2nd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7018 Poplar Ave., Takoma Park  
Meeting Date: 5/27/2020

Resource: Non-Contributing Resource  
Takoma Park Historic District  
Report Date: 5/20/2020

Applicant: Thomas & Sue Immermann  
Wakota Tokunaga  
Public Notice: 5/13/2020

Review: 2nd Preliminary Consultation  
Staff: Dan Bruechert

Proposal: New Building Construction

RECOMMENDATION

Staff recommends that the applicant make revisions based on the feedback from the HPC and return for a third 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.
BACKGROUND

The applicant presented a preliminary consultation proposal for new construction at the April 10, 2019 HPC meeting.1

The HPC acknowledged that the Design Guidelines for the Takoma Park Historic District supported the demolition of the existing, non-contributing, building. The general feedback from the HPC regarding the new proposal was that the proposed building was too wide and too tall to be compatible with the surrounding district. However, the HPC acknowledged that there was not sufficient information to fully evaluate the proposal within the larger context. Many of the Commissioners also agreed that the front porch without stairs was an awkward design element. The applicants have returned for a second preliminary consultation. Additional information regarding the size and placement of houses in the surrounding residential area has been submitted for consideration.

PROPOSAL

The applicant proposes to construct a new two-story house on the lot.

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.

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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. The demolition was discussed at the previous preliminary consultation and was universally supported.

Massing and Placement

The primary concerns raised by Staff and the HPC at the previous Preliminary Consultation were the massing and placement of the new construction and its impact on the surrounding streetscape. The majority of the houses along this side of Poplar Ave. are Non-Contributing Resources; however, all but one of the Contributing buildings are either one-and-a-half or two stories tall. Due to the variety of building heights, Staff finds that the massing of the proposed house will have a bigger impact on compatibility than the height of new construction.

The proposed house will be two stories with a partially exposed basement. The previous design exposed virtually all of the basement which created the effect of having the full front wall of the house creating a 25’ (twenty-five) foot tall wall. The HPC and Staff encouraged the applicant to revise the design so that the front edge of the building was softened to mitigate the looming feel of the proposed design.

The applicant’s revised proposal has not changed the size of the building footprint. It remains 33’ 11” × 34’ 7” (thirty-three feet, eleven inches by thirty-four feet, seven inches). And the height of the pyramidal roof remains 35’ (thirty-five feet). The previous proposal set back the house 31’ (thirty-one feet) from the street to the front wall plane, which would have made the proposed house one of the closest houses to the street. The revised proposal has moved the house rearward on the lot so the front wall setback is now 39’ (thirty-nine feet) from the street. This setback is consistent with the surrounding houses on the lot, and further from the street than the adjacent one-story houses. To soften the front edge of the building, the applicants now propose a side-loading staircase from the front porch. Additionally, the on-grade basement entrance is now slightly recessed and adjacent to an angled storage room door. The overall effect, as shown on the attached renderings, is a house with more depth that has reduced the overall sense of mass of the house.

The previous proposal would have built a house that was the widest, tallest, and closest to the street of any of the houses on the west side of Poplar Ave. The HPC and Staff found that such a house would be out of character with the surrounding district and directed the applicant to make revisions. While the height and width of the house have not changed, Staff finds that the front setback is now compatible with the houses along Poplar Ave. The outstanding question is whether the alterations in the setback and the
design of the house are sufficient to be compatible with the Design Guidelines and the surrounding district.

To provide more context to the proposed design, the applicant has provided renderings, axonometric drawings of the proposed construction, and included a streetscape study (see the attached application materials).

**New Construction Design**

In the first Preliminary Consultation Staff Report, Staff indicated that the size, massing, and placement of the proposed design were the primary concerns. The architectural vocabulary of the prior design was a Prairie-inspired Craftsman which appeared to have some unresolved issues of proportionality. By changing to architectural style to the contemporary design presented for this preliminary consultation, the architectural details and size appear to be compatible.²

Staff finds that the proposed design, which includes two different dimensions of vertical wood siding and large, horizontally oriented windows helps to break up the apparent massing of the house more than a house with a symmetrical, vertically oriented fenestration pattern could. Detailed material specifications were submitted with the application materials as requested in the previous preliminary consultation.

The Design Guidelines do not dictate a style or era of design for houses in the historic district, rather the focus is on designing a house that is compatible while not detracting from the surrounding district. There is one specific exception to requiring traditional architecture in the Design Guidelines and that is where, “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 (Takoma Park Historic District Design Guidelines, pg. 18).” Staff finds that the proposed design is unique to the neighborhood and the proposed placement of the house are significant improvements to the previous submission.

Staff requests feedback from the HPC regarding the following:
- Has relocating the house 9’ toward the rear of the lot mitigated the height and width concerns?
- Are there specific modifications to the building massing that would satisfy your concerns?
- Is the contemporary design “sensitive to and compatible with the fabric of the community?”
- Are there any other revisions or recommendations?

**STAFF RECOMMENDATION**

Staff recommends the applicant make the revisions recommended by the HPC and return for either an additional preliminary consultation or HAWP, as recommended.

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² For a precedent project, the whole house rehabilitation at 509 Albany Avenue in Takoma Park (approved by the HPC in 2015) was designed by the project architect.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: Larry Klockner, Jr.
J@Klockner.Net
Contact Person: Larry Neal or Sus. Klockner
Daytime Phone: 301-270-3033

Tax Account No.: 32483

Name of Property Owner: Thomas Kenny/Sue Hummer
Daytime Phone: 301-651-6432 (Tom)

Address: 7018 Poplar Ave, Takoma Park MD 20912

State/Zip Code: MD 20912

Contractor: Sus. Klockner & Company
Phone No.: 301-270-3033

Agent for Owner: Larry Neal
Daytime Phone: 202-439-4200

LOCATION OF BUILDING PREMISES

House Number: 7018
Street: Poplar Ave.

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

Lot: 28 Block: 20 Subdivision: 0025

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Remodel ☐ Add/Install ☐ Rehab/Repair
☐ Move ☐ Install ☐ Wreck/Raze ☐ Dismantle ☐ Septic
☐ Revision ☐ Remove ☐ Redevelop ☐ 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 No. N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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:
☐ 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 information 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 2/21/19

Approved: ______________________ For Chairperson, Historic Preservation Commission
Disapproved: ______________________ Date: ______________________

Application/permit No.: ______________________ Date Filed: ______________________ Date issued: ______________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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 and front porch
      - Replace existing drive and 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
      - Environment 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:
   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 features 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 labeled 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 drip line of any tree 8" 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.
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<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<td>7018 Poplar AVE, Takoma Park, MD. 20912</td>
<td>6480 Sligo Mill Rd, Takoma Park, MD. 20912</td>
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**Adjacent and confronting Property Owners mailing addresses**

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<tr>
<td>Elizabeth Pitcher, 7016 Poplar AVE, Takoma Park, MD. 20912</td>
<td>Jon Frederick, 7100 Poplar Ave, Takoma Park, MD. 20912</td>
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<tr>
<td>Front Confronting</td>
<td>Rear</td>
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<tr>
<td>Jamie Lyn Troilk, 7021 Poplar AVE, Takoma Park, MD. 20912</td>
<td>Julia L. Washburn, 20 Hickory Ave, Takoma Park, MD. 20912</td>
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7018 POPLAR AVENUE
TAKOMA PARK, MD
HAWP APPLICATION

PROPOSED WORK

5.27.2020

WT ARCHITECTURE
NORTHEAST VIEW
SECOND FLOOR PLAN
1/8" = 1'-0"
Proposed Design:

1. Rhythm, Massing, Placement and Scale
   The new 2-story frame structure will be built within the current side and front footprint of the original structure to keep the placement and orientation of the house to the street unchanged. The width of the house will remain 34’ and the front setback from the street to the face of the front porch 31’ as they are now. The structure will be 2-story tall with a partially exposed basement, with the peak of the roof at 35’ from the front average grade. The height of the proposed structure will be similar to a number of houses on the block (7000, 7002, 7004, 7006, 7010, 7104, 7106, 7110, 7013, 7021, 7101, 7113) and will keep in line with the massing on the street that is made of a random pattern of tall, short, narrow and wide houses. The orientation of the house remains the same as the existing, the principal front facade is paralleled to the street, with the front porch and the front door on the main facade.
   The new covered front porch will run across the full width of the house, and the front stairs will cascade down from the front porch along the house, to reduce the distance the stairs protrude into the front yard and to gently lead the dwellers up to the front door. The porch and the stairs will break up the verticality of the house, bringing the scale appropriate to the streetscape, while contributing to creating a welcoming and engaging front facade. The stepping stones will wind from the street between the existing large trees, through the front garden, and to the front of the house. The existing driveway is proposed to be repaired and widened to make it more practical/usable. The existing stone retaining walls are proposed to be repaired and reconstructed to match existing as necessary. The driveway is proposed to be repaved with permeable blocks for a softer, more inviting curb appeal. A barrier free entrance to the basement is provided from the driveway. This exposure of the basement will be similar in nature to the house on 7002 Poplar Avenue.

2. Building Materials
   The house will be cladded with stained vertical wood shiplap siding, much like the house across the street at 7021 Poplar Avenue. The siding will be stained, similar in nature to the stained shingles at 7112 Poplar. The front porch and stairs will be black locust wood decking. Windows and patio doors will be aluminum clad wood windows by Marvin and the front door will be solid wood with natural stain like one of 7001 Poplar. Metal railing will be iron railing, to keep in line with the many houses on the block. The existing stone retaining walls will be preserved/repaired and new retaining wall materials will match the existing.

3. Roofline and material
The new roof will be a pyramid style roof, finished in standing seam metal. The shape and style is similar to the house at 2010 Poplar Avenue. The material of the roof is similar to the house across the street at 2009 Poplar Avenue.

4. Pattern of the doors and windows
   The new front door is placed in a prominent location on the front facade, at the top of the front stairs, similar to the rest of the houses on the street. The scale of windows throughout the house is consistent with the houses on the block and provides the sense of residential scale and inviting facades.

Overall, the proposed design for the new construction at 7018 Poplar Avenue carefully and thoughtfully adheres to the Takoma Park Historic Preservation guidelines. While the design is representative and reflective of the modern time in which the house is built, it is sensitive and compatible to the fabric of the community, and takes into consideration the design elements that contribute to the streetscape and the building pattern. It will be a thoughtful addition to the streetscape, while respecting and reflecting the characteristics of the street and its community.
7018 POPLAR AVENUE
TAKOMA PARK, MD
HAWP APPLICATION

FINISH MATERIALS
SPECIFICATIONS

5.27.2020

WT ARCHITECTURE
1. **Clip System**: Fixed clip system shown, Floating clip systems available

2. **Substrate**: Plywood substrate material shown

3. **Underlayment**: High Temp Ice & Water

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**Panel Overlap Detail**

1. **1½” Mechanical Lock shown**

2. **Striations Recommended**

3. **12” - 17” Coverages**

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* Grade 50

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Produkter / Products / Pine tar / Pine tar / PINE TAR VITRIOL

PINE TAR VITRIOL

Auson Pine Tar Vitriol is a mixture of Special Pine Tar and high quality Gum Turpentine. The material is especially suitable as wood protection on spruce and pine paneling. Pine Tar Vitriol leaves a beautiful wooden structure with a classy matte warm-gray color.

A great wood protection

Auson Pine Tar Vitriol is a pure natural product for surface treatment of wooden buildings and other outdoor wooden constructions. Pine Tar Vitriol supplies the surface with an outstanding wood protection that allows the wood to breathe. The material can be used on new and untreated wood or wood former treated with Pine Tar Vitriol or Iron Vitriol.

Produkten bedömd i SundaHus
The Marvin Signature™ Ultimate Awning Narrow Frame window is a sleek and versatile top-hinged window with a flush exterior profile and narrow frame, meaning it can be installed without removing the existing window frame or disrupting interior or exterior trim. The Ultimate Awning Narrow Frame window’s contemporary aesthetic looks beautiful on its own or as a complement to narrow frame casement or picture windows, and hardware located at the bottom of the window means easy operation even in hard to reach areas like over a kitchen sink.

Features of the Ultimate Awning Narrow Frame Window

- Available in heights up to 8 feet or widths up to 8 feet
- Narrow frame and flush exterior create a sleek contemporary aesthetic
- Can be easily installed without removing an existing window frame
- Multi-point locking system ensures a tight seal and security from top to bottom
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- CE certified
The Marvin Signature™ Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb ideal for frame-in-frame replacement, allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views. With many design options, including round top shapes, the Ultimate Casement Narrow Frame window is a flexible option that can be sized to complement the most expansive views.

Features of the Ultimate Casement Narrow Frame Window

- Available in heights up to 8 feet or widths up to 3.5 feet
- Contemporary-style window with sleek design and square profiles
- Narrow jamb for replacement applications that minimizes tear-down of existing frame and walls
- Unique wash mode allows access to both sides of glass from indoors
- Retractable screen option is nearly invisible when the screen is not in use
The Marvin Signature™ Ultimate Picture Narrow Frame window offers a classic style in a non-operable window. It’s perfect for bringing expansive views and natural light into a room, and the window’s narrow frame allows for window replacement without disturbing existing interior or exterior trim. Durable and energy-efficient, it can be sized to match accompanying operable windows for a streamlined design with flexible design options like wood species and stains to create a custom look.

Features of the Ultimate Picture Narrow Frame Window

- Available in a large range of size options
- Uninterrupted expanses of glass frame views where operable windows aren’t necessary
- Suits new construction, remodeling, or full-frame replacement
- Coastal/hurricane certification of IZ3
- CE certification
ULTIMATE MULTI-SLIDE DOOR
Previously known as Marvin Ultimate Multi-Slide Door

The Marvin Signature™ Ultimate Multi-Slide Door is more than just a panoramic door, it’s a gateway to indoor-outdoor living with performance that stands up to any weather, coast to coast. Design your ideal view, with sliding panels available in configurations that move in one direction or part in the center, and panels that stack in full view within the frame or conceal within a wall pocket. When accessibility is important, choose an optional low-profile sill that maintains a smooth, flush transition from indoors to out. In sizes as big as 56 feet wide or small enough to create a counter-height, kitchen pass-through option for a patio or deck, this door opens possibilities.

Features of the Ultimate Multi-Slide Door

- Choose from 22 operating configurations
- Available in frame sizes up to 60 feet wide
Built on the same solid foundation as the Marvin Signature™ Ultimate Sliding French Door, the Ultimate Sliding Patio Door offers more daylight with a contemporary vibe. A dual point locking system offers security. Panels seal tightly to keep out the weather.

Operating configurations up to 16 feet wide make for a grand design element and can bring in a beautiful view or flood a room with light.

**Features of the Ultimate Sliding Patio Door**

- Available in heights up to 9 feet or widths up to 16 feet
- Narrow 3-inch clad-wood top and bottom rails open space for light and views
- Handle options let you personalize the aesthetics
- Durable sill engineered for years of energy-efficient and weathertight performance
- Available in two-, three- or four-panel operating configurations for design versatility
- Optional top-hung screen glides smoothly
- Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked
- Optional low-profile, high-performance, universal design sill for a flush transition
- CE certified
Decking

"Forever Decking" - a decking product so long-lasting and maintenance-free you will forever thank yourself for installing this decking over pressure-treated, cedar, or composite products.

Midwest Black Locust offers its "Forever Decking" in two stock widths, 3 1/2" or 5", and custom widths and lengths. We will tailor the product to fit your particular aesthetic needs and design. Like all black locust products from Midwest Black Locust, this product is naturally decay, water, and UV resistant. Without the need for any type of waterproofing or sealing, "Forever Decking" weathers to a beautiful grey color, and when wet, produces a natural anti-skid surface under foot. It is a superior choice for pool decks, walkways, piers and boardwalks, stair treads, and any place you don't want the slick feel of wet pressure-treated decking - think especially about those areas where children or commercial activities require additional precautions against slips and falls. "Forever Decking" is also extremely hard and wears well even in heavy-traffic areas like commercial walkways, marine settings, or storage facilities. "Forever Decking" will perform like an exotic hardwood such as teak or ipe without the high cost or environmental consequences of a rain-forest harvested product. Midwest Black Locust's "Forever Decking" starts at $2.25 / lineal foot.

Our decking material as compared to pressure-treated pine.

Call Now: (832) 800-4MBL or (608) 218-4582
FRONT DOOR

METAL RAILING
7018 POPLAR AVENUE
TAKOMA PARK, MD
HAWP APPLICATION

STREETSCAPE STUDY

5.27.2020

WT ARCHITECTURE
Property:
The existing rambler structure built in 1953 is classified as a non-contributing resource in the Historic District of Takoma Park, Maryland. As such, it should receive the most lenient level of design review. The proposed work should be approved as a matter of course so long as the massing and scale of proposed design are in line with the surrounding streetscape and landscape, and do not impair the character of the historic district as a whole. (See Takoma Park Historic Preservation guidelines, Pg 16 & 17)

Proposed Work:
The demolition of the existing frame structure is needed since it is assessed unsafe, unhealthy and impractical to salvage. Reconstruction of a 2-story frame structure is proposed on top of the existing basement foundation walls. Throughout the previous reviews, the demolition and new construction at the property have been supported by the HPC.

Takoma Park Historic Preservation Design Guidelines:
The Takoma Park Historic Preservation Guidelines states: “The goal of new construction within the residential historic district in Takoma Park is to be sympathetic to the traditional street and the building pattern while allowing for creative new building designs. It is appropriate for the new structure to reflect and represent the period in which it is built. It is not the intention of these guidelines to inhibit or exclude 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.”

As stated in the guidelines, New Construction should consider elements which define the streetscape and building patterns 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, spacing between houses, preservation of important mature trees
- Principal building facades oriented to the street
- Covered porch on the front facade
- Patterns of doors and windows to provide a sense of residential scale and rhythm along the street
- Building and roofing materials
- High degree of building craftsmanship, as expressed in detailing and use of materials
- Use of decorative stone retaining walls
- Sidewalks and planting strips along the street
**Streetscape Study:**

The 7000 block of Poplar Avenue is an eclectic street consisting of houses of various heights, width, setbacks, and styles and eras. The houses on the street are finished with different building materials including painted clapboard siding, stained shingles, vertical shiplap siding, stucco, bricks, and aluminum siding. The rooflines of the houses vary from gable and cross gable, hip and cross hipped roofs, gambrel and pyramid style roofs, all of varying angles. The varying massing, scale, styles and materials of houses do not have any specific pattern, but rather occur in a random rhythm as seen in the attached photos of the neighboring houses in a sequential order from the south end of the block to the north. This makes up the unique characteristic of the streetscape. (*Refer to the attached map insert and the photos of neighboring houses on the block for reference.)*

1. **Pattern, Massing, Placement & Scale**

   **A. Front setback**
   Houses along the west side of the 7000 block of Poplar Avenue, the side the 7018 Poplar Avenue property sits, have wide range of front setbacks, ranging from 25’ (7000, 7004, 7006, 7008, 7010) to 56’ (7002 & 7016), occurring in an irregular pattern. (*See attached insert from the Montgomery County zoning map.)*

   **B. Width of the structure**
   The width of the houses on the west side of the 7000 block of Poplar Avenue vary widely from 28’ (7104) to 41’ (7118) over the stretch of the block, occurring in an irregular pattern. (*See attached insert from the Montgomery County zoning map.)*

   **C. Height of the structure**
   The height of the houses on the west side of the 7000 block of Poplar Avenue vary widely from 15’ (7108) to 36’ (7106) from the front average grade. The homes vary from 1 story structure (i.e. 7008), 1-½ story with exposed basement (i.e. 7100), 2 stories with a fully exposed basement (i.e. 7002), to a 2-story with partially exposed basement level (i.e. 7106), showing an irregular pattern. (*See attached photos of neighboring houses along the block.)*

   **D. Orientation and placement of the structure**
   All but two houses on the block on the west side have a front porch and the front steps leading to the porch. The front steps on the block either run perpendicular to the house or sideway (i.e. 7010, 7008, 7014, 7016, 7112). All driveways on the block sit perpendicular to the street and on one side of the property. All houses on the block have principal facades oriented towards the street.
E. Open space and landscaping

All houses on the block have a substantial front yard and narrow side yards. Most houses have trees or some form of landscaping in the front that soften the edges between the sidewalks and the house. The sidewalk is accompanied by planting strips, and retaining walls on many of the properties are masonry.

2. Building materials
   The variety of finish materials such as stucco, brick, painted clapboard siding, stained vertical shiplap wood siding, stained shingle, aluminum siding are evident in the attached photos.

3. Roofline and material
   Various rooflines, including gable & cross gable, hip and cross hipped, gambrel and pyramid style roofs of differing angles are also seen on the block. The roof materials are asphalt shingles, slate, metal roof. See attached photos.
FRONT SETBACK, MASSING & SCALE
7018 POPLAR AVENUE
(EXISTING STRUCTURE)
EAST SIDE OF POPLAR AVENUE, 7000 BLOCK

7001 POPLAR AVENUE