

37/3 7106 Poplar Ave.  
SA 26-88

#37/3



Historic Preservation Commission  
100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Richard DalBello TELEPHONE NO. (301) 270-5129  
 (Contract/Purchaser) Marcia S. DalBello (Include Area Code)  
 ADDRESS 7106 Poplar Ave. Takoma Park Maryland 20912  
 CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Chas. Poor & Joan Duncan CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 TELEPHONE NO. (301) 270-9221 (Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 7106 Street Poplar Avenue

Town/City Takoma Park Election District Montgomery County

Nearest Cross Street Columbia Avenue

Lot 24 Block 20 Subdivision B. F. Gilbert

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room <u>Addition</u>
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ \_\_\_\_\_

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 ( ) WSSC	02 ( ) Septic	2B. TYPE OF WATER SUPPLY
03 ( ) Other _____		01 ( ) WSSC
		02 ( ) Well
		03 ( ) Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

Richard DalBello Marcia S. DalBello Sept. 30, 1988  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Christina S. Miller Date 11/4/88

APPLICATION/PERMIT NO: SA-26/88 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS



THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used):

Blank lined area for describing the proposed work.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE: HISTORIC PRESERVATION COMMISSION 100 MARYLAND AVENUE ROCKVILLE, MARYLAND 20850

Request Permit to Raze Addition to 7106 Poplar Ave, Takoma Park  
To Remedy Unsafe and Hazardous Condition

Owners propose to raze existing addition (photos 1 and 2) to home to remedy an unsafe and hazardous condition. Owners recently purchased home (photo 3) that had been operated as an illegal multi-family dwelling and owners are reconverting the home to a single family residence. The existing addition ('mud room') of this home has been allowed to deteriorate substantially to the point that home inspector, Charles Hte of Home Tech, and architects Charles Poor and Joan Duncan of Takoma Park, have determined that repair to the structure is no longer practical. Improper grading and the lack of normal upkeep (photos 4 and 5) have caused the sills and wall studs of the addition to be substantially rotted by moisture and termite damage (photos 6 and 7). As a result of the erosion of the sills, many ceiling joists have been pulled entirely off their supporting beam (photo 8). The combined effect of this deterioration makes the floors unsafe and raises questions as to whether the entire structure could stand the stress of a heavy snow fall.

As the addition is not visible from the street, razing this structure will not change the front appearance of the home (photos 9 and 10). Owners plan to rebuild the addition in the spring of 1989. Appropriate work permits will be obtained before such rebuilding activities are undertaken.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

- a. Located within the Takoma Park historic district.
- b. This is a Master Plan/Atlas historic district (circle one).
- c. Address of Property: 7106 Poplar Avenue, Takoma Park, MD 20912  
~~xMillyxx~~
- d. Property owner's name, address and phone number:  
~~Rick~~ Richard & Marcia DalBello  
7106 Poplar Avenue  
Takoma Park, MD 20912

(h) 270-5429

(w) 270-9221 (architects Chas Poor & Joan Duncan)

- e. Is this property a contributing resource within the historic district? Yes X No \_\_\_\_\_.
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes X No \_\_\_\_\_ Minimally

II. Description of work proposed.

a. Briefly describe proposed work:

Demolish altered, irreparably decayed rear addition. Proposal for new rear addition to be submitted later.

b. Is this work on the front, rear, or side of the structure?

Rear

c. Is the work visible from the street?

Barely

d. What are the materials to be used?

NA

e. Are these materials compatible with existing materials? How? If not, why?

III. Recommendations of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

2 & 4

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

This work is being done as part of conversion back to single family dwelling. The building has suffered numerous unfortunate alterations during its years as an apartment house. The rear addition is unsightly, has little relation to the original design of the house, and presents an obvious safety hazard. The presence of divided light casements in both the rear and attic storey--windows conspicuously inconsistent with the original 2/2 double hung sash--suggests that the addition was constructed (and the attic altered) to accommodate additional apartments. Removal of the addition will improve the architectural integrity of the house.

Date on which application received:  
Date of LAC meeting at which application was reviewed: 10/11/88

Form completed by: *Caroline Alderson* Title: Chairman  
Caroline Alderson

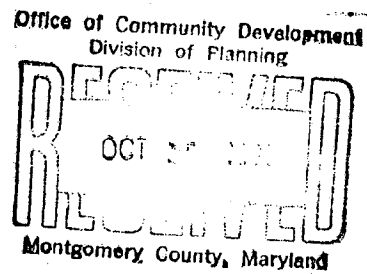
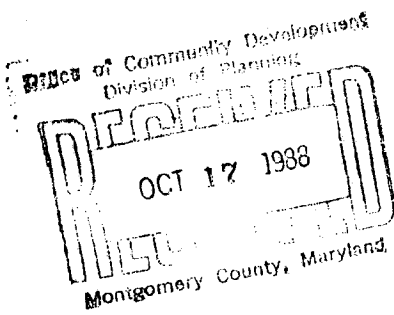
Member of:  
Takoma Park LAC

Date: 10/16/88

Christina,

This application is for emergency denualition of an unstable, unsightly, non-historic rear addition. I thought there was a chance that you might be able to flag it through. We have no problem with it.

Caroline



TAKOMA PARK HISTORIC PRESERVATION COMMITTEE  
MONTHLY MEETING: TUESDAY, OCTOBER 12, 1988  
8:00-10:00 p.m.

AGENDA

- I. Historic Area Work Permit (HAWP) Applications
  - A. 7106 Poplar (Richard & Marcia DalBello) - Demolish altered, irreparably decayed rear addition; proposal for construction of new rear addition to be submitted at a later date (est. Spring 1989)
  - B. \* Holly at Tulip Ave. - Rear addition
  - C. \* Seigler Property (Tulip & Cedar) - Install new sign designating city park property
- II. Welcome new member = *Carol High Smith (architectural photos)*
- III. Elect new Treasury to replace resigning member Liada Donald. *Resume to be forwarded for HPC Confirmation*
- IV. Progress Report - Historic District Expansion (Descriptive Narrative)
  - A. Edmund Kirby Smith - Old District Survey
  - B. Jean Simons - Building Date/Transportation Map
- V. Assignments
  - A. TP City Paper article: historic district expansion (Ed?)
  - B. LAC Review Forms
  - C. Historic District Application
    1. Survey Subcommittee
    2. Map Subcommittee
    3. Photos?

\* HAWP Form being rewritten - to be forwarded later with attachments.

\* \* Rejected. Revised design to be submitted soon.



Marcia -

The other applicants  
are still missing  
material, so you'll only  
need to carry your own.  
Great job, by the way!

The application is  
excellent - very complete.

Caroline

PS Could you give Christina the  
attached Agenda? Thanks

DALBELLO

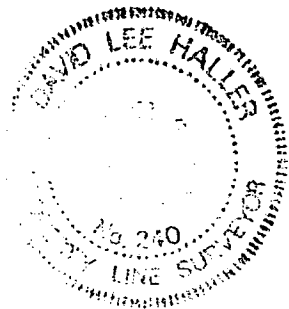
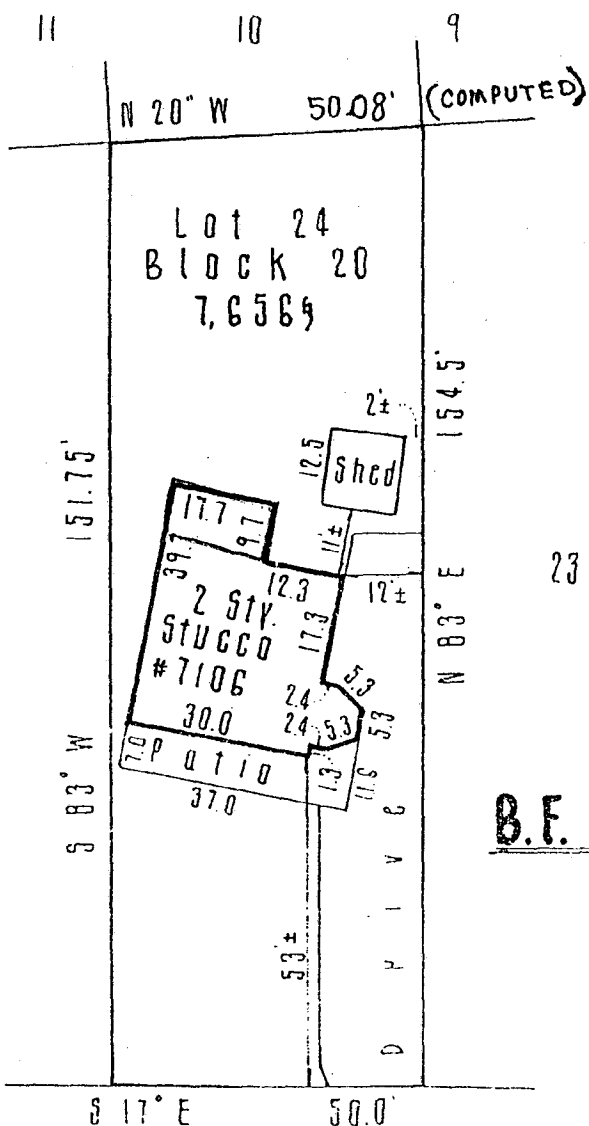


Note: Not to be used for determining property lines. Property corner Markers Not guaranteed by this location.

CASE No. 735

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location.

Note: House built prior to present day zoning. See zoning ordinance.



HOUSE LOCATION  
 LOT 24 BLOCK 20  
**B.F. GILBERT'S ADDITION TO  
 TAKOMA PARK**  
 MONTGOMERY COUNTY, MD.

POPLAR AVENUE

CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.

*David L. Haller*  
 DAVID L. HALLER  
 MARYLAND P.L.S. No. 240

REFERENCES

PLAT BK.	A
PLAT NO.	2
LIBER	
FOLIO	

*Bull & Associates*

LAND SURVEYORS/CONSULTANTS

(301) 428-9111 P.O. Box 346 GERMANTOWN, MARYLAND 20874

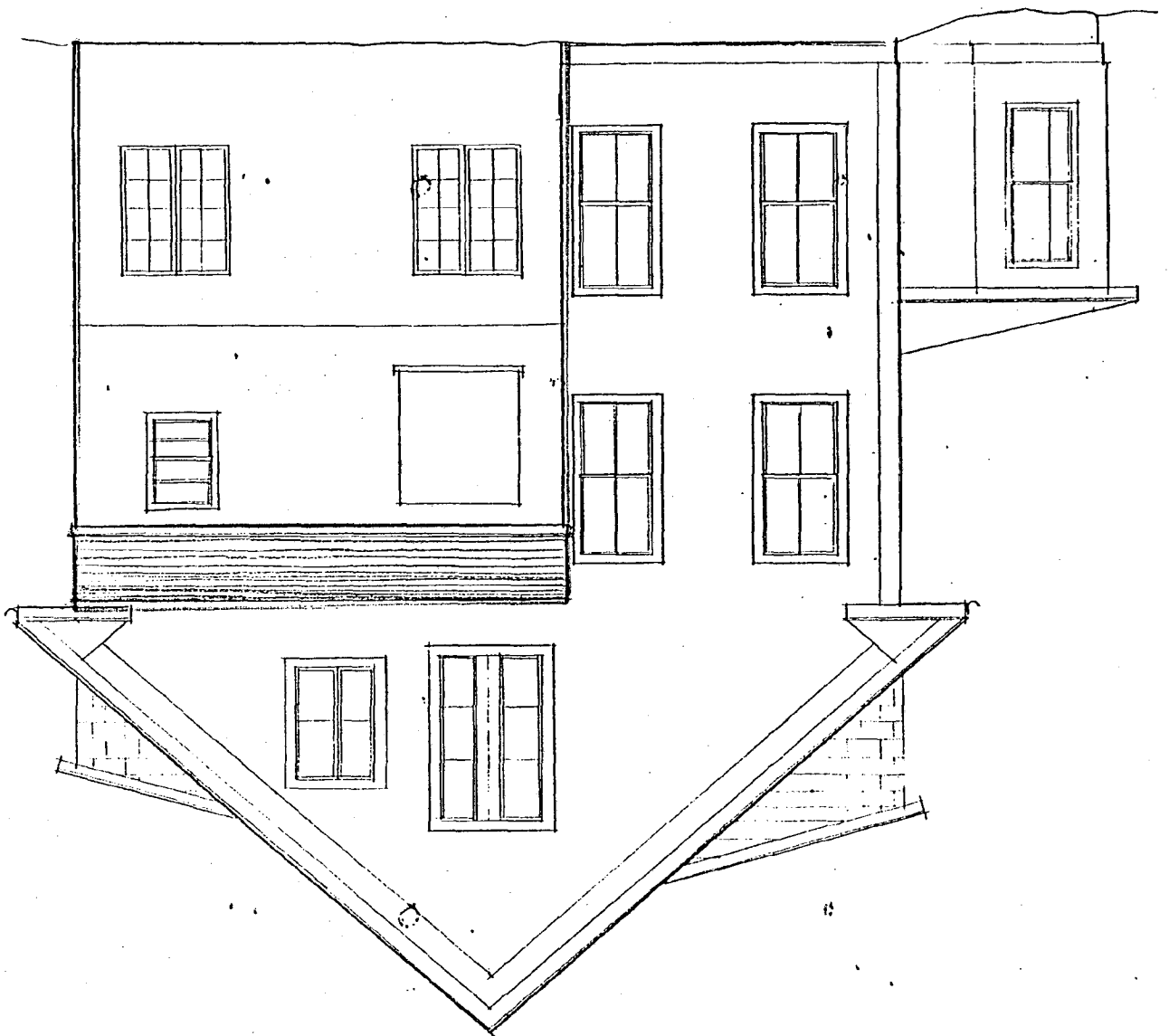
DATE OF SURVEYS	SCALE: 1" = 30'
WALL CHECK	DRAWN BY: R.E.
FILE NO.: 6-74-88	DATE: 8-12-88

REAR OF HOUSE

addition to be razed

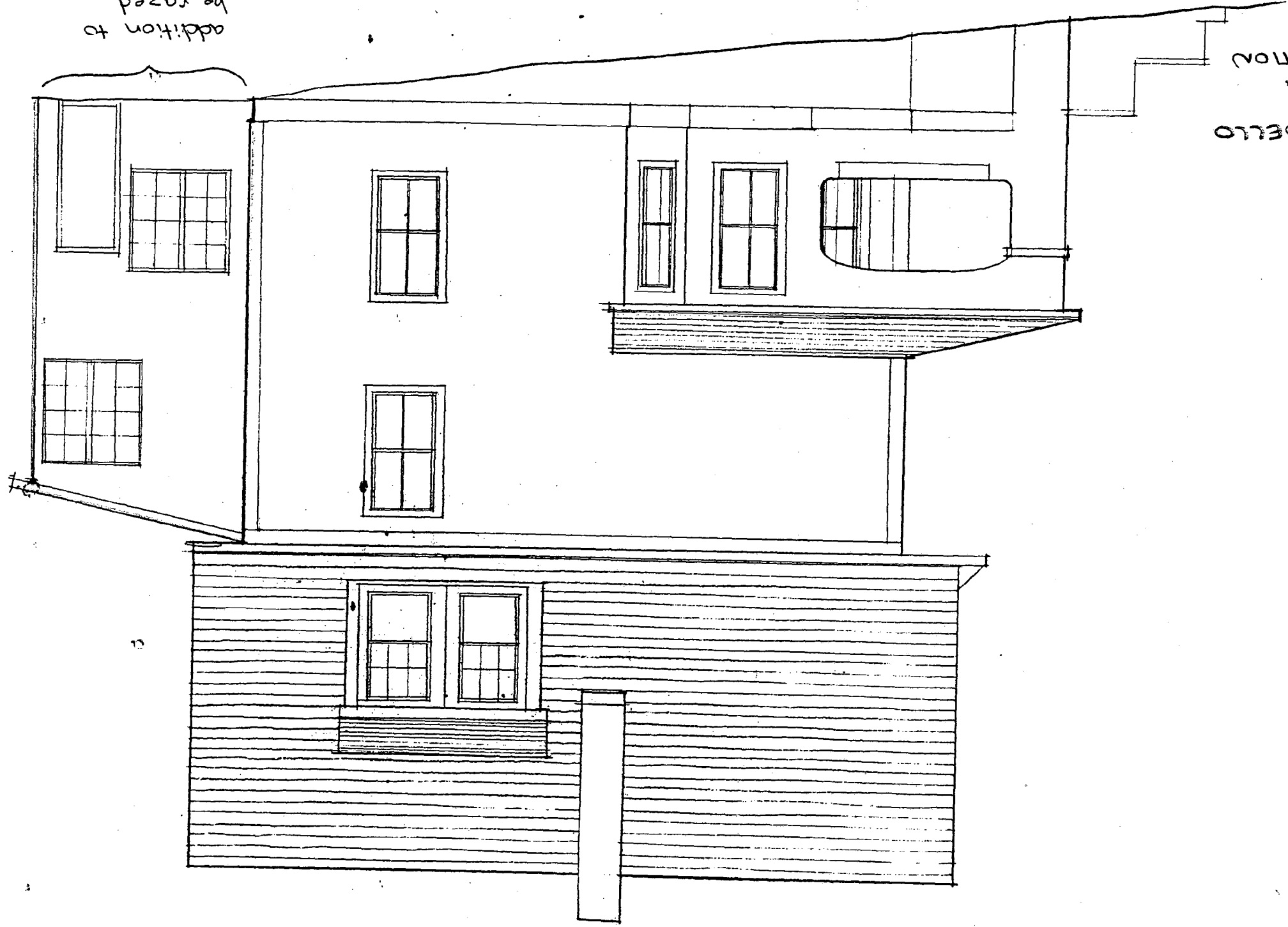
WEST ELEVATION

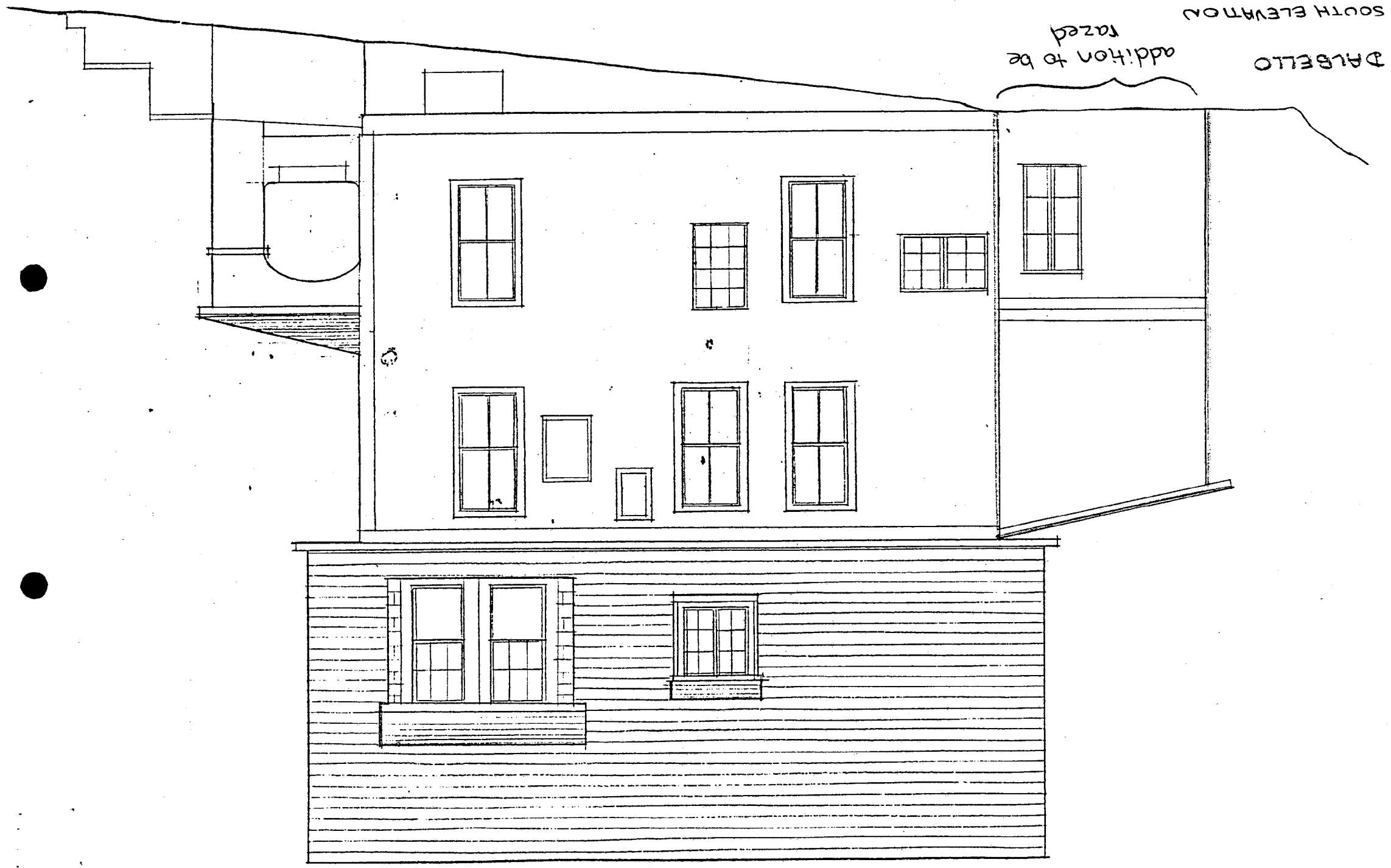
DALBELL



addition to  
be razed

DALBELLO  
NORTH  
ELEVATION





addition to be razed

DARBELLO

SOUTH ELEVATION

TAKOMA PARK HISTORIC PRESERVATION COMMITTEE  
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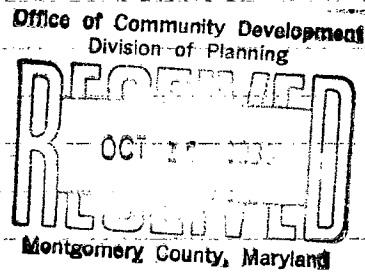
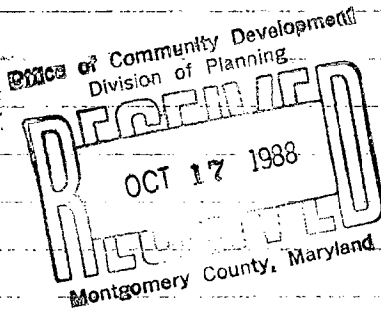
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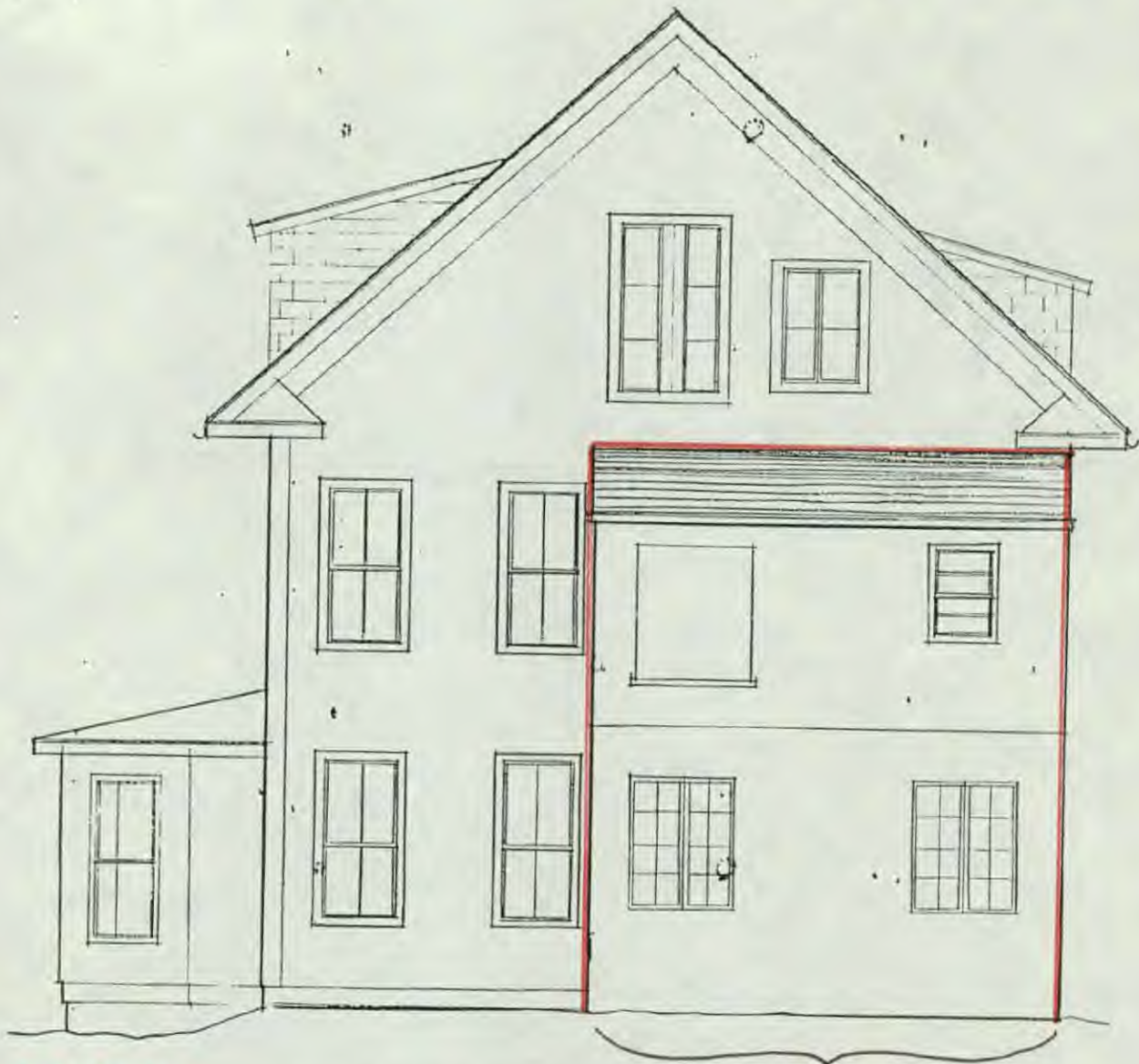
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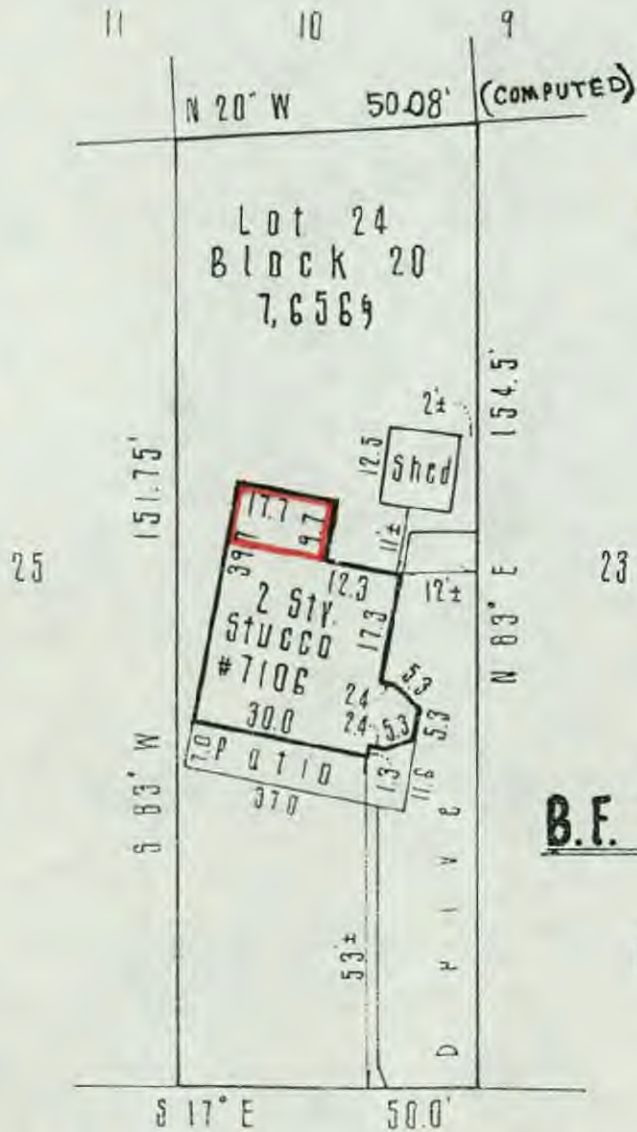


Notes Not in ...  
S.W. M.C. ...  
Project ...

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DARLUO

