

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7018 Poplar Ave., Takoma Park	Meeting Date:	9/09/2020
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	9/02/2020
Applicant:	Thomas & Sue Immermann Wakako Tokunaga	Public Notice:	8/26/2020
Review:	HAWP	Staff:	Dan Bruechert
Case Number:	37/03-20SSS	Tax Credit:	n/a
Proposal:	New Building Construction		

RECOMMENDATION

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

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.

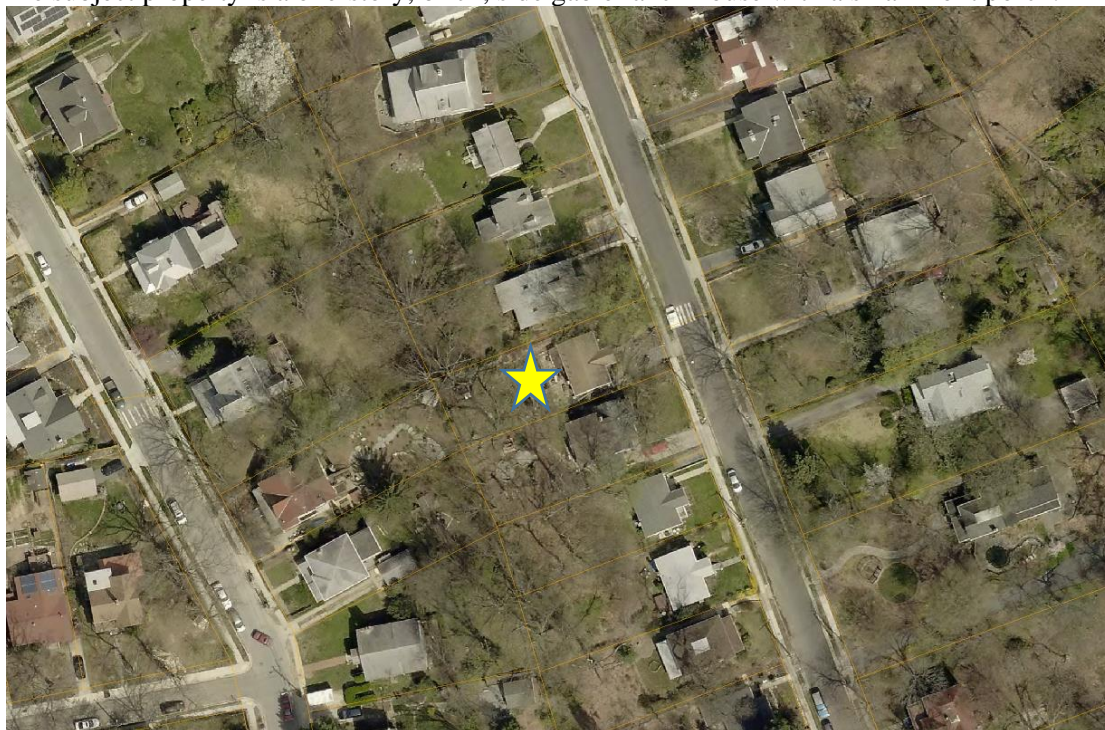


Figure 1: 7018 Poplar Ave.

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.

On May 27, 2020,² a second Preliminary Consultation was held with a new proposal. The proposed house size was generally consistent with the 2019 Preliminary Consultation, but the architectural design and materials proposed were a significant revision. The HPC's concerns regarding the massing and height for the new construction remained. Commissioners expressed that they had not been convinced that the proposed construction was too tall for the surrounding neighborhood and requested additional information. Commissioners also recommended an alteration of the fenestration pattern to accentuate the horizontality of the construction and suggested that a more regularized fenestration may make for a more compatible design.

A third preliminary consultation was heard on July 15, 2020.³ The applicant presented two variations of the proposal, one with a flat roof, the other with a front gable roof. The majority of the HPC supported the concept and voiced their support for the front gable configuration. A majority of the Commission encouraged the applicant to consider if the ridge height could be reduced.

PROPOSAL

The applicant proposes to construct a new one-story house with a partially exposed basement 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

¹ The Staff Report for the first Preliminary Consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2019/04/II.A-7018-Poplar-Avenue-Takoma-Park.pdf> and audio of that hearing can be found here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=dedd0033-5c58-11e9-ae3-0050569183fa. Discussion of this item begins at 14:58.

² The Staff Report for the second Preliminary Consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/05/II.B-7018-Poplar-Avenue-Takoma-Park.pdf> and audio of that hearing can be found here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=1e46bdfa-a0fc-11ea-9e08-0050569183fa (note, because this hearing was conducted via teleconference the audio quality of the recording is not as high as is typical).

³ The Staff Report and application materials can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/07/III.B-7018-Poplar-Avenue-Takoma-Park.pdf> and the audio recording of the hearing can be found here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=90695821-cad9-11ea-93cb-0050569183fa.

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. The demolition was discussed at the previous preliminary consultations and was universally supported. The *Design Guidelines* state that any Non-Contributing Resource may be demolished.

The proposed house will be a one-story construction with a partially exposed basement. The house will have a front-facing gable roof that extends over the front porch. Due to the change in grade and the applicants' desire to have an at-grade entrance, the front left corner of the design will be exposed with a basement-level entrance. The house will be approximately 34' (thirty-four feet) wide and will be approximately 36' (thirty-six feet) deep at the basement level. The first floor will project an additional 24' (twenty-four feet) towards the rear on the right side. The front gable ridge height is 27' 3" (twenty-seven feet, three inches) from the average front grade. The proposed design is 6' (six feet) narrower than the existing, 'Non-Contributing' resource, but is much deeper. The proposed construction utilizes a modern vocabulary with vertical wood siding and single-lite casement and picture windows. The gable roof extends over the porch and has wood privacy screening proposed at either side and a metal railing

and a central front-loading staircase. The architectural vocabulary utilized in the proposed design is the same one that was proposed in both the May and July 2020 Preliminary Consultations.

To the rear of the house, the applicant proposes to install a patio with a curved retaining wall to hold back the grade. Staff finds the design and materials of the patio are compatible with the house and surrounding district, but will not be visible from the right-of-way and should be approved as a matter of course, per the *Design Guidelines*.

Staff finds that the proposed design will not be confused as historic architecture and notes that the *Design Guidelines* do not dictate a style or era of design for houses in the historic district and allows designs to deviate from traditional architecture, stating: “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 architecture would bring variation to the district while replacing a structure that was determined not to contribute to the surrounding district. At the July 2020 HPC meeting, a majority of the HPC agreed with the applicant’s position that the design proposal met several of the design criteria for new construction identified in the *Design Guidelines*.

At the previous Preliminary Consultation, a majority of the HPC voiced their support for the reduced size and scale of the proposal while still encouraging the applicant to attempt to reduce the overall height further. The applicant did not reduce the ridge height of the building for the HAWP submission but reconfigured some of the interior spaces to lower the north and south walls. This results in a slight increase in the pitch of the roof and a slight reduction to the overall roof mass.

A streetscape elevation was included with the application materials which shows that the proposed house is generally consistent with the height of the one and one-and-a-half-story houses in the immediate area. Staff finds that generally speaking, the height and mass of both options are compatible with the surrounding area.

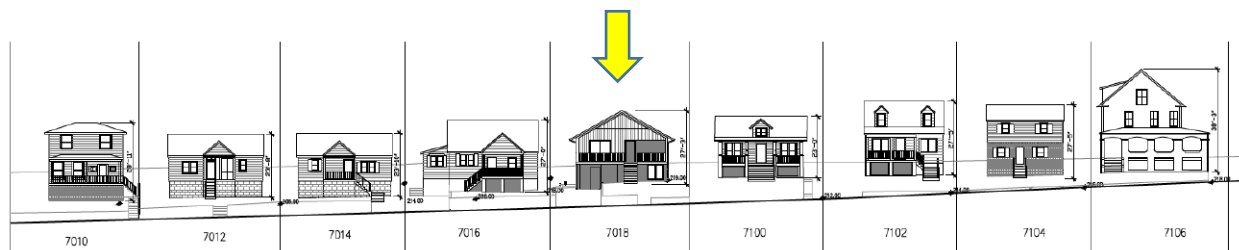


Figure 2: Streetscape elevation with the proposed construction (center).

Several Commissioners had additional questions regarding the exterior materials, specifically the vertical siding and the proposed porch screens. The applicant has provided precedent images with the application materials. Staff finds that wood is a common building material in the Historic District, but this proposal will utilize them differently.

The gable roof extends forward to cover the front porch, utilizing a single roofline. Option B has a front-loading front porch, which is frequently found in the surrounding District.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in

Chapter 24A-8(b)(1), (2), and (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Takoma Park Historic District Design Guidelines;

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

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

Prelim



DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: _____

Contact Person: _____

Daytime Phone No.: _____

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: _____

Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____

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.

[Signature]
 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: _____

7018 POPLAR AVENUE TAKOMA PARK MD
HAWP APPLICATION
9/9/2020
WAK TOK Architects

Property:

The existing structure is a non-contributing resource in the Historic District of Takoma Park.

Proposed Work:

The demolition of the existing framing above the masonry foundation walls is needed since it is assessed unsafe, unhealthy and impractical to salvage. Construction of a 1-story frame structure is proposed on top of the existing basement foundation walls with 9'-6" of extension in the rear. The front and back porch are proposed. Proposed materials are as specified in the later portion of the presentation: vertical wood siding on the walls, metal standing seam roofing, metal gutters and downspout, metal railings, wood decking, and Marvin windows and patio doors throughout. Generally, the proposed design was supported by the commissioners at our last hearing, with exceptions to the following recommendations:

1. The overall height: The site is a steep slope and the ground level rises towards the rear of the property. In our last scheme presented at the 7/15/20 hearing, in order to eliminate the second floor to reduce the overall height, the master bedroom was situated on the ground level, further towards the rear, a few steps higher than the main floor in the front. With the roof running at a consistent height from the front to the back of the house, the rear bedroom's ceiling was only 8 feet, a minimum ceiling height for the homeowners. In order to reduce the roof height as suggested by the commissioners, the master suite that was located in the rear portion of the addition in the previous scheme is now located on the lower floor. This way, we are able to lower the two ends of the gable (south and north side) by 2 feet. The peak of the roof remains the same since we worked out the roof slope to be slightly steeper (preferred angle for the metal standing seam roofing for better drainage and practicality). Even though the roof peak remains the same height, having the two ends of the gable lowered by 2 feet, we believe the proportion of the proposed design is less massive and better in line with the streetscape.
2. Roof shape: As commissioners' opinions on the gable and flat roof were mutual, the gable roof is selected as the final design since homeowners prefer the overall feel and proportion of the space created by the gabled roof.
3. Wood porch screen walls: More information was requested. These wood screens filter the sunlight softly while still allowing for visual connection while keeping some privacy. Good amount of natural light still comes through, direct or diffused. Some sample images of the wood screens used in the past projects are attached in the later part of the presentation.

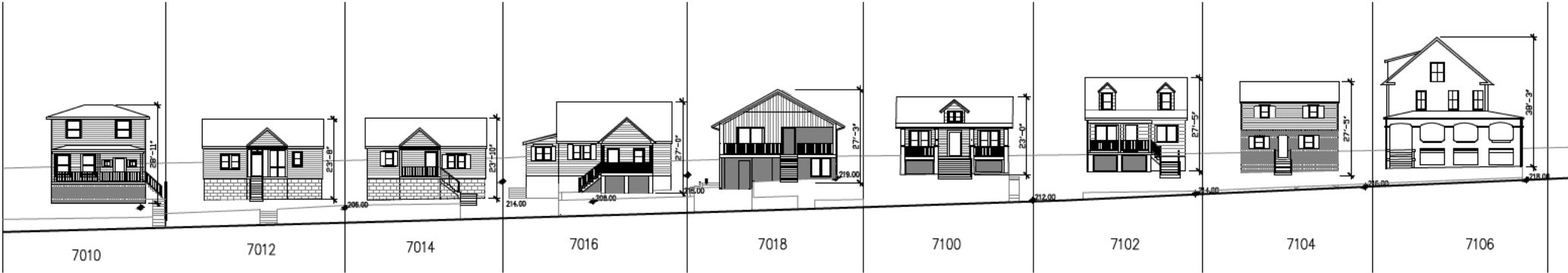
4. Glazing in the front door: As suggested by the commissioners, the front door will have a glass between the wood slots to better balance with the front porch patio door. An image is attached in the later part of the presentation. Also to improve the balance between the patio door and the entry door on the front facade, the front porch patio door has been reduced by 2 feet in height and 4 feet in width.
5. Appearance of the Wood siding: A sample picture of the vertical pine siding with the stain as proposed is attached in the later portion of the presentation.
6. Topo site plans: We have included the site plan with the topography and tree survey, with the existing house and the proposed house. We have also included the site plan with the retaining wall information. The existing retaining walls are to be all preserved and repaired as needed, with the exception of the south side, where the driveway will be widened. A new retaining wall will be built to match the existing stone retaining wall.
7. Other changes made to the updated scheme: Since the lower level now contains the bedrooms, the front patio door originally proposed to the basement is now a solid wall (wood siding) with a similar door to the entry above. A skylight is placed above the interior staircase, on the north side of the roof, in order to bring more natural light into the central hallway of the lower level. Windows are also added onto the facades to comply with the egress codes.

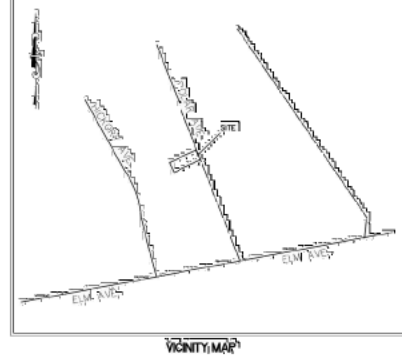
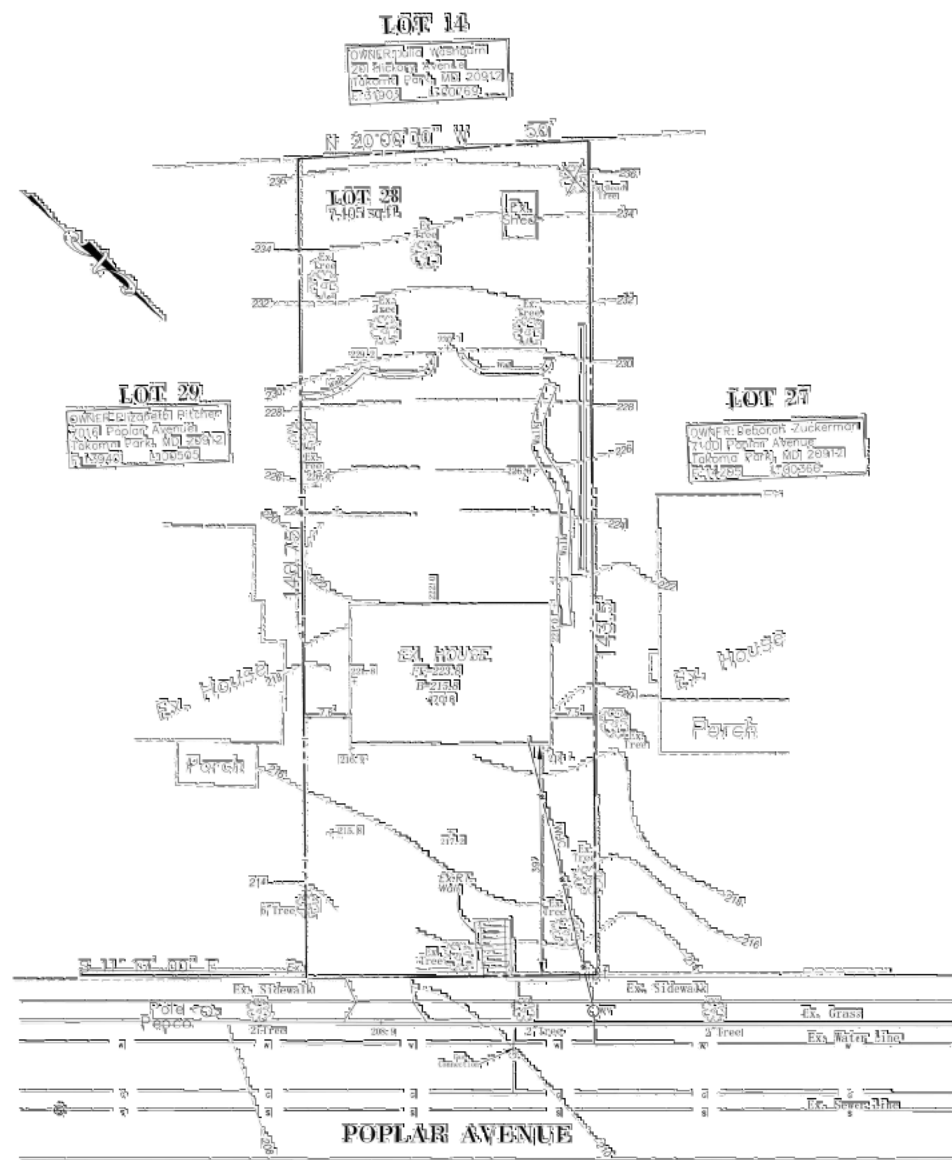
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

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



FRONT SETBACK, MASSING & SCALE





LEGEND	
[Symbol]	SET FENCE
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[Symbol]	EX. CONTOUR
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[Symbol]	EX. TREE
[Symbol]	EX. TREE TO BE REMOVED
[Symbol]	OVERHEAD ELECTRIC
[Symbol]	TREE PROTECTION FENCE
[Symbol]	ROOT PRUNING

OWNER
 Jason Ritcher
 7618 Poplar Avenue
 Takoma Park, MD 20912
 Phone 202

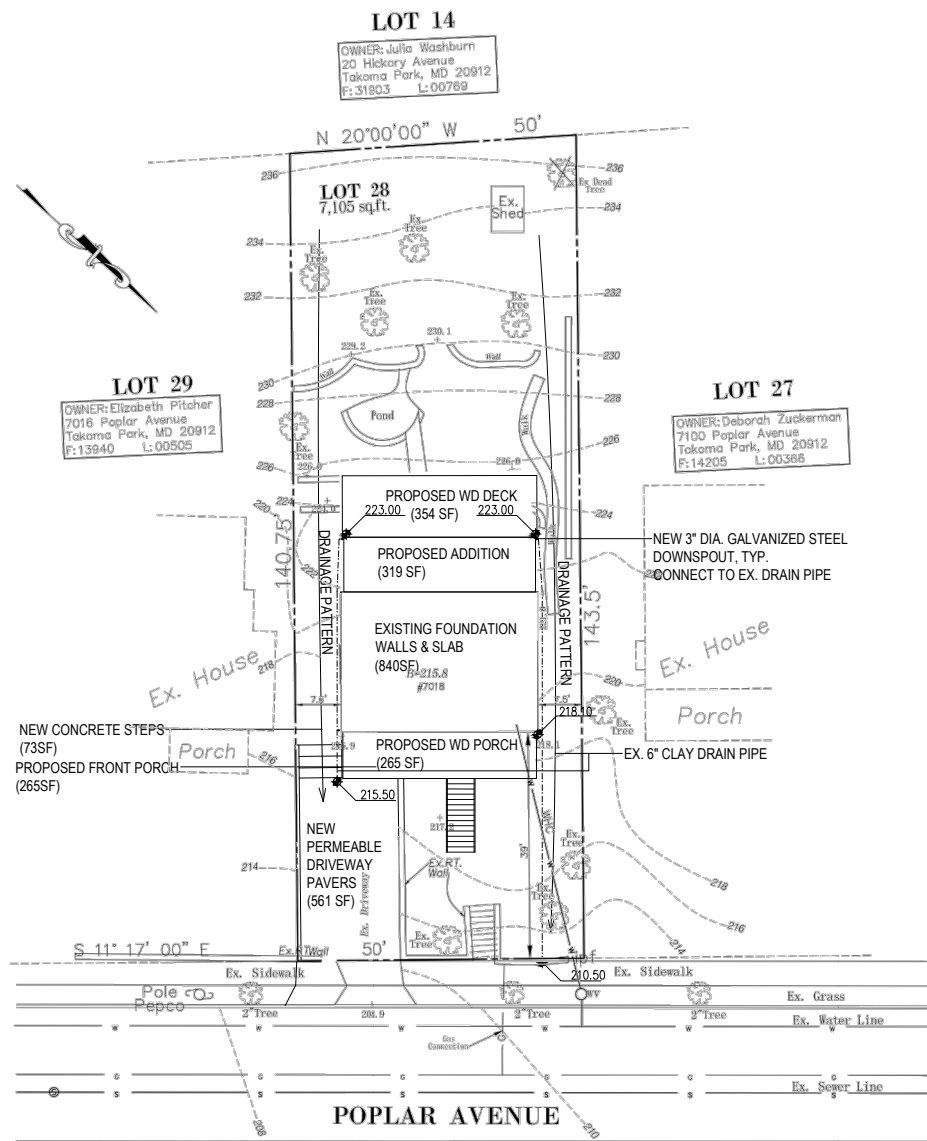
FOR LOCATIONS OF UTILITIES ONLY
 "MISS" UTILITIES AT 1:800-257-XXXX
 AT NEARBY 48 HOURS RECORD
 BEGINNING CONSTRUCTION

ATES
 TOTAL ENGINEERING SERVICES
 PLANNERS/ENGINEERS/SURVEYORS
 322 BOX 10725
 SILVER SPRING, MD 20914
 TEL(301) 581-1594 FAX(301) 581-1558

REVISION	
1	

PROJECT NAME:
 7018 POPLAR AVENUE
 TAKOMA PARK
 LOT 28 - BLOCK 20
 GILBERT'S ADD
 MONTGOMERY COUNTY, MARYLAND

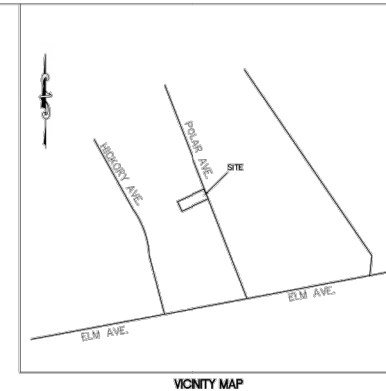
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Topography Plan	
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Sheet 99	Sheet 100



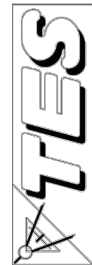
1 SITE DRAINAGE PLAN
1" = 10'

OWNER:
Susan Pitcher
7018 Poplar Avenue
Takoma Park, MD 20912
Phone #:

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



LEGEND	
	SILT FENCE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	EX. CONTOURS
	PROPOSED CONTOURS
	EX. 6" WATER
	EX. 8" SEWER
	STABILIZED CONSTRUCTION ENTRANCE
	EX. GAS LINE
	EX. SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EX. TREE
	EX. TREE TO BE REMOVED
	OVERHEAD ELECTRIC
	TREE PROTECTION FENCE
	ROOT PRUNING



TOTAL ENGINEERING SERVICES
PLANNERS, ENGINEERS, SURVEYORS
P.O. BOX 10123
SILVER SPRING, MD 20914
TEL(301) 515 1514 FAX(301) 515 5569

REVISION :

PROJECT NAME
7018 POPLAR AVENUE

TAKOMA PARK

LOT 28 BLOCK 20

GILBERTS ADD

MONTGOMERY COUNTY, MARYLAND

DRAWING TITLE :

Topography Plan

Drawn by	Approved	Job No.
In Charge	Project Manager	Project Architect
Scale	Drawing No.	
1" = 10'		
Date		
10-12-17		

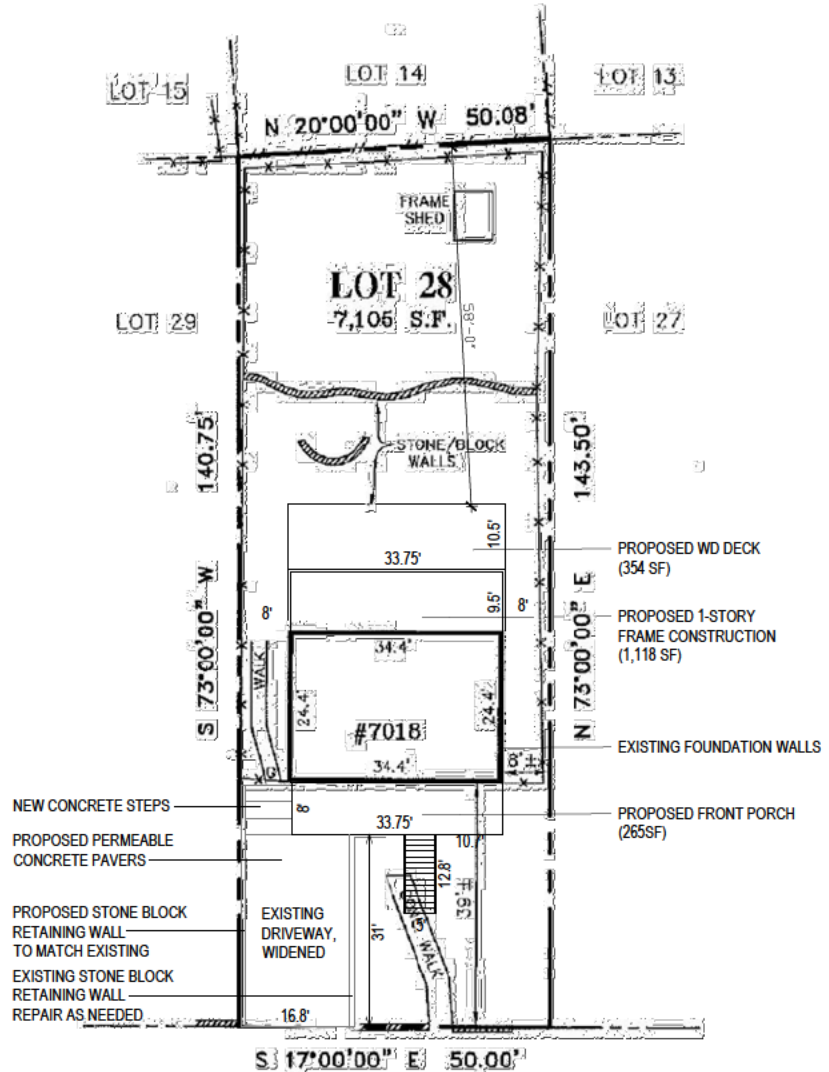
1 OF 1 SP

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
- Fences, if shown, have been located by approximate methods.



LOCATION DRAWING

LOT 28, BLOCK 20

B.F. GILBERT'S ADDITION TO
TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

POPLAR AVENUE
(PUBLIC R/W)

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 667
Expires: 04-02-2019

REFERENCES

PLAT BK. A

PLAT NO. 2

LIBER

FOLIO



SNIDER & ASSOCIATES
LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100 Fax 301/948-1266

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: D.M.L.

HSE. LOC.: 07-26-17

JOB NO.: 17-02571

137-25056

7018 POPLAR AVENUE
ADDITION + RENOVATION
7018 POPLAR AVENUE, TAKOMA PARK MD 20912

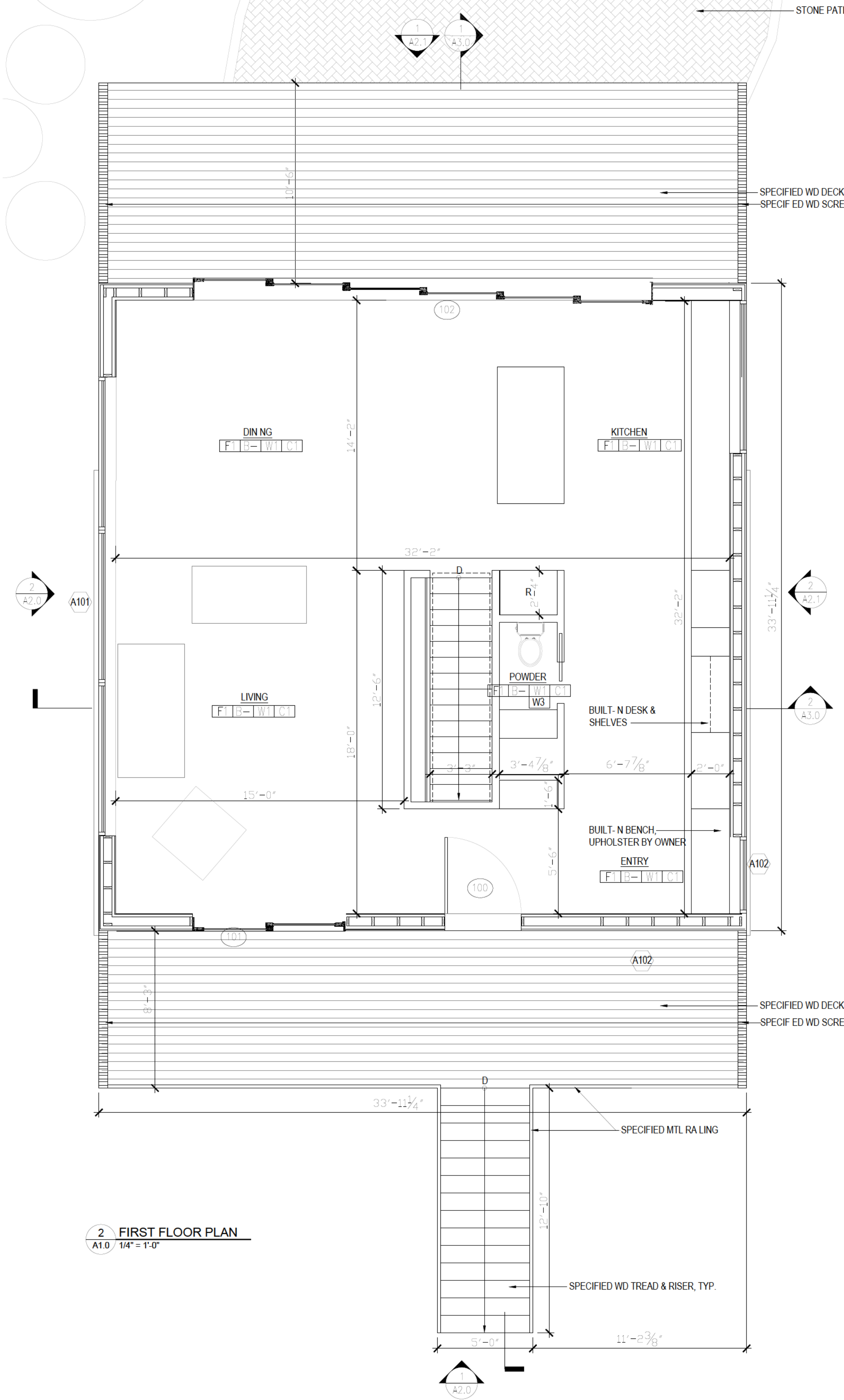
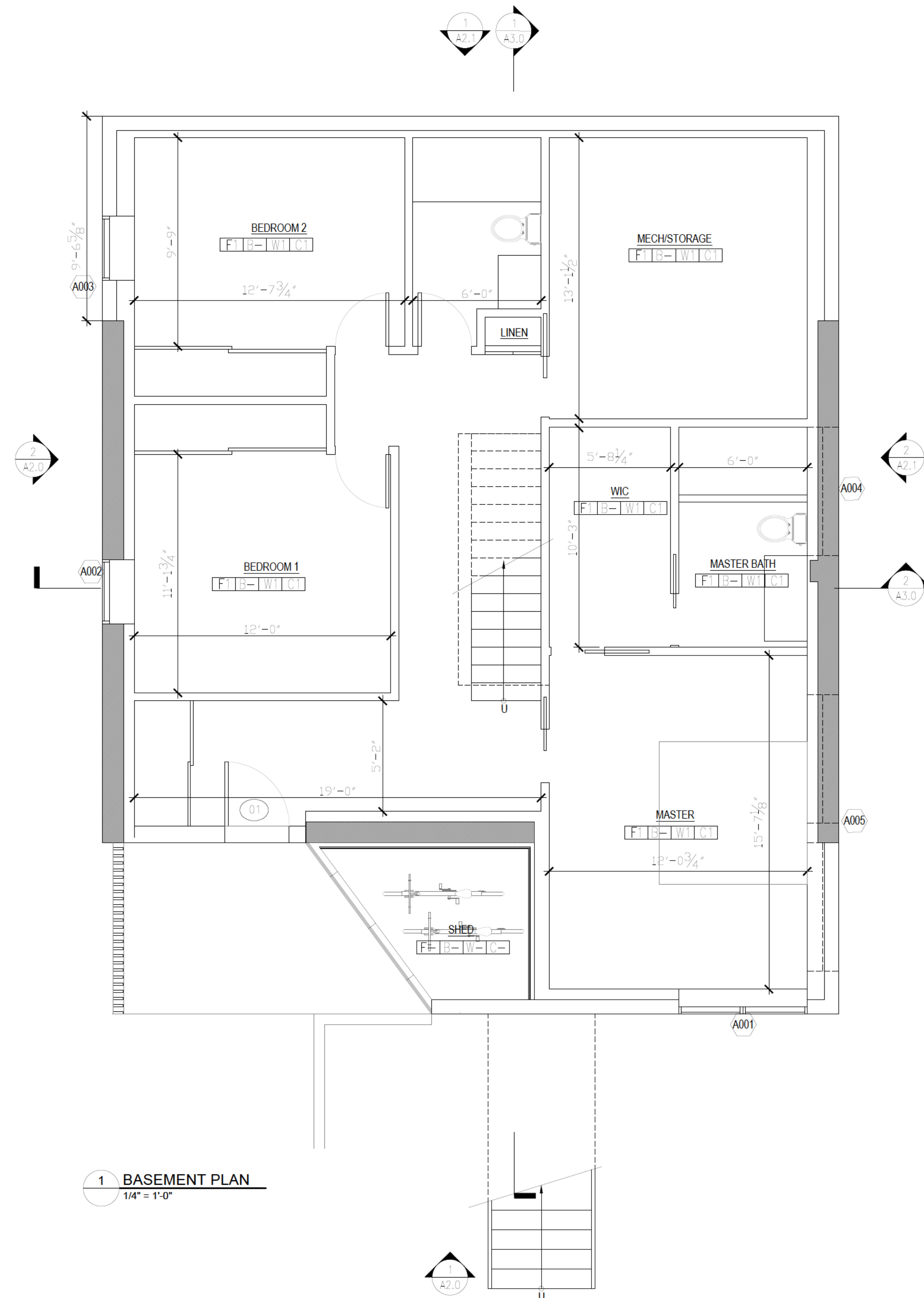
REVIEW	8/14/2020
PERMIT	-
BID	-
CD	-

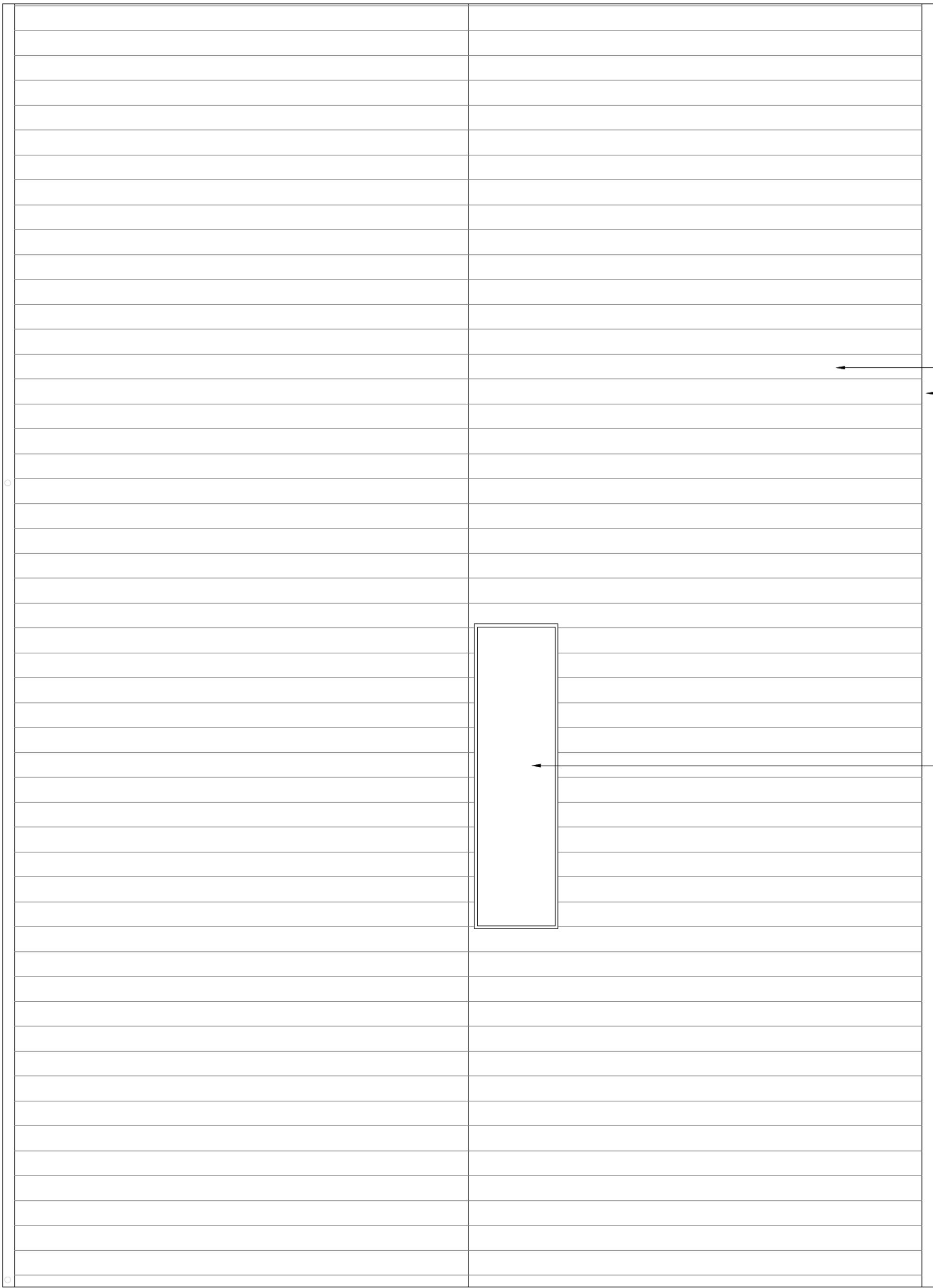
REGISTRATION

UNPROCESSED DOCUMENT
I, owner, the above documents were prepared or
approved for me and they are to all intended without
alter the basis or the scope of the work.
As owner, I understand the importance of this document.

FLOOR
PLANS

A1.0





2 ROOF PLAN
1/4" = 1'-0"

wakako takunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

7018 POPLAR AVENUE
ADDITION + RENOVATION

7018 POPLAR AVENUE, TAKOMA PARK MD 20912

REVIEW	8/14/2020
PERMIT	-
BID	-
CD	-

REGISTRATION

PROFESSIONAL CERTIFICATE
I, wakako takunaga, hereby certify that the above described project was prepared or supervised by me, and that I am a duly licensed architect under the laws of the State of Maryland.
Expiry Date: 08/14/2021, Signature Date: 08/14/2020

FLOOR
PLANS

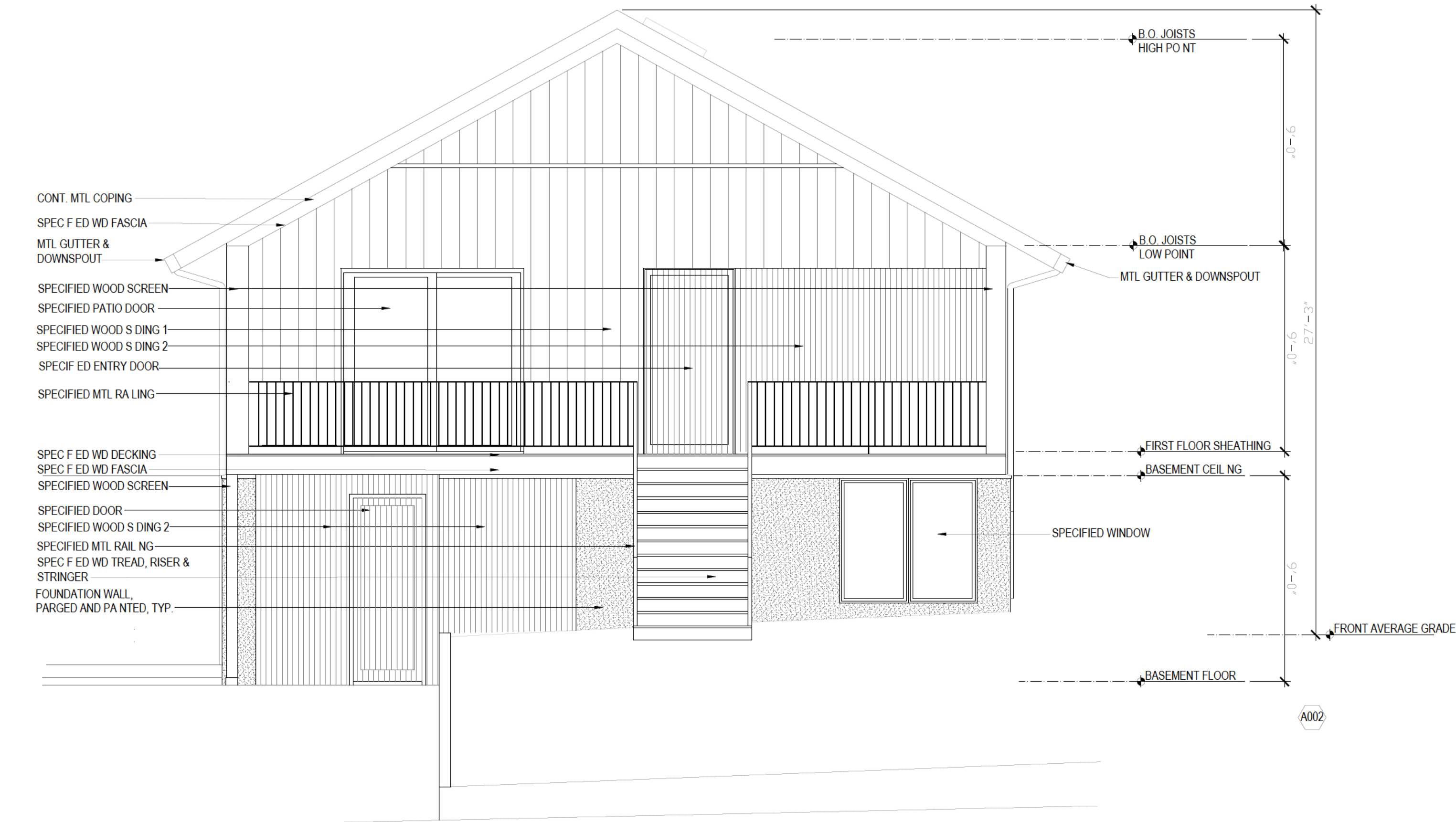
A1.1

REVIEW	8/14/2020
PERMIT	-
BID	-
CD	-

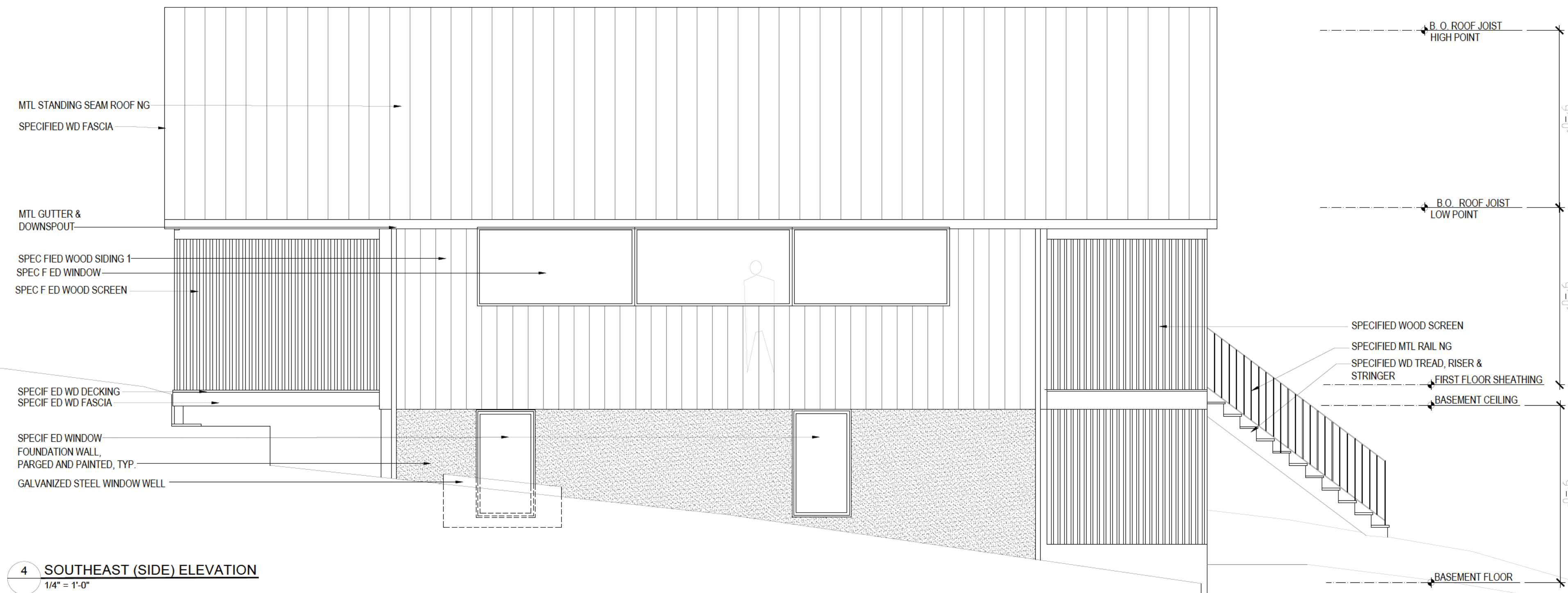
REGISTRATION
<small>Professional seal required I certify that these documents were prepared or approved by me or under my direct supervision and within the scope of my license or registration. Signature: wakako takunaga, registered architect, 00000000000000000000</small>

BUILDING
ELEVATIONS

A2.0



3 NORTH EAST (FRONT) ELEVATION
1/4" = 1'-0"



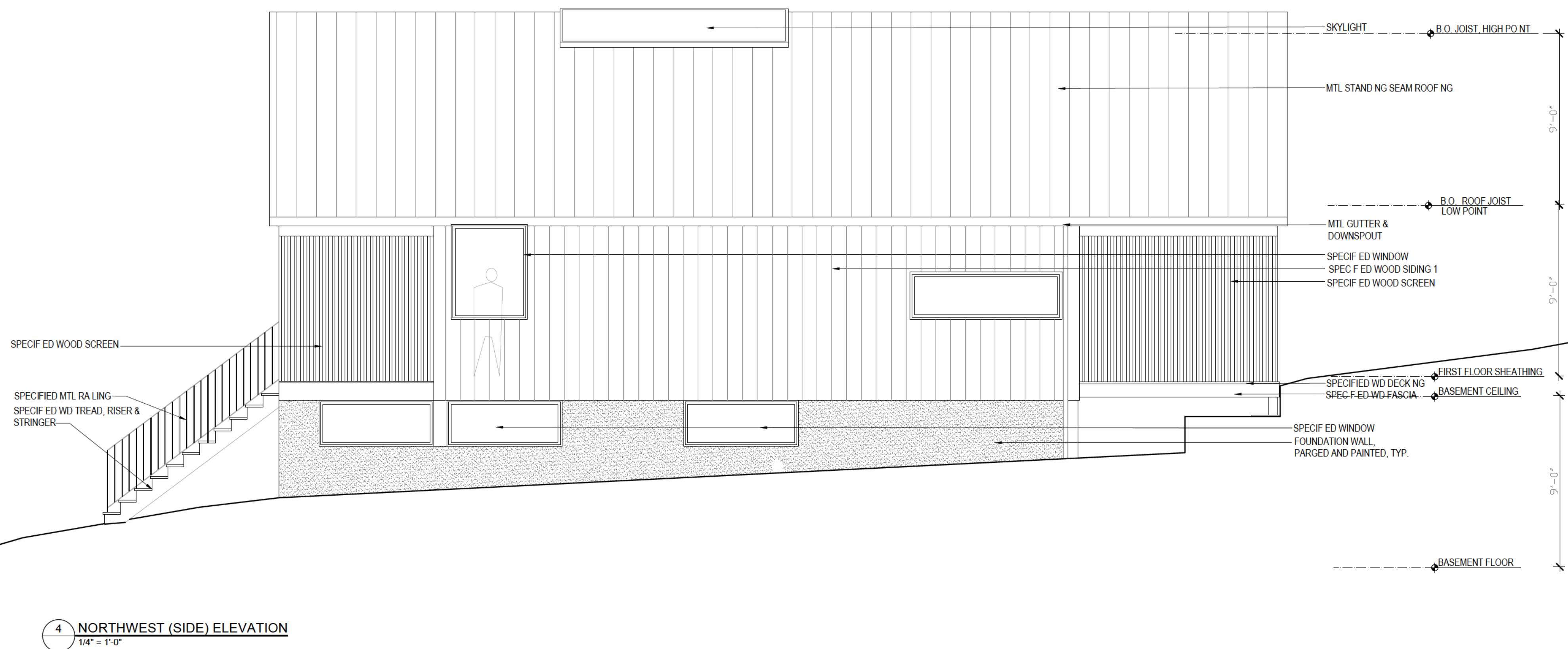
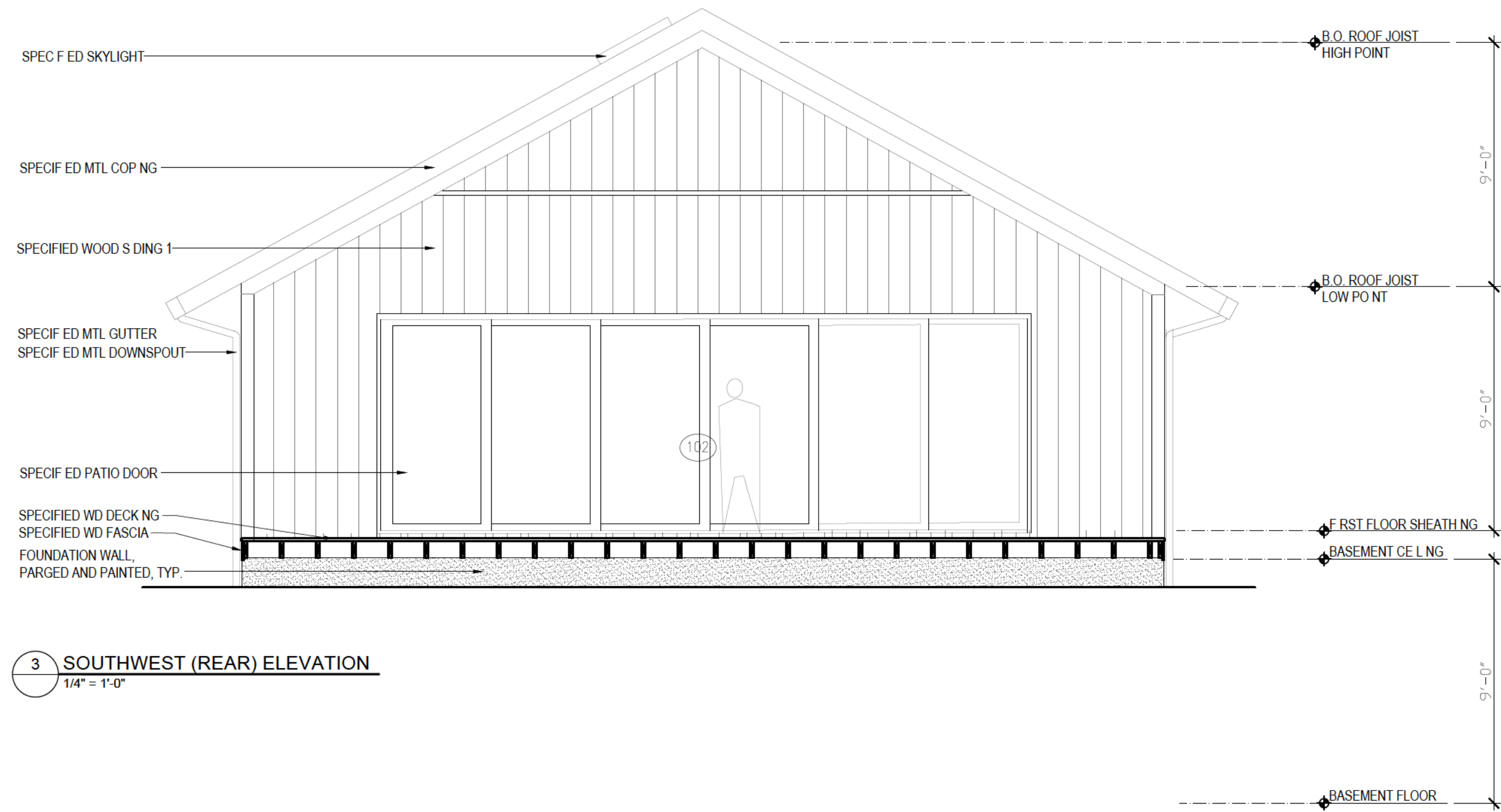
4 SOUTHEAST (SIDE) ELEVATION
1/4" = 1'-0"

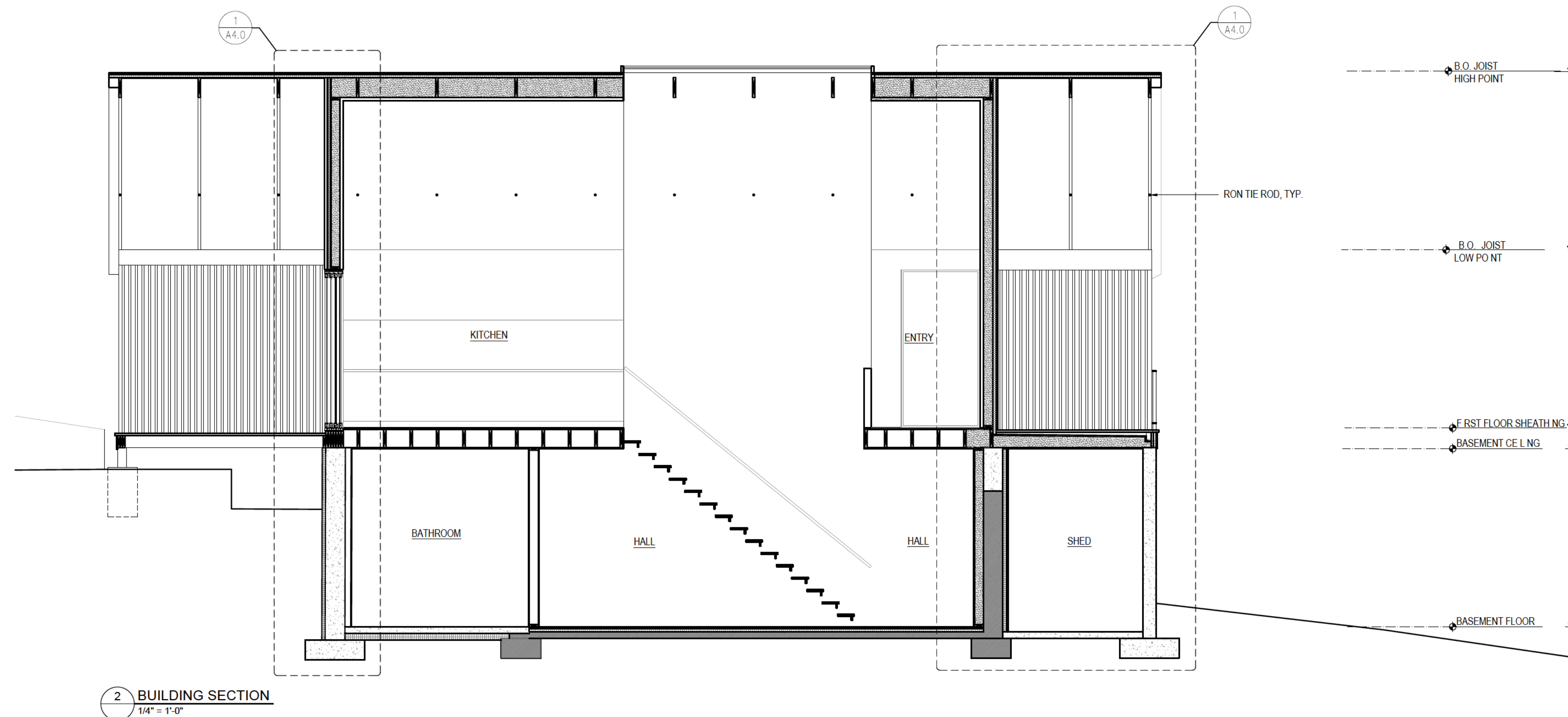
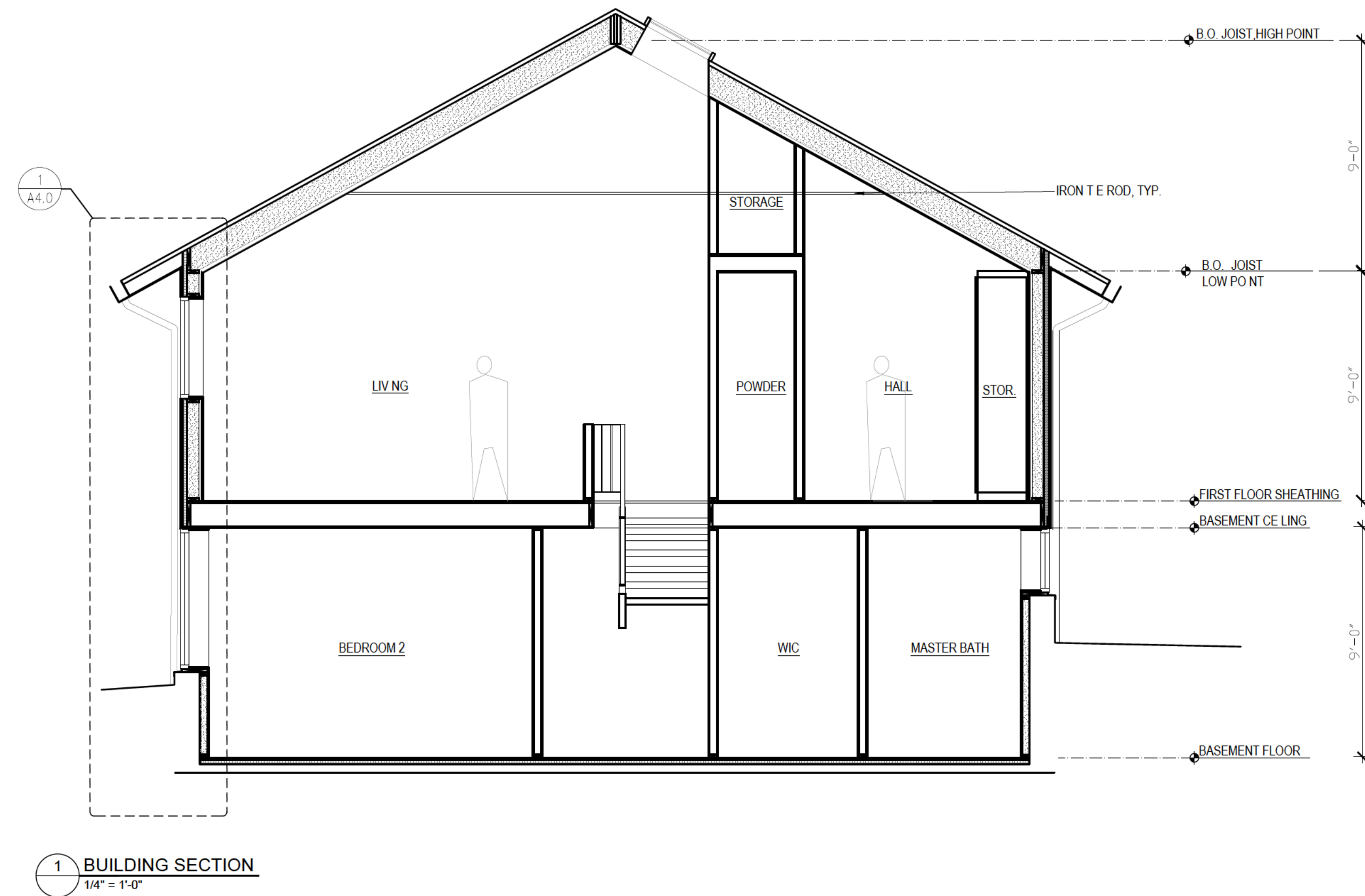
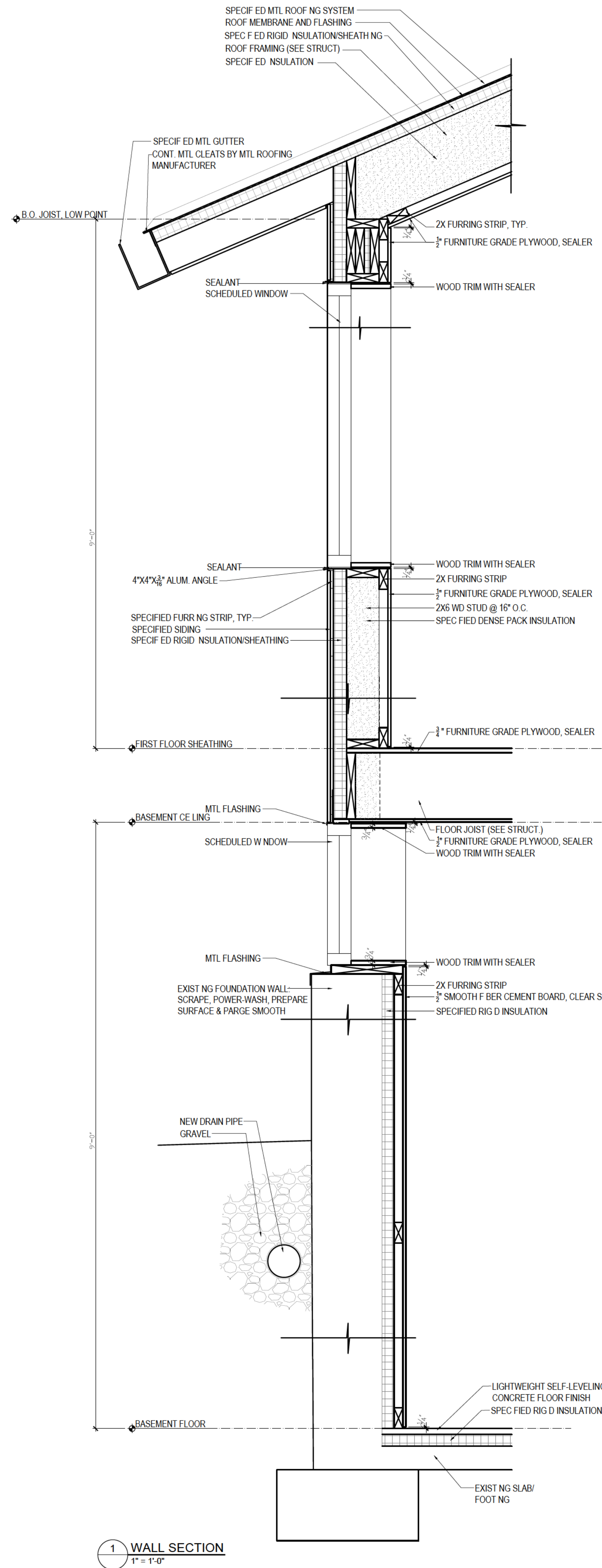
REVIEW	8/14/2020
PERMIT	-
BID	-
CD	-

REGISTRATION
<small>Professional Certification: I certify that these documents were prepared or approved by me and that I am a duly licensed architect under the laws of the State of Maryland, license number 15763, expiration date 5/31/2021.</small>

BUILDING
ELEVATIONS

A2.1





7018 POPLAR AVENUE
ADDITION + RENOVATION

7018 POPLAR AVENUE, TAKOMA PARK MD 20912

REVIEW	8/14/2020
PERMIT	-
BID	-
CD	-

REGISTRATION

Professional Certification:
I certify that these documents were prepared or
designed by me and that I am a duly licensed architect
under the laws of the State of Maryland,
license number 15763, expiration date 5/31/2021.

BUILDING
SECTIONS

A3.0



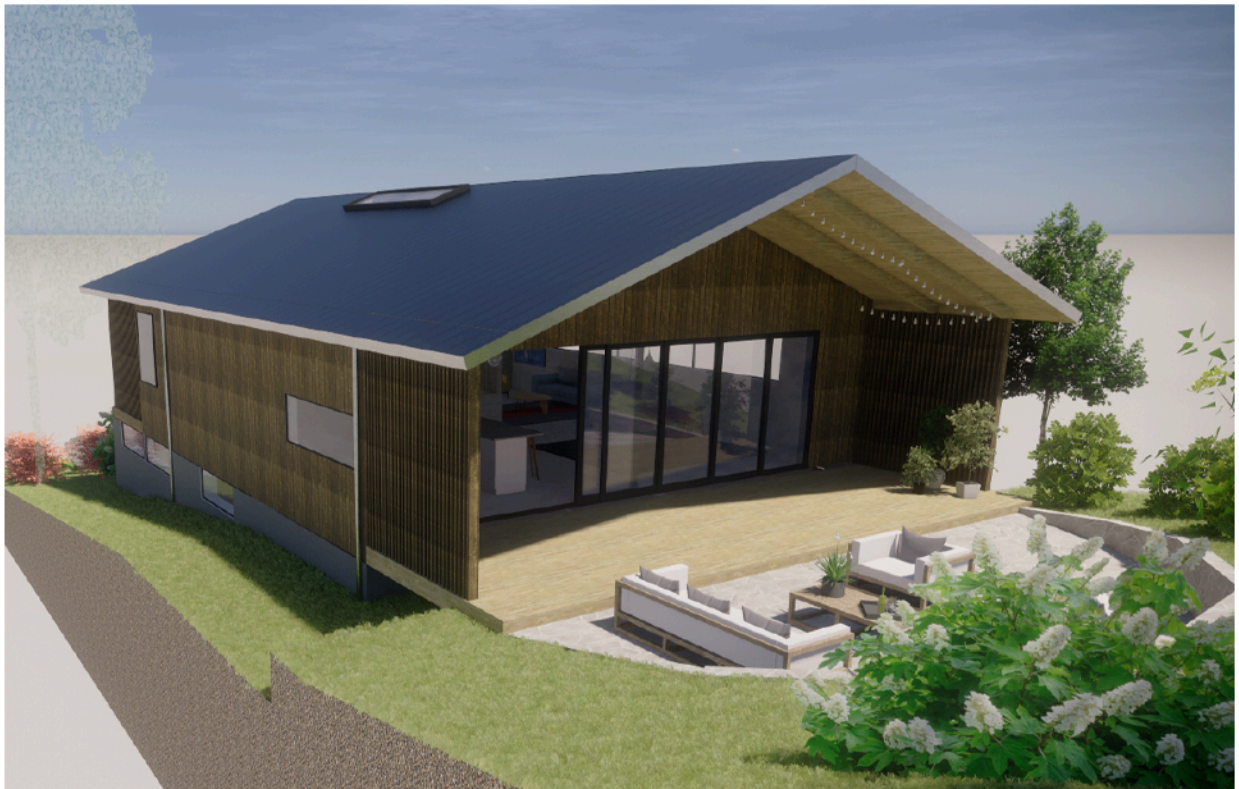
FRONT CORNER VIEW (SOUTHEAST)



FRONT STREET VIEW (EAST)



FRONT CORNER VIEW (NORTHEAST)



REAR CORNER VIEW (NORTHWEST)

7018 POPLAR AVENUE
 HAWP APPLICATION
 CONCEPTUAL RENDERINGS
 WAK TOK ARCH

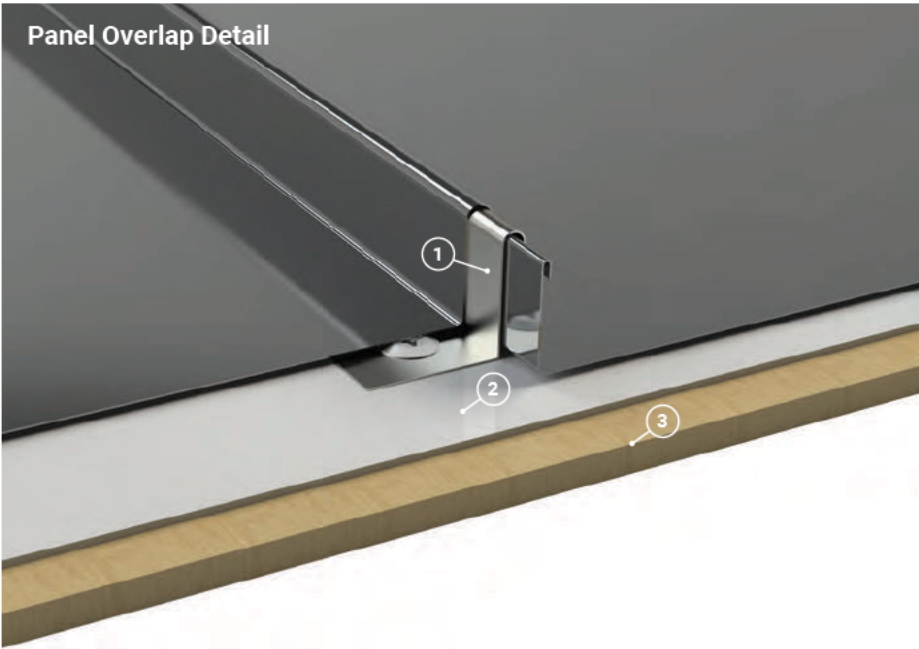
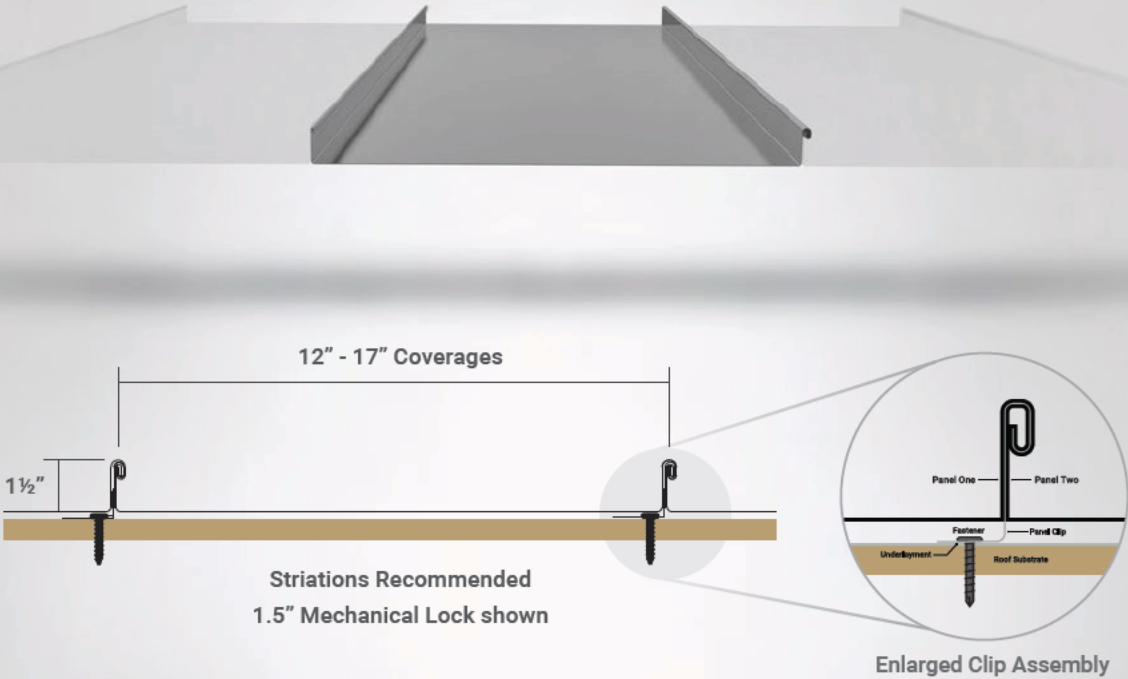
7018 POPLAR AVENUE
TAKOMA PARK, MD
HAWP APPLICATION

FINISH MATERIALS
SPECIFICATIONS

8.14.2020

WT ARCHITECTURE

METAL STANDING SEAM ROOF



- 1. Clip System:** Fixed clip system shown, Floating clip systems available
- 2. Substrate:** Plywood substrate material shown
- 3. Underlayment:** High Temp Ice & Water

Roof Coverage	12"-17"
Radius Panel	Available
Panel Gauges	22*, 24*, 26
Fastener Options	Concealed Clip System
Panel Length	3' to 100'+
Rib Height	1", or 1.5"
Roof Slope	Minimum 1:12 or Greater with Mastic
Impact Rating	UL 2218
Wind Uplift Rating	ASTM E1592
Warranty	Based on Paint System
For more information	1.877.783.3568

* Grade 50

Version 3.2, 4/2018

SHOP BY MATERIAL

- [Aluminum](#)
- [Mill Finish Aluminum](#)
- [Copper](#)
- [Copper Penny Aluminum](#)
- [Euro Copper](#)
- [Galvalume](#)
- [Galvanized Steel](#)
 - [Galvanized Steel Gutters](#)
 - [Galvanized Steel Downspouts](#)
 - [Galvanized Steel Elbows](#)
 - [Galvanized Steel Miters](#)
 - [Galvanized Steel End Caps](#)
 - [Galvanized Steel Screens/Strainers](#)
 - [Galvanized Steel Conductor Heads](#)
 - [Galvanized Steel Hangers](#)
 - [Galvanized Steel Outlets](#)
 - [Galvanized Steel Fasteners](#)
 - [Galvanized Steel Shanks](#)
 - [Galvanized Steel Downspout Hooks](#)
 - [Galvanized Steel Drives/Rack & Key](#)
 - [Galvanized Steel Downspout Pipe Band](#)
 - [Galvanized Steel Offsets](#)
 - [Galvanized Steel Flashing](#)
 - [Galvanized Steel Sheets](#)

- [Designer Copper Aluminum](#)
- [Freedom Gray Copper](#)
- [Paint Grip Steel](#)
- [Preweathered Zinc](#)
- [Vinyl Gutter Systems](#)

PRODUCTS ON SALE

- [Gutter Machines](#)
- [Rain Chains](#)
25% Off

SHOP BY MATERIAL LIST

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- [Buy In Bulk](#)

SHOP BY PRODUCT LINE



Product Catalog -> Galvanized Steel -> Galvanized Steel Gutters

Galvanized Steel Half Round Gutters, Galvanized Gutters,Rain Gutter Supplies



Image 1



Click for a Larger View

Half Round Galvanized Gutters, Galvanized Gutters, Half Round Gutters,Rain Gutter

Half Round Galvanized gutters have been around for decades because of their strength and corrosion resistance. Heavy gauge steel hot dipped with zinc gives the gutter both added strength and superior resistance to the elements.

Available in 5", 6", 7", and 8".

Call for custom sizes, profiles, and thicknesses.

Products In This Category:

Product Code	Description	Material	Retail Price	Qty.
GAH105XG26X	5 Half Round Gutter - 10 ft	Galvanized 26 GA	\$28.50 / 10FT	1 Add To Cart
GAH205XG26X	5 Half Round Gutter - 20 ft	Galvanized 26 GA	\$57.00 / 20FT	1 Add To Cart
GAH106XG26X	6 Half Round Gutter - 10 ft	Galvanized 26 GA	\$38.50 / 10FT	1 Add To Cart
GAH206XG26X	6 Half Round Gutter - 20 ft	Galvanized 26 GA	\$77.00 / 20FT	1 Add To Cart
GAH107XG26X	7 Half Round Gutter	Galvanized 26 GA	\$100.50 / 10FT	1 Add To Cart
GAH108XG26X	8 Half Round Gutter	Galvanized 26 GA	\$108.25 / 10FT	1 Add To Cart

[My Account](#)

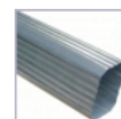
[Shopping Cart](#)

May We Also Recommend:



[Galvanized Steel Gutters](#)

Galvanized rain gutters are stronger and more durable than...



[Galvanized Steel Downspouts](#)

We carry an assortment of galvanized downspouts in various...



[Galvanized Steel Elbows](#)

Galvanized Elbows are fittings that attach to the...



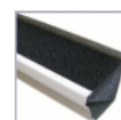
[Galvanized Steel Miters](#)

These galvanized miters are used to connect two lengths of...



[Galvanized Steel End Caps](#)

The end cap is the fitting that closes off the end of the...



[Galvanized Steel Screens/Strainers](#)

We've done the research, so you don't have to! We have the...

SHOP BY MATERIAL

- [Aluminum](#)
- [Mill Finish Aluminum](#)
- [Copper](#)
- [Copper Penny Aluminum](#)
- [Euro Copper](#)
- [Galvalume](#)
- [Galvanized Steel](#)
- [Designer Copper Aluminum](#)
- [Freedom Gray Copper](#)
- [Paint Grip Steel](#)

- [Paint Grip Steel Gutters](#)
- [Paint Grip Steel Downspouts](#)
- [K Style Hangers](#)
- [Paint Grip Steel Elbows](#)
- [Paint Grip Steel Miters](#)
- [Paint Grip Steel End Caps](#)
- [Half Round Hangers](#)
- [Galvanized Steel Outlets](#)
- [Galvanized Steel Fasteners](#)
- [Galvanized Steel Drives/Rack & Key](#)

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SHOP BY PRODUCT LINE

- [Gutter Machines](#)
- [Gutter Guards](#)
- [Rain Chains](#)
- [Roof Panel Machines](#)
- [Snow Guards](#)
- [Gutters](#)
- [Downspouts](#)
- [Leader Heads](#)
- [Half Round Gutter Products](#)
- [K Style Gutter Products](#)



Product Catalog -> Paint Grip Steel -> Paint Grip Steel Downspouts

Plain Round Downspouts

Image 1



Click for a Larger View

Plain Round Paint Grip Steel Downspout

Plain Round Paint Grip Steel Downspout are available in 3", 4", 5" and 6" diameters.

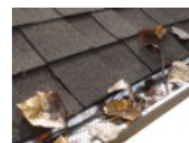
Products In This Category:

Product Code	Description	Material	Retail Price	Qty.
PSPRD3XS26X	3 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$43.75 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD4XS26X	4 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$56.00 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD5XS26X	5 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$81.75 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD6XS26X	6 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$93.50 / 10FT	<input type="text" value="1"/> Add To Cart

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May We Also Recommend:



[Gutter Guards](#)

Gutter Guards , Gutter...



[Rain Chains](#)

25% Off Select Rain Chains
Rain...



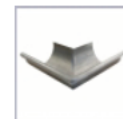
[Paint Grip Steel Gutters](#)

Paint Grip Steel Gutters is one of our many selections of...



[Paint Grip Steel Elbows](#)

Paint Grip Steel Elbows are what you attach to the downspout...



[Paint Grip Steel Miters](#)

Miters are the gutter f ttings that connect two gutters at a...



[Paint Grip Steel End Caps](#)

A gutter end cap is a f tting that attaches to as well as closes...

VERTICAL SHIPLAP WOOD SIDING



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Price : \$1.39/l.f.

Standard Grade

Rating:

Share:



Contact Seller

BOARD AND BATTEN WOOD SIDING



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- Wood Siding ▾
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- Log Home Products ▾
- Flooring ▾
- Interior Wood Doors ▾
- Shakes/Shingles ▾
- Kitchens ▾
- Reviews
- Photo Gallery



Eastern White Pine
- 1 x 4



Price : \$0.49/lf

Standard Grade

Rating:

Share:

Contact Seller

WOOD SIDING FINISH

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



PINE TAR VITRIOL SAMPLE



[Responding to COVID-19. Learn More.](#)

MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE AWNING NARROW FRAME

ULTIMATE AWNING NARROW FRAME

Previously known as Clad Ultimate Replacement Awning/Contemporary Awning

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

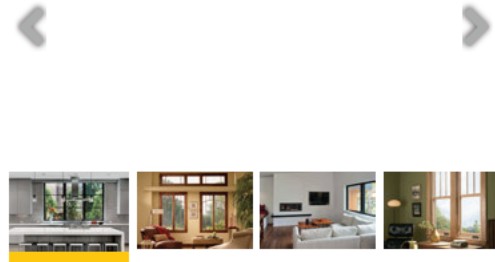


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MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE CASEMENT NARROW FRAME

ULTIMATE CASEMENT NARROW FRAME

Previously Known as Clad Ultimate Replacement Casement/Contemporary Casement



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

INTERIOR EXTERIOR



Products

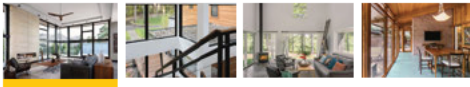
Solutions

Inspiration

Why Marvin

[Responding to COVID-19. Learn More.](#)

ULTIMATE PICTURE NARROW FRAME



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

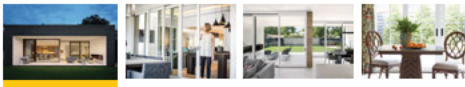


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MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE MULTI-SLIDE DOOR

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



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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.

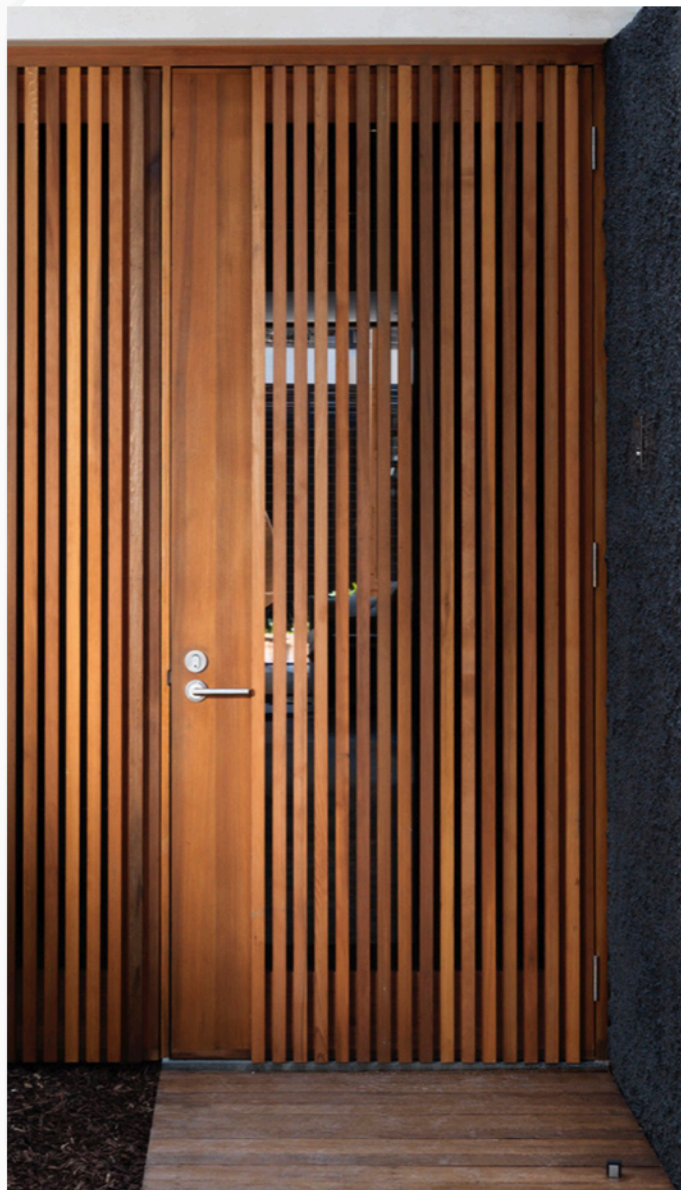


INTERIOR

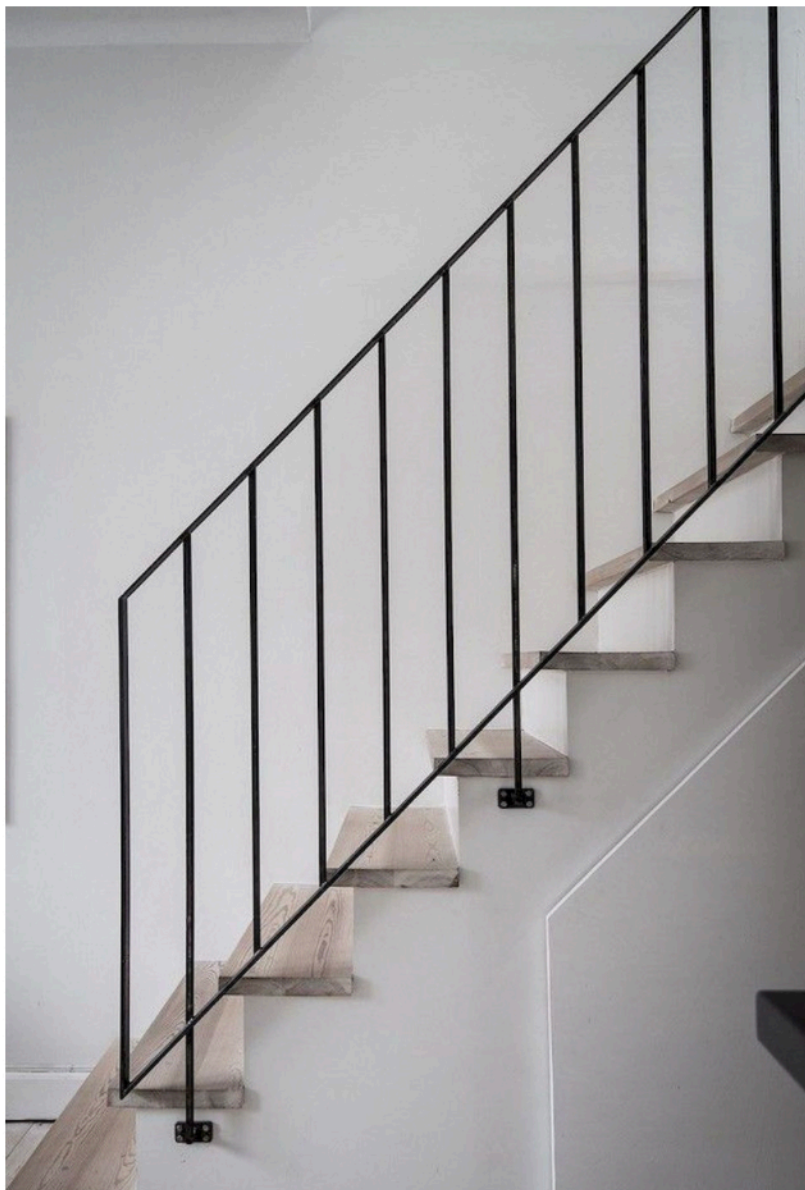
EXTERIOR

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



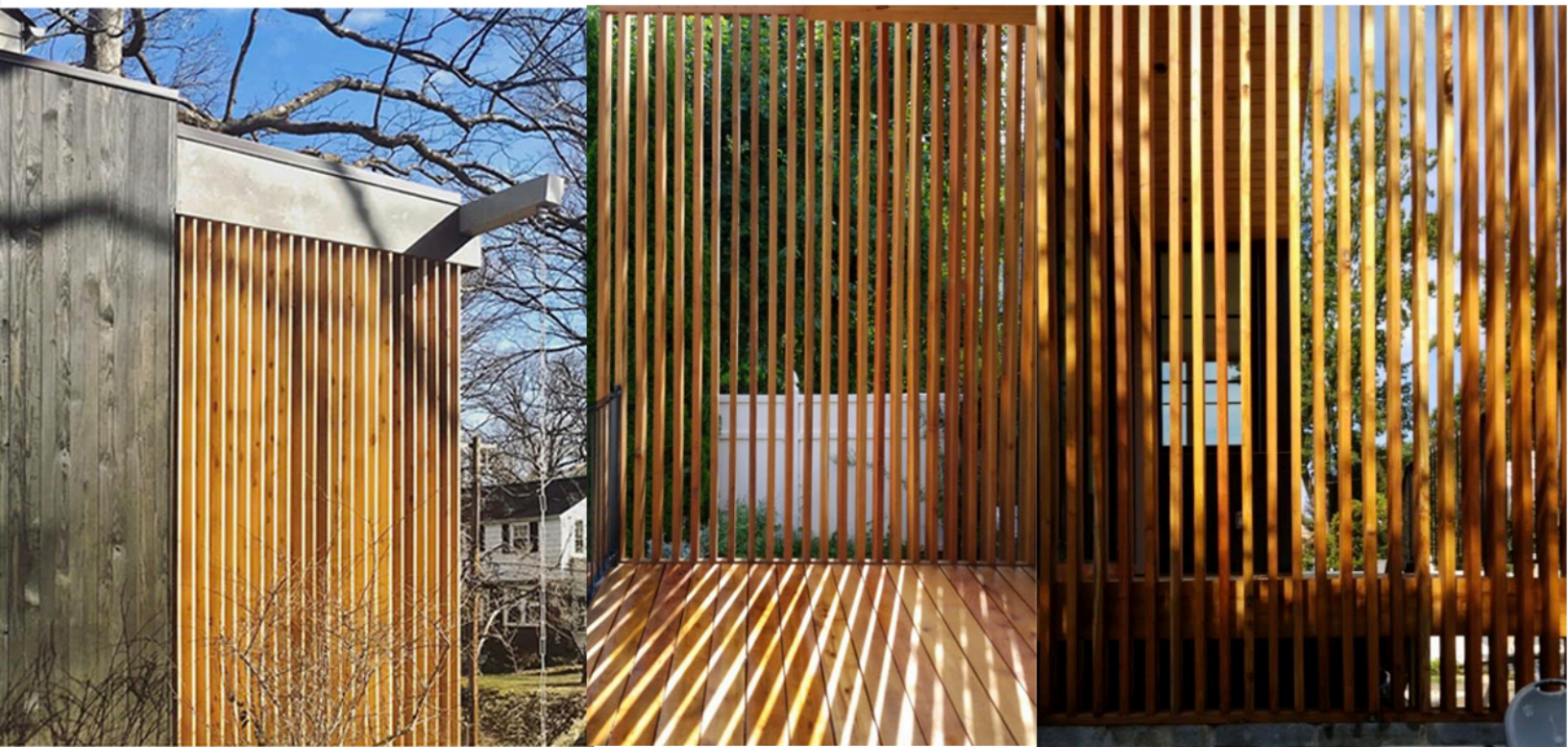
FRONT DOOR



METAL RAILING



VERTICAL WOOD SIDING SAMPLE IMAGE



PORCH WOOD SCREEN SAMPLE IMAGES

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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.

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

Decking

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.



7000



7002



7004



7006



7008



7010



7014



7016



7018



7100



7102



7104



7106



7108



39
7110

