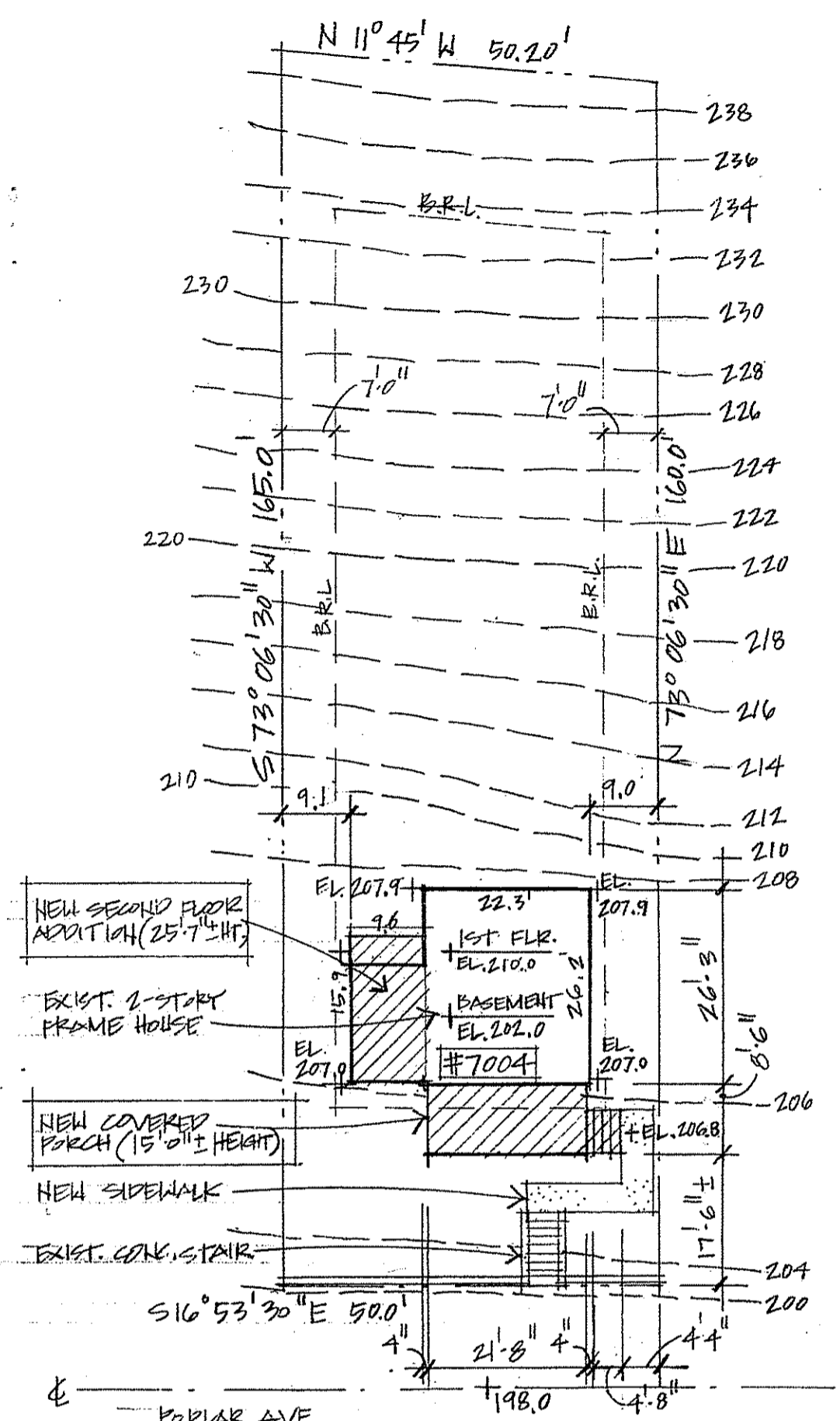




37/03-05GG 7004 Poplar Ave
Takoma Park Historic District

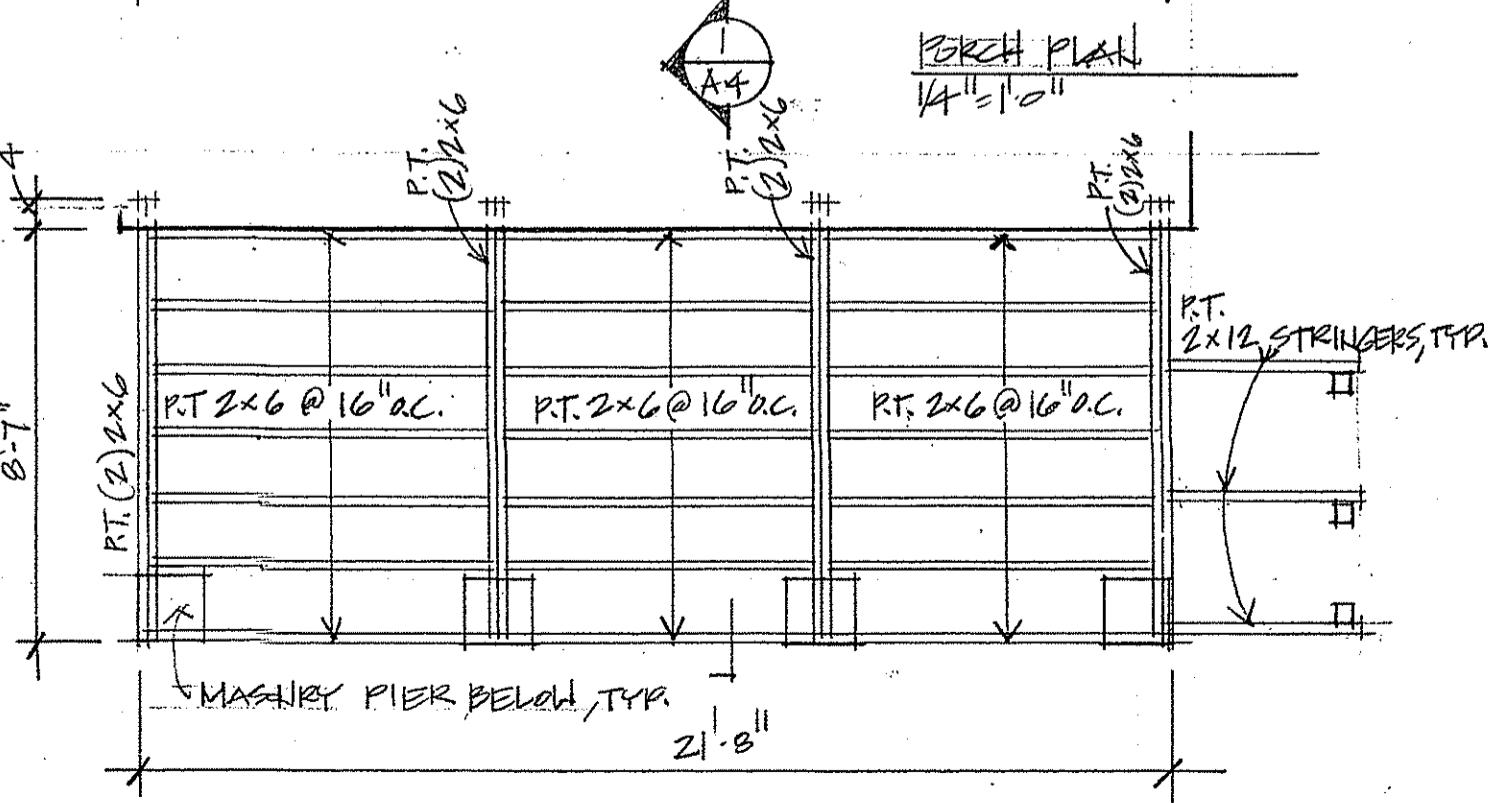
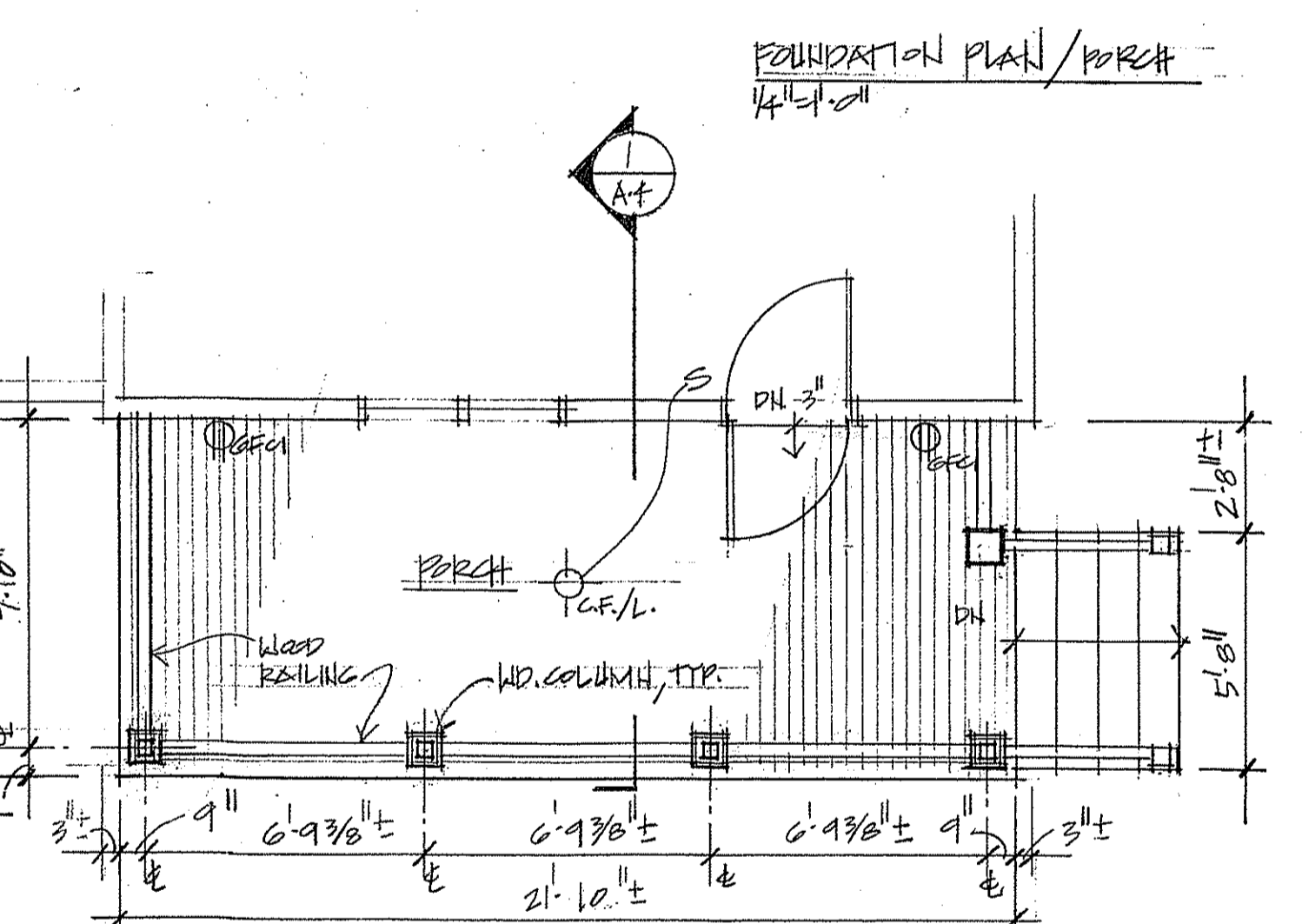
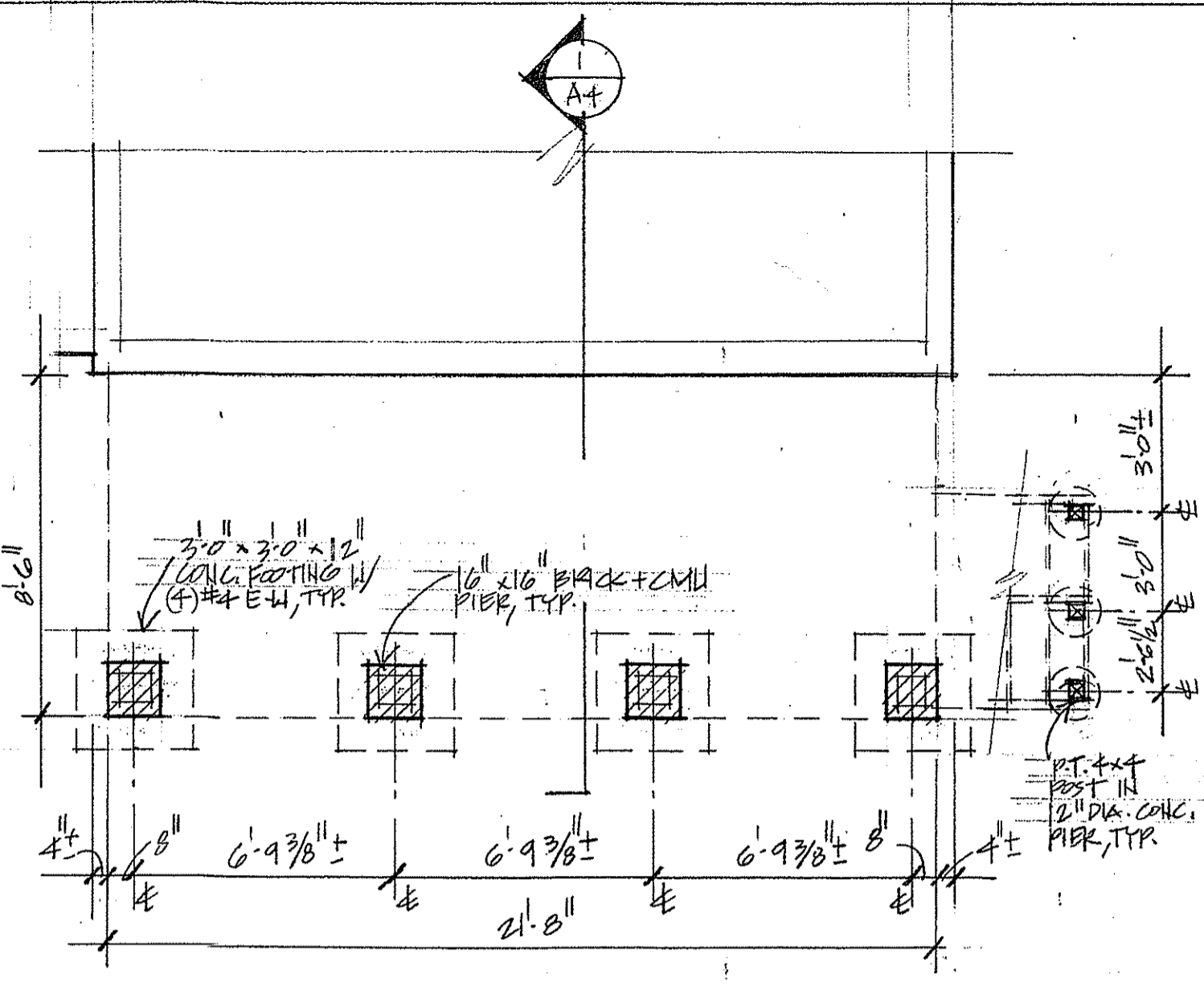
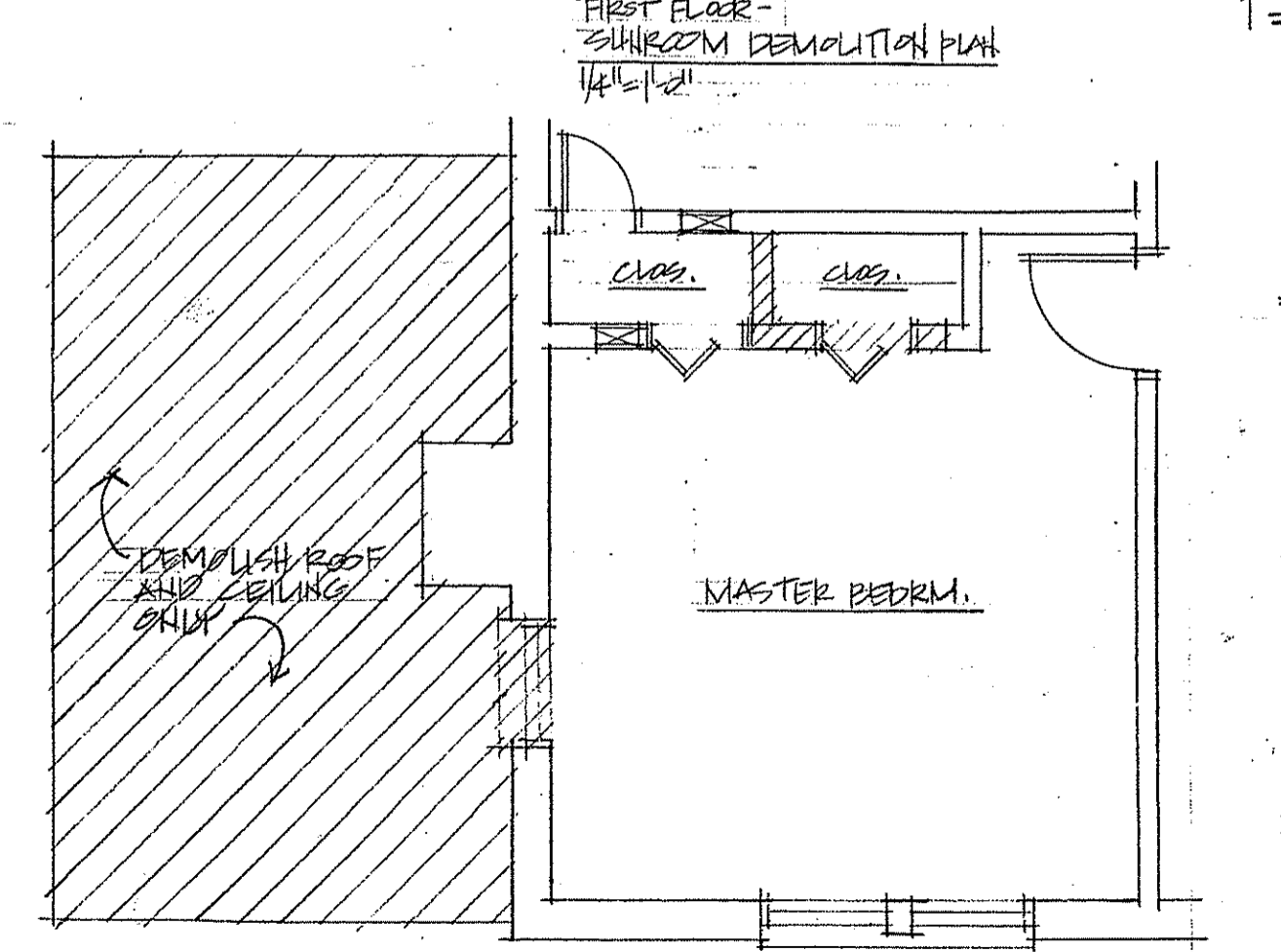
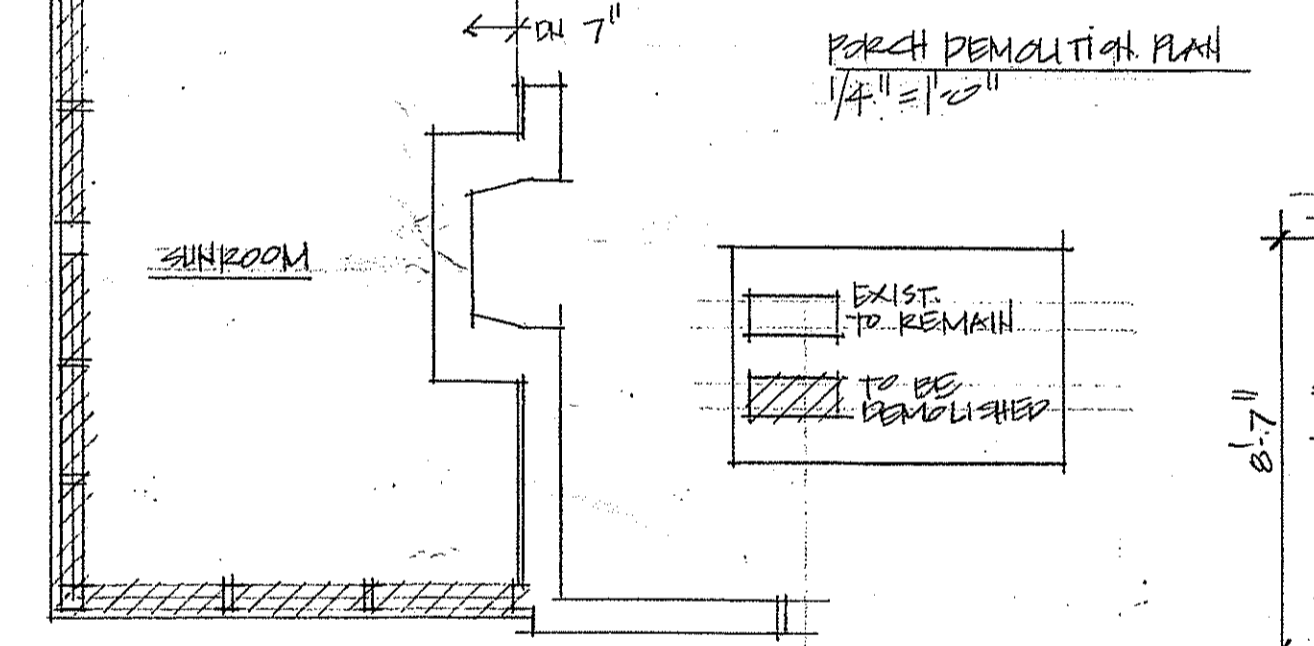
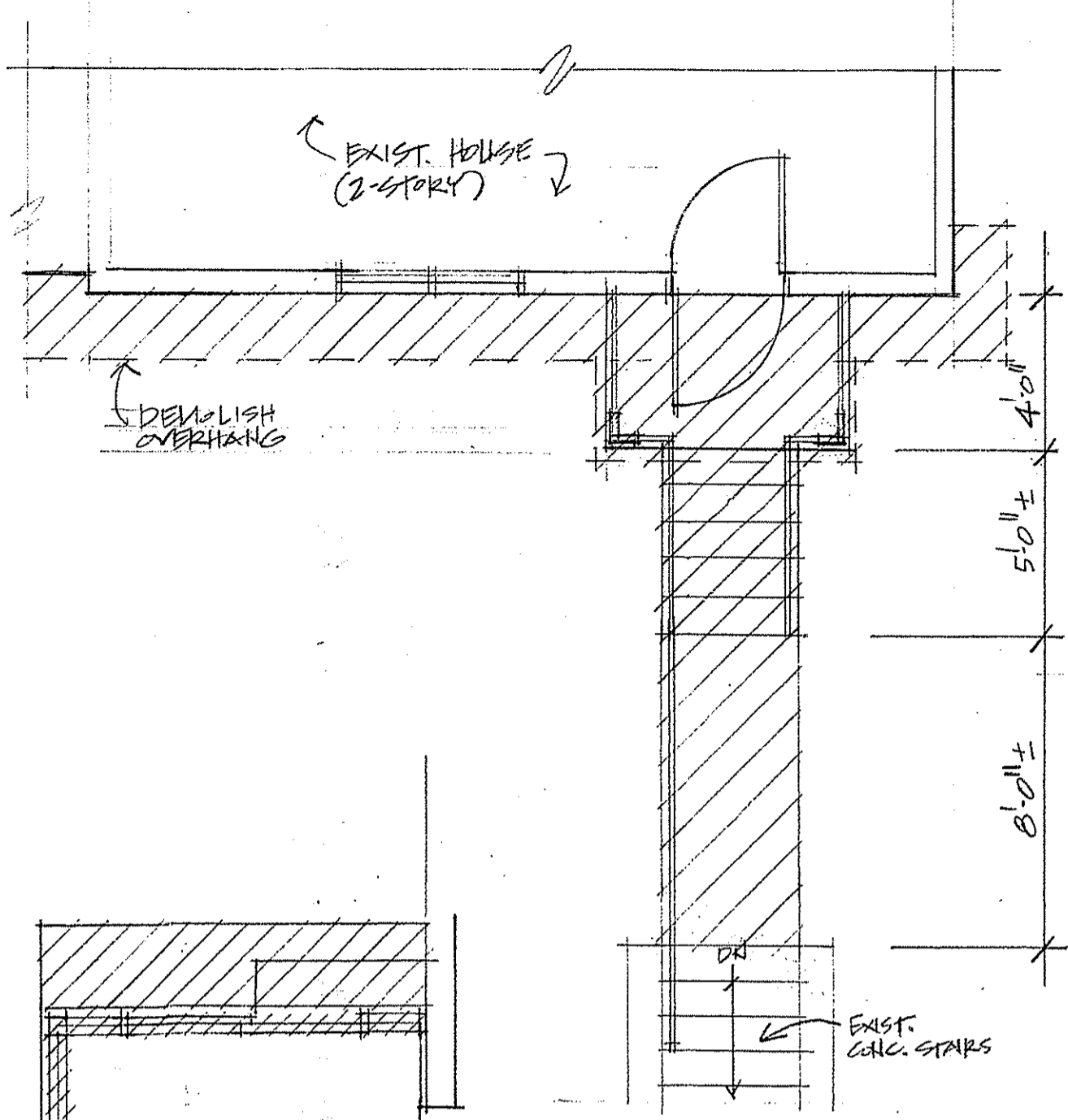


SITE PLAN
 1" = 20'-0"
 LOT 30 PLAT 2 BOOK 4
 BLOCK 20
 B.F. SILBERT'S ADDITION TO TAKOMA PARK
 R-60 ZONING YEAR BUILT: 1942

DESIGN CRITERIA CONFORM TO 2003 IRC AND MONTGOMERY COUNTY AMENDMENTS
PROJECT DESCRIPTION:
 Construct new wood-framed front and rear porch. Construct new second floor addition over existing (renovated) side porch; addition will include new full bath and closet.

AREA CALCULATIONS

EXISTING:	
Lot Area:	8137 s.f.
Lot Coverage/Building Area:	736 s.f.
% of Lot Coverage:	9%
Height of Structure:	28'-0" +/-
PROPOSED:	
Footprint Expansion (porches only):	226 s.f.
Total Square Feet of Addition (porches & interior space):	377 s.f.
Gross Wall Area of Renovated/New Area:	771 s.f.
Gross Glazing Area of Renovated/New Area:	154 s.f.
% of Glazing:	20%
Height of Proposed Addition:	24'-6"

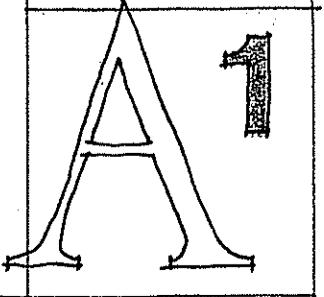


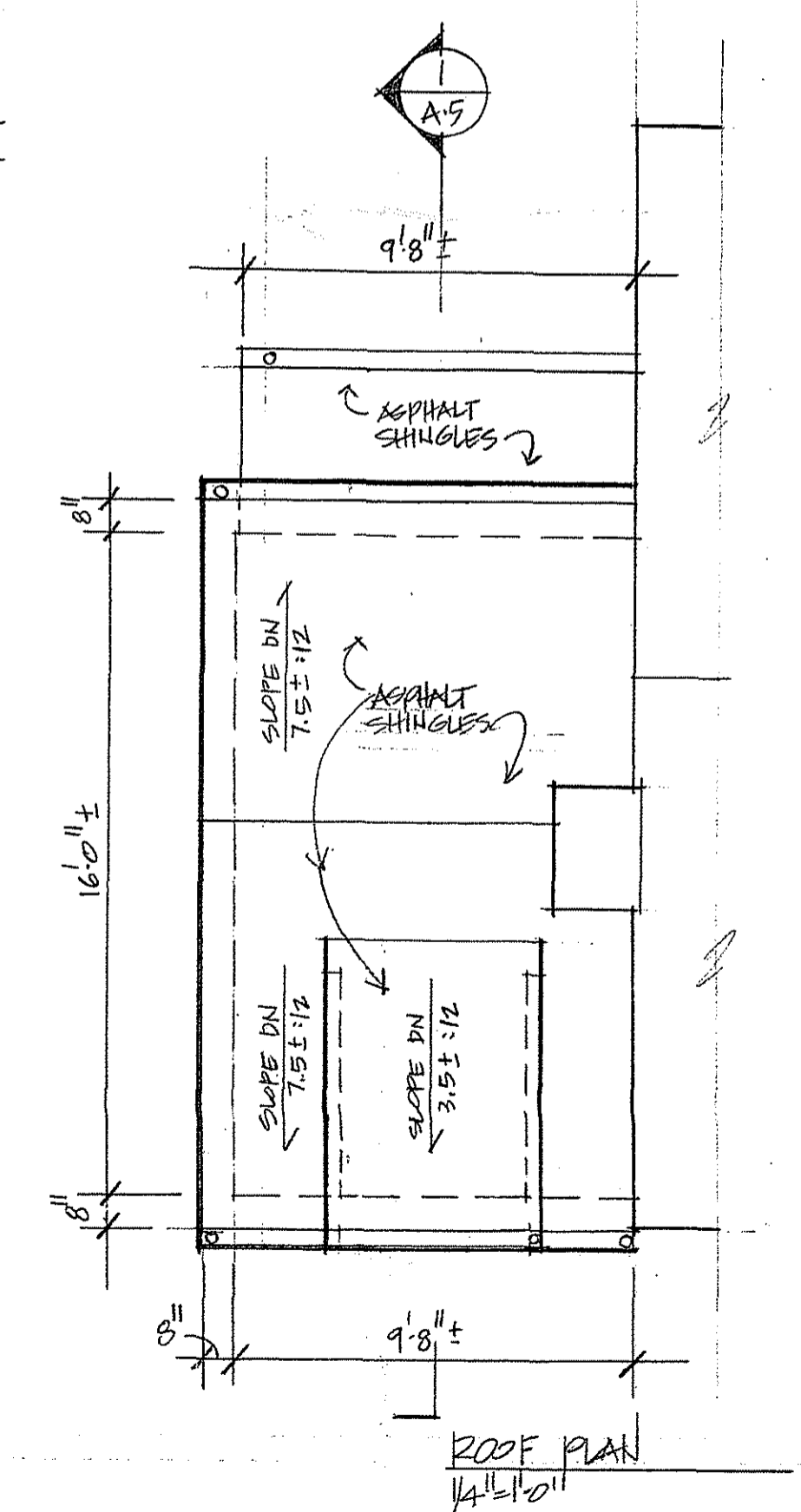
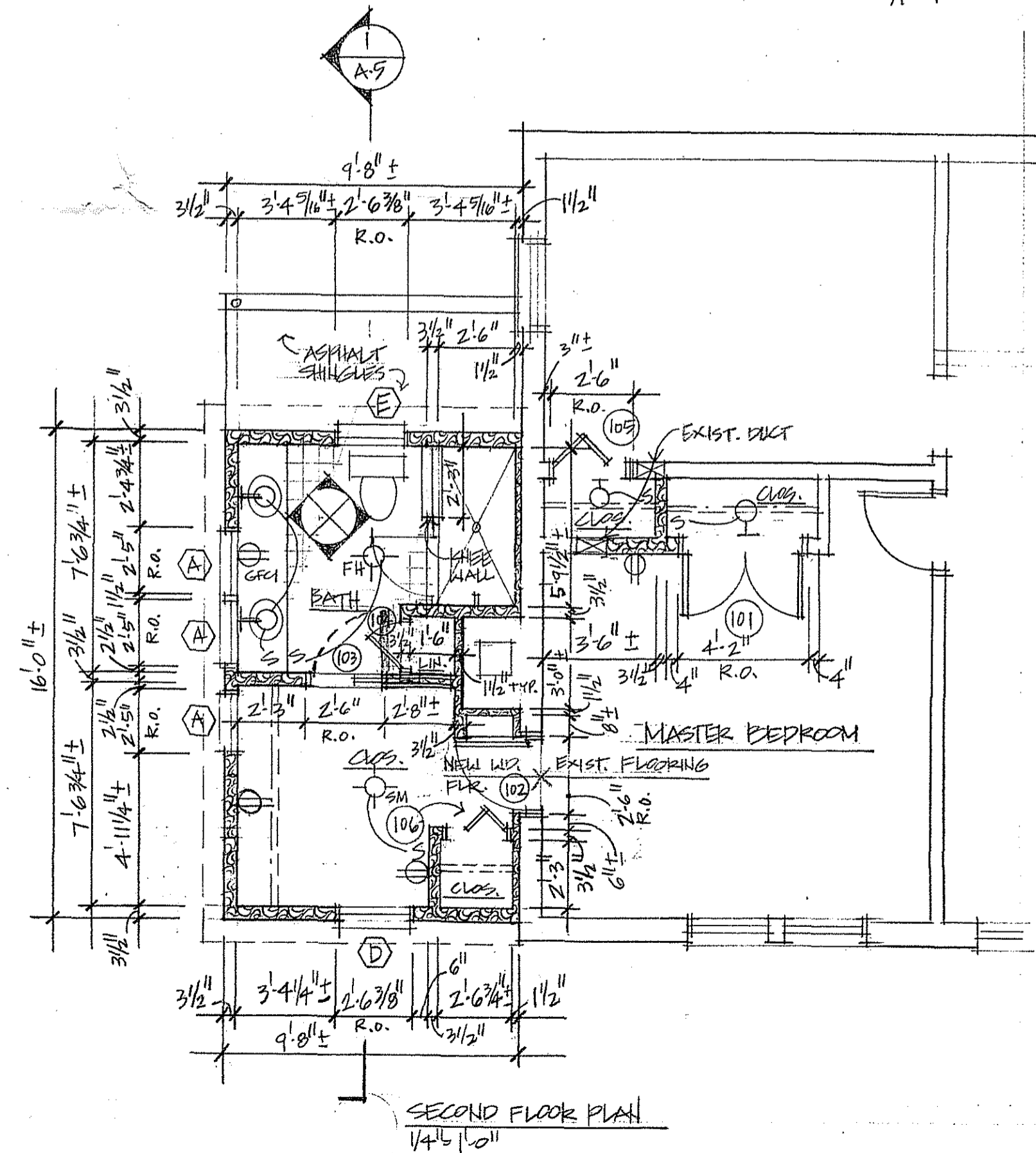
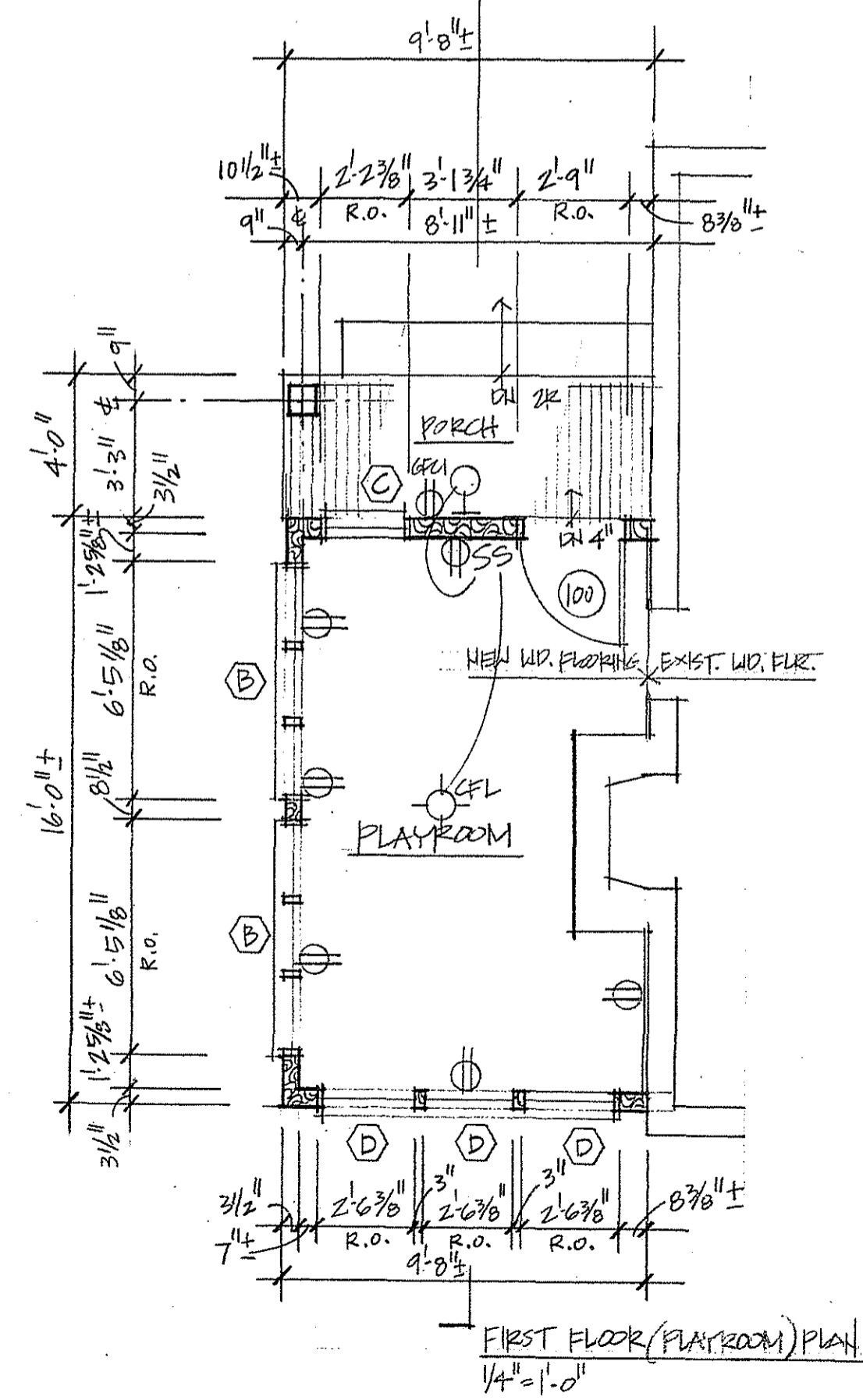
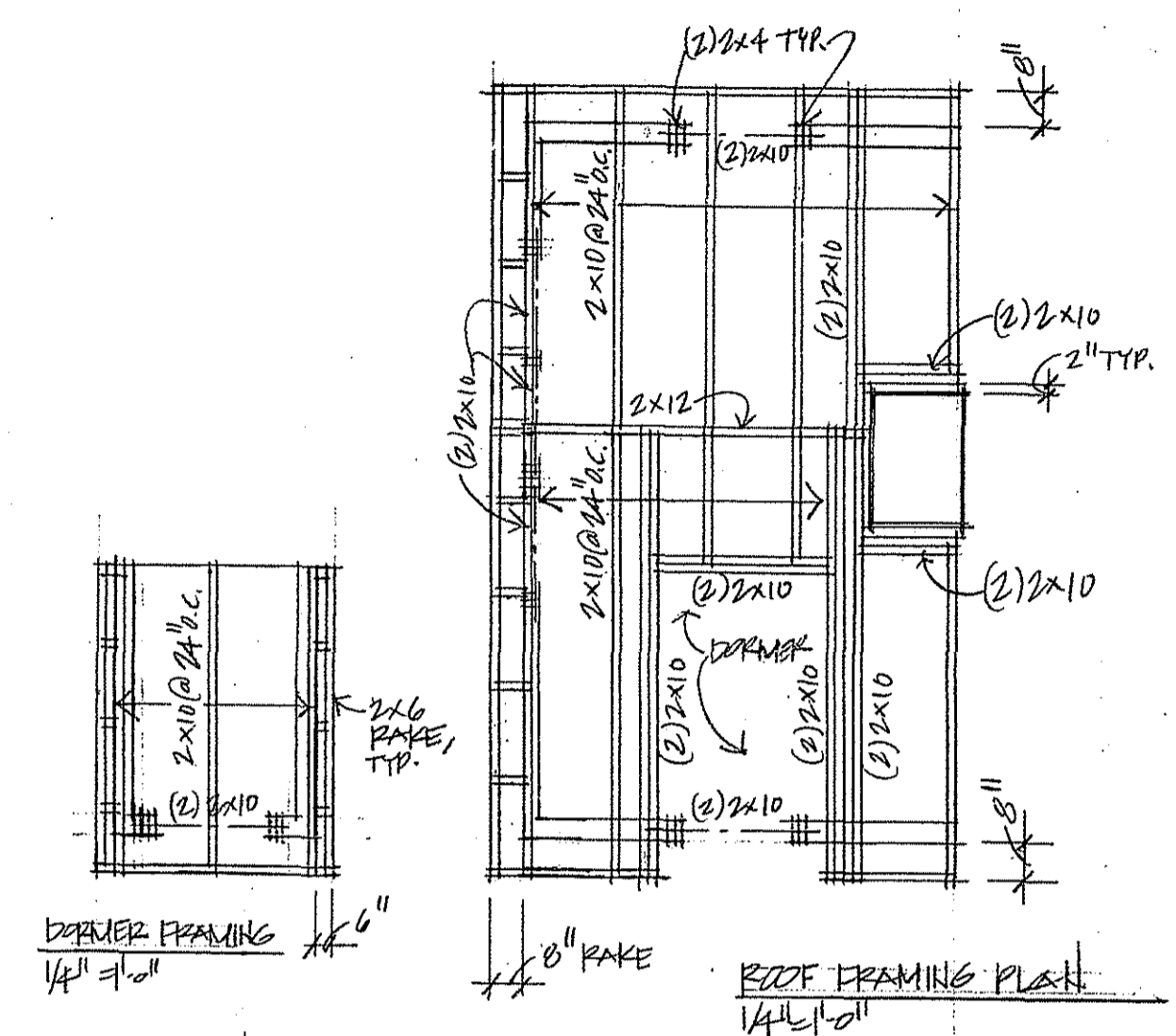
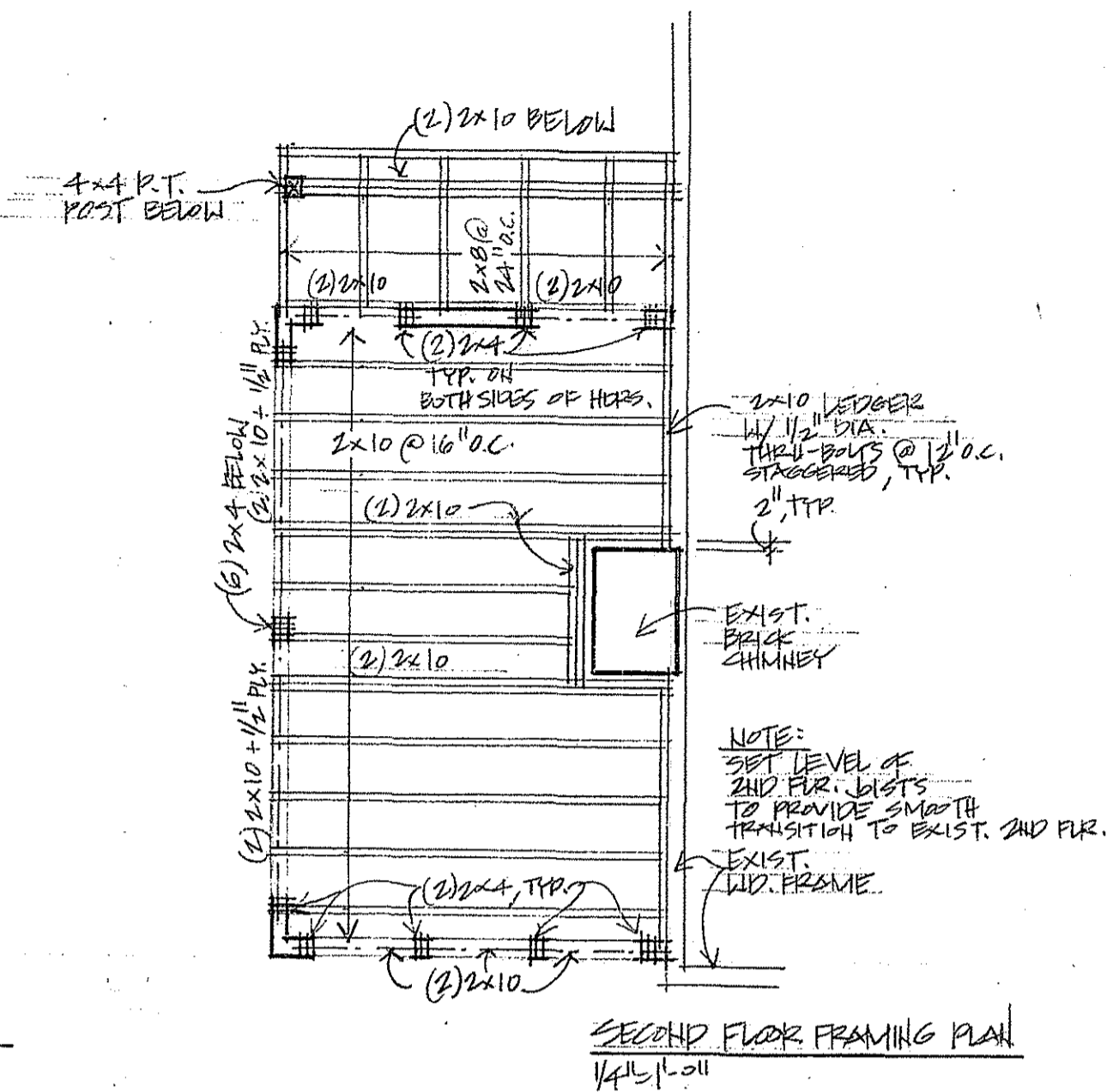
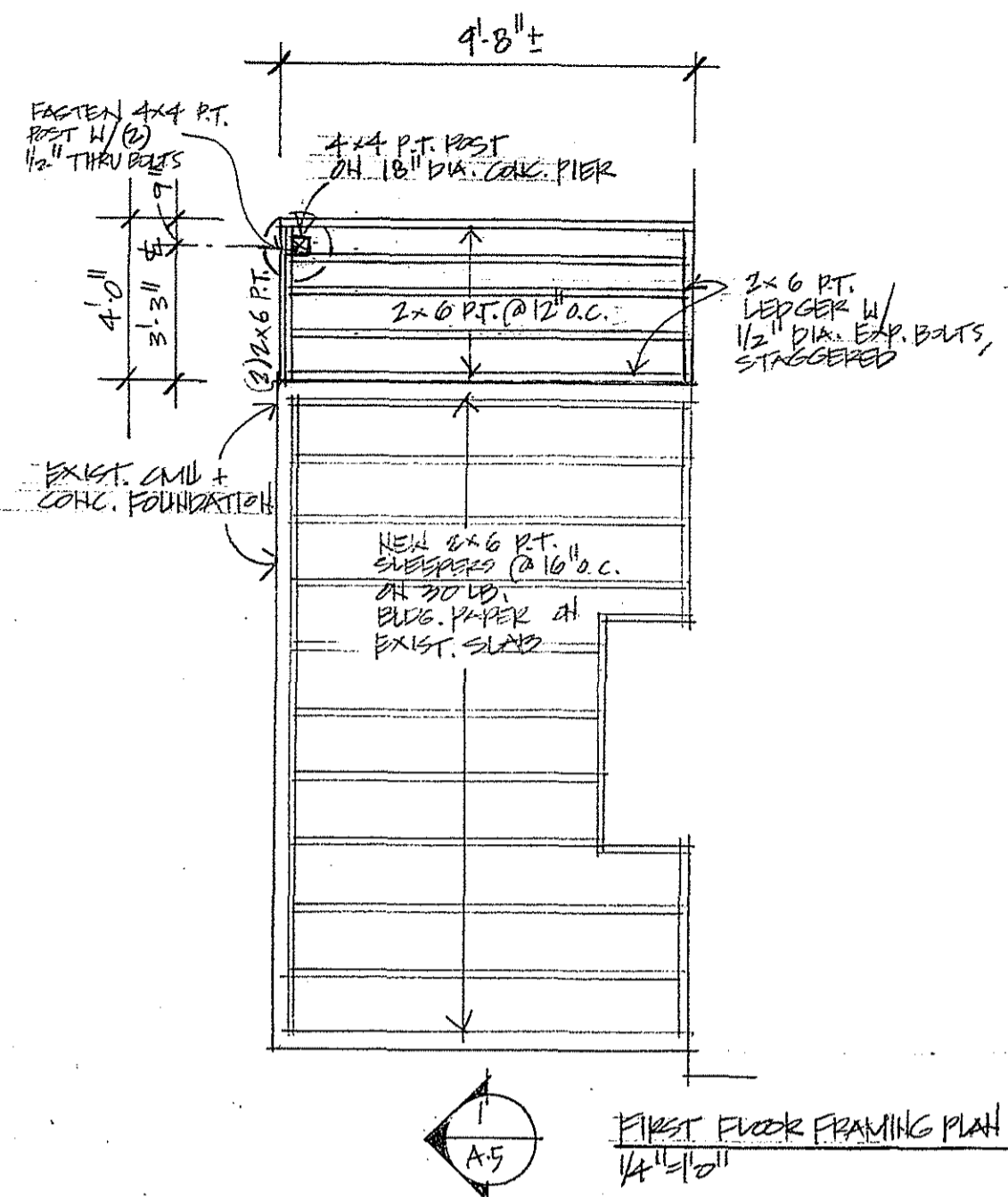
Heritage Building & Renovation, Inc.
 7334 Carroll Ave.
 Takoma Park, MD 20912

Vinillo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912

Hastings/Wilkins Residence
 7004 Poplar Ave.
 Takoma Park, MD 20912

8-17-05



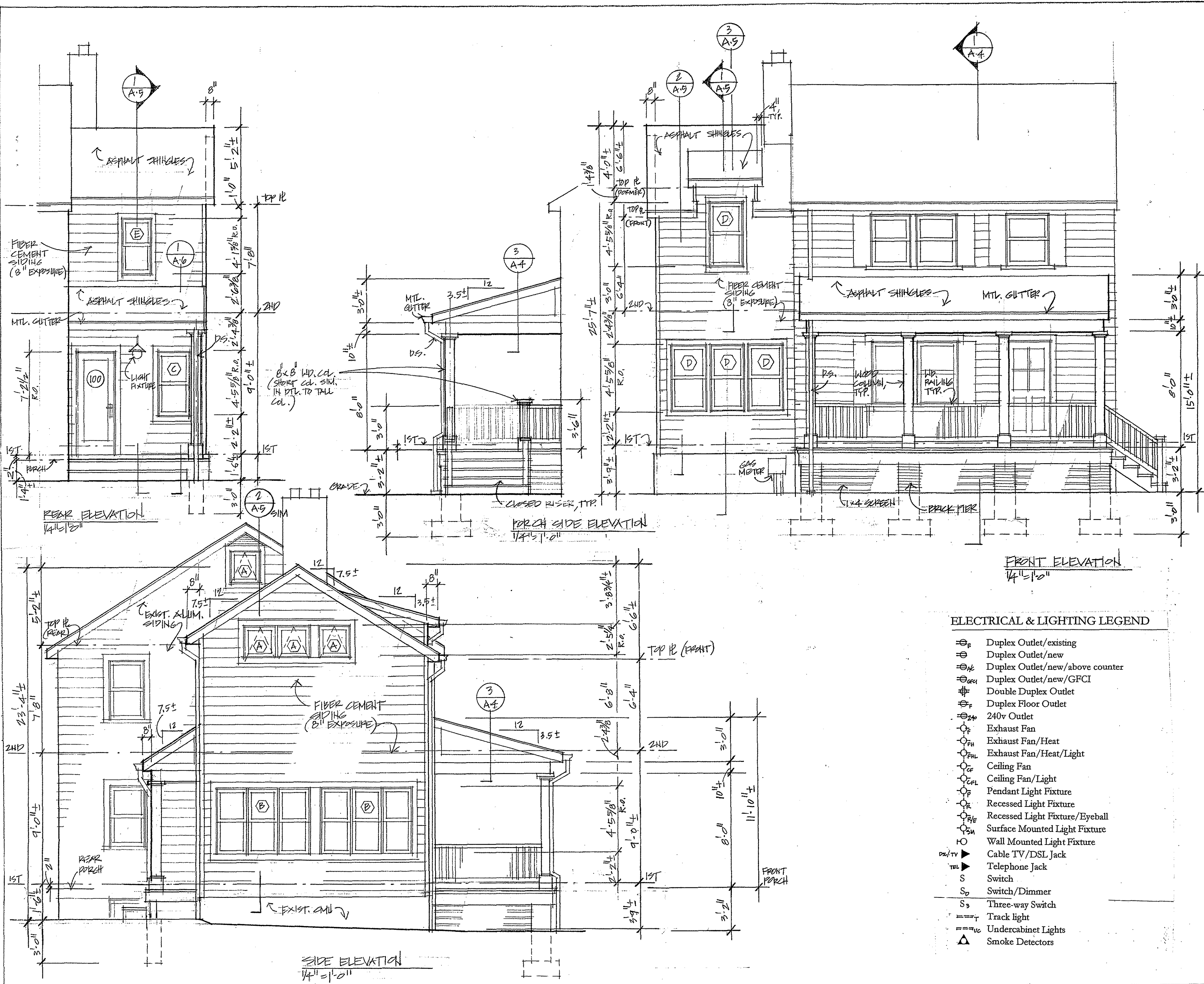


Heritage Building & Renovation, Inc.
7334 Carroll Ave.
Takoma Park, MD 20912

Vinilo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

8.17.05



ELECTRICAL & LIGHTING LEGEND

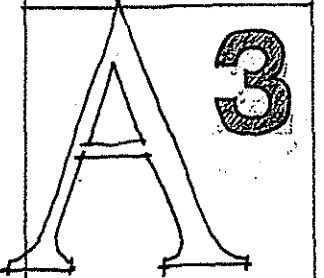
- ⊕ Duplex Outlet/existing
- ⊕ Duplex Outlet/new
- ⊕_{NC} Duplex Outlet/new/above counter
- ⊕_{GFCI} Duplex Outlet/new/GFCI
- ⊕_{DD} Double Duplex Outlet
- ⊕_F Duplex Floor Outlet
- ⊕₂₄₀ 240v Outlet
- ⊕_F Exhaust Fan
- ⊕_{FH} Exhaust Fan/Heat
- ⊕_{FHL} Exhaust Fan/Heat/Light
- ⊕_{CF} Ceiling Fan
- ⊕_{CPL} Ceiling Fan/Light
- ⊕_P Pendant Light Fixture
- ⊕_R Recessed Light Fixture
- ⊕_{R/E} Recessed Light Fixture/Eyeball
- ⊕_{SM} Surface Mounted Light Fixture
- ⊕_{WM} Wall Mounted Light Fixture
- ⊕_{PH/TV} Cable TV/DSL Jack
- ⊕_{TEL} Telephone Jack
- S Switch
- S_D Switch/Dimmer
- S₃ Three-way Switch
- Track light
- _{UC} Undercabinet Lights
- ▲ Smoke Detectors

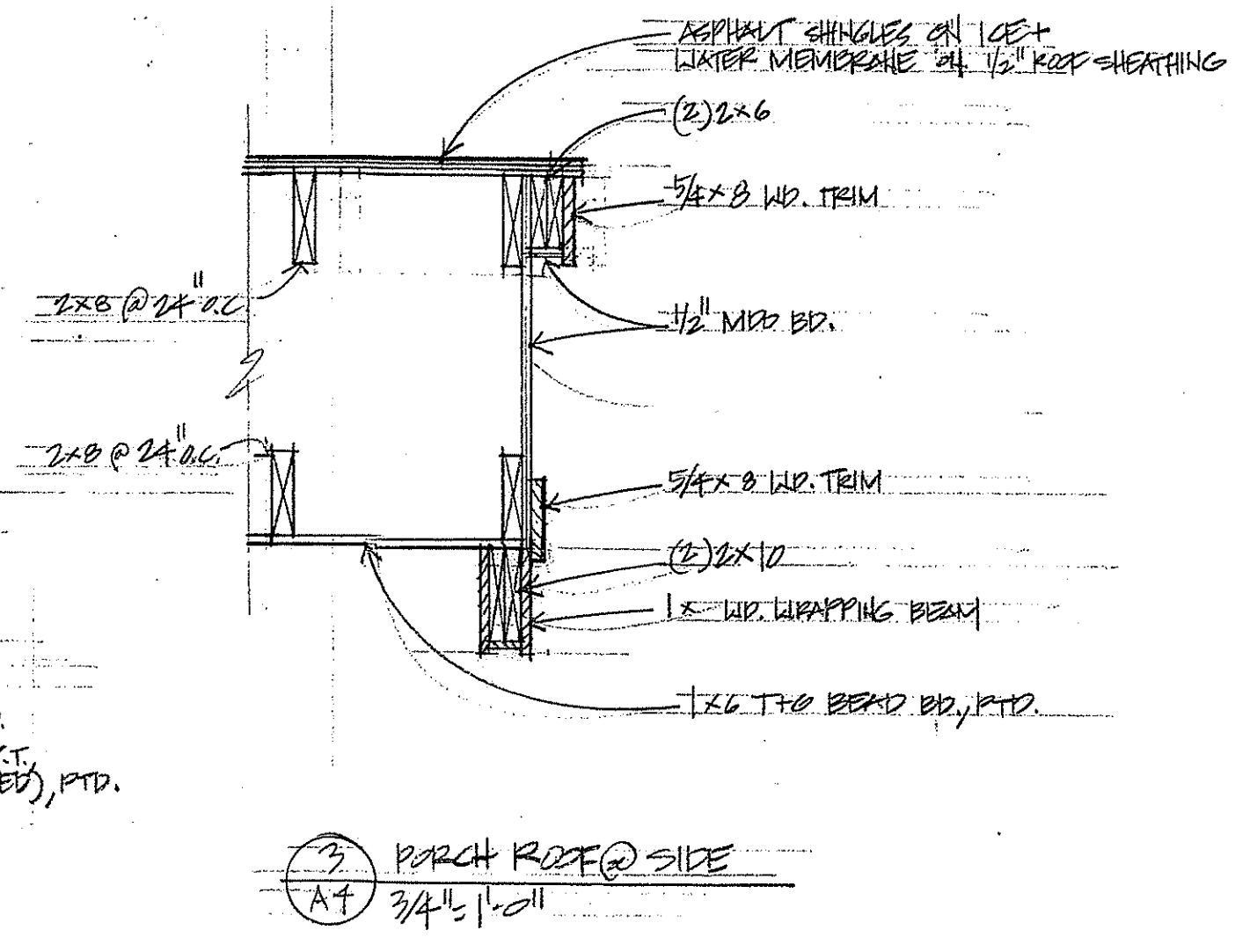
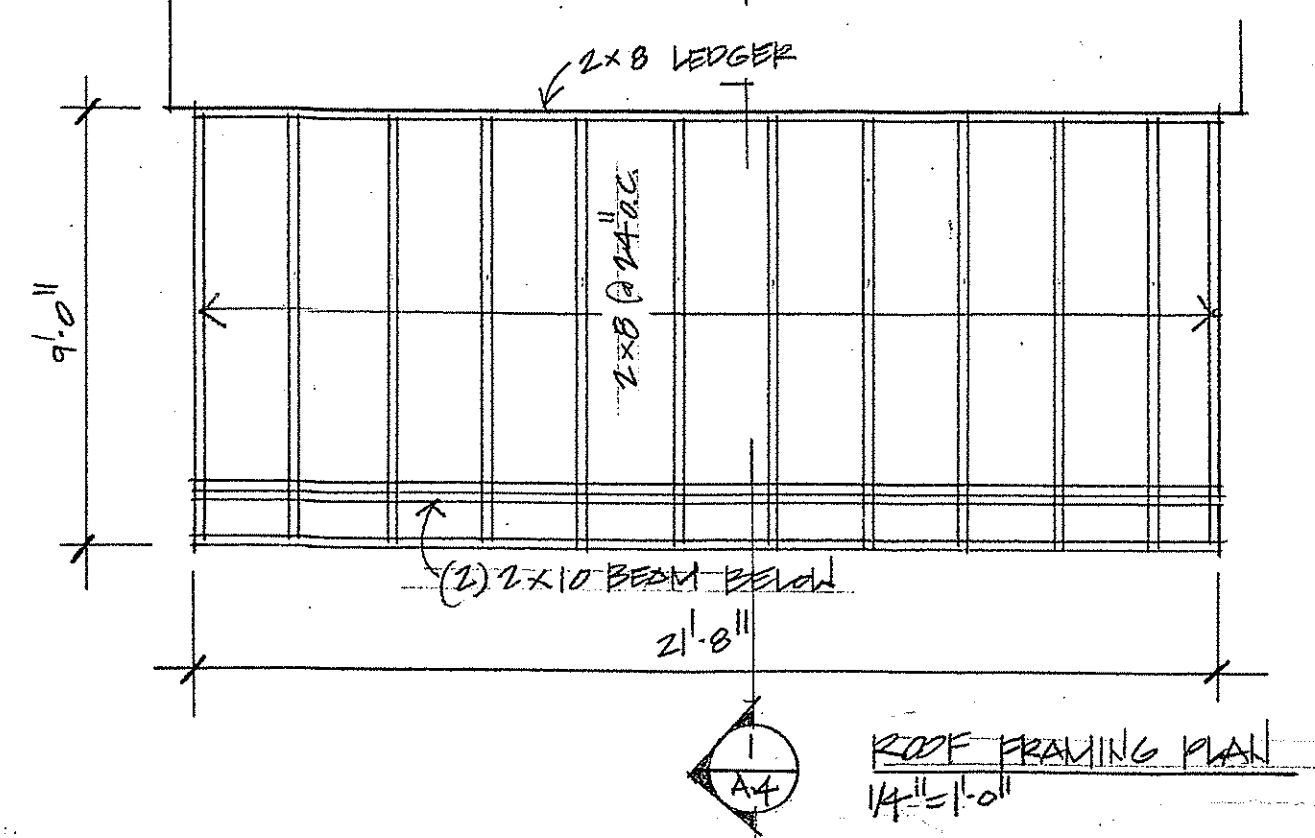
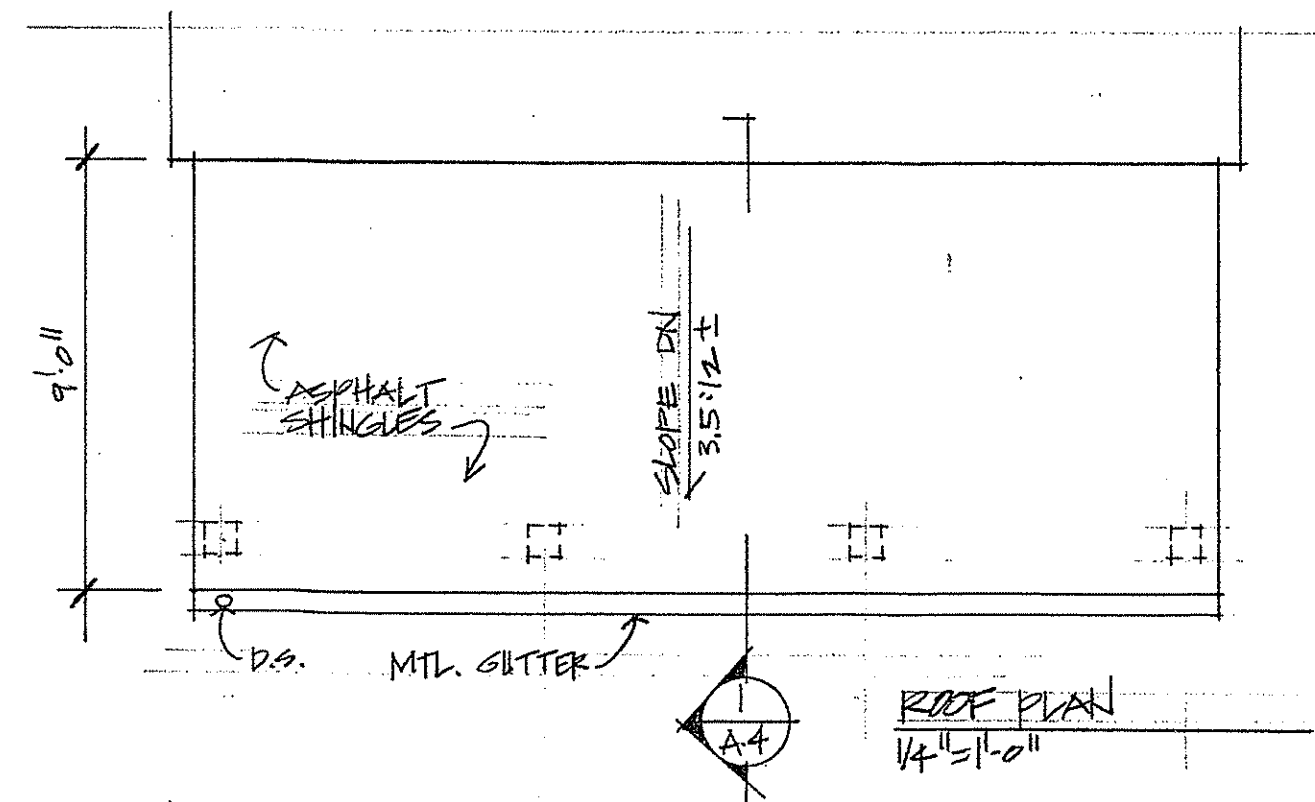
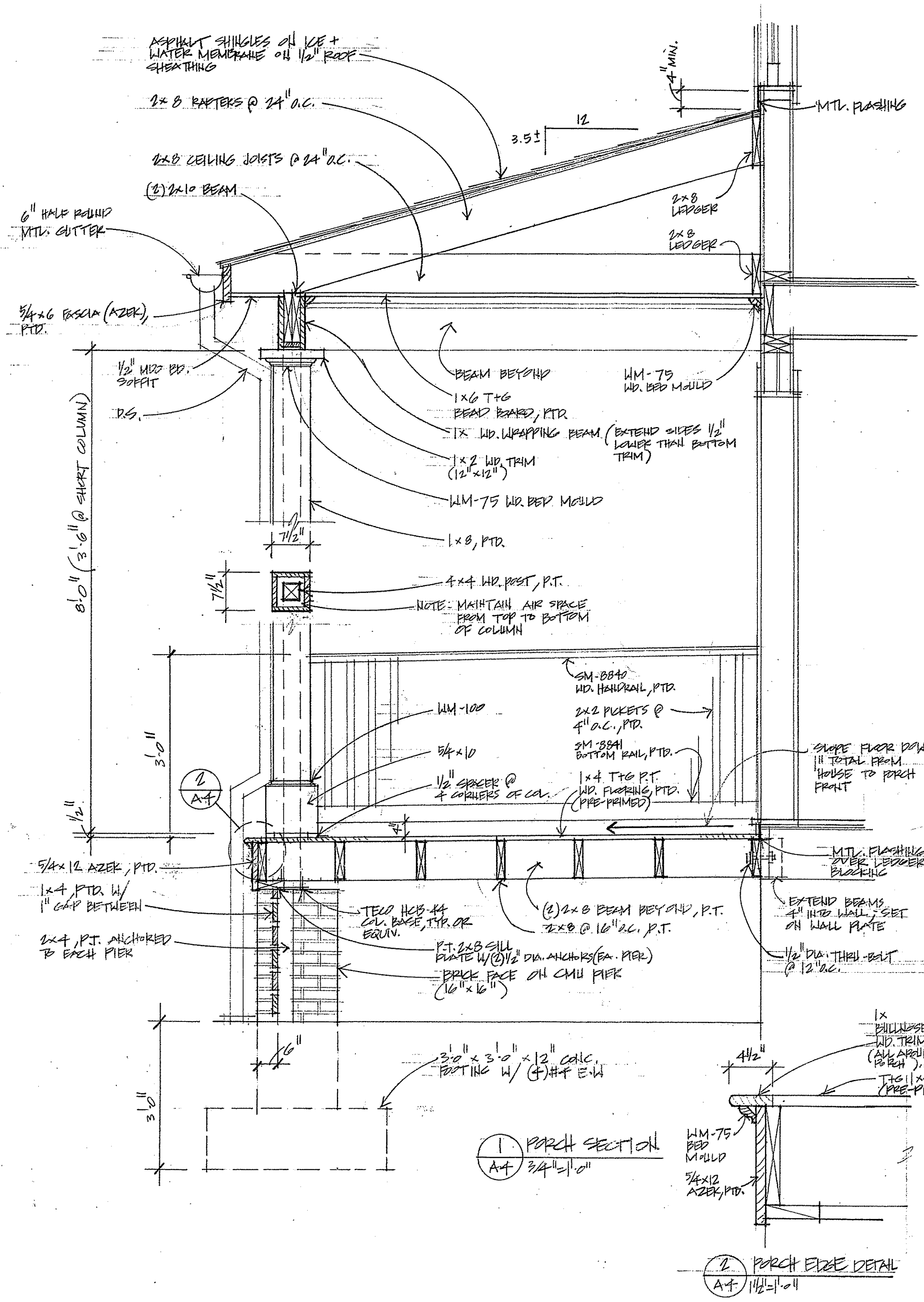
Heritage Building & Renovation, Inc.
7334 Carroll Ave.
Takoma Park, MD 20912

Vinilo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

8.17.05





1 PORCH SECTION
3/4" = 1'-0"

2 PORCH EDGE DETAIL
1/2" = 1'-0"

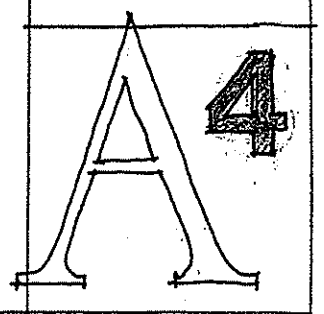
3 PORCH ROOF @ SIDE
3/4" = 1'-0"

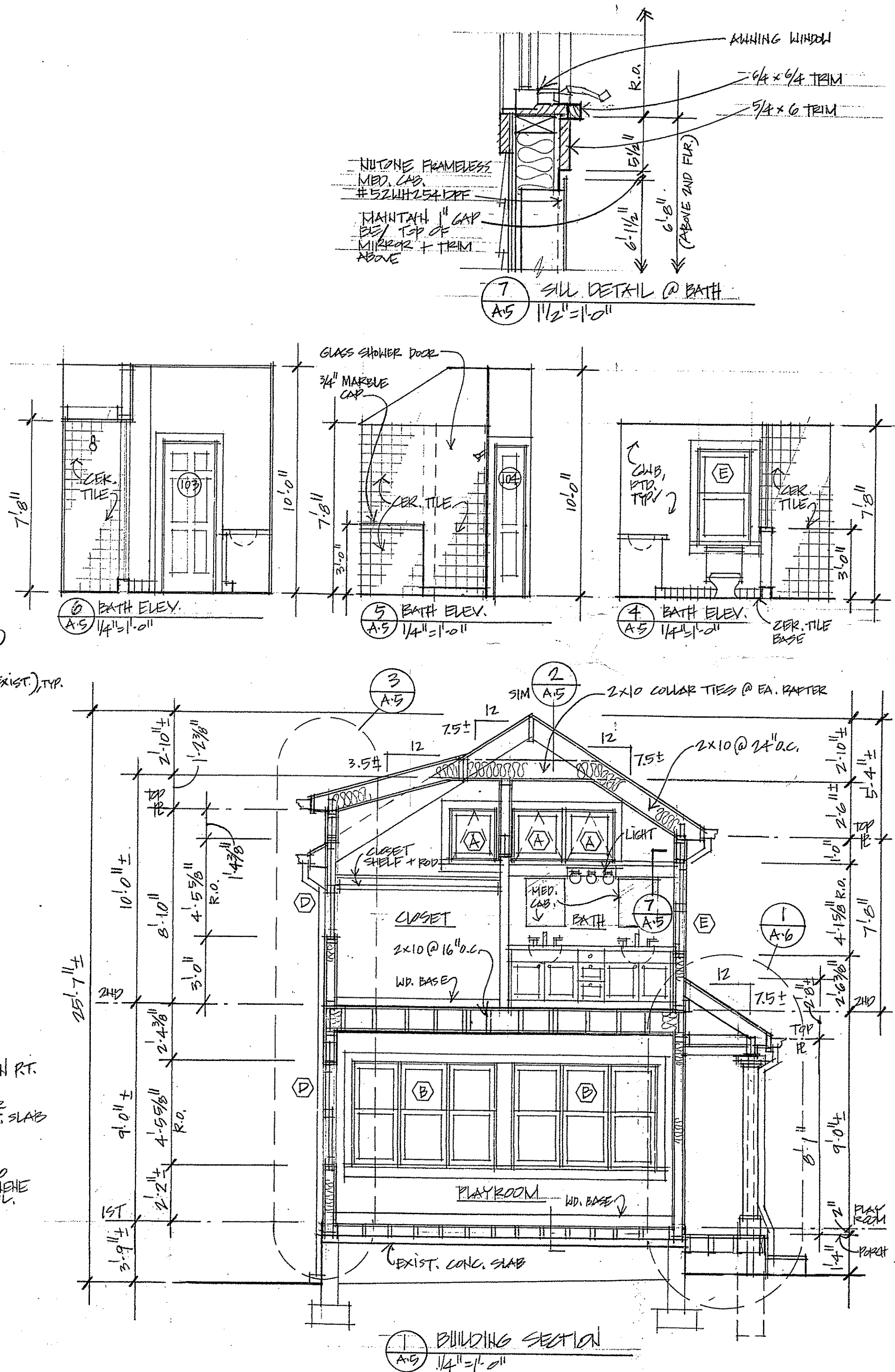
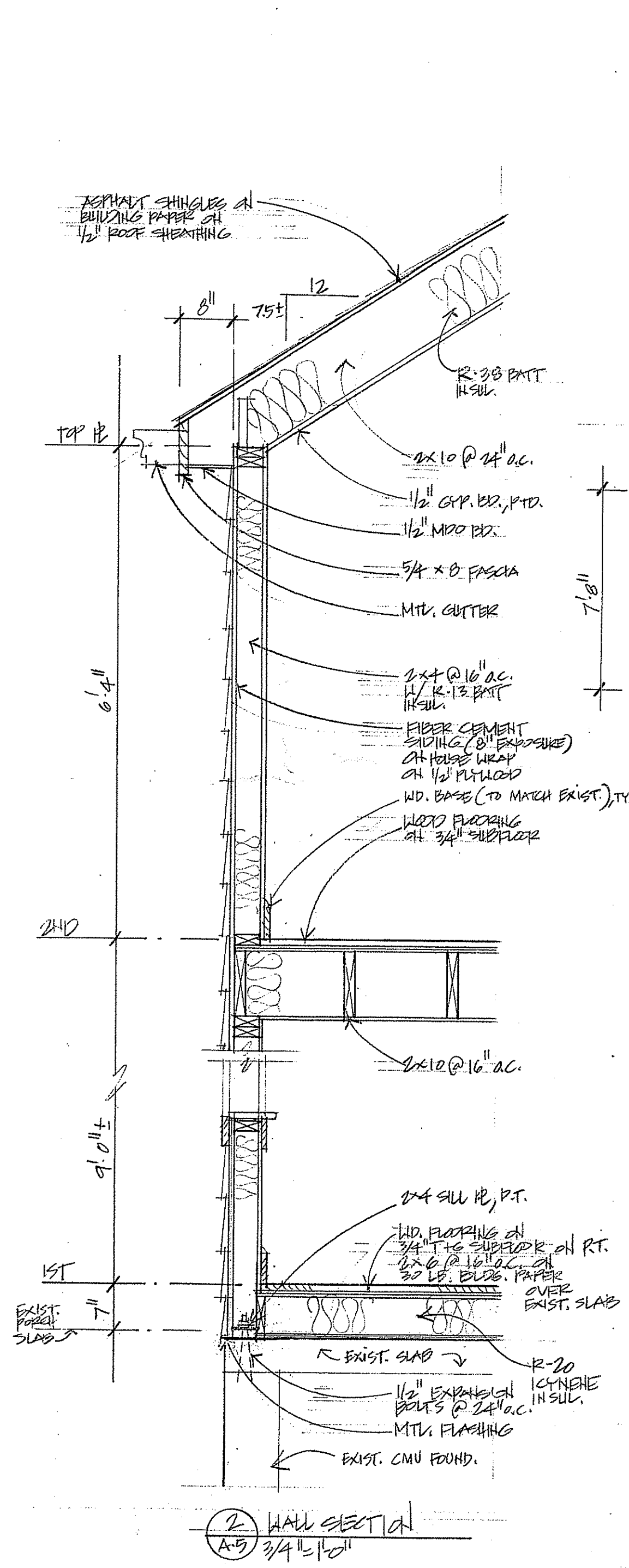
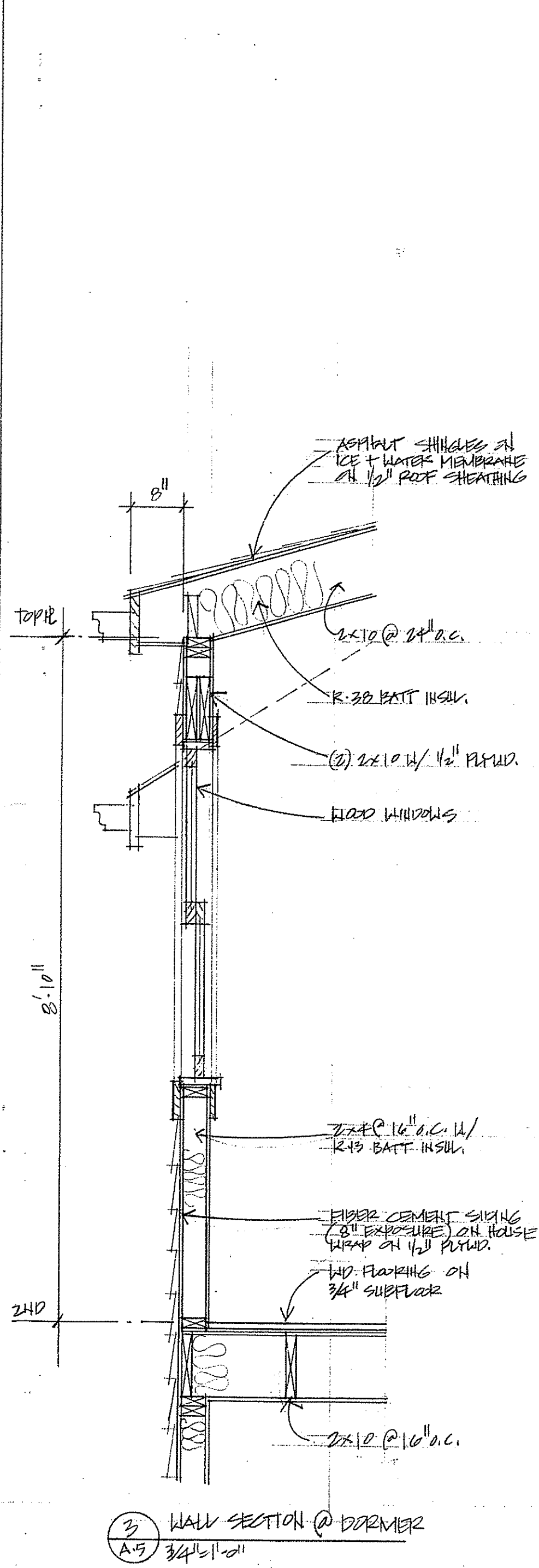
Heritage Building
& Renovation, Inc.
7334 Carroll Ave.
Takoma Park, MD 20912

Vinilo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

8-1705



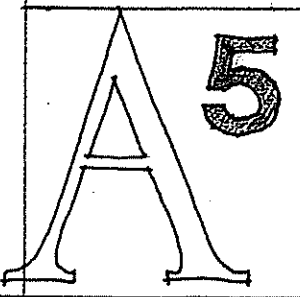


Heritage Building & Renovation, Inc.
7334 Carroll Ave.
Takoma Park, MD 20912

Vinilo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

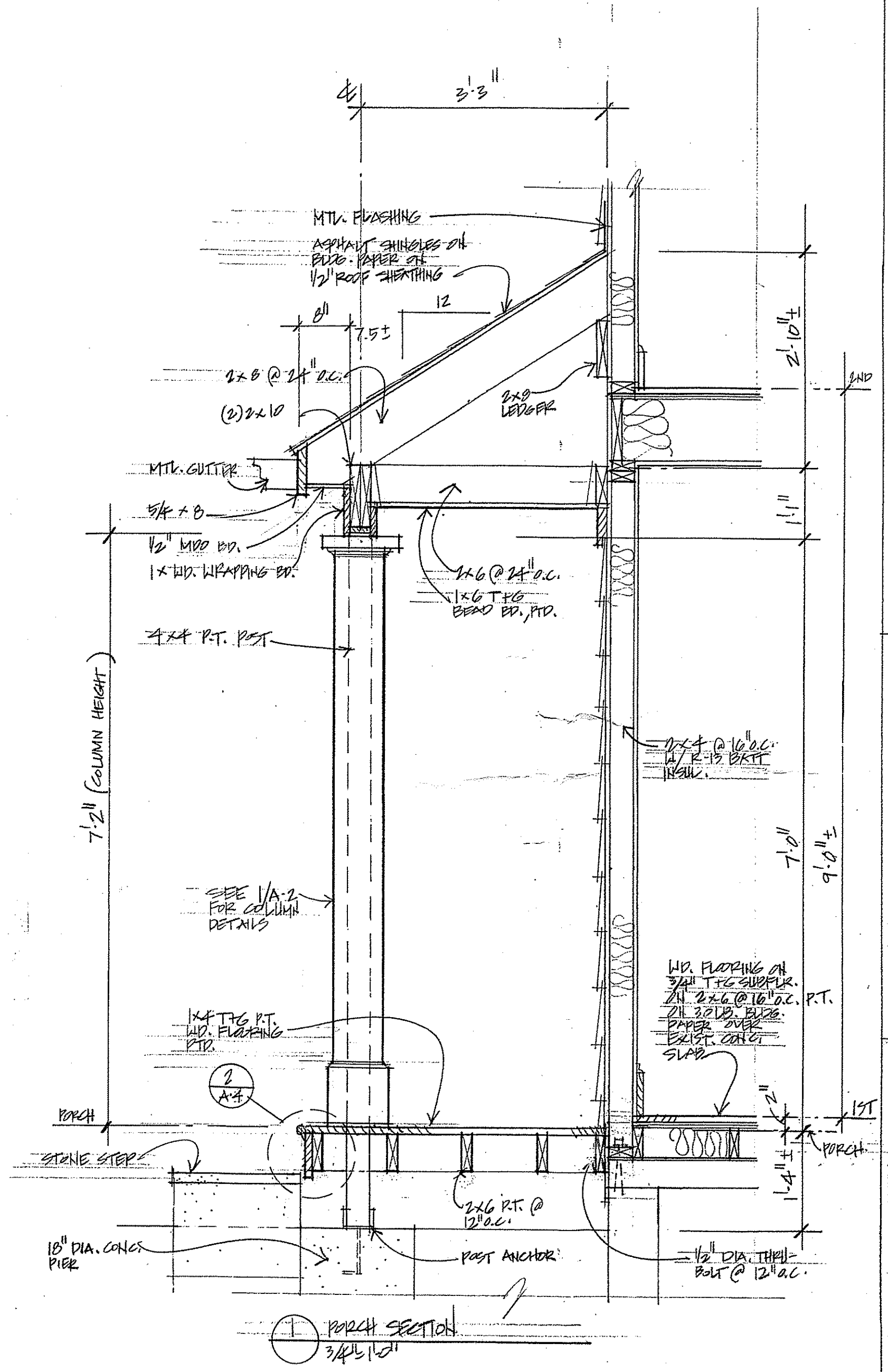
Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

0-17-05



WINDOW SCHEDULE				Manufacturer- Windows: Weathershield									
No.	Mfr. No.	Height (unit size)	Width (unit size)	Window Type/Material	Glazing Type	Grille Structure	Color	Opening Size (s.f.)	U-value /Total Unit	Egress window	Quant.	Remarks	
A	11 2424	2'-4 3/4"	2'-4"	awning/clad	1-inch insulated Low-E	none	White	5.44 ea. (16.3 total)	0.41	no	4*	3 windows are in addition; one is a replacement window in attic of existing house	
B	31 20 x 22	4'-5 1/8"	6'-4 1/16"	double hung/clad	3/4-inch insulated Low-E	none	White	28.0 ea. (56.0 total)	0.36	no	2		
C	11 20 x 22	4'-5 1/8"	2'-1 5/16"	double hung/clad	3/4-inch insulated Low-E	none	White	9.3	0.36	no	1		
D	11 24 x 22	4'-5 1/8"	2'-5 5/16"	double hung/clad	3/4-inch insulated Low-E	none	White	10.8 (43.2 total)	0.36	no	4		
E	11 24 x 20	4'-1 1/8"	2'-5 5/16"	double hung/clad	3/4-inch insulated Low-E	none	White	10	0.36	no	1		
DOOR SCHEDULE				Manufacturer- Doors: Weathershield									
No.	Mfr. No.	Height (unit size)	Width (unit size)	Door Type / Material	Glazing Type	Grille Structure	Color	Opening Size (s.f.)	U-value	Swing direction (shown from inside)	Quant.	Remarks	
100	2-9 x 7-2	7'-2"	2'-8 5/16"	French Inswing/ clad	1-inch insulated Low-E (tempered)	Simulated Divided Lite	White	19.3	0.39	Right (Code A)	1		
101		6'-8"	4'-0" (2 x 2'-0")	solid wood, raised-panel, paint-grade	none					see plan	1 pair	see 6/A-5 for door panel configuration	
102		6'-8"	2'-4"	solid wood, raised-panel, paint-grade	none					see plan	1	see 6/A-5 for door panel configuration	
103		6'-8"	2'-4"	pokeat door/ solid wood, raised-panel, paint-grade	none					see plan	1	see 6/A-5 for door panel configuration	
104		6'-8"	1'-6"	solid wood, raised-panel, paint-grade	none					see plan	1	see 6/A-5 for door panel configuration	
105		6'-8"	2'-4"	solid wood, raised-panel, paint-grade	none					see plan	1 pair	see 6/A-5 for door panel configuration	
106		6'-8"	2'-0"	solid wood, raised-panel, paint-grade	none					see plan	1 pair	see 6/A-5 for door panel configuration	
TOTALS								154 s.f.	0.37 avg.				

FINISH SCHEDULE														
Room	FLOORS		FLOOR COVERING		BASE		WINDOW / DOOR TRIM		WALLS		CEILING		Area (Sq. Feet)	Remarks
	Material	Finish	Material	Finish	Material	Finish	Jamb Material	Head Material	Finish	Material	Finish	Material	Finish	
FIRST FLOOR														
Room	FLOORS		FLOOR COVERING		BASE		WINDOW / DOOR TRIM		WALLS		CEILING		Area (Sq. Feet)	Remarks
Playroom	3/4" T & G 2" wide Oak (or refinish exist.)	Oil-based poly	none	none	match existing	Paint	match existing	match existing	Paint	1/2" gyp. bd.	Paint	1/2" Gyp. Bd.	Paint	6'-0" +/- 135
SECOND FLOOR														
Room	FLOORS		FLOOR COVERING		BASE		WINDOW / DOOR TRIM		WALLS		CEILING		Area (Sq. Feet)	Remarks
Bath	1/2" tile backer board	none	Ceramic Tile	none	none	none	match existing	match existing	Paint	1/2" gyp. bd. (water resist.)	Paint	1/2" Gyp. Bd.	Paint	6'-0" 83
Walk-in Closet	3/4" T & G 3" wide Oak	Oil-based poly	none	none	match existing	Paint	match existing	match existing	Paint	1/2" gyp. bd.	Paint	1/2" Gyp. Bd.	Paint	6'-0" 83

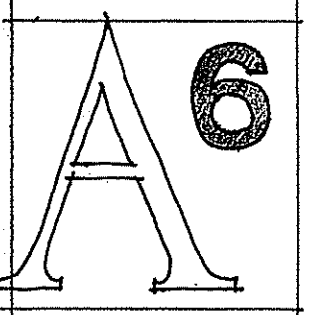


Heritage Building & Renovation, Inc.
7334 Carroll Ave.
Takoma Park, MD 20912

Vinilo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

8-17-05



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7004 Poplar Avenue, Takoma Park	Meeting Date:	07/13/05
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	07/06/05
Review:	HAWP	Public Notice:	06/29/05
Case Number:	37/03-05GG	Tax Credit:	None
Applicant:	Marybeth Hastings and Howard Wilkins	Staff:	Michele Oaks

PROPOSAL: Second-story, side addition

RECOMMEND: Approval with Conditions

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

1. The doors and windows will be fabricated of painted wood, or wood with an exterior cladded in vinyl or aluminum.
2. If the applicants desire to install windows with a muntin profile, the windows must be simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. Otherwise, the 1/1 wood windows shown in the drawings are approved for the project.
3. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

BACKGROUND:

The Commission approved a HAWP application for a new full-width front porch on this house on February 23, 2005 with the conditions that:

1. The porch floor will be painted or stained, wood tongue and groove.
2. The porch railing will be constructed of wood with inset pickets.
3. The columns are to be square, Doric columns, deviations from this design are to be reviewed and approved by staff.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
STYLE: Colonial Revival
DATE: c1940s

The house located at 7004 Poplar Street is a non-contributing resource within the Takoma Park Historic District. The subject house is a two-story, side gabled, aluminum siding clad, Colonial Revival style frame dwelling. The house is sited approx. 26.5' from the front property line.

PROPOSAL:

The applicant is proposing to enclose the existing, sunroom, which projects from the side elevation and construct a second story on top of the new enclosed sunroom. The new addition will be clad in wood, clapboard siding and trim. The proposed fenestrations are 1/1, double, hung windows and a single, glazed French door.

STAFF DISCUSSION:

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

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

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

- Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of non-contributing/ out-of-period resources, which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

The second story addition is in scale and sympathetic to the architectural design of the existing house. It is also compatible with the adjacent historic resources. This proposal meets the criteria outlined in the *Takoma Park Guidelines* and as such, staff recommends approval with the above stated conditions, which are standard requirements for any new addition on non-contributing resources within the Takoma Park Historic District.

STAFF RECOMMENDATION

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

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Takoma Park District Guidelines adopted in August, 1992.

With the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
244 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
246/777-6370

DPS - #8

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

383180

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARY BETH HASTINGS
Daytime Phone No. (301) 270-1881 HM / (202) 276-3661 WK

Tax Account No.: _____
Name of Property Owner: MARY BETH HASTINGS Daytime Phone No.: (301) 270-1881
Address: 7004 POPLAR AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: HERITAGE BUILDING RENOVATION Phone No.: (301) 270-4799
Contractor Registration No.: _____
Agent for Owner: RICHARD J. VITULLO Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 7004 Street: POPLAR AVE.
Town/City: TAKOMA PARK Nearest Cross Street: ELM AVE.
Lot: 35 Block: 20 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Liber: A 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/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 75,000.00

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.

R. Vitullo

Signature of owner or authorized agent

5/12/05

Date

Approved: 383180 For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

4

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

1. WRITTEN DESCRIPTION OF PROJECT

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

NON-CONTRIBUTING RESOURCE / TWO-STORY FRAME
HOUSE IN TAKOMA PARK, MD!

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

SECOND STORY ADDITION OVER EXISTING SUNROOM
TO ADD MASTER BATH + CLOSET.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

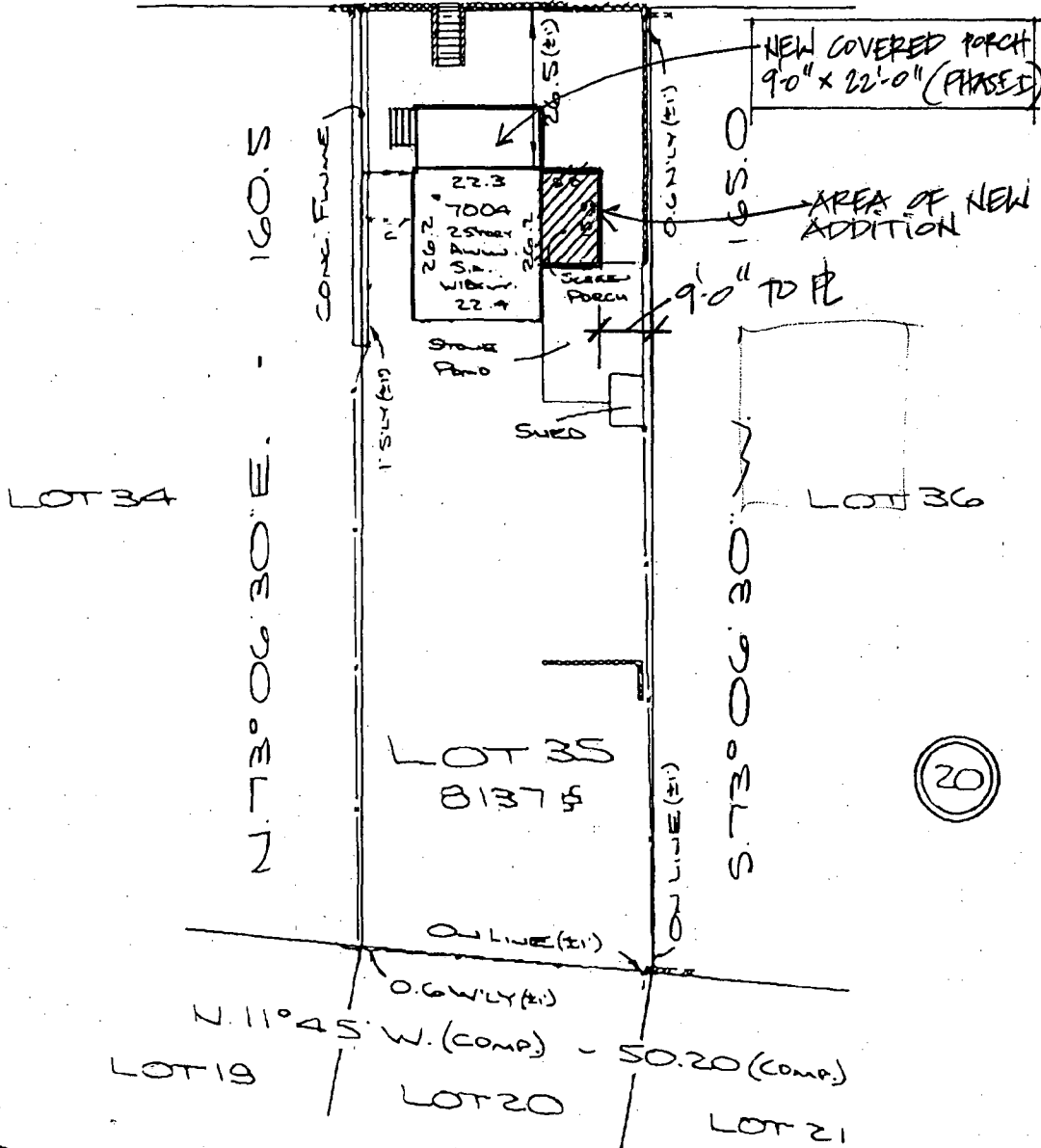
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
<p>Hastings/Wilkins Residence 7004 Poplar Ave. Takoma Park, MD 20912</p>	<p>RICHARD J. VITULLO Vitullo Architecture Studio, PC 7016 Woodland Ave. Takoma Park, MD 20912</p>
Adjacent and confronting Property Owners mailing addresses	
<p>ANDREW + TRACY STRONGIN 7002 POPLAR AVE. TAKOMA PARK, MD 20912</p>	
<p>BILL + JULI KULES 7006 POPLAR AVE. TAKOMA PARK, MD 20912</p>	
<p>COLLEEN O'BRIEN 7007 POPLAR AVE. TAKOMA PARK, MD 20912</p>	

POPLAR AVENUE

S.16°53'30"E.(COMP) - 50'

1" STONE RET WALL



Hastings/Wilkins Residence
 7004 Poplar Ave.
 Takoma Park, MD 20912

Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Baltimore, Maryland 21286

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the

7

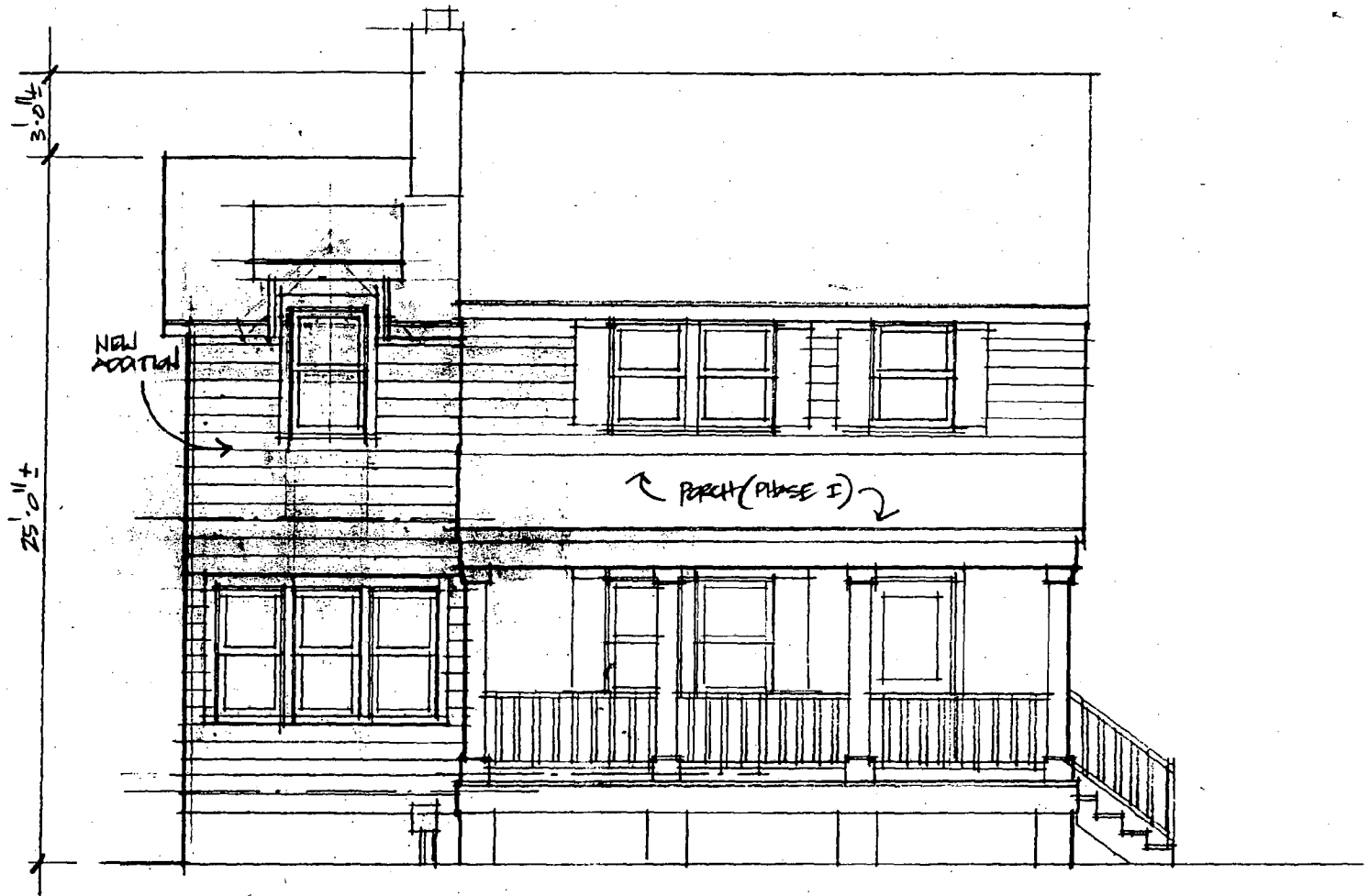


5.9.05

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

EXIST.
FRONT ELEVATION
14'-0"

Vinullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

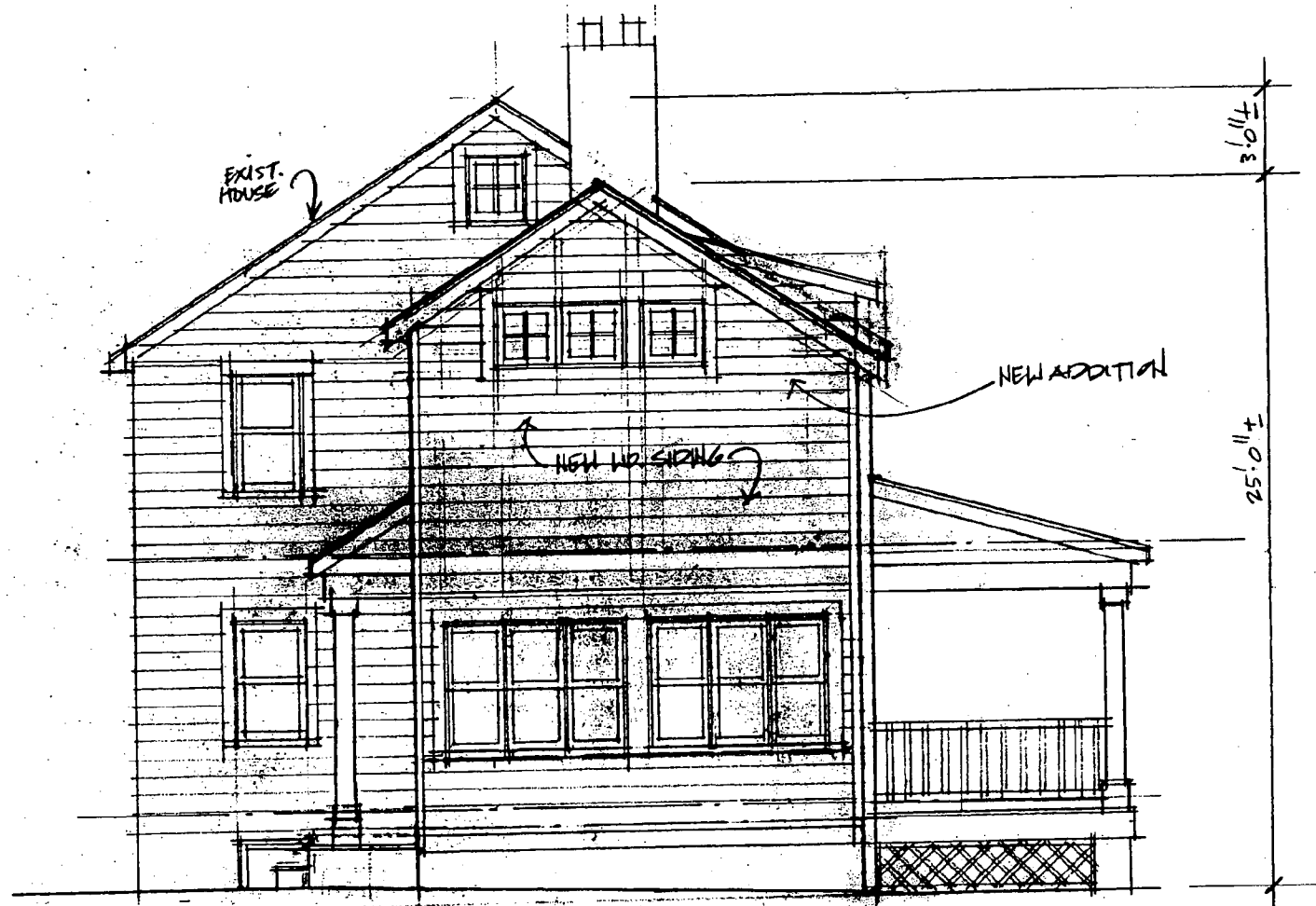


FRONT ELEVATION

5-5-05

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912



Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

SIDE ELEVATION (A)
1/4"
5.5.05

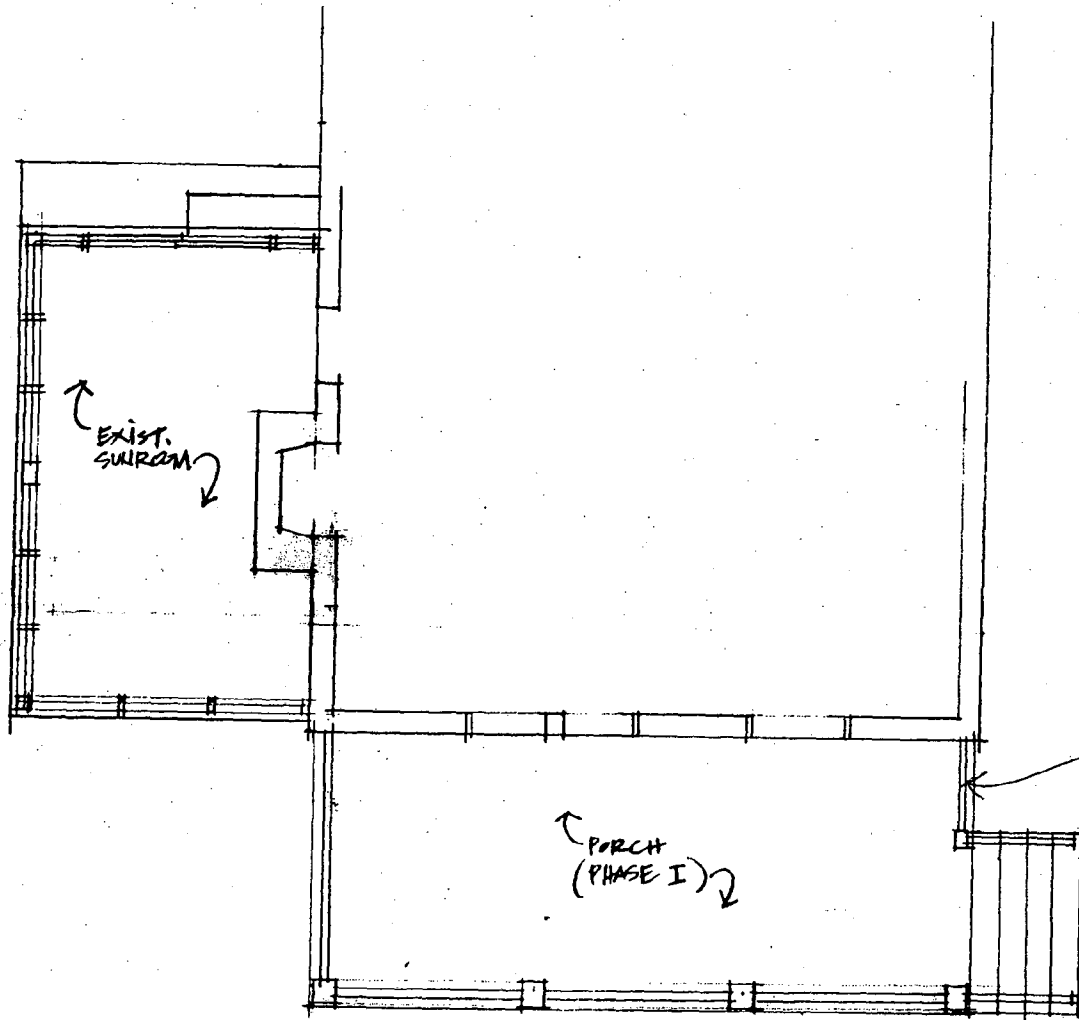


Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

REAR ELEVATION

1/4" = 1'-0"
9-5-05

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912



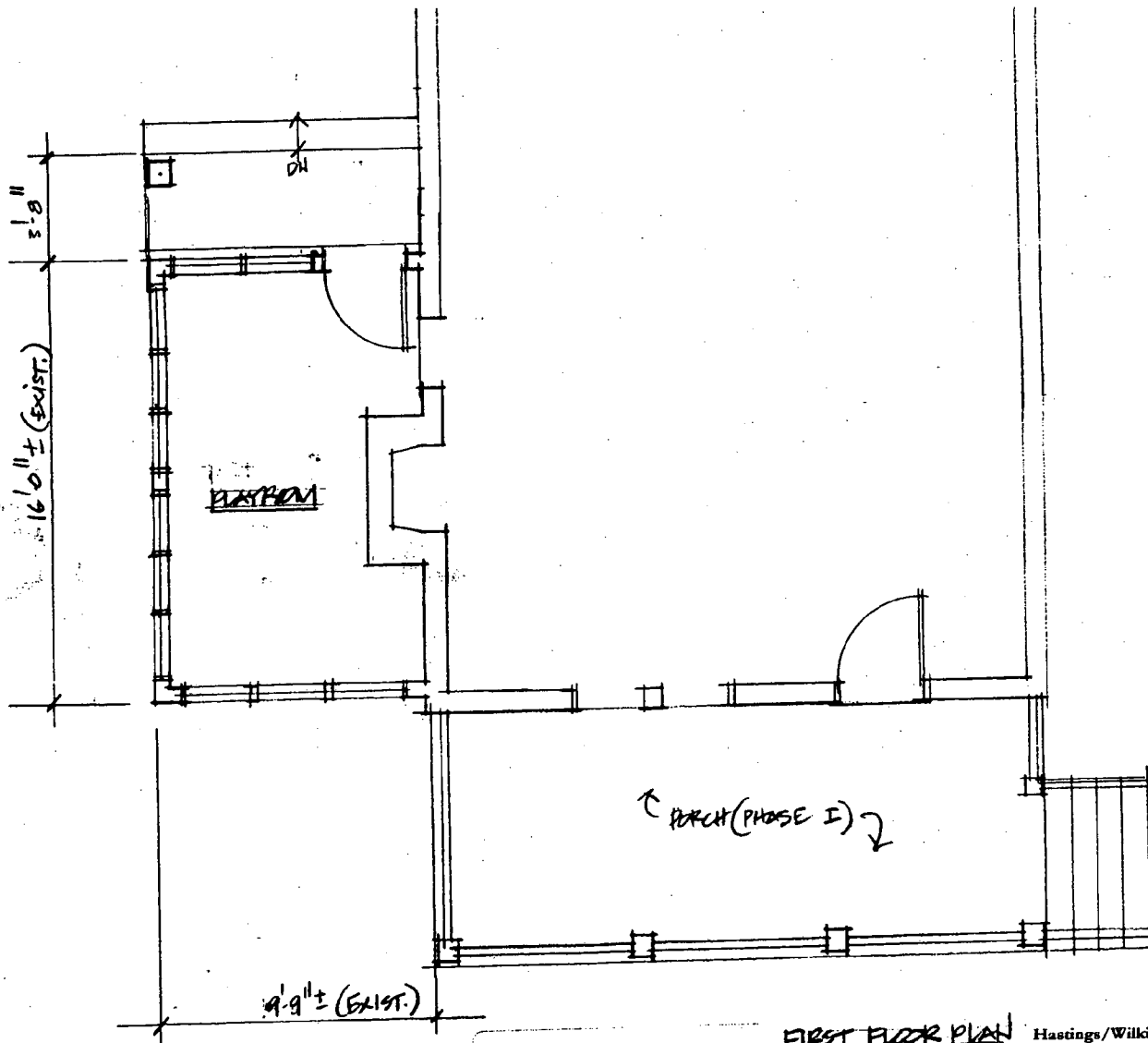
Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

EXIST. FIRST FLOOR

1/4"

HASTINGS
5/1/05

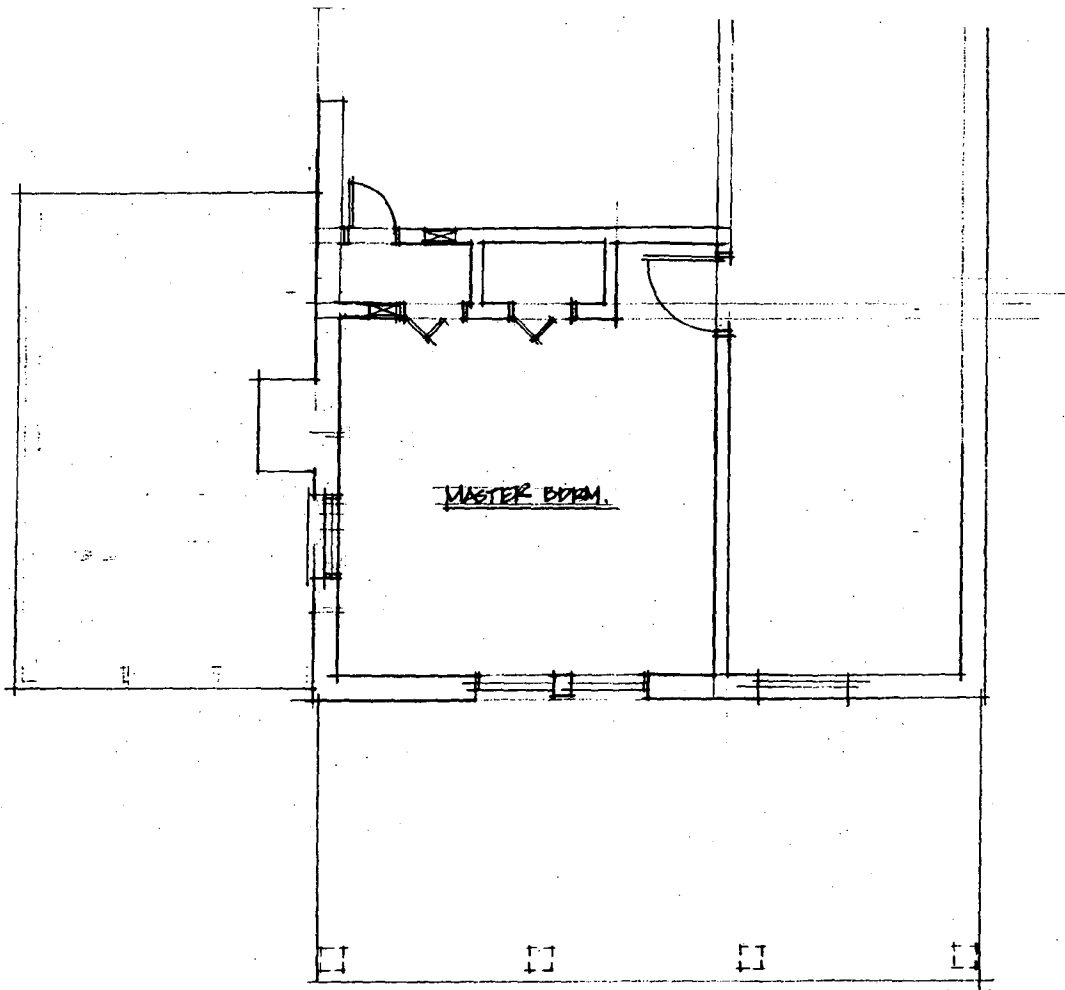
THIS PORCH HAS NOT BEEN BUILT YET BUT WAS APPROVED FOR AN HISTORIC AREA WORK PERMIT @ THE 2/23/05 HPC MEETING



Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912

FIRST FLOOR PLAN
 1/4" = 1'-0"
 5.5.05

Hastings/Wilkins Residence
 7004 Poplar Ave.
 Takoma Park, MD 20912



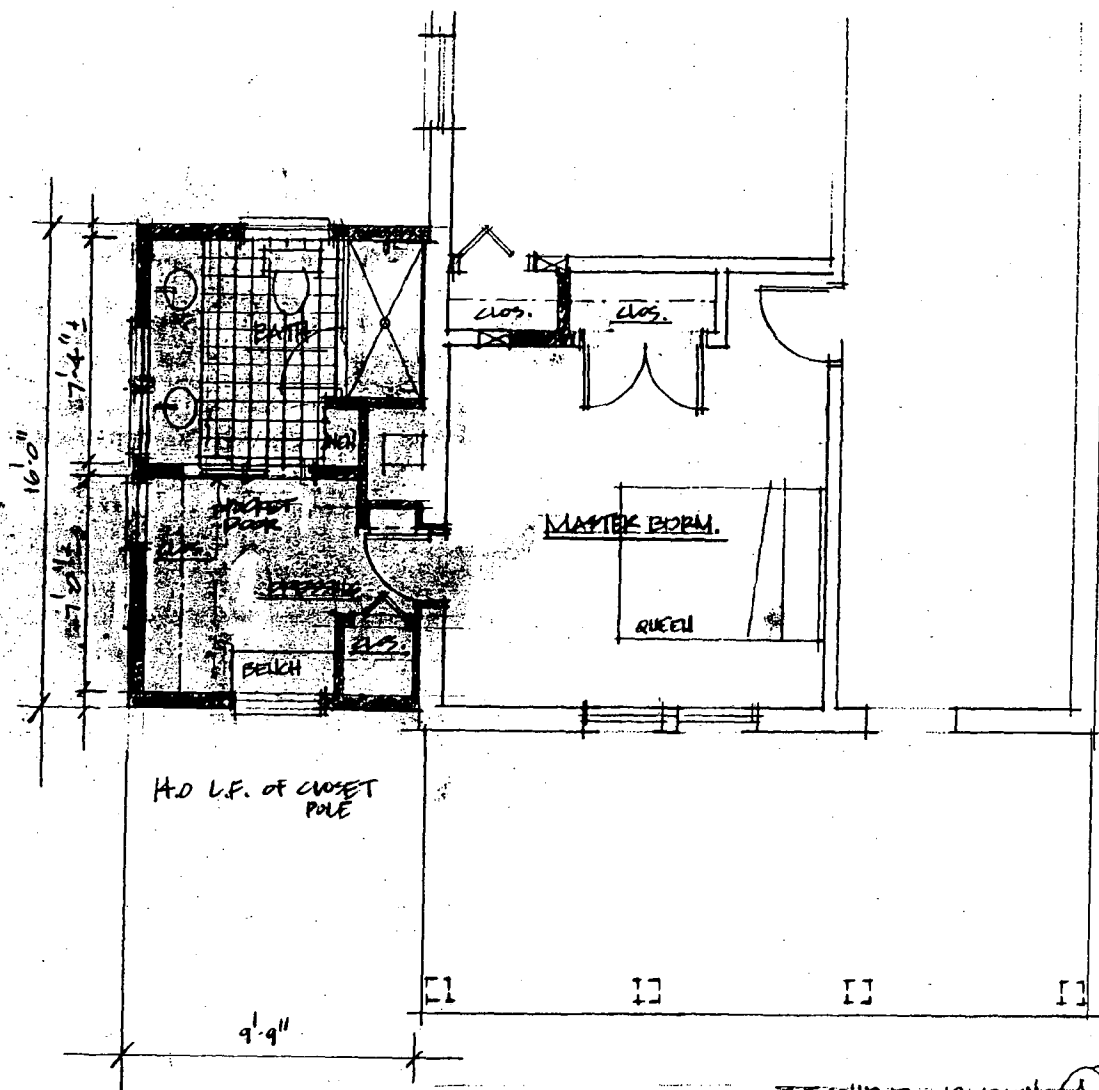
Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

EXIST. SECOND FLOOR PLAN

1/4"

5-5-05

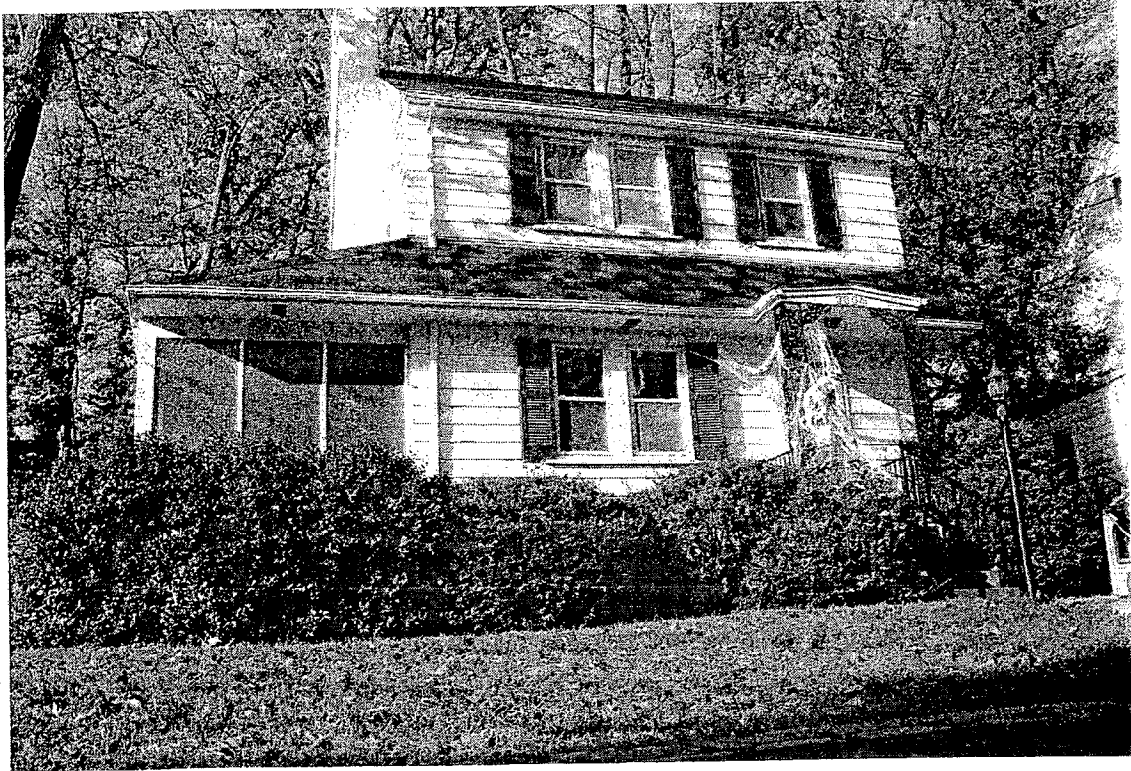
(14)



Virullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912

Hastings/Wilkins Residence
 7004 Poplar Ave.
 Takoma Park, MD 20912

(5)



Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912



Virullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 2, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
Historic Preservation 

SUBJECT: Historic Area Work Permit #383180 for addition and alterations

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

1. The doors and windows will be fabricated of painted wood, or wood with an exterior cladded in vinyl or aluminum.
2. If the applicants desire to install windows with a muntin profile, the windows must be simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. Otherwise, the 1/1 wood windows shown in the drawings are approved for the project.
3. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

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

Applicant: MaryBeth Hastings and Howard Wilkins

Address: 7004 Poplar Avenue, Takoma Park Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



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

DPS - #8

M

383180

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: MARY BETH HASTINGS
Daytime Phone No. (301) 270-1881 HM / (202) 276-3661 WK

Tax Account No.: _____
Name of Property Owner: MARY BETH HASTINGS Daytime Phone No.: (301) 270-1881
Address: 7004 POPLAR AVE. TAKOMA PARK, MD 20912
Street Number City Street Zip Code
Contractor: HERITAGE BUILDING + RENOVATION Phone No.: (301) 270-4799
Contractor Registration No.: _____
Agent for Owner: RICHARD J. VITULLO Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 7004 Street: POPLAR AVE.
Town/City: TAKOMA PARK Nearest Cross Street: ELM AVE.
Lot: 35 Block: 20 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Liber: A Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 75,000.00
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.

RJ Vitullo
Signature of owner or authorized agent

5/12/05
Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 7/14/05
Application/Permit No.: 383180 Date Filed: _____ Date Issued: _____

(4)

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

1. WRITTEN DESCRIPTION OF PROJECT

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

NON-CONTRIBUTING RESOURCE / TWO-STORY FRAME
HOUSE IN TAKOMA PARK, MD!

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

SECOND STORY ADDITION OVER EXISTING SUNKROOM
TO ADD MASTER BATH + CLOSET.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

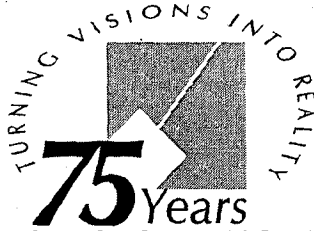
If you are proposing construction adjacent to or within the skyline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 2, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
Historic Preservation 

SUBJECT: Historic Area Work Permit #383180 for addition and alterations

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

1. The doors and windows will be fabricated of painted wood, or wood with an exterior cladded in vinyl or aluminum.
2. If the applicants desire to install windows with a muntin profile, the windows must be simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. Otherwise, the 1/1 wood windows shown in the drawings are approved for the project.
3. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

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

Applicant: MaryBeth Hastings and Howard Wilkins

Address: 7004 Poplar Avenue, Takoma Park Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6170

DPS - #8

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

383180

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARY BETH HASTINGS
Daytime Phone No. (301) 270-1881 HM / (202) 276-3661 WK

Tax Account No.: _____
Name of Property Owner: MARY BETH HASTINGS Daytime Phone No.: (301) 270-1881
Address: 7004 POPLAR AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: HERITAGE BUILDING + RENOVATION Phone No.: (301) 270-4799
Contractor Registration No.: _____
Agent for Owner: RICHARD J. VITULLO Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 7004 Street: POPLAR AVE.
Town/City: TAKOMA PARK Nearest Cross Street: ELM AVE.
Lot: 35 Block: 20 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Lib: A 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/Blaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 75,000.00
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.

RJ Vitullo
Signature of owner or authorized agent

5/2/05
Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 7/14/05
Application/Permit No.: 383180 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

(4)

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

1. WRITTEN DESCRIPTION OF PROJECT

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

NON-CONTRIBUTING RESOURCE / TWO-STORY FRAME
HOUSE IN TAKOMA PARK, MD!

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

SECOND STORY ADDITION OVER EXISTING SUNROOM
TO ADD MASTER BATH + CLOSET.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

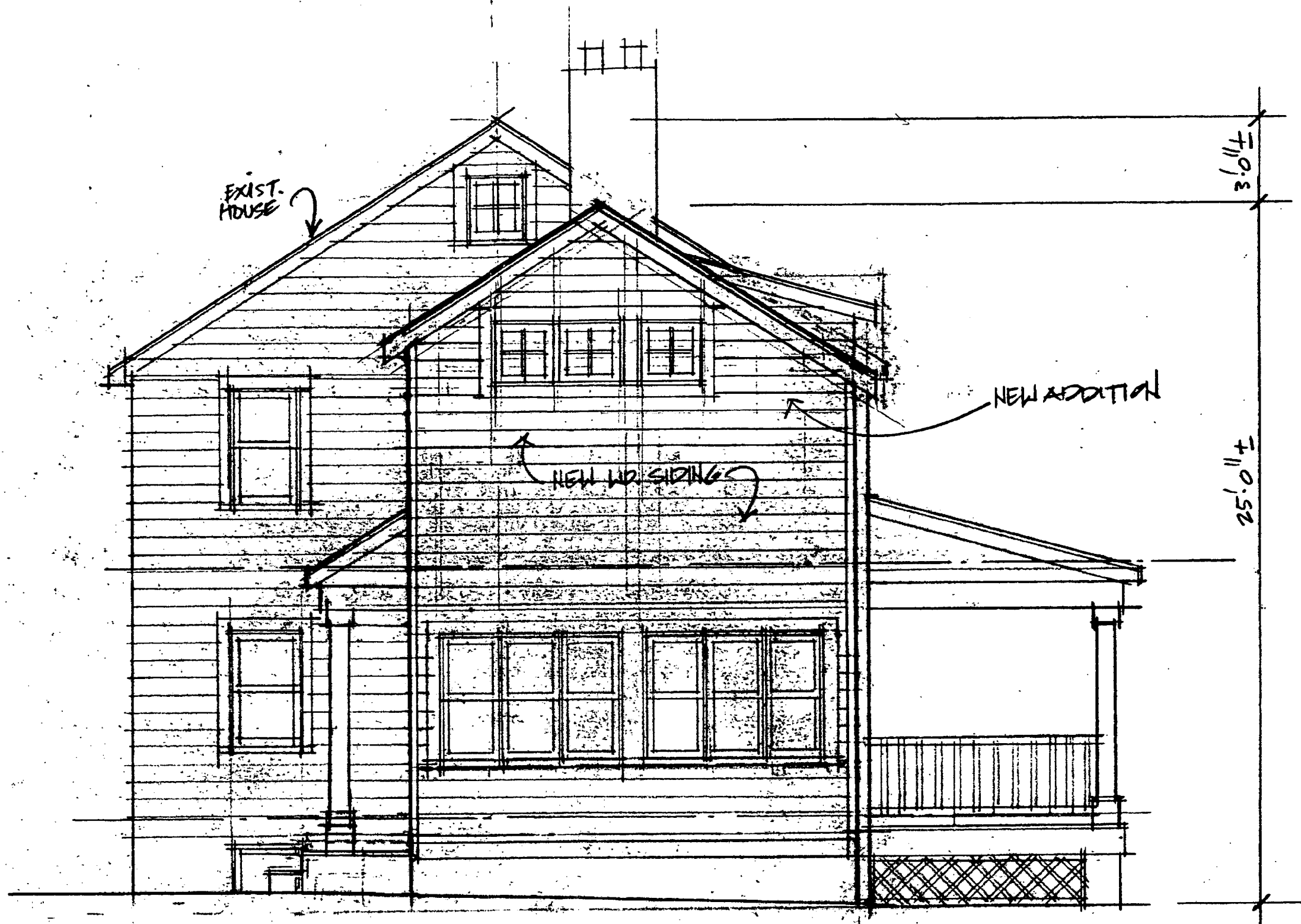
6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

SIDE ELEVATION (A)
1/4"
5'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Michelle Rose
9-7-05



Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

REAR ELEVATION

1/4" = 1'-0"
5-5-05

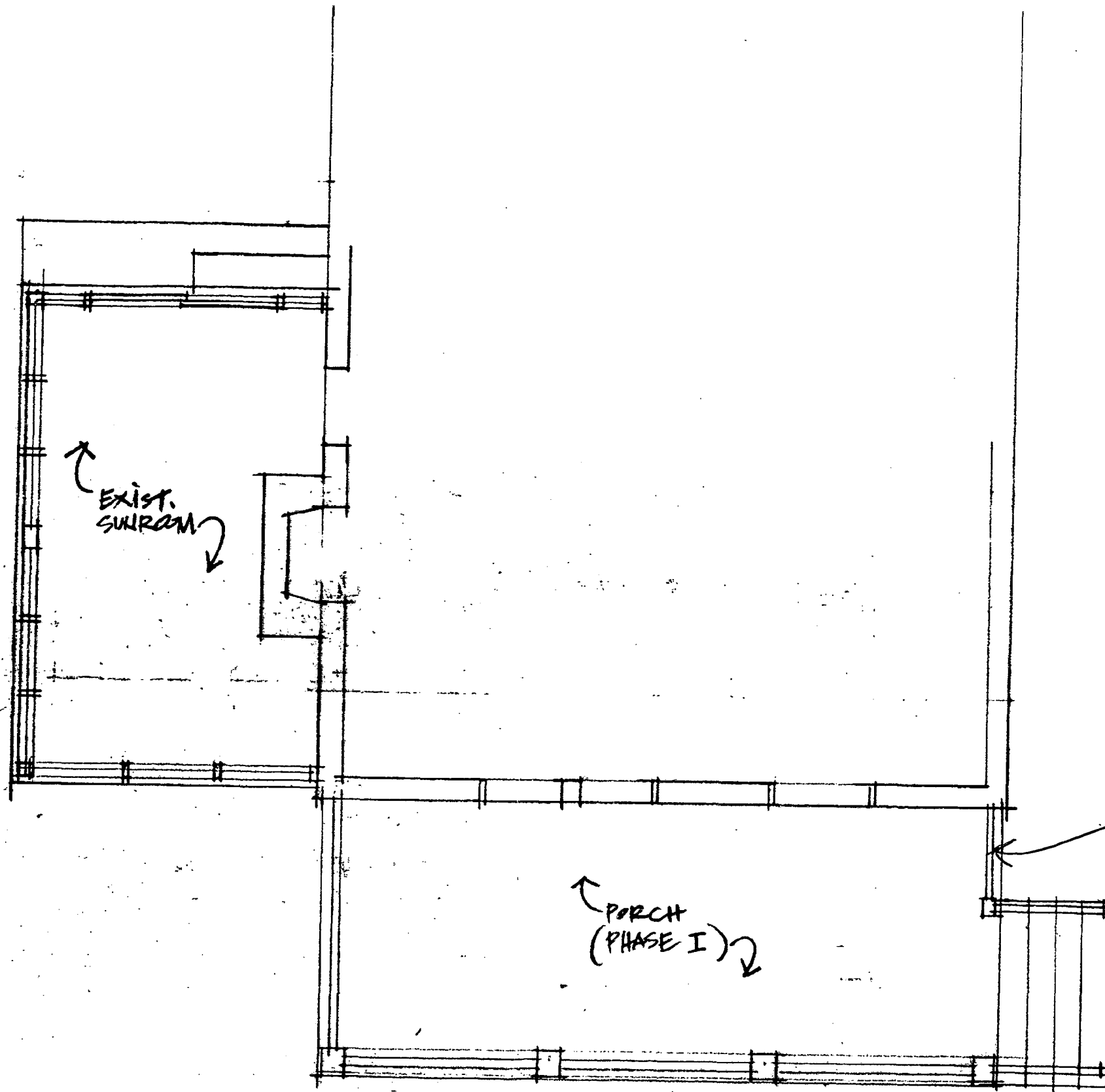
Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912



FRONT ELEVATION
5.5.05

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912



THIS PORCH HAS NOT BEEN BUILT YET BUT WAS APPROVED FOR AN HISTORIC AREA WORK PERMIT @ THE 2/23/05 HPL MEETING

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

EXIST. FIRST FLOOR
1/4" = 1'-0"
HASTINGS
5-5-09

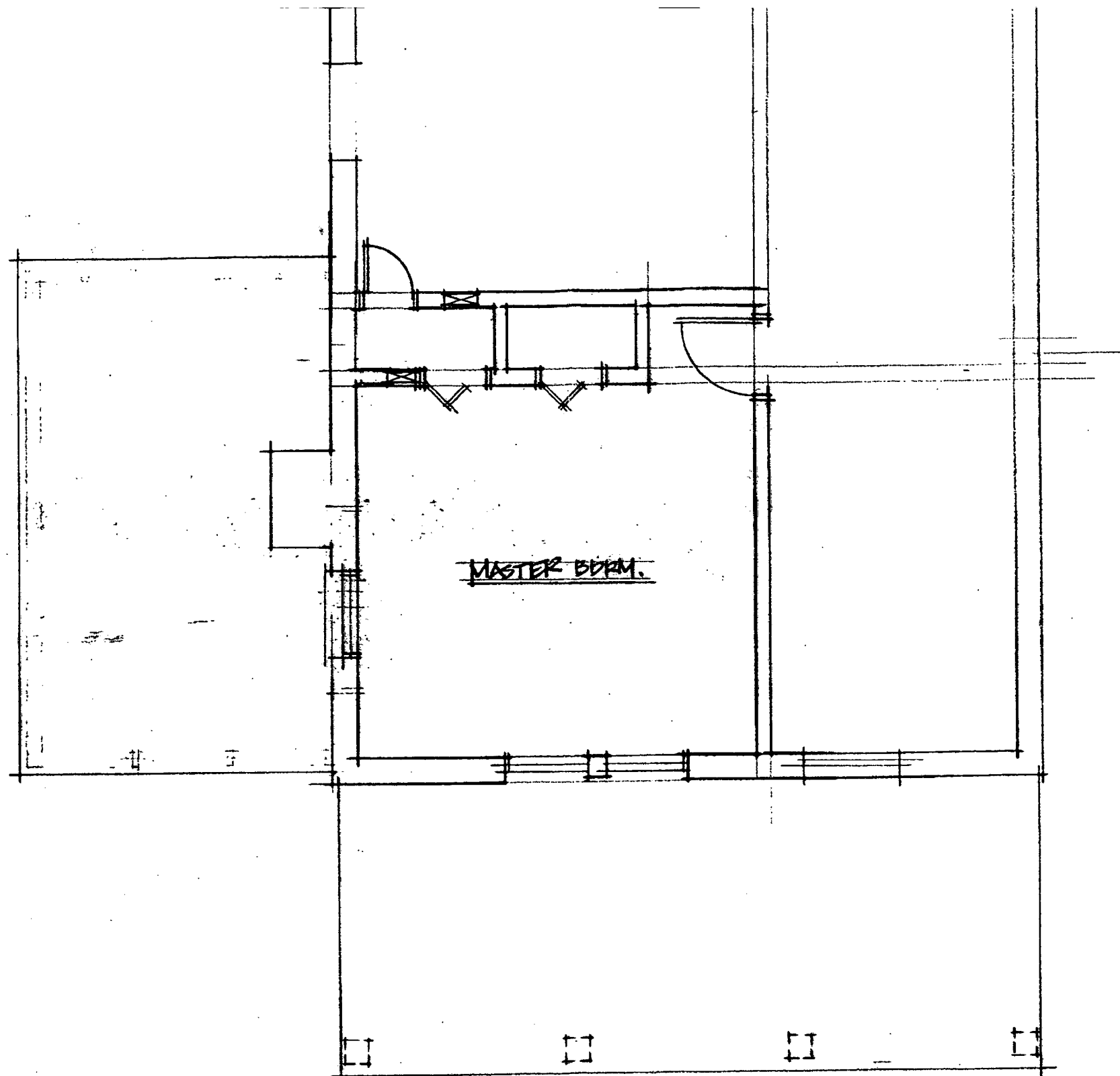


5-9-05

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

EXIST.
FRONT ELEVATION
1/4" = 1'-0"

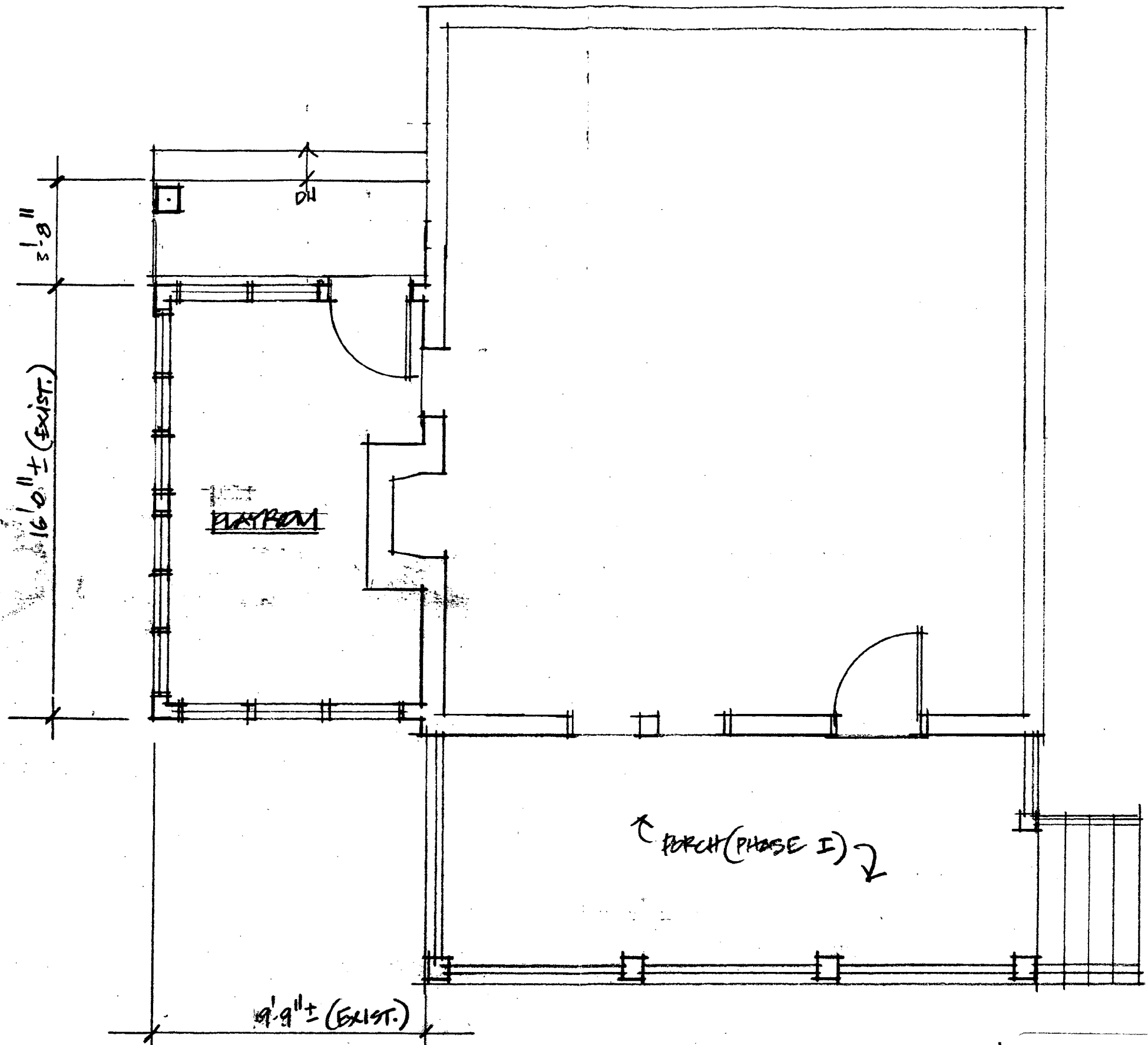
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912



Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

EXIST. SECOND FLOOR PLAN

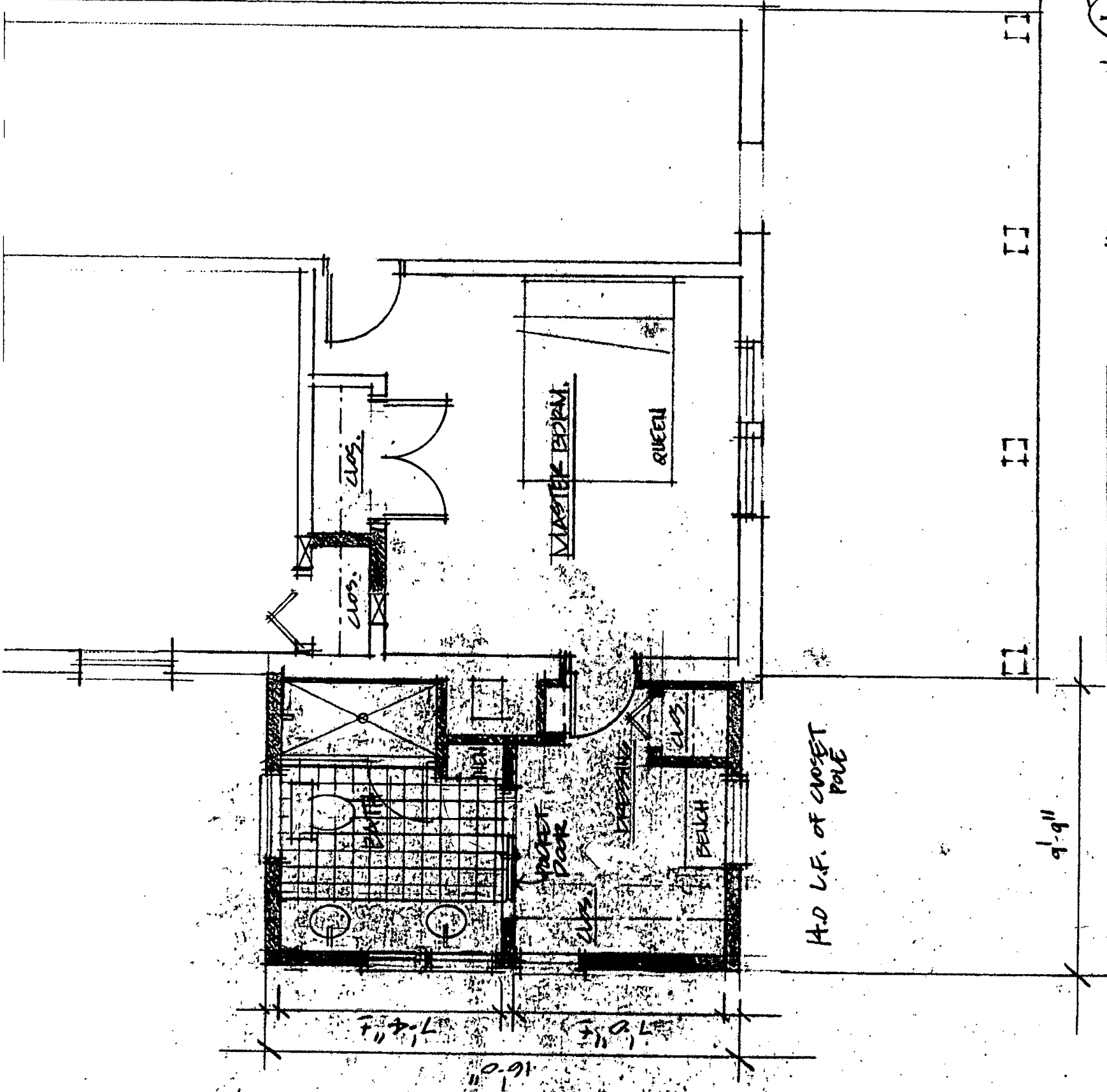
1/4"
5.9.05



Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912

FIRST FLOOR PLAN
 1/4" = 1'-0"
 5.5.05

Hastings/Wilkins Residence
 7004 Poplar Ave.
 Takoma Park, MD 20912



SECOND FLOOR PLAN A
 1/4" = 1'-0"

Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912

Hastings/Wilkins Residence
 7004 Poplar Ave.
 Takoma Park, MD 20912

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7004 Poplar Avenue, Takoma Park	Meeting Date:	07/13/05
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	07/06/05
Review:	HAWP	Public Notice:	06/29/05
Case Number:	37/03-05GG	Tax Credit:	None
Applicant:	Marybeth Hastings and Howard Wilkins	Staff:	Michele Oaks

PROPOSAL: Second-story, side addition

RECOMMEND: Approval with Conditions

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

1. The doors and windows will be fabricated of painted wood, or wood with an exterior clad in vinyl or aluminum.
2. If the applicants desire to install windows with a muntin profile, the windows must be simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. Otherwise, the 1/1 wood windows shown in the drawings are approved for the project.
3. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

BACKGROUND:

The Commission approved a HAWP application for a new full-width front porch on this house on February 23, 2005 with the conditions that:

1. The porch floor will be painted or stained, wood tongue and groove.
2. The porch railing will be constructed of wood with inset pickets.
3. The columns are to be square, Doric columns, deviations from this design are to be reviewed and approved by staff.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
STYLE: Colonial Revival
DATE: c1940s

The house located at 7004 Poplar Street is a non-contributing resource within the Takoma Park Historic District. The subject house is a two-story, side gabled, aluminum siding clad, Colonial Revival style frame dwelling. The house is sited approx. 26.5' from the front property line.

PROPOSAL:

The applicant is proposing to enclose the existing, sunroom, which projects from the side elevation and construct a second story on top of the new enclosed sunroom. The new addition will be clad in wood, clapboard siding and trim. The proposed fenestrations are 1/1, double, hung windows and a single, glazed French door.

STAFF DISCUSSION:

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

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

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

- Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of non-contributing/ out-of-period resources, which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

The second story addition is in scale and sympathetic to the architectural design of the existing house. It is also compatible with the adjacent historic resources. This proposal meets the criteria outlined in the *Takoma Park Guidelines* and as such, staff recommends approval with the above stated conditions, which are standard requirements for any new addition on non-contributing resources within the Takoma Park Historic District.

STAFF RECOMMENDATION

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

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Takoma Park District Guidelines adopted in August, 1992.

With the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

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

Owner's mailing address	Owner's Agent's mailing address
<p>Hastings/Wilkins Residence 7004 Poplar Ave. Takoma Park, MD 20912</p>	<p>RICHARD J. VITULLO Vitullo Architecture Studio, PC 7016 Woodland Ave. Takoma Park, MD 20912</p>
Adjacent and confronting Property Owners mailing addresses	
<p>ANDREW + TRACY STRONGIN 7002 POPLAR AVE. TAKOMA PARK, MD 20912</p>	
<p>BILL + JULI KULES 7006 POPLAR AVE. TAKOMA PARK, MD 20912</p>	
<p>COLLEEN O'BRIEN 7007 POPLAR AVE. TAKOMA PARK, MD 20912</p>	

POPLAR AVENUE

S. 16° 53' 30" E. (COMP) - 50'

1' STONE CURB WALL

NEW COVERED PORCH
9'-0" x 22'-0" (PHASE I)

AREA OF NEW
ADDITION

9'-0" TO PL

LOT 34

N. 73° 06' 30" E. - 160.5'

CONC. FLOOR

22.3
7004
25' STAIR
S. A.
W. B. W.
22.4

STONE PANO

SURED

LOT 36

LOT 35
8137.5

20

S. 73° 06' 30" E. - 160.5'

O. LINE (±)

O.G. W. L. Y. (±)

N. 11° 45' W. (COMP) - 50.20 (COMP)

LOT 19

LOT 20

LOT 21

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

Capitol Surveys, Inc.

10762 Rhode Island Avenue
Baltimore, Maryland 21286

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the

17



5.9.05

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

EXIST.
FRONT ELEVATION
1/4" = 1'-0"

Vitulo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

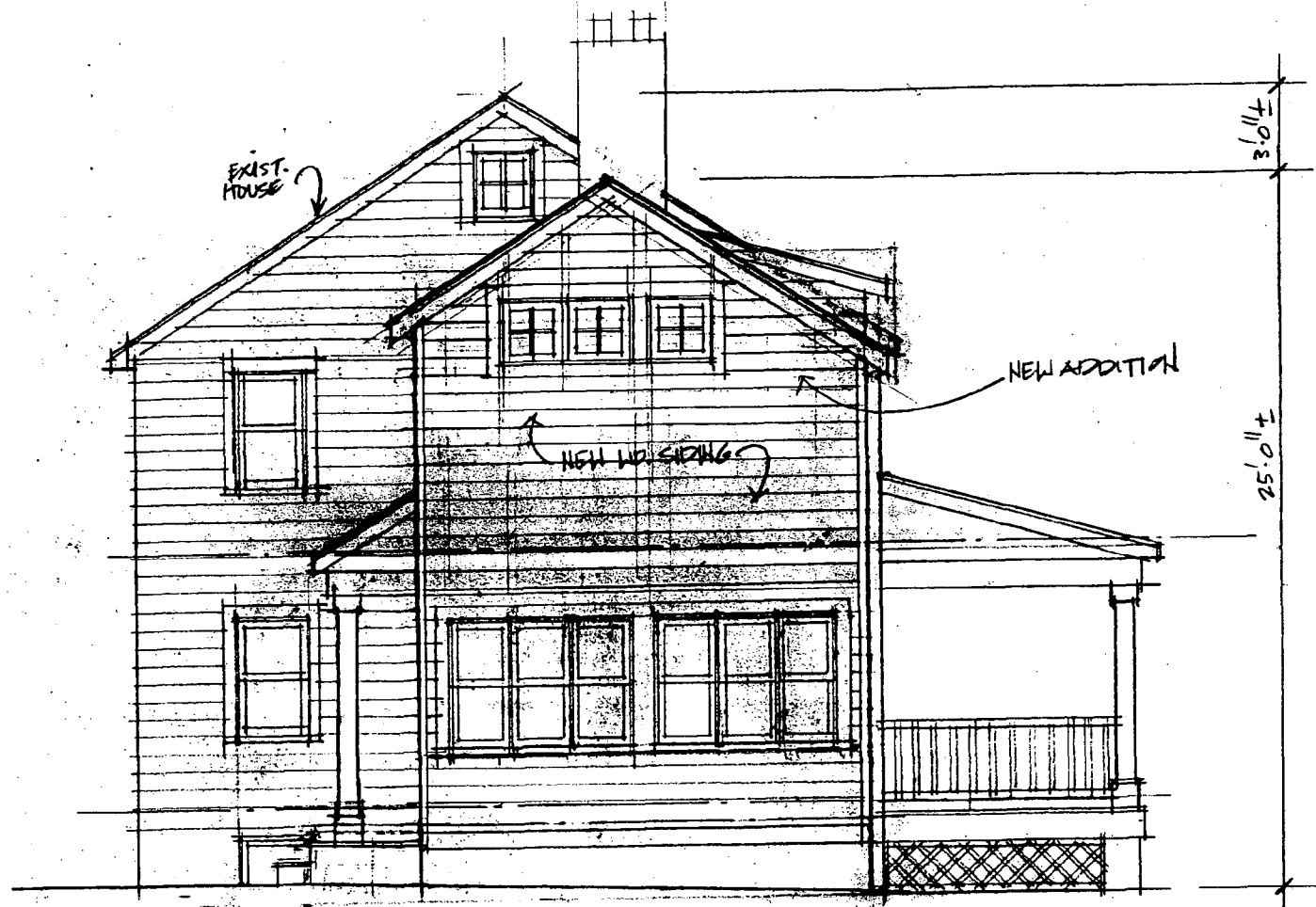


FRONT ELEVATION

5.5.05

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912



Vinullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

SIDE ELEVATION (A)
1/4"
5.9.05

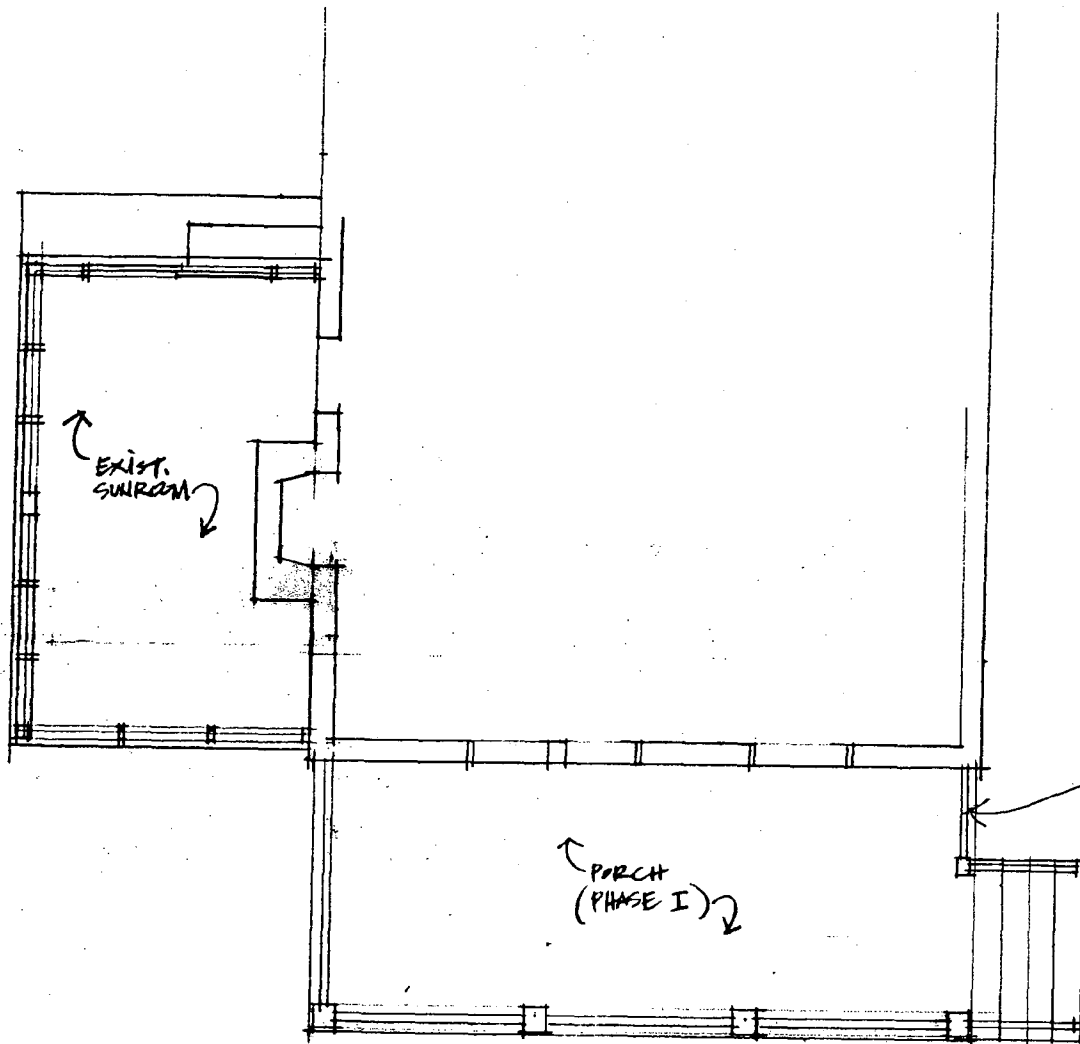


Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

REAR ELEVATION

1/4/11
9-5-05

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

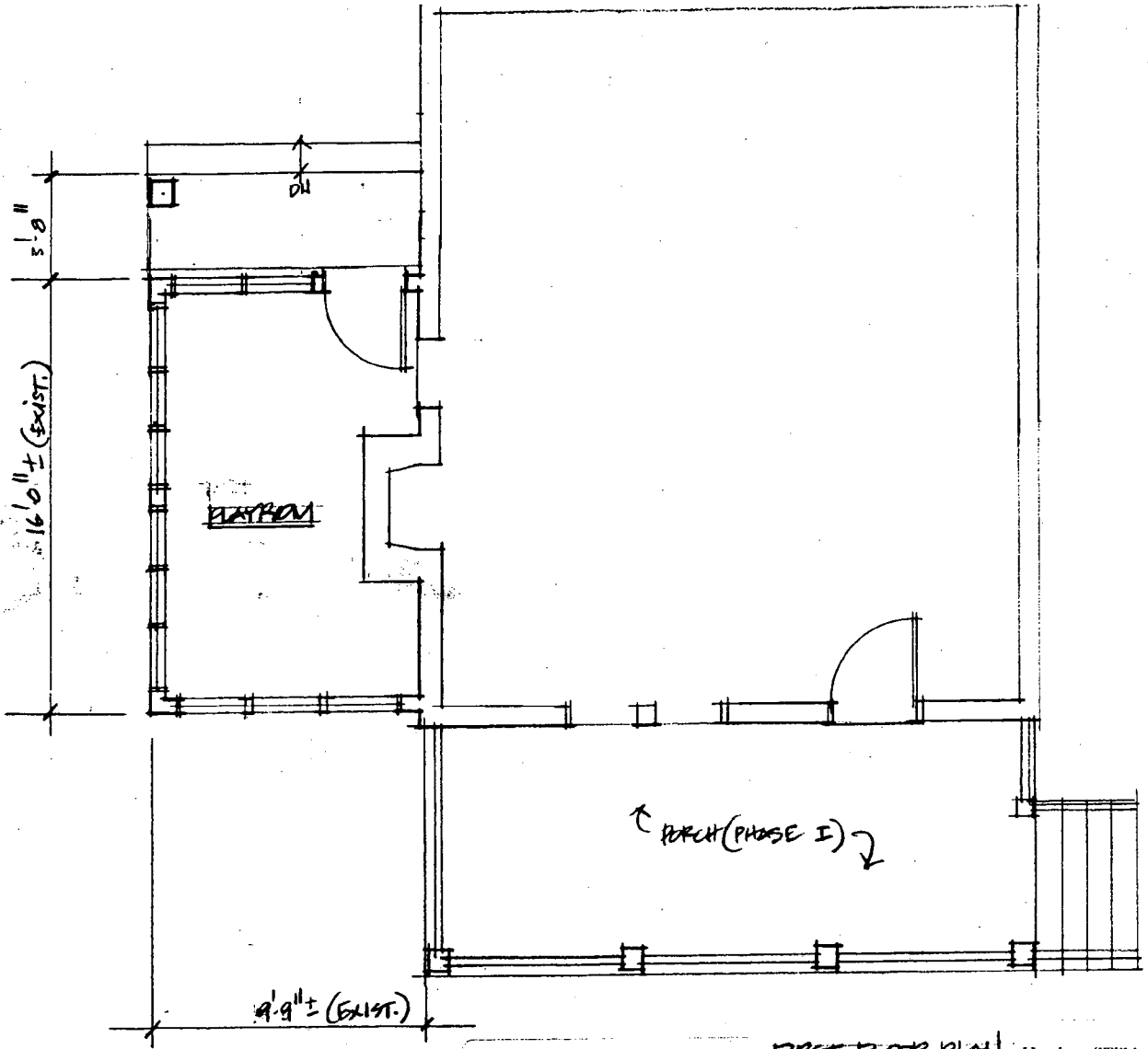


Hastings/Wilkins Residence
 7004 Poplar Ave.
 Takoma Park, MD 20912

EXIST. FIRST FLOOR

1/4"

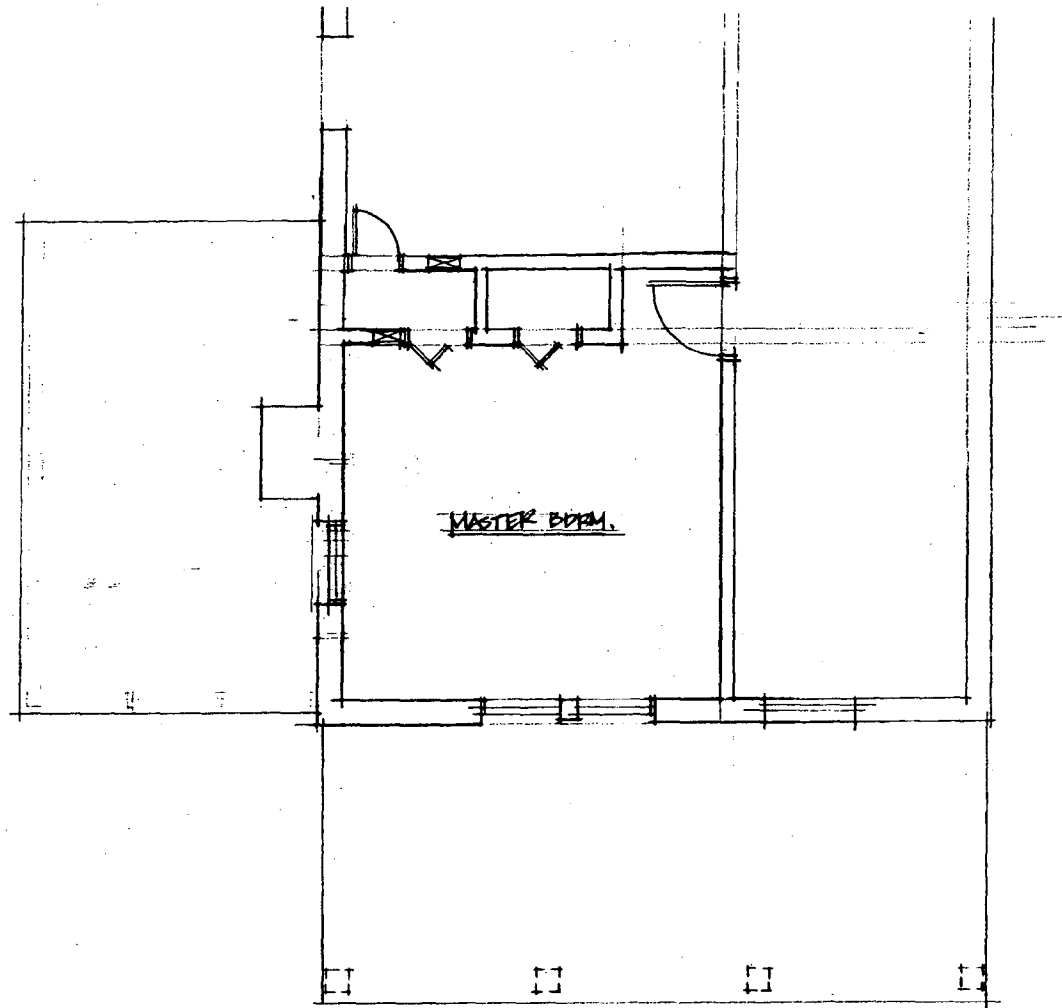
HASTINGS
 5-1-09



Vinullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912

FIRST FLOOR PLAN
 1/4" = 1'-0"
 5.5.05

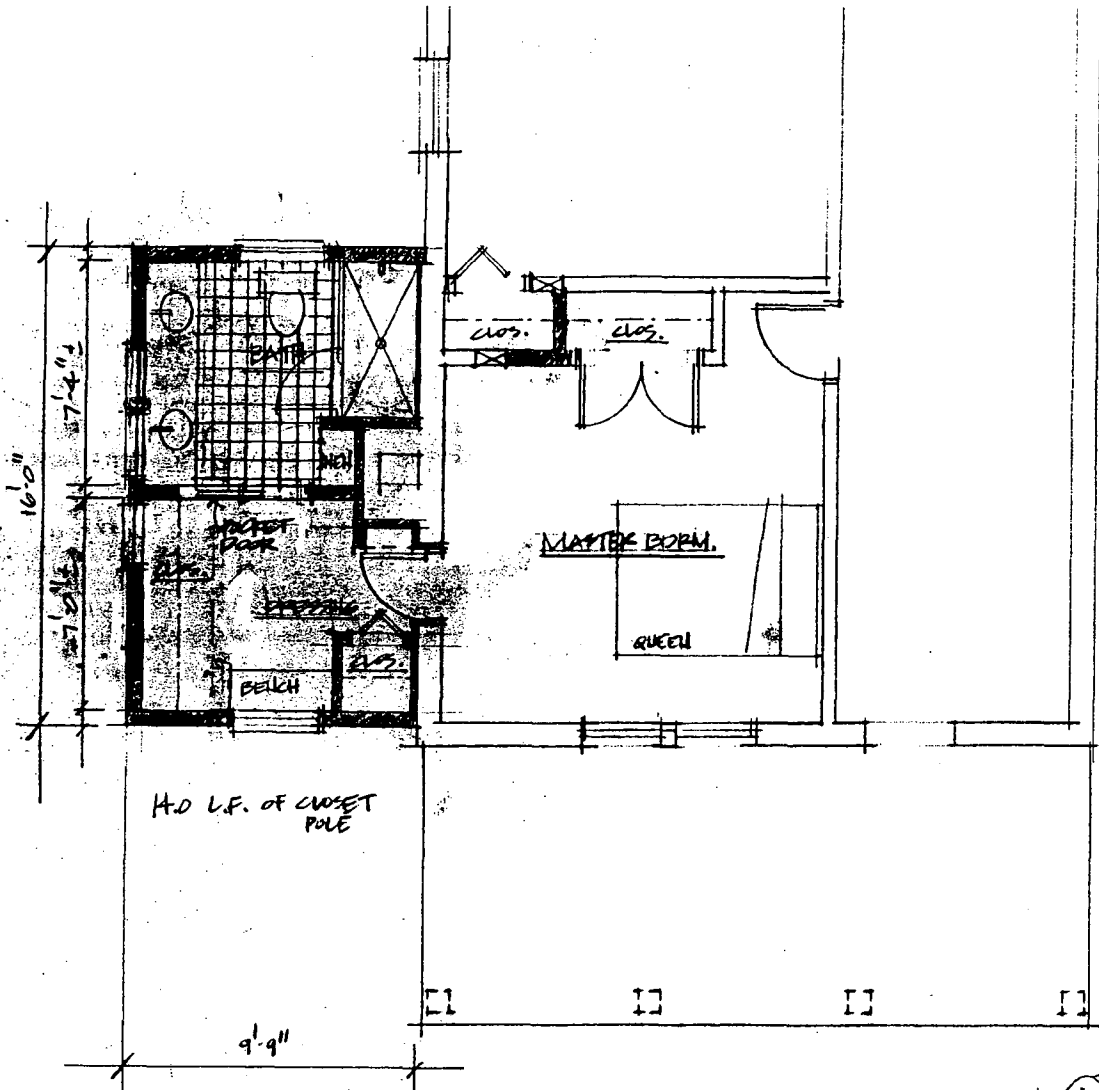
Hastings/Wilkins Residence
 7004 Poplar Ave.
 Takoma Park, MD 20912



Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

EXIST. SECOND FLOOR PLAN

1/4"
5-5.05



H.D. L.F. OF CLOSET POLE

9'-9 1/2"

Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912

SECOND FLOOR PLAN (A)
 1/21-08

Hastings/Wilkins Residence
 7004 Poplar Ave.
 Takoma Park, MD 20912

(5)



Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912



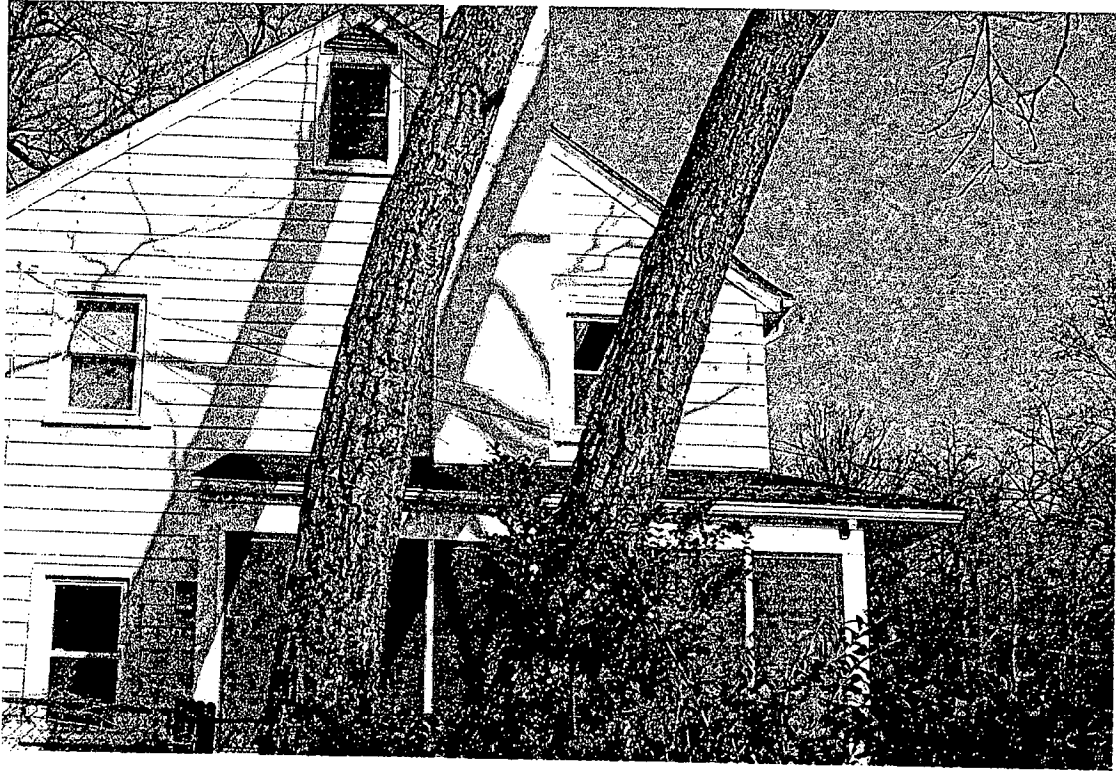
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912



Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912



Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

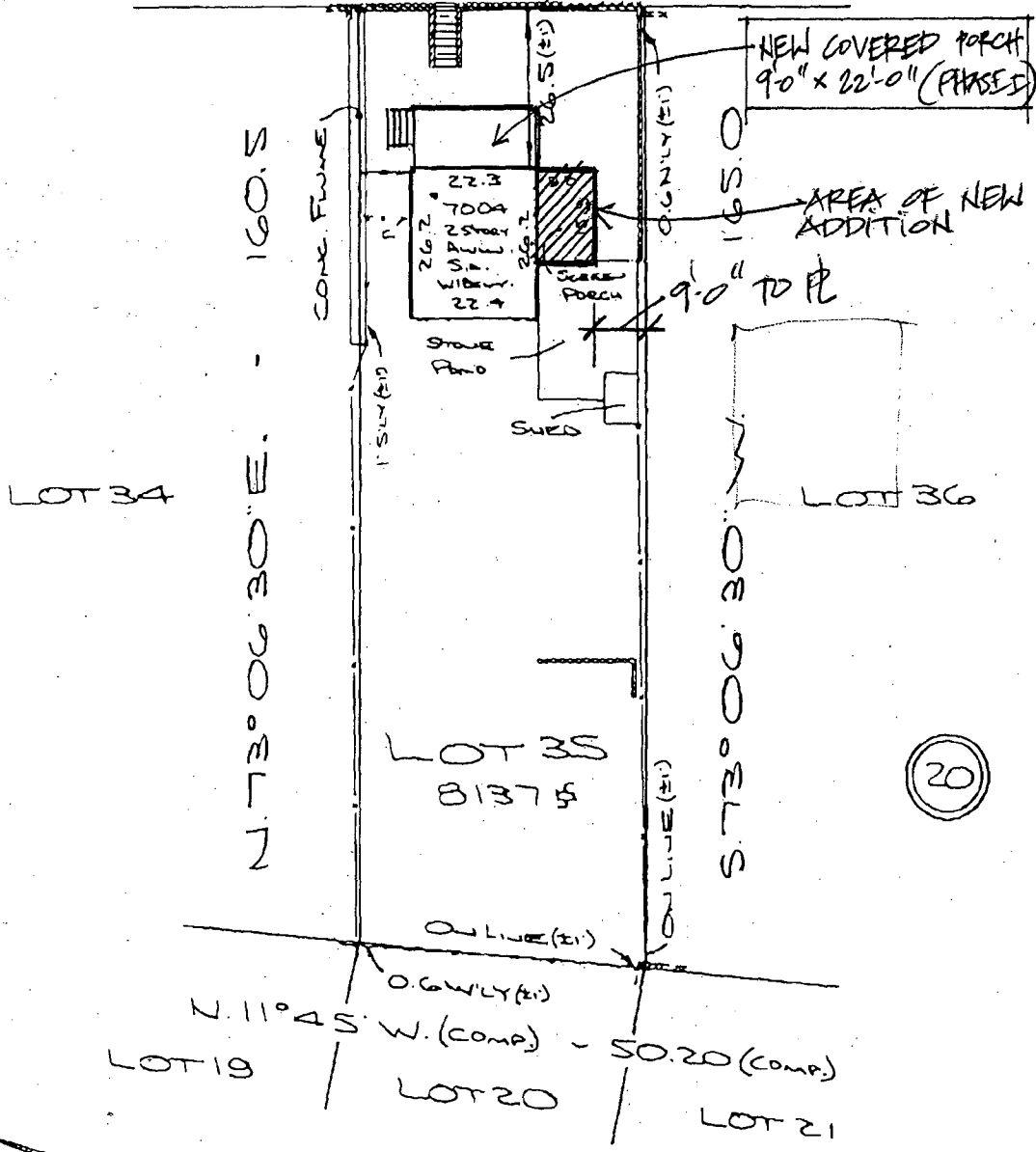
Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

POPLAR AVENUE

S.16°53'30"E.(COMP) - 50'

1" STONE CURB WALL

50

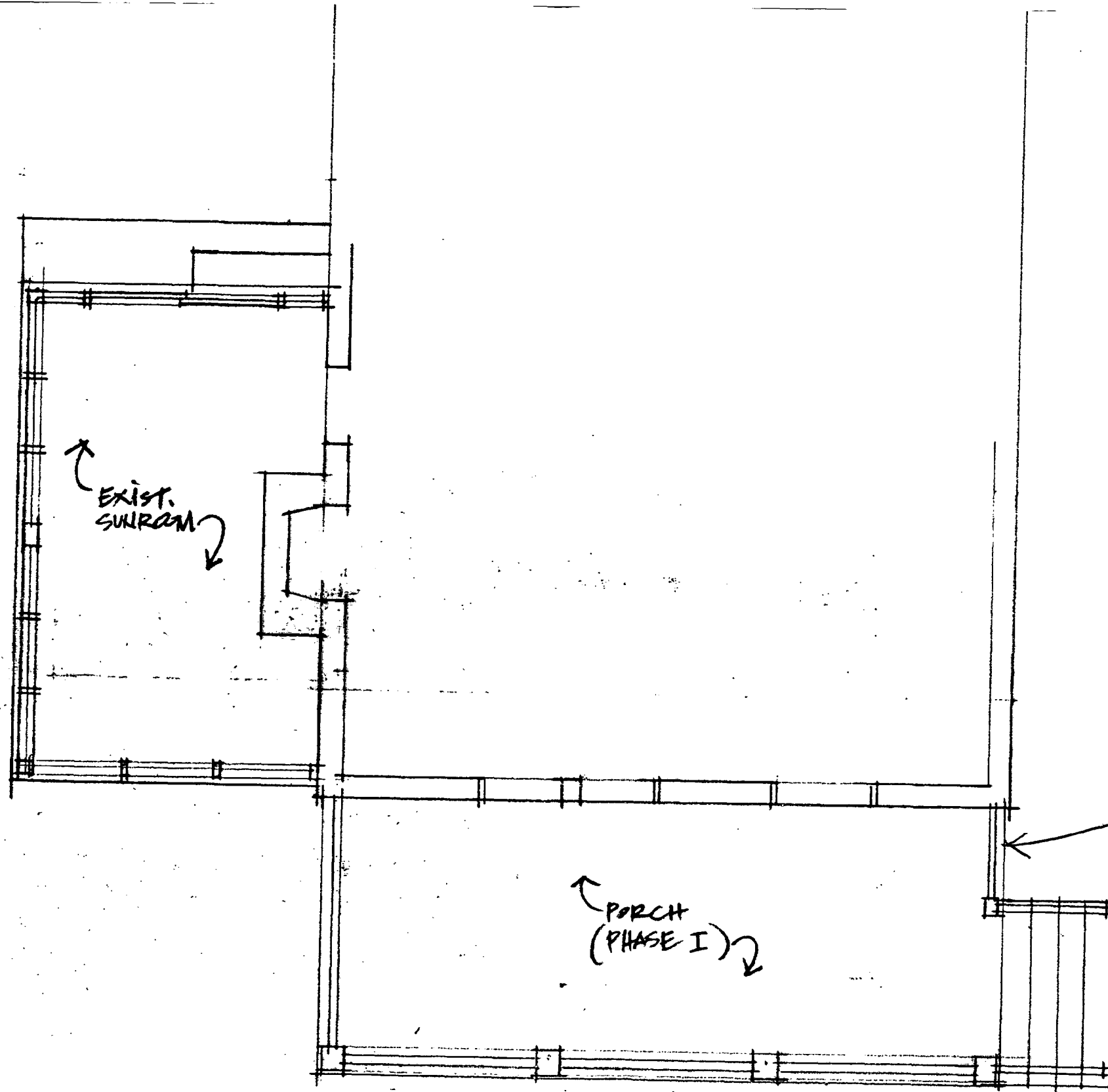


Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

Capitol Surveys, Inc.

10762 Rhode Island Avenue
Baltimore, Maryland 21285

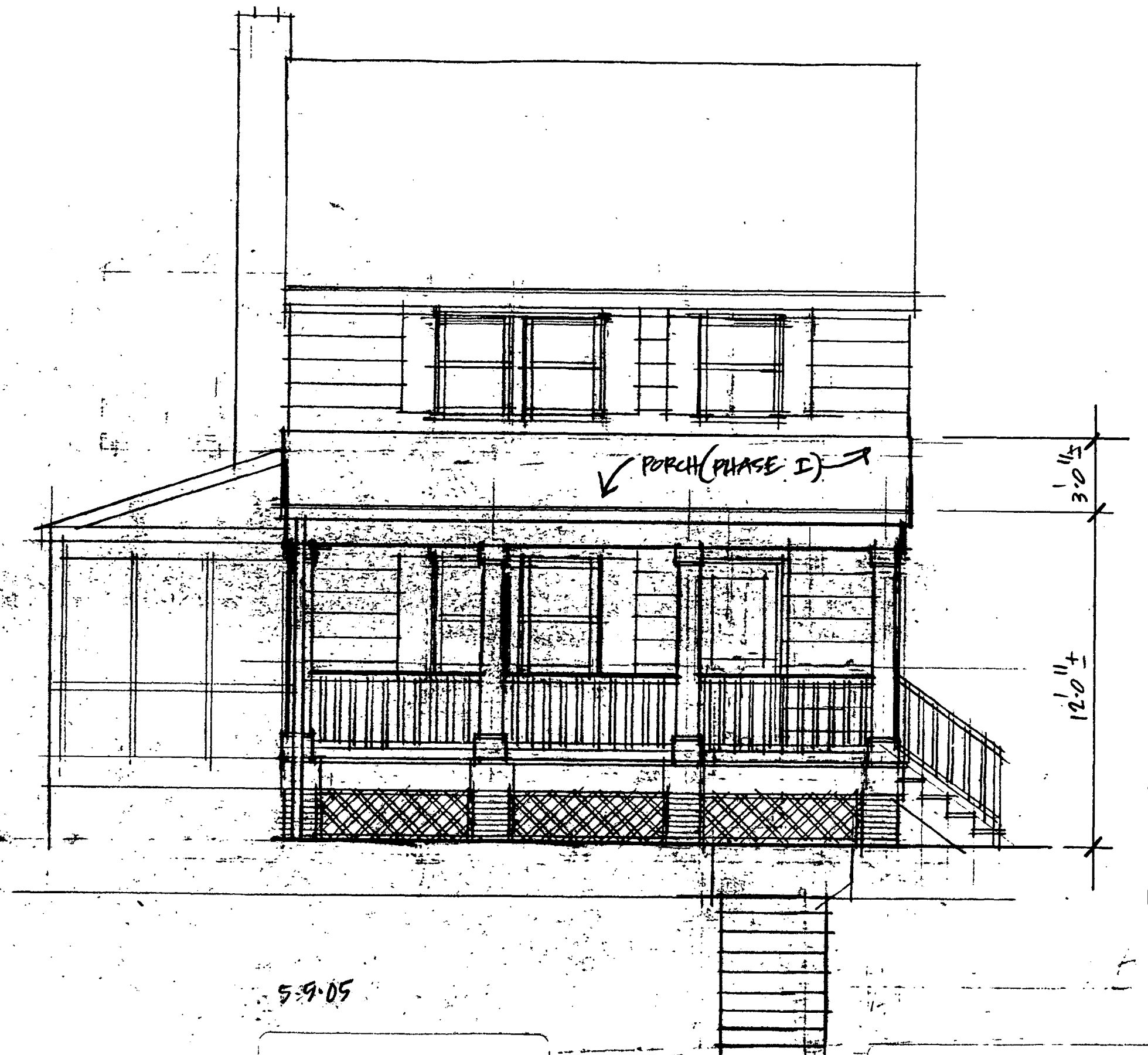
NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements, and the plat does not provide for the



THIS PORCH HAS NOT BEEN BUILT YET, BUT WAS APPROVED FOR AN HISTORIC AREA WORK PERMIT @ THE 2/23/05 HPL MEETING

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

EXIST. FIRST FLOOR
1/4"
HASTINGS
5.5.09

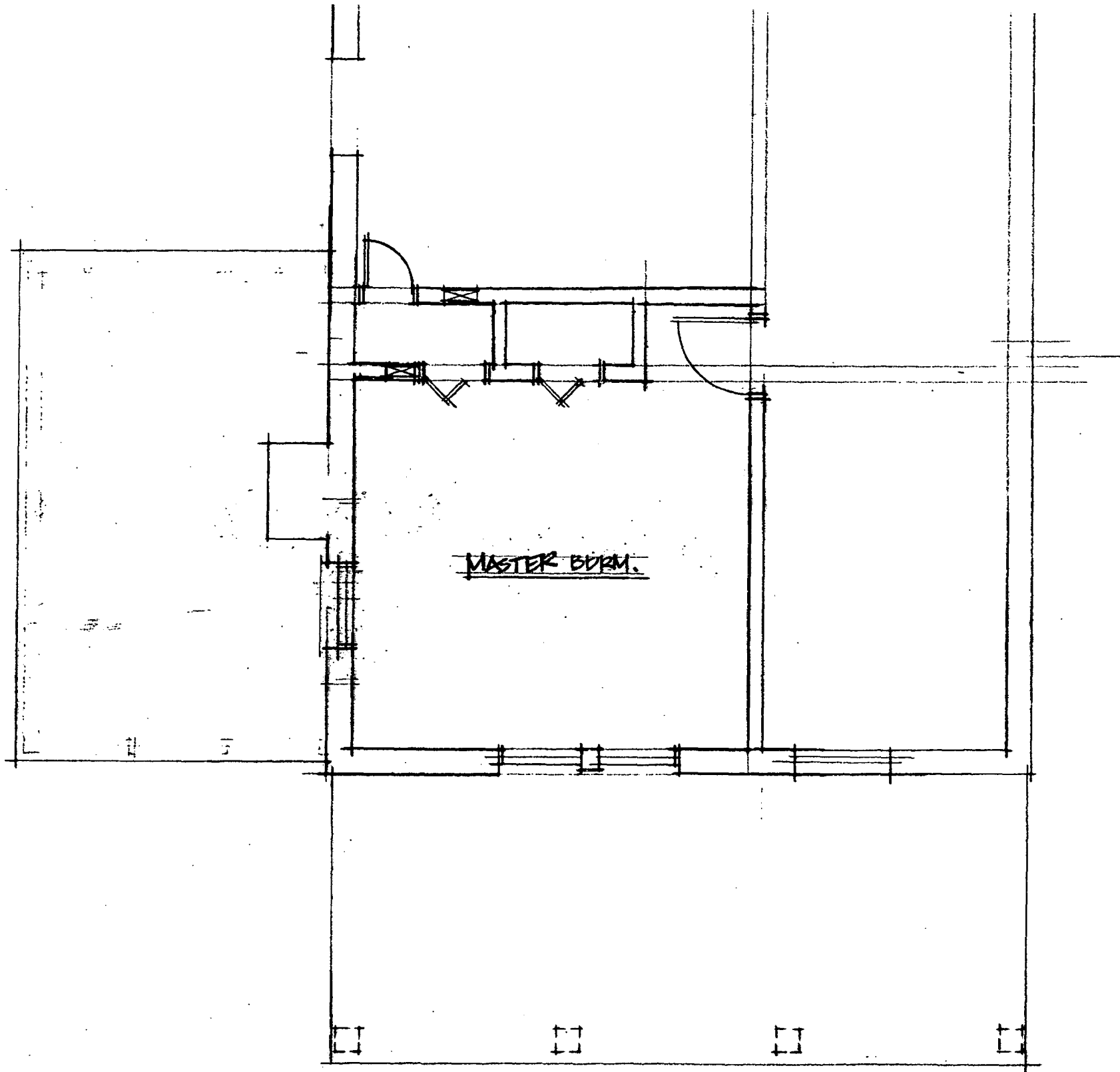


5-9-05

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

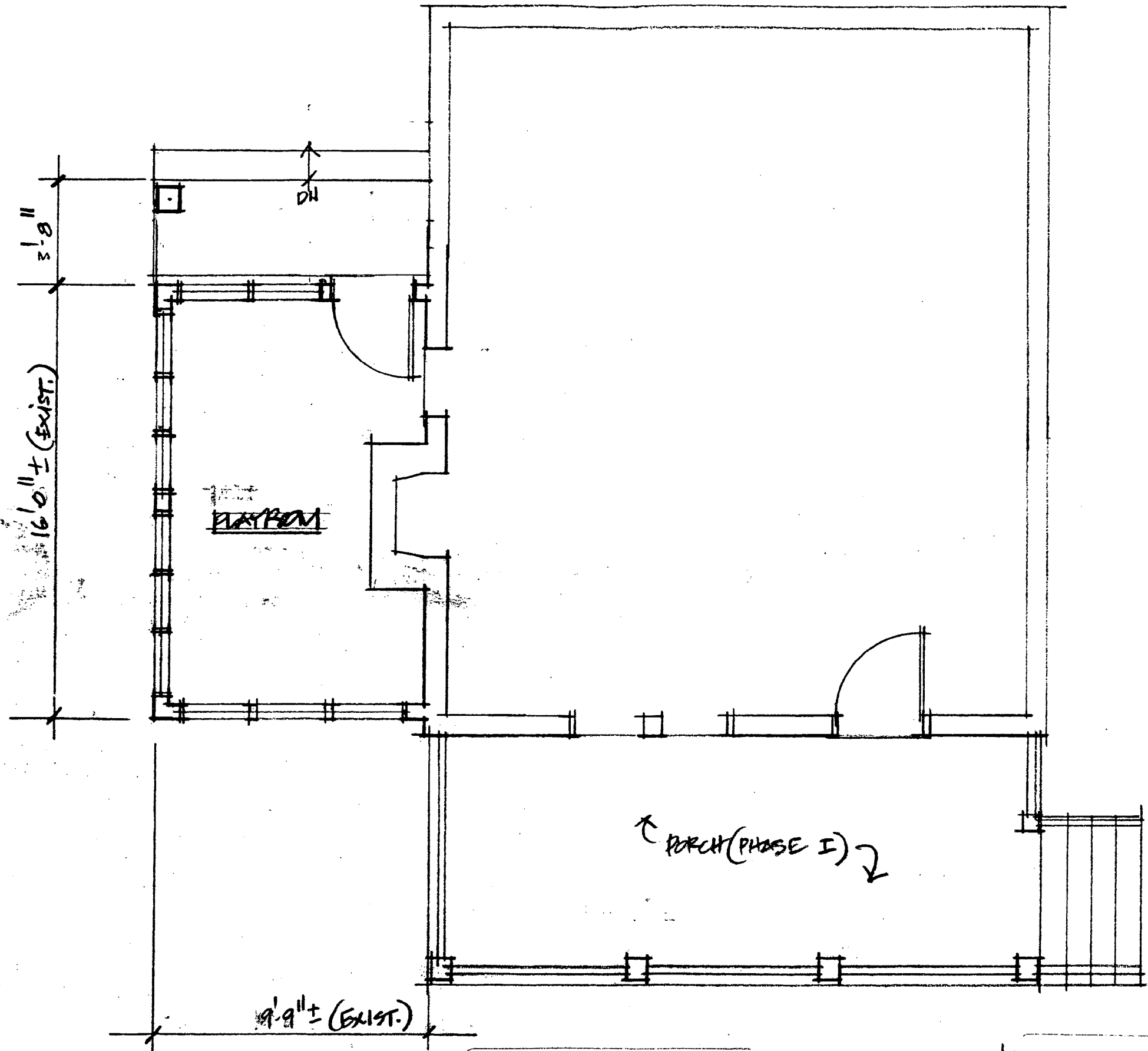
EXIST.
FRONT ELEVATION
1/4" = 1'-0"

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912



Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

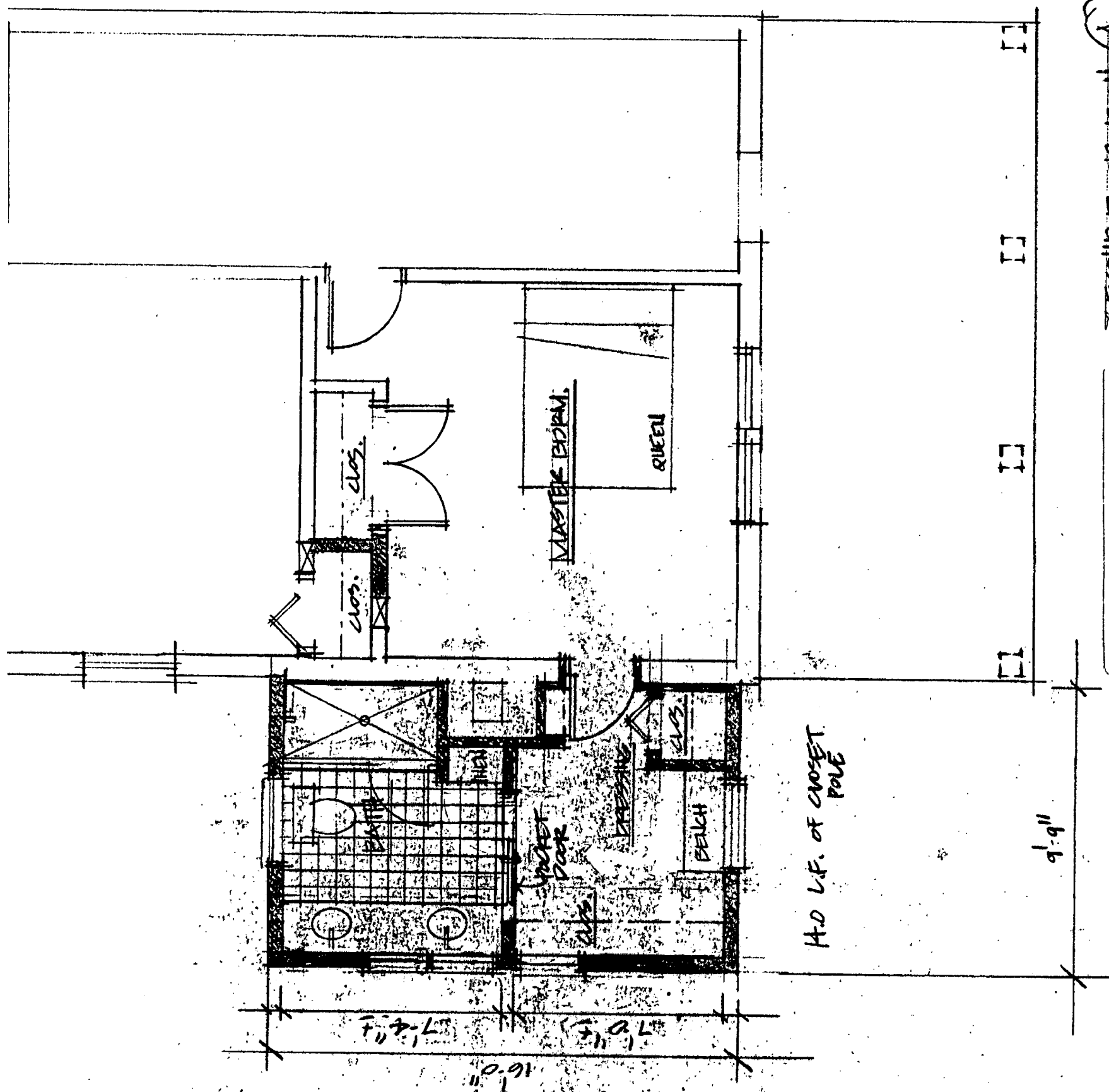
EXIST. SECOND FLOOR PLAN
1/4"
5.9.05



Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912

FIRST FLOOR PLAN
 1/4" = 1'-0"
 5.5.05

Hastings/Wilkins Residence
 7004 Poplar Ave.
 Takoma Park, MD 20912



SECOND FLOOR PLAN A
 11-1-01

Virullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912

Hastings/Wilkins Residence
 7004 Poplar Ave.
 Takoma Park, MD 20912

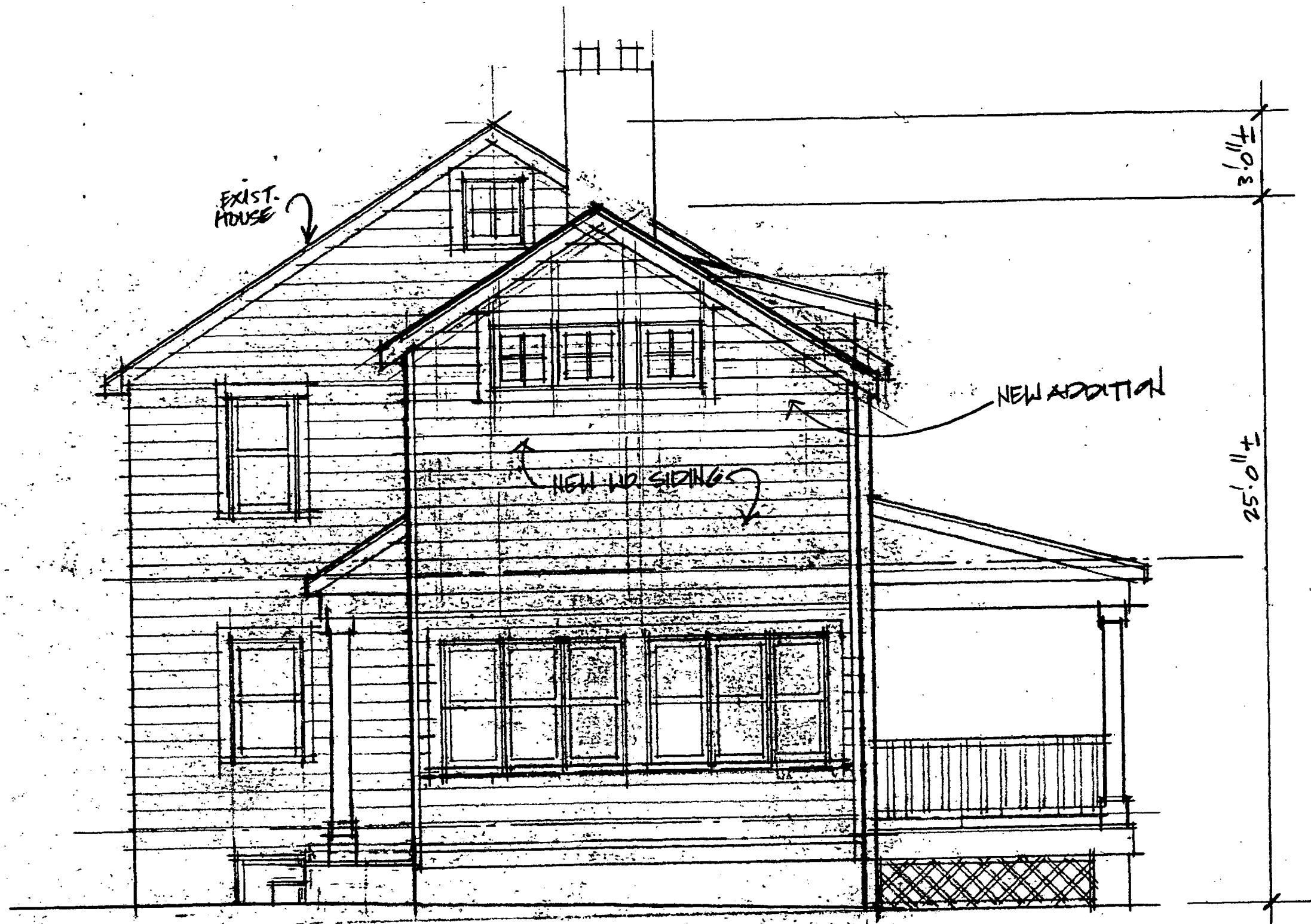


FRONT ELEVATION

5-5.05

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912



Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

SIDE ELEVATION (A)
1/4"
5.5.05



Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

REAR ELEVATION
1/4" = 1'-0"
5-5105

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912



Vitulo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912



Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Hastings/Wilkins Residence
7004 Poplar Ave.
Takoma Park, MD 20912

STAFF ITEM

TO: MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

FROM: Heritage Building and Renovation, Inc.

7334 Carroll Ave. Takoma Park

TEL. 301 270 4799

FAX 301 270 0166

NON Contributing

RE: HASTINGS RESIDENCE 7004 POPLAR AVENUE TAKOMA PARK

Please review the attached drawings to see the modification proposed for the rear access door which is being changed from a single to a double. Also please note that the siding will be fiber cement and not wood. Feel free to call our office for any clarifications,

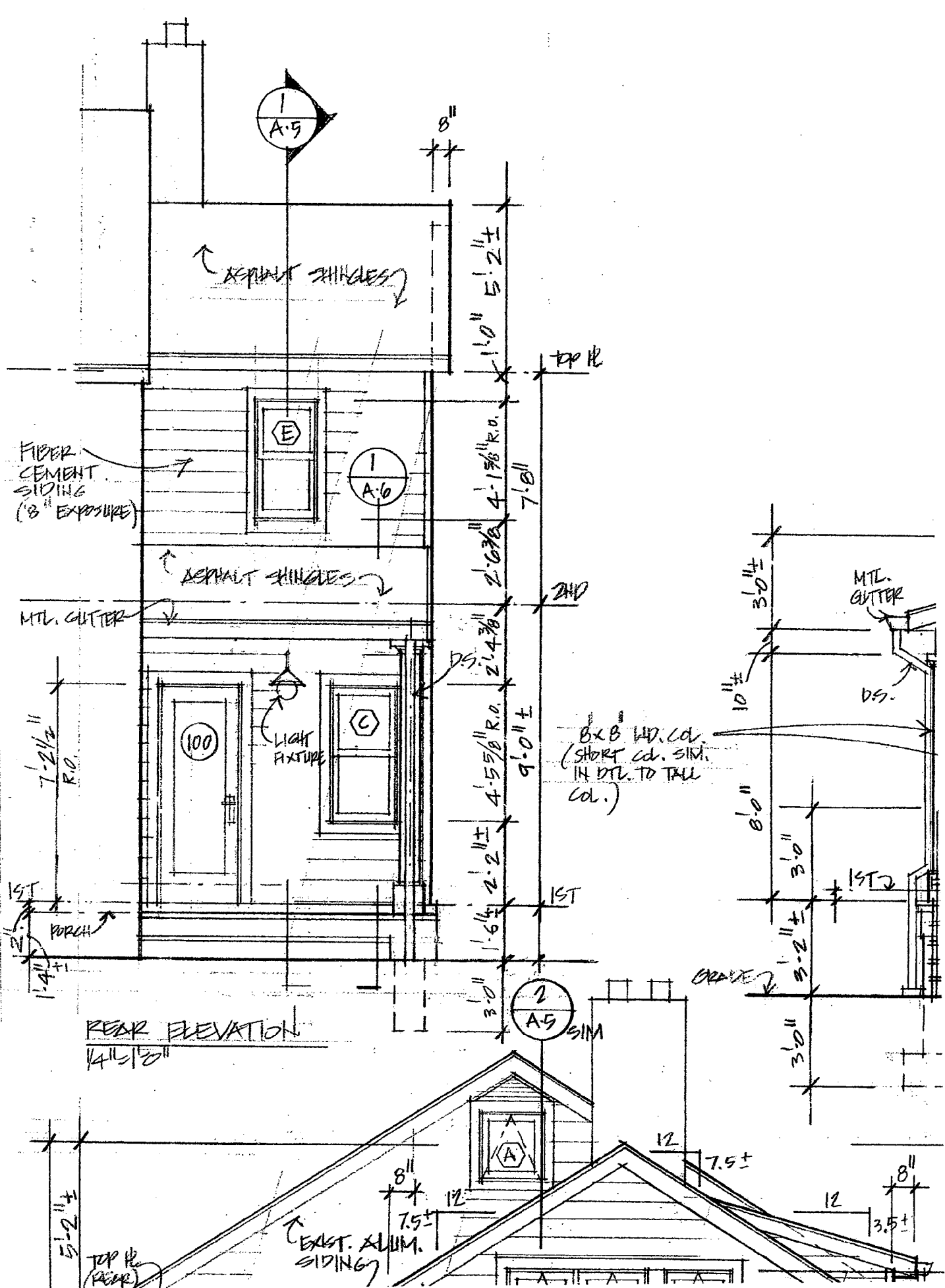
Respectfully,



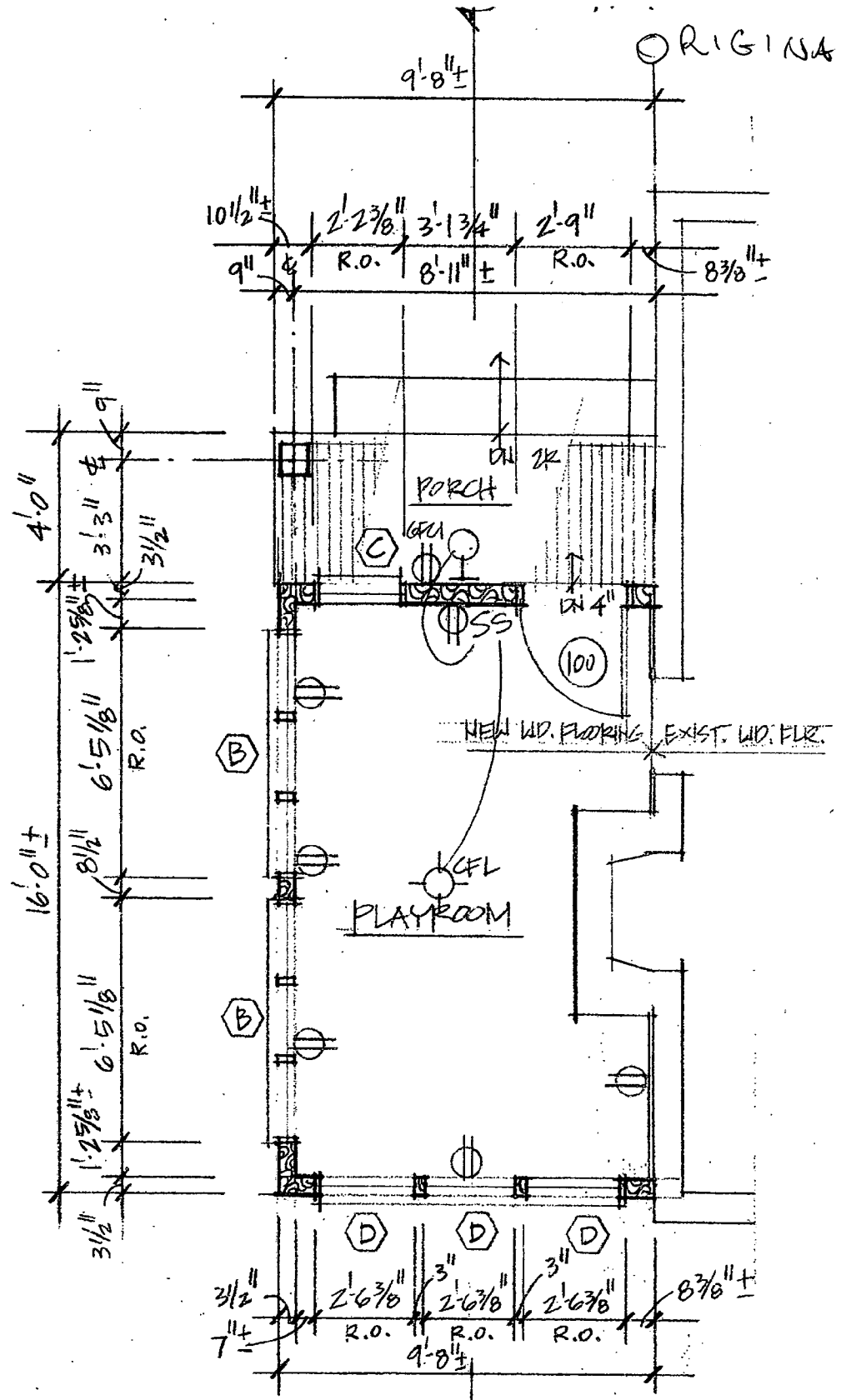
Rick Leonard

9-12-05

HPC
approved
@
9/14/05
work session



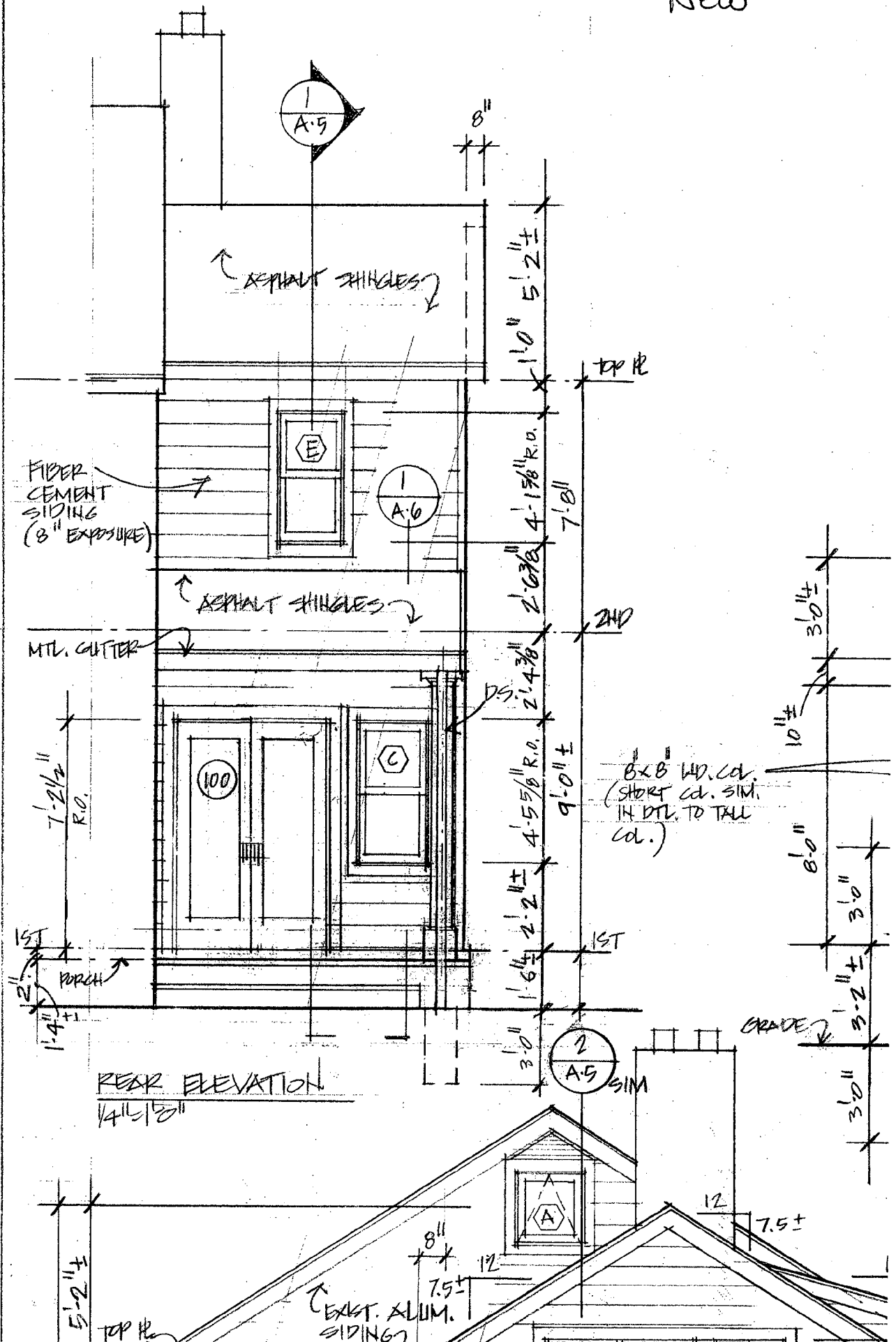
ORIGINAL



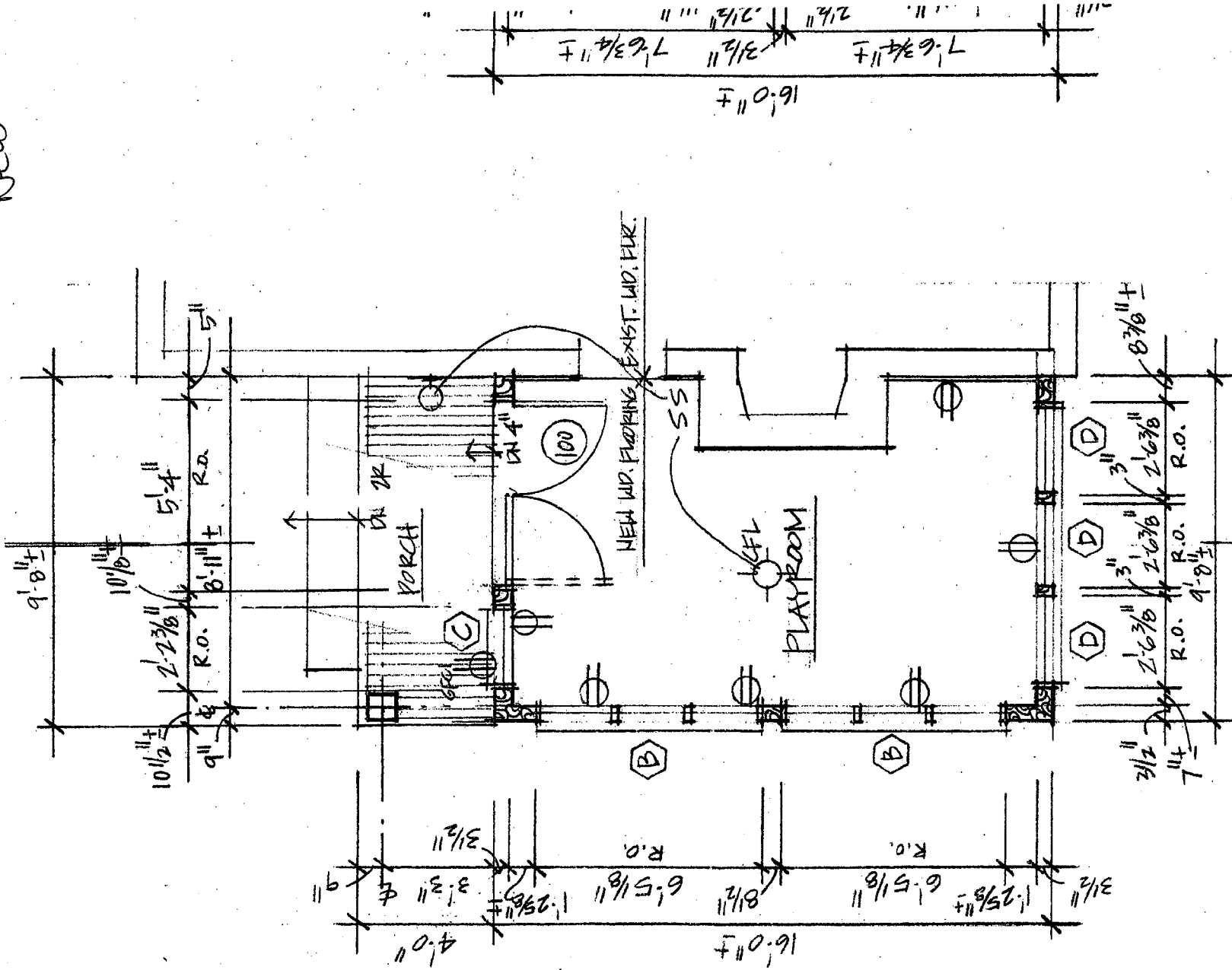
FIRST FLOOR (PLAYROOM) PLAN

1/4" = 1'-0"

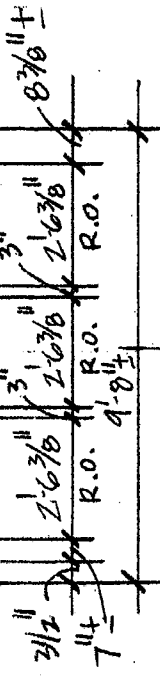
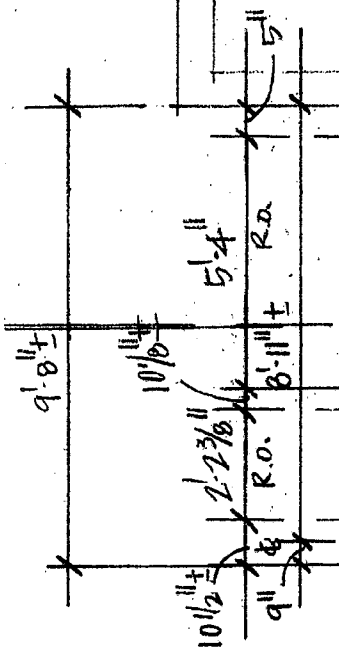
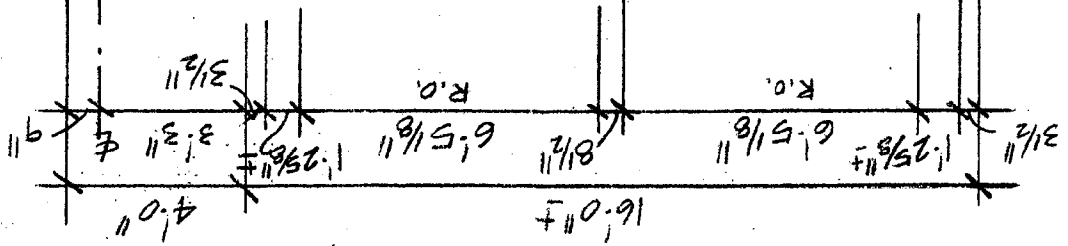
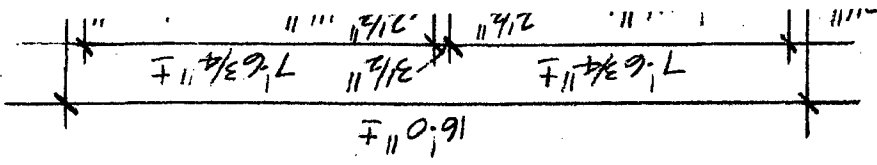
NEW



NEW

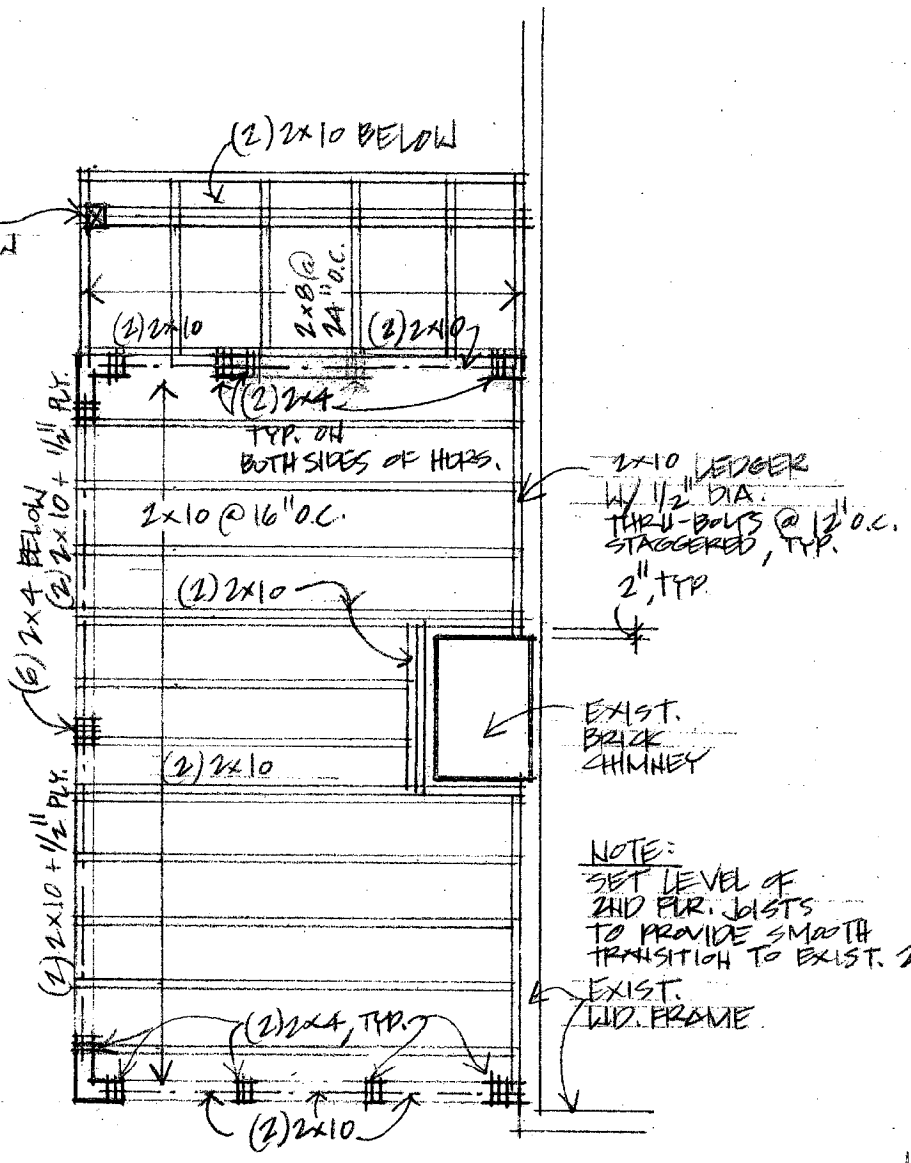


FIRST FLOOR (PLAYROOM) PLAN
1/4" = 1'-0"



NEW

6 PT. PGER W/ DIA. EXP. BOLTS, SAGGERED



FR FRAMING PLAN

SECOND FLOOR FRAMING PLAN
1/4/11-011

