


7103 Poplar Avenue, T Park
HPE Cox No. 37153-08YK
Takoma Park H. D.

Pendleton
Essette

ESSETTE RED 

Contributor resource - Gonzalez

22 Sept

- phoned Doug Kennedy
- asked for site plan
need to find out if it is behind
near plane of hawk

25 Sept - left message w/ owner & Kennedy
waiting for site plans

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7103 Poplar Avenue, Takoma Park	Meeting Date:	9.10.08
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9.03.08
Applicant:	Sally and William Kubetin	Public Notice:	8.27.08
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-08YY	Staff:	Rachel Kennedy
PROPOSAL:	Fencing installation		

STAFF RECOMMENDATION:

- Approval
- Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Bungalow
DATE: c1920s

PROPOSAL:

The applicant is proposing to construct a wood plank privacy fence around the rear yard of the property. The fence will be six (6) feet high and the boards will be pressure-treated 1" x 4" planks. The fence will be located behind the rear plane of the main house.

APPLICABLE GUIDELINES:

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.

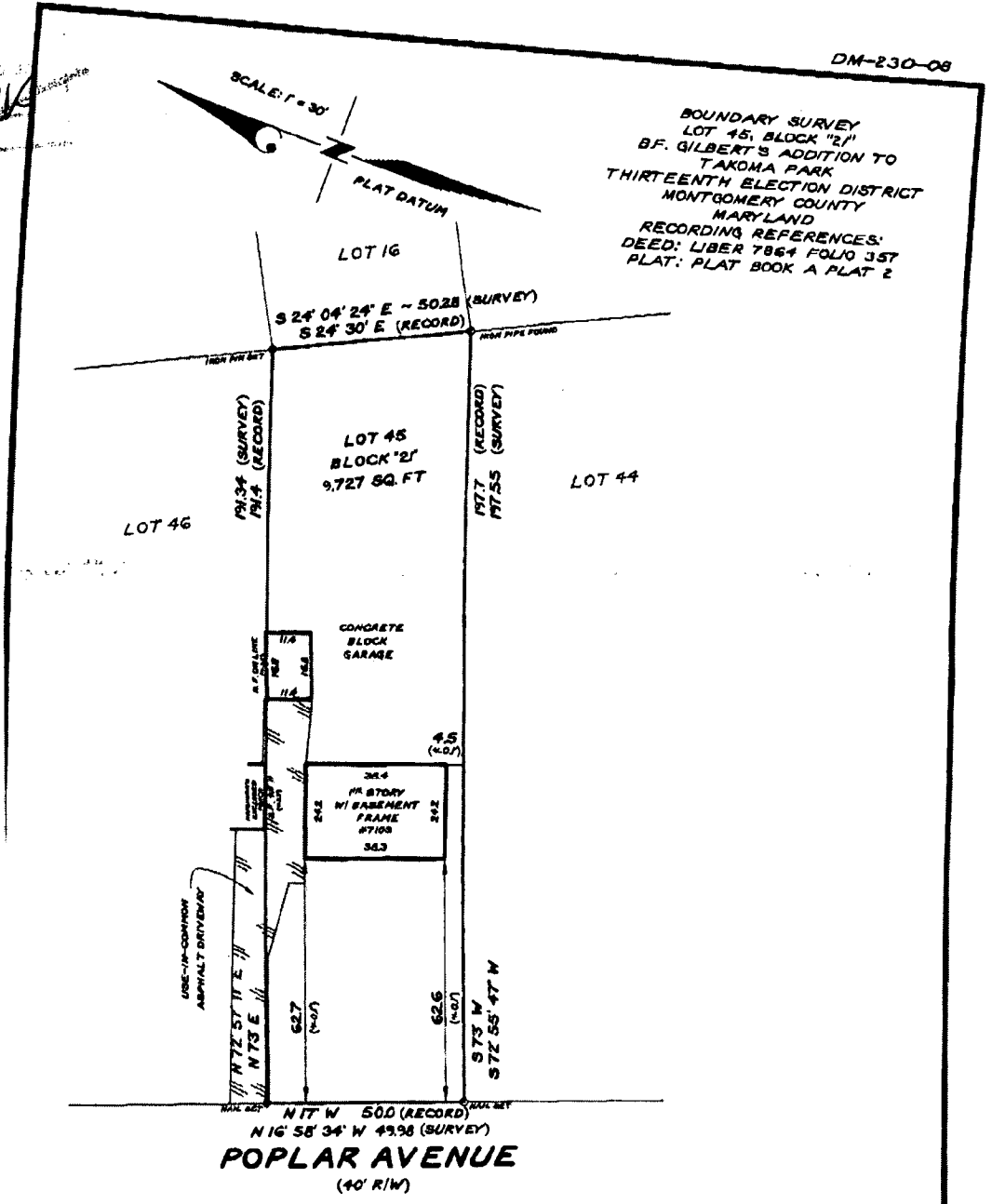
and with the general condition that the applicant shall present the **3 permit sets of drawings– if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

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
William Kubetin 7103 Poplar Avenue Takoma Park, MO 20912	Long Fence 2520 Urbana Pike Ijamsville, MO 21754 c/o: Doug Kennedy
Adjacent and confronting Property Owners mailing addresses	
7105 Poplar Ave. Takoma Park, MD.	7101 Poplar Ave. Takoma Park, MD

APPROVED
Montgomery County
Historic Preservation Commission

DM-230-08



BOUNDARY SURVEY
LOT 45, BLOCK "21"
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
THIRTEENTH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND
RECORDING REFERENCES:
DEED: LIBER 7864 FOLIO 357
PLAT: PLAT BOOK A PLAT 2

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE PERSONALLY
MADE A CAREFUL FIELD-RUN SURVEY OF LOT 45,
BLOCK "21" AND THAT PERMANENT IRON MARKERS
ARE IN PLACE AS INDICATED HEREON.

STEPHEN L WILSON R.P.L.S. NO.417
DRASTIC MEASURES, INC.
6503 STEUBEN COURT
CLINTON, MARYLAND 20735
OFFICE-301-856-3152
FAX-301-856-8669

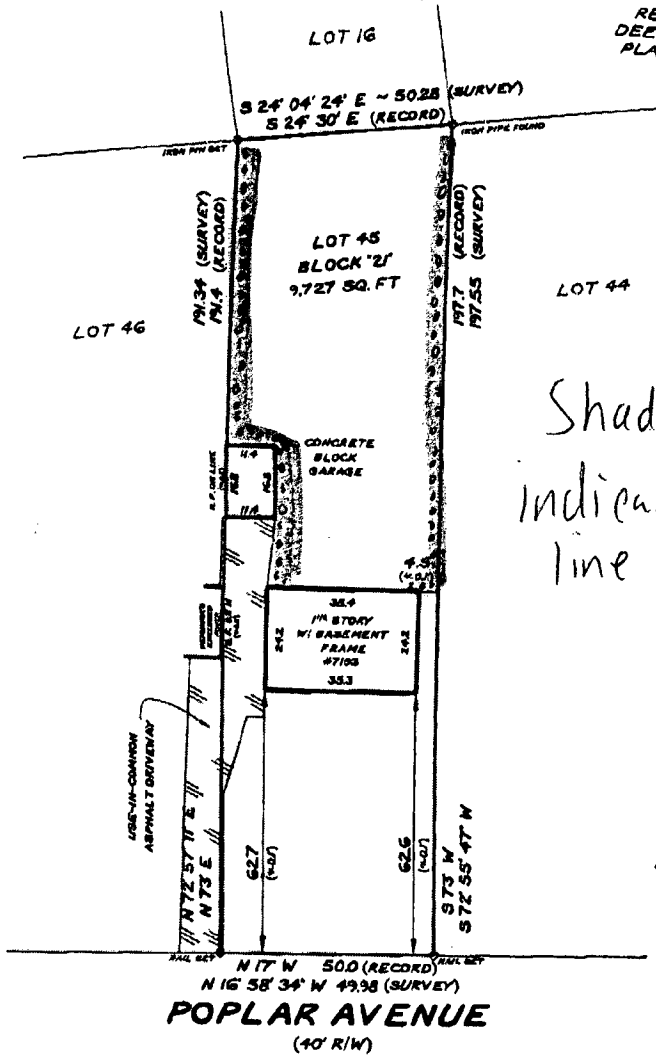


6

DM-230-08

BOUNDARY SURVEY
 LOT 45, BLOCK "2"
 OF GILBERT'S ADDITION TO
 TAKOMA PARK
 THIRTEENTH ELECTION DISTRICT
 MONTGOMERY COUNTY
 MARYLAND
 RECORDING REFERENCES:
 DEED: LIBER 7864 FOLIO 357
 PLAT: PLAT BOOK A PLAT 2

APPROVED
 Montgomery County
 Historic Preservation Commission

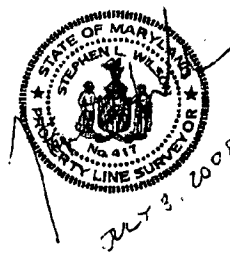


Shaded Area
 indicates fence
 line as proposed.

Legend =
 = fence

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT I HAVE PERSONALLY
 MADE A CAREFUL FIELD-RUN SURVEY OF LOT 45,
 BLOCK "2" AND THAT PERMANENT IRON MARKERS
 ARE IN PLACE AS INDICATED HEREON.

STEPHEN L. WILSON R.P.L.S. NO. 417
 DRASTIC MEASURES, INC.
 8503 STEUBEN COURT
 CLINTON, MARYLAND 20735
 OFFICE-301-856-3152
 FAX-301-856-8569



7

William Kubetin 7103 Poplar Avenue



8

↑ Poplar Avenue ↑



William Kubetin 7103 Poplar Avenue

William Kubetin

Back of House



6' high wood fence

Garage

9



7103 Poplar Avenue, Takoma Park



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 11 September, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *RK*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #492365, New rear fence.

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 10, 2008 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: William and Sally Kubetin
Address: 7103 Poplar Avenue, 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.





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

Permit # 492365

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Doug Kennedy
Daytime Phone No.: 240-604-8039

Tax Account No.: 01062018

Name of Property Owner: William Kubetin + Sally Daytime Phone No.: 301 346-3319

Address: 7103 Poplar Avenue Takoma Park MD 20912
Street Number City State Zip Code

Contractor: Long Fence Phone No.: 301-428-9040 X3803

Contractor Registration No.: 9615-02

Agent for Owner: Doug Kennedy Daytime Phone No.: 240-604-8039

LOCATION OF BUILDING/PREMISE

House Number: 7103 Poplar Avenue Street: _____

Town/City: Takoma Park Nearest Cross Street: Elm Avenue

Lot: 45 Block: 21 Subdivision: B F G 25

Liber: 7864 Folio: 357 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input 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: \$ 6005.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

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 6' feet 0 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

Property has been marked by a surveyor!

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.

Doug Kennedy
Signature of owner or authorized agent

8-4-08
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 492365 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:

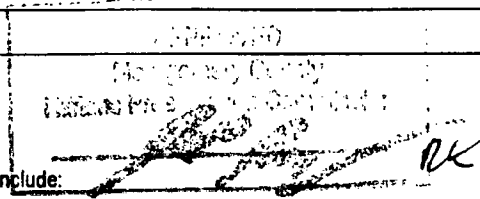
b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Install approx. 206' of 6' high "Wyngate" style fence -
pressure treated wood. Boards will be 1"X4" - please see
attached photo.

2. SITE PLAN

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

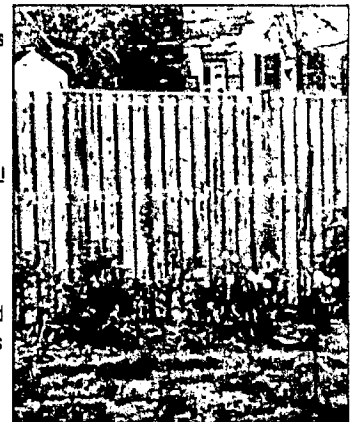
- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and lands



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 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 All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed facade affected by the proposed work is required.



Wyngate

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 back of photographs.

6. TREE SURVEY

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

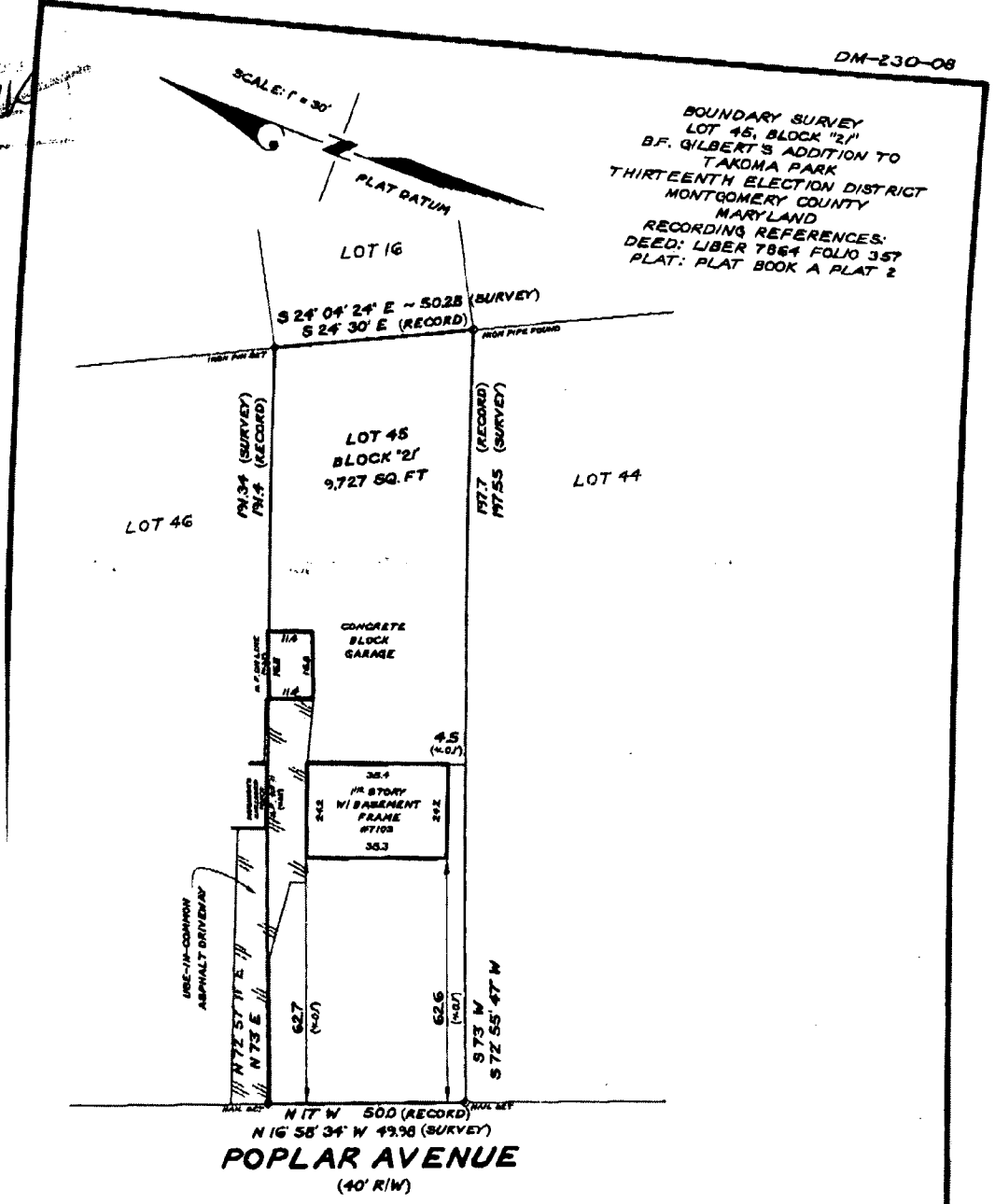
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

APPROVED
Montgomery County
Historic Preservation Commission

DM-230-08



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE PERSONALLY MADE A CAREFUL FIELD-RUN SURVEY OF LOT 45, BLOCK "21" AND THAT PERMANENT IRON MARKERS ARE IN PLACE AS INDICATED HEREON.

STEPHEN L WILSON R.P.L.S. NORT
DRASTIC MEASURES, INC.
6503 STEUBEN COURT
CLINTON, MARYLAND 20735
OFFICE-301-856-3152
FAX-301-856-8669



6

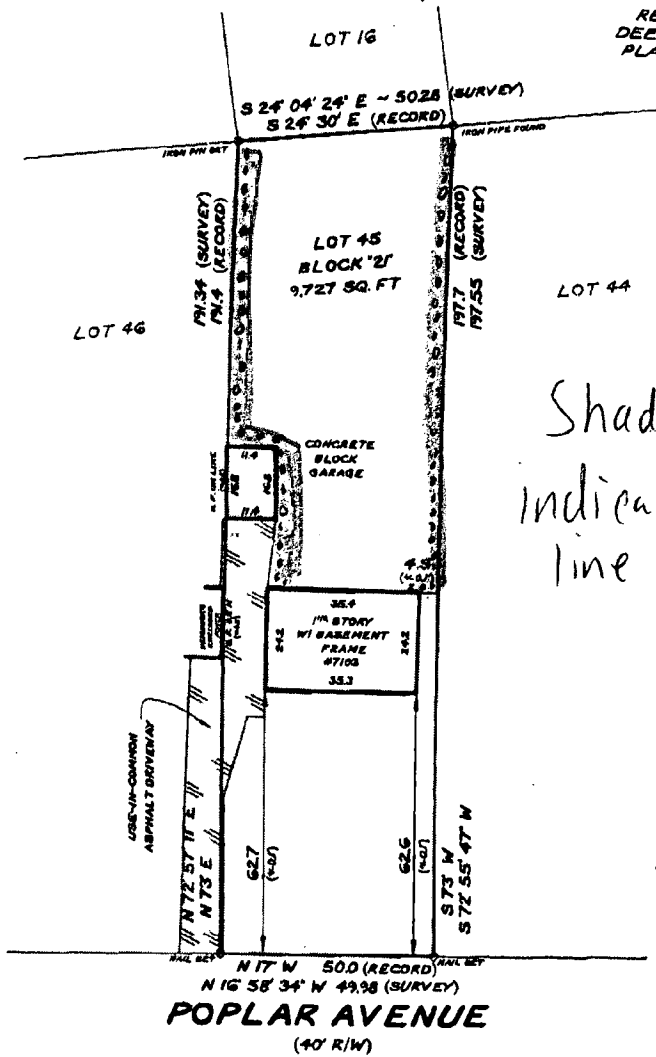
DM-230-08

SCALE: 1" = 30'

PLAT DATUM

BOUNDARY SURVEY
LOT 45, BLOCK "2"
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
THIRTEENTH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND
RECORDING REFERENCES:
DEED: LIBER 7864 FOLIO 357
PLAT: PLAT BOOK A PLAT 2

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



Shaded Area
indicates fence
line as proposed.

Legend =
..... = fence

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE PERSONALLY
MADE A CAREFUL FIELD-RUN SURVEY OF LOT 45,
BLOCK "2" AND THAT PERMANENT IRON MARKERS
ARE IN PLACE AS INDICATED HEREON.

STEPHEN L WILSON R.P.L.S. NO.417
DRASTIC MEASURES, INC.
6503 STEUBEN COURT
CLINTON, MARYLAND 20735
OFFICE-301-856-3152
FAX-301-856-8569



7



R

HISTORIC PRESERVATION COMMISSION 301/563-3400

permit #492365

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Doug Kennedy Daytime Phone No.: 240-604-8039

Tax Account No.: 01062018

Name of Property Owner: William Kubetin Daytime Phone No.: 301-346-3319

Address: 7103 Poplar Avenue, Takoma Park MD 20912

Contractor: Long Fence Phone No.: 301-428-9040 X3503

Contractor Registration No.: 9615-02

Agent for Owner: Doug Kennedy Daytime Phone No.: 240-604-8039

LOCATION OF BUILDING/PREMISE

House Number: 7103 Poplar Avenue Street

Town/City: Takoma Park Nearest Cross Street: Elm Avenue

Lot: 45 Block: 21 Subdivision: BFG 25

Libar: 7864 Folio: 351 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, Other

1B. Construction cost estimate: \$ 6005.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 X WSSC 02 Septic 03 Other

2B. Type of water supply: 01 X WSSC 02 Well 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 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

property has been marked by a surveyor!

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.

Signature of owner or authorized agent

Date 8-4-08

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 492365 Date Filed: Date Issued:

3

**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:

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

Install approx. 206' of 6' high "Wyngate" style fence -
pressure treated wood. Boards will be 1"X4" - please see
attached photo.

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 lands

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 prefer

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window 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 All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a propos facade affected by the proposed work is required.



Wyngate

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

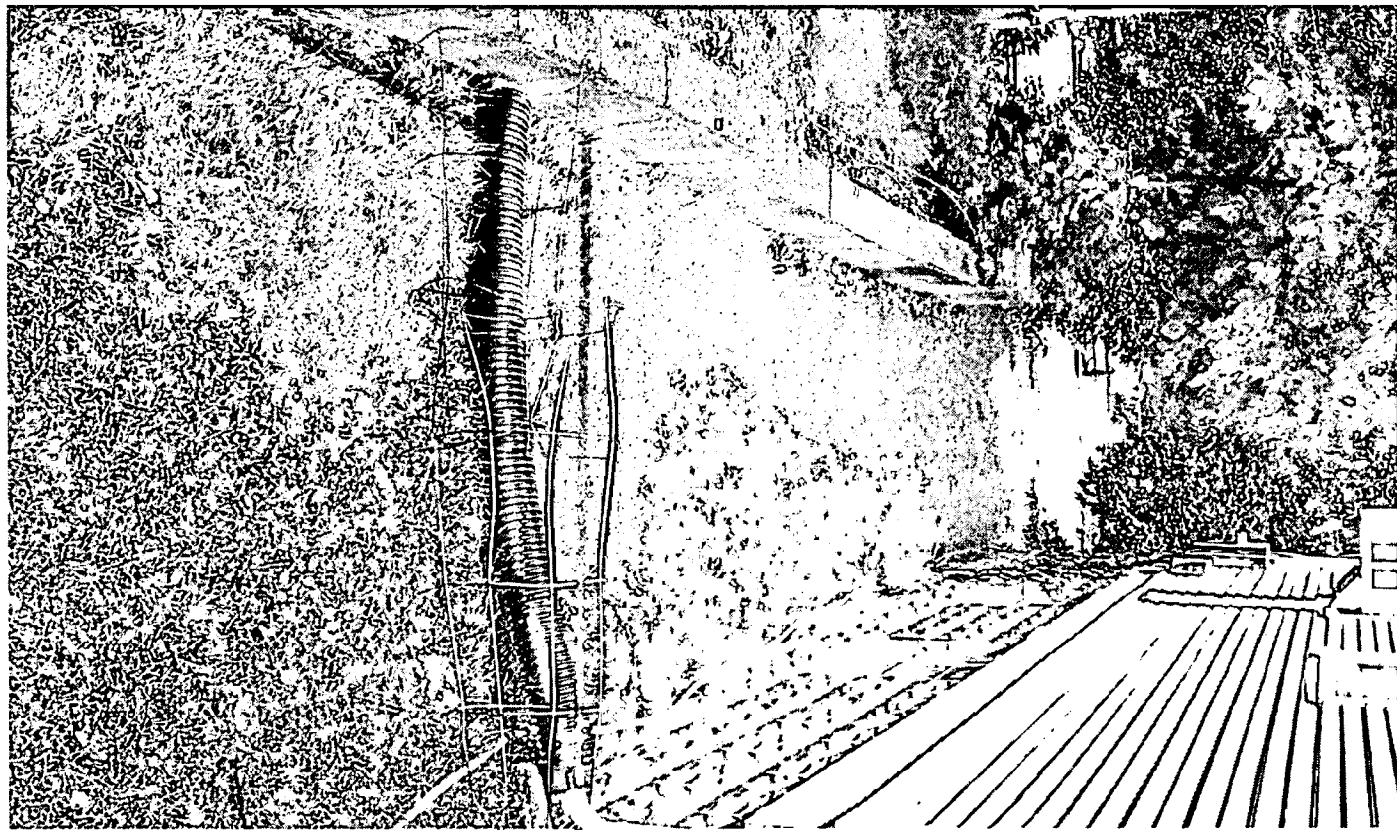
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

4

William Kubetin (No fence along back property line)



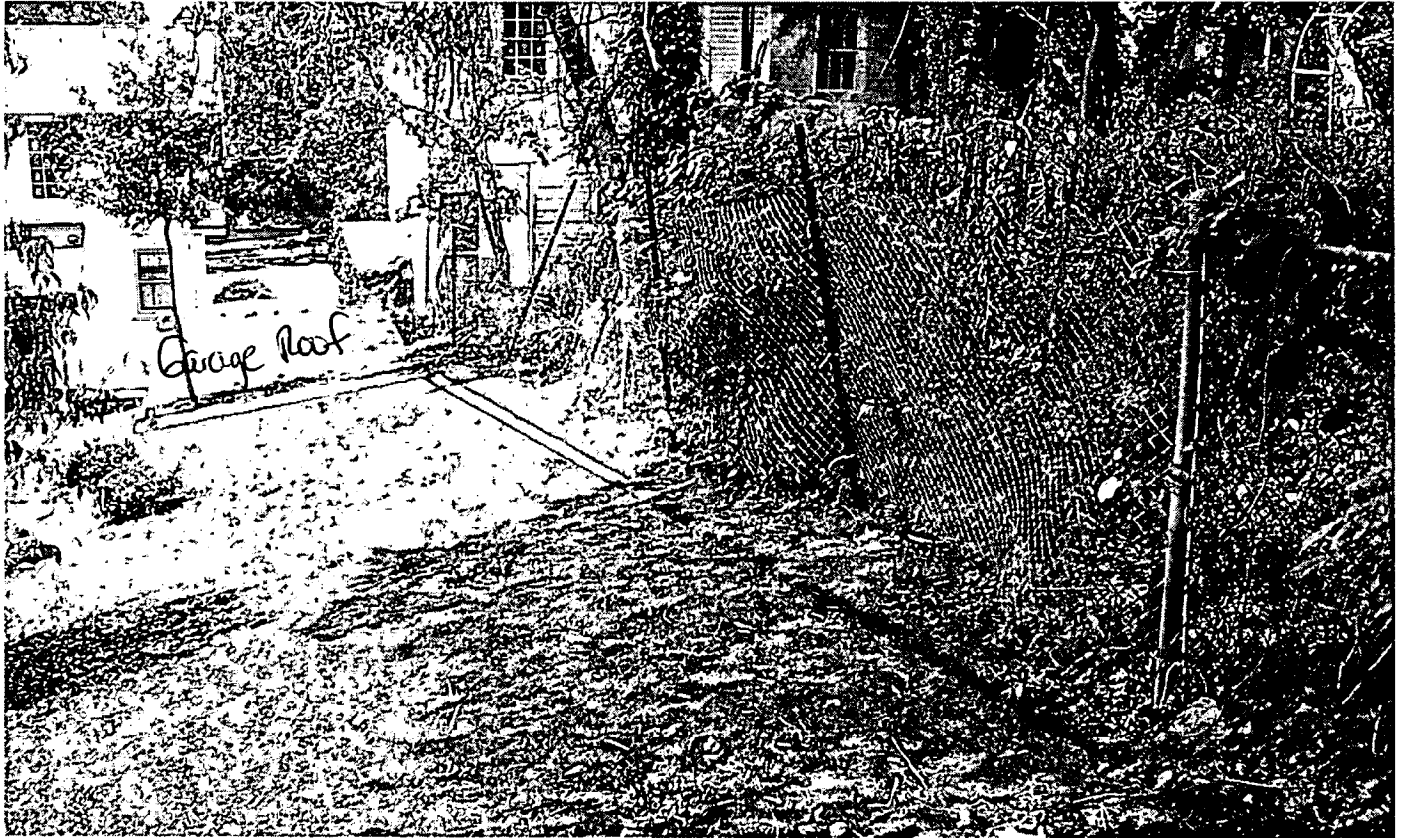
↑ Rear yard of 7103 Poplar Ave. ↑ 6'-high wood fence



From backyard of 7103 Poplar Ave. facing the street. (left side)

6'-high
wood fence

William Kubetin



From backyard of 7103 Poplar Ave. facing the street
(Right Side)

↳ 6' high wood fence

1100 Poplar Avenue



↑ Poplar Avenue ↑



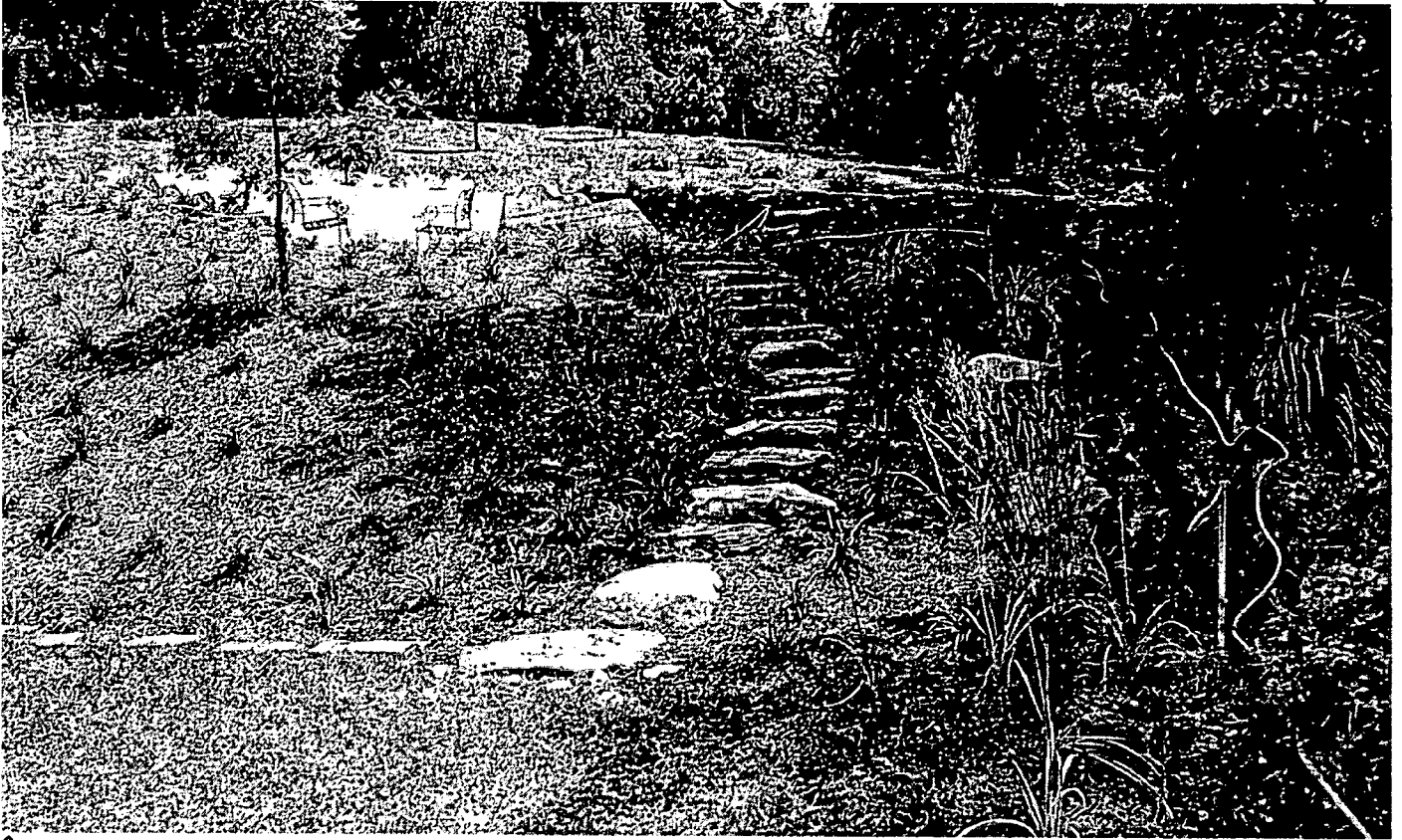
William Kubeter
7103 Poplar Avenue

William Kubetin



From backyard of 7103 Poplar Ave. facing the street
(Right side)
'6' high wood fence

William Kubetin (no fence along local property line)



↑ Rear yard of 7103 Poplar Ave. ↑ 6'-high wood fence ↑

From backyard of 7103 Poplar Ave. facing the street.



6' high
wood fence

William Kubetin

Back of House



6' high wood fence

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

Owner's mailing address

William Kubetin
7103 Poplar Avenue
Takoma Park, MD 20912

Owner's Agent's mailing address

Long Fence
2520 Urbana Pike
Ijamsville, MD 21754
c/o: Doug Kennedy

Adjacent and confronting Property Owners mailing addresses

7105 Poplar Ave.
Takoma Park, MD.

7101 Poplar Ave.
Takoma Park, MD