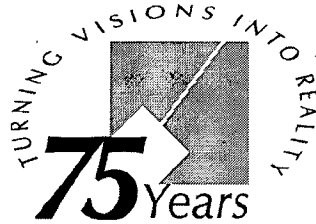


37/03-05AAA 7002 Poplar Avenue
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 29, 2005

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner
Historic Preservation Section 

SUBJECT: Historic Area Work Permit # 396071, for Landscape Alterations

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 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.**

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

Applicant: Andrew Strongin

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



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

DPS - #8

PERMIT #
[Handwritten signature]

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ANDREW STRONGIN
Daytime Phone No.: 301.562.2866

Tax Account No.: 01078207
Name of Property Owner: ANDREW STRONGIN / T. GOLDMAN Daytime Phone No.: 301.562.2866
Address: 7002 POPLAR AVE, TAKOMA PARK, MD 20912
Street Number City Street Zip Code
Contractor: ROLLING ACRES LANDSCAPERS Phone No.: 301.421.9600
Contractor Registration No.: _____
Agent for Owner: ANDREW STRONGIN Daytime Phone No.: 301-562-2866

LOCATION OF BUILDING/PREMISE

House Number: 7002 Street: POPLAR AVE
Town/City: TAKOMA PARK Nearest Cross Street: ELM AVE
Lot: 36 Block: 20 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Liber: 1586 Folio: 144 Parcel: N/A

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Atize Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: FRONT WALK
1B. Construction cost estimate: \$ 20,000.
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
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] 6/1/05
Signature of owner or authorized agent Date

Approved: X W/CONDITION For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 9/29/05
Application/Permit No.: 3916071 Date Filed: 8-31-05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Received
AUG 31 2005
Dept. of Permitting Services

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING, NON-CONTRIBUTING HOME ON SLOPED LOT.
NO CURRENT ACCESS TO STREET EXCEPT VIA DRIVEWAY.
PROPOSED WALK REQUIRES ALTERATION (SLIGHT) OF
HISTORIC STONE WALL DAMAGED BY BUILDER AND
UNARTFULLY REPAIRED.

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

WE PLAN TO INSTALL A LANDSCAPED FRONT WALK TO
PROVIDE SAFER ACCESS TO THE SIDEWALK, TO IMPROVE
UPON THE SLOPED DRIVEWAY CURRENTLY SERVING AS THE
MAIN ACCESS. WE WILL INCLUDE SUBSTANTIAL LANDSCAPING
IN KEEPING WITH THE CHARACTER OF NEARBY CONTRIBUTING HOMES.
REMOVE TREE.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the *canopy* of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 7002 POPLAR AVE TAKOMA PARK, MD 20912	Owner's Agent's mailing address SAME
Adjacent and confronting Property Owners mailing addresses	
7000 POPLAR AVE TAKOMA PARK, MD 20912	7004 POPLAR AVE TAKOMA PARK, MD 20912
202 ELM AVE TAKOMA PARK, MD 20912	7001 POPLAR AVE TAKOMA PARK, MD 20912
7003 POPLAR AVE TAKOMA PARK, MD 20912	7007 POPLAR AVE TAKOMA PARK, MD 20912

NORTH →

FOSTER HOLLY

AZALEA LILAC

NEW STONE WALL @ 24"

STEPS CONFORM TO DRIVEWAY

CUTLEAF MAPLE

BULDERS TO PERMAN SOIL

RIVER BIRCH
RED MAPLE

3 TEA

AZALEA TRANSPLANT

4' WIDE CONCRETE WALK

PROPOSED DOGWOOD

STONE WALL TO BE REMOVED

SOD

EXISTING STONE BULDERS PERENNIALS WALL

7002 POPLAR STREET

"STRONGIN RESIDENCE"

26' x 26'

26' x 16'

16' x 25'

x 24'

24' x 26'

23' x 52'

22' x 28'

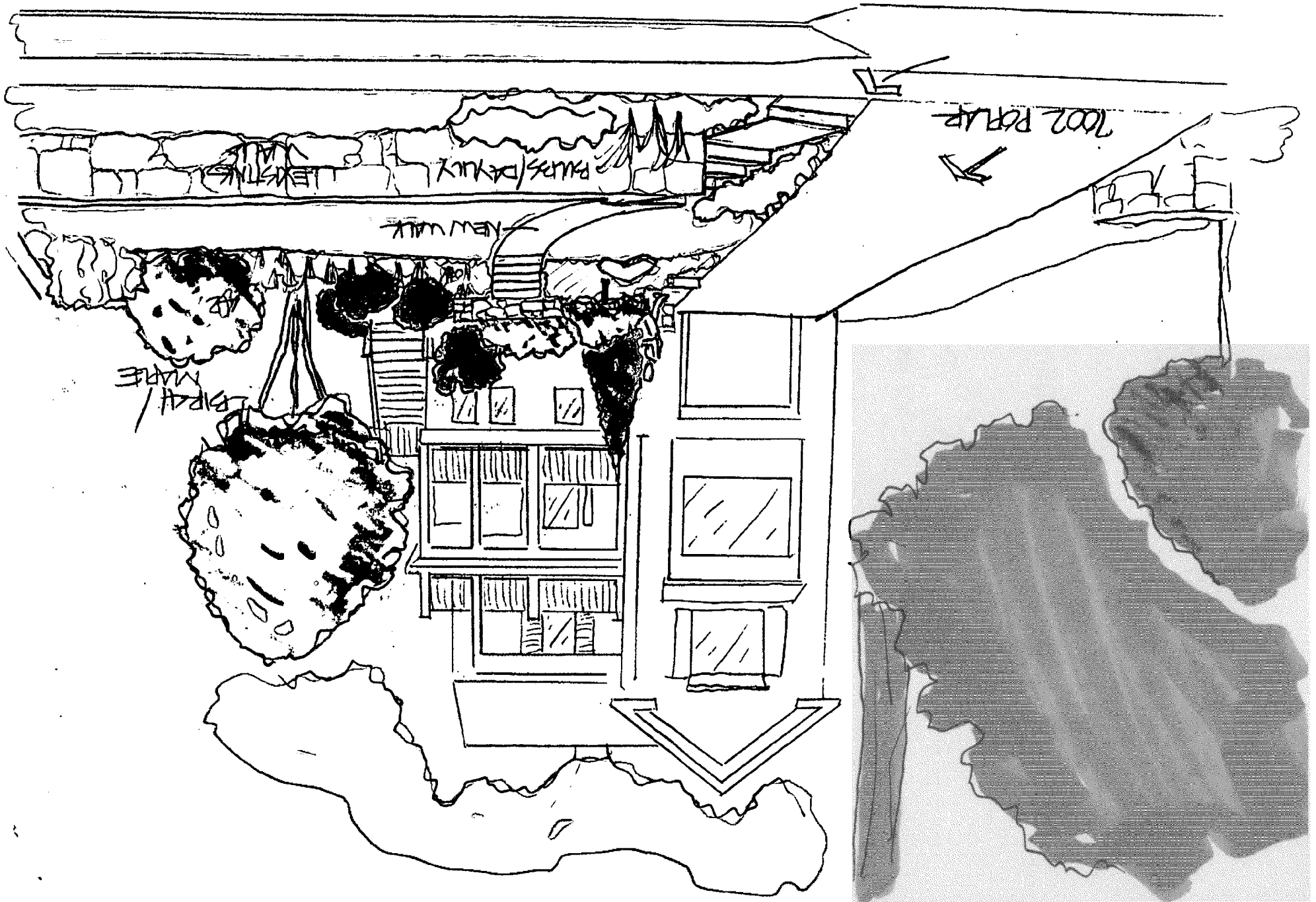
50' x 21'

20' x 96'

20' x 28'

21' x 28'

21' x 28'



City of Takoma Park, Maryland

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



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

May 26, 2005

Andrew Strongin
7002 Poplar Avenue
Takoma Park, Maryland 20912

Dear Mr. Strongin:


The City of Takoma Park has granted preliminary permit approval for you to remove the 27 inch dbh chestnut oak tree from the front right of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning May 26, 2005 and ending June 10, 2005 for public comment. **If no objections are filed by the community, you will be issued a permit to remove the tree(s) pending the City's receipt of your Historic Preservation Commission's approval and your signed agreement to adhere to the City's replacement requirements.** The replacement agreement is enclosed, the terms of which require you to replant one 1 ½ inch caliper tree(s), or make a contribution of \$175.00 to the City's tree fund.

Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (IIPC). To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

Sincerely,


Brett Linkletter
City Arborist
301-891-7612

Enclosure

II-C

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7002 Poplar Avenue, Takoma Park	Meeting Date:	09/28/05
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	09/21/05
Review:	HAWP	Public Notice:	09/14/05
Case Number:	37/03-05AAA	Tax Credit:	None
Applicant:	Andrew Strongin	Staff:	Michele Oaks

PROPOSAL: Landscape Alterations

RECOMMEND: Approval with Condition

RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the condition that:

The applicant will receive approval from the City of Takoma Park's arborist for the tree removal and will comply with any of the conditions the City imposes on such removal.

PROJECT DESCRIPTION

The subject house is a non-contributing, 2-1/2-story, side gabled, cement fiber clad dwelling with a ground level garage built in 2002. The house is sited approx. 53' from the front property line. The only existing historic element on the site is the stonewall, which is sited near the front property line and 43' up the north (side) property line.

PROPOSAL: The applicant is proposing to:

1. Construct a brick paver patio set in stone dust in the rear yard.
2. Install stepping-stones around the perimeter of the house.
3. Construct a 4' wide concrete walkway leading from the edge of the driveway at the front of the house to and around the front porch. The walk will penetrate the existing stonewall at the location that was damaged by the house's builders prior to the current owners ownership of the property.
4. Remove the 27" dbh chestnut oak tree from the front of the property.
5. Construct a 24" high stonewall to create a planting bed at the base of the front porch.

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to non-contributing resources within the historic district. The *Takoma Park Guidelines* define non-contributing resources as:

A resource, which is an intrusion in the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.

The following *Takoma Park Guideline* pertains to this project:

- 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.

In general, staff believes that the proposed landscape proposal is sympathetic to the surrounding streetscape. The penetration of the historic stonewall is not problematic in staff's perspective due in large part because it had been altered in the location of the proposed stairway and the majority of the stonework is being retained and incorporated into the design of the new stairway. We would, however, discourage any additional alterations to this historic landscape feature in the future. Staff feels that this proposal meets the criteria outlined in the *Takoma Park Guidelines*.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with the above stated condition* this HAWP application as being consistent with Chapter 24A-8(b)1 and 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and

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 Takoma Park District Guidelines adopted in August, 1992.

With the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 800/777-6370

DPS - #8

PERMIT # M
 [Signature]

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ANDREW STRONGIN
 Daytime Phone No.: 301.562.2866

Tax Account No.: 01078207
 Name of Property Owner: ANDREW STRONGIN / T. GOLDMAN Daytime Phone No.: 301.562.2866
 Address: 7002 POPLAR AVE, TAKOMA PARK, MD 20912
Street Number City State Zip Code
 Contractor: ROLLING ACRES LANDSCAPERS Phone No.: 301.421.9600
 Contractor Registration No.: _____
 Agent for Owner: ANDREW STRONGIN Daytime Phone No.: 301-562-2866

LOCATION OF BUILDING/PREMISE

House Number: 7002 Street: POPLAR AVE
 Town/City: TAKOMA PARK Nearest Cross Street: ELM AVE
 Lot: 36 Block: 20 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
 Liber: 1586 Folio: 144 Parcel: N/A

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AAC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Haze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: FRONT WALK
 1B. Construction cost estimate: \$ 20,000.
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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL N/A

3A. Height _____ feet _____ inches
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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 the agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 6/1/05
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 3910071 Date Filed: 8/31/05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Received
 AUG 3 1 2005
 Dept. of Permitting Services

(3)

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REMOVE TREE.

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4

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
7002 POPLAR AVE TAKOMA PARK, MD 20912	SAME
Adjacent and confronting Property Owners mailing addresses	
7000 POPLAR AVE TAKOMA PARK, MD 20912	7004 POPLAR AVE TAKOMA PARK, MD 20912
202 ELM AVE TAKOMA PARK, MD 20912	7001 POPLAR AVE TAKOMA PARK, MD 20912
7003 POPLAR AVE TAKOMA PARK, MD 20912	7007 POPLAR AVE TAKOMA PARK, MD 20912

City of Takoma Park, Maryland

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



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

May 26, 2005

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7002 Poplar Avenue
Takoma Park, Maryland 20912

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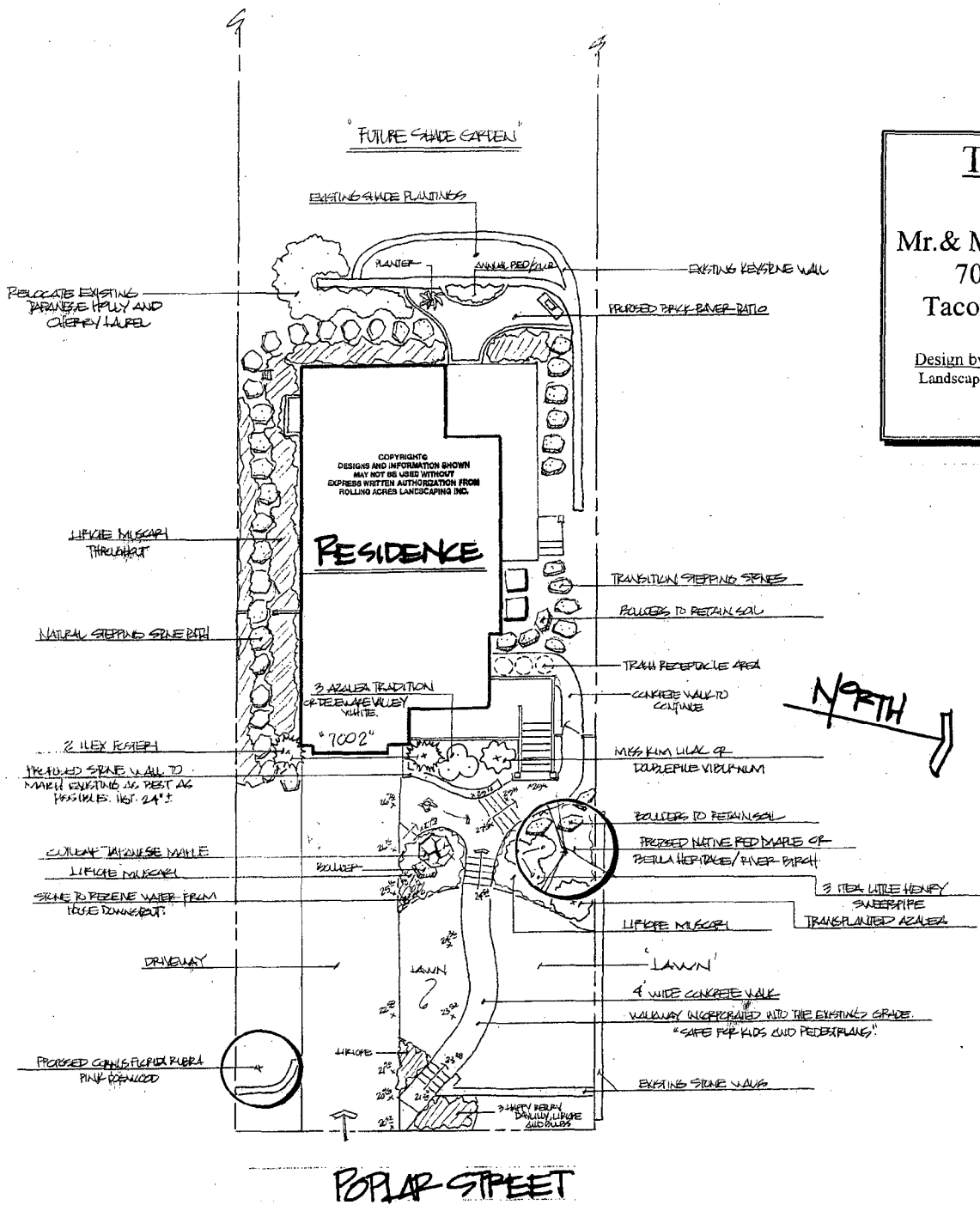
Please contact me if you have any questions.

Sincerely,

Brett Linkletter
City Arborist
301-891-7612

Enclosure

**The Strongin
Residence**
 Mr. & Mrs. Andrew Strongin
 7002 Poplar Street
 Tacoma Park, Maryland
 20912
 Design by: **Rolling Acres Landscaping**
 Landscape Designer: Mark Voelkel, APLD
 (May 30, 2005)
 Scale: 1/8" = 1'-0"



7

NORTH →

FOSTER HULLY

AZALEA LILAC

NEW STONE WALL @ 24"

STEPS CONFORM TO DRIVEWAY

CUTLEAF MAPLE

BOLLERS TO RETAIN SOIL

RIVER BIRCH / REDMAPLE

3 ITEA

AZALEA TRANSPLANT

4' WIDE CONCRETE WALK

PROPOSED DOGWOOD

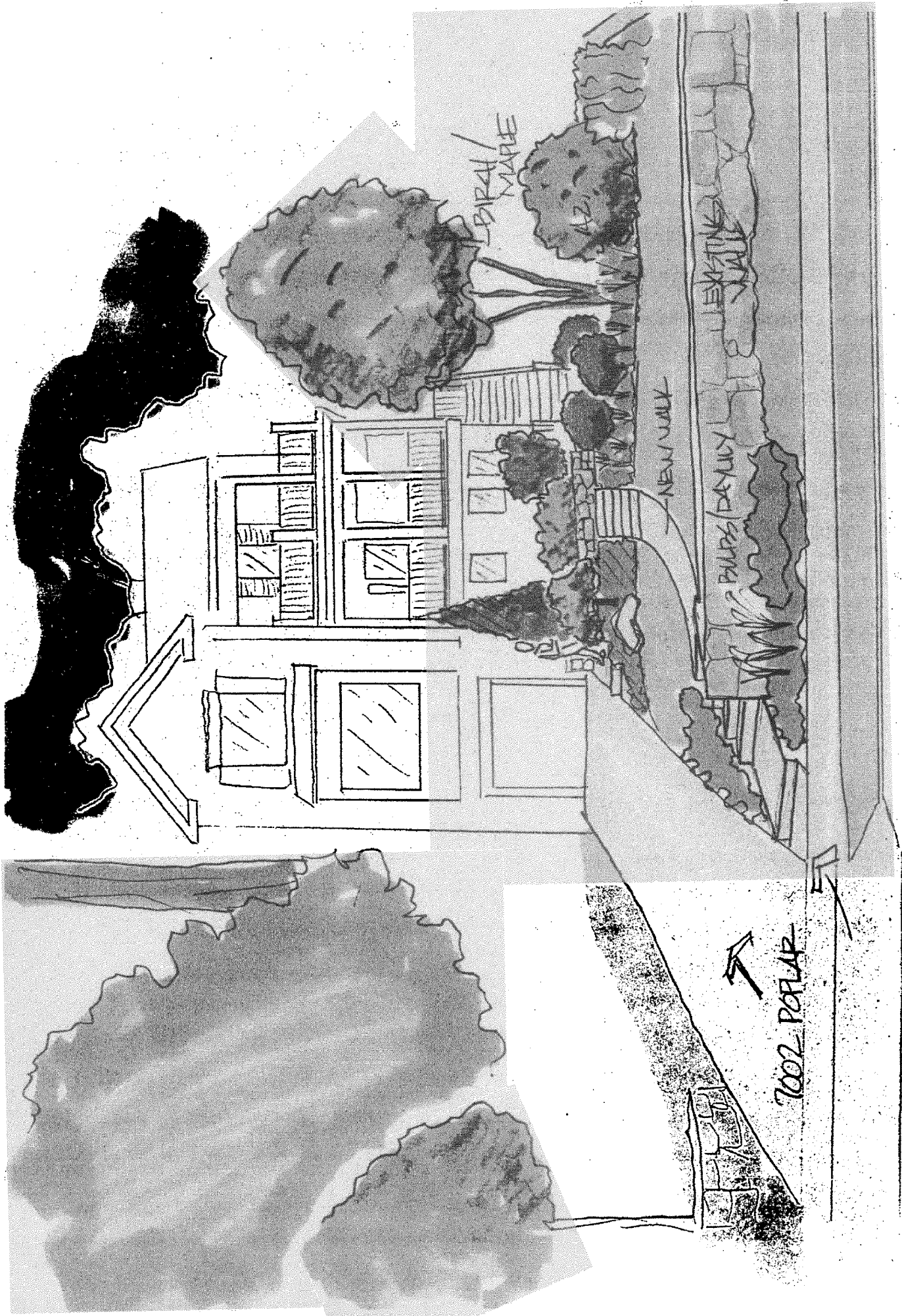
STONE WALL TO BE REMOVED

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EXISTING STONE BUILDS PERENNIALS WALL

7002 POPLAR STREET

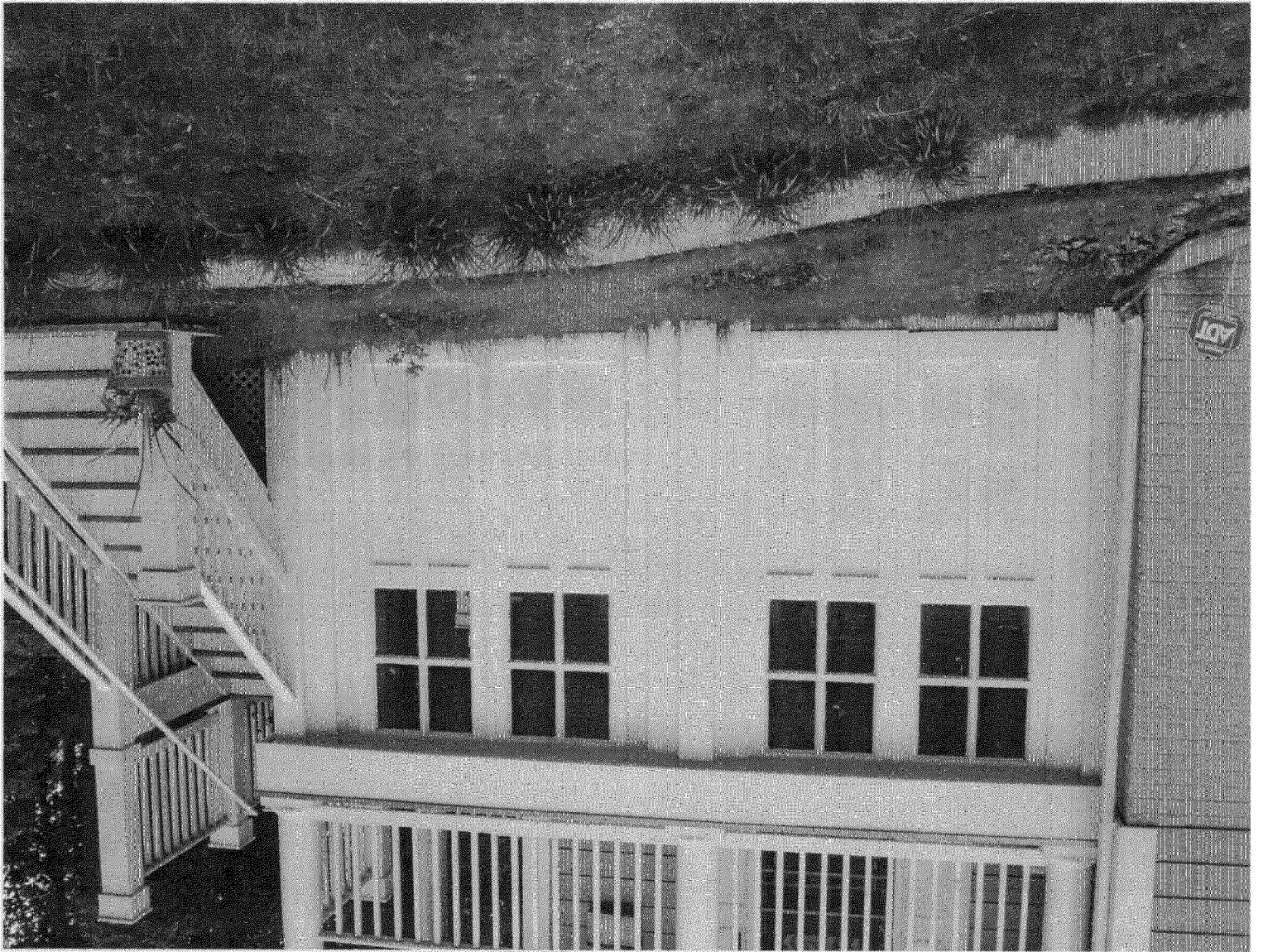
"STRONGIN RESIDENCE"



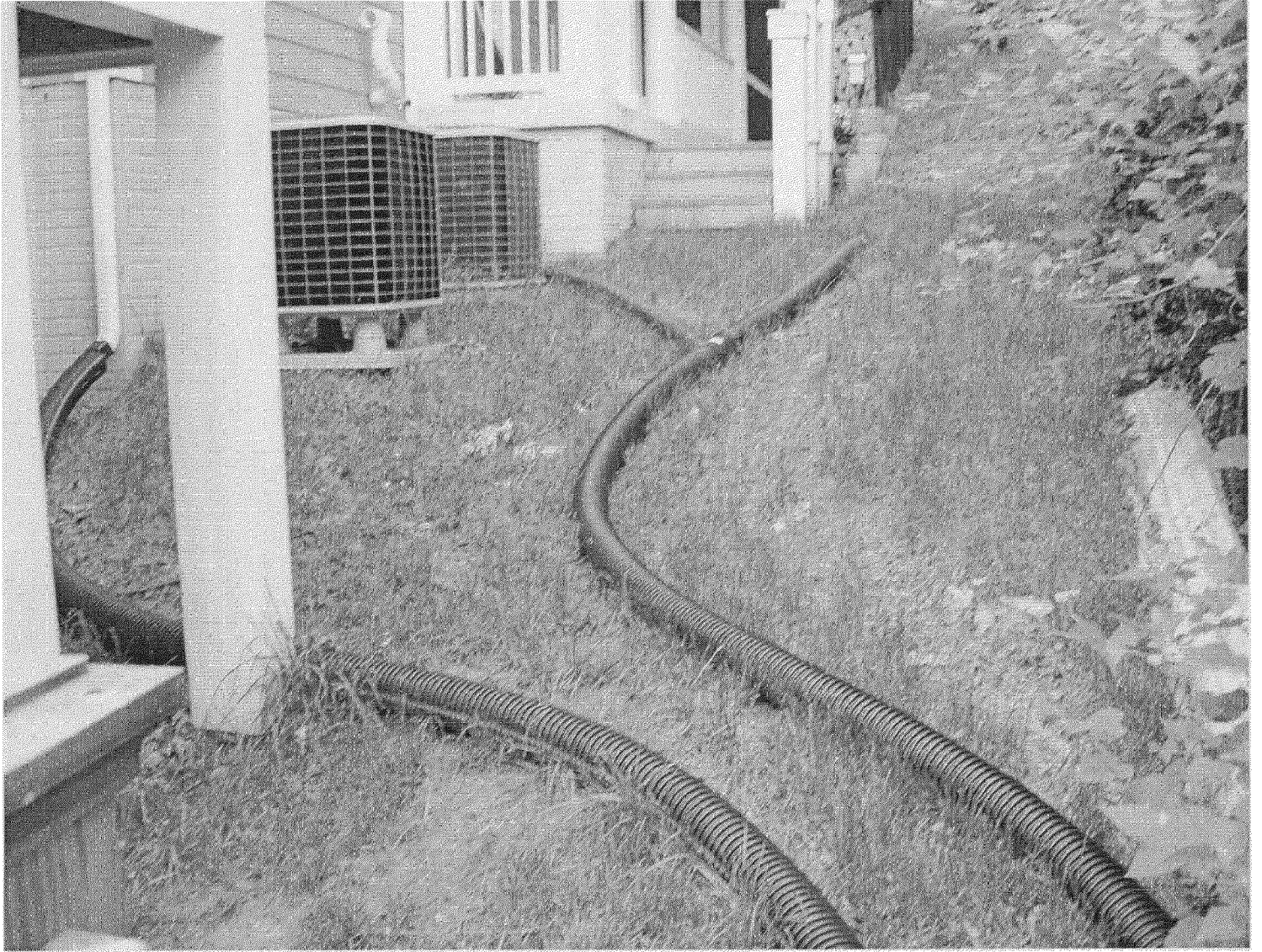




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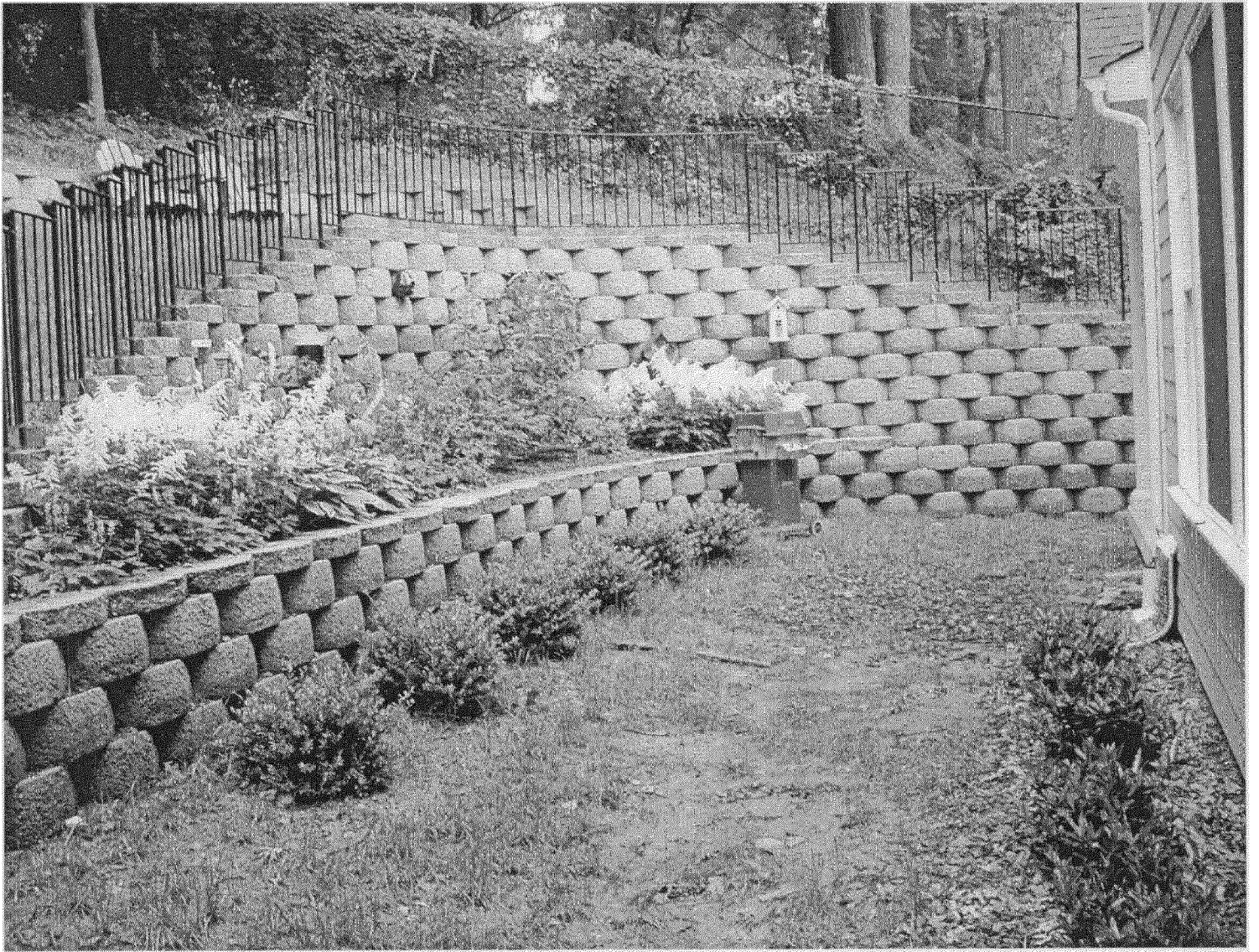




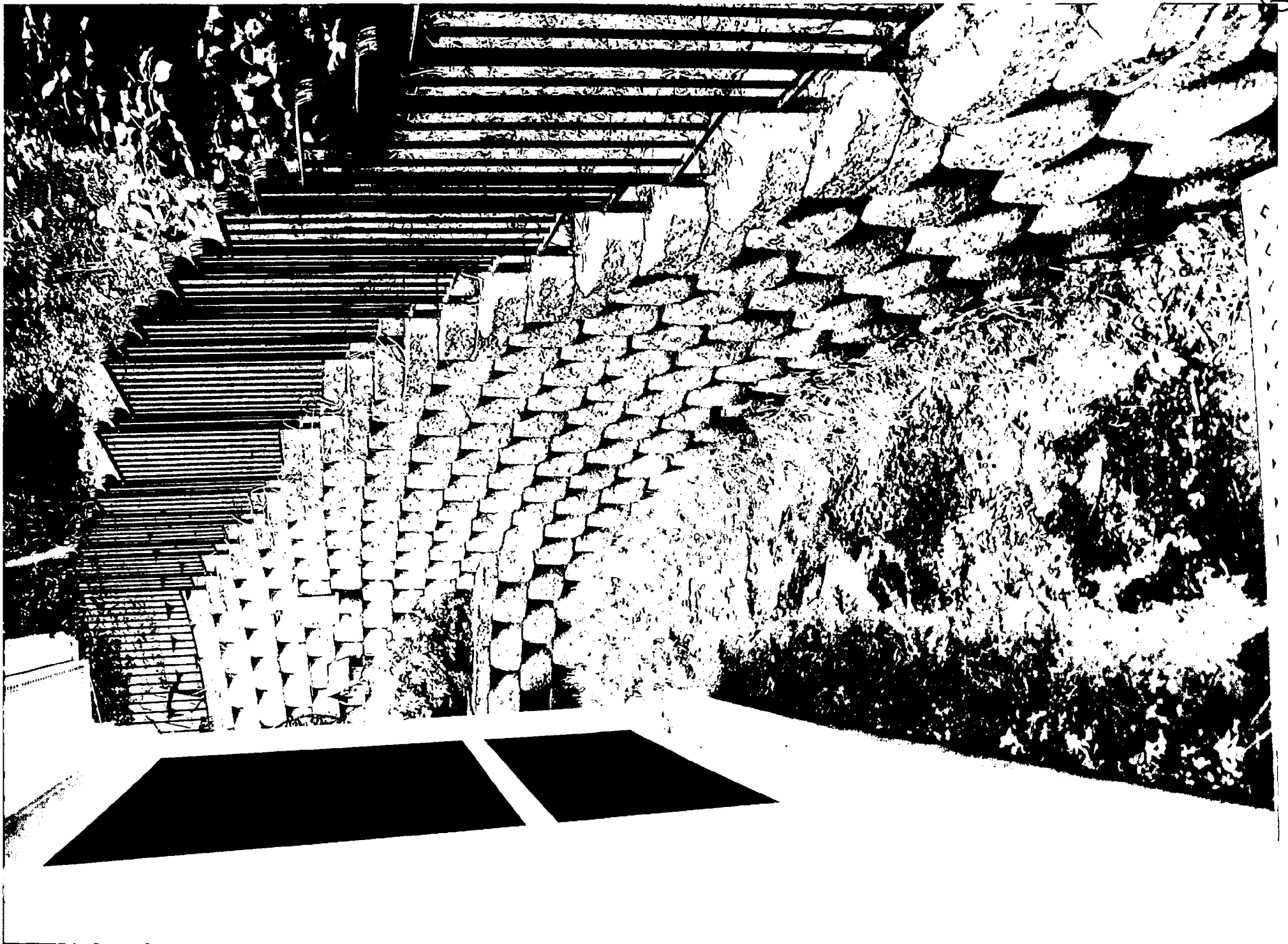


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Wright, Gwen

From: Tracey Goldman [tgoldman@starpower.net]
Sent: Wednesday, June 22, 2005 4:49 PM
To: Wright, Gwen
Subject: &002 Poplar Avenue Front Walk

Dear Ms. Wright,

We would like to postpone indefinitely consideration of the HAWP for our front walk while we consider revisions to the plan.

Thank you very much,
Tracey Goldman and Andrew Strongin
7002 Poplar Avenue
Takoma Park, MD

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
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STEPS CONFORM TO DRIVEWAY

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BUCKERS TO RETAIN SOIL

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AZALEA TRANSPLANT

4' WIDE CONCRETE WALK

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"STRONGIN RESIDENCE"

