

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7006 Poplar Ave., Takoma Park	Meeting Date:	10/13/2021
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	10/6/2021
Applicant:	Erin Nephew	Public Notice:	9/29/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	966092	Staff:	Dan Bruechert
Proposal:	Accessory Structure		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Tudor Revival
DATE: c. 1942



Figure 1: 7006 Poplar Ave., Takoma Park.

PROPOSAL

The applicant proposes to construct a shed in the rear of 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)*.

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.

Montgomery County Code; Chapter 24A-8

- (a) 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
- (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:

- 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.

STAFF DISCUSSION

The applicant proposes to construct an accessory structure measuring 12' × 5' (twelve feet by five feet) and 7' (seven feet) tall. The wood clapboard-sided shed will be constructed on a crushed stone base to the right of the rear wood deck, placed 5' (five feet) from the property line. The pent roof will be covered in asphalt shingles. The front (north-facing) elevation has two pairs of wood carriage-style doors.

Staff finds that the materials for the proposed shed are compatible with the surrounding district and that wood siding and asphalt shingles are found throughout the district. Additionally, Staff finds that the size of the proposed shed will not overwhelm the houses or interrupt the surrounding streetscape. Ordinarily, sheds and accessory structures are placed behind houses in the Takoma Park Historic District. The topography of the subject property makes that virtually impossible. The west side of Poplar Ave. rises so steeply that placing the shed any further to the rear would require additional excavation, retaining walls, and regrading to create a flat surface to place the shed. Staff finds that the shed will be placed far enough from the streetscape that it will not detract from or impair the character of the surrounding district and recommends the HPC approve the HAWP under the *Design Guidelines*.

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) of the *Takoma Park Historic District Guidelines*, having found that the proposal 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 966092
DATE ASSIGNED _____

APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Erin Nephew
Address: 7006 Poplar Ave
Daytime Phone: 443-995-3088

E-mail: Enephew@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 13 01080713

AGENT/CONTACT (if applicable):

Name: Scott Freedman
Address: 19301 New Hampshire Ave
Daytime Phone: 301-758-3100

E-mail: SFreedman@tellingacteslandscaping.com
City: Brinklow Zip: 20862
Contractor Registration No.: 132128

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is 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: 7006 Street: Poplar Ave
Town/City: Takoma Park Nearest Cross Street: Elm Avenue
Lot: 34 Block: 20 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:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input 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.

[Signature]
Signature of owner or authorized agent

9/7/21
Date

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

Owner's mailing address Richard + Erin Nephew 7006 Poplar Ave Takoma Park, MD 20912	Owner's Agent's mailing address Scott Freedman 19301 New Hampshire Ave. Brinklow, MD 20862
Adjacent and confronting Property Owners mailing addresses	
Bonnie James 30 Hickory Ave Takoma Park, MD 20912	Daryl Braithwaite 32 Hickory Ave Takoma Park, MD 20912
Patrick Plunkett 34 Hickory Ave Takoma Park, MD 20912	Mary Beth Hastings 7004 Poplar Ave Takoma Park, MD 20912
Elizabeth Fournier 7006 Poplar Ave Takoma Park, MD 20912	Rachel Healy 7009 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:

A 2-story house with a front porch. In the back there is a screened in porch w/ a small frame deck. From the street, one cannot view the rear, as well as the proposed shed. The property behind the house has a steep incline upwards to the rear property line. There are mature trees up the slope from the back of the house to the rear.

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

We are proposing to build a shed. Approximately 12' x 5' x 7' height. The shed will be custom built w/ wood. It will have typical roof framing, wall framing, + floor framing. Two sets of double doors will face out. The left, right, + rear elevations will be facade w/ Lap Siding. The shed will sit on a compacted stone base.

Work Item 1: Shed

Description of Current Condition:

soil / few landscape
plantings on grade.

Proposed Work:

12' x 5' shed on compacted
stone base

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

ORDERED BY:

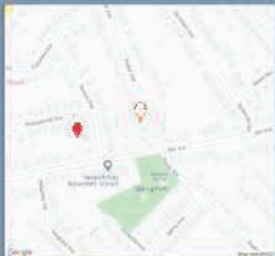


SAGE TITLE GROUP

THE WISE CHOICE

o: 310.654.2560
f: 301.654.0325
www.sagetitlegroup.com

7700 OLD GEORGETOWN ROAD SUITE 210 | BETHESDA, MD 20814



PROPERTY ADDRESS: 7006 POPLAR AVENUE

TAKOMA PARK, MARYLAND 20912-4676

SURVEY NUMBER: MD2003.1913

FIELD WORK DATE: 3/18/2020

REVISION HISTORY: (REVO 3/22/2020)

MD2003.1913

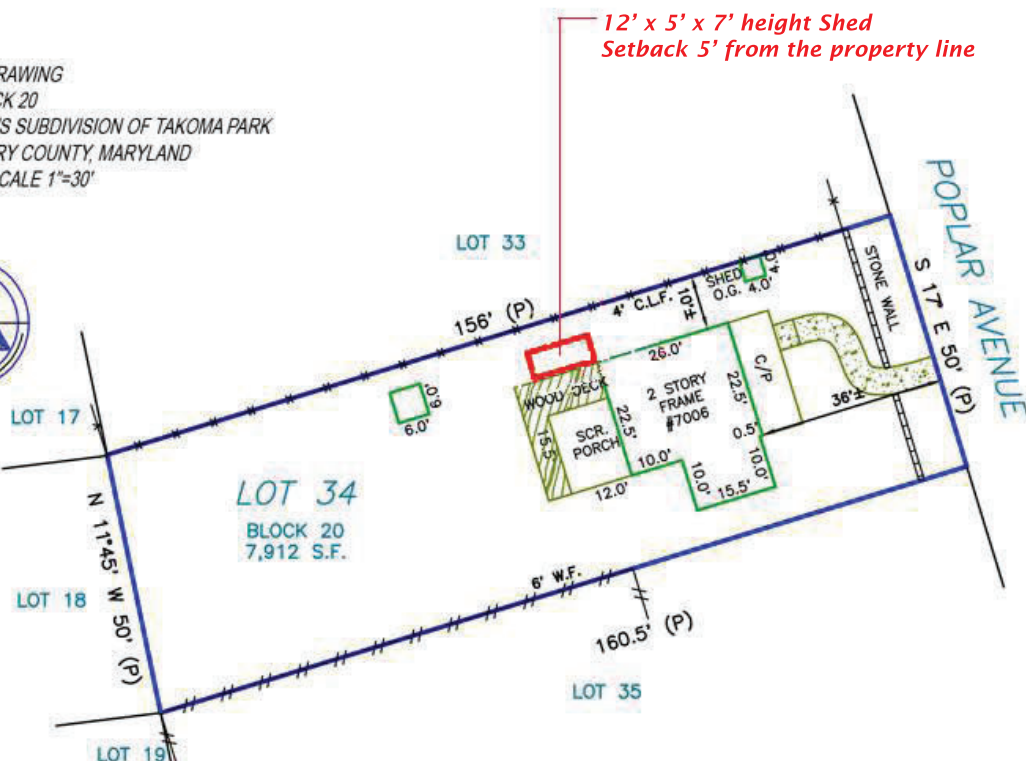
LOCATION DRAWING

LOT 34, BLOCK 20

B.F. GILBERT'S SUBDIVISION OF TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

03-20-2020 SCALE 1"=30'



PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

ACCURACY=1±



EXPIRES 5-26-2020

POINTS OF INTEREST:
NOT VISIBLE

CLIENT NUMBER: 282815BETS

DATE: 03/22/20

BUYER: Richard Nephew and Erin Nephew,

SELLER: CHRISTOPHER B. WEIL AND DANIELLE S. VEITH,

CERTIFIED TO:

RICHARD NEPHEW AND ERIN NEPHEW, ; SAGE TITLE GROUP, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; FIRST HOME MORTGAGE CORPORATION

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT.

Gail Chisholm



c: 301.270.7026
o: 240.497.1700
gailchisholm.lnfre.com
gail.chisholm@longandfoster.c



EXACTA
MARYLAND SURVEYORS

o: 443.819.3994 | 1220 E Churchville Road, Suite 100 | Bel Air, MD 21014

LB# 21535
www.exactamd.com

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

ORDERED BY:



SAGE TITLE GROUP

THE WISE CHOICE

o: 310.654.2560

f: 301.654.0325

www.sagetitlegroup.com

7700 OLD GEORGETOWN ROAD SUITE 210 | BETHESDA, MD 20814



PROPERTY ADDRESS: 7006 POPLAR AVENUE

TAKOMA PARK, MARYLAND 20912-4676

SURVEY NUMBER: MD2003.1913

FIELD WORK DATE: 3/18/2020

REVISION HISTORY: (REVO 3/22/2020)

MD2003.1913

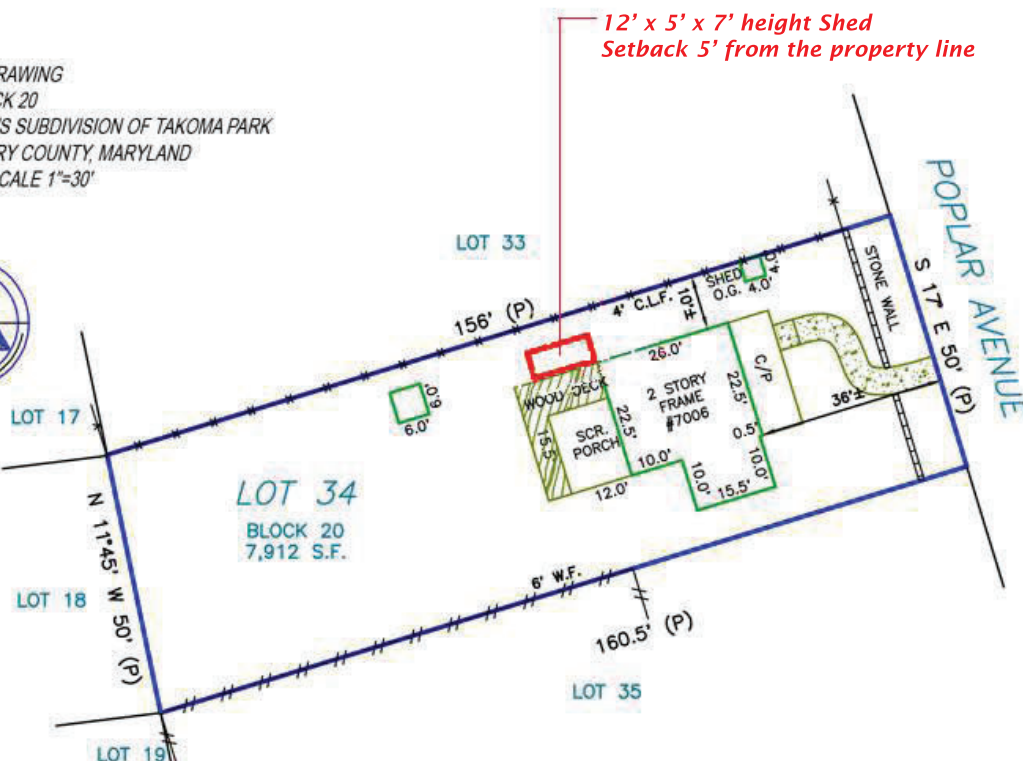
LOCATION DRAWING

LOT 34, BLOCK 20

B.F. GILBERT'S SUBDIVISION OF TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

03-20-2020 SCALE 1"=30'



PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

ACCURACY=1'±



EXPIRES 5-26-2020

POINTS OF INTEREST:
NOT VISIBLE

CLIENT NUMBER: 282815BETS

DATE: 03/22/20

BUYER: Richard Nephew and Erin Nephew,

SELLER: CHRISTOPHER B. WEIL AND DANIELLE S. VEITH,

CERTIFIED TO:

RICHARD NEPHEW AND ERIN NEPHEW, ; SAGE TITLE GROUP, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; FIRST HOME MORTGAGE CORPORATION

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT.

Gail Chisholm



c: 301.270.7026

o: 240.497.1700

gailchisholm@infre.com

gail.chisholm@longandfoster.co



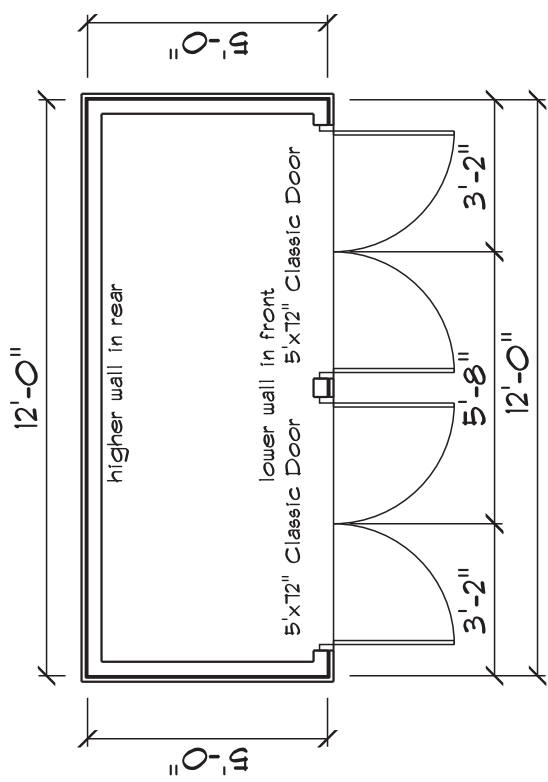
EXACTA
MARYLAND SURVEYORS

o: 443.819.3994 | 1220 E Churchville Road, Suite 100 | Bel Air, MD 21014

LB# 21535

www.exactamd.com

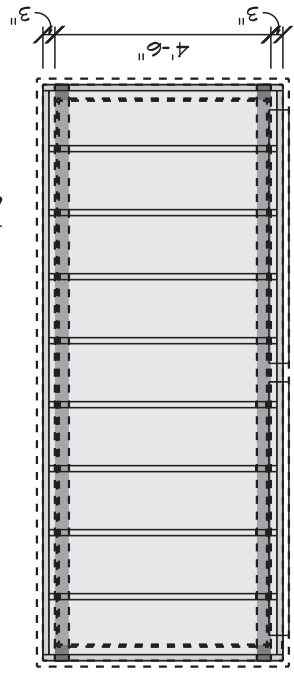
THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.



Floor Plan

Arrow Shed Anchor Installed
@ 4 corners

(2) 4" x 4" PT Runners
2" x 4" PT Joists @ 16" o.c.
5/8" plywood subfloor



Floor Framing Plan

<div>Rolling Acres Landscaping - Nephew</div> <div>Brinklow MD20862</div> <div><div><input type="checkbox"/> Approved</div><div><input type="checkbox"/> Revised as noted</div><div>Date: _____</div><div>Customer Signature: _____</div></div>		SCALE: 1/4" = 1'-0"	Floor Plan	PAGE: 1
		BY: Mervin E	DATE: Tuesday, August 17, 2021	
		Laurel Lean To	WO # 9901	

Roof Framing

2" x 4" Rafters @ 16" o.c. 3" framing overhang on eave sides
3-1/2" rake overhang on gable ends



Rolling Acres Landscaping - Nephew

Brinklow MD20862

☐ Approved

☐ Revised as noted

Date: _____

Customer Signature: _____

Laurel Lean To

WO # 9901

BY: Mervin E

SCALE:3/8" = 1'-0"

DATE: Tuesday, August 17, 2021

Floor Plans

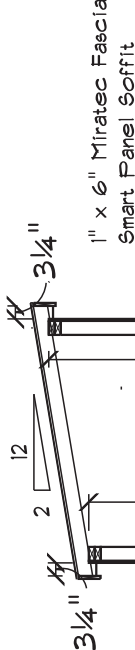
PAGE:

2

Rolling Acres Landscaping - Nephew		Customer Signature: _____	
		Date: _____	
		<input type="checkbox"/> Approved	<input type="checkbox"/> Revised as noted
Brinklow MD20862			
Laurel Lean To	WO # 9901	BY: Mervin E	
		SCALE: 1/4" = 1'-0"	Section Detail
		DATE: Tuesday, August 17, 2021	PAGE: 3

Typical Roof Framing

- 2" x 4" Rafters @ 16" o.c.
- 1/2" plywood sheathing
- Tar Paper
- Architectural Shingles



Typical Wall Framing

- 2" x 4" Studs @ 16" o.c.
- 1/2" plywood sheathing
- LP Lap Siding

Typical Floor Framing

- (2) 4" x 4" PT Runners
- 2" x 4" PT Joists @ 16" o.c.
- 5/8" plywood subfloor

approx grade

Section Detail

Arrow Shed Anchor Installed @ 4 corners

Rolling Acres Landscaping - Nephew Brinklow MD20862		Approved <input type="checkbox"/> Revised as noted <input type="checkbox"/> Date: _____ Customer Signature: _____
Laurel Lean To WO # 9901	BY: Mervin E	SCALE: 1/4" = 1'-0"
DATE: Tuesday, August 17, 2021		Elevations 1 PAGE: 4





