

## MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

<b>Address:</b>	7021 Poplar Avenue, Takoma Park	<b>Meeting Date:</b>	11/18/2020
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	11/11/2020
<b>Applicant:</b>	Jamie Goldfarb	<b>Public Notice:</b>	11/4/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case No.:</b>	37/03-20NNNN	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Porch Reconstruction		

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### RECOMMENDATION

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

### PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District  
 STYLE: Colonial Revival  
 DATE: c.1900-1915

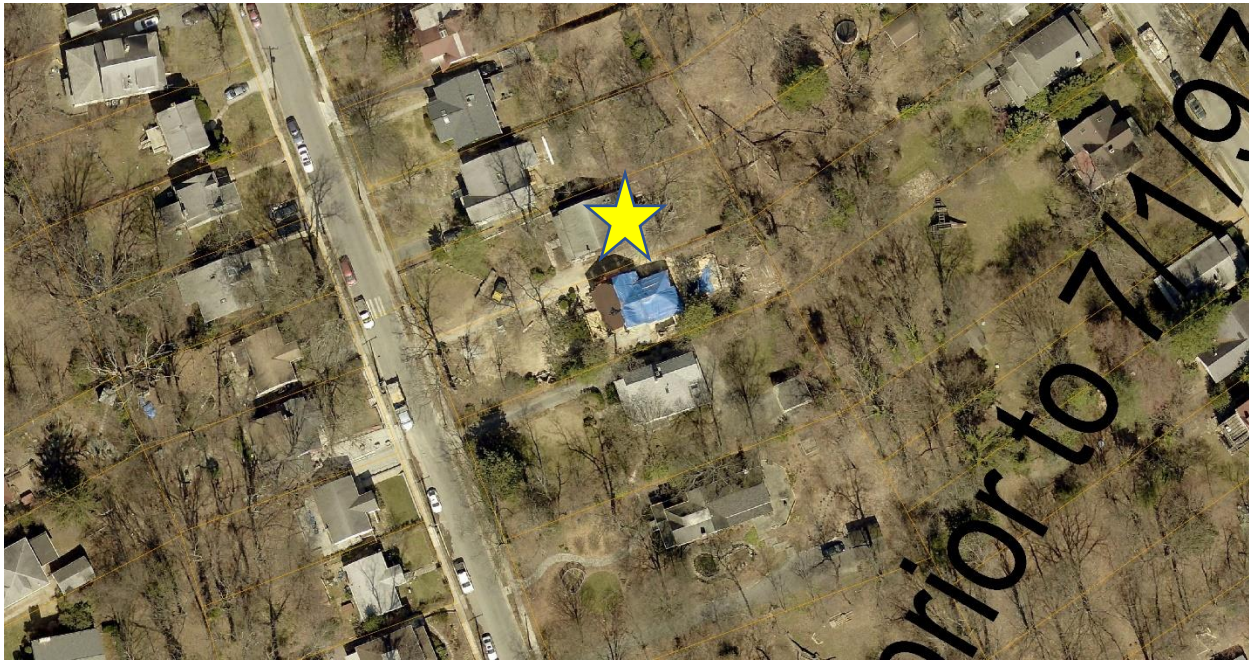


Figure 1: 7. 7021 is set back a significant distance compared to the surrounding properties.

## **PROPOSAL**

The applicant proposes to demolish the existing front porch and install a new front porch.

## **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)*.

### ***Montgomery County Code, Chapter 24A 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; or

### ***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.

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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.

***Chapter 24A***

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

**STAFF DISCUSSION**

The subject property is a two-story, side-gable house that rises substantially from grade. Almost all of the basement is exposed. The existing front porch is constructed on CMU piers and has a wood railing and decking, and is covered by a shed roof. The applicant proposes to demolish the existing porch and install a new porch that is 4' (four feet) deeper than the existing in matching materials. The run of the stairs in the proposed porch will change slightly to avoid a tree in front of the house.





Figure 2: Front elevation of 7021 Poplar Ave.

Staff finds the proposed work will have little impact on the size and massing of the existing structure and, due to the long front setback, will not have a substantial impact on the streetscape. Staff further finds that the materials proposed are consistent with the existing house. As a Non-Contributing resource, the primary consideration of whether the proposed work will negatively impact the streetscape or would impair the character of the district as a whole. Staff finds that the slightly larger front porch will not impact the streetscape or impair the character of the district and recommends the HPC approve the HAWP under 24A-8(b)(2) and (d) and the *Design Guidelines*.

### **STAFF RECOMMENDATIONS**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) 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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.





FOR STAFF ONLY:

HAWP# 930475

DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**Name: Jamie GoldfarbE-mail: Jamie Troil <jtroil@yahoo.com>Address: 7021 Poplar Ave.City: Takoma Park Zip: 20912Daytime Phone: 521-228-1299Tax Account No.: 1072278**AGENT/CONTACT (if applicable):**Name: Larry NealE-mail: larry @klockner.netAddress: 6480 Sligo Mill RoadCity: Takoma Park Zip: 20912Daytime Phone: 3012703033Contractor Registration No.: 356364**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 7021 Poplar Ave. Takoma Park MD 20912Is the Property Located within an Historic District? Yes/District Name Takoma park  
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7021Street: Poplar AveTown/City: Takoma ParkNearest Cross Street: Elm AveLot: 43 Block: 21 Subdivision: 25 Parcel: \_\_\_\_\_**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**☐ New Construction☒ Deck/Porch☐ Addition☐ Fence☐ Demolition☐ Hardscape/Landscape☐ Grading/Excavation☐ Roof☐ Shed/Garage/Accessory Structure☐ Solar☐ Tree removal/planting☐ Window/Door☐ Other: \_\_\_\_\_

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Lary Neal10/19/2020

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Two story house 27ft x 28ft. Approx. 106 ft back from the front property line. The house shares a drive with the right side house lot # 42

The house is obscure from the road due to tree coverage and elevation.

Brown vertical T 111 siding with minimal glass coverage.

The covered front porch is becoming unsafe due to deteriorated piers, footings and framing attachment details. presently they are tiled concrete and unsafe.

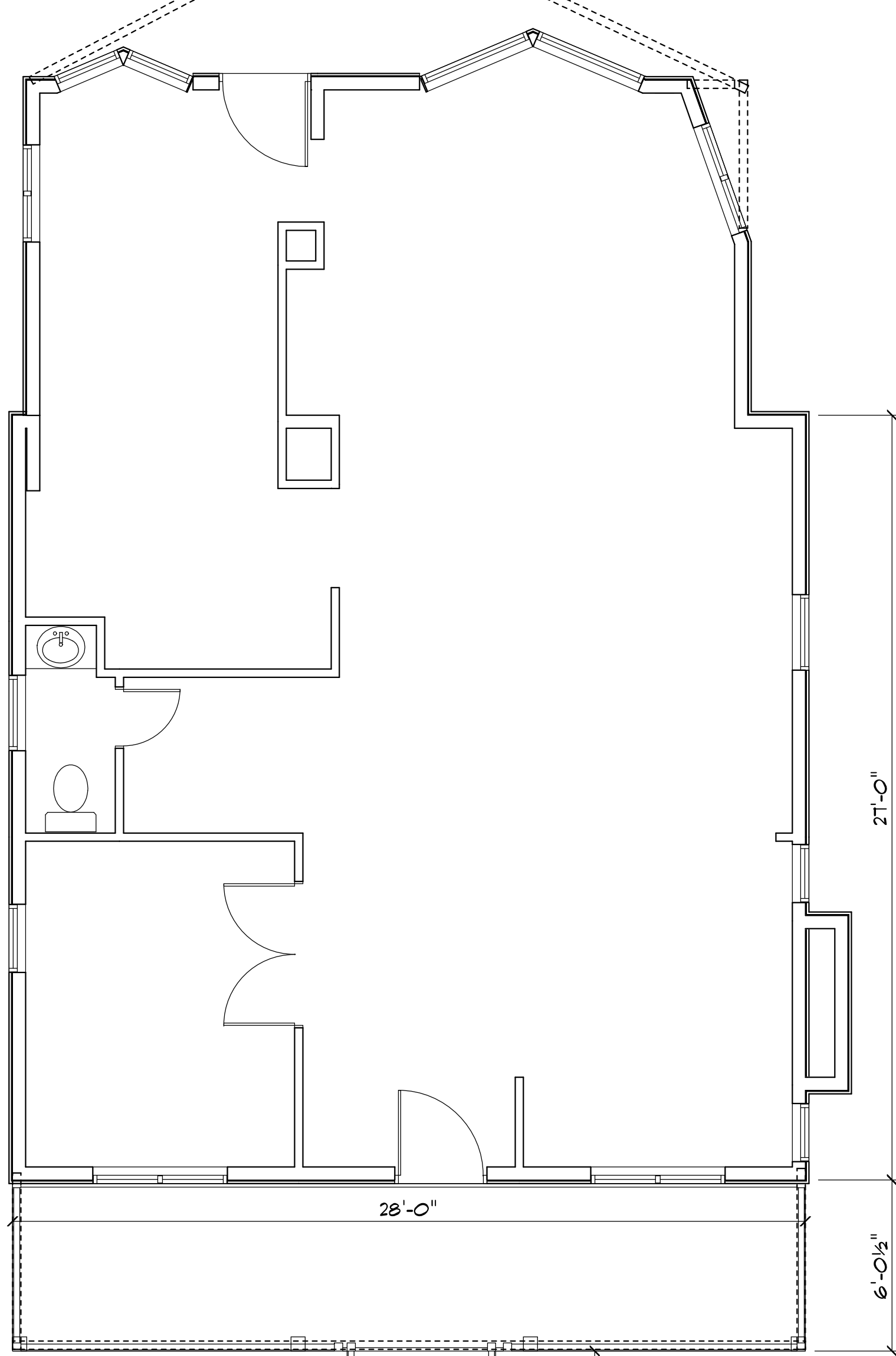
Description of Work Proposed: Please give an overview of the work to be undertaken:

We would like to add 4 feet to the depth of the porch . Replace the existing piers, footings and all framing.

There will be 4 - 16" x 16" CMU concrete parged piers with a hardie stucco board infill.

The roof line will remain a shed roof but it will be approximately 1 foot higher at the roof to wall intersection.

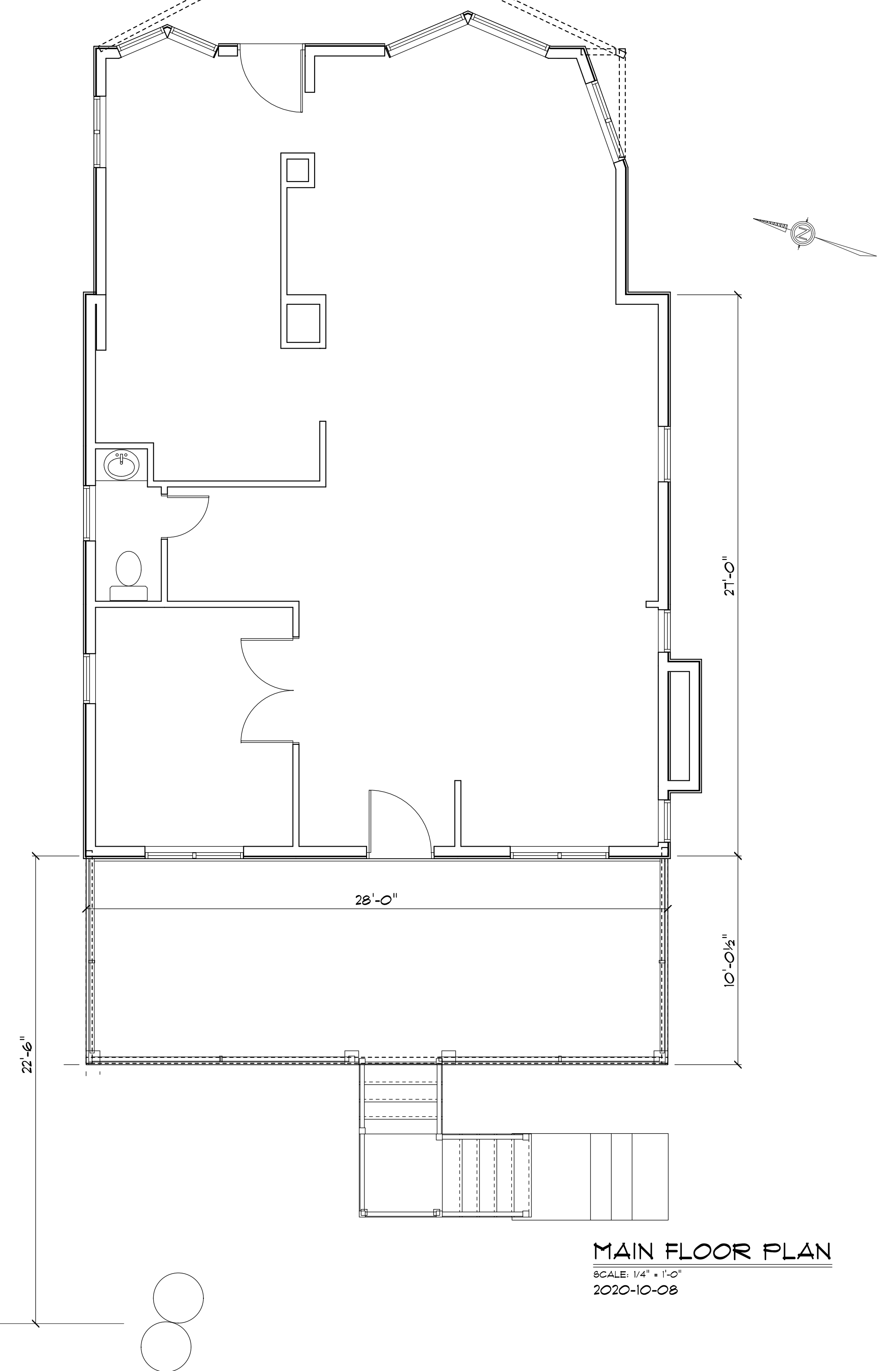
We would like to change the existing stair to a 1/4 stair and landing for safety reasons.



## MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"







ELEVATION - AS BUILT

SCALE: 1/4" = 1'-0"



# ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



Manufacturer's and fabricator's printed installation and handling instructions must be strictly observed.



## CAPITOL SURVEYS

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measure, and that unless otherwise shown