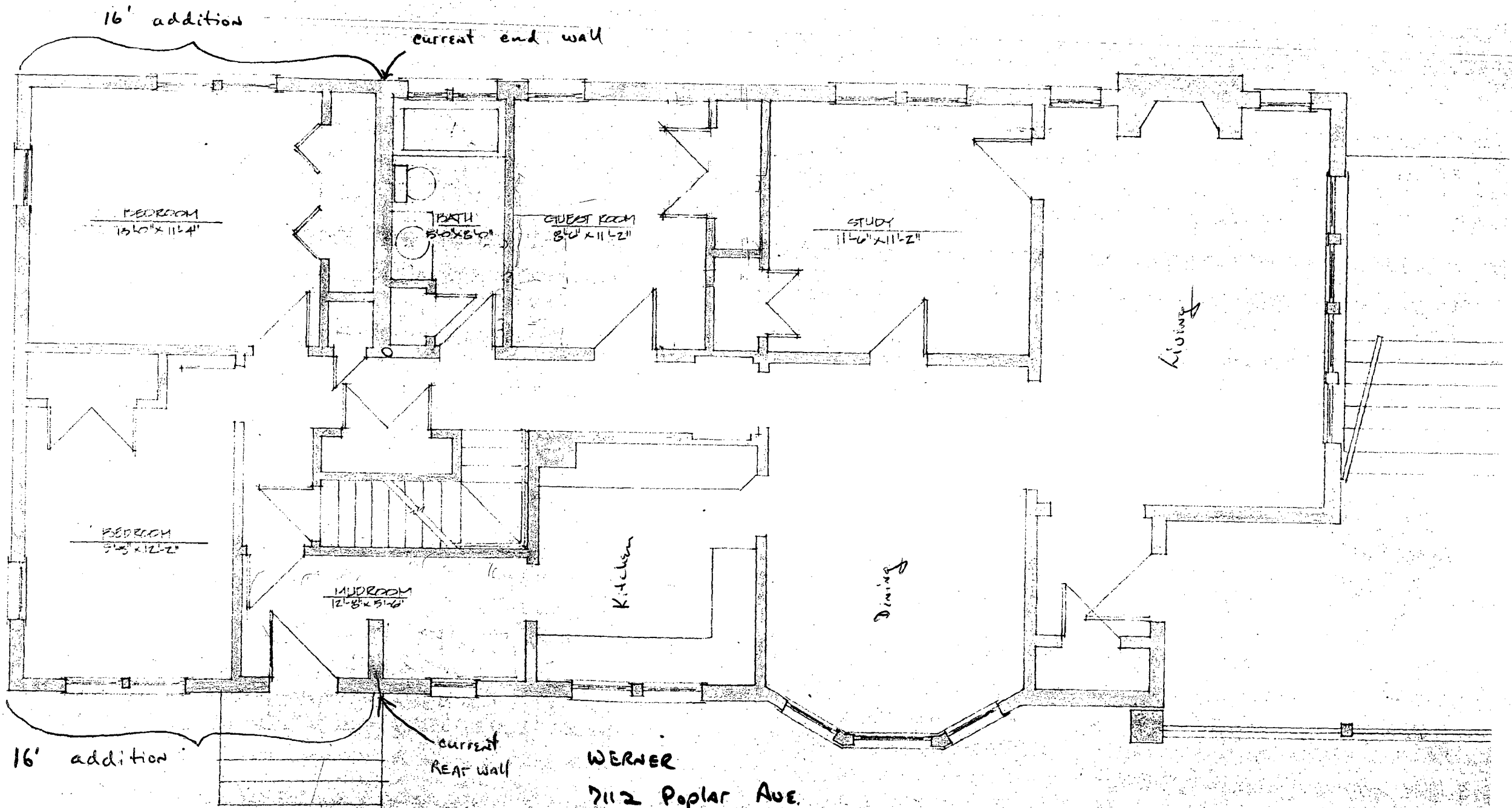
WERNER

7112 Poplar Ave.

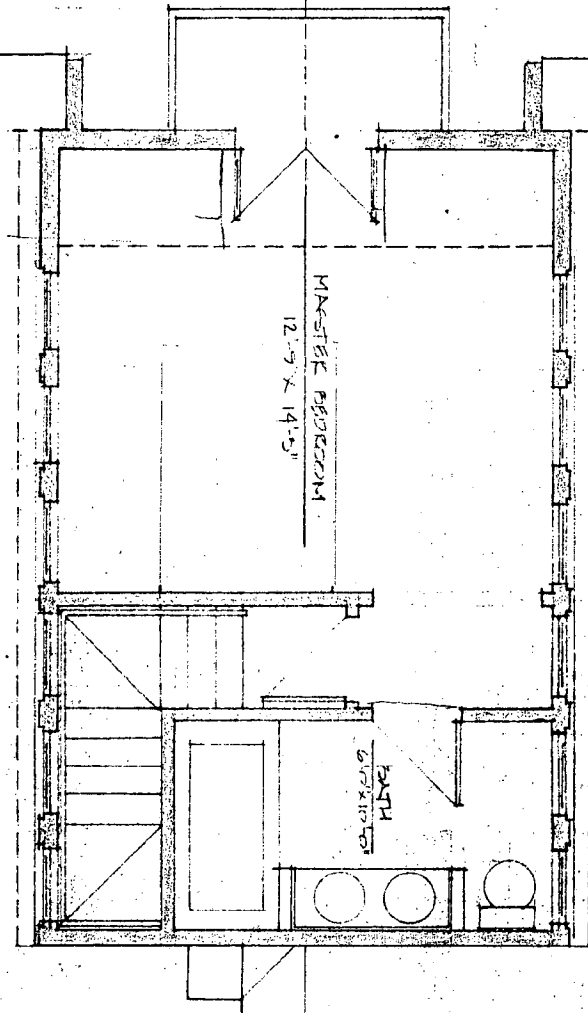
Footprint of Existing Dwelling



PA



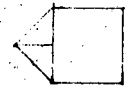
PLAN of First Floor AFTER proposed addition.



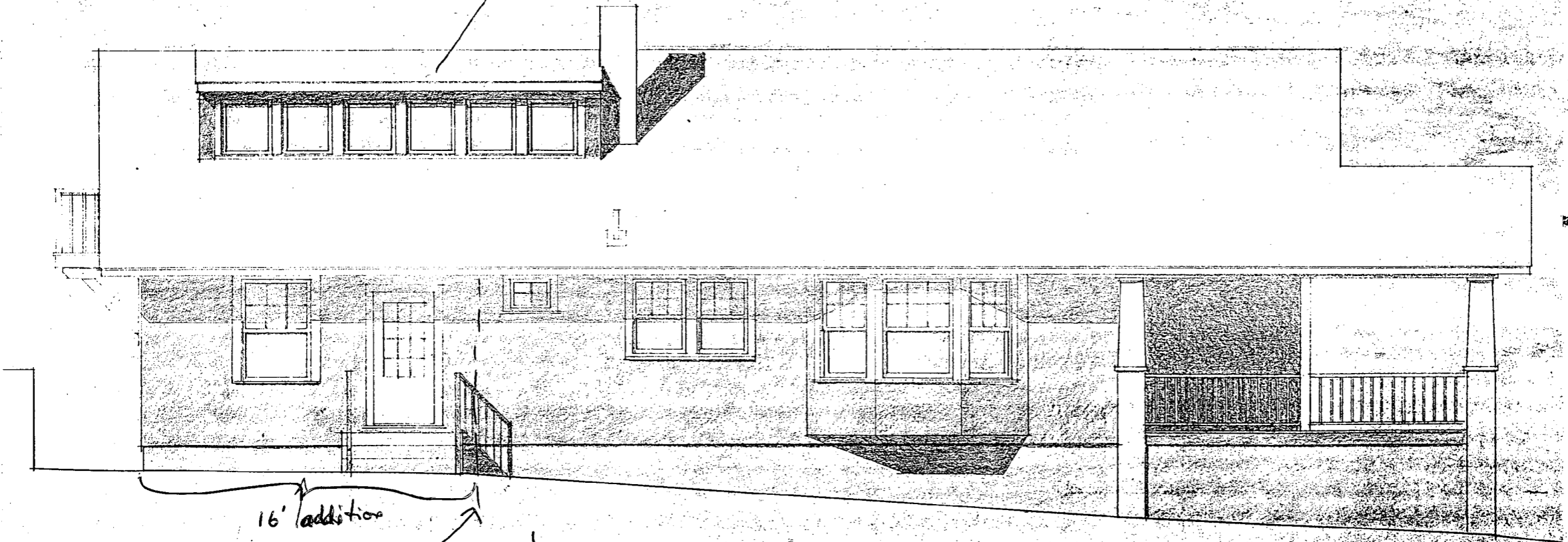
WERNER

7112 Poplar Ave.

Plan of second floor of proposed addition.



NEW DORMER throughout
(SEE north side elevation for preferred window layout)



16' addition

- current existing end wall

- current siding is dark stained cedar shakes. Addition will be the same, with same overlap and exposure.

- new windows to be stock 6 over 1 to match existing.

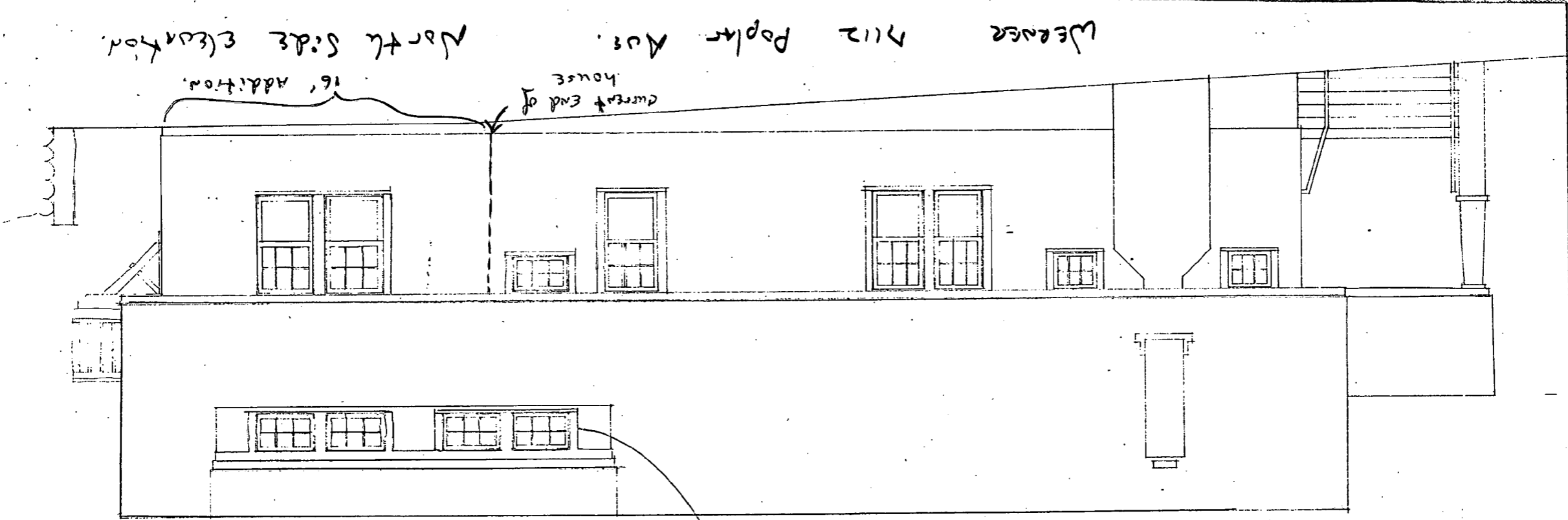
WERNER

1712 Poplar Ave.

Driveway-side (southern) elevation with proposed addition.

WELVER 7112 Poplar Ave. North Side Elevation.

16' Addition.
current end of house

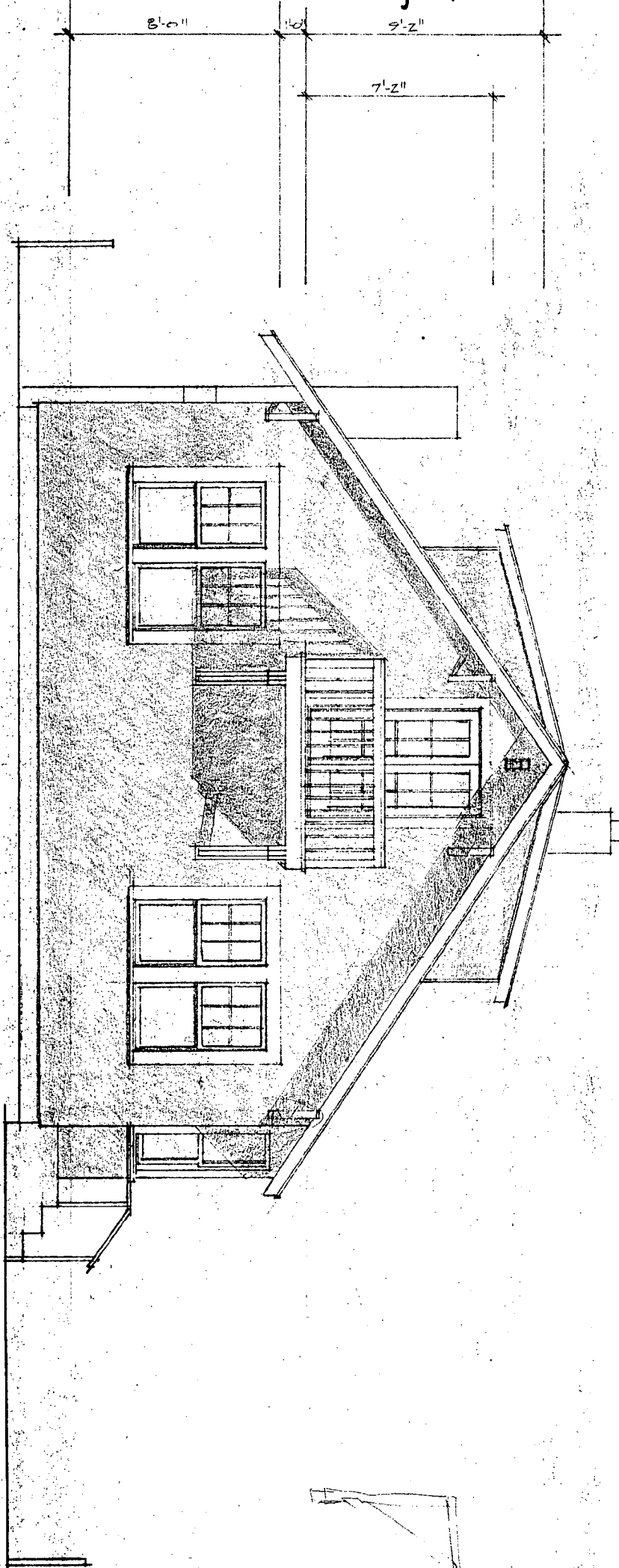


New dormer throughout preferred window layout.

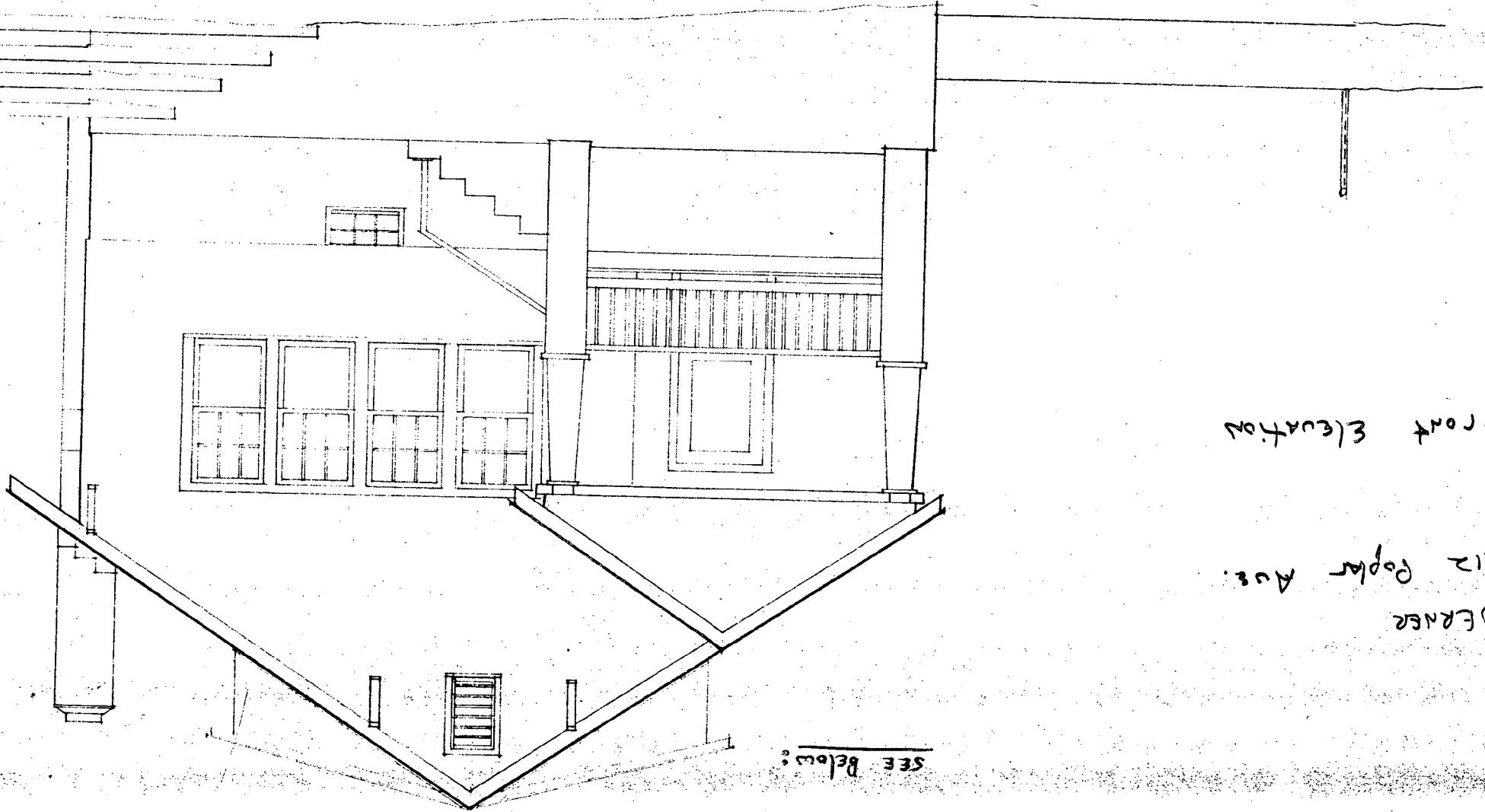
WERNER

7112 Poplar Ave.

REAR ELEVATION of proposed addition



- Elevation of dormers is deceiving. Because of depth of lot, elevation, and adjacent structures, dormers will not be visible from street and will not detract from facade.



Front Elevation

WERNER
2112 Poplar Ave.

SEE BELOW:





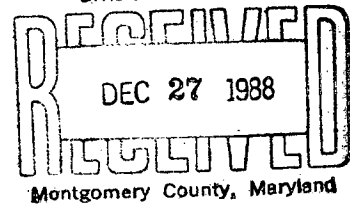
EXHIBIT A



EXHIBIT B

December 21, 1988

Office of Community Development
Division of Planning



The Historic Preservation Commission
of Montgomery County
51 Monroe Street
Rockville, Maryland 20850

Re: Application for Historic Area Work Permit

Dear Members of the Commission:

On November 15, 1988, Ruth Sorenson and I purchased a house located at 5810 Warwick Place in Somerset, Maryland. We purchased the house from a gentleman who had lived in it since 1941. The house, a 1901 Victorian, needed substantial renovation in order to make it livable. The pictures attached on Exhibit A show the kitchen as it existed when we purchased the house.

In connection with our efforts to renovate the kitchen, we determined that it was necessary to relocate one window from the right (north) side of the house to the rear (west side) of the house and also to remove one small window from the right side of the house. These alterations were necessary in order to provide sufficient space in the interior of the kitchen for cupboards and appliances. We have been informed that this work requires us to obtain an historic area work permit, in connection with which we submit this letter and the accompanying materials.

In relocating one window and removing the other, our plan in no way would affect the historic nature or even the appearance of the house. When viewed from the street, the relevant portion of the house cannot be seen. See pictures at Exhibit B. Additionally, the present location of the two windows will be patched with siding to match the original siding of the house. There is consequently nothing about this proposed alteration which would change the shape, style or location of the house.

In addition to the fact that the proposed alteration will not substantially alter the property in question, the alteration should be approved by the Commission because it is necessary to enable us to properly renovate

The Historic Preservation Commission
of Montgomery County
December 21, 1988
Page 2

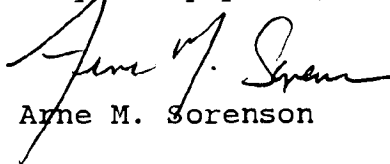
the house and thereby preserve its historic nature, and because the Commission is charged by its enabling act to be lenient in granting this permit in an historic district. As you know, the property in question has not separately been designated an historic structure but is located in an area nominated to be an historic district. As such, the Commission should willingly grant the permit application.

In addition to the pictures referred to above, we have attached to the work permit application a survey showing the location of the house on its lot, drawings for the interior of the kitchen, including before and after drawings of the north and west walls of the kitchen, and drawings of the north and west walls of the house showing the present and future location of the windows in question.

Please see to it that this matter can be heard on January 5, 1989, at your next Commission meeting. Because we had not anticipated this matter arising, we are in urgent need of obtaining the permit so that the house can be made livable for us.

Thank you very much for your attention to this matter.

Very truly yours,



Arne M. Sorenson

Enclosures

37/3 7112 Poplar Ave
SA 3-89



WERNEK

7112 Poplar Ave.

Rear of house, area of proposed addition,

showing new addition on adjacent north
property.



WEP 21

7112 Poplar Ave.

Rear photograph, area of construction,
showing current roof condition



WERNER

2112 Poplar Ave.

Front of house from across Poplar Ave.

Showing south side, grade and front elevation.



WERPEL

7112 Poplar Ave.

South side neighbor, 7110 Poplar Ave.



WERNER

7112 Poplar Ave.

North Side neighbor, 7114 Poplar Ave.,
showing NEW Addition (Everything left of bay
window).



WERWER

7112 Poplar Ave.

Front of house from across Poplar Ave.
Showing south side grade and front
elevation.



WERNE

7112 Poplar Ave.

REAR of house, AREA of construction,
showing current roof condition



WERNER

7112 Poplar Ave.

South Side neighbor, 7110 Poplar Ave.



WERTER

5112 Poplar Ave.

North side neighbor, 5114 Poplar Ave.,
showing new addition (everything left of
bay window).



WERNER

1112 Paglar Ave.

Rear of house, Area of proposed addition,
showing new addition or adjacent
north property