

37/03-03BBB 7002 Poplar Avenue
Takoma Park Historic District



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Dan Manias
Daytime Phone No.: 240-286-4366

Tax Account No.: 01078207

Name of Property Owner: Overton Homes LLC Daytime Phone No.: 240-286-4366

Address: 2831 Carrollton Rd Annapolis MD 21403
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7002 Street: Poplar Ave

Town/City: Takoma Park Nearest Cross Street: _____

Lot: 36 Block: 20 Subdivision: 025

Liber: _____ Folio: _____ Parcel: _____

NOV 10 2003

Dept. of Permitting Services
Division of
Construction Management

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: Driveway

1B. Construction cost estimate: \$ _____

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 4 feet 0 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

11/10/03
Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 12-04-03

Application/Permit No.: 324366 Date Filed: 11/10/03 Date Issued: _____



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 4, 2003

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 324366

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with the conditions that:**

1. **The width of the proposed flagstone walkway will not exceed 3'.**
2. **The applicants will receive approval from the City of Takoma Park to remove the subject tree. The applicants will also comply with any conditions that Takoma Park requires for their approval.**

**Please note: The HPC staff needs to review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Overton Homes, LLC (Dan Manias, Agent)

Address: 7002 Poplar Avenue, Takoma Park Historic District

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 4, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval

Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating conditions (if any) of approval.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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 240-777-6370.

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 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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

1. Tree Removal

In connection with the construction of this three-tiered retention wall, we plan to remove one tree. An application has been submitted to the City of Takoma Park for the removal of this tree. It has the support of Brett Linkletter, the City Arborist. We expect either to replace this tree with one approved by the City of Takoma Park, or to pay the fee in lieu thereof, whichever Mr. Linkletter determines to be the best course of action. This tree is marked on the attached Tree survey. See Attachment 1.

2. Screen Porch

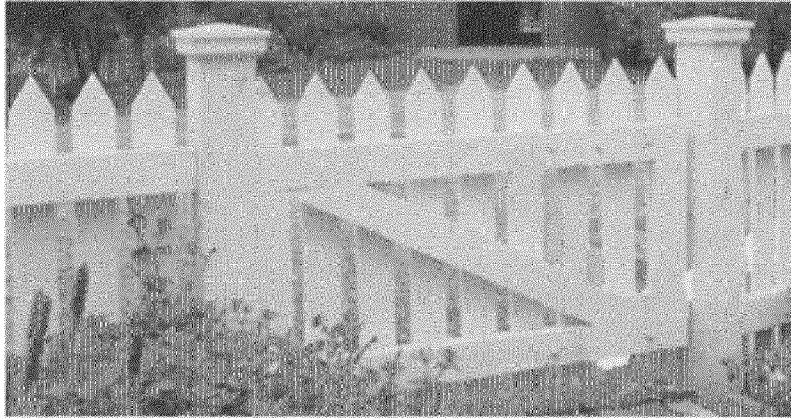
Add screen to existing approved porch at rear of house. Black fiberglass screen will be installed on the "square" portion shown on the plan view, measuring approximately 10' x 11'. Screen framing will be minimized to the greatest extent possible, and will be painted the same color as the porch supports/trim. See Attachments 2 and 3 for elevation drawings.

3. Fencing

Add fencing on side yards, from a location approximately 4' back from front of house extending parallel to the street to the property line. The fence will be wood picket, four feet in height. There will be a gate on each side of the house. Please see Attachment 4 for photo and Attachment 5 for site plan drawing.

4. Driveway

After investigation, we propose to install a concrete driveway rather than concrete wheelpaths. See Attachment 5. This project, as originally approved by the HPC, does not include any walkway from the front door to the street, which features a relatively steep slope. The slope features an elevation gain of 10' over a 50' distance. Under the best of conditions, the walk is difficult for those of advancing or young age. With the steep slope, any wet/snowy conditions would make the walk especially hazardous. Concrete wheelpaths are too narrow to permit safe access, especially in wet conditions, and especially in the case of visitors who require assistance walking up/down the slope. This is a particularly difficult problem when cars are parked in the driveway, as wheelpaths permit no room for walkers to pass. Both buyers have parents of advancing age, as well as young nieces and nephews, who will be frequent visitors. Additionally, concrete wheelpaths are not successful, because they heave and break. See Attachments 6 and 7. Gravel driveways suffer from erosion problems. See Attachment 8. Asphalt driveways also require frequent maintenance due to plant growth and settling problems. See Attachment 9. Concrete driveways, by comparison, require substantially less maintenance, and will be more attractive in the long term because of their resistance to the maintenance problems that plague wheelpaths. Concrete driveways are commonly found in Takoma Park, including installations leading to the front of a house, as shown in Attachment 10.



— ATTACHMENT 4 —

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7002 Poplar Avenue, Takoma Park **Meeting Date:** 12/03/03
Resource: Non-Contributing Resource **Report Date:** 11/26/03
 Takoma Park Historic District
Review: HAWP **Public Notice:** 11/19/03
Case Number: 37/03-03BBB **Tax Credit:** None
Applicant: Overton Homes, LLC **Staff:** Michele Naru
 (Dan Manias, Agent)

PROPOSAL: Tree Removal, Porch Alterations, Fence Installation and Driveway alterations

RECOMMEND: Approval with conditions

STAFF RECOMMENDATION:

Staff is recommending that the Commission approve the HAWP application with the following conditions:

1. The width of the proposed flagstone walkway will not exceed 3'.
2. The applicants will receive approval from the City of Takoma Park to remove the subject tree. The applicants will also comply with any conditions that Takoma Park requires for their approval.

BACKGROUND

The subject property contains a new house approved by the Commission on March 13, 2002. On November 12, 2003, the applicants received approval by the Commission for the installation of a retaining wall at the rear of the property. Staff under the direction of the Takoma Park arborist, Brett Linkletter, approved the removal of four, dead or dying trees from the subject property on November 6, 2003 (see attached letters, circles 16 + 17).

SITE DESCRIPTION:

This parcel is at the edge of the Takoma Park Historic District. The immediate neighbor to the south is an outstanding resource, while the remaining resources to the north, west and east are non-contributing resources. The outstanding resource to the south is a 2-1/2-story prairie style duplex. The non-contributing resource to the north is a c1940's Colonial Revival.

PROPOSAL:

The applicant is proposing to:

1. Remove an 8" deciduous tree from the rear yard.
2. Enclose the existing rear, covered porch with screens.
3. Install a 4' high, painted wood picket fence with gates along the side property lines.
4. Replace the existing concrete wheel paths with a solid concrete driveway measuring 11' wide.
5. Install an 8.5' wide flagstone walkway commencing at the base of the front steps and leading to the proposed concrete driveway.

STAFF DISCUSSION

The Commission utilizes the approved and adopted *Takoma Park Guidelines*, when reviewing projects located within the Takoma Park Historic District. The subject property is designated as a Non-Contributing/Out-of-Period Resource within the District. This resource, because it was constructed outside the District's primary periods of historical importance, is reviewed with the most lenient level of design review.

The *Guidelines* state that 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 the resource, and projects, which would affect the surrounding streetscape/ and or landscape and could impair the character of the historic district as a whole.

By the date this report was prepared, staff has not received notification that the City of Takoma Park is approving the removal of this tree. Staff recommends that the Commission approve the removal of the 8" tree with the condition that the applicant must receive and comply with Takoma Park's approval.

Staff finds that the enclosing of the existing rear porch and the installation of a 4' high wood picket fence will not have a negative impact on the existing streetscape and recommends approval.

Prior to the new house construction, the property contained a c1935 garage with two wheel paths. During the review of the HAWP for the new house construction, the Commission supported the continued use of wheel paths on the property and the alteration of their original configuration. Staff does not feel that the 11' proposed concrete driveway will not be a detriment to the historic district. Staff recommends approval.

The proposed new flagstone walkway to be placed between the base of the front stair and the driveway as shown in the drawings will be 8'5" in width. After conversations with the applicant, their intention was for this walkway to be much smaller. Staff is recommending a maximum width of 3' for this walkway, which is a typical size limit for a residential front walkway. Staff recommends approval with the condition that the flagstone walkway's width will not exceed 3'.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with conditions** 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 conditions:

1. The width of the proposed flagstone walkway will not exceed 3'.
2. The applicants will receive approval from the City of Takoma Park to remove the subject tree. The applicants will also comply with any conditions that Takoma Park requires for their approval.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits, if applicable.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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Address: 2831 Carrollton Rd Annapolis MD 21403
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

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Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7002 Street: Poplar Ave
Town/City: Takoma Park Nearest Cross Street: _____
Lot: 36 Block: 20 Subdivision: 025
Liber: _____ Folio: _____ Parcel: _____

NOV 10 2003
Dept. of Permitting Services
Division of
Construction Management

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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- Alter/Renovate
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- Revision
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- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
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- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Driveway

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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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3A. Height 4 feet 0 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

11/10/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 324306 Date Filed: 11/10/03 Date Issued: _____

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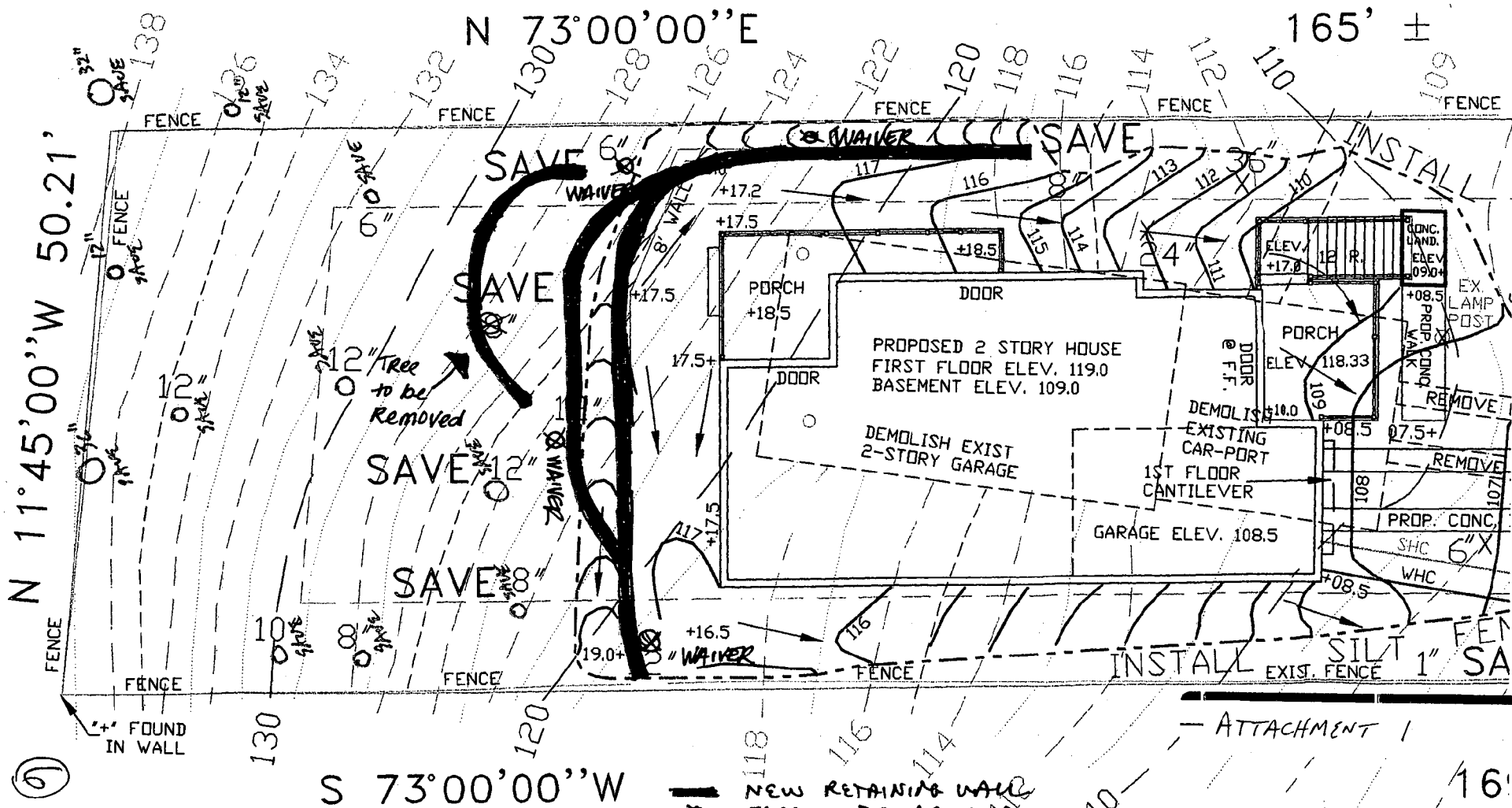
7002 POPLAR AVE
T.P. MD

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

PAGE
1 - 17 - 3

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

SOIL CONSER



N 11°45'00\"W 50.21'

N 73°00'00\"E

165' ±

S 73°00'00\"W

- NEW RETAINING WALL
- ⊗ TREE TO BE REMOVED
- TREE TO BE SAVED

ATTACHMENT 1

16'

Right-Side Elevation



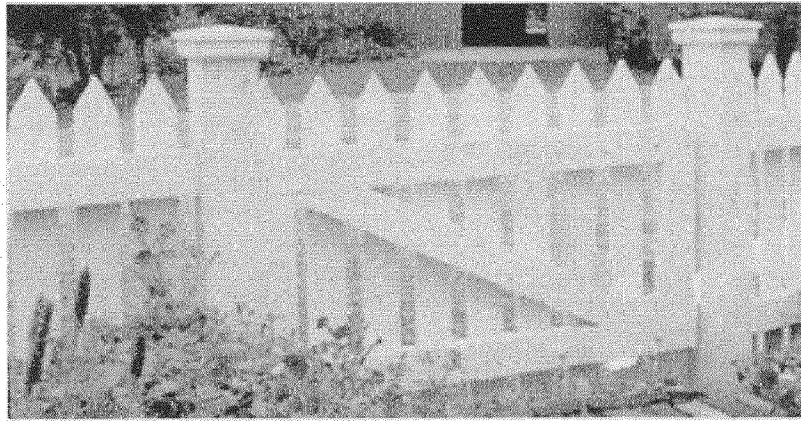
— ATTACHMENT 2 —

7



REAR ELEVATION

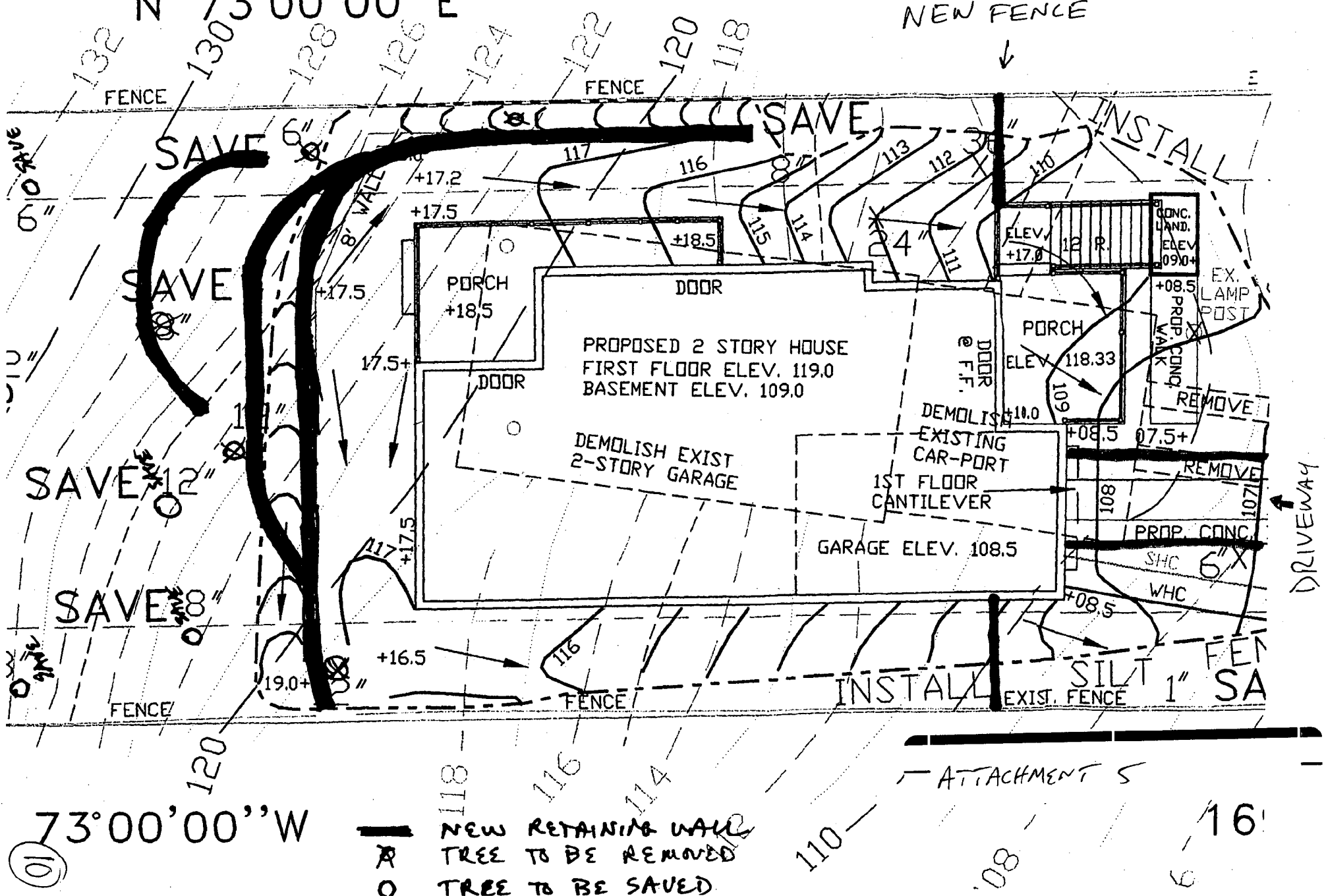
— ATTACHMENT 3 —



— ATTACHMENT 4 —

7002 POPLAR AVE
T.P. MD

N 73°00'00"E



73°00'00"W

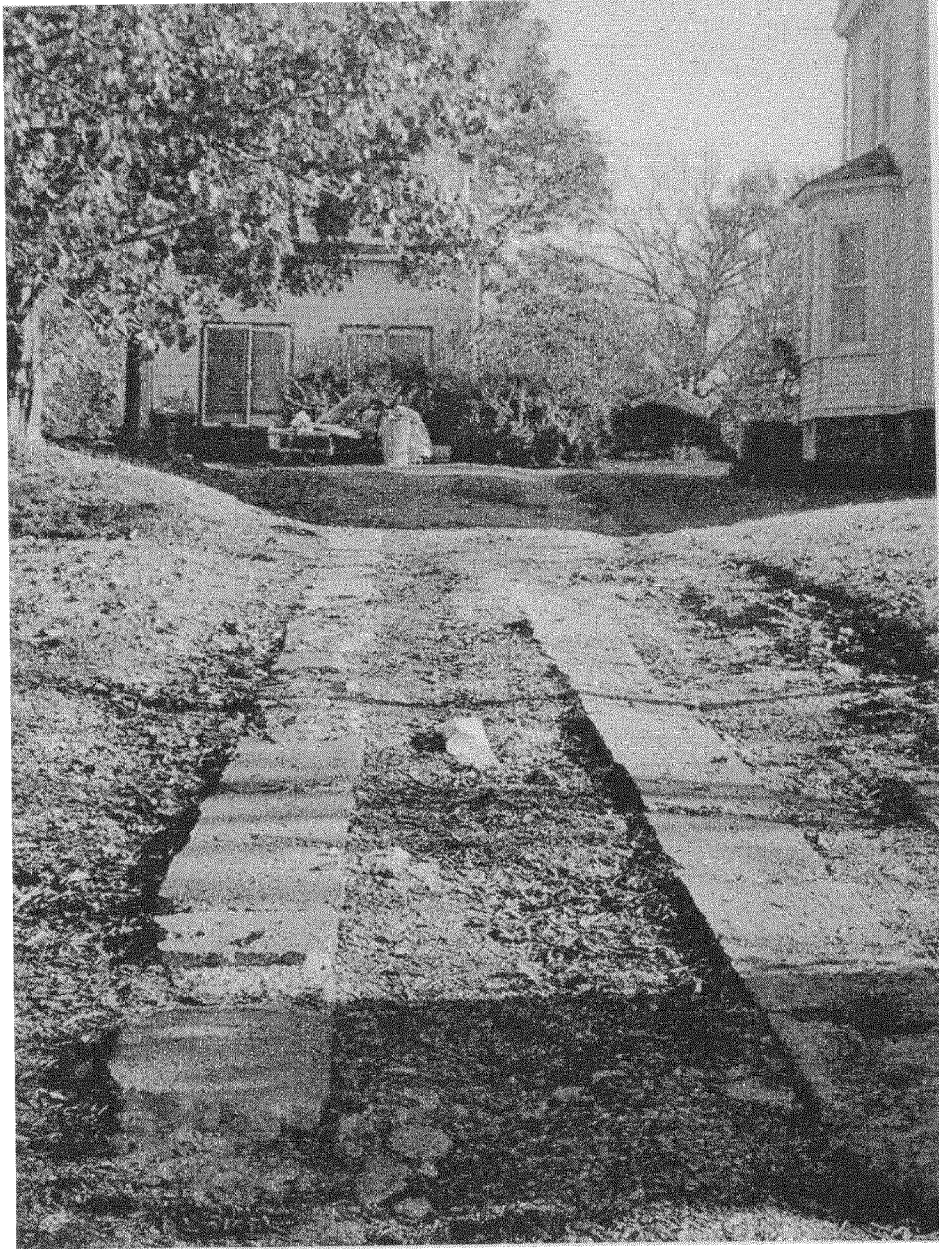
- NEW RETAINING WALL
- ⊗ TREE TO BE REMOVED
- TREE TO BE SAVED

ATTACHMENT 5

16



— ATTACHMENT 6 —



— ATTACHMENT 7 —

ATTACHMENT 8

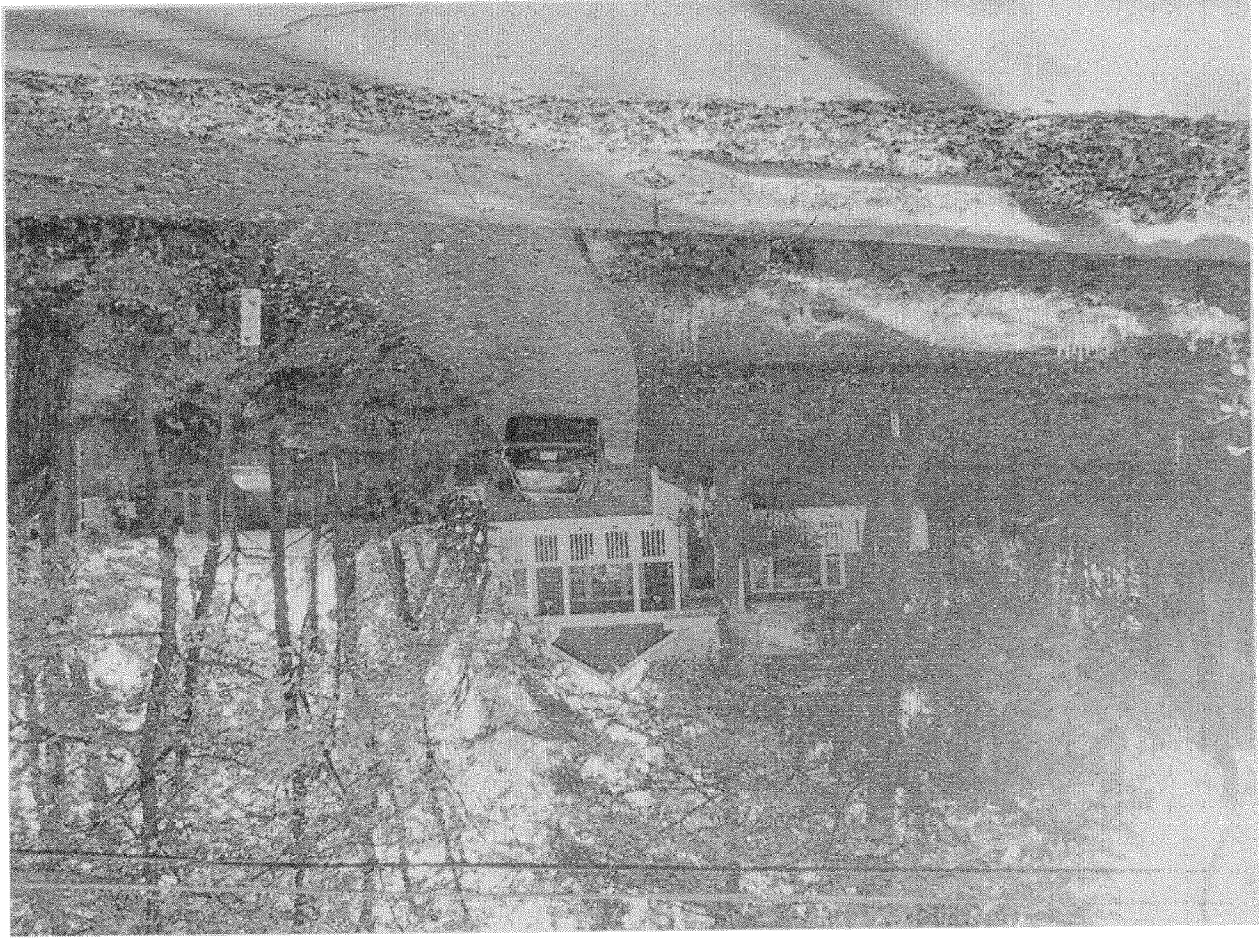


ATTACHMENT 9



51

— ATTACHMENT 10 —





THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

November 6, 2003

Overton Homes, LLC
2831 Carrollton Road
Annapolis, MD 21403

Re: Tulip Poplar, Wild Cherry, Flowering Dogwood and Black Gum Trees

To Whom It May Concern:

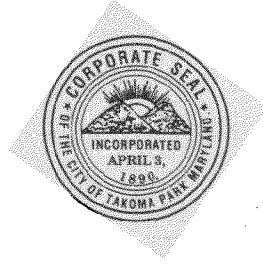
We have received an arborist report from Brett Linkletter regarding the above-referenced trees at 7002 Poplar Avenue in Takoma Park, Maryland. Based on Mr. Linkletter's assessment that the trees are dead, dying, a hazard, or of questionable health, you may have it removed without applying for a Historic Area Work Permit.

This letter serves as your permission *from the HPC* to remove the tree. Please remember that you may require permission from the City of Takoma Park as well.

Sincerely,

Abigail Thompson
Historic Preservation Office

City of Takoma Park, Maryland



DEPARTMENT OF PUBLIC WORKS
TELEPHONE: 301-891-7633
FAX: 301-585-2405

31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

November 5, 2003

Abigail Thompson
M-NCPPC - Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Ms. Thompson:

I have identified trees that are either dead, dying, a hazard, or of questionable health which are located in the Historic District of Takoma Park. I am requesting that you:

send the Homeowner a waiver for removal; or
 inspect the tree and offer a second opinion.

Specifics regarding the case are as follows:

Property owner(s): Overton Homes, LLC
2831 Carrollton Road
Annapolis, Maryland 21403

Tree Location: 7002 Poplar Avenue, Takoma Park

Phone number (s): 240.286.4366

Tree type & DBH: Tulip poplar, 12"
Wild cherry, 11"
Flowering dogwood, 5"
Black gum, 7"

Condition of tree(s): Roots are gone due to excavation. Hazardous - could fall at any time.

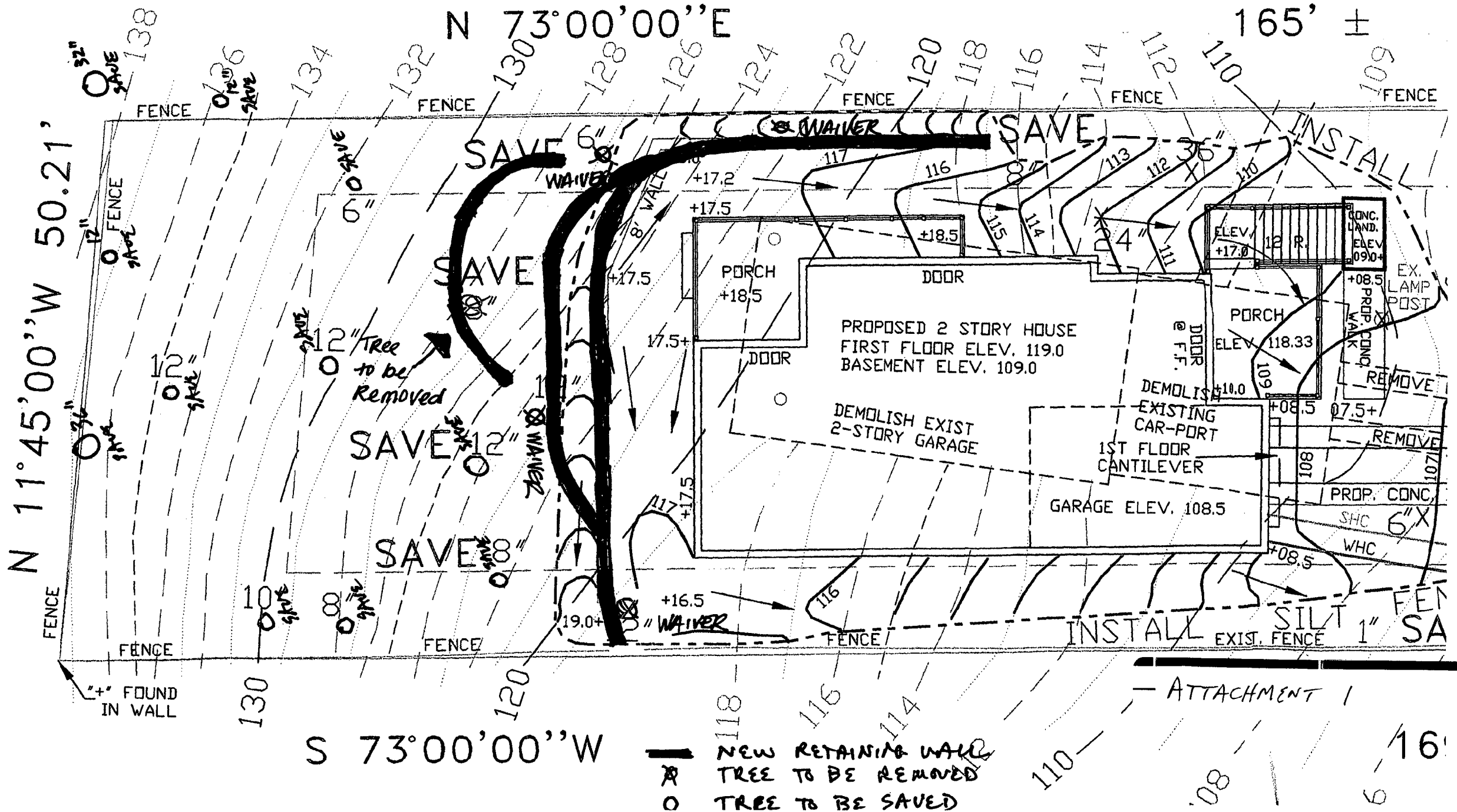
Sincerely,

A handwritten signature in black ink, appearing to read "Brett Linkletter".
Brett Linkletter
Certified Arborist
Office: (301) 891-7612
Fax: (301) 585-2405

HPC FAX # (301) 563-3412

17

7002 POPLAR AVE
T.P. MD



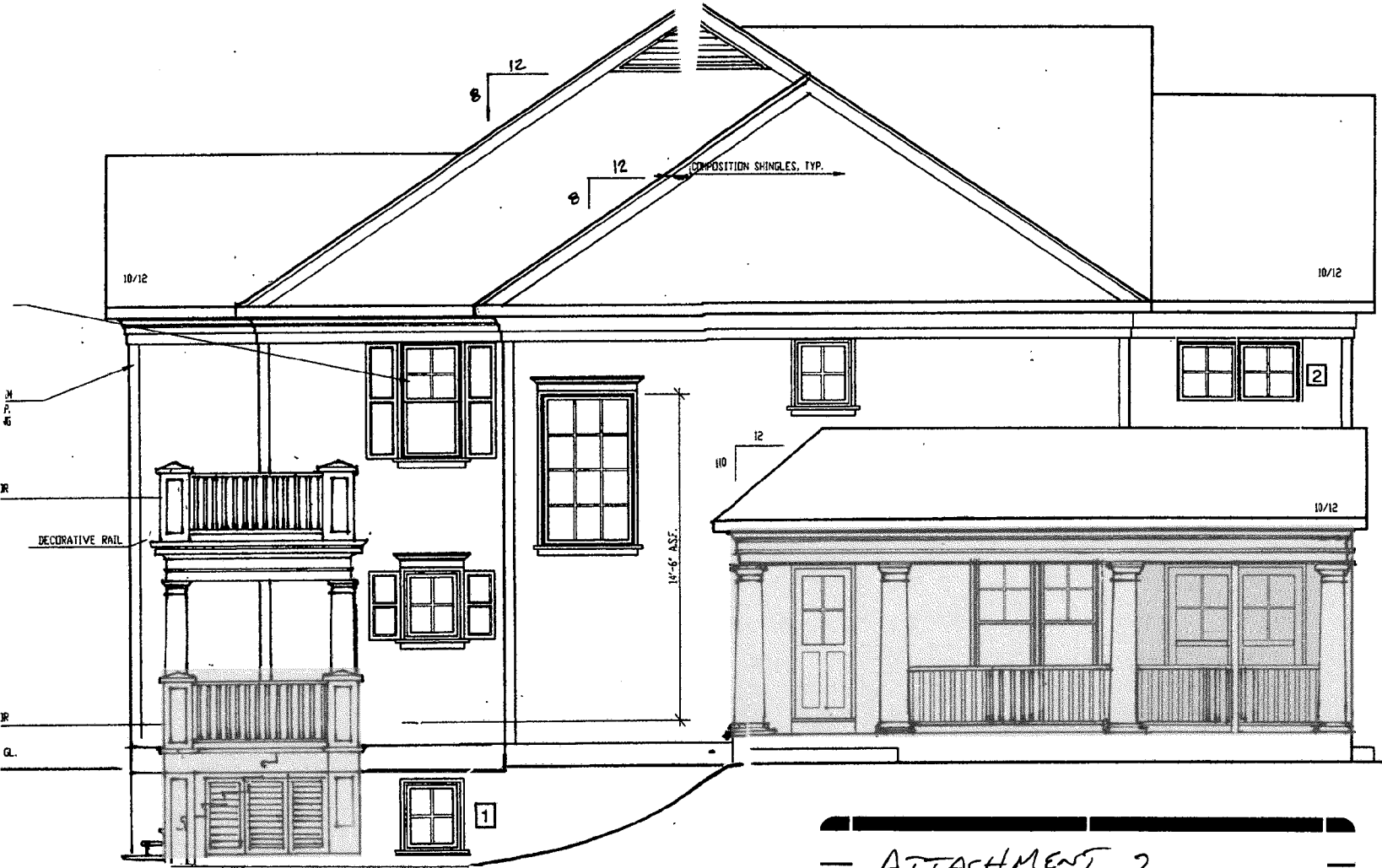
ATTACHMENT 1

16'

08

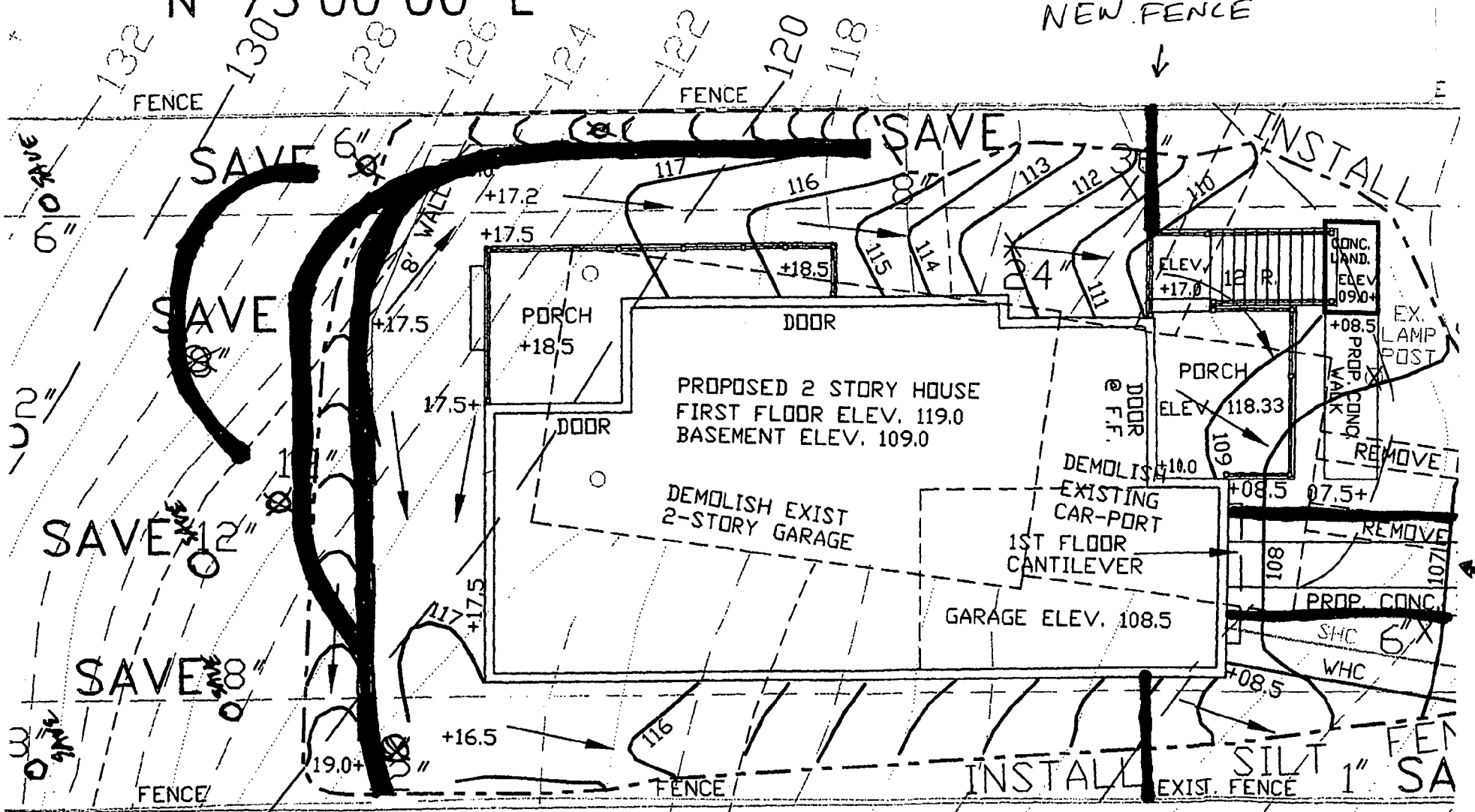
6

Right-Side Elevation



7002 POPLAR AVE
T.P. MD

N 73°00'00"E



73°00'00"W

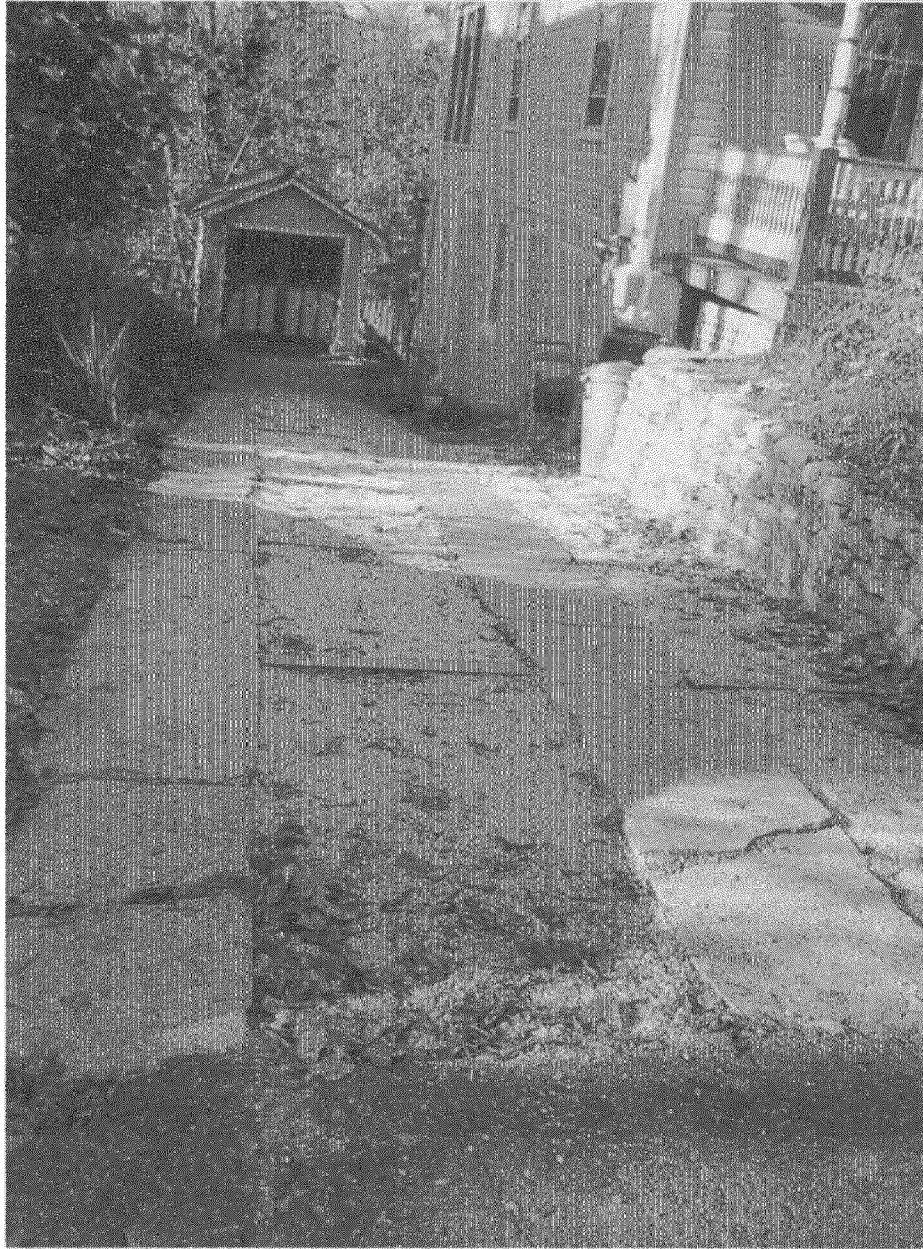
- NEW RETAINING WALL
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ATTACHMENT 5

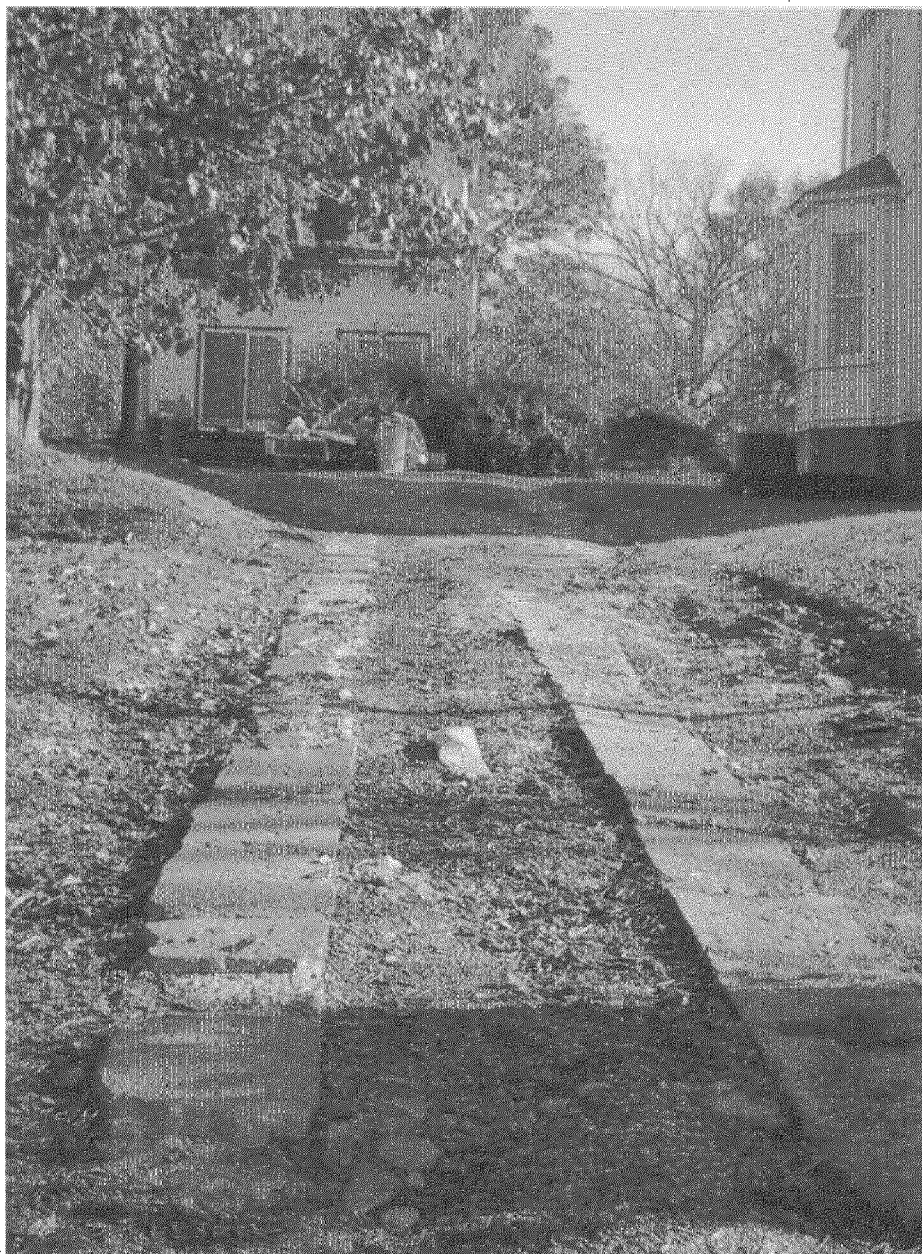
16'

80

6

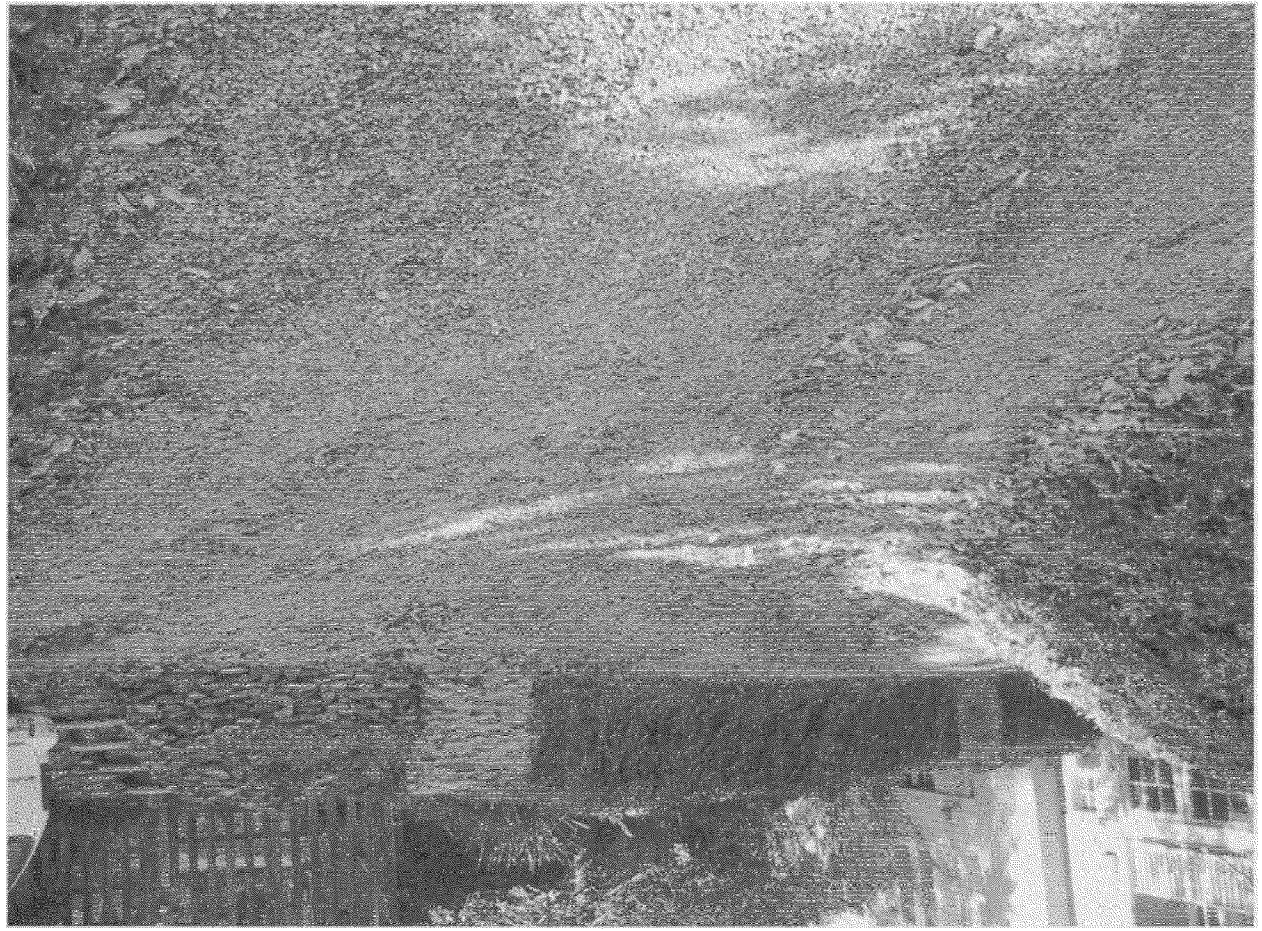


— ATTACHMENT 6 —

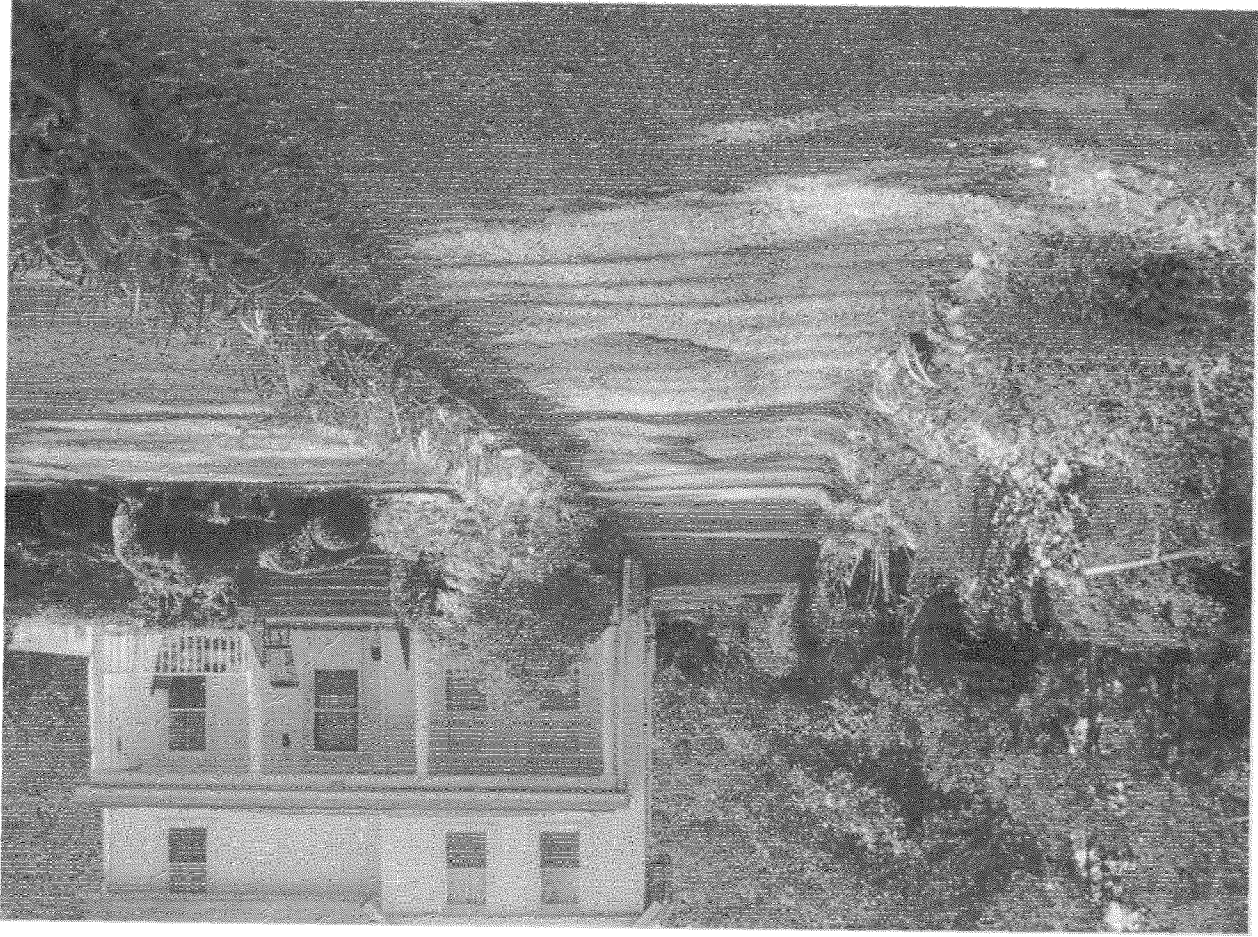


— ATTACHMENT 7 —

ATTACHMENT 8



ATTACHMENT 9



ATTACHMENT 10

