

37/03-04YY 7101 Poplar Ave
Takoma Park Historic District

H. James O'Brien, AIA

7101 Poplar Ave.
37103-0444



OPUS 3 LTD.

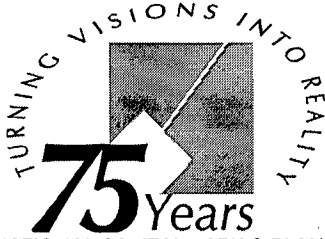
Design & Construction

6480 Sligo Mill Road

Takoma Park, MD 20912

301-891-9190 ☐ *FAX 301-891-9191*

job@opus3ltd.net



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

FAX TRANSMITTAL SHEET
Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Kevin O'Dell FAX NUMBER: 301-270-1441

FROM: Tania Tully *TGT* DATE: October 29, 2004

Number of Pages Including this Transmittal Sheet: 7

RE: **Job @ 7101 Poplar (Goldsmen-Valente)**

NOTE:

It turns out that you do not need to come to the office. I have stamped the drawings and am re-faxing them to you. Unless there are changes from the previously stamped drawings or these product specifications, the conditions have been met for this HAWP. Because the driveway is not being altered as originally intended, a landscape plan is not necessary.

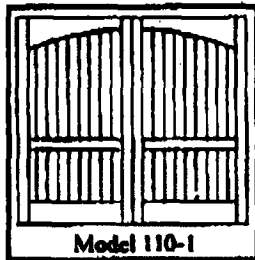
CARRIAGE HOUSE BARN DOORS

Kevin

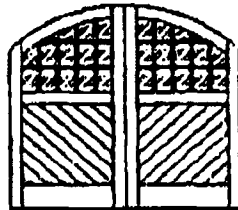
Carriage House Barn Door Features

- All styles can be fabricated to operate as Sectional Overhead, Traditional Swing Out, Sliding or Bifold, or One Piece Overhead.
- Sectional carriage house barn doors have a polystyrene insulated core with an R-value of 6.
- Full-through mortise & tenon joinery on traditional swing out and sliding doors.
- Thickness range from 1 3/4" to 3 1/4".
- All sectional overhead operating carriage house barn doors are fabricated with a MAHOGANY core, custom designed to allow face lumber to be screwed securely into it. All screws are counter bored and plugged.
- Complete with matched hardware sets sized appropriately for weight and thickness of door.
- Any style carriage house barn door can be fabricated. Simply send us a sketch.
- Shop drawings specific to each order are submitted for client approval.
- The drawings on this page represent doors for single car openings. Contact Hahn's Woodworking Co., Inc. for drawing designs for two-car openings.

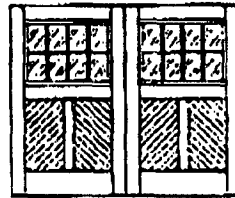
Click on an outlined drawing or any photo to see an enlarged example.



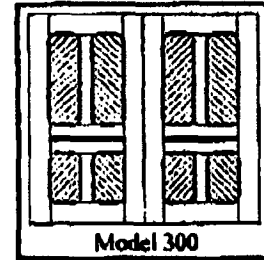
Model 110-1



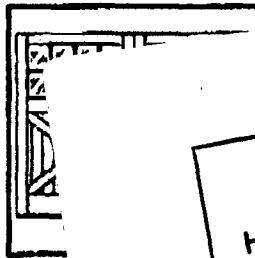
Model 311-28



Model 101-3



Model 300



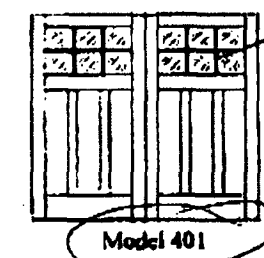
Model 100



100-TR1

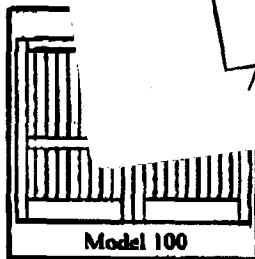


Model 101-3

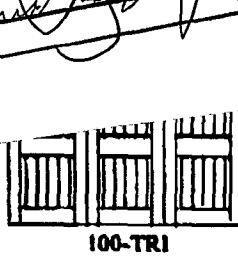


Model 401

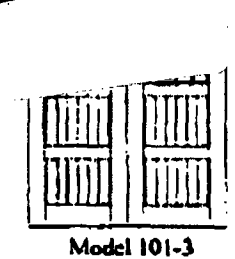
use blank flat panel no glass
-6' wide x 6'8"



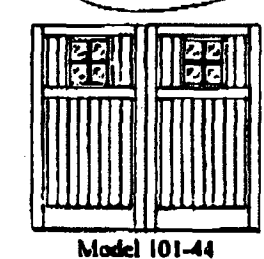
Model 100



100-TR1



Model 101-3



Model 101-44

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

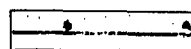
Click to view Additional Carriage House Barn Door Designs, including TWO-CAR doors.

More information:

Click to view
Construction Details of
Carriage House Barn
Doors

Click to view
Opening Preparation
Requirements

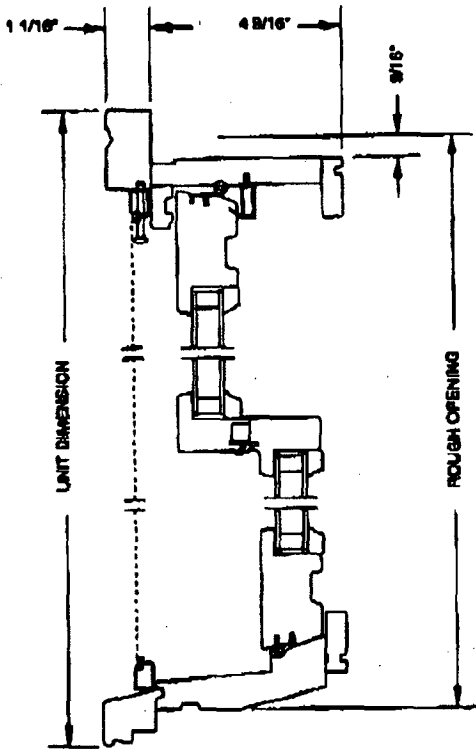
Click to view
Listing of Wrought Iron
Hardware Sources



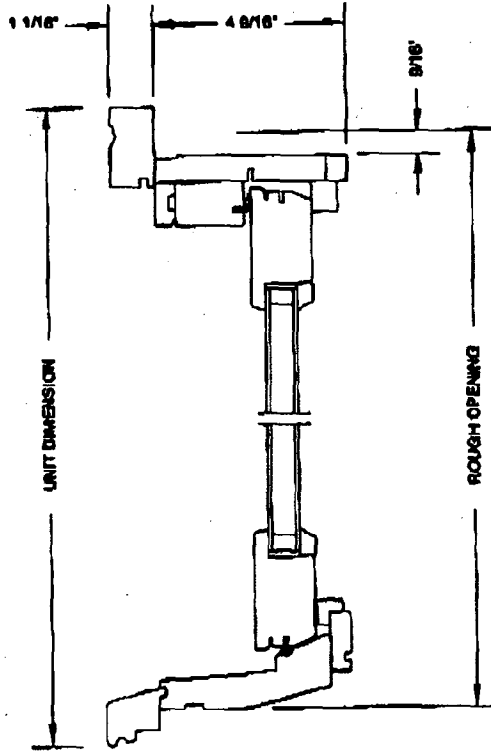
DOUBLE HUNG WINDOWS

Cross Section

Primed Vertical



OPERATING VERTICAL SECTION



FIXED VERTICAL SECTION

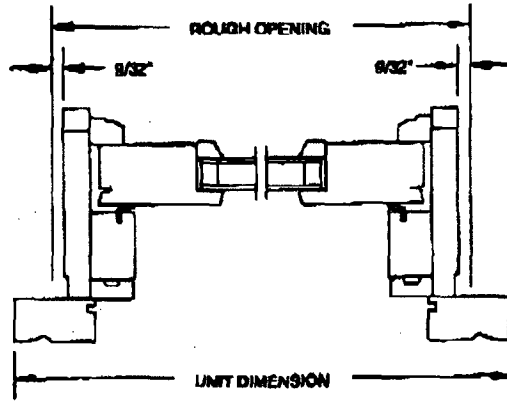
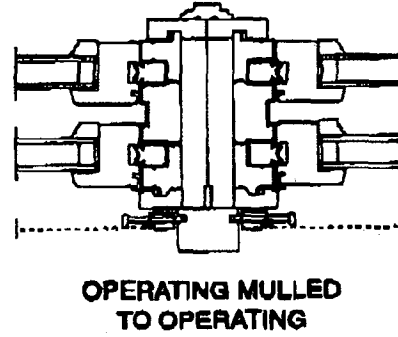
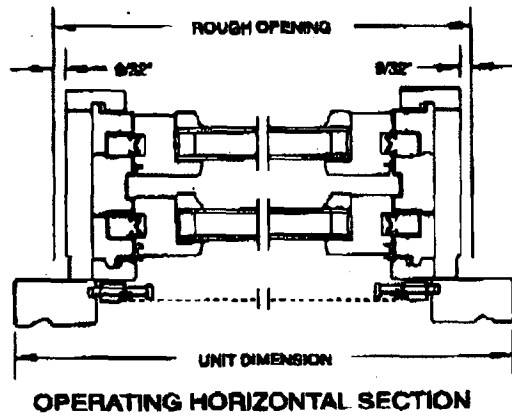
APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 10/29/04



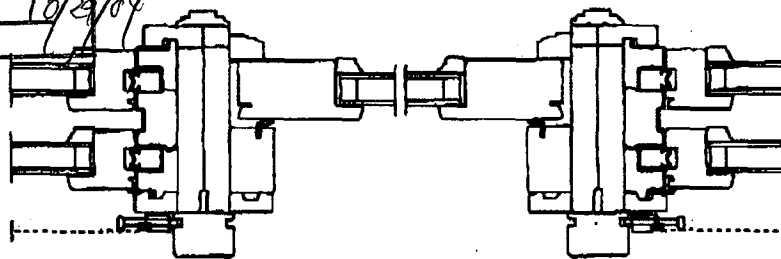
OPTIONAL BRICKMOULD FOR DOUBLE HUNG/GLIDING WINDOWS

DOUBLE HUNG WINDOWS Cross Section

Primed Horizontal



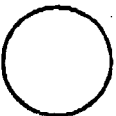
APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 10/29/04



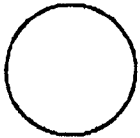
TYPICAL HANDRAIL DETAIL TO
 CONSIST OF THE FOLLOWING MATERIAL
 AND TO BE PAINTED IN TRIM COLOR

STOCK # - 21

FULL ROUND




LWM-233
1-1/4 DIAMETER




LWM-232
1-1/2 DIAMETER


MULLION




LWM-134
1 1/16 X 1-3/8
FLAT ASTRAGAL




SM-63
0/16 X 1-1/4
CLOVER MULLION




LWM-963
3/8 X 1-5/8
FLAT ASTRAGAL



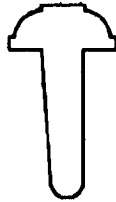
LWM-937
3/8 X 1-1/2
BEADED MULLION



WRM-088
3/8 X 2"
BEADED MULLION




WRM-1300
1-1/4 X 2"
T-ASTRAGAL
FOR 1-3/8 DOORS




WRM-1300
1-1/4 X 2-1/4
T-ASTRAGAL
FOR 1-3/4 DOORS

SCALE: NHP SEE
PAGE NO. A-03

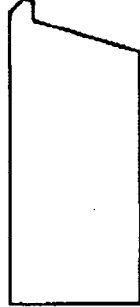
HANDRAIL



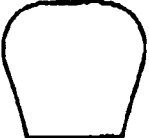
SM-8840
1-1/2 X 3-1/2
TOP PORCH RAIL




LWM-237
1-1/4 X 1-1/4
BALUSTER STOCK



SM-8841
1-1/2 X 3-1/2
BOTTOM PORCH RAIL




WRM-230
1-1/2 X 1-11/16
SMALL HANDRAIL



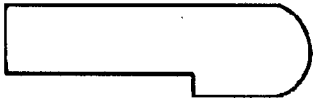
WRM-240
1-1/4 X 2-1/4
OVAL HANDRAIL

SCALE: NHP SEE
PAGE NO. A-04

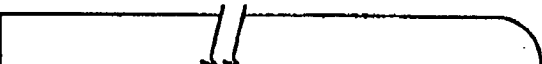
STAIR PARTS



SM-63
1" X 1-3/8
NOSE & SCOTIA
YELLOW PINE

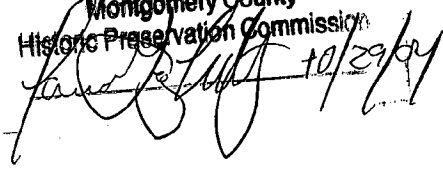


1-1/16 X 3-1/2
LANDING TREAD
YELLOW PINE



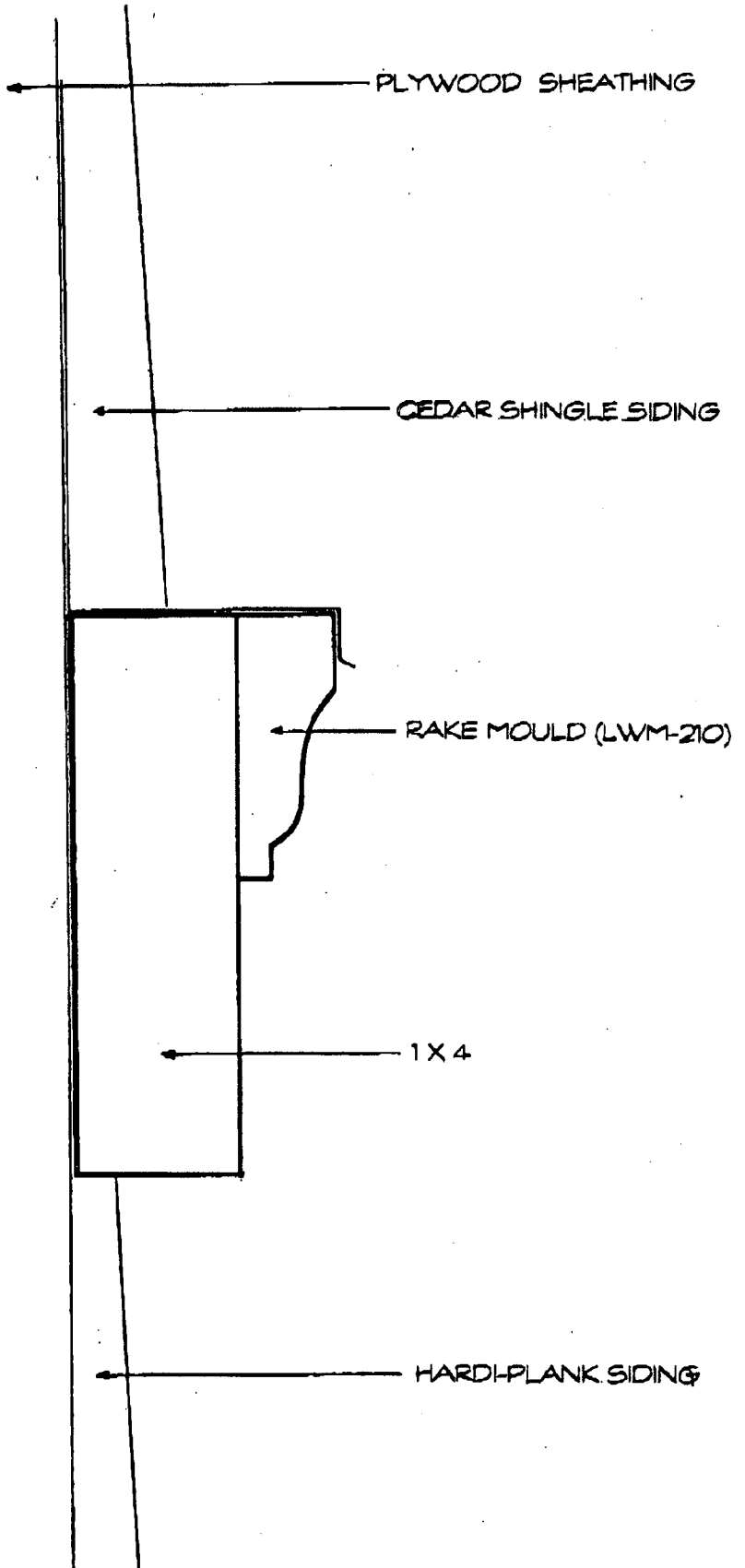
BAR RAIL

APPROVED
 Montgomery County
 Historic Preservation Commission



SEE SECTION 3
PAGE 10

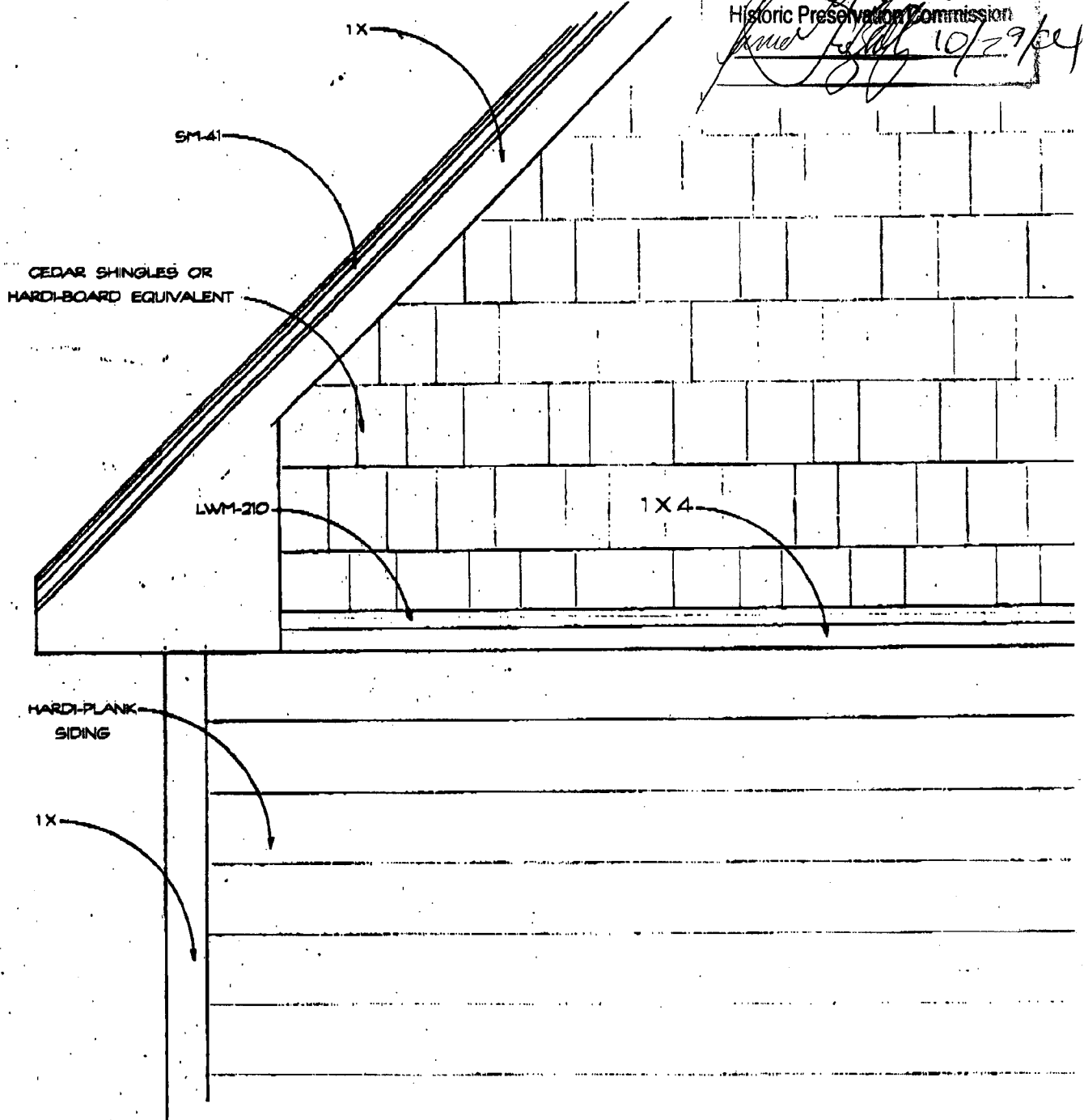
APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 10/29/04



FRONT GABLE TRIM DETAIL (A)

SCALE: ACTUAL SIZE

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 10/29/04



FRONT GABLE TRIM DETAIL (B)

SCALE: T = 1'-0"

Fax Cover

Jos. Klockner & Company

Phone # 301-270-3033

Fax # 301-270-1441

To: TANIA TULLY

Phone # _____

Fax # used (301) 563-3412

Number of pages including cover:

7

Date:

10-28-04

RE:

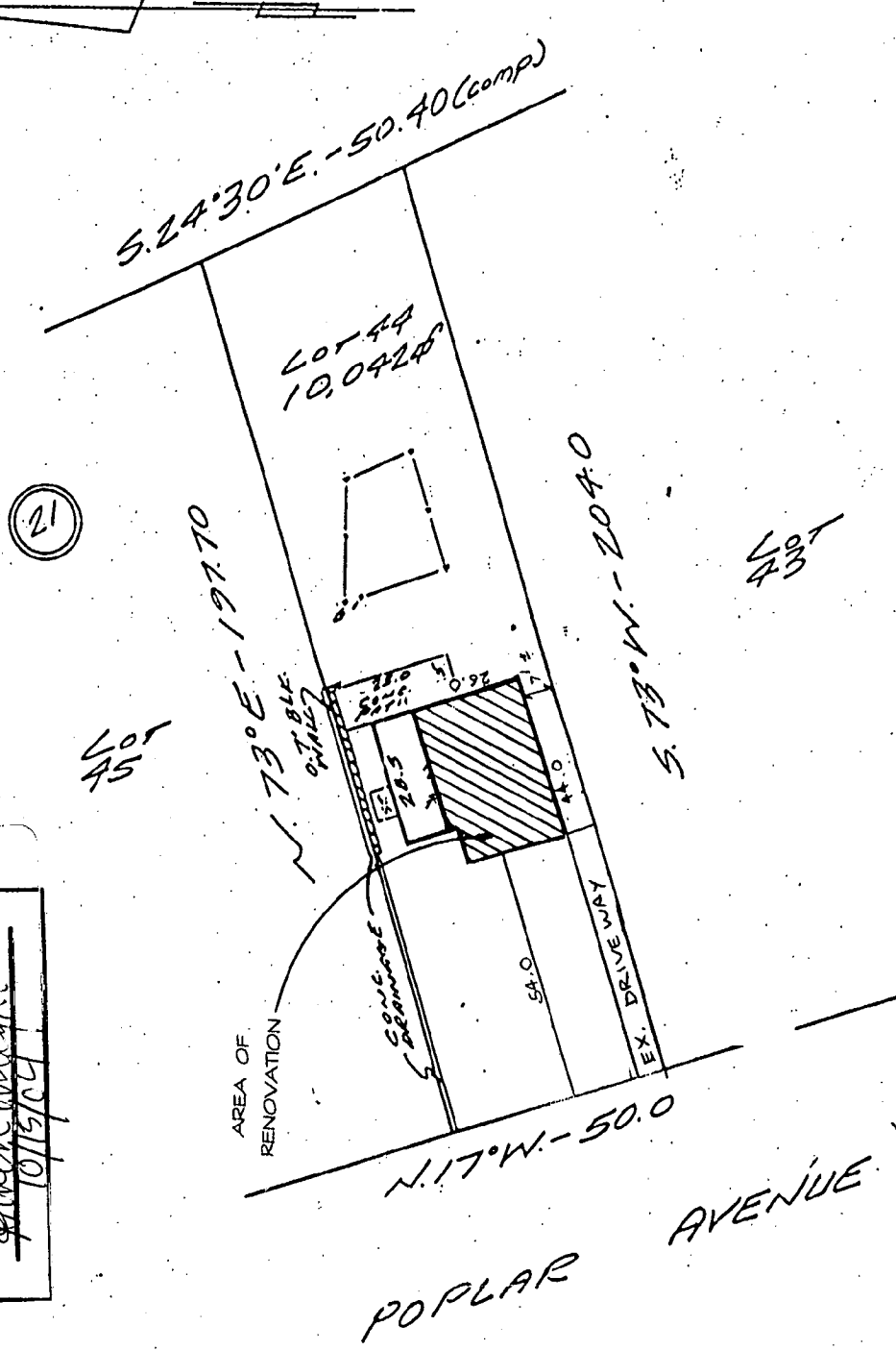
KLOCKNER JOB @ 7101 POPLAR
(GOLDSMAN-VALENTE)

GOLDSMANN VALENTE RESIDENCE
#7101 POPLAR AVE., TAKOMA PARK, MD 20912

CI

9-9-04 (FOR PERMIT)

KLOCKNER
Premier Construction Services
6440 Eligo Mill Road, Takoma Park, MD 20912
Phone: (301) 270-3032 Fax: (301) 270-1441
Email: melli@klockner.net



PROPOSED SITE PLAN

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
10/15/04

CAPITOL SURVEYS

ACC # 009176-9

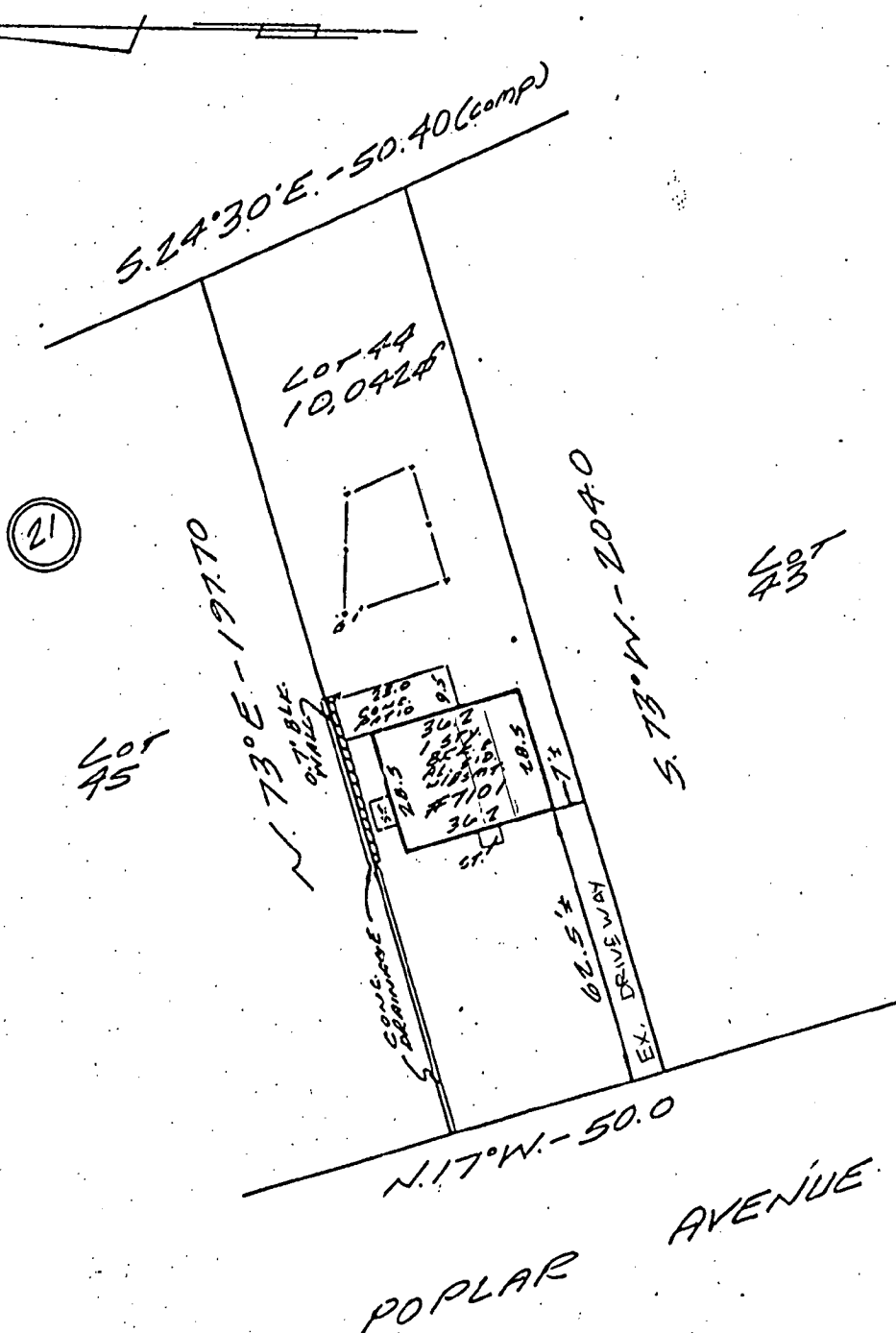
NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

DATE: NINE 18 1985 FILE: 402-85

HOUSE LOCATION
LOT - 44 BLOCK - Z1
B.F. GILBERT'S ADDITION
"TAKOMA PARK"
MONTGOMERY COUNTY, MARYLAND
Recorded in Plat Book A Plat 2 Scale 1" = 40'

Recorded in Plat Book A Plat 2 Scale 1" = 40'
CASE: 402-85 FILE: 19102

LOUIS COHEN
Registered Land Surveyor
Maryland No. 1961



EXISTING SITE PLAN

CAPITOL SURVEYS

009176-9

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

DATE: NINE 18 1985 FILE: 402-85

HOUSE LOCATION
LOT - 44 BLOCK - Z1
B.F. GILBERT'S ADDITION
"TAKOMA PARK"
MONTGOMERY COUNTY, MARYLAND
Recorded in Plat Book A Plat 2 Scale 1" = 40'

Recorded in Plat Book A Plat 2 Scale 1" = 40'
CASE: 402-85 FILE: 19102

LOUIS COHEN
Registered Land Surveyor
Maryland No. 1961

GENERAL NOTES:

1. CONSTRUCTION WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES FOR MONTGOMERY COUNTY.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.

DESIGN LOADS:

	LIVE	DEAD	TOTAL
1. FLOORS	40	10	50
2. ROOFS	30	10	40

PARTITION TYPES:

1. EXTERIOR WALLS: 2X6 WOOD CONSTRUCTION
1/2" GWB @ FINISH FACE
1/2" EXTERIOR SHEATHING
2. INTERIOR WALLS: 2X4 WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED.
1/2" GWB BOTH SIDES

FLOOR SYSTEMS:

1. FIRST FLOOR: 2X10 WOOD JOISTS
2. SECOND FLOOR: 2X10 WOOD JOISTS

ROOF STRUCTURE:

1. ALL ROOFS: 2X10 WOOD RAFTERS W/ 5/8" SHEATHING

INSULATION TYPES:

1. EXTERIOR WALLS: R-19 FIBERGLASS-KRAFT FACED
2. FLOORS AND RAFTERS: R-30 FIBERGLASS-KRAFT FACED
UNLESS OTHERWISE NOTED.

EXTERIOR:

1. HARDFE-BOARD SIDING

ROOFING MATERIALS:

1. GABLE ROOFS: 25 YR. ASPHALT SHINGLES

Montgomery County Energy Worksheet

1995 CABO Model Energy Code

Application Number 44 Date _____
 Lot 44 Block 21 Subdivision _____
 Submitted By _____ Phone Number _____

Prescriptive Package (from table) _____



Glazing Area 372 / Gross Wall Area 4600 = 8.08 % Proposed Glazing Area
 100 x 372 / 4600 = 8.08 %
 R-Value _____

Description	Comments	Proposed R-Value	Minimum R-Value
Ceiling		R-30	R-30
Exterior Wall		R-19/13	R-13
Floor (Over Unconditioned Space)		R-	R-
Floor (Over Outside Air)		R-30	R-
Basement Wall		R-	R-
Slab Floor		R-	R-

Description	Comments	Proposed U-Value	Maximum U-Value
Glazing		U-0.38	U-0.50
Opaque Door		U-	U-0.35

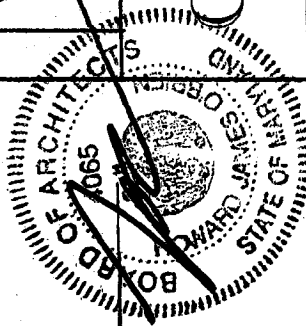
Equipment
 All Equipment must meet National Appliance Conservation Act (NAECA) minimums
 Windows shall be labeled and certified by manufacturer or U-Value default table shall be used.

High
 Normal (check one)

Statement of Compliance

This dwelling meets the requirements of the CABO Model Energy Code - 1995 Edition.

Applicant's Signature *[Signature]*
 August, 1997



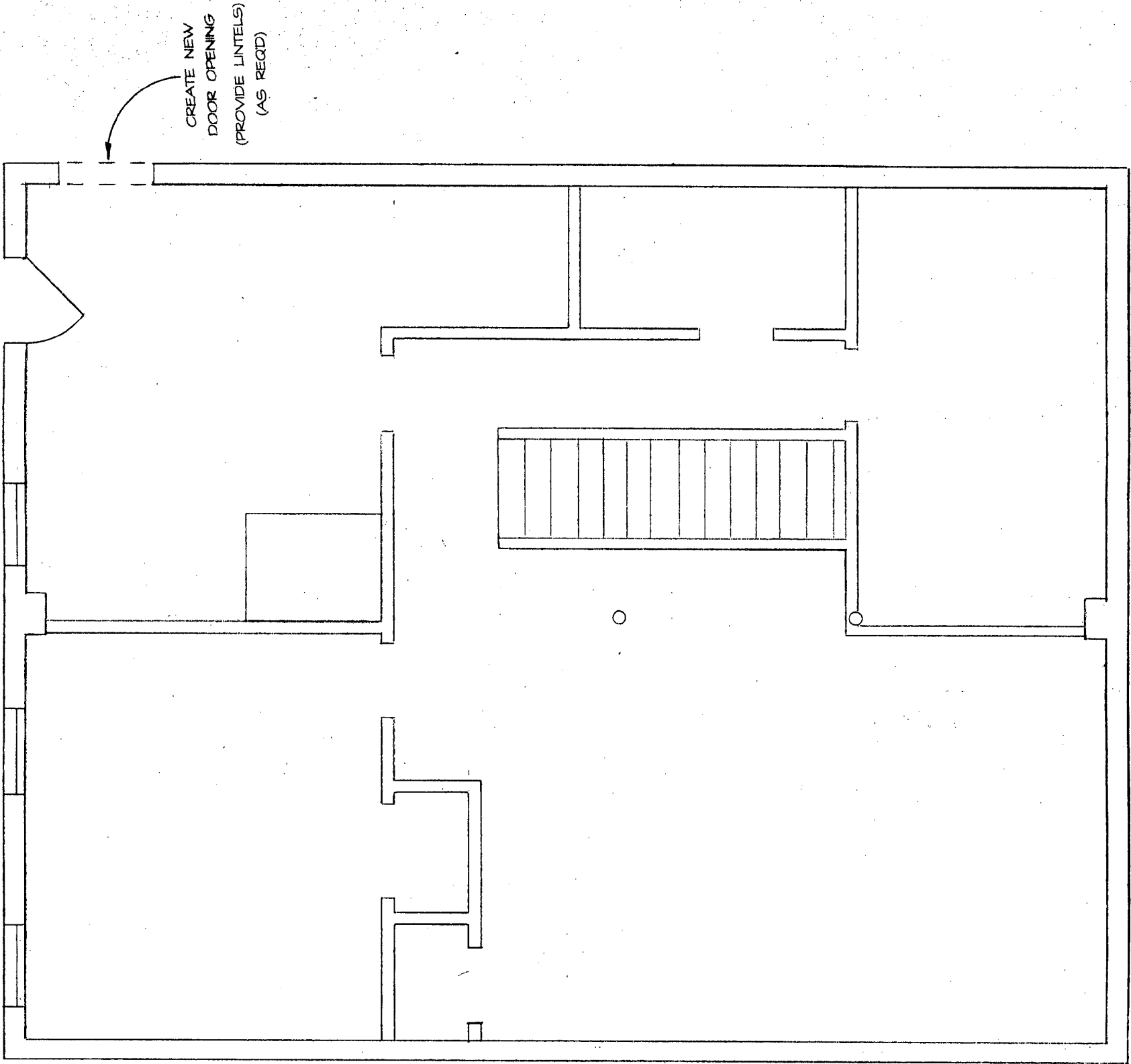
GOLDSMAN VALENTE RESIDENCE
 #7101 POPLAR AVE., TAKOMA PARK, MD 20912

FLOCKNER
 Premier Construction Services
 4400 Sigo Lane Road, Takoma Park, Md 20912
 Phone: (301) 270-3033/Fax: (301) 270-1441
 Email: melli@flockner.net

AI

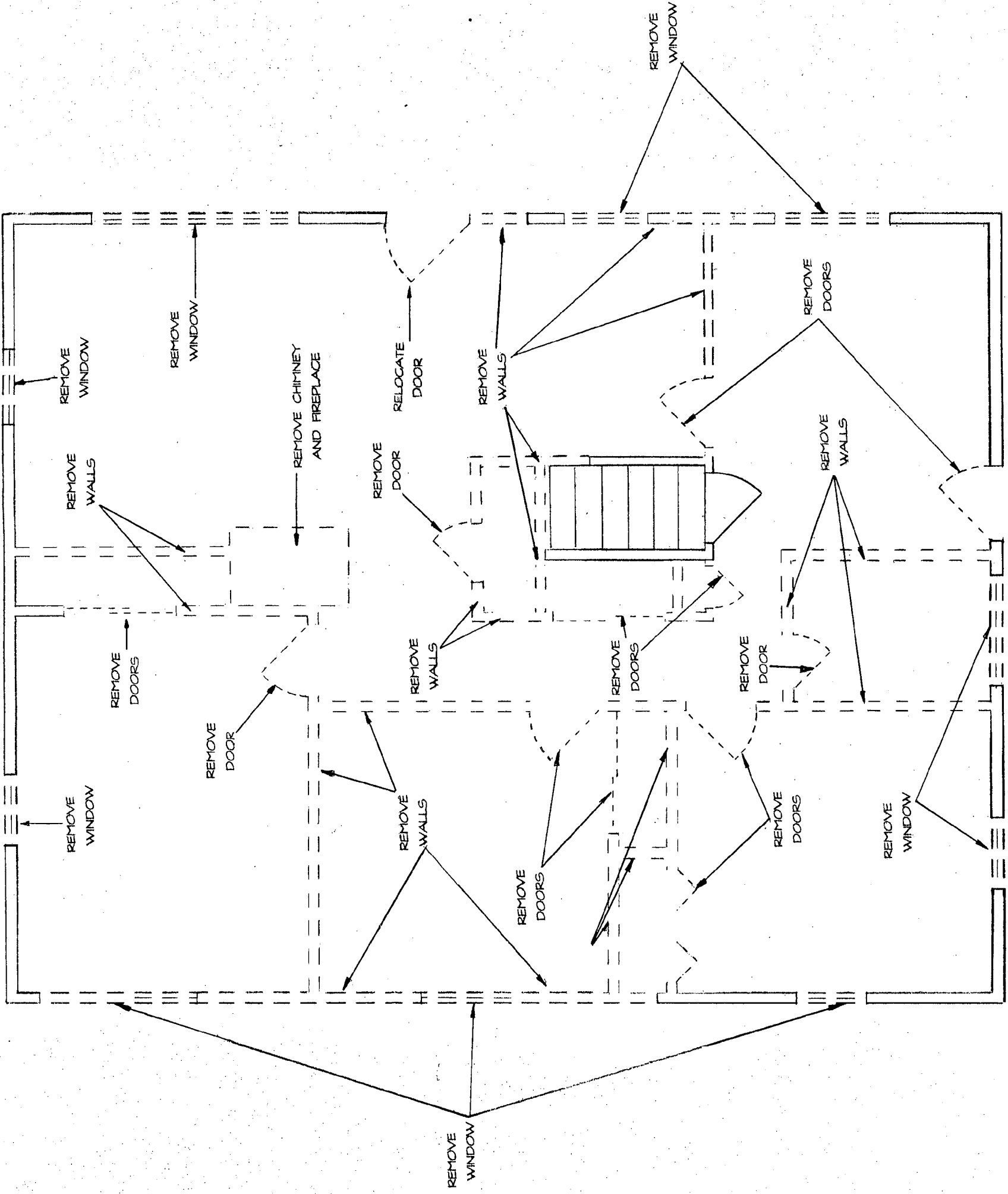
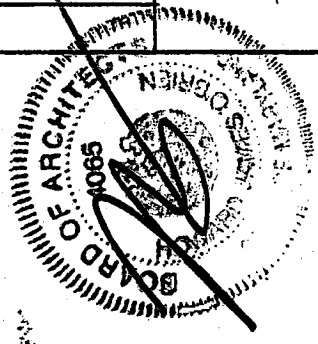
GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

KLOCKNER
Premier Construction Services
1440 Sigo Hill Road, Takoma Park, Md 20912
Phone: (301)270-3033/Fax: (301)270-1441
Email: melli@klockner.net



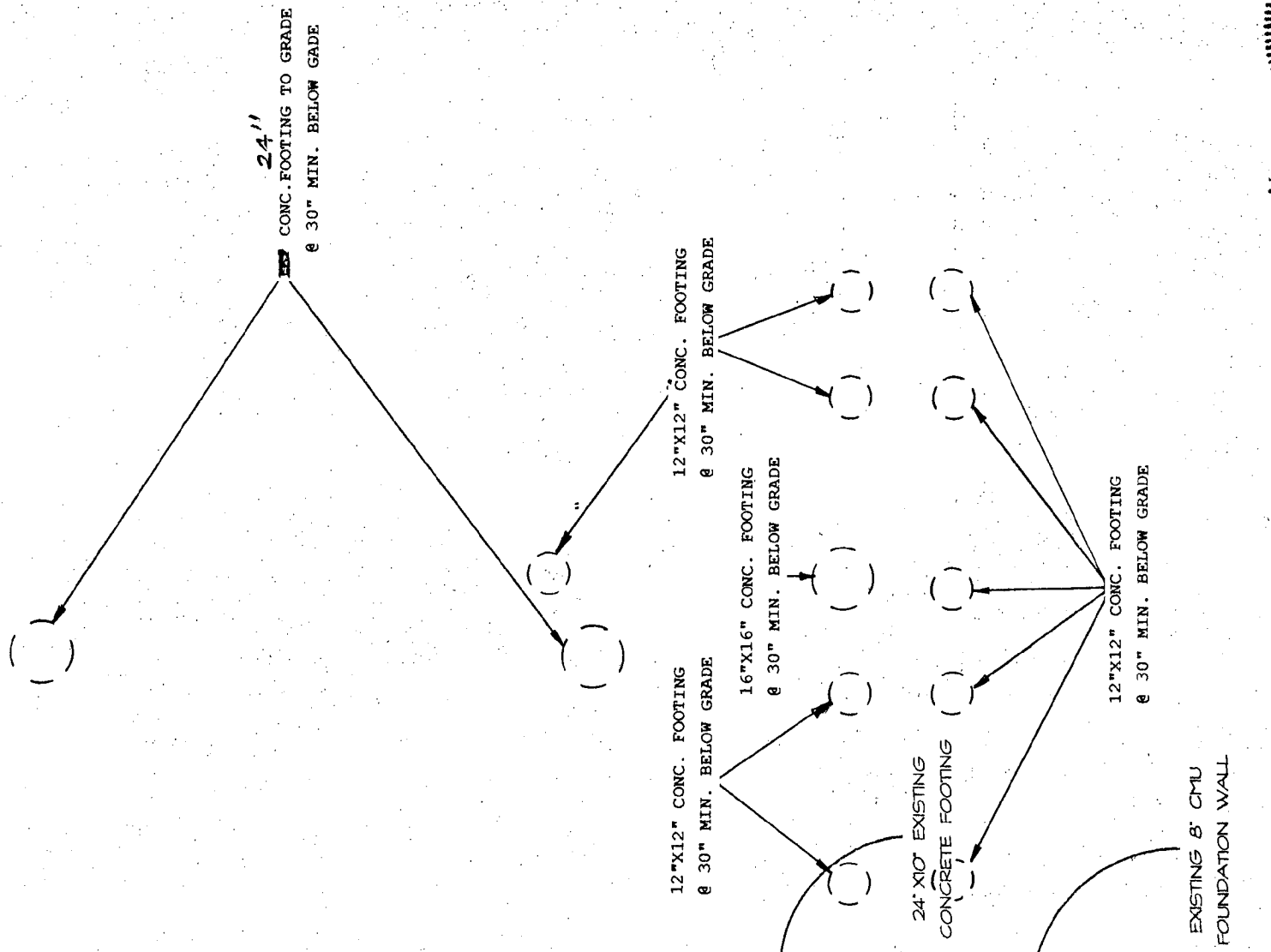
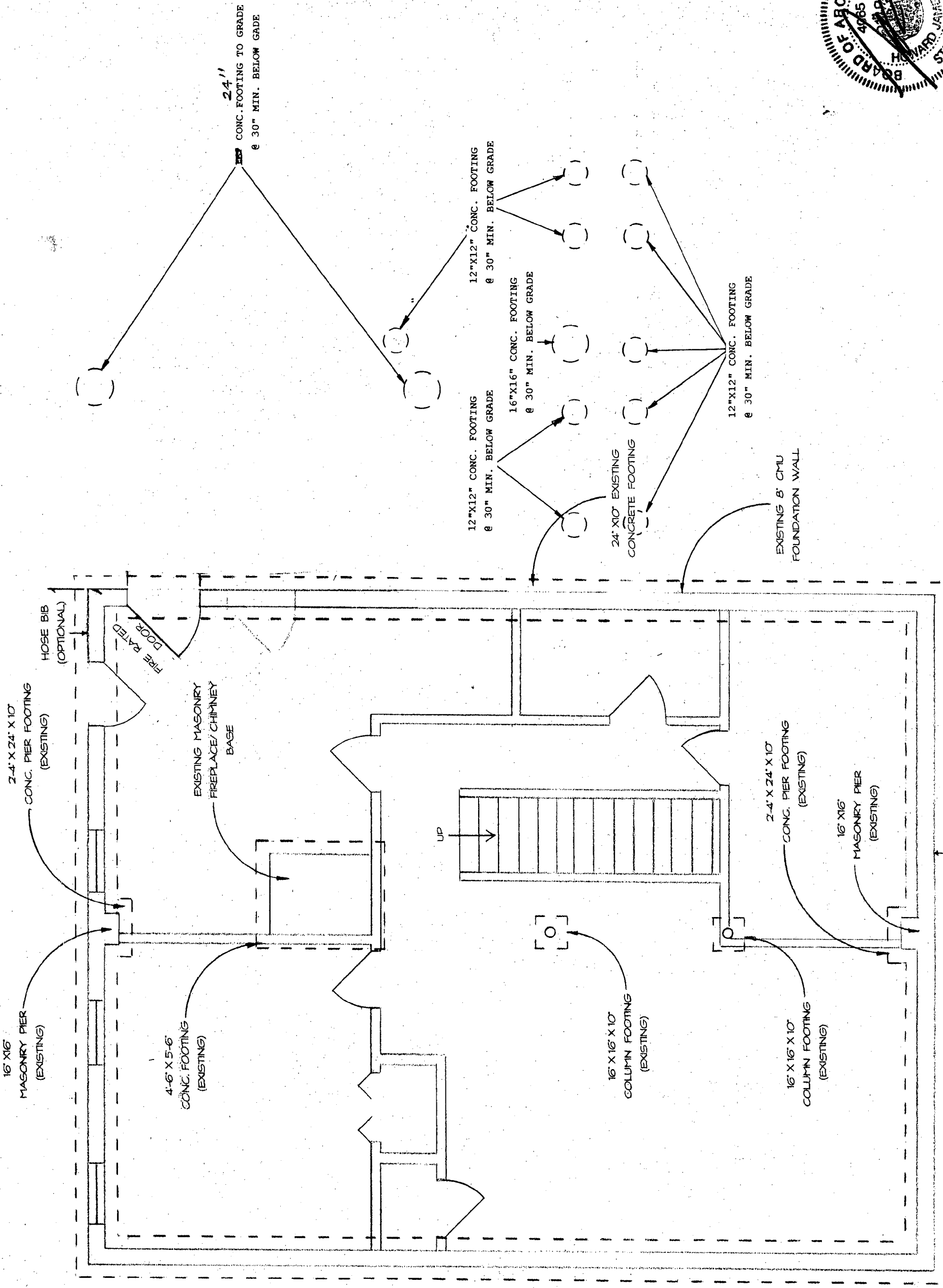
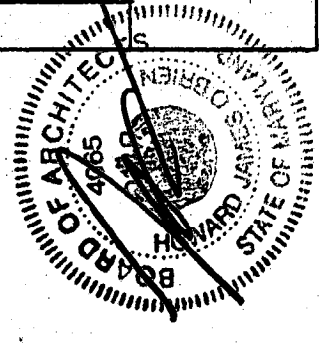
BASEMENT DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



1ST FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



HOSE BIB (OPTIONAL)
BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

AA

GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

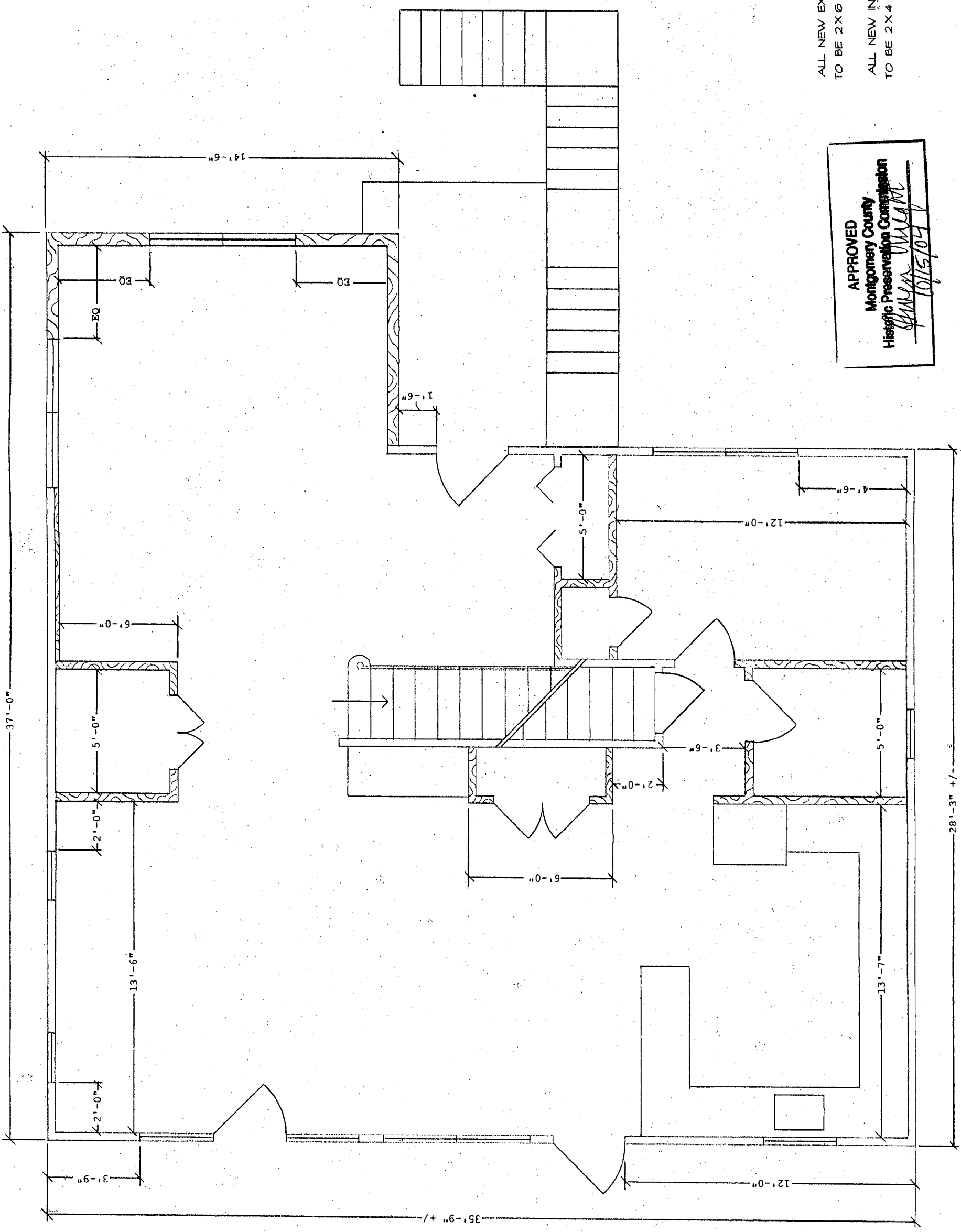
HLOCKNER
Premier Construction Services
1480 Sago Mill Road, Takoma Park, Md 20912
Phone: (301)270-3033/Fax: (301)270-1441
Email: melli@hlockner.net



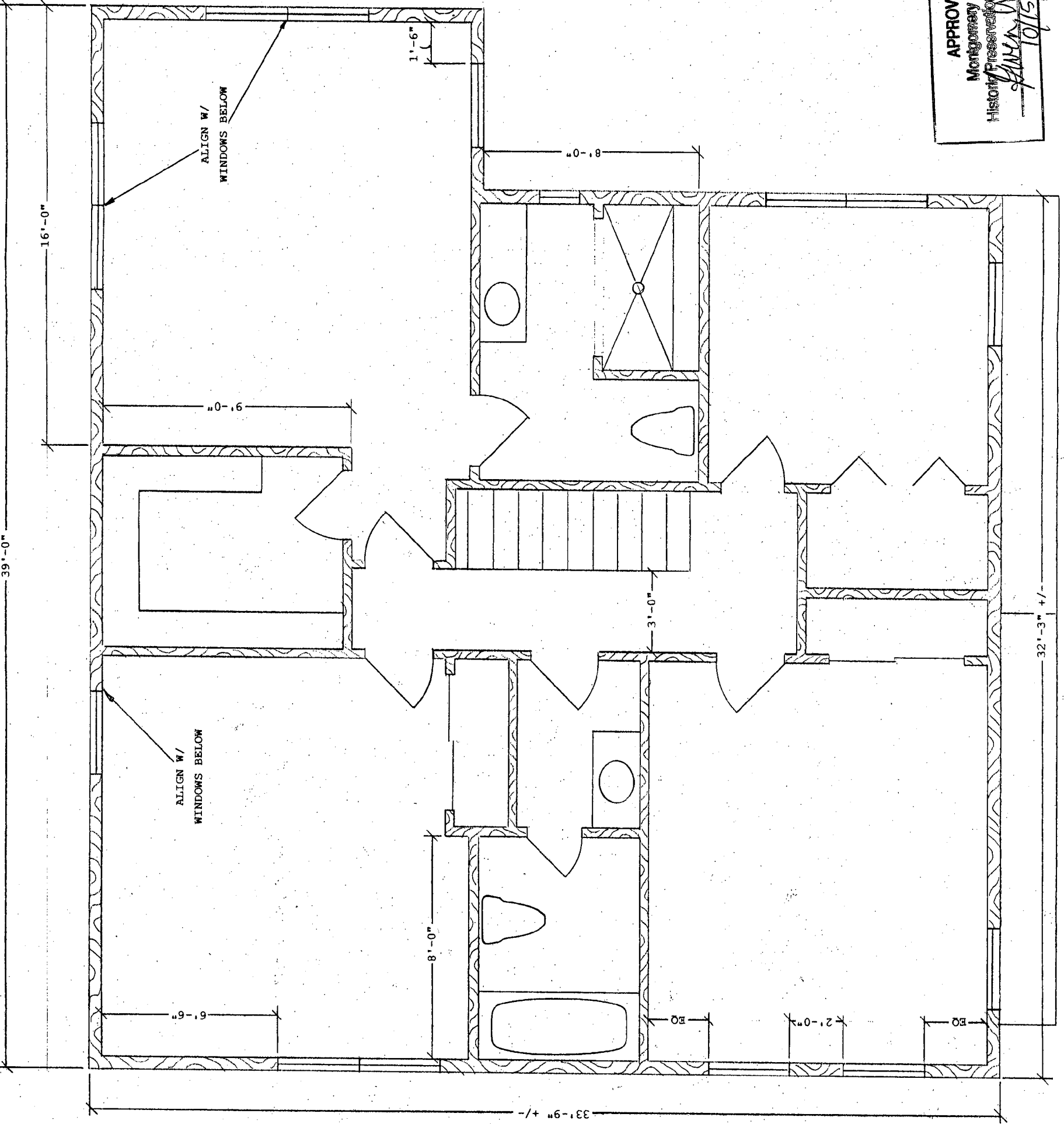
ALL NEW EXTERIOR WALLS
TO BE 2 X 6 CONSTRUCTION

ALL NEW INTERIOR WALLS
TO BE 2 X 4 CONSTRUCTION

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
10/15/04



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



APPROVED
 Montgomery County
 History Preservation Commission
Anna Walcott
 10/15/04

ALL NEW EXTERIOR WALLS
 TO BE 2 X 6 CONSTRUCTION

ALL NEW INTERIOR WALLS
 TO BE 2 X 4 CONSTRUCTION



A5

GOLDSMAN VALENTE RESIDENCE
 #7101 POPLAR AVE., TAKOMA PARK, MD 20912

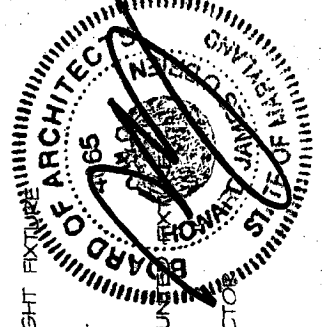
HLOCKNER
 Premier Construction Services
 4400 Sigsbee Road, Takoma Park, Md 20912
 Phone: (301) 270-3033/Fax: (301) 270-1441
 Email: mhelli@hlockner.net

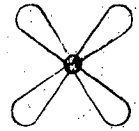




2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

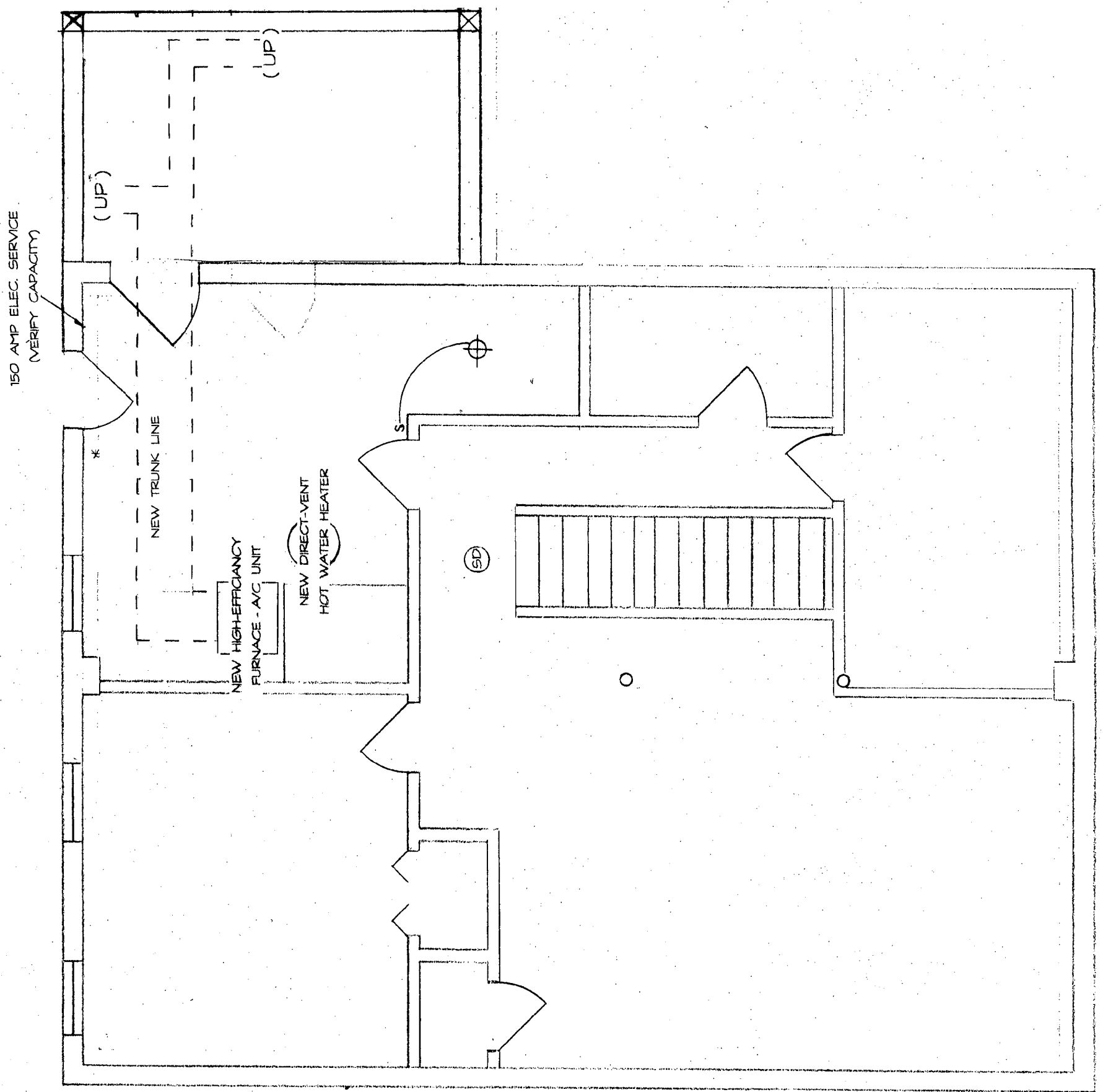
A6

GOLDSMANN/VALENTE RESIDENCE
#7101 POPLAR AVE., TAKOMA PARK, MD 20912

HLOCKNER
Premier Construction Services
8480 Siggo Lane Road, Takoma Park, MD 20912
Phone: (301) 270-3033/Fax: (301) 270-1441
Email: mail@hlockner.net

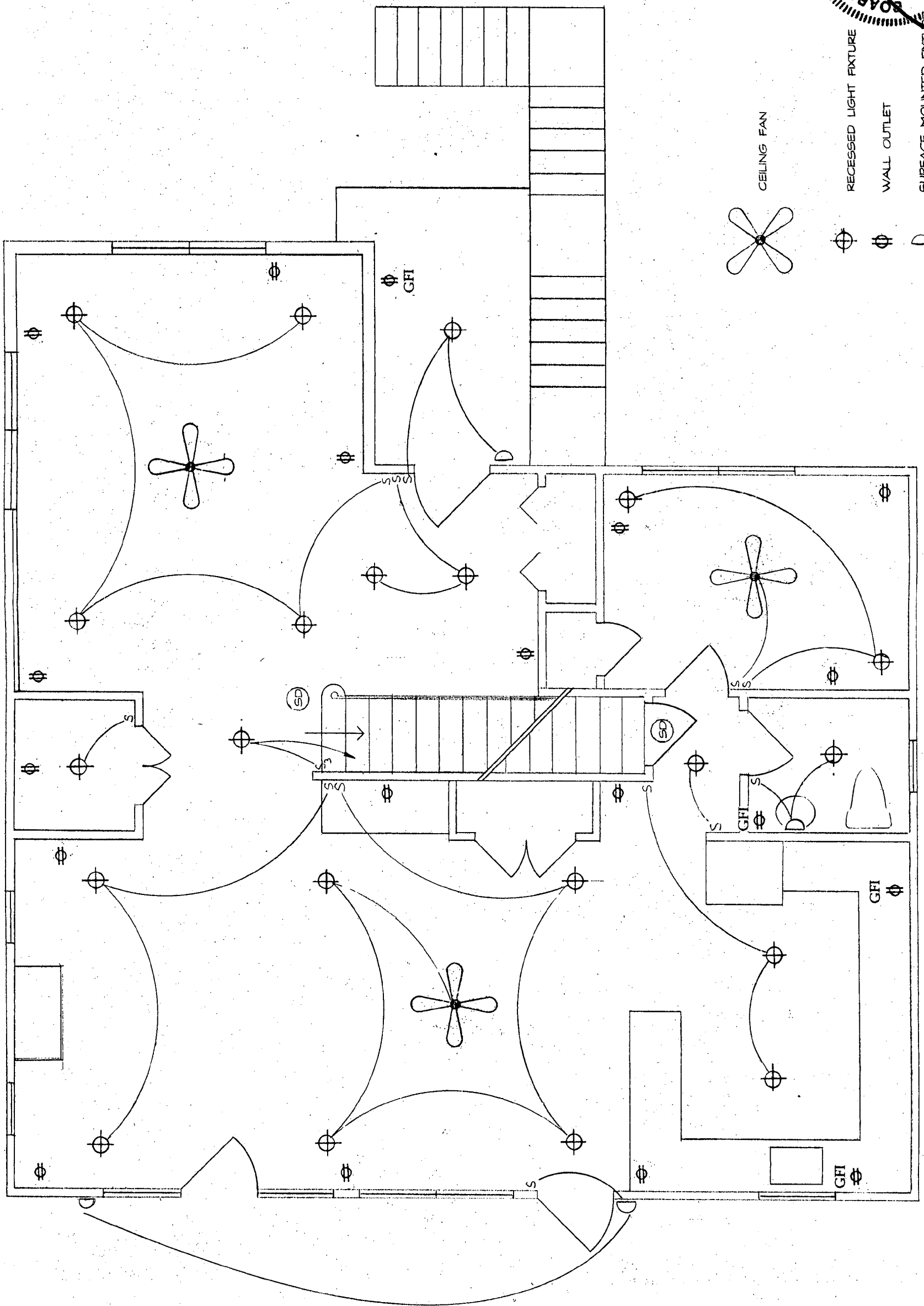


-  CEILING FAN
-  RECESSED LIGHT FIXTURE
-  WALL OUTLET
-  SURFACE MOUNT
-  SMOKE DETECTOR



BASEMENT ELEC./MECH. PLAN

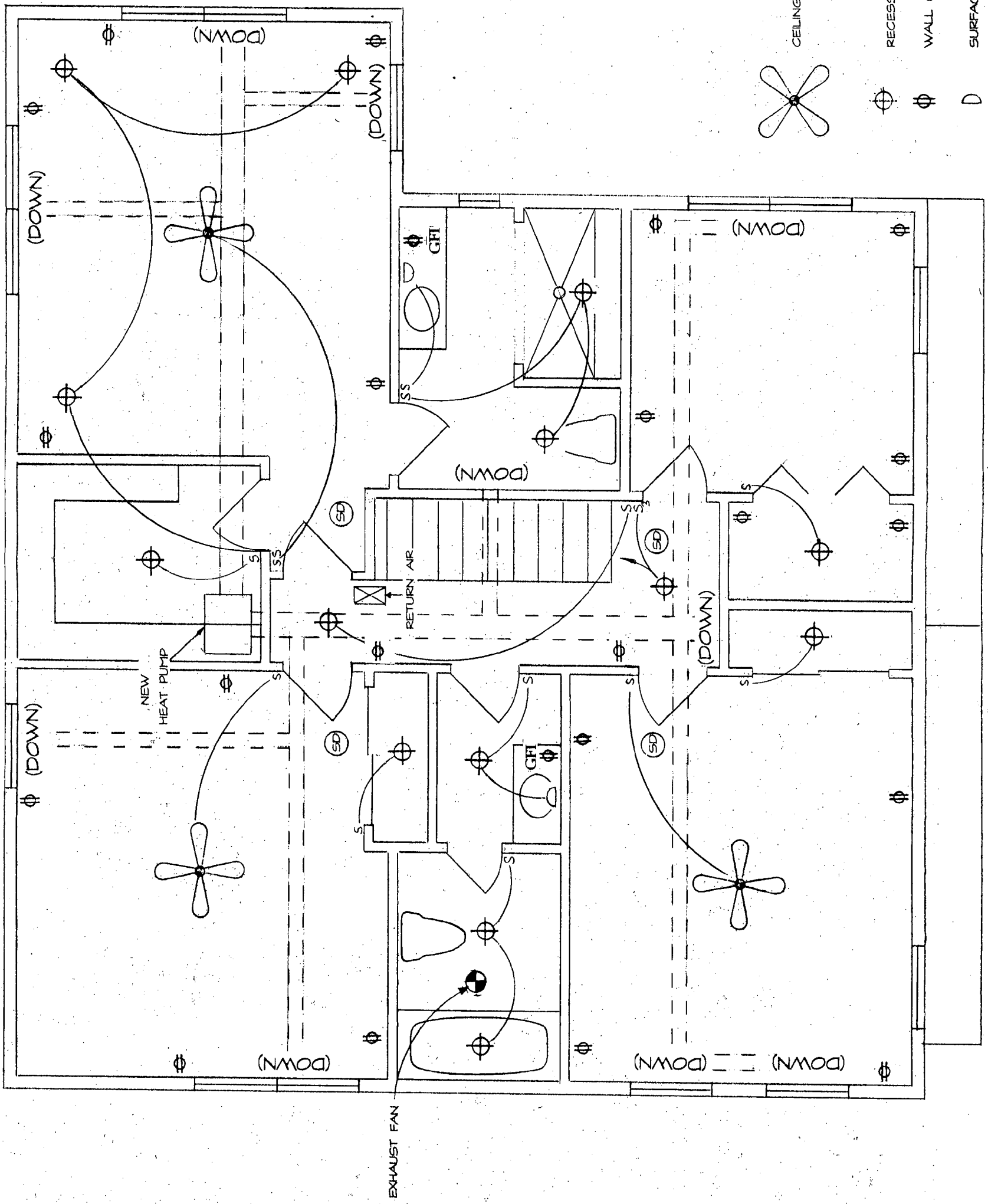
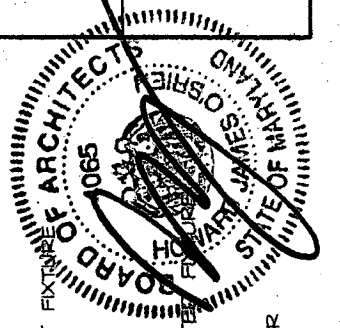
SCALE: 1/4" = 1'-0"



- CEILING FAN
- RECESSED LIGHT FIXTURE
- WALL OUTLET
- SURFACE MOUNTED FIXTURE
- SMOKE DETECTOR

1ST FLOOR ELEC./MECH. PLAN

SCALE: 1/4" = 1'-0"



- CEILING FAN
- RECESSED LIGHT FIXTURE
- WALL OUTLET
- SURFACE MOUNTED OUTLET
- SMOKE DETECTOR

2ND FLOOR ELEC./MECH. PLAN

SCALE: 1/4" = 1'-0"

A9



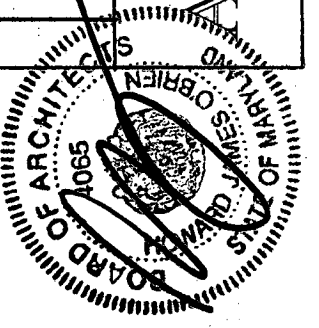
APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
10/15/04

GOLDSMANN VALENTE RESIDENCE
#7101 POPLAR AVE., TAKOMA PARK, MD 20912

BLOCKNER
Premier Construction Services
640 Sigo Mill Road, Takoma Park, Md 20912
Phone: (301)270-3033/Fax: (301)270-1441
Email: melli@blockner.net



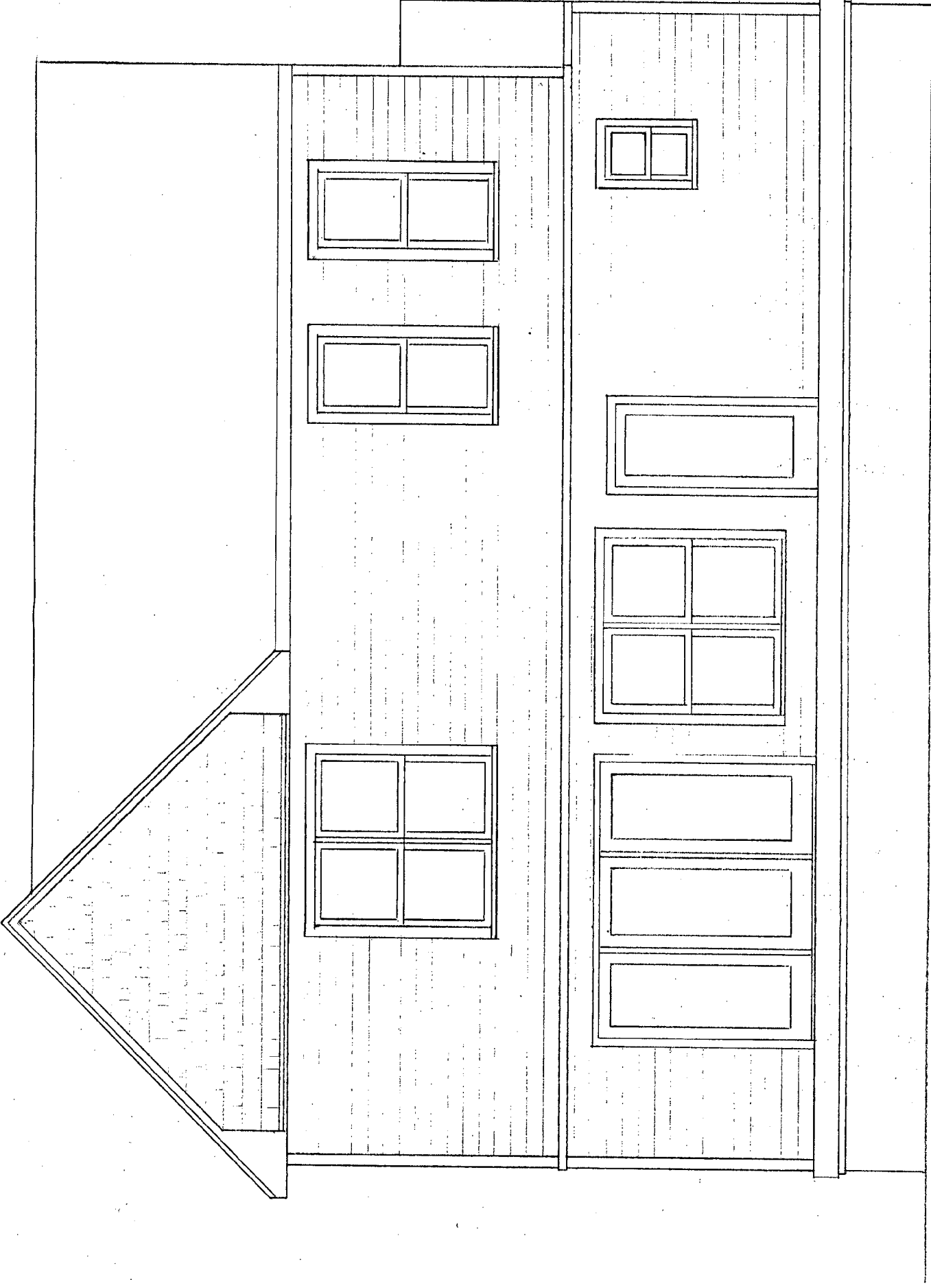
FRONT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1010

GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

HLOCKNER
Premier Construction Services
1480 Sago Mill Road, Takoma Park, Md 20912
Phone: (301)270-3033/Fax: (301)270-1441
Email: mh@hlockner.net



APPROVED
Montgomery County
History Preservation Commission
[Signature]
10/15/04

REAR ELEVATION
SCALE: 1/4" = 1'-0"

III

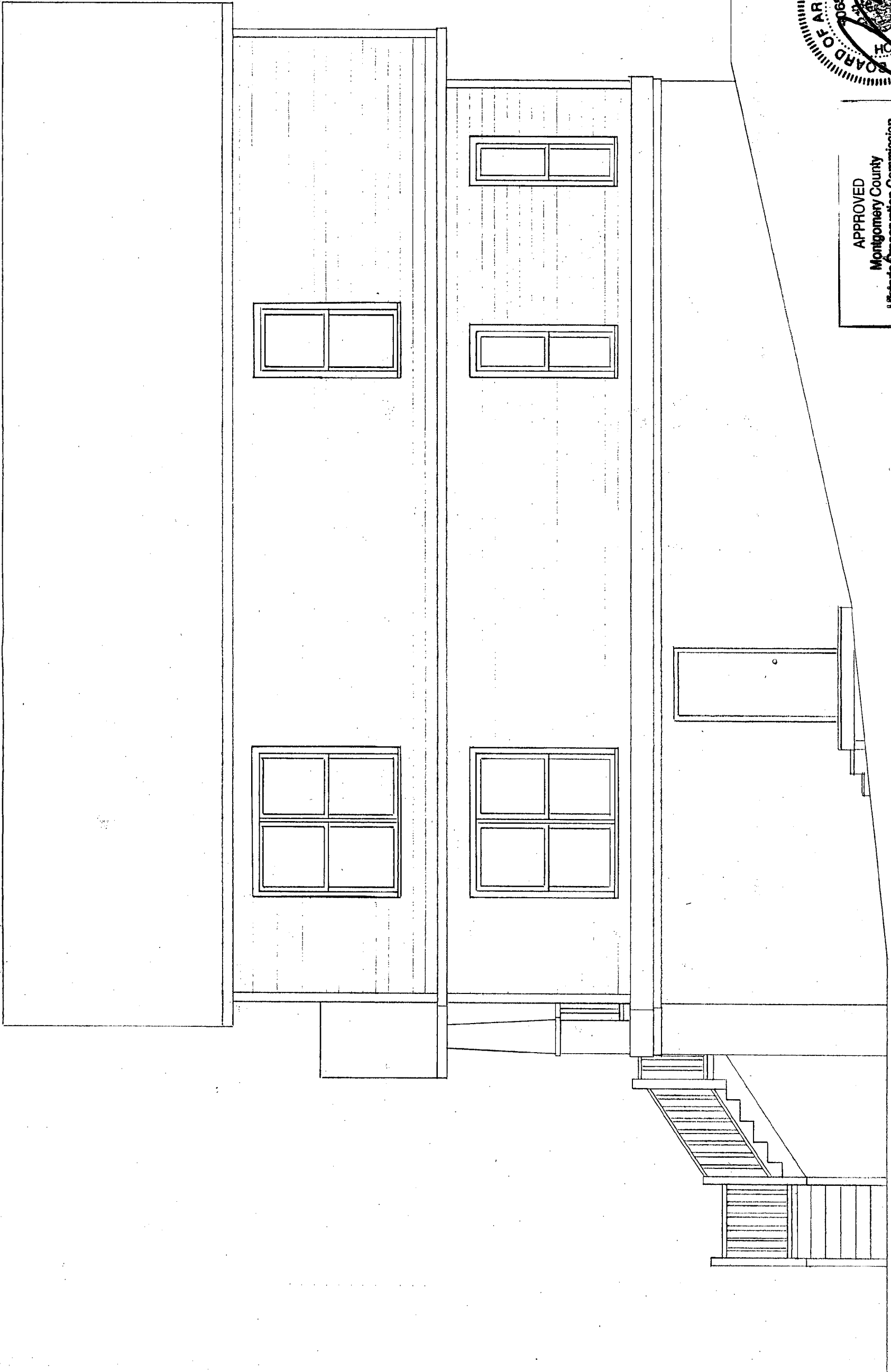
GOLDSMAN/VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

Premier Construction Services
4400 Sigo Mill Road, Takoma Park, MD 20912
Phone: (301) 270-3033/Fax: (301) 270-1441
Email: rml@hlochner.net

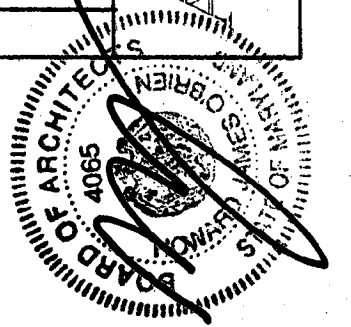
HLOCHNER



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
1/15/04

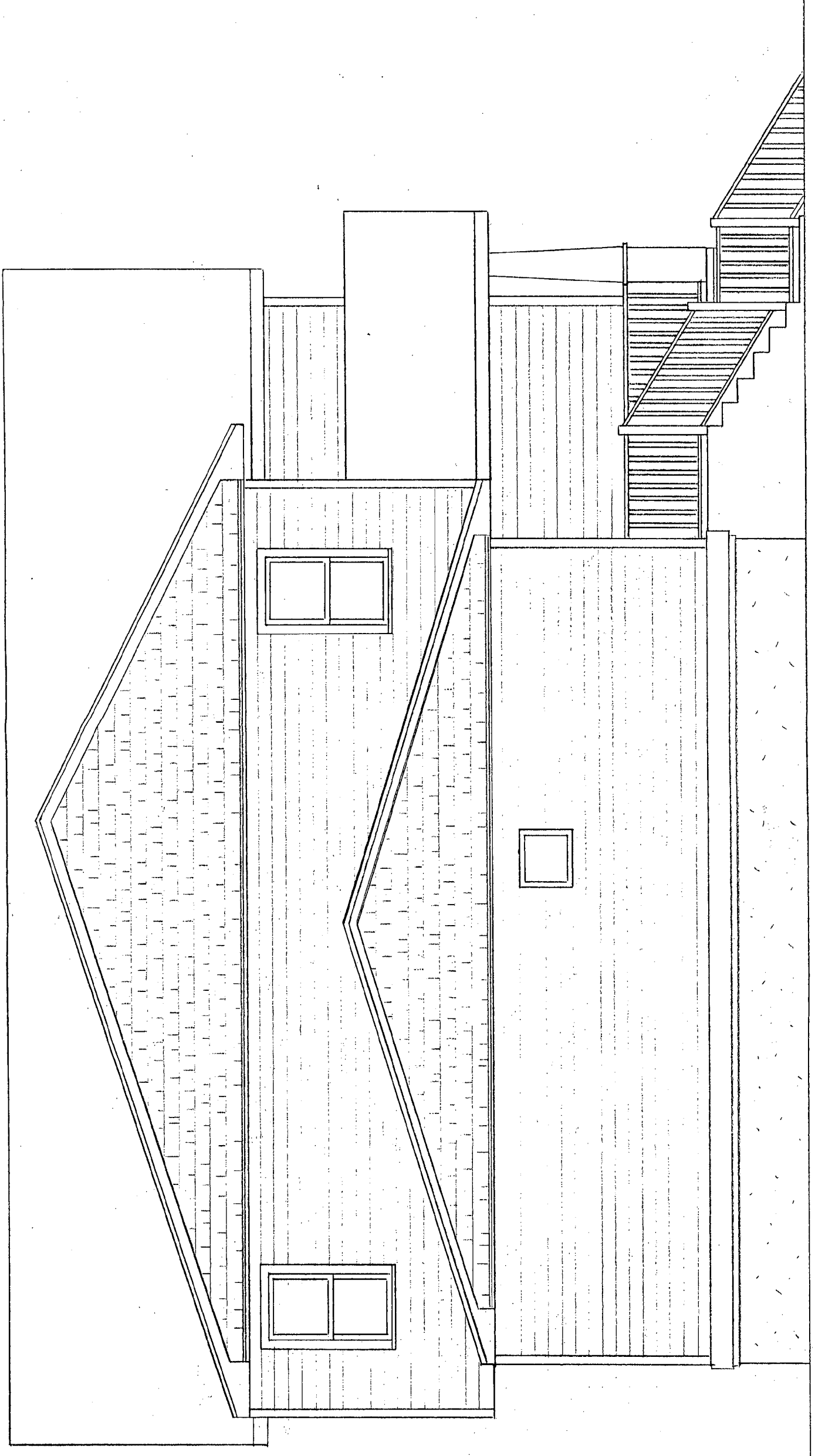


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
10/15/04

LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

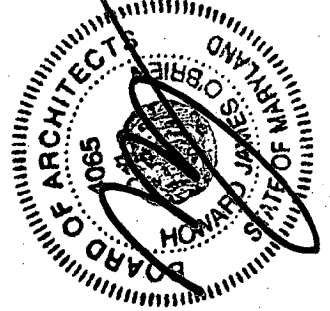


GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE., TAKOMA PARK, MD 20912

AI12

BLOCKNER
Premier Construction Services
6400 Sigo Hill Road, Takoma Park, Md 20912
Phone: (301)270-3033/Fax: (301)270-1441
Email: mail@blockner.net

A13

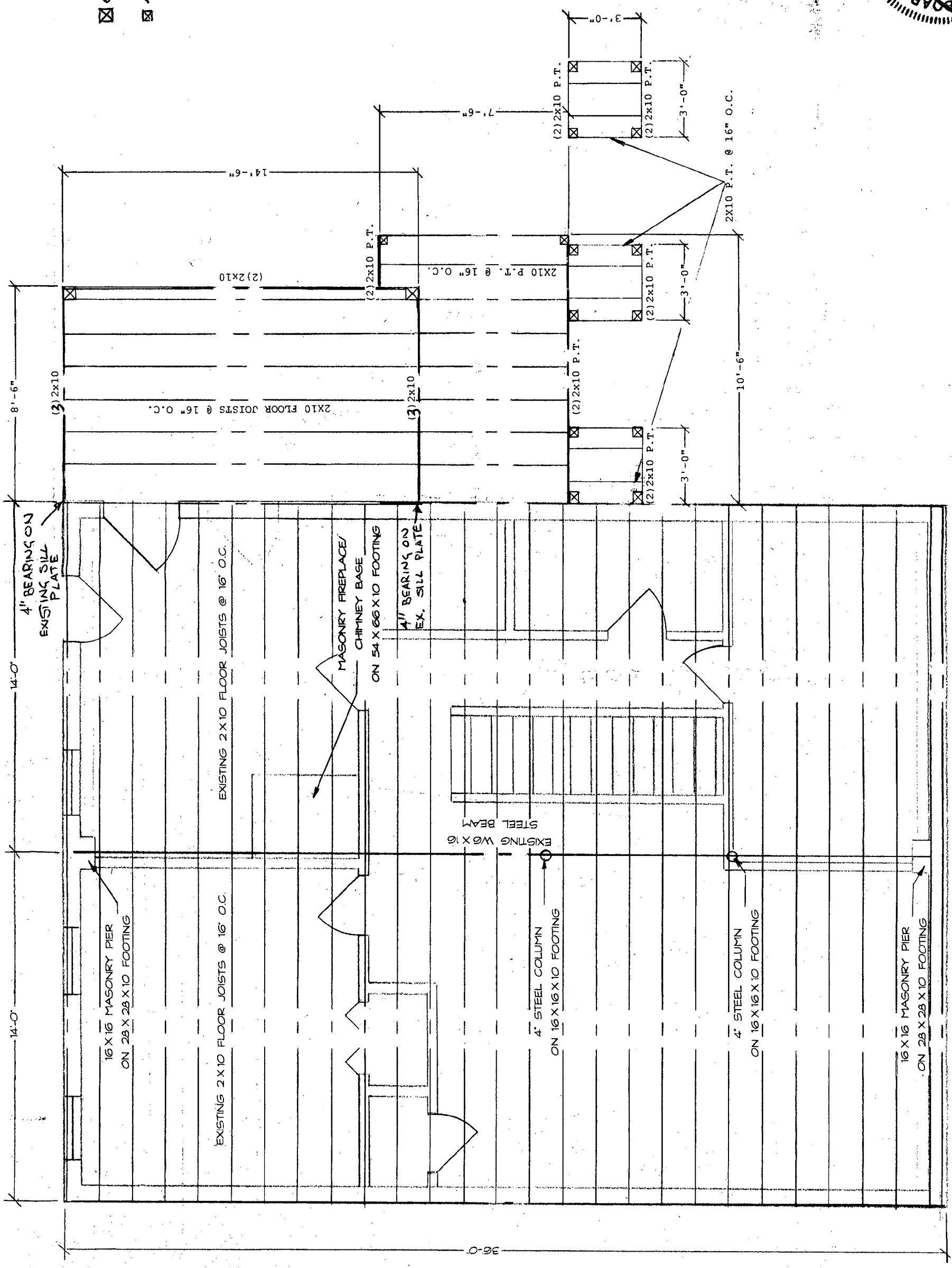


GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE., TAKOMA PARK, MD 20912

Premier Construction Services
440 Silgo Mill Road, Takoma Park, Md 20912
Phone: (301) 270-3033 / Fax: (301) 270-1441
Email: malk@klockner.net

FLOOR PLAN

- ☒ 6x6 P.T.
- ☒ 4x4 P.T.



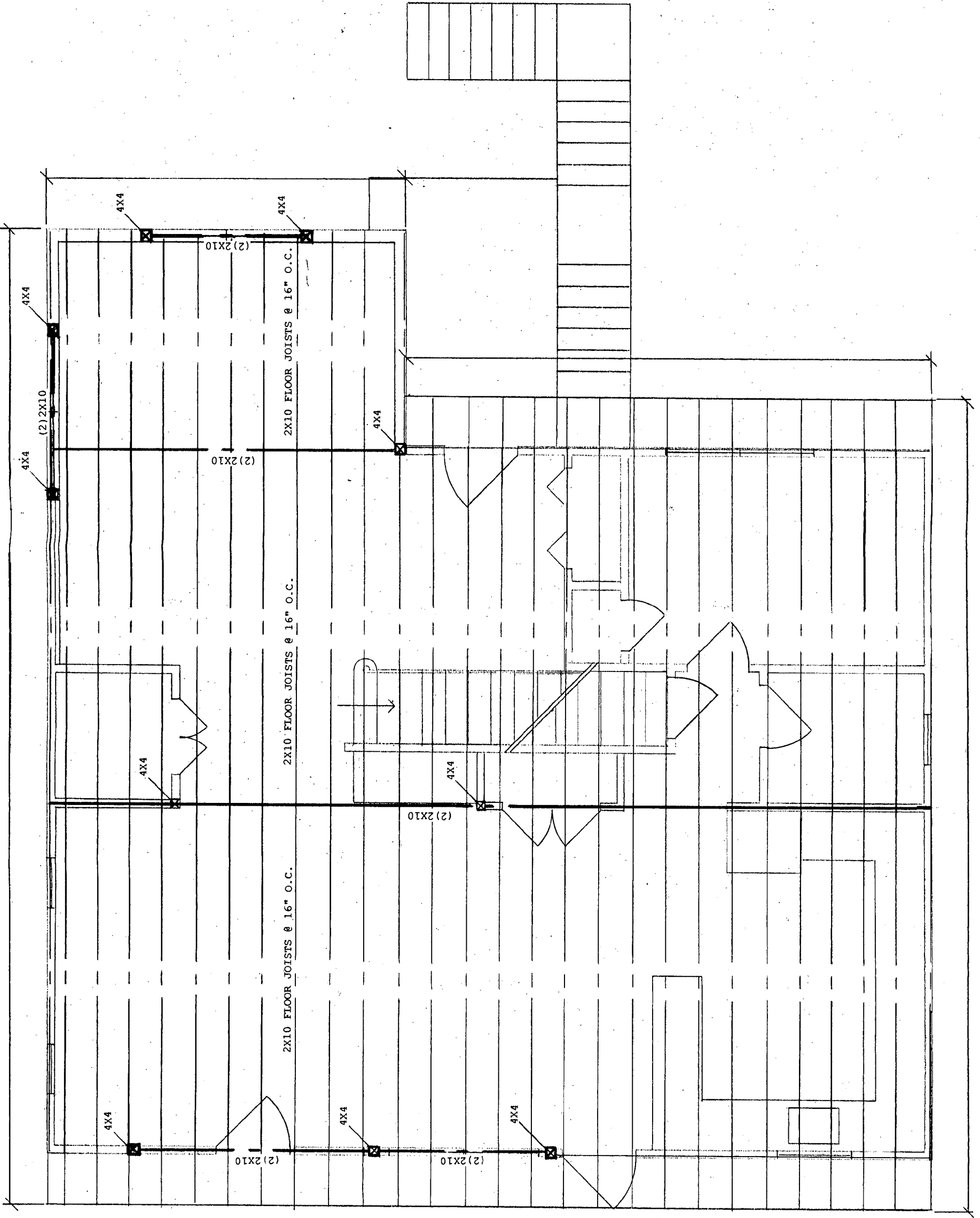
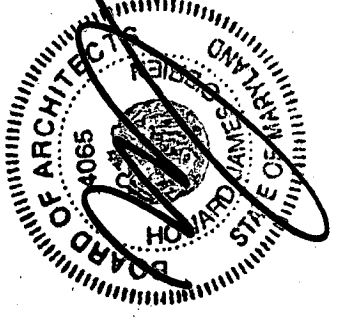
1ST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

A14

GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

KLOCKNER
Premier Construction Services
1440 Sigo Hill Road, Takoma Park, Md 20912
Phone: (301)270-3033/Fax: (301)270-1441
Email: melli@klockner.net



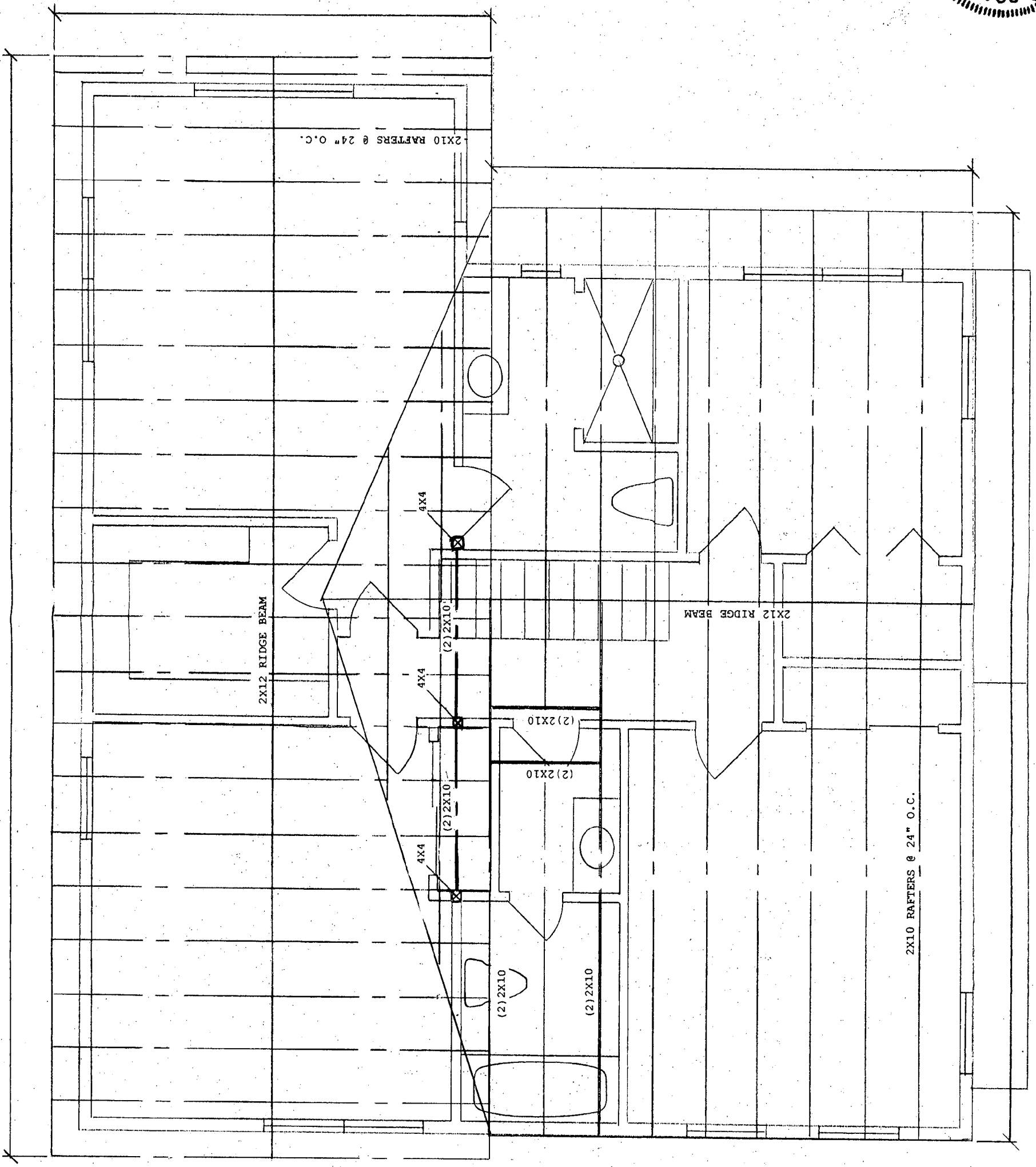
2ND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

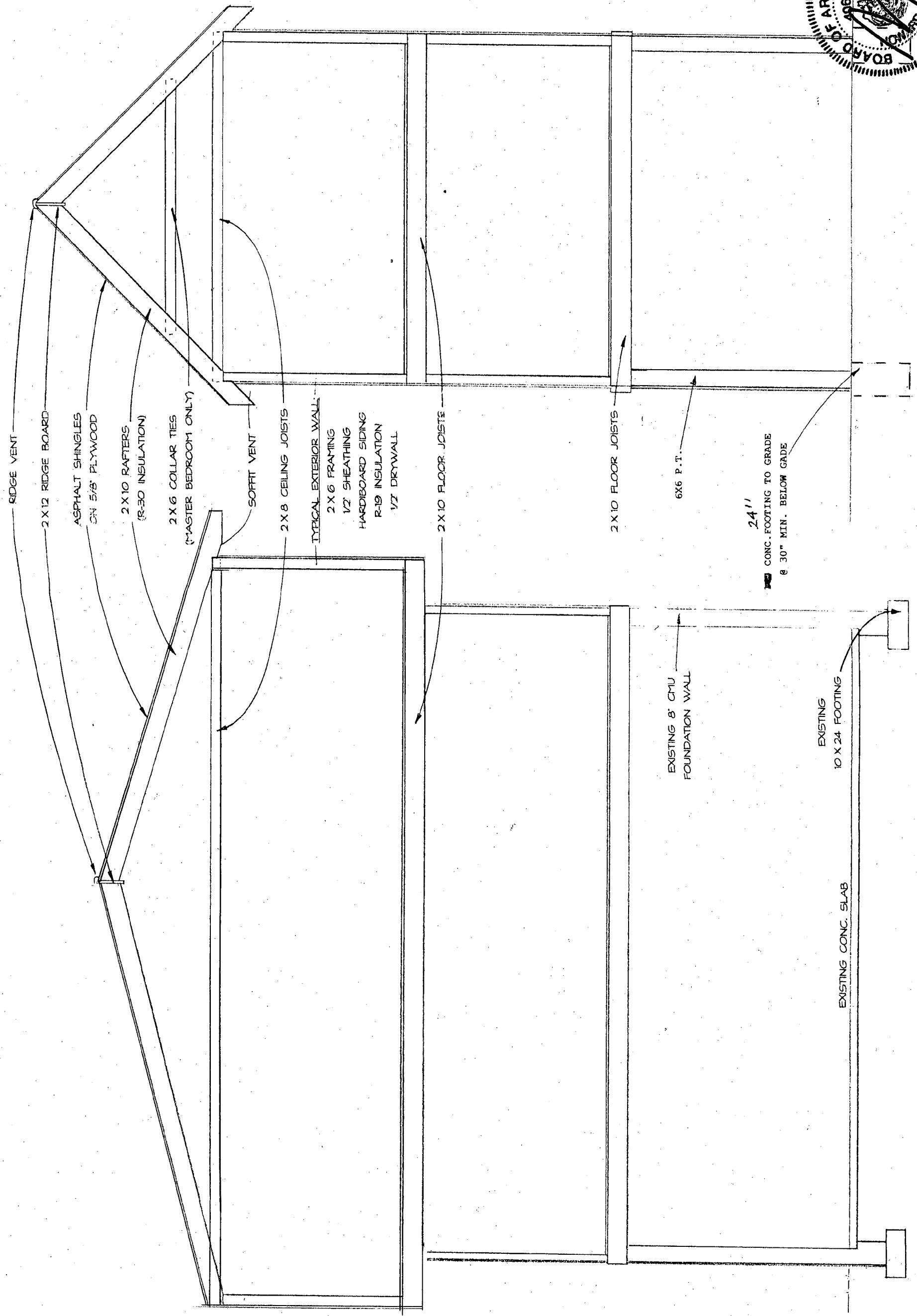
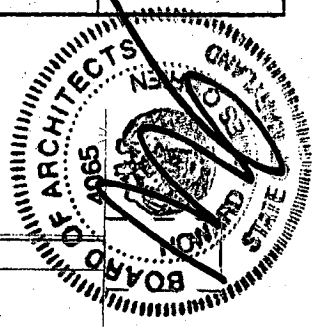
A15

GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

KLOCKNER
Premier Construction Services
5430 Sago Mill Road, Takoma Park, Md 20912
Phone: (301) 270-3033/Fax: (301) 270-1441
Email: melli@klockner.net



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



SECTIONS
SCALE: 1/4" = 1'-0"

Sent: Friday, October 01, 2004 8:27 AM
To: Tully, Tania
Subject: 7101 Poplar elevations & extg photo

<<7101PoplarAveApproved.jpg>> <<7101PoplarAveExistingHouse.jpg>>



7101PoplarAve 7101PoplarAveE 7101PoplarAve
Approved.jpg istingHouse.jpg:wRevisedElevat

<<7101PoplarAveNewRevisedElevation.jpg>>

Fax Cover

HPC - Tania

BLACKNER
 6480 Sligo Mill Road, Takoma Park, MD 20912
 PH: 301-270-3033 Fax: 301-270-1441

To: _____
 Phone # _____
 Fax # 301-563-3412

Number of pages including cover:

Date: 10-1-04

Tania, Here's the two elevations. I'm working on the file for emailing and I'll bring the disk over this morning if the email is still a problem. Thanks, Joseph

Tully, Tania

From: Tully, Tania
Sent: Friday, October 08, 2004 11:13 AM
To: Caroline Alderson (E-mail); David Rotenstein (E-mail); Jef Fuller (E-mail); Julie O'Malley (E-mail); Kim Williams (E-mail); Lee Burstyn (E-mail); Lynn Watkins (E-mail); Nuray Anhatar (E-mail); Steven Breslin (E-mail)
Cc: Tully, Tania
Subject: 7101 Poplar Revisions - Please Read

Hello again.

I haven't yet heard from any of you. Please take a moment to read the following and look at the images. If you are OK with staff approval of the changes you do not need to respond - I will assume concurrence. Any objections should be sent to me by COB on Monday.

Thank you for your time and I'll see you Wednesday evening.

-Tania Tully

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

From: Tully, Tania
Sent: Monday, October 04, 2004 9:42 AM
To: Caroline Alderson (E-mail); David Rotenstein (E-mail); Jef Fuller (E-mail); Julie O'Malley (E-mail); Kim Williams (E-mail); Lee Burstyn (E-mail); Lynn Watkins (E-mail); Nuray Anhatar (E-mail); Steven Breslin (E-mail)
Cc: Wright, Gwen
Subject: 7101 Poplar Revisions

Commissioners -

The applicants for 7101 Poplar Avenue in Takoma Park wish to make a revision to their previously approved HAWP. The garage bump-out has been removed and the 2nd story is a bit wider. Please take a look at these images and let me know if I can approve this at the staff level. They would, of course, bring a new set of full drawings in for stamping.

Thank you,
Tania

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

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

From: Joseph Klockner [mailto:jos@klockner.net]

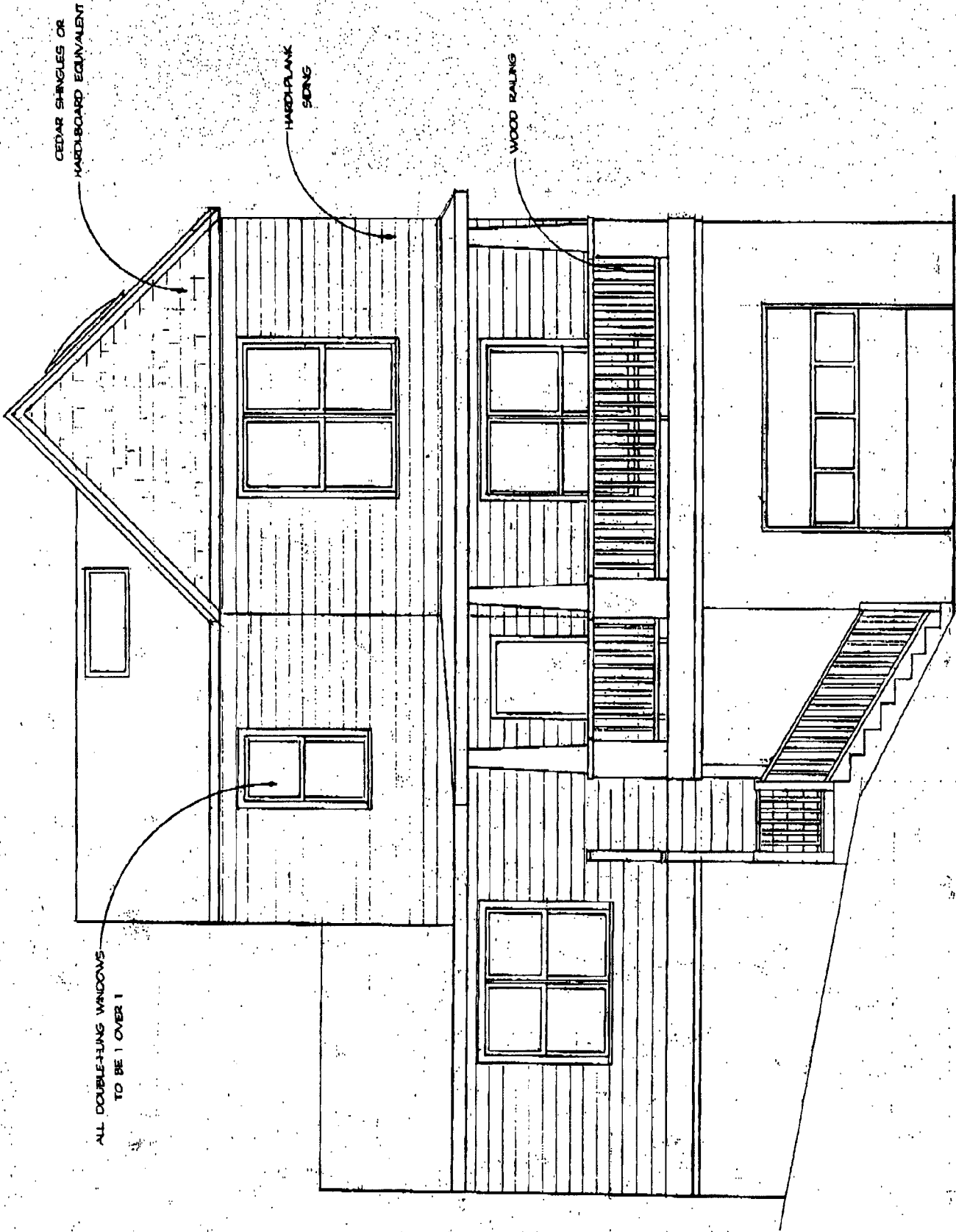


**7101 Poplar Ave.
New Revised Elevation**



7101 Poplar Ave.
Approved Front Elevation





HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7101 Poplar Avenue	Meeting Date:	09/08/04
Applicant:	Neil Goldsman/Roberta Valente (Jos. Klockner)	Report Date:	09/01/04
Resource:	Non-Contributing Resource Takoma Park Historic District	Public Notice:	08/25/04
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-04YY	Staff:	Tania Tully

PROPOSAL: Construct a 2nd story addition and garage.

RECOMMENDATION: Approval with conditions ✓

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

1. The new parking pad is not asphalt, but that either stamped and stained concrete or a smaller scale material such as brick or stone pavers is used.
2. Design details will be brought to staff for approval – including, but not limited to the garage door, porch specifications, and front door.

or stamped concrete asphalt

1.5. plan w/ siding of drive

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Ranch
DATE: 1950s

The existing house is a 1 story, side-gable brick dwelling with a concrete front stoop and asphalt roof. The existing windows are vinyl 1/1 and picture windows and the upper portion is sided in vinyl. The rear of this sloping lot contains mature trees.

PROPOSAL:

The applicant is proposing to:

- Construct a partial 2nd story addition (circles 8-13).
- Add 14'x20' front bump out with garage and porch (circles 6, 8).
- Reconfigure driveway (circle 6).
- Replace existing siding with hardi-board.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Since this property is a non-contributing resource, staff focused on the compatibility and impact of the proposed changes to the district as a whole. The design as proposed is compatible and in scale with the Takoma Park Historic District. Design elements that draw from surrounding properties include the projecting cross-gable, front porch, and battered piers. There are many 1½- and 2- story houses along Poplar Avenue. Because the addition incorporates a garage and because the rear yard slopes steeply and includes large trees, the footprint of the house will increase 280 sq ft into the front yard. Since setbacks vary along Poplar, staff does not see this as an area of concern. The materials proposed for the addition are hardi-board siding

(including replacing the existing vinyl and some brick), wood trim, wood porch rails and wood windows. The existing windows will be replaced and reconfigured and the lower level will be textured parging on the front facade.

STAFF RECOMMENDATION:

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

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

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 *Secretary of the Interior's Standards for Rehabilitation #9*.

and with the condition that:

1. The new parking pad is not asphalt, but that either stamped and stained concrete or a smaller scale material such as brick or stone pavers is used.
2. Design details will be brought to staff for approval – including, but not limited to the garage door, porch specifications, and front door.

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



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

AUG 13 2004

Dept. of Permitting Services
Division of
Casework Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOS. KLOCKNER
Daytime Phone No. (301) 270-3033

Tax Account No.: _____
Name of Property Owner: NEIL GOLDSMAN/ROBERTA VALENTE Daytime Phone No. (301) 270-9211
Address: 7101 POPLAR AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code
Contractor: JOS. KLOCKNER + CO. Phone No. (301) 270-3033
Contractor Registration No.: 32483
Agent for Owner: JOS. KLOCKNER Daytime Phone No.: (301) 270-3033

LOCATION OF BUILDING/PREMISE

House Number: 7101 Street: POPLAR AVE.
Town/City: TAKOMA PARK Nearest Cross Street: ELM
Lot: 44 Block: 21 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: \$ 250,000
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.

Joseph Klockner Signature of owner or authorized agent 8-13-04 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 355085 Date Filed: 8/13/04 Date Issued: _____

4

1. DESCRIPTION OF WORK.

A)2ND STORY ADDITION

B)20 X 14 BUMP-OUT (FRONT) W/ GARAGE

2. LIST OF MATERIALS

A)HARDI-BOARD SIDING

B)WOOD TRIM

C)WOOD WINDOWS

D)TEXTURED PARGING (BELOW 1ST FLOOR F.F.)

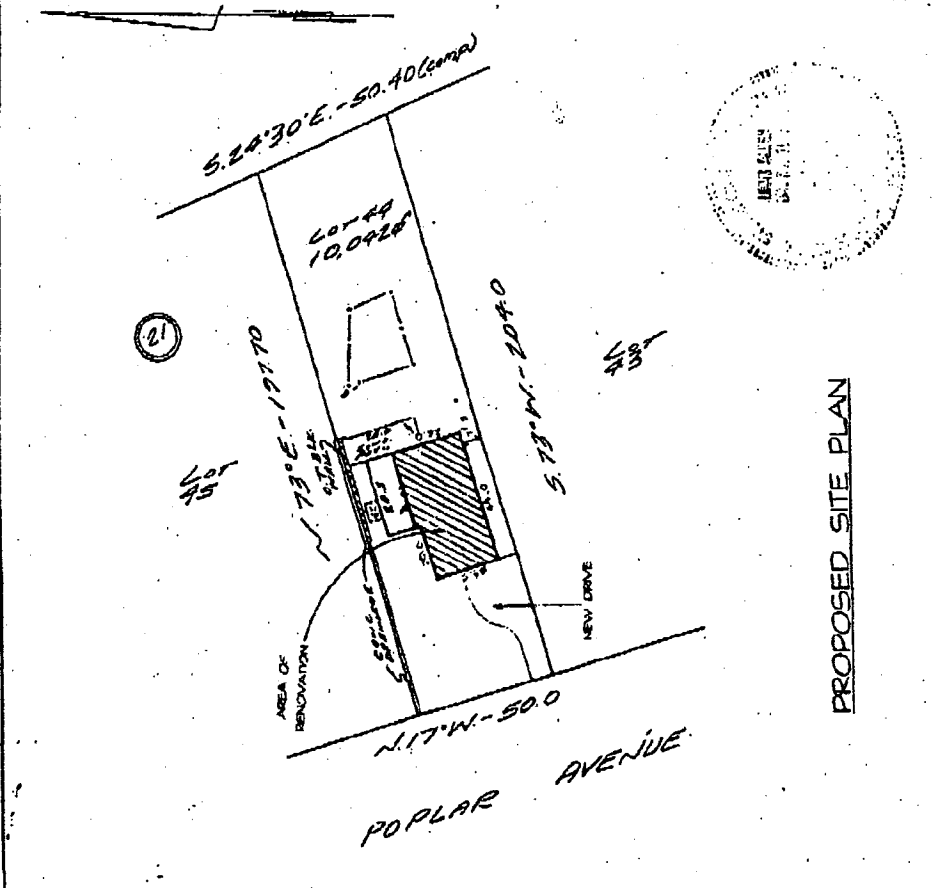
E)ASPHALT SHINGLES

PROPOSED SITE PLAN

Professional Seal
 License No. 13102
 State of Maryland
 Surveyor
 L. G. DIXON
 Registered Land Surveyor
 Maryland No. 13102

GOLDSMANN VALENTE RESIDENCE
 #7101 POPLAR AVE, TAKOMA PARK, MD 20912

CL



PROPOSED SITE PLAN

ACC # 009176-9

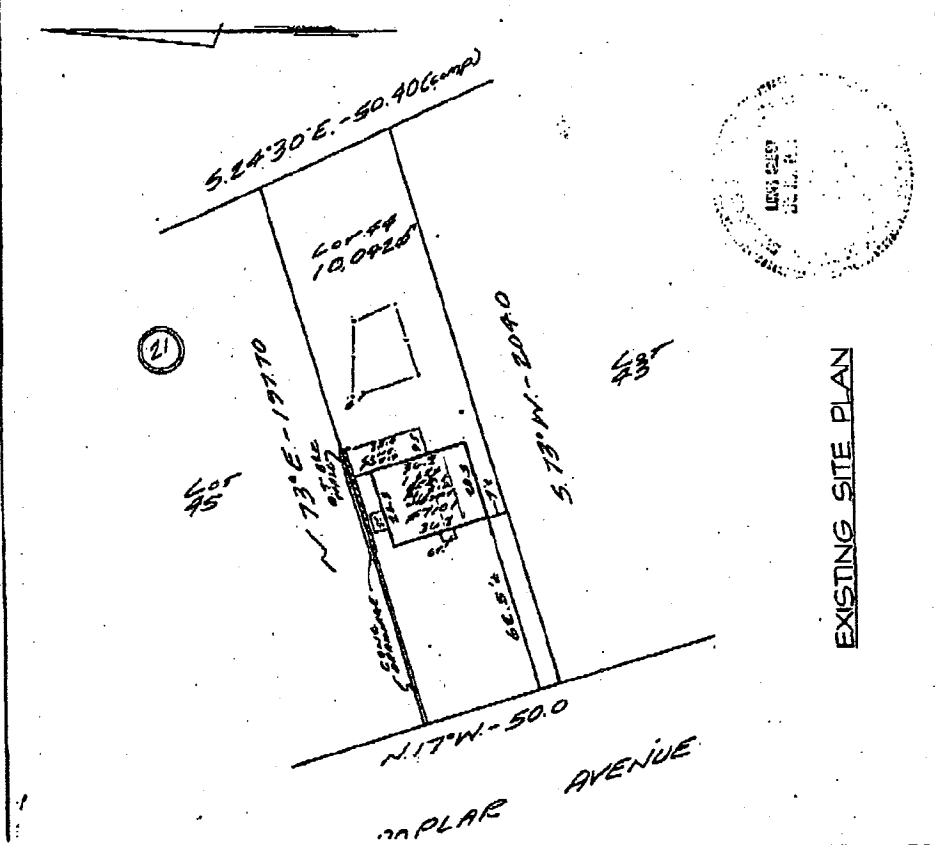
NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown herein taken from the best records of the county or city in which the property is located.

DATE: June 13, 1985

HOUSE LOCATION
 BLOCK - 21
 LOT - 49
 ST. GILBERT'S ADDITION
 "TAKOMA PARK"
 MONTGOMERY COUNTY, MARYLAND

Recorded in the Book 9, Page 2, State 1" = 40'

CASE # 40206 FILE 13102



EXISTING SITE PLAN

009176-9

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown herein taken from the best records of the county or city in which the property is located.

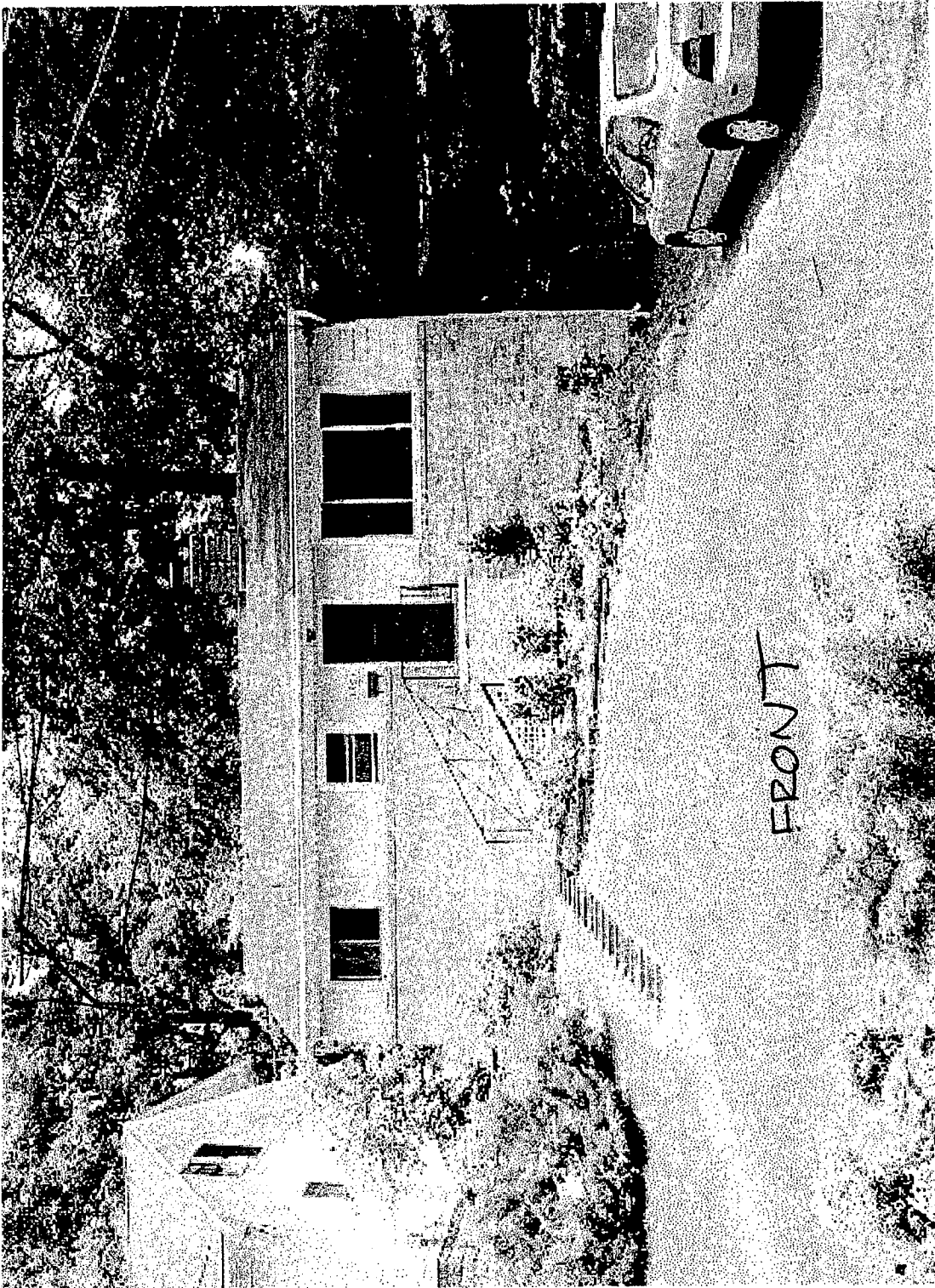
DATE: June 13, 1985

HOUSE LOCATION
 BLOCK - 21
 LOT - 49
 ST. GILBERT'S ADDITION
 "TAKOMA PARK"
 MONTGOMERY COUNTY, MARYLAND

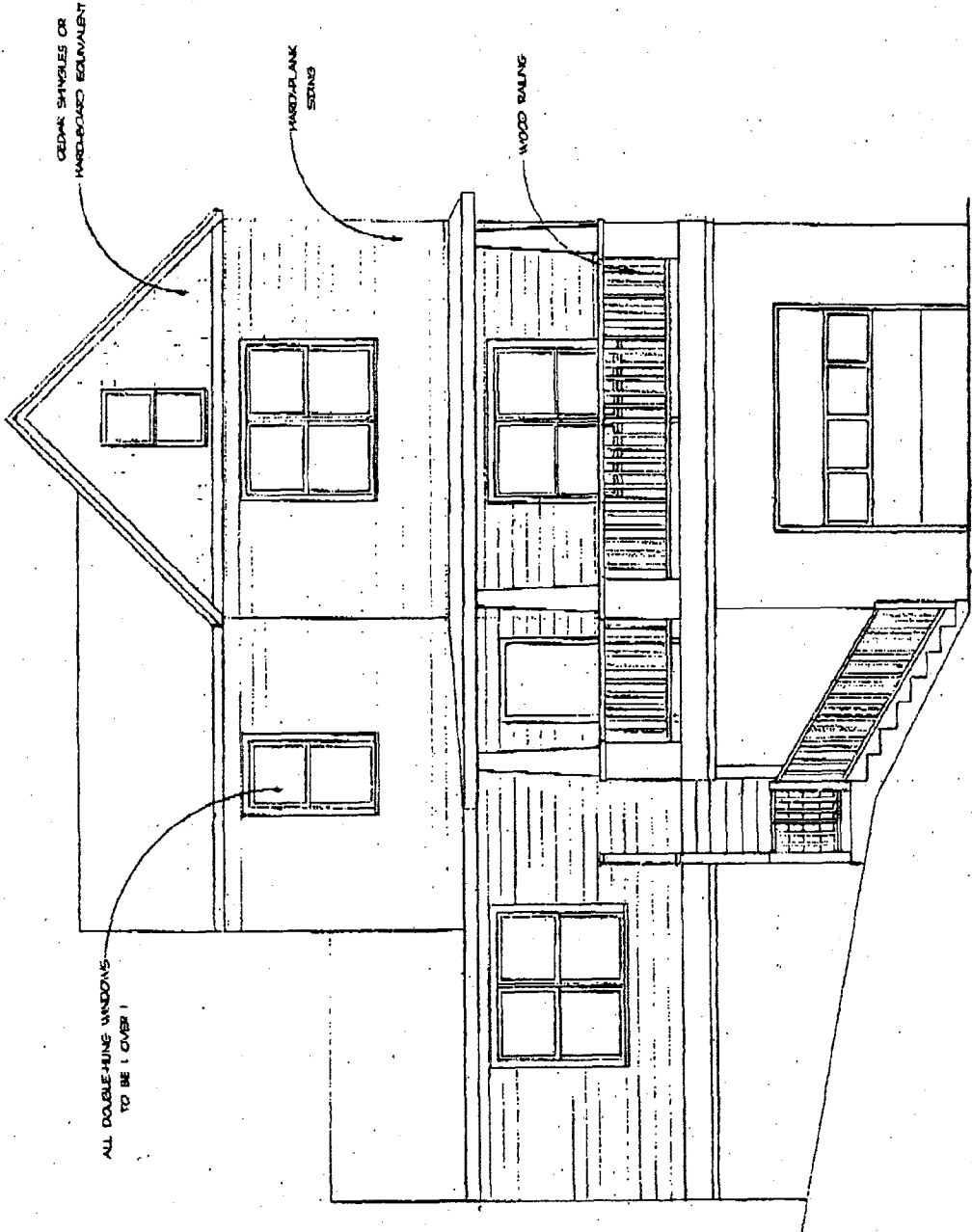
Recorded in the Book 9, Page 2, State 1" = 40'

CASE # 40206 FILE 13102

6



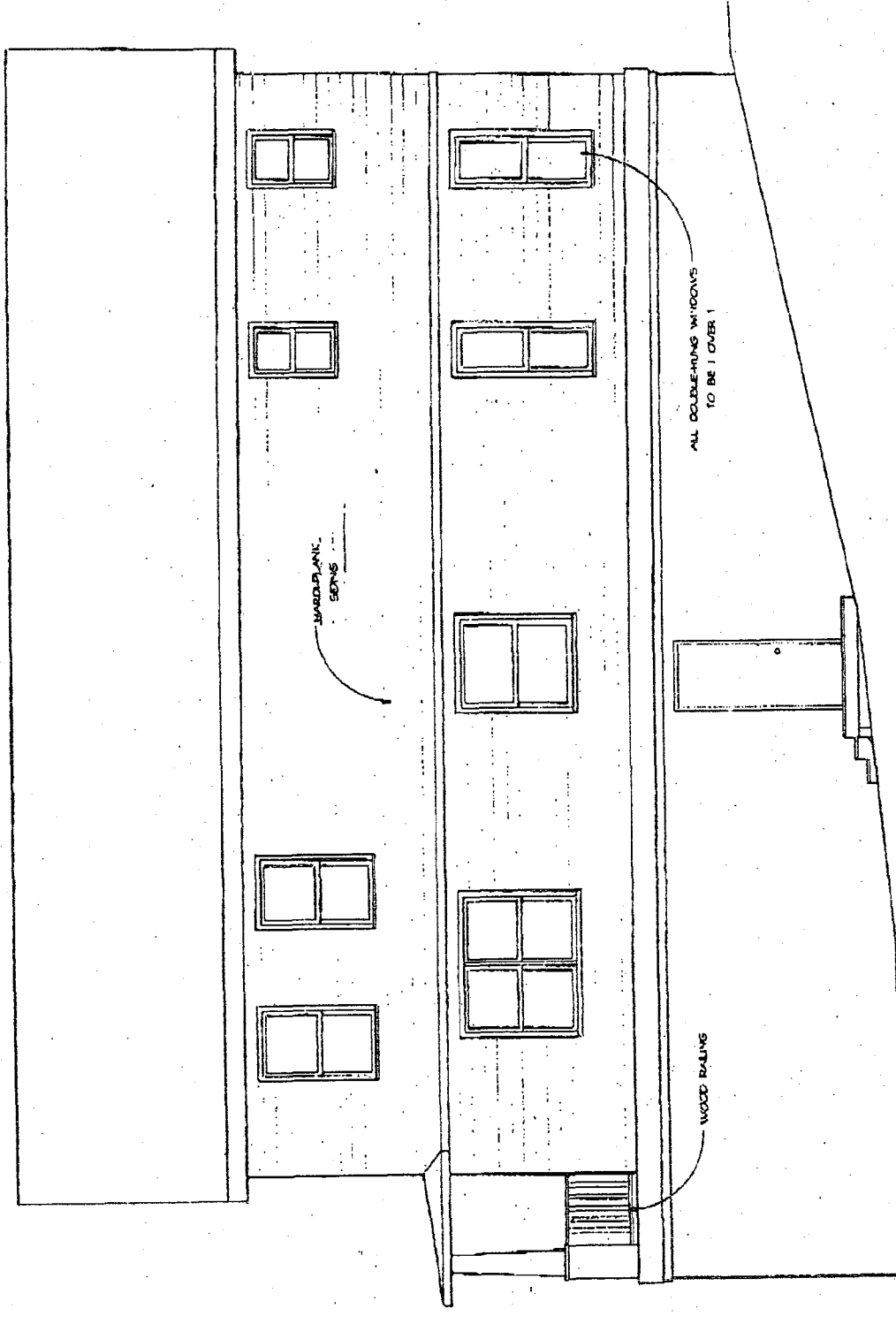
FRONT



FRONT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

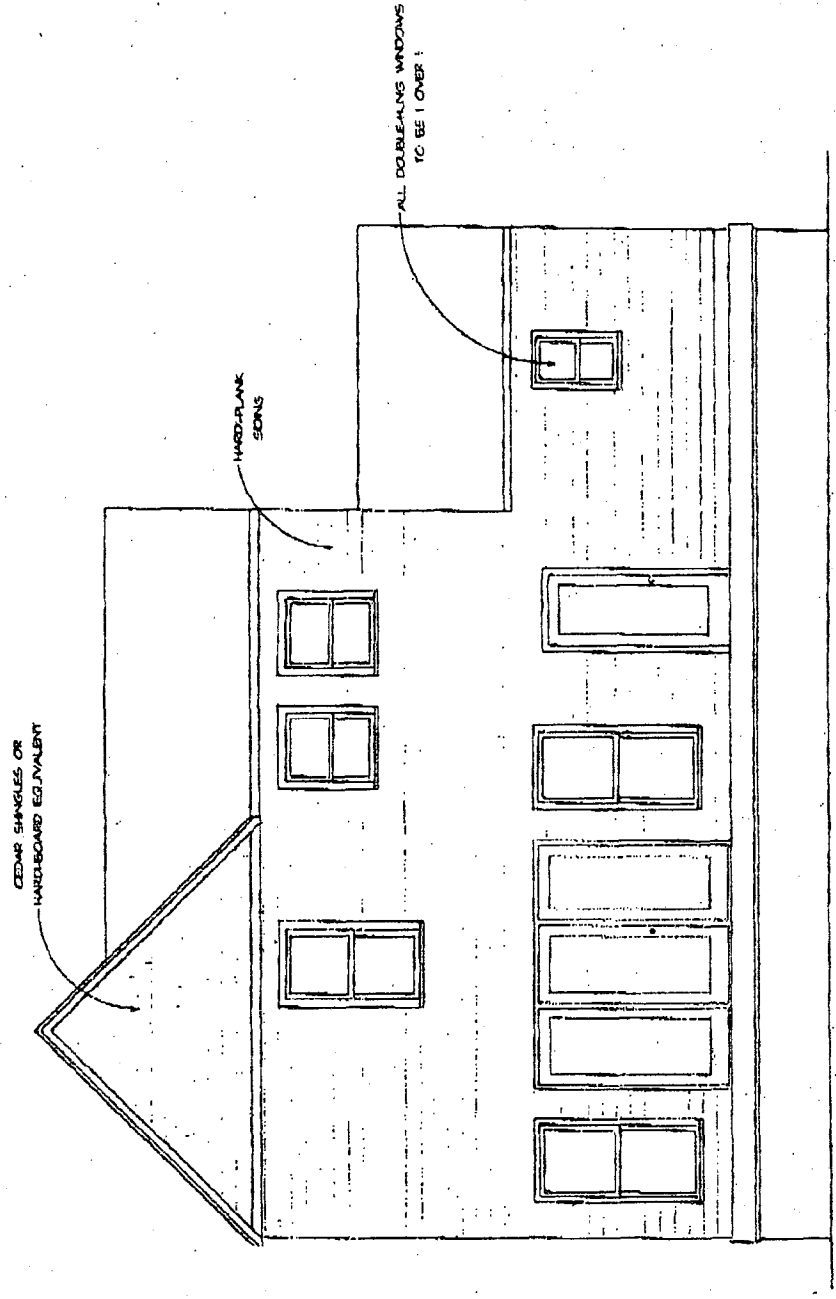
RIGHT SIDE





RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

<p>PROGRESS Premier Construction Services 1400 Edge Hill Road, Beltsville, MD 20705 Phone: (301) 270-3333 Fax: (301) 270-1401 Email: info@progress.com</p>	<p>GOLDSMANN VALENTE RESIDENCE #7101 POPLAR AVE, TAKOMA PARK, MD 20912</p>	<p>A10</p>
---	--	-------------------



REAR ELEVATION
 SCALE 1/4" = 1'-0"



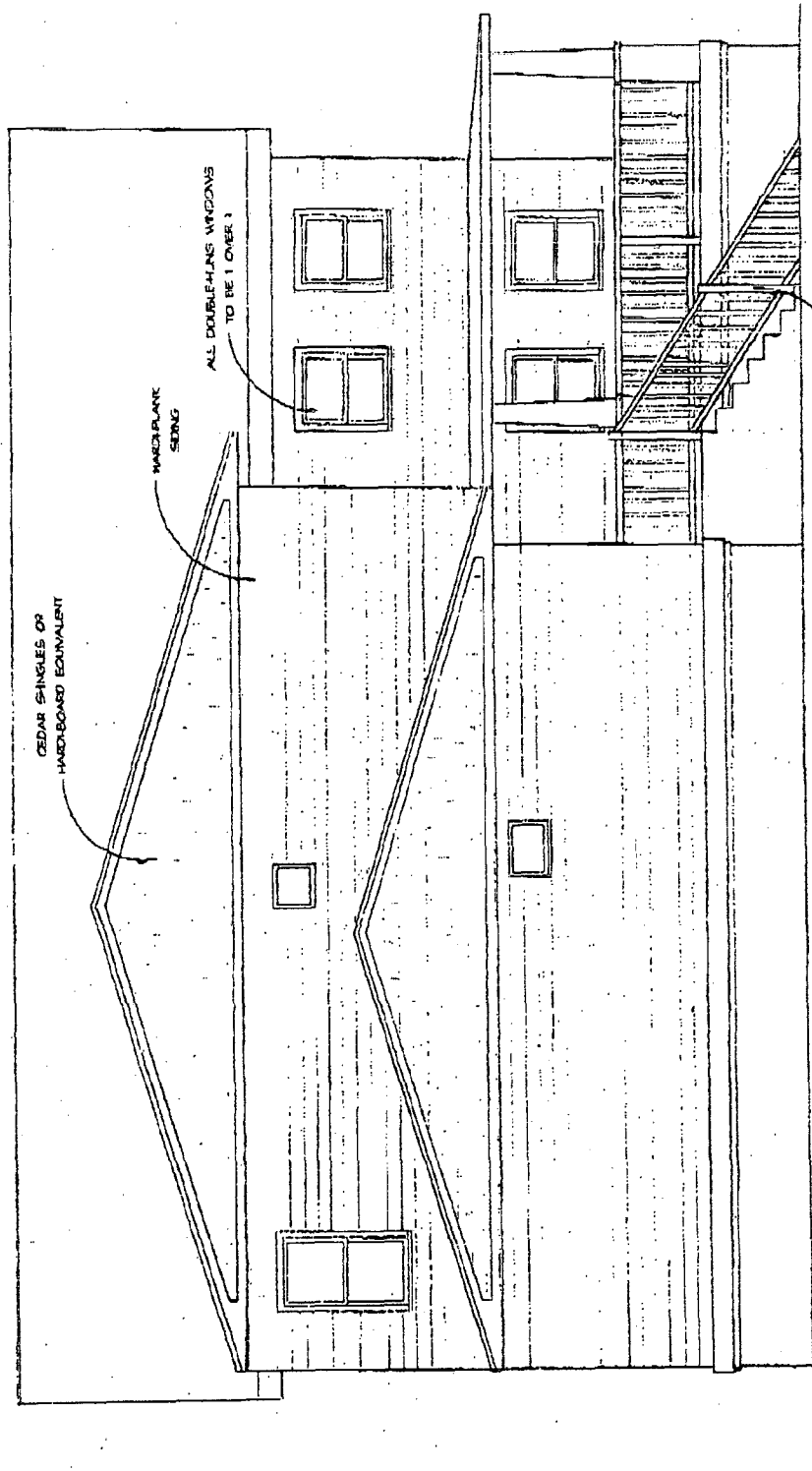
LEFT SIDE



PRINCE GEORGE COUNTY DEPARTMENT OF PERMITS
 1400 EAST HANCOCK PARK, SUITE 100
 GREENBELT, MARYLAND 20814
 PHONE: (301) 271-1400 FAX: (301) 271-1401
 E-MAIL: PERMITS@PRINCEGEORGE.MD.GOV

GOLDSMANNVALENTE RESIDENCE
 #7101 POPLAR AVE, TAKOMA PARK, MD 20912

A12

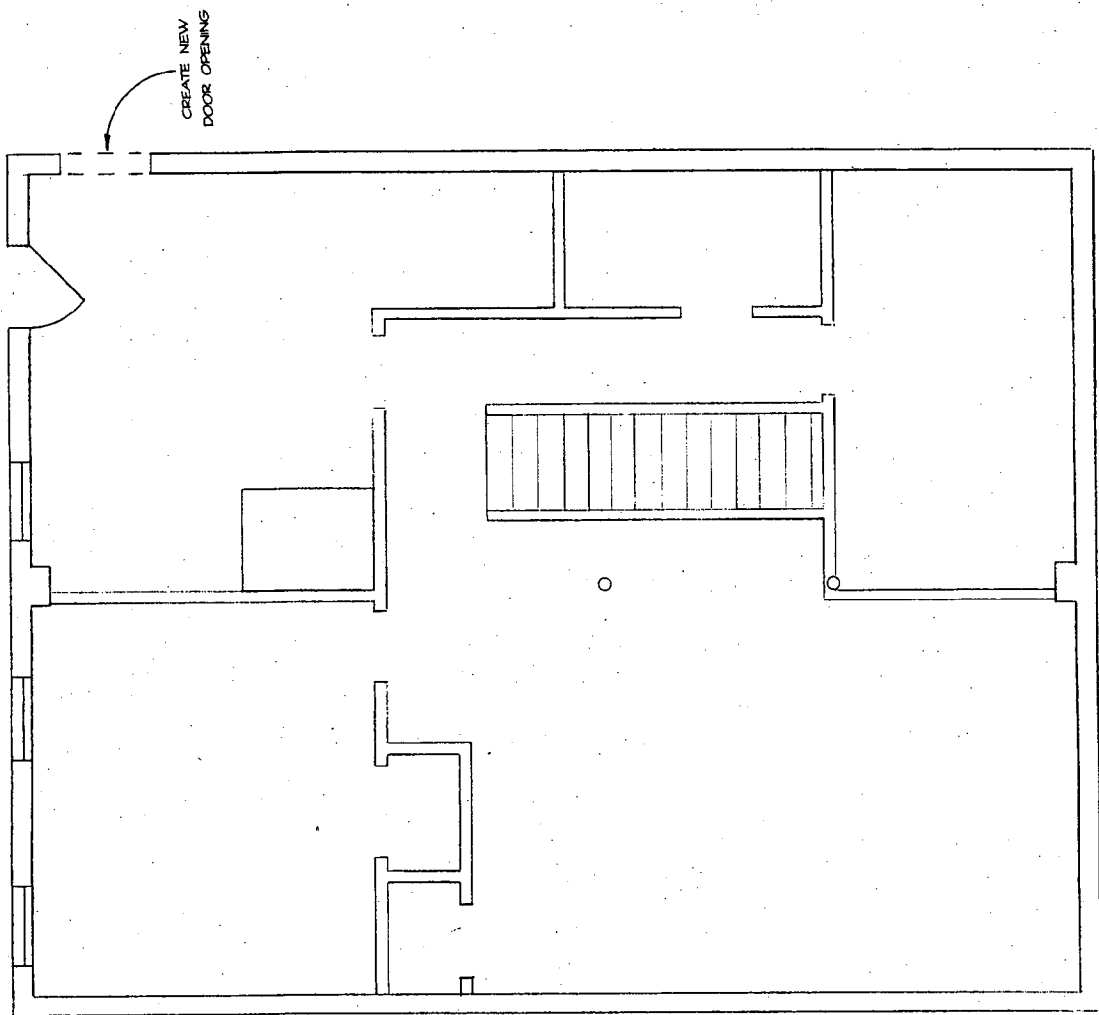


LEFT SIDE ELEVATION
 SCALE 1/4" = 1'-0"

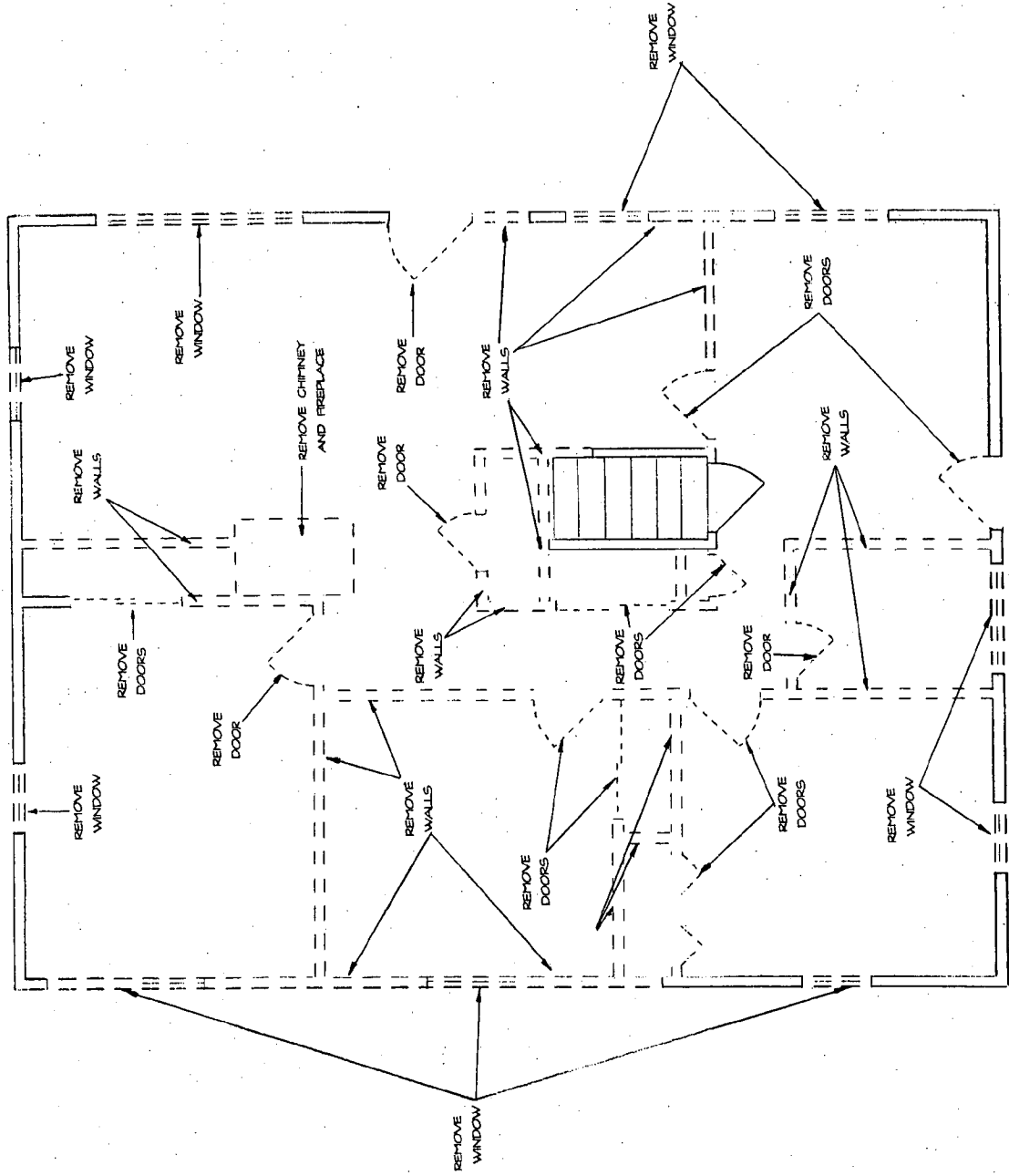
13

HLOCKNER
Premier Construction Services
1445 Edge Hill Road, Takoma Park, Md 20912
Phone: (301) 270-0023 / Fax: (301) 270-1441
Email: hnmh@hlockner.com

GOLDSMANVALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

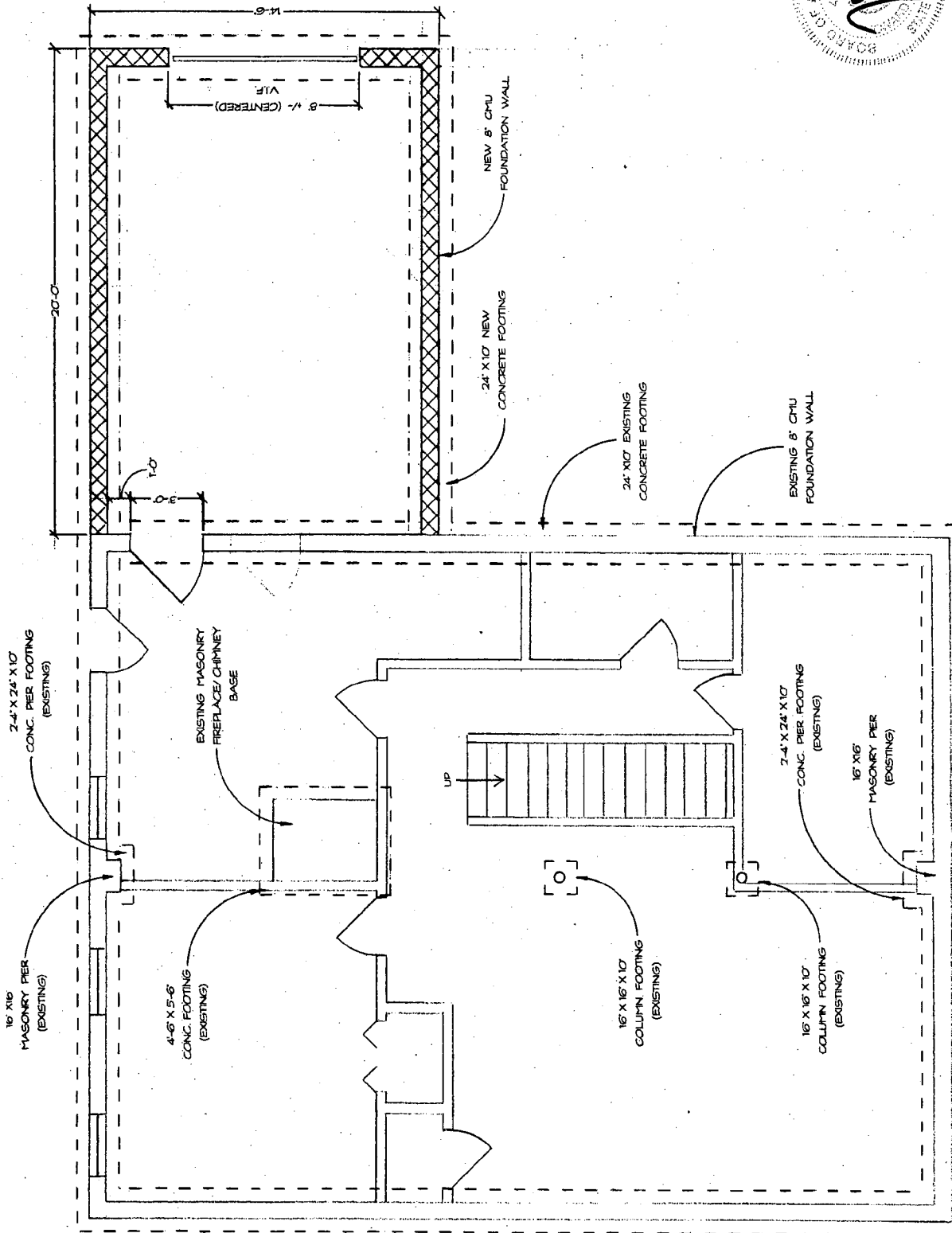


BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

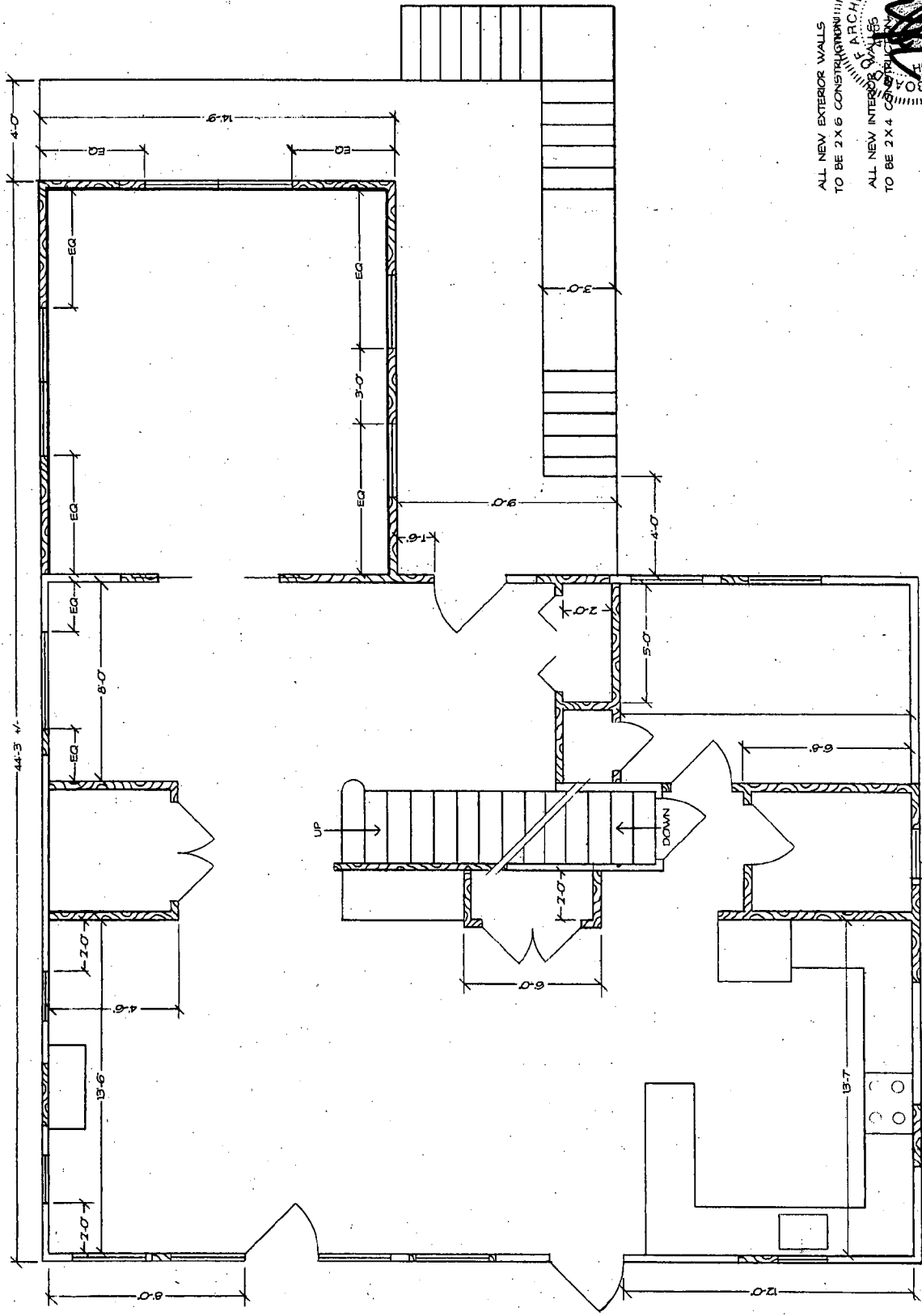


1ST FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



BASEMENT PLAN
SCALE: 1/4" = 1'-0"

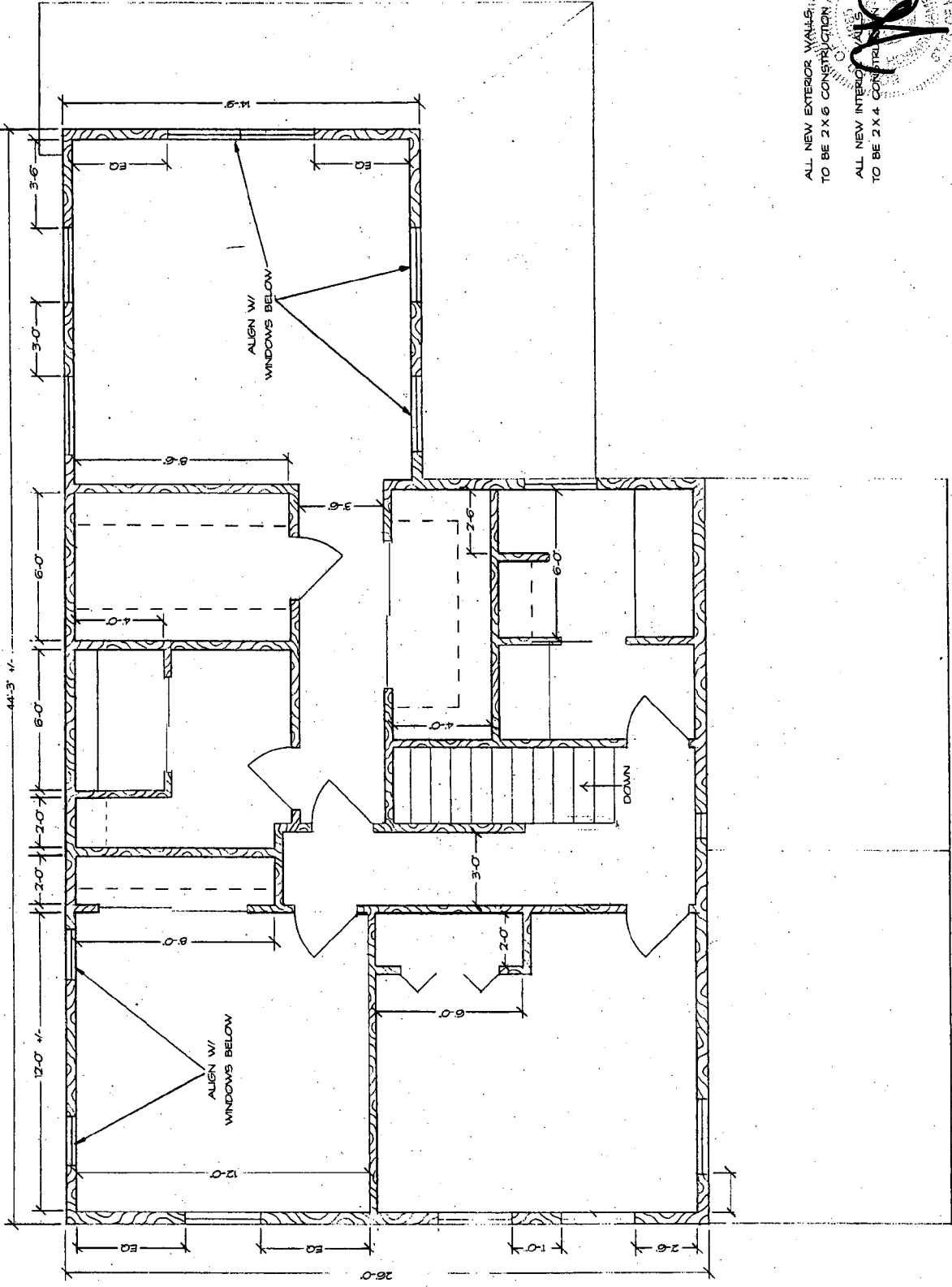


ALL NEW EXTERIOR WALLS
TO BE 2 X 6 CONSTRUCTION
ALL NEW INTERIOR WALLS
TO BE 2 X 4 CONSTRUCTION

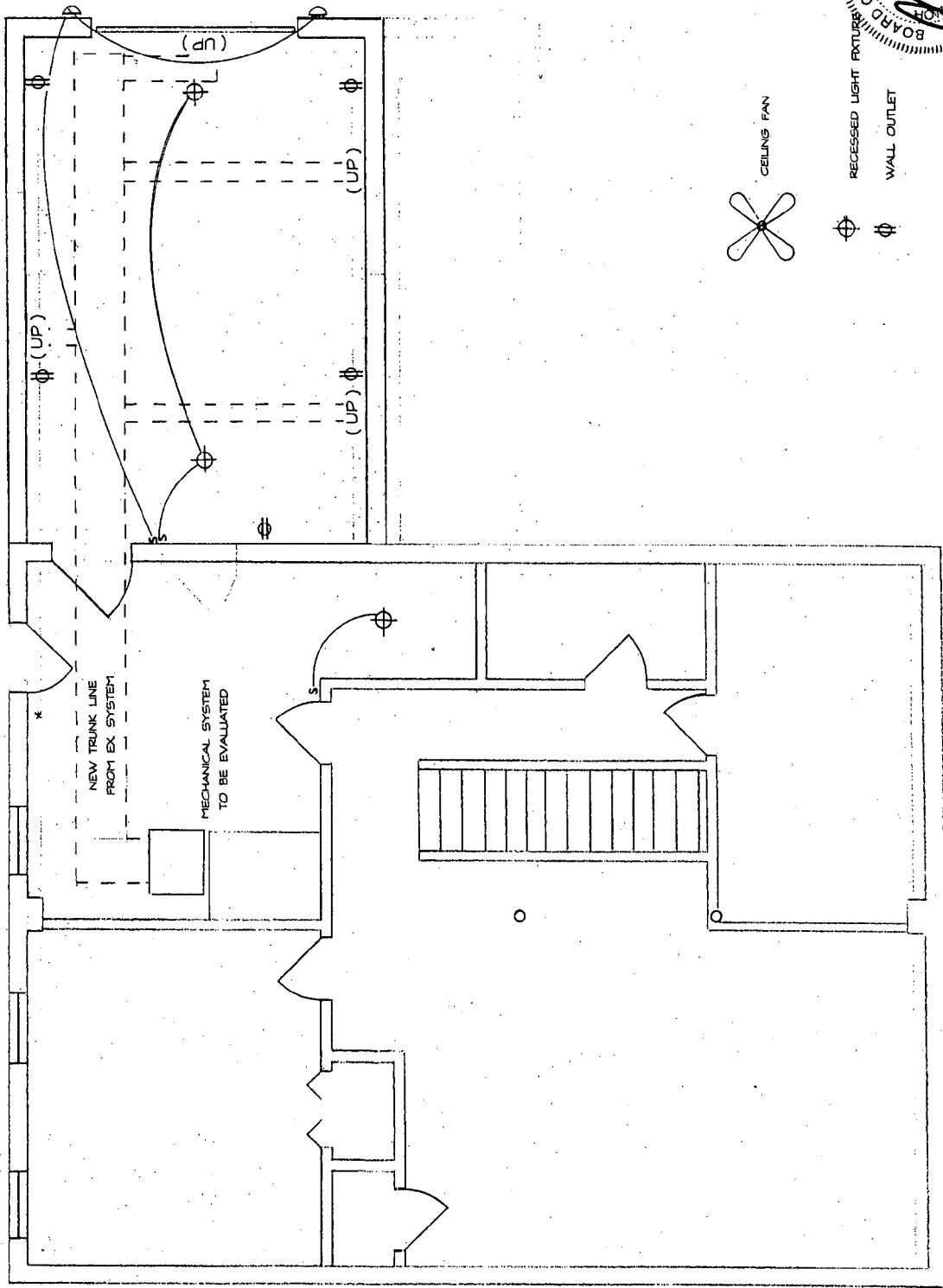
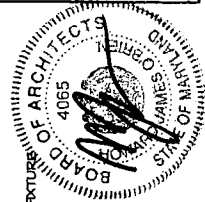
J. ARCHITECT
BOYD
STONE OF
MD

1ST FLOOR PLAN
SCALE 1/4" = 1'-0"

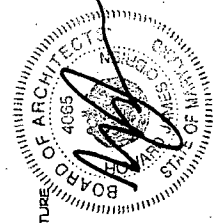
ALL NEW EXTERIOR WALLS
 TO BE 2 X 6 CONSTRUCTION
 ALL NEW INTERIOR WALLS
 TO BE 2 X 4 CONSTRUCTION



2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



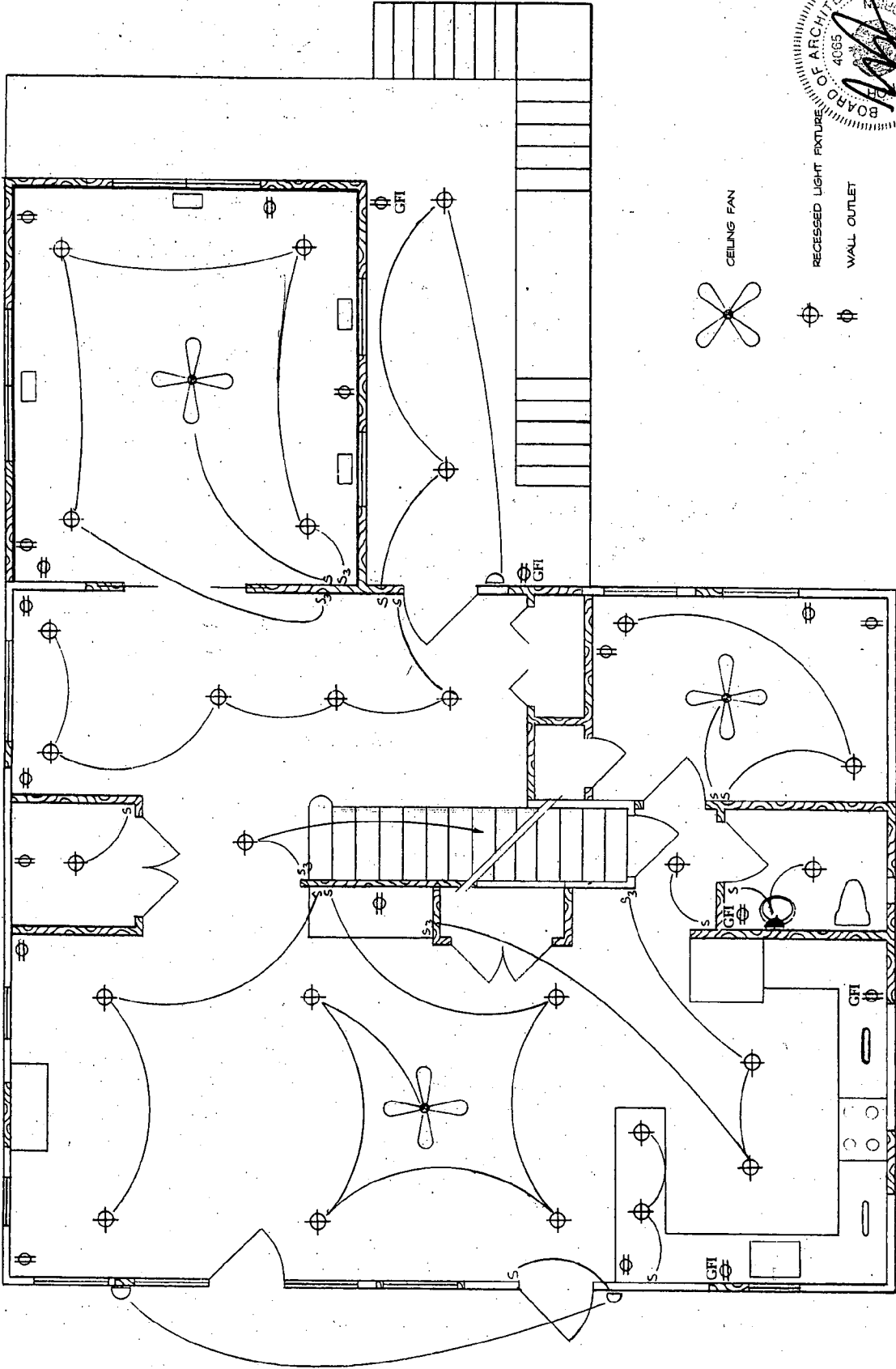
BASEMENT ELEC/MECH. PLAN
 SCALE: 1/4" = 1'-0"



CEILING FAN

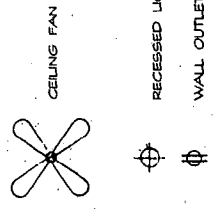
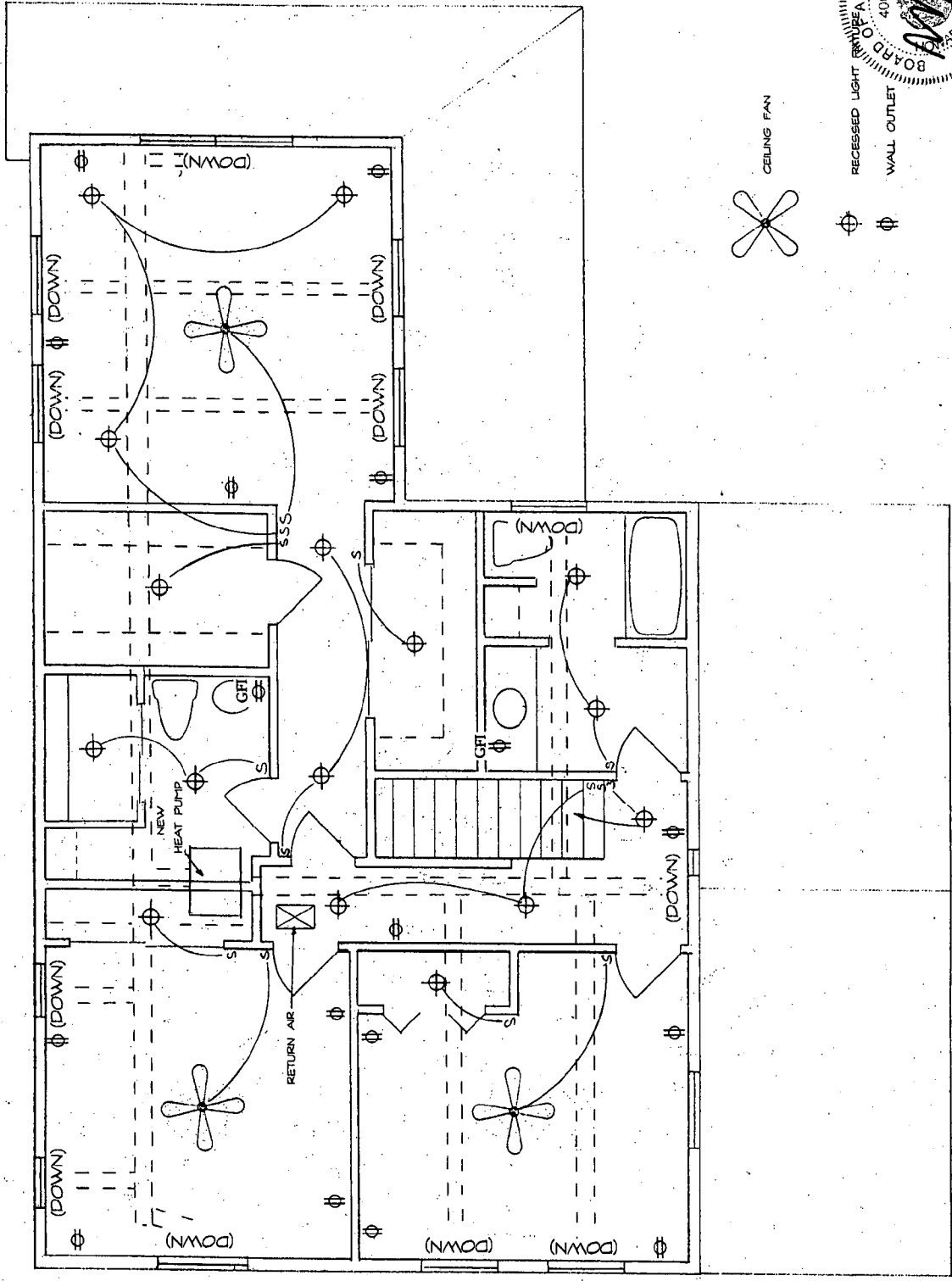
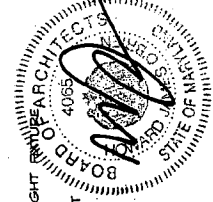
RECESSED LIGHT FIXTURE

WALL OUTLET

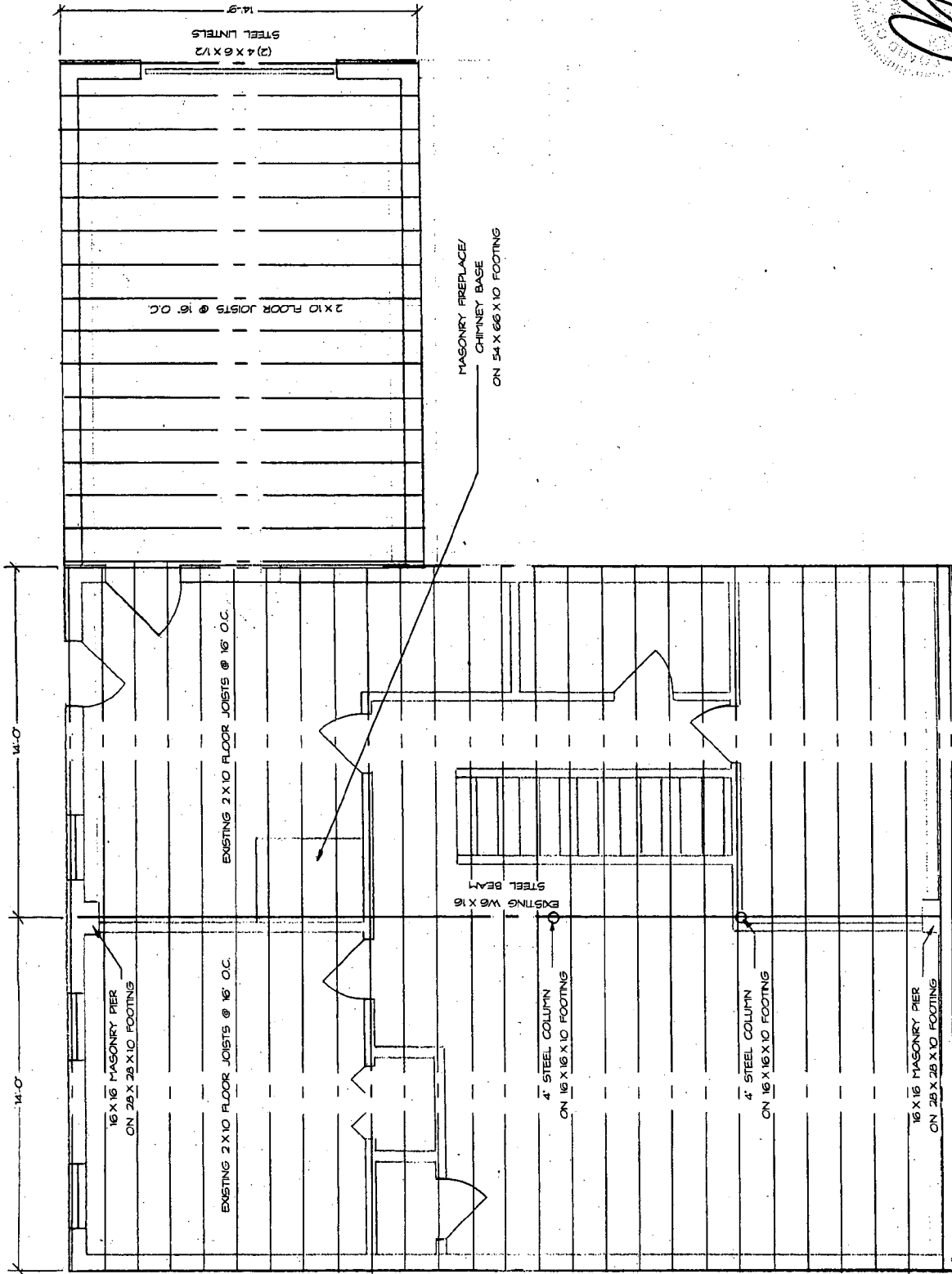


1ST FLOOR ELEC./MECH. PLAN

SCALE: 1/4" = 1'-0"



2ND FLOOR ELEC/MECH. PLAN
 SCALE: 1/4" = 1'-0"



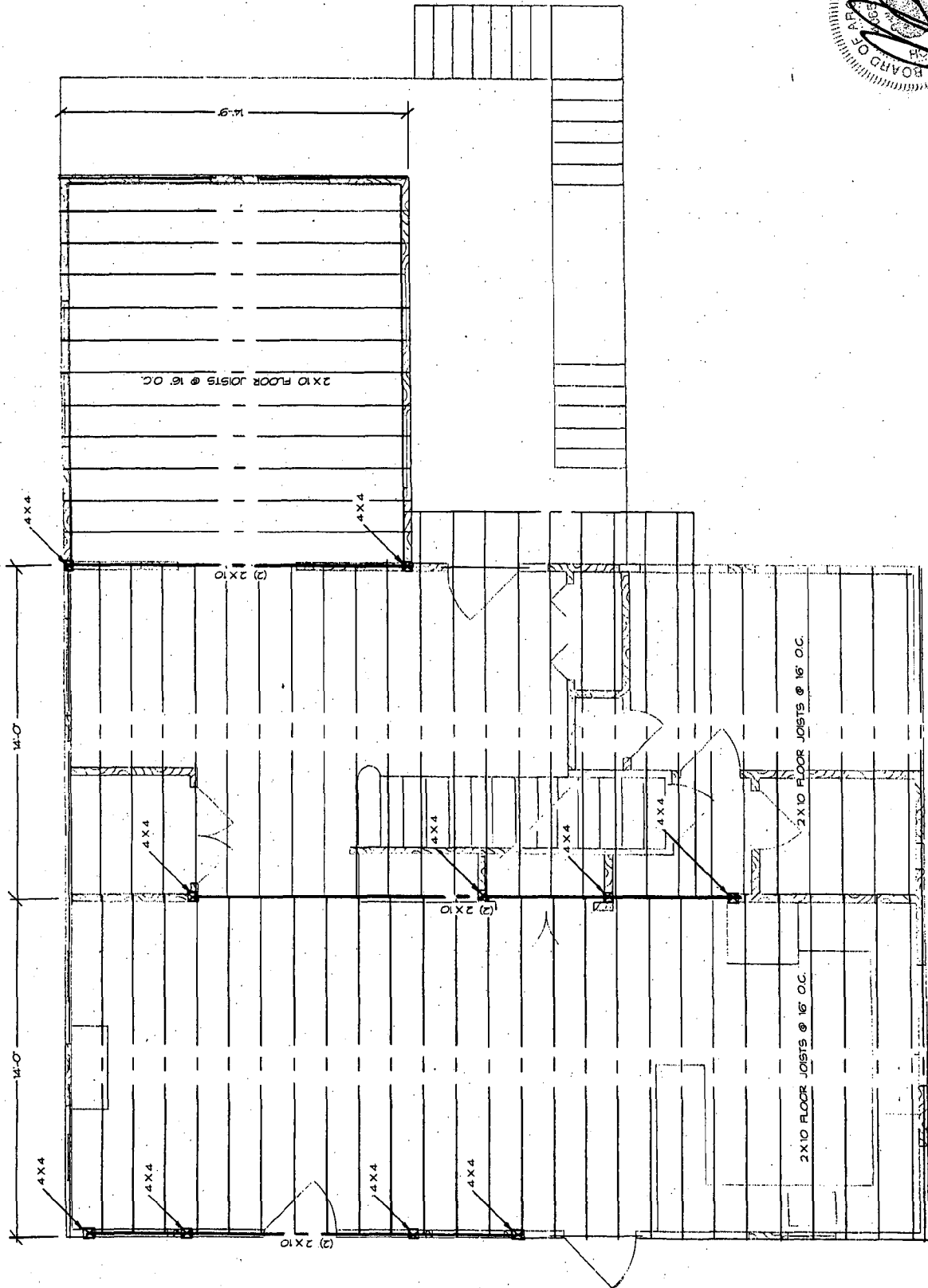
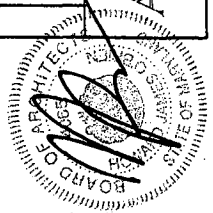
1ST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

HLOCKNER
 Premier Construction Services
 8400 Sago Mill Road, Takoma Park, Md 20912
 Phone: (301) 270-3033/Fax: (301) 270-1447
 Email: mh1@hlockner.net

GOLDSMAN VALENTE RESIDENCE
 #7101 POPLAR AVE, TAKOMA PARK, MD 20912

A114



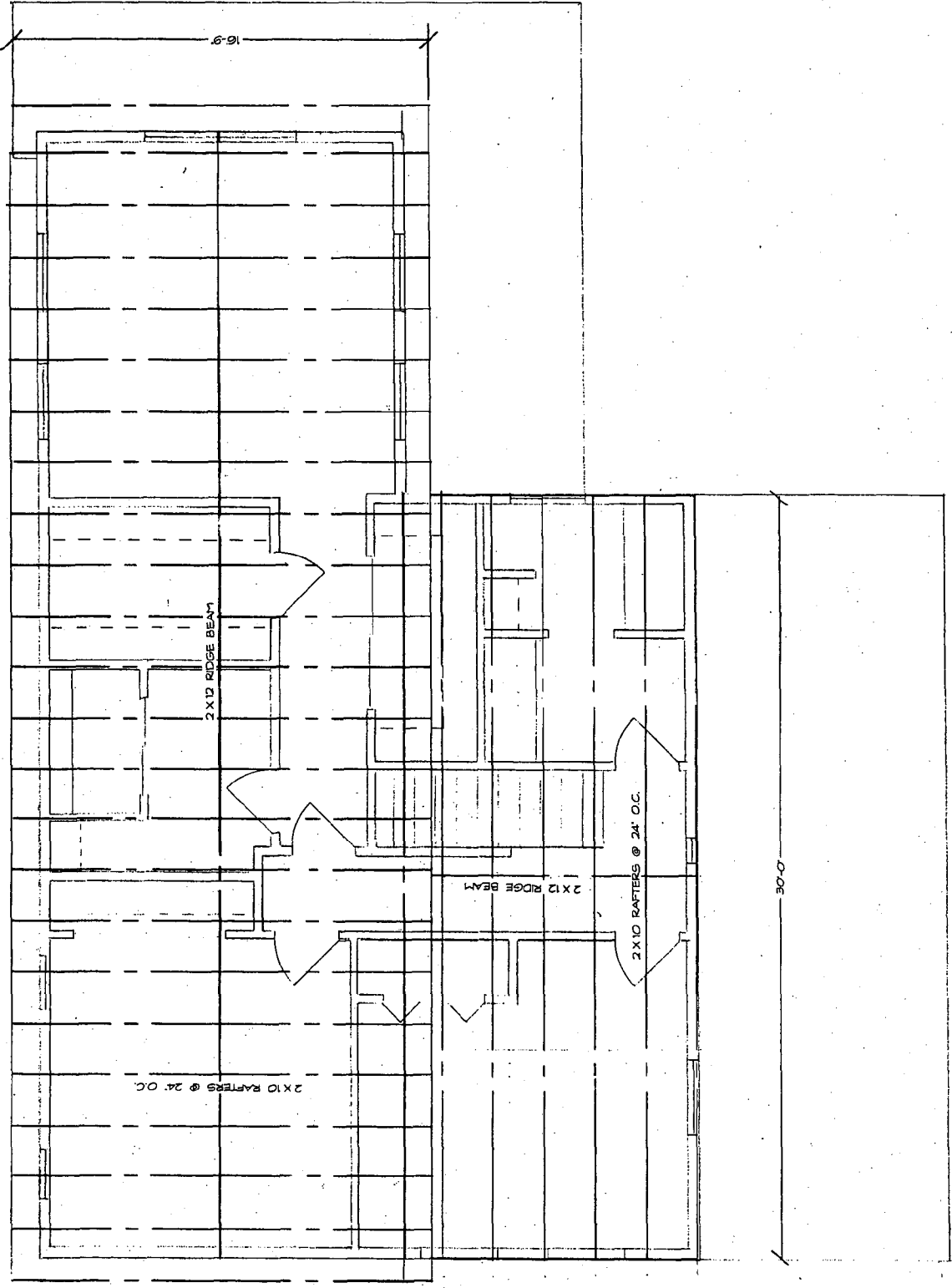
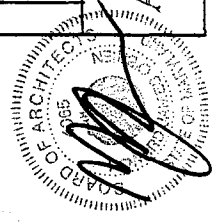
2ND FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

23

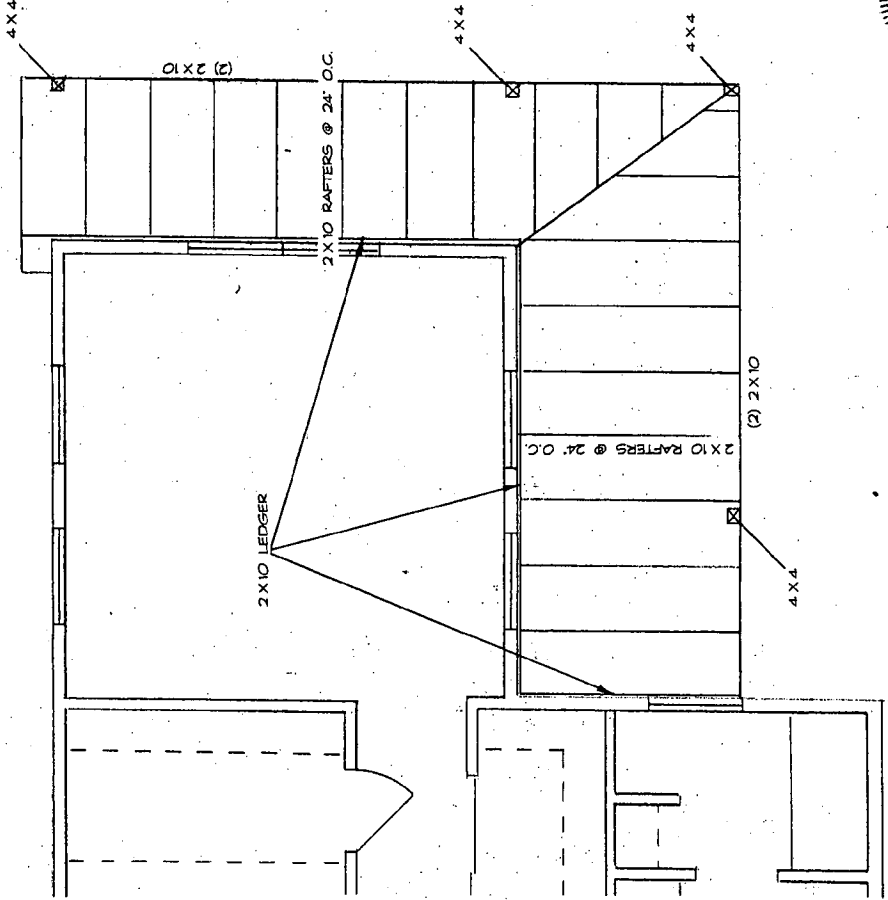
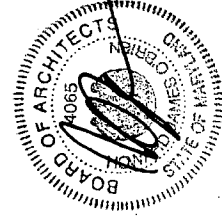
KLOCKNER
Premier Construction Services
4400 Sage Hill Road, Takoma Park, MD 20912
Phone: (301) 270-3033 / ext: (301) 270-1447
Email: info@klockner.net

GOLDSMANN VALENTE RESIDENCE
#7101 POPLAR AVE., TAKOMA PARK, MD 20912

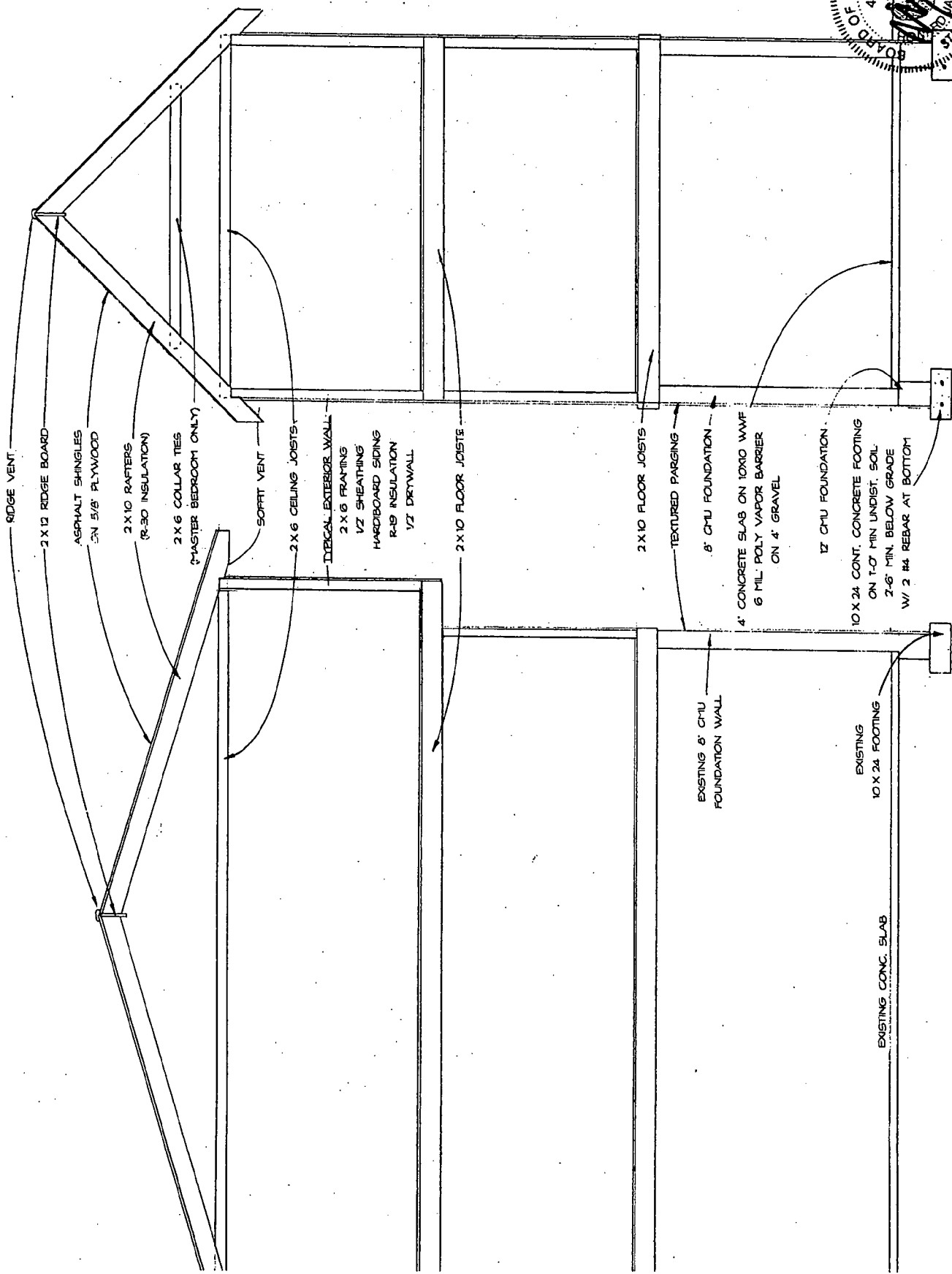
AI5



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



PORCH ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



SECTIONS
 SCALE: 1/4" = 1'-0"

Montgomery County Energy Worksheet

1995 CABO Model Energy Code

Application Number 44 Date _____
 Lot 44 Block 21 Subdivision _____
 Submitted By _____ Phone Number _____

Prescriptive Package (from table) _____



Glazing Area
 100 x 372 / 4600 = 8.08 %
 Glazing Area Gross Wall Area Proposed Glazing Area

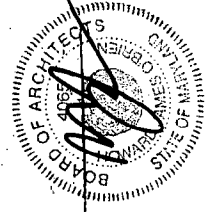
R-Value	Description	Comments	Proposed R-Value
R-30	Ceiling		R-30
R-13	Exterior Wall		R-19/13
R-	Floor (Other Unconditioned Space)		R-
R-30	Floor (Over Outside Air)		R-30
R-	Basement Wall		R-
R-	Slab Floor		R-

U-Value	Description	Comments	Proposed U-Value
U-0.50	Glazing		U-0.38
U-0.35	Opaque Door		U-

Equipment
 All Equipment must meet National Appliance Conservation Act (NAECA) minimums
 Windows shall be labeled and certified by manufacturer of U-Value default table shall be used.

Statement of Compliance

This dwelling meets the requirements of the CABO Model Energy Code - 1995 Edition.
 Applicant's Signature _____
 August, 1987



C2

GENERAL NOTES:

- CONSTRUCTION WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES FOR MONTGOMERY COUNTY.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.

DESIGN LOADS:

LIVE	DEAD	TOTAL
40	10	50
30	10	40

PARTITION TYPES:

- EXTERIOR WALLS: 2X6 WOOD CONSTRUCTION
 1/2" GWB @ FINISH FACE
 1/2" EXTERIOR SHEATHING
- INTERIOR WALLS: 2X4 WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED.
 1/2" GWB BOTH SIDES

FLOOR SYSTEMS:

- FIRST FLOOR: 2X10 WOOD JOISTS
- SECOND FLOOR: 2X10 WOOD JOISTS

ROOF STRUCTURE:

- ALL ROOFS: 2X10 WOOD RAFTERS W/ 5/8" SHEATHING

INSULATION TYPES:

- EXTERIOR WALLS: R-19 FIBERGLASS-KRAFT FACED
- FLOORS AND RAFTERS: R-30 FIBERGLASS-KRAFT FACED
 UNLESS OTHERWISE NOTED.

EXTERIOR:

- HARDI-BOARD SIDING

ROOFING MATERIALS:

- GABLE ROOFS: 40 YR. ASPHALT SHINGLES

27



Premier Construction Services
SPECIAL PROJECTS | SINCE 1982

Recent and Current Projects

<u>Project</u>	<u>Design by</u>	<u>Amount</u>	<u>Date</u>
Smith / Newell Renovation Takoma Park, MD	Helicon Architects	200,000	in progress
Memores Domini Convent Remodel Bethesda, MD	Klockner Design / Build	70,000	in progress
ChlopakGlobokar Addition Chevy Chase, DC	Klockner Design / Build	100,000	in progress
Katkov / Hamilton Remodel Cleveland Park	Klockner Design / Build	28,000	Sep-00
Ryan Kitchen Silver Spring, MD	Klockner Design / Build	37,000	Aug-00
Liberian Embassy Chancery Washington, DC	O'Brien, Travis, Jaccard	850,000	Jul-00
Peay Addition / Remodel Bethesda, MD	Klockner / McCartney Design / Build collaboration	550,000	May-00
Hamer / Peterzell Addition Takoma Park, MD	Studio Partnership Architects	78,000	Apr-00
Parc Somerset Condos Chevy Chase, MD	CHK	150,000	Apr-00
Shaffer Kitchen Chevy Chase, DC	Caren Yglesias	32,000	Dec-99
Portocarrero Garage Potomac, MD	O'Brien, Travis, Jaccard	63,000	Mar-99
Carey / Brennen Addition Cleveland Park, MD	Jon Lourie Architects	82,000	Feb-99
Saudi Arabian Embassy Res. McLean, VA	Jon Klein	450,000	Nov-98
Waitzkin Custom Home Floyd County, VA	Designworks	450,000	Jul-98
Colonel Brooks Tavern Jims Crab House and Tiki Bar Brookland, DC	Jim O'Brien	225,000	Apr-98
Cole Kitchen Addition Potomac MD	Caren Yglesias	75,000	Jan-98

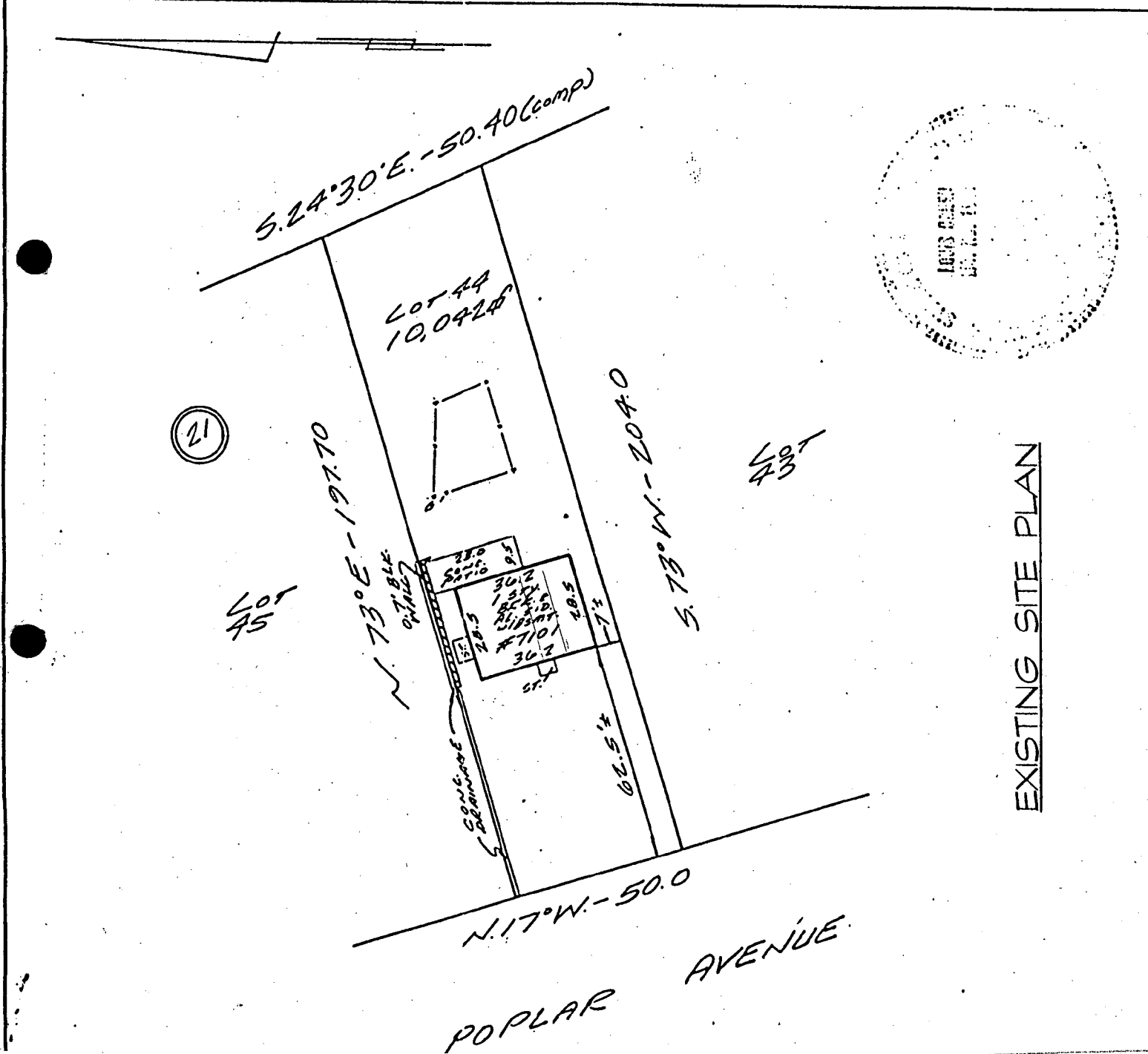


Premier Construction Services
SPECIAL PROJECTS | SINCE 1982

Commercial Projects

<u>Project</u>	<u>Design by</u>	<u>General Contractor</u>	<u>Amount</u>	<u>Completed</u>
Brooks Mansion Restoration Brookland, DC	H. James O'Brien	Opus 3	175,000	in progress
Georgia Avenue Welcome Center NW, DC	H. James O'Brien	Opus 3	40,000	in progress
Liberian Embassy Chancery Washington, DC	O'Brien, Travis, Jaccard	Opus/Klockner joint venture	850,000	2000
Park Somerset Condos Chevy Chase, MD	CHK	Clark Construction Group	150,000	2000
TPSS CO-OP Structural Rehab Takoma Park, MD	Karn Architects	Opus 3, Ltd	20,000	1998
Icarus Software Tenant buildout Rockville, MD	H. James O'Brien	Opus 3, Ltd	30,000	1998
Discovery Channel Flagship store		Enterprise	16,000	1998
Colonel Brooks Tavern Jims Crab House and Tiki Bar Brookland, DC	H. James O'Brien	Klockner	225,000	1998
Worldspace Washington, DC		Enterprise	12,000	1998
National Museum of Women in the Arts * Washington, DC	RTKL	Clark Construction Group	140,000	1996
Department of Justice Washington, DC		Enterprise	25,000	1995
Catholic University Washington, DC		OMNI	40,000	1994
Center for Resource Economics Washington, DC	Travis Price	Klockner	35,000	1993

29
7



EXISTING SITE PLAN

CAPITOL SURVEYS

009176-9

NOTE: This drawing is not intended to establish property lines or the existence of corner markers guaranteed. All information hereon taken from the records of the county or city in which the property is located.

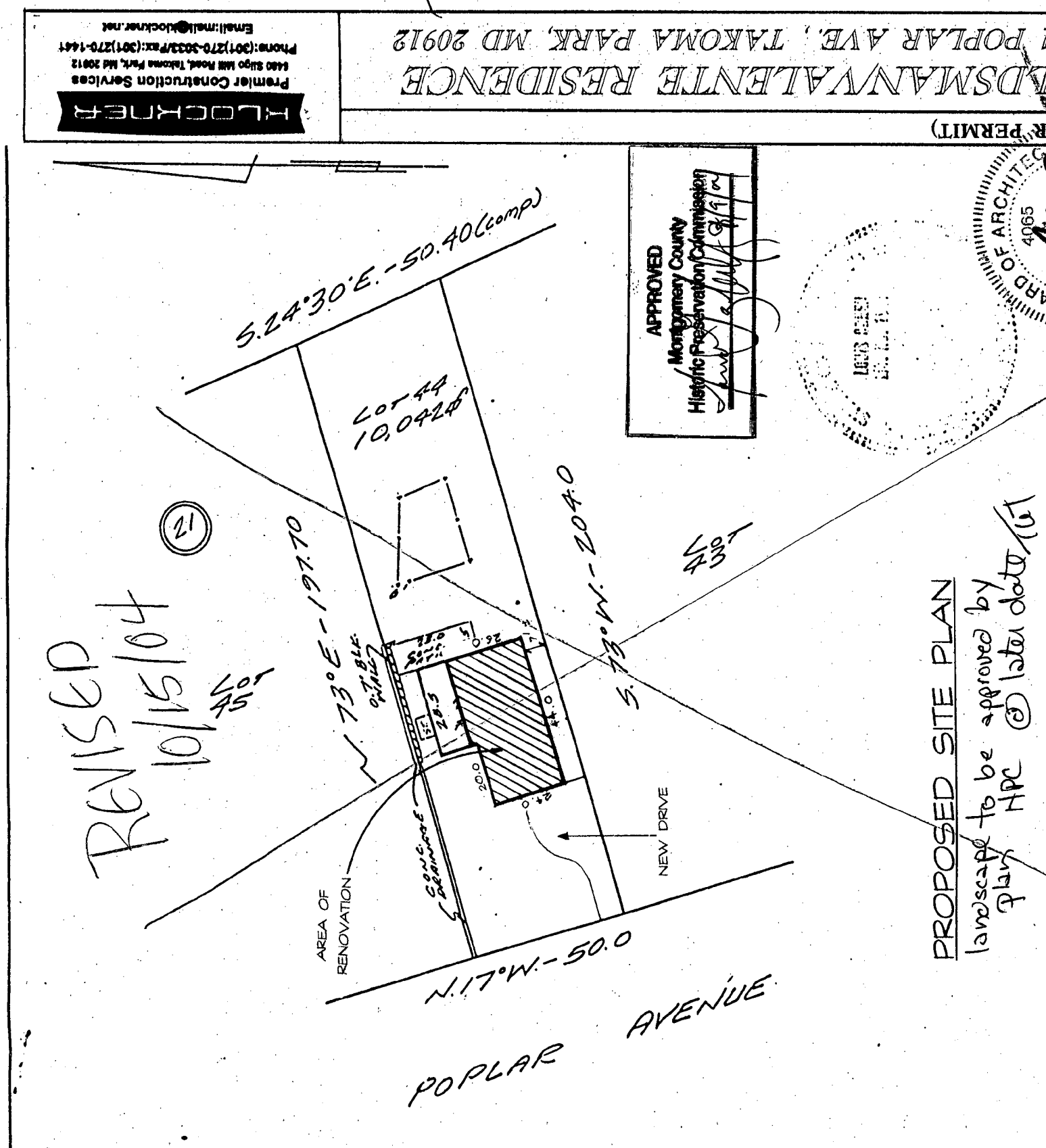
HOUSE LOCATION
 LOT - 44 BLOCK - 21
 B.F. GILBERT'S ADDITION
 "TAKOMA PARK"
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat 2 Scale 1" = 40'

DATE: JUNE 18, 1985

CASE: 402.85 FILE: 13102

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961



PROPOSED SITE PLAN

CAPITOL SURVEYS

ACC # 009176-9

NOTE: This drawing is not intended to establish property lines or the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

HOUSE LOCATION
 LOT - 44 BLOCK - 21
 B.F. GILBERT'S ADDITION
 "TAKOMA PARK"
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat 2 Scale 1" = 40'

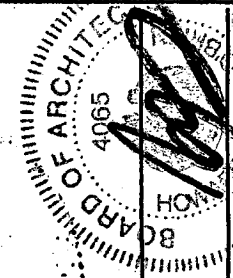
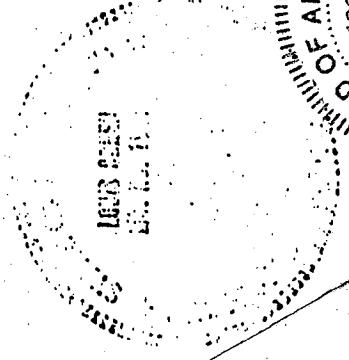
DATE: JUNE 18, 1985

CASE: 402.85 FILE: 13102

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]



landscape to be approved by
 plan NPC @ later date / 10/1

REVISED
 10/15/04
 [Signature]

GOLDSMAN VALENTE RESIDENCE
 #7101 POPLAR AVE., TAKOMA PARK, MD 20912

9-9-04 (FOR PERMIT)

CL

HLOCKNER
 Premier Construction Services
 1440 Sago Lane Road, Takoma Park, Md 20912
 Phone: (301) 270-3033/Fax: (301) 270-1441
 Email: melli@hlockner.net

Montgomery County Energy Worksheet

1995 CABO Model Energy Code

Application Number 44 Date _____
 Lot 44 Block 21 Subdivision _____
 Submitted By _____ Phone Number _____

GENERAL NOTES:
 1. CONSTRUCTION WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES FOR MONTGOMERY COUNTY.
 2. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.

DESIGN LOADS:

	LIVE	DEAD	TOTAL
1. FLOORS	40	10	50
2. ROOFS	30	10	40

PARTITION TYPES:

- EXTERIOR WALLS: 2X6 WOOD CONSTRUCTION
 1/2" GWB @ FINISH FACE
 1/2" EXTERIOR SHEATHING
- INTERIOR WALLS: 2X4 WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED.
 1/2" GWB BOTH SIDES

FLOOR SYSTEMS:

- FIRST FLOOR: 2X10 WOOD JOISTS
- SECOND FLOOR: 2X10 WOOD JOISTS

ROOF STRUCTURE:

- ALL ROOFS: 2X10 WOOD RAFTERS W/ 5/8" SHEATHING

INSULATION TYPES:

- EXTERIOR WALLS: R-19 FIBERGLASS-KRAFT FACED
- FLOORS AND RAFTERS: R-30 FIBERGLASS-KRAFT FACED
 UNLESS OTHERWISE NOTED.

EXTERIOR:

- HARDI-BEARD SIDING

ROOFING MATERIALS:

- GABLE ROOFS: 25 YR. ASPHALT SHINGLES

Prescriptive Package (from table) _____



Glazing Area

100 x $\frac{372}{4600} = 8.08\%$
 Glazing Area / Gross Wall Area = Proposed Glazing Area %

8.08 %
 Glazing Area

R-Value

Description	Comments	Proposed R-Value
Ceiling		R-30
Exterior Wall		R-19/13
Floor (Over Unconditioned Space)		R-
Floor (Over Outside Air)		R-30
Basement Wall		R-
Slab Floor		R-

Minimum R-Value

R-	30
R-	13
R-	
R-	
R-	
R-	

U-Value

Description	Comments	Proposed U-Value
Glazing		U-0.38
Opaque Door		U-

Maximum U-Value

U-	0.50
U-	0.35

Equipment

All Equipment must meet National Appliance Conservation Act (NAECA) minimums
 Windows shall be labeled and certified by manufacturer or U-Value default table shall be used.

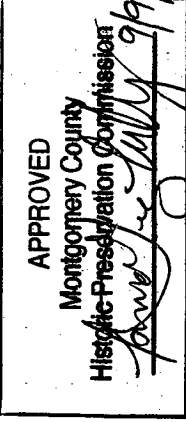
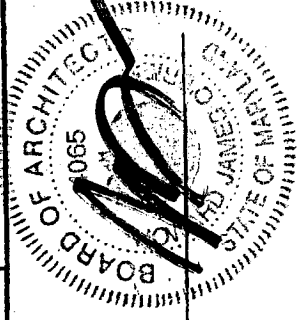
High
 Normal (check one)

Statement of Compliance

This dwelling meets the requirements of the CABO Model Energy Code - 1995

Applicant's Signature

August, 1997



FLOORNER
 Premier Construction Services
 840 Shoo Hill Road, Takoma Park, Md 20912
 Phone: (301)270-3033/Fax: (301)270-1441
 Email: melli@flockner.net

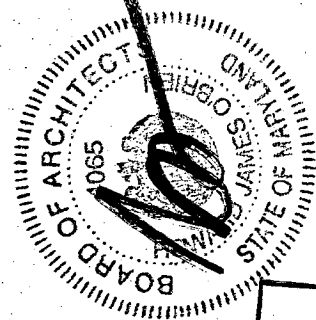
GOLDSMANN VALENTE RESIDENCE
 #7101 POPLAR AVE., TAKOMA PARK, MD 20912

C2

AI

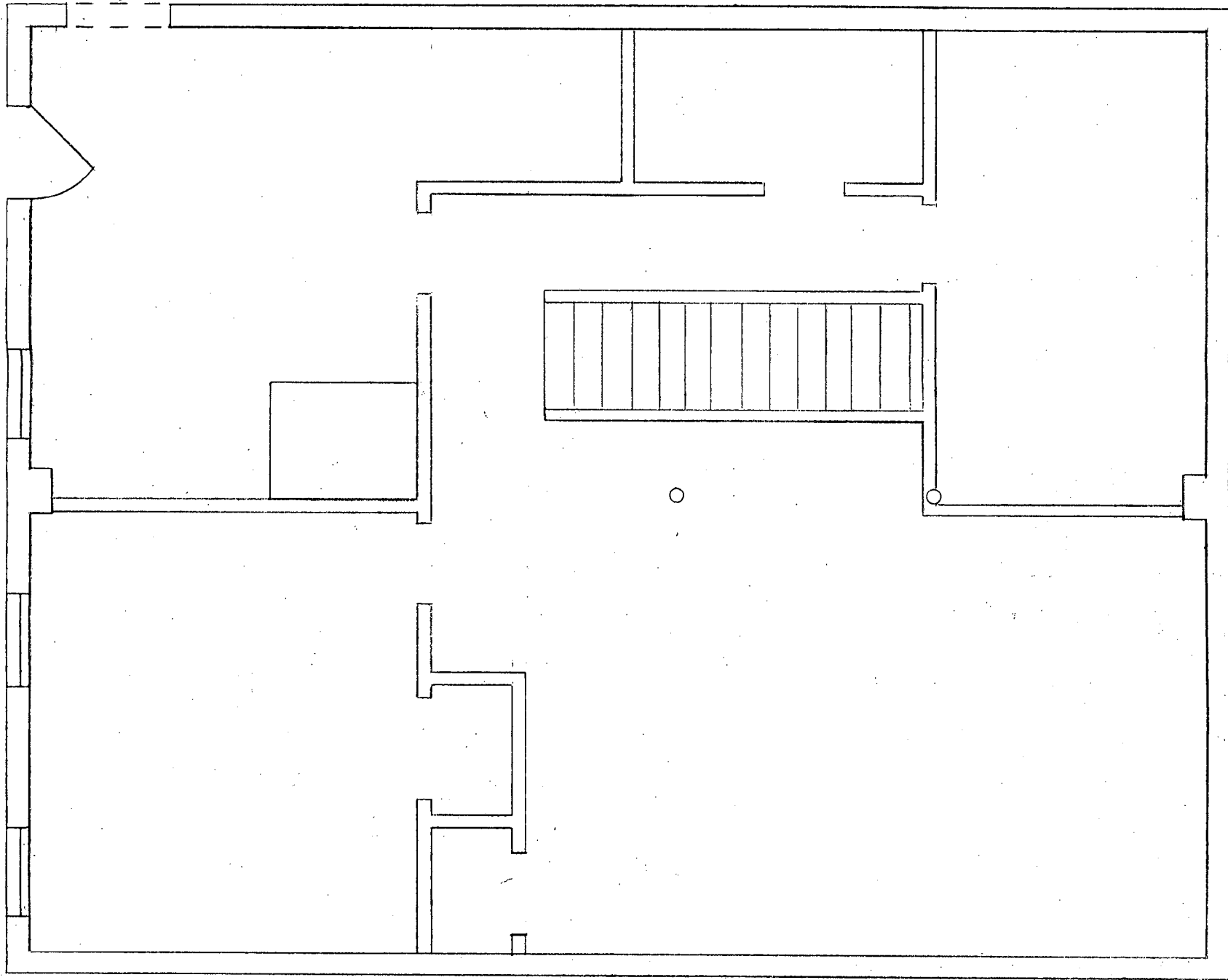
GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

KLOCKNER
Premier Construction Services
1450 Sigo Mill Road, Takoma Park, Md 20912
Phone: (301)270-3033/Fax: (301)270-1441
Email: melli@klockner.net

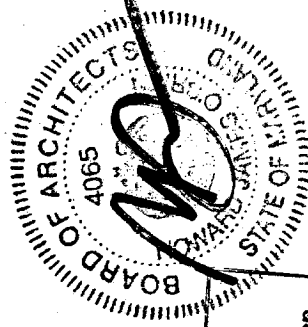


APPROVED
Montgomery County
Historic Preservation Commission
James O'Brien 9/9/09

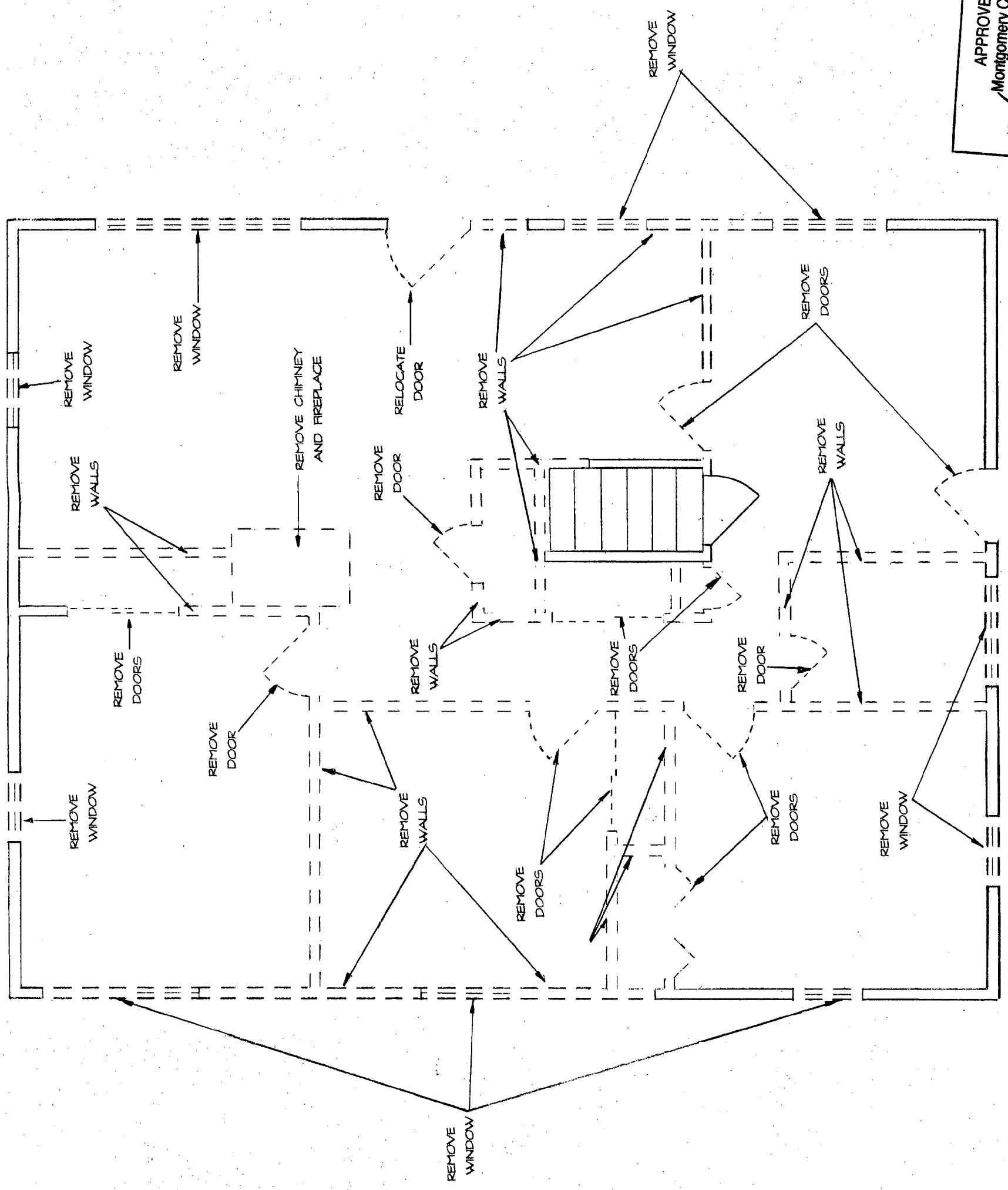
CREATE NEW
DOOR OPENING
(PROVIDE LINTELS)
(AS REQD)



BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

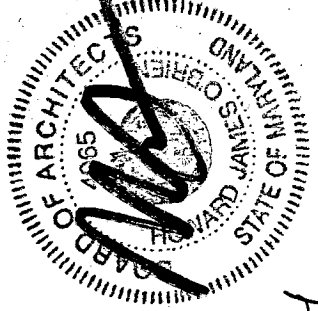


APPROVED
Montgomery County
Historic Preservation Commission
Sharon DeWitt 9/9/09

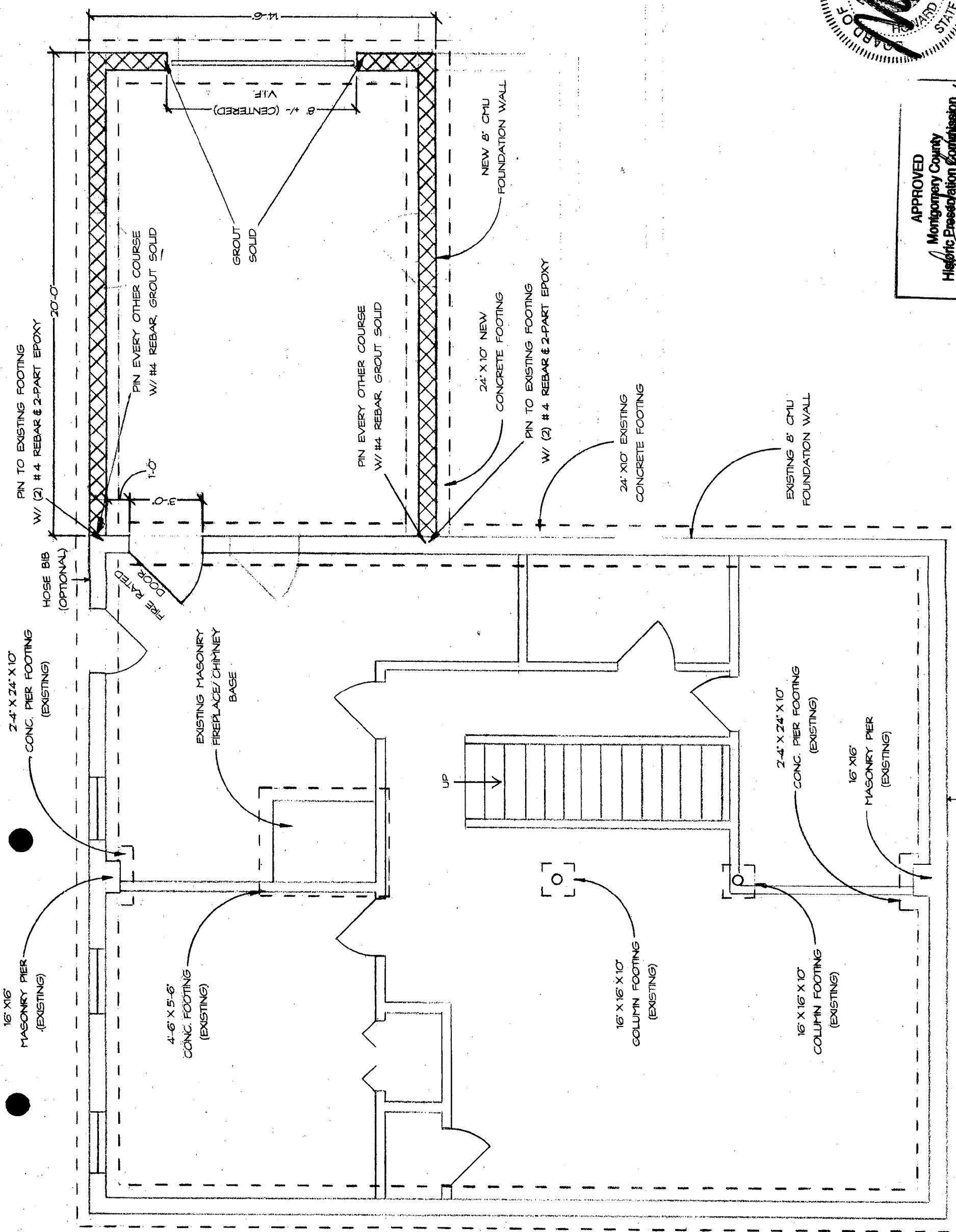


1ST FLOOR DEMOLITION PLAN

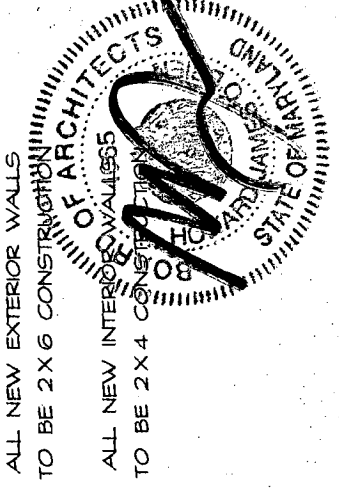
SCALE: 1/4" = 1'-0"



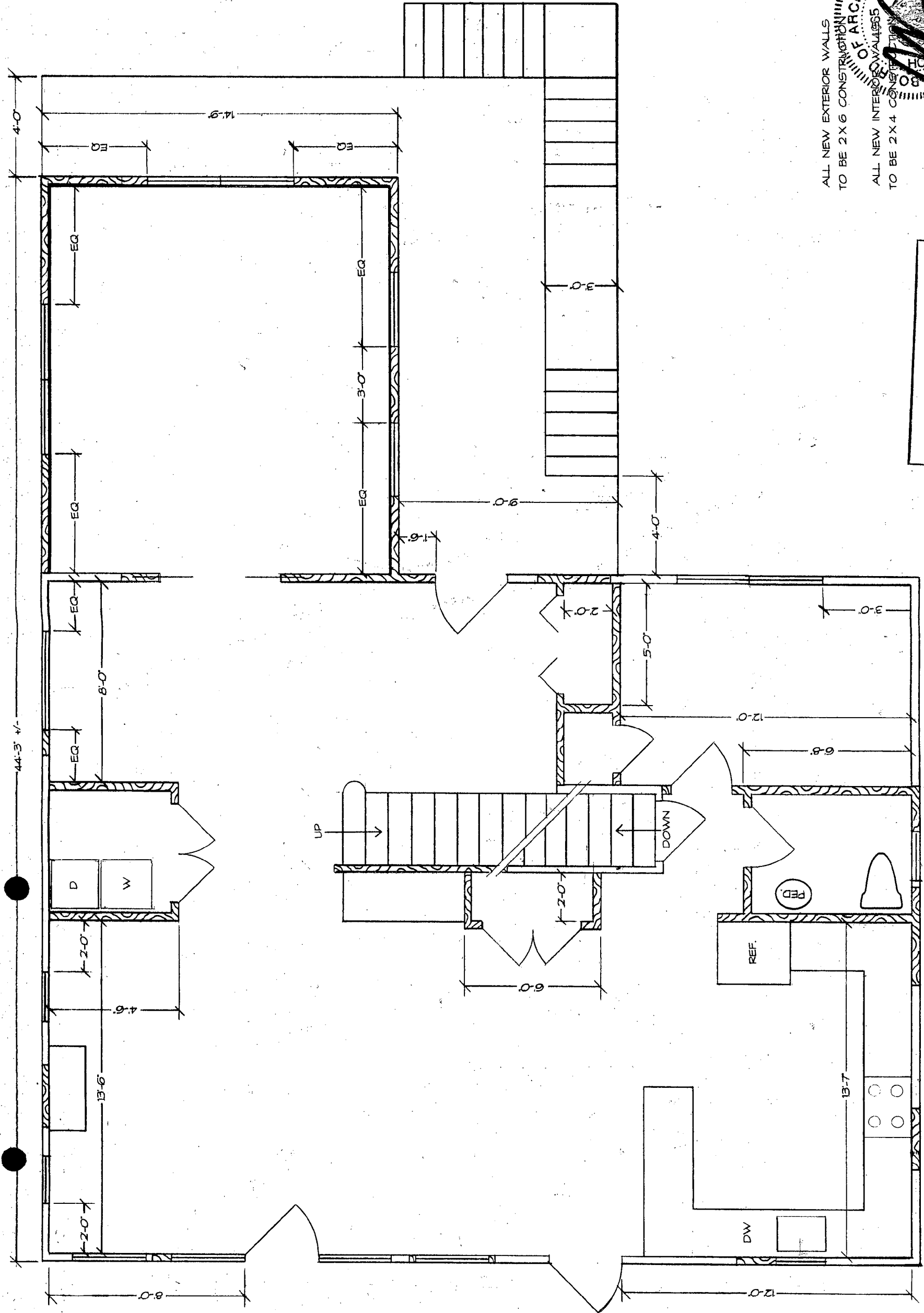
APPROVED
 Montgomery County
 Historic Preservation Commission
 Issued by July 9/9/04



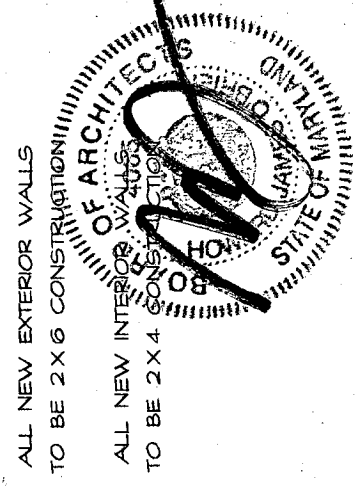
HOSE BIB (OPTIONAL)
BASEMENT PLAN
 SCALE: 1/4" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



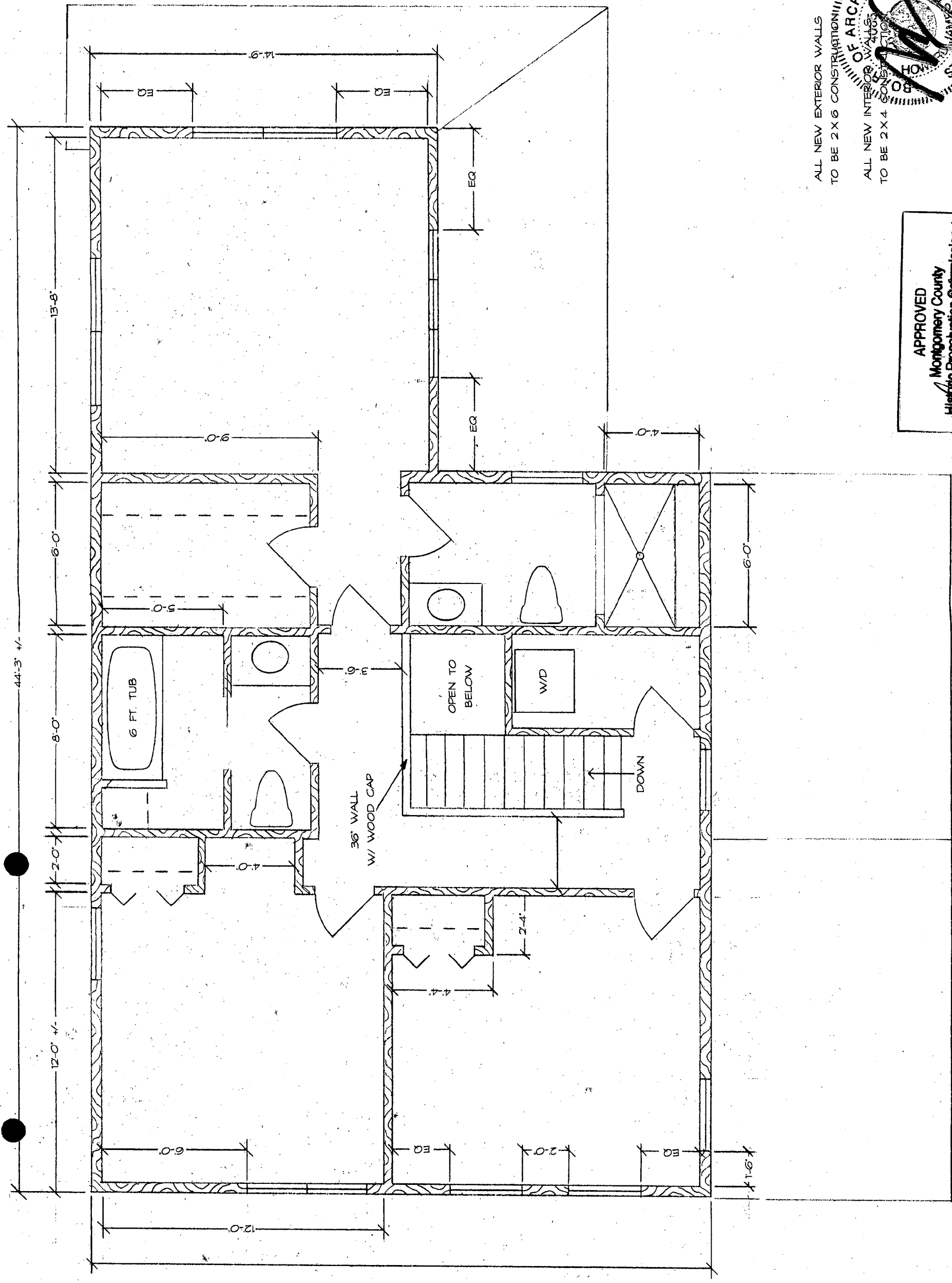
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



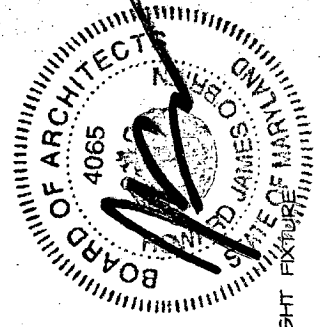
ALL NEW EXTERIOR WALLS
TO BE 2 X 6 CONSTRUCTION

ALL NEW INTERIOR WALLS
TO BE 2 X 4 CONSTRUCTION

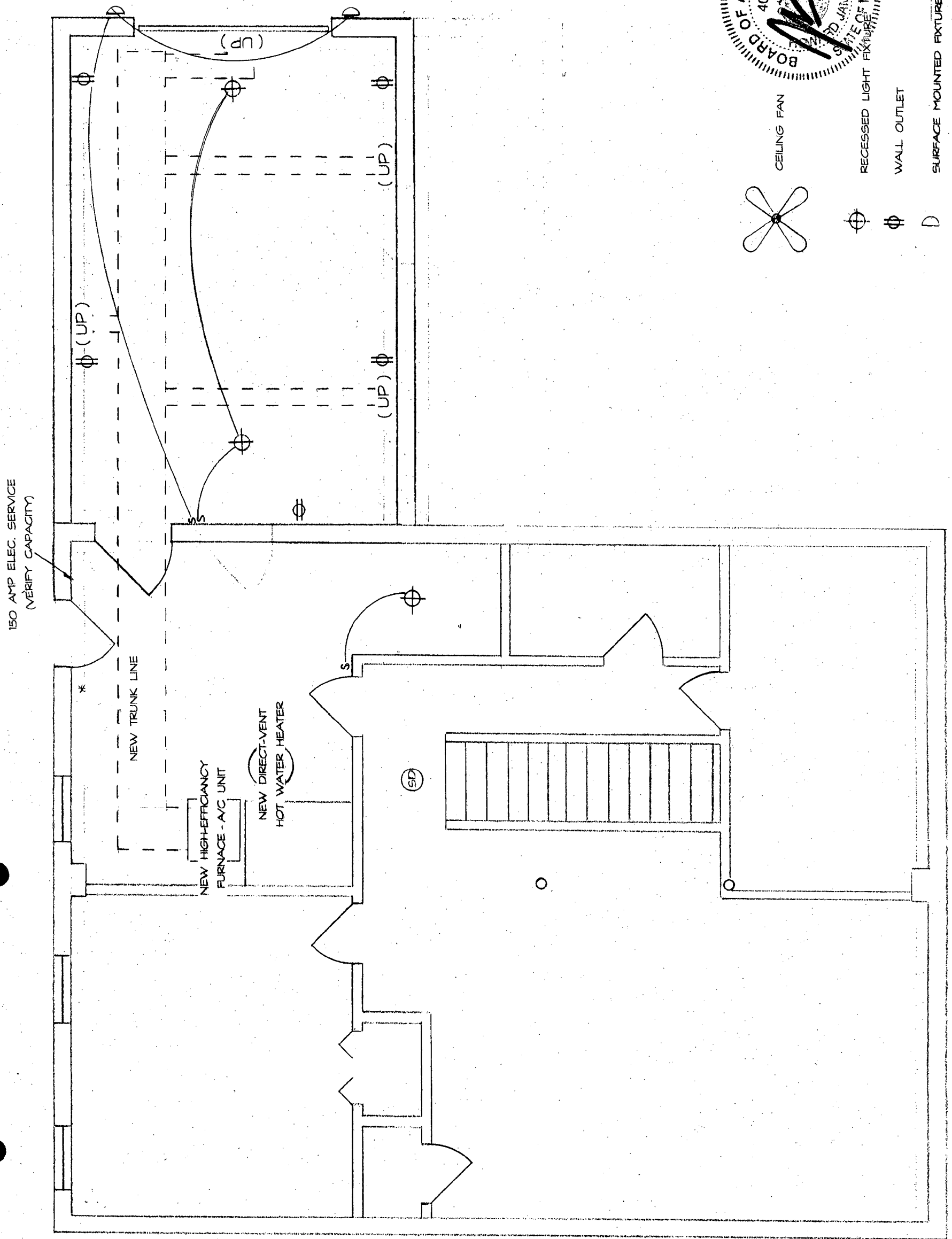
APPROVED
Montgomery County
Historic Preservation Commission
Leslie J. Kelly



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

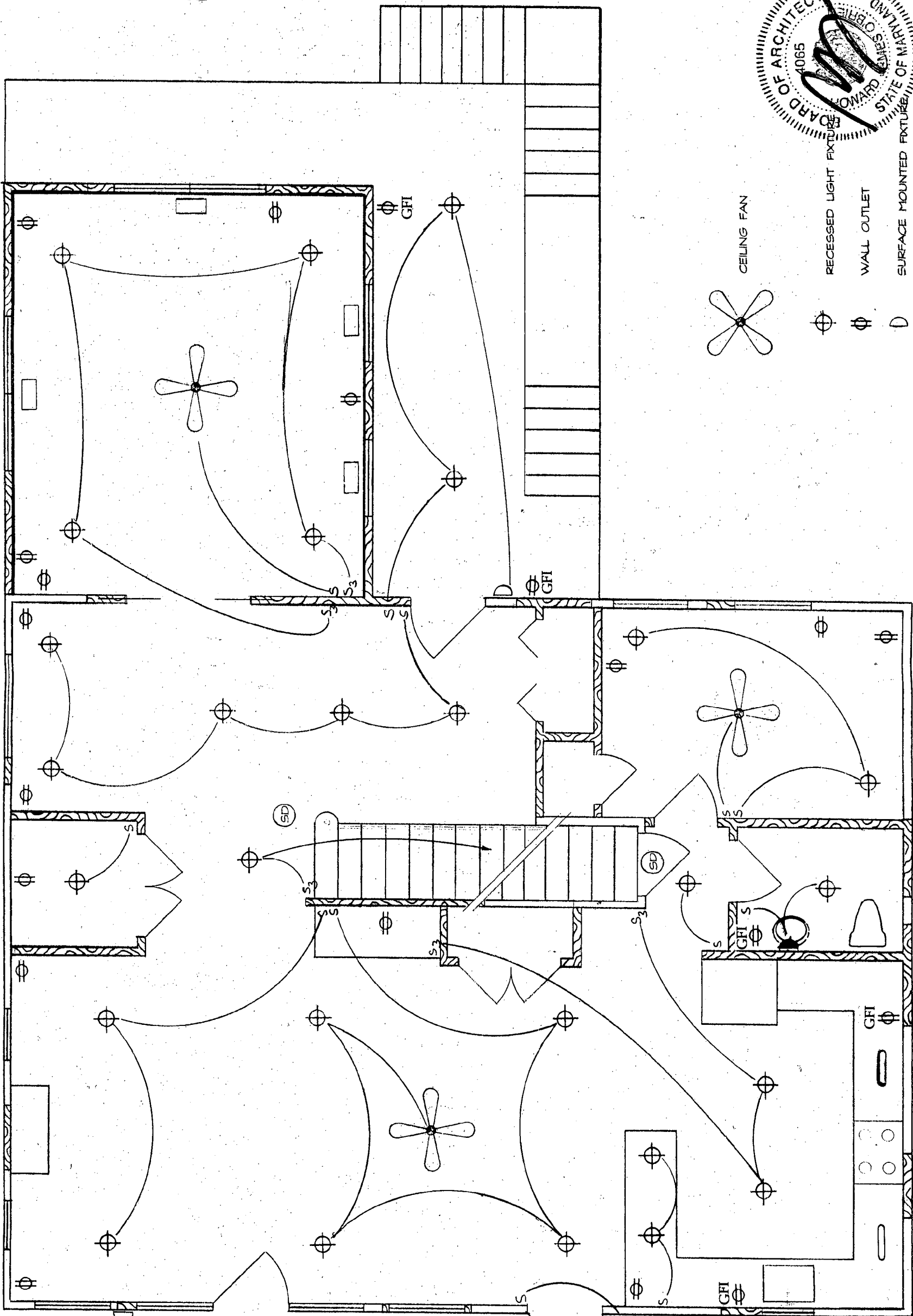
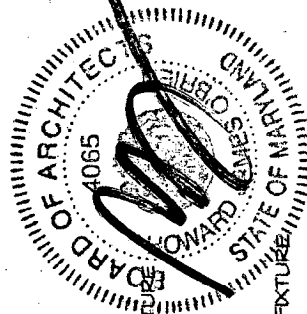


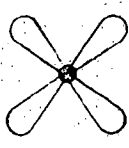




- CEILING FAN
- RECESSED LIGHT FIXTURE
- WALL OUTLET
- SURFACE MOUNTED FIXTURE
- SMOKE DETECTOR



BASEMENT ELEC./MECH. PLAN

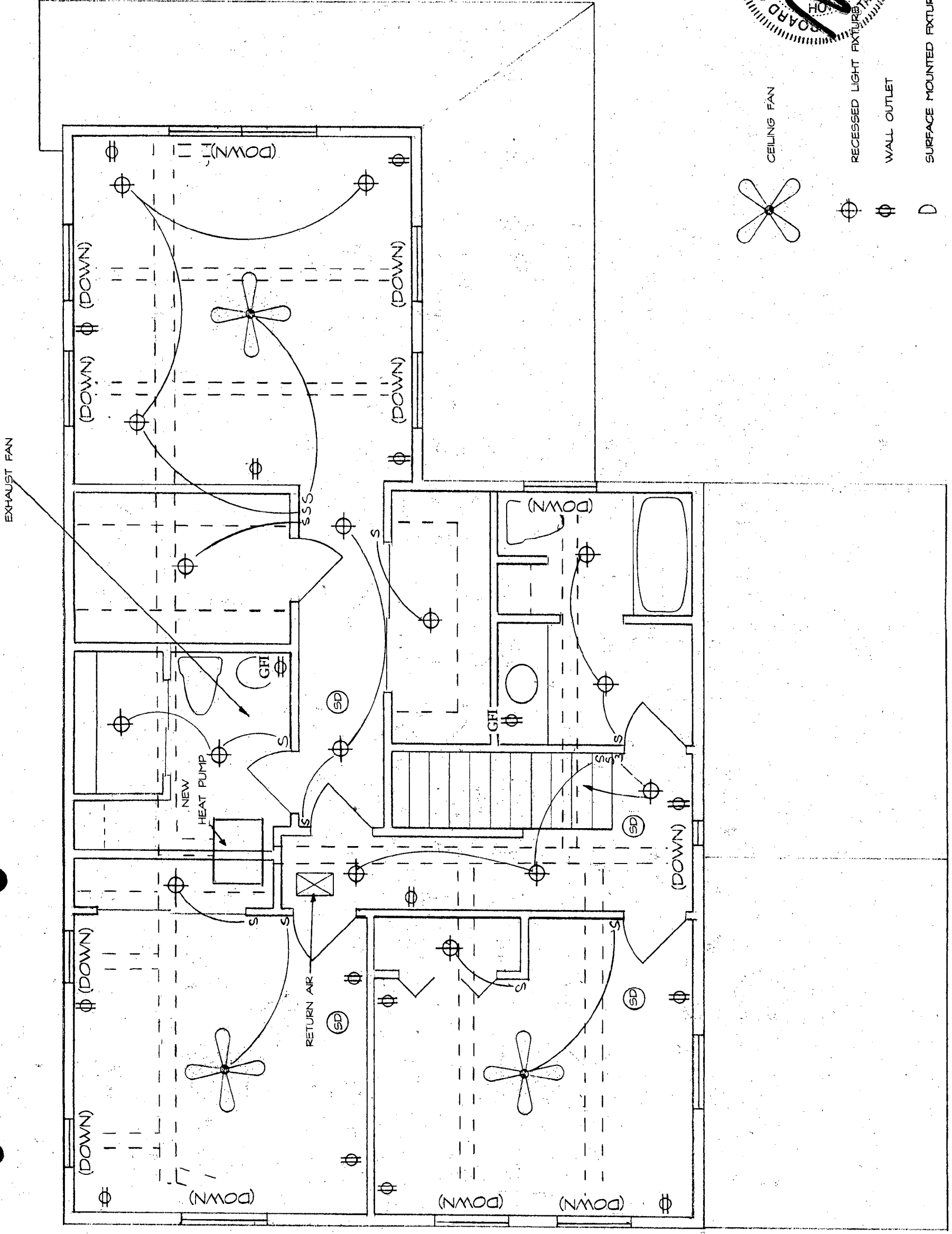
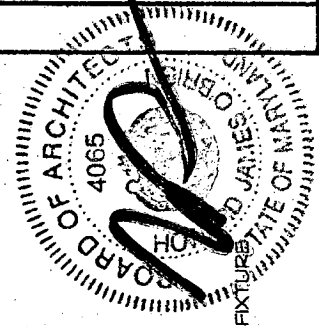
SCALE: 1/4" = 1'-0"

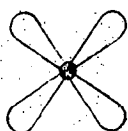






-  CEILING FAN
-  RECESSED LIGHT FIXTURE
-  WALL OUTLET
-  SURFACE MOUNTED FIXTURE
-  SMOKE DETECTOR

1ST FLOOR ELEC./MECH PLAN

SCALE: 1/4" = 1'-0"



-  CEILING FAN
-  RECESSED LIGHT FIXTURE
-  WALL OUTLET
-  SURFACE MOUNTED FIXTURE
-  SMOKE DETECTOR

2ND FLOOR ELEC./MECH. PLAN

SCALE 1/4" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission
James Kelly 9/19/07

CEDAR SHINGLES OR
HARD-BOARD EQUIVALENT

HARD-PLANK
SIDING

WOOD RAILING

Sketch not approved by HRC

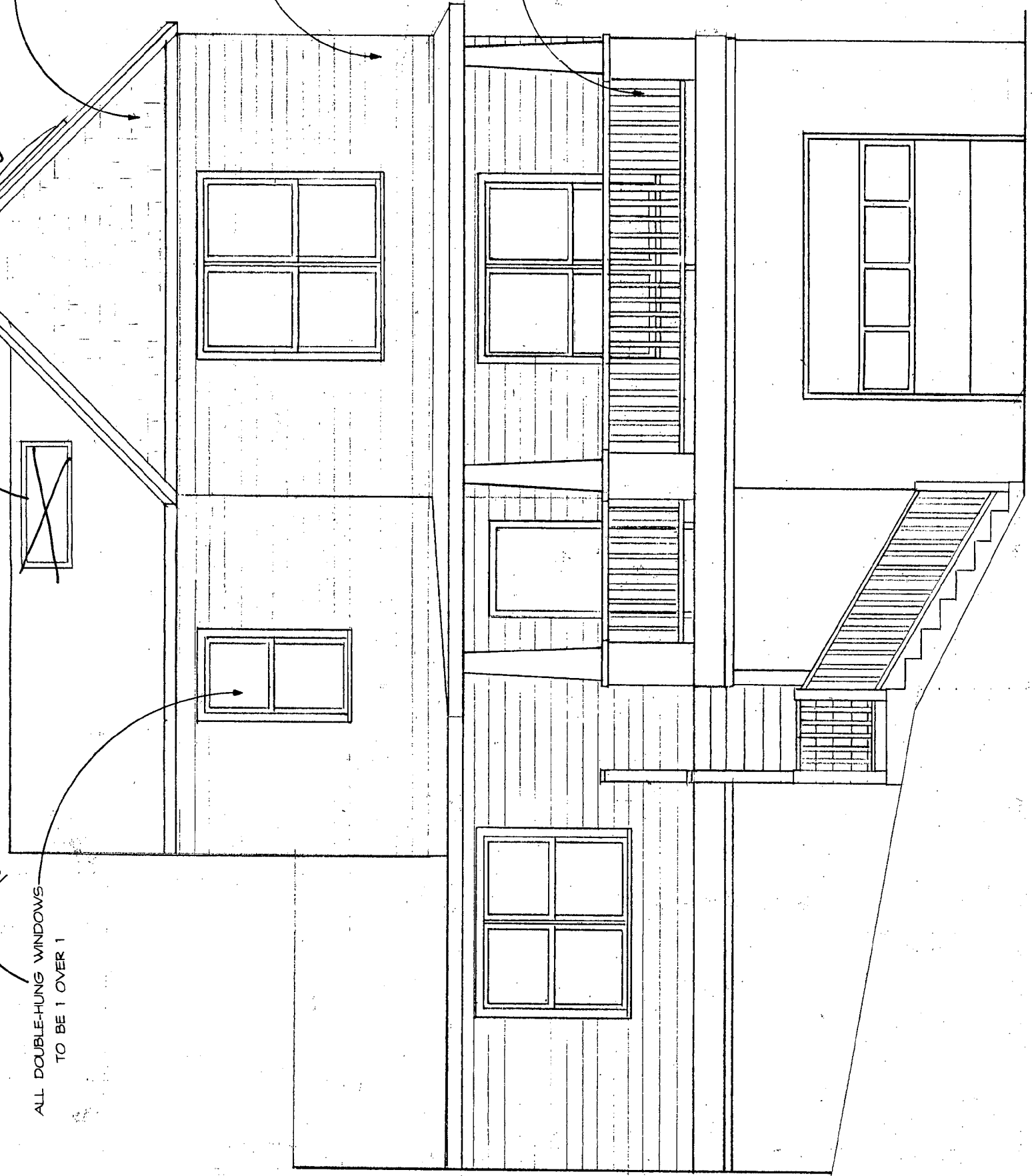
details for drawing

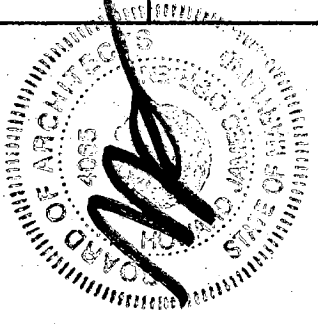
ALL DOUBLE-HUNG WINDOWS
TO BE 1 OVER 1

details for drawing

FRONT SIDE ELEVATION

SCALE: 1/4" = 1'-0"





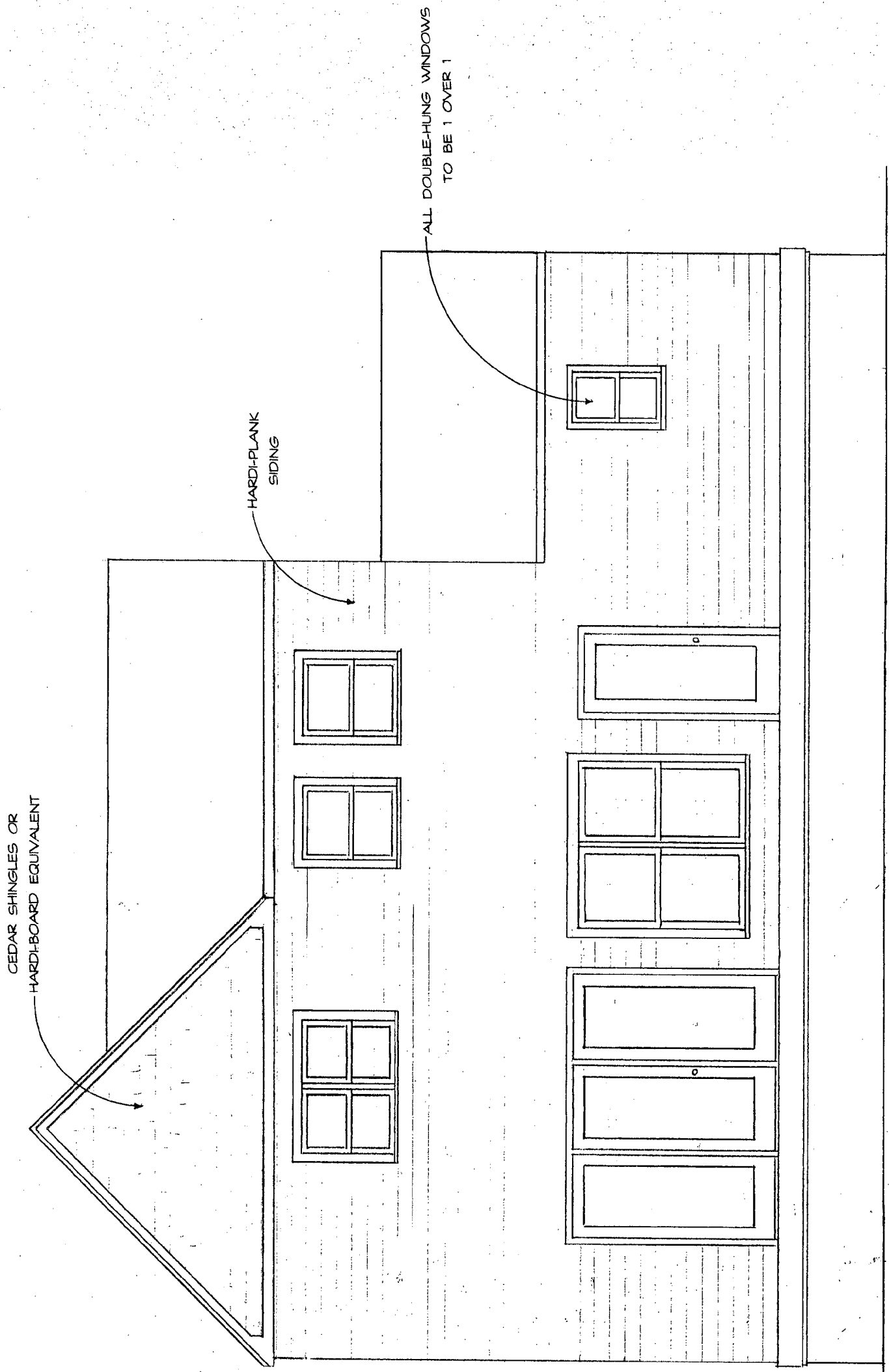
A10

GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

Premier Construction Services
440 4150 Lee Road, Takoma Park, Md 20912
Phone: (301)270-3033 Fax: (301)270-1441
Email: melli@klockner.net



APPROVED
Montgomery County
Historic Preservation Commission
Janet J. Kelly 7/9/04



REAR ELEVATION
SCALE: 1/4" = 1'-0"

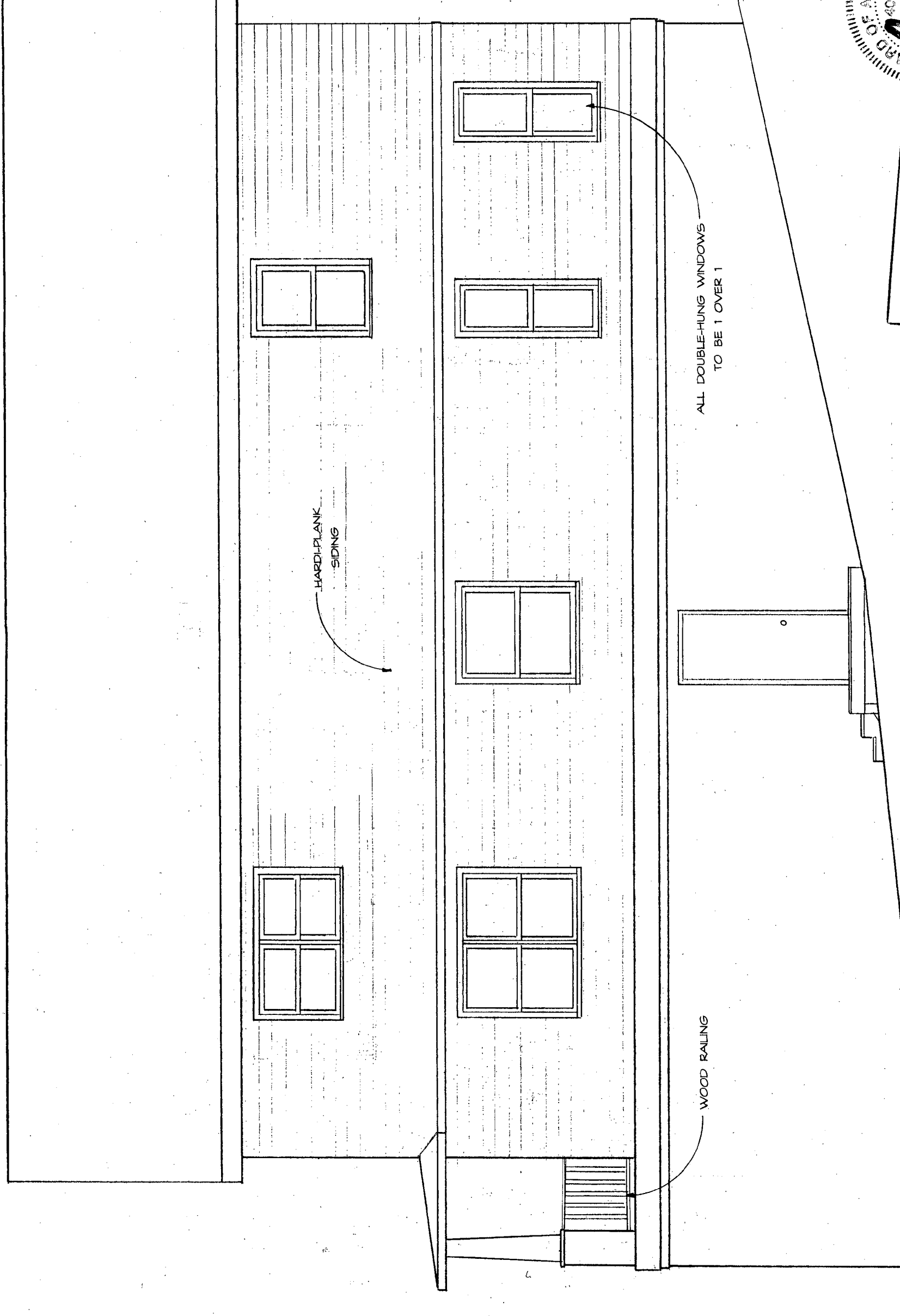
ALL

GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE., TAKOMA PARK, MD 20912

BLOCKNER
Premier Construction Services
640 Sigsbee Road, Takoma Park, MD 20912
Phone: (301) 270-3033/Fax: (301) 270-1441
Email: melli@blockner.net



APPROVED
Montgomery County
Historic Preservation Commission
Date: 05/19/09

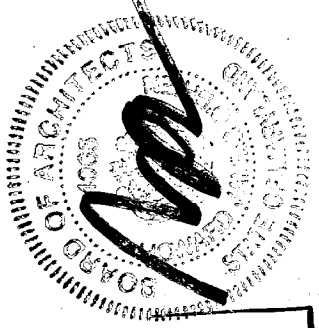


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

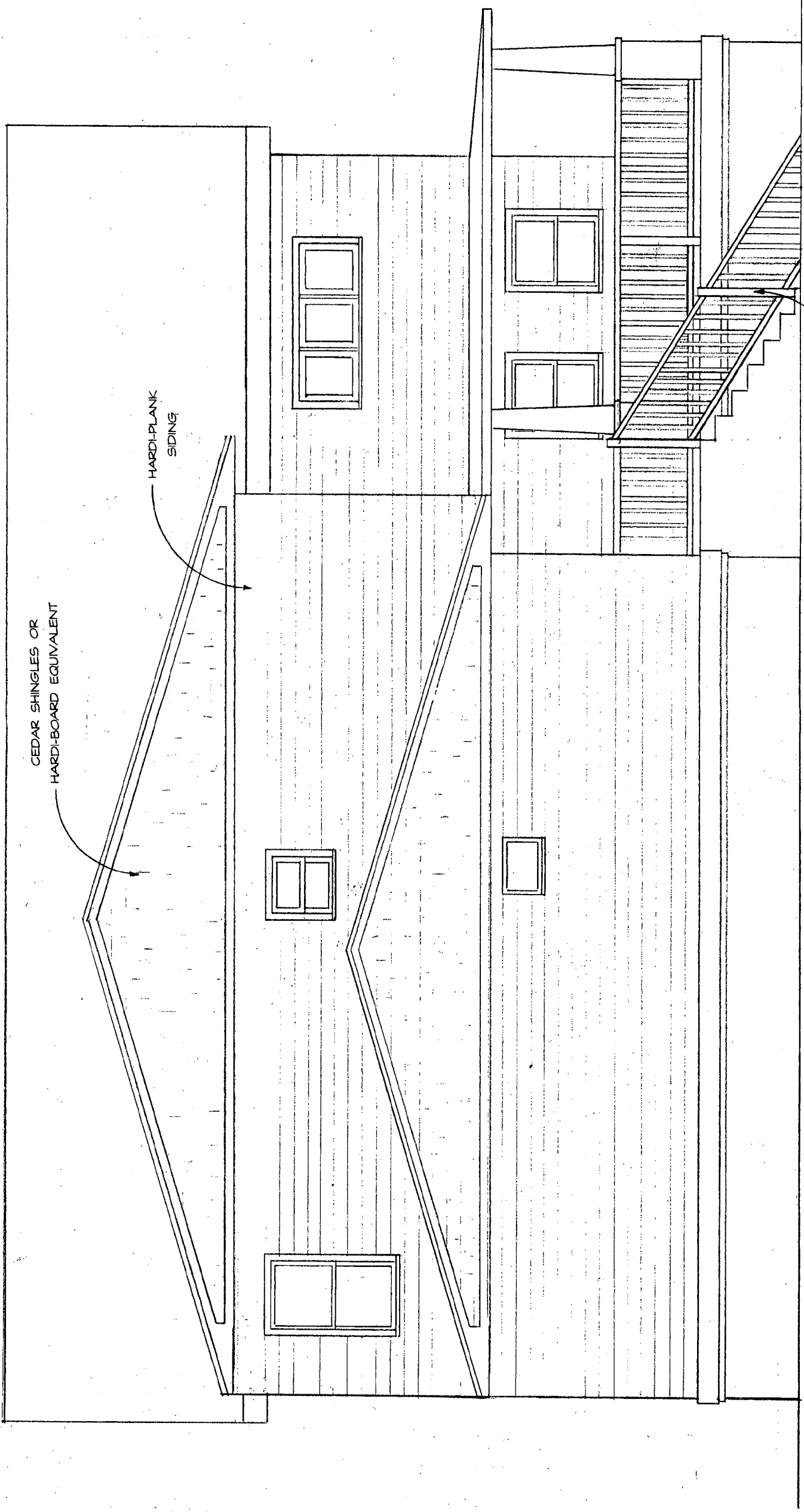
A12

GOLDSMANN VALENTE RESIDENCE
#7101 POPLAR AVE., TAKOMA PARK, MD 20912

KLOCKNER
Premier Construction Services
1480 Sligo Lane Road, Takoma Park, Md 20912
Phone: (301) 270-3033/Fax: (301) 270-1441
Email: melli@klockner.net



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
9/9/07



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

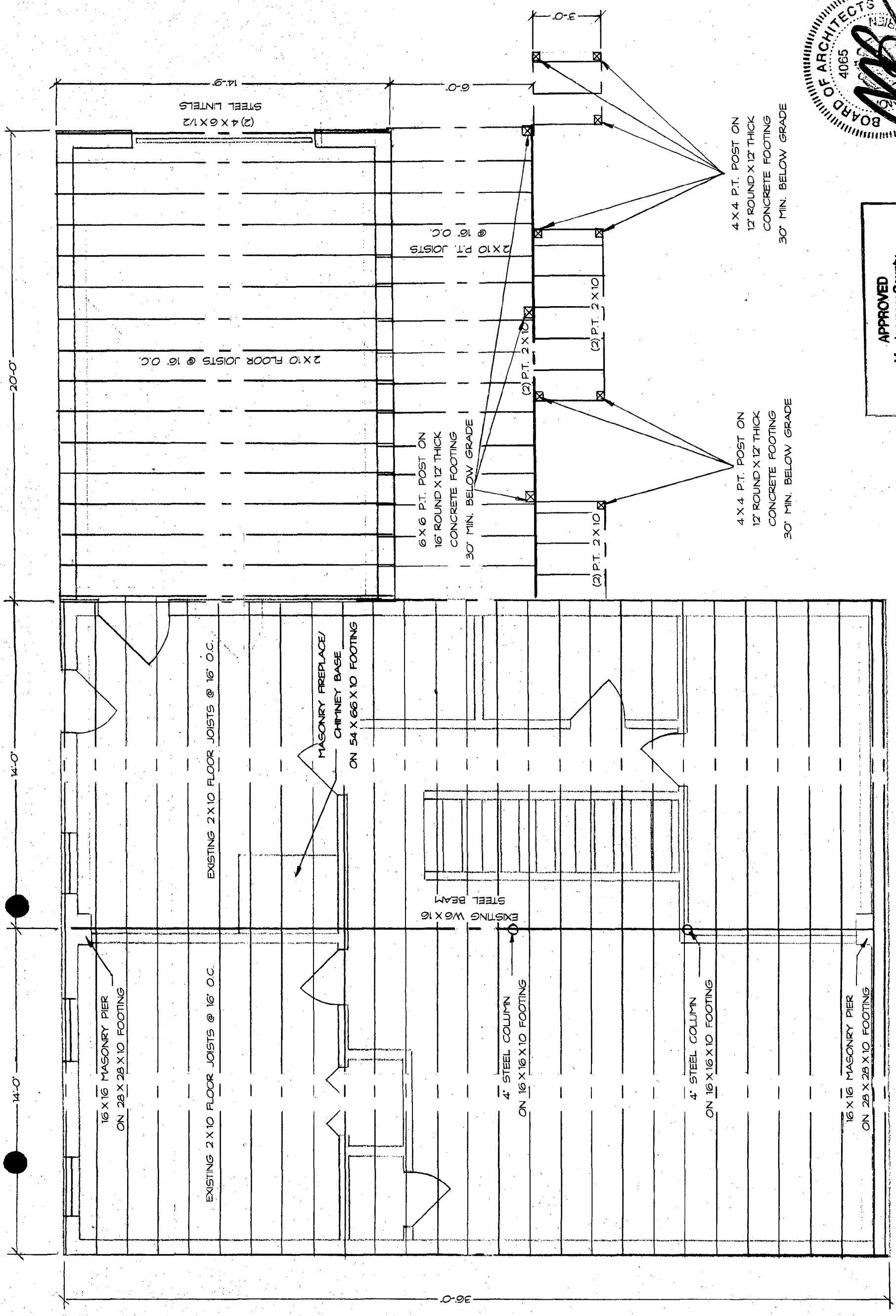
GOLDSMANVALENTE RESIDENCE
 #7101 POPLAR AVE, TAKOMA PARK, MD 20912

KLOCHNER
 Premier Construction Services
 1440 Sigo Mill Road, Takoma Park, MD 20912
 Phone: (301) 270-3033/Fax: (301) 270-1441
 Email: mail@klochner.net

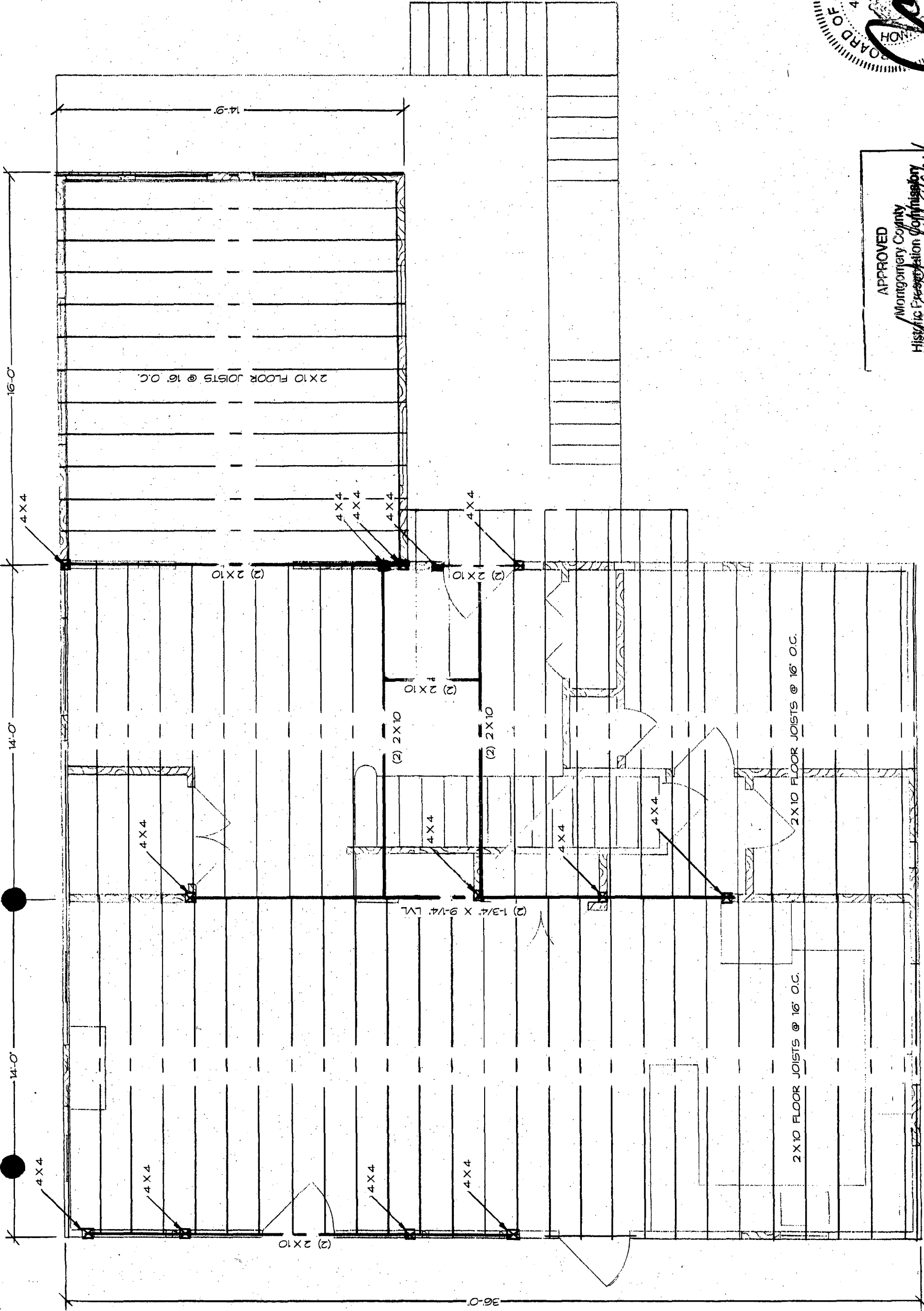
A13



APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]

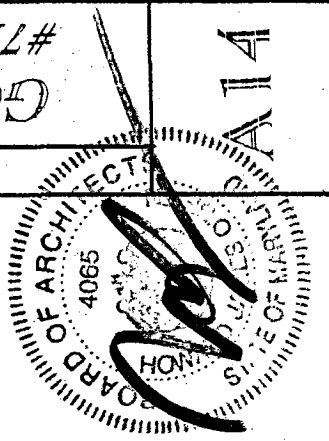


1ST FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"



2ND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



GOLDSMANN VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

KLOCKNER
Premier Construction Services
6400 Sijo Mill Road, Takoma Park, MD 20912
Phone: (301) 279-3033/Fax: (301) 279-1441
Email: melli@klockner.net

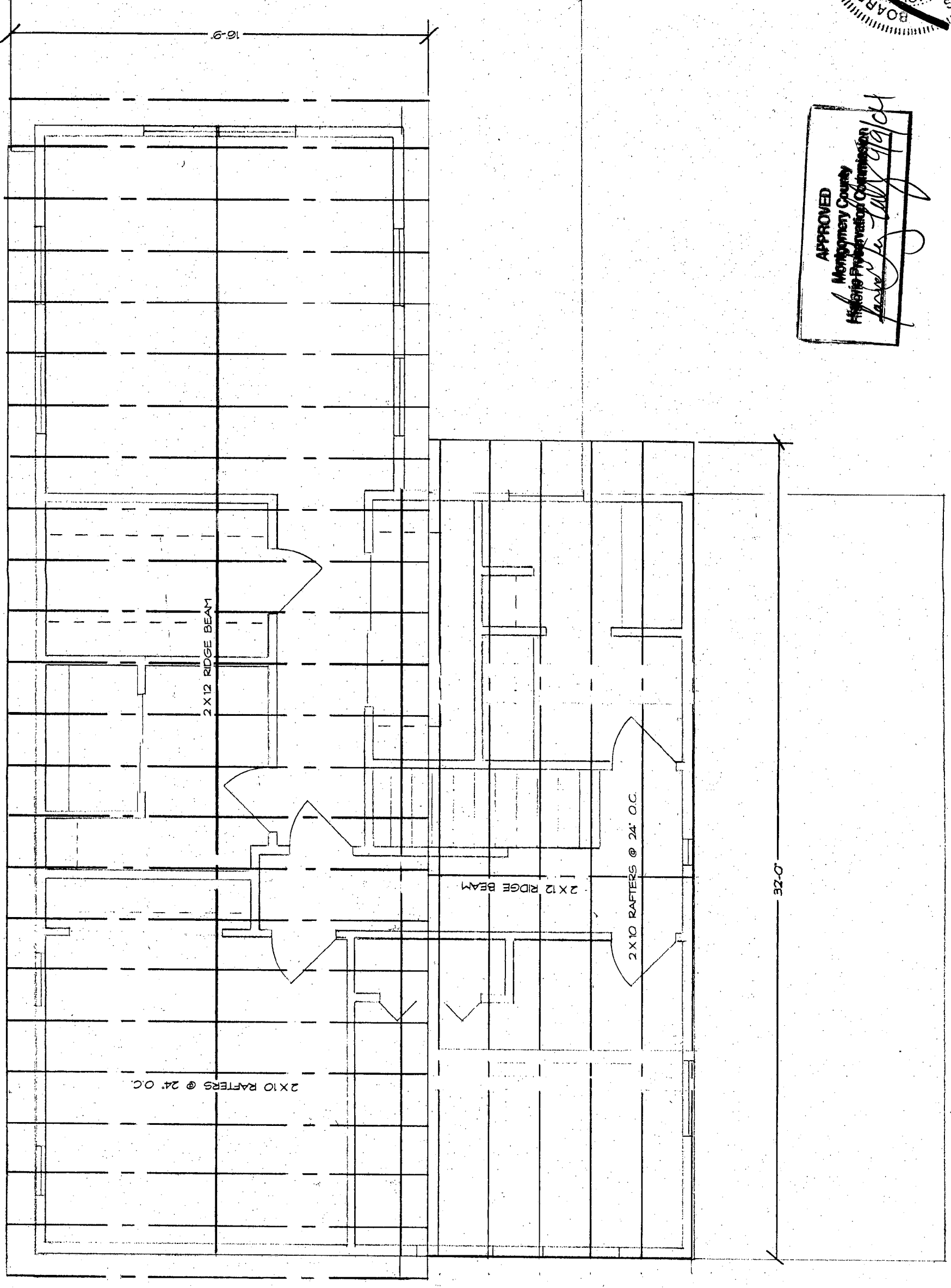
A15

GOLDSMAN VALLENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

KLOCKNER
Premier Construction Services
1480 Sago Mill Road, Takoma Park, Md 20912
Phone: (301)270-3033/Fax: (301)270-1441
Email: melli@klockner.net



APPROVED
Montgomery County
Historic Preservation Commission
Janet L. Kelly

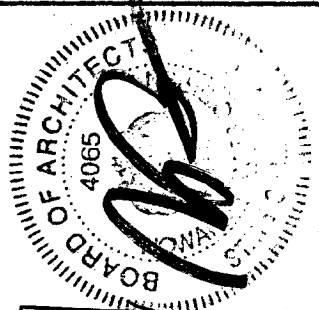


ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

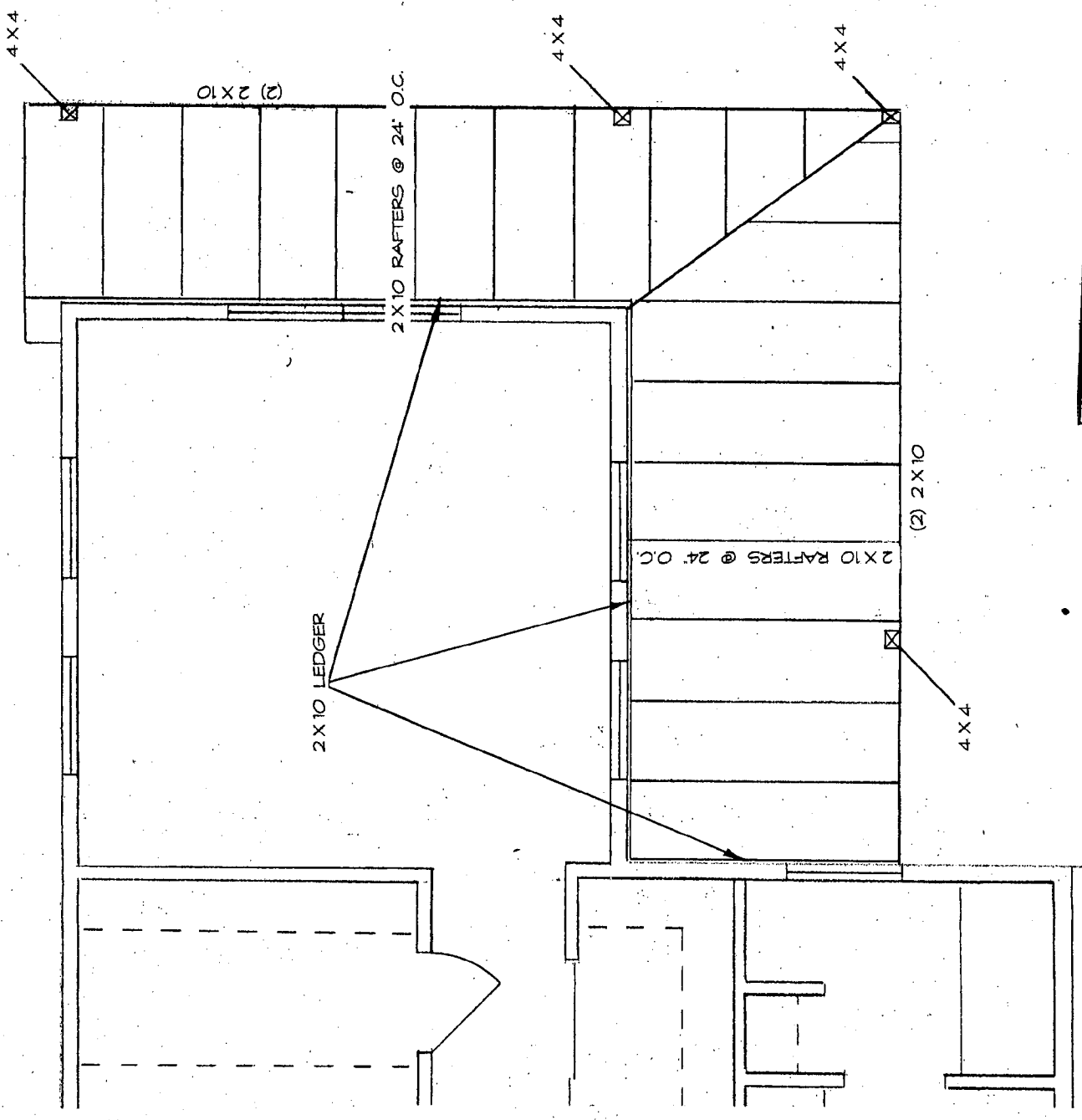
A16

GOLDSMANN VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

KLOCKNER
Premier Construction Services
440 Sigo Hill Road, Takoma Park, Md 20912
Phone: (301) 270-3033 / Fax: (301) 270-1441
Email: melli@klockner.net

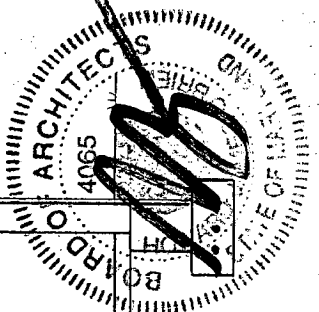


APPROVED
Montgomery County
Historic Preservation Commission
Janet Leiby 7/19/08

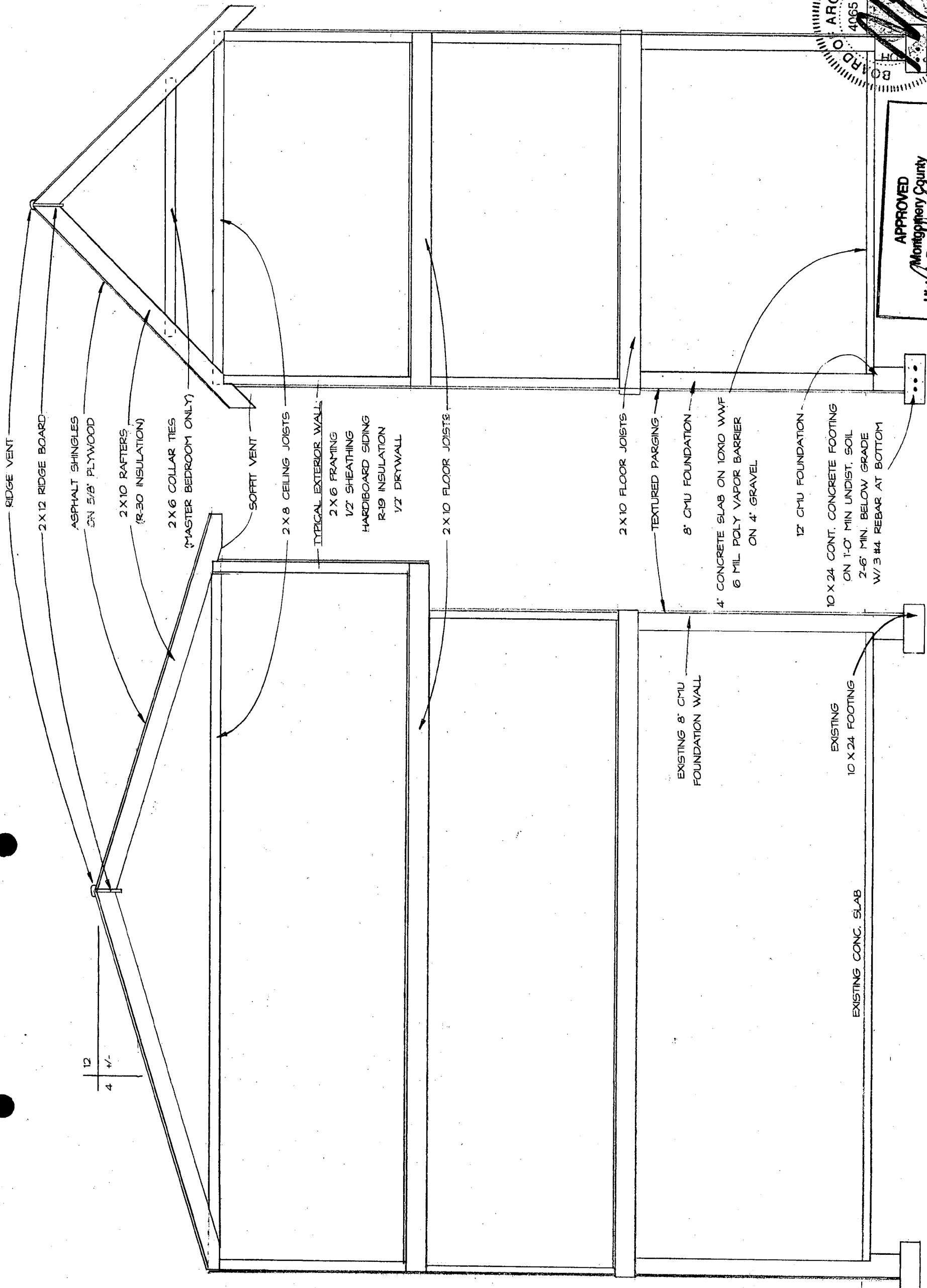


PORCH ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

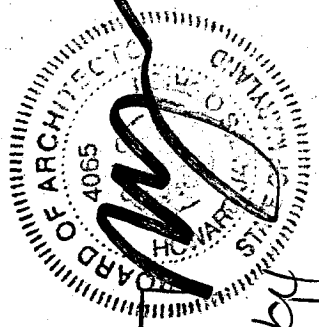


APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 9/9/02

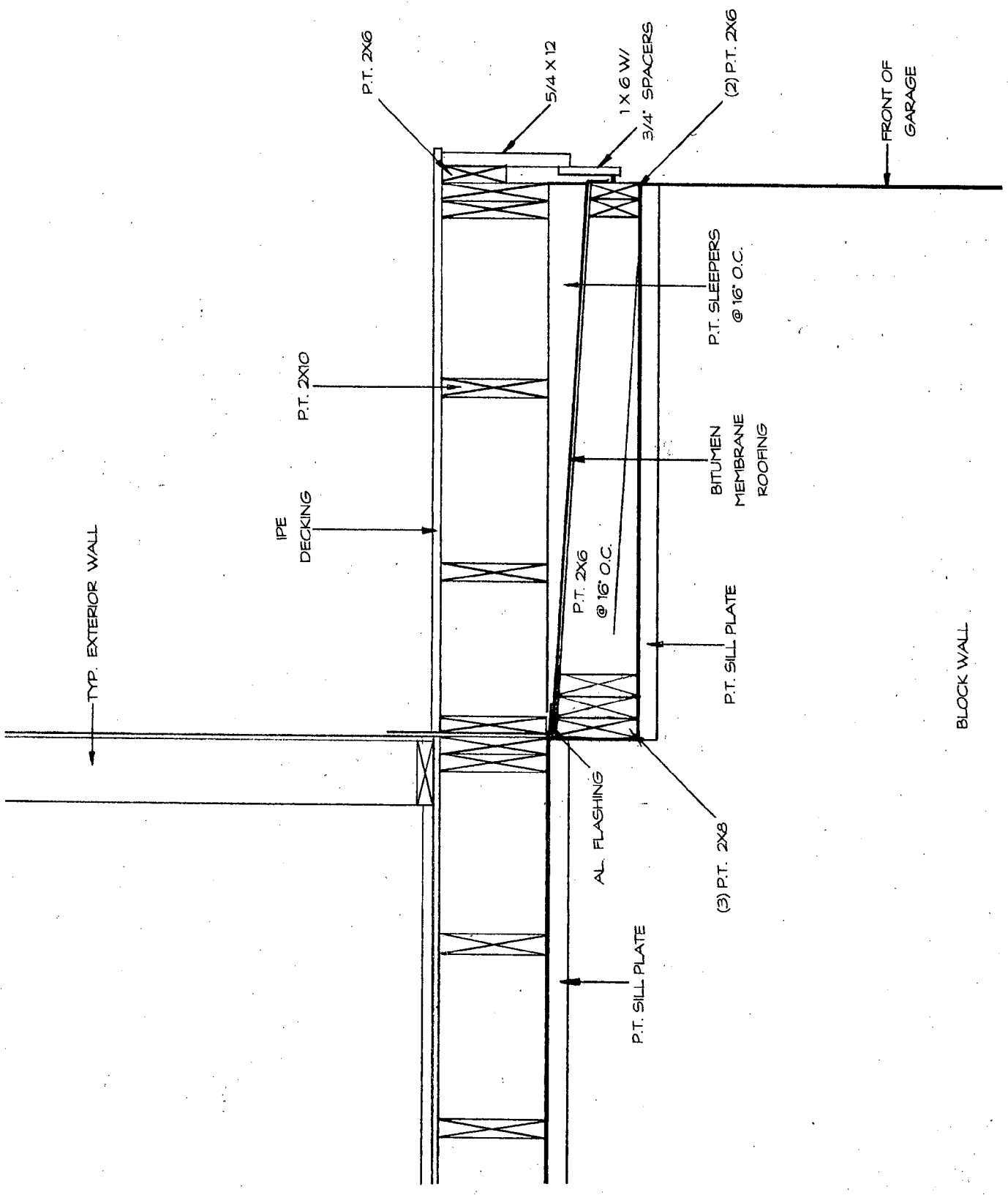


12
4 +/-

SECTIONS
SCALE 1/4" = 1'-0"



APPROVED
 Montgomery County
 Historic Preservation Commission
 Approved July 9, 2014



GARAGE ROOF DETAIL
 SCALE: 1" = 1'-0"



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 9, 2004

MEMORANDUM

TO: Neil Goldsman/Roberta Valente (Jos. Klockner, agent)
7101 Poplar Avenue, **Takoma Park Historic District**

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 355085

Your Historic Area Work Permit application for a second-story addition was **approved with conditions** by the Historic Preservation Commission at its September 8, 2004 meeting.

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 stamped drawings and an official approval letter (given at the time of drawing stamping). 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: September 9, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 355085

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

1. Design details will be brought to staff for approval – including, but not limited to the garage door, porch specifications, and front door. O.K.
2. A landscape plan including screening for the new portion of the drive will be brought to staff for approval.

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: Neil Goldsman/Roberta Valente (Jos. Klockner, agent)

Address: 7101 Poplar Avenue, Takoma Park

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

NOT NECESSARY
DUE TO
ALTERED
PLAN
Raven
Wright
10/15/04

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7101 Poplar Avenue	Meeting Date:	09/08/04
Applicant:	Neil Goldsman/Roberta Valente (Jos. Klockner)	Report Date:	09/01/04
Resource:	Non-Contributing Resource Takoma Park Historic District	Public Notice:	08/25/04
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-04YY	Staff:	Tania Tully

PROPOSAL: Construct a 2nd story addition and garage.

RECOMMENDATION: Approval with conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

1. The new parking pad is not asphalt, but that either stamped and stained concrete or a smaller scale material such as brick or stone pavers is used.
2. Design details will be brought to staff for approval – including, but not limited to the garage door, porch specifications, and front door.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Ranch
DATE: 1950s

The existing house is a 1 story, side-gable brick dwelling with a concrete front stoop and asphalt roof. The existing windows are vinyl 1/1 and picture windows and the upper portion is sided in vinyl. The rear of this sloping lot contains mature trees.

PROPOSAL:

The applicant is proposing to:

- Construct a partial 2nd story addition (circles 8-13).
- Add 14'x20' front bump out with garage and porch (circles 6, 8).
- Reconfigure driveway (circle 6).
- Replace existing siding with hardi-board.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Since this property is a non-contributing resource, staff focused on the compatibility and impact of the proposed changes to the district as a whole. The design as proposed is compatible and in scale with the Takoma Park Historic District. Design elements that draw from surrounding properties include the projecting cross-gable, front porch, and battered piers. There are many 1½- and 2- story houses along Poplar Avenue. Because the addition incorporates a garage and because the rear yard slopes steeply and includes large trees, the footprint of the house will increase 280 sq ft into the front yard. Since setbacks vary along Poplar, staff does not see this as an area of concern. The materials proposed for the addition are hardi-board siding

(including replacing the existing vinyl and some brick), wood trim, wood porch rails and wood windows. The existing windows will be replaced and reconfigured and the lower level will be textured parging on the front facade.

STAFF RECOMMENDATION:

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

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

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 *Secretary of the Interior's Standards for Rehabilitation #9*.

and with the condition that:

1. The new parking pad is not asphalt, but that either stamped and stained concrete or a smaller scale material such as brick or stone pavers is used.
2. Design details will be brought to staff for approval – including, but not limited to the garage door, porch specifications, and front door.

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



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

APPLICATION FOR HISTORIC AREA WORK PERMIT

AUG 13 2004
Dept. of Permitting Services
Division of
Casework Management

Contact Person: JOS. KLOCKNER
Daytime Phone No.: (301) 270-3033

Tax Account No.: _____
Name of Property Owner: NEIL GOLDSMAN/ROBERTA VALENTE Daytime Phone No. (301) 270-9211
Address: 7101 POPLAR AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: JOS. KLOCKNER + CO. Phone No. (301) 270-3033
Contractor Registration No.: 32483
Agent for Owner: JOS. KLOCKNER Daytime Phone No.: (301) 270-3033

LOCATION OF BUILDING/PREMISE

House Number: 7101 Street: POPLAR AVE.
Town/City: TAKOMA PARK Nearest Cross Street: ELM
Lot: 44 Block: 21 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC 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: \$ 250,000
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.

Joseph Klockner Signature of owner or authorized agent 8-13-04 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 355085 Date Filed: 8/13/04 Date Issued: _____

4

1. DESCRIPTION OF WORK.

A)2ND STORY ADDITION

B)20 X 14 BUMP-OUT (FRONT) W/ GARAGE

2. LIST OF MATERIALS

A)HARDI-BOARD SIDING

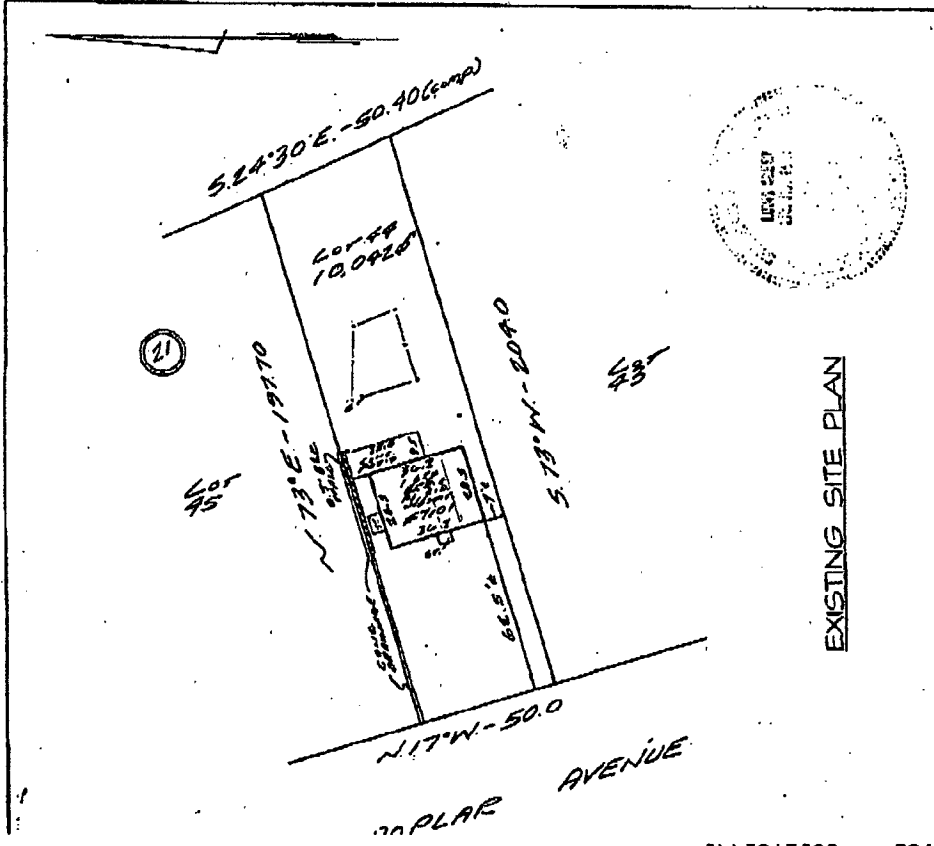
B)WOOD TRIM

C)WOOD WINDOWS

D)TEXTURED PARGING (BELOW 1ST FLOOR F.F.)

E)ASPHALT SHINGLES

6



EXISTING SITE PLAN

CAPITOL SURVEYS

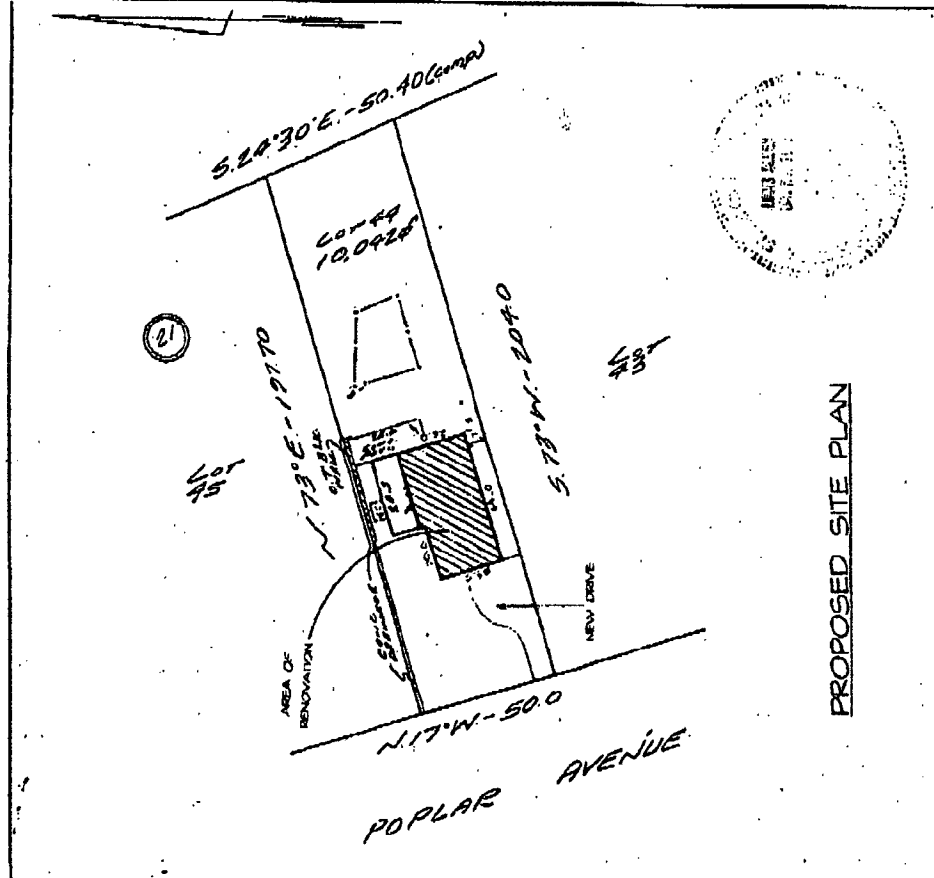
ACC. # 009176-9

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown herein taken from the land records of the county or city in which the property is located.

HOUSE LOCATION
LOT - 99
BLOCK - 21
AT GILBERT'S ADDITION
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

DATE: March 18, 1985
CASE # 442-86
FILE 13102

LEON COHEN
Registered Land Surveyor
Maryland No. 1981



PROPOSED SITE PLAN

CAPITOL SURVEYS

ACC. # 009176-9

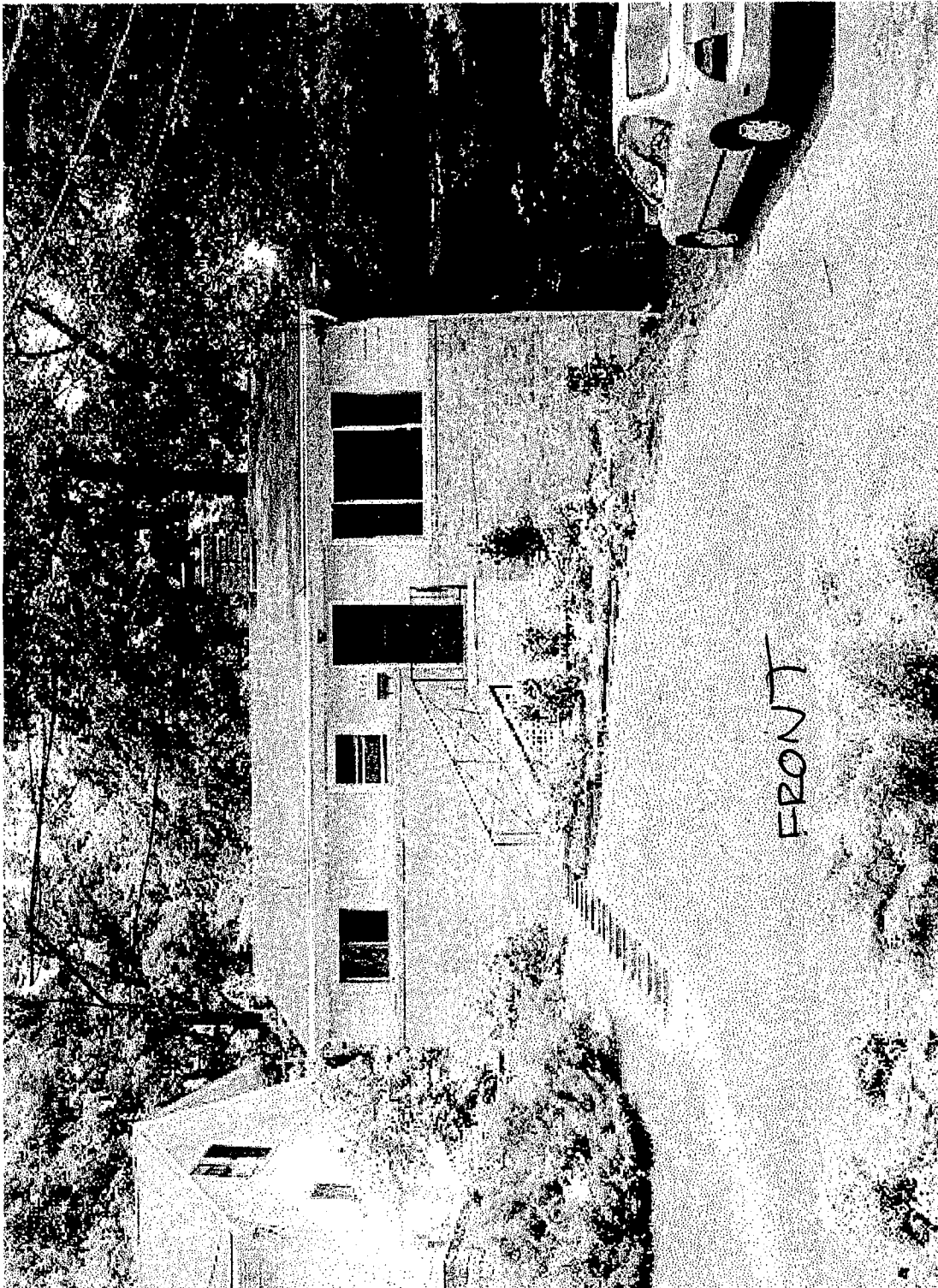
NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown herein taken from the land records of the county or city in which the property is located.

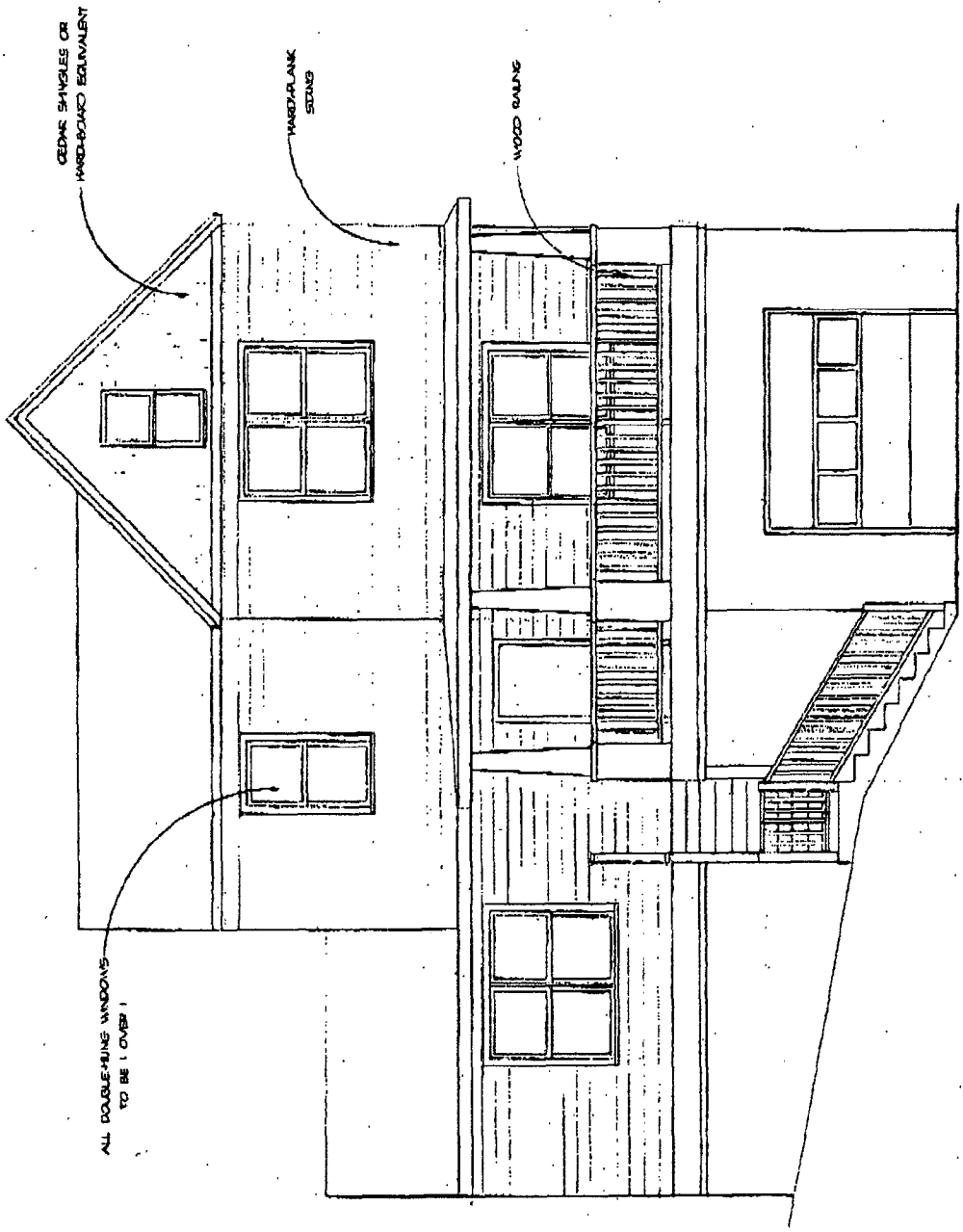
HOUSE LOCATION
LOT - 99
BLOCK - 21
AT GILBERT'S ADDITION
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

DATE: March 18, 1985
CASE # 442-86
FILE 13102

LEON COHEN
Registered Land Surveyor
Maryland No. 1981

<p>FLOCKNER Professional Construction Services 1000 West 10th Street, Suite 100 Tulsa, Oklahoma 74103-1000 Phone: (918) 437-1000 Fax: (918) 437-1001</p>	<p>GOLDSMAN VALENTE RESIDENCE #7101 POPLAR AVE, TAKOMA PARK, MD 20912</p>	<p>CI</p>
---	--	------------------



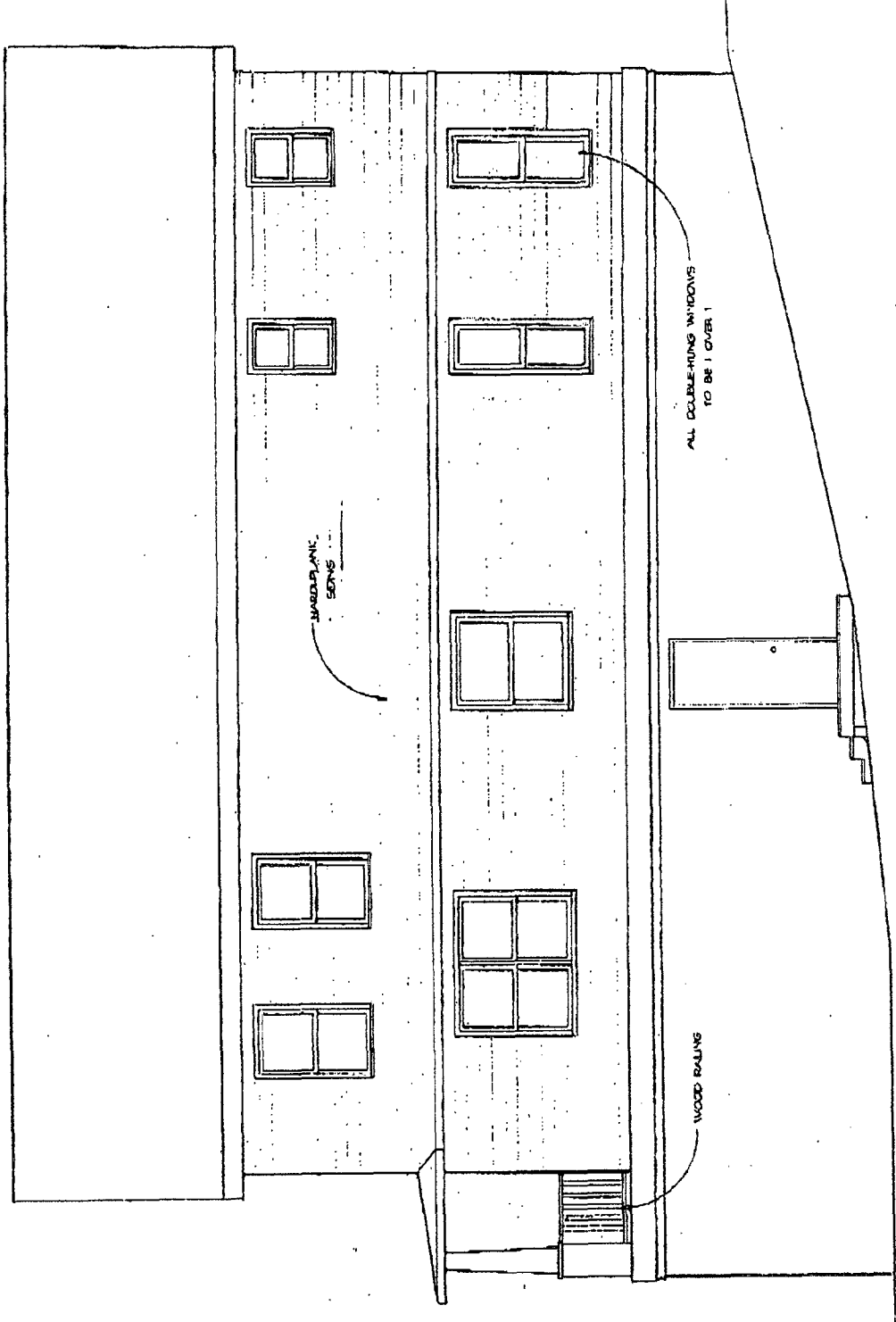


FRONT SIDE ELEVATION
 SCALE 1/8" = 1'-0"

8

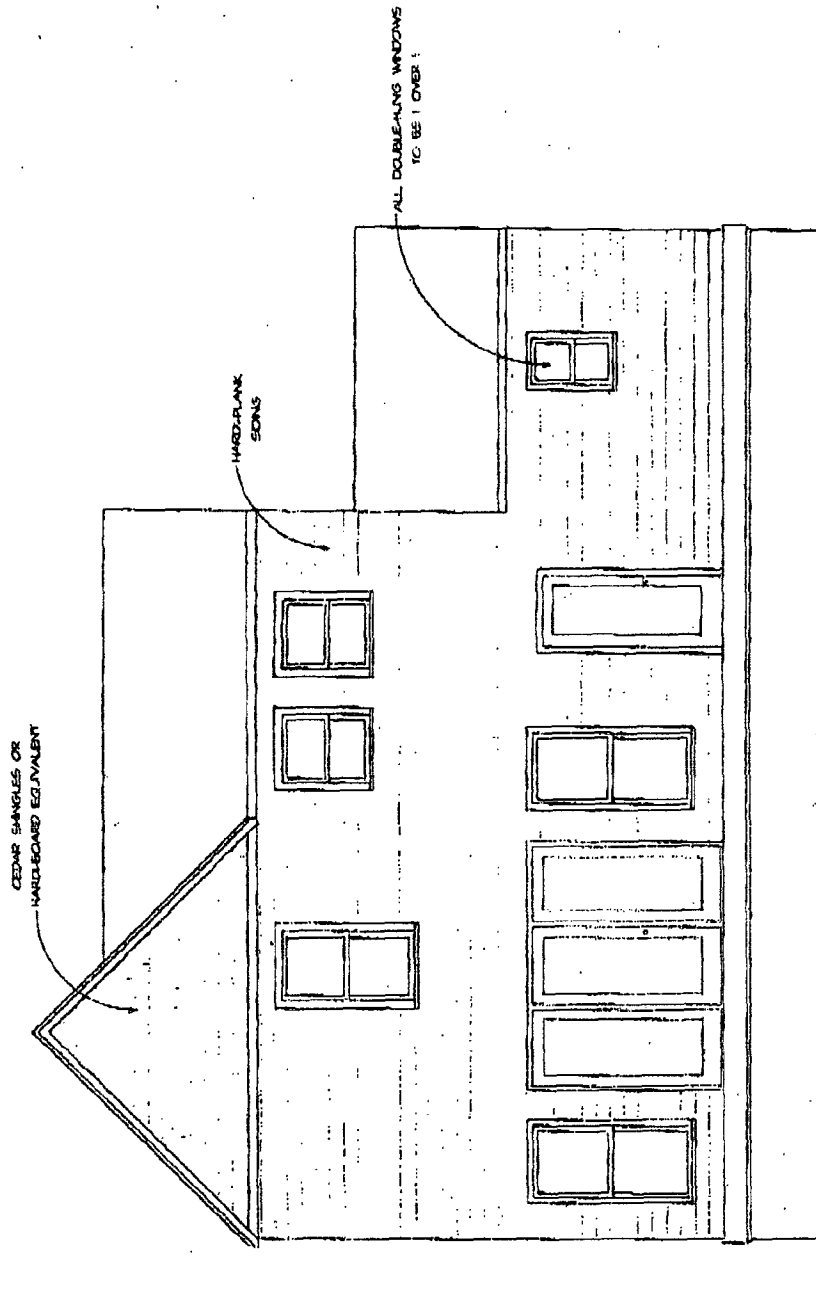
RIGHT SIDE





RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

01



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

11

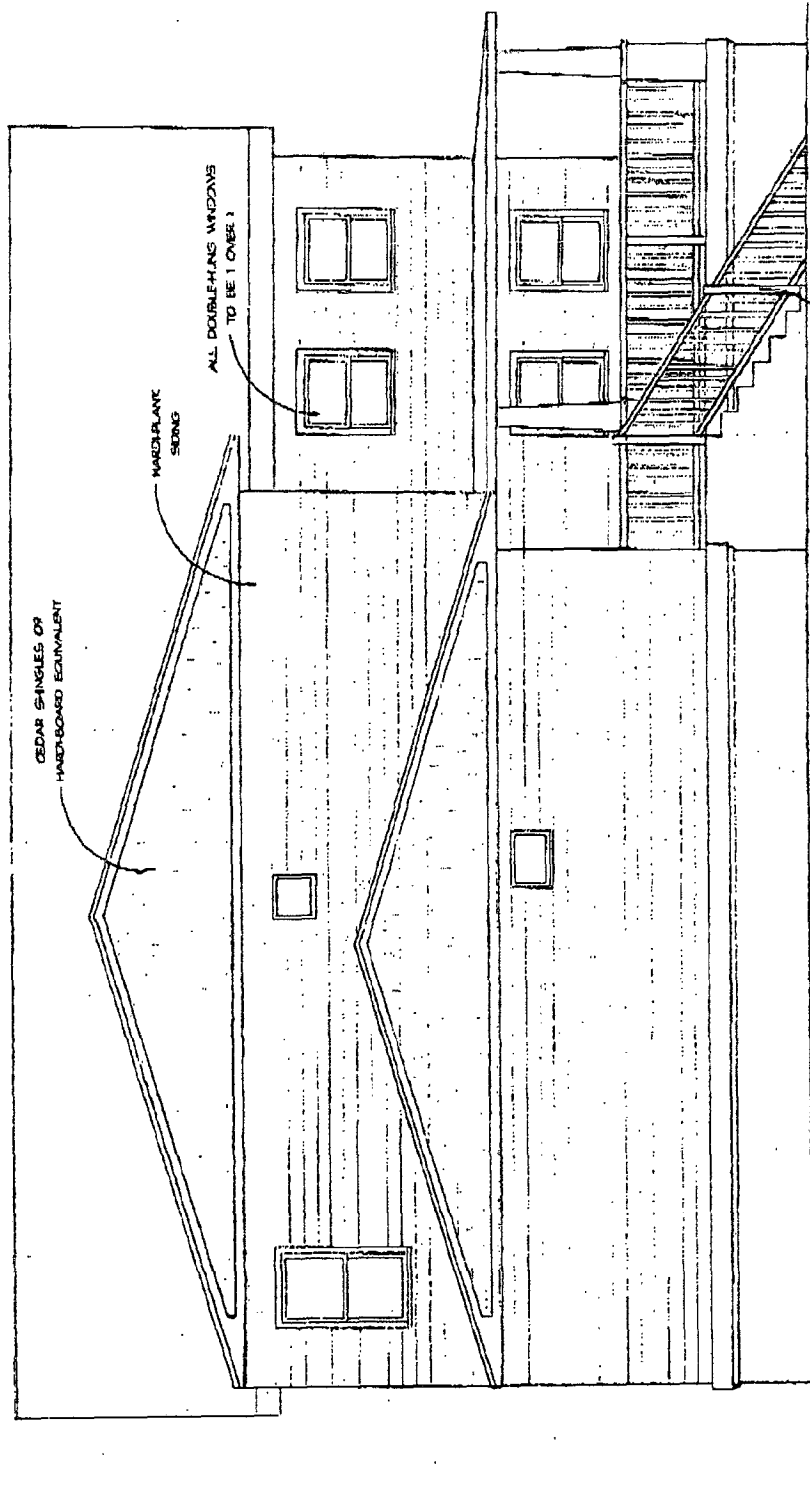
LEFT SIDE



PROFESSIONAL ARCHITECTURE
ARCHITECTS
1500 15th Street, NW, Suite 1000
Washington, DC 20005
Phone: (202) 331-1100
Fax: (202) 331-1101

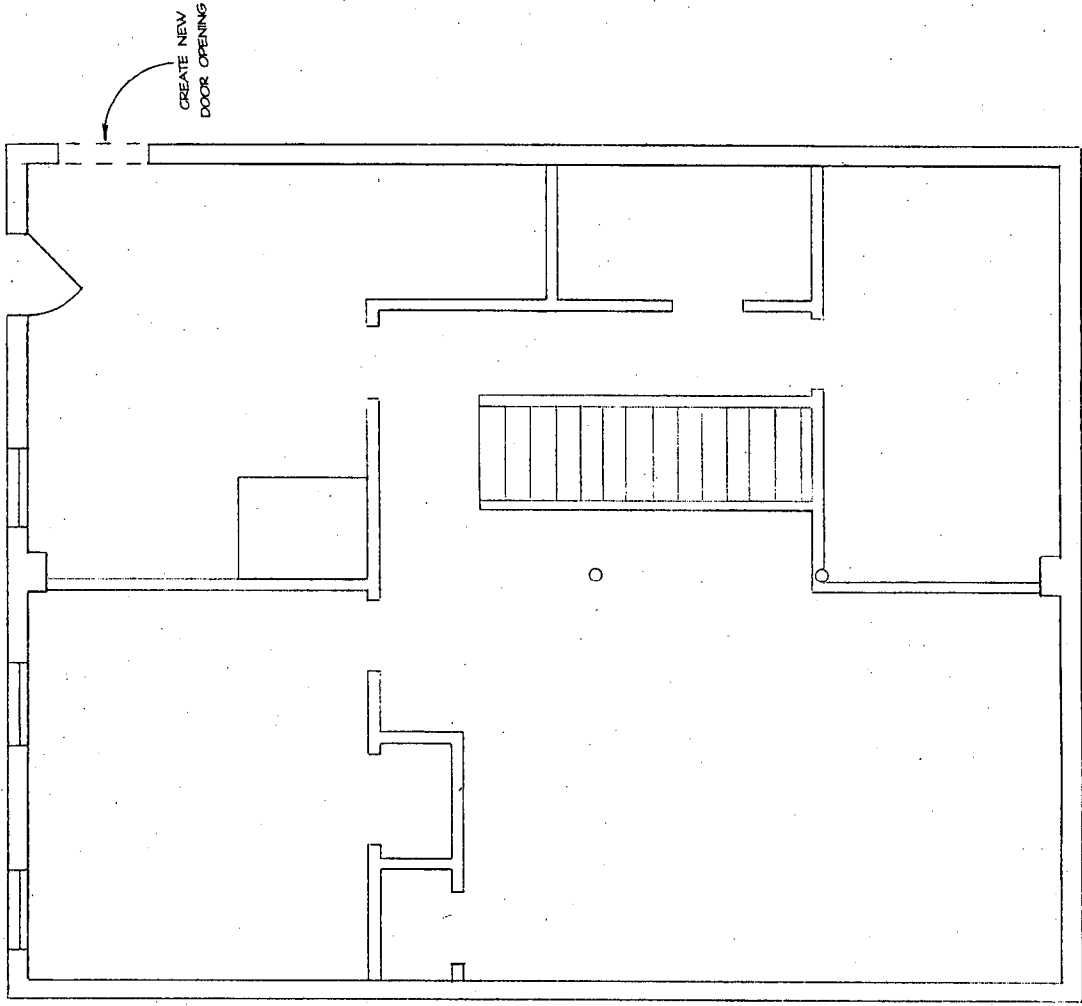
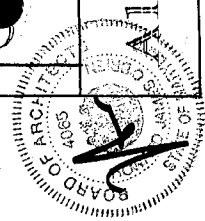
GOLDSMANN/VALENTE RESIDENCE
#7101 POPLAR AVE., TAKOMA PARK, MD 20912

A12

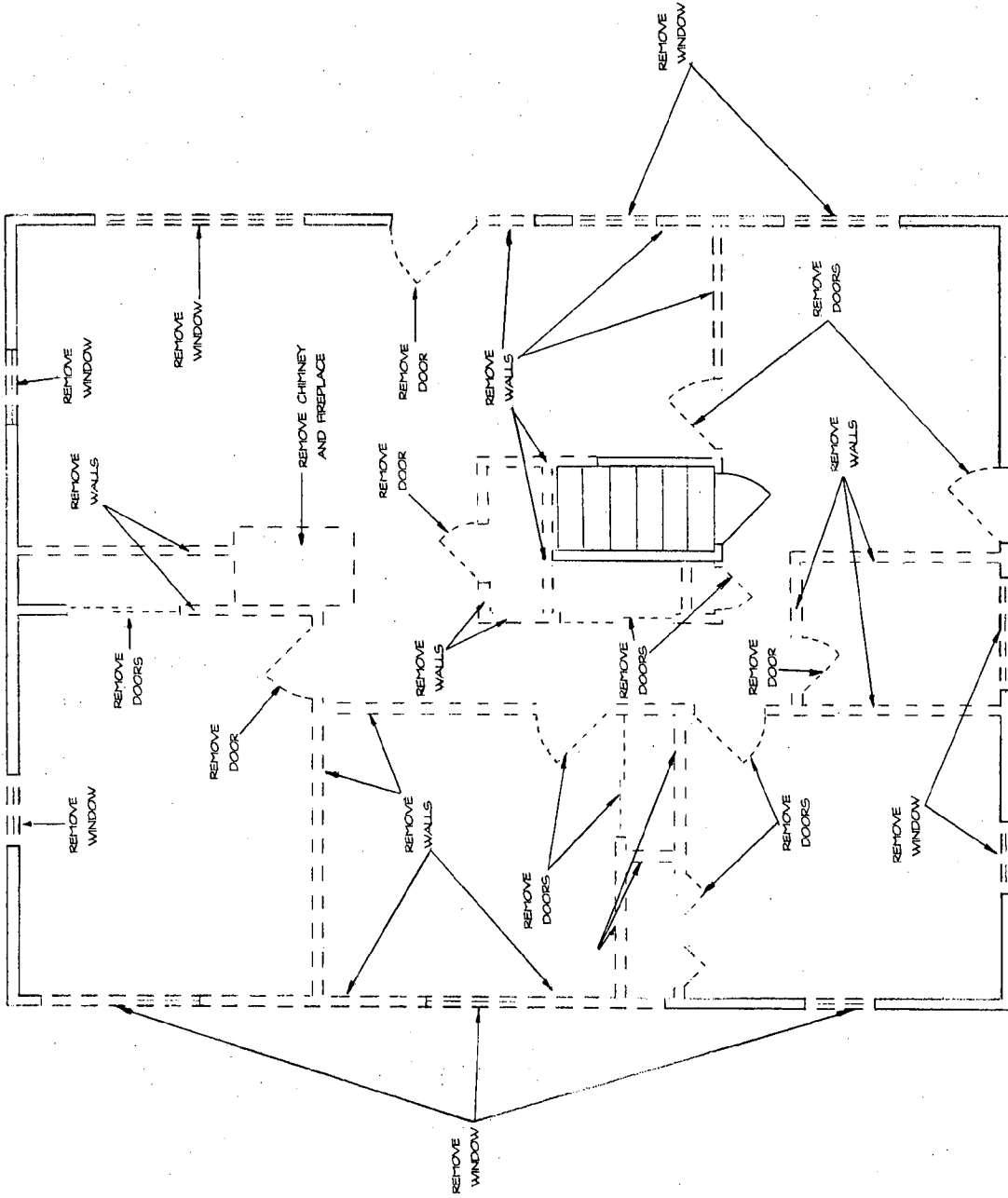
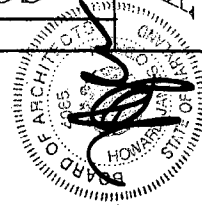


LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

13

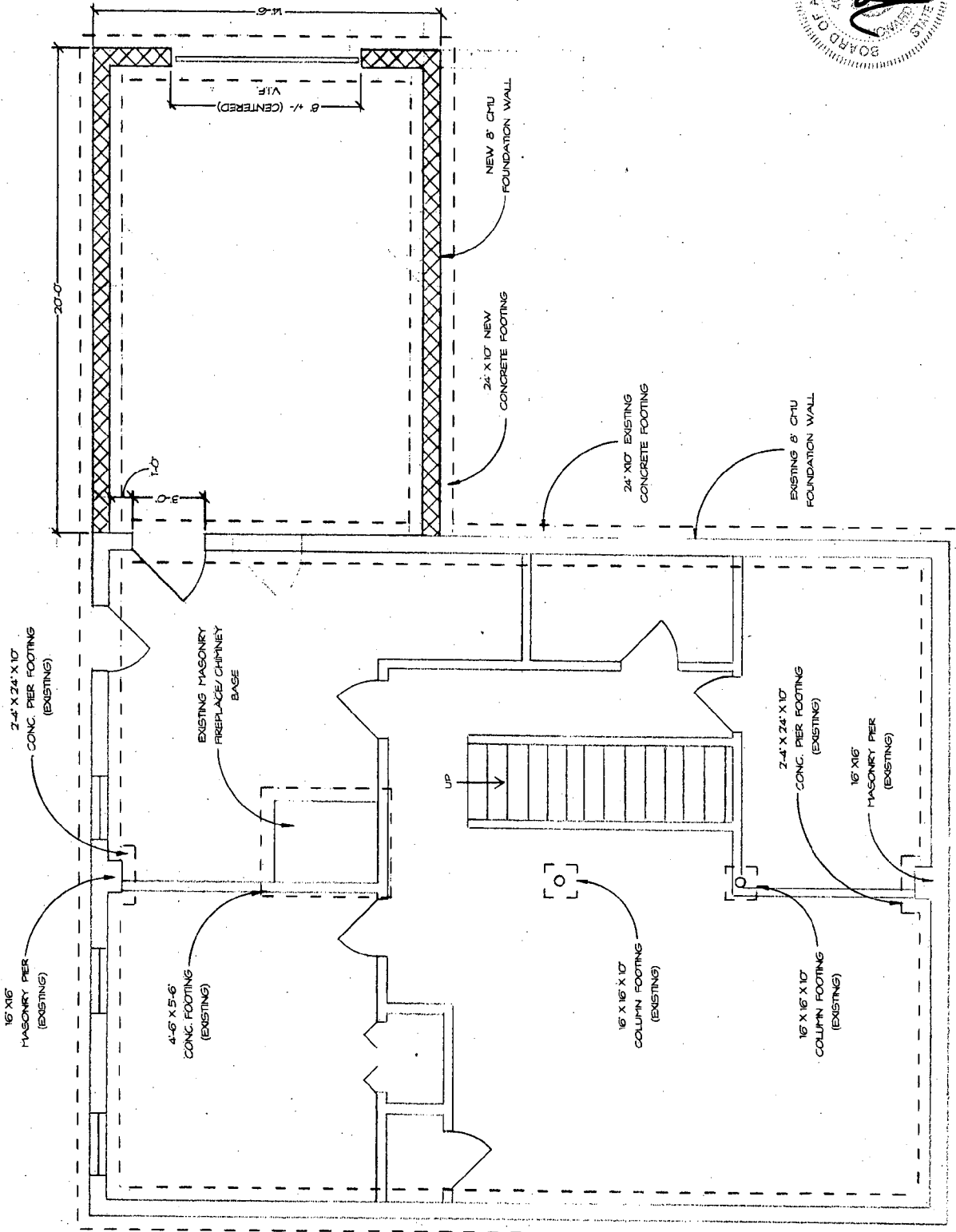
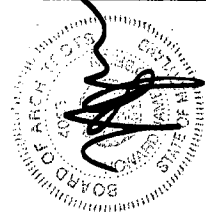


BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

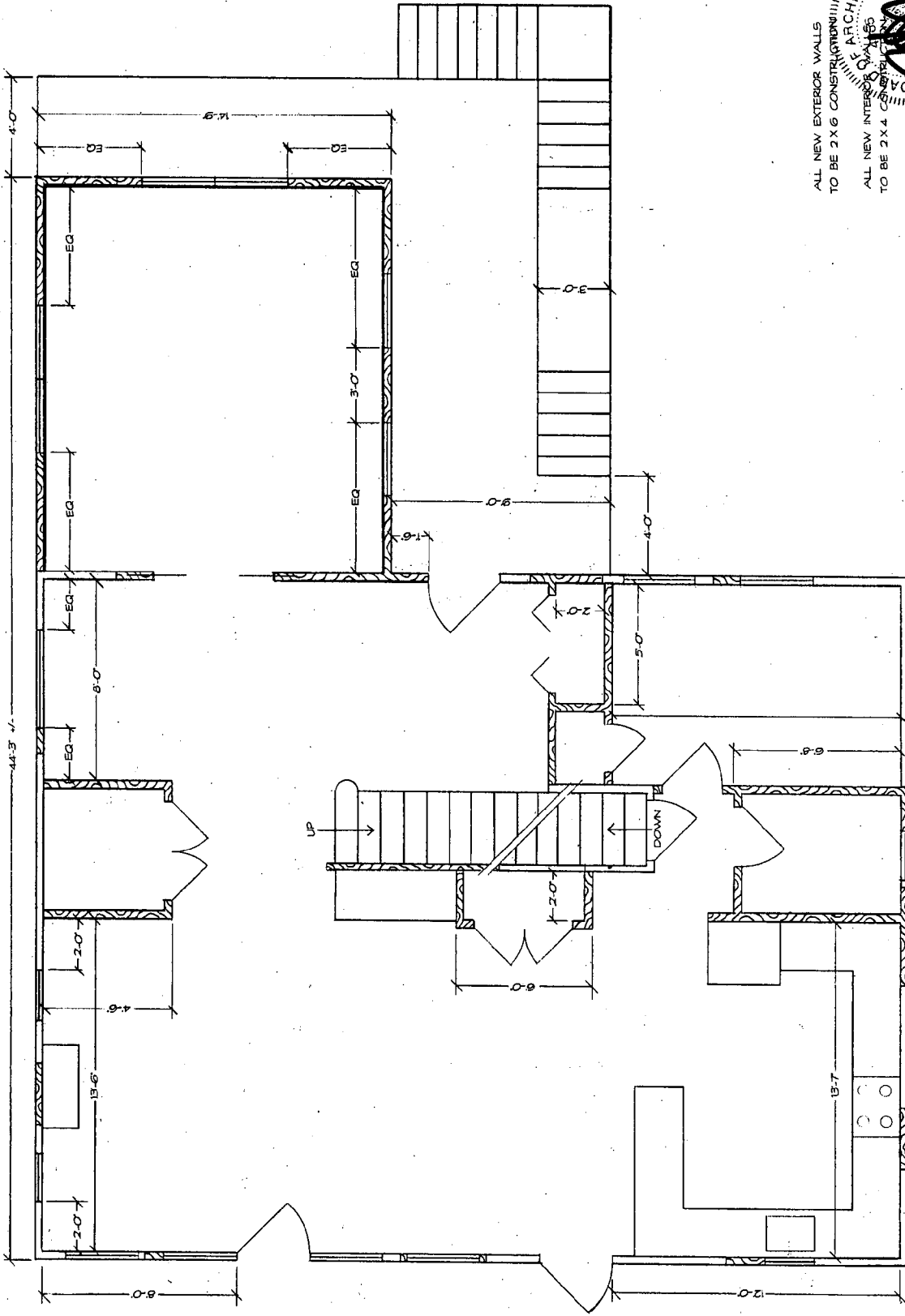


1ST FLOOR DEMOLITION PLAN

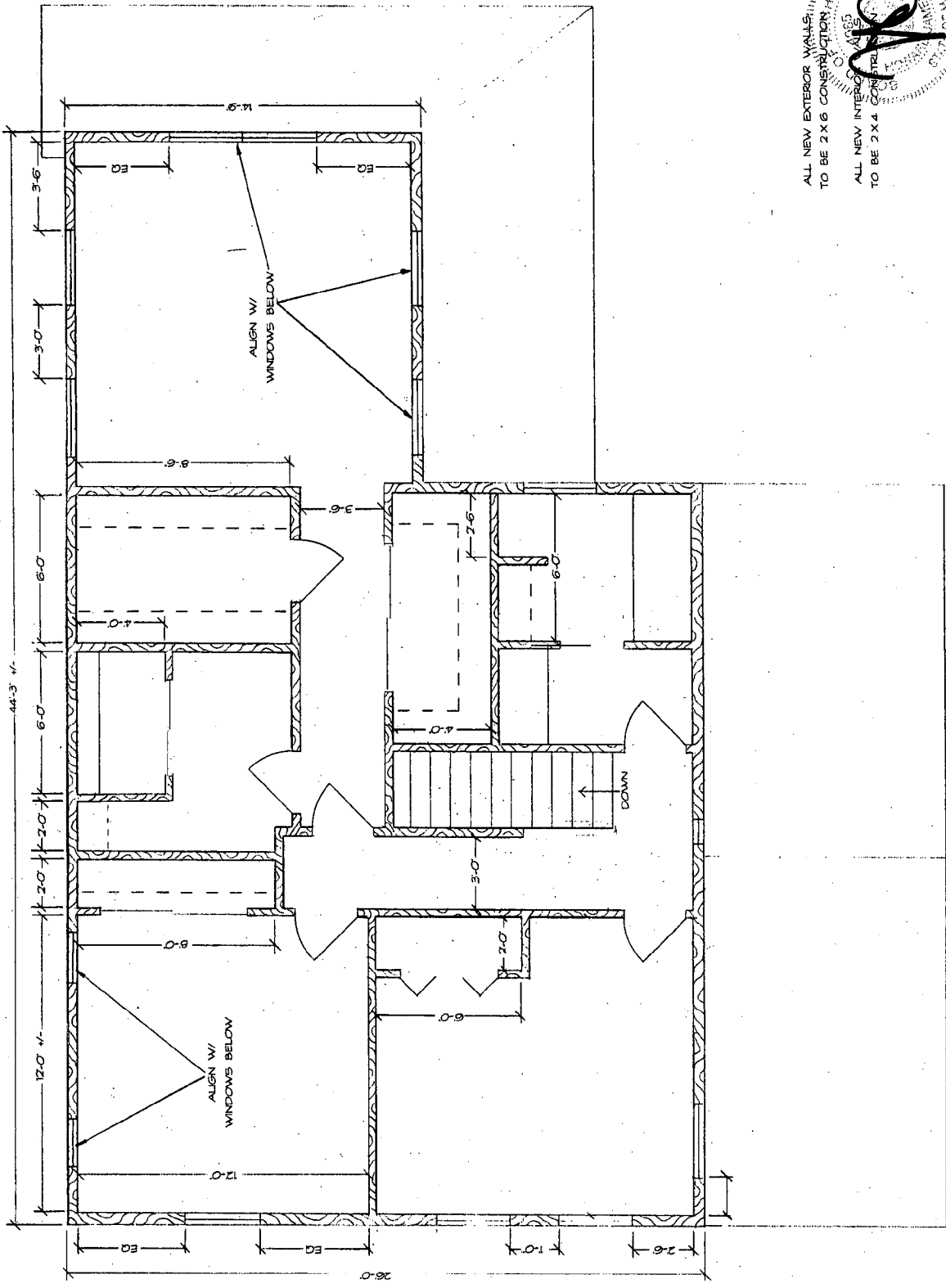
SCALE: 1/4" = 1'-0"



BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

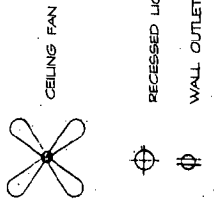
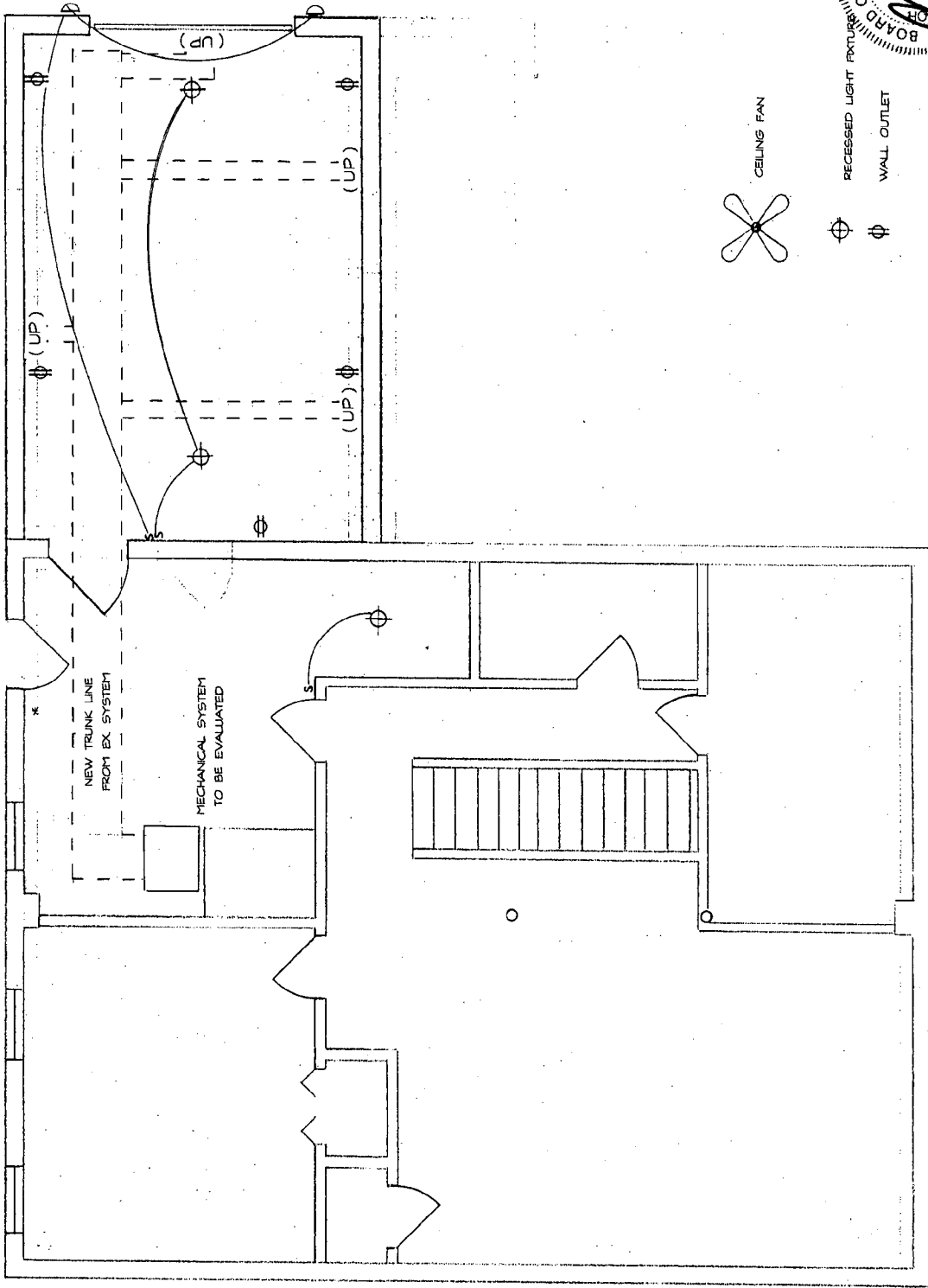


1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

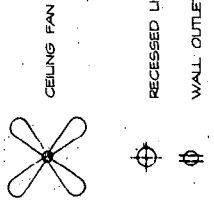
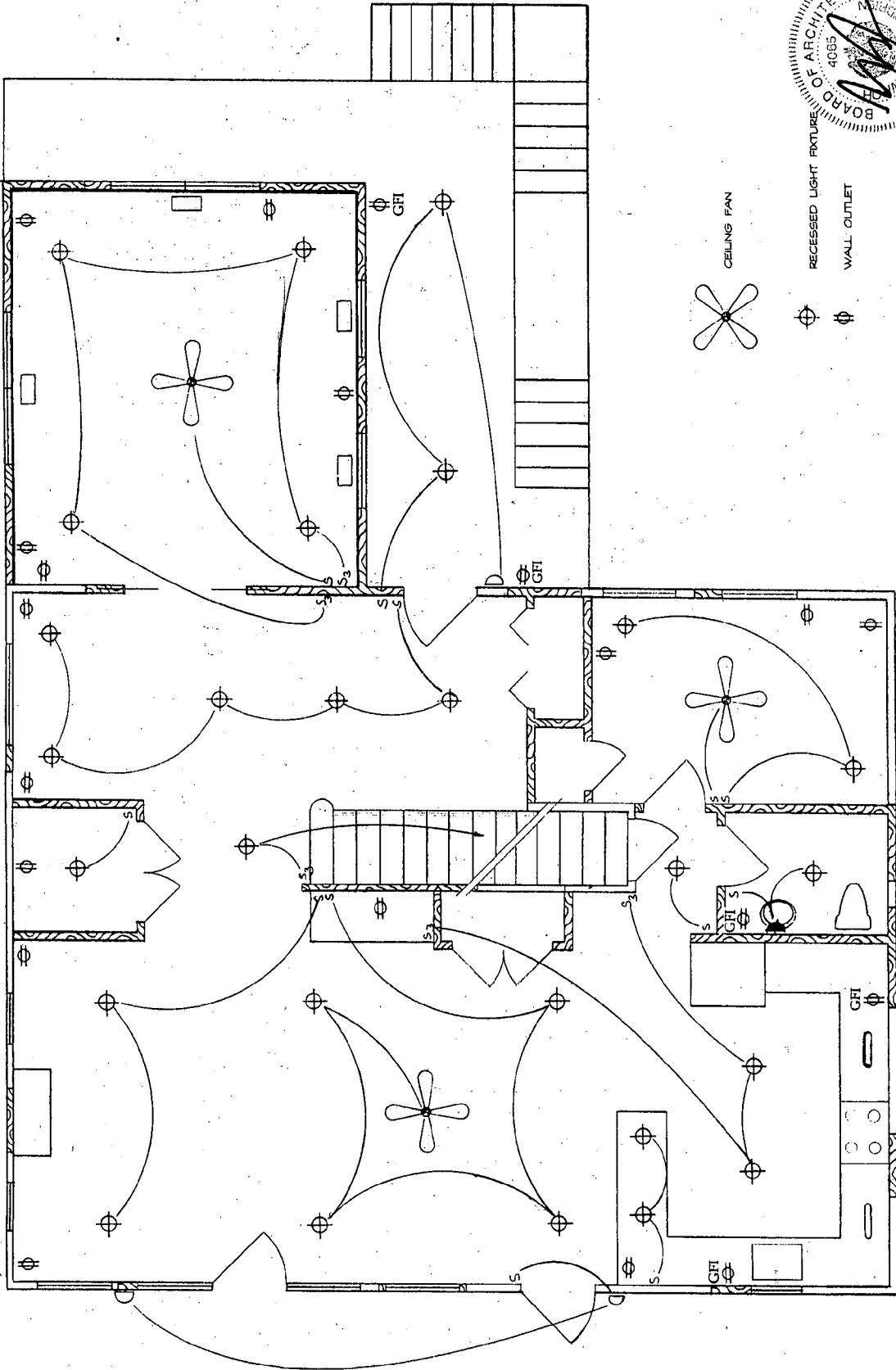
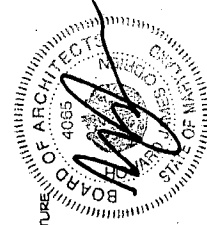


ALL NEW EXTERIOR WALLS
 TO BE 2 X 6 CONSTRUCTION
 ALL NEW INTERIOR WALLS
 TO BE 2 X 4 CONSTRUCTION

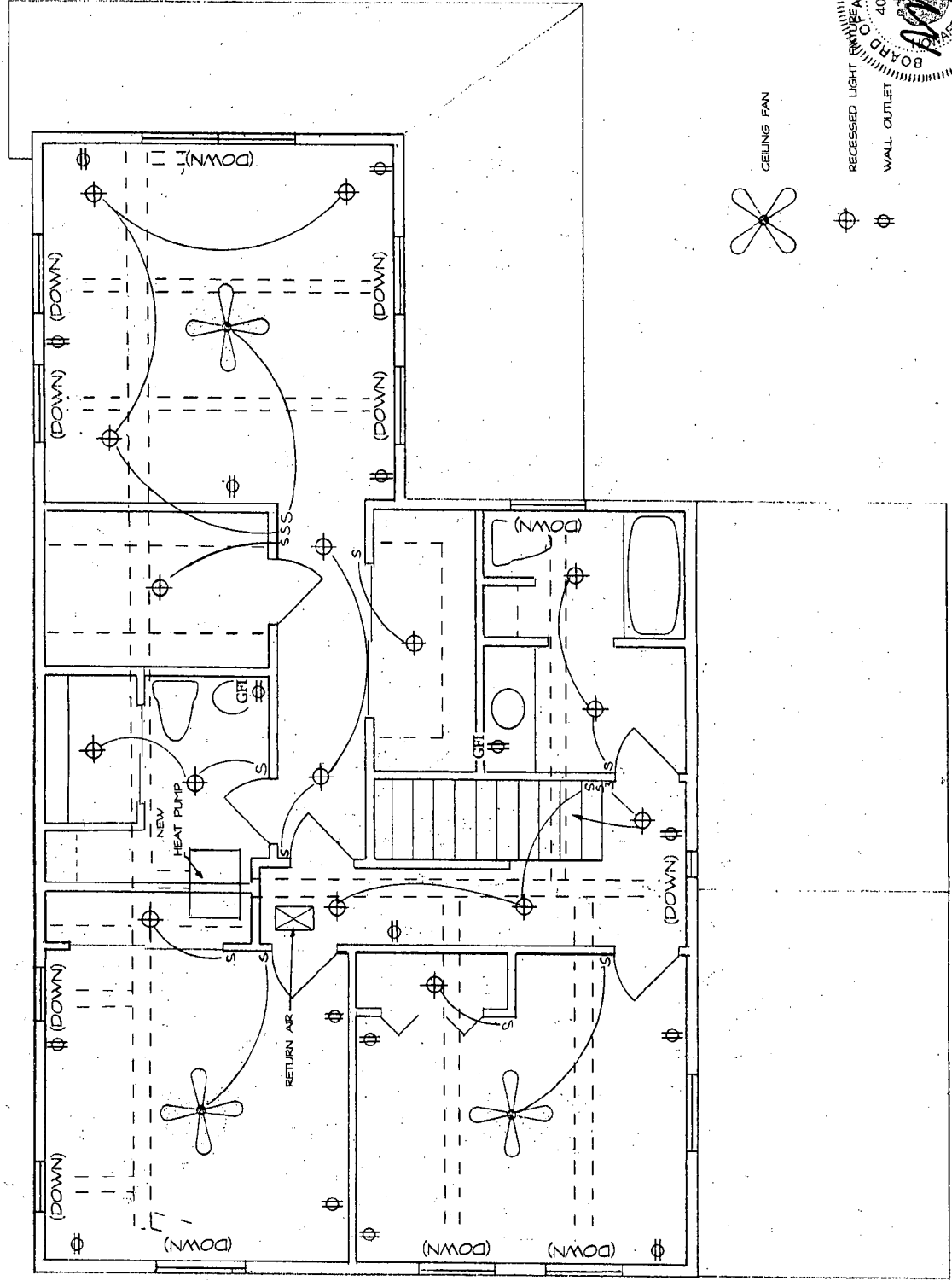
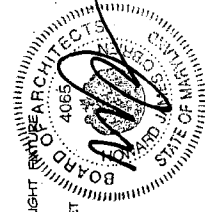
2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



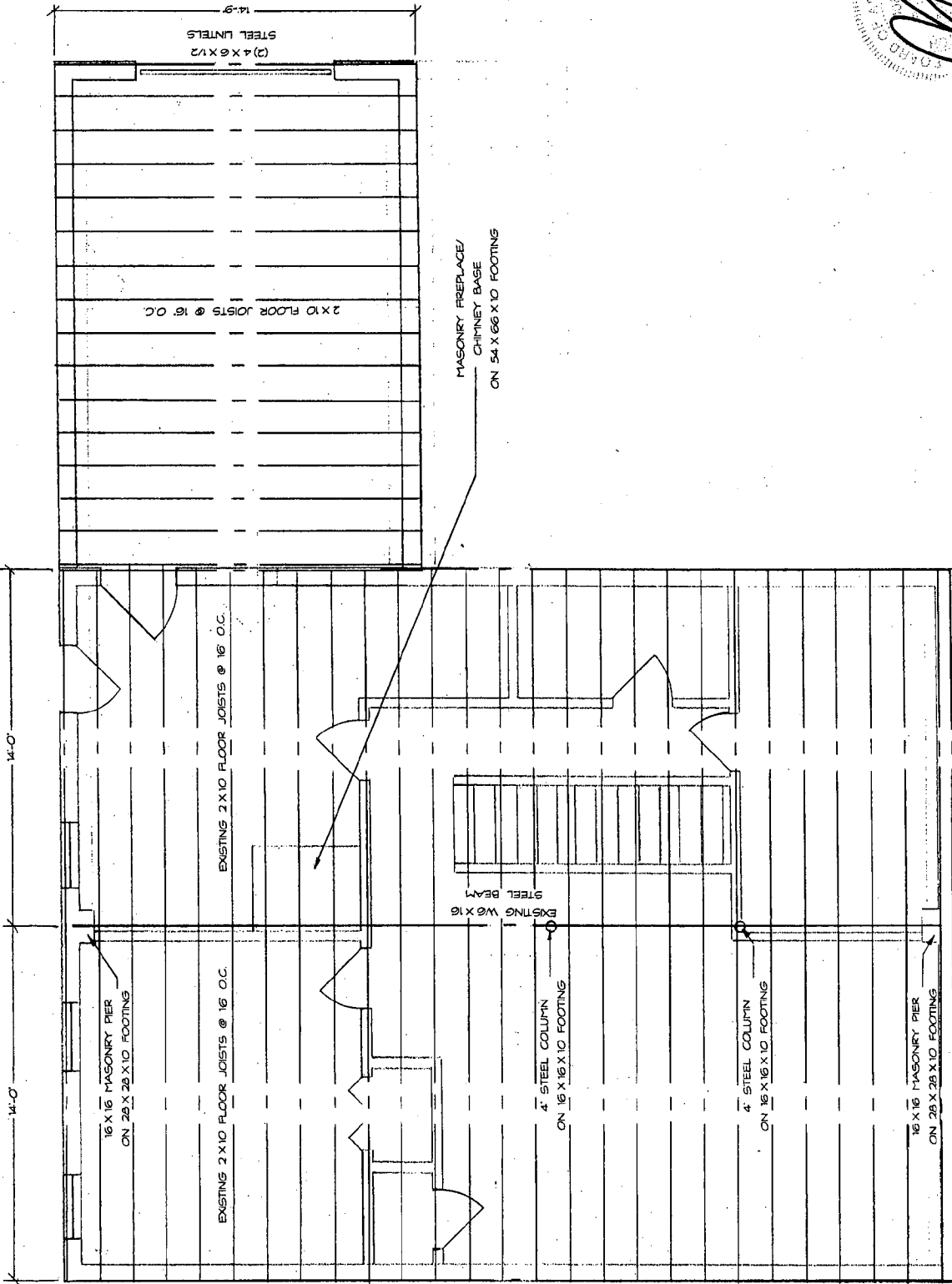
BASEMENT ELEC/MECH PLAN
 SCALE: 1/4" = 1'-0"



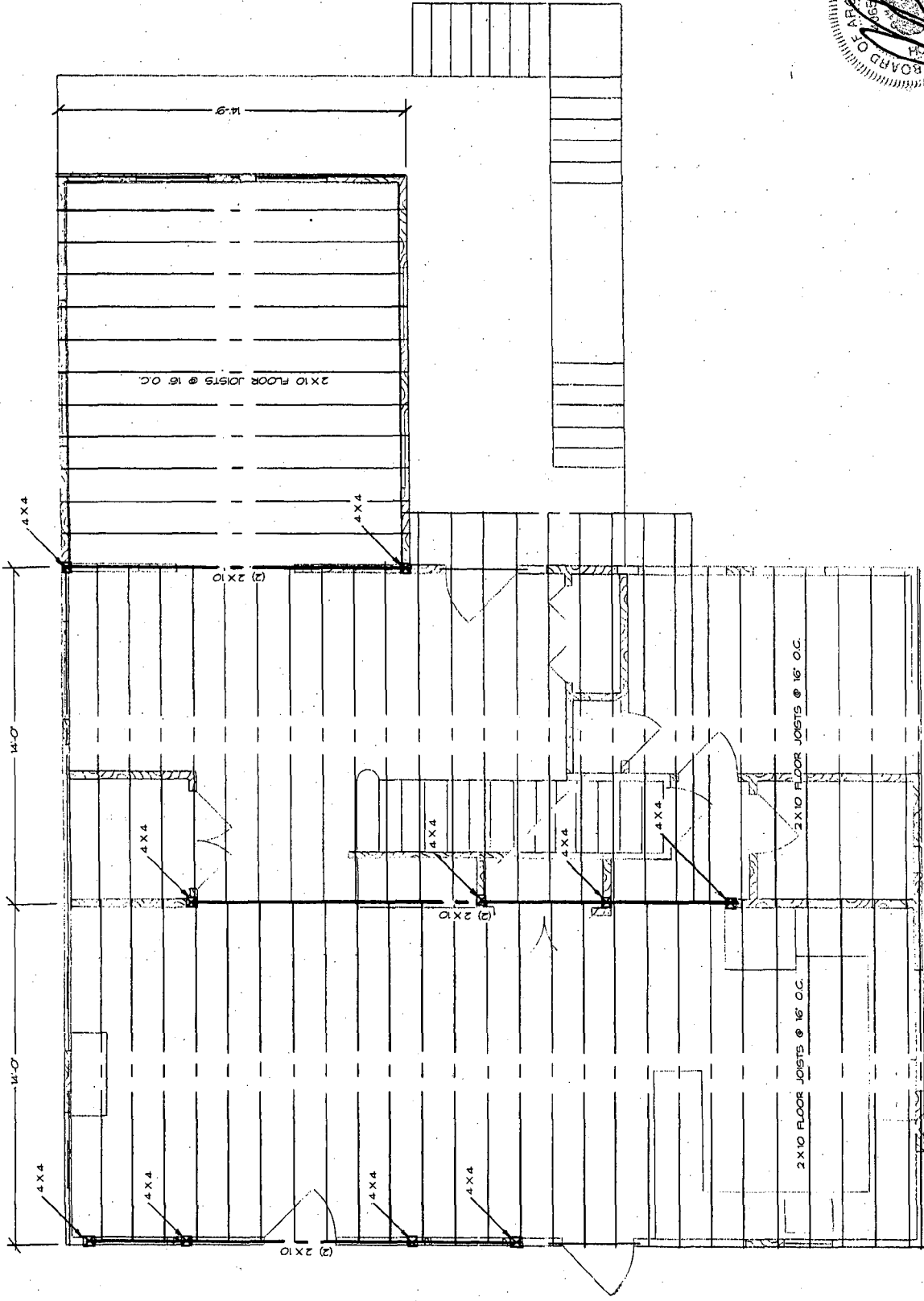
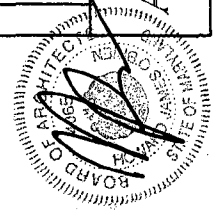
1ST FLOOR ELEC./MECH PLAN
 SCALE: 1/4" = 1'-0"



2ND FLOOR ELEC./MECH. PLAN
 SCALE: 1/4" = 1'-0"



1ST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



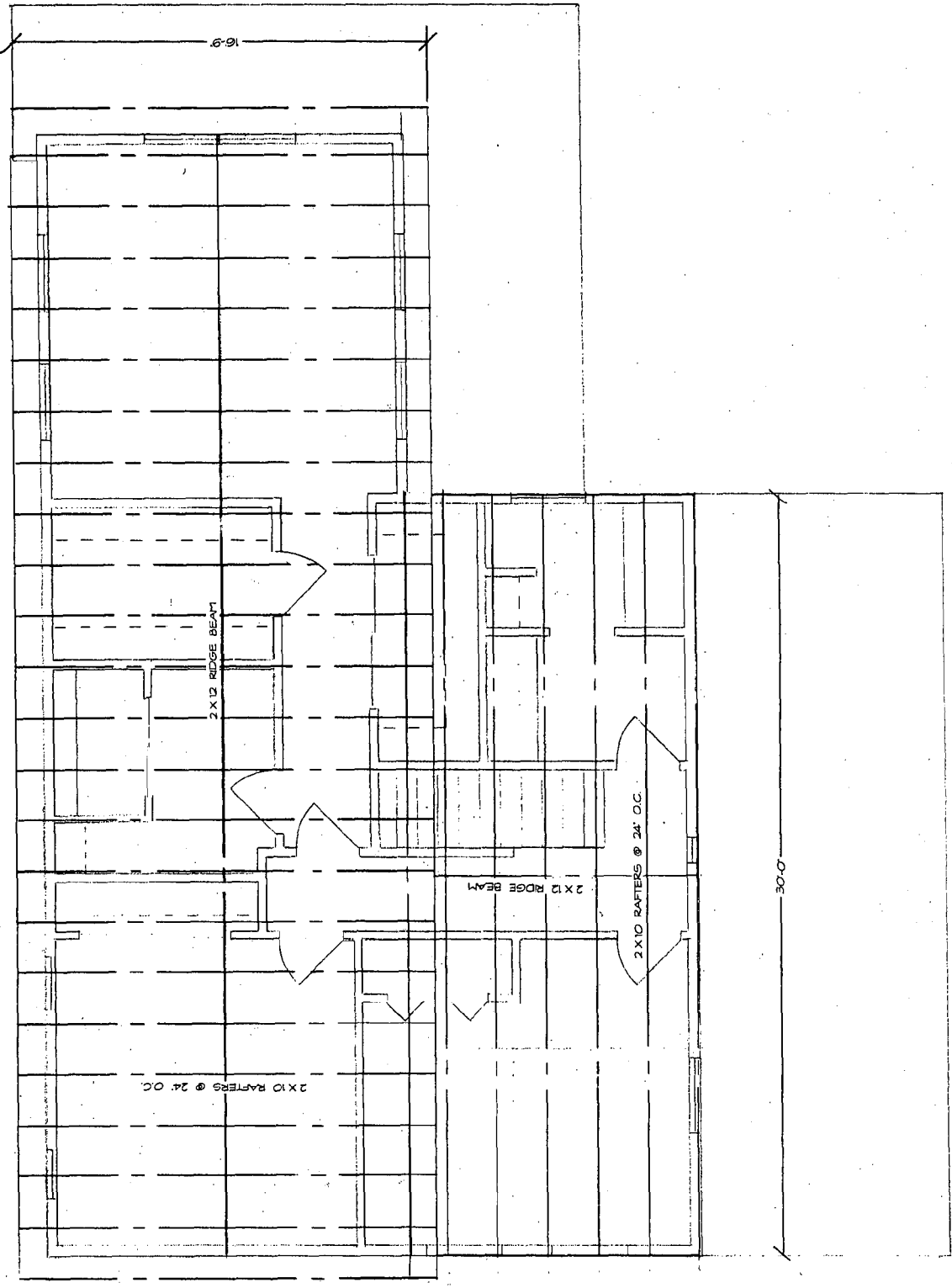
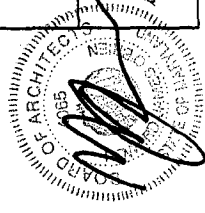
2ND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

KLOCKNER
Premier Construction Services
6400 Sago Hill Road, Takoma Park, MD 20912
Phone: (301) 270-3033 / Fax: (301) 270-1441
Email: mtl@klockner.net

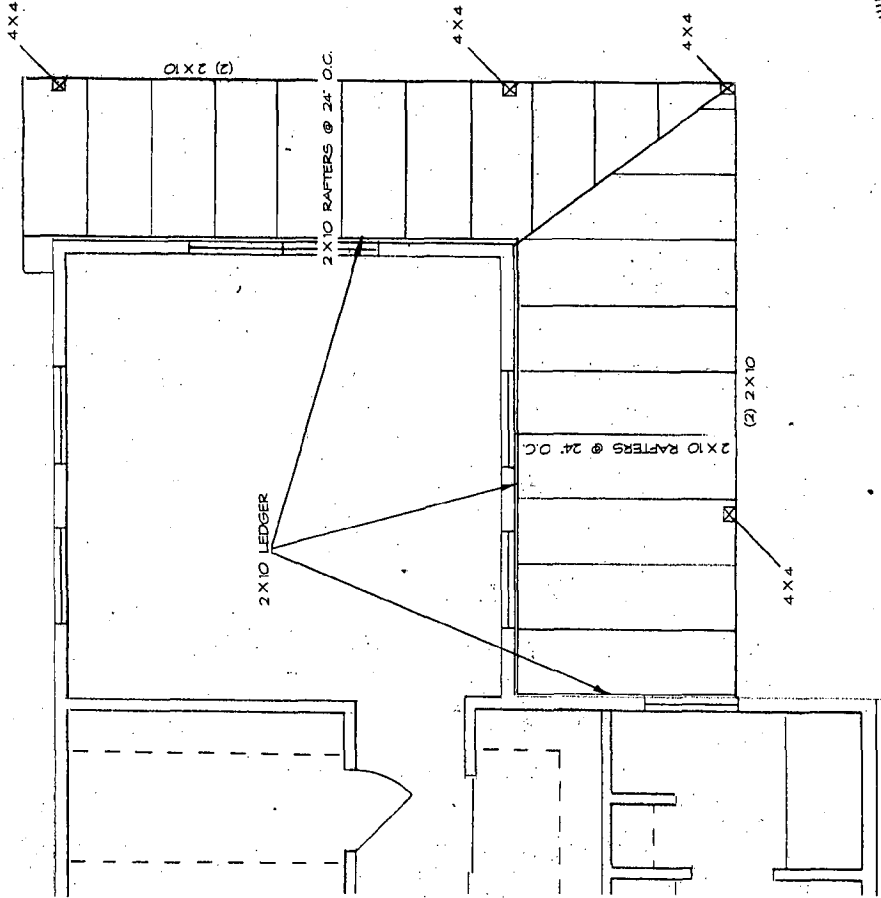
GOLDSMANN VALENTE RESIDENCE
#01 POPLAR AVE, TAKOMA PARK, MD 20912

A15



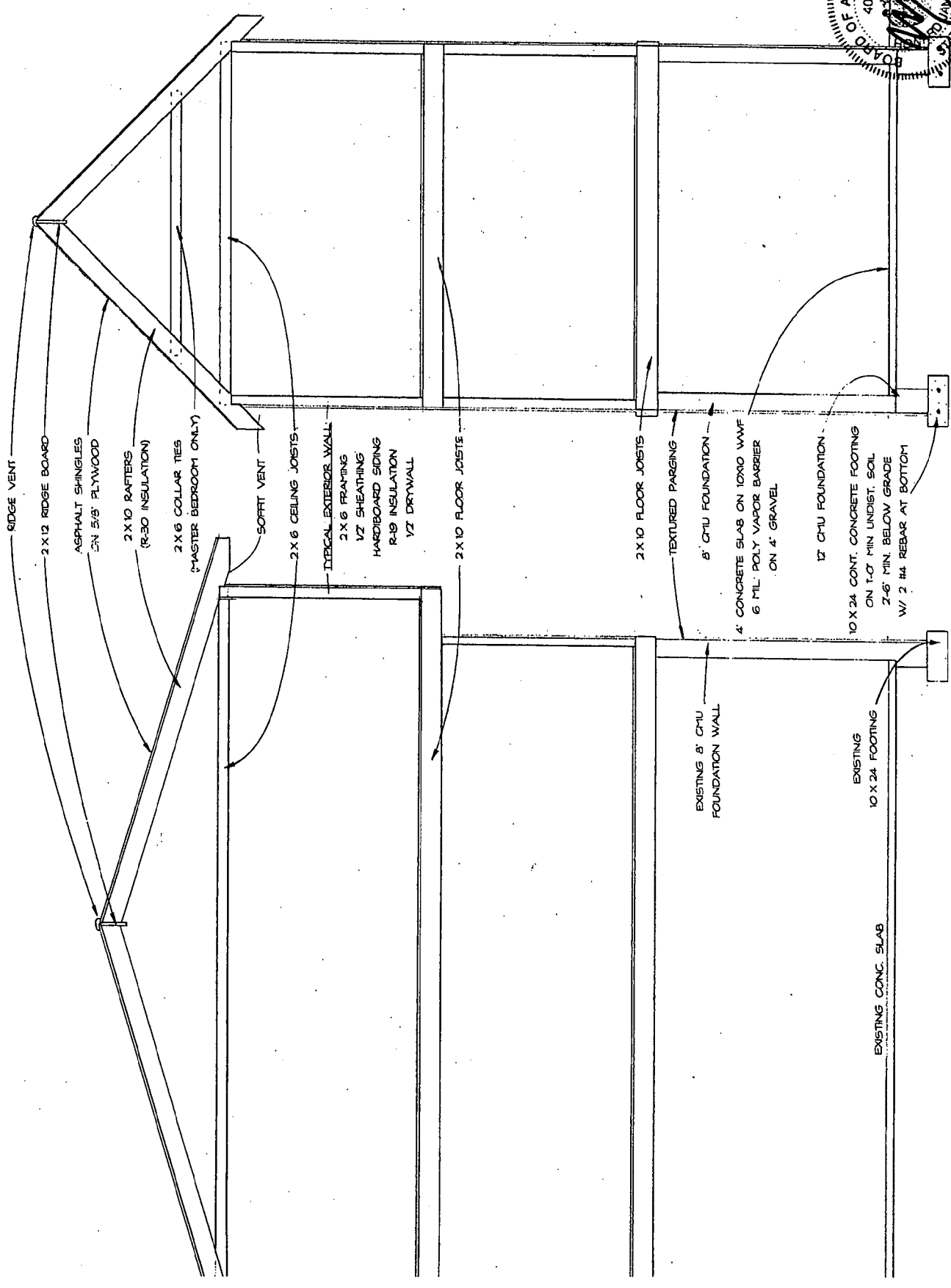
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

24



PORCH ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

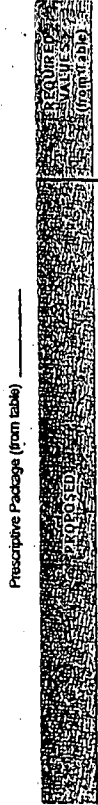


SECTIONS
 SCALE: 1/4" = 1'-0"

Montgomery County Energy Worksheet

1995 CABO Model Energy Code

Application Number 44 Block 21 Subdivision _____ Date _____
 Submitted By _____ Phone Number _____



Prescriptive Package (from table) _____
 Glazing Area 372 / Gross Wall Area 4600 = 8.08 % Proposed Glazing Area
 100 x _____ %

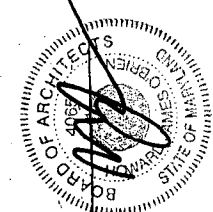
R-Value	Description	Comments	Proposed R-Value
R-30	Ceiling		R-30
R-13	Exterior Wall		R-19/13
R-	Floor (Over Unconditioned Space)		R-
R-30	Floor (Over Outside A4)		R-30
R-	Basement Wall		R-
R-	Slab Floor		R-

U-Value	Description	Comments	Proposed U-Value
U-0.50	Glazing		U-0.38
U-0.35	Opaque Door		U-

Equipment
 All Equipment must meet National Appliance Conservation Act (NAECA) minimums
 Windows shall be labeled and certified by manufacturer or U-Value default table
 shall be used.

Statement of Compliance
 This dwelling meets the requirements of the CABO Model Energy Code - 1995 Edition.

Applicant's Signature _____
 August, 1997



GENERAL NOTES:

- CONSTRUCTION WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES FOR MONTGOMERY COUNTY.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.

DESIGN LOADS:

LIVE	DEAD	TOTAL
40	10	50
30	10	40

PARTITION TYPES:

- EXTERIOR WALLS: 2x6 WOOD CONSTRUCTION
 1/2" GWB @ FINISH FACE
 1/2" EXTERIOR SHEATHING
- INTERIOR WALLS: 2x4 WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED.
 1/2" GWB BOTH SIDES

FLOOR SYSTEMS:

- FIRST FLOOR: 2x10 WOOD JOISTS
- SECOND FLOOR: 2x10 WOOD JOISTS

ROOF STRUCTURE:

- ALL ROOFS: 2x10 WOOD RAFTERS W/ 5/8" SHEATHING

INSULATION TYPES:

- EXTERIOR WALLS: R-19 FIBERGLASS-KRAFT FACED
- FLOORS AND RAFTERS: R-30 FIBERGLASS-KRAFT FACED
 UNLESS OTHERWISE NOTED.

EXTERIOR:

- HARDI-BEARD SIDING

ROOFING MATERIALS:

- GABLE ROOFS: 40 YR. ASPHALT SHINGLES

KLOCKNERPremier Construction Services
SPECIAL PROJECTS | SINCE 1982Recent and Current Projects

<u>Project</u>	<u>Design by</u>	<u>Amount</u>	<u>Date</u>
Smith / Newell Renovation Takoma Park, MD	Helicon Architects	200,000	in progress
Memores Domini Convent Remodel Bethesda, MD	Klockner Design / Build	70,000	in progress
ChlopakGlobokar Addition Chevy Chase, DC	Klockner Design / Build	100,000	in progress
Katkov / Hamilton Remodel Cleveland Park	Klockner Design / Build	28,000	Sep-00
Ryan Kitchen Silver Spring, MD	Klockner Design / Build	37,000	Aug-00
Liberian Embassy Chancery Washington, DC	O'Brien, Travis, Jaccard	850,000	Jul-00
Peay Addition / Remodel Bethesda, MD	Klockner / McCartney Design / Build collaboration	550,000	May-00
Hamer / Peterzell Addition Takoma Park, MD	Studio Partnership Architects	78,000	Apr-00
Parc Somerset Condos Chevy Chase, MD	CHK	150,000	Apr-00
Shaffer Kitchen Chevy Chase, DC	Caren Yglesias	32,000	Dec-99
Portocarrero Garage Potomac, MD	O'Brien, Travis, Jaccard	63,000	Mar-99
Carey / Brennen Addition Cleveland Park, MD	Jon Lourie Architects	82,000	Feb-99
Saudi Arabian Embassy Res. McLean, VA	Jon Klein	450,000	Nov-98
Waitzkin Custom Home Floyd County, VA	Designworks	450,000	Jul-98
Colonel Brooks Tavern Jims Crab House and Tiki Bar Brookland, DC	Jim O'Brien	225,000	Apr-98
Cole Kitchen Addition Potomac MD	Caren Yglesias	75,000	Jan-98

26

Commercial Projects

<u>Project</u>	<u>Design by</u>	<u>General Contractor</u>	<u>Amount</u>	<u>Completed</u>
Brooks Mansion Restoration Brookland, DC	H. James O'Brien	Opus 3	175,000	in progress
Georgia Avenue Welcome Center NW, DC	H. James O'Brien	Opus 3	40,000	in progress
Liberian Embassy Chancery Washington, DC	O'Brien, Travis, Jaccard	Opus/Klockner joint venture	850,000	2000
Park Somerset Condos Chevy Chase, MD	CHK	Clark Construction Group	150,000	2000
TPSS CO-OP Structural Rehab Takoma Park, MD	Karn Architects	Opus 3, Ltd	20,000	1998
Icarus Software Tenant buildout Rockville, MD	H. James O'Brien	Opus 3, Ltd	30,000	1998
Discovery Channel Flagship store		Enterprise	16,000	1998
Colonel Brooks Tavern Jims Crab House and Tiki Bar Brookland, DC	H. James O'Brien	Klockner	225,000	1998
Worldspace Washington, DC		Enterprise	12,000	1998
National Museum of Women in the Arts * Washington, DC	RTKL	Clark Construction Group	140,000	1996
Department of Justice Washington, DC		Enterprise	25,000	1995
Catholic University Washington, DC		OMNI	40,000	1994
Center for Resource Economics Washington, DC	Travis Price	Klockner	35,000	1993

29
7



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: JOS. KLOCKNER

Daytime Phone No. (301) 270-3033

Tax Account No.: _____

Name of Property Owner: NEIL GOLDSMAN/ROBERTA VALENTE Daytime Phone No. (301) 270-9211

Address: 7101 POPLAR AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: JOS. KLOCKNER + CO. Phone No. (301) 270-3033

Contractor Registration No.: 32483

Agent for Owner: JOS. KLOCKNER Daytime Phone No. (301) 270-3033

LOCATION OF BUILDING/PREMISE

House Number: 7101 Street: POPLAR AVE.

Town/City: TAKOMA PARK Nearest Cross Street: ELM

Lot: 44 Block: 21 Subdivision: _____

Liber: _____ Folio: 32483 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|--|--|--|--|---|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input checked="" type="checkbox"/> Slab | <input checked="" 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/Raze | <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: \$ 250,000

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.

Joseph Klockner
Signature of owner or authorized agent

8-13-04
Date

Approved: with conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 9/3/04

Application/Permit No.: 355085 Date Filed: 8/13/04 Date Issued: _____

1. DESCRIPTION OF WORK.

A)2ND STORY ADDITION

B)20 X 14 BUMP-OUT (FRONT) W/ GARAGE

2. LIST OF MATERIALS

A)HARDI-BOARD SIDING

B)WOOD TRIM

C)WOOD WINDOWS

D)TEXTURED PARGING (BELOW 1ST FLOOR F.F.)

E)ASPHALT SHINGLES

Fax Cover

KLOCKNER
 6480 Sligo Mill Road, Takoma Park, MD 20912
 PH: 301-270-3033 Fax: 301-270-1441

To: TULLY
 Phone # _____
 Fax # _____

Number of pages including cover: 6

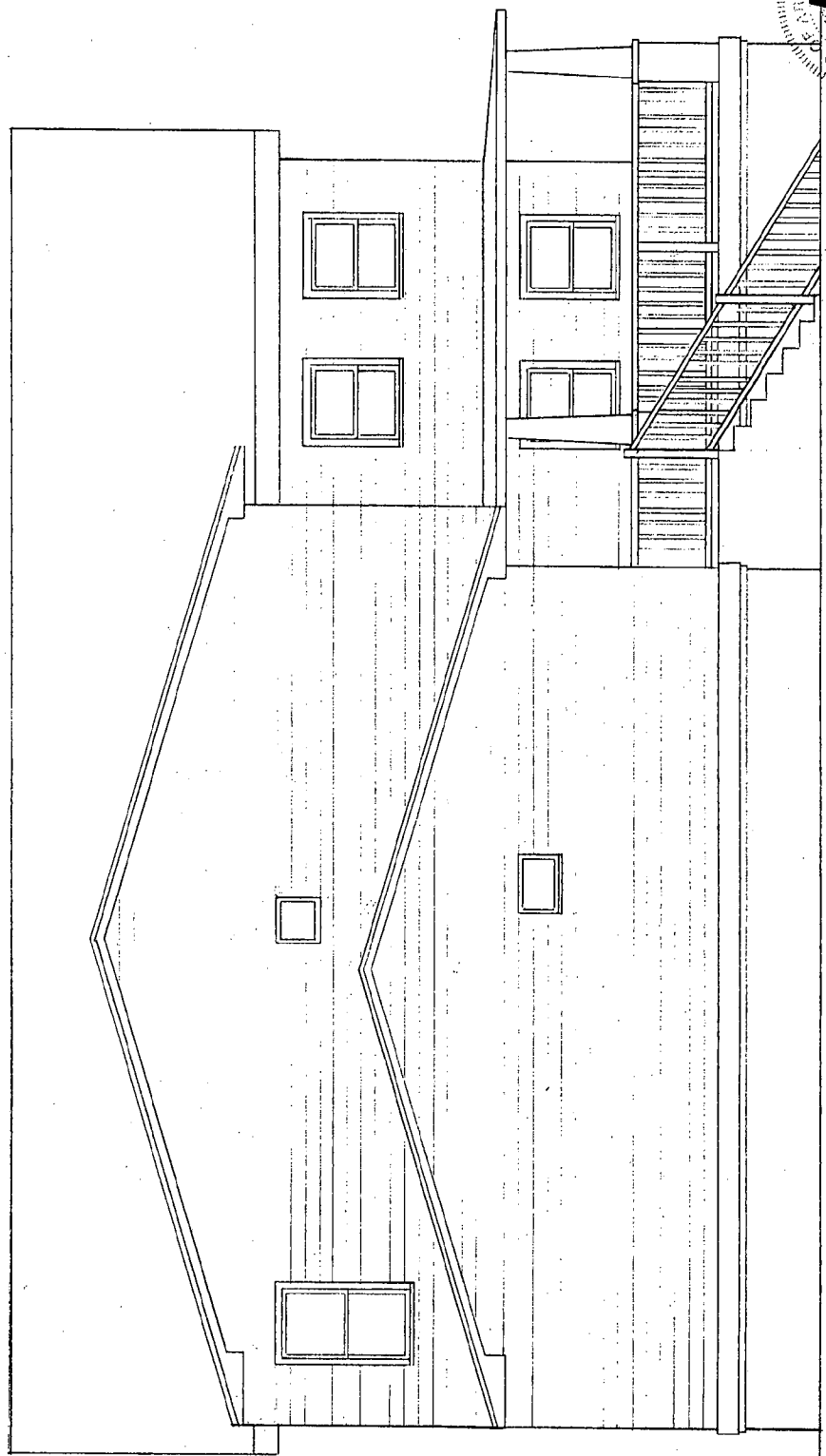
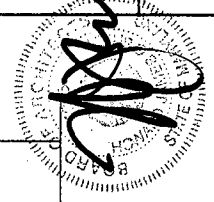
Date: 9-1-04

RE : KLOCKNER JOB @ 7101 POPLAR
 (GOLDSMAN-VALENTE RESIDENCE)

KLOCKNER
Premier Construction Services
5400 Elm Road, Takoma Park, MD 20912
Phone: (301) 270-3033/Fax: (301) 270-1441
Email: mha@klockner.com

GOLDSMAN VALENTE RESIDENCE
#01 POPLAR AVE, TAKOMA PARK, MD 20912

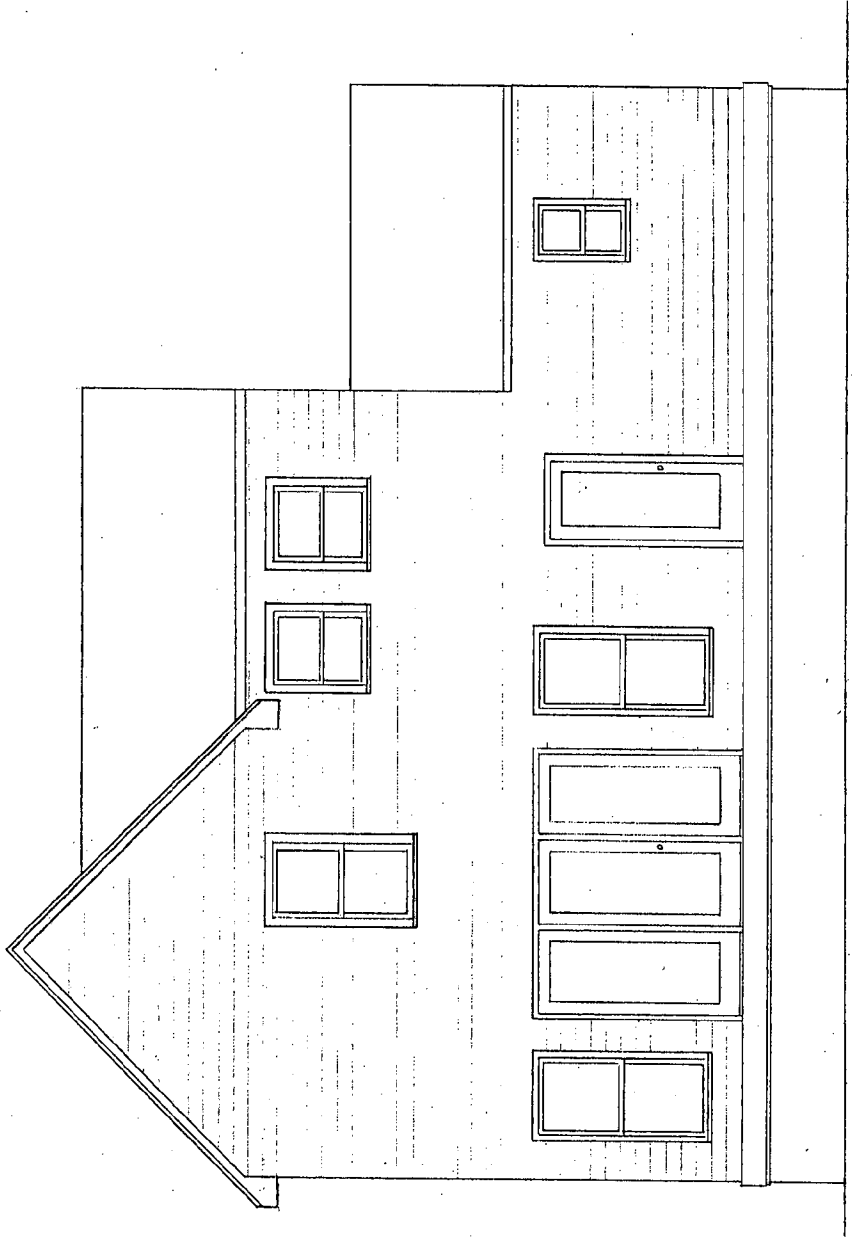
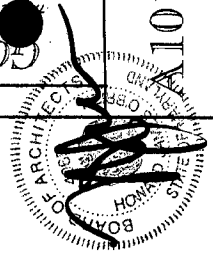
A12



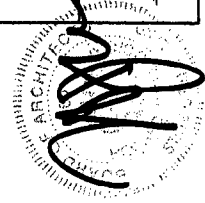
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

KLOCKNER
Premier Construction Services
6400 5th Ave. Rock, Towson, Md. 21286
Phone: (410) 270-3337 Fax: (410) 270-1441
Email: rml@klockner.net

GOLDSMANN VALENTE RESIDENCE
01 POPLAR AVE, TAKOMA PARK, MD 20912



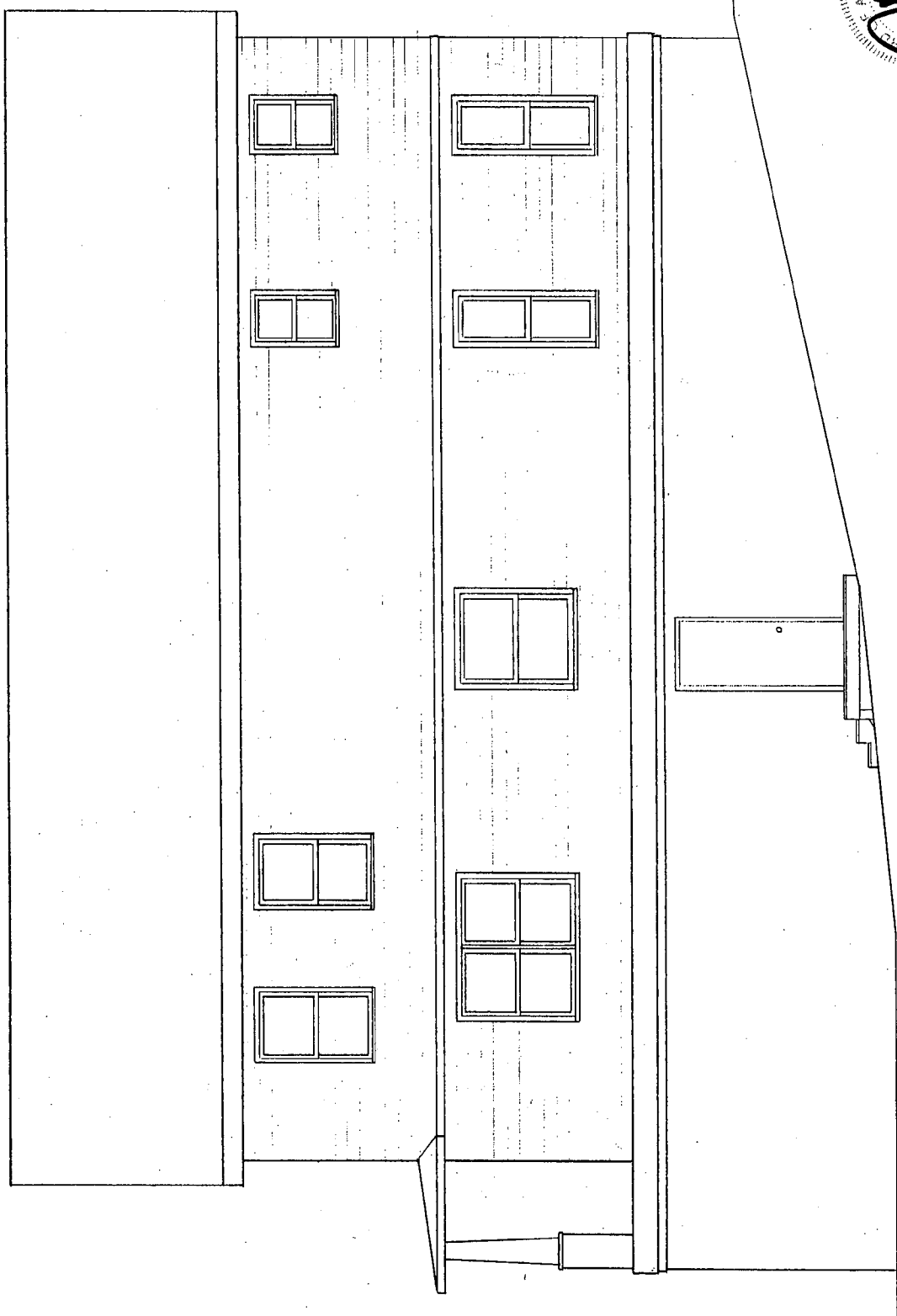
REAR ELEVATION
SCALE: 1/4" = 1'-0"



ALL

GOLDSMAN VALENTE RESIDENCE
101 POPLAR AVE, TAKOMA PARK, MD 20912

KLOCKNER
Premier Construction Services
6400 Sago Lane Road, Takoma Park, Md 20912
Phone: (301) 270-3032/Fax: (301) 270-1447
Email: mel@klockner.net

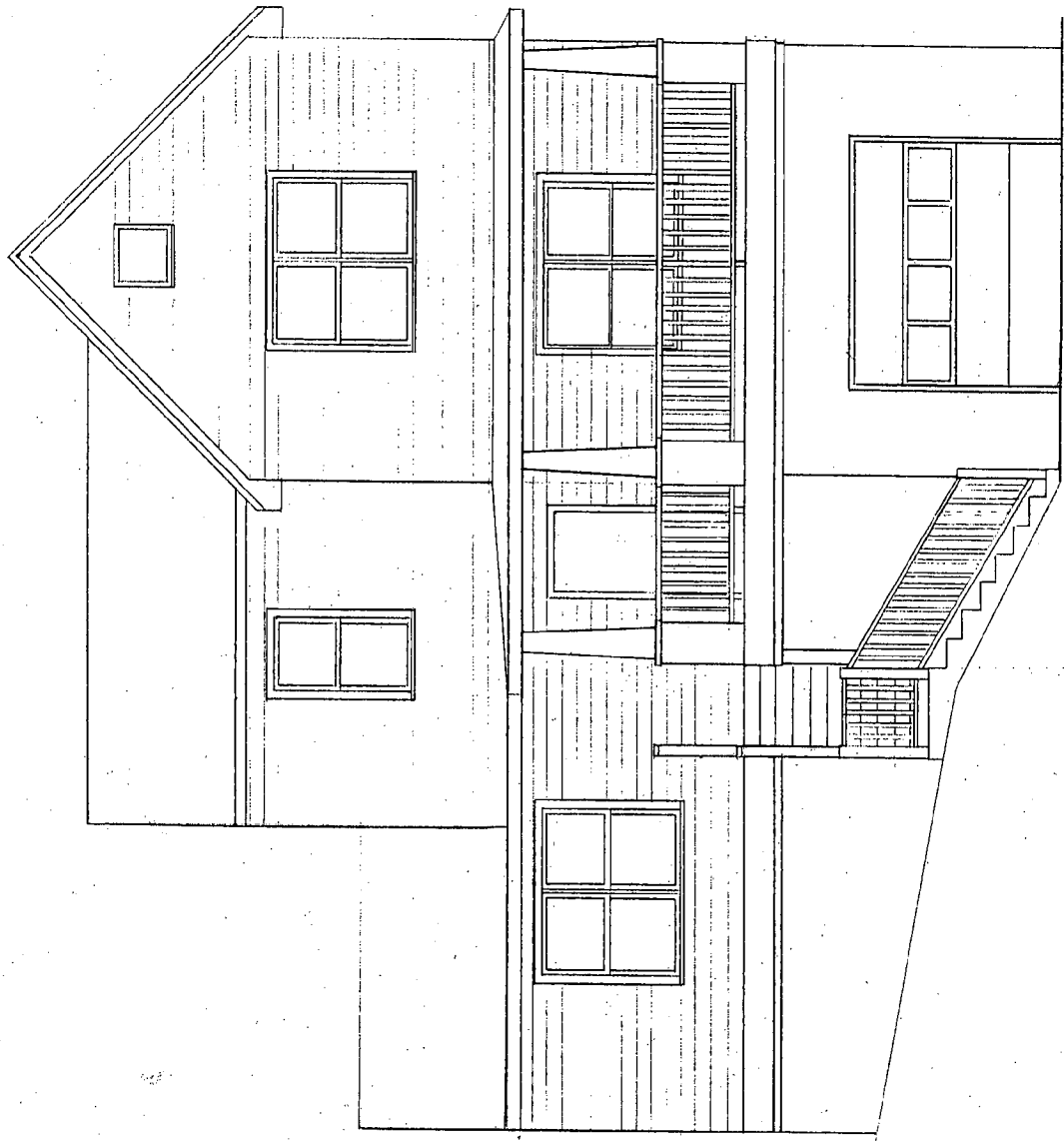


RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

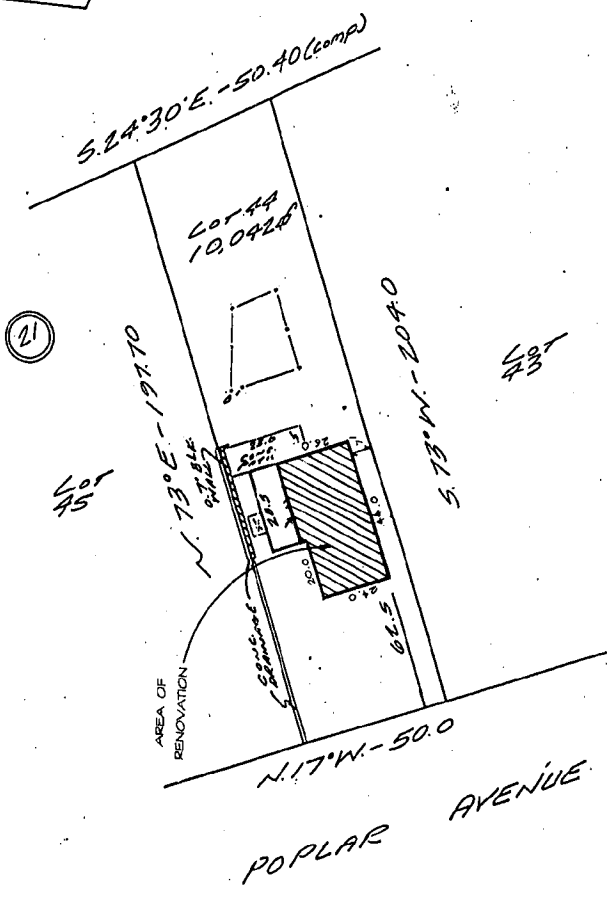
BLOCKNER
Premier Construction Services
440 Sigsbee Road, Towson, MD 21286
Phone: (410) 270-3223/Fax: (410) 270-1441
Email: mab@blockner.com

GOLDSMANN VALENTE RESIDENCE
#01 POPLAR AVE, TAKOMA PARK, MD 20912

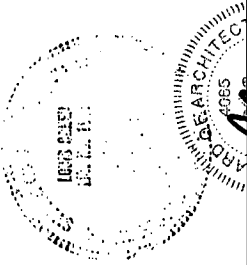
A9



FRONT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SITE PLAN



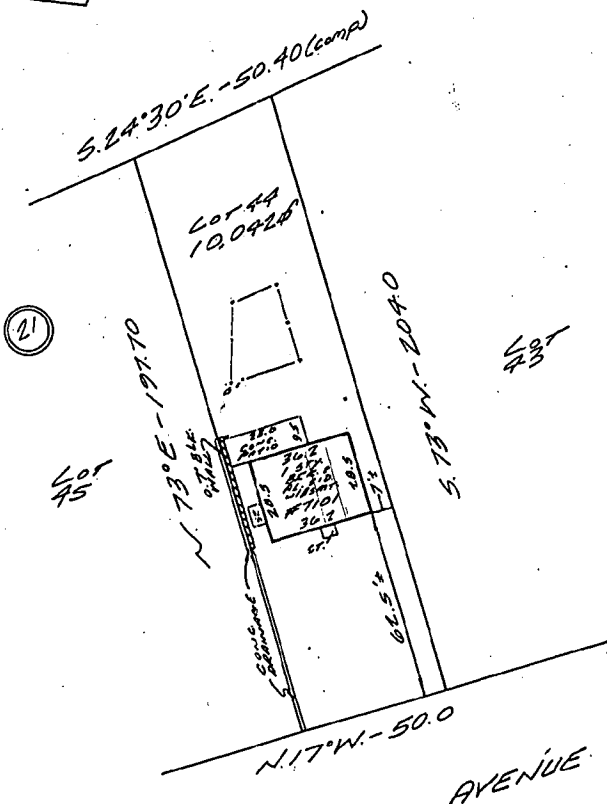
CAPITOL SURVEYS

ACC # 009176-9

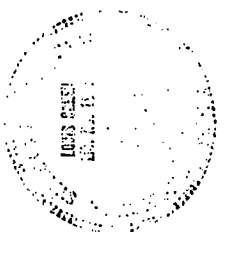
NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

HOUSE LOCATION
 LOT - 44 BLOCK - 21
 ST. GILBERT'S ADDITION
 "TAKOMA PARK"
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat 2 Scale 1" = 40'

DATE: 11/15/13/2013 FILE: 13102
 CASE: 402-05



EXISTING SITE PLAN



CAPITOL SURVEYS

009176-9

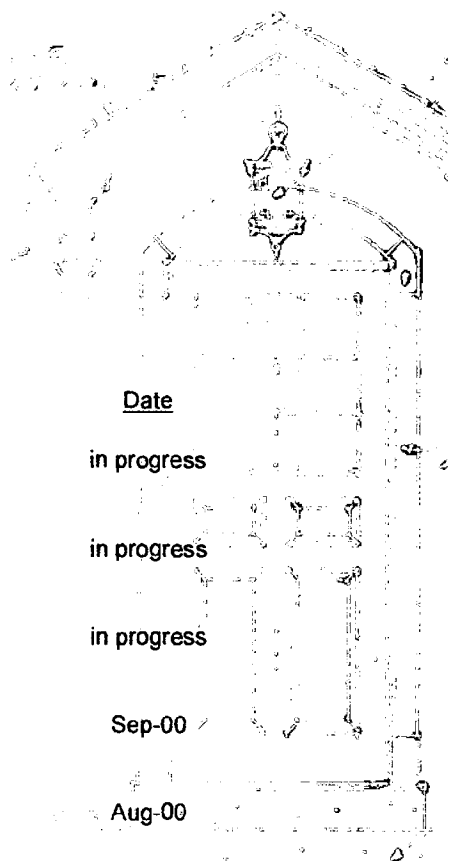
NOTE: I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

HOUSE LOCATION
 LOT - 44 BLOCK - 21
 ST. GILBERT'S ADDITION
 "TAKOMA PARK"
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat 2 Scale 1" = 40'

DATE: 11/18/2013 FILE: 13102
 CASE: 402-05



Premier Construction Services
SPECIAL PROJECTS | SINCE 1982



ELEVATION

Recent and Current Projects

<u>Project</u>	<u>Design by</u>	<u>Amount</u>	<u>Date</u>
Smith / Newell Renovation Takoma Park, MD	Helicon Architects	200,000	in progress
Memores Domini Convent Remodel Bethesda, MD	Klockner Design / Build	70,000	in progress
ChlopakGlobokar Addition Chevey Chase, DC	Klockner Design / Build	100,000	in progress
Katkov / Hamilton Remodel Cleveland Park	Klockner Design / Build	28,000	Sep-00
Ryan Kitchen Silver Spring, MD	Klockner Design / Build	37,000	Aug-00
Liberian Embassy Chancery Washington, DC	O'Brien, Travis, Jaccard	850,000	Jul-00
Peay Addition / Remodel Bethesda, MD	Klockner / McCartney Design / Build collaboration	550,000	May-00
Hamer / Peterzell Addition Takoma Park, MD	Studio Partnership Architects	78,000	Apr-00
Parc Somerset Condos Chevy Chase, MD	CHK	150,000	Apr-00
Shaffer Kitchen Chevy Chase, DC	Caren Yglesias	32,000	Dec-99
Portocarrero Garage Potomac, MD	O'Brien, Travis, Jaccard	63,000	Mar-99
Carey / Brennen Addition Cleveland Park, MD	Jon Lourie Architects	82,000	Feb-99
Saudi Arabian Embassy Res. McLean, VA	Jon Klein	450,000	Nov-98
Waitzkin Custom Home Floyd County, VA	Designworks	450,000	Jul-98
Colonel Brooks Tavern Jims Crab House and Tiki Bar Brookland, DC	Jim O'Brien	225,000	Apr-98
Cole Kitchen Addition Potomac MD	Caren Yglesias	75,000	Jan-98

RIGHT SIDE





Premier Construction Services
SPECIAL PROJECTS | SINCE 1982

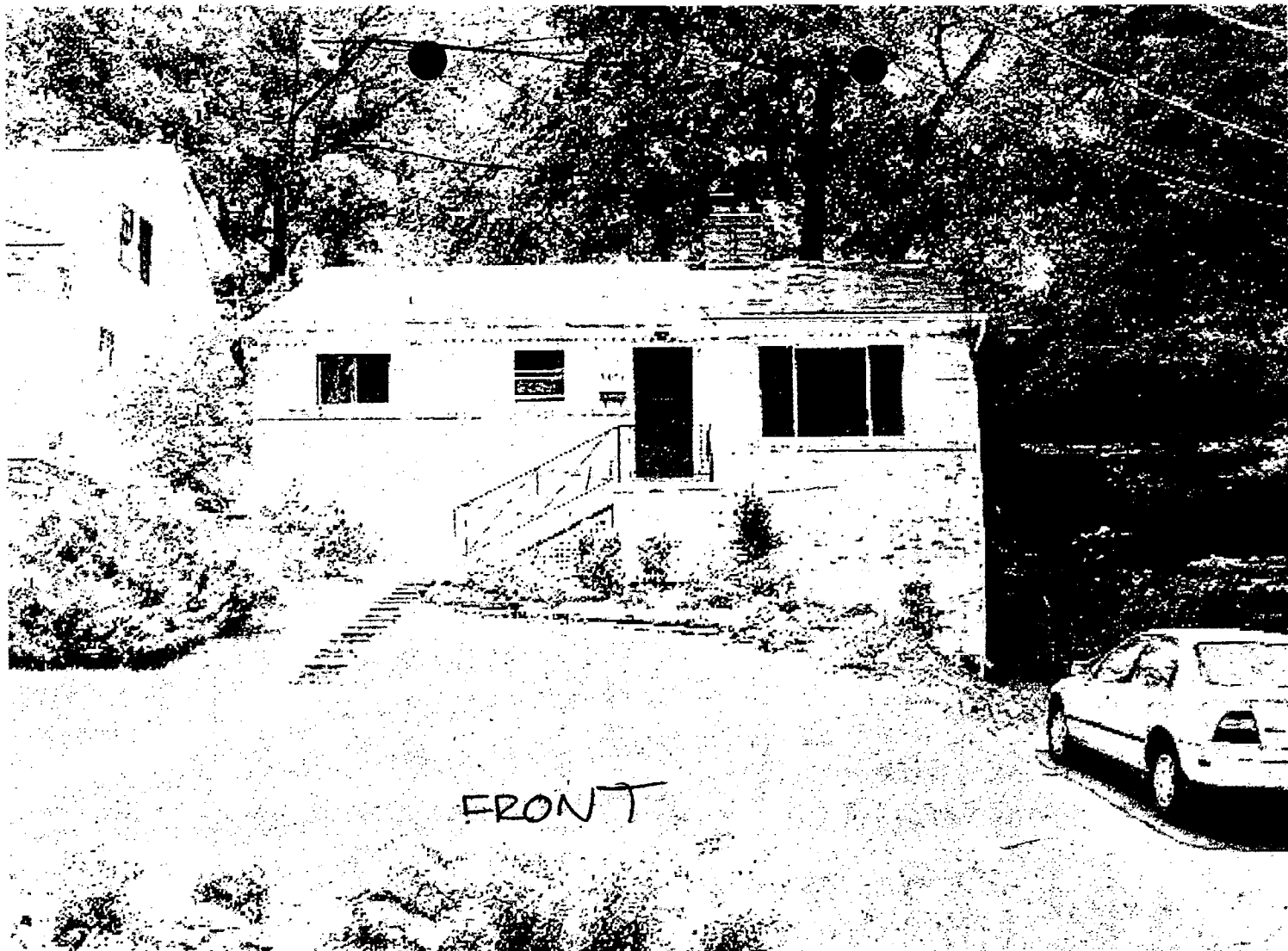
Commercial Projects

<u>Project</u>	<u>Design by</u>	<u>General Contractor</u>	<u>Amount</u>	<u>Completed</u>
Brooks Mansion Restoration Brookland, DC	H. James O'Brien	Opus 3	175,000	in progress
Georgia Avenue Welcome Center NW, DC	H. James O'Brien	Opus 3	40,000	in progress
Liberian Embassy Chancery Washington, DC	O'Brien, Travis, Jaccard	Opus/Klockner joint venture	850,000	2000
Park Somerset Condos Chevy Chase, MD	CHK	Clark Construction Group	150,000	2000
TPSS CO-OP Structural Rehab Takoma Park, MD	Karn Architects	Opus 3, Ltd	20,000	1998
Icarus Software Tenant buildout Rockville, MD	H. James O'Brien	Opus 3, Ltd	30,000	1998
Discovery Channel Flagship store		Enterprise	16,000	1998
Colonel Brooks Tavern Jims Crab House and Tiki Bar Brookland, DC	H. James O'Brien	Klockner	225,000	1998
Worldspace Washington, DC		Enterprise	12,000	1998
National Museum of Women in the Arts * Washington, DC	RTKL	Clark Construction Group	140,000	1996
Department of Justice Washington, DC		Enterprise	25,000	1995
Catholic University Washington, DC		OMNI	40,000	1994
Center for Resource Economics Washington, DC	Travis Price	Klockner	35,000	1993

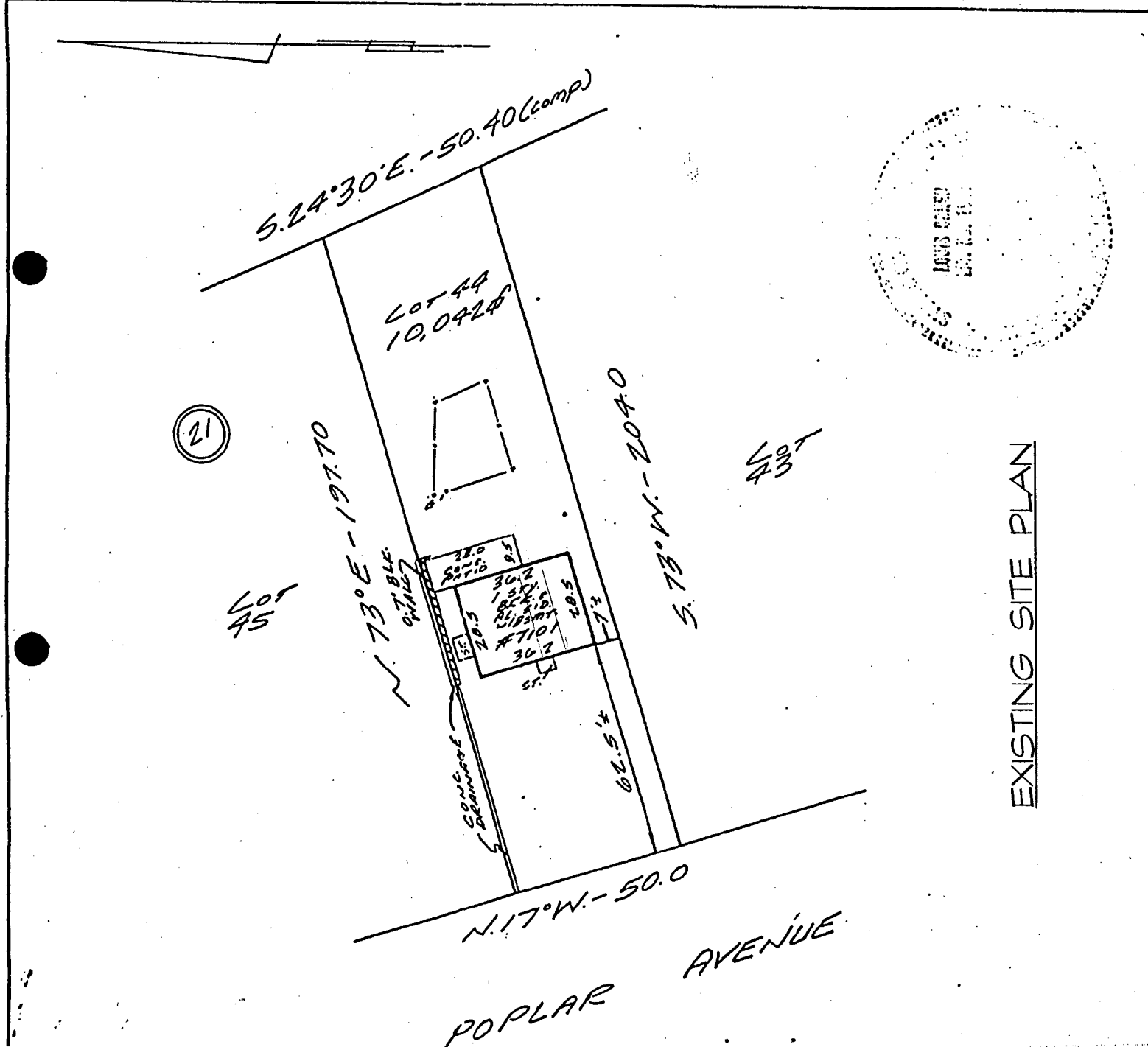


SIDE

LEFT



FRONT

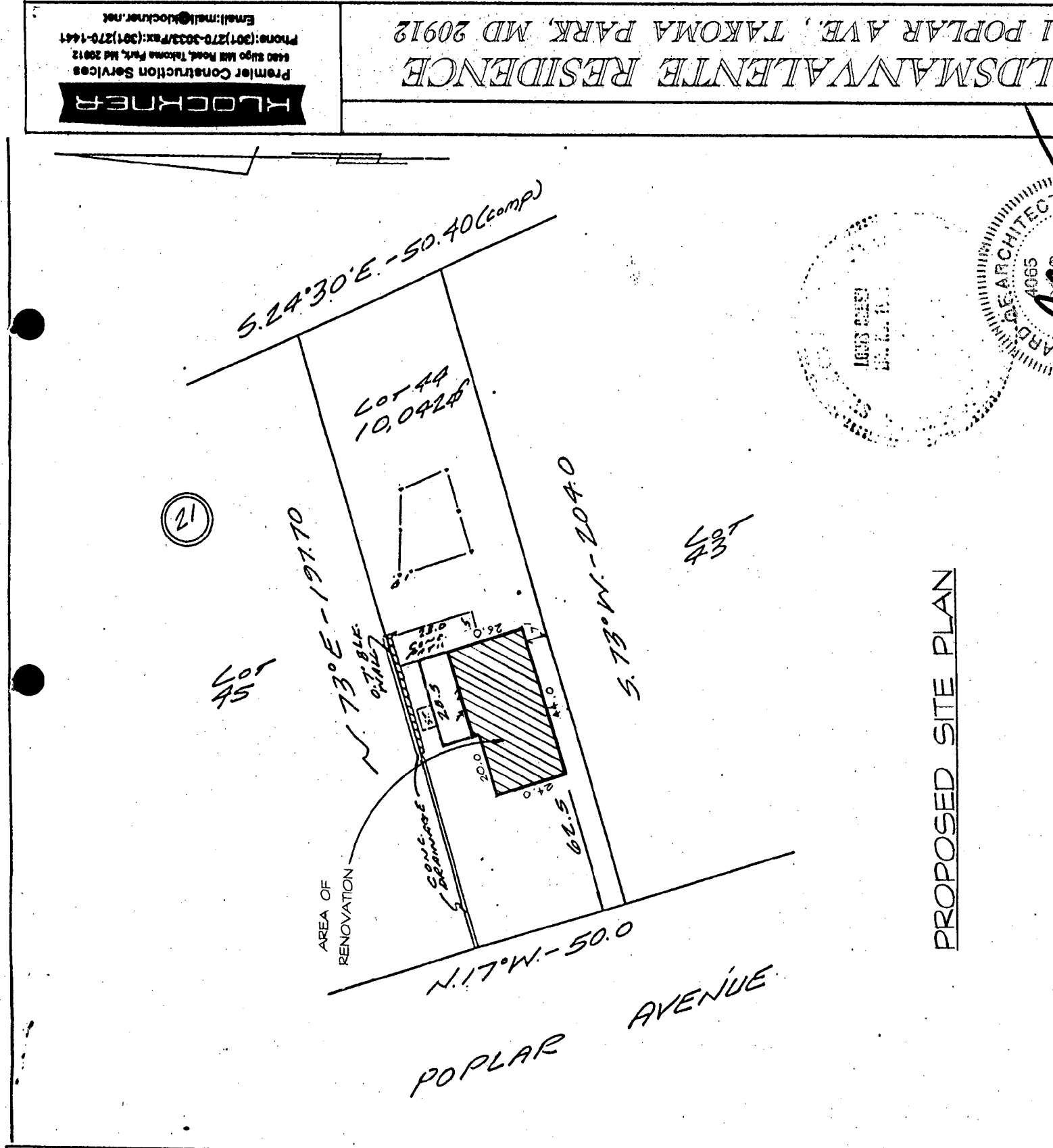


EXISTING SITE PLAN

009176-9
 This drawing is not intended to establish property lines or the existence of corner markers guaranteed. All information hereon taken from the records of the county or city in which the property is located.
 DATE: JUNE 18, 1985
 CASE: 402-85
 FILE: 19102

HOUSE LOCATION
 BLOCK - 21
 LOT - 44
 B.F. GILBERT'S ADDITION
 "TAKOMA PARK"
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat 2 Scale 1" = 40'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961



PROPOSED SITE PLAN

ACC # 009176-9
 NOTE: This drawing is not intended to establish property lines or the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.
 DATE: JUNE 18, 1985
 CASE: 402-85
 FILE: 19102

HOUSE LOCATION
 BLOCK - 21
 LOT - 44
 B.F. GILBERT'S ADDITION
 "TAKOMA PARK"
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat 2 Scale 1" = 40'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

LOCKNER
 Premier Construction Services
 4400 Sago Mill Road, Takoma Park, Md 20912
 Phone: (301) 270-3033/Fax: (301) 270-1441
 Email: melli@lockner.net

GOLDSMANN VALENTE RESIDENCE
 #7101 POPLAR AVE, TAKOMA PARK, MD 20912



Montgomery County Energy Worksheet

1995 CABO Model Energy Code

Application Number 44 Date _____
 Lot 21 Block 21 Subdivision _____
 Submitted By _____ Phone Number _____

Prescriptive Package (from table) _____
 REQUIRED R-VALUES (from table)

Glazing Area
 $100 \times \frac{372}{4600} = 8.08\%$
 Glazing Area Gross Wall Area Proposed Glazing Area

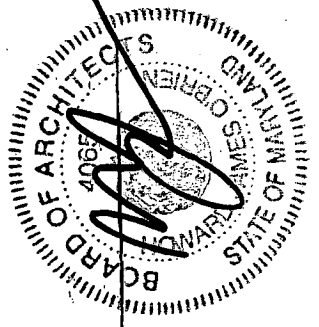
R-Value	Description	Comments	Proposed R-Value
R-30	Ceiling		R-30
R-13	Exterior Wall		R-19/13
R-	Floor (Over Unconditioned Space)		R-
R-30	Floor (Over Outside Air)		R-30
R-	Basement Wall		R-
R-	Slab Floor		R-

U-Value	Description	Comments	Proposed U-Value
U-0.50	Glazing		U-0.38
U-0.35	Opaque Door		U-

Equipment
 All Equipment must meet National Appliance Conservation Act (NAECA) minimums
 Windows shall be labeled and certified by manufacturer or U-Value default table shall be used.

Statement of Compliance

This dwelling meets the requirements of the CABO Model Energy Code - 1995 Edition.
 Applicant's Signature: *[Signature]*
 August, 1997



GENERAL NOTES:

- CONSTRUCTION WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES FOR MONTGOMERY COUNTY.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.

DESIGN LOADS:

	LIVE	DEAD	TOTAL
1. FLOORS	40	10	50
2. ROOFS	30	10	40

PARTITION TYPES:

- EXTERIOR WALLS: 2X6 WOOD CONSTRUCTION
 1/2" GWB @ FINISH FACE
 1/2" EXTERIOR SHEATHING
- INTERIOR WALLS: 2X4 WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED.
 1/2" GWB BOTH SIDES

FLOOR SYSTEMS:

- FIRST FLOOR: 2X10 WOOD JOISTS
- SECOND FLOOR: 2X10 WOOD JOISTS

ROOF STRUCTURE:

- ALL ROOFS: 2X10 WOOD RAFTERS W/ 5/8" SHEATHING

INSULATION TYPES:

- EXTERIOR WALLS: R-19 FIBERGLASS-KRAFT FACED
- FLOORS AND RAFTERS: R-30 FIBERGLASS-KRAFT FACED
 UNLESS OTHERWISE NOTED.

EXTERIOR:

- HARDI-BEARD SIDING

ROOFING MATERIALS:

- GABLE ROOFS: 40 YR. ASPHALT SHINGLES

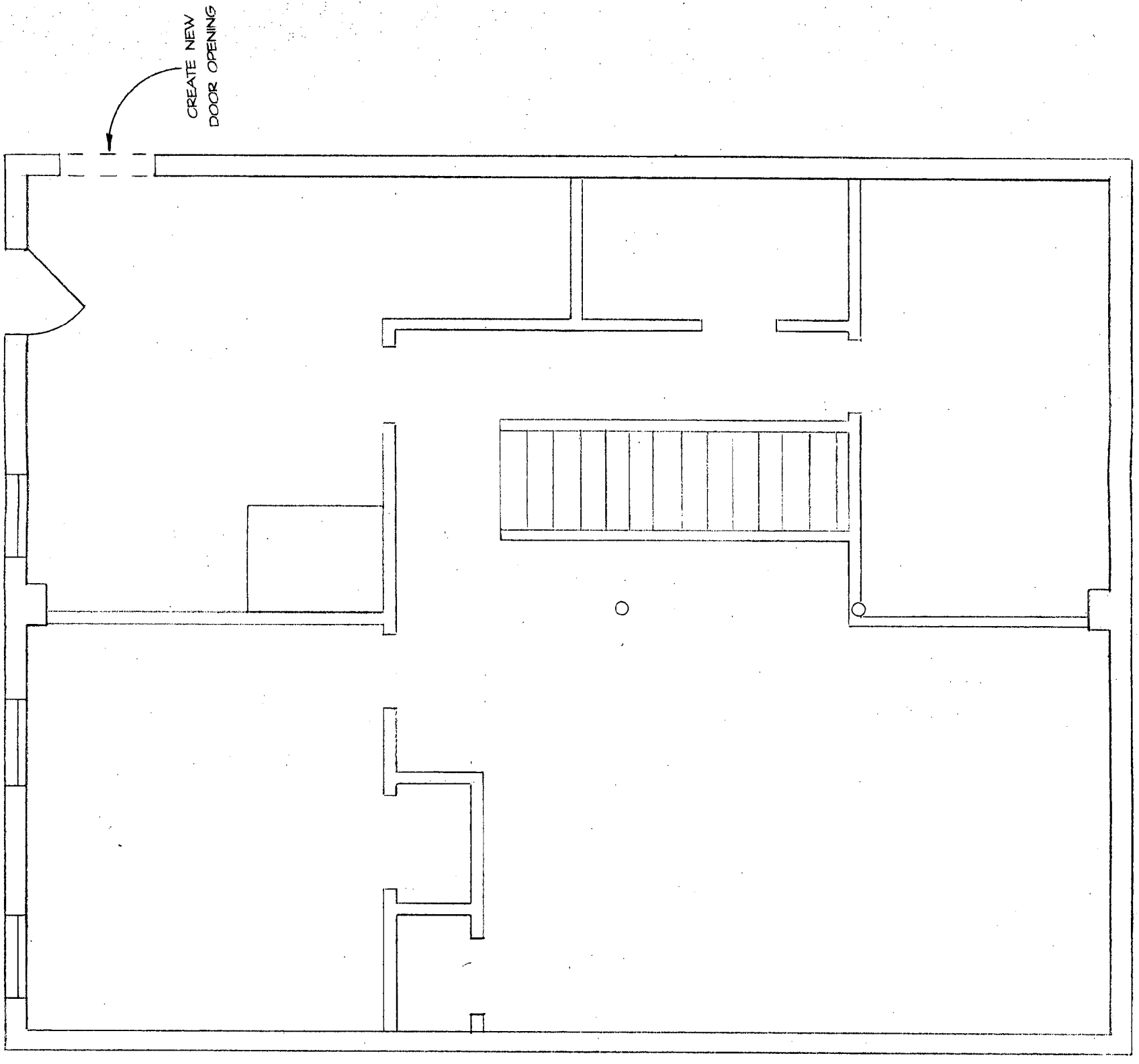
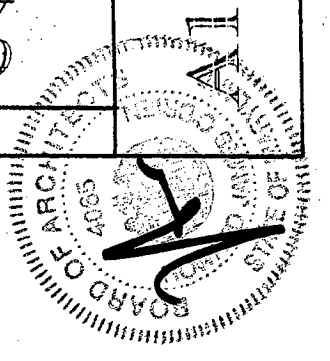
FLOCKNER
 Premier Construction Services
 1440 Sigo Mill Road, Takoma Park, Md 20912
 Phone: (301) 270-3033 Fax: (301) 270-1441
 Email: mail@flockner.net

GOLDSMANVALENTE RESIDENCE
 #7101 POPLAR AVE, TAKOMA PARK, MD 20912

C2

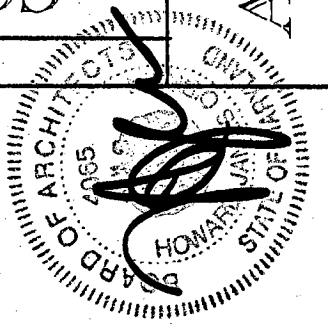
KLOCKNER
Premier Construction Services
6400 Sago Mill Road, Takoma Park, Md 20912
Phone: (301) 270-3033/Fax: (301) 270-1441
Email: mel@klockner.net

GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912



BASEMENT DEMOLITION PLAN

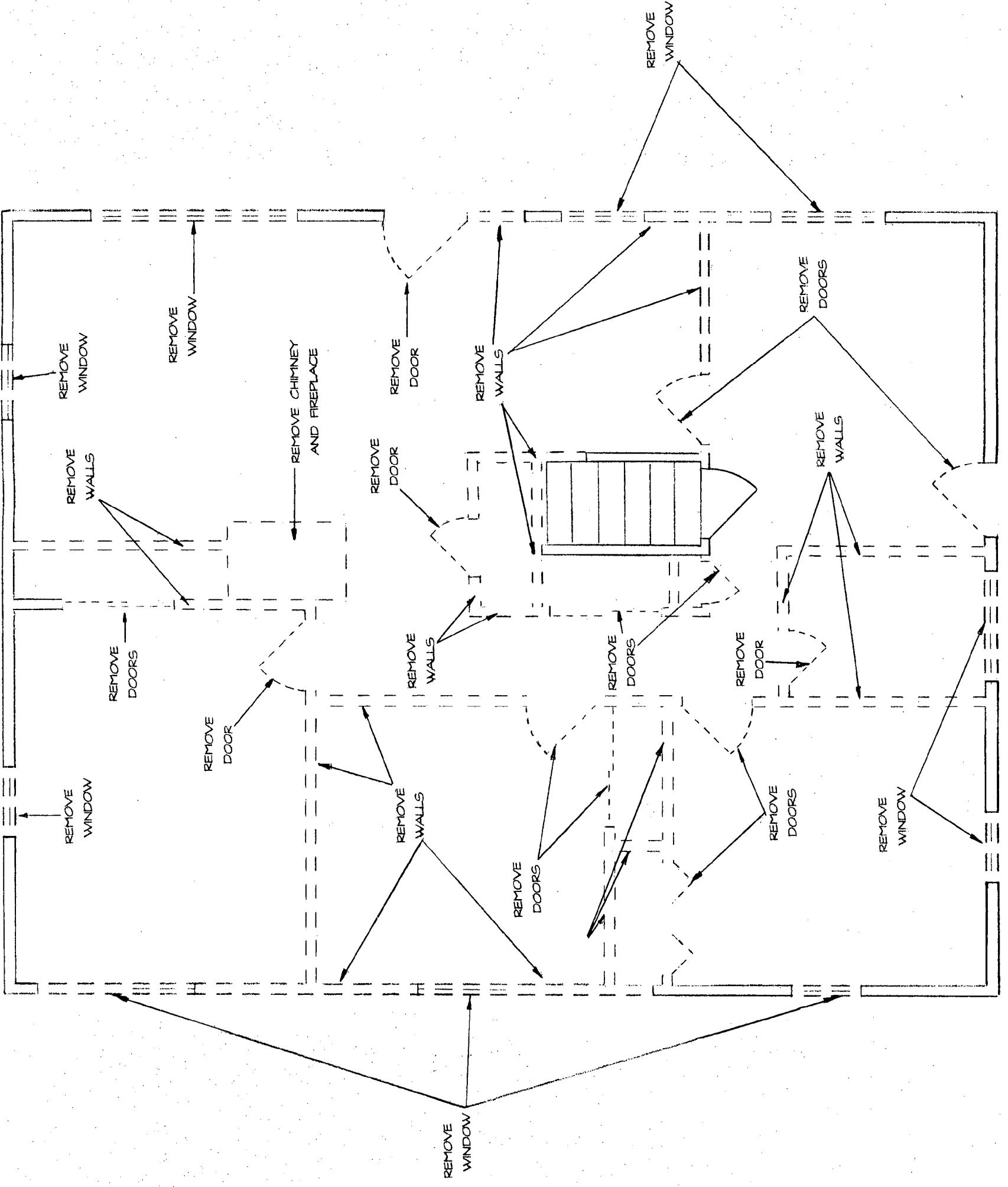
SCALE: 1/4" = 1'-0"



A2

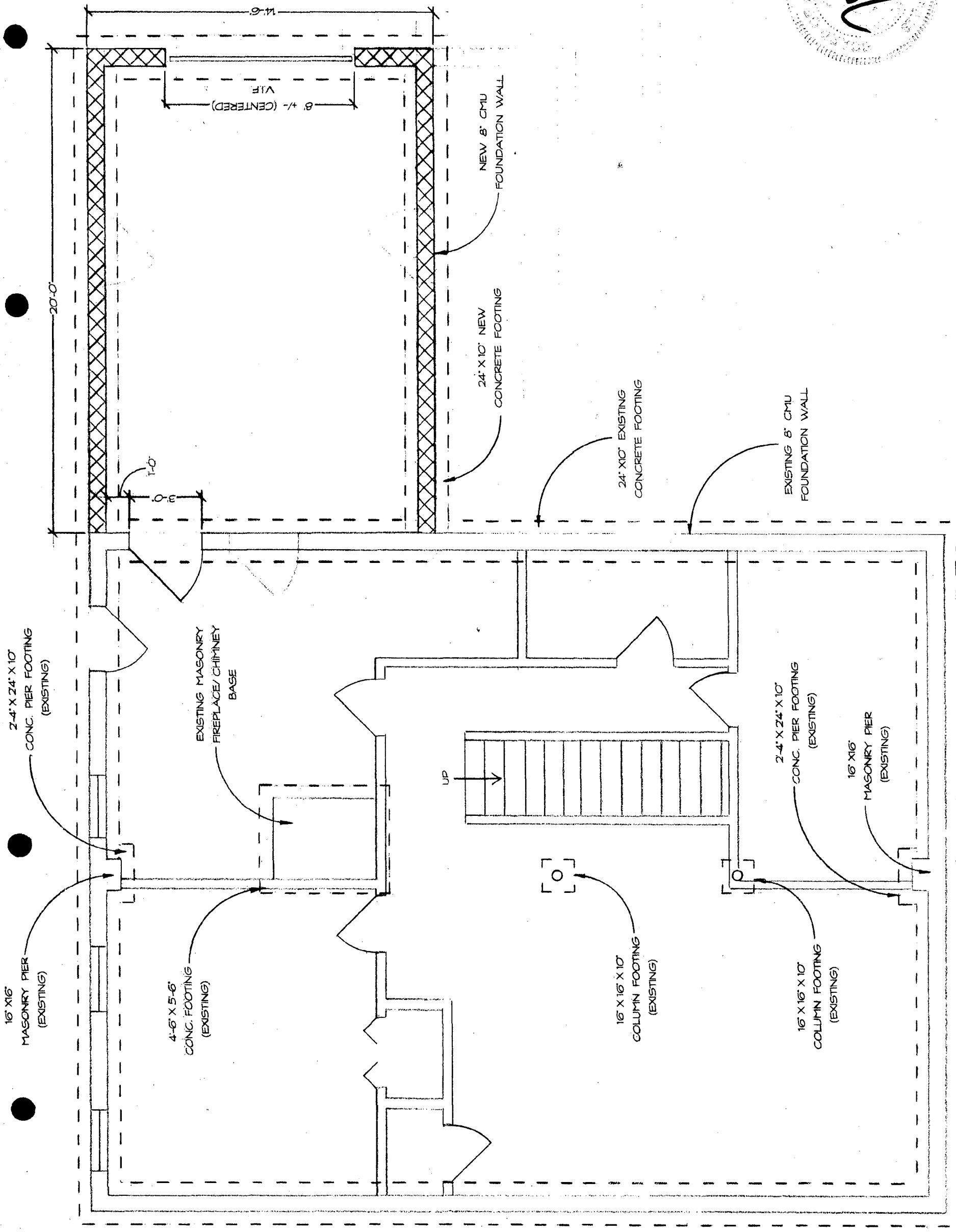
GOLDSMANN/VALENTE RESIDENCE
#7101 POPLAR AVE., TAKOMA PARK, MD 20912

RLOCKNER
Premier Construction Services
1480 Sigsbee Road, Takoma Park, Md 20912
Phone: (301) 270-3033/Fax: (301) 270-1441
Email: melli@rlockner.net



1ST FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



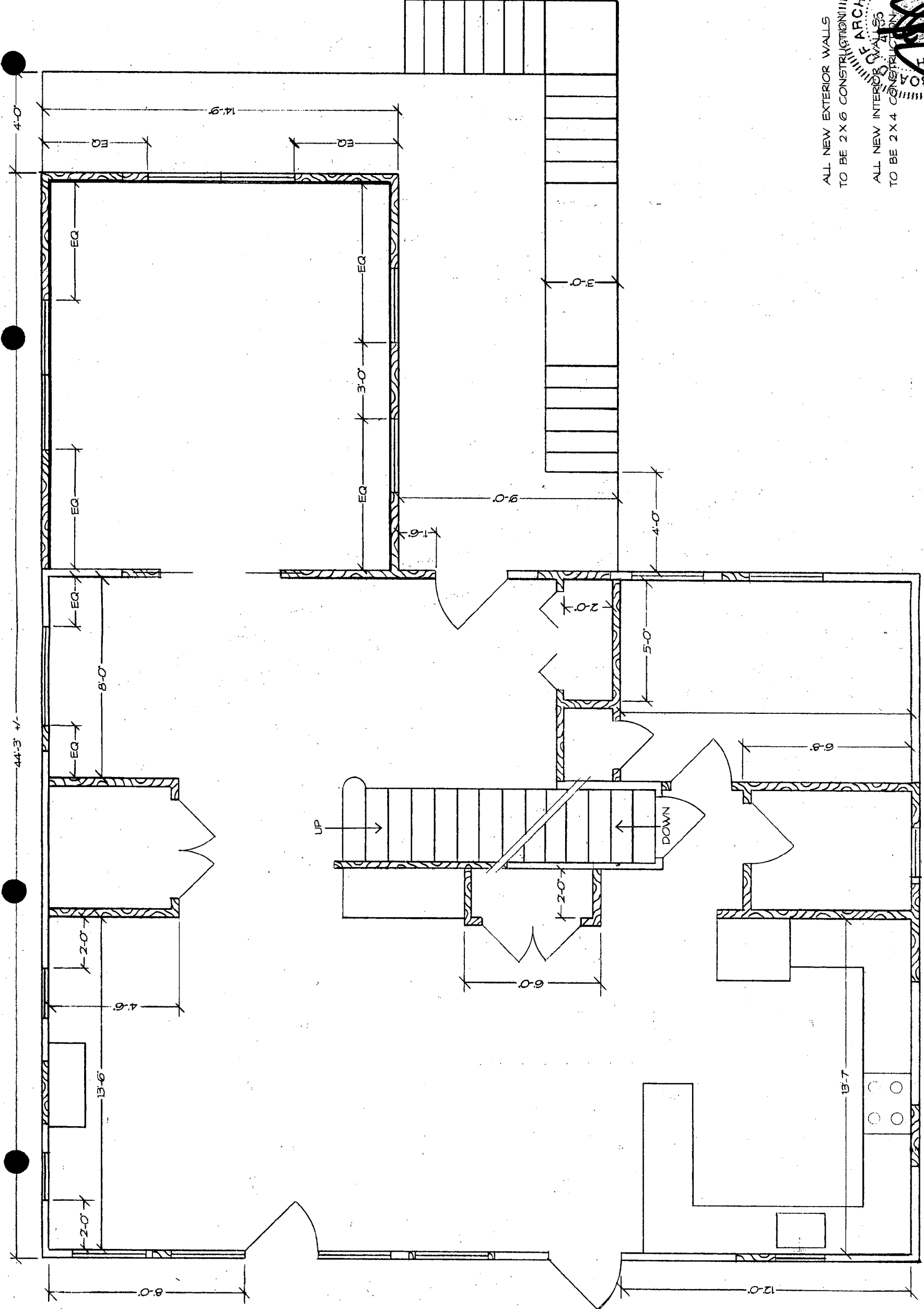
BASEMENT PLAN

SCALE: 1/4" = 1'-0"

ALL NEW EXTERIOR WALLS
TO BE 2 X 6 CONSTRUCTION

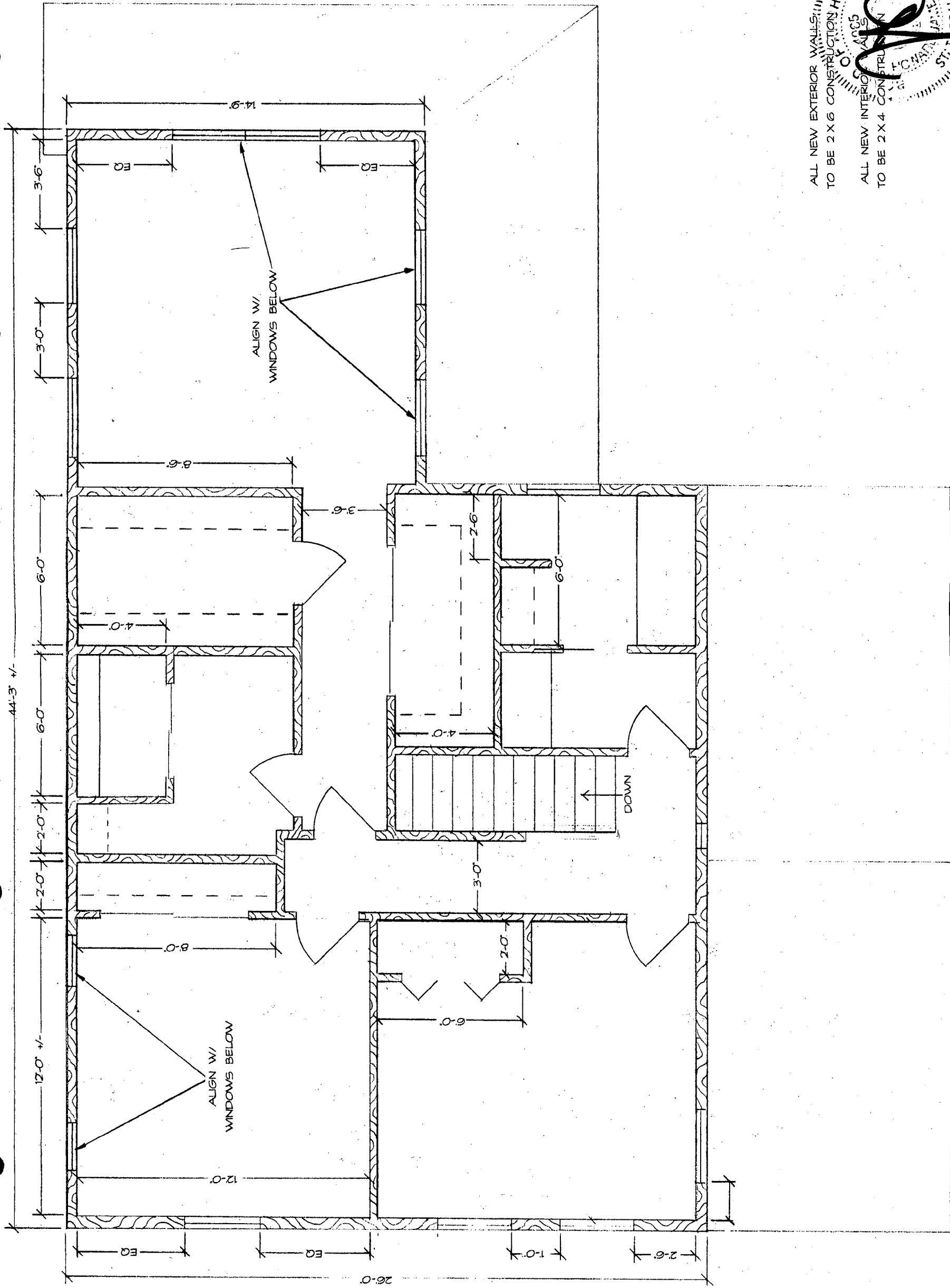
ALL NEW INTERIOR WALLS
TO BE 2 X 4 CONSTRUCTION

BOA BOARD OF ARCHITECTS
STATE OF MARYLAND



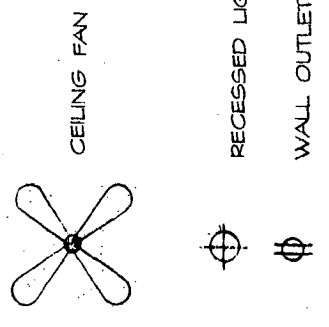
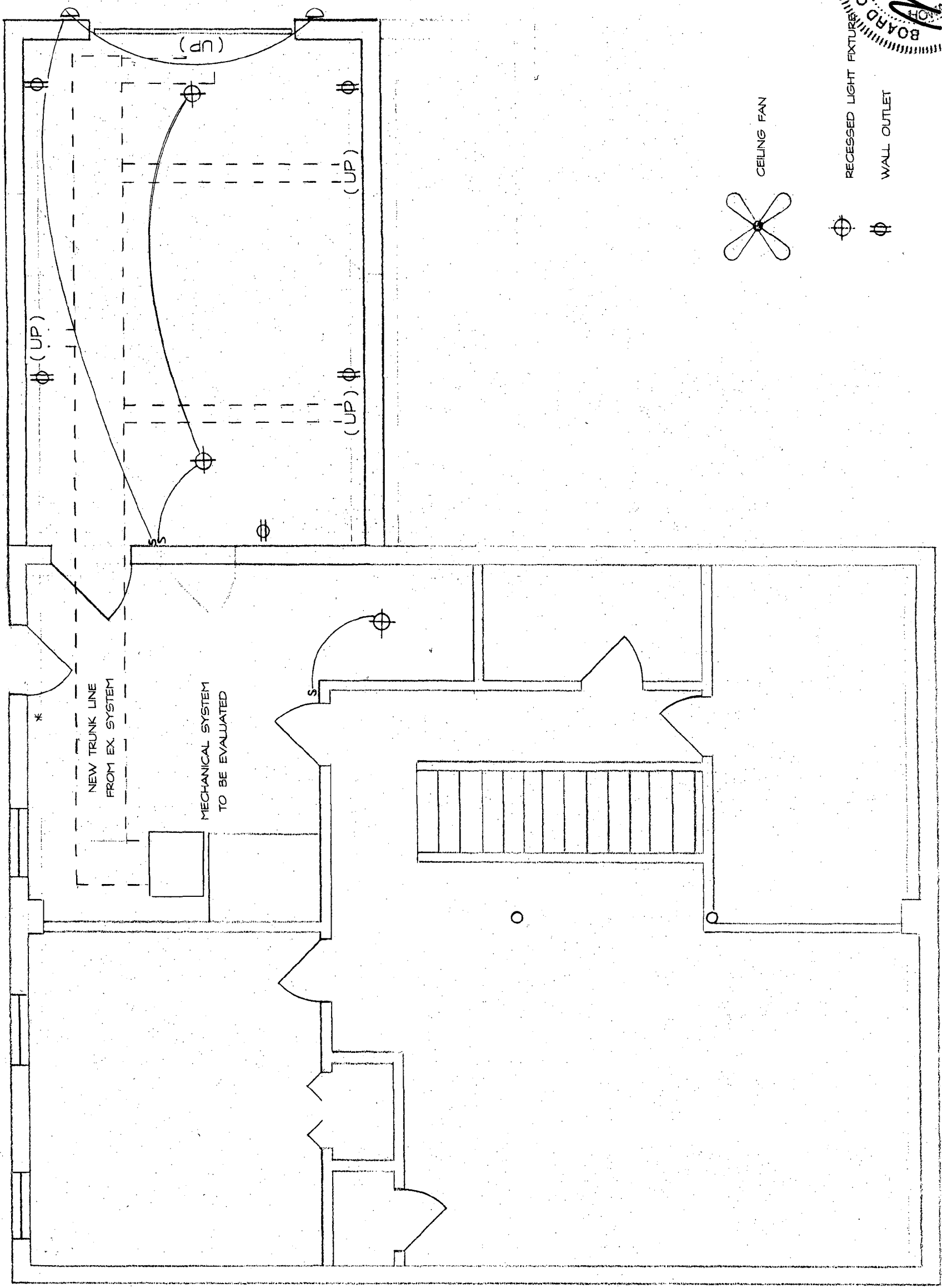
1ST FLOOR PLAN
SCALE 1/4" = 1'-0"

ALL NEW EXTERIOR WALLS
TO BE 2 X 6 CONSTRUCTION
ALL NEW INTERIOR WALLS
TO BE 2 X 4 CONSTRUCTION
HITEC
STATE OF MARYLAND
REGISTERED ARCHITECT
JOHN J. ACCES

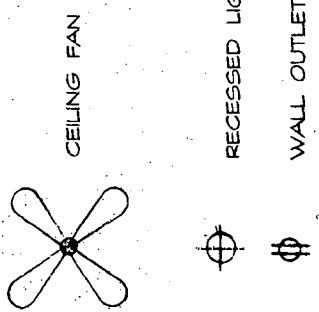
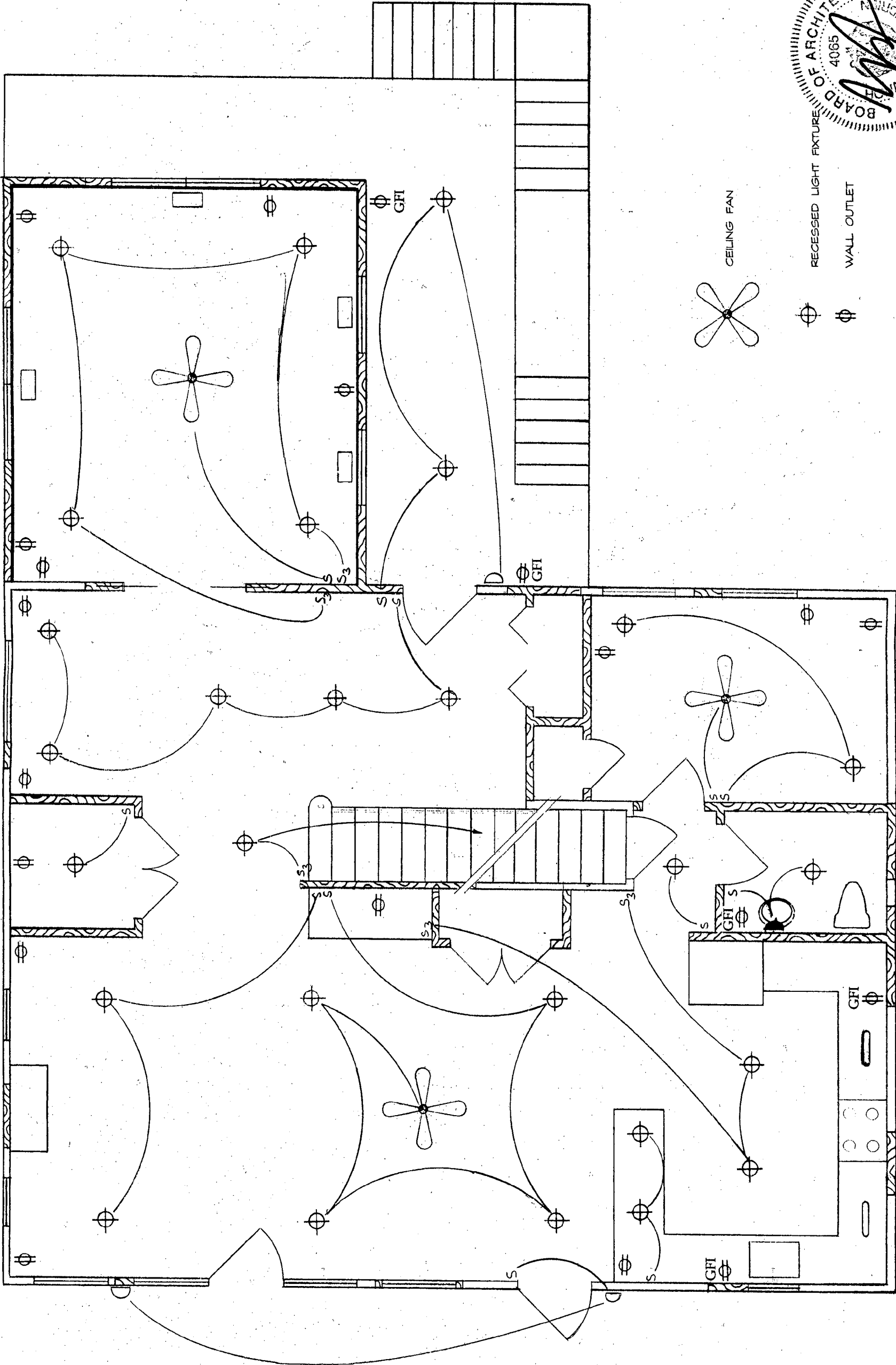
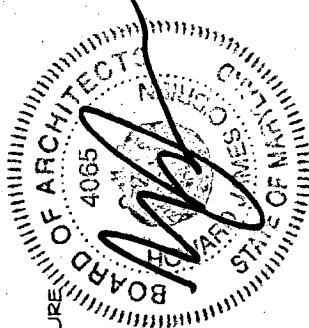


2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

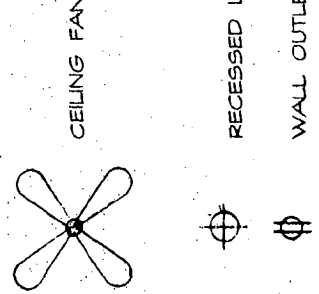
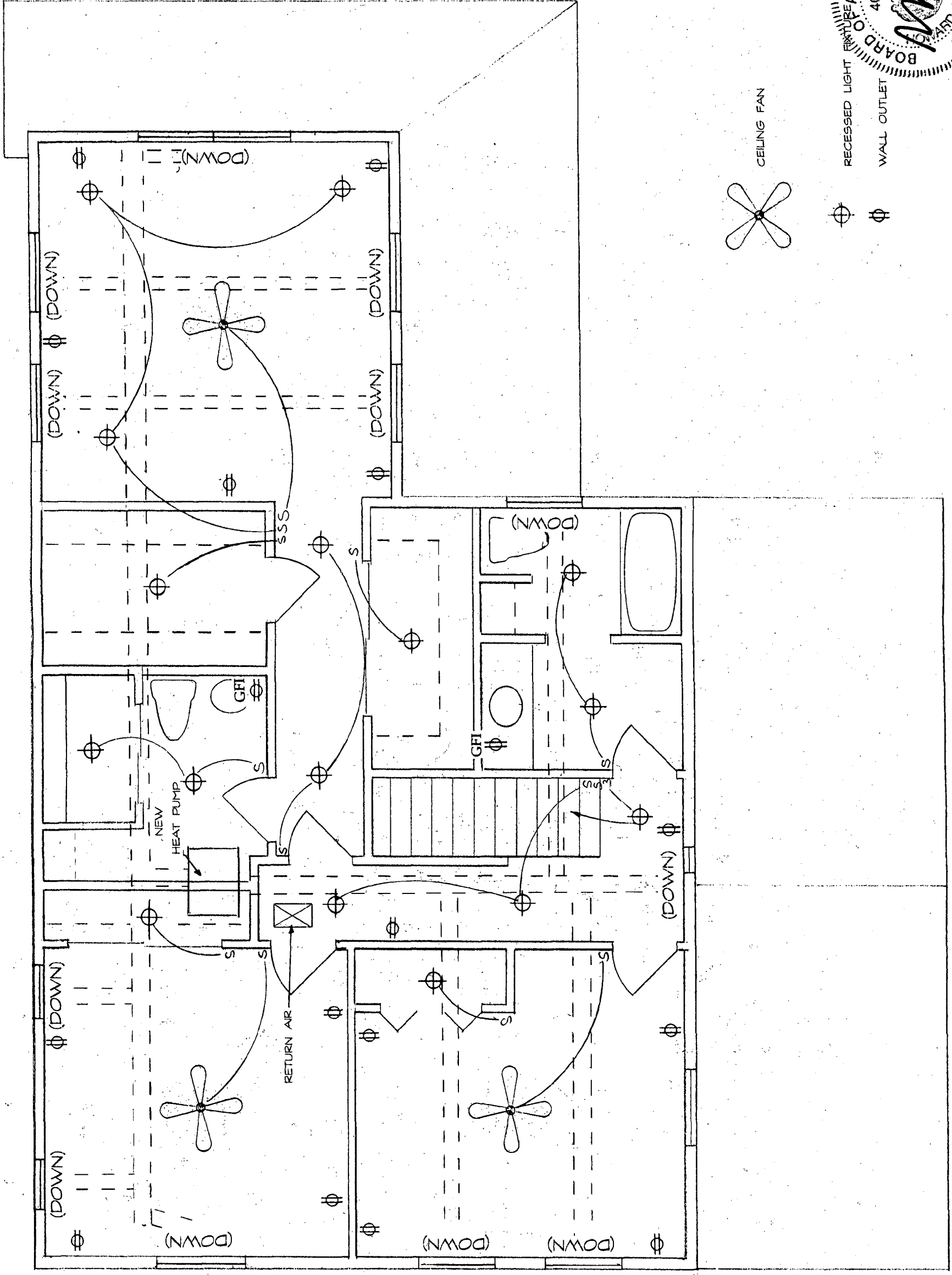
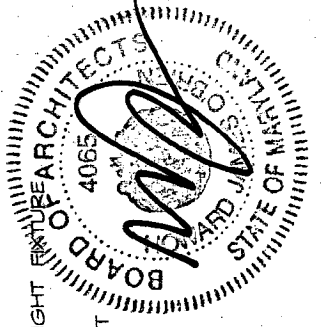


BASEMENT ELEC./MECH. PLAN
SCALE: 1/4" = 1'-0"



1ST FLOOR ELEC./MECH PLAN

SCALE: 1/4" = 1'-0"

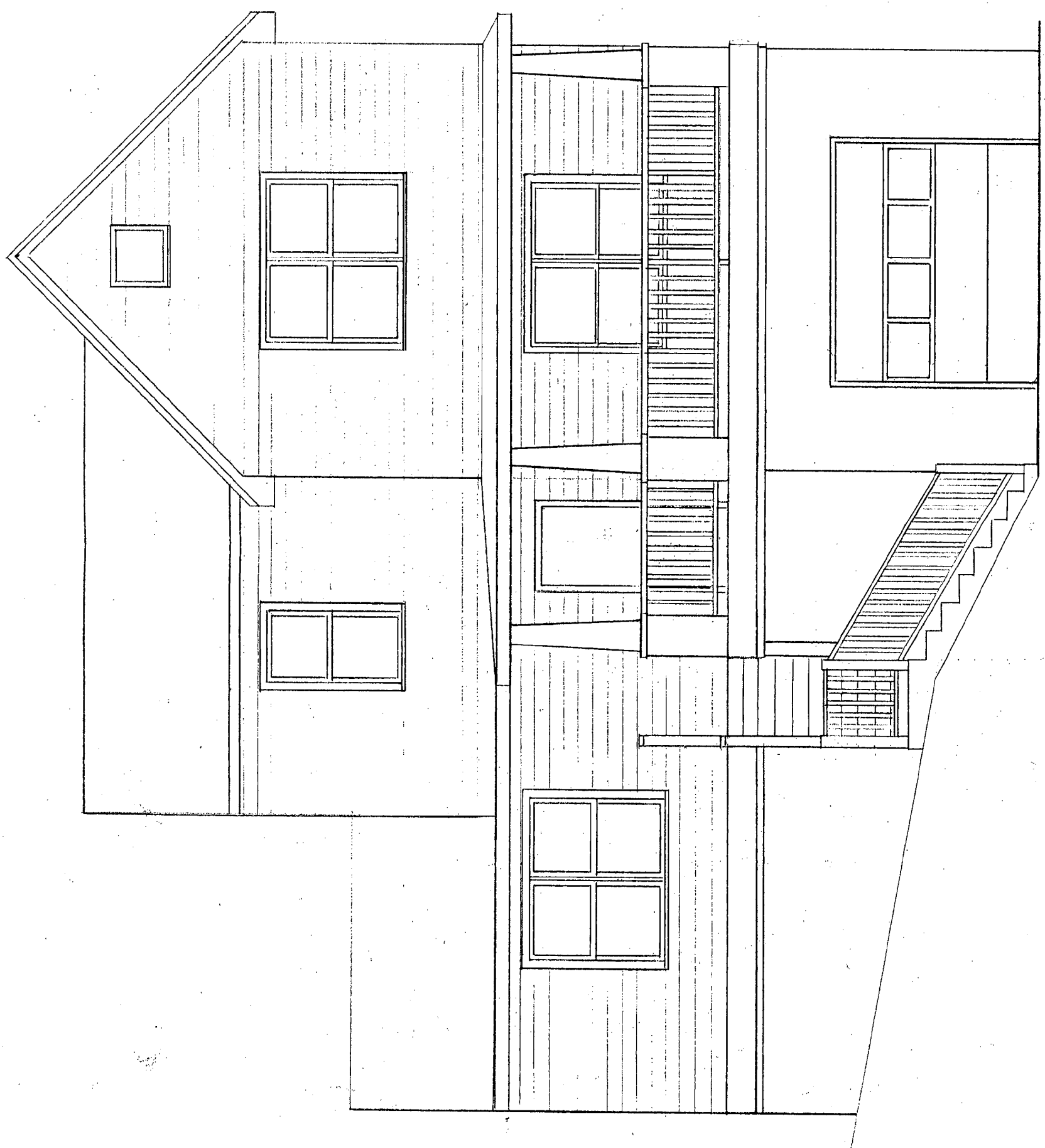


2ND FLOOR ELEC./MECH. PLAN
SCALE: 1/4" = 1'-0"

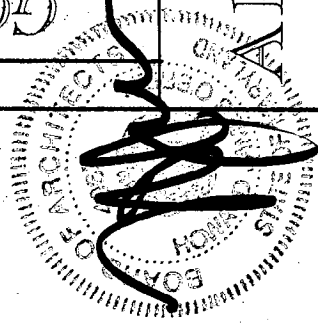
A9

GOLDSMANN VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

KLOCKNER
Premier Construction Services
6400 Sago Mill Road, Takoma Park, MD 20912
Phone: (301) 270-3033/Fax: (301) 270-1441
Email: melli@klockner.net



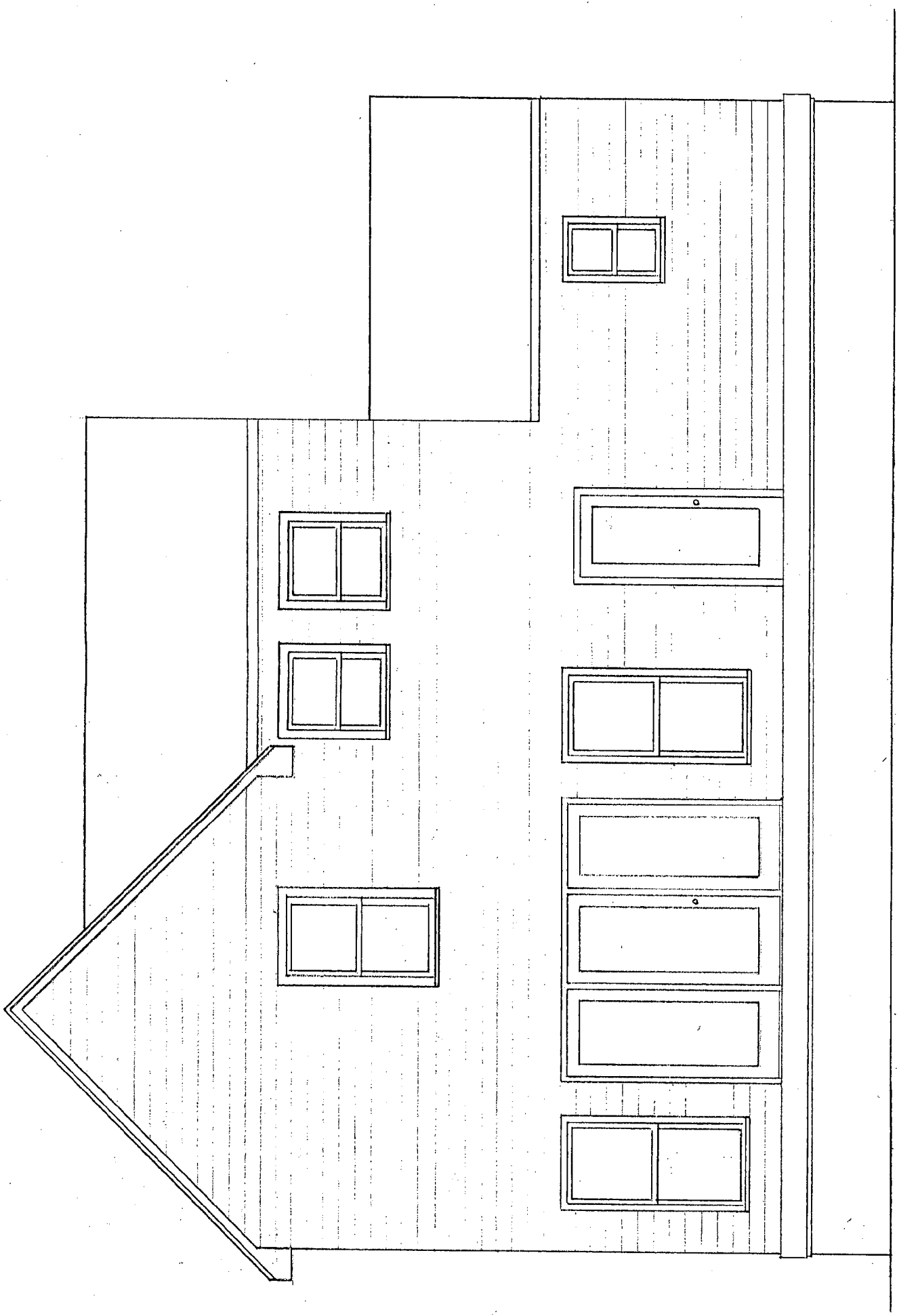
FRONT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



A10

GOLDSMAN/VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

Premier Construction Services
640 Sigo Hill Road, Takoma Park, Md 20912
Phone: (301)270-3033/Fax: (301)270-1441
Email: melli@hlochner.net

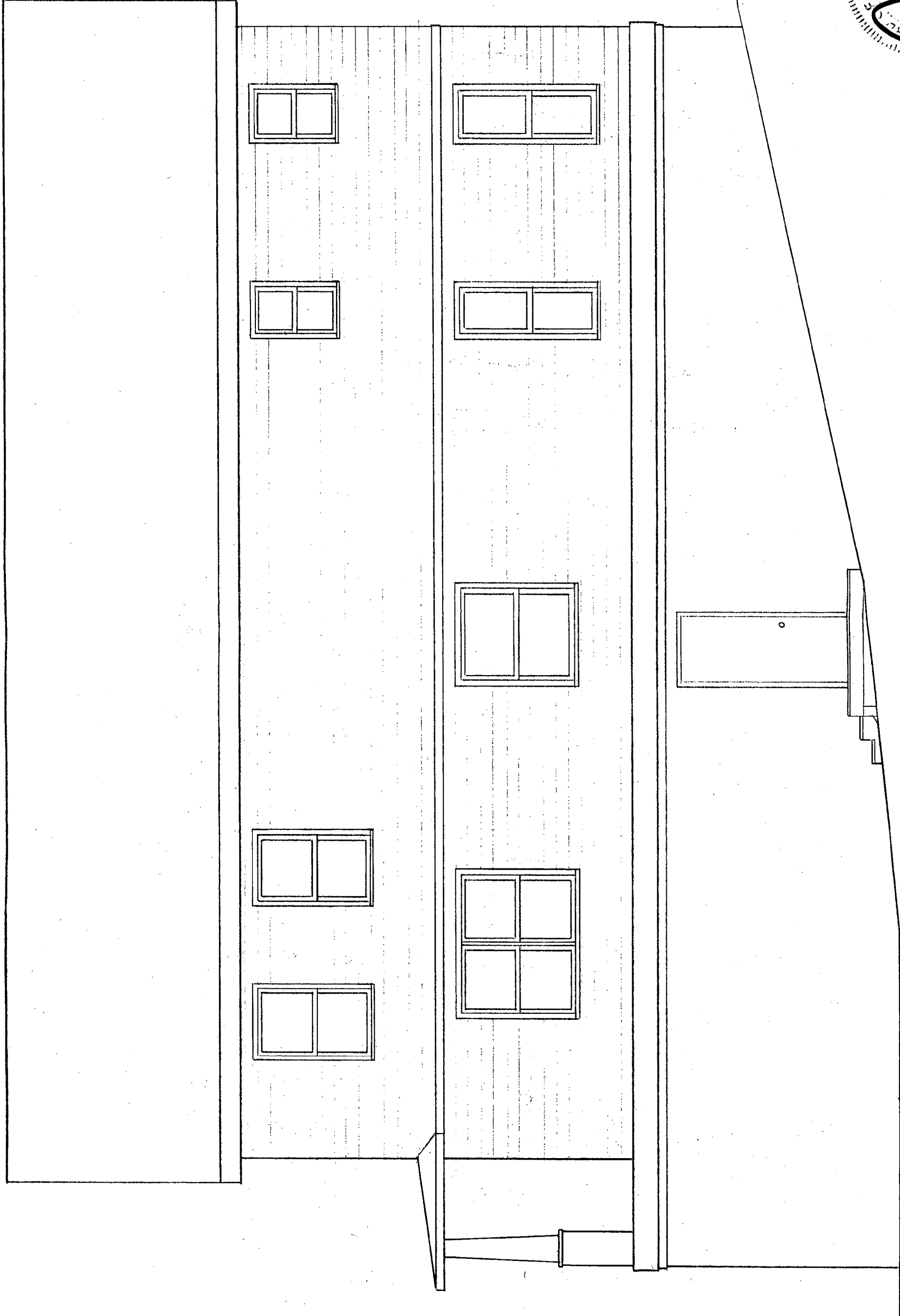
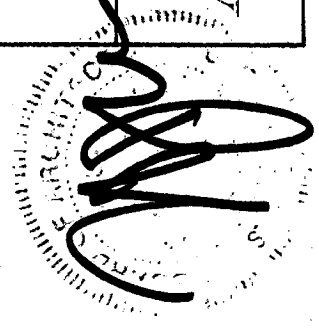


REAR ELEVATION
SCALE: 1/4" = 1'-0"

ALL

GOLDSMAN/VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

Premier Construction Services
440 Sigo Hill Road, Takoma Park, Md 20912
Phone: (301)270-3033/Fax: (301)270-1441
Email: mail@klockner.net

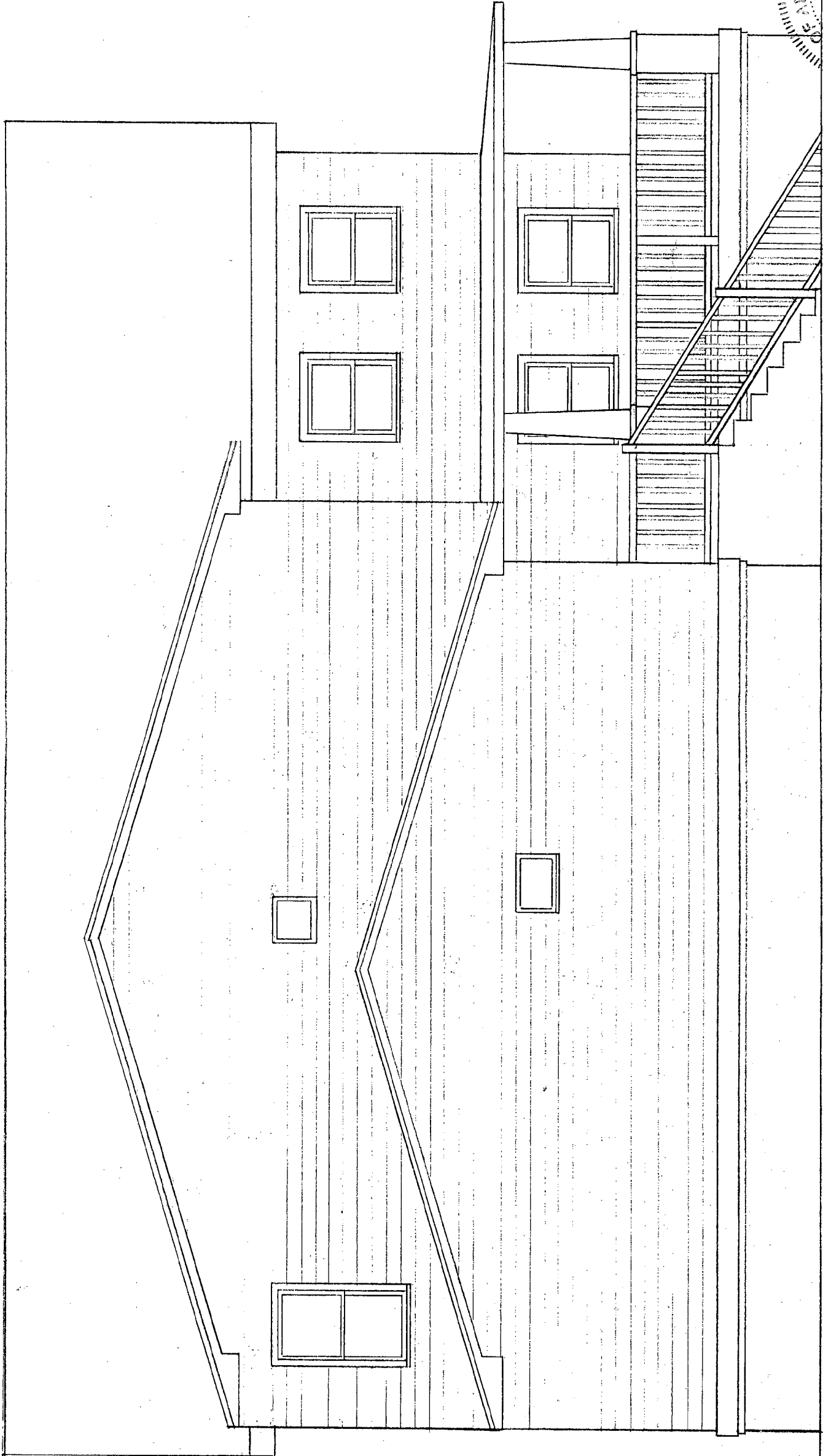
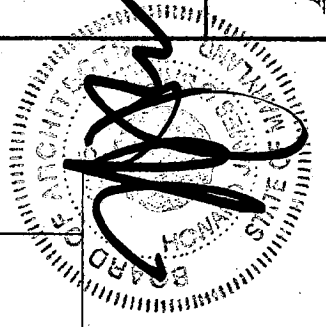


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

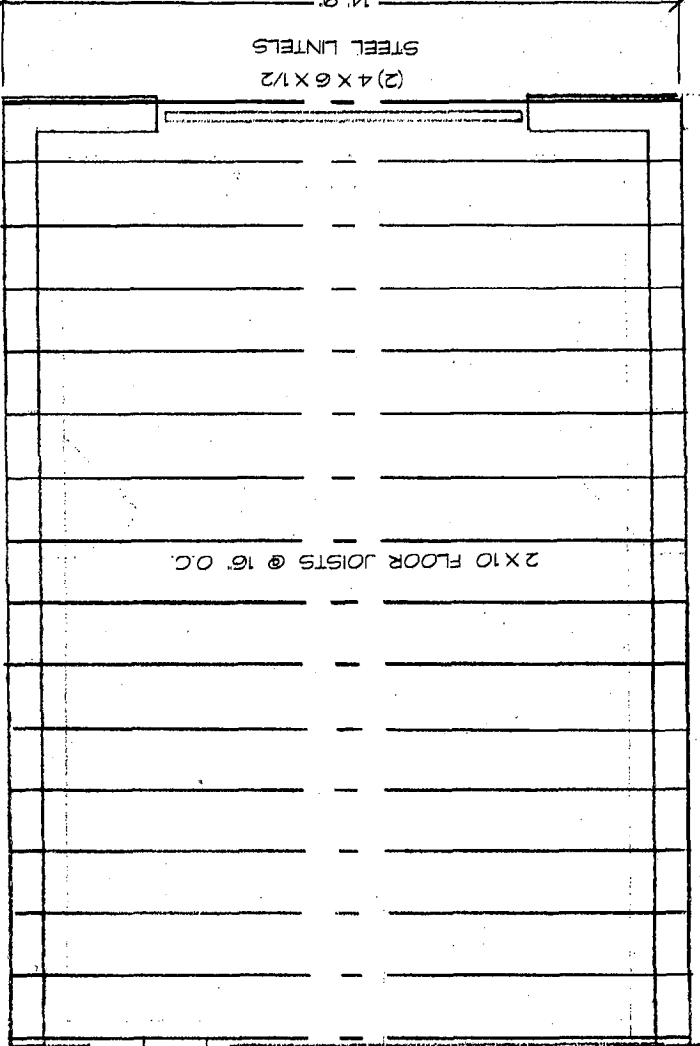
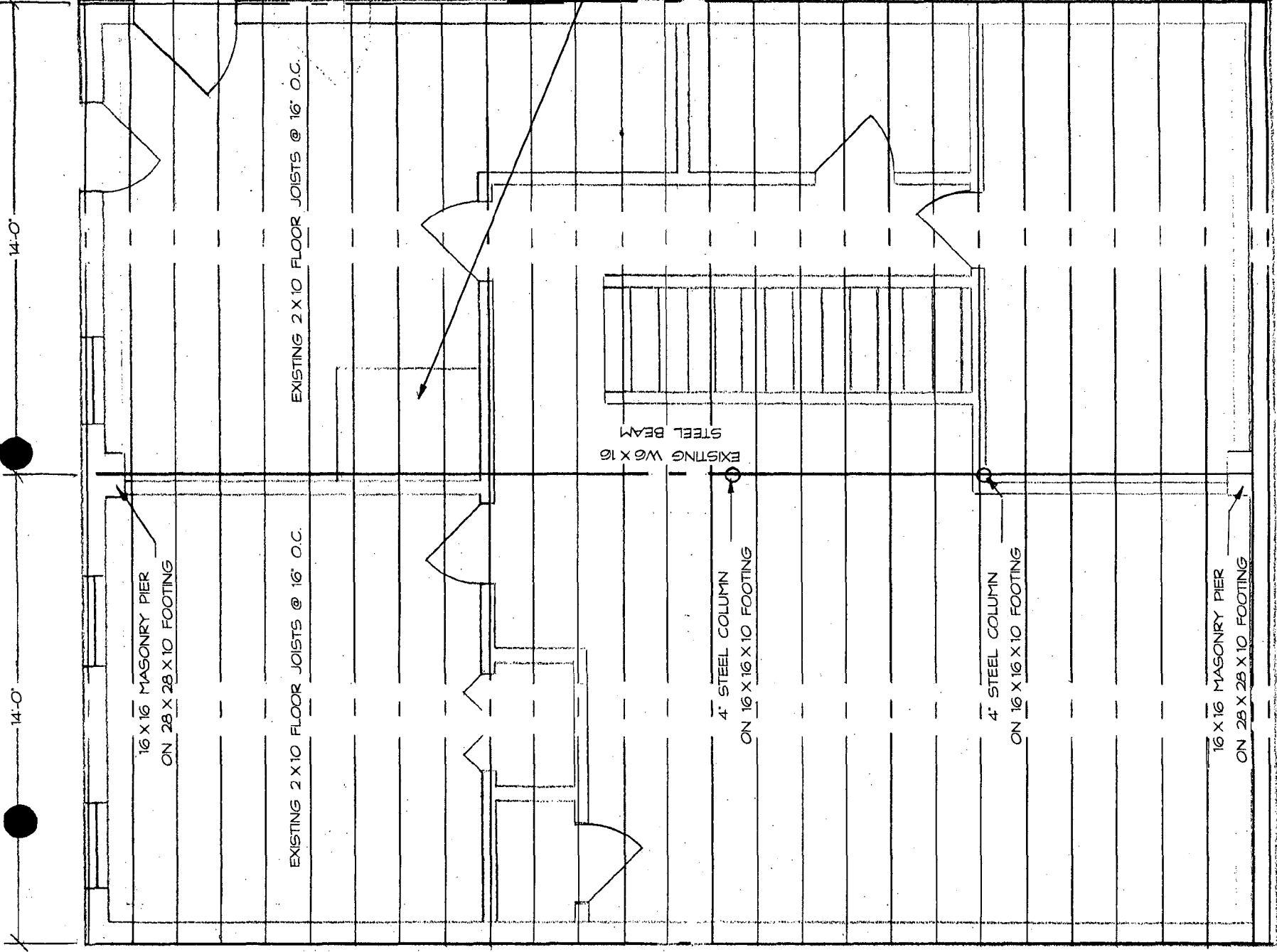
A12

GOLDSMAN VALLENTE RESIDENCE
#7101 POPLAR AVE. TAKOMA PARK, MD 20912

KLOCKNER
Premier Construction Services
1440 Sigo Hill Road, Takoma Park, Md 20912
Phone: (301)278-3033/Fax: (301)278-1441
Email: mail@klockner.net



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



MASONRY FIREPLACE/
CHIMNEY BASE
ON 54 X 66 X 10 FOOTING



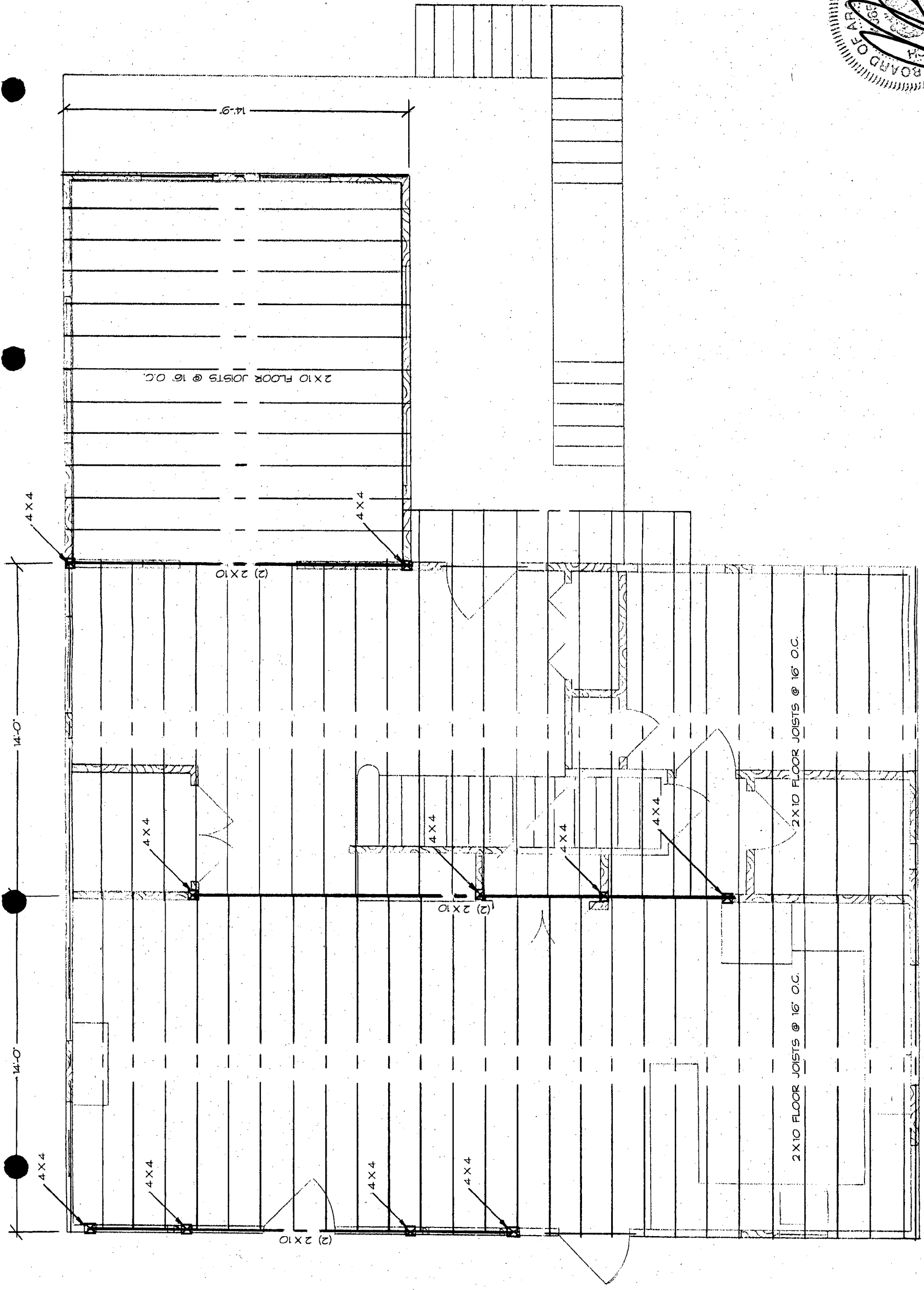
1ST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

ATA



GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE, TAKOMA PARK, MD 20912

Premier Construction Services
440 Sigsbee Road, Takoma Park, MD 20912
Phone: (301) 270-3033 / Fax: (301) 270-1441
Email: melli@bblockner.net



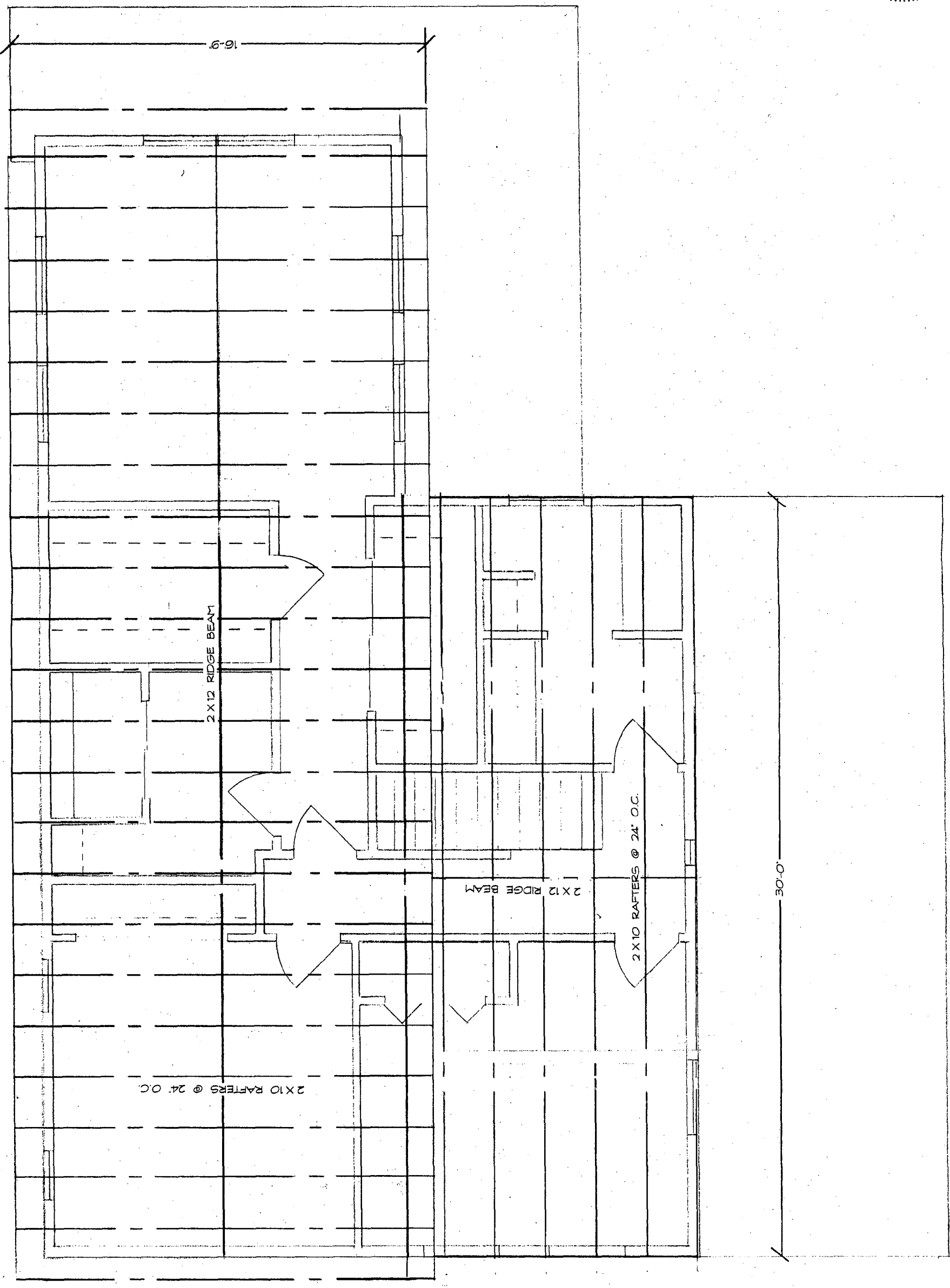
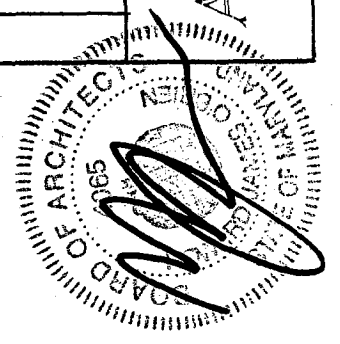
2ND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

915

GOLDSMANN VALENTE RESIDENCE
#7101 POPLAR AVE., TAKOMA PARK, MD 20912

BLOCKNER
Premier Construction Services
6400 Sijo Hill Road, Takoma Park, Md 20912
Phone: (301)270-3033/Fax: (301)270-1441
Email: melli@blockner.net

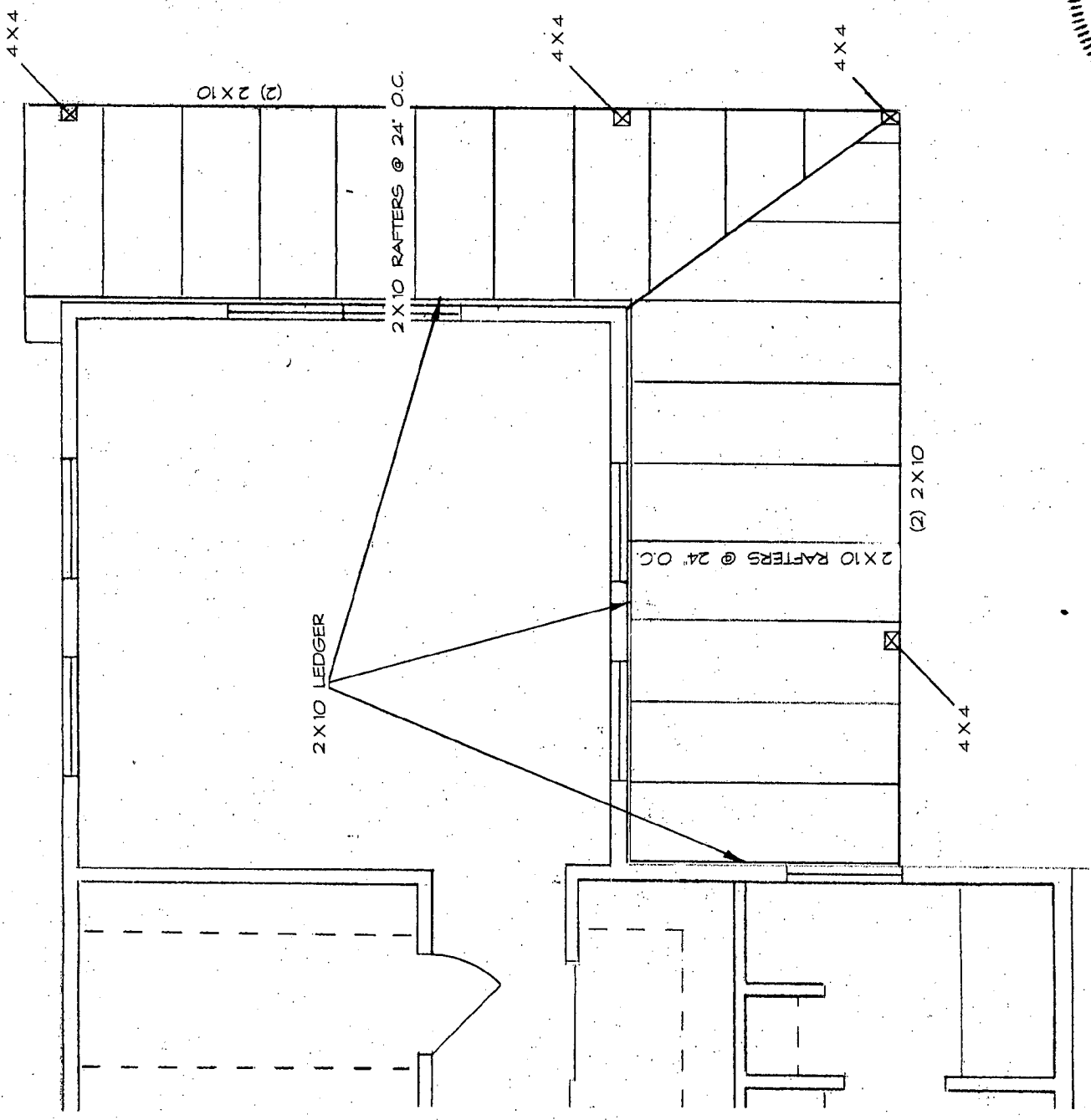
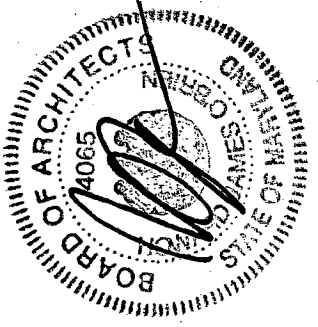


ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

A16

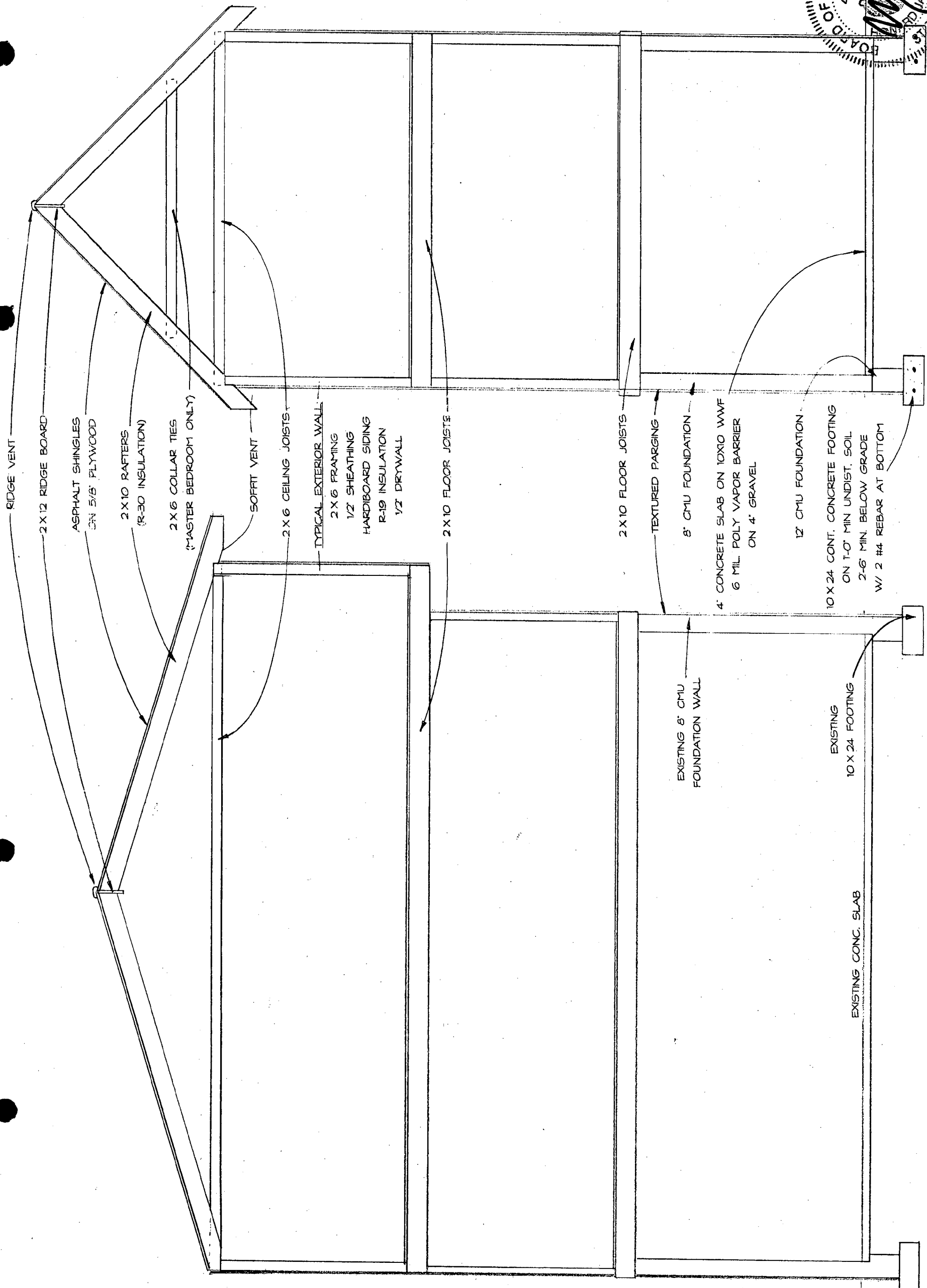
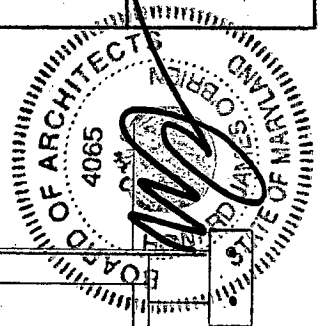
GOLDSMAN VALENTE RESIDENCE
#7101 POPLAR AVE., TAKOMA PARK, MD 20912

KLOCKNER
Premier Construction Services
440 Sigo Lane Road, Takoma Park, Md 20912
Phone: (301) 270-3033 / Fax: (301) 270-1441
Email: melli@klockner.net



PORCH ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



SECTIONS
SCALE: 1/4" = 1'-0"