

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|-------------------|---|-----------------------|---------------|
| Address: | 7018 Poplar Ave., Takoma Park | Meeting Date: | 4/10/2019 |
| Resource: | Non-Contributing Resource Takoma Park Historic District | Report Date: | 4/3/2019 |
| Applicant: | Thomas & Sue Immermann Larry Neal, Architect | Public Notice: | 3/27/2019 |
| Review: | Preliminary Consultation | Staff: | Dan Bruechert |
| Proposal: | Demolition and New Building Construction | | |

RECOMMENDATION

Staff recommends that the applicant make revisions based on the feedback from the HPC and return for a second prelim or a HAWP, as recommended.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Ranch
DATE: c.1940s

The subject property is a one-story, brick, side gable ranch house with a small front porch.



Figure 1: 7018 Poplar Ave.

PROPOSAL

The applicant proposes to demolish the existing building and construct a new two-story house in its place.

APPLICABLE GUIDELINES

Takoma Park

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

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

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

Demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building constructed in the place of a demolished building should be reviewed under the guidelines for new construction that follow.

New Construction

“The goal of new construction within both residential and commercial historic districts is to be sympathetic to the traditional street and building patterns in that district, while allowing for creative new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent the period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the Takoma Park district. Unique designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community should be supported.”

Residential Areas

In Takoma Park, there are a number of elements which define the streetscape and building patterns within the residential areas. New construction should consider some of these elements, such as:

- Rhythm of houses along the street, including patterns of height, massing, side and front setbacks, and roof pitch;
- Patterns of open space/landscaping and building coverage, including ample front and back yards, space between houses, preservation of important mature trees, etc.;
- Principal building facades oriented toward the street;
- Covered porches on the front or main facades;
- Patterns of openings in facades, especially doors and windows, which provide a sense of residential scale;
- Building and roofing material;
- High degree of building craftsmanship, as expressed in detailing and use of materials;
- Use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street;
- Sidewalk and planting strips along the street;
- Orientation of driveways and parking areas to the rear and sides of the buildings;
- Use of outbuildings (e.g. detached garages); and
- Extensive landscaping, including mature trees and flowering plants.

Montgomery County Code, Chapter 24A-8 Historic Resources Preservation

(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;

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall

be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to demolish the c.1940s Non-Contributing house at 7018 Poplar Ave. and construct a new two-story house with a partially exposed basement.

Demolish Existing Building

The existing building is classified as a Non-Contributing resource to the Takoma Park Historic District. Staff finds that demolition of Non-Contributing resources should be permitted, per the *Design Guidelines*, and the existing building contributes to the existing streetscape principally in its small size, low scale, interaction with and preservation of the existing topography, and its contribution to the predominant building pattern and existing rhythm of this block of Poplar Avenue.

Staff would support the demolition of this structure, at the HAWP stage provided the proposed new construction was in keeping with the historic character of the surrounding district and that it conforms to the guidance laid out in Chapter 24A-8(d) which states that new construction must not, “seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.”

New Construction

A demolition without replacement construction would result in an empty lot, which is not in keeping with the surrounding district. To avoid that appearance the applicant proposes to construct a two-story, stucco house, with a hipped roof, and a partially-to fully exposed basement. The house will be 30’ (thirty feet) tall, and 34’ 7” (thirty-four feet, seven inches) wide. Height dimensions of the existing house were not provided, but it is evident that the proposed two-story structure is taller than the existing one-story house. The width of the proposed house is consistent with the existing construction. The architecture of the new construction is eclectic with a low-pitched hip roof, similar to a Prairie-style house. The columns and full width porch could be from a number of 20th century styles. Staff finds that the architectural details of the house are in keeping with the guidance for new construction in residential areas found in the *Design Guidelines* including, façade orientation toward the street, patterns of openings on the façade, and building materials.

The application indicates that in order to accommodate the new house construction, the existing drive and retaining walls will be demolished. Details regarding the appearance of these features was not included with this preliminary consultation and Staff recommends the HPC provide guidance as to the appropriate material and configuration of these features but notes that the *Design Guidelines* call for the use of ‘stone’ retaining walls.

Rather than focus on the minute details and architectural elements of the proposed new

construction, Staff's focus is on the massing and placement of the new construction and its impact on the surrounding historic district in the vicinity of Poplar Avenue and more broadly, as a whole.

The proposed house is will be two stories with a partially exposed basement. The houses on the west side of Poplar Ave. are a variety of heights and configurations.

| Address | Significance | Height (in stories) |
|---------------------|--------------------------------------|---------------------|
| 7002 Poplar | Non-Contributing (2003 construction) | 2 |
| 7004 Poplar | Non-Contributing | 2 |
| 7006 Poplar | Non-Contributing | 2 |
| 7008 Poplar | Contributing | 1 |
| 7010 Poplar | Contributing | 2 |
| 7012 Poplar | Non-Contributing | 1 |
| 7014 Poplar | Non-Contributing | 1 |
| 7016 Poplar | Contributing | 1 ½ |
| 7018 Poplar* | Non-Contributing | 1 |
| 7100 Poplar | Contributing | 1 ½ |
| 7102 Poplar | Non-Contributing | 1 ½ |
| 7104 Poplar | Non-Contributing | 2 |
| 7106 Poplar | Contributing | 2 |
| 7108 Poplar | Non-Contributing | 1 ½ |

* **Subject Property**

Along this block of Poplar Ave. six of the existing fourteen buildings are two stories; and ten are more than one story. Staff finds that a two-story house may be constructed at 7018 Poplar Ave. without a negative impact on the surrounding district. However, the proposed design, with a large portion of the basement level obscured by a retaining wall, reads more like a three-story house. Staff finds that the proposed massing is inappropriate, and revisions need to be undertaken to bring the massing into compatibility with the surrounding district. In order to better evaluate the impact the new construction will have on the streetscape, Staff recommends that the HPC require the applicant produce a streetscape studies showing the heights of the buildings above both street grade and building grade showing both the existing building of the subject property and proposed building. Without actual measurements of the adjacent buildings, Staff is reluctant to provide a prescriptive dimension, however, Staff finds that the applicant has not met the burden of proof regarding the compatibility of the proposed massing. There are also other modifications that could be made to the proposed design that would reduce the visual appearance of the building, including; completely removing the 2nd floor, converting the 2nd story to a half-story to minimize the verticality, or to reduce the floor-to-floor dimension to lower the building.

Additionally, Staff has some concerns about compatibility of the street setback of the proposed design. The existing site plan, while difficult to read, appears to show a 39' seatback from the right-of-way, however, the proposed front wall plane is only 31' (thirty-one feet) from the right-of-way and the front porch is only 21' 5" (twenty-one feet, five inches) from the right-of-way.

The house to the north of the subject property appear to have a deeper lot setback, while the houses to the south appear to be closer to the street. Staff requests the applicant provide additional information regarding the setback of the houses along the Poplar Ave. to aid in determining if the setback and placement of the proposed construction is compatible with the surrounding district. The 8' (eight foot) reduction in setback could become a visual outlier. In 2002, the HPC evaluated the placement for new construction at 7002 Poplar Ave. The HPC determined that the placement further from the street was appropriate in that instance, because the construction would preserve several mature trees on the lot.

Staff further recommends that even though a very lenient level of review is to be granted to Non-Contributing resources in the Takoma Park Historic District, material specifications need to be included with a HAWP application including window and door specs, shingle specs, and design details for the front stairs. Additionally, a tree survey will need to be conducted to determine the potential impact on any trees on the site. Depending on the impact on trees on site, additional permitting may be required by the City of Takoma Park. Once the site for the tree is identified, details for the storm water management systems should be submitted with the second preliminary consultation or HAWP.

STAFF RECOMMENDATIONS

Staff recommends the applicant make the revisions recommended by the HPC and return for a second preliminary consultation or HAWP with the following additional information, including, but not limited to:

- Information on the treatment for the new driveway and retaining wall, including proposed limits of disturbance;
- Provide a streetscape study showing the subject property and properties to the north and south;
- Provide a setback study showing the subject property and several properties to the north and south;
- Conduct a tree survey and consult with the City of Takoma Park Arborist regarding any potential impacts – the removal of trees over 6" d.b.h. need to be included in the scope of work for the final HAWP;

Prelim



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: larry@klockner.net Contact Person: Larry Neal or Jos. Klockner
P JK@klockner.net Daytime Phone No.: 301-270-3033
Tax Account No.: _____
Name of Property Owner: Thomas Kenny / Sue Immerman Daytime Phone No.: 301-651-6432 (Tom)
Address: 7018 Poplar Ave. TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: Jos. Klockner & Company Phone No.: 301-270-3033
Contractor Registration No.: 32483
Agent for Owner: Larry Neal Daytime Phone No.: 202-439-4200

LOCATION OF BUILDING/PREMISE

House Number: 7018 Street: Poplar AVE.
Town/City: TAKOMA PARK Nearest Cross Street: ELM AVE
Lot: 28 Block: 20 Subdivision: 0025
Liber: _____ Folio: _____ Parcel: 0000

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: _____

1B. Construction cost estimate: \$ 500,000

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 3' feet 6" 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.

Larry Neal
Signature of owner or authorized agent

2/21/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ 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:

Demolish Existing wood frame structure
Rebuild utilizing existing foundation
New 2 story structure w/ front porch
Replace existing drive & retaining walls

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

Historically pleasing intent
Environmental setting will be much improved

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 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

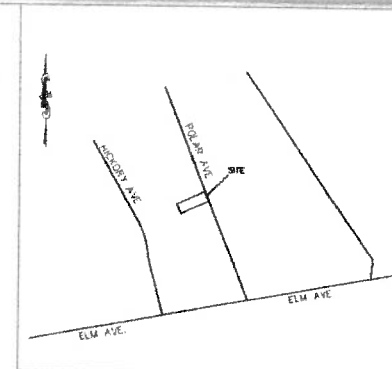
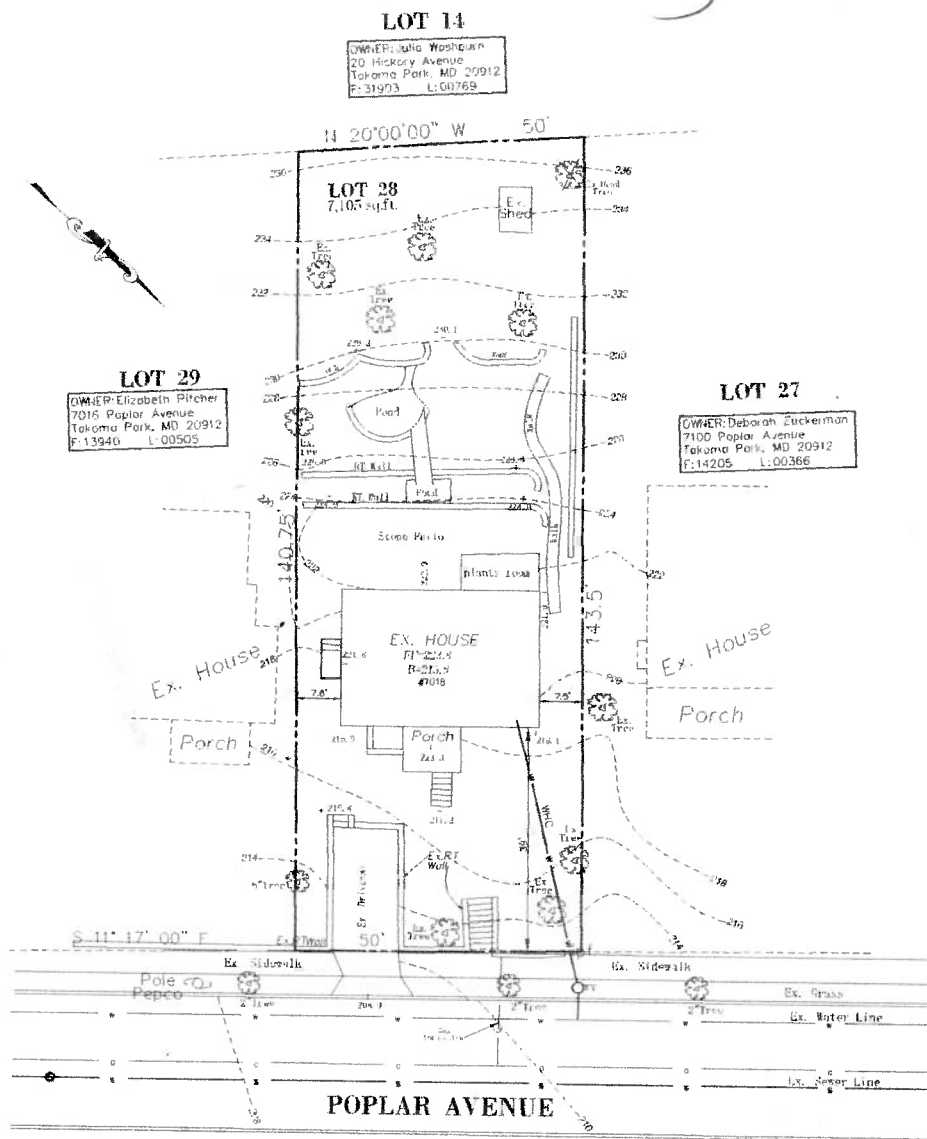
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

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 7018 Poplar AVE Takoma Park, MD. 20912 | Owner's Agent's mailing address 6480 Sligo Mill RD, TAKOMA Park MD. 20912 |
| Adjacent and confronting Property Owners mailing addresses | |
| Left side Elizabeth Pitcher 7016 Poplar AVE TAKOMA Park MD 20912 | Right Side Jon Frederick 7100 Poplar Ave. TAKOMA Park Md. 20912 |
| Front Confronting Jamie LYN TROIL 7021 Poplar Ave TAKOMA Park Md. 20912 | Rear Julia L WASHBURN 20 Hickory AVE. TAKOMA Park Md. 20912 |
| | |

Existing site Plan



VICINITY MAP



TOTAL ENGINEERING SERVICES
PLANNERS, ENGINEERS, SURVEYORS
P.O. Box 10123
SILVER SPRING, MD 20914
TEL:(301) 515 1514 FAX:(301) 515 5589

REVISION :

PROJECT NAME
7018 POPLAR AVENUE
TAKOMA PARK
LOT 28 BLOCK 20
GILBERTS ADD
MONTGOMERY COUNTY, MARYLAND

DRAWING TITLE :

Topography Plan

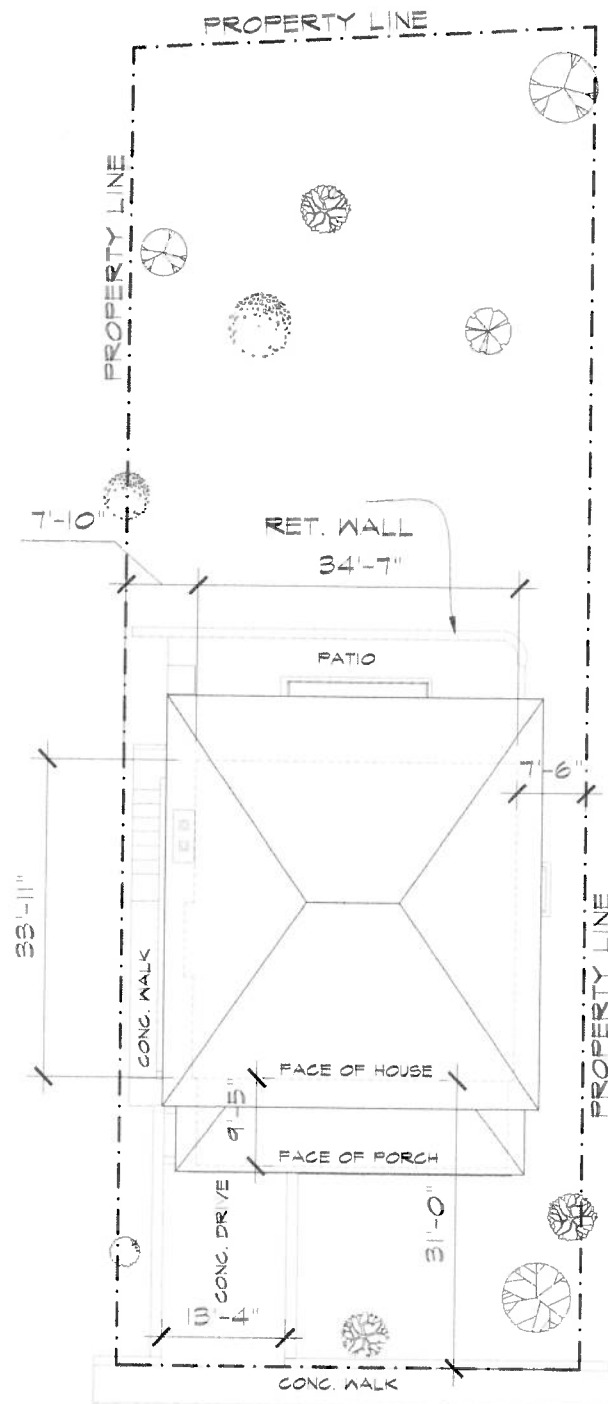
| | | |
|-----------|-----------------|---------------------|
| Figure 1 | Approved | Date |
| By Change | Project Manager | Project Coordinator |
| Scale | Drawing Title | |
| 1" = 10' | 1 OF 13 | |
| Date | 10 | |
| 10-12-17 | | |

1 OF 18

10

OWNER
Susan Pilcher
7018 Eaplor Pilcher
Takoma Avenue, MD 20912
Phone #:

FOR LOCATIONS OF UTILITIES CALL
"MISS UTILITY" AT 1-800-257-7777
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION



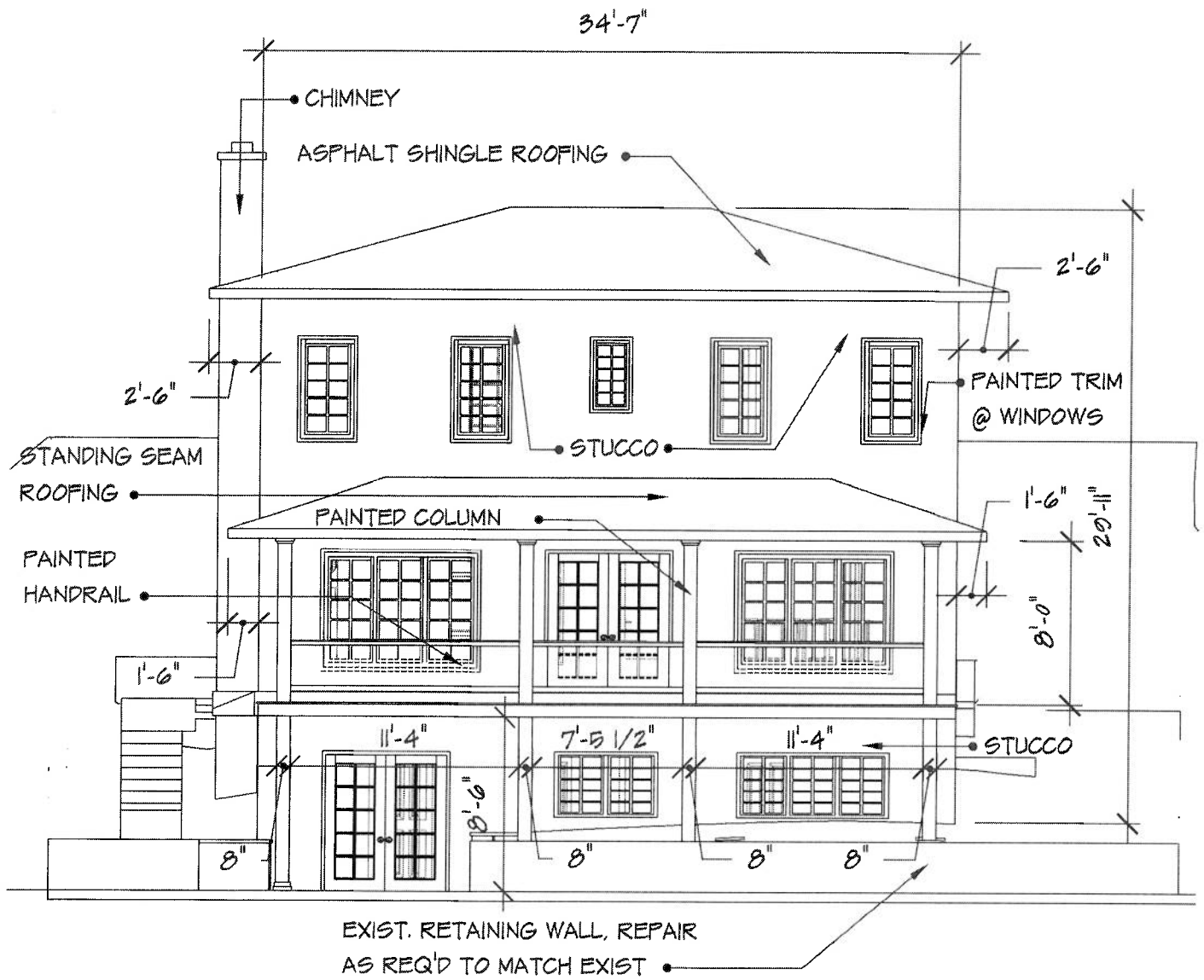
SITE PLAN

SCALE 1" = 20'

KLOCKNER

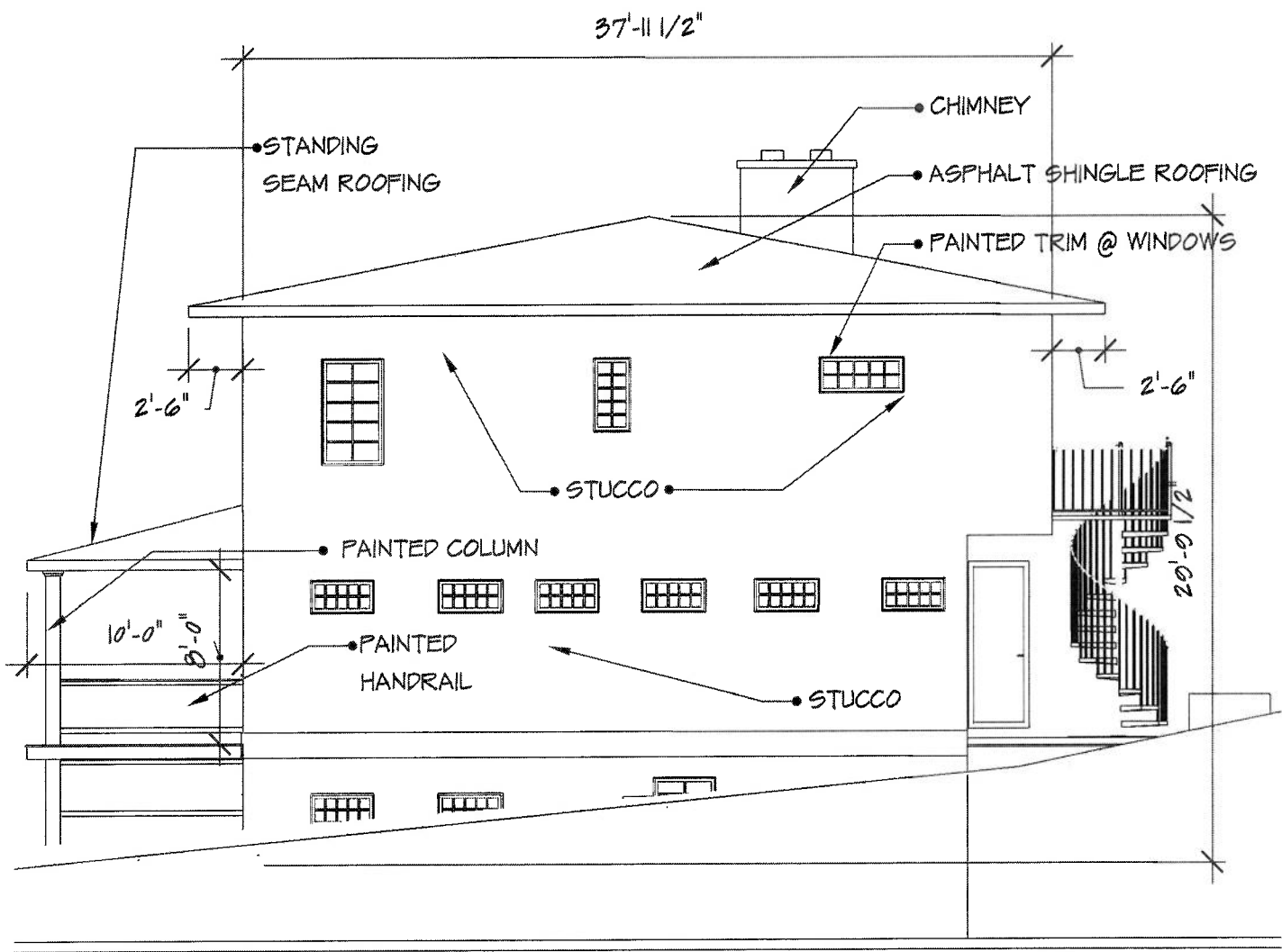
Design - Build

6480 Sligo Mill Road, Takoma Park, MD 20912
301-270-3033 / 301-270-1441 fax

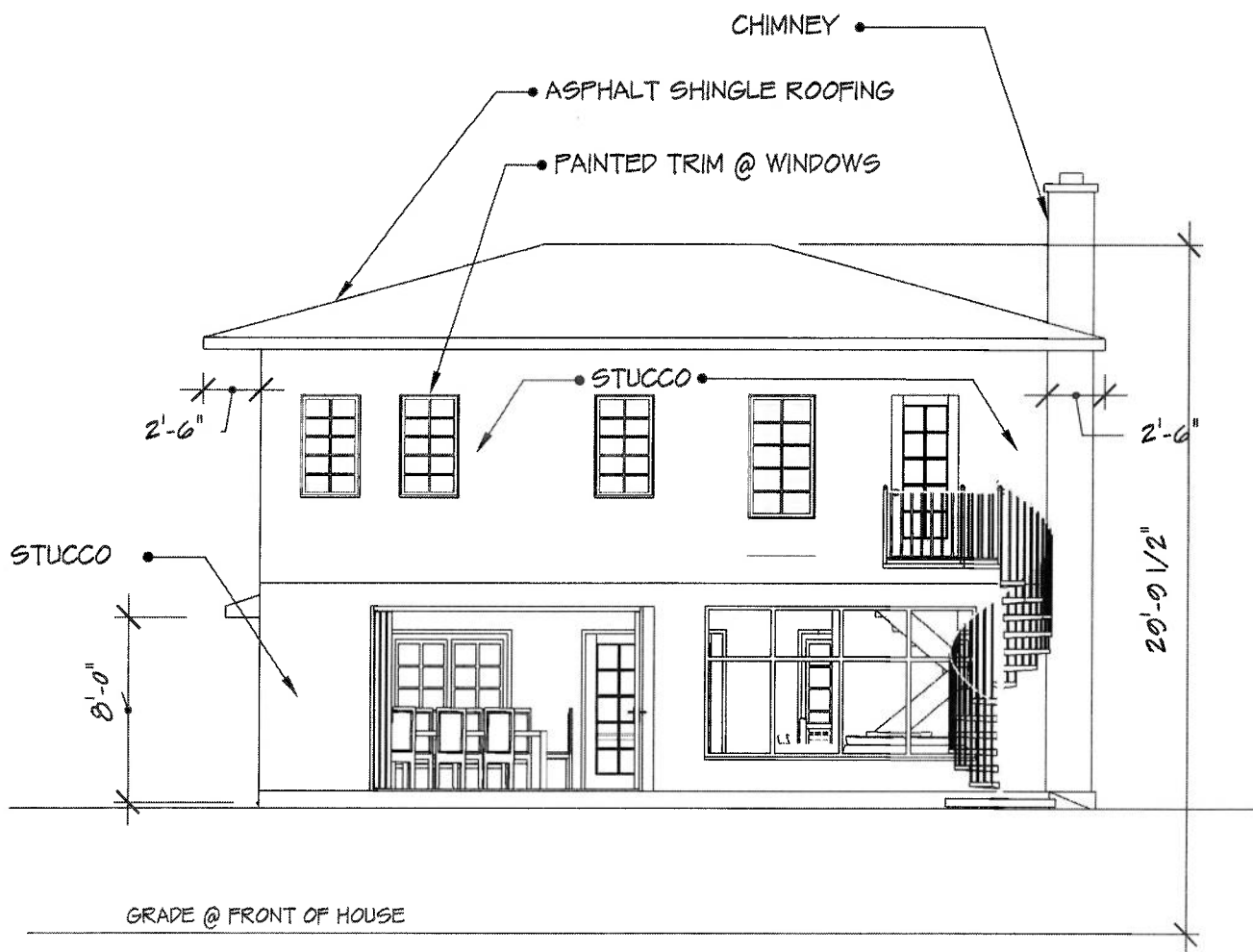


FRONT ELEVATION

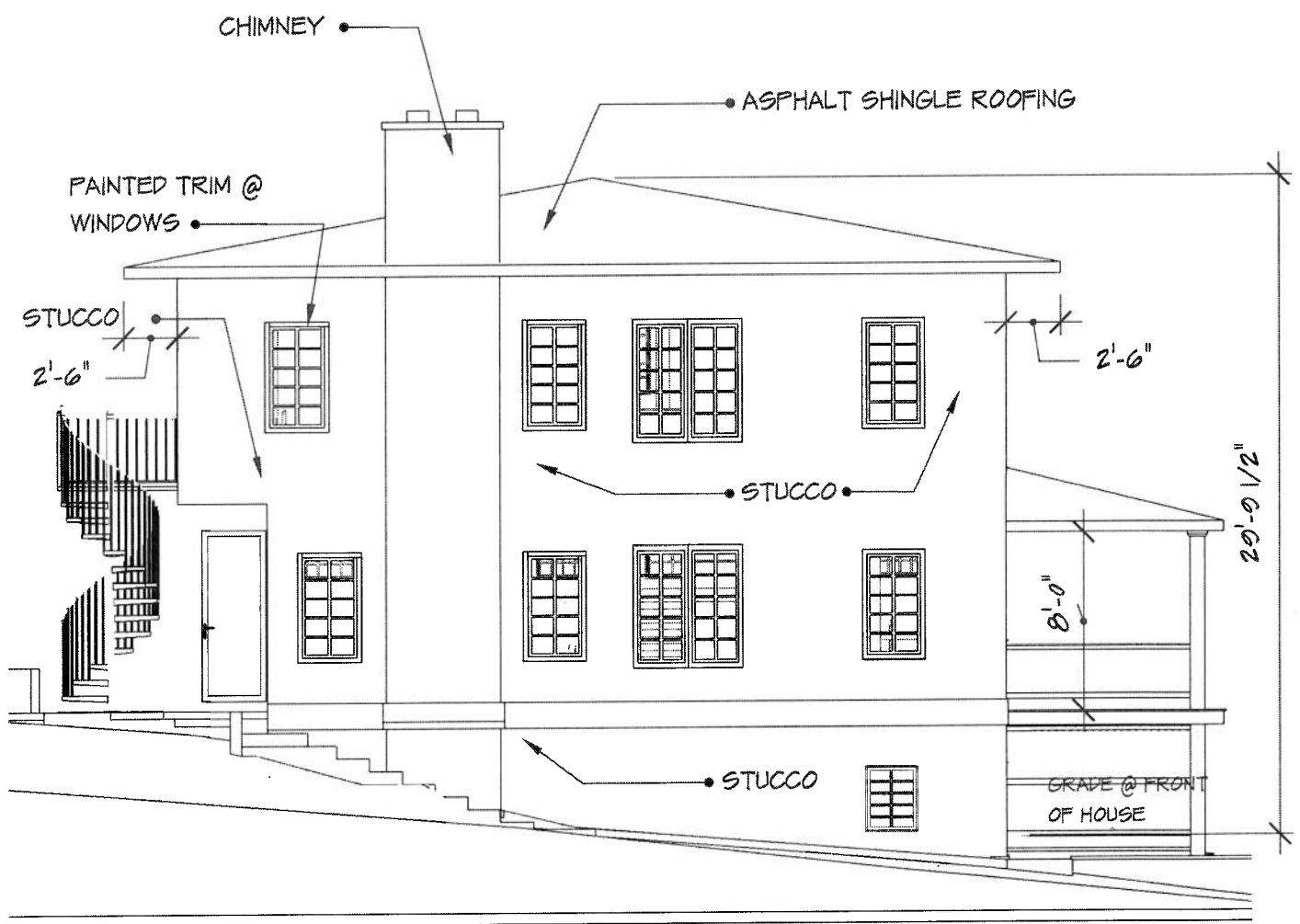
SCALE 1/8" = 1'-0"



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



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

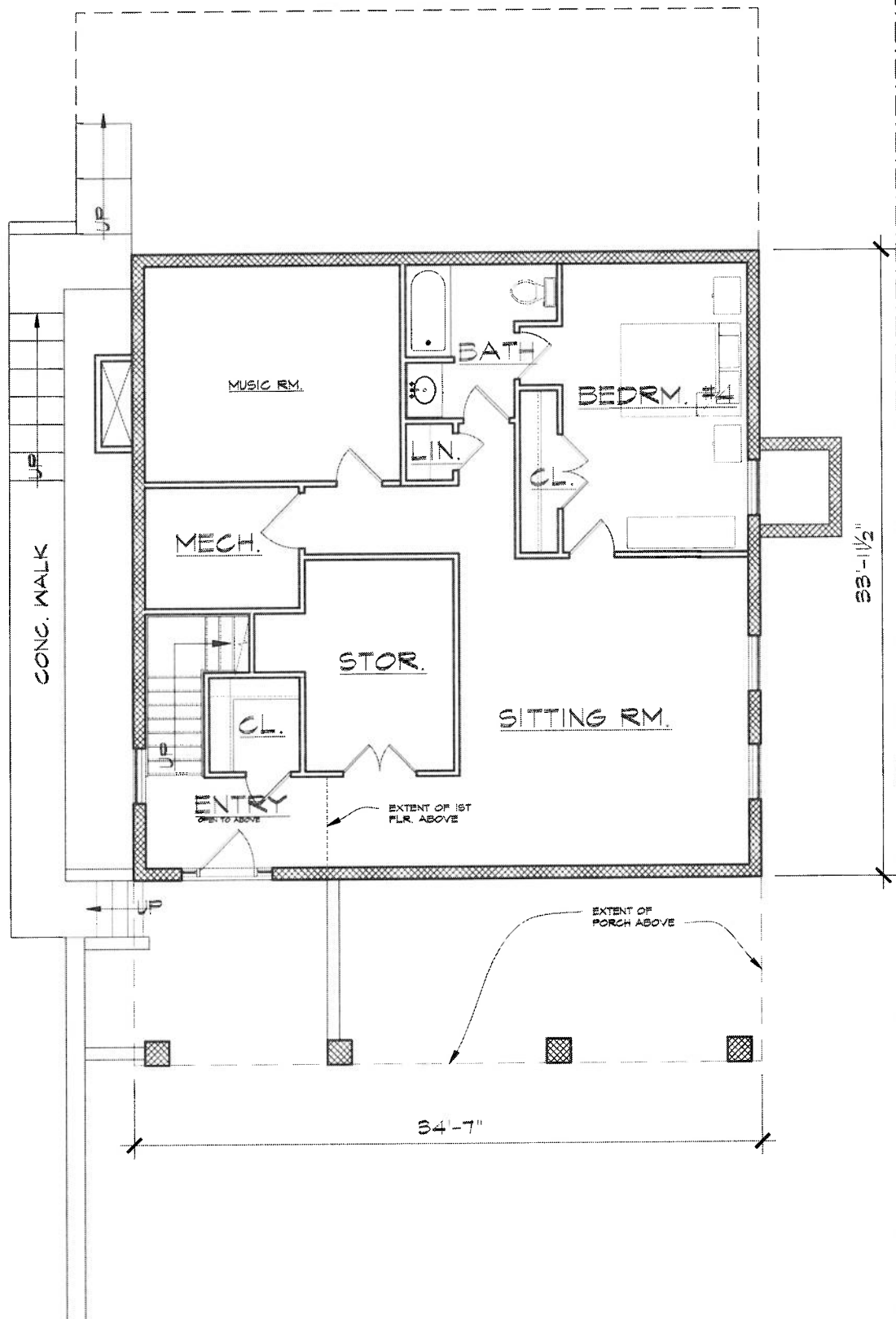
SCALE 1/8" = 1'-0"

SUE IMMERMANN & THOMAS KENNEY
7018 POPLAR AVE. TAKOMA PARK MD 20912

3/18/2019

KLOCKNER

Design - Build
6480 Sligo Mill Road, Takoma Park, MD 20912
301-270-3033 / 301-270-1441 fax



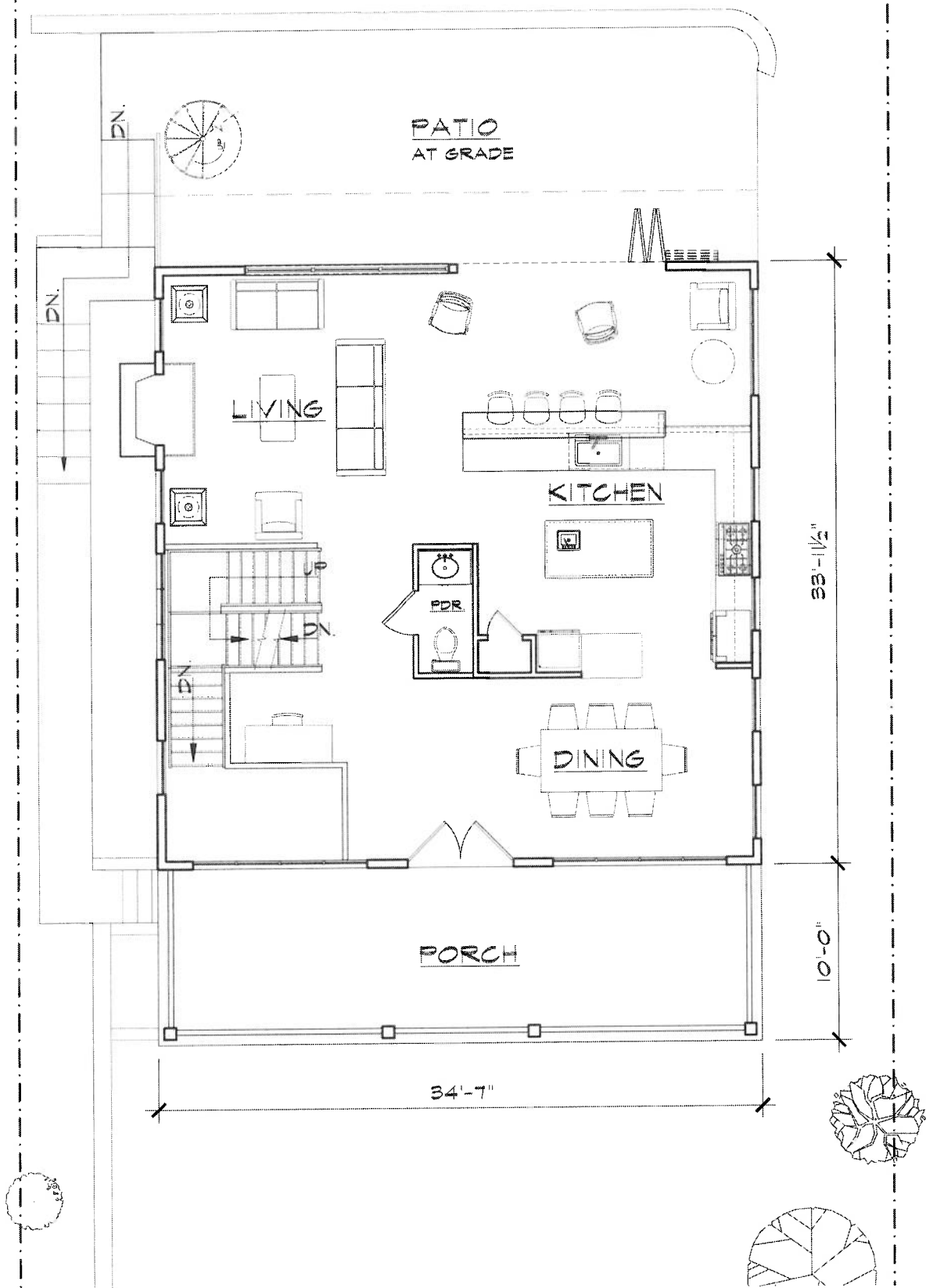
LOWER LEVEL PLAN

SCALE 1/8" = 1'-0"

KLOCKNER

Design - Build

6480 Silgo Mill Road, Takoma Park, MD 20912
301-270-3033 / 301-270-1441 fax



1ST FLR. PLAN

SCALE 1/8" = 1'-0"

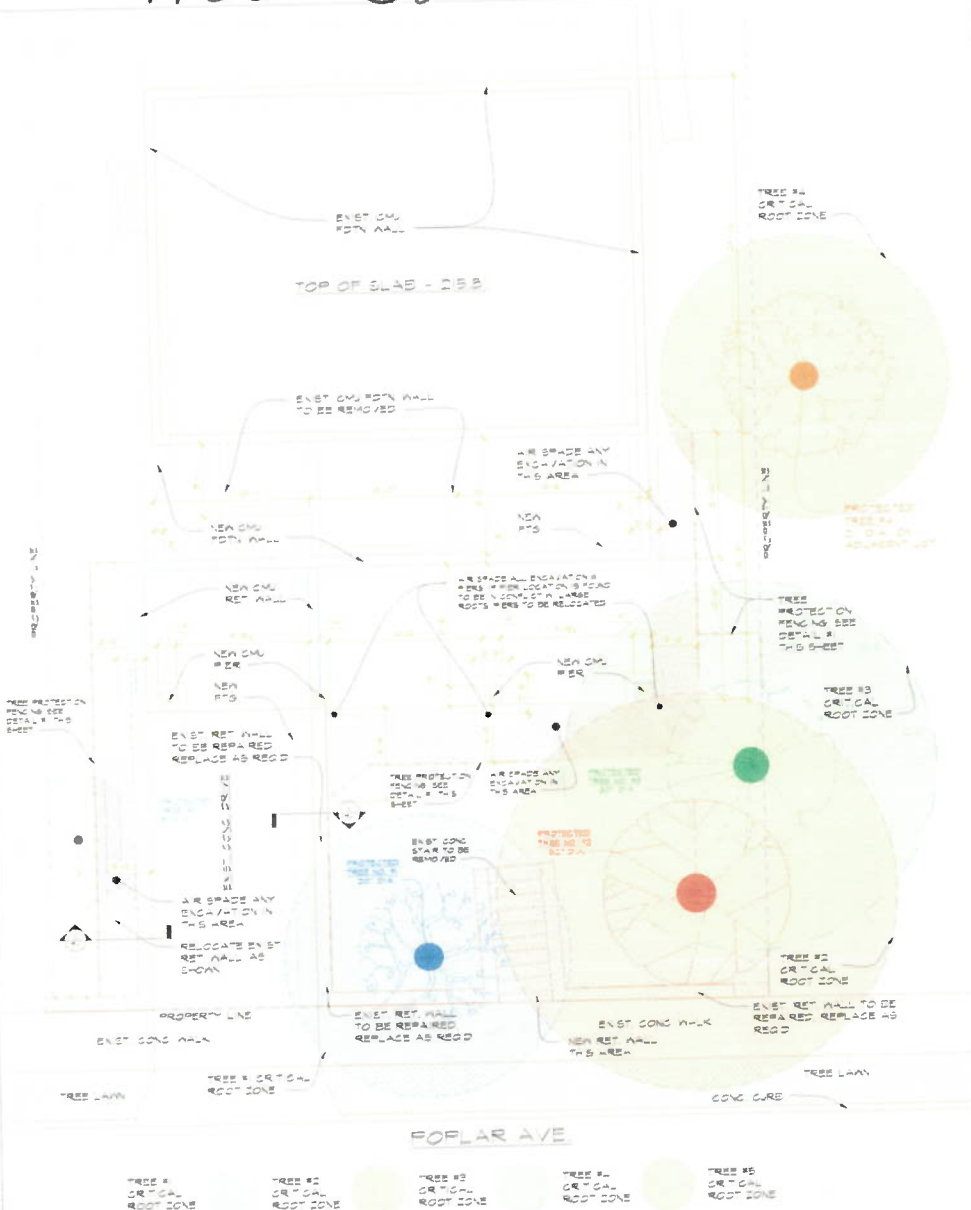
KLOCKNER

Design - Build

6480 Sigo Mill Road, Takoma Park, MD 20912
301-270-3033 / 301-270-1441 fax

2ND FLR. PLAN

TREE SURVEY

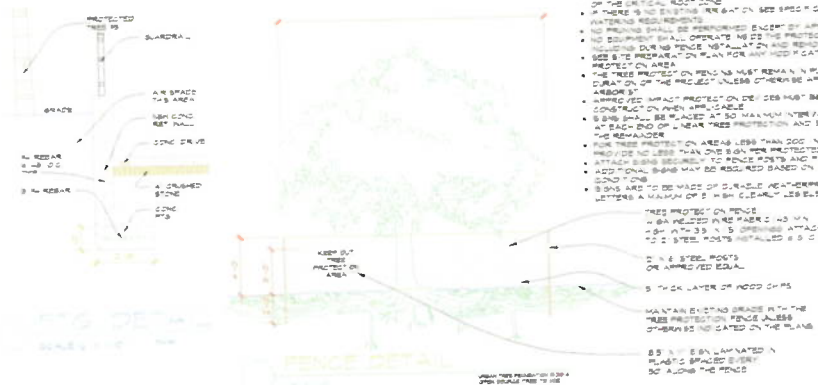


SITE AND TREE PROTECTION NOTES

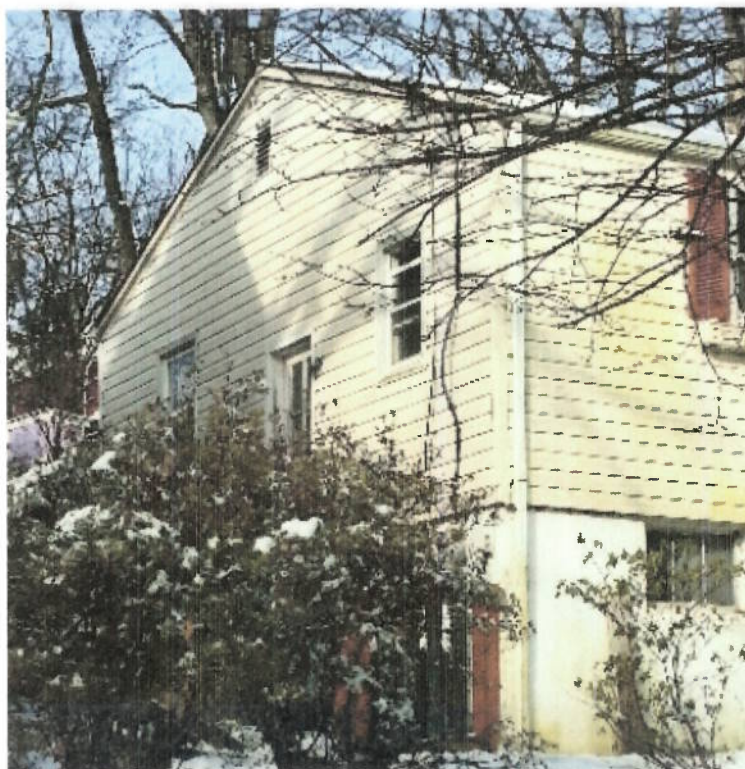
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NOTES

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Existing Property Condition Photographs (duplicate as needed)



Detail: Left side Existing



Detail: Right side

Applicant: _____

Page: _____

7018 Poplar Ave.
Front Elevation
Existing



08.09.2018 14:08

7018 Poplar Ave.
Rear Elevation
Existing

