

37/3 7106 Poplar Ave.
SA 27-88

3713



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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Richard & Marcia DalBello TELEPHONE NO. (301) 270-5429
 (Contract/Purchaser) (Include Area Code)

ADDRESS 7106 Poplar Ave. Takoma Park Maryland 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY Charles G. Poor & Joan Duncan TELEPHONE NO. (301) 270-9221
Studio Partnership Architects (Include Area Code)

REGISTRATION NUMBER 6869-R

LOCATION OF BUILDING/PREMISE

House Number 7106 Street Poplar Avenue

Town/City Takoma Park Election District _____

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 Wreck/Raze Move Install Revocable Revision

Circle One: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 15,000.00

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? yes

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line _____

2. Entirely on land of owner _____

3. 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 DalBello November 9, 1988
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission APPROVED AT 11/8/88 MEETING
 With Conditions _____ Signature _____ Date _____
 DISAPPROVED _____ Caroline Alterson to notify Mont. Co.

APPLICATION/PERMIT NO: A-27-88 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Conditions: Original window on south elevation is to be replaced and stored on the premises, this does not include the chimney stack.

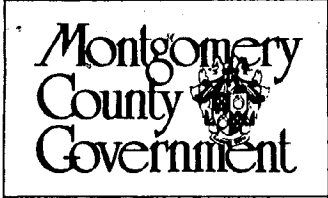
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

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

(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



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Wreck/Raze	Move	Install	Revision	Porch	Deck	Fireplace	
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar	Woodburning Stove
						Other	_____

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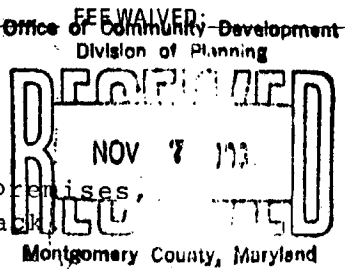
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7106 Poplar Ave, Takoma Park, MD 20912

Proposed Work:

1) REPLACE ADDITION -- Owners recently purchased a home at 7106 Poplar Ave. Takoma Park, that had been operated as an illegal, multi-family dwelling. Owners are reconverting the home to a single family residence. The existing addition to this home had been allowed to deteriorate to the point that repair to the structure was no longer practical. The Montgomery County Historic Preservation Commission granted permission to demolish this addition on November 3, 1988. This application describes in detail the proposed replacement addition.

2) ALTER/RENOVATE WINDOWS -- In converting subject house to an illegal, multi-family dwelling, previous owners added several windows that mar the historic appearance of the house. These are to be removed. As a result of an almost complete lack of normal upkeep, several windows have rotted the point where replacement is the only option. These windows are to be replaced in a manner that is sensitive to the historical exterior appearance of the house, yet creates a harmonious visual impression .

DETAILED DESCRIPTION OF THE EFFECT OF PROPOSED ADDITIONS AND RENOVATIONS ON EXISTING ELEVATIONS:

1) EAST ELEVATION (visible from the street) -- Previous owners had added a small third story window to allow light into an illegal third floor apartment. An examination of the window clearly indicates that it is a recent, and not particularly graceful, addition (see photos ^{A+B}). Jo Ellen Freese, Assistant Administrator, Maryland Historic Trust, has examined the house and agrees with

this assessment. Owners intend to remove the new window to revert the house to its original appearance. Window area to be closed and covered with stucco to match existing exterior.

2) WEST ELEVATION (Not visible from the street) -- The West elevation is currently dominated by the existing 2-story addition (see photo C). Because of its advanced state of deterioration, the Montgomery County Historic Preservation Commission granted permission to demolish this addition on November 3, 1988. The replacement addition is to be a one-story addition designed to echo the "mission style" appearance created by the existing house, and in particular, the existing front porch. The exterior of the addition will be stucco to match the existing exterior. The north and south walls of the new addition will have the same dimensions as the old addition, but the west wall will be three feet longer (see plat map). The west wall of the addition will contain six casement windows, framed to match the existing wooden window frames. The roof of the addition will also function as a deck. The deck will be enclosed by stucco walls topped with planter boxes designed identically to the planter boxes that are on the front porch.

There are two means of entry into the second story of the existing addition -- a doorway (originally an exterior door to a porch) and a broad opening (not original, added to allow kitchen access to an illegal apartment). The doorway will be reconverted to its original function as an exterior door. The broad opening will be closed to the exterior using glass block. The glass block will be partially obscured by the stucco walls of the deck.

3) SOUTH ELEVATION (Not visible from street because of unique orientation of house [see plot map] and photo J) - The existing two casement windows in the south elevation (first floor, lower left) are in an advanced state of disrepair and

D, E, F+L

must be replaced (see photos⁵). Owner intends to replace these rotten windows with casement windows to match those to be used in the new addition. New addition to contain a group of 4 casement windows. All casement windows to be framed to match the existing wooden window frames.

An examination of the framing and trim indicate that the existing double-hung window (first floor, lower left) does not appear to be original (see photos^{G, H+M}). In addition, the condition of the stucco indicates a recent and major alteration to that wall -- specifically around the area of the double hung window -- has occurred (see photos^{D+I}).* Owner intends to replace this window with a casement window that will match both those in the new addition and on the first floor. Using one type of window in this area, gives the first floor of the south elevation a visual harmony that it currently lacks (compare existing south elevation drawing with proposed south elevation drawing) but does not disturb the house's unique style.

4) NORTH ELEVATION (House visible from street, addition not visible from street) -- Owners currently intend no change to the north elevation of the house. The north view of the proposed addition will contain double french doors. Because addition is flush with the south wall of the house, but not the north wall (see plot map and photo C), the addition will not be visible from street. see photo
K

* This area was originally covered by a wrap-around porch (see 1937 plot map). The double-hung window in question is 4 inches off center (unlike all other windows which are aligned), leading the architects to believe that it is not original and that perhaps the opening was a door to the porch.

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, Maryland

- d. Property owner's name, address and phone number:

Richard and ^{ci}Maria Dalbello

7106 Poplar Avenue, Takoma Park

(h) 270-5429 (w)

- e. Is this property a contributing resource within the historic district? Yes 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 No .

II. Description of work proposed.

- a. Briefly describe proposed work:

Construct new rear addition (styled to match present porch on house) to replace previous addition (demo previously approved); remove inappropriately added front attic window; remove rear side windows and add new casement windows to make kitchen renovation possible.

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

Sides and rear. (Addition is on rear)

- c. Is the work visible from the street?

Only removal of attic window.

- d. What are the materials to be used?

Addition will be stucco with a deck for roof.

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

Yes, present house finish is stucco.

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?

Criteria 2 - work is compatible with the historic character of the house and with the surrounding neighborhood.

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)

One condition - original (but deteriorated) window on south elevation (left side) is to be replaced and stored on the premises.

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

Date on which application received: 11-10-88

Date of LAC meeting at which application was reviewed: 11-10-88

Form completed by: Douglas A. Dunn Title: Member LAC

Member of: Takoma Park Local Advisory Committee

Date: 11-11-88

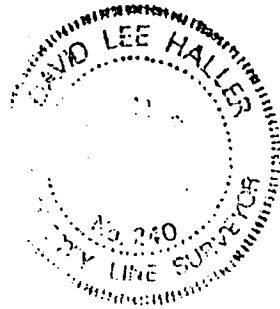
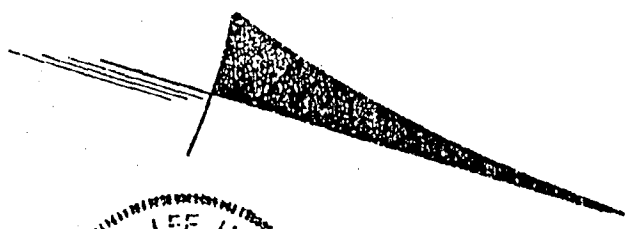
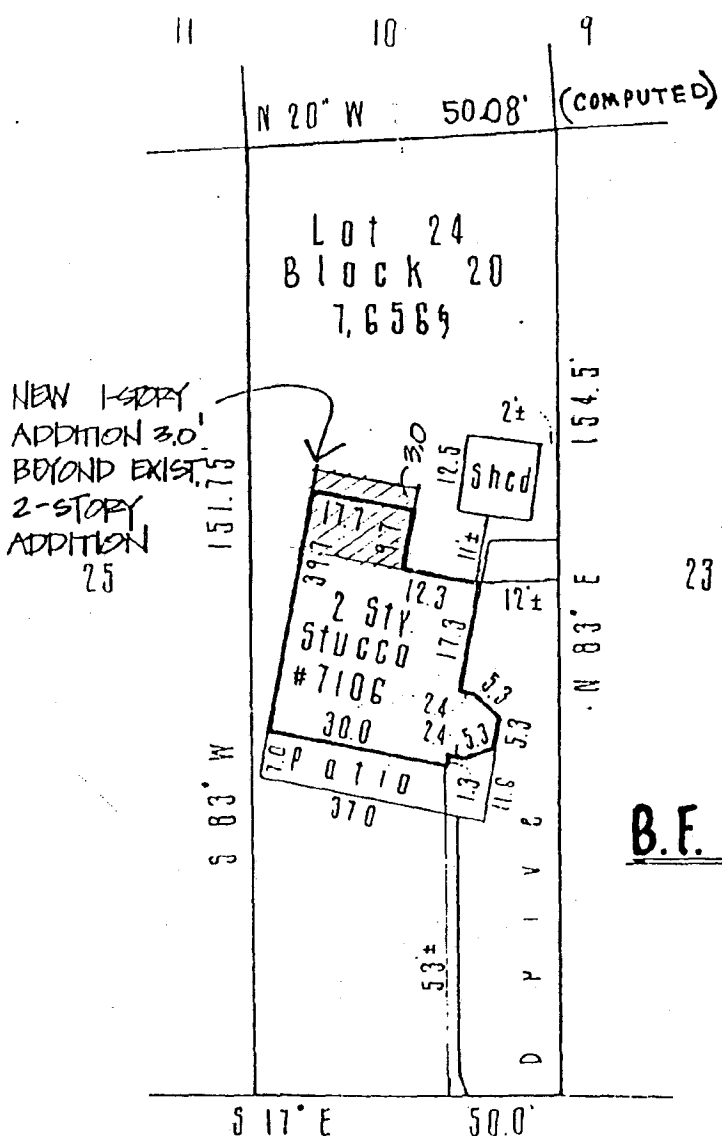


Montgomery County, Maryland
Surveyor's Office

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

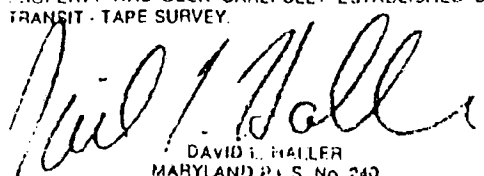
Note: House built prior to present day zoning. Subject to current zoning.



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

7106
POPLAR AVENUE

DALBELLO

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 MARYLAND P.L.S. No. 240	REFERENCES PLAT BK. A PLAT NO. 2		Bull & Associates LAND SURVEYORS/CONSULTANTS (301) 428-9111 P.O. Box 346 GERMANTOWN, MARYLAND 20878	
	LIBER FOLIO	DATE OF SURVEYS WALL CHECK HSE. LCC.: 6-24-88 BOUNDARY:	SCALE: 1" = 30' DRAWN BY: R.E. JOB NO.: 810538	

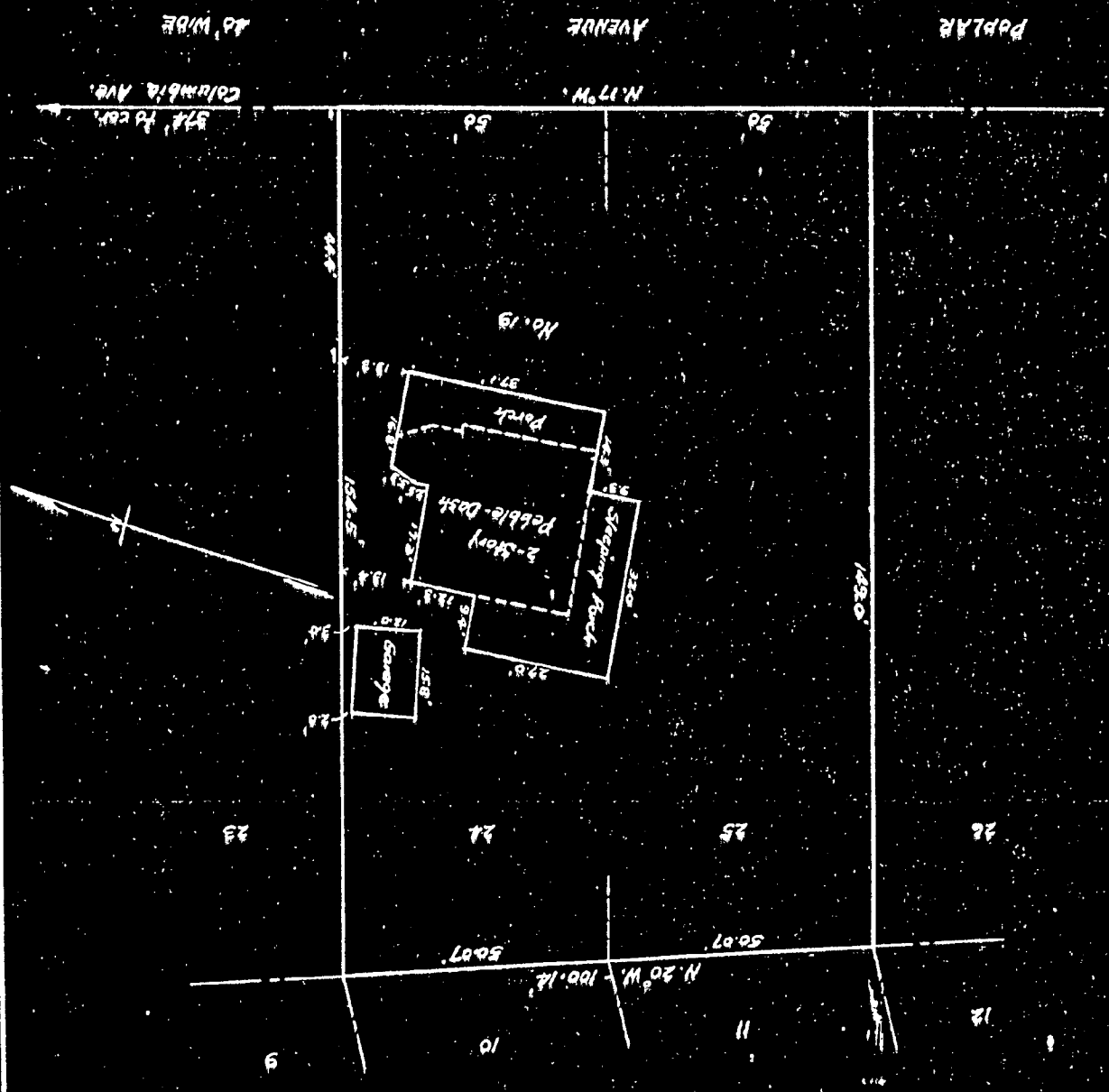
SMALL PRINT: Information regarding the survey and its limitations.

Scale - 1" = 30'

Dyer & Price
Civil Engineers
Washington, D.C.

Dec. 23, 1937.

I hereby certify that I have carefully surveyed the improvements on the property as shown by this plat and that there are no encroachments either way across property lines.
Myself, M. Price



LOCATION OF HOUSE
LOTS 24 AND 25
BLOCK 20
B.F. GILBERTS ADDN. TO
TAKOMA PARK
MONTGOMERY CO., MD.

1937
plat map

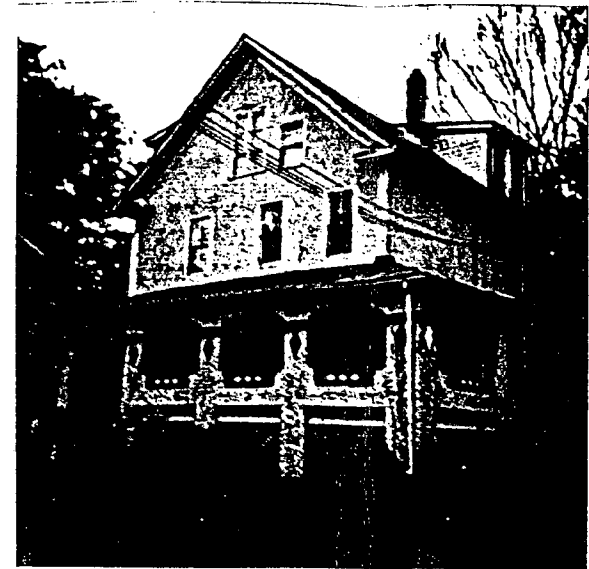


H Double hung windows with original trim

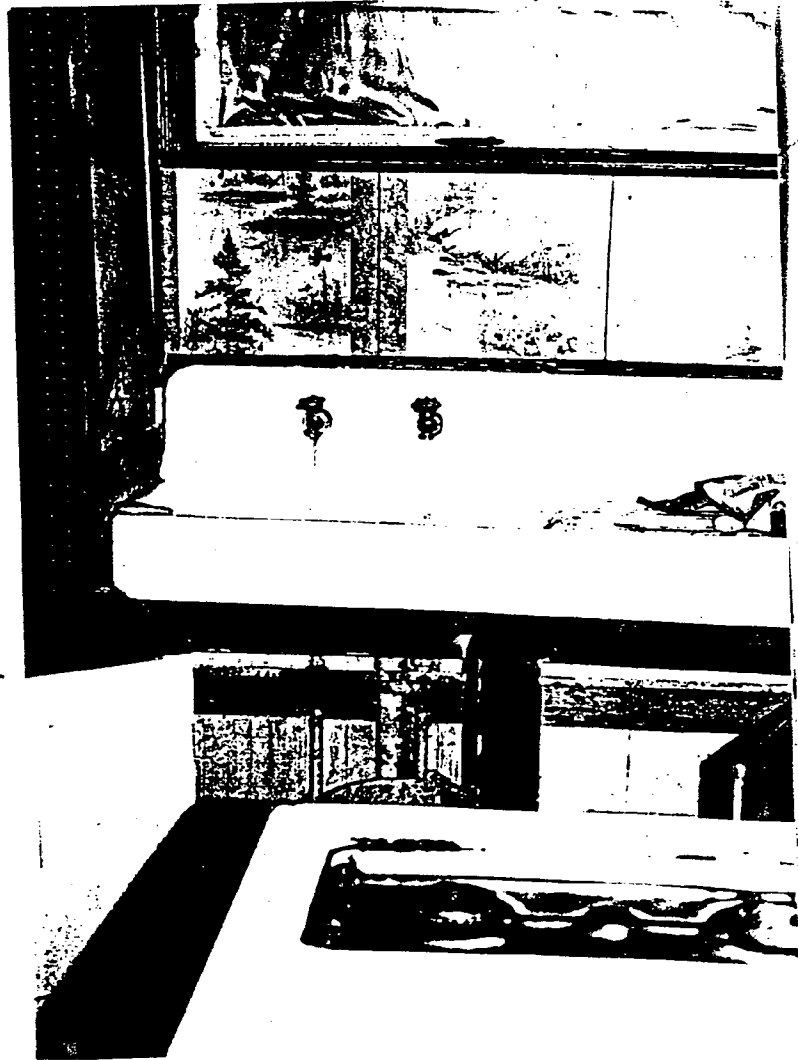


Top
I

SOUTH WALL (interior) new boards beneath replaced stucco



K Addition not visible from street



SOUTH WALL WINDOWS - M interior views

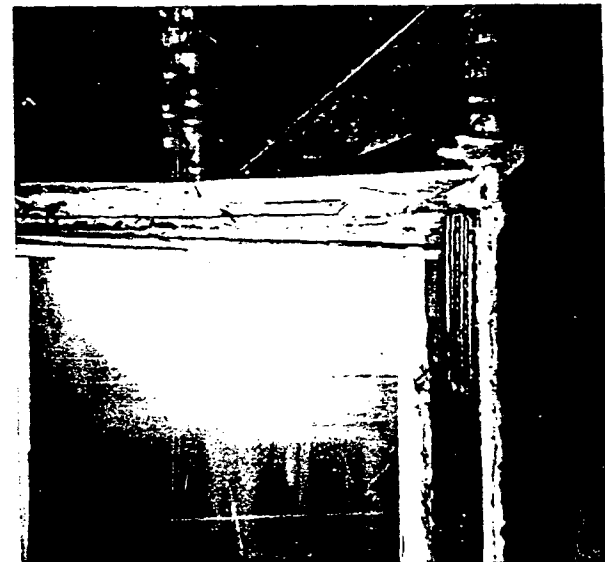


ARIELLO 7106 POPLAR AVE. THROMIA PARK

SOUTH WALL (inside view) CASEMENT WINDOWS

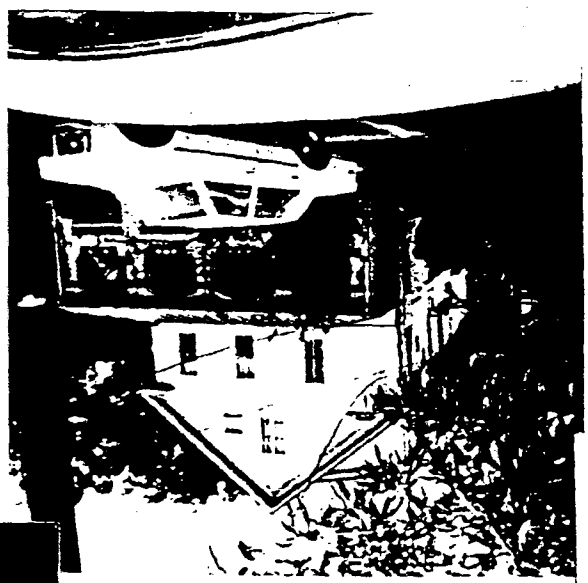


M
↑



F

G



← This photo shows that addition cannot be seen from street

G SOUTH WALL Double-hung window (compare trim with photo H)



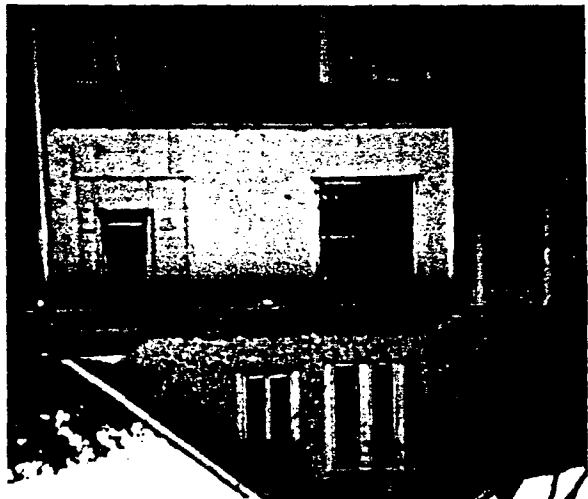
A EAST-FRONT



B EAST-3rd story recent window (inside view)



C WEST-BACK



D SOUTH WALL - EXTERIOR Note: new stucco



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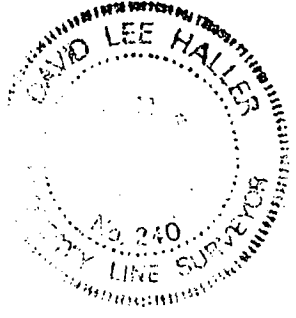
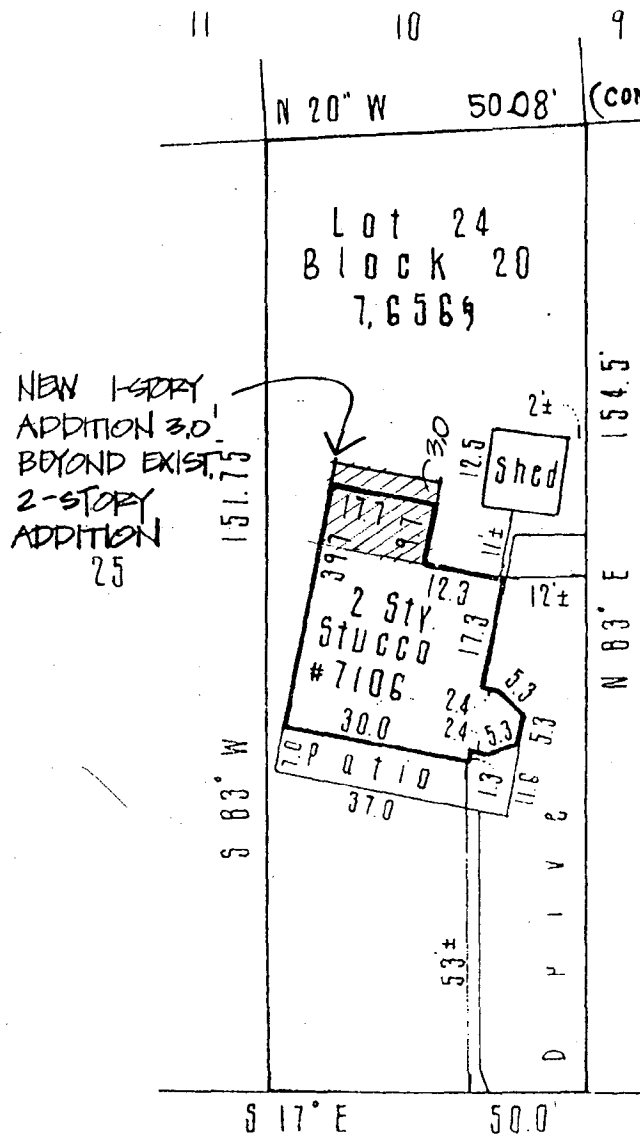
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CASE No. 735



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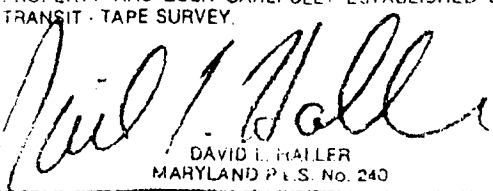
Note: House built for present day zoning.



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 TAKOMA PARK**
 MONTGOMERY COUNTY, MD.

POPLAR AVENUE

DALBELLO

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 MARYLAND P.E.S. No. 240	REFERENCES PLAT BK. A PLAT NO. 2	Bull & Associates LAND SURVEYORS/CONSULTANTS (301) 428-9111 P.O. Box 346 GERMANTOWN, MARYLAND 20874
	LIBER FOLIO	

1937
plat map

LOCATION OF HOUSE
LOTS 24 AND 25
BLOCK 20
B.R. GILBERT'S ADDN. TO
TAKOMA PARK
MONTGOMERY Co., MD.



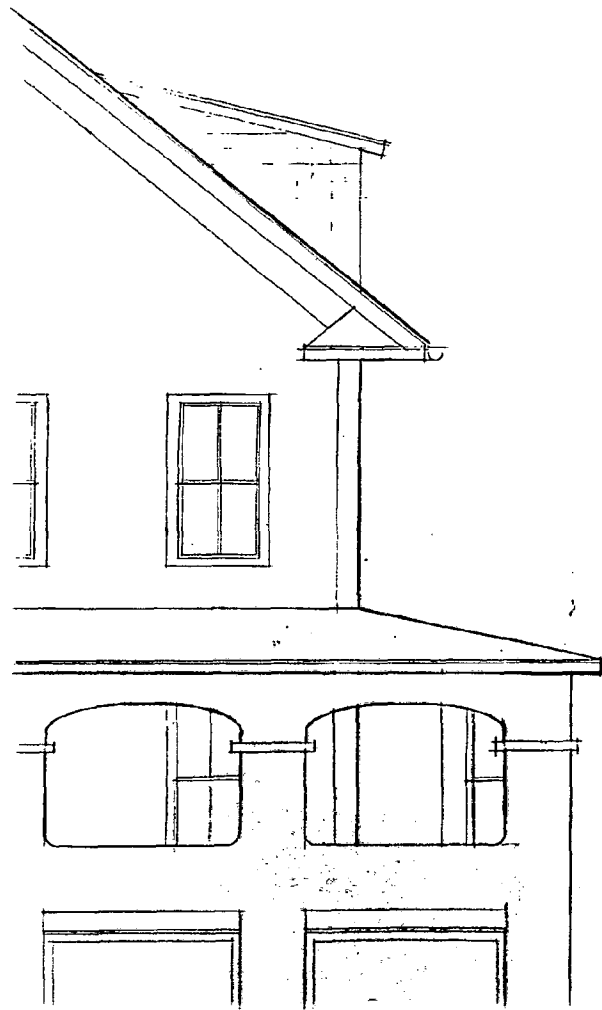
I hereby certify that I have carefully surveyed the improvements on the property as shown by this plat and that there are no encroachments either way across property lines.

Milton W. Price

Scale - 1" = 30'

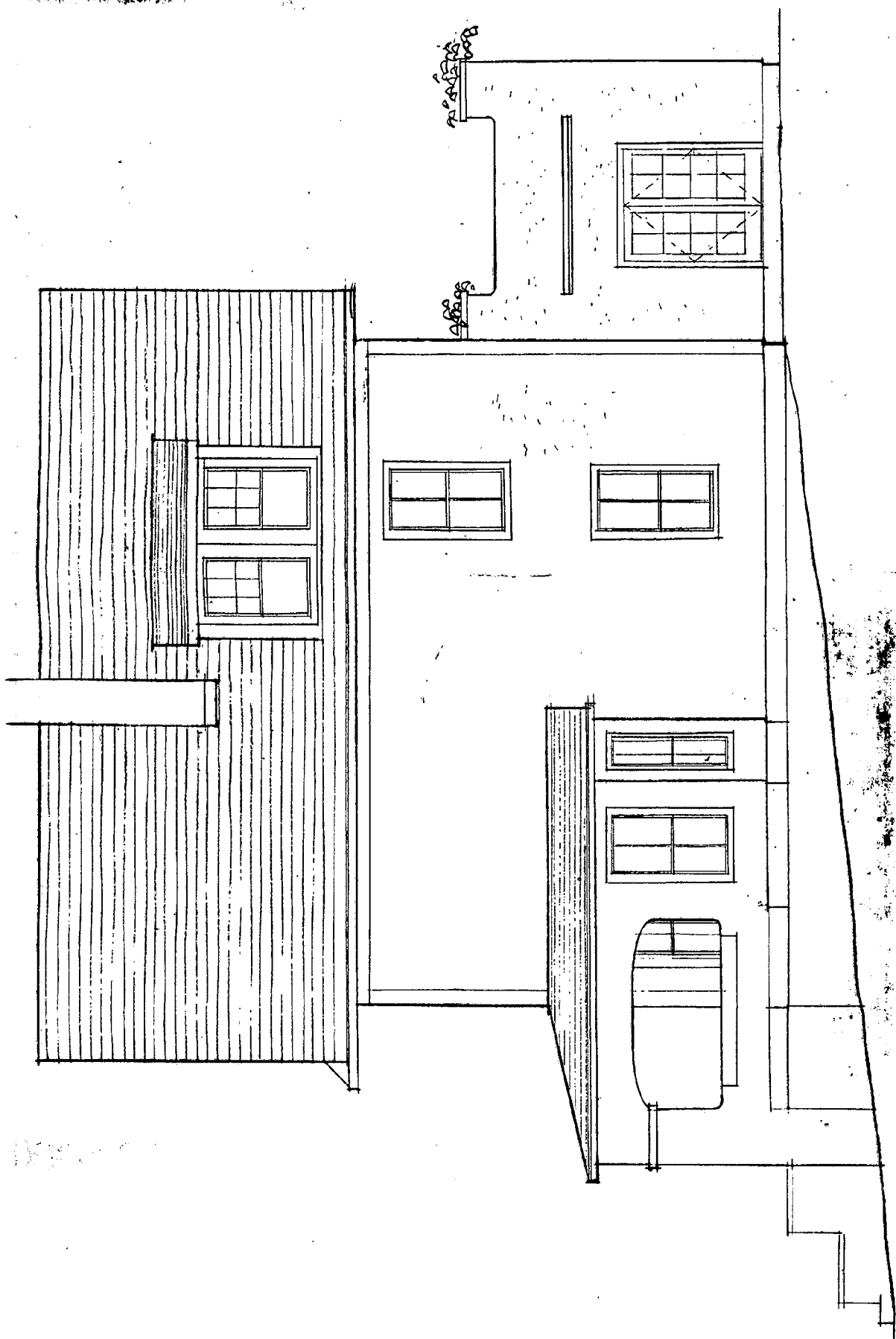
DIETZ PRICE
CIVIL ENGINEERS
WASHINGTON, D.C.

Dec 23, 1937





STUCCO TO.
MATCH EXIST





Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850

Photographs

Poplar Ave

7106 ~~Darby~~

Takoma Park



photo #1

The DalBellos
7106 Poplar Avenue
Takoma Park, MD 20912-4640

1803270291

PHOTO 7



photo # 10

The DalBellos
7106 Poplar Avenue
Takoma Park, MD 20912-4640

84804220231

POLAROID 7



photo #9

The DalBellos
7106 Poplar Avenue
Takoma Park, MD 20912-4640

04800220231

PO1 AR01067



photo #6

The DalBellos
7106 Poplar Avenue
Takoma Park, MD 20912-4640

04809220231

POI 4801067



photo # 2

The DalBellos
7106 Poplar Avenue
Takoma Park, MD 20912-4640

180 4220 231

PHI 460106 7



photo #8

The DalBellos
7106 Poplar Avenue
Takoma Park, MD 20912-4640

480-220231

PO BOX 1067



photo #3

The DalBellos
7106 Poplar Avenue
Takoma Park, MD 20912-4640

0480-220231

POSTAGE & FEES PAID



The DalBellos
7106 Poplar Avenue
Takoma Park, MD 20912-4640

photo #5



**The DalBellos
7106 Poplar Avenue
Takoma Park, MD 20912-4640**

photo #4



7/88 "Mud Room"

photo #7

The DalBellos
7106 Poplar Avenue
Takoma Park, MD 20912-4640