

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

<b>Address:</b>	7019 Poplar Avenue, Takoma Park	<b>Meeting Date:</b>	5/26/2021
<b>Resource:</b>	Contributing Resource (Takoma Park Historic District)	<b>Report Date:</b>	5/19/2021
<b>Applicant:</b>	Rasanjali Wickrema	<b>Public Notice:</b>	5/12/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Permit Number:</b>	951724	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	New fence		

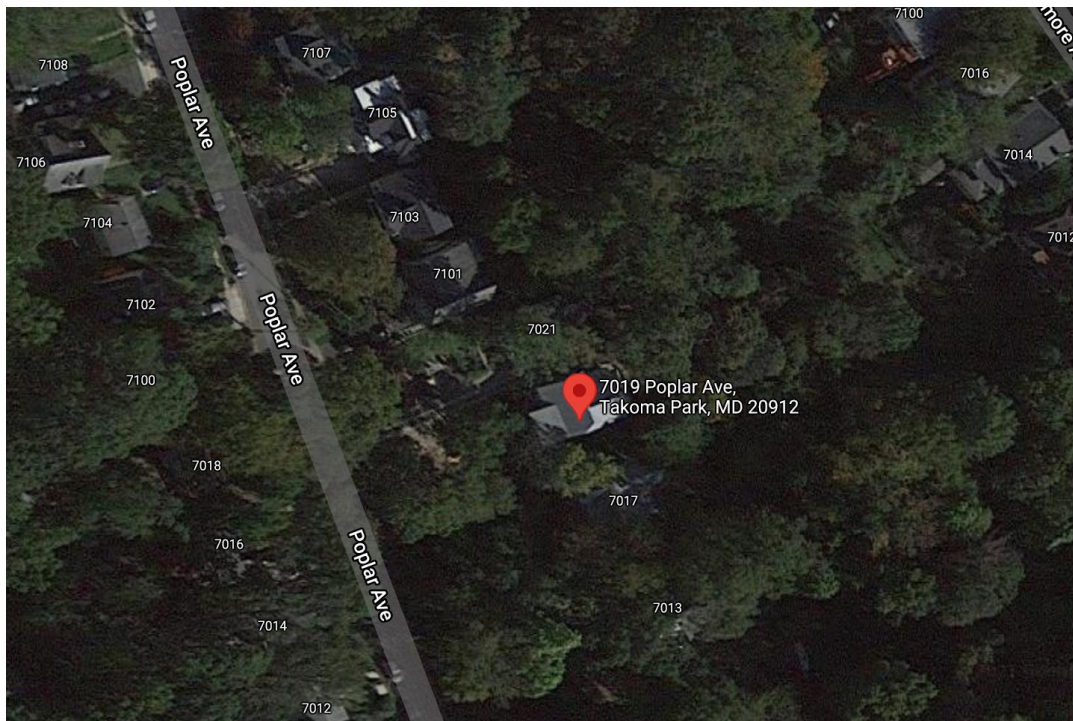
---

**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c. 1910s-20s



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

**PROPOSAL:**

The applicant proposes to install a new fence at the subject property.

**APPLICABLE GUIDELINES:**

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

***Takoma Park Historic District Guidelines***

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

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

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

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

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

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

***Montgomery County Code; Chapter 24A-8***

- (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 ensure 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; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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.)

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

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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 subject property is a c. 1910s-20s Bungalow-style Contributing Resource within the Takoma Park Historic District. The historic house has a deep setback in excess of 100' from the public right-of-way.

The applicant proposes to install a new fence at the subject property, with the following specifications:

- 6'-6" high (maximum allowable fence height).
- Pressure treated wood privacy fence.
- The fence will be at the south (right side, as viewed from the public right-of-way of Poplar Avenue) of the property (4" to 12" inside the property line).
- The fence will begin at the approximate front of the house (in excess of 100' from the street).
- The fence will be approximately 40 linear feet (from east to west).

Staff fully supports the applicant's proposal. The HPC typically requires new fencing forward of the rear wall plane of historic buildings to be 4' high or less and to have an open appearance. This ensures that the new fencing will not obscure the historic building from the public right-of-way and/or detract from the openness of the surrounding streetscape. However, in the case, the historic house is in excess of 100' from Poplar Avenue, and, due to this deep setback, a 6'-6" privacy fence has no potential to completely obscure the historic house when viewed from oblique angles in the public right-of-way. Additionally, the fence will not detract from the openness of the surrounding streetscape. This is consistent with the *Guidelines* regarding the preservation of environmental settings and patterns of open space.

In accordance with *Standards #2 and #9*, the proposal will not remove or alter character-defining features of the historic house or surrounding streetscape. Per *Standard #10*, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the condition, as being consistent with the Criteria for Issuance in Chapter 24A-8(b) 1 and 2 and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9 and #10*, and *Takoma Park Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal, as modified by the condition, is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*.



and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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

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



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# 951724

DATE ASSIGNED

APPLICANT:

Name: Rasanjali Wickrema

E-mail: ASARKCIW@yahoo.com

Address: 7019 Poplar Ave

City: Takoma Park Zip: 20912

Daytime Phone: 215 620 1918

Tax Account No.: 01080278

AGENT/CONTACT (if applicable):

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name  
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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ 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:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fence    | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> 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.

Rasanjali Wickrema  
Signature of owner or authorized agent

5/5/2021  
Date

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

<b>Owner's mailing address</b> 7019 Poplar Ave Takoma Park MD 20912	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
7017 Poplar Ave Takoma Park MD 20912	



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

The building is A beautifully renovated craftsman style small bungalow building.  
One side of the house has the driveway. The other side of the house is close to the neighboring house and its driveway.

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

A privacy fence on the side of the neighboring house. Pressure treated Wood, about 6 feet high or Maximum allowed height and about 35-40 feet in length.  
The fence would be constructed about 4 inches - 12 inches inside the property line.

*The maximum allowed height is requested.*

Work Item 1: \_\_\_\_\_

Description of Current Condition: Currently there are remnants of a chain link fence on the property line. This old existing fence is not contiguous. There is also a retaining wall inside the property. There is a boxwood bush and uneven terrain along that side.

Proposed Work: Construct a privacy fence inside the property, about 4 to 12 inches inside the property line. Move the boxwood bush to another area in the property.

*Maximum height allowed is requested.*

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

# **HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/5/2021

Application No: 951724  
AP Type: HISTORIC  
Customer No: 1406022

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 7019 Poplar AVE  
Takoma Park, MD 20912  
Homeowner Wickrema (Primary)

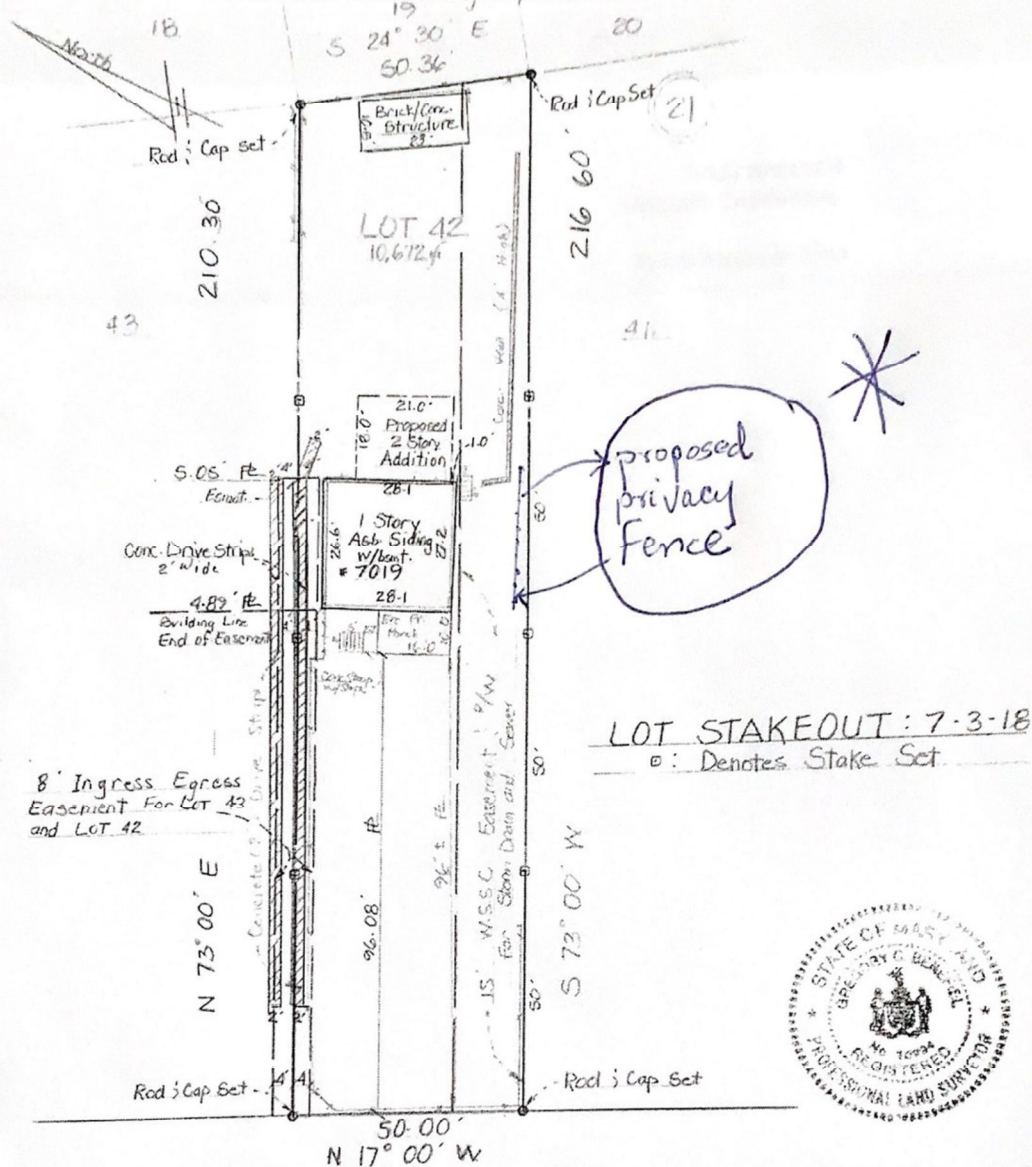
## Historic Area Work Permit Details

Work Type ADD  
Scope of Work a privacy fence on the neighbor side (not the driveway side). Wood, approx 6ft x 40 ft.



# NOTES:

3. No title report furnished at this time, subject to all easements and rights of ways of record.
4. Property corners have been set with this survey. Property information was taken from the best available records.
5. The Property shown herein is located within Zone 2 as shown on FEMA Flood Insurance Rate Map Community Panel No. 1100001J of Montgomery County, Maryland.



LOT STAKEOUT: 7-3-18  
 □ : Denotes Stake Set



POPLAR AVENUE

Drawn By: T.O.  
 Checked By: W.M.  
 Date: 7-11-18  
 Scale: 1" = 30'  
 Job No. H-0 17692-2018  
 Case No. Bas. Wind

## SURVEYOR'S CERTIFICATE

I hereby certify that the position of all the existing improvements on the above described property has been carefully surveyed by me or directly under my super vision and that they are located as shown. THIS IS A BOUNDARY SURVEY.

07-03-2018

Date

Gregory C. Benehel  
 Registered Professional  
 Land Surveyor, Md. No. 10994

**SURVEYS, INC.**

SURVEYORS • ENGINEERS • LAND PLANNERS  
 PERMIT SERVICES  
 950 MAIN STREET  
 LAUREL, MARYLAND, 20707  
 PHONE 202-716-0561 FAX 202-716-0642

## HOUSE LOCATION SURVEY

7019 Poplar Avenue

Lot(s)/Parcel 42 Tr./Block 21

Plat \_\_\_\_\_, Section \_\_\_\_\_, Phase \_\_\_\_\_

B.F. GILBERT'S ADDITION  
 - TO -

TAKOMA PARK  
 (13<sup>TH</sup>) W. Wheaton Election District  
 Montgomery County, Maryland

Plat Book A Plat No. 2

Liber 9859 Folio 469

S-5205







Current fence  
Along property line

Proposed fence











Fence to end  
about 4 ft from  
large tree



# City of Takoma Park

## Housing and Community Development Department

Main Office 301-891-7119  
Fax 301-270-4568  
www.takomaparkmd.gov



7500 Maple Avenue  
Takoma Park, MD 20912

### MUNICIPALITY LETTER

May 3, 2021

**To:** Rasanjali Wickrema / Asarkciw@yahoo.com / 215.620.1918  
7019 Poplar Ave,  
Takoma Park, MD 20912

**To:** Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

**From:** Planning and Development Services Division

### **THIS IS NOT A PERMIT – For Informational Purposes Only**

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

**Representative/email:** Rasanjali Wickrema / Asarkciw@yahoo.com / 215.620.1918

**Location of Project:** 7019 Poplar Ave, Takoma Park, MD, 20912

**Proposed Scope of Work:** A privacy fence on the right side of house (when looking from the street). About 35feet. Pressure treated wood. 6ft high. (replacing a shorter fence).

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

# City Of Takoma Park



## The City of Takoma Park permits for the following issues:

### **Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:**

Construction activities that occur within 50 feet of any urban forest tree (7 5/8" in diameter or greater), located on the property or on an adjacent property, may require a Tree Impact Assessment and Tree Protection Plan. Make sure to submit a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree will be impacted by the proposed construction. The removal of any urban forest tree will require a tree removal application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits/> The City's Urban Forest Manager can be reached at 301-891-7612 or [janvz@takomaparkmd.gov](mailto:janvz@takomaparkmd.gov)

### **Stormwater Management:**

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required at 301-891-7620.

### **City Right of Way:**

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see <https://takomaparkmd.gov/services/permits/> or contact the Takoma Park Department of Public Works at 301-891-7633.

**Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.**





## My TKPK Online

### Main Menu

- Home
- Submit a Request
- Report a Violation
- My Request Center

### Online Payment Services

- Landlord Registration and Licensing Fee
- Parking Fines
- Recreation Programs Fee

### Other Resources

- City Calendar

[View Invoice\(s\)](#)[View File\(s\)](#)[View Message\(s\)](#)

#### Request / Incident Summary

Service Request Type:

Tree Impact Assessment

Description:

A Tree Impact Assessment must be requested and approved before conducting certain work near an urban forest tree. Please see the City of Takoma Park tree permits web page for information on situations where a Tree Impact Assessment is required. [Tree Impact Assessment Web Page](#)

Contact E-Mail:

asarkciw@yahoo.com

Reference No:

W006366-042721

Status:

No Tree Protection Plan Required

Balance Due:

\$0.00

[View Invoice\(s\)](#)

Payments:

\$50.00

[View Transaction\(s\)](#)

Address 1:

7019 POPlar Ave

Place of Interest:

Address 2:

City:

Takoma Park

State:

MD

Zip:

20912

UPLOAD DATE



DOWNLOAD ALL

Files:	04/27/2021	Diagram_of_proposed_layout____ Drawing_not_exact_or_to_scale_fe nce.docx
--------	------------	--

## Additional Information

## Applicant's Description of Project:

1. Parking pad in the front of the property. A one or two car parking pad. (20ftx20ft) 2. A patio using stone or tile pavers. approx 12ft -15 ft area. This does not require to be rectangular. to be done in a way to adapt to the trees. Want to identify a suitable location in discussion with the city. 3. privacy fence: about a 40 ft privacy fence on the right side of the property (diagram attached) Timeline: Look forward to at the earliest possible. Thanks!

**For Pruning work:**

In the box above please provide a



RE: Tree Impact Assessment Request  
Reference Number: W006366-042721  
7019 POPlar Ave  
Takoma Park MD 20912

Dear Rasanjali Wickrema:

This letter is in response to the Request for Tree Impact Assessment received on 4/27/2021. After my inspection I have determined that the work described in your submission does not require a Tree Protection Plan Permit. However, you are required to comply with the guidance provided below:

- The proposed parking area poses little concern to the trees as long as there is no excavation involved and only gravel is laid over the existing partially compacted area. It is recommended to keep the parking area as far from the trees as possible, but using the extent of the existing compacted area is acceptable.
- There is little concern with the proposed patio installation between the 16" willow oak and the large yew shrubs. You are advised to keep excavation and storage of materials at least 16' from the willow oak and at least 8 feet from the large yews. Only foot traffic and hand tools should be used.

If you have any questions, please contact the Urban Forest Manager by ~~replying to this email~~

- > ☒ On 4/27/2021 7:11:02 PM, Online Customer Service Center wrote:
- > ☒ On 4/27/2021 6:41:51 PM, Online Customer Service Center wrote:
- > ☒ On 4/27/2021 6:41:48 PM, Rasanjali Wickrema wrote:

Powered by  
**GovQA**



You can choose to attach the written narrative of your project as a separate document or report. In this case simply write in the box 'See attached document(s)'.

## Correspondence Address

Address 1: 7019 Poplar Ave

Address 2:

City: Takoma Park

State: MD

Zip: 20912

## Other Information

Property Owner Daytime Phone Number (Applicant Phone): 215-620-1918

Contractor Name : self

Contractor Mailing Address : 7019 Poplar ave, Takoma Park, MD 20912

Contractor Email:



Contractor Phone:

Applicant requests contractor to be notified of city reviewer's determination : No

New Message

Cancel

Messages 4

 Print Messages (PDF)✓  On 4/29/2021 10:20:49 AM, Online Customer Service Center wrote:**Subject:** Tree Impact Assessment :: W006366-042721**Body:**

04/29/2021 APPLICATION NUMBER W006366-042721

Rasanjali Wickrema  
7019 Poplar Ave

Takoma Park, MD 20912