

37/3-98RR 7401 Baltimore Avenue  
(Takoma Park Historic District)





DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Roland Dubois  
Daytime Phone No.: 301 587-8266

Tax Account No.: 13-1070782  
Name of Property Owner: Roland C. Dubois Daytime Phone No.: 301 587-8266  
Address: 7401 Baltimore Ave. Takoma Park, MD 20912  
Street Number City Street Zip Code  
Contractor: N/A Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 7401 Baltimore Street: Baltimore Ave  
Town/City: Takoma Park Nearest Cross Street: Albany  
Lot: 1 Block: 79 Subdivision: Takoma Park Loan + Trust Cos. Subd., TP  
Liber: 7471 Folio: 064 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ ≈ 600.00 N/A  
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.

Roland Dubois 9/30/98  
Signature of owner or authorized agent Date

Approved: X w/conditions For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: Oct. 28, 1998  
Application/Permit No.: 9810010112 Date Filed: 10/1/98 Date Issued: \_\_\_\_\_

37/3-98 RR

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

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

7401 BALTIMORE IS A C. 1930s WOOD BUNGALOW IN THE JAKOVA PARK HISTORIC DISTRICT. THE FRONT FACADE OF THE BUILDING FEATURES A LARGE, 3-BAY PORCH AND A 1-STORY PORCH. IN THE 1950s THE PORCH WAS ALTERED: EXISTING WOOD COLUMNS OR PIERS WERE REPLACED WITH DECORATIVE WROUGHT IRON STANCHIONS, AN ATTACHED WOOD RAIL WAS REPLACED WITH A WROUGHT IRON RAIL AND THE WOOD FLOOR WAS REPLACED WITH CONCRETE. NO PHOTOS OF THE HOUSE AS IT APPEARED WITH THE ORIGINAL PORCH HAVE BEEN LOCATED, BUT ORAL HISTORY SOURCES SUGGEST THAT THE PORCH HAD 4 WOOD PIERS ON STUCCO SUPPORTS.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

OVER THE YEARS, THE ROOF OF THE PORCH HAS FALLEN SO THAT IT IS NO LONGER HORIZONTAL. TO CORRECT THIS PROBLEM IT IS NECESSARY TO JACK UP THE FRONT PORTION OF THE PORCH. AS PART OF THIS PROCESS THE APPLICANT PROPOSES TO REPLACE THE WROUGHT IRON STANCHIONS WITH WOOD PIERS. BECAUSE THE PIERS WILL ECHO, BUT BE DISTINGUISHABLE FROM, THE ORIGINAL COLUMNS/PIERS, THE PROPOSED WORK WILL BENEFIT BOTH THE BUILDING AND THE HISTORIC DISTRICT.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



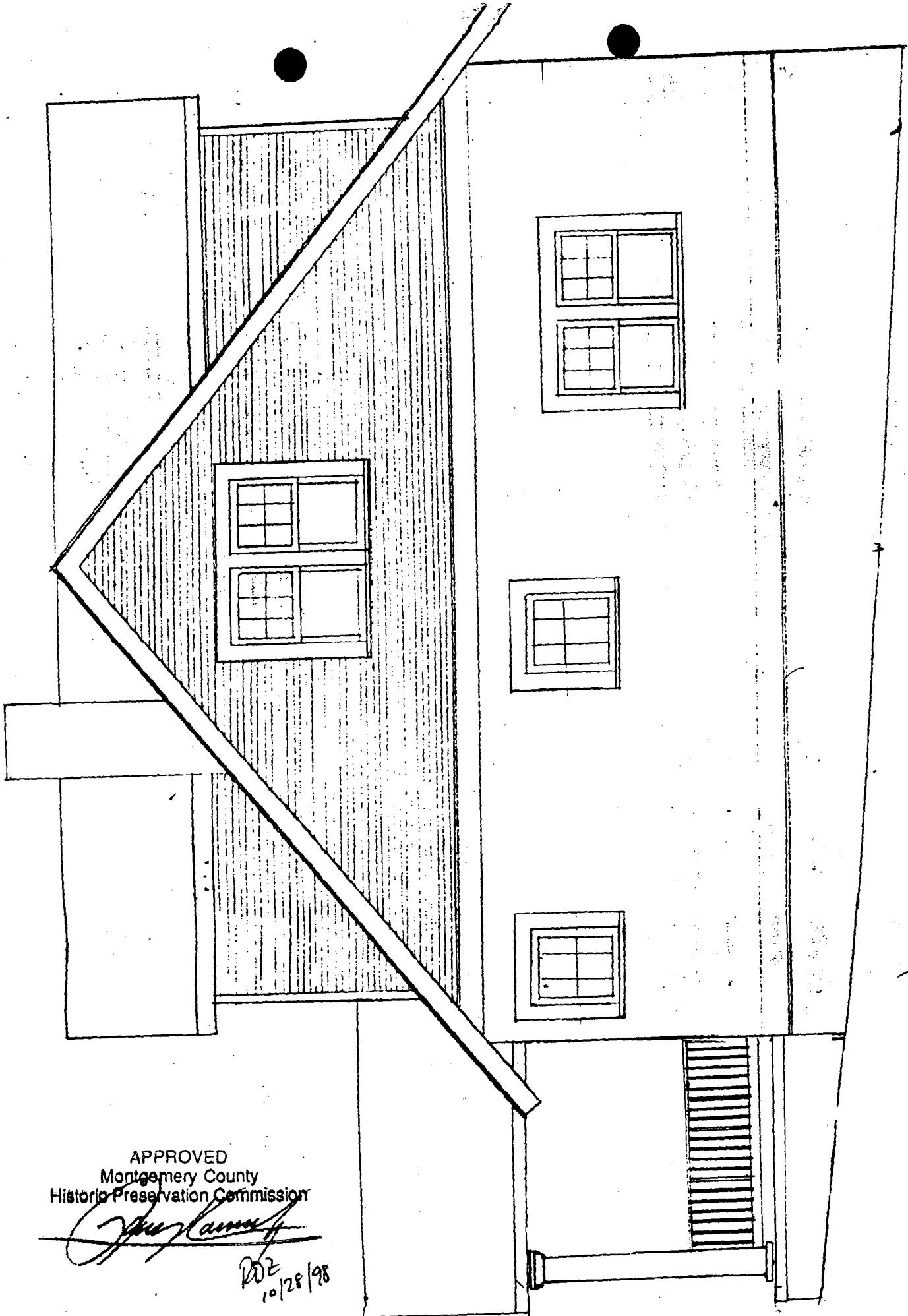
Boxed  
&  
tapered  
wood  
columns

(WEST)  
PROPOSED FRONT ELEVATION

7401 BALTIMORE AVE

APPROVED - - -  
Montgomery County  
Historic Preservation Commission

*[Signature]* 202 10/28/98



APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*

DOE  
10/28/98

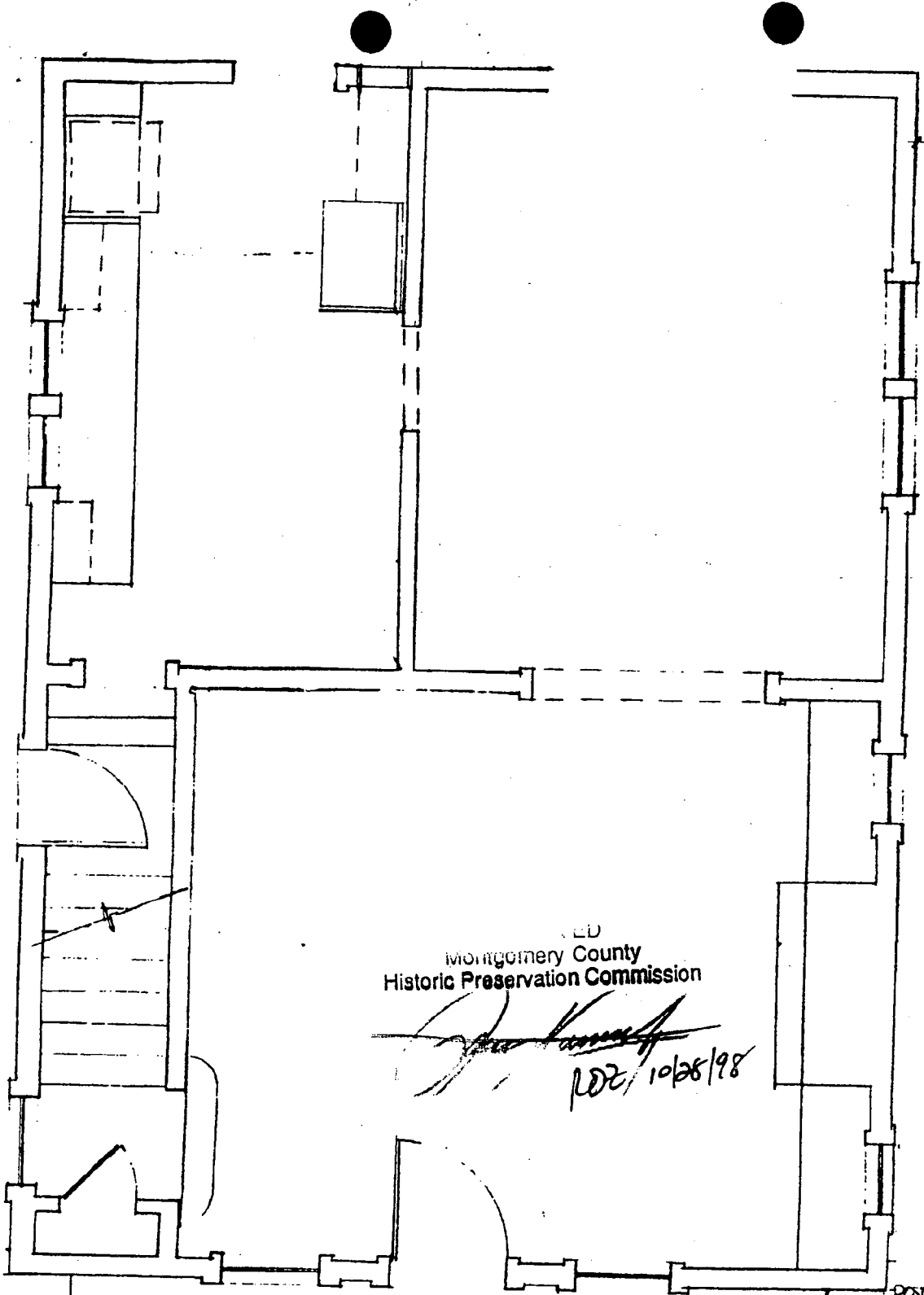
(SOUTH)  
PROPOSED SIDE ELEVATION



APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*  
PDE 10/28/18

CNORTH  
PROPOSED SIDE ELEVATION



MONTGOMERY COUNTY  
 HISTORIC PRESERVATION COMMISSION

*[Signature]*  
 10/28/98

WOOD RAIL BETWEEN  
 POSTS (FRONT) + BETWEEN  
 POSTS + WALL (SIDES) 36" HIGH  
 BALUSTERS 24" APART.

WOOD PIERS, 8 FT. TALL  
 TAPERING FROM 10" AT  
 BOTTOM TO 8" AT TOP.  
 OF 1" THICK LUMBER SURROUNDING  
 4" x 4" POST

PROPOSED  
 PLAN

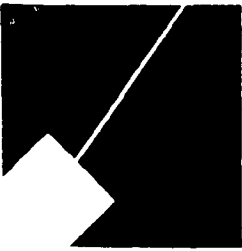
SEE  
 NOTE  
 RE: RAIL

SEE NOTE

SEE NOTE RE: RAIL



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: Oct. 28, 1998

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *PDZ*  
Historic Preservation Section

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

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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 250 Hungerford Drive, 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.

*(NA)* 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 301-217-6370.

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 301-217-6240 of your anticipated work schedule.

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

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7401 Baltimore Avenue Meeting Date: 10/28/98  
Resource: Takoma Park Historic District Review: HAWP  
Case Number: 37/3-98RR Tax Credit: Yes  
Public Notice: 10/7/98 Report Date: 10/14/98  
Applicant: Roland C. Dubois Staff: Robin D. Ziek  
PROPOSAL: Rehabilitation of front porch RECOMMENDATIONS: APPROVAL  
w/CONDITIONS

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### PROJECT DESCRIPTION

RESOURCE: Contributing Resource in Takoma Park Historic District  
STYLE: Craftsman  
DATE: c1910-1920s

The subject property is a 1-1/2 story wood frame structure with a prominent gable dormer and a full-width front porch. The front porch is currently supported by open metal columns. There is a metal railing, and the floor is concrete.

### PROJECT PROPOSAL

The applicant proposes to remove the existing metal columns and metal railing and replace this with wood columns and a wood railing.

### STAFF COMMENTS

The existing porch columns and railing are non-original materials on the front elevation of the house. Original porches for homes of this type are typically wood, with a great variety of column shape and design. Columns may be seen on comparable resources in the Takoma Park Historic District which are round, boxed, half-height, full-height, battered boxed, shingled or sided with clapboard. The diversity is one way builders were able to make each house special. Staff feels, therefore, that the particular choice of full-height ~~round~~ columns is appropriate to the resource, and that the wood porch system is more compatible with the craftsman-style house than the existing metal system.

*boxed tapered*

### STAFF RECOMMENDATION

Staff recommends that, with the following conditions, the Commission find this proposal consistent with the purposes of 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;

①

and with 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.

and with the Takoma Park Guidelines for Contributing Resources:

All exterior alterations...should be generally consistent with the predominant architectural style and period of the resource...; exact replication of existing details and features is, however, not required.

**CONDITIONS:**

1. The new porch columns and railing will be painted.
2. The new railing will utilize inset pickets.

and subject to the general condition that, the applicant will provide HPC staff with the permit set for review and stamping prior to applying to DPS for a building permit; and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

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## LOCATION OF BUILDING/PREMISE

House Number: 7401 ~~Baltimore~~ Street: Baltimore Ave

Town/City: Takoma Park Nearest Cross Street: Albany

Lot: 1 Block: 79 Subdivision: Takoma Park Loan + Trust Cos' Subd., TP

Liber: 7471 Folio: 064 Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                    |  |   |  |                                    |  |   |                               |                               |
|------------------------------------|--|---|--|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend            | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family    |                               |                               |
| <input type="checkbox"/> Revision  | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |   |                               |                               |

1B. Construction cost estimate: \$ ≈ 600.00 N/A

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: \_\_\_\_\_
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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.

Roland Dubois  
Signature of owner or authorized agent

9/30/98  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**6. TREE SURVEY**

7401 LIST OF ADJACENT  
& CONFRONTING LANDOWNERS

CITY OF TAKOMA PARK  
7500 MAPLE AVE.  
TAKOMA PARK, MD 20912  
(ACROSS STREET + TO SOUTH)

JAMES V. HOWKY  
7403 BALTIMORE AVE.  
TAKOMA PARK, MD 20912

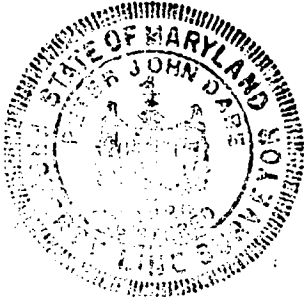
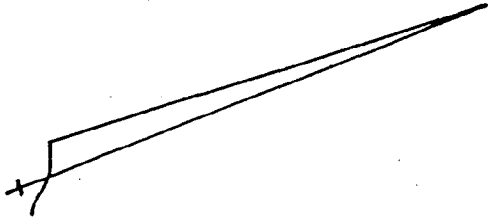
JOE WASSAM ET AL  
7334 PINEY BRANCH  
TAKOMA PARK, MD 20912

PETER WELSS  
7407 BALTIMORE AVE.  
TAKOMA PARK, MD 20912

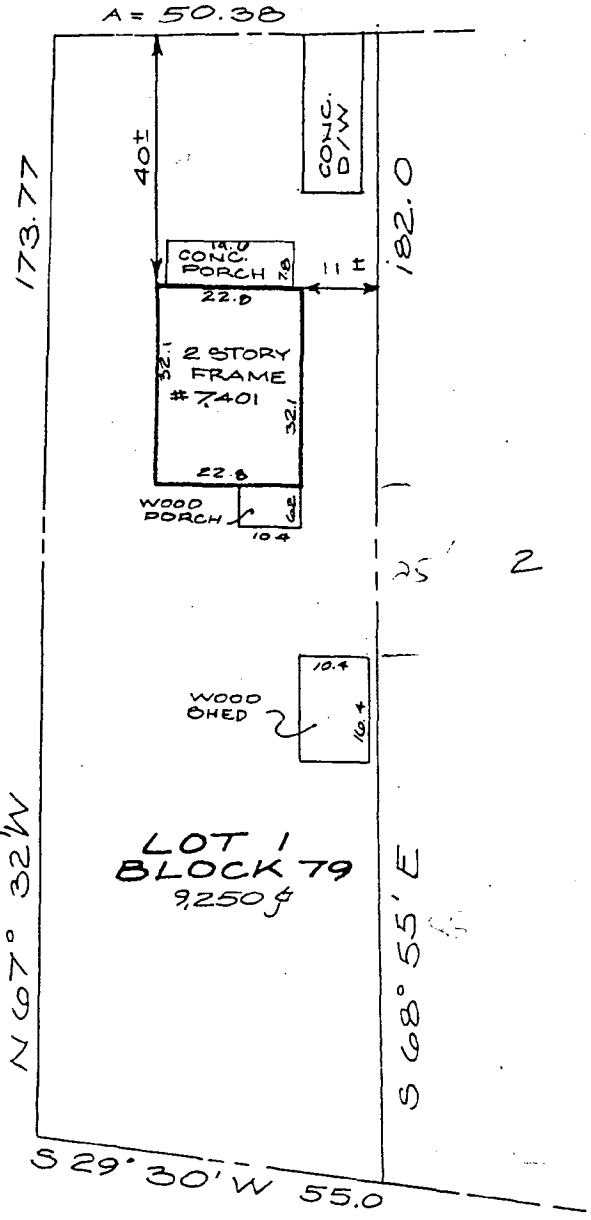
NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location.

BALTIMORE AVENUE



BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR.



UNIMPROVED  
(BRASHEAR AVENUE)  
BRASHEAR PLACE



LOCATION OF HOUSE  
LOT 1 BLOCK 79  
TAKOMA PARK LOAN & TRUST COMPANYS'  
SUBDIVISION, TAKOMA PARK  
MONTGOMERY COUNTY, MD.  
FLOOD ZONE "C" PER HUD PANEL NO.: 0175C

<b>SURVEYOR'S CERTIFICATE</b> THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.   REGISTERED LAND SURVEYOR MD # 224	<b>REFERENCES</b> PLAT BK. 2 PLAT NO. 142	 SNIDER, BLANCHARD & ASSOC., INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 286 Montevue Lane Frederick, MD 21701 (301) 694-5544 2 Professional Dr., Suite 216 Gaithersburg, MD 20879 (301) 948-5100	DATE OF LOCATIONS SCALE: 1" = 30'	
	<b>LIBER</b>		WALL CHECK: HSE. LOC.: 5-17-88	DRAWN BY: L.J.
	<b>FOLIO</b>		BOUNDARY:	JOB NO.: 88-1251



(WEST)  
EXISTING FRONT, ELEVATION  
7401 BALTIMORE AVE.





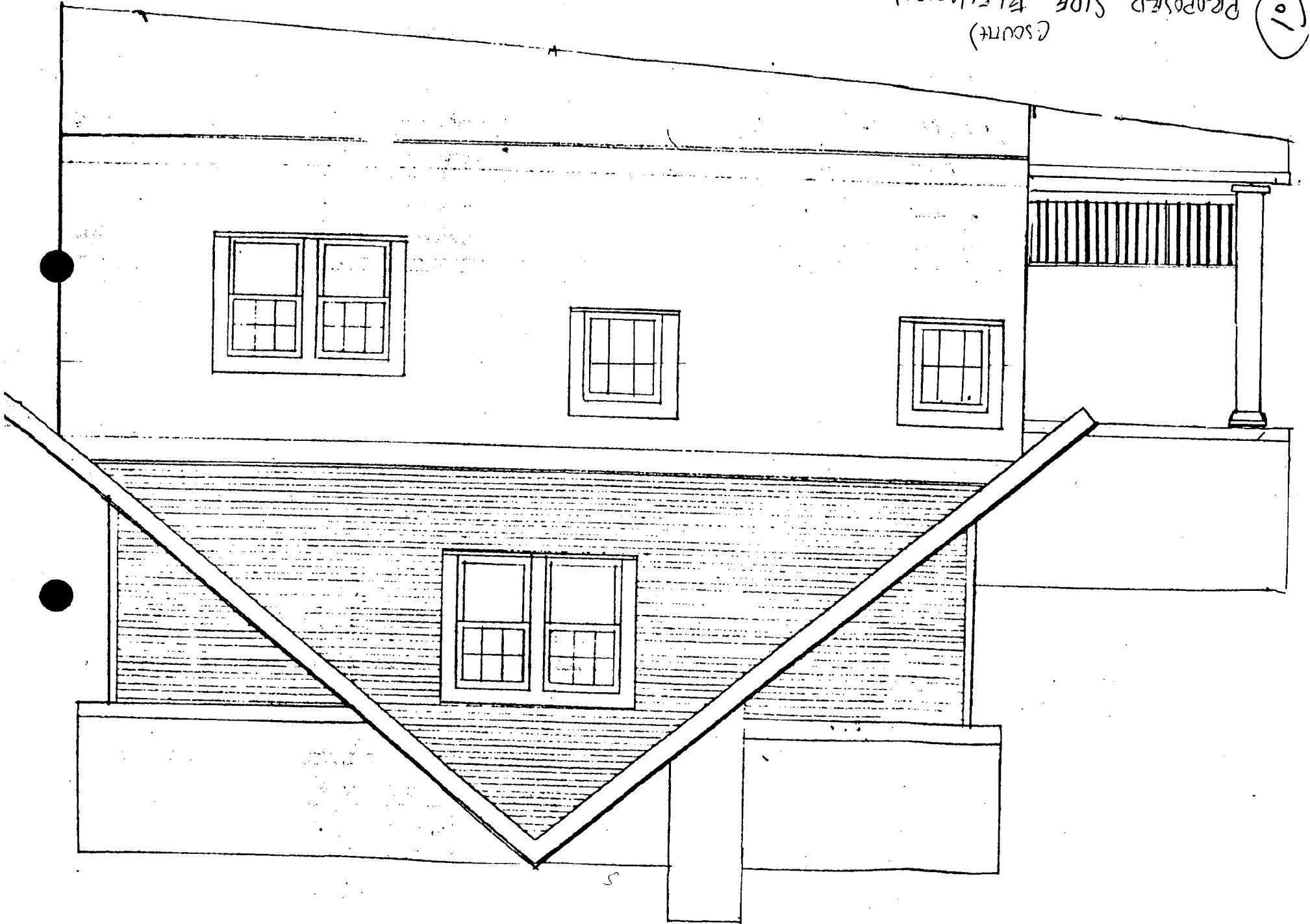
(WEST)  
PROPOSED FRONT ELEVATION  
7401 BALTIMORE AVE



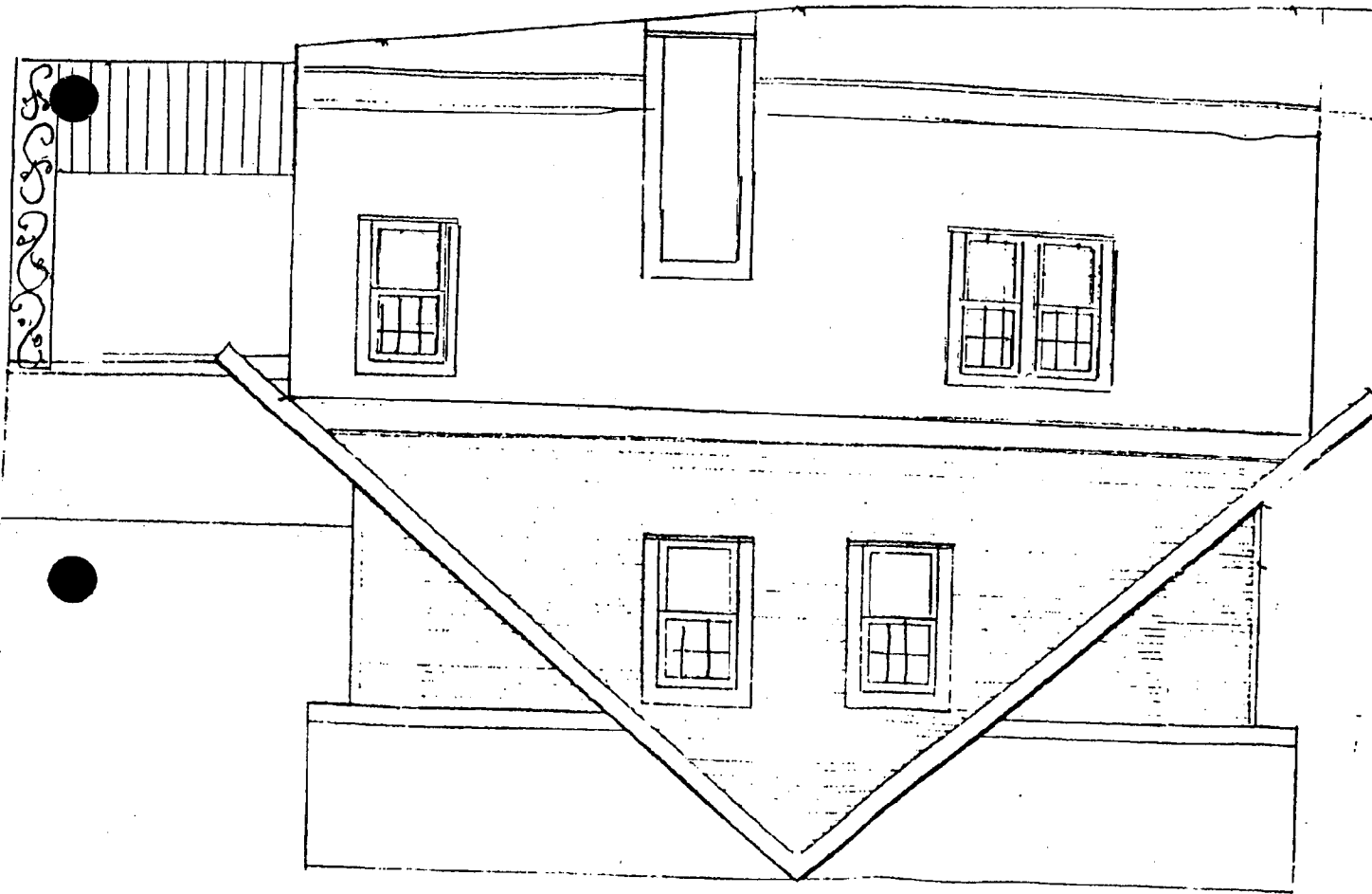
(SOUTH)  
EXISTING SIDE ELEVATION

6

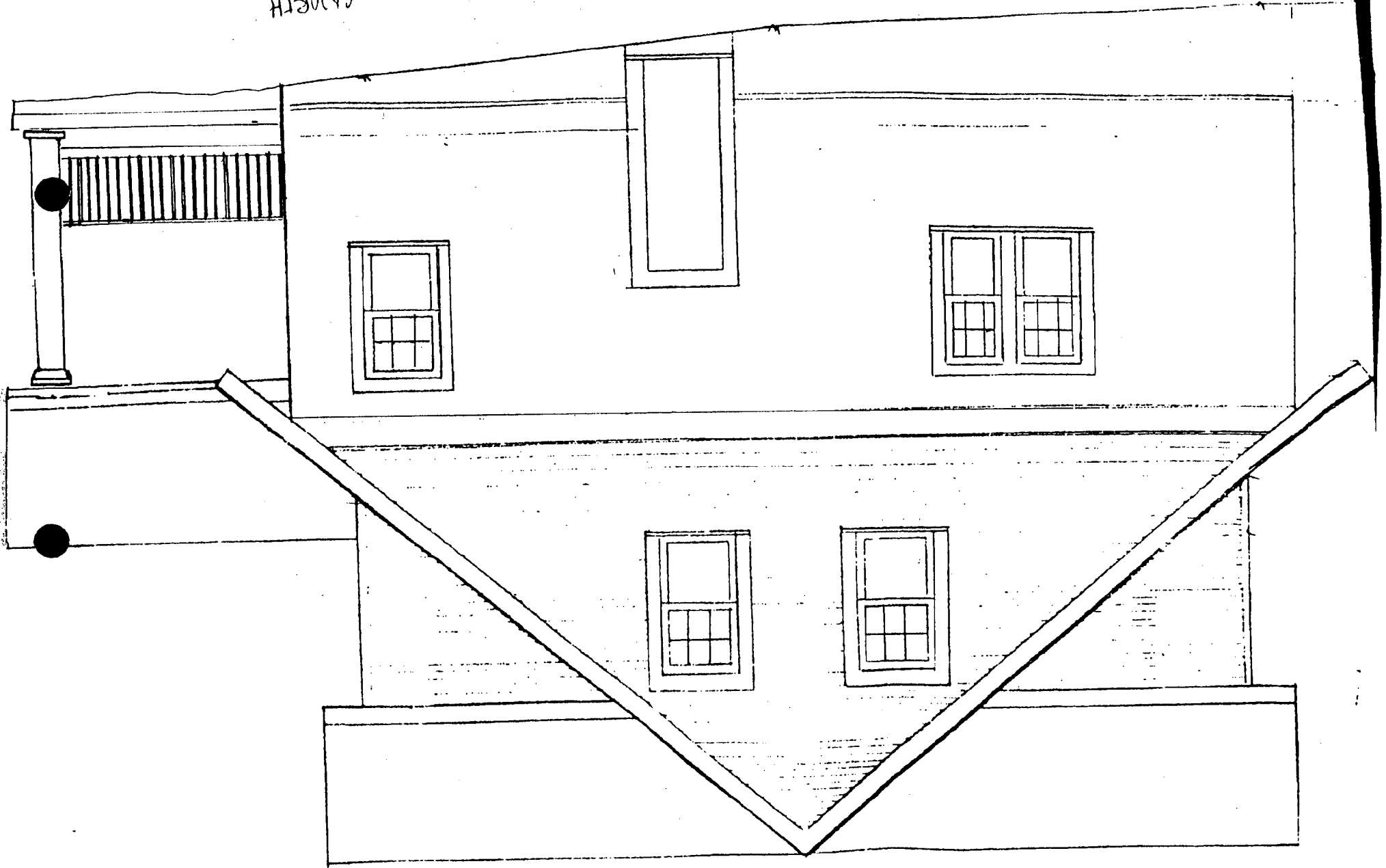
PROPOSED SIDE ELEVATION  
(SCOUT)

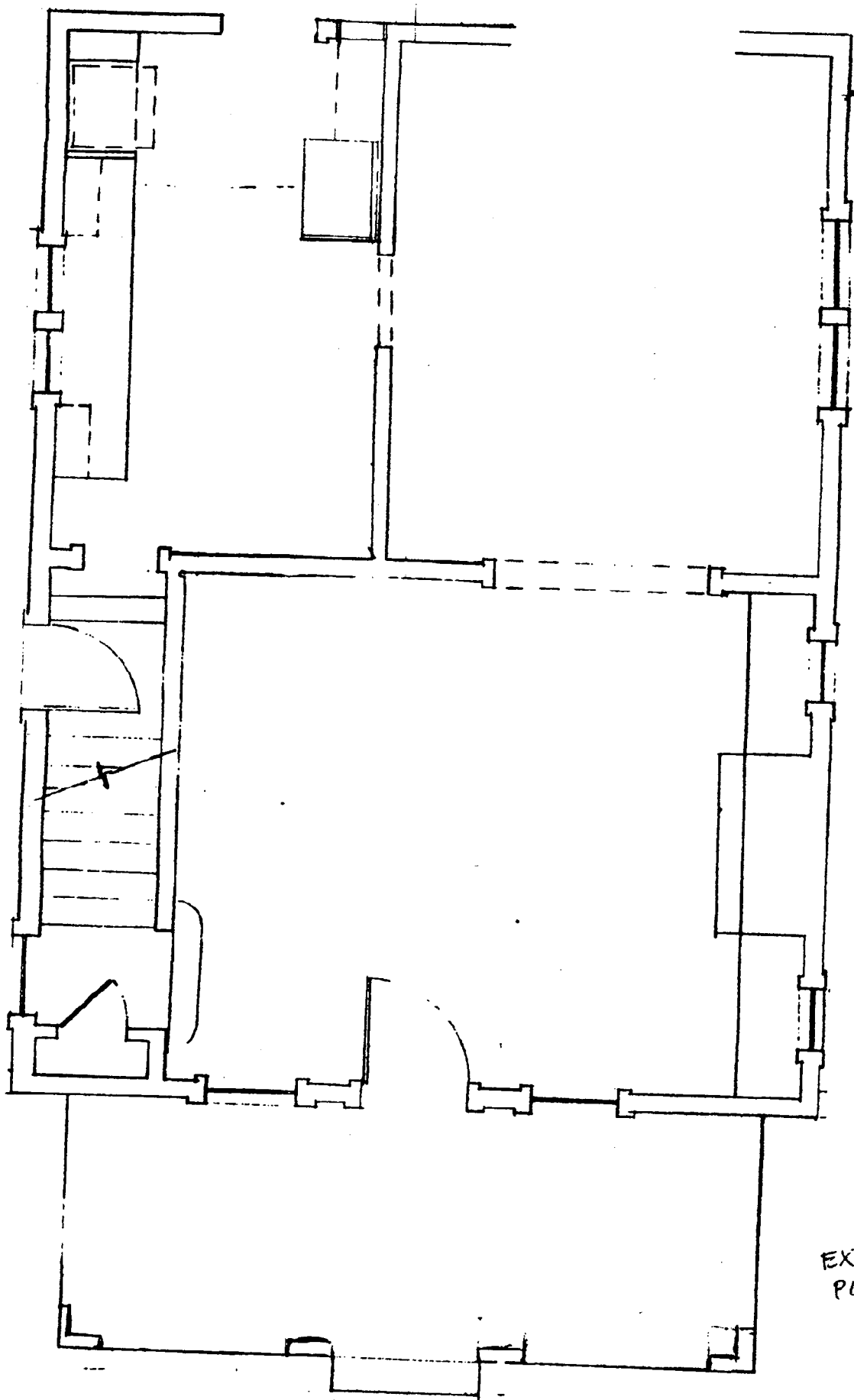


EXISTING SIDE ELEVATION  
(NORTH)



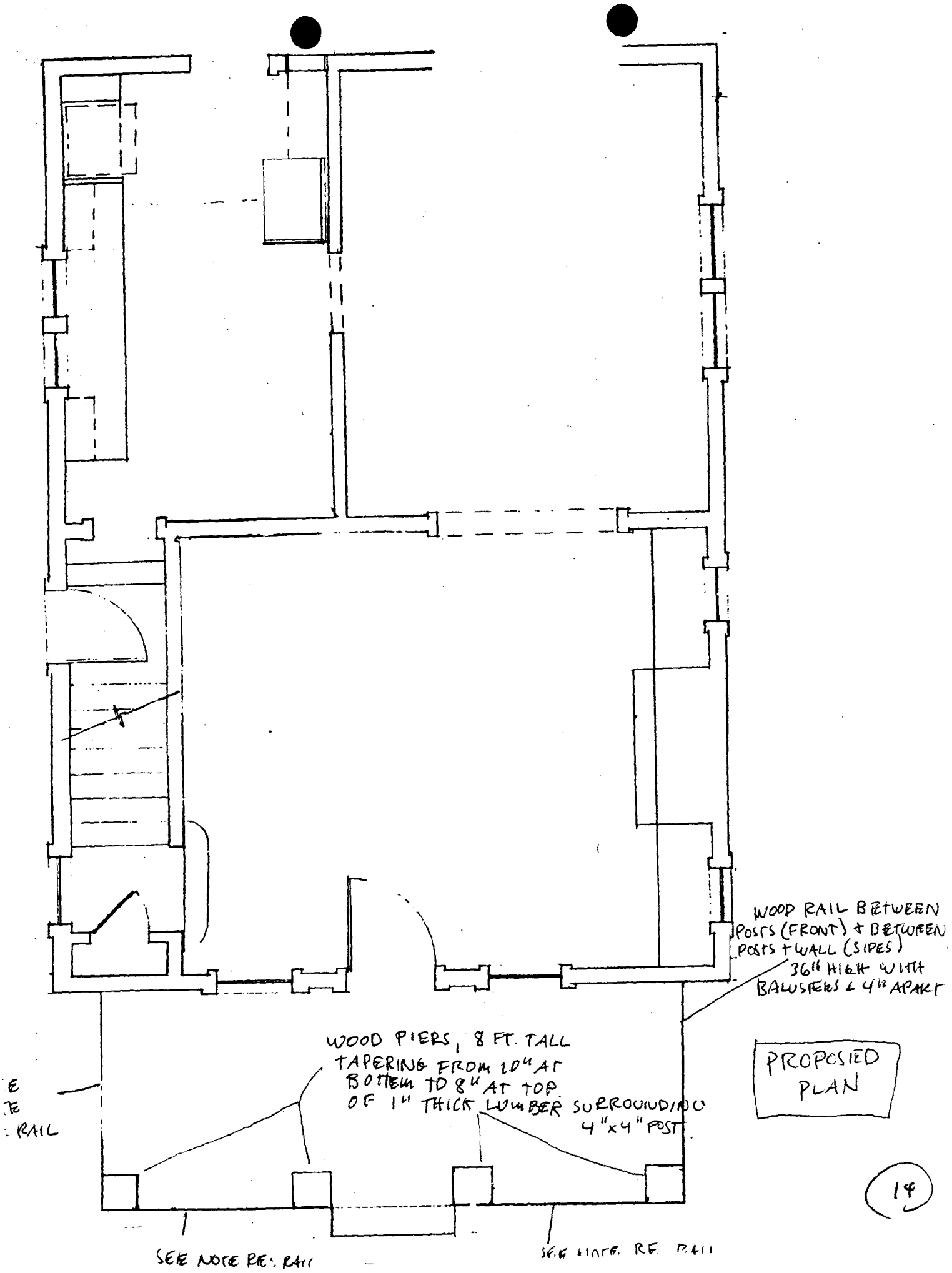
PROPOSED SIDE ELEVATION  
(NORTH)





EXISTING  
PLAN

13



WOOD RAIL BETWEEN  
POSTS (FRONT) + BETWEEN  
POSTS + WALL (SIDES)  
36" HIGH WITH  
BALUSTERS 4" APART

WOOD PIERS, 8 FT. TALL  
TAPERING FROM 10" AT  
BOTTOM TO 8" AT TOP.  
OF 1" THICK LUMBER SURROUNDING  
4" x 4" POST

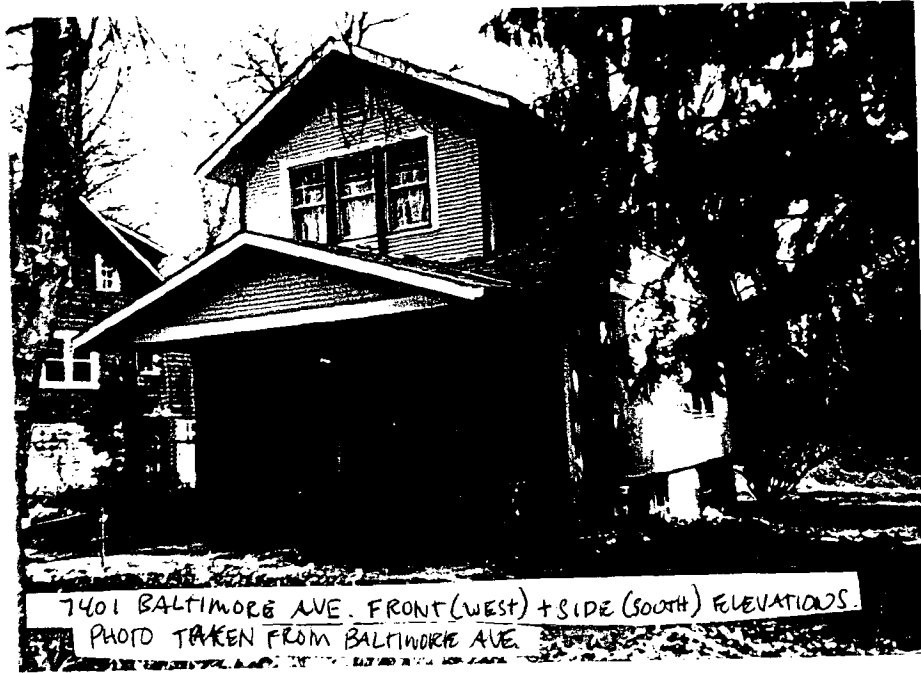
PROPOSED  
PLAN

E  
R  
RAIL

SEE NOTE RE: RAIL

SEE NOTE RE: RAIL

14



7401 BALTIMORE AVE. FRONT (WEST) + SIDE (SOUTH) ELEVATIONS.  
PHOTO TAKEN FROM BALTIMORE AVE.







7401 BALTIMORE AVE. FRONT (WEST) + SIDE (SOUTH) ELEVATIONS.  
PHOTO TAKEN FROM BALTIMORE AVE.

26/62/300

Konica

Konica

100

Long Life 100

Long Life 100

Konica

Konica

100

Long Life 100

Long Life 100

100