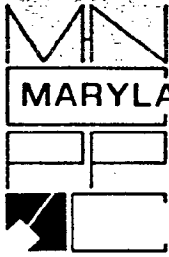


37/3-93HH 7407 Baltimore Avenue
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: 10.28.93

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

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Laura Steinberg / Peter Weiss

Address: 7407 Baltimore Avenue, Takoma Park



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

To be signed

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Laura Steinberg / Peter Weiss TELEPHONE NO. 301-581-7280
(Contract/Purchaser) (Include Area Code)

ADDRESS 7407 Baltimore Avenue Takoma Park STATE MD ZIP 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7407 Street BALTIMORE AVENUE

Town/City TAKOMA PARK Election District _____

Nearest Cross Street ALBANY AVENUE

Lot 344 Block 79 Subdivision Virginia B. Bo' clay Tract

Liber _____ Folio _____ Parcel Plat Books 243; Plat Nos. 142 and 202

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

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

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? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> 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.

Laura Steinberg
Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED X For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature Albert B. Randall Date 10.27.93

APPLICATION/PERMIT NO: 93/10-25 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7407 Baltimore Avenue Meeting Date: 10/27/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93HH Tax Credit: No
Public Notice: 10/14/93 Report Date: 10/20/93
Applicant: L. Steinberg/P. Weiss Staff: Nancy Witherell
PROPOSAL: Construct bay window RECOMMEND: Approve

The applicants propose adding a floor-to-ceiling window bay on the side (driveway) elevation of their bungalow, an outstanding resource in the Takoma Park Historic District. The house, built in the 1920s, is a bungalow designed and sold by Sears, Roebuck, and its model is unique in the district.

The bay would project 30" from the side wall and would be located 20" back from the front porch. The bay's width would be 8'10". Materials, including windows, roof, and the cornice line, would be matched.

STAFF RECOMMENDATION

The guidelines for outstanding resources in the Takoma Park Historic District recommend that plans for all alterations be "compatible with the resource's original design", "sympathetic to existing architectural character" and that the "placement of major additions [be] to the rear of existing structures so that they are less visible from the public right-of-way."

In the staff's judgment, the application meets these standards, because it is designed to be sympathetic to existing features of the house and is not a "major addition" that should necessarily be placed at the rear. Many bungalows in the historic district have shallow side projecting bays of the sort proposed here.

STAFF RECOMMENDATION

The staff finds the proposal consistent with the Takoma Park guidelines, with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural fea-

tures 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 Standard #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.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

To be picked up

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Laura Steinberg/Peter Weiss TELEPHONE NO. 301-584-9280
(Contract/Purchaser) (Include Area Code)

ADDRESS 7407 Baltimore Avenue Takoma Park MD 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7407 Street BALTIMORE AVENUE

Town/City TAKOMA PARK Election District _____

Nearest Cross Street ALBANY AVENUE

Lot 344 Block 79 Subdivision Wigmore Block Backing Tract

Liber _____ Folio _____ Parcel Plat Books 2+3; Plat Nos. 142 and 202

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

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

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? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

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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.

(3)

**SUPPLEMENTAL APPLICATION
FOR HISTORIC AREA WORK PERMIT**

REQUIRED ATTACHMENTS

1. Written Description of Project

a. The house is a three bedroom 1920's Sears bungalow. It sits on two lots and parts of two other lots. The house has a front porch and a balcony off the front second floor bedroom. In the 1940's a fully enclosed sunroom was added across the back of the house. The house is sided with clapboard on the first floor above which it is shingled up to the roof line.

b. The project is to create a floor to ceiling bay in the dining room. Many bungalows in this neighborhood were originally constructed with this feature. It will sit on the side of the house facing the neighbor's driveway and will be compatible with the style of the house and not clash with the neighborhood. It will have no significant impact on the environmental setting.

2. Statement of Project Intent

a. The bay will be 106" wide by 108" tall plus appropriate roof line. It will be sided in the same material as is currently on the outside of the house. Two side by side, double hung windows, approximately 66" wide by 60" high will be centered in the bay.

b. The bay will sit on the left side of the house, 20" in from the porch line. It will extend 106" across the house and be 30" deep.

c. n/a

3. Project Plan

- a. See plat, attachment I
- b. See attachment II
- c. The house is a Sears kit, two story frame bungalow constructed in the early 1920's.
- d. n.a.
- e. n.a.

4. Tree Survey

n.a.

5. Design Features

See attachment II

6. Facades

See attachment II

7. Materials

The bump out will be clad in the same material that is currently on the side of the house, wood clapboard and shingles, and will be painted the same colors. The windows will be framed in wood and double hung.

8. Photos of Resources

See attachment III

9. Photos of Context

See attachment IV

Attachment I

6

Building location Plat
 Lots 3 and 4 Block 79
 Takoma Park Loan & Trust Company
 Part of Lots 1 and 2
 Virginia B. Barclay Tract
 TAKOMA PARK

Scale: 1" = 30'
 Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

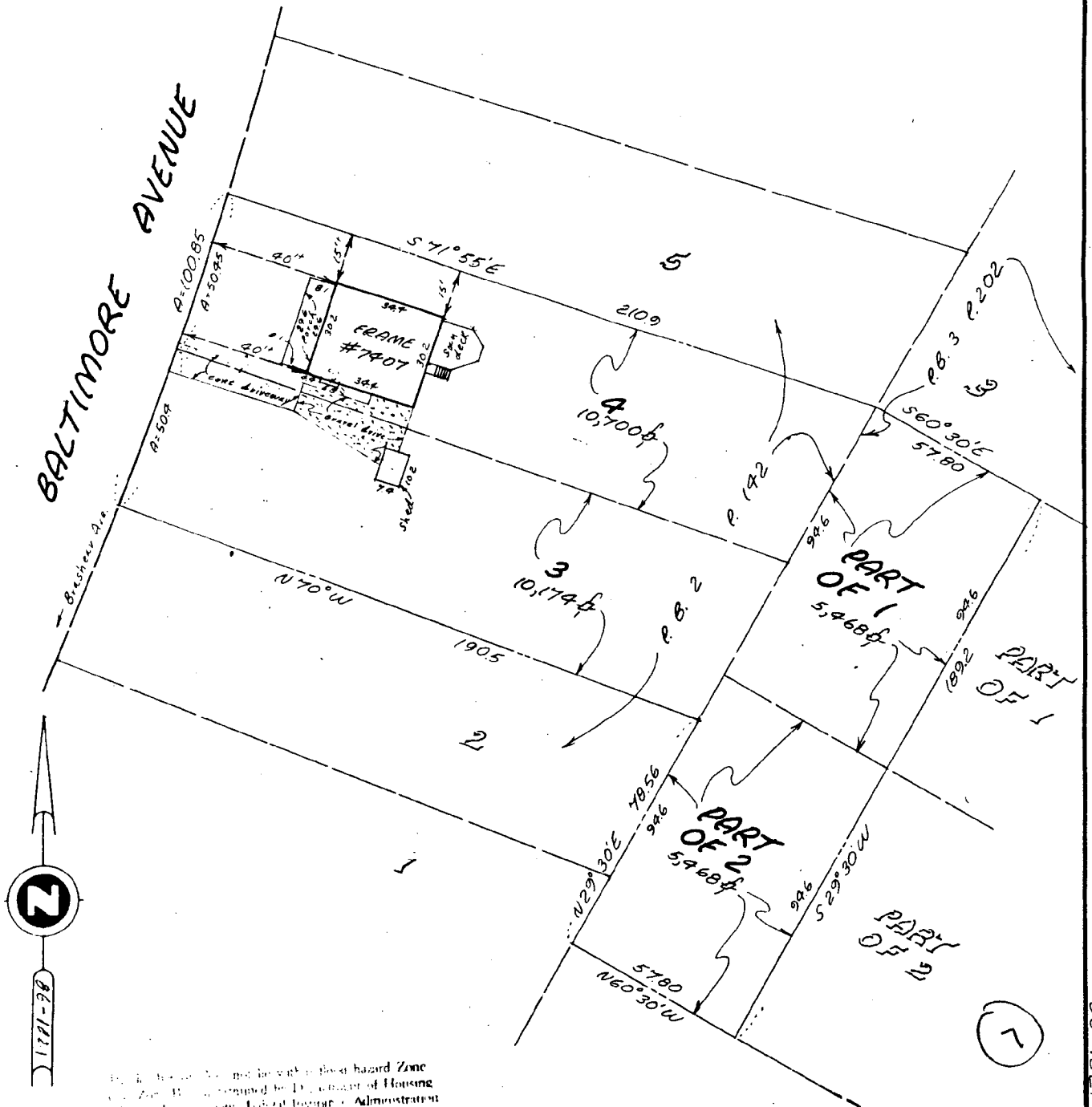
Date: June 27, 1986

Plat Books 2 and 3
 Plat Nos. 142 and 202

Recertified September 11, 1992

Frey, Sheehan, Stoker & Assoc., Inc.
 Land Planning Consultants
 Phone 588-3110

By James F. Sheehan
 James F. Sheehan
 Professional Land Surveyor
 Md. No. 3984



This plat is not to be used in the Hazard Zone
 as defined by the Department of Housing
 and Community Development Administration

For Use: Baltimore

EXHIBIT A

Part of Lots numbered One (1) and Two (2) ("Block 82" inadvertently and erroneously added to the Deed hereinafter referred to) in the subdivision of the Virginia B. Barclay Tract adjoining Takoma Park, as per plat of said subdivision recorded in Plat Book No. 3 Plat 202, in the Land Records of Montgomery County, Maryland, and Lots numbered Three (3) and Four (4), in block numbered Seventy-nine (79) et al, in the Takoma Park Loan and Trust Company's subdivision of Takoma Park, as per plat of said resubdivision recorded in Plat Book 2, Plat 142 of the Land Records of said Montgomery County.

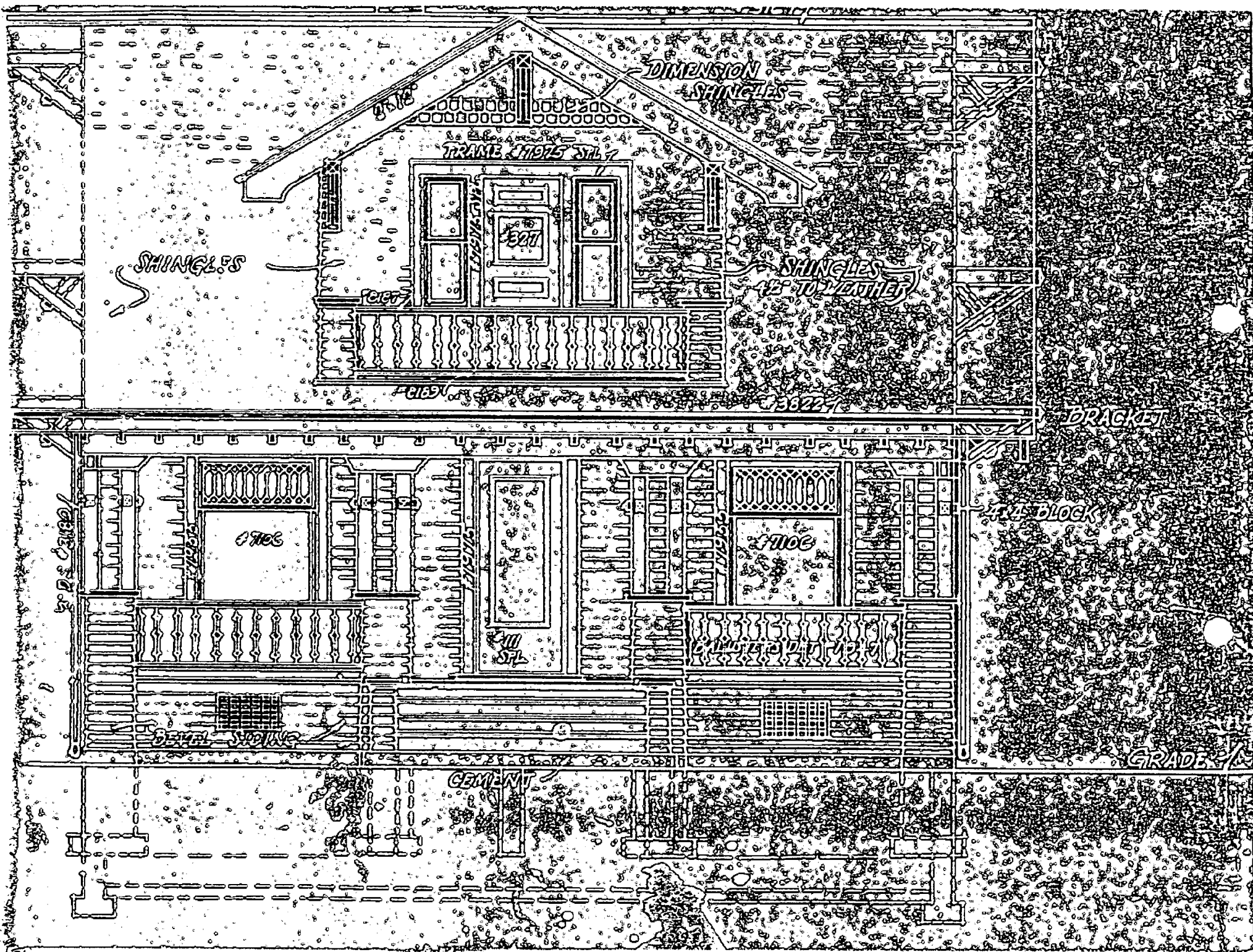
Said part of Lots 1 and 2 of the Virginia B. Barclay tract being more particularly described as follows: Commencing at a point on the northerly line of Lot 2 where same intersects the rear or easterly line of Lot 4, Block 79, Resubdivision of Takoma Park Loan and Trust Company Subdivision, thence with said northerly line of Lot 2, S. 60 degrees 30' E. 57.80 feet, thence across said Lots 1 and 2, Subdivision of the Virginia B. Barclay tract S. 29 degrees 30' W. 189.2 feet to the Southerly line of Lot 1, thence, with said southerly line N. 50 degrees 30' W. 57.80 feet to a point on the rear or easterly line of Lot 1 (erroneously referred to as Lot 2 in Deeds previously recorded in Liber 4414, folio 705 and Liber 2673, at folio 223), Block 79, Resubdivision of said Takoma Park Loan & Trust Company, thence with said rear or easterly line, and a continuation thereof, N. 29 degrees 30' E. 189.2 feet to the point and place of beginning.

Being the same property as conveyed by Deed recorded in Liber 5833 at folio 396.

Tax Account Nos.: 13-25-1079543
13-25-1079565

Attachment II

9



DIMENSION SHINGLES

TRAME 11975 SYL

SHINGLES

SHINGLES 12 TO LEATHER

BRACKET

BLOCK

GRADE

CEMENT

GENERAL FINISH

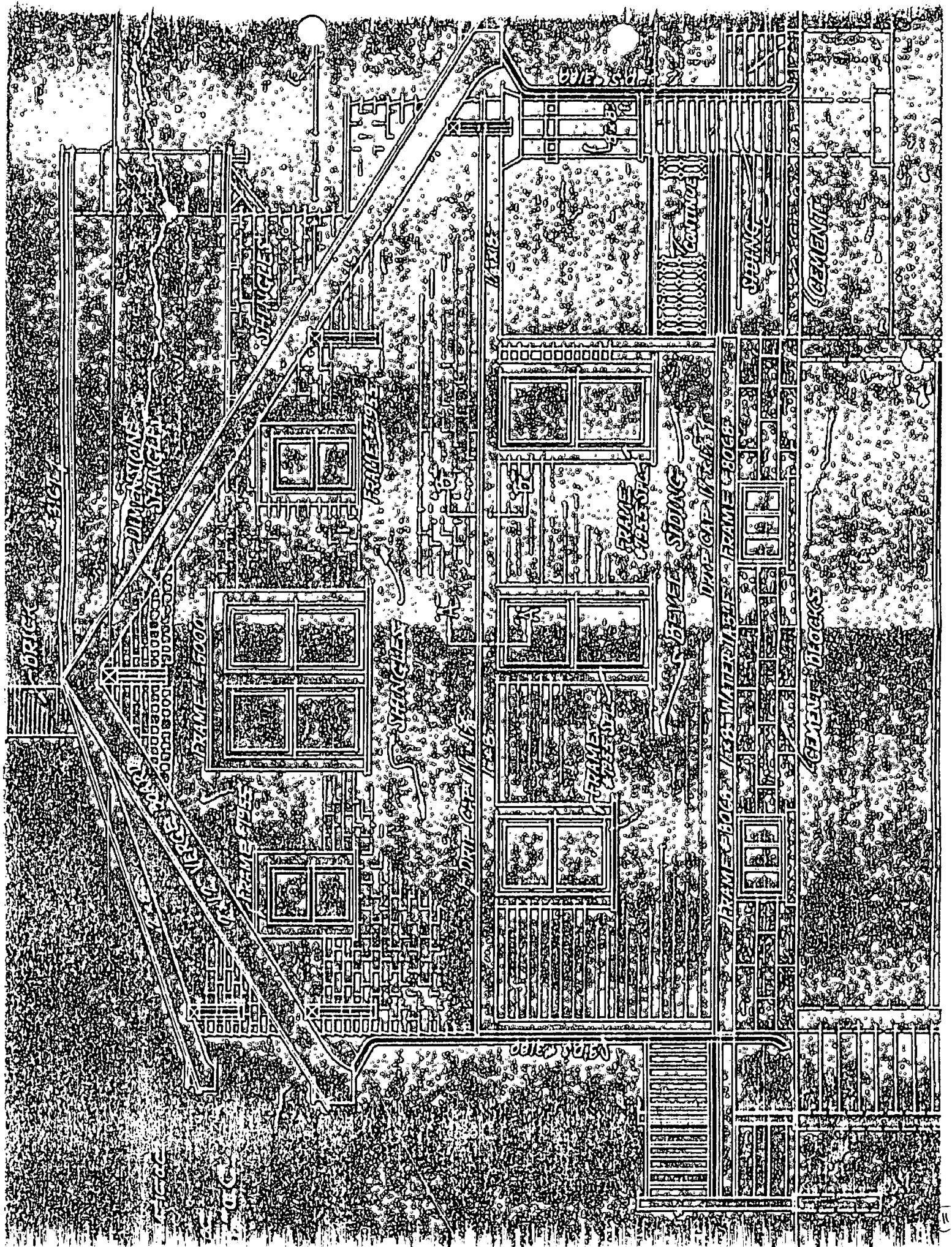
7106

7106

7106 SYL

7106 SYL

7106 SYL



BRICK

DIMENSIONAL SHINGLES

FRAME 5000

FRAME GLASS

FRAME GLASS

SHINGLES

FRAME GLASS

DIME CAP W/SHIELD

FRAME GLASS

CEMENT SIDING

DIME CAP W/SHIELD

FRAME CHOOB

CEMENT BLOCKS

CEMENT

SPRINK

ONE SIDE

ONE SIDE

PROPOSED
BAY
PROJECTION

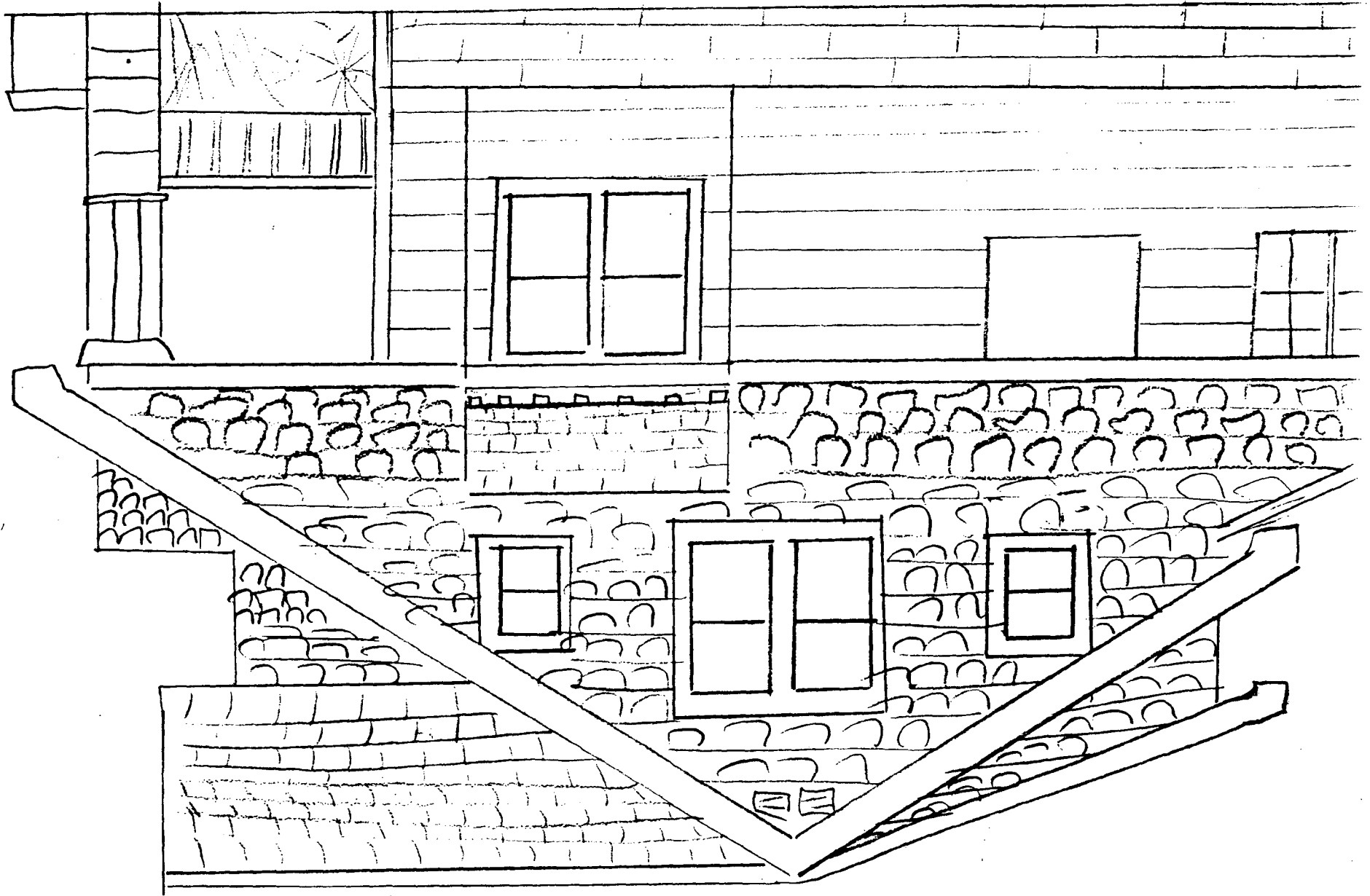
Scale 1/4" = 1 foot



(2)

Scale - 1/4" = 1 foot

↓ PROPOSED BAY PROJECTION





↑ PROPOSED
BAY PROJECTION
Scale 1/8" = 1 foot

(14)

Attachment III

15

front facade



right facade

Attachment IV

● left facade ●



Photos of Context



affected portion

Adjoining and facing properties

3.



1.

2.



1.

Name

Hendrix, Jason

Address

7400 Baltimore Avenue

City/Zip

Takoma Park, MD 20912

2.

Name

Stacey Katz + Bob Feyfey

Address

7409 Baltimore Ave

City/Zip

Takoma Park, MD 20912

3.

Name

Liz Dugan + Daniel Potrasca

Address

7405 Baltimore Avenue

City/Zip

Takoma Park, MD 20912

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

8.

Name

Address

City/Zip

1757E

20

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**