

37/3 7403 Baltimore Ave.  
SA 13-88

HPC



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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1066038
NAME OF PROPERTY OWNER DANIEL ROTRICKEN/ELIZABETH DUGAN TELEPHONE NO. 301-587-9747
ADDRESS 7403 BALTIMORE AVE TAKOMA PARK MD 20912
CONTRACTOR TELEPHONE NO.
PLANS PREPARED BY TELEPHONE NO.
REGISTRATION NUMBER

LOCATION OF BUILDING/PREMISE
House Number 7403 Street BALTIMORE AVE
Town/City TAKOMA PARK Election District
Nearest Cross Street ALBANY
Lot 3 Block 77 Subdivision RESUBDIVISION OF BLOCKS 77 AND 78 OF LOT 1
Liber 7103 Folio 603 Parcel 13-25-1066038

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 \$
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 (x) WSSC 02 ( ) Septic 03 ( ) Other
2B. TYPE OF WATER SUPPLY 01 (x) 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.

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: DATE FILED: DATE ISSUED: OWNERSHIP CODE:
FILING FEE: \$ PERMIT FEE: \$ BALANCE \$ RECEIPT NO: FEE WAIVED:

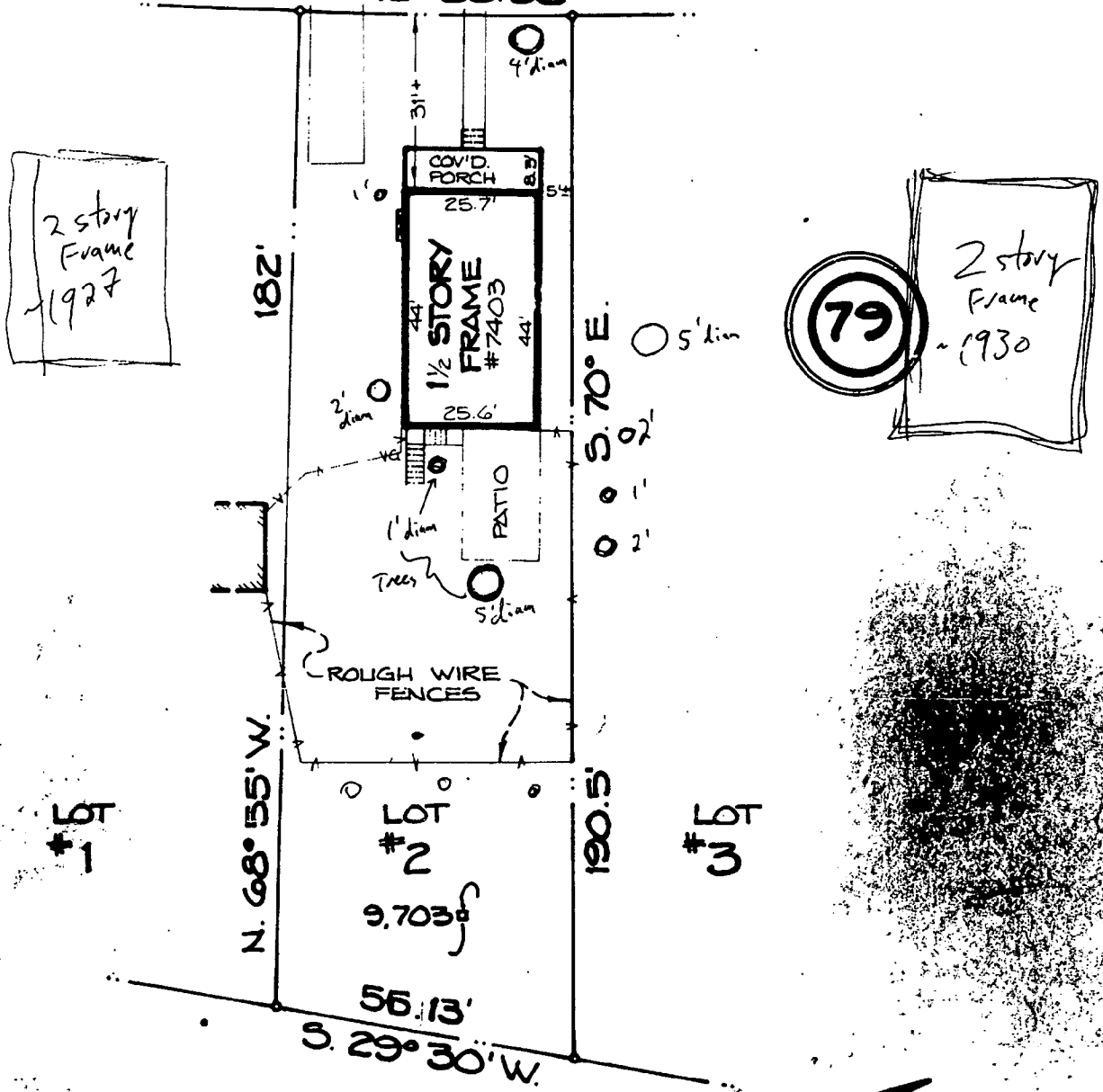
SEE REVERSE SIDE FOR INSTRUCTIONS

Conditions: original documents to be submitted and... Old... New...



740 Baltimore Ave.  
**BALTIMORE AVENUE**

RADIUS = 2703.78'  
 ARC = 50.38'



NO TITLE REPORT FURNISHED

LOCATION SURVEY OF  
 7403 BALTIMORE AVENUE

LOT

## **Description of Proposed Work: 7403 Baltimore Ave., Takoma Park, MD 20912**

The proposed changes consist of: a) elevation of the roof ridge, b) widening of an existing front dormer, c) addition of a rear shed dormer, and d) modification of a side window to a bay configuration. The height of the roof ridge will be increased 4'9" from the existing structure, and its alignment (parallel to street) will not be changed. We have limited the increase in elevation so as to provide adequate headroom on the second floor without significantly altering the character of the house. In addition, this change in the roof line will allow us to maintain the current structural materials of the chimney (rock-faced block) below the new rake line. If identical structural materials cannot be located to complete the chimney extension, then that portion above the new roof line will be of concrete compatible in color and texture to the current block. Photographs of a similar chimney revision approved by the committee within the past year will be provided. All roof and siding materials will be identical to existing materials (asphalt-fiberglass and cedar shingle, respectively). The current window styles (divided light casements in the front dormer and divided light double hung on the north and south faces of the house) will be maintained in the new design. These changes will also allow us to replace an obtrusive and historically inappropriate aluminum fan vent on the north side of the house with wooden louvers situated as shown on the architectural plans.

Please note that these changes do not constitute conversion of an unfinished attic to living space. When we purchased the house the second floor consisted of two finished bedrooms and a bathroom with tub and shower. However, headroom on the second floor is currently inadequate (4'8" - 6'8") and not up to code. The bedroom windows are barely too small to meet egress and fire safety codes. We were aware of these deficiencies when we purchased the house and our decision to do so was predicated in part on the knowledge that the changes we wish to make were compatible with the house and within the context of changes approved by the historic preservation committee within the recent past. Similar (but not identical) changes were approved on an identical house in our neighborhood within the past year.

We believe that the proposed changes are historically and aesthetically compatible with the current structure and are necessary to remedy unsafe conditions and provide reasonable use and enjoyment of our home. The local advisory committee concurred, and approved the proposed changes by a unanimous vote.

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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: 7403 Baltimore Avenue  
Takoma Park
- d. Property owner's name, address and phone number:

Daniel Retrosen, Elizabeth Duncan

7403 Baltimore Avenue

(h) 301-587-8947 (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:

Raise cottage bungalow roof 4 feet to create usable living space in attic story, widen front dormer, add side bay window (6/1 double-hung to match existing), new double hung windows in sides of attic story, add rear dormer; change locations of front 1st floor door and windows.

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

Front, both sides, and rear.

- c. Is the work visible from the street?

Yes

- d. What are the materials to be used?

Wood shingle, windows, asphalt shingle

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

Yes

### 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 conditions

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)

salvage original windows, donate those not reused to Old House Parts, withdraw request to change window and door openings on first floor front.

#### 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

There was some debate on the effect of the roofline alteration on the integrity of the modest bungalow, but a consensus was reached that this particular type of bungalow could absorb the alteration successfully. One LAC member observed that bungalows of this sort display a variety of roof heights, some very steep.

Date on which application received: 06-21-88

Date of LAC meeting at which application was reviewed: 06-21-88

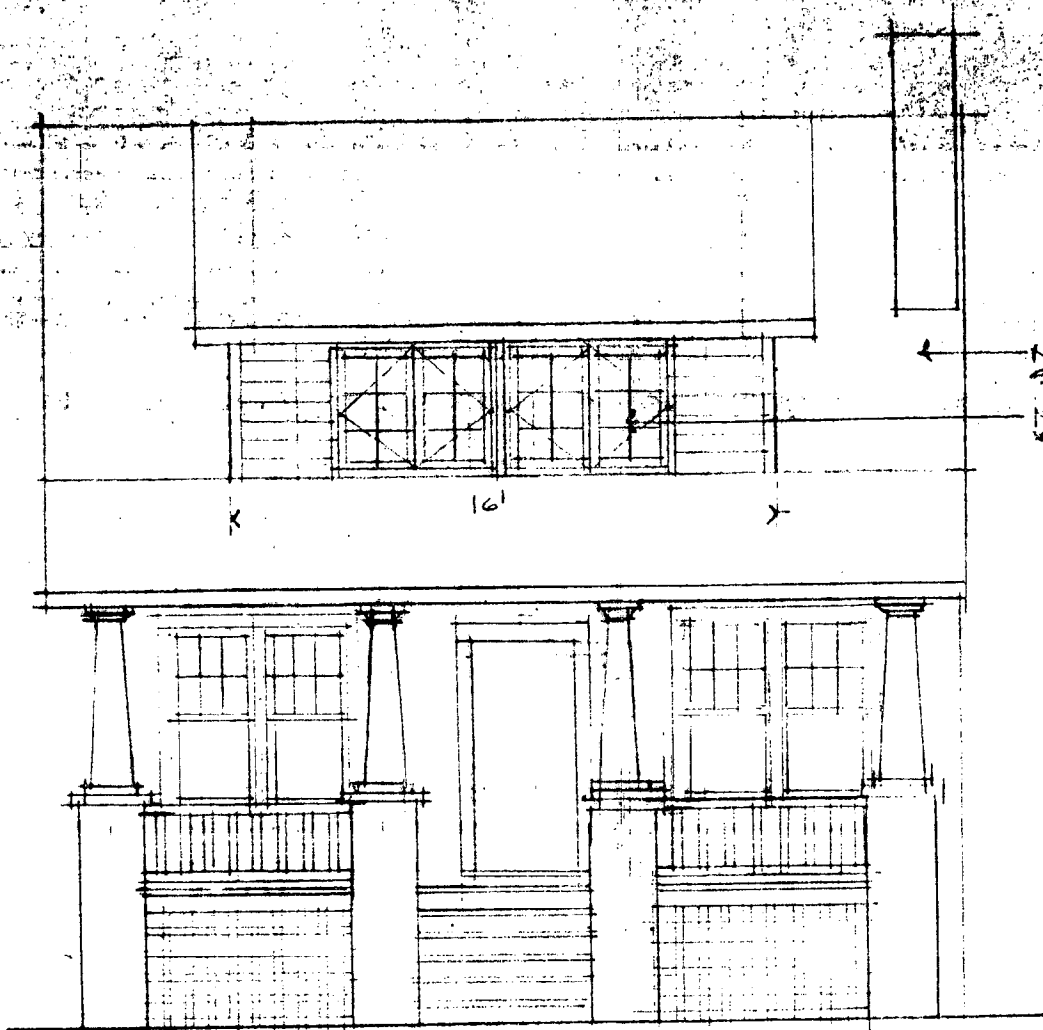
Form completed by: Douglas A. Dunn

Title: Member of LAC

Member of: Takoma Park LAC

Date: 07-12-88





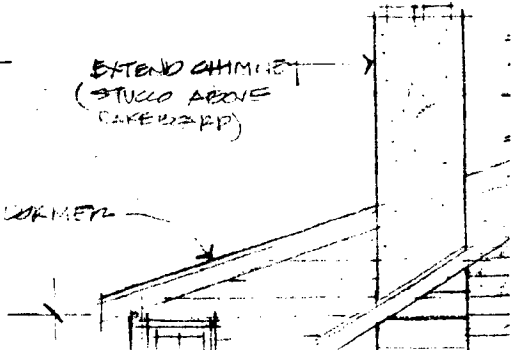
NEW FIBERGLAS SHINGLES

NEW CEMENT WINDOWS w/ DIVIDED LITES

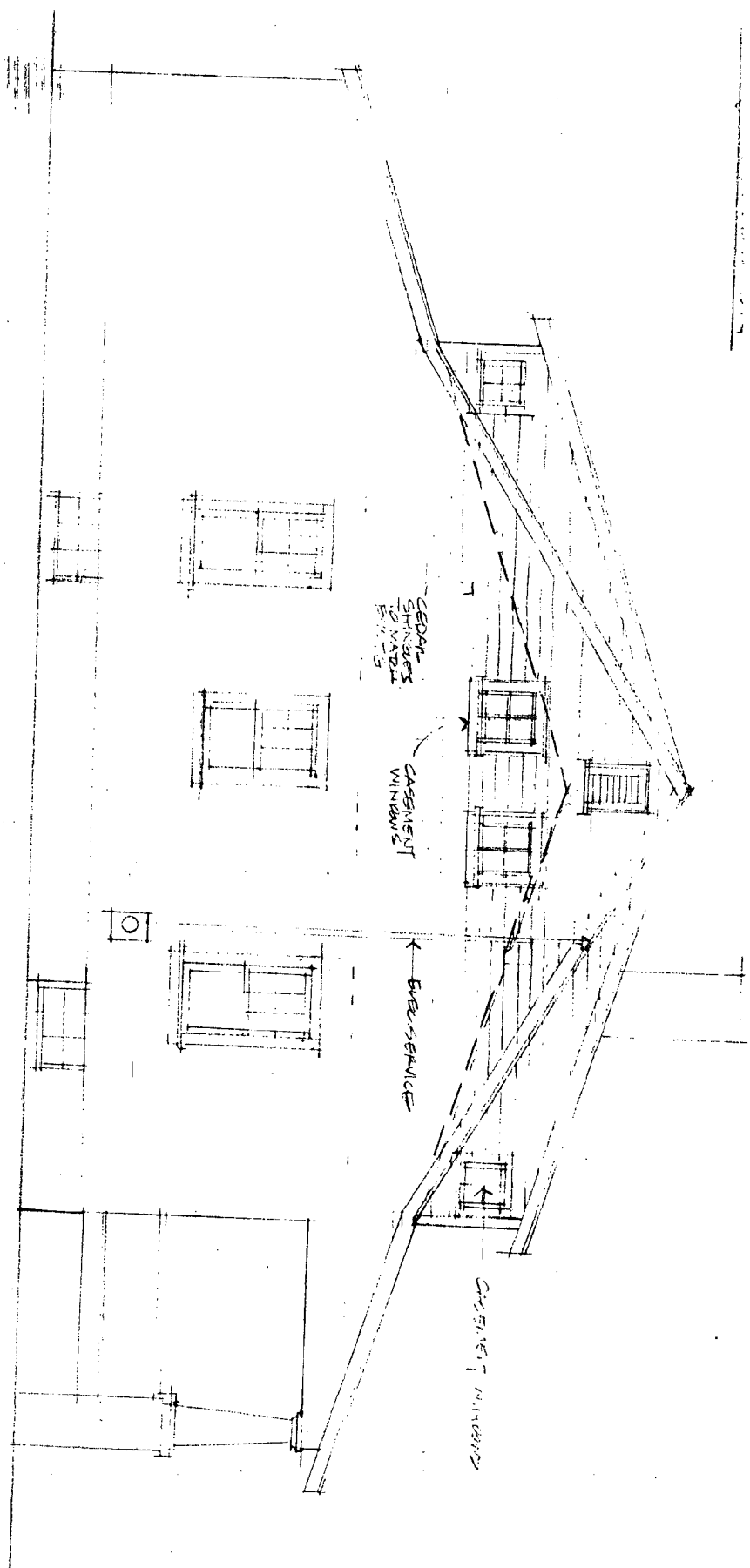
WEST ELEVATION  
(FRONT)

EXTEND CHIMNEY  
(STUCCO ABOVE  
CAREER)

NEW CORNER





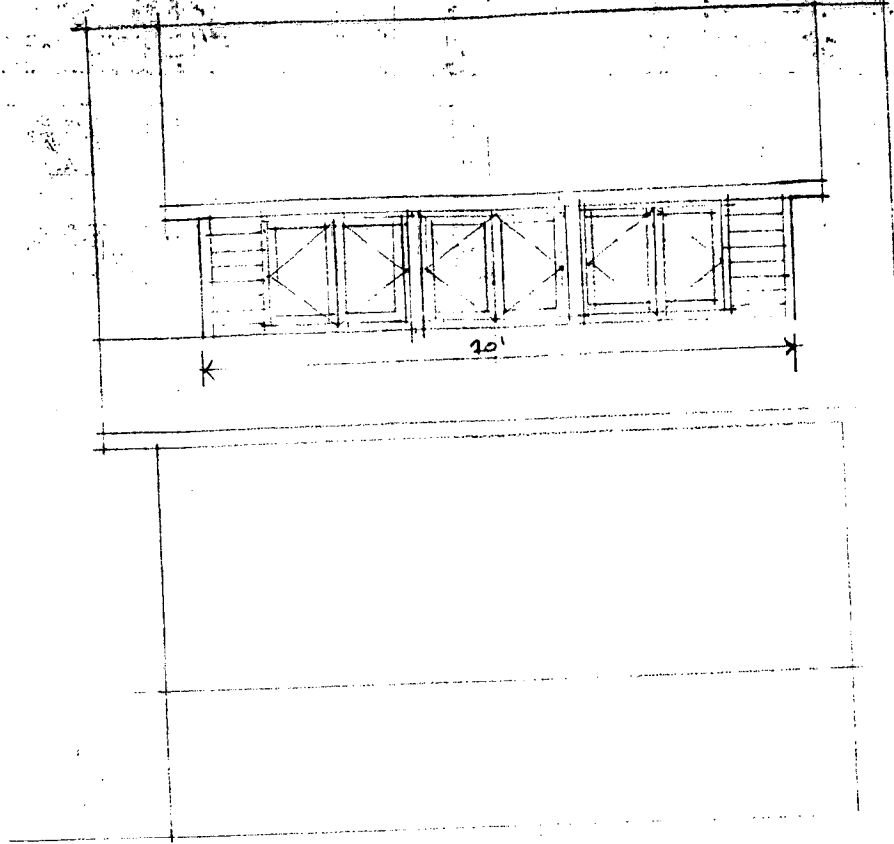


NORTH ELEVATION

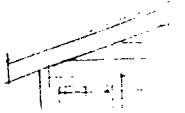
Paul Treseder

ARCHITECT AIA

DATE: 11/11



EAST (REAR) ELEVATION



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

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Daniel Retrosen, Elizabeth Duncan

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(h) 301-587-8947      (w)

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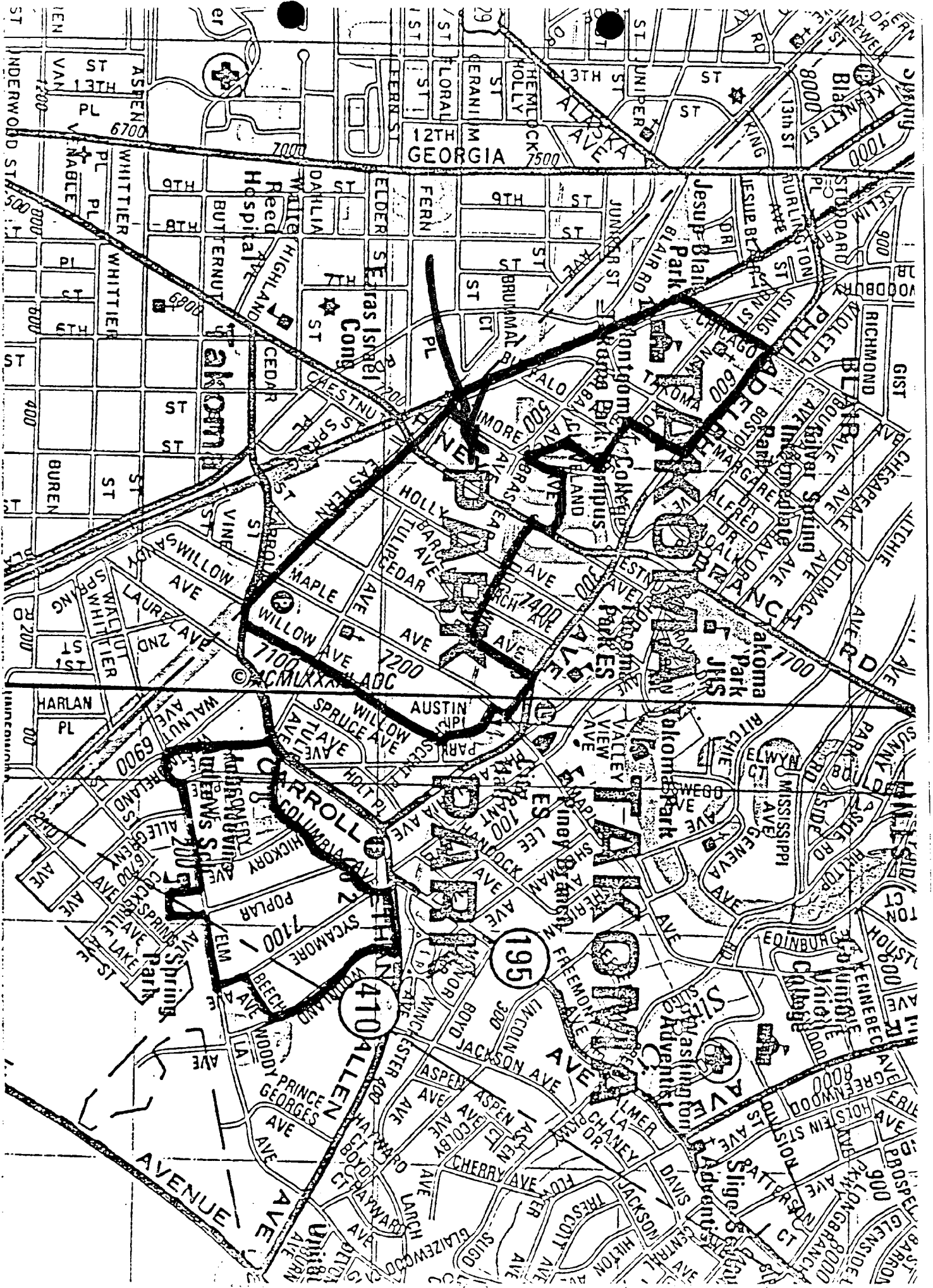
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Form completed by: Douglas A. Dunn

Title: Member of LAC

Member of: Takoma Park LAC

Date: 07-12-88



OKLAHOMA CITY, OKLAHOMA

195

410

ALLEN

WILLIAM

WILSON

WALKER

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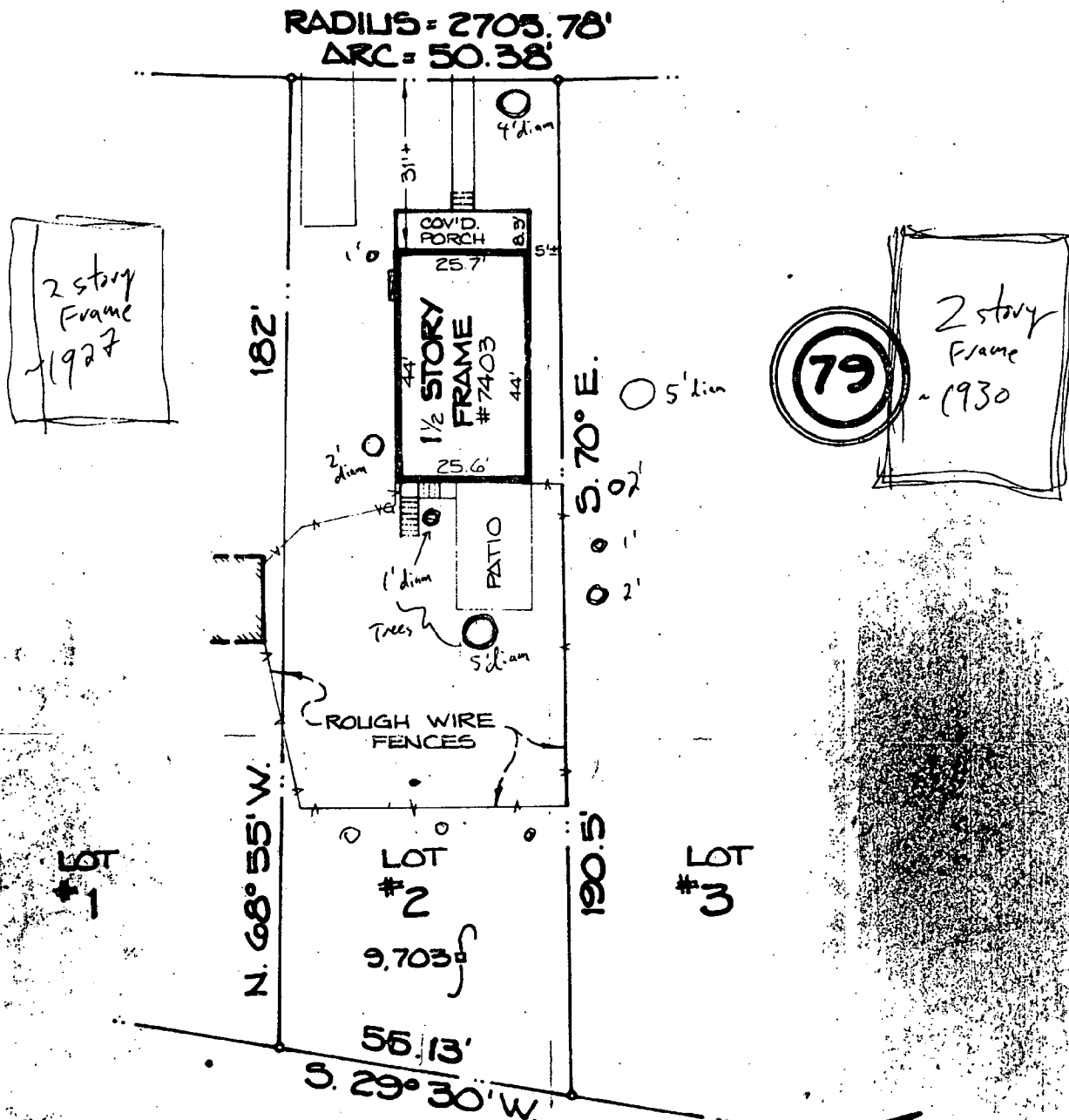
WATSON

WATSON

# LANDTECH ASSOCIATES INC.

4206 EDMONSTON ROAD BLADENSBURG, MARYLAND 20710

## BALTIMORE AVENUE



0 TITLE REPORT FURNISHED

LOCATION SURVEY OF  
 103 BALTIMORE AVENUE

LOT 2  
 PLAT BOOK 2  
 DATE 5-1-86

BLOCK 79  
 PLAT NO. 142  
 SCALE 1" = 30'

DIVISION  
 COMMERCE LOAN & TRUST COMPANY'S  
 SUBDIVISION  
**TAKOMA PARK**  
 MONTGOMERY COUNTY, MARYLAND

CASE NO. ROTROSEN FILE NO. M5036243

### CERTIFICATION

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY A PRESENT DAY SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS. THIS IS NOT A PROPERTY LINE SURVEY AND SHOULD NOT BE USED AS SUCH.



37/3 7403 BALTIMORE AVE  
SD 13-88



7403 Baltimore Ave  
Edgewater Park, MD 20912

0259441344442



7403 Baltimore Ave  
North Face of Hojae  
Takoua Park MO 20912



7403 Baltimore Ave  
Takoma Park, MD 20912  
North face of house  
Aluminum fin vent to be  
removed





7403 Baltimore Ave  
Takoma Park, MD 20912

2 N NIN ST # 550



7403 Baltimore Ave  
Takoma Park, MD 20912

ZNNNN ST PP 350