

37/3-00BB 7008 Poplar Avenue
(Takoma Park Historic District)

N

SUPPLEMENTAL ADDENDUM

File No. 20616

Borrower/Client ZITO/LALONDA			
Property Address 7008 POPLAR AVENUE			
City TAKOMA PARK	County MONTGOMERY	State MD	Zip Code 20912
Lender			



FRONT ELEVATION



STREET SCENE

SUPPLEMENTAL ADDENDUM

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FRONT ELEVATION



RIGHT SIDE ELEVATION

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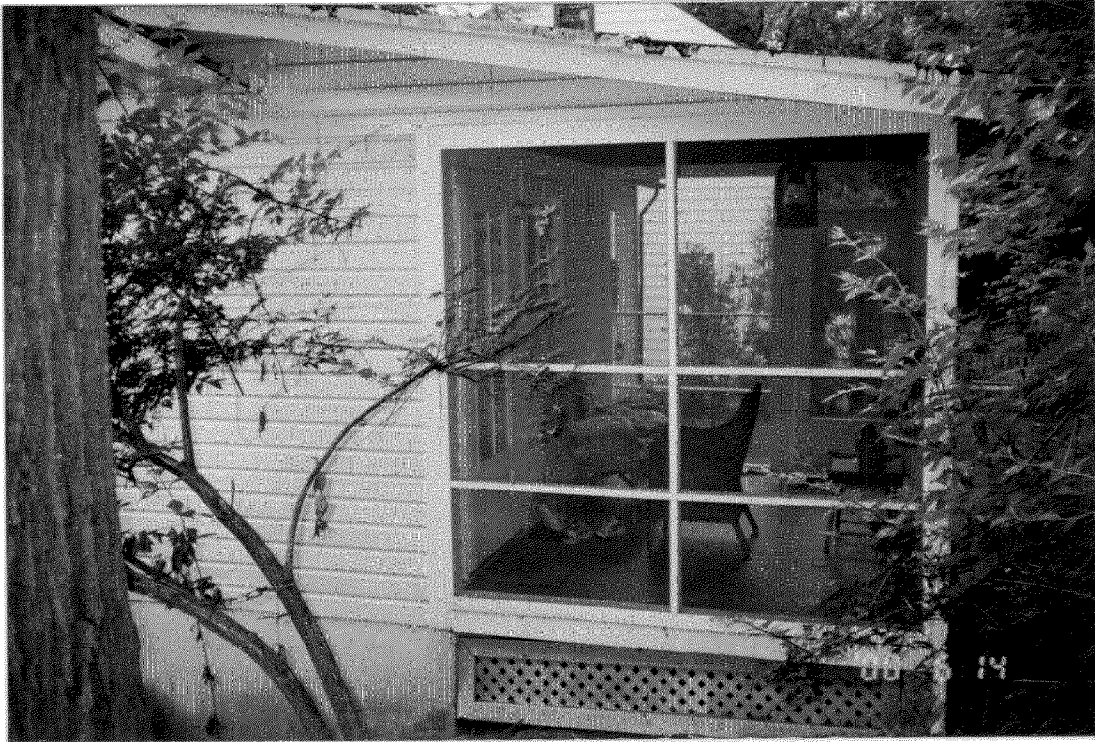
REAR PORCH ELEVATION



LEFT SIDE ELEVATION

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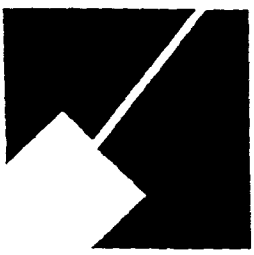


RIGHT SIDE PORCH ELEVATION



LEFT SIDE PORCH ELEVATION

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7/13/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit
HPC# 37/3-00BB MCH# 221086

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: ZITO/LALONDA

Address: 7008 POPLAR AVE. TAKOMA PARK

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____
 Daytime Phone No.: _____
 Tax Account No.: # 161301057763
 Name of Property Owner: ZITO/LALONDE Daytime Phone No.: 301-771-5702
 Address: 7008 Poplar Ave Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: SELF Phone No.: 703-612-2980
Daytime
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7008 Street: Poplar Ave
 Town/City: Takoma Park Nearest Cross Street: New Hampshire Ave
 Lot: 33 Block: 20 Subdivision: Takoma Park
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Revitalize
 Move Install Wreck/Raze
 Revision Repair Revocable
 CHECK ALL APPLICABLE:
 A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 8,000.00
 1C. If this is a revision of a previously approved active permit, see Permit # _____

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

3A. Height _____ feet _____ inches
 3B. 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

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.

Signature of owner or authorized agent: [Signature] Date: 6/12/00

Approved: Disapproved: _____
 Signature: [Signature] Date: 7/12/00
 Application/Permit No.: 221686 Date Filed: _____ Date Issued: _____

SUPPLEMENTAL ADDENDUM

No. 20616

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THERE IS AN EXISTING 8' x 12.3' SCREEN PORCH ON THE RIGHT REAR OF HOUSE. THE PROPOSAL IS TO CONVERT THIS PORCH TO LIVING SPACE. THE PORCH CURRENTLY HAS A REINFORCED 5" THICK CONCRETE SLAB FLOOR OVER SOLID CINDER BLOCK PIERS OVER CONCRETE FOOTINGS. THERE IS NO SIGN OF SETTLEMENT OR ANY CRACKS IN THE SLAB. WALLS CONSIST OF 4x4 POST WITH ALUMINUM SCREENING BETWEEN. THE ROOF AND CEILING JOIST ARE FRAMED WITH TRUE 2x4 JOIST AND RAFTERS. ROOF SHEATHING IS 3/4" PINE WITH FELT AND ROLL ROOFING. THIS ROOF FEEDS INTO THE MAIN HOUSE (OVER LAPPING APPX. 3').

THE NEW ENCLOSED PORCH WILL NOT DISTURB ANY SOIL, VEGETATION, OR EXTEND ANY FURTHER THAN IT DOES NOW. ALL MATERIALS USED WILL MATCH EXISTING AS CLOSE AS POSSIBLE.

THE FRAMING WILL BE TREATED 2x4 SILL PLATES WITH 2x4 WALL STUDS @ 16" o.c. THE HEADERS OVER WINDOW AND DOOR OPENINGS WILL RECEIVE TWO 2x12 HEADERS WITH 1/2" PLYWOOD BETWEEN. SHEATHING WILL BE 1/2" PLYWOOD. SIDING WILL BE 5" EXPOSED SCALLOPED WOOD SIDING TO MATCH EXISTING ON HOUSE. THERE WILL BE FOUR ANDERSON WINDOW UNITS WITH DIVIDED LITES TO MATCH EXISTING. THERE WILL BE ONE PELLA SLIDING GLASS DOOR WITH DIVIDED LITES TO MATCH EXISTING. ALL EXTERIOR TRM TO MATCH EXISTING.

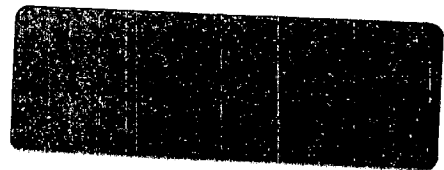
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THE WALLS BETWEEN EXISTING KITCHEN AND NEW ENCLOSED PORCH WILL BE PARTIALLY REMOVED TO ALLOW MORE LIGHT IN KITCHEN. THE NEW OPENINGS WILL HAVE TWD 2x12 HEADERS OVER 4x4 SUPPORTS. NEW ADDITION AND KITCHEN OPENINGS WILL HAVE 1/2" DRYWALL FINISHED TO MATCH EXISTING.

ALL TRIM INSIDE AND OUT WILL MATCH EXISTING. THERE WILL BE NEW ELECTRICAL OUTLETS AND LIGHTING TO MEET THE CODE REQUIREMENTS. ALL SURFACES INSIDE AND OUT WILL BE PAINTED TO MATCH EXISTING. THE HOMEOWNER WILL BE ASSISTED BY A FRIEND WITH 30 YEARS IN THE BUILDING INDUSTRY.

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten Signature]
7/13/08





MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760Date: 7/13/08MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

HPC # 37/3-00BB + MC # 221086

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7008 Poplar Avenue, Takoma Park	Meeting Date:	07/12/00
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	07/05/00
Review:	HAWP	Public Notice:	06/28/00
Case Number:	37/03-00BB	Tax Credit:	None
Applicant:	Zito/Lalonde	Staff:	Michele Naru
PROPOSAL:	Rear Porch Alterations	RECOMMEND:	Approval

PROJECT DESCRIPTION:

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.
STYLE: Craftsman/Bungalow
DATE: c1920-1940

This 1-1/2 story dwelling is located in the Takoma Park Historic District. A three-bay front porch with Tuscan columns and a turned balustrade ornaments the principal façade. The house is clad with wood siding. The gable roof is sheathed in asphalt shingles and detailed with a three bay roof dormer. A rear, one-story, screened porch addition with a shed roof protrudes out from the rear elevation.

PROPOSAL:

There is an existing 8' x 12.3' screen porch on the right rear of house. The proposal is to convert this porch into living space. The porch currently has a reinforced 5" thick concrete slab floor over solid cinder block piers over concrete footings. There is no sign of settlement or any cracks in the slab. Currently the walls consist of 4x4 post with aluminum screening between. The existing roof and ceiling joists are framed with true 2x4 joists and rafters. The existing roof sheathing is 3/4" pine with felt and roll roofing. This roof feeds into the main house (over lapping approx. 3').

The proposed porch alterations will not disturb any soil, vegetation, or extend any further than it does now. All materials used will match existing as close as possible.

The framing will be treated 2x4 sill plates with 2x4 wall studs @ 16" o.c. the headers over window and door openings will receive two 2x12 headers with 1/2" plywood between. Sheathing will be 1/2" plywood. Siding will be 5" exposed scalloped wood siding painted to match existing on house. There will be four Anderson window units with divided lights to match existing. There will be one Pella sliding glass door with divided lights to match existing. All exterior trim will match existing.

The walls between existing kitchen and new enclosed porch will be partially removed to allow additional light in kitchen. The new openings will have two 2x12 headers over 4x4 supports.

STAFF DISCUSSION

Staff notes that this proposal for an alteration to a non-historic rear screened porch to this contributing resource should "receive a more lenient level of design review than outstanding resources"

Alterations to rear, non-historic additions are generally approved in the Takoma Park Historic District. The proposed modifications to the rear porch are compatible with the resource's original design and is sympathetic to the existing architectural character. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #9 and #10:

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 proportion, and massing to protect the integrity of the property and its environment.

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.

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
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DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
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Address: 7008 Poplar Ave Takoma Park MD 20912
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LOCATION OF BUILDING/PREMISE

House Number: 7008 Street: Poplar Ave
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Lot: 33 Block: 20 Subdivision: Takoma Park
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PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

Construct Extend Alter/Renovate
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 Revision Repair Revocable

CHECK ALL APPLICABLE:

A/C Slab Room Addition Porch Deck Shed
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1B. Construction cost estimate: \$ 8,000.00
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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.

Signature of owner or authorized agent: [Signature] Date: 6/12/00

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 221686 Date Filed: _____ Date Issued: _____

OWNER

SUPPLEMENTAL ADDENDUM

File No. 20616

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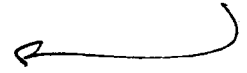
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5

Thomas A. Lalonde
7008 Poplar Ave
Takoma Park MD 20912

ADT + CNF.
Properties to:



Thomas ~~Pappas~~ A + PC Pappas
7010 Poplar Ave

William Kules III
7006 Poplar

Colleen O'Brien
7009 Poplar

Elliot Rosen
7013 Poplar

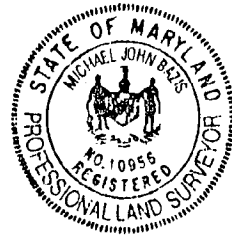
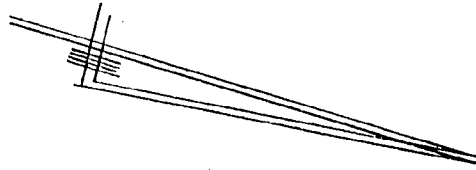
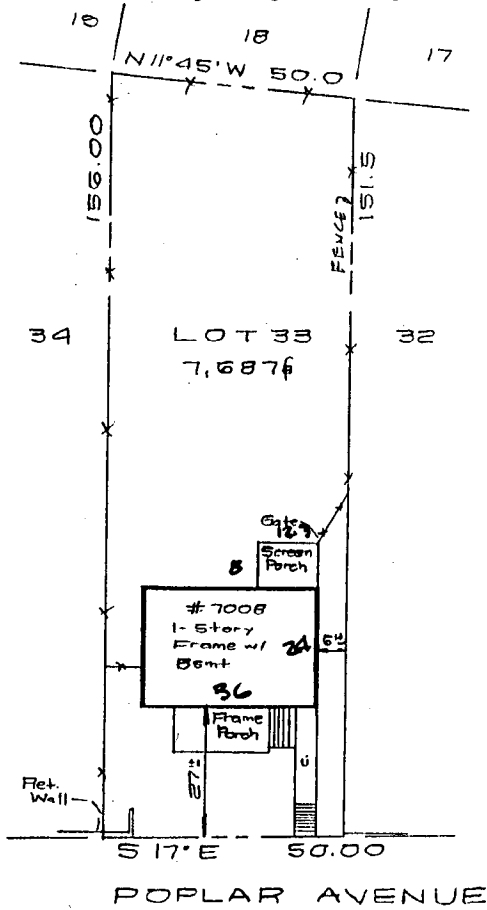
T. Meriwether + DM. Jones
30 Hickory Ave

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200 Date of Map: 8-5-91 Flood Zone: "C"

NOTE: No property corners found or set unless otherwise noted.

NOTE: The accuracy of this survey and the apparent setback distances is 2 Ft. +/-



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

Michael J. Bazis
 Michael J. Bazis RPLS #10956

LOCATION DRAWING
 LOT 33 BLOCK 20
 B. F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MD.

THIS SURVEY IS FOR TITLE PURPOSES ONLY

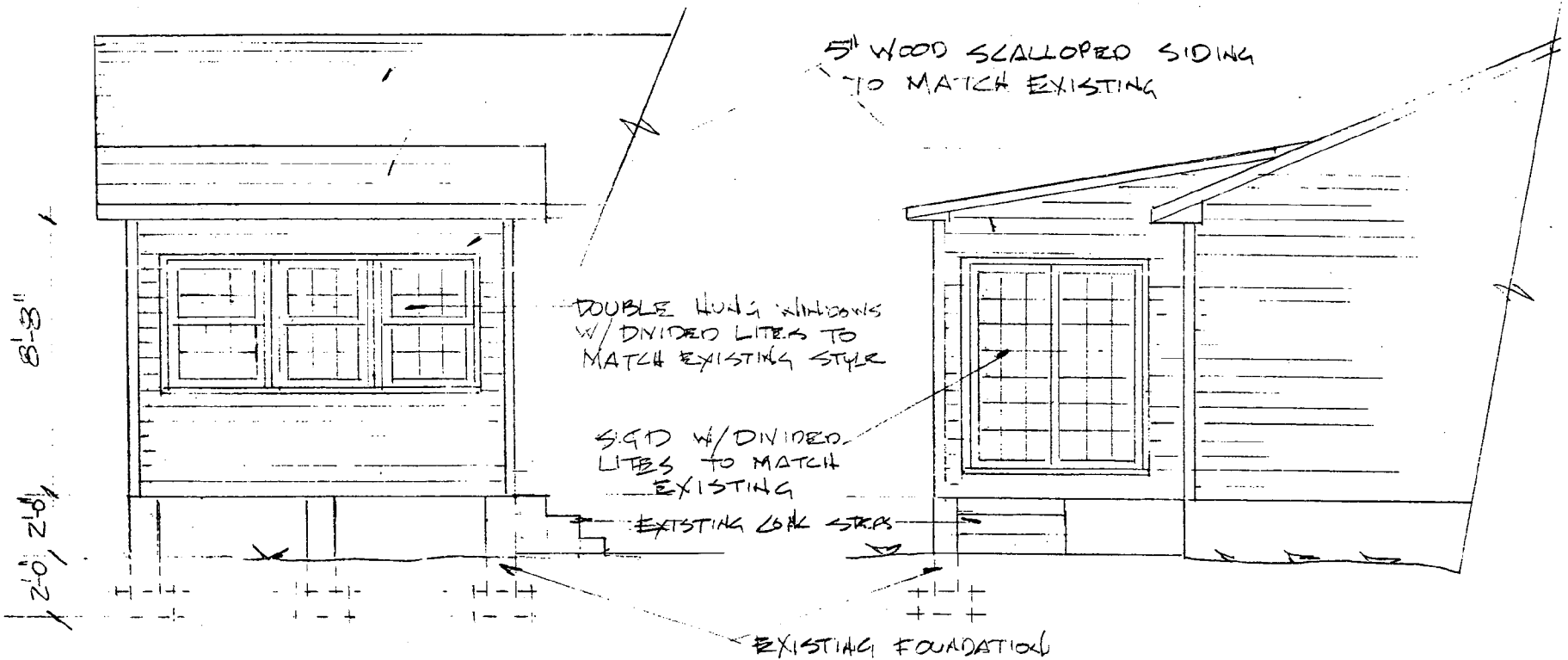
JOB # 02.205741	DATE 5-4-92
FIELD 55	DRAFT DJD
Re-certified 8-3-97	P.B. A P# 2
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 10111 COLESVILLE ROAD, SUITE 133
 SILVER SPRING, MARYLAND 20901
 (301) 593-8005
 FAX: (301) 681-7216

7

7003 POPLAR AVE, TAKOMA PARK, MD

EXISTING PORCH & HOUSE ROOF

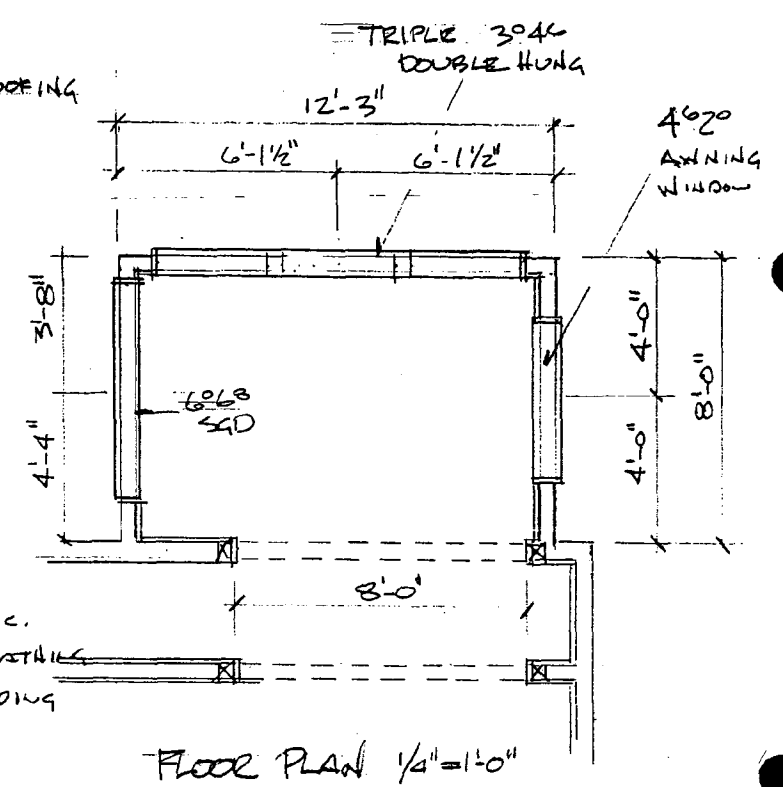
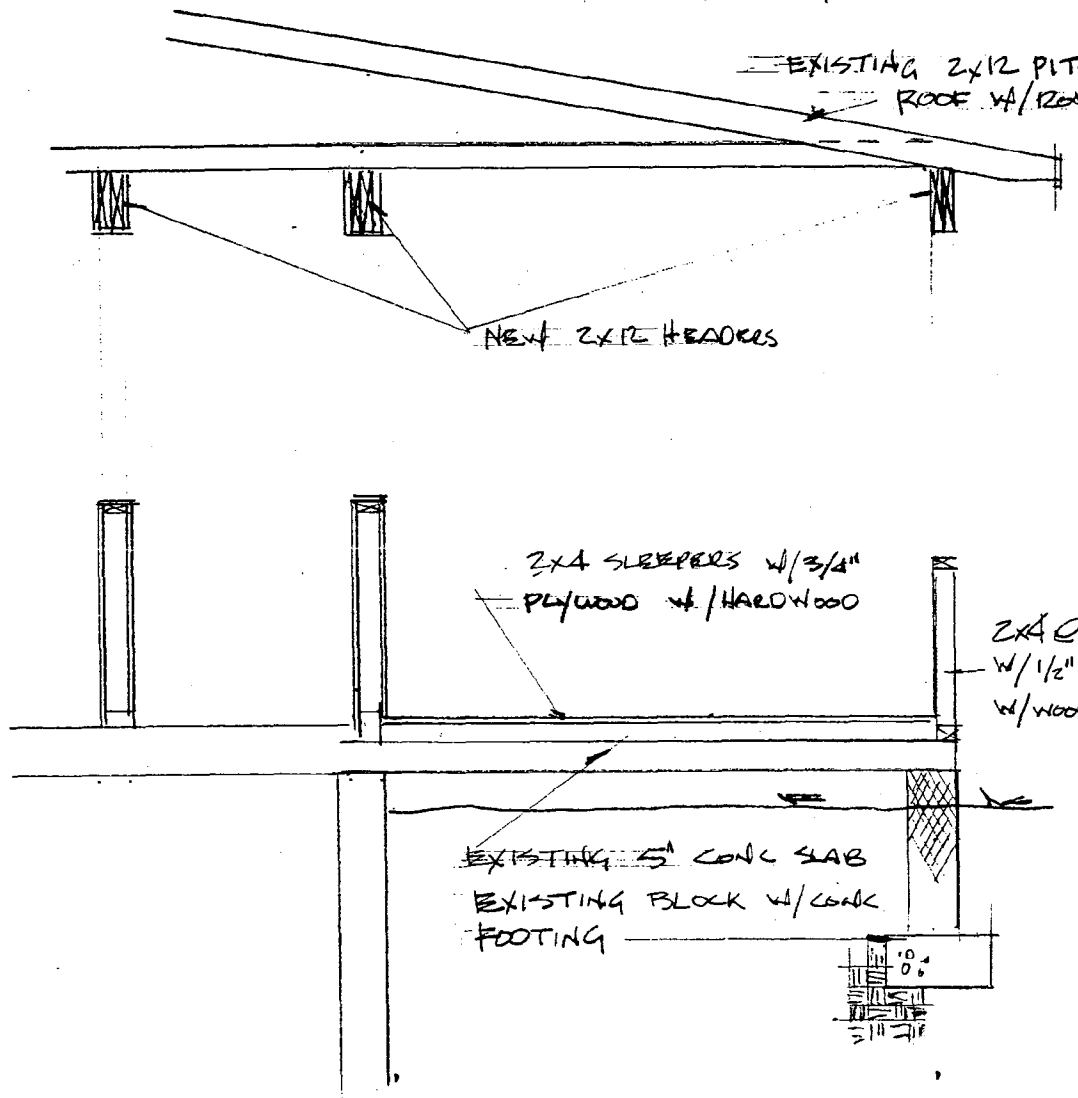


REAR ELEVATION
1/4" = 1'-0"

LEFT SIDE ELEVATION
1/4" = 1'-0"

8

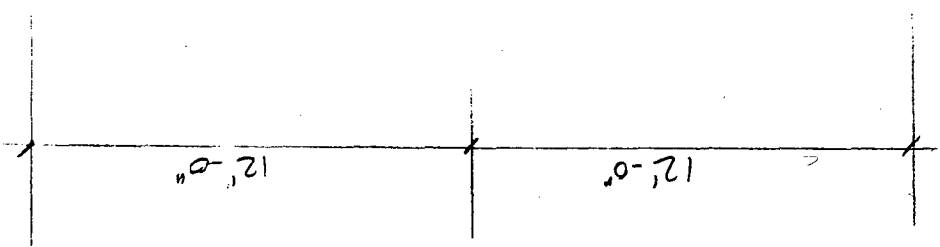
INSULATE ROOF w/ 9" INS, WALLS w/ 3 1/2" INS, FLOOR w/ 1 1/2" INS



CONVERT EXISTING PORCH TO ENCLOSED LIVING SPACE

6

7008 POPPULAR AVE TAKOMA PARK, MD



EXISTING 2x6 RAFTERS @ 16" o.c.

3'-0"

EXISTING 2x4 RAFTERS @ 16" o.c.

LOCAL TIES

1x6

NEW 2x12 HEADERS

EXISTING 2x4
CEILING JOIST

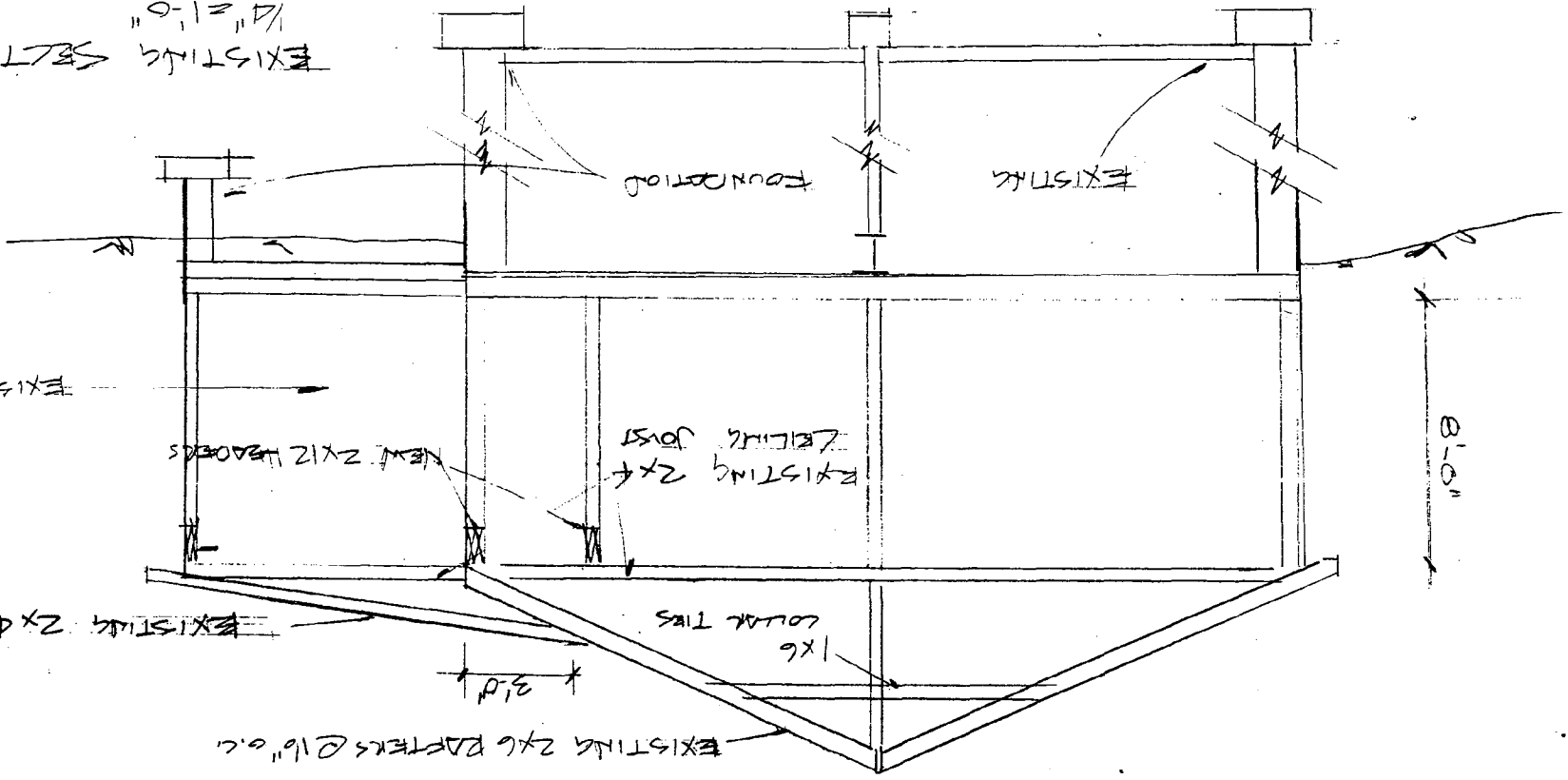
EXISTING PORCH

8'-0"

EXISTING

FOUNDATION

EXISTING SECTION VIEW
1/4" = 1'-0"



SUPPLEMENTAL ADDENDUM

Form SUP — 2000 for Windows, Page # 2 of 2

No. 20616

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REAR PORCH ELEVATION



LEFT SIDE ELEVATION



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File No. 200101 Page # 9
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RIGHT SIDE PORCH ELEVATION



LEFT SIDE PORCH ELEVATION

SUPPLEMENTAL ADDENDUM

Line No. 20910 Page # 3

Page No. 20616

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