

37/3 7401 Baltimore Ave.  
OM 55

IV 2

HISTORIC PRESERVATION COMMISSION

Staff Review Form

Applicant: Cynthia Chambers & Christopher Lane

Applicant's Address: 7401 Baltimore Ave.  
Takoma Park, MD

Type of Review:

HAWP \_\_\_\_\_ Substantial Alteration x  
Maintenance \_\_\_\_\_ Demolition \_\_\_\_\_  
Subdivision \_\_\_\_\_ Other \_\_\_\_\_

Site No. (Atlas): 37/3 Takoma Park Atlas Site

Site Address: \_\_\_\_\_  
(if different from applicant)

Advertised: Yes \_\_\_\_\_ No x

Proposed: (describe action to be taken)  
Restoration front porch, and rear addition. Previously submitted to LAC,  
LAC asked for revisions, revisions done. LAC recommends approval.

Staff recommendations and comments:

New porch more in keeping with house/rear addition in line with house.

Will not affect streetscape - recommend determination that project is not  
substantial alteration.

Date: 9-9-88

Staff: AGUH /cm

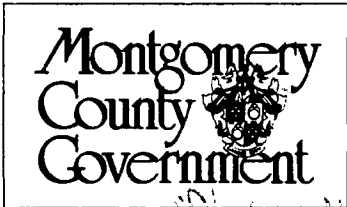
Signature: \_\_\_\_\_

HPC Action:

Date: \_\_\_\_\_

AGVH/rm

06801



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1070782

NAME OF PROPERTY OWNER CYNTHIA CHAMBERS & CHRISTOPHER LANE  
(Contract/Purchaser)

TELEPHONE NO. (301) 588-2584  
(Include Area Code)

ADDRESS 7401 BALTIMORE AVE, TAKOMA PARK  
CITY

STATE MARYLAND ZIP 20712

CONTRACTOR \_\_\_\_\_

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

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY PRICE & PARTNERS TRAVIS PRICE

TELEPHONE NO. (301) 270-9222  
(Include Area Code)

REGISTRATION NUMBER 5282-R

### LOCATION OF BUILDING/PREMISE

House Number 7401 Street BALTIMORE AVENUE

Town/City TAKOMA PARK Election District 13

Nearest Cross Street PHILADELPHIA

Lot 1 Block 19 Subdivision #05 TAKOMA PARK

Liber 747 Folio 004 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 \$ 60,000.00

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? No

### 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.

Cynthia Chambers  
Signature of owner or authorized agent (agent must have signature notarized on back) August 9 1988  
Date

APPROVED Christa A. Mullen For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 9-19-88

APPLICATION/PERMIT NO: OM-55 FILING FEE: \$ \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS





# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

I. S.  
37

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 107 0782

NAME OF PROPERTY OWNER CYNTHIA CHAMBERS & CHRISTOPHER LANE TELEPHONE NO. (301) 588-2584  
(Contract/Purchaser) CHRISTOPHER LANE (Include Area Code)

ADDRESS 7401 BALTIMORE AVE., TAKOMA PARK MARYLAND 20912  
CITY STATE ZIP

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

PLANS PREPARED BY PRICE & PARTNERS CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
TRAVIS PRICE TELEPHONE NO. (301) 270 9222  
(Include Area Code)  
REGISTRATION NUMBER 9282-R

LOCATION OF BUILDING/PREMISE

House Number 7401 Street BALTIMORE AVENUE

Town/City TAKOMA PARK Election District 13

Nearest Cross Street PHILADELPHIA

Lot 1 Block 19 Subdivision #25 TAKOMA PARK

Liber 741 Folio 064 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 \$ 60,000.00

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? NO

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01  WSSC 02 ( ) Septic 03 ( ) Other \_\_\_\_\_

2B. TYPE OF WATER SUPPLY

01  WSSC 02 ( ) Well 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.

Cynthia Chambers

AUGUST 9 1988

Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: \_\_\_\_\_ 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:)

Front porch renovation - existing iron work to be replaced by wood columns which are more in keeping with the Bungalow style. Also - rear addition of the same style which is only slightly visible from the street.

(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

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: 7401 BALTIMORE AVE  
TAKOMA

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

CYNTHIA CHAMBERS

7401 BALTIMORE AVE, TAKOMA PARK, MD

(h) 588-2584 (w) 270-9222 20912

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 \_\_\_\_\_

II. Description of work proposed

a. Briefly describe proposed work:

REAR <sup>1STY</sup> ADDITION TO BUNGALOW FRAME BUNGALOW  
RESTORE FRONT PORCH (ALTERED) REMINISCENT

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

REAR & FRONT

c. Is the work visible from the street?

REAR: SCARCELY FRONT: YES

d. What are the materials to be used?

WOOD

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

YES - SAME AS EXISTING. ECHES STYLE OF ORIGINAL

III. Recommendation 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

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)

CONDITIONS SHOULD BE MET HAVE BEEN MET

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 IS A REVISION TO PREVIOUSLY REVIEWED PLANS. FRONT POSTS HAVE BEEN CHANGED (FROM ASSYMETRICALLY BATTERED Δ TO SYMMET. BATTERED Δ AS REQUESTED BY LAC) Date on which application received: 8-15-88 (REVISION)

Date of LAC meeting at which application was reviewed: 7-7-88

Form completed by: CAROLUE ALDERSON Title: CHAIRMAN

Member of: TAKOMA PARK LAC

Date: 8-18-88



# Price & Partners architects

7050 Carroll Avenue • Takoma Park, Maryland 20912 • 301-270-9222

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August 16, 1988

Christina Miller  
Historic Preservation Commission  
51 Monroe Street  
Rockville, MD 20850

Re: Chamber/Lane Application for Historic Permit

We would like to put this on the **September 1st** meeting.  
Please contact us with the time for the application to come  
before the HPC so that we may be present.

Jeanne MacKenzie Price

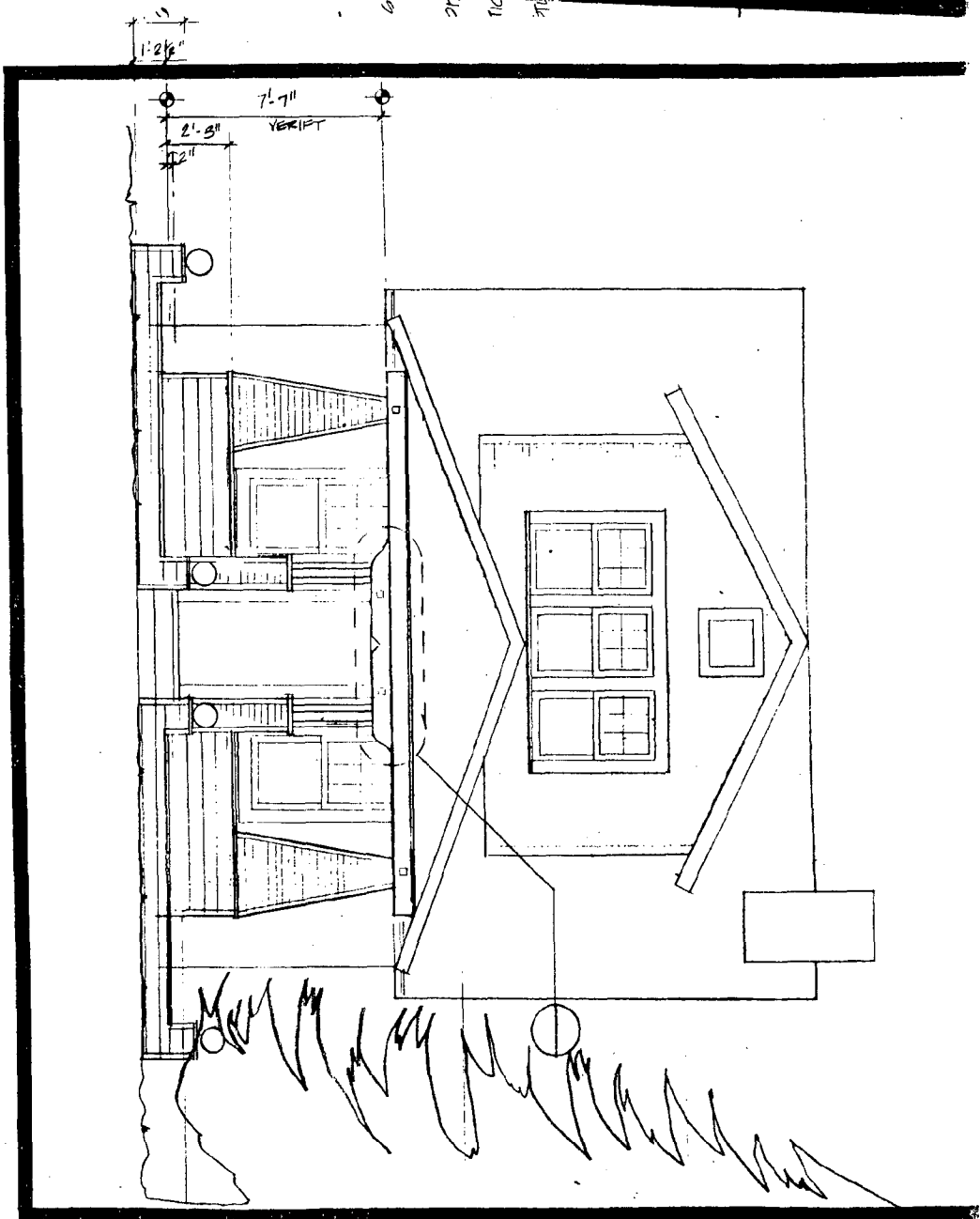


FRONT OF HOUSE



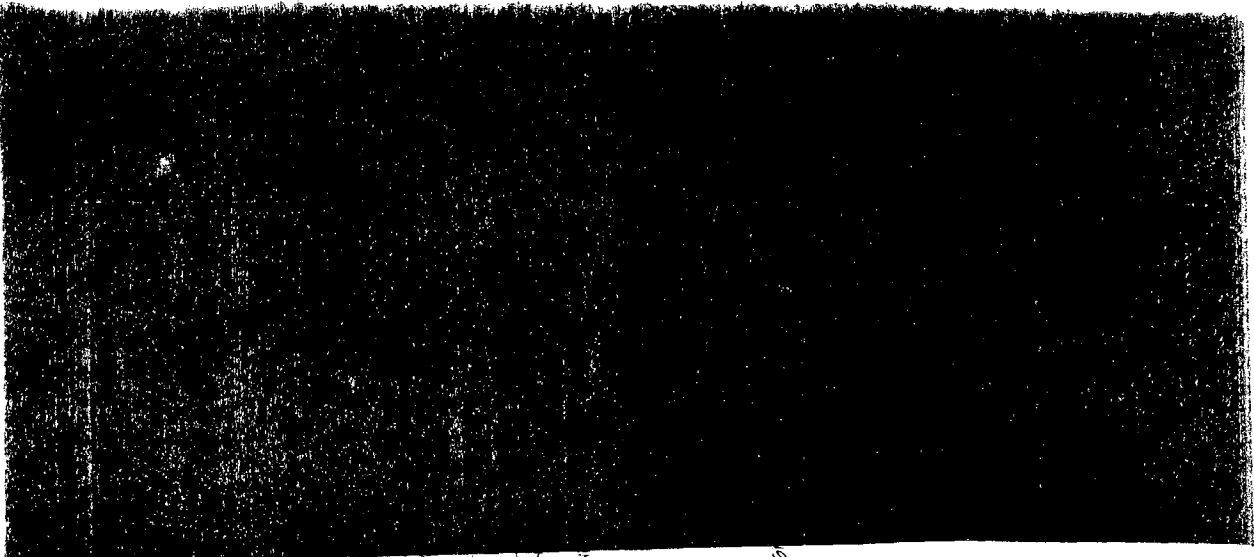
SIDE OF HOUSE

7401 BALTIMORE AVENUE  
TAKOMA PARK, MARYLAND

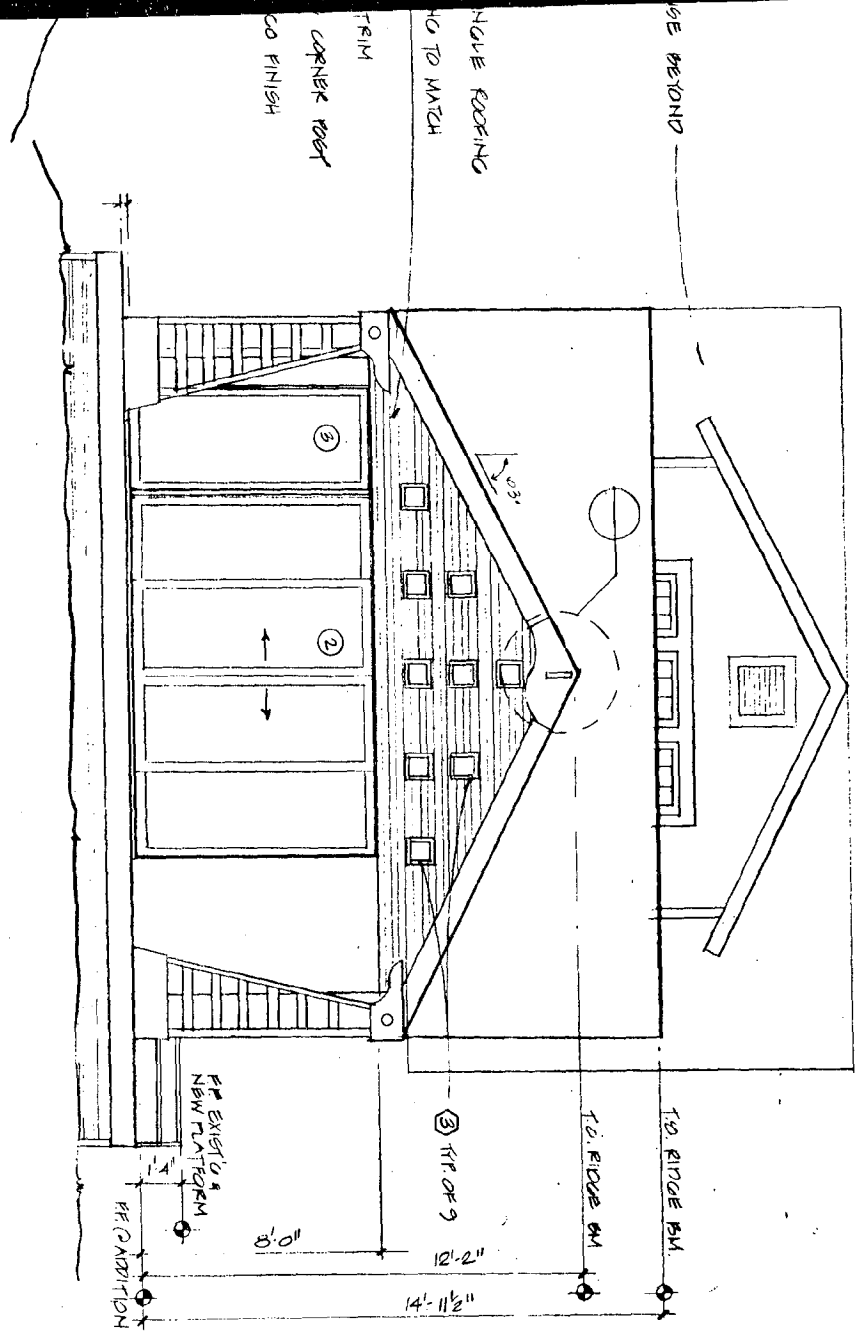


FRONT ELEVATION  
VIEW FROM BALTIMORE AVE.

Drawing No. of	scale	issued	Revisions	ELEVATIONS	CHAMBI
	1/4" = 1'-0"				



REAR ELEVATION



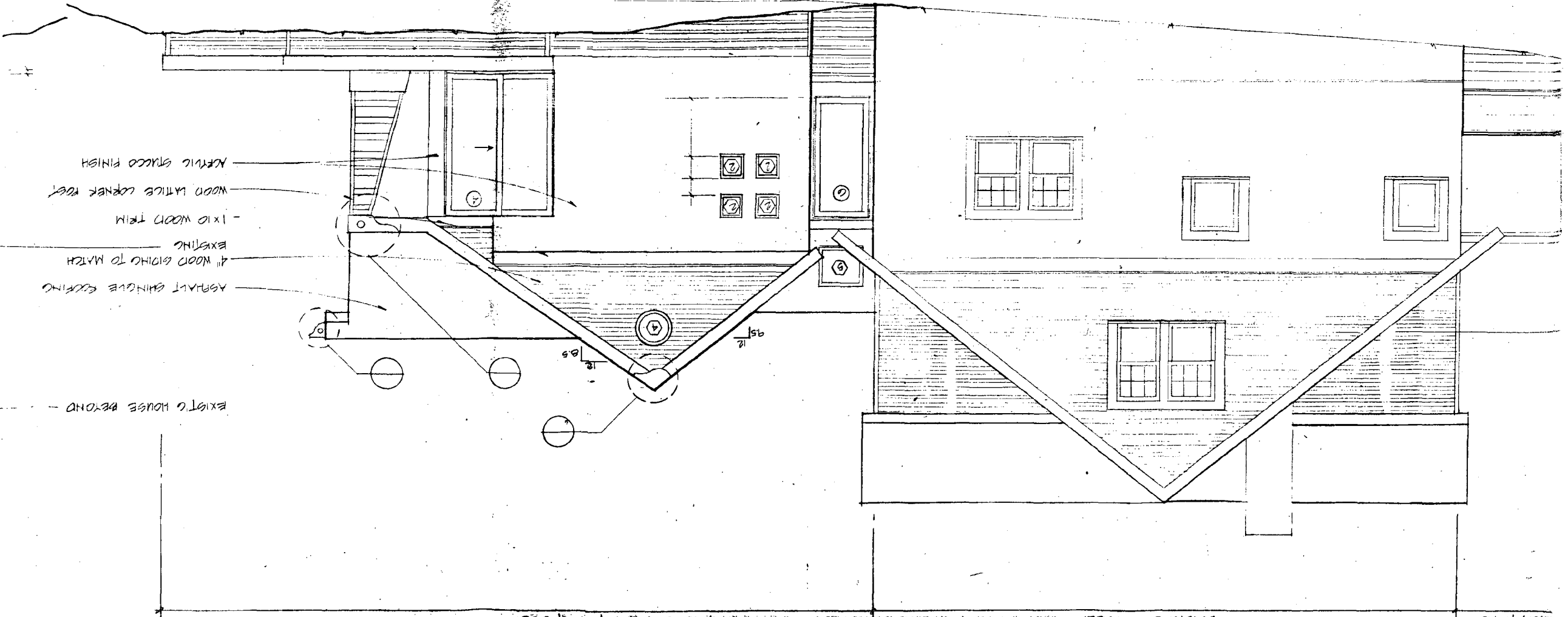
LANE ADDITION  
MODE AVENUE

Price & Partners  
architects



NORTH ELEVATION.

SOUTH ELEVATION



ACRYLIC STUCCO FINISH  
WOOD LATTICE CORNER POST  
1x10 WOOD TRIM  
4" WOOD SIDING TO MATCH EXISTING  
ASPHALT SHINGLE EXISTING

EXIST'G HOUSE BEYOND


NEW ADDITION & DECK

EXISTING HOUSE

ALTERATIONS  
11/11/01

M E M O R A N D U M

August 30, 1988

TO: HPC Commissioners  
FROM: Annette van Hilst   
SUBJECT: Addition to Agenda

Due to an oversight the following determination of substantial alteration was inadvertently dropped from the agenda:

Cynthia Chambers & Christopher Lane  
7401 Baltimore Avenue  
Takoma Park, MD

This permit has been approved by the LAC and had been reviewed by the HPC at a previous meeting and approved with the exception of the porch renovation. The owners have submitted new plans to concur with the HPC's recommendation. I checked with the chairman to add it to the agenda. I apologize for this short notice.

AvH:gk:0860E

M E M O R A N D U M

August 17, 1988

TO: Steven Karr, Chairman  
Historic Preservation Commission

FROM: Annette van Hilst, Chief  
Division of Community Planning & Development

SUBJECT: Historic Preservation Easements

Attached please find a copy of the law as signed by the County Council. This law will be effective October 13, 1988. The County Executive's office has asked how the law is to be implemented. On Page 6 of the bill, Section (k) states that the County Executive, with the advice of the Commission may adopt regulations under method (2) to administer the program.

The procedure for implementing regulations requires a public comment period and review and approval by the County Council. This process can take approximately three months.

Since it is possible that an easement will be donated from the Bethesda Women's Farm Market shortly after the law becomes effective, the question of how to administer this program is important.

I would request the Commission's advice regarding this matter, since you will probably be dealing with an offer of an easement in the near future.

AvH:gk:0839E



Bill No.: 18-88  
Concerning: Historic Preservation  
Easements  
Draft No. & Date: 2 - 7/05/88  
Introduced: April 12, 1988  
Enacted: July 5, 1988  
Executive: July 14, 1988  
Effective: October 13, 1988  
Sunset Date: None  
Ch. 4, Laws of Mont. Co., FY 89

COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND

By: Councilmembers Adams and Potter

- AN ACT to:
- (1) establish a county easement **[[acquisition]]** program to preserve historic resources;
  - (2) provide for the administration of the program by the Historic Preservation Commission;
  - (3) require certain review, comment, and approval prior to acceptance of an easement by the county;
  - (4) specify certain terms and conditions that should be contained in the deed of easement and require recordation;
  - (5) provide for the extinguishment of an easement under certain circumstances;
  - (6) define a term;
  - (7) authorize certain cooperative agreements and the joint holding of easements;
  - (8) authorize **[[the commission and]]** the county executive to adopt, with the advice of the commission, certain regulations; [[and]]
  - (9) request the supervisor of assessments to maintain certain records; and
  - (10) generally revise provisions of existing law regarding the county historic preservation easement program.

By amending

Montgomery County Code  
Chapter 24A, Historic Resources Preservation  
Section 24A-2 and 24A-5

By adding

Montgomery County Code  
Chapter 24A, Historic Resources Preservation  
Section 24A-13

EXPLANATION: Boldface indicates a heading or a defined term.  
Underlining indicates text that is added to existing law by the original bill.  
[Single boldface brackets] indicate text that is deleted from existing law by the original bill.  
Double underlining indicates text that is added to the bill by amendment.  
[[Double boldface brackets]] indicate text that is deleted from existing law or the bill by amendment.  
\* \* \* indicates existing law unaffected by the bill.

The County Council for Montgomery County, Maryland, approves the following act:

01 Sec. 1. Chapter 24A is amended as follows:

02 \* \* \*

03 24A-2. Definitions.

04 For the purposes of this chapter, the following words and phrases shall  
05 have the meanings [respectively ascribed to them by] set forth in this  
06 section:

07 \* \* \*

08 Preservation easement means an easement held by the county to protect,  
09 maintain, or otherwise conserve an historic resource.

10 \* \* \*

11 24A-5. Same--Powers and duties.

12 The commission [shall have] has the following powers and duties:

13 \* \* \*

14 (i) To administer an historic preservation easement [[acquisition]]  
15 program and any revolving funds or grant programs to assist in  
16 historic preservation.

17 \* \* \*

18 24A-13. [Reserved] Historic Preservation Easement [[Acquisition]] Program.

19 (a) There is a county easement [[acquisition]] program to preserve  
20 historic resources in Montgomery County. The commission must  
21 administer the program in accordance with this section.

22 (b) (1) An owner of an historic resource may offer the county a  
23 preservation easement to protect or conserve interior or  
24 exterior features of the historic resource and its  
25 environmental setting or appurtenances by making application  
26 to the commission.

27 (2) Upon receipt of an application, the commission must

01 immediately forward the application for review and comment  
 02 [[within 45 days]] to:

03 (A) the planning board if the historic resource is located  
 04 within the Maryland-Washington Regional District;

05 [[or]] and

06 (B) the appropriate [[planning]] agency of a municipality  
 07 if the historic resource is located within a  
 08 municipality.

09 Review and comment under this paragraph must be made within  
 10 45 days and should include an evaluation of the proposal  
 11 using the criteria specified in this section as well as  
 12 identification of competing or supporting land use  
 13 priorities or other relevant factors or issues.

14 Recommendations may include proposed easement terms and  
 15 conditions.

16 (3) The commission must review the application to determine if  
 17 acceptance of the preservation easement would further the  
 18 county's historic preservation goals. In making its  
 19 determination, the commission should consider, among other  
 20 relevant factors:

21 (A) the relative significance of the historic resource;

22 (B) the structural condition;

23 (C) the owner's planned or completed preservation efforts;

24 (D) the existing zoning and nature of the surrounding  
 25 neighborhood; and

26 (E) whether [[acquisition of]] an easement will promote  
 27 long-term survival of the historic resource.

- 01           (c) If the historic resource is designated as an historic site in the  
02           county master plan for historic preservation, either as an  
03           individual site or located within an historic district, the county  
04           may acquire an easement upon positive recommendation of the  
05           commission and approval of the county executive. If the historic  
06           resource is not designated as an historic site in the master plan,  
07           the additional approval of the county council is required prior to  
08           any [[acquisition]] acceptance by the county. The commission must  
09           forward any comments received under subsection (b)(2) to the  
10           county executive and the county council, as appropriate.
- 11           (d) A preservation easement under this section should be granted in  
12           perpetuity and include appropriate terms and conditions that:
- 13           (1) restrict changes and alterations;  
14           (2) require maintenance, repairs, and administration;  
15           (3) authorize public access;  
16           (4) provide a right of governmental inspection;  
17           (5) provide for a right of assignment to the Maryland Historical  
18           Trust or other appropriate agency or entity; and  
19           (6) establish enforcement remedies.
- 20           (e) The county may hold a preservation easement jointly with the  
21           Maryland Historical Trust.
- 22           (f) A preservation easement must be recorded by the grantor among the  
23           land records of the county at the grantor's cost. The grantor  
24           must notify the supervisor of assessments and the Office of the  
25           Public Tax Advocate of the recordation of the preservation  
26           easement.
- 27           (h) A preservation easement may be extinguished by judicial proceeding

01 if an unexpected change in the conditions applicable to the  
 02 property, such as casualty, make it impossible or impractical to  
 03 continue to use it for preservation purposes. The terms of an  
 04 easement related to extinguishment should identify appropriate  
 05 changes in condition [[and may]], provide that the county share in  
 06 any proceeds from a subsequent sale or exchange of the property  
 07 after the easement is extinguished, and be in accordance with any  
 08 applicable executive regulations. [[This]] The sharing in  
 09 proceeds may include the recapture of property taxes saved by the  
 10 grantor or its successor in interest, either in part or in full,  
 11 as a result of the easement.

12 (i) The commission may enter into a cooperative agreement with the  
 13 Maryland Historical Trust or other appropriate agencies or  
 14 entities for technical assistance in administering the historic  
 15 easement [[acquisition]] program. This may include assistance in  
 16 property evaluation, negotiation, and inspection.

17 (j) (1) The easement [[acquisition]] program authorized under this  
 18 section is in addition to, and does not [[supercede]]  
 19 supersede or otherwise affect, any other county or municipal  
 20 program or policy requiring the donation of a preservation  
 21 easement as a condition of [[county]] financial assistance.  
 22 It must operate in conjunction with other county or  
 23 municipal easement programs.

24 (2) The grant of an easement under this section does not  
 25 eliminate or otherwise alter any county or municipal  
 26 regulatory requirement applicable to the historic resource,  
 27 including any requirement to obtain an historic area work

01 permit.

02 (k) The [[commission or the] county executive, with the advice of the  
03 commission, may adopt regulations under method [(3)] (2) to  
04 administer the historic preservation easement [[acquisition]]  
05 program.

06 Sec. 2.

07 To assist the County in its administration of the historic preservation  
08 easement program, the supervisor of assessments is requested to maintain  
09 records of both the assessment of the property as restricted under this  
10 program by easement and the assessment that would apply if the property was  
11 not subject to an easement.

12 Approved:

13 Michael Subin

14 Michael L. Subin, President, County Council

July 8, 1988

Date

15  
16  
17 Approved:

18 Sidney Kramer

19 Sidney Kramer, County Executive

7/14/88

Date

20  
21  
22 This is a correct copy of Council action.


23 Kathleen A. Freedman

24 Kathleen A. Freedman, CMC

7/14/88

Date

25  
26 Secretary of the Council



Price & Partners architects

7050 Carroll Avenue • Takoma Park, Maryland 20912 • 301-270-9222

August 16, 1988

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Rockville, MD 20850

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Jeanne MacKenzie Price

38/3

7401 BALTIMORE AVE.  
OM55





