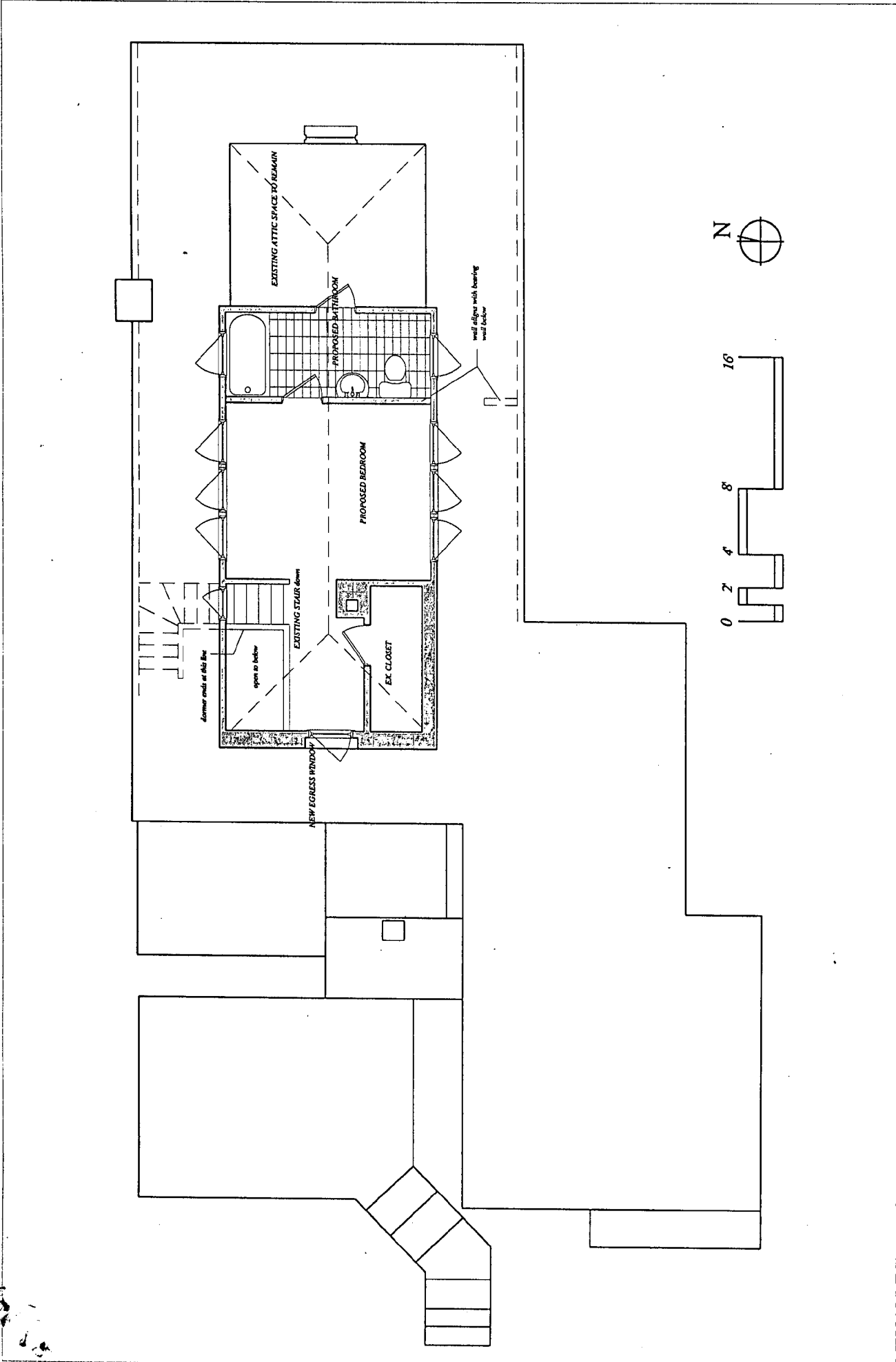


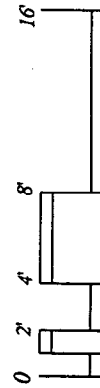
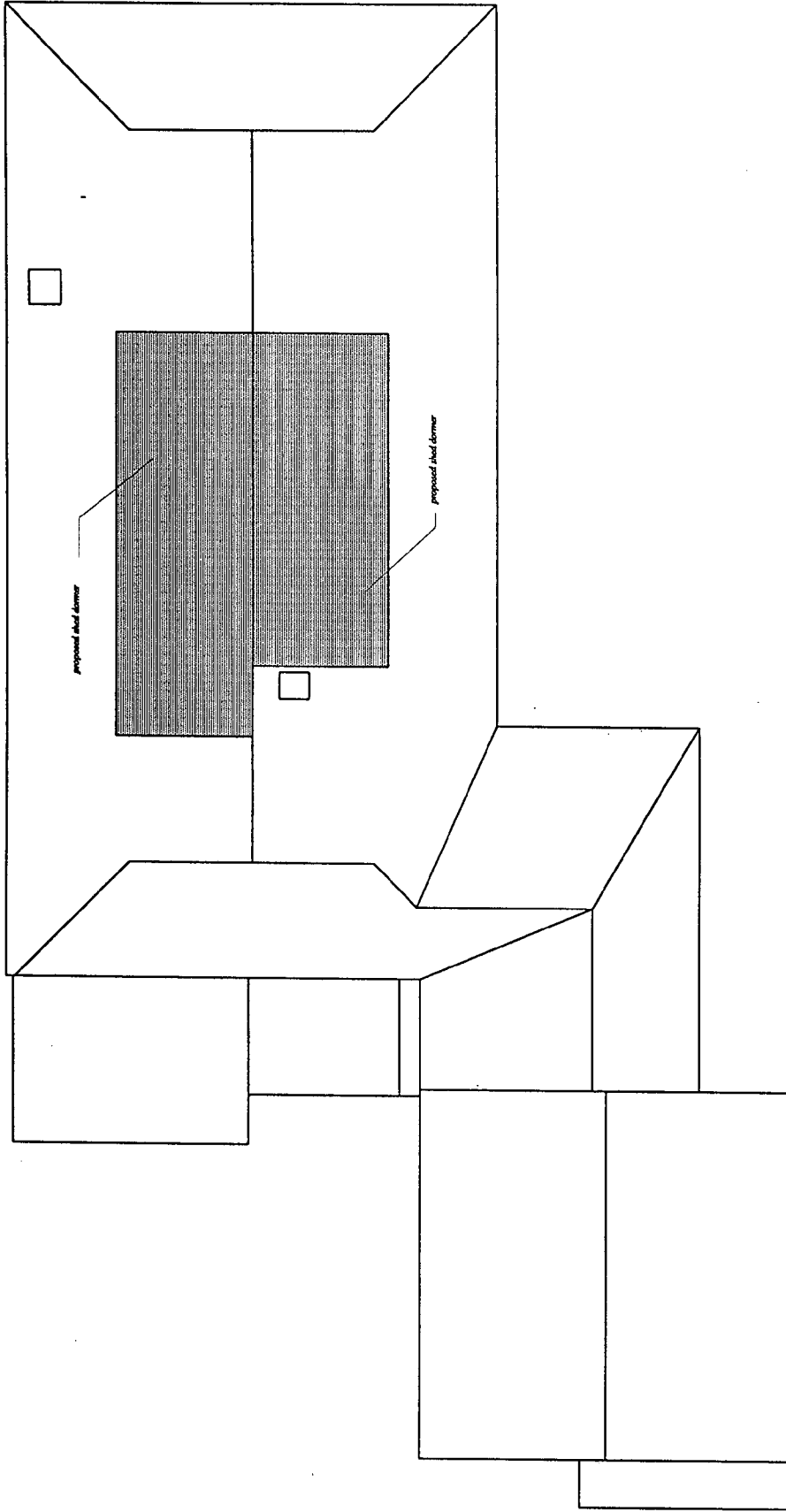
37/03-03EEEE 7114 Poplar Avenue
Takoma Park Historic District



DIXON RESIDENCE

7114 Poplar Avenue, Takoma Park, MD

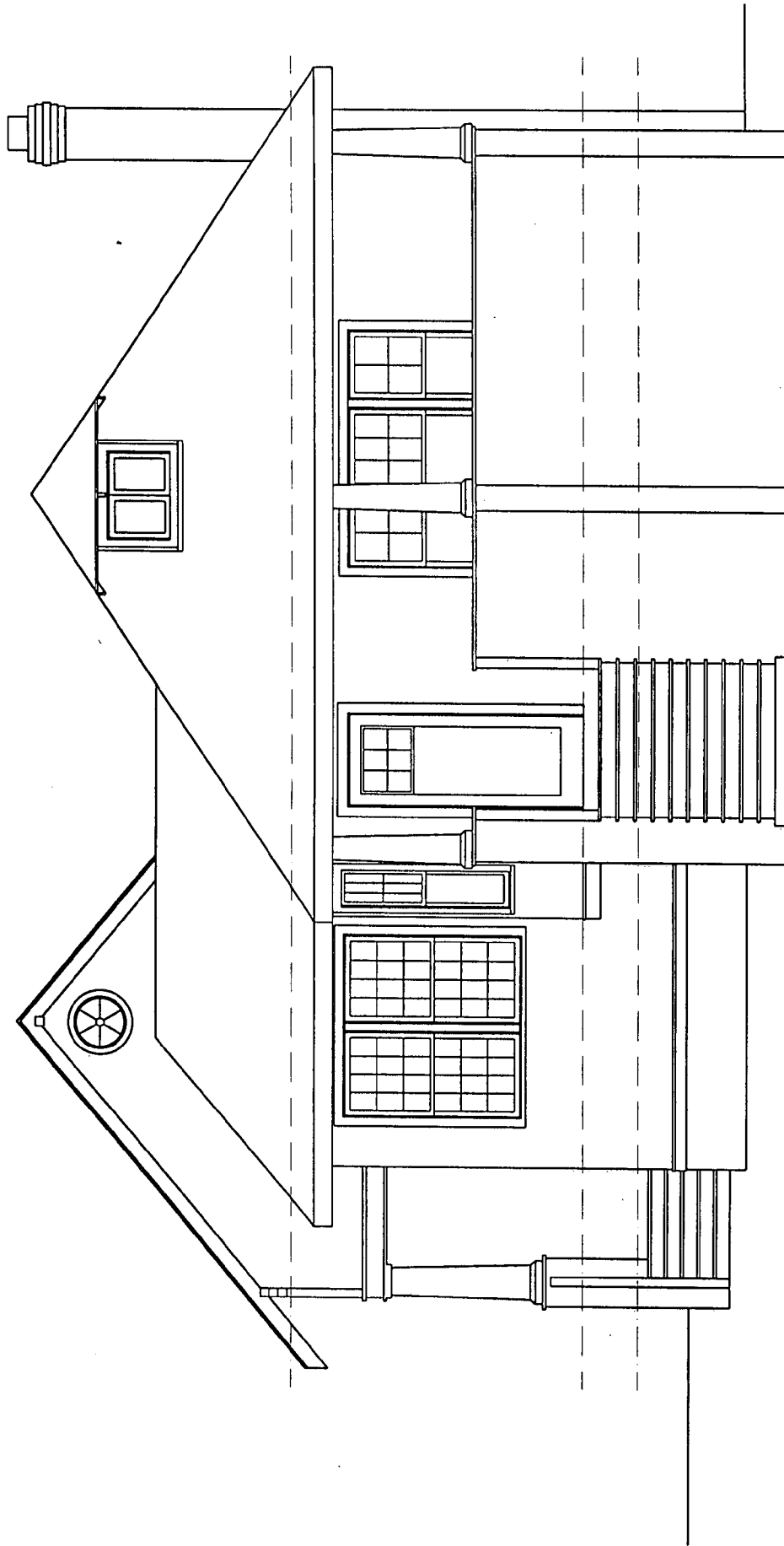
Proposed Second Floor / Attic Plan



DIXON RESIDENCE

7114 Poplar Avenue, Takoma Park, MD

Proposed Roof Plan

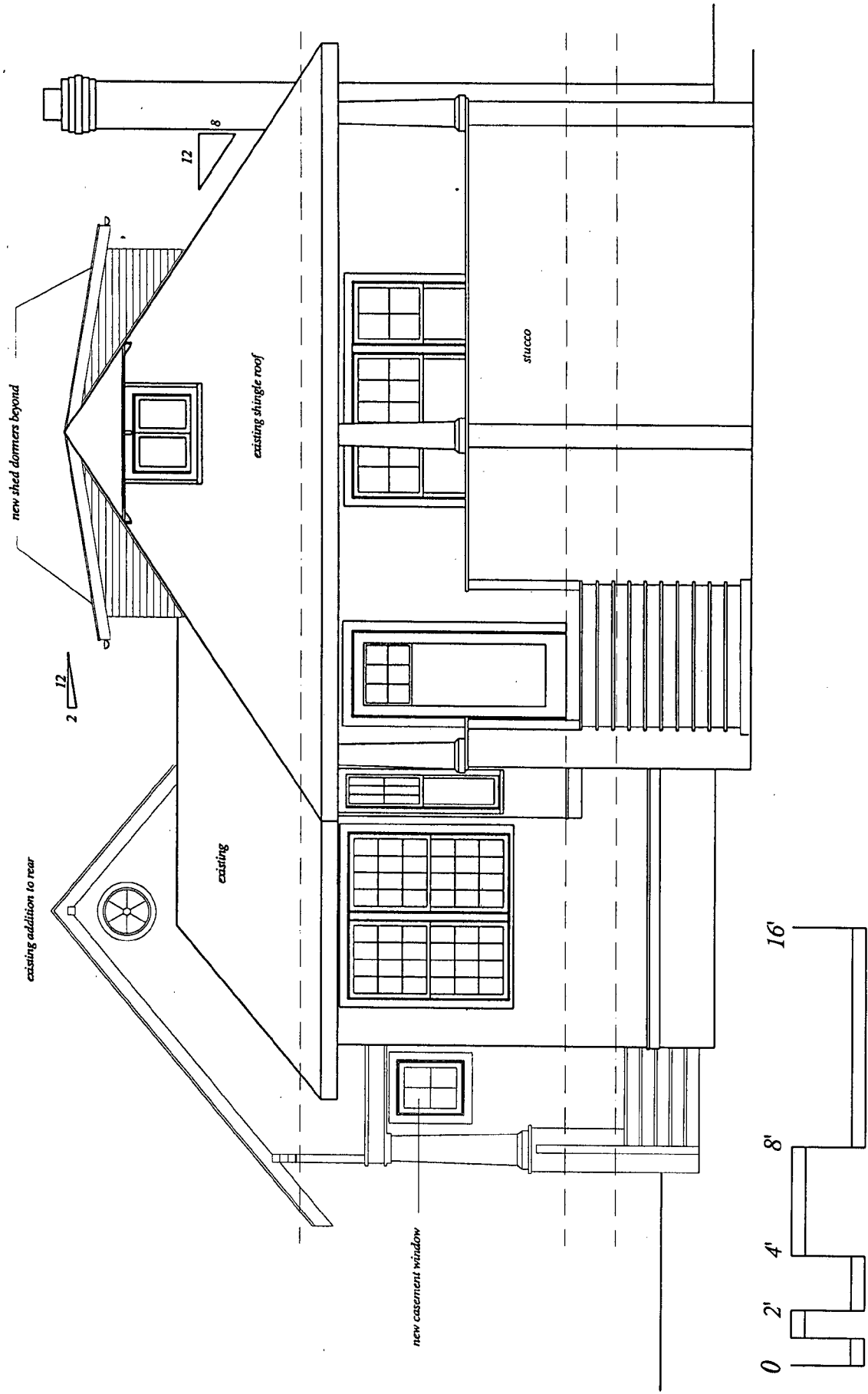


DIXON RESIDENCE
Existing Front Elevation

7114 Poplar Avenue, Takoma Park, MD

17 December 2003
MSKM Architects
202.337.4466

A4

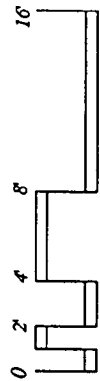
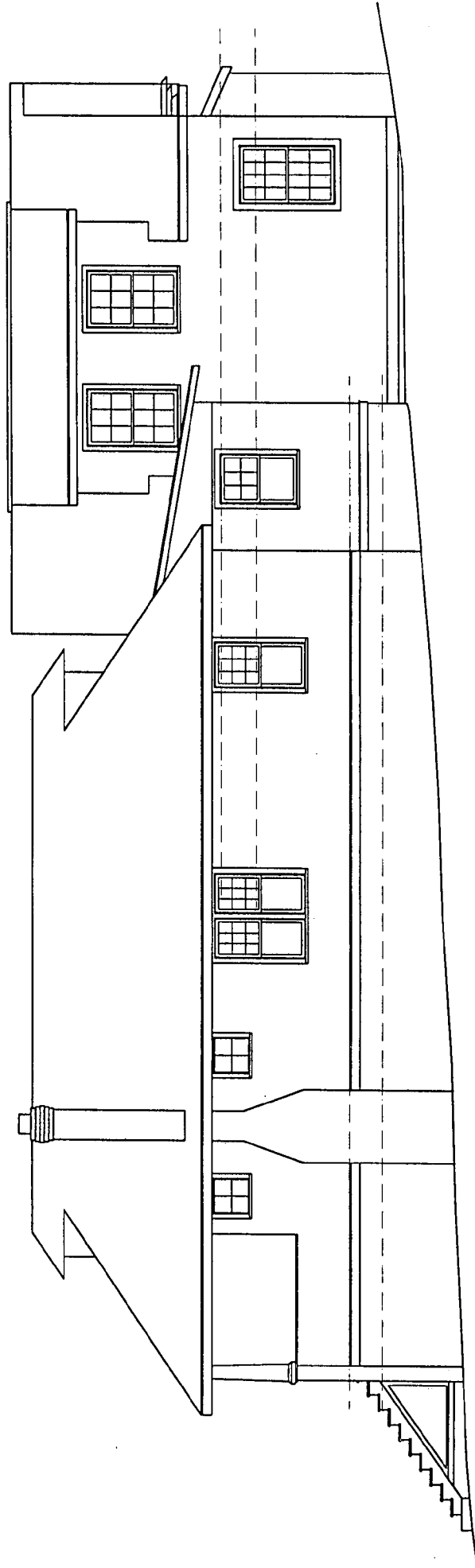


DIXON RESIDENCE
 7114 Poplar Avenue, Takoma Park, MD

Proposed East (front) Elevation

7 December 2003
 ASKM Architects
 02.337.4466

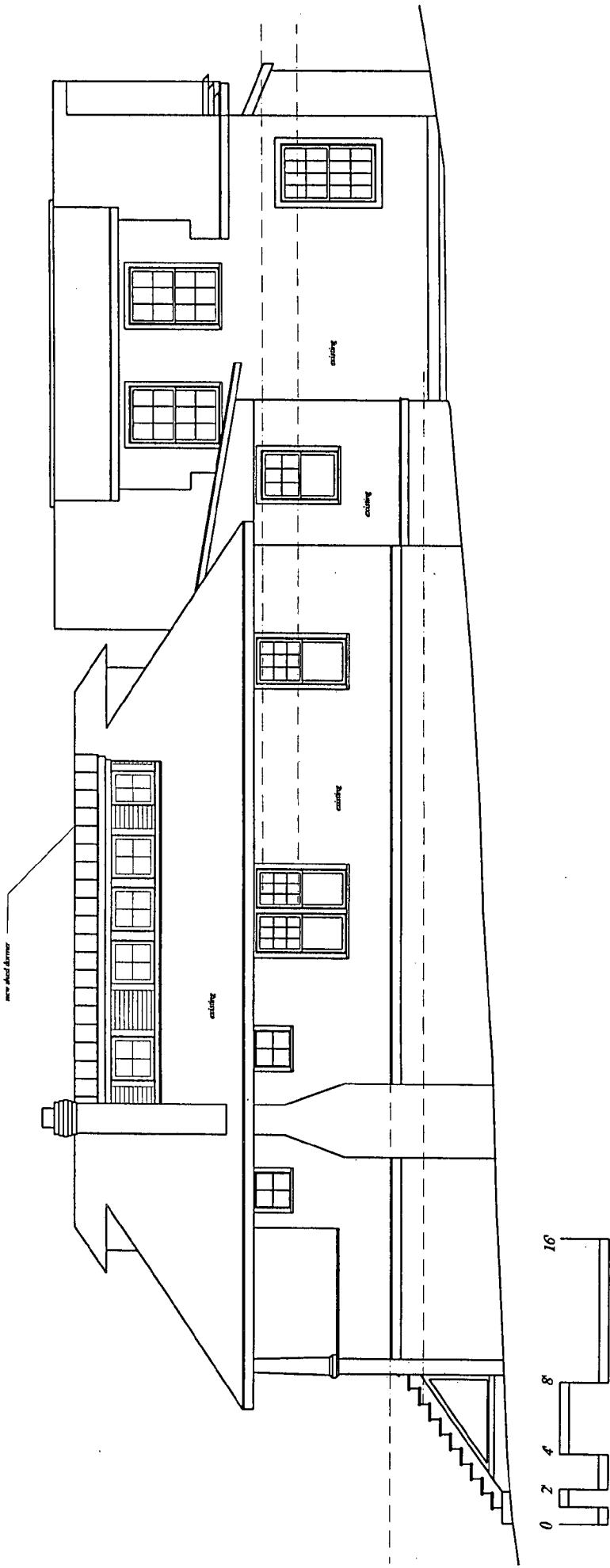
A5



DIXON RESIDENCE
7114 Poplar Avenue, Takoma Park, MD

Existing North Elevation

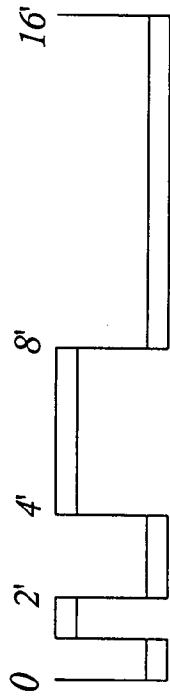
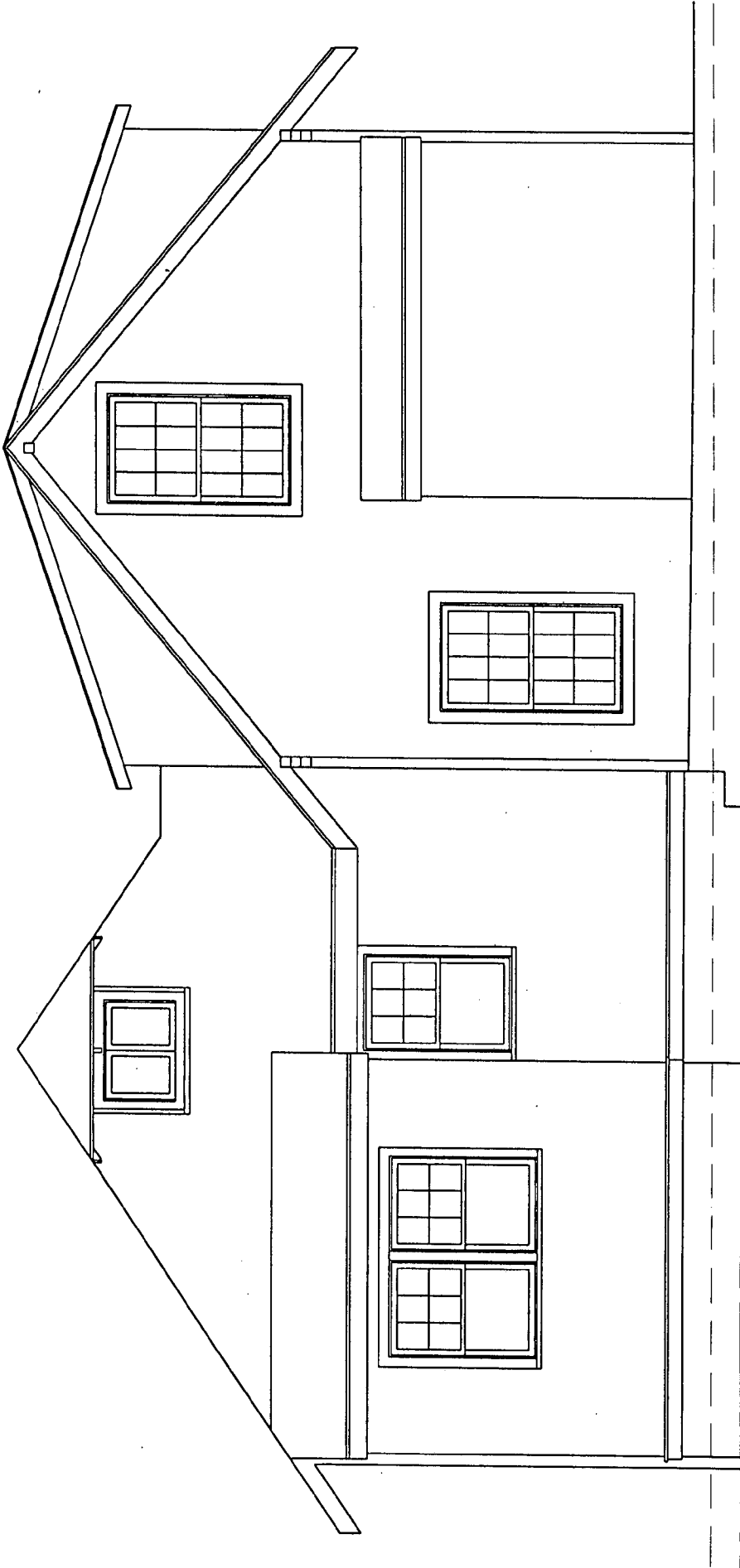
AG



DIXON RESIDENCE
7114 Poplar Avenue, Takoma Park, MD

Proposed North Elevation

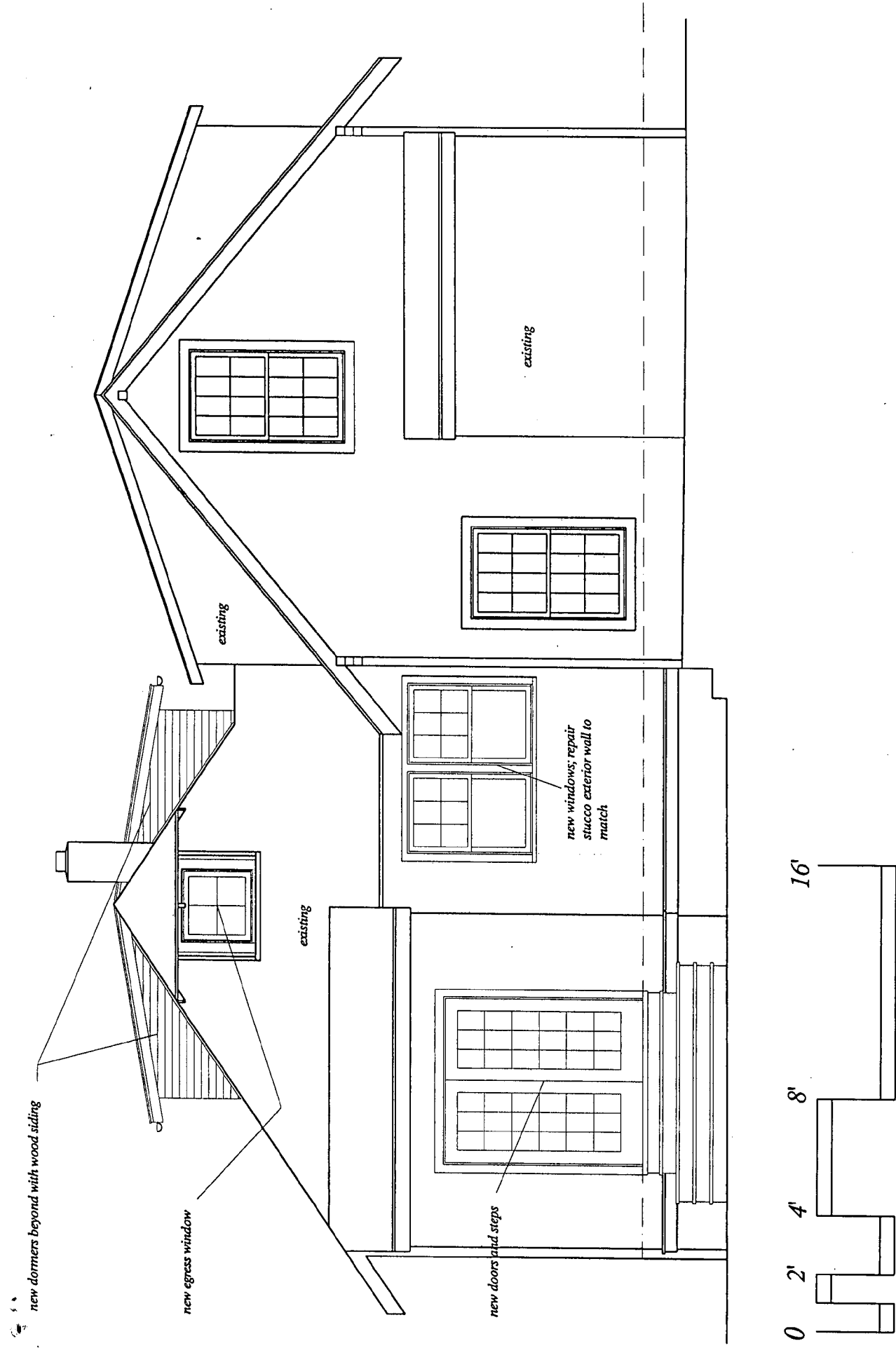
A-7



DIXON RESIDENCE
7114 Poplar Avenue, Takoma Park, MD

Existing Rear Elevation

A8



new dormers beyond with wood siding

new egress window

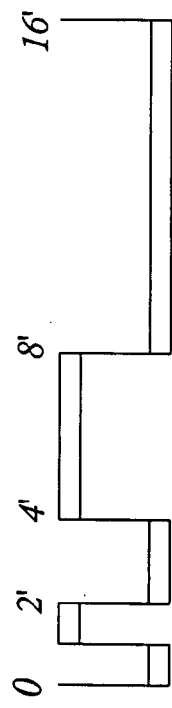
existing

existing

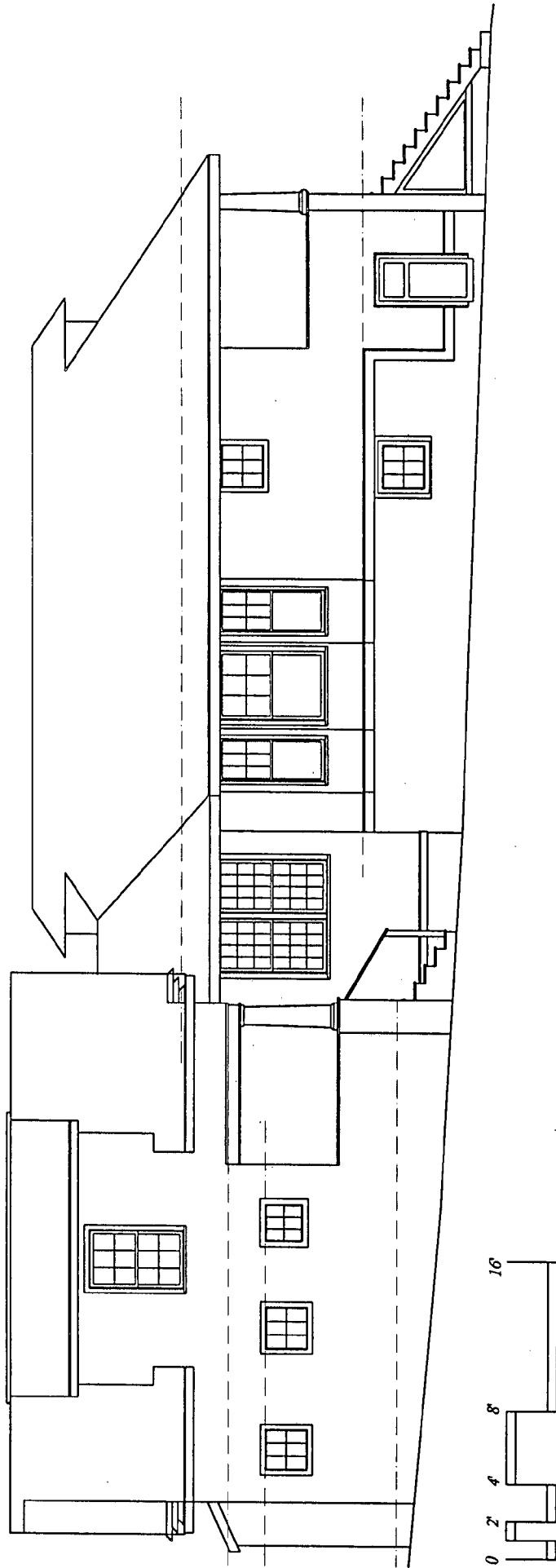
new doors and steps

*new windows; repair
stucco exterior wall to
match*

existing



DIXON RESIDENCE
7114 Poplar Avenue, Takoma Park, MD
Proposed West (rear) Elevation

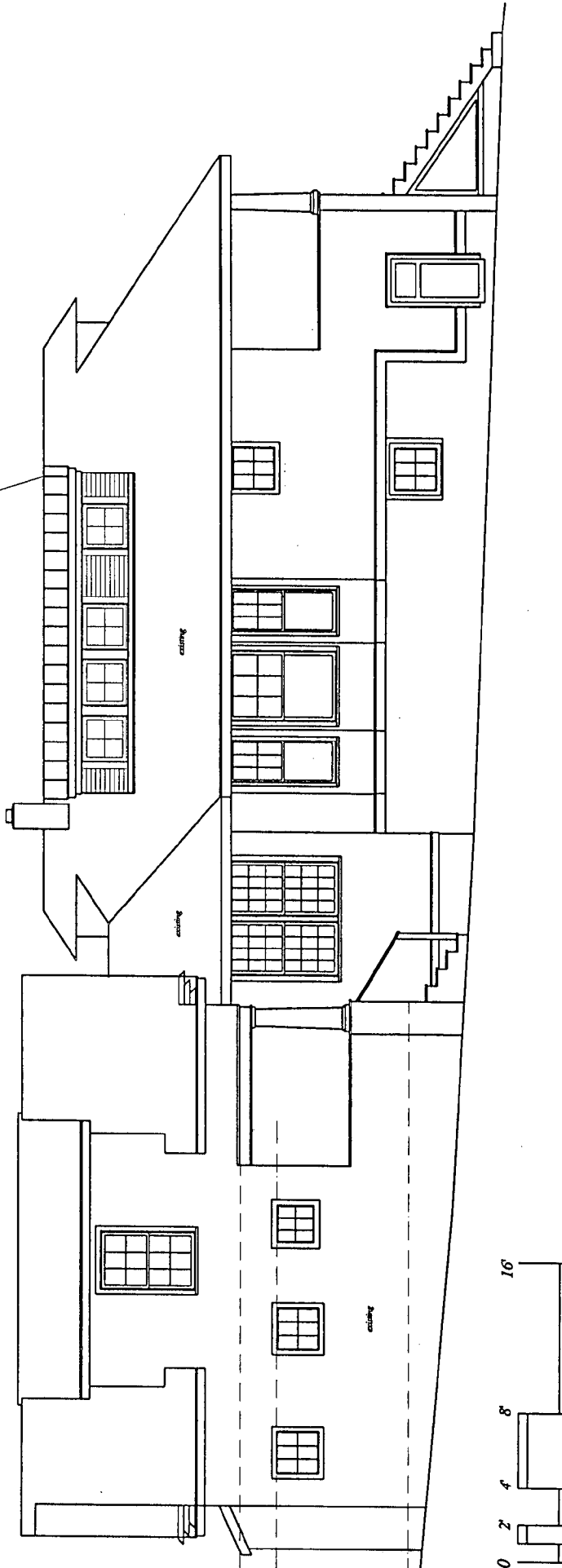


DIXON RESIDENCE

7114 Poplar Avenue, Takoma Park, MD

Existing South Elevation

new windows all operable casements, painted wood with insulated double glaze (food markets bank and one)

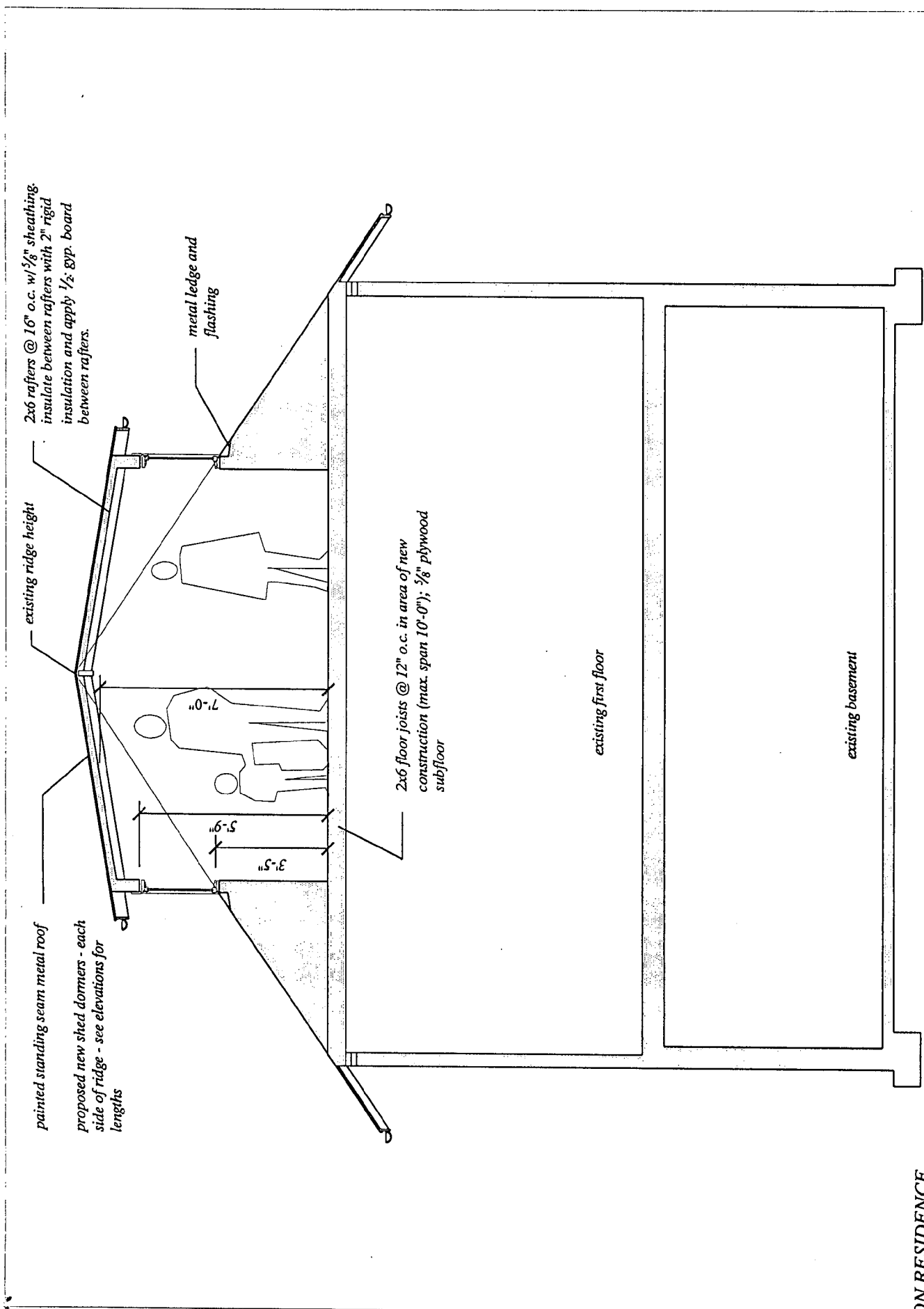


DIXON RESIDENCE
7114 Poplar Avenue, Takoma Park, MD

Proposed South Elevation

17 December 2003
MSKM Architects
202.337.4466

A-11

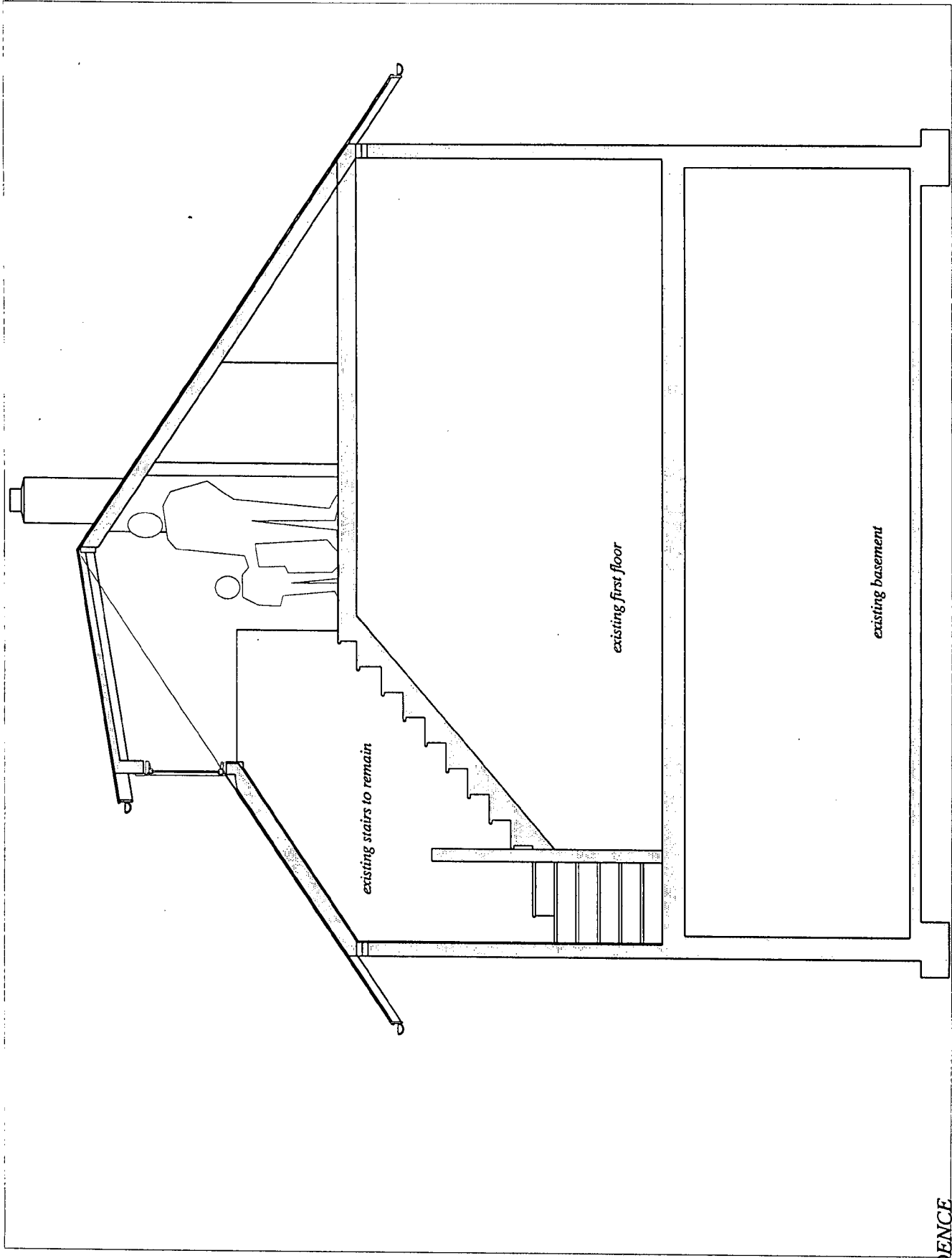


Cross Section through new dormer space

DIXON RESIDENCE

7114 Poplar Avenue, Takoma Park, MD

17 December 2003
 MSKM Architects
 202.337.4466



DIXON RESIDENCE

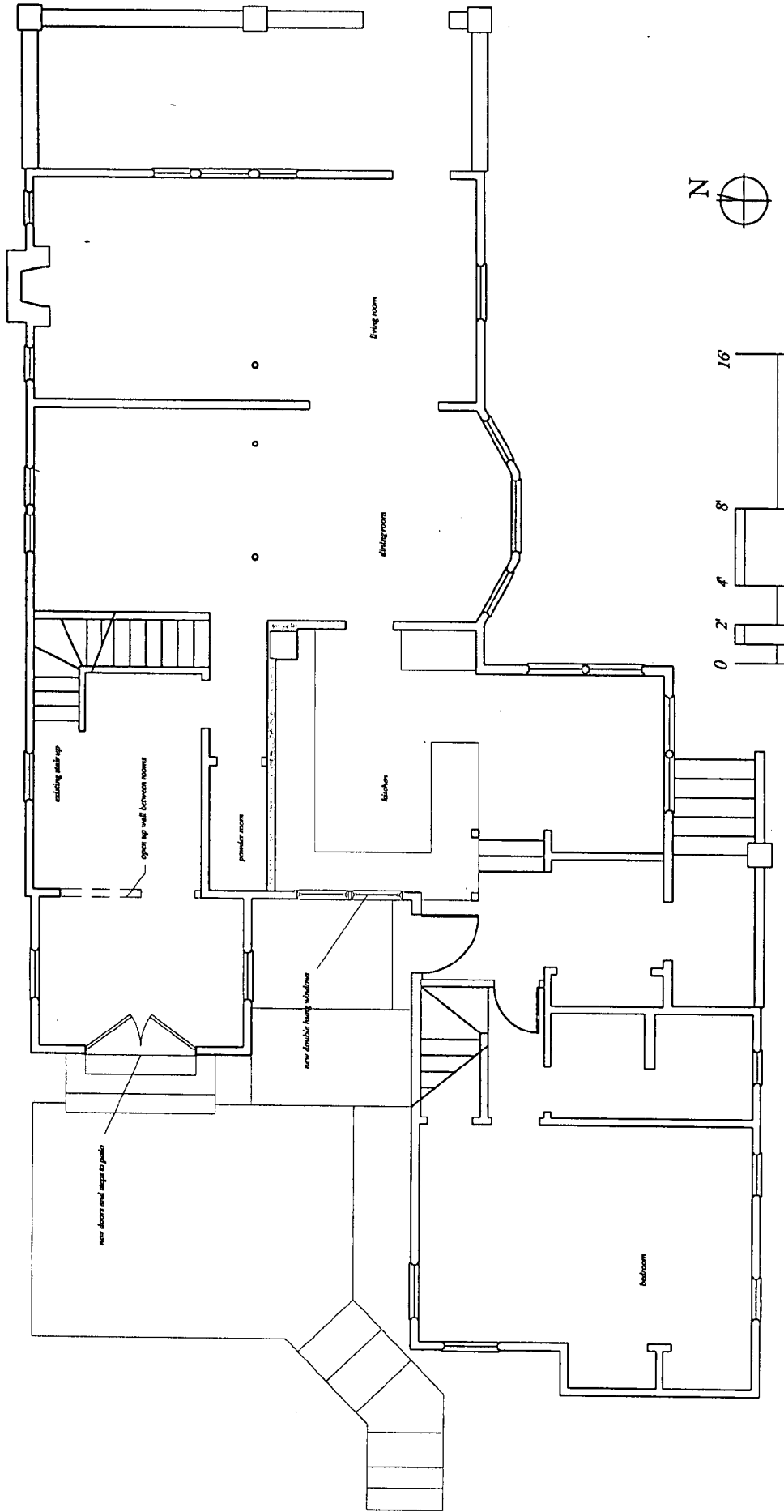
7114 Poplar Avenue, Takoma Park, MD

Cross Section through stair

7 December 2003
MSKM Architects
302.337.4466

A-13

Revised
plans. Passed
out at 12/12/03
mtg. and approved.
Not stamped
yet for
DPS.



DIXON RESIDENCE
7114 Poplar Avenue, Takoma Park, MD

Proposed First Floor Plan

17 December 2003
 MSKM Architects
 202.337.4466

A1

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7114 Poplar Ave.

Meeting Date: 12/17/03

Resource: Contributing Building
Takoma Park Historic District

Report Date: 12/10/03

Review: HAWP

Public Notice: 12/03/03

Case Number: 37/03-03EEE

Tax Credit: No

Applicant: Amalya Dixon

Staff: Joey Lampl

PROPOSAL: Add windows, French doors, and shed dormers

RECOMMENDATION: Approval with Conditions

RECOMMENDATION:

Staff recommends that the Commission approve this HAWP application with the following conditions:

1. All new windows should be wood, true- or simulated-divided-light windows with muntin profiles to match the existing original house. If the latter, muntins to be applied by the manufacturer to both the interior and exterior faces of the glass.
2. Windows on the main house should be 6/1.
3. Any chimney extension should be done with brick and mortar to match the existing condition so that the heightened brick is not perceptible to the eye.
4. Staff should be directed to negotiate with the applicant and the Department of Building Services, Division of Building Construction Services, to *lower* the ridgeline (and possibly slope) of the shed dormers to be subordinate to that of the existing bungalow ridgeline. If this negotiation is unsuccessful, the dormer issue should be brought again to the Commission at its next meeting.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District

STYLE: Craftsman Bungalow

DATE: 1910s

This 1 ½-story stucco, Craftsman-style house sits on a lot that is 50' wide and 150' long. The building could be a "kit house," although an exact match has not been identified. The original building is defined by its organic, ground-hugging form; its stuccoed walls;

pyramidal roof with small dormers; and its original 6/1, double-hung, wood-sash windows. The house received a rather large addition approximately 13 years ago at its southwest corner that is stuccoed on its east face, but otherwise clad in vinyl. The subject lot is in an area of mature trees, but the house itself is only surrounded by foundation plantings and ground cover.

PROPOSAL

Beginning with the east façade and moving in a clockwise direction, the proposal is to:

1. Add a four-pane, hopper-type window on the first floor, east wall of the southwest corner addition in the area of the first-floor bathroom to match an existing window on the south wall of that addition.
2. Add a new pair of 6/1, double-hung sash windows (drawings mistakenly characterize them as 4/1), simulated divided light, wood windows on the first-floor, west wall in place of a single window in the kitchen.
3. Add French doors and steps where a pair of 6/1 windows currently exists on the bumped-out section of the west wall in the rear of the house in order to access the patio.
4. Add two shed dormers to either side of the existing east/west-running ridge to add a bedroom and bath, making attic space into usable interior space. Shed dormers to be clad in horizontal beveled wood siding and to feature 4/4 casement windows (hinge location is still flexible), with four windows on the south wall, and three on the north. (The plan shows two windows at the north, but the elevation, with three, is the correct drawing. See Circles 18 and 25.) There will be two oculus windows on the east face.
The proposed roofing is standing-seam metal.
4. Chimney on north face of building may have to be lengthened in order to have proper clearance from proposed shed dormer addition.

STAFF DISCUSSION

The following guidelines, taken from the *Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County, Maryland, Takoma Park Historic District* . . . apply to this project:

1. All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource;
2. Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded and should be appropriate to the surrounding streetscape in terms of scale and massing);
3. Original size and shape of window and door openings should be maintained, where feasible;
4. Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

This house is a charming, low-slung bungalow with a character-defining pyramidal roof that is intact with its small front and rear dormers. The house has a rear addition that was put in place shortly before the addition of the Takoma Park Historic District on the Master Plan in 1992. As a result, the addition, while set back from the building in a very appropriate location, is sided in vinyl and features 8/8 and 8/12, double-hung sash, snap-in muntin windows that would not be allowed by today's materials standards for the district.

Regarding the specifics of the current proposal:

The request to add a small window on the east face of the addition is minor and fitting.

The request to change out the back windows - in one case, substituting a single window with a pair, and in another case, substituting French doors for windows - can be guided by the Takoma Park Guidelines' instructions to allow changes that are not visible from the rear to proceed as a matter of course; however, window changes are also generally discouraged by the Guidelines. It would seem that the middle ground would be to allow the requested changes, but to make sure that the windows are all-wood, 6/1 configuration sash on the main house with simulated divided lights that feature adhered muntin dividers on both the interior and exterior faces of the glass. The French doors would require the same simulated divided light approach.

The proposed shed dormers are more problematic. In general, bungalows often featured appropriately scaled shed dormers, either as front or back single sheds or narrow side elements. (See Circle 9.) The problem with non-original shed dormers is that they can give a building an 'exploded' look, either to the side (See Circle 10, a house opposite the subject house) or to the top, as is the case when they exceed an existing roof height. The proposed dormers, if built according to code, would require a higher ridgeline than that of the main house (see Circles 21 & 32) and high pitched slopes to either side of the original roof.

There is the additional issue of the character of the rear addition to this house, which itself features side shed dormers. The shed dormers proposed for the main house, therefore, have the effect of making dormers seem ubiquitous on this house. The proposed dormers definitely alter the character of this bungalow from the street. The Commission might consider whether shallower or narrower new dormers, dormers set back farther from the building's façade, and/or dormers with lowered eaves, would be helpful to the preservation of the spirit of the original house.

Generally staff would recommend against such a visible alteration to the façade of a contributing house; however, the Takoma Park Guidelines suggest leniency in the creation of more usable second-story space in one-story buildings. And the applicant should be commended for seeking a waiver from the building code to lower the shed dormers' ridgeline so that it can match that of the existing house. (See Circles 21, before waiver & Circle 22, with waiver.) As of the filing of this staff report, the ridgeline issue remains unresolved, but staff will be meeting with the Department of Permitting Services,

Division of Building Construction on the day before the HPC meeting, December 16, 2003, in an effort to find an appropriate solution to the problem of the proposed ridgeline.

RECOMMENDATION

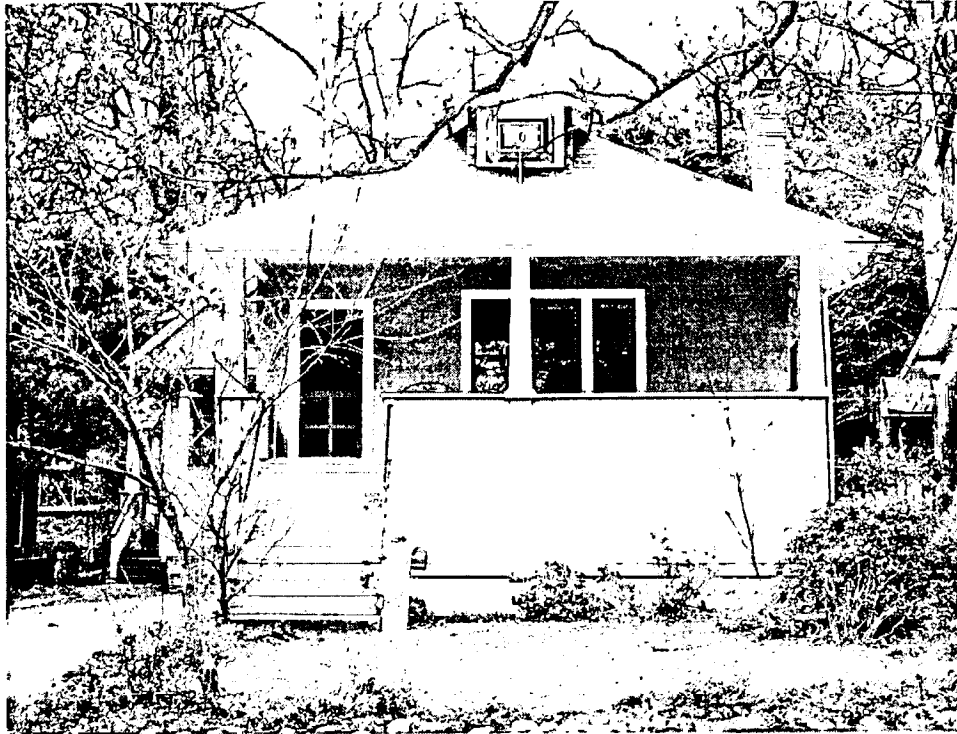
Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 24A-8(b) 2:

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. All new windows should be wood, true- or simulated-divided-light windows with muntin profiles to match the existing original house. If the latter, muntins to be applied by the manufacturer to both the interior and exterior faces of the glass.
2. Windows on the main house should be 6/1.
3. Any chimney extension should be done with brick and mortar to match the existing condition so that the heightened brick is not perceptible to the eye.
4. Staff should be directed to negotiate with the applicant and the Department of Building Services, Division of Building Construction Services, to *lower* the ridgeline (and possibly slope) of the shed dormers to be subordinate to that of the existing bungalow ridgeline. If this negotiation is unsuccessful, the dormer issue should be brought again to the Commission at its next meeting.

And the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits, if applicable, and 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) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



Façade, 7114 Poplar Street



View of south wall of main house with addition at back



Juncture of original house on right and new addition on left showing disparity in window reveals and shadow lines.



South and west walls of addition



View from the rear of the lot showing addition in foreground and original house in background



View of back of house from terraced backyard



View of north wall of bungalow



View of front north wall showing brick stack to be potentially heightened



View of original or early shed dormer on rear wall of adjacent yellow house to the north



View of small-scaled side dormer on adjacent house to the south



Example of oversized side shed dormers on opposite side of street, same block



Scale of houses to the north of the subject property



Taller house two up from the subject property to the north



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

renewed
10/22/03

IV H

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: AMALYA DIXON
Daytime Phone No.: 301-270-4353

Tax Account No.: _____

Name of Property Owner: AMALYA DIXON Daytime Phone No.: 301-270-4353 *cell* 301-980-7324

Address: 7114 POPLAR AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: undetermined Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7114 Street: POPLAR AVE
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA
Lot: 39 Block: 20 Subdivision: BF GILBERT'S ADDITION TO TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

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: remodelling & adding bathroom

1B. Construction cost estimate: \$ 100,000 -

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 _____ feet _____ 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.

Amalya Dixon
Signature of owner or authorized agent

10/22/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 382208 Date Filed: 10/21/03 Date Issued: _____

**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:

Detached single family craftsman bungalow
on sloping hill with existing shrubs and
large trees

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

Remodel existing kitchen adding 2 windows
Remodel existing 1st floor bathroom
Change 2 existing windows in back sunroom to 2 French doors
Remove interior wall in sunroom area
Remodel existing attic by adding bathroom and 2 dormers
No trees or landscaping will be affected.
Add new window in existing bathroom

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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 dripline 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).

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 |
|--|---|
| AMALYA DIXON 7114 POPLAR AVE TAKOMA PARK MD 20912 | |
| Adjacent and confronting Property Owners mailing addresses | |
| GARY STERN & NANCY SEGAL 7112 POPLAR AVE TAKOMA PARK MD 20912 | TESFU TESFAYE & EYERUSALEM SOLOMON 7115 POPLAR AVE TAKOMA PARK MD 20912 |
| WIN SWENSON & ANNE OLESEN 7116 POPLAR AVE TAKOMA PARK MD 20912 | |
| | |
| | |

Dixon Residence, 7114 Poplar Avenue, Takoma Park, MD - Existing Conditions 13 October, 2003



1) South Elevation.



2) East Elevation (facing Poplar Avenue).



3) View of North Elevation from Poplar Avenue.



4) Rear patio and West Elevation.



5) View from Poplar Avenue.



6) South Elevation.

20 November 2003

To: Joey Lample
Fax: 301-563-3412

From: Amalya Dixon

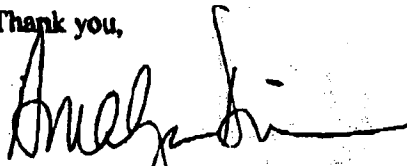
Re: Application for Work Permit
7114 Poplar Avenue
Takoma Park MD 20912

Dear Joey:

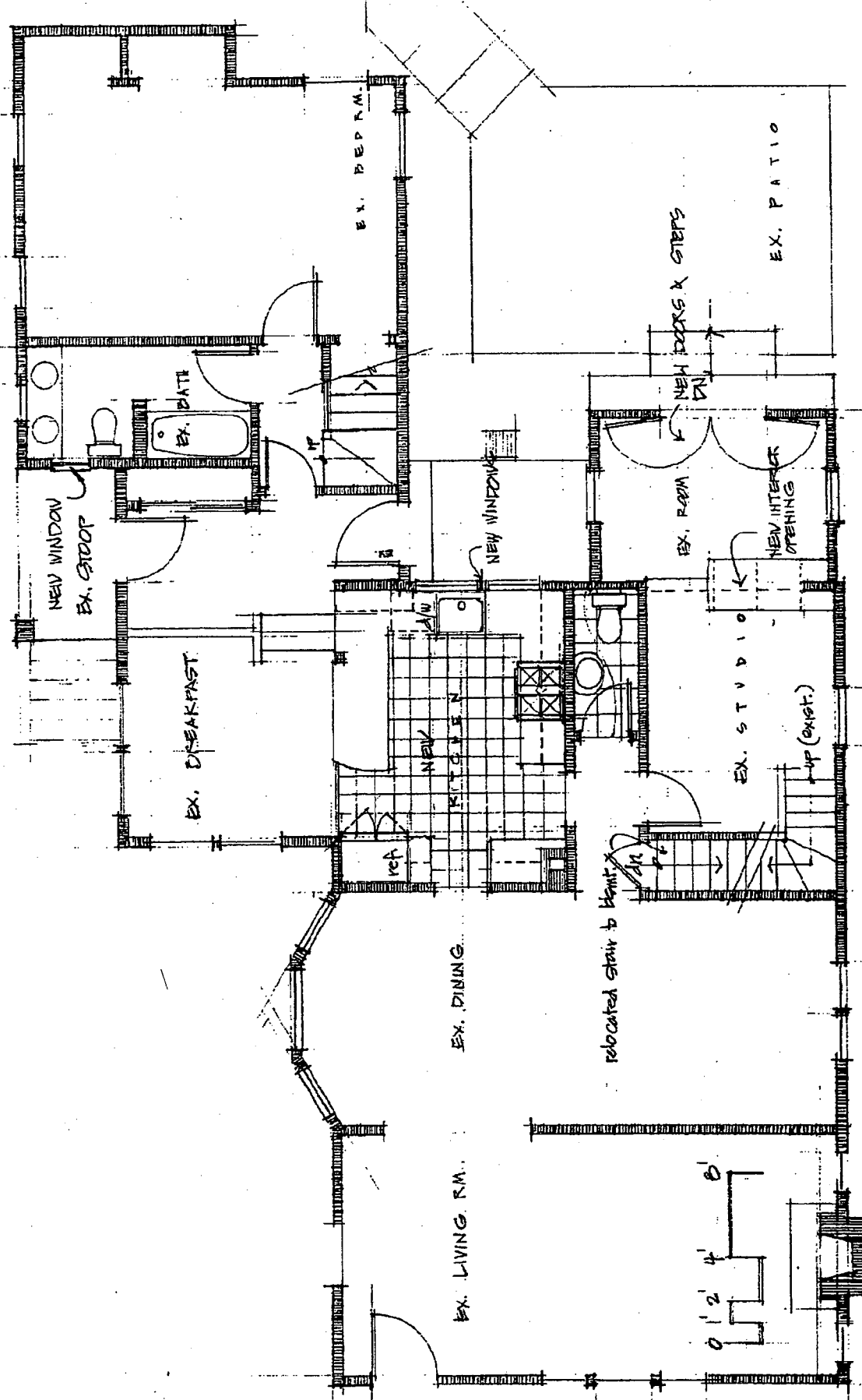
I am faxing over new drawings for the revised roof elevation of proposed dormers. There are 5 drawings in total.

Please give me a call and let me know you received these. Will I receive more information about the hearing on December 17th? What time? Where?

Thank you,



Amalya Dixon
301-270-4353
301-980-7324 (cel)

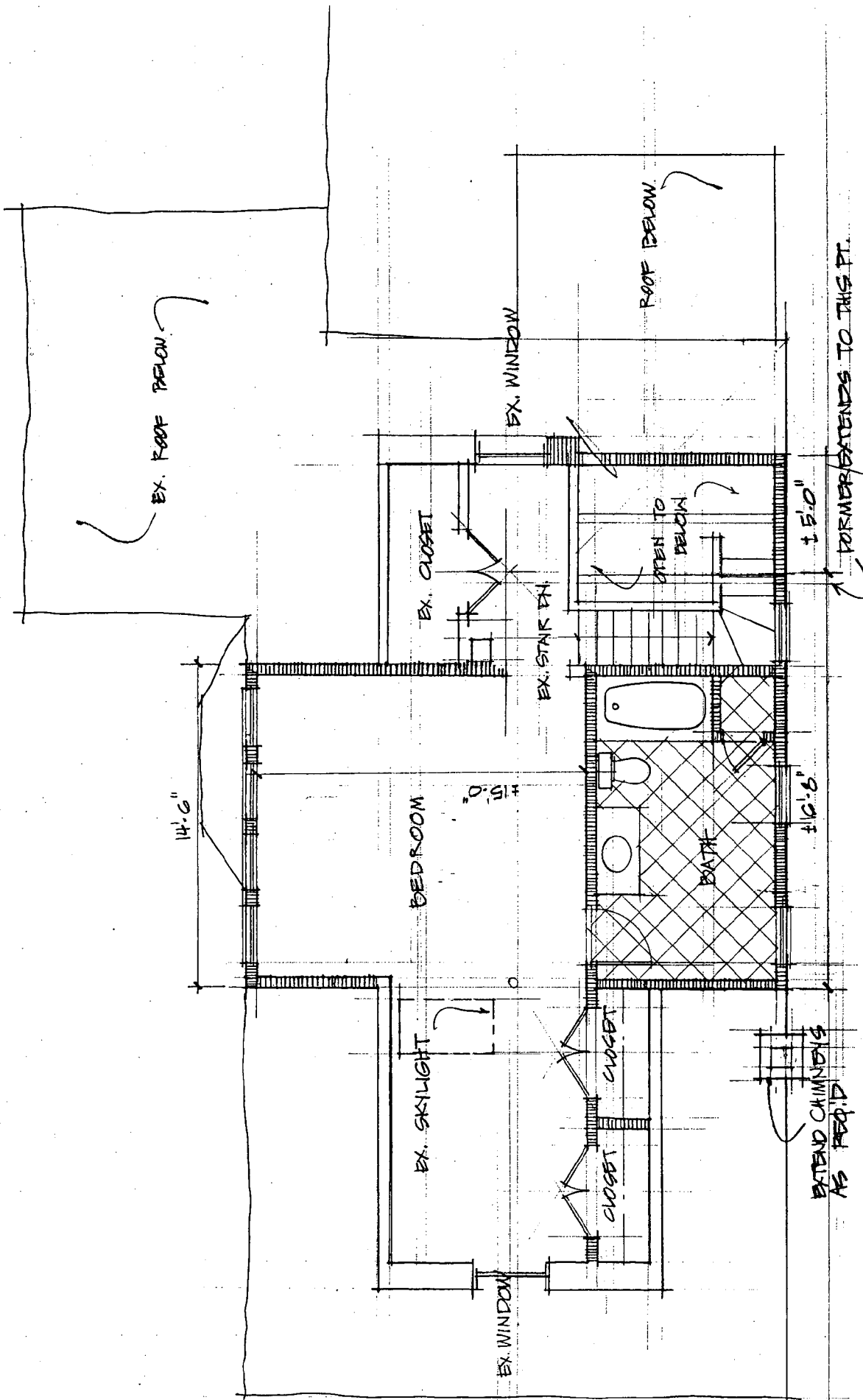


1974 Architects

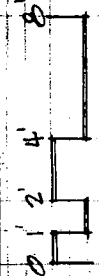
15 OCT. 03

FIRST FLOOR PLAN

DIXON RESIDENCE ALTERATIONS



DIXON RESIDENCE ALTERATIONS
 7114 TOTLAR AVE. TAKOMA PARK, MD.
 SECOND FLOOR PLAN
 13 OCT. 03
 MEKIM ARCHITECTS



← POPLAR AVENUE →

S 17° E 50'

DRIVEWAY

PORCH

PROPOSED
DORMER
ADDITIONS

± 3'-0"

10.1'

8.7'

18.2'

BASE INFORMATION FROM
A PLAT BY LANDTECH ASSOC.
CASE # 23570 , 9.05.02

PATIO

7.3'

20.4'

11.0'

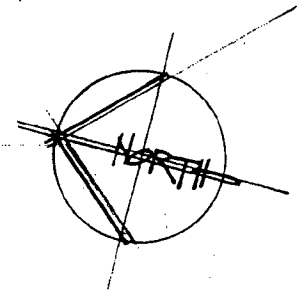
N 73° E 150'

S 73° W 150'

LOT # 39 BLK. 20
7,500 SQ. FT.

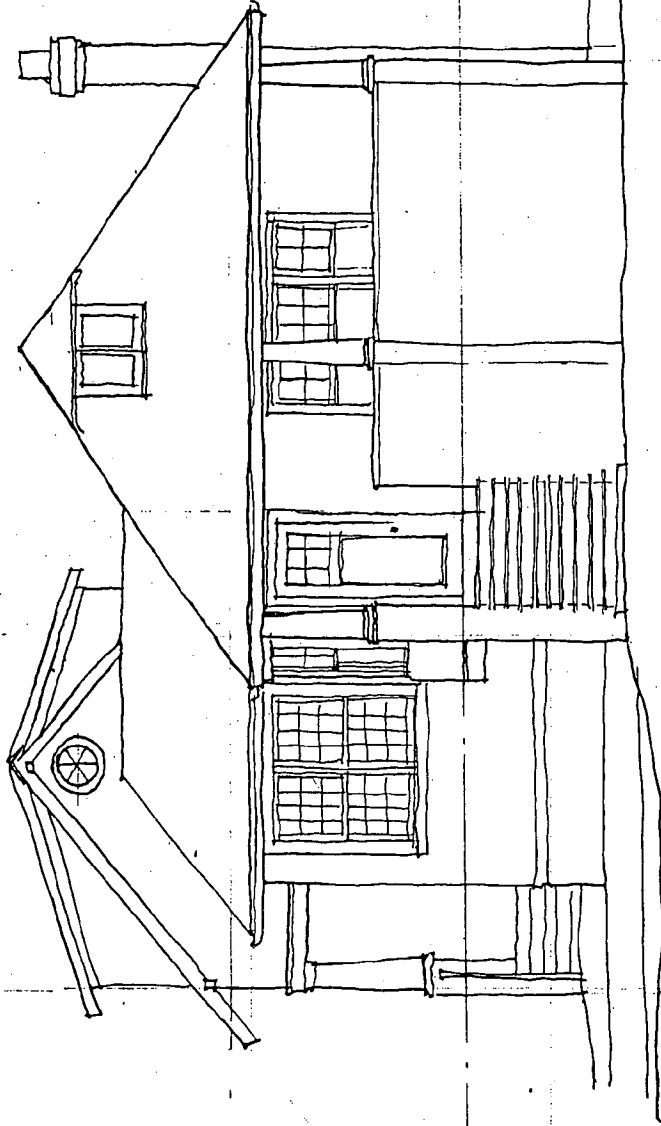
7114 POPLAR AVE.

N 17° W 50'

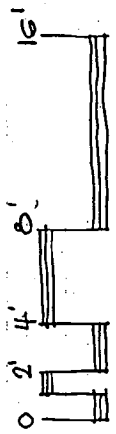


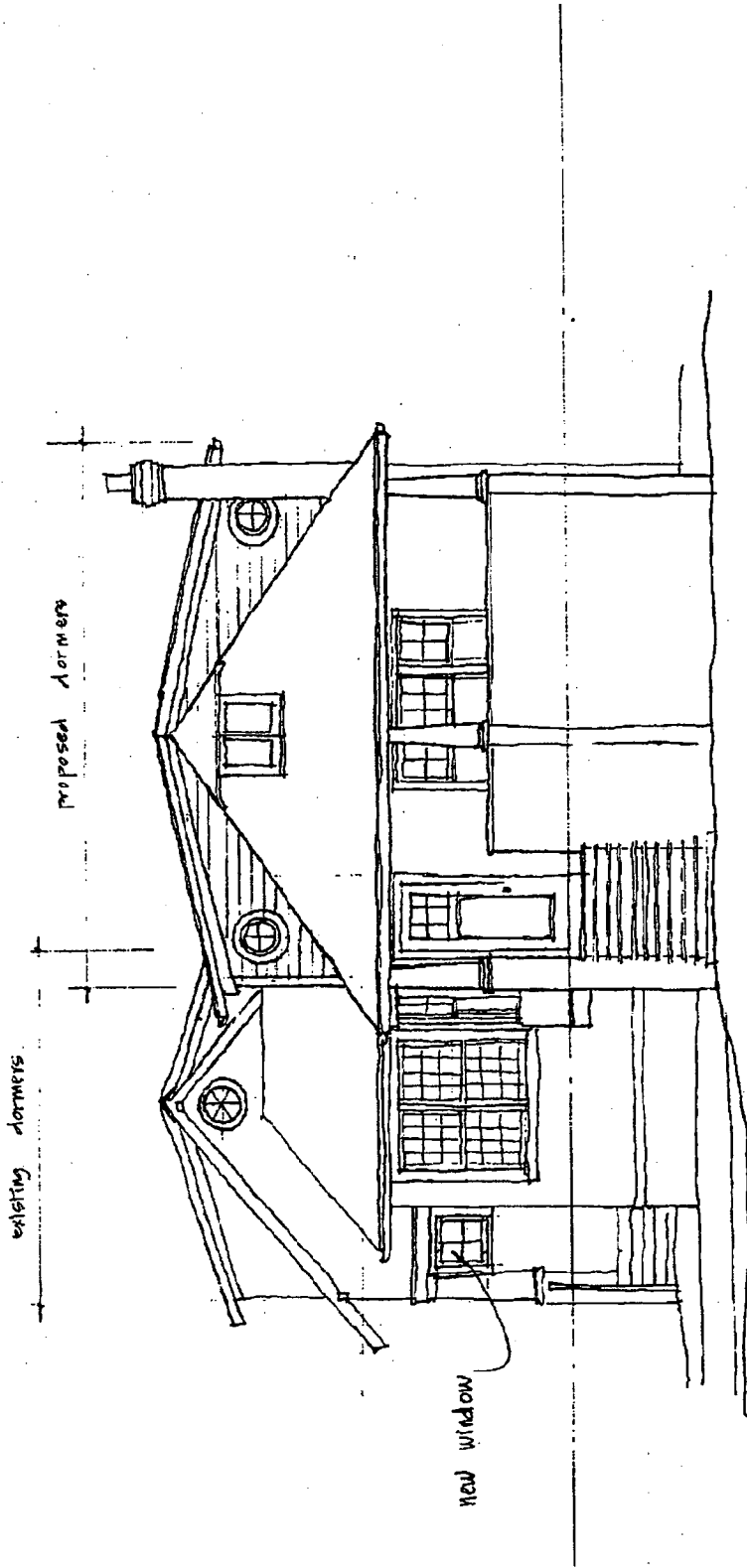
DIXON RESIDENCE ALTERATIONS 13 OCT. 03

EXISTING DORMERS



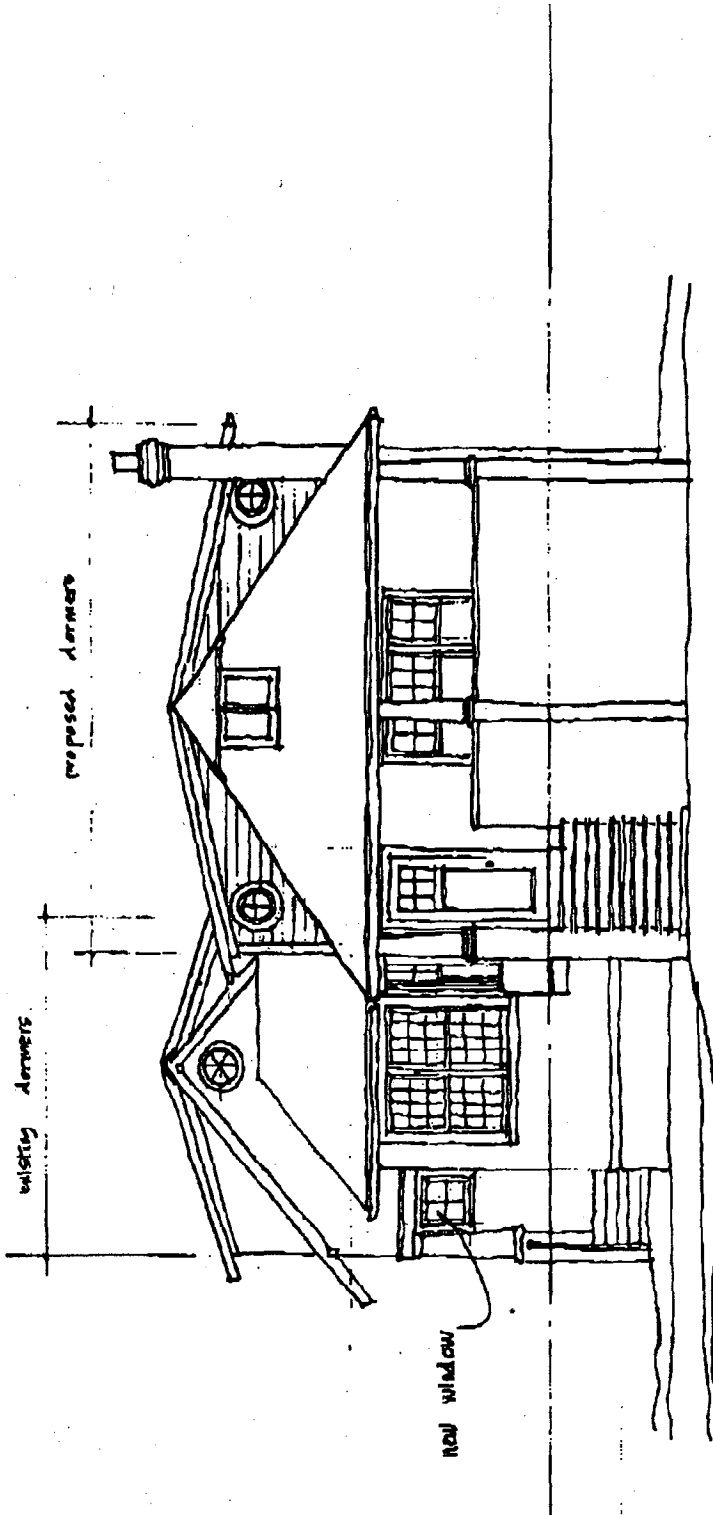
DIXON RESIDENCE ALTERATIONS . EAST ELEVATION . EXISTING
7114 TOLLAR AVE. . TANOMA PARK . MD . 13 OCT. 03
MARK Architects





DIXON RESIDENCE ALTERATIONS EAST ELEVATION PROPOSED
 7114 POPLAR AVE. TAKOMA PARK MD
 0' 2' 4' 8' 16'

MSKM Architects
 13 OCT. 03



DIXON RESIDENCE ALTERATIONS . EXIST ELEVATION . PROPOSED
 1114 POTOMAC AVE. TAKOMA PARK MD 13 OCT. 03
 MSKM Architects
 REV. 19 NOV. 03



existing addition

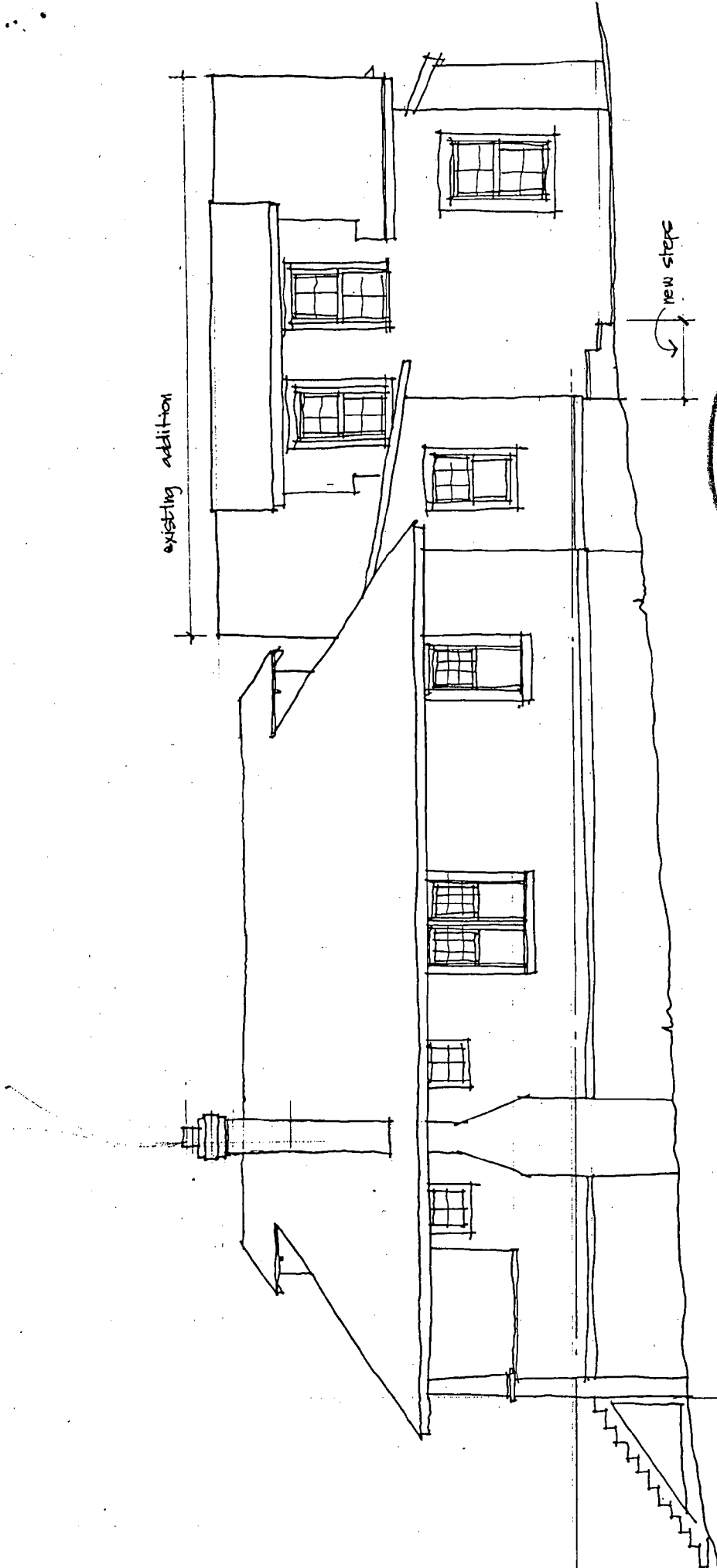
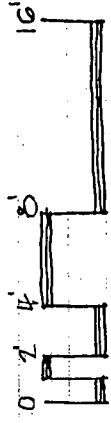
new steps

13 OCT. 03
MSKM ARCHITECTS

NORTH ELEVATION EXISTING

7114 POPLAR AVE. TAKOMA PARK, MD

LOT 39 BLOCK 20



proposed dormer

existing addition

metal roof

vin siding

new steps

DIXON RESIDENCE ALTERATIONS

PROPOSED

NORTH ELEVATION

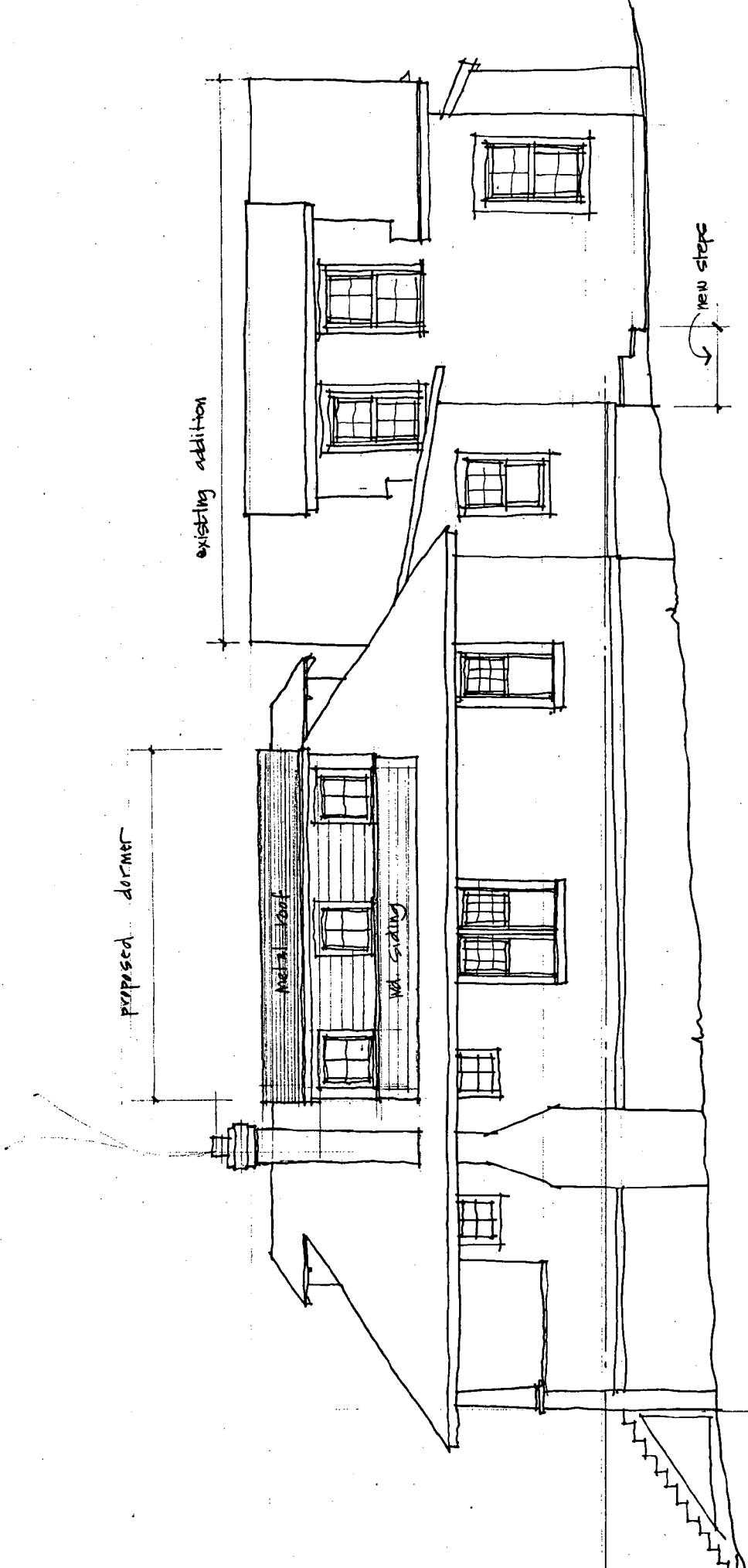
13 OCT. 03

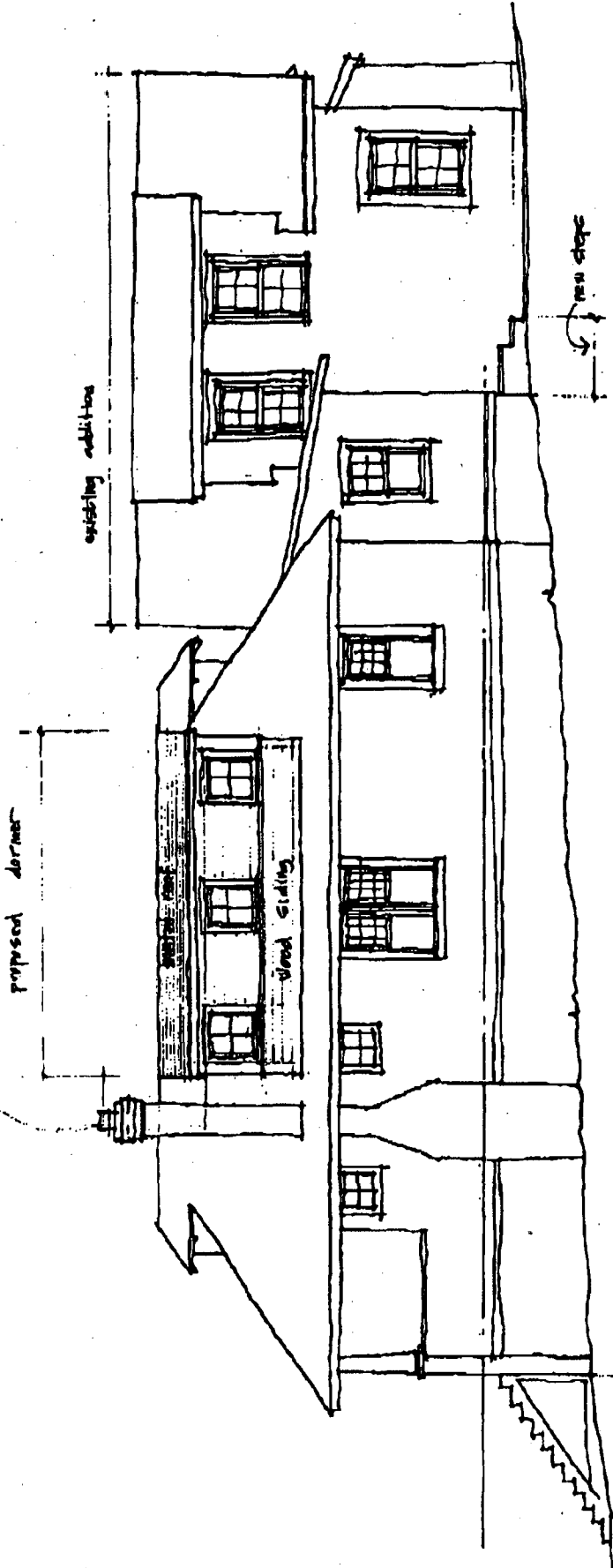
MSKM ARCHITECTS

7114 POPLAR AVE. TAFOMA PARK MD

LOT 37 BLOCK 20

0 2 4 8 16'





12 OCT. 03
 MSKM ARCHITECTS
 REV. 19 NOV. 03

PROPOSED

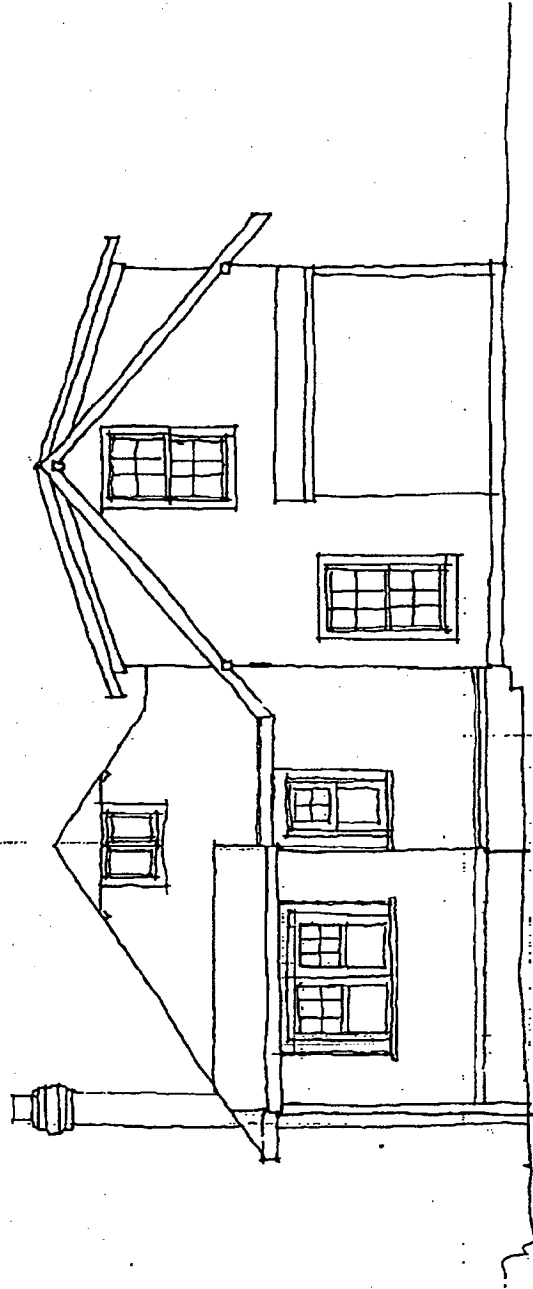
NORTH ELEVATION

MD

DIXON RESIDENCE ALTERATIONS
 1114 TOPPAN AVE. TAKOMA PARK

LOT 39 BLOCK 20





EXISTING

WEST ELEVATION

TAKOMA PARK

MD.

DIXON RESIDENCE ALTERATIONS

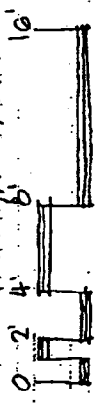
3 OCT. 08
MCKM ARCHITECTS

MD.

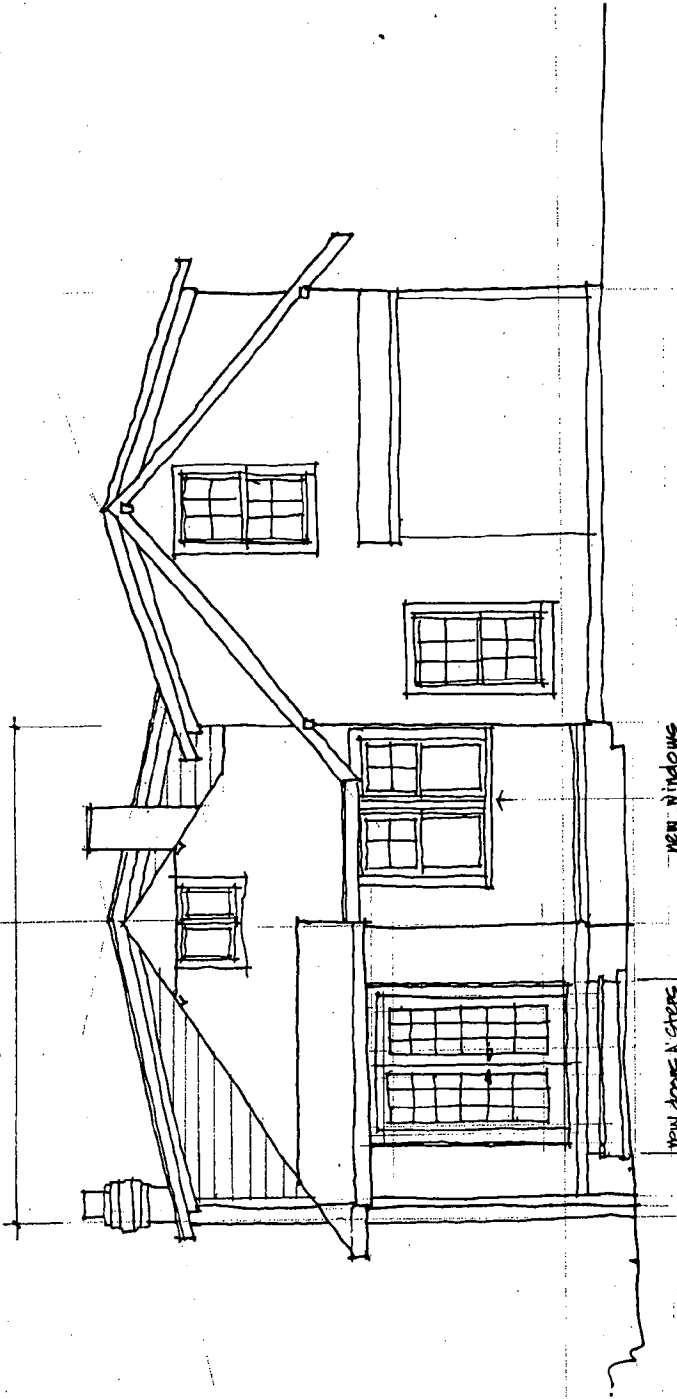
TAKOMA PARK

0 2 4 6

7114 POTLAR AVE.



new dormers



new windows

new doors & steps

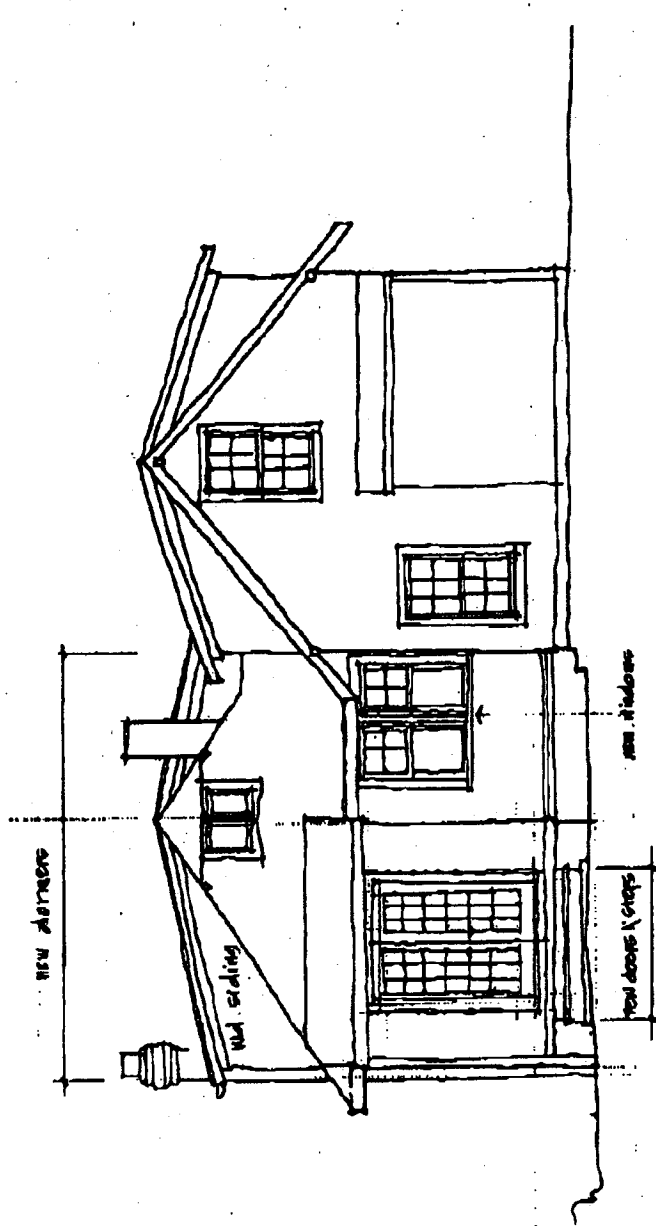
DIXON RESIDENCE ALTERATIONS

7114 POPLAR AVE. 0 2 4' 8" TAKOMA PARK, MD.

WEST ELEVATION

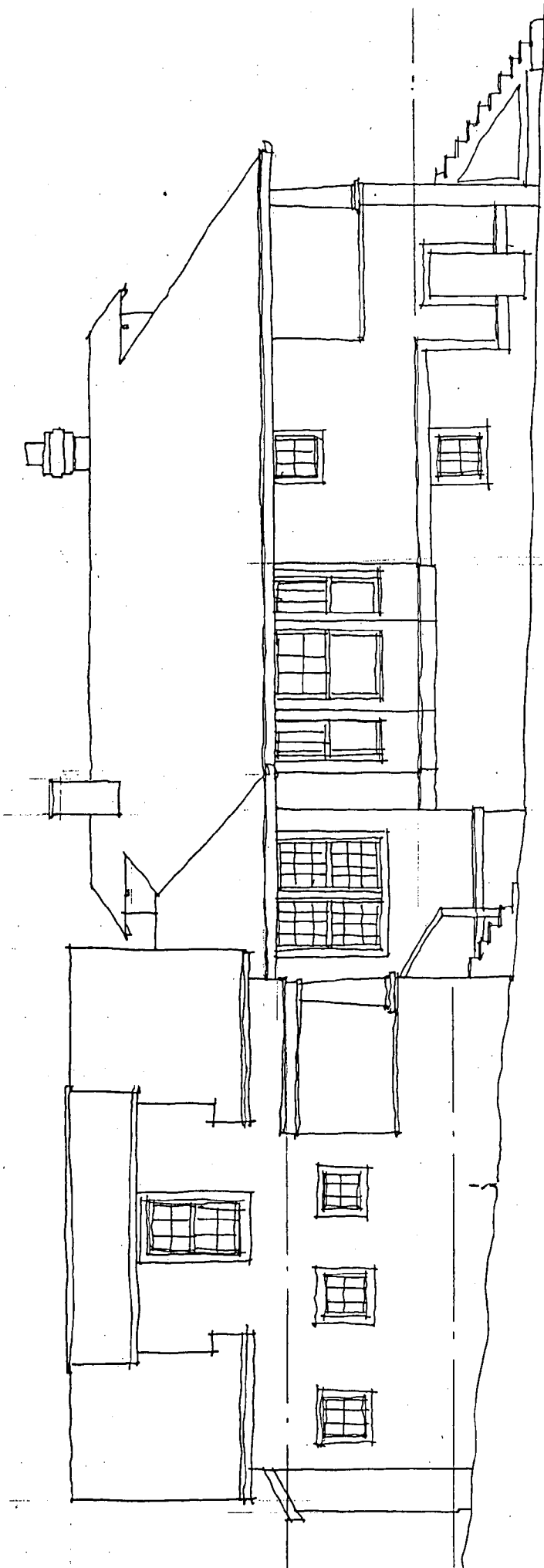
PROPOSED

13 OCT. 03
MSRM ARCHITECTS



WEST ELEVATION (PROPOSED)
 15 OCT. 03
 MSKM ARCHITECTS
 REV. 19 NOV. 03

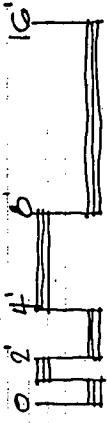
DIXON RESIDENCE ALTERATIONS
 7114 TOPKAR AVE. 0 2 4 6
 TAYLOR PARK 10
 MD.

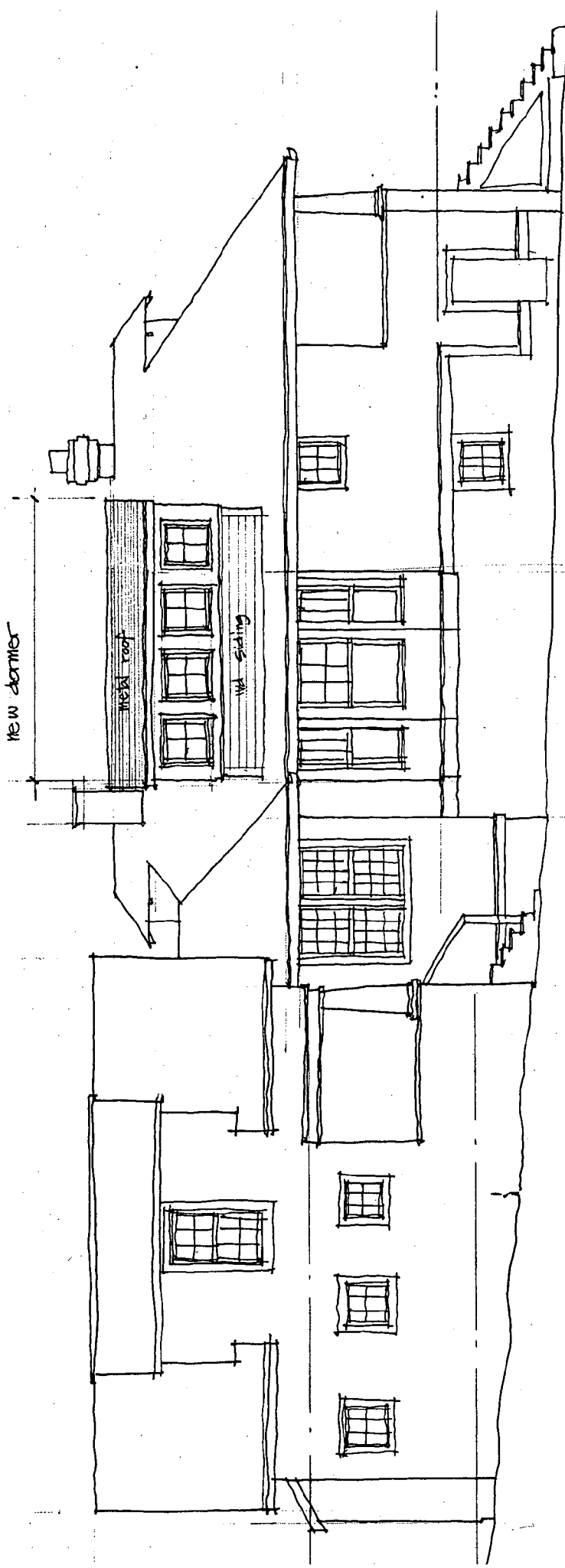


13 OCT 03
M&K Architects

EXISTING SOUTH ELEVATION

DIXON RESIDENCE ALTERATIONS
7114 POPLAR AVE., TAKOMA PARK, MD.



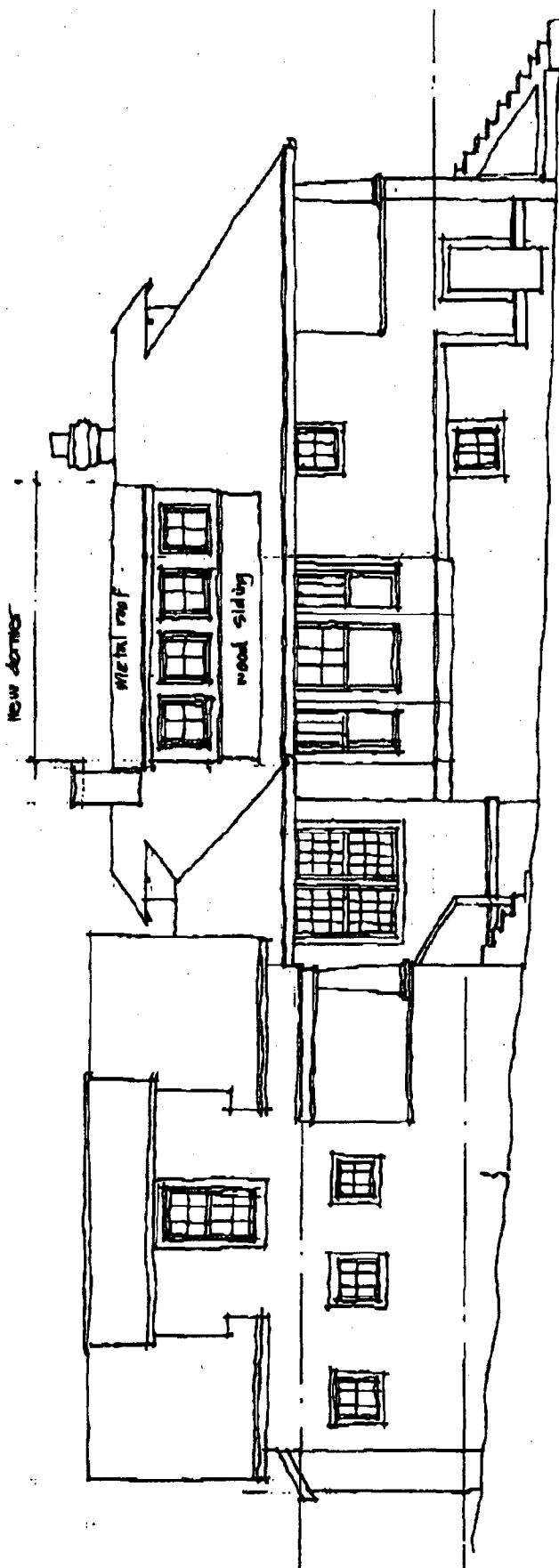


13 OCT. 05
 VISUM ARCHITECTS

REVISED

SOUTH ELEVATION

DIXON RESIDENCE ALTERATIONS
 7114 POPLAR AVE., TAKOMA PARK, MD.
 0' 2" 4" 8" 16"



15 OCT. 03
MSKM Architects
REV. 15 NOV. 03

PROPOSED

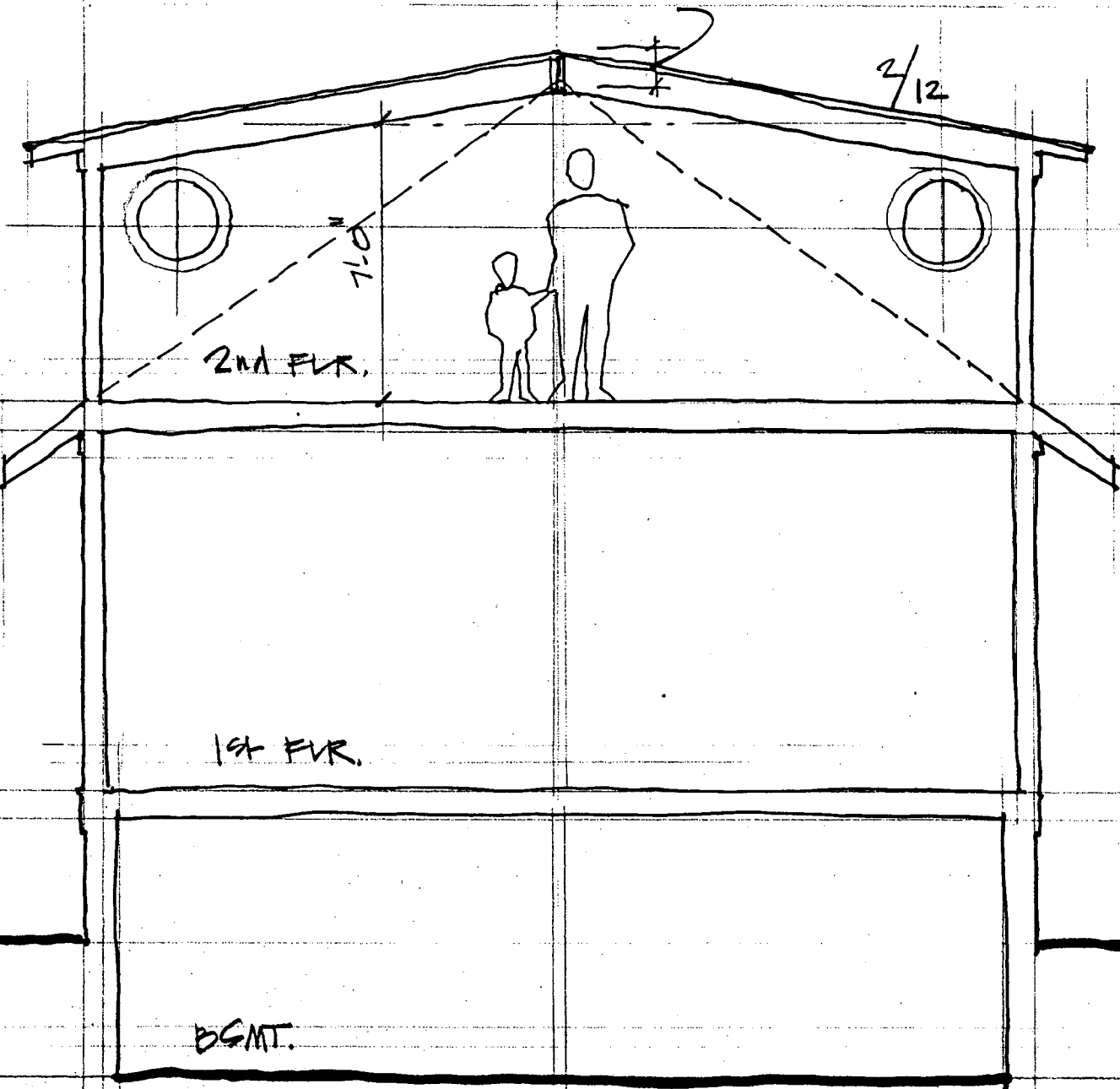
SOFT ELEVATION

ALTERATIONS
TAYLOR PARK

IRON RESIDENCE
7117 TOLAR AVE.



RIDGE AT PROPOSED DORMERS
8" ABOVE EXIST. RIDGE LINE

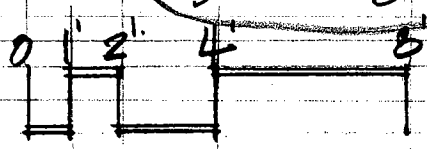


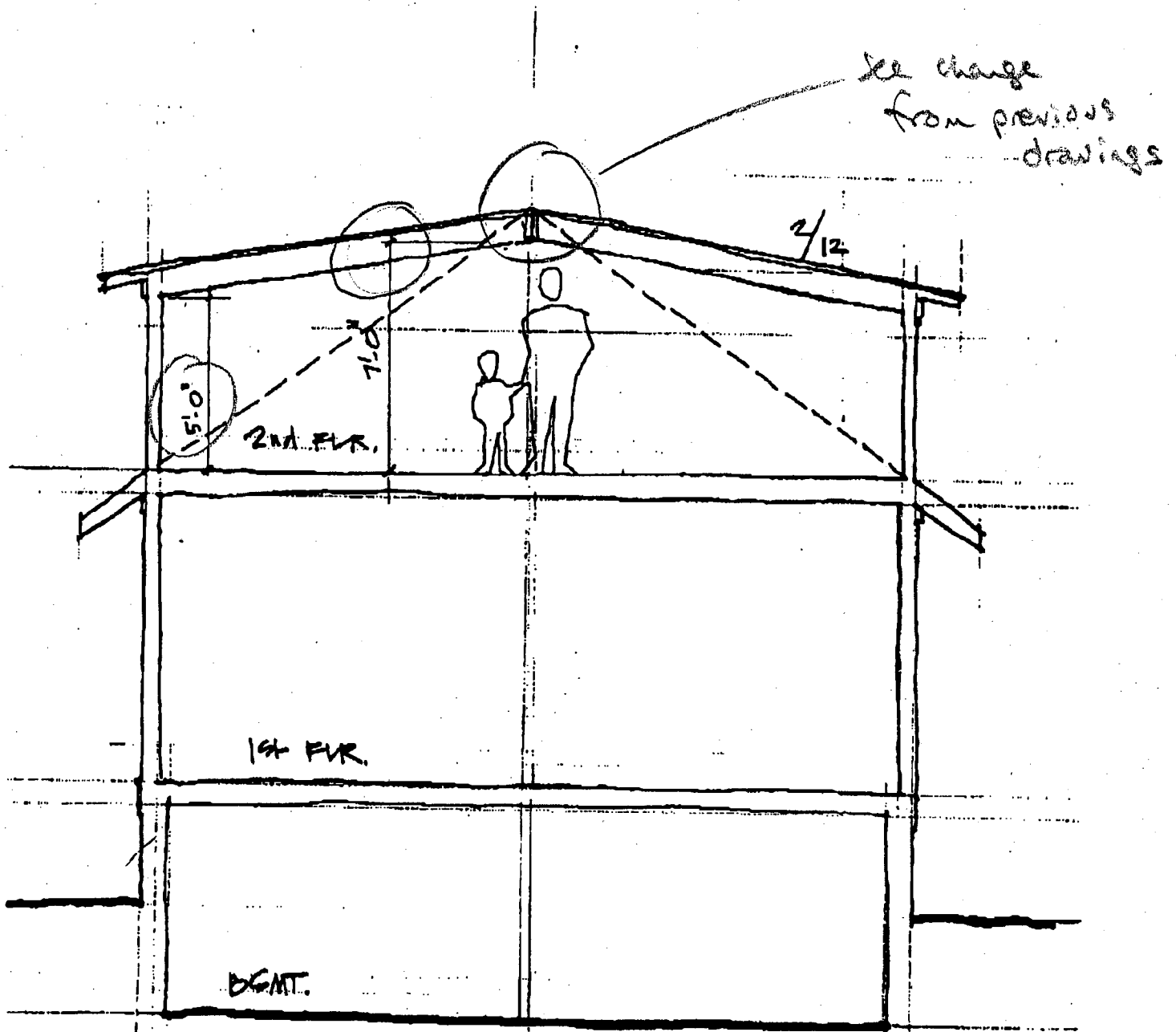
DIXON RESIDENCE ALTERATIONS
7114 POPLAR AVE. · TAKOMA PARK · MD.

SCHEMATIC SECTION

MSKM Architects

13 OCT. 03





DIXON RESIDENCE ALTERATIONS

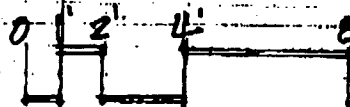
7114 POPLAR AVE. TAYLOR PARK MD.

SCHEMATIC SECTION

MSKM Architects

15 OCT. 03

REV. 19 NOV. 03



20 November 2003

To: Joey Lample
Fax: 301-563-3412

From: Amalya Dixon

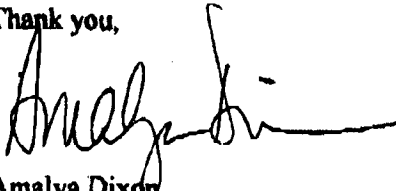
Re: Application for Work Permit
7114 Poplar Avenue
Takoma Park MD 20912

Dear Joey:

I am faxing over new drawings for the revised roof elevation of proposed dormers. There are 5 drawings in total.

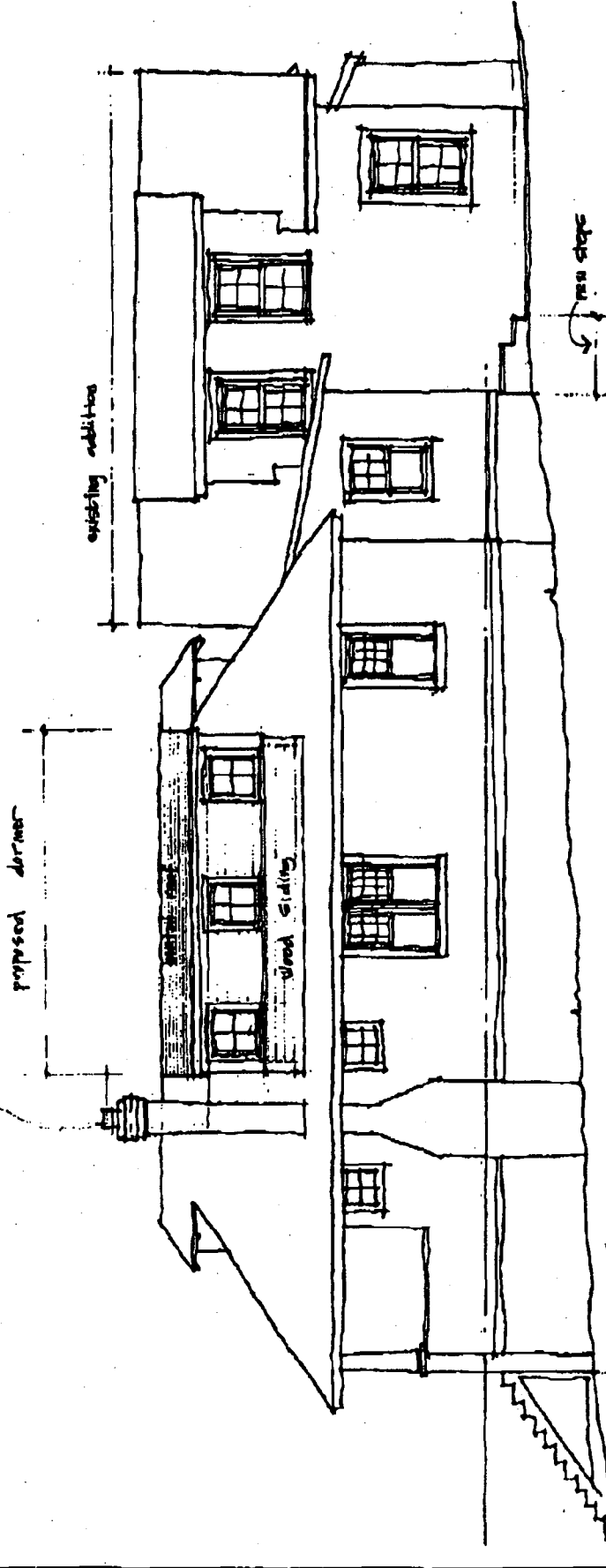
Please give me a call and let me know you received these. Will I receive more information about the hearing on December 17th? What time? Where?

Thank you,



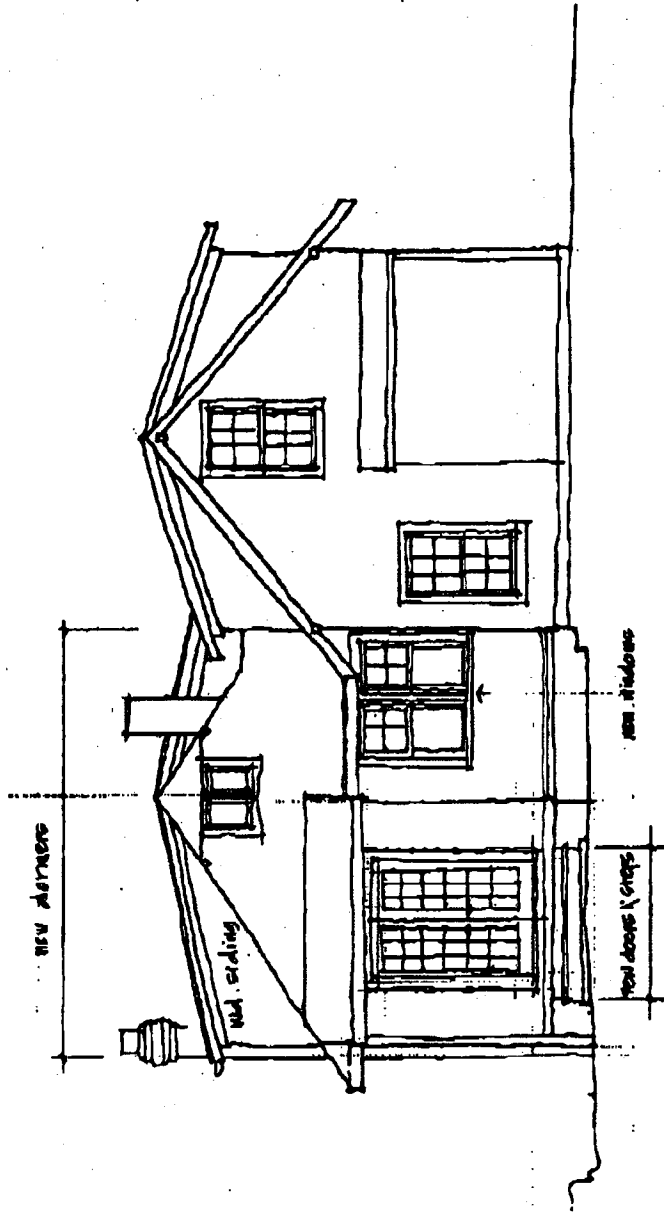
Amalya Dixon
301-270-4353
301-980-7324 (cel)

Attachment copied
double-sided.



PISCATAWAY RESIDENCE ALTERATIONS
 1114 POPLAR AVE. TAKOMA PARK, MD.
 NORTH ELEVATION PROPOSED
 LOT 59 BLOCK 20
 0 2 4 8 16'

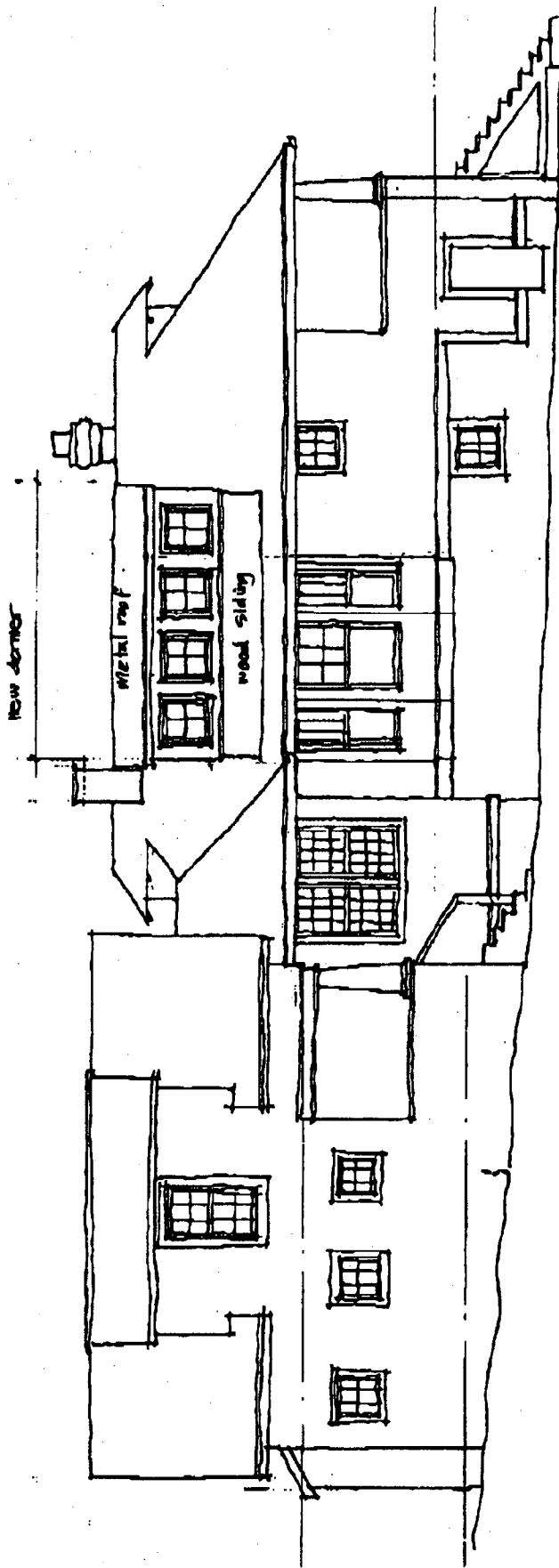
15 OCT. 03
 MSKM ARCHITECTS
 REV. 19 NOV. 03



DIXON RESIDENCE ALTERATIONS WEST ELEVATION PROPOSED

7114 TORLAK AVE. 0' 2" 4' 8" 10' TAROMA PARK MD.

13 OCT. 03
MSKM ARCHITECTS
REV. 13 NOV. 03



15 OCT. 03
MSKM Architects
REV. 13 NOV. 03

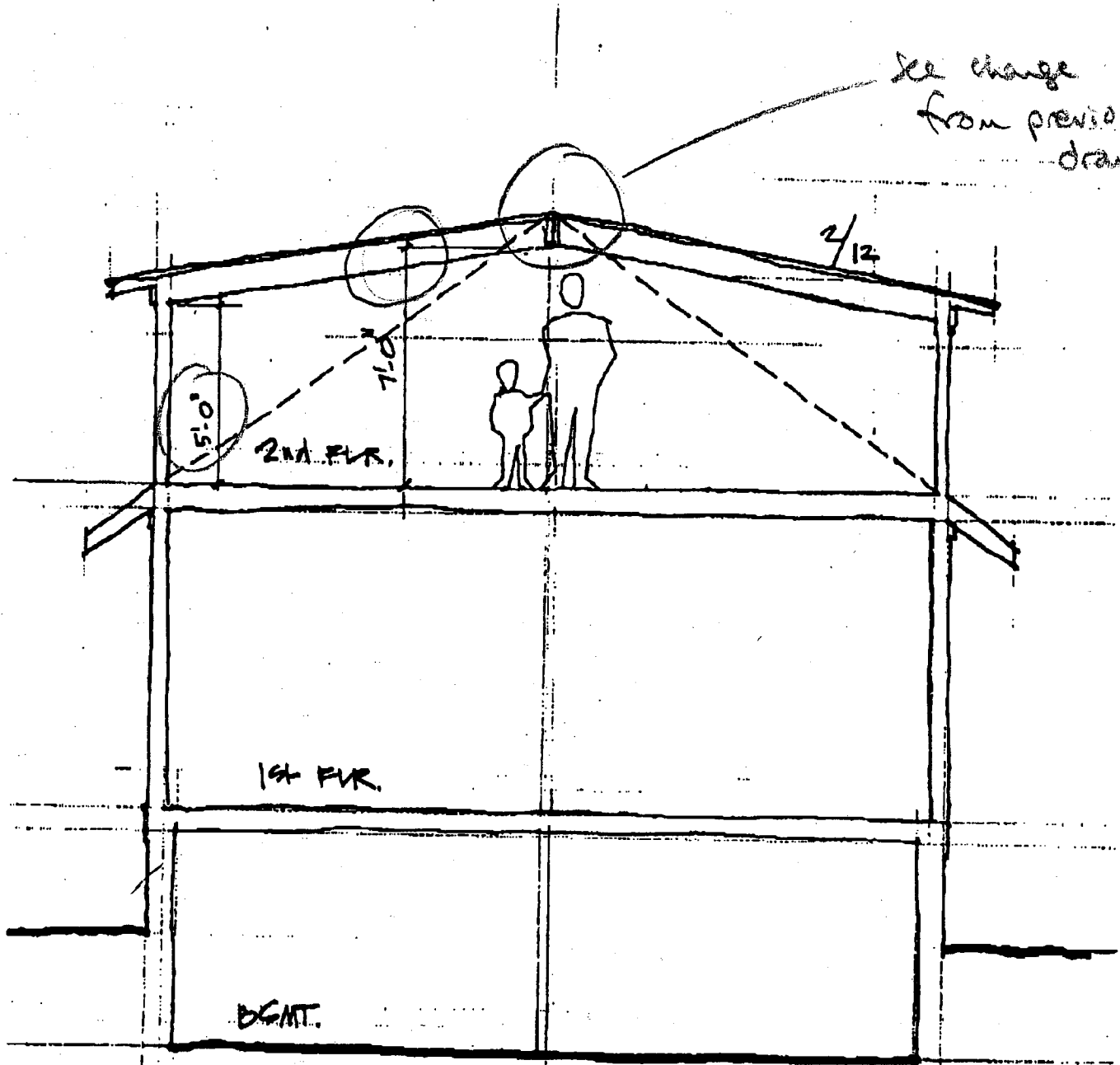
SOFT ELEVATION - PROPOSED

DIGN. RESIDENCE ALTERATIONS

711 POTLAR AVE. TAPOMA PARK MD.



See change from previous drawings



DIXON RESIDENCE ALTERATIONS

7114 POPLAR AVE. TAKOMA PARK MD.

SCHEMATIC SECTION

15 OCT 03

REV. 19 NOV. 03

MSKM Architects



Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, December 20, 2007 10:23 AM
To: 'Amalya Dixon'
Subject: RE: project at 7114 Poplar Avenue

The HPC agreed last night that you can purchase clad-wood patio doors for the rear elevation of your house. Attaching this email to your plans should be sufficient and you can write in the word "clad" on your drawings, but if you need me to mark up the plans I can.

Thanks,
Anne

Anne Fothergill
Planner Coordinator
Montgomery County Planning Department
Countywide Planning--Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.mc-mncppc.org/historic/>

From: Amalya Dixon [mailto:amalya@verizon.net]
Sent: Wednesday, December 19, 2007 12:50 PM
To: Fothergill, Anne
Subject: project at 7114 Poplar Avenue

Hi Anne –

Thank you for taking the time to speak with my contractor today. In regard to the patio doors that I will be purchasing I would like that your committee consider the following:

There is an existing addition to my house that does not comply with the Historic requirements. All of the windows on the back of that portion of the house are not wood and have the removable plastic muntins on the interior of the windows. (There are actually two windows visible from the street that are also "of this style".)

The storm doors on the house, one of which is next to where the patio doors will be, are not wood.

I live in a very damp area and there is already a great deal of wood rot on my existing wood windows and wood trim.

These patio doors will be exposed to these elements also.

I would like to buy patio doors that are solid wood, however, on the outside they will be clad. I have been to TW Perry and seen these, it is very hard to tell that they are not just wood.

I appreciate your consideration. I am looking to order these doors sooner rather than later so it would be very helpful if you could let me know as soon as possible.

Thanks so much,

Amalya Dixon

Fothergill, Anne

Subject: FW: project at 7114 Poplar Avenue

OK
HPC
12-19-07

STAFF ITEM-Anne

Two things to note:

- 1) This HAWP was approved in 2003 when the HPC was approving clad-wood doors on rear additions of Contributing resources.
- 2) The doors are on the back of the house and the TP Guidelines state that "alterations to features that are not at all visible from the public right-of-way should be allowed as a matter of course".

From: Amalya Dixon [mailto:amalya@verizon.net]

Sent: Wednesday, December 19, 2007 12:50 PM

To: Fothergill, Anne

Subject: project at 7114 Poplar Avenue

Hi Anne -

Thank you for taking the time to speak with my contractor today. In regard to the patio doors that I will be purchasing I would like that your committee consider the following:

There is an existing addition to my house that does not comply with the Historic requirements. All of the windows on the back of that portion of the house are not wood and have the removable plastic muntins on the interior of the windows. (There are actually two windows visible from the street that are also "of this style".)

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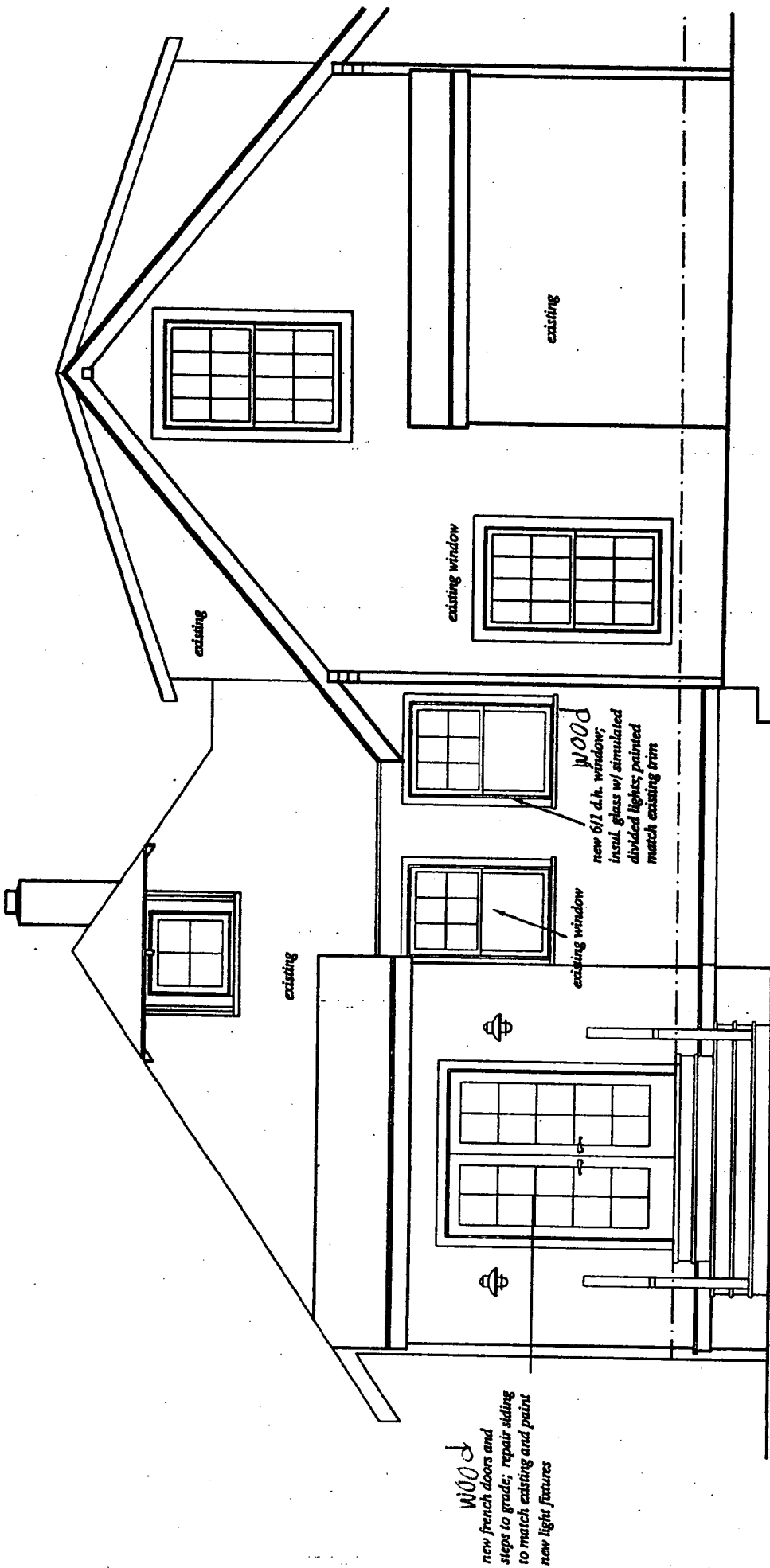
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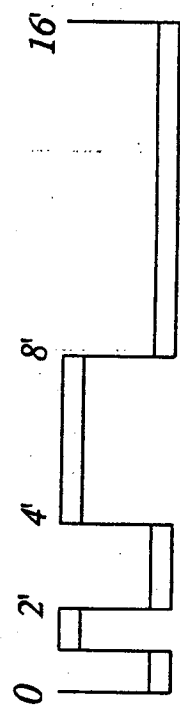
Thanks so much,

Amalya Dixon
7114 Poplar Avenue
Takoma Park MD 20912
301-980-7324



WOOD
 new french doors and
 steps to grade; repair siding
 to match existing and paint
 new light fixtures

WOOD
 new 6/1 d.l.h. window;
 insul. glass w/ simulated
 divided lights; painted
 match existing trim



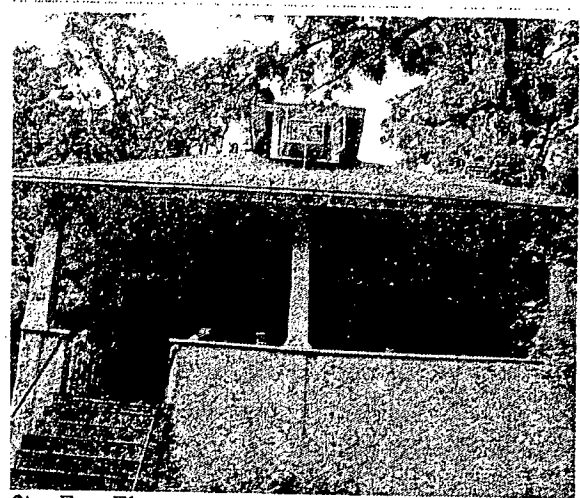
DIXON RESIDENCE
 7114 Poplar Avenue, Takoma Park, MD

Proposed West (rear) Elevation

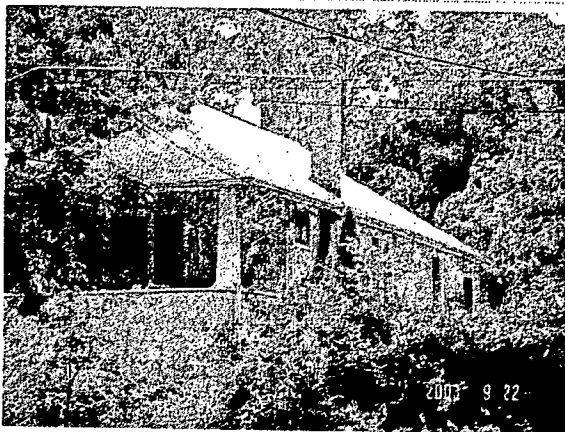
Dixon Residence, 7114 Poplar Avenue, Takoma Park, MD - Existing Conditions 13 October, 2003



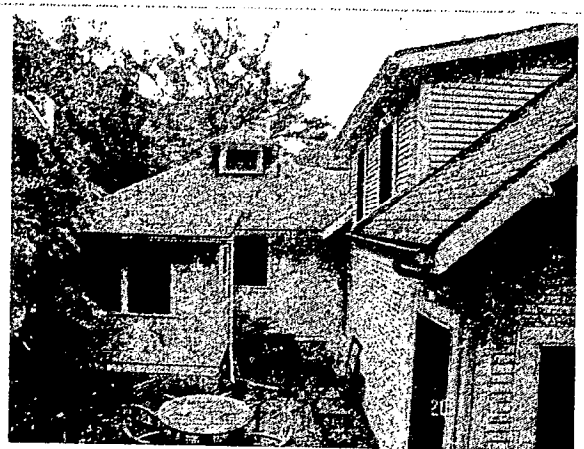
1) South Elevation.



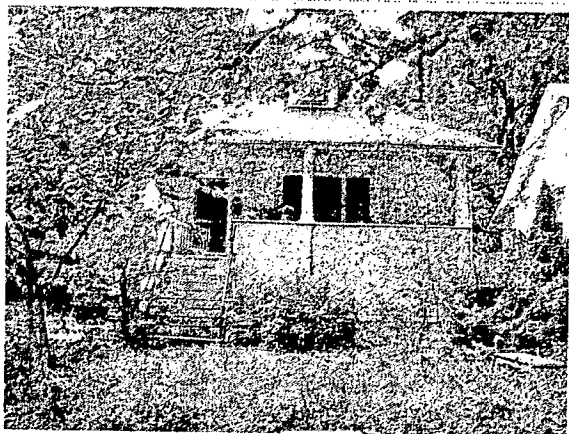
2) East Elevation (facing Poplar Avenue).



3) View of North Elevation from Poplar Avenue.



4) Rear patio and West Elevation.



5) View from Poplar Avenue.

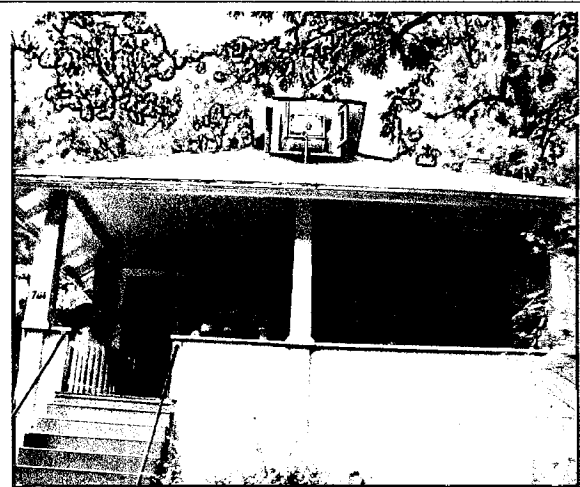


6) South Elevation.

Dixon Residence, 7114 Poplar Avenue, Takoma Park, MD - Existing Conditions 13 October, 2003



1) *South Elevation.*



2) *East Elevation (facing Poplar Avenue).*



3) *View of North Elevation from Poplar Avenue.*



4) *Rear patio and West Elevation.*



5) *View from Poplar Avenue.*



6) *South Elevation.*

Notes from 7114 Poplar Avenue mtg. with DPS

7' bottom to ridge

used finished attic - occupied, stair going up.
2x4 floor, stair, drywall,

7' at 50% line over 50%...

R1, R2 - hotels, motels, dormitories

Smart codes didn't touch single families...

70 s.f. 1/2 minimum required is where 35 comes from...

5.7. s.f. - clear space for egress - free area

Emergency egress... 2x3 casemat

egress window, volume in there...

rafters - 2x8

insulate - rigid between rafters...

Apply minimum - 50% - 7'

other - 5' give me a volume

then go to other methods - opening rafters - 5' 8" -

give me volume - for smoke to dissipate -

"substantially equivalent" means intent and spirit

of code - equivalency in that matter.

Shortest legal bedroom -

R1, R2 - Relab Codes... Capacity to give the to

light steel gage - for rafters

polyester foam... only to roof -

Under Building Construction
Code Handbook

IBC
ICC safe. Co
LRC -
Smart Codes

everything except
lad 2

ICC safe. Co

feed is
houses
townhouses - less
than 3

S.A.
3/12
less than 3 stories

more beam-rafters open.
35 s.f. - Can you get
7 ft height?

still want volume calculation
although it doesn't apply to single
family

Process in future

Paperwork for Code modification

Proscribed - 50% volume -
Floor area
so straight down to
slow volumes are equivalent

Waiver will be for Stair... or is it Smart Code.

3/12 - can you live with that?

wouldn't change at all....

non-habitable space - losing 7' in middle... smaller room - calculation
going down...

2.5/12 or 3/12 -

perspective view - massing model

7 - 50%....

I have to get the modification....

change to 3/12 - give me 35 s.f. area with area being
shallower

*
*
Smart
Codes - R1

Submit for code mod.

\$100

appear before panel - Sr. Egner, Mr. F & R
for opinion

I sign it

Can overrule....

1 week

Board of Appeals → seeds ...

Malesardi Steiner Keyes McCommons

MSKM ARCHITECTS

William F. Keyes, AIA

3244 Prospect Street, NW Washington, DC 20007
Telephone 202/337-4466 Facsimile 202/338-2555
wkeyes@mskmarchitects.com

Memo to the file:

7114 Poplar
Amalya Dixon

JL called Bill Keyes, architect, on 1/21/04 at 202-338-2555.

The drawings have not yet been stamped, but that's o.k. with him. He knows to come in with 3 sets for approval/stamping.

He knows that if there are any changes, whatsoever to plans, that he needs to contact us and let us know.

JL said he could try to find me for stamping, but if I was unavailable, he could ask Anne or Michele to stamp plans and note conditions.

JL

JL Gey




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 24, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application – Approval with Conditions

Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating **conditions** 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!



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 24, 2003

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 322208

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 FOLLOWING CONDITIONS.**

- 1. All new windows should be wood, true- or simulated-divided-light windows with muntin profiles to match the existing original house. If the latter, muntins to be applied by the manufacturer to both the interior and exterior faces of the glass.**
- 2. Windows on the main house should be 6/1.**
- 3. Any chimney extension should be done with brick and mortar to match the existing condition so that the heightened brick is not perceptible to the eye.**
- 4. New shed dormers should be built according to the revised plans developed on December 17, 2003 after the meeting with the Historic Preservation Section staff and the Department of Permitting Services Building Construction Division.**

The HPC staff will 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: Amalya Dixon

Address: 7114 Poplar Street, Takoma Park, 20912

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 24, 2003

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

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- 3. Any chimney extension should be done with brick and mortar to match the existing condition so that the heightened brick is not perceptible to the eye.**
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Applicant: Amalya Dixon

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

DPS - #8

Received
10/22/03

HISTORIC PRESERVATION COMMISSION
301/563-3400

IVH

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: AMALYA DIXON
Daytime Phone No.: 301-270-4353

Tax Account No.: _____

Name of Property Owner: AMALYA DIXON Daytime Phone No.: 301-270-4353 cel 301-980-7324

Address: 714 POPLAR AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: undetermined Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 714 Street: POPLAR AVE
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA
Lot: 39 Block: 20 Subdivision: BF GILBERT'S ADDITION TO TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

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: remodelling & adding bathroom

1B. Construction cost estimate: \$ 100,000 -

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 _____ feet _____ 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.

Amalya Dixon
Signature of owner or authorized agent

10/22/03
Date

Approved: with conditions Juan C Velazquez Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 12/24/03 (JL)

Application/Permit No.: 382208 Date Filed: 10/21/03 Date Issued: _____

**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:

Detached single family craftsman bungalow
on sloping hill with existing shrubs and
large trees

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

Remodel existing kitchen adding 2 windows
Remodel existing 1st floor bathroom
Change 2 existing windows in back sunroom to 2 French doors
Remove interior wall in sunroom area
Remodel existing attic by adding bathroom and 2 dormers
No trees or landscaping will be affected.

2. SITE PLAN

Add new window in existing bathroom.

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. **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.
- b. **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

- a. 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.
- b. 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 dripline 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).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

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

Facade



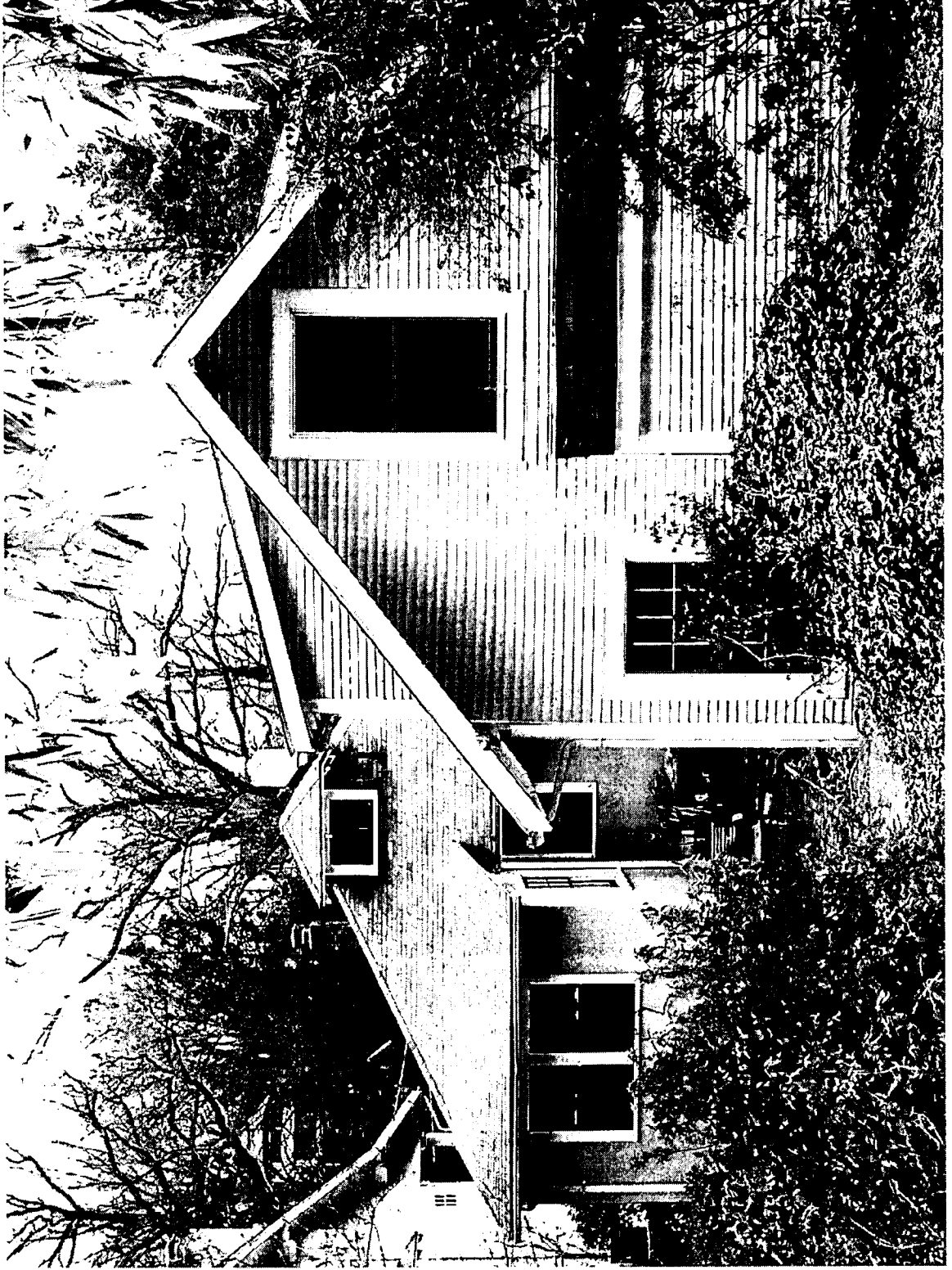
View from back corner



North wall of bungalow



Shed dormers on addition



North wall chimney



13 November 2003

To: Joey Lample
Fax: 301-563-3412

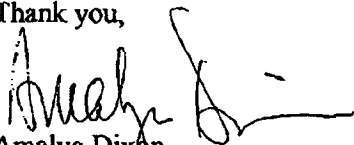
From: Amalya Dixon

Re: Application for Work Permit
7114 Poplar Avenue
Takoma Park MD 20912

Dear Joey:

Please schedule me for the December 17th Historic Preservation Commission Hearing instead of December 3rd.

Thank you,



Amalya Dixon
301-270-4353
301-980-7324 cel

Back corner

4 pane casements



back wall addition 8/8

6/2 in bumpout also rear side wall

8/12 front corner

Fenton - could be granite Crawford Clotes

Side of house - metal tank

Square - 4 pane - hopper underneath

6/1 - yes

Snap-in - addition - 13 ^{addition} years ago... 92'...

SDL

Casement

metal roof ?

Standing seam metal roof...

3 windows - 2 in bathroom
1 over staircase...

Original Kmet
application
packet

when she
was going for
12/3/03
hearing

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 |
|--|--|
| AMALYA DIXON 7114 POPLAR AVE TAKOMA PARK MD 20912 | |
| Adjacent and confronting Property Owners mailing addresses | |
| GARY STERN & NANCY SEGAL 7112 POPLAR AVE TAKOMA PARK MD 20912 | TESFU TESFAYES & EYERUSALEM SOLOMON 7115 POPLAR AVE TAKOMA PARK MD 20912 |
| WIN SWENSON & ANNE OLESEN 7116 POPLAR AVE TAKOMA PARK MD 20912 | |
| | |
| | |

13 November 2003

To: Joey Lample
Fax: 301-563-3412

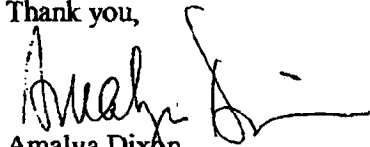
From: Amalya Dixon

Re: Application for Work Permit
7114 Poplar Avenue
Takoma Park MD 20912

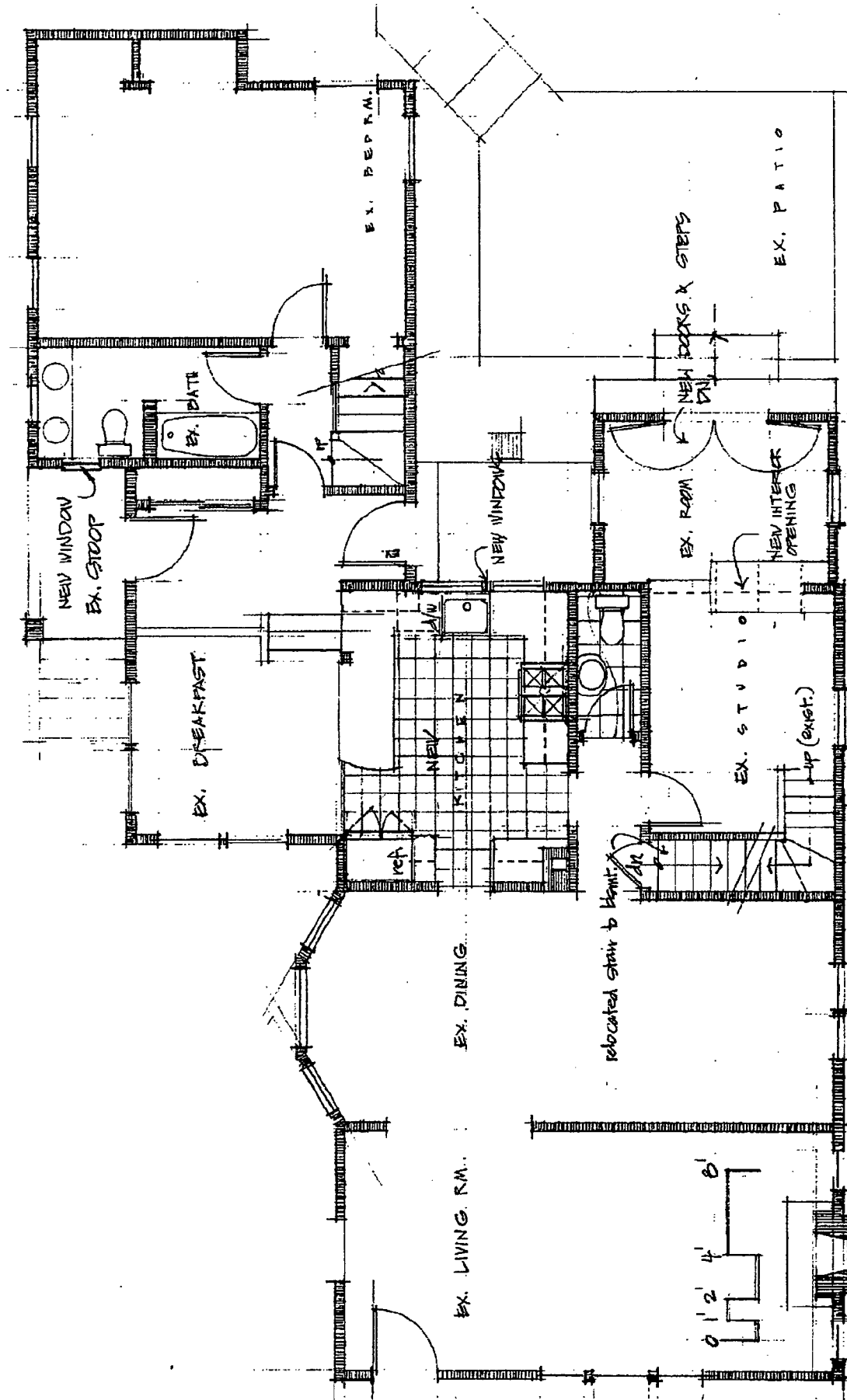
Dear Joey:

Please schedule me for the December 17th Historic Preservation Commission Hearing
instead of December 3rd.

Thank you,



Amalya Dixon
301-270-4353
301-980-7324 cel

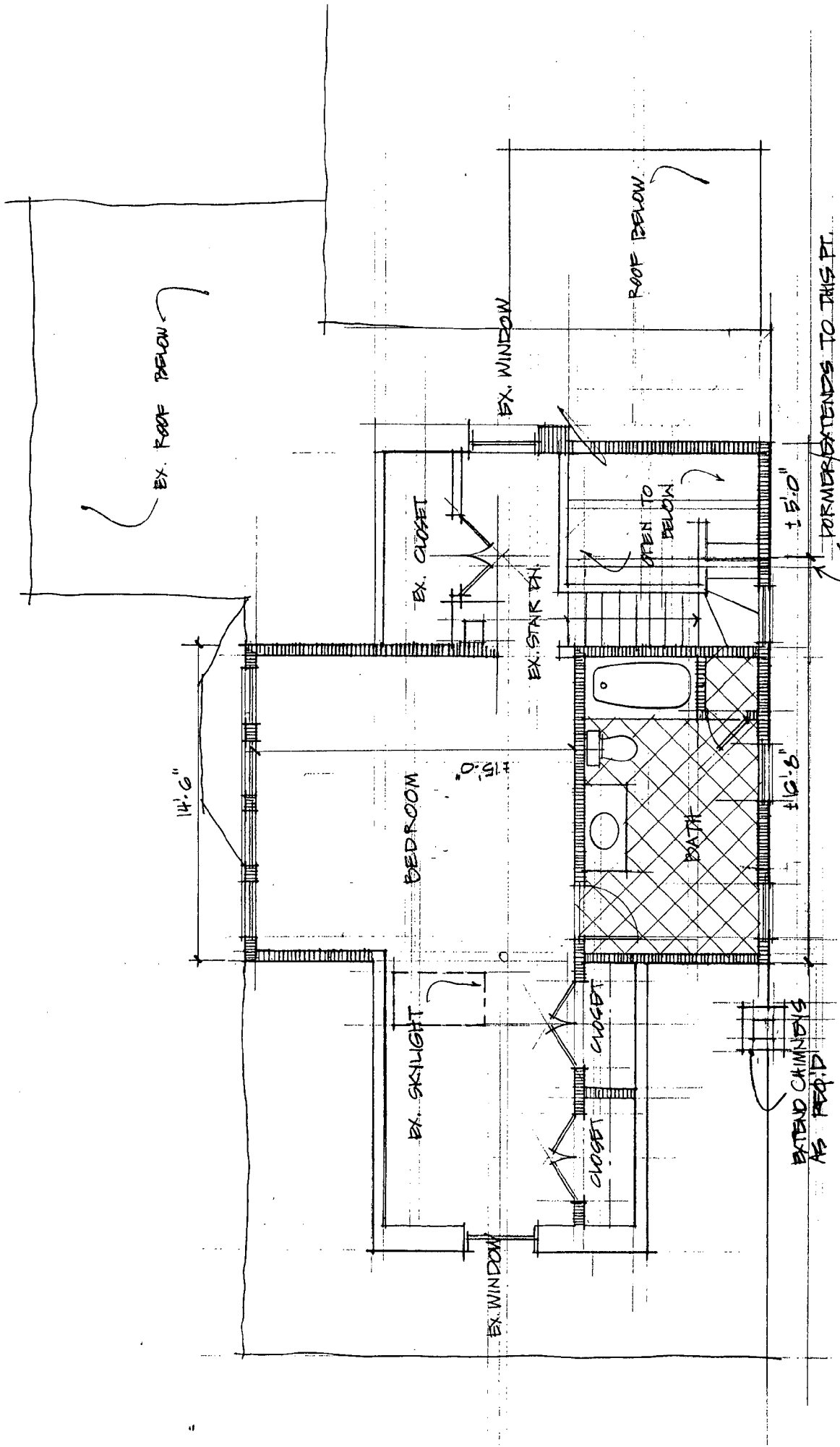


MARK Architects

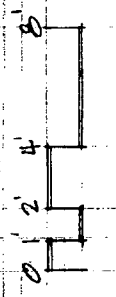
15 OCT. 03

FIRST FLOOR PLAN

DIXON RESIDENCE ALTERATIONS

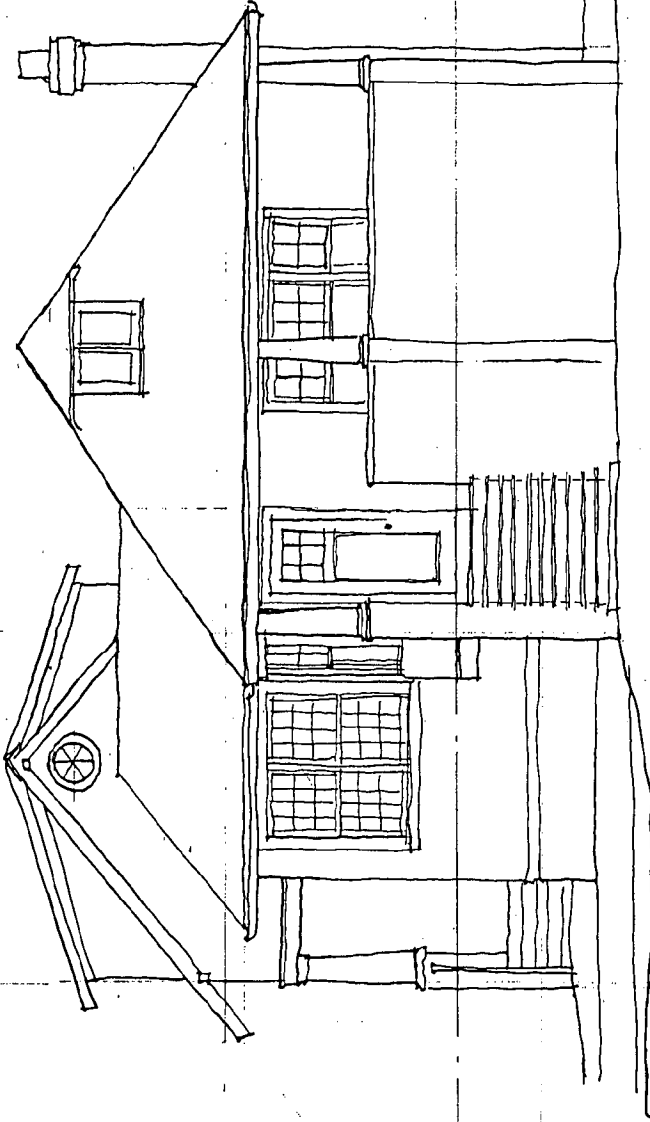


DIXON RESIDENCE ALTERATIONS
 7114 TOPLAR AVE. TAPOMA PARK, MD.
 SECOND FLOOR PLAN
 15 OCT. 03
 MERM ARCHT/RS



EXTEND CHIMNEYS AS REQ'D
 FORMER EXTENDS TO THIS FL.

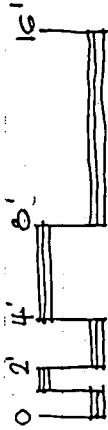
existing dormers



DIXON RESIDENCE ALTERATIONS · EAST ELEVATION · EXISTING

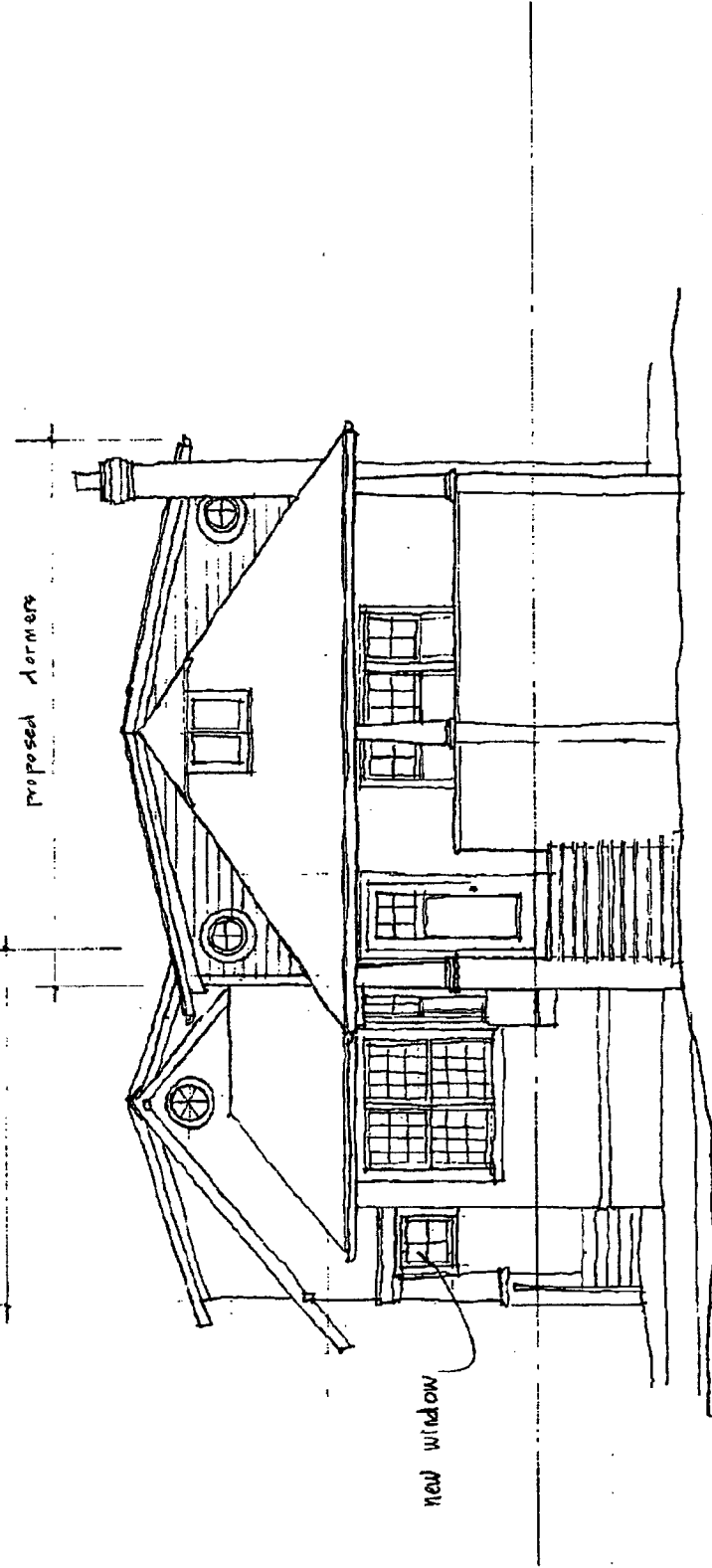
7114 TOLLAR AVE. · TANSOMA PARK · MD · 13 OCT. 03

MSKM Architects



EXISTING DORMERS

PROPOSED DORMERS



new window

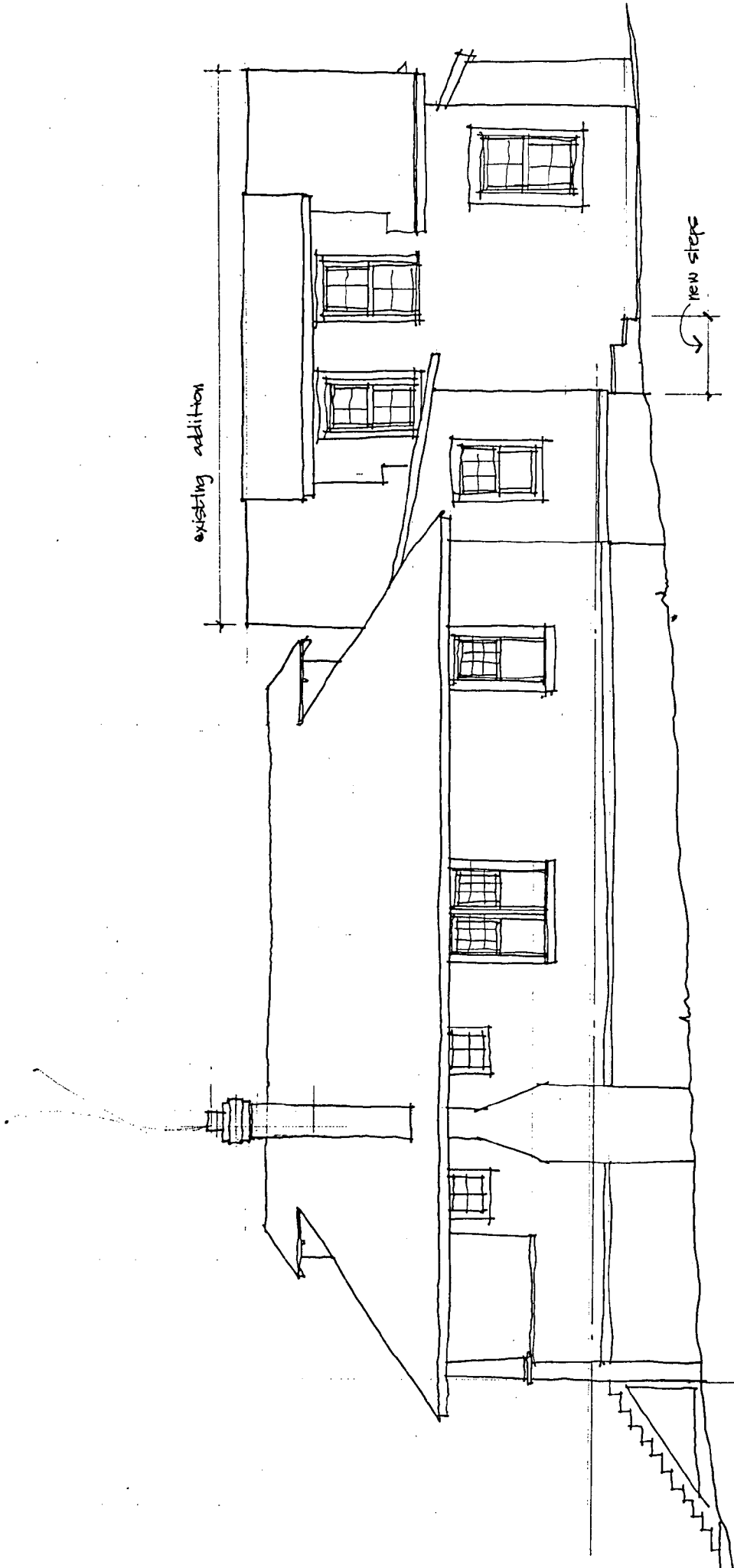
DIXON RESIDENCE ALTERATIONS · EAST ELEVATION · PROPOSED

7114 TOP LARK AVE. · TAYLOR PARK · MD

13 OCT. 05

MSKM Architects

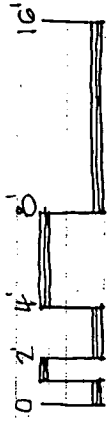


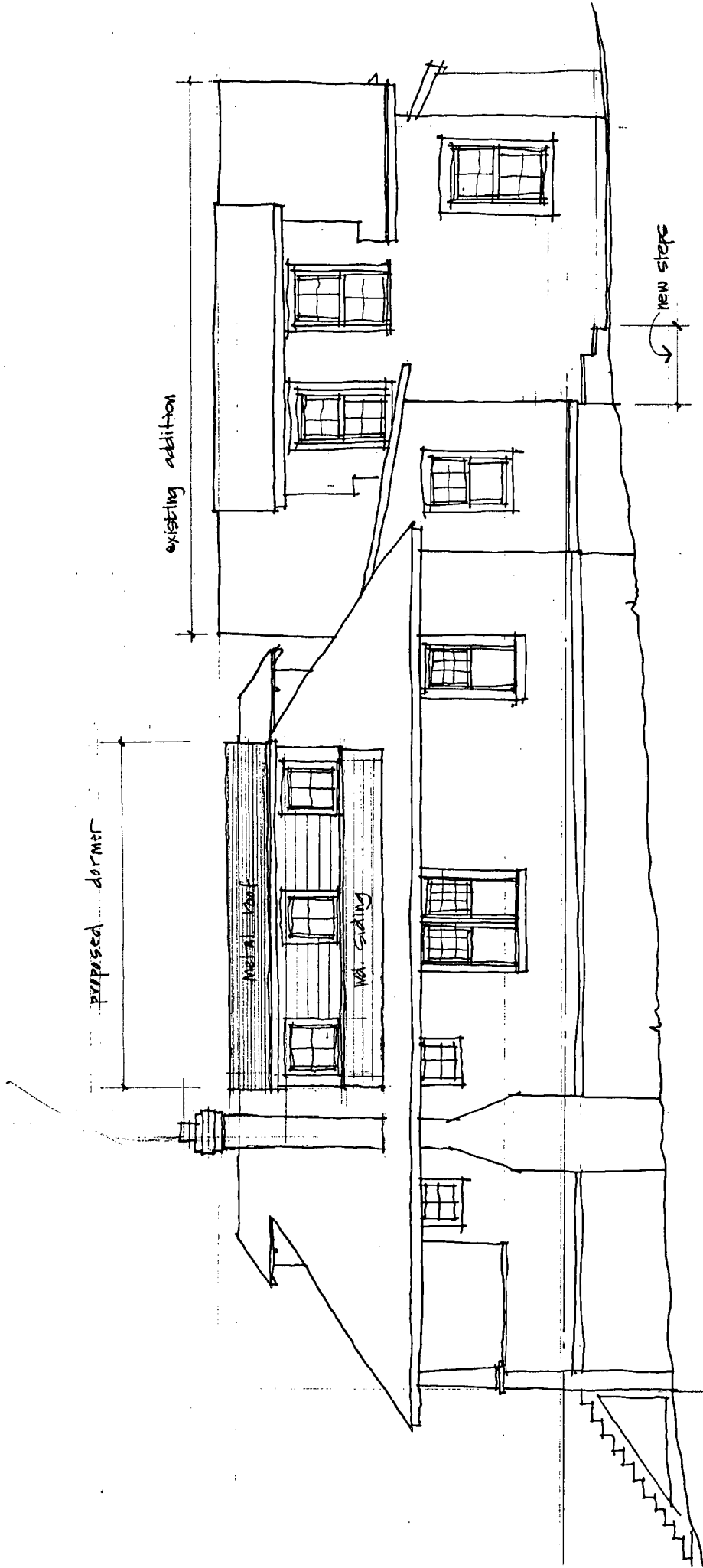


existing addition

new steps

DIXON RESIDENCE ALTERATIONS . . . NORTH ELEVATION . . . EXISTING . . . 13 OCT. 03
 7114 POPLAR AVE. TAKOMA PARK, MD . . . LOT 37 . . . BLOCK 20 . . . MSKM ATTUWZKAT





proposed dormer

existing addition

new steps

DIXON RESIDENCE ALTERATIONS

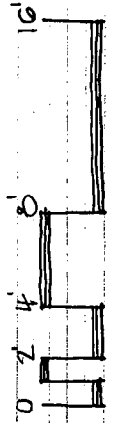
NORTH ELEVATION PROPOSED

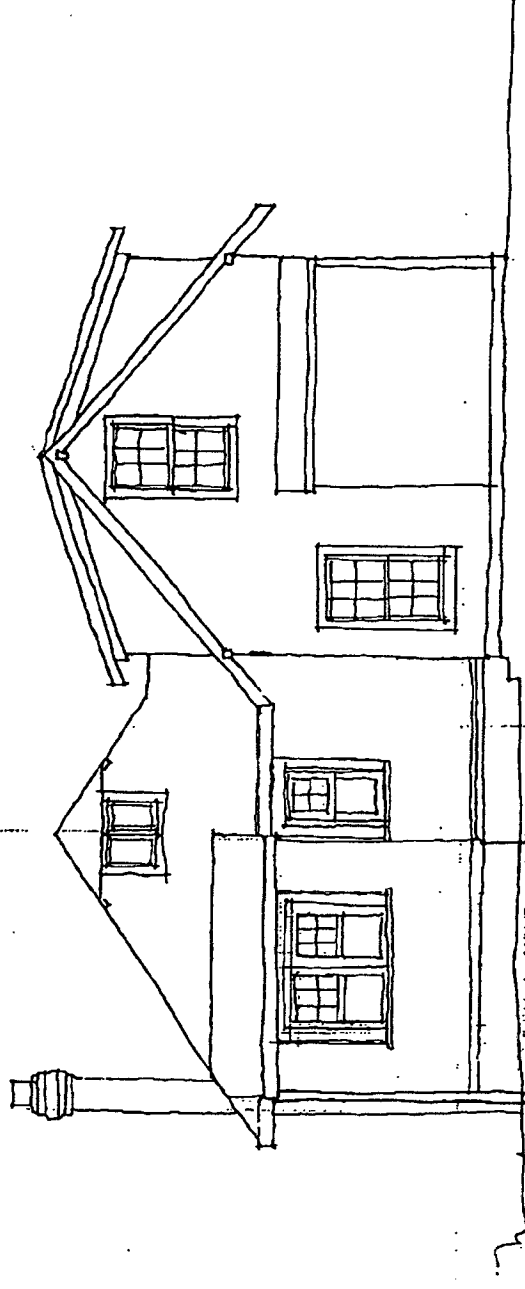
13 OCT 03

7114 POPLAR AVE. TAKOMA PARK MD

LOT 37 BLOCK 20

MSKM ARCHITECTS

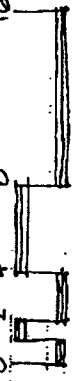


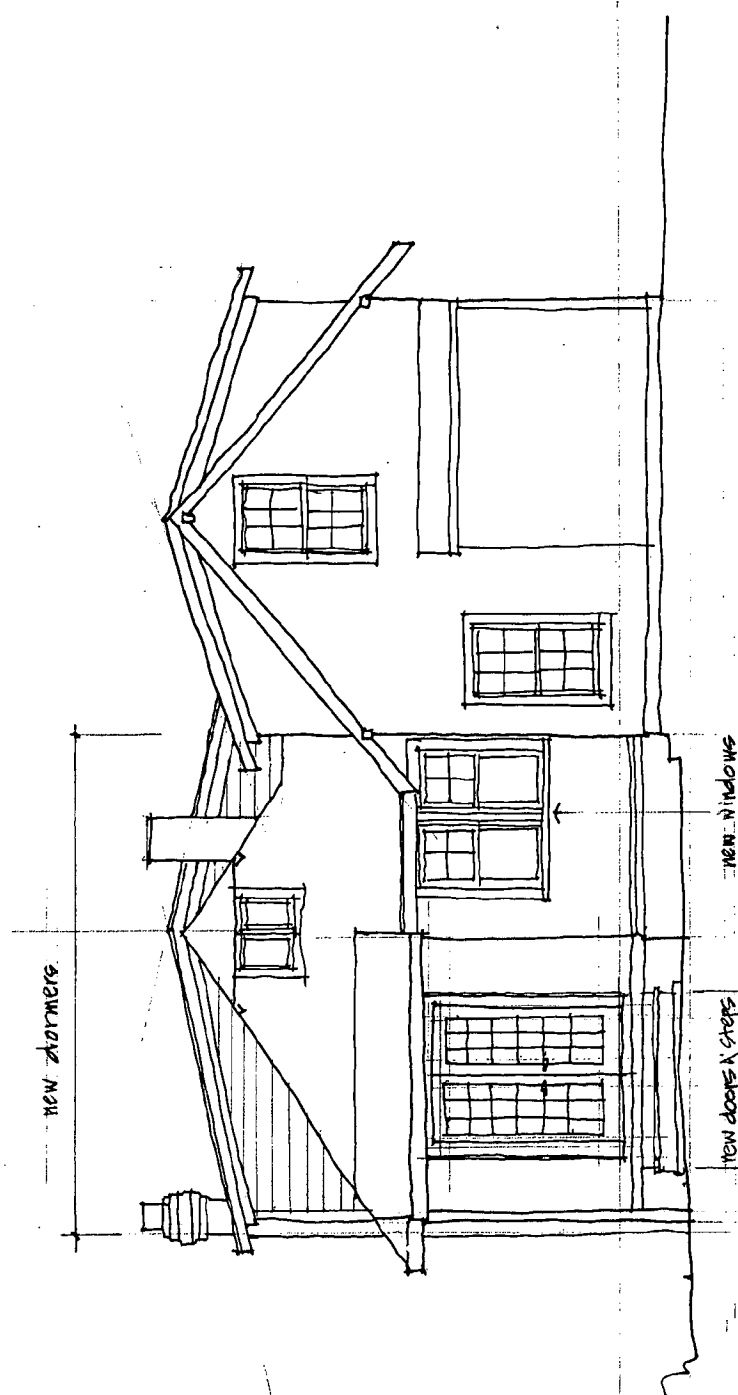


DIXON RESIDENCE ALTERATIONS WEST ELEVATION - EXISTING

7114 TOPLAND AVE. TAYLOR PARK MD. 21086
0' 2' 4' 6' 10'

15 OCT. 05
MSKM ARCHITECTS





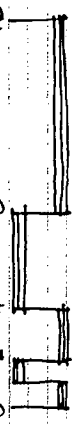
DIXON RESIDENCE ALTERATIONS WEST ELEVATION PROPOSED

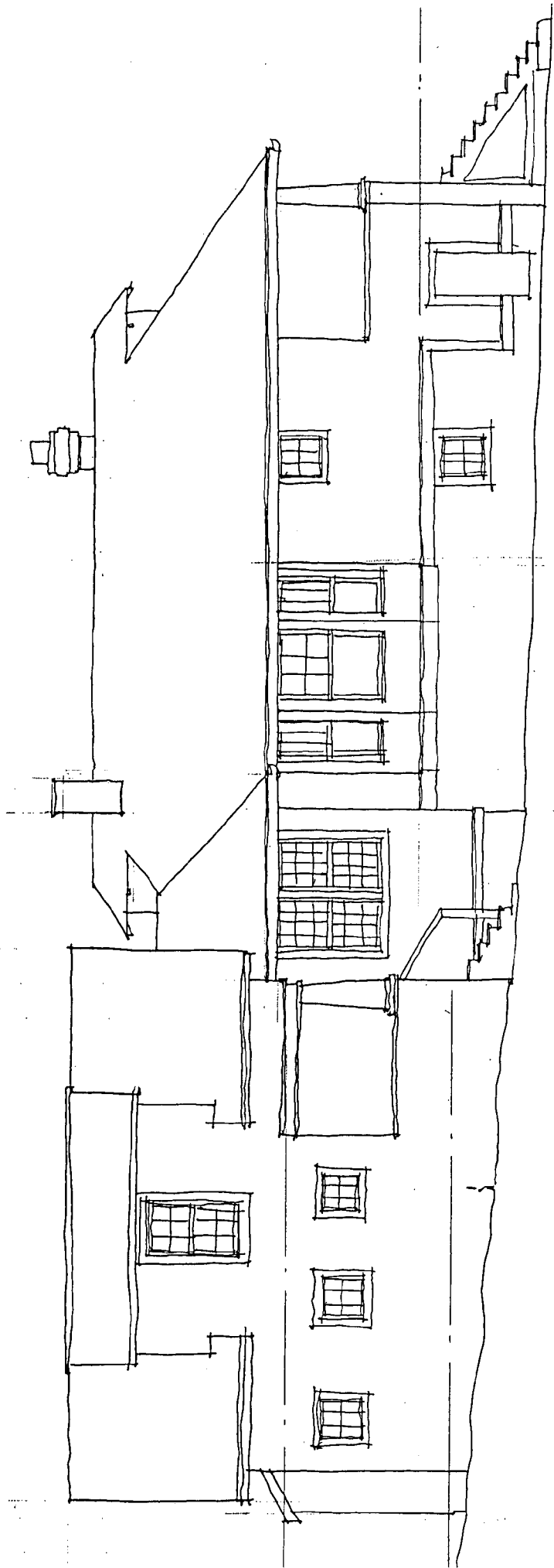
7114 POPLAR AVE 0 2' 4" 8' 16'

TAKOMA PARK M.D.

3 OCT. 03

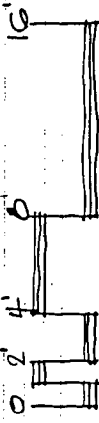
MSKM Architects



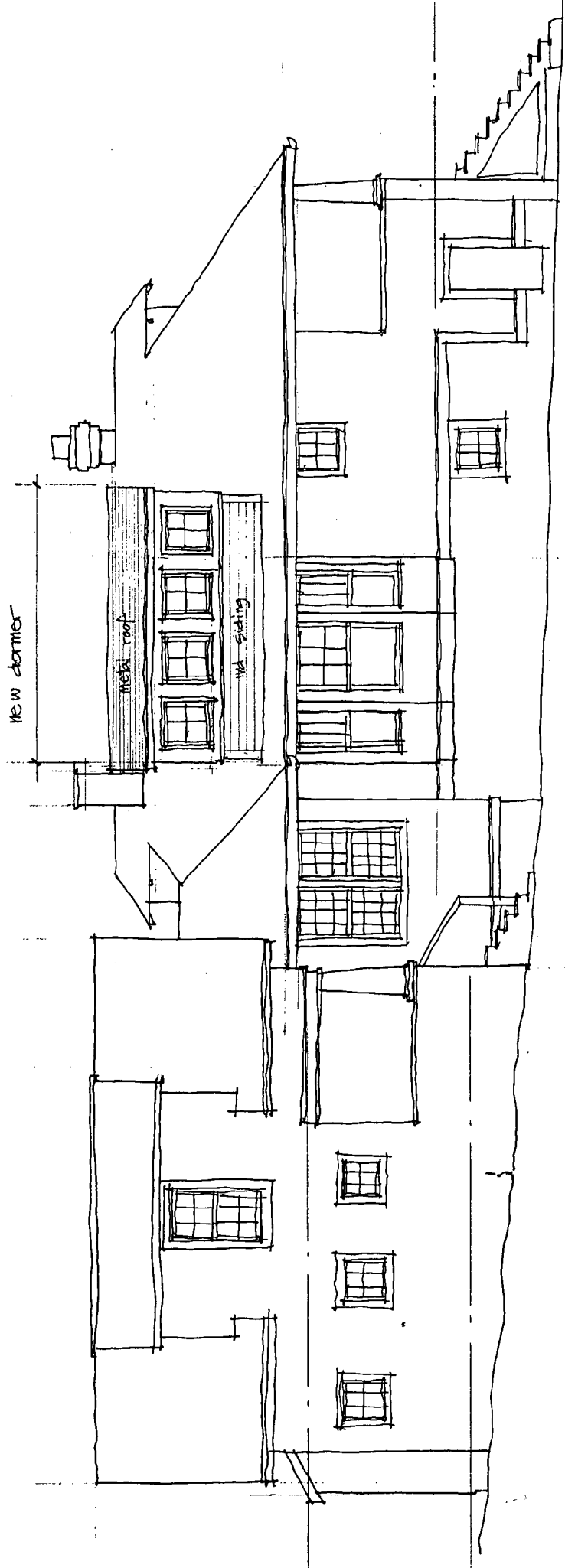


DIXON RESIDENCE ALTERATIONS EXISTING SOUTH ELEVATION

7114 POPLAR AVE. TAKOMA PARK MD.



13 OCT. 03
MKM Architects

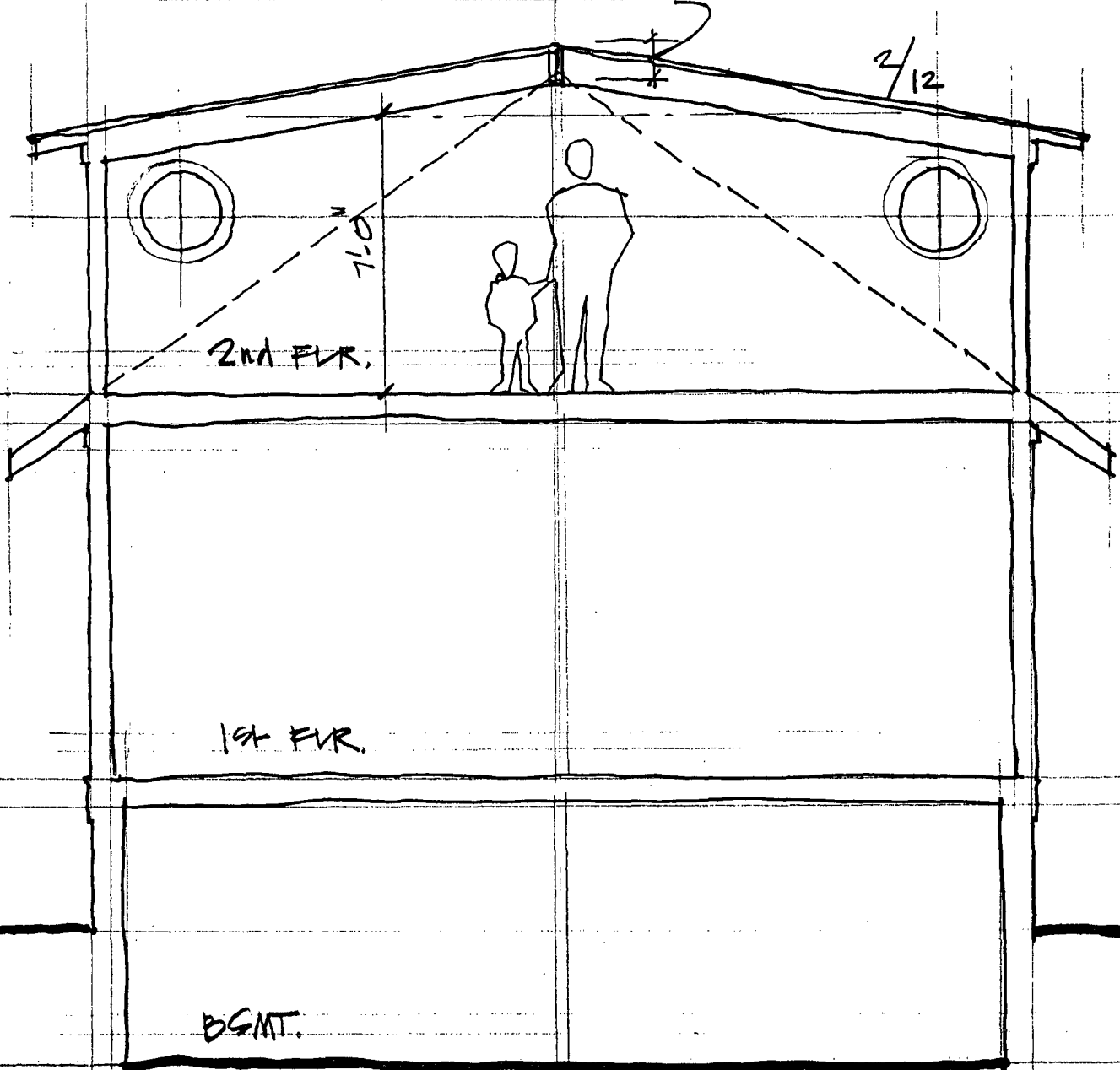


DIXON RESIDENCE ALTERATIONS · SOUTH ELEVATION · PROPOSED · 13 OCT. 03
7114 TOPLAR AVE. · TAKOMA PARK · MD. · PSM/A Architects



RIDGE AT PROPOSED DORMERS
8' ABOVE EXIST. RIDGE LINE

2/12



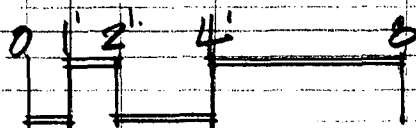
DIXON RESIDENCE ALTERATIONS

7114 POPLAR AVE. · TAKOMA PARK · MD.

SCHEMATIC SECTION

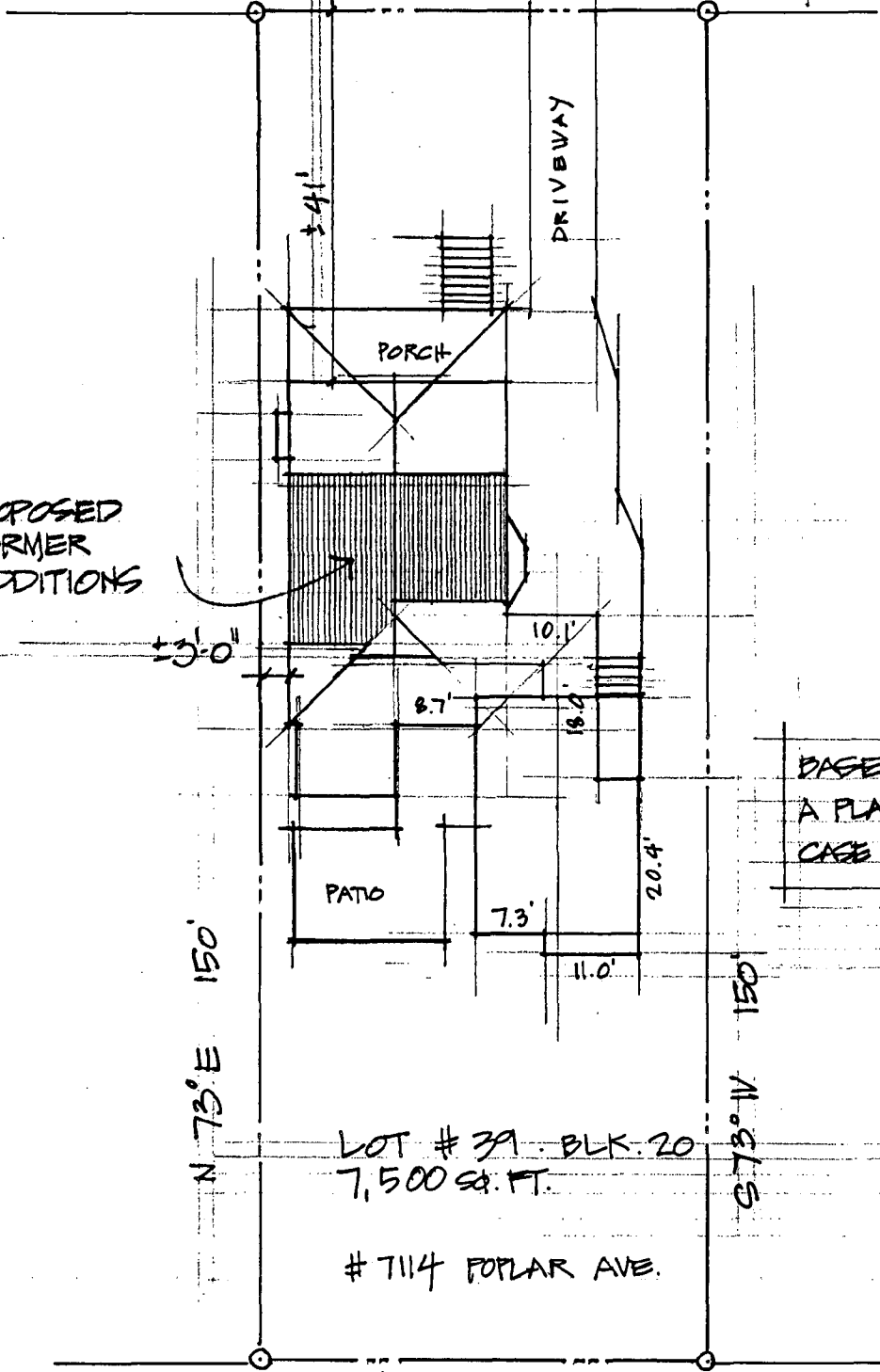
13 OCT. 03

MSKM Architects



← POPLAR AVENUE →

S 17° E 50'



PROPOSED
DORMER
ADDITIONS

DRIVEWAY

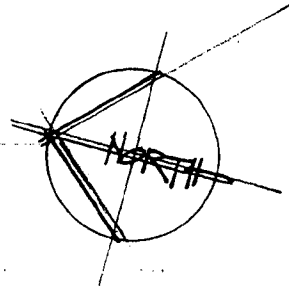
PORCH

PATIO

BASE INFORMATION FROM
A PLAT BY LANDTECH ASSOC.
CASE # 23570 , 9.05.02

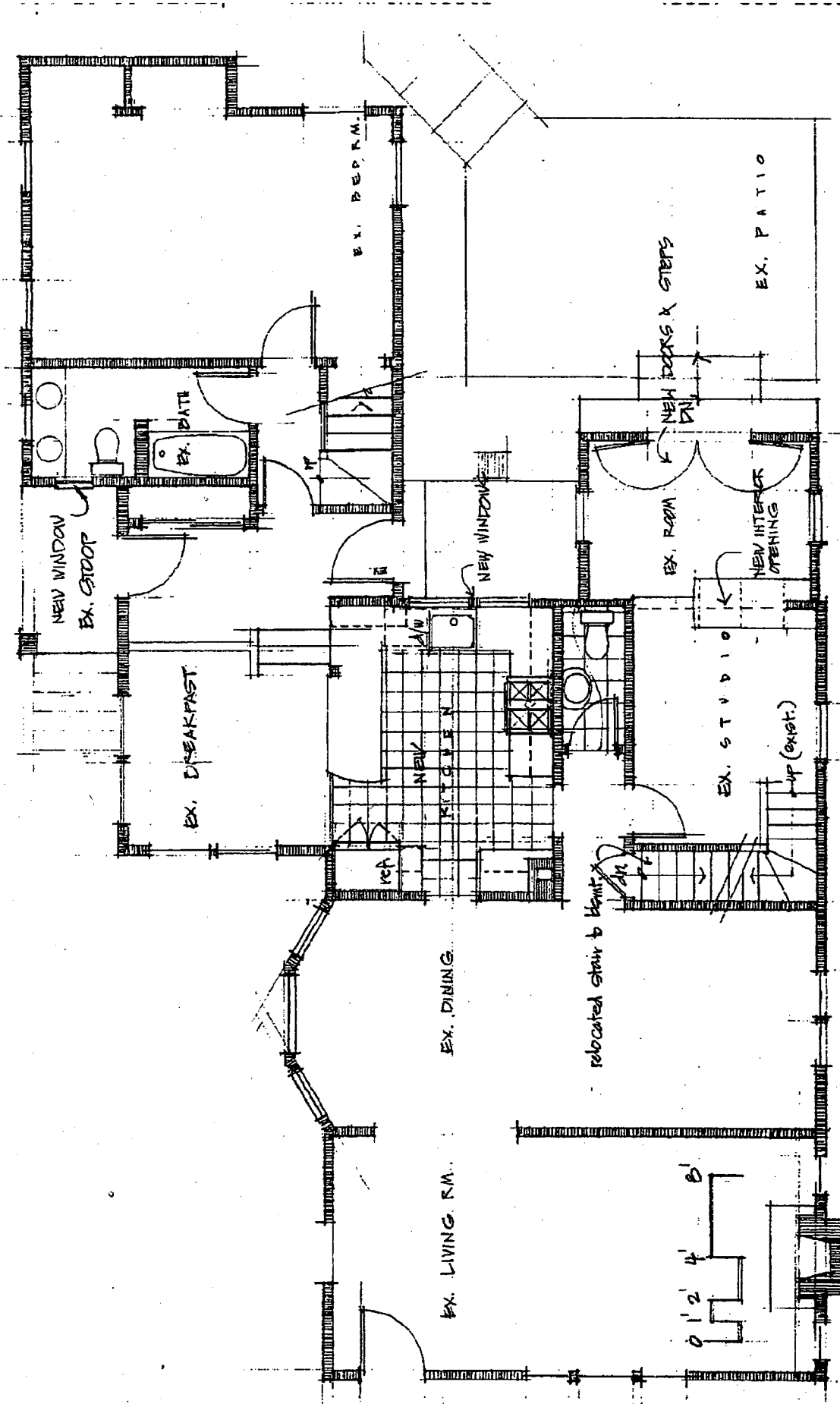
LOT # 39 BLK. 20
7,500 SQ. FT.

7114 POPLAR AVE.



DIXON RESIDENCE ALTERATIONS 13 OCT. 03

Double-
sided
copy of
plans from
187 submission

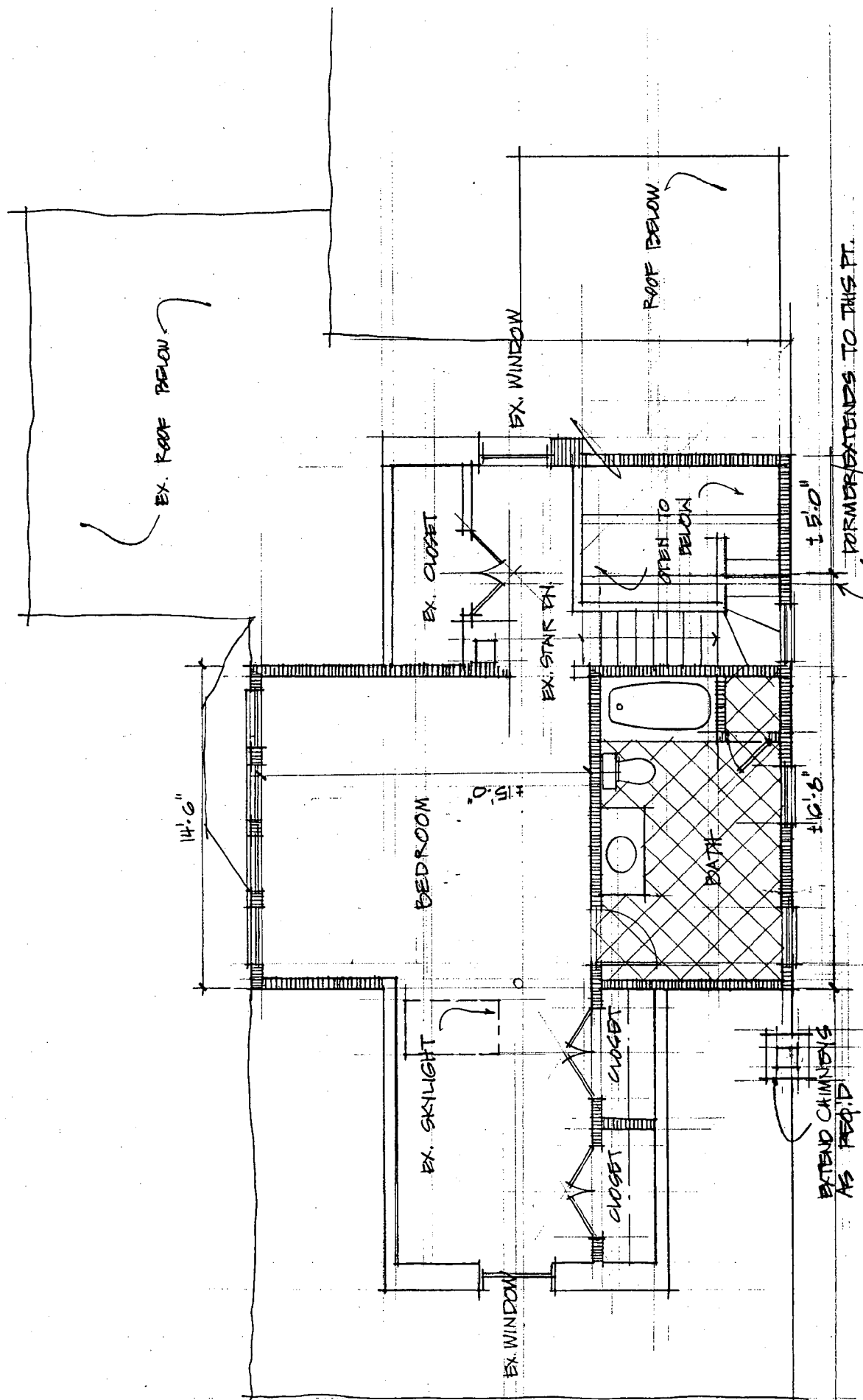


MEKKA ARCHITECTS

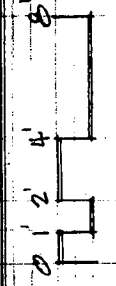
15 OCT. 03

FIRST FLOOR PLAN

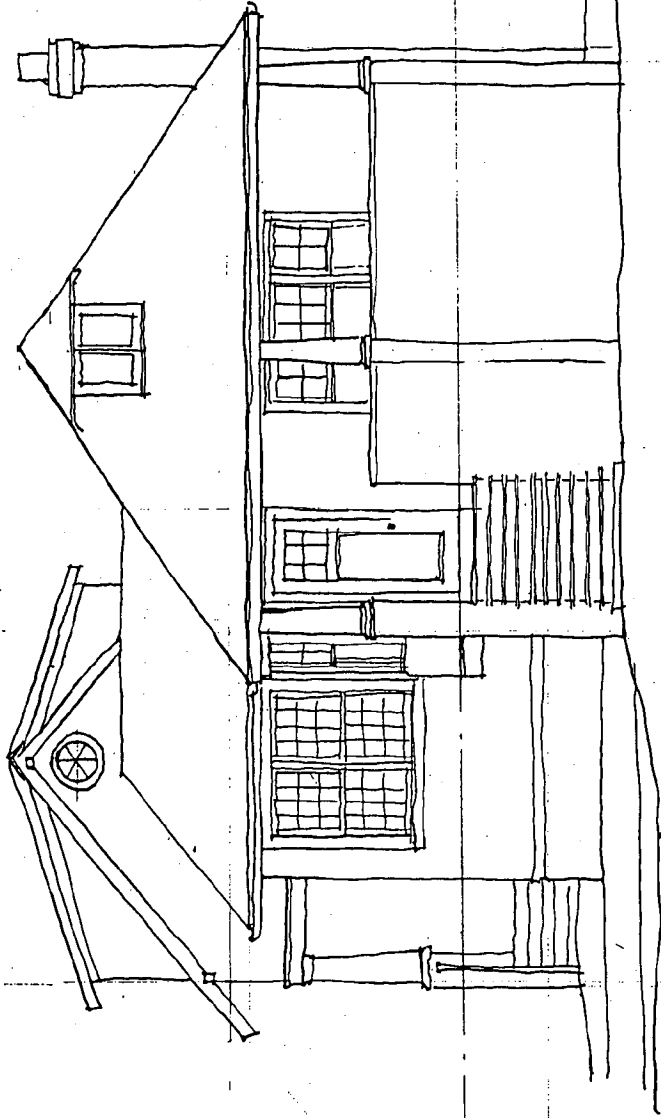
DIXON RESIDENCE ALTERATIONS



DIXON RESIDENCE ALTERATIONS
 7114 TOTLAR AVE. TAKOMA PARK, MD.
 SECOND FLOOR PLAN
 15 OCT 03
 MERM ARCHITECTS



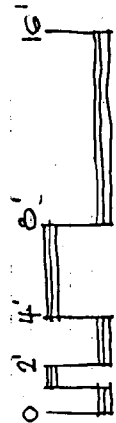
EXISTING dormers

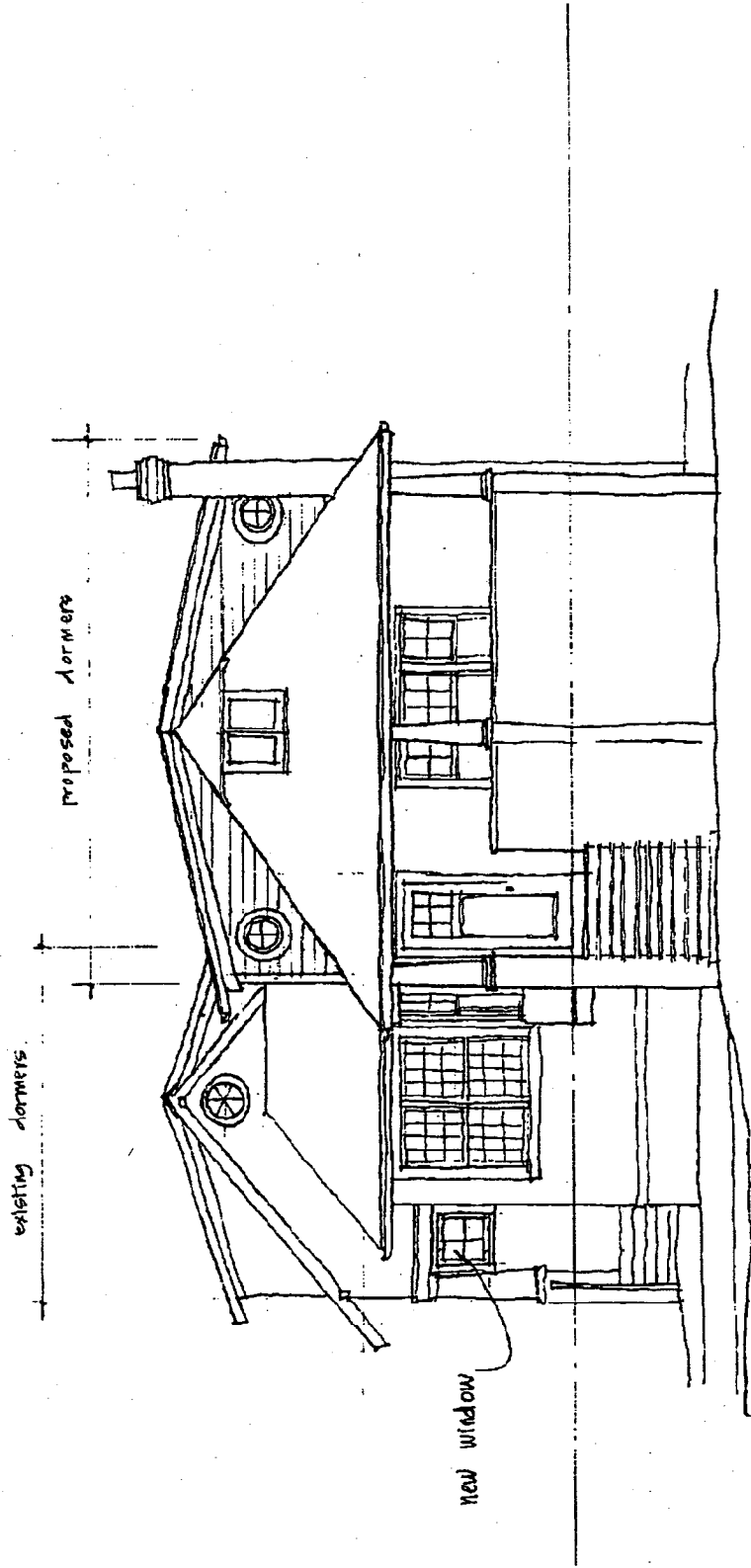


DIXON RESIDENCE ALTERATIONS · EAST ELEVATION · EXISTING

13 OCT. 03
MSKM Architects

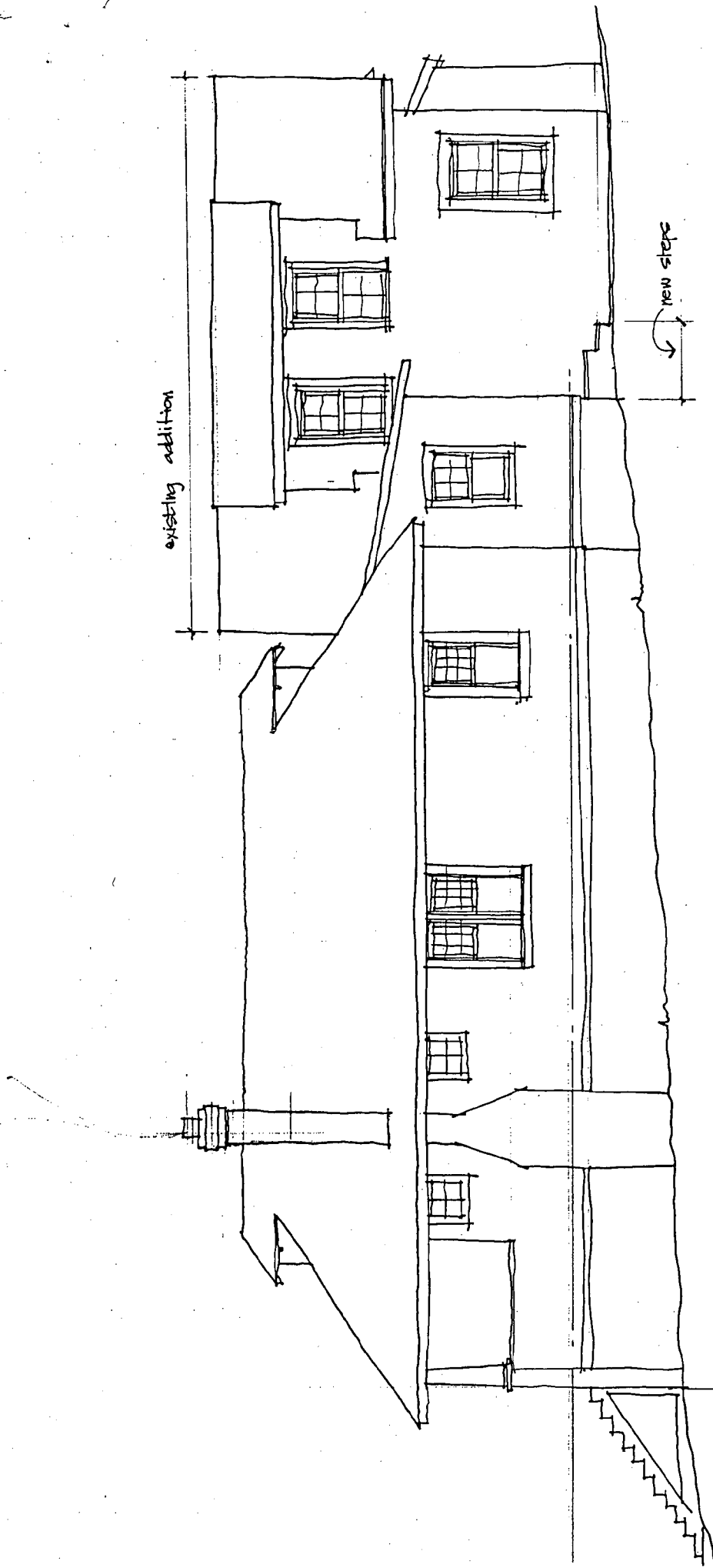
TAKOMA PARK · MD





DIXON RESIDENCE ALTERATIONS · EAST ELEVATION · PROPOSED
 7114 TORLAK AVE. · TAKOMA PARK · MD · 13 OCT. 05
 MARK Architects

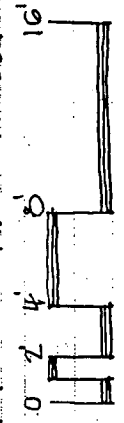




existing addition

new steps

SIXON RESIDENCE ALTERATIONS . . . NORTH ELEVATION . EXISTING . . . 13 OCT. 03
 7114 POPLAR AVE. TAKOMA PARK . MD . LOT 37 . BLOCK 20 . . . MEKM ARCHITECTS



proposed dormer

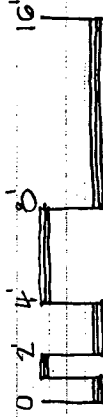
existing addition

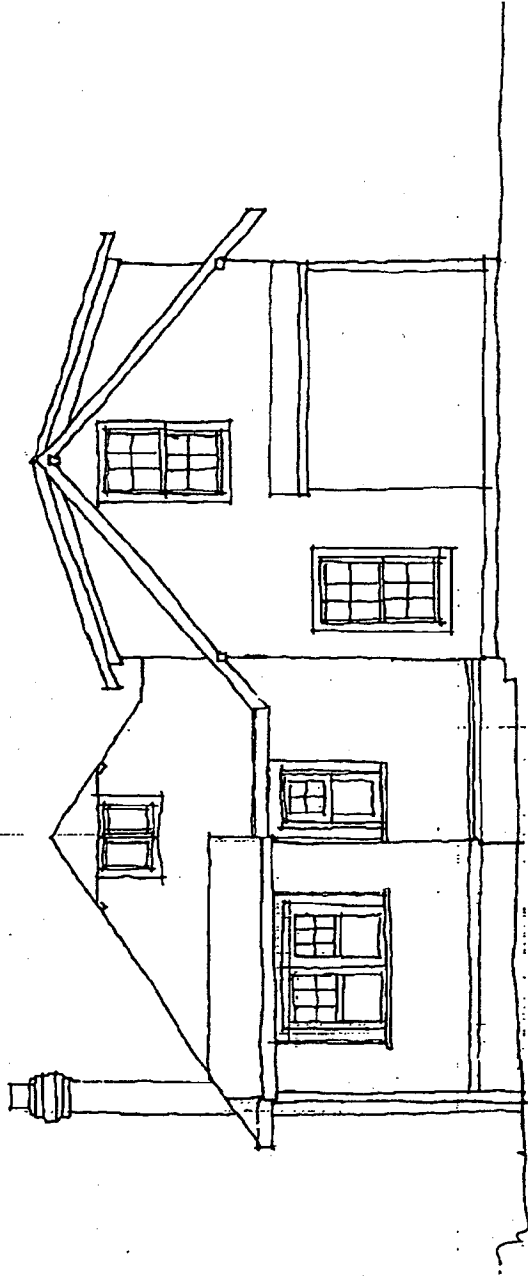
new steps

metal roof

vinyl siding

DIXON RESIDENCE ALTERATIONS NORTH ELEVATION PROPOSED 13 OCT. 03
1114 POPLAR AVE. TAKOMA PARK, MD LOT 39 BLOCK 20 MKM ARCHITECT





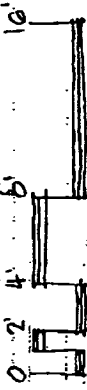
DIXON RESIDENCE ALTERATIONS WEST ELEVATION - EXISTING

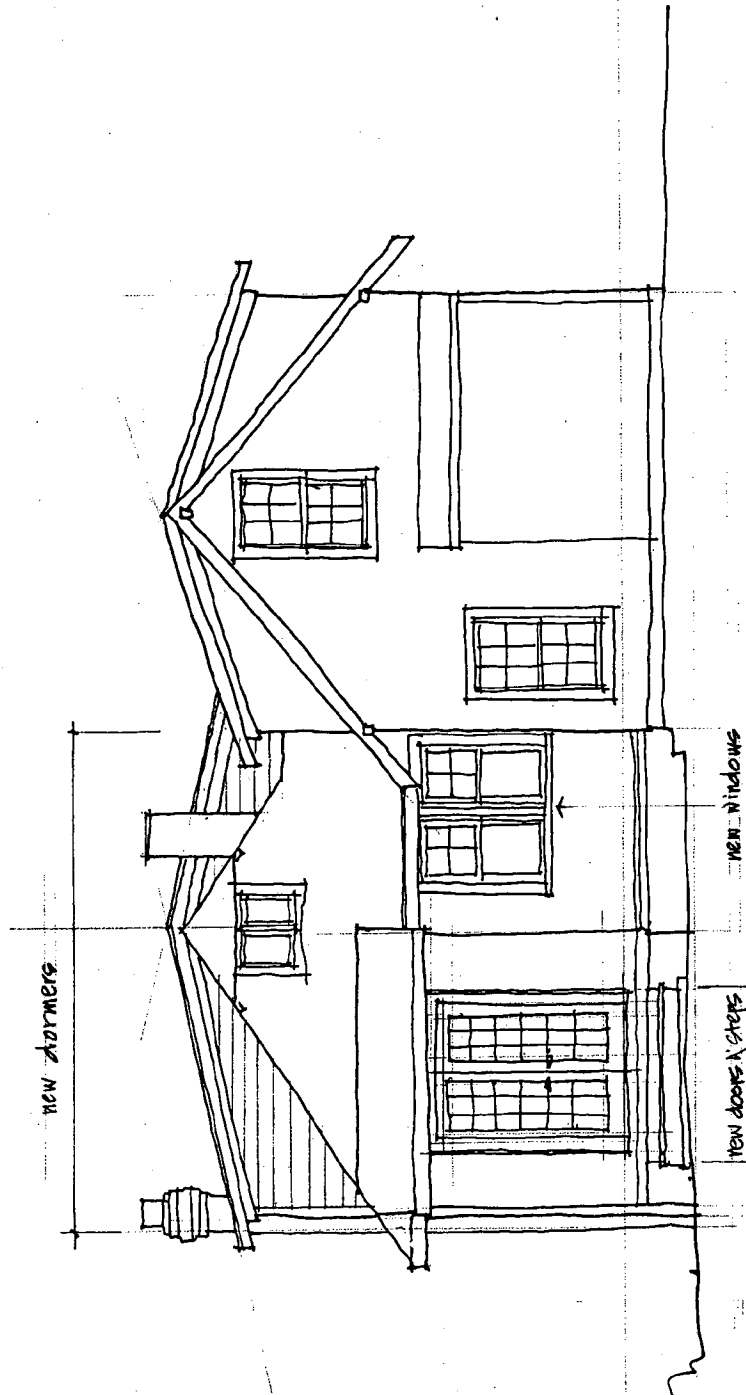
7114 POPLAR AVE.

TAKOMA PARK MD

5 OCT. 05

MSKM ARCHITECTS

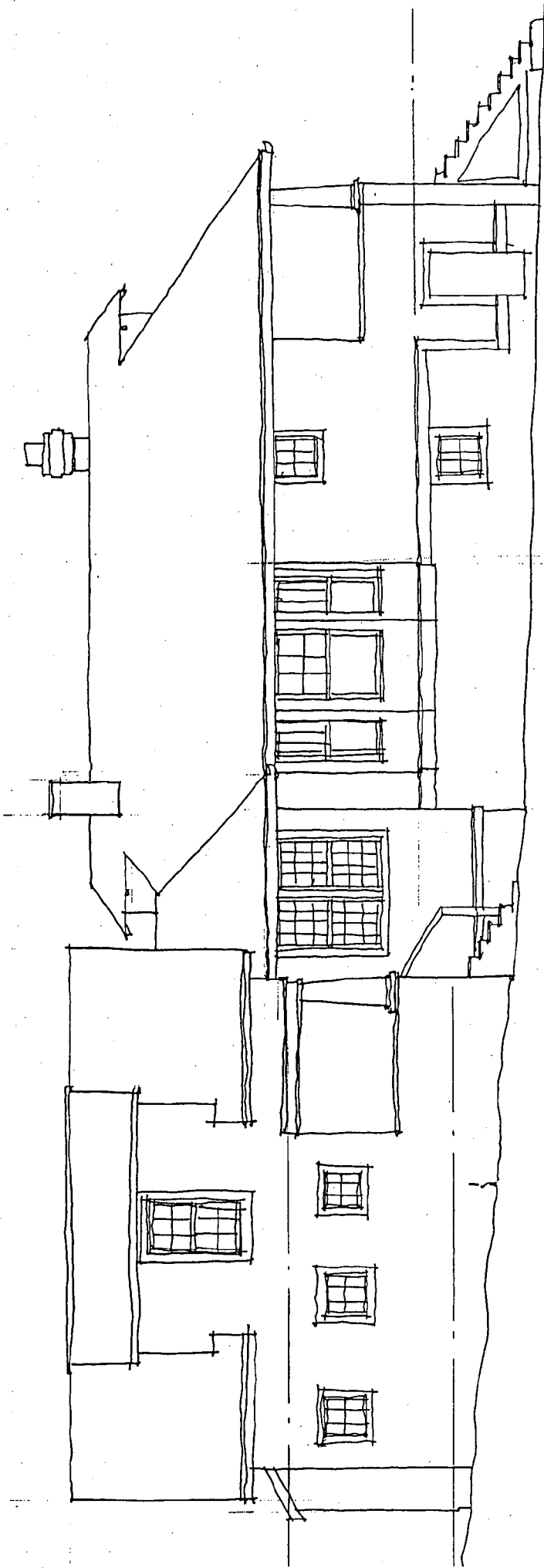




DIXON RESIDENCE ALTERATIONS WEST ELEVATION PROPOSED

7114 POPLAR AVE 0' 2' 4" 8' 16" TAKOMA PARK MD. 13 OCT 08

MSKM ARCHITECTS

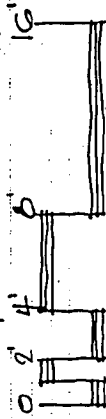


DIXON RESIDENCE ALTERATIONS EXISTING SOUTH ELEVATION

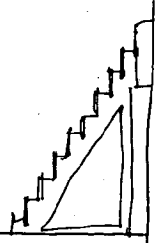
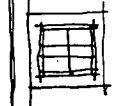
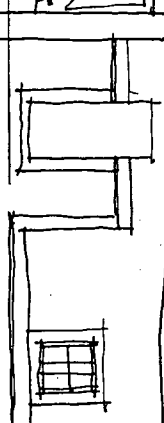
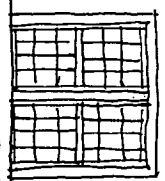
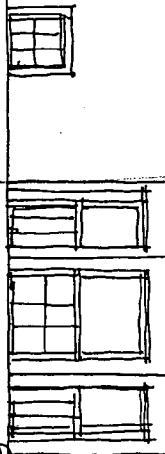
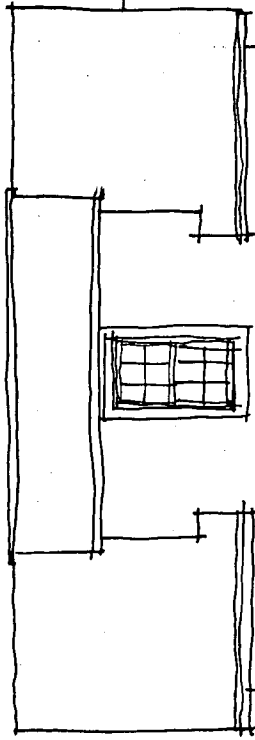
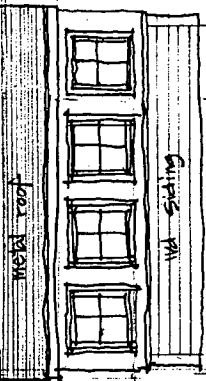
7114 POPLAR AVE., TAKOMA PARK, MD.

13 OCT. 03

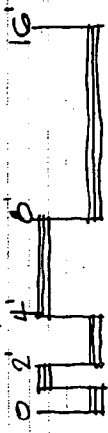
MARK ARCHITECTS



NEW dormer



DIXON RESIDENCE ALTERATIONS · SOUTH ELEVATION · PROPOSED · 13 OCT. 05
7114 POPLAR AVE., TAKOMA PARK, MD. MKM Architects



0' 2" 4" 6" 10"

← POPLAR AVENUE →

S 17° E 50'

DRIVEWAY

PORCH

PROPOSED
DORMER
ADDITIONS

± 3'-0"

10.1'

8.7'

18.2'

BASE INFORMATION FROM
A PLAT BY LANDTECH ASSOC.
CASE # 23570, 9.05.02

PATIO

20.4'

7.3'

11.0'

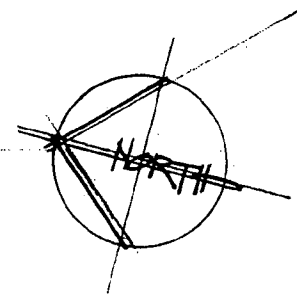
N 73° E 150'

S 73° W 150'

LOT # 39 BLK. 20
7,500 SQ. FT.

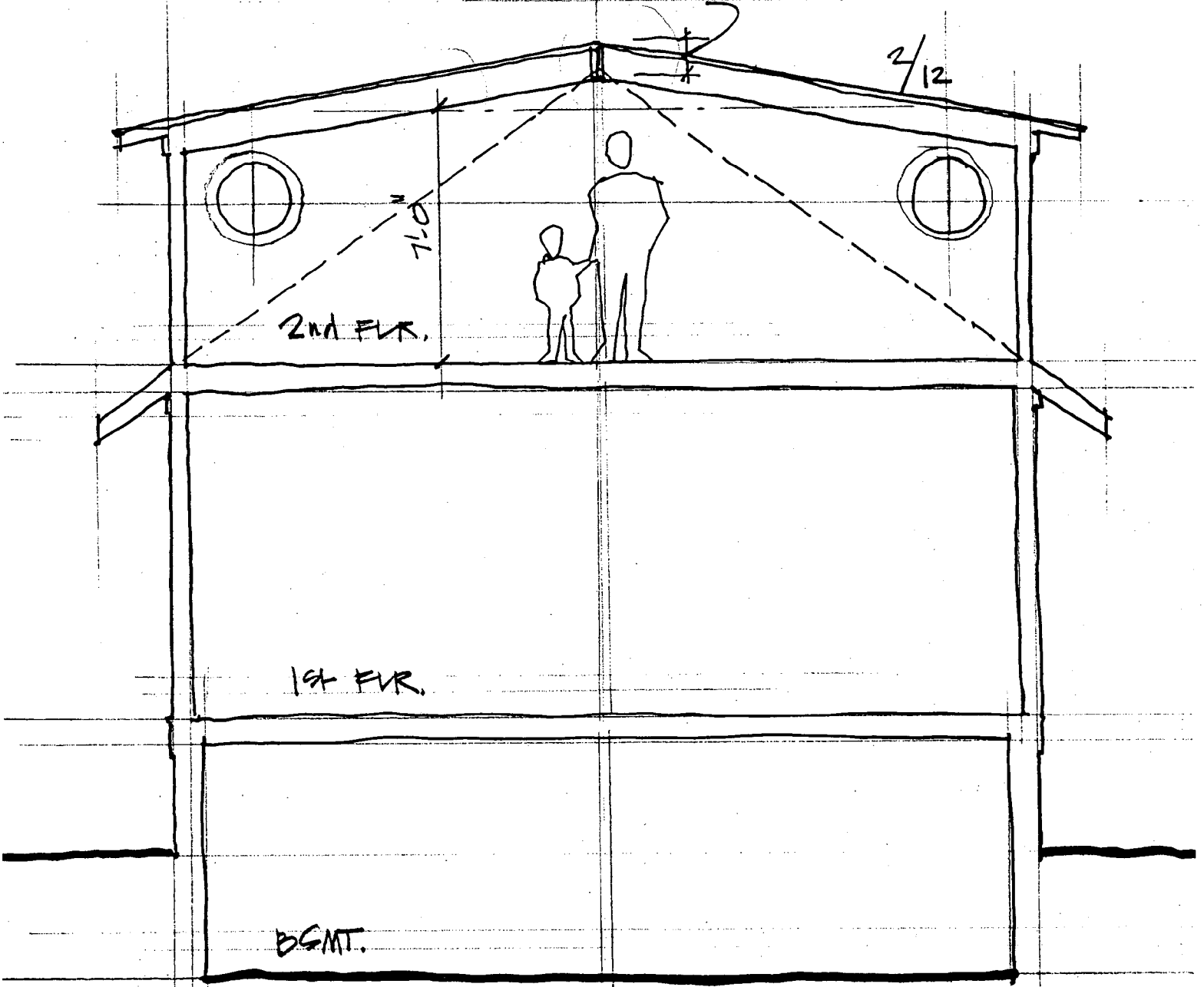
7114 POPLAR AVE.

N 17° W 50'



DIXON RESIDENCE ALTERATIONS BOO.T. 03

RIDGE AT PROPOSED DORMERS
8" ABOVE EXIST. RIDGE LINE



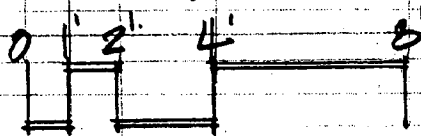
DIXON RESIDENCE ALTERATIONS

7114 POPLAR AVE. · TAKOMA PARK · MD

SCHEMATIC SECTION

MSKM Architects

13 OCT. 03



Recap of Amalya Dixon Meeting with DPS

12/16/03
Ewen, Jey, Poplar
Shelton, Amiri, H
George
MUSTE,
applicant
and
agent

The project is regulated by the International Residential Code (or IRC), but can be ~~affected~~ impacted by the Maryland Rehabilitation Code, or Smart Codes.

In a meeting yesterday between the applicant and her architect, staff, and the Chief and Manager of the Division of Building Construction at the Department of Permitting Services, staff explained that the preservation goal was to lower the ridge height and the slope of the proposed shed dormers as much as possible but we recognized the Building Construction department's needs to satisfy code, or find an "equivalent" to the Code ~~and~~ in order to issue a waiver.

The Division of Building Construction is willing to grant Code Modifications if applicants meet the minimum code requirements of IRC and can demonstrate an equivalent solution to a problem, in some cases using Smart Code. Staff asked that DCS consider the attic space a "modification," per the definitions in the Smart Code, which would then allow a provision wherein rooms with sloped ceilings required 35 square feet of the floor area of the room to meet code, which is 7 feet high, as opposed to the standard code requirement that 50% of the space meet that ceiling height.

The Director of the Division of Construction Services was open to the possibility, encouraging the architect to look at two issues, which you will see before you in a revised drawing:

1. A 3/12 pitch as opposed to a 2/12 pitch on the shed dormers in order to lower the slope of the roof while at the same time....
2. Exposing the roof rafters on the inside of the new space, using lightweight steel roof framing and exterior insulation, all as a means to get enough interior volume to satisfy fire code and egress regulations as per Smart Code Section 05.16.04, the section on interior space dimensions for Modifications.

3 windows - side casements
rear window has to change - architect says steel casement - non-original - very reasonable tradeoff to these greatly reduced shed dormers.

Lampl, Joey

From: Whipple, Scott [Whipple@dhcd.state.md.us]

Sent: Mon 12/15/2003 6:08 PM

To: Lampl, Joey

Cc:

Subject: RE: smart codes

Attachments:

<http://www.dhcd.state.md.us/smartcodes/index.asp>

Call toll free 866-424-6269 or Email mdrehabcode@dhcd.state.md.us.

-----Original Message-----

From: Lampl, Joey [mailto:joey.lampl@mncppc-mc.org]

Sent: Monday, December 15, 2003 2:21 PM

To: Whipple, Scott

Subject: smart codes

Scott:

Can you please give me the names and numbers again for the people involved in developing the smart codes...I don't remember on which piece of scrap paper I wrote it down that day I was at your office...

Thanks,

Joey

240-777-6232

George Muste -

12:50 - Rehab.

Code -

build a new addition

w/old court -

if it is an old
building - granted
very confusion
all new construction
has to comply with Code

Lampl, Joey

From: Lampl, Joey
Sent: Monday, December 01, 2003 1:59 PM
To: 'shahriar.amiri@montgomerycountymd.gov'
Subject: historic waiver

Mr. Amiri:

I tried to e-mail this to Mr. Muste, unsuccessfully. Could you please forward this to him and give me his e-mail address. Thank you,

Joey Lampl

Mr. Muste:

I would like to know if you received the faxed drawings on Friday of the attic addition at 7114 Poplar Avenue in the Takoma Park historic district. The applicant is seeking a waiver in order to lower the headheight just slightly to conform better to the historic district. I need to write a staff report and speak with the applicant on this matter on Wednesday. Could you please e-mail me or call me on Wednesday at 301-563-3414 and advise?

Thank you very much,

Joey Lampl
Historic Preservation Planner

Lampl, Joey

From: Wright, Gwen
Sent: Friday, November 21, 2003 3:10 PM
To: Lampl, Joey
Subject: FW: Historic Area Work Permit at 7114 Poplar Ave in Takoma Park

This is Shahriar's response. I don't know if DPS keeps a copy of the HAWP application or not. If not, they may not have the plans to review. Perhaps you could contact Shahriar and just let him know we would be glad to get the plans to George Muste if DPS does not have a copy.

Gwen Wright
Historic Preservation Supervisor
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
(301) 563-3400
gwen.wright@mncppc-mc.org

-----Original Message-----

From: Amiri, Shahriar [mailto:Shahriar.Amiri@montgomerycountymd.gov]
Sent: Thursday, November 20, 2003 8:32 AM
To: Wright, Gwen
Cc: Muste, George
Subject: RE: Historic Area Work Permit at 7114 Poplar Ave in Takoma Park

Gwen:

More than happy to explore options. I am forwarding this e-mail to George Muste, Manager for the Residential Plan Review for investigation. We may need to meet to discuss further if necessary. I am asking George to look at the plans (assuming we have them) and coordinate with you. We'll be in touch.

Sincerely,
Shahriar Amiri, C.B.O.
*Chief, Division of Building Construction Services, DPS
Montgomery County, Maryland
Tel: (240) 777-6230
Fax: (240) 777-6258
shahriar.amiri@montgomerycountymd.gov
(Please note the new e-mail address)*

-----Original Message-----

From: Wright, Gwen [mailto:Gwen.Wright@mncppc-mc.org]
Sent: Wednesday, November 19, 2003 2:24 PM
To: Amiri, Shahriar
Cc: Lampl, Joey
Subject: Historic Area Work Permit at 7114 Poplar in Takoma Park

Shahriar:

11/26/2003

faxed
new dress
-e-mailed
query in
general on 12/1

11/28/03

Lampl, Joey

From: Wright, Gwen
Sent: Wednesday, November 19, 2003 2:24 PM
To: 'shahriar.amiri@montgomerycountymd.gov'
Cc: Lampl, Joey
Subject: Historic Area Work Permit at 7114 Poplar in Takoma Park

Shahriar:

We have received a Historic Area Work Permit application from a citizen, Amalya Dixon, at 7114 Poplar Avenue in Takoma Park. This applicant wishes to create additional living space on the second floor of a bungalow. She is proposing to do this by adding large side dormers on both sides of the existing roof. She has said that the size and height of the new dormers is dictated by building codes which require that 50% of the livable space needs to be a minimum of 6 feet in height.

We anticipate that there will be some concern when this is reviewed by the Historic Preservation Commission (HPC) as the two new dormers will dramatically change the exterior character of the existing bungalow.

Before this goes to the HPC on December 17th, our office would like to explore with you any possible ways that the dormers could be less intrusive from a design perspective and possibly lower in height. I don't know if there are waiver provisions that could come into play or if the SmartCode law would be applicable. I am going to ask Joey Lampl of my staff to call you to explore options and perhaps we will need to meet in person, with the applicant, to discuss this as well.

Thank you in advance for your help and cooperation on this project and the many others we have worked on in the past...

Gwen Wright
Historic Preservation Supervisor
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
(301) 563-3400
gwen.wright@mncppc-mc.org

PhoneMail® Log Sheet

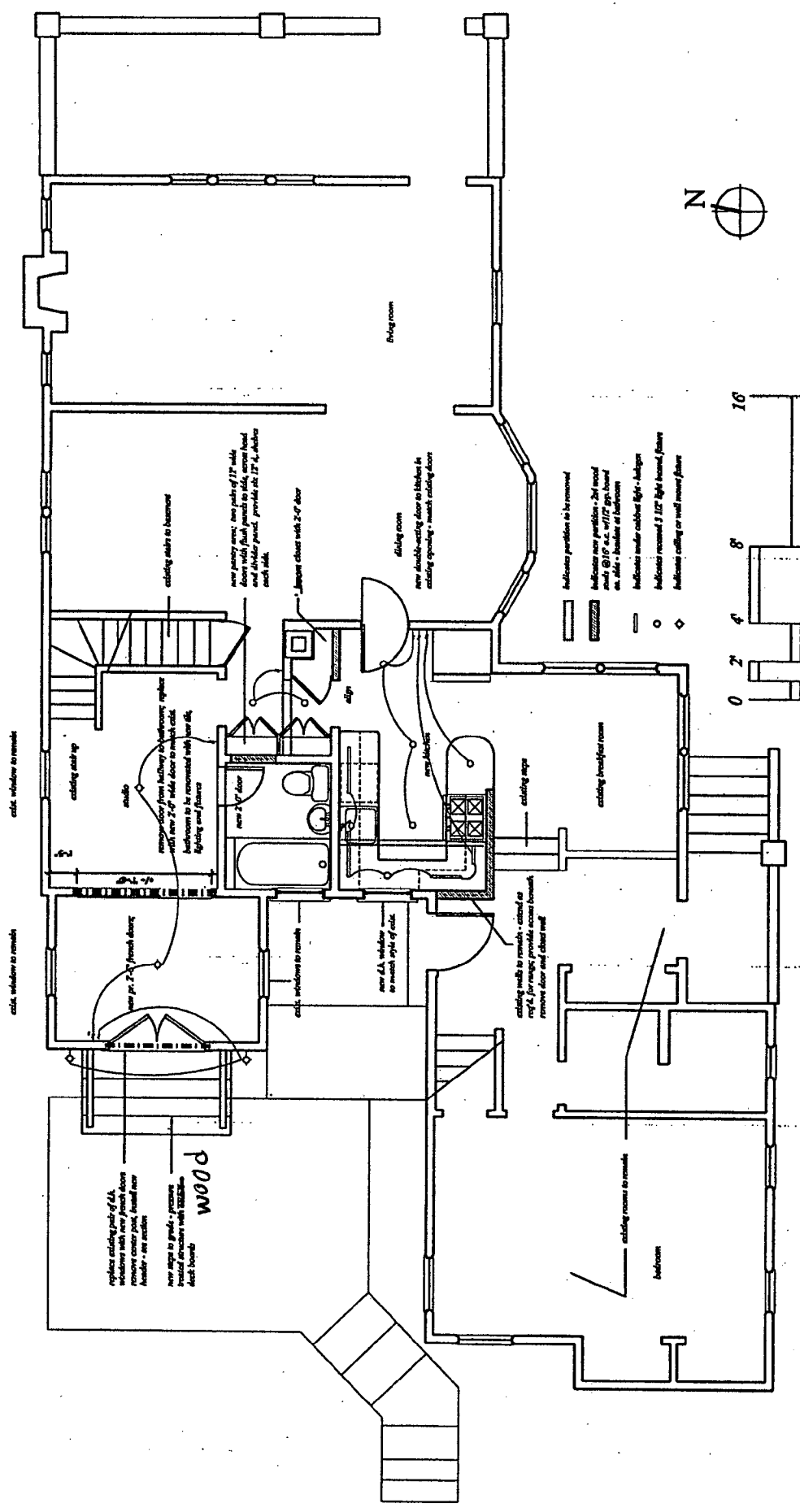
| Time/Date of Message | Caller/ Caller's Company | 4 1/2 Feet Phone No. | Nature of Call | My Response to Call |
|----------------------|--------------------------|----------------------|--|-------------------------|
| | Linda Welch | | extended peak - ramp - loft is inside of shed - 8' doesn't raise roof - | 240-228-6990 |
| | Andy Begoski | | owner did not contact - that day - first day - HAUP - site - site - architect - no... in person - do it | Marty - took pictures - |
| | | | site need. Marty - given Jan 2003 - generic stuff " - no permit - no one of blogs. Granted | |
| | | | except main bldg... one type of... since then, we found out different... 1960 - side - right - | |
| | Gutter | | plywood / underlayment already there - A frame on right only - on base - later side... | |
| | Walt | | College - team of their architects - renovation - wondering - applicable (3) 260-0045 | 240-731-8390 |
| | Ramon Santos | | 16 Newlands - low point - revised one... 202-466-6116 | |
| | Kim | | Riccard - danger two - this weekend - | 202-69-7086 |
| | Peter Woster | | Bunn - approval... heating / cooling for winter - not keyed in... | |
| | George Hustle | | 240 777 6232 7114 Poplar Avenue - zoning / building issue - draft know what should look at... | |
| | " " | | | |
| | Ridway | | next steps - 202-401-6697 | |
| | George Hustle | | last page - cross section - ceiling 5'7" at ridge beam - not sufficient - code says at least 50% of floor area permitted to have less than 70% - ... | |
| | Amalya | | Monday morning... walrus - call me - (17th) correct her... 301-270-4353 301 980-7324 | |
| | | | Joey Langl 58 Walnut Avenue 202-401-6697 301-270-2391 (4) | |
| | | | Nandy Eisman... 301-827-1620 | |

*
6" -
minimum
off

5:30
*
6:00
10:20

10:40
1:10

8:30



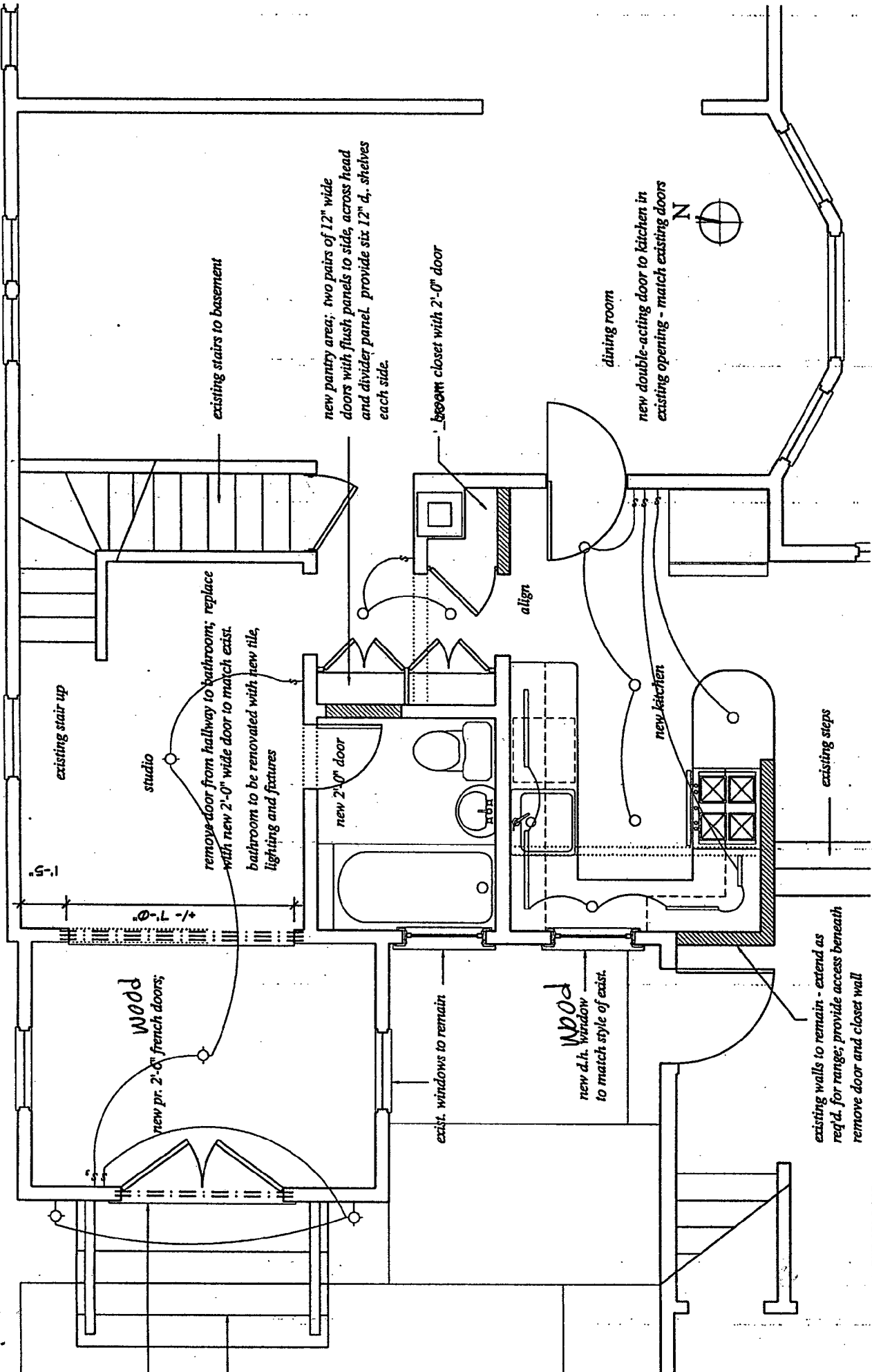
10-8-12-21

APPROVED
 Montgomery County
 Historic Preservation Commission

DIXON RESIDENCE
 7114 Poplar Avenue, Takoma Park, MD

11 January 2005
 MSKM Architects
 202-337-4466

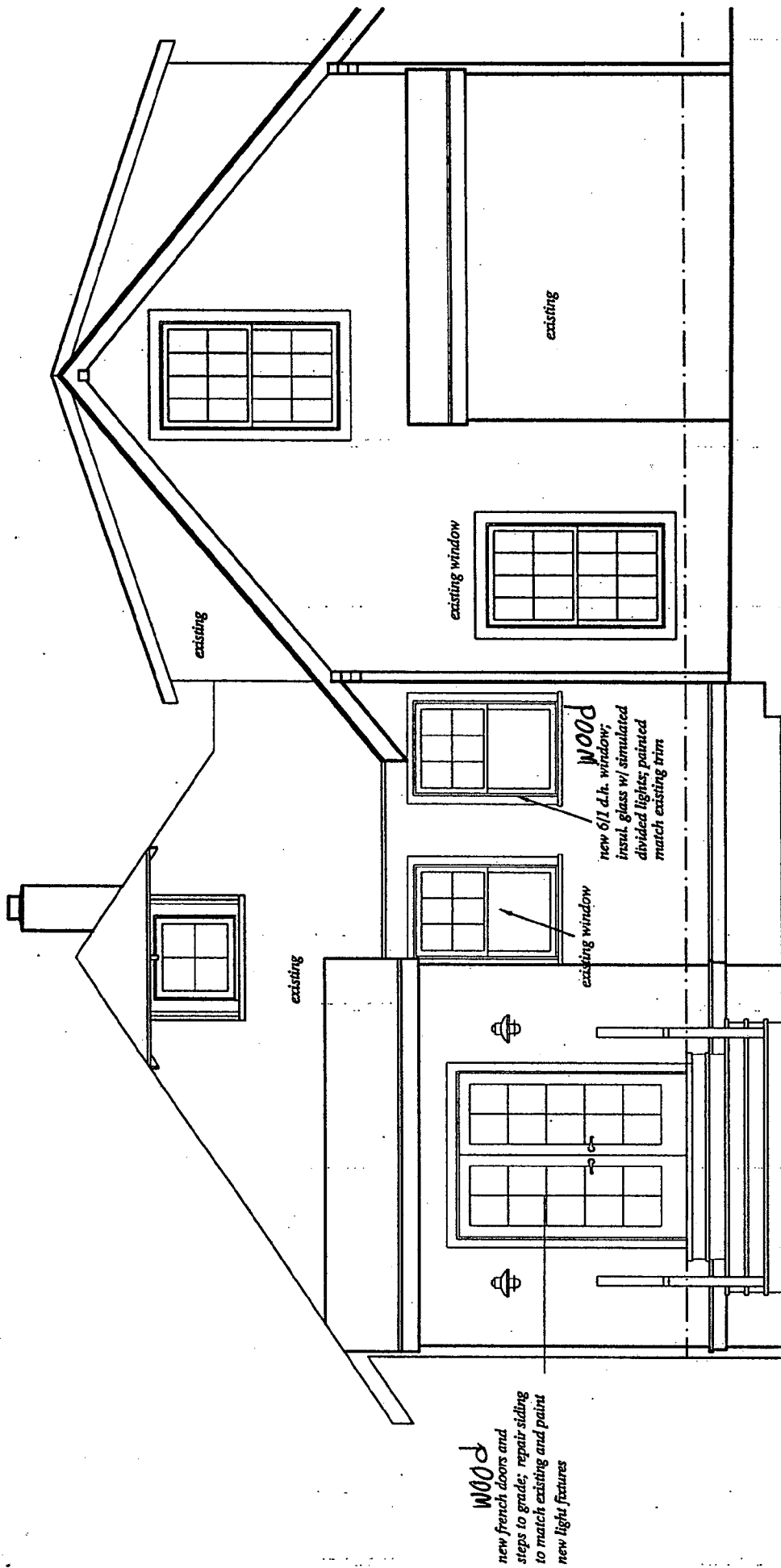
Proposed First Floor Plan



Proposed First Floor Plan

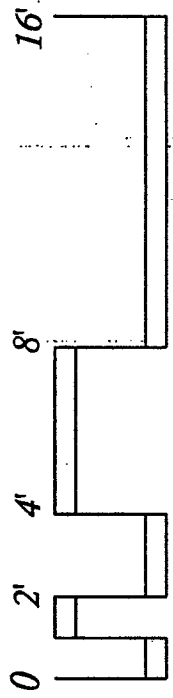
DIXON RESIDENCE
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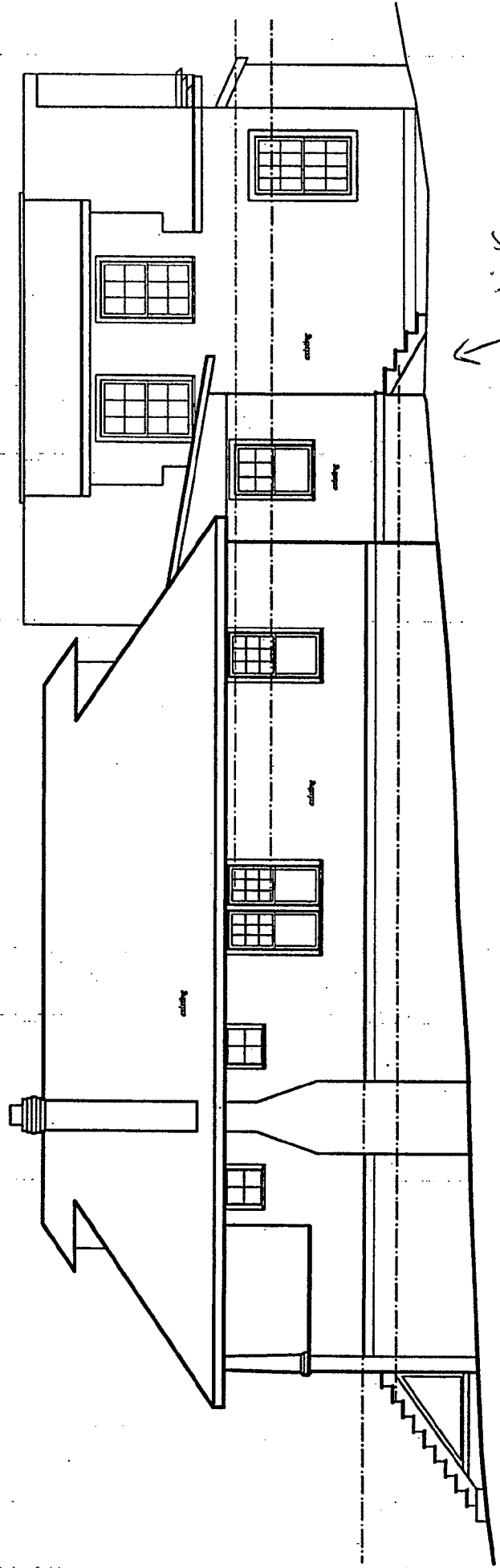
WOOD
 new french doors and
 steps to grade; repair siding
 to match existing and paint
 new light fixtures

WOOD
 new 6/1 d.h. window;
 insul. glass w/ simulated
 divided lights; painted
 match existing trim

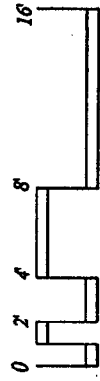


DIXON RESIDENCE
 7114 Poplar Avenue, Takoma Park, MD

Proposed West (rear) Elevation



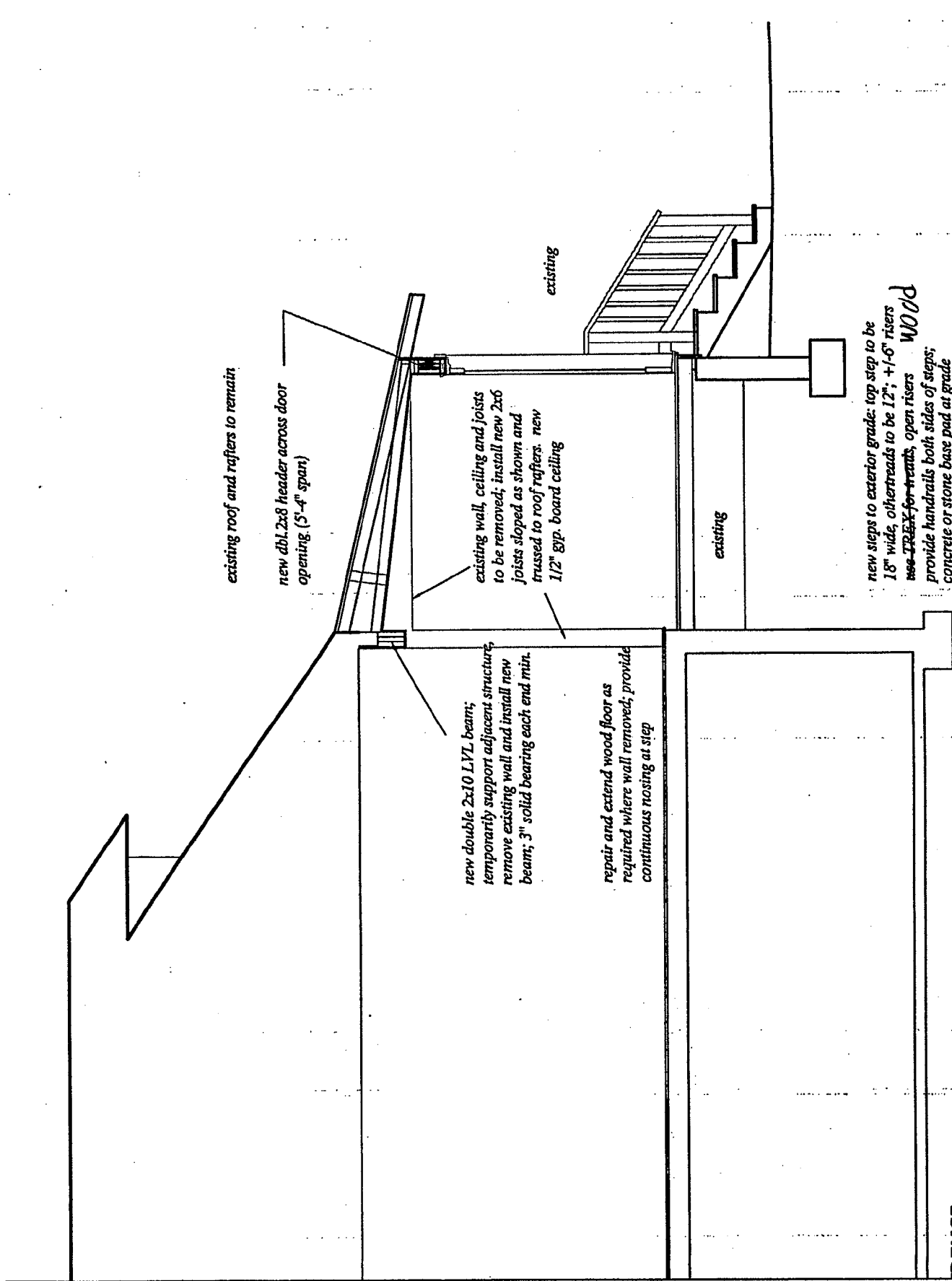
New stairs
↙



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7114 Poplar Avenue, Takoma Park, MD

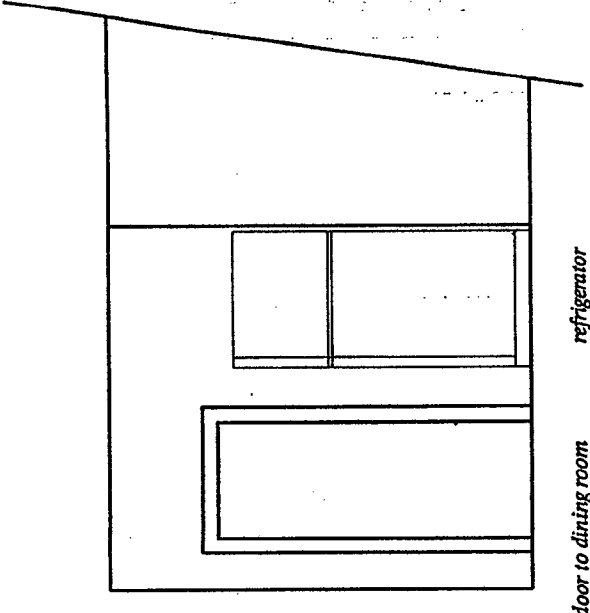
Proposed North Elevation



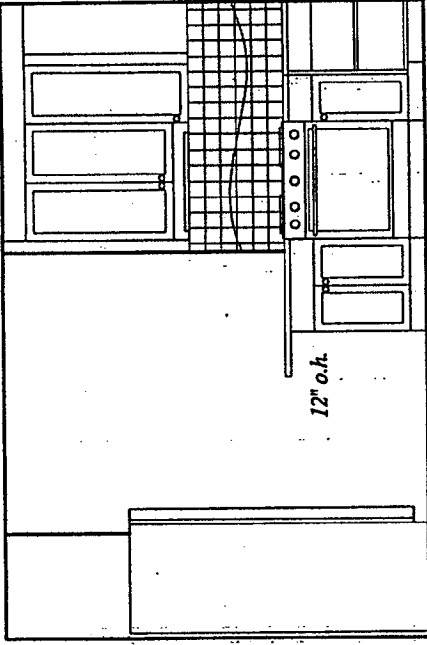
Cross Section through new dormer space

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 MSKM Architects
 202.337.4466



w3042 (ext. fan) w3342 w/15" door & blind panel

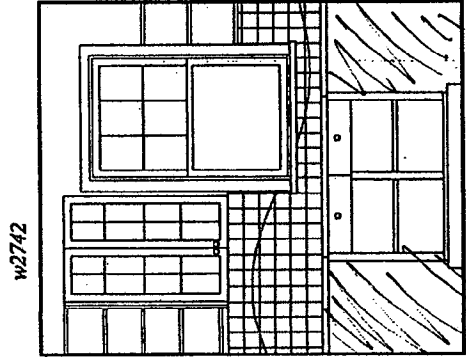


refrigerator side

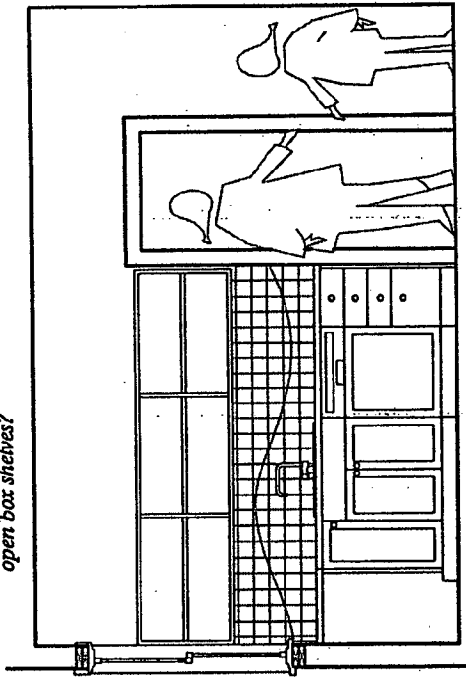
24" base cabinet

30" range

33" cor. cabinet



open base w/ 2 drawers



DIXON RESIDENCE
 7114 Poplar Avenue, Takoma Park, MD

Kitchen Elevations