

37/03-06ZZ 7006 POPLAR AVE
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: September 28, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #432588, rear deck construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the September 27, 2006 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Belinda Morris & Tony Brunello

Address: 7006 Poplar Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



5910-0887



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

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Belinda Morris
Daytime Phone No.: 301-920-1502
Tax Account No.: 13 01080713
Name of Property Owner: Belinda Morris and Tony Brunello Daytime Phone No.: 301-920-1502
Address: 7006 Poplar Ave, Takoma Park, MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7006 Street: Poplar Avenue
Town/City: Takoma Park Nearest Cross Street: Elm Avenue
Lot: 34 Block: 20 Subdivision: 25
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: french doors

1B. Construction cost estimate: \$ 5000.00

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.

Belinda Morris
Signature of owner or authorized agent

9/6/2006
Date

Approved:

Disapproved: _____
Signature: [Signature] For Chairperson, Historic Preservation Commission
Date: 9-28-06

Application/Permit No.: 432588 Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

A 2-story house with a porch and small frame deck and a small frame shed are located on the property. The shed is located on the northeast side of the house. From the street, one is not able to view the back part of the house. The property behind the house has a steep incline upwards to the back boundary line. There are mature trees in the back of the house, up the slope from the house. The property is fenced on either side and behind.

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

We propose to: (a) build a deck of size 22ft x 16 ft attaching to the back of the house; (b) put a french door in the back of the house - where currently there is a window leading out onto the proposed deck; and (c) remove the frame deck which attaches to the closed porch on the south west side of the house in order to allow an emergency escape exit from the basement area. In the piece of this deck will be stairs from the door in the closed porch leading down to the ground. The back of the house is very private and cannot be viewed from the road; therefore the deck addition will have no impact on the aesthetic setting of the neighborhood, as viewed from Poplar Avenue. However, the deck will improve the aesthetic quality of the house, as viewed from the side neighbors as currently the ground where the deck will be placed is bare. The deck will in no way impact any of the trees in the back yard. The overall effect on the environment setting will be positive and the deck will enhance the aesthetic quality of the house. As the house is a non-contributing resource to the historic district, the deck will not impact the historic quality of the house.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

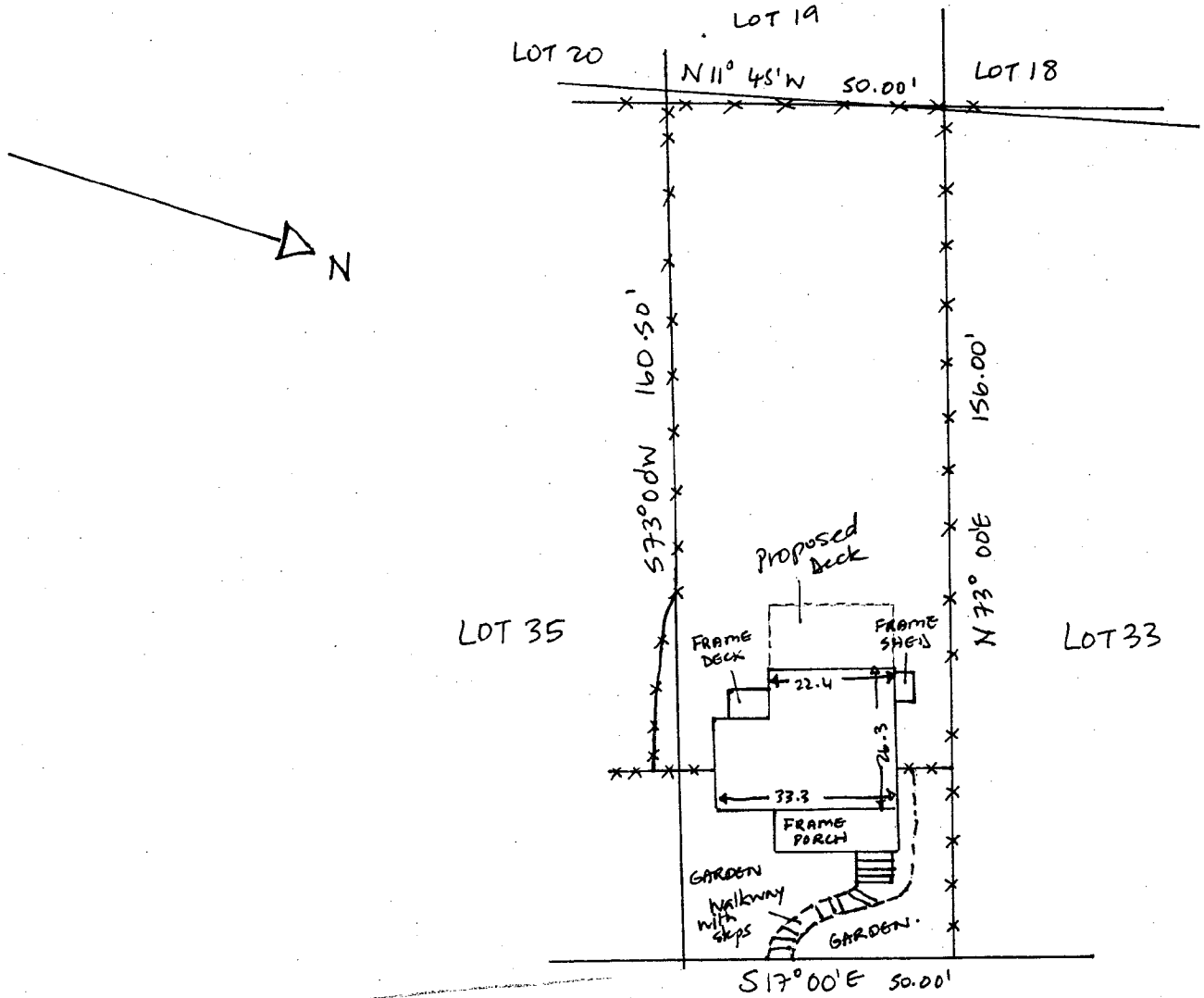
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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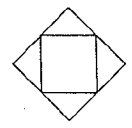
Behrnda Morris

Site Plan



APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley

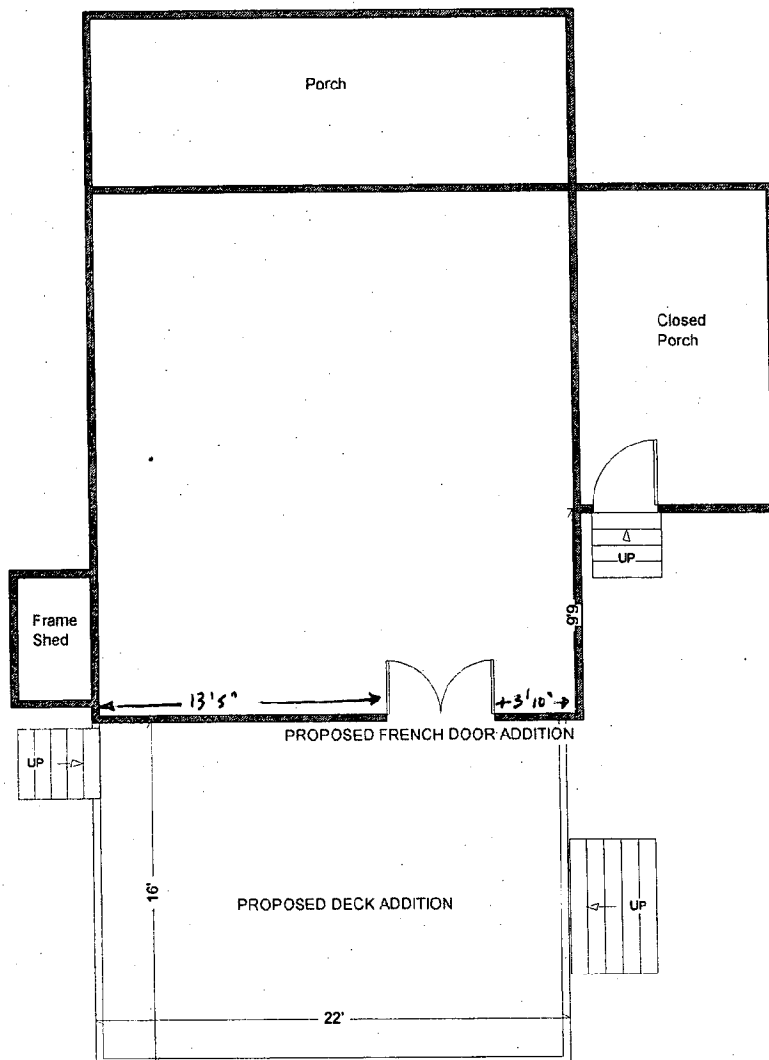
AP
9-28-06



Shade portion to indicate North

Applicant: Behnda Morris

September 6, 2006



Door Materials: French doors, Trim and repair for door area
 Deck Materials: Pressure treated wood ((8) 4x4x8; (14) 2x6x12; (8) 2x8x12; 70 5/4x6x12); (48) steel ties; misc

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley

9-28-06

Elevations 2

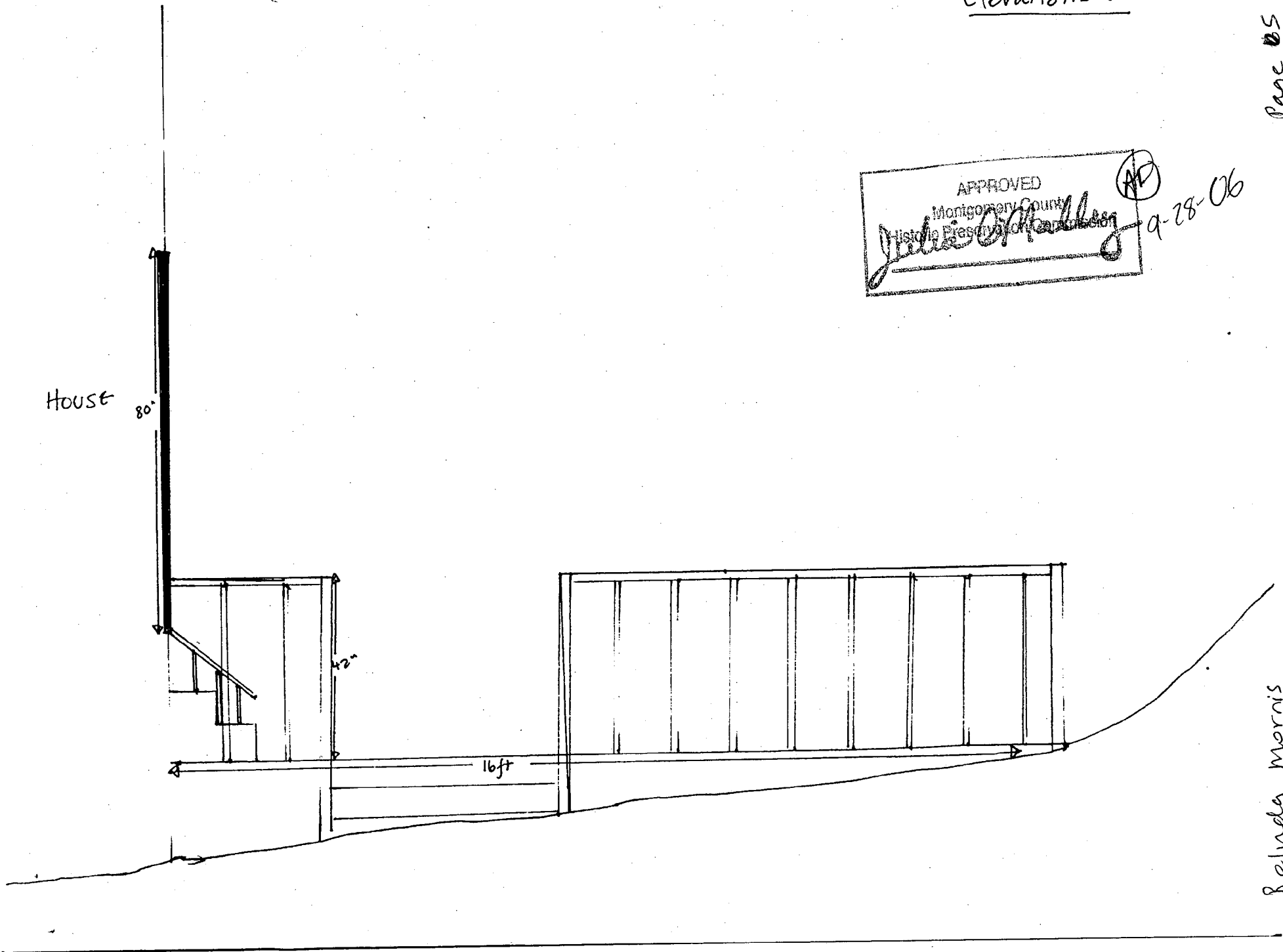
APPROVED
Montgomery County
Historic Preservation Commission
Judith C. Maloney 9-28-06

House

80'

42"

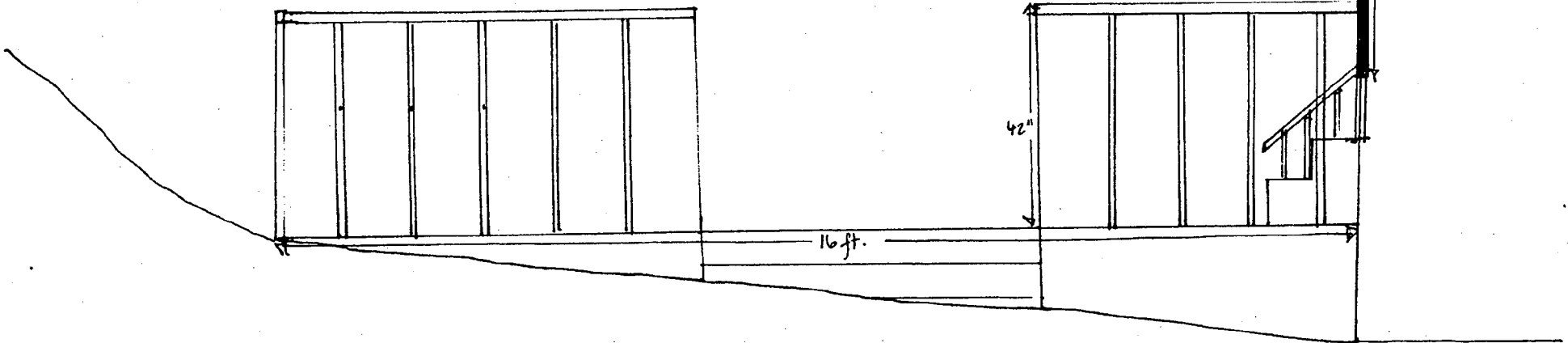
16ft



Elevations 1

materials used: pressure treated lumber

APPROVED
Montgomery County
Historic Preservation Commission
Julia M. Malby
9-28-06



EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7006 Poplar Avenue, Takoma Park	Meeting Date:	9/27/2006
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	9/20/2006
Applicant:	Belinda Morris and Tony Brunello	Public Notice:	9/13/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06ZZ	Staff:	Anne Fothergill
PROPOSAL:	Rear deck construction and door installation		
RECOMMENDATION:	Approve		

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource Within The Takoma Park Historic District
STYLE: Tudor Revival
DATE: c1920s-30s

PROPOSAL

The applicants are proposing construction of a 22' x 17' wood deck off the back of their house. To access the new deck they will install wood French doors where there is an existing window. They propose removal of the small deck on the rear left side of the house and will build wood steps to grade in that location. No trees will be impacted by the construction of this deck.

STAFF RECOMMENDATION:

- Approval**
 Approval with conditions

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

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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

27/07-0887



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255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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DPS - #8

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Belinda Amey 9/6/2006
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 432588 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3

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Behnda Morris

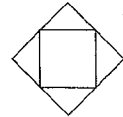
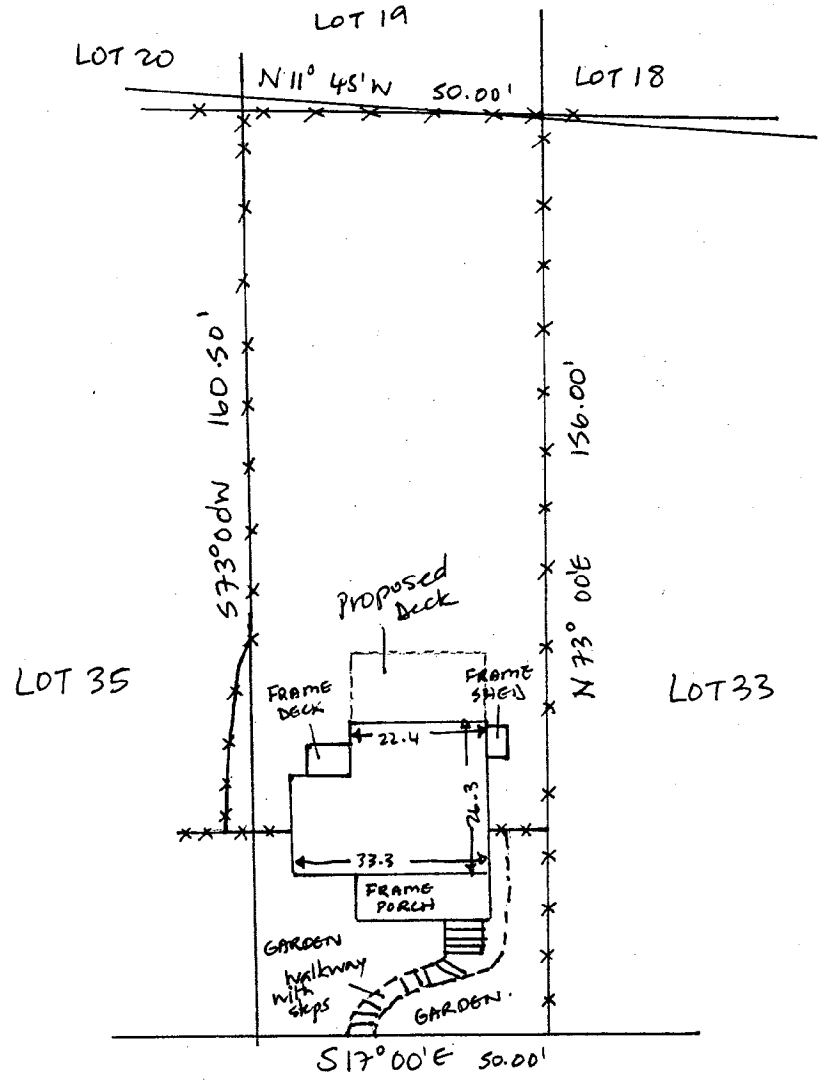
4

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

<p>Owner's mailing address Tony Brunello & Belinda Morris 7006 Poplar Ave. Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Meriwether T. Jones & B. M. 30 Hickory Ave. Takoma Park, MD 20912</p>	<p>Colleen V. O'Brien et al TR 7009 Poplar Ave Takoma Park, MD 20912-4675</p>
<p>Patrick Plunkett, et al 34 Hickory Ave. Takoma Park, MD 20912</p>	<p>Daryl Braithwaite 32 Hickory Ave. Takoma Park, MD 20912-4622</p>
<p>Mary Beth Hastings & Howard Wilkins 7004 Poplar Ave. Takoma Park, MD 20912-4676</p>	<p>Thomas A. Lalonde & Julia Zito 7008 Poplar Ave. Takoma Park, MD 20912-4676</p>

Belinda Morris

Site Plan

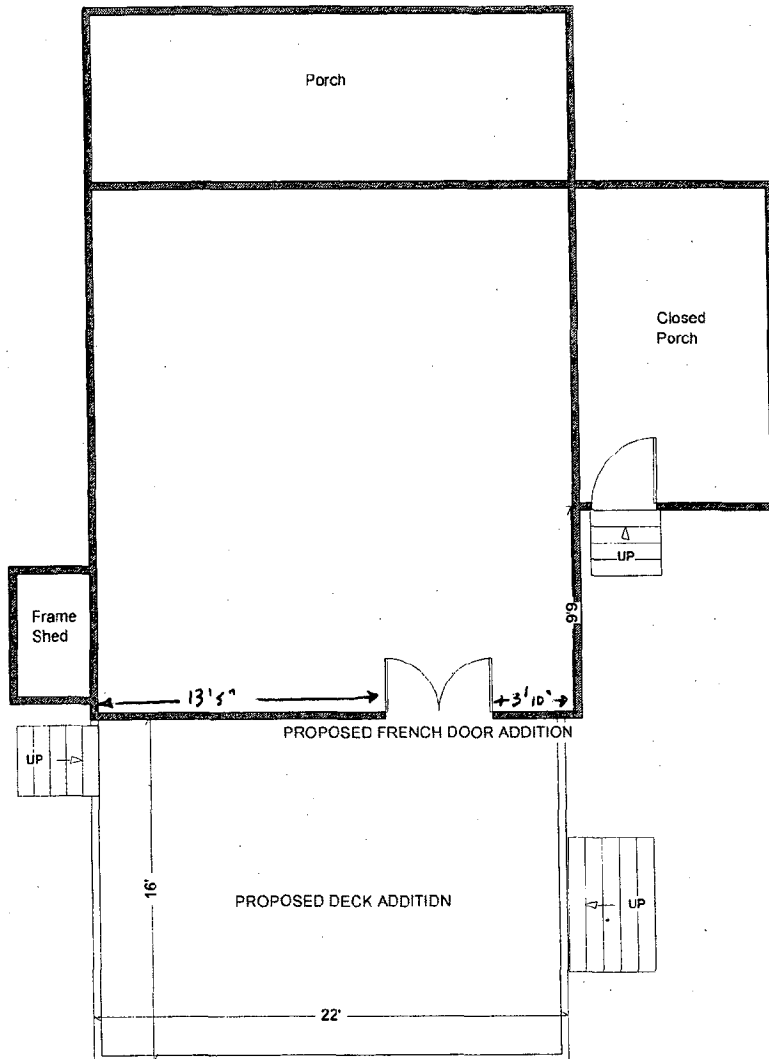


— Shade portion to indicate North —

Applicant: Behnda Morris

September 6, 2006

Page: 6

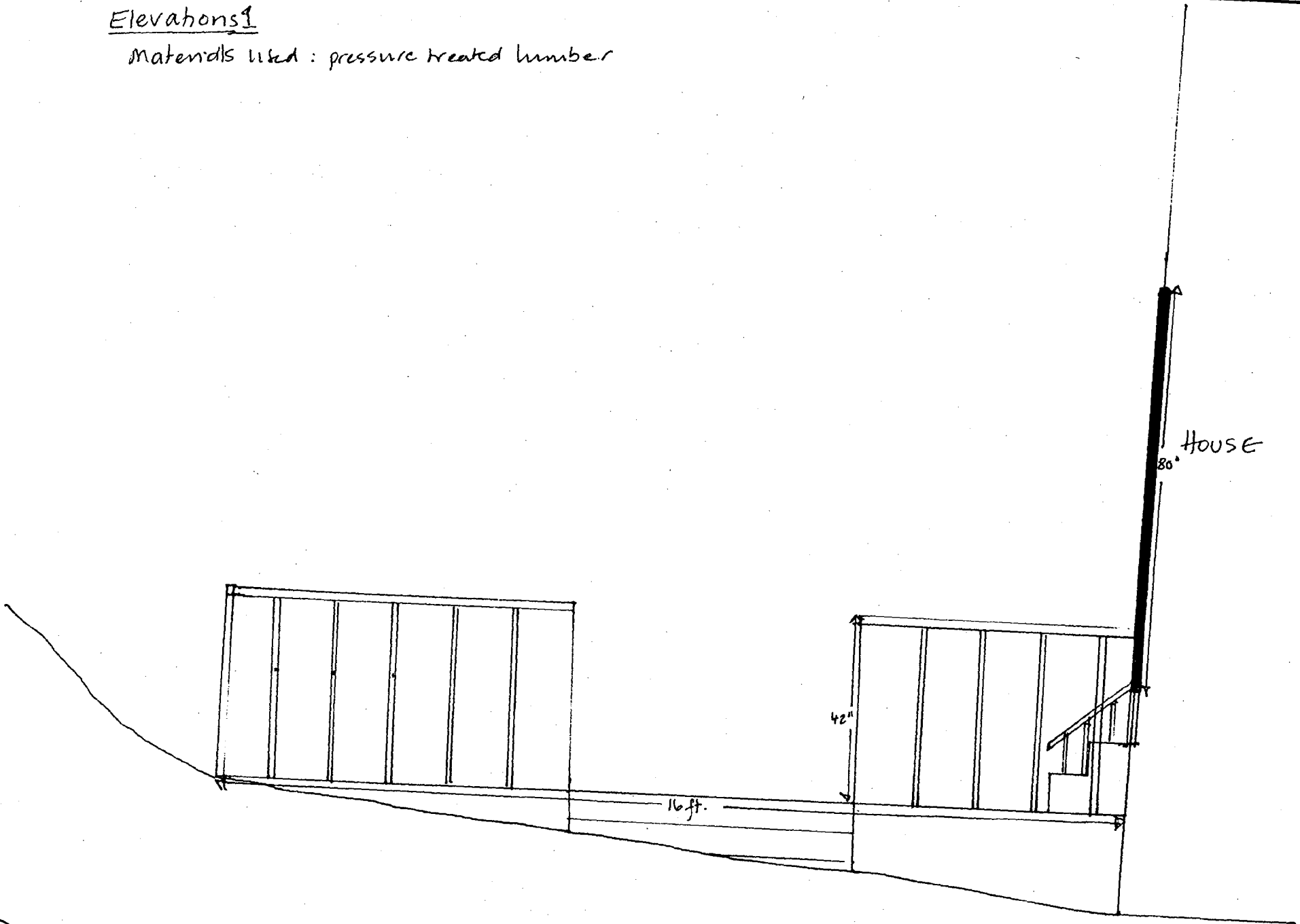


Door Materials: French doors, Trim and repair for door area

Deck Materials: Pressure treated wood ((8) 4x4x8; (14) 2x6x12; (8) 2x8x12; 70 5/4x6x12); (48) steel ties; misc

Elevations

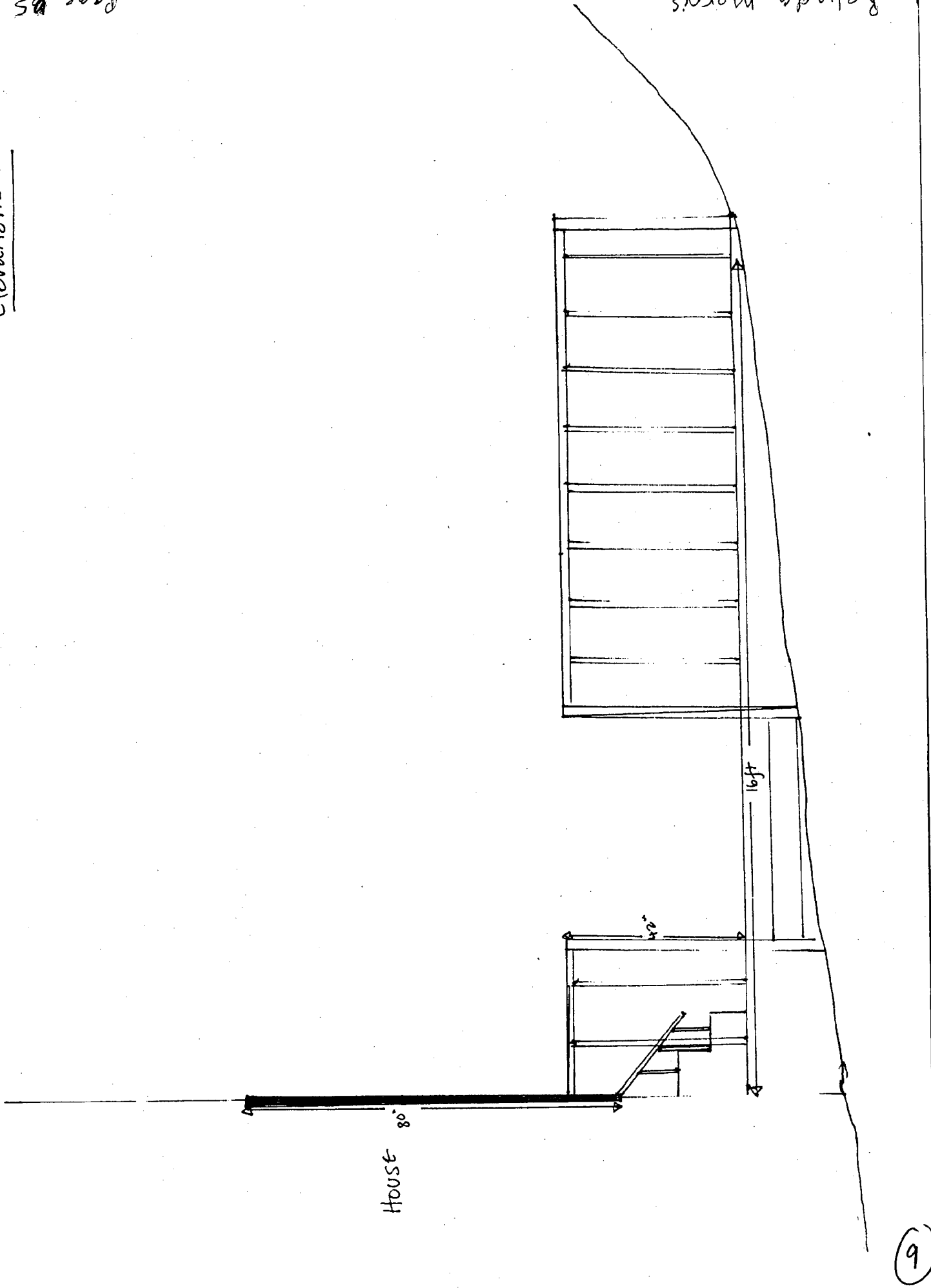
Materials used: pressure treated lumber



8

Elevations 2

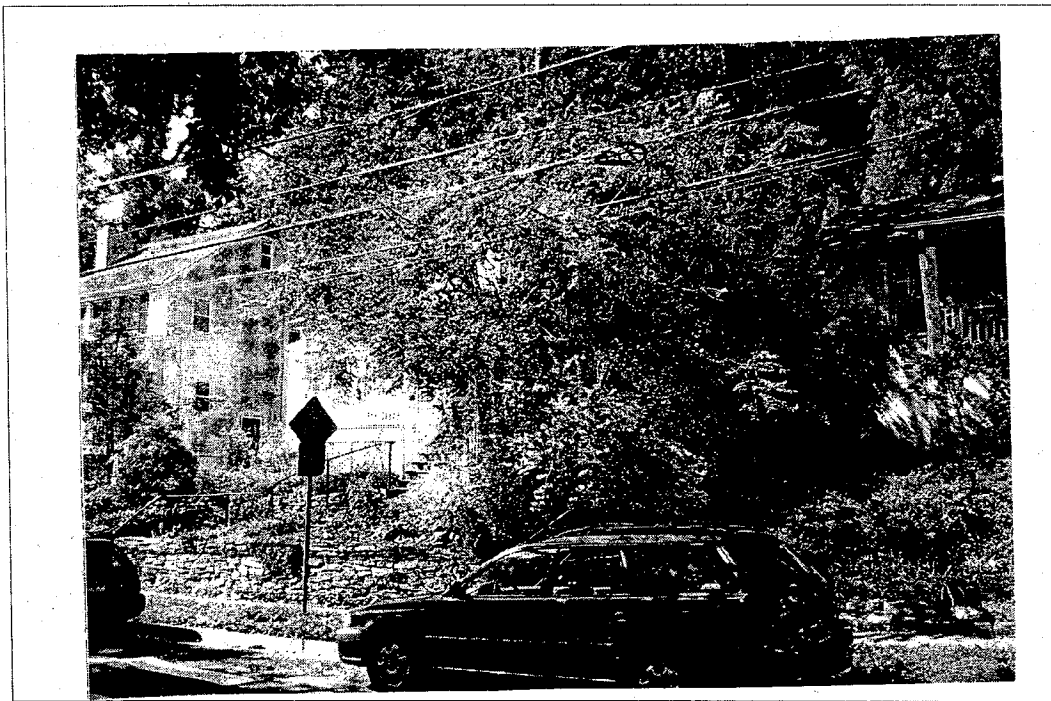
Belinda Morris



Existing Property Condition Photographs (duplicate as needed)



Detail: Street view of the house (1)



Detail: Street view of house (hidden behind tree) (2)

Applicant: Behinda Morris

Existing Property Condition Photographs (duplicate as needed)



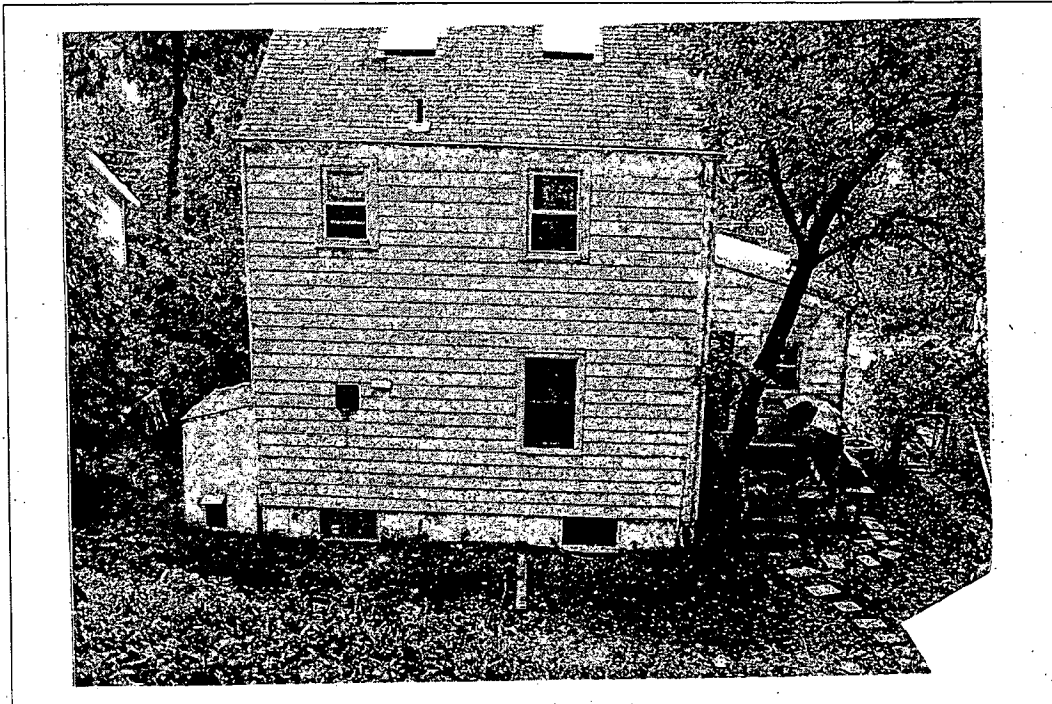
Detail: Street view of house (3)



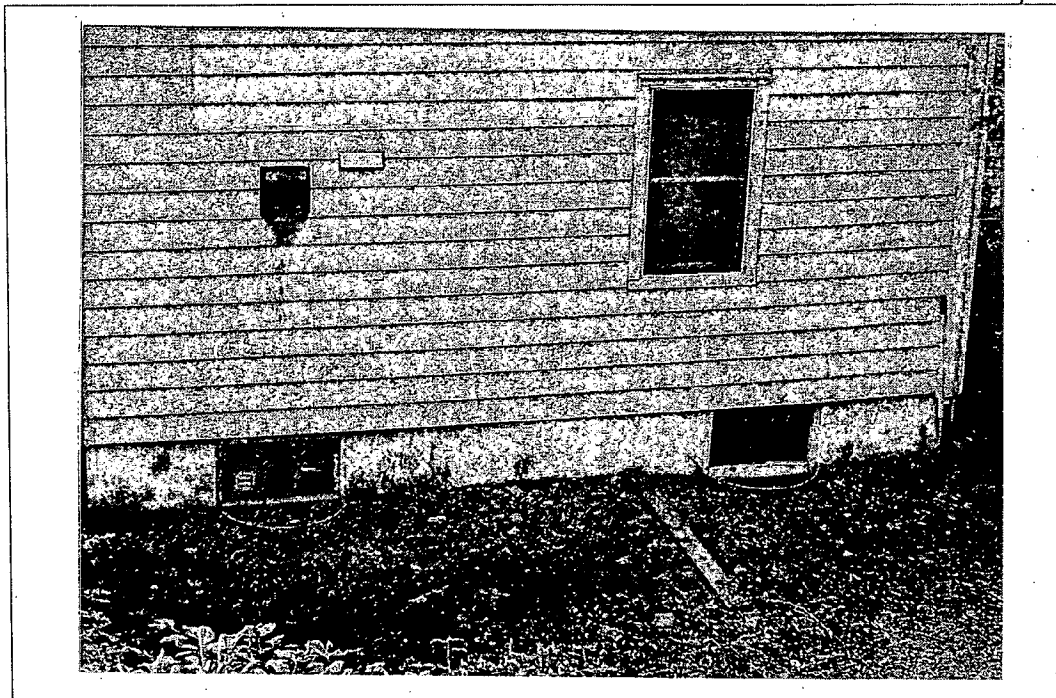
Detail: View of proposed deck area from side of house (south side)

Applicant: Belinda Morris

Existing Property Condition Photographs (duplicate as needed)



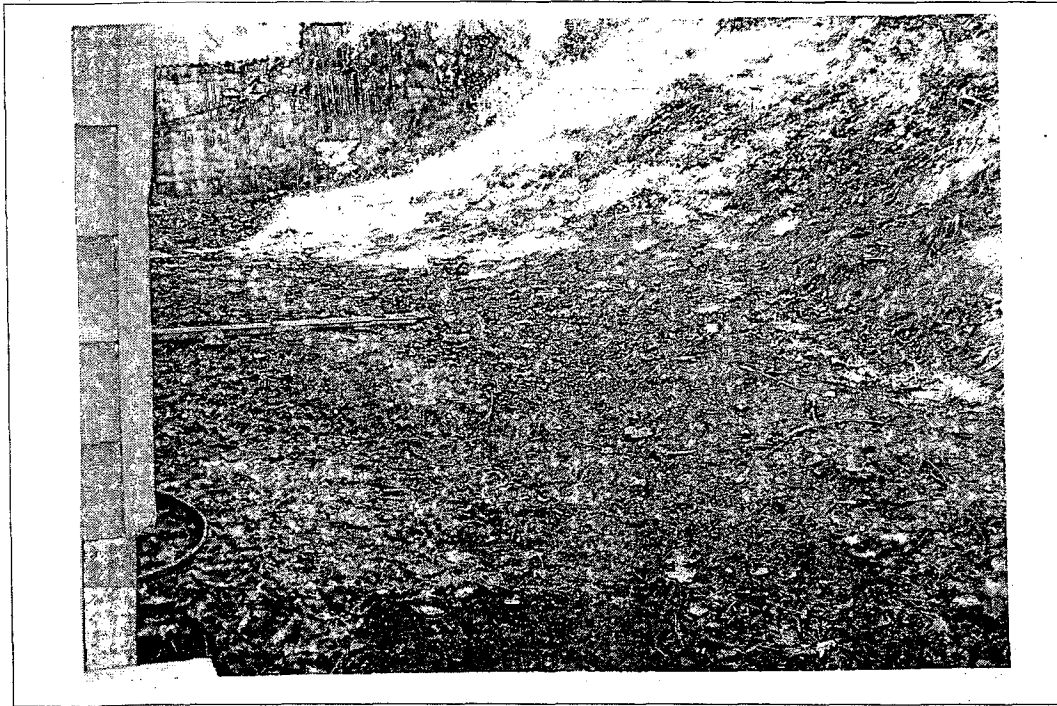
Detail: The deck will attach to the back of the house (photographed above) at the base of the Spring. The small deck currently attached to the sunroom on the right will be



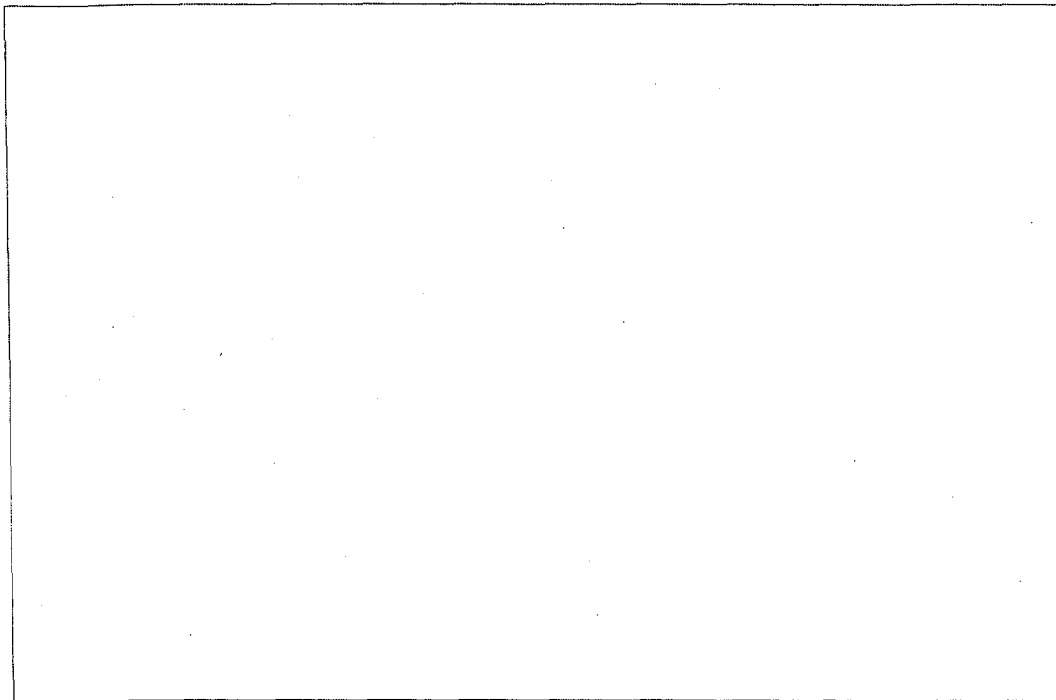
removed to allow for an escape window from the baseme. A staircase will lead from the sunroom to the ground

Detail: The window photographed above will be replaced by french doors leading out into the deck

Existing Property Condition Photographs (duplicate as needed)



Detail: View of proposed deck area from north side of house.



Detail: _____