

37/03-04M 7119 Poplar Avenue
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 19, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (11)
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 332991

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

Address: 7119 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
240777-6370

HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8
RECEIVED

FEB 19 2004

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: Richard Hamilton
Daytime Phone No.: 703-299-4504

Tax Account No.: 01061127

Name of Property Owner: Richard Hamilton Daytime Phone No.: _____

Address: 7119 Poplar Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: DEL LIPPART Phone No.: 301-871-9112

Contractor Registration No.: 9210

Agent for Owner: Richard Hamilton Daytime Phone No.: 301 270 4714

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: 7119 Poplar Ave

Town/City: Takoma Park Nearest Cross Street: Columbia Ave

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|---------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Reuse | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |

1B. Construction cost estimate: \$ 8,200

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.

Richard Hamilton 1/20/04
Signature of owner or authorized agent Date

Approved: _____ For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: Juan E. Williams Date: 3/10/04

Application/Permit No.: 332991 Date Filed: _____ 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:

- PORCH, FRONT OF HOUSE. BRICK BASE, FIBERGLASS/CORRUGATED
- ROOF WITH IRON RAILINGS
- NO HISTORICAL SIGNIFICANCE.

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

REMOVE OLD PORCH STRUCTURE.
KEEPING PORCH BASE SAME FOOT PRINT.
REPLACE OLD STRUCTURE WITH NEW - SEE PLANS.

2. SITE PLAN

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 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

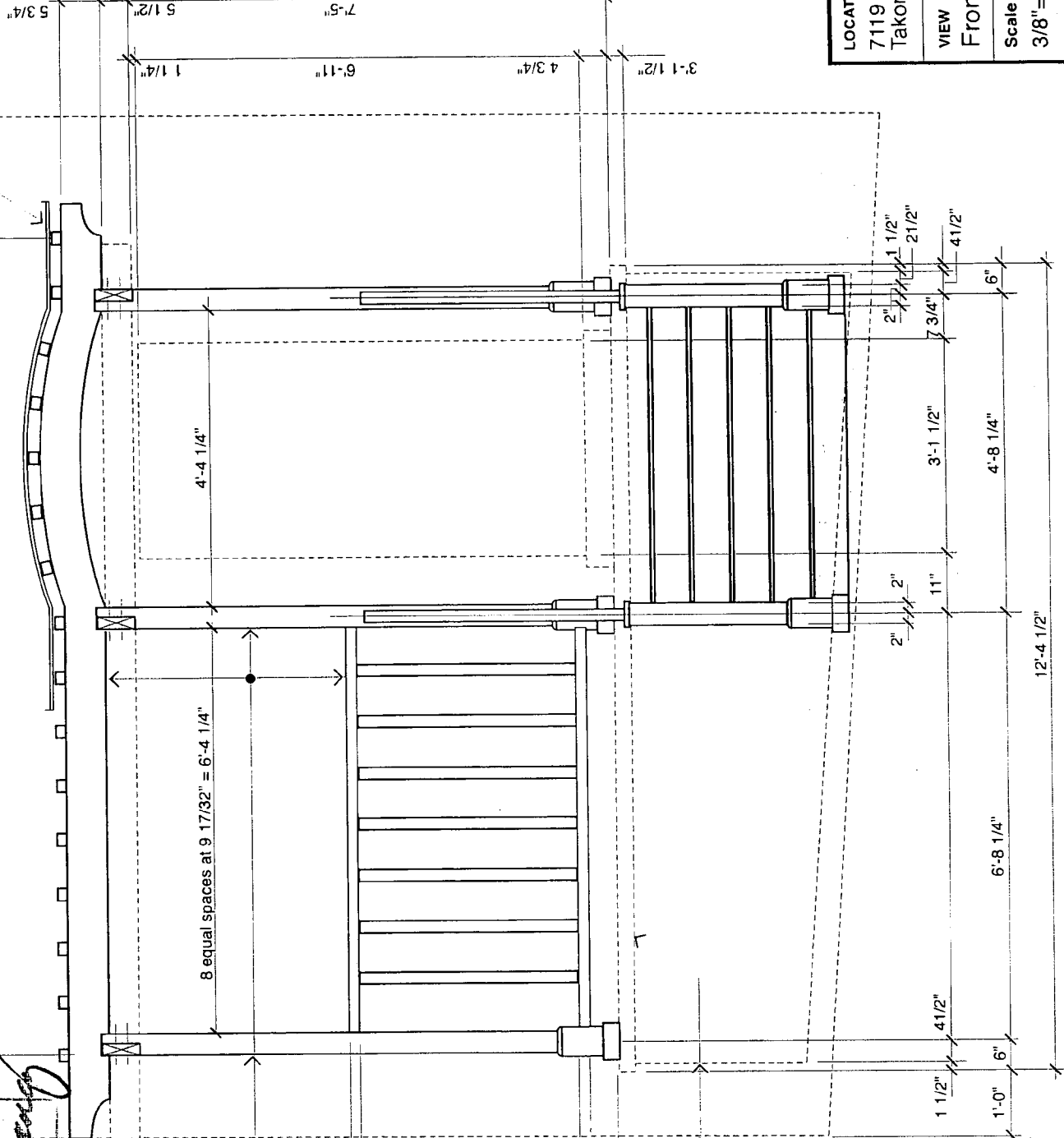
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address RICHARD HAMILTON JESSICA WILSON 7119 POPLAR AVE	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
JIM & CAROL ARMSTRONG 7121 POPLAR AVE.	
JOSEPH WILKES 7118 SYCAMORE AVE	
MBG FINN 7117 POPLAR AVE	
DAVID POLLOCK & JUDY KIRPICH 7118 POPLAR AVE	

15 equal spaces at 10" = 12'-6"

Roof



Propose structure

Existing porch and house

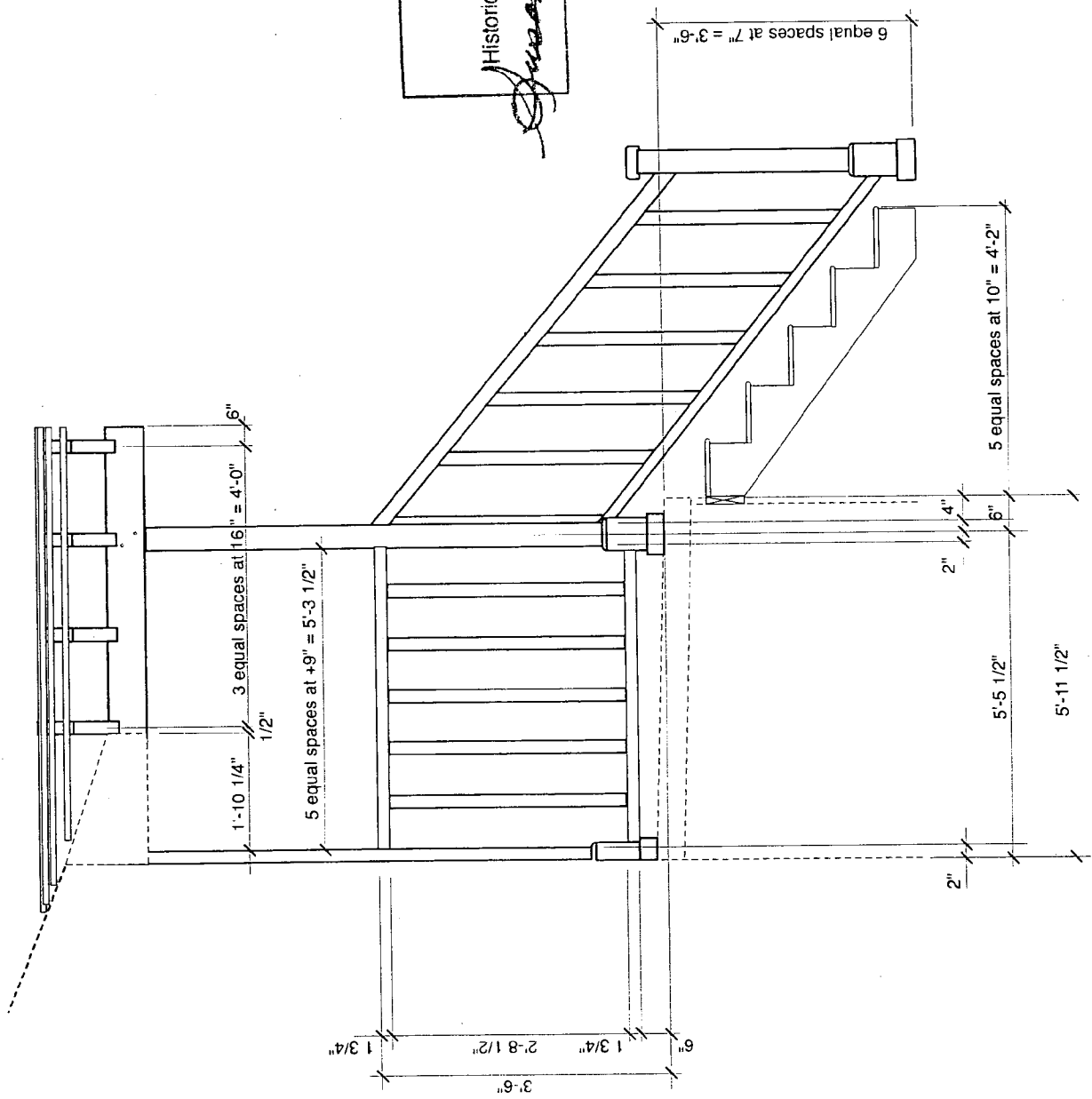
Materials

Porch: Pressure treated wood, stained

Roof: Copper

APPROVED
 Montgomery County
 Historic Preservation Commission
Susan E. Williams
 02/10/07

LOCATION	7119 Poplar Avenue Takoma Park Maryland
VIEW	Front Elevation
Scale	3/8" = 1'-0"



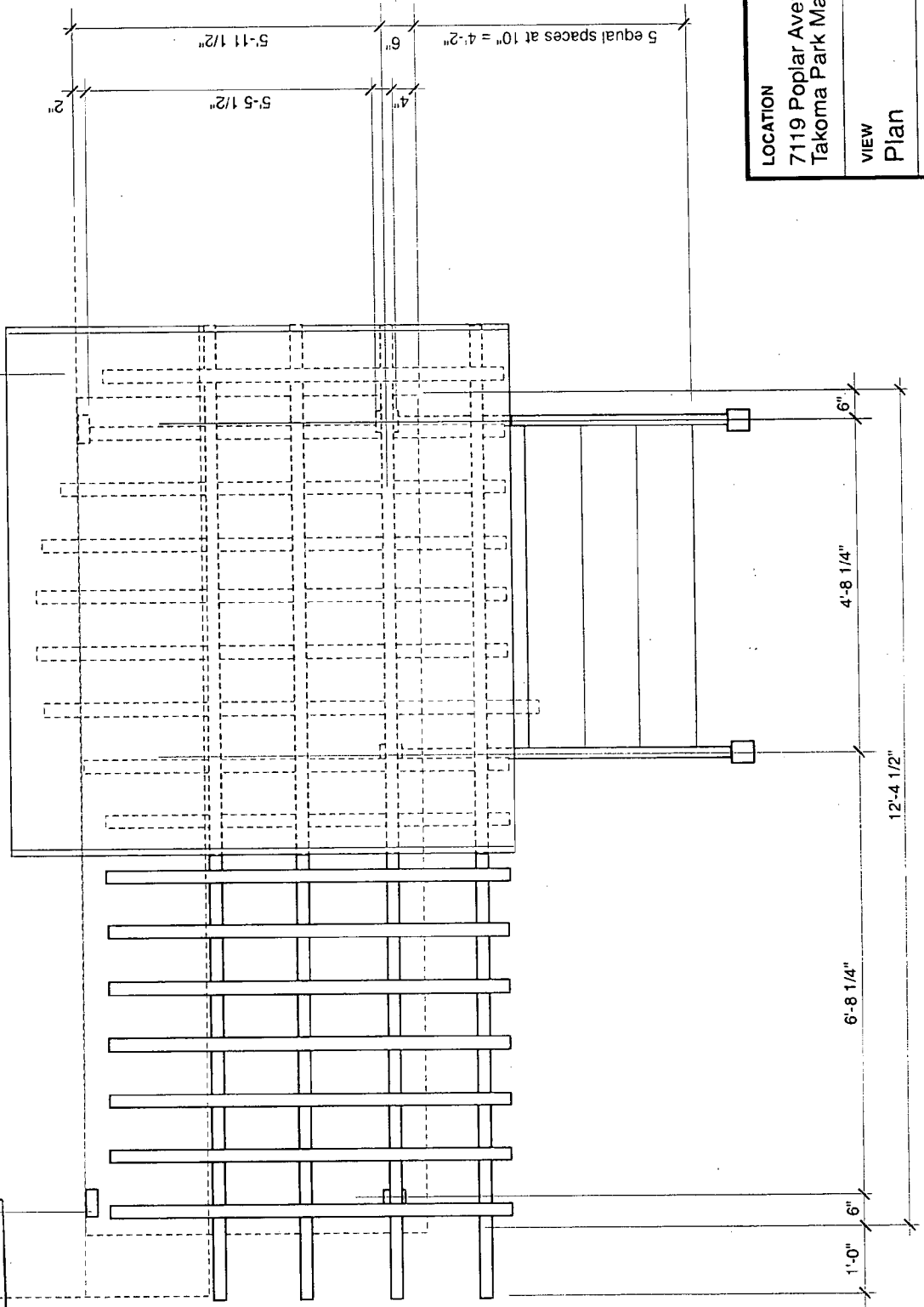
APPROVED
 Montgomery County
 Historic Preservation Commission

Susan C. Kelly
 10/10/12

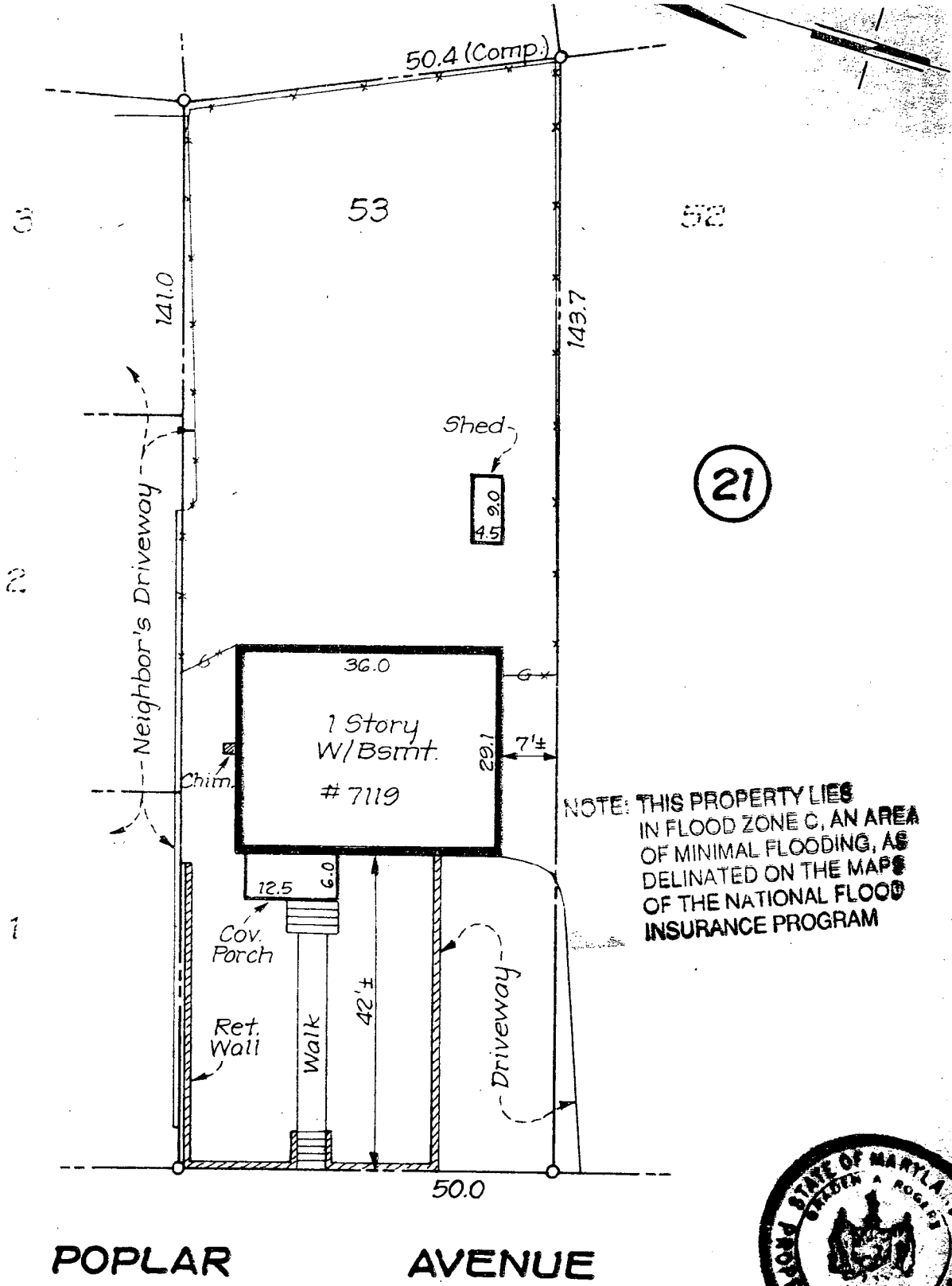
LOCATION	7119 Poplar Avenue Takoma Park Maryland
VIEW	Side Elevation
Scale	3/8" = 1'-0"

15 equal spaces at 10" = 12'- 6"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



LOCATION	7119 Poplar Avenue Takoma Park Maryland
VIEW	Plan
Scale	3/8" = 1'-0"



NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



POPLAR AVENUE

NO TITLE REPORT FURNISHED

LOCATION SURVEY OF
7119 POPLAR AVENUE

SUBDIVISION B.F. GILBERT'S ADDITION
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

LOT: 53

PLAT BOOK: A

DATE: 5-9-91

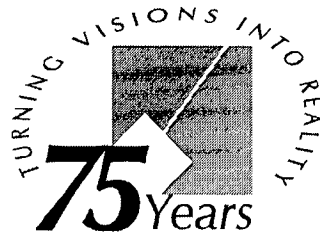
CASE NO.: 15864/LCC

BLOCK: 21

PLAT NO.: 2

SCALE: 1" = 20'

FILE NO.: CT 91.0



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 19, 2004

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Michele Naru, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval

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

When you file for your building permit at DPS, you must take with you the enclosed forms. 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!

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7119 Poplar Avenue, Takoma Park	Meeting Date:	03/10/04
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	03/03/04
Review:	HAWP	Public Notice:	02/25/04
Case Number:	37/03-04M	Tax Credit:	None
Applicant:	Richard Hamilton	Staff:	Michele Naru
Proposal:	Porch Reconstruction		
Recommendation:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Ranch
DATE: c1940s

PROPOSAL:

The applicant is proposing to remove the existing porch (metal supports with brick foundation and corrugated/fiberglass roof) and replace it with a new porch of the same footprint and on the existing brick foundation. The new porch will be constructed with stained, pressure treated wood supporting a copper roof (see attached drawings).

STAFF RECOMMENDATION:

X Approval
 Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

①

x 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; or

 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



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Street Number City State Zip Code
Contractor: DEL LIPPART Phone No.: 301-871-9112
Contractor Registration No.: 9210
Agent for Owner: RICHARD HAMILTON Daytime Phone No.: 301 270 4714

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: 7119 Poplar Ave
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVE
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

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/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 8,200
1C. If this is a revision of a previously approved active permit, see Permit # _____

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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 all agencies listed and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Richard Hamilton Signature of owner or authorized agent 1/20/04 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 332991 Date Filed: _____ Date Issued: _____

3

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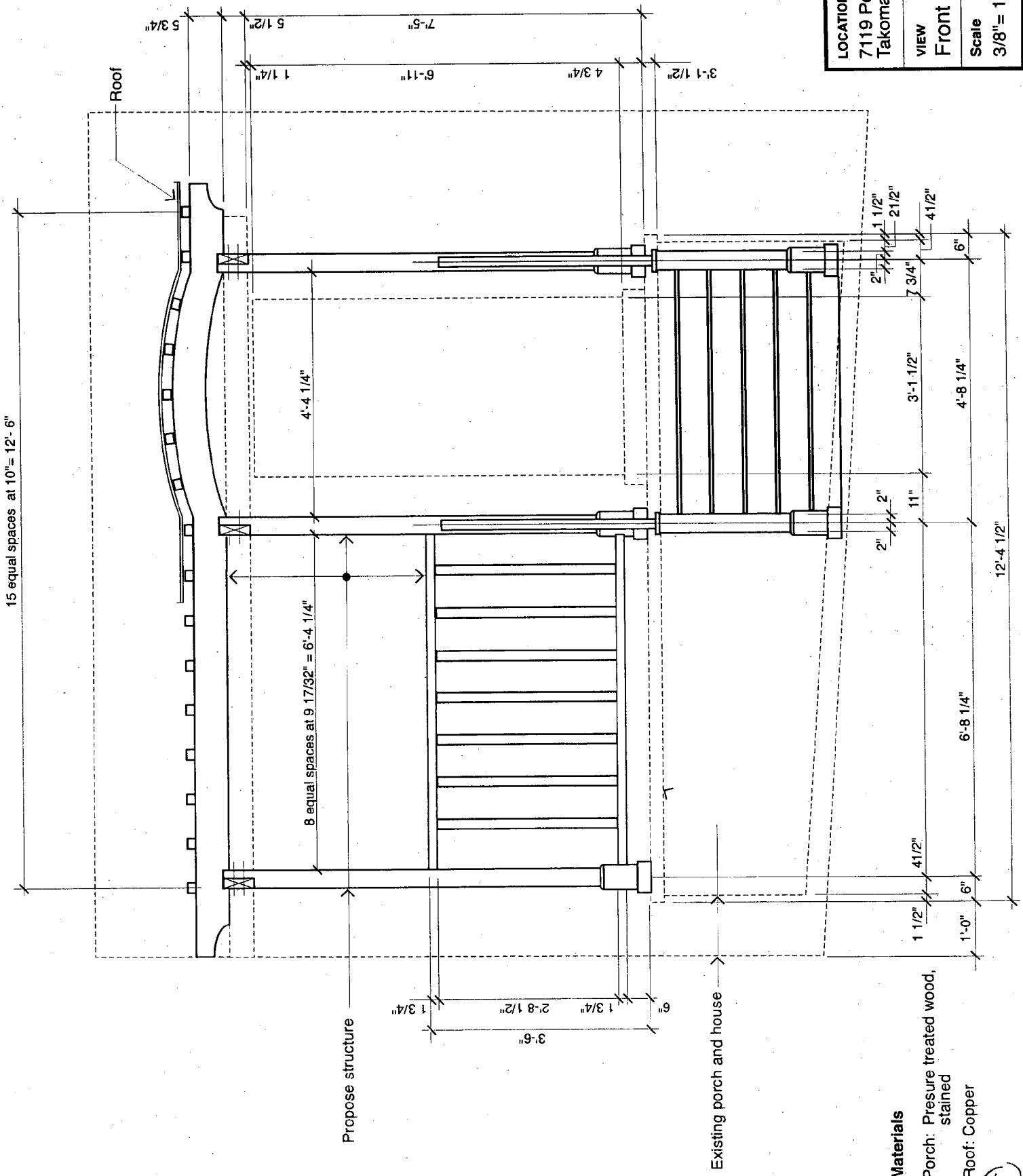
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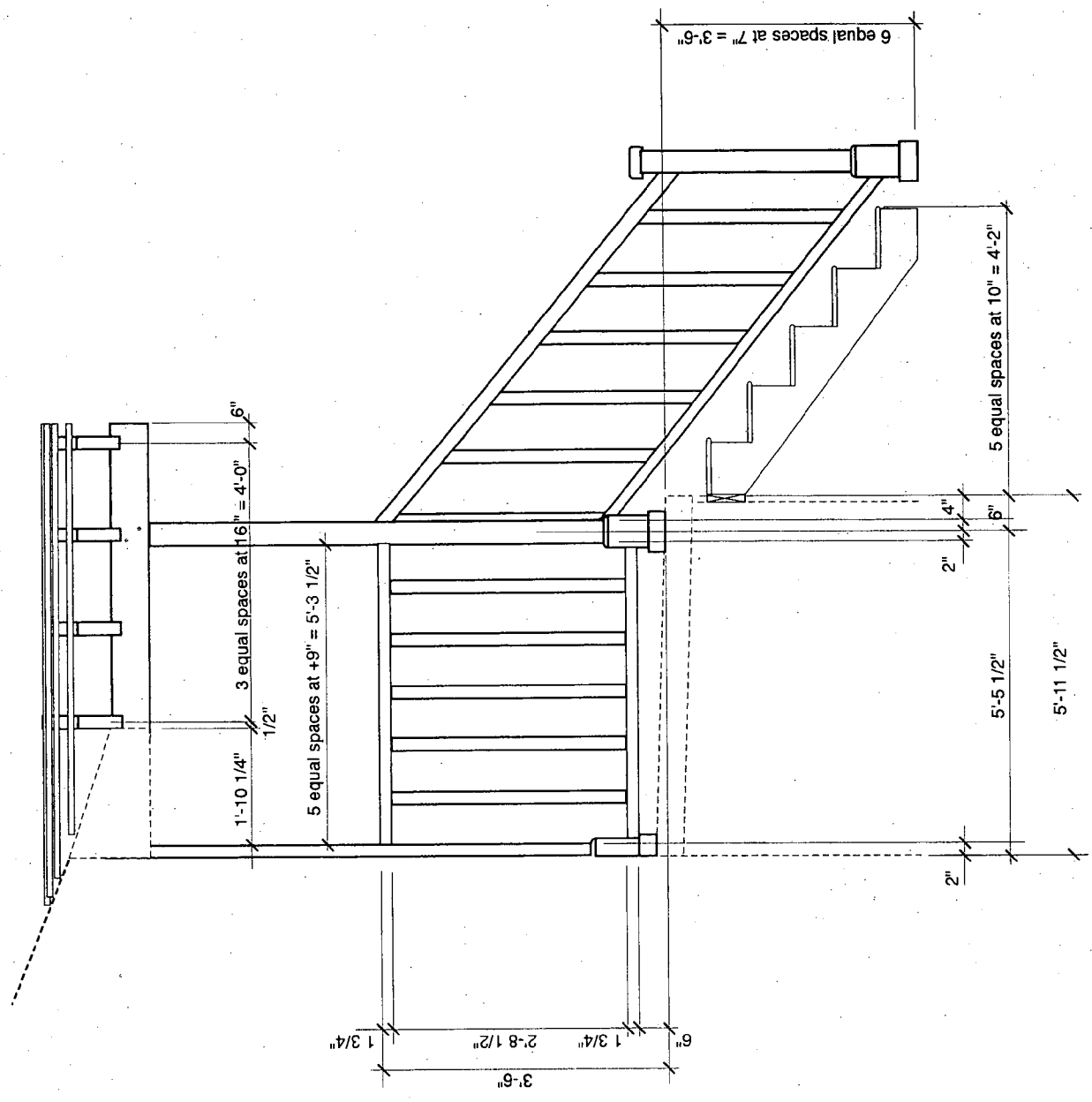


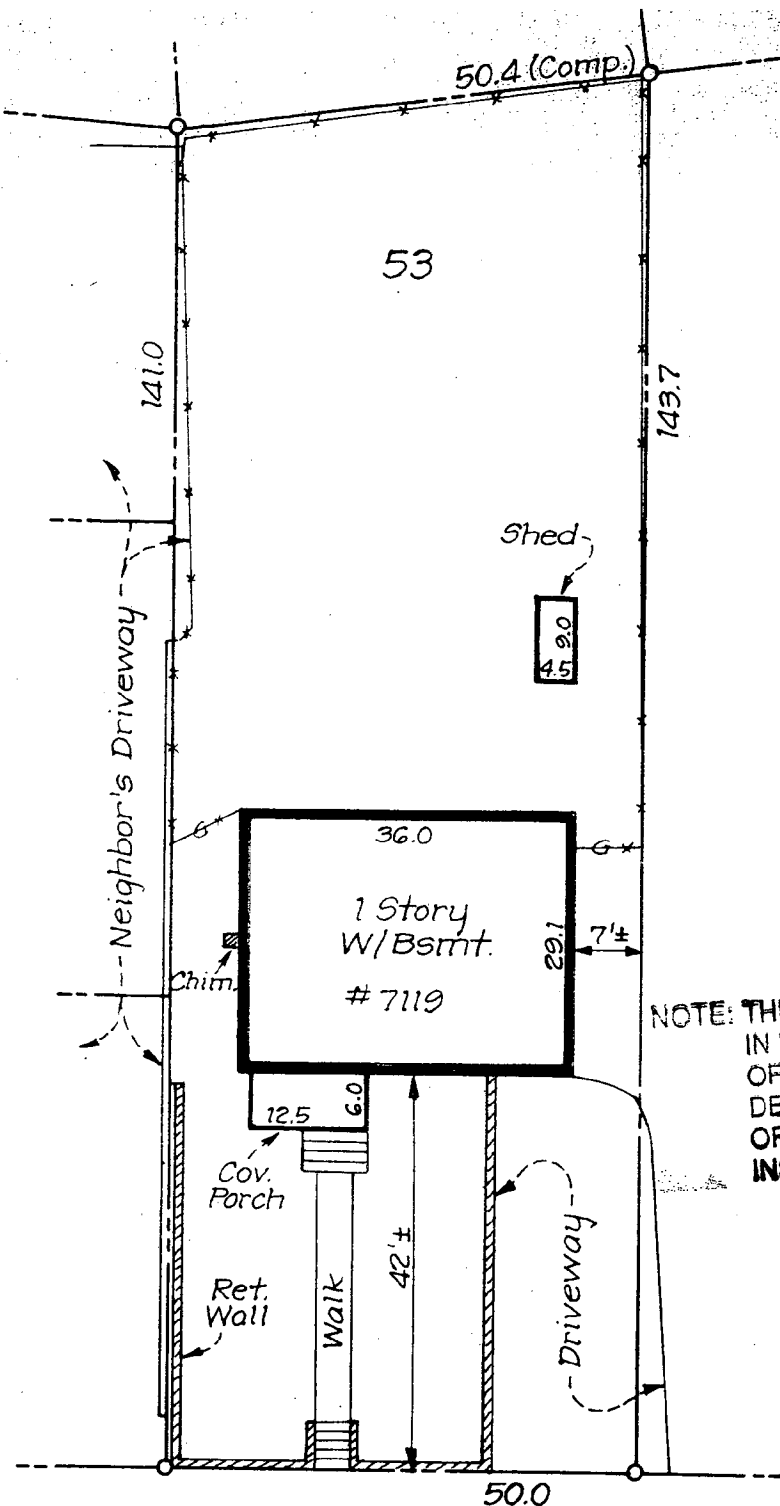
LOCATION	7119 Poplar Avenue Takoma Park Maryland
VIEW	Front Elevation
Scale	3/8" = 1'-0"

Materials
 Porch: Pressure treated wood,
 stained
 Roof: Copper

6

LOCATION	7119 Poplar Avenue Takoma Park Maryland
VIEW	Side Elevation
Scale	3/8" = 1'-0"





NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

POPLAR AVENUE



NO TITLE REPORT FILED

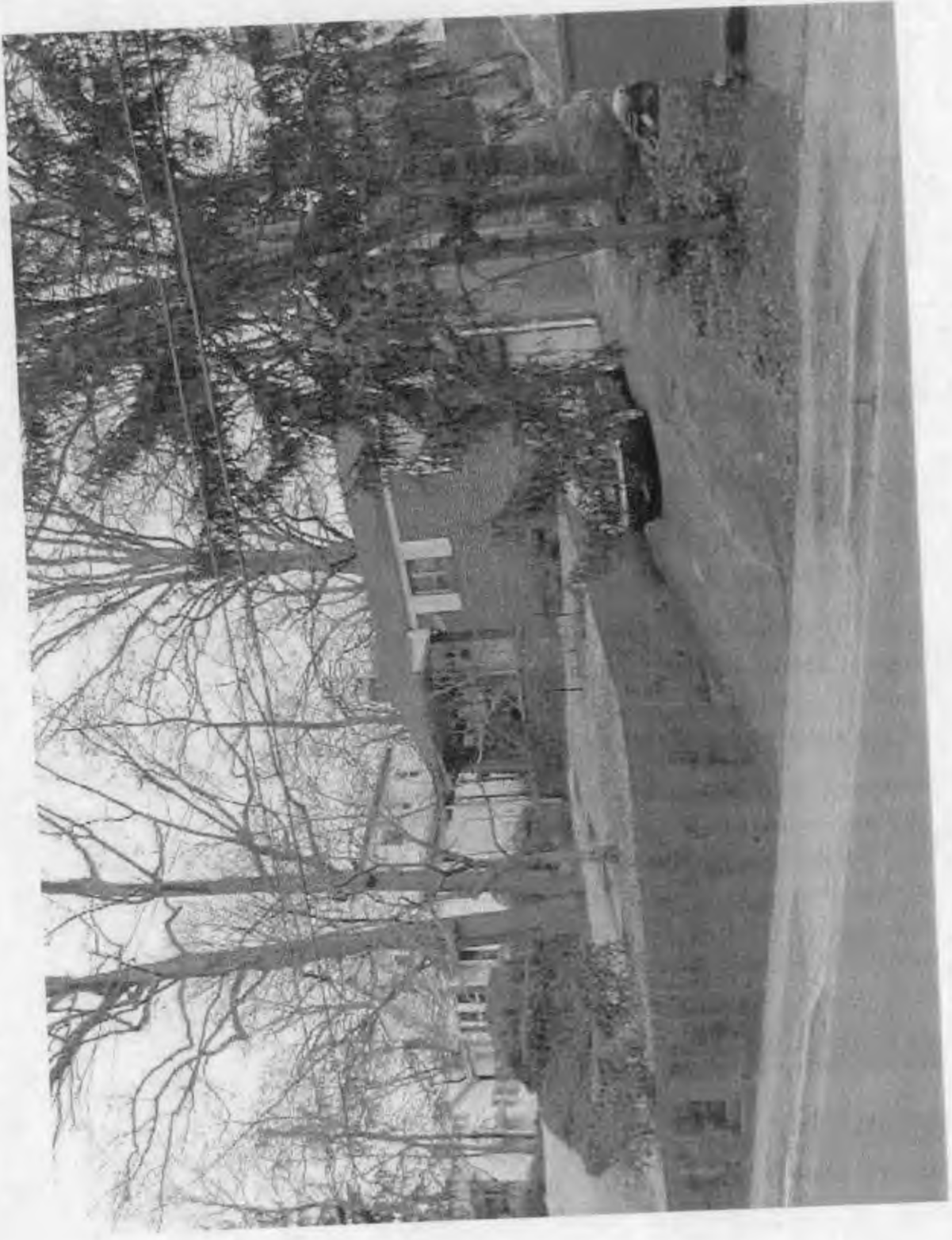
<p>LOCATION SURVEY OF 7119 POPLAR AVENUE</p> <p>SUBDIVISION B.F. GILBERT'S ADDITION TAKOMA PARK MONTGOMERY COUNTY, MARYLAND</p>	<p>LOT: <u>53</u></p> <p>PLAT BOOK: <u>A</u></p> <p>DATE: <u>5-9-91</u></p> <p>CASE NO: <u>15864/LCC</u></p>	<p>BLOCK: <u>21</u></p> <p>PLAT NO: <u>2</u></p> <p>SCALE: <u>1" = 20'</u></p> <p>FILE NO: <u>CT-910</u> (9)</p>
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View from Columbia Avenue



Front view from neighbors



View from Poplar Avenue



View from the left

(13)



View from Columbia Avenue



Front view from neighbors



View from Poplar Avenue



View from the left