

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7106 Poplar Avenue, Takoma Park	<b>Meeting Date:</b>	10/9/2019
<b>Resource:</b>	Contributing Resource (Takoma Park Historic District)	<b>Report Date:</b>	10/2/2019
<b>Applicant:</b>	John and Mary Corke	<b>Public Notice:</b>	9/25/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-19NN	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Front step alteration		

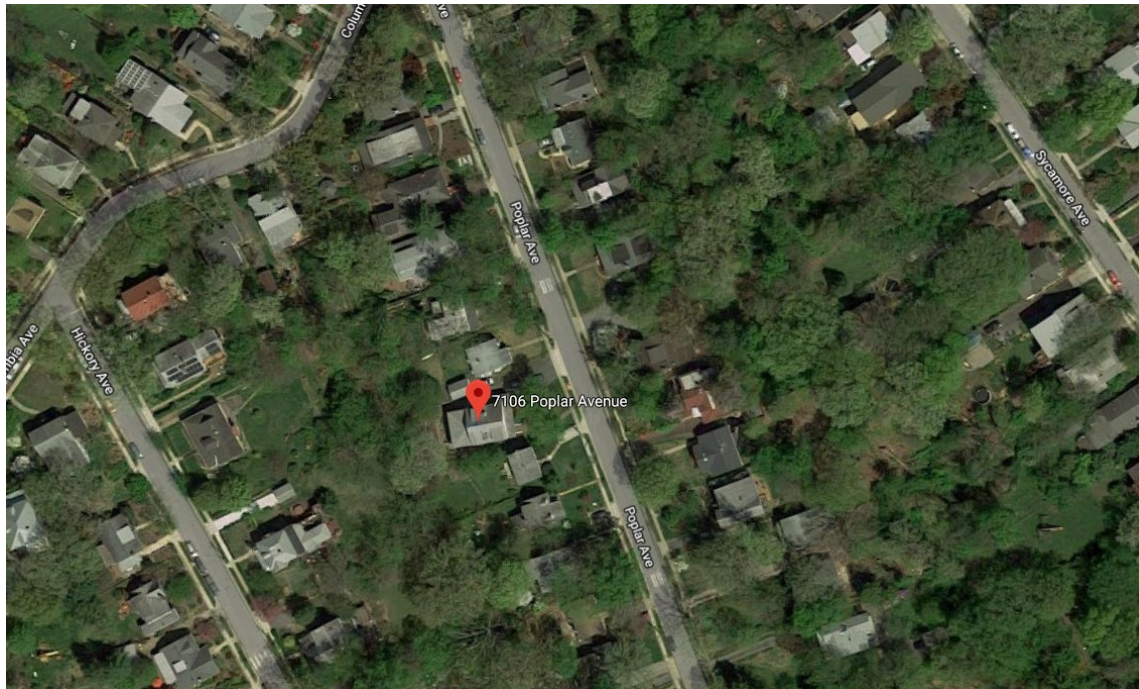
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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Vernacular  
**DATE:** c. 1885-1900



***Fig. 1: Subject property.***

**PROPOSAL:**

The applicants propose the following work items at the subject property:

- Install limestone treads on the existing concrete front steps.
- Install grey stone veneer on the risers of the existing concrete front steps.
- Install iron handrails on both sides of the existing concrete front steps.

**APPLICABLE GUIDELINES**

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

***Takoma Park Historic District Guidelines***

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.

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 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 historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

***Secretary of the Interior's Standards for Rehabilitation:***

2. The historic character of a property [or, as in this case, the historic district] shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

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

**STAFF DISCUSSION**

The subject property is a c. 1885-1900 Vernacular-style Contributing Resource within the Takoma Park Historic District. The applicants propose the following work items at the subject property:

- Install limestone treads on the existing concrete front steps.
- Install grey stone veneer on the risers of the existing concrete front steps.
- Install iron handrails on both sides of the existing concrete front steps.

Staff finds that the applicants' proposal is compatible with the character-defining features of the subject property and surrounding streetscape. The proposal will not remove or alter character-defining features of the subject property, in accordance with *Standards* #2 and #9. Additionally, staff finds that the proposal is be generally consistent with the predominant architectural style and period of the resource and respects the existing environmental settings, landscaping, and patterns of open space, in accordance with the *Guidelines*.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, and #9, and *Takoma Park Historic District Guidelines* outlined above.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal, as modified by the condition, is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

## HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMITContact Email: jrcorke@gmail.com Contact Person: John (Randy) CorkeDaytime Phone No.: 978-337-0393Tax Account No.: 01075864Name of Property Owner: John R. + Mary A. CorkeDaytime Phone No.: 978-337-0393Address: 7106 Poplar Ave, Takoma Park20912

Street Number

City

State

Zip Code

Contractor:

Phone No.:

Contractor Registration No.:

Agent for Owner:

Daytime Phone No.:

## LOCATION OF BUILDING/PREMISE

House Number: 7106Street: Poplar AveTown/City: Takoma ParkNearest Cross Street: Columbia AveLot: 29 Block: 20 Subdivision: 0025Liber: 51055 Folio: 435 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: steps (front)

1B. Construction cost estimate: \$ \$7,5001C. 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        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 hereby acknowledge and accept this to be a condition for the issuance of this permit.

John R. Corke  
Mary A. Corke  
 Signature of owner or authorized agent

Sept 10 2019  
 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**APPLICATION FOR HISTORIC AREA WORK PERMIT**

**7106 POLAR AVE, TAKOMA PARK, MD 20912**

**APPLICATION TO RE-COVER FRONT STEPS TO CORRECT PITCH OF STAIRS, AND TO ADD METAL RAILINGS**

**APPLICANT: JOHN & MARY CORKE**

**WRITTEN DISCRIPTION OF THE PROJECT:**

**1 a. description of existing structures and environmental setting, including their historical features and**

**significance:** The house at 7106 Poplar was built in 1883 and is one of the oldest houses on the street. It was built when the street was still a country lane that led to the spring at what is now Spring Park. Early residents enjoyed the shade (it is at the bottom of a hill) and access to fresh water. Over the years the front porch and steps have settled because houses were built on either side, redirecting the flow of water down the hill to right next to the foundation. The front steps are now pitched forward at a dangerous angle and are also deteriorating because of the use of ice melt chemicals that have been put on the steps over the years. The steps also have a slippery surface. In the winter there is no direct sun on the steps so we often get a thin layer of ice which makes them more treacherous.

**b. General description of project and its effect on the historic resources, the environmental setting and historic**

**district:** Our plan is to cover and resurface the steps using a veneer of historically correct stone. By putting stone on top, we can correct the pitch of each step with a thin layer of mortar underneath. The surface will also have more texture which will give better traction in the winter. The stucco sides will remain. We will also add a metal railing on either side, consistent with what we have seen on the street. This approach has been recommended as the most prudent and least destructive since the steps that are there are 136 years old. We will add additional support under the porch to prevent the steps from moving further. This approach will preserve the building and simply reinforce what is there while correcting the 10% pitch now existing on the steps. The flagstone will be veneer and colors will be dove gray and natural limestone.

JOHN + MARY CORKE

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7106 Poplar Ave, Takoma Park Site Plan



Site Plan  
Scale 1:800

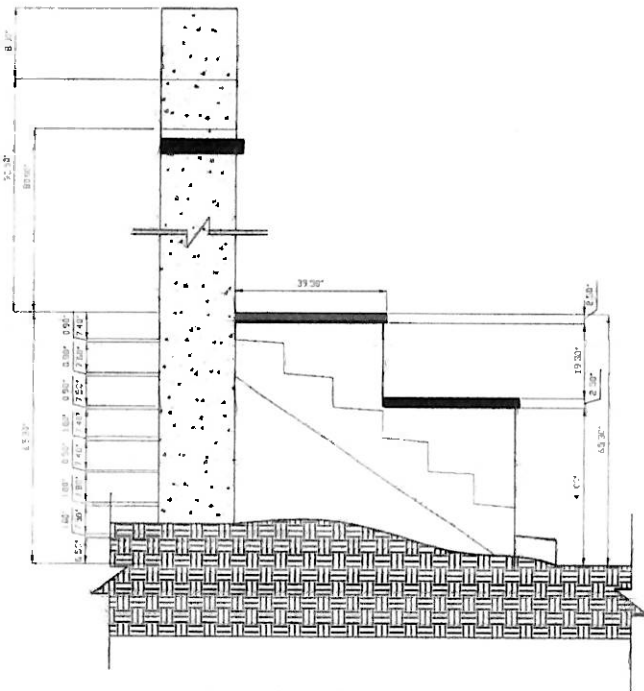
7 1/2 feet wide at base  
6 1/2 feet wide after bottom  
step.  
5' 5 1/2" high

Applicant: John + Mary Corke

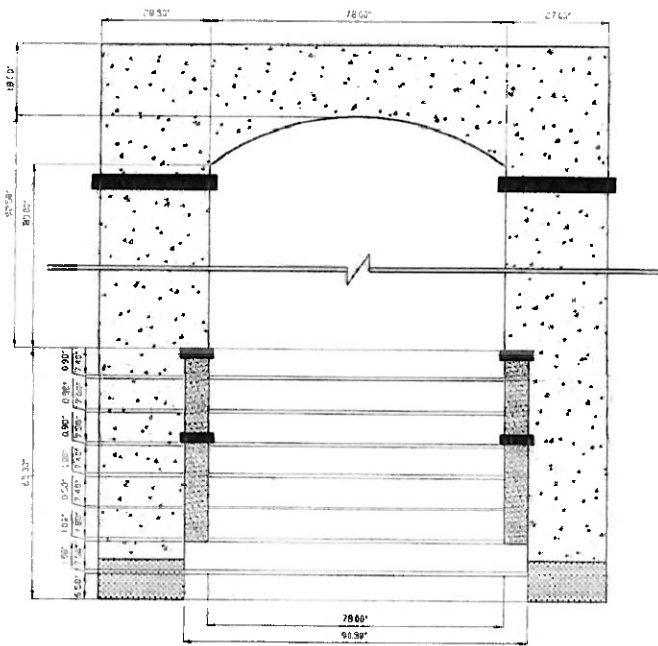
9/07/19



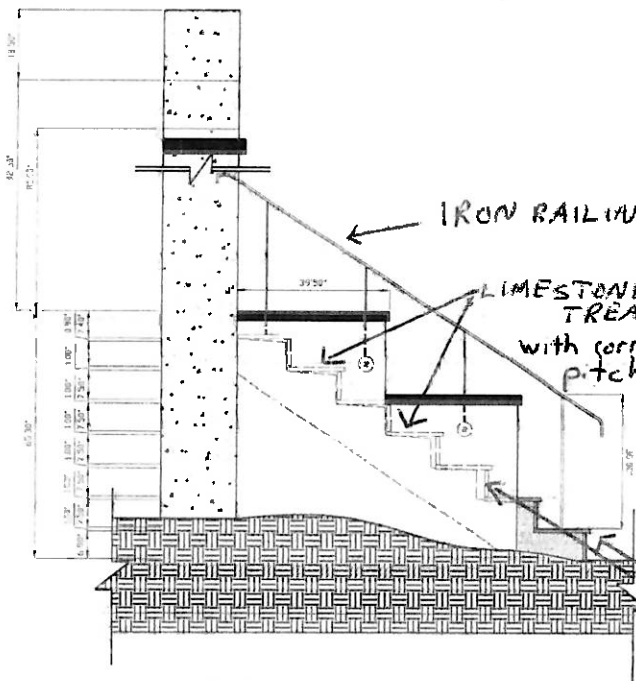
# 7106 Poplar Ave, Takoma Park Plans and Elevations



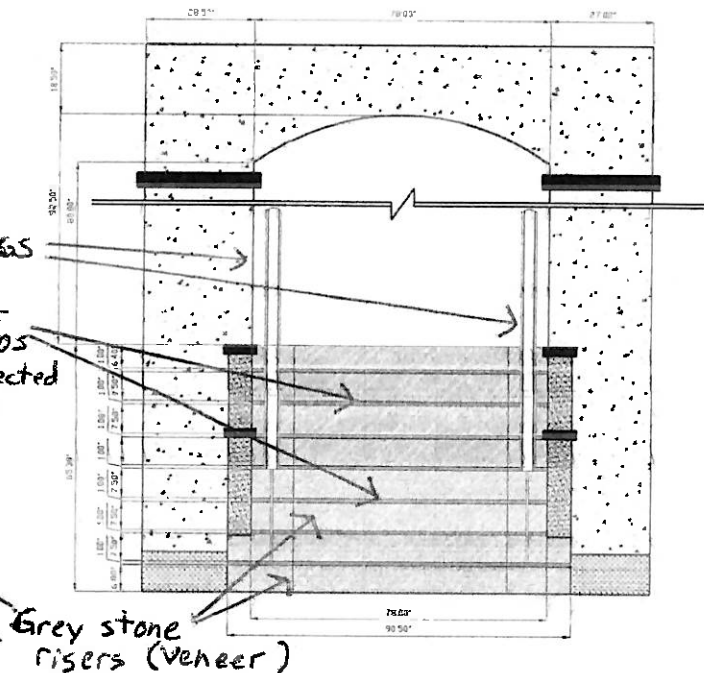
As Built Side View  
Scale 1:50



As Built Elevation  
Scale 1:50



Modified Side View  
Scale 1:50



Modified Elevation  
Scale 1:50

John +  
Applicant: Mary Corke



Current front steps at 7016 Poplar (shown at below) have an unsafe angle of almost 10% and have a slippery surface making the very unsafe.



We would like to make the steps safer by putting a historically consistent limestone top onto the steps at the correct/safe angle as shown at the right. There are numerous houses on Poplar Ave that have similar treatment to their stairs.



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

<b>Owner's mailing address</b> John + Mary Corke 7106 Poplar Ave Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Juliana + Philip Andonian 7107 Poplar Ave Takoma Park, MD 20912	Ken Wright 7108 Poplar Ave Takoma Park, MD 20912
Hagen + Doreen Marchey 7104 Poplar Ave Takoma Park, MD 20912	Sharon Beth Fortier, Terry Ruby + Bonnie Watson 7105 Poplar Ave Takoma Park, MD 20912