

37/03-07H 7401 BALTIMORE AVE

Takoma Park Historic District

APK



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Julia O'Malley
Chairperson

Date: March 15, 2007

MEMORANDUM

TO: Reggie Jetter, Acting Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #444710, Rear Porch Enclosure

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with condition** at the February 28, 2007 meeting.

The applicant will work with the Takoma Park arborist (Todd Bolton) to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITION AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Hadar Susskino and Ilana Preuss (Rick Leonard, Agent)

Address: 7401 Baltimore Ave, Takoma Park (Takoma Park Historic District)

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

FEB - 6 2007

Contact Person: RICK LEONARD
Daytime Phone No.: 301-270-4799

Tax Account No.: 01070782

Name of Property Owner: HADAR SUSSKIND + Daytime Phone No.: 301-562-8929

Address: ILANA PREUSS 7401 BALTIMORE AVE TAKOMA PARK MD 20812
Street Number City Street Zip Code

Contractor: HERITAGE BUILDING & RENOVATION, INC Phone No.: 301-270-4799

Contractor Registration No.: MHC 32422

Agent for Owner: RICK LEONARD Daytime Phone No.: u u u

LOCATION OF BUILDING/PREMISE

House Number: 7401 Street: BALTIMORE AVE.
Town/City: TAKOMA PARK Nearest Cross Street: ALBANY AVE.
Lot: 1 Block: 79 Subdivision: 25
Liber: Folio: 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: \$ 30,000.00

1C. If this is a revision of a previously approved active permit, see Permit # 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

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] 2-6-07
Signature of owner or authorized agent Date

Approved: X W/CONDITION For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 3/15/07
Application/Permit No.: 444710 Date Filed: 2/6/07 Date Issued: _____

**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:

1923 CRAFTSMAN BUNGALOW CATEGORY 2

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

ENCLOSING A SMALL OPEN PORCH ON THE REAR OF THE
HOUSE - APPROX. 6' X 10' TO ALLOW FOR A REAR PORCH
AND ENTRY. CURRENT ENTRY IS KITCHEN DOOR. FOUNDATION AND
ROOF TO REMAIN, SIDING, TRIM AND WINDOW TO MATCH EXISTING.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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

- a. 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.
- b. 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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7401 Baltimore Ave, Takoma Park	Meeting Date:	02/28/07
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	02/21/07
Applicant:	Hadar Susskino & Ilana Preuss (Rick Leonard, Agent)	Public Notice:	02/14/07
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-07H	Staff:	Michele Oaks
PROPOSAL:	Rear Porch Enclosure		

RECOMMENDATION: Approve with condition

RECOMMENDATION:

Staff recommends that the Commission approve this HAWP application with the condition that:

The applicant will work with the Takoma Park arborist (Todd Bolton) to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Contributing Resource within The Takoma Park Historic District
STYLE:	Craftsman
DATE:	c1910-20

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicants are proposing to enclose an existing, open, rear porch at the rear of their house. The proposed materials to be utilized in this project are wood framing, painted, wood horizontal siding to match the siding profile on the existing house, a wood, simulated divided light window, wood trim, a wood door and a new, wood stair and balustrade.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park historic district several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the *Approved and Adopted Amendment for the Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24Ab (Chapter 24Ab)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way;
- Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24Ab

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

9. 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 proportions, and massing to protect the integrity of the property and its environment.
10. 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.

STAFF DISCUSSION

The proposed porch enclosure will be located at the rear – not visible from the public right-of-way. It will not have any negative impact on the existing streetscape nor the historic integrity of the historic house. The new construction will not require an increase in the size of the existing open porch's footprint, however, the staircase will be relocated from the side to the rear of the new enclosure. The detailing and materials proposed complement the architectural details found on the original house. This proposal meets the criteria outlined in the *Takoma Park Guidelines*, the *Montgomery County Code* and the *Secretary of the Interior Standards*. Staff recommends approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with condition** the HAWP application **with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Takoma Park Historic District Guidelines, Approved 1992*;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
242/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

FEB - 6 2007

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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] 2-6-07
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 444710 Date Filed: 2/6/07 Date Issued: _____

5

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Attn: Michelle Oaks

Re: 7401 Baltimore Avenue
Takoma Park, MD 20912

Adjacent and Confronting Property Owners:

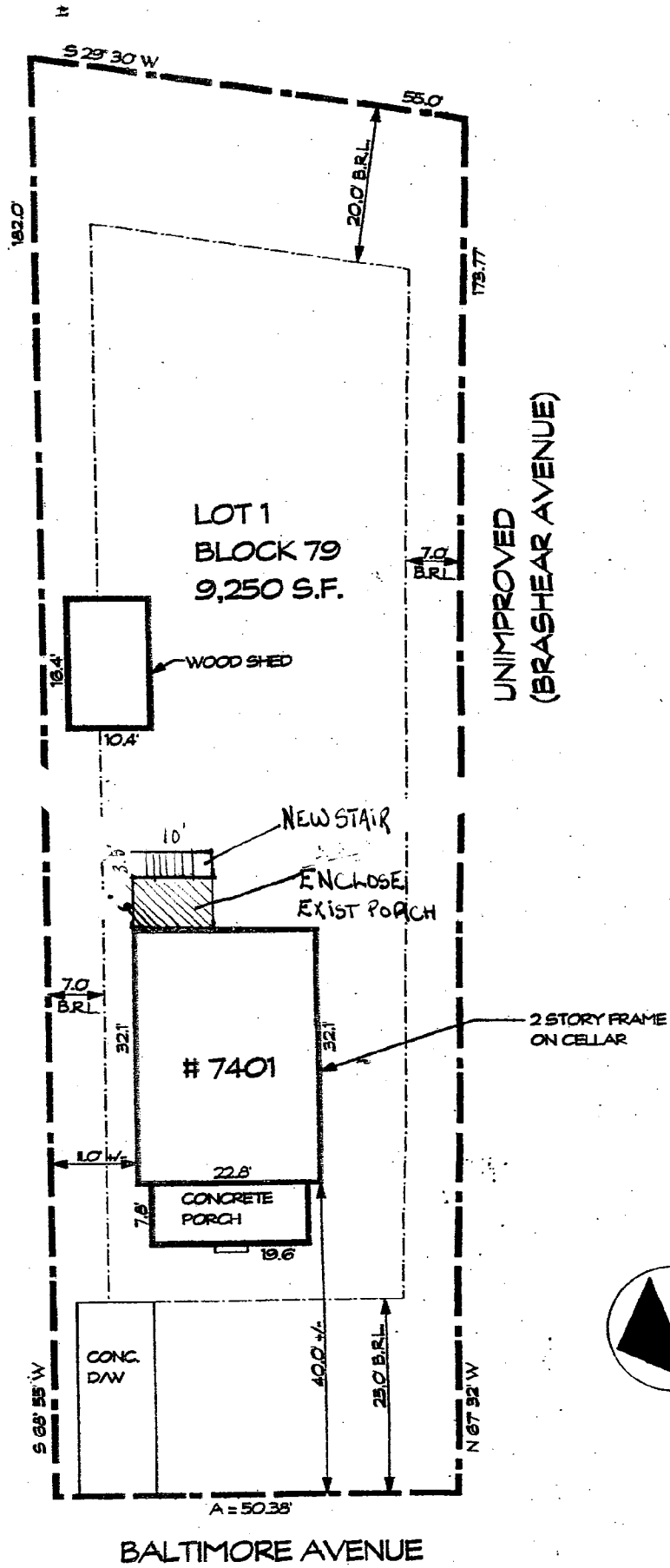
James Lawry
7403 Baltimore Ave
Takoma Park, MD 20912

Helen F. Perry
7329 Baltimore Ave
Takoma Park, MD 20912

David O'Leary
Lisa A. Covi
500 Albany Avenue
Takoma Park, MD 20912

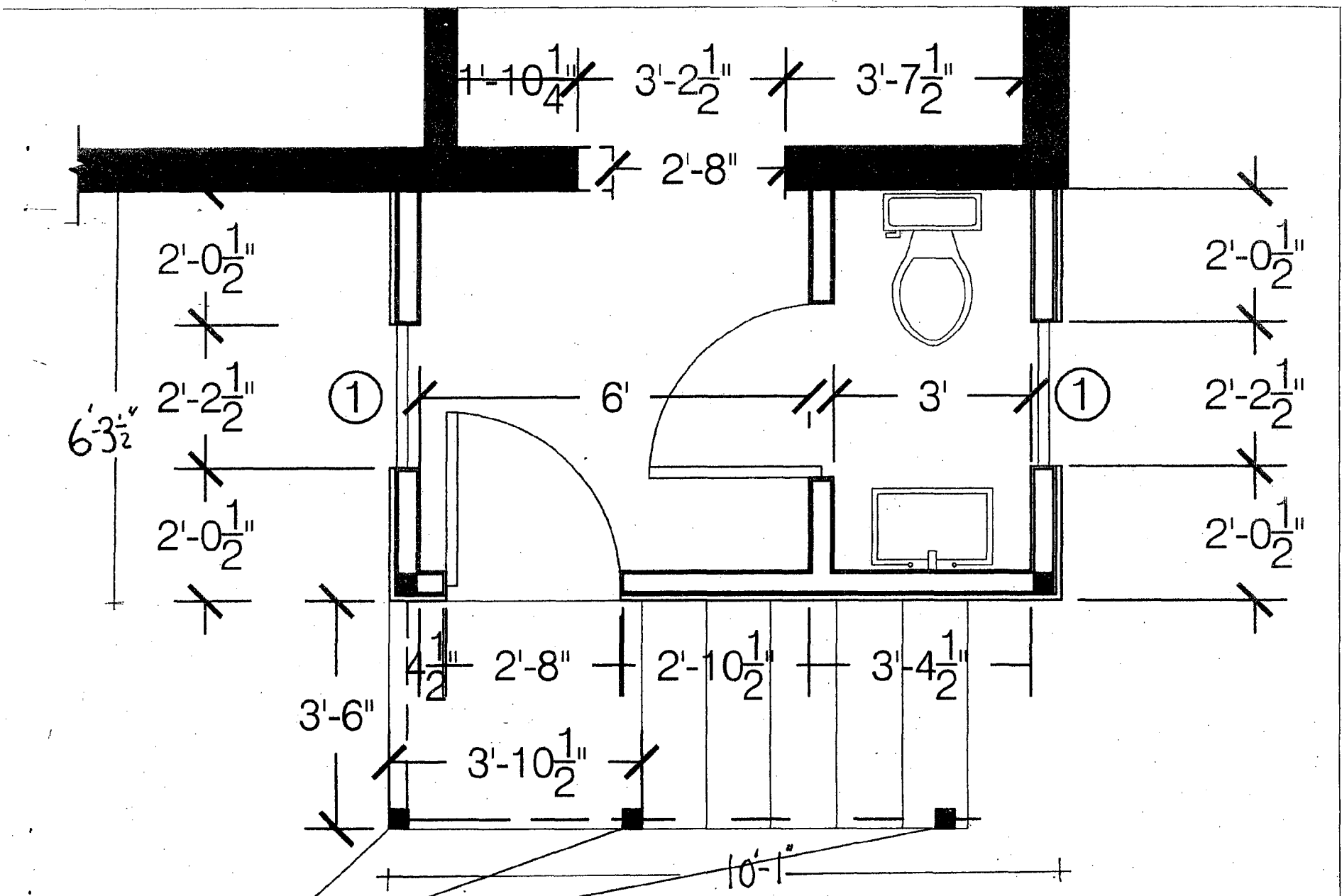
Derek Hill
Alison Shelton
7400 Baltimore Ave
Takoma Park, MD 20912

Bella Shauman
7334 Piney Branch Road
Takoma Park, MD 20912



BALTIMORE AVENUE

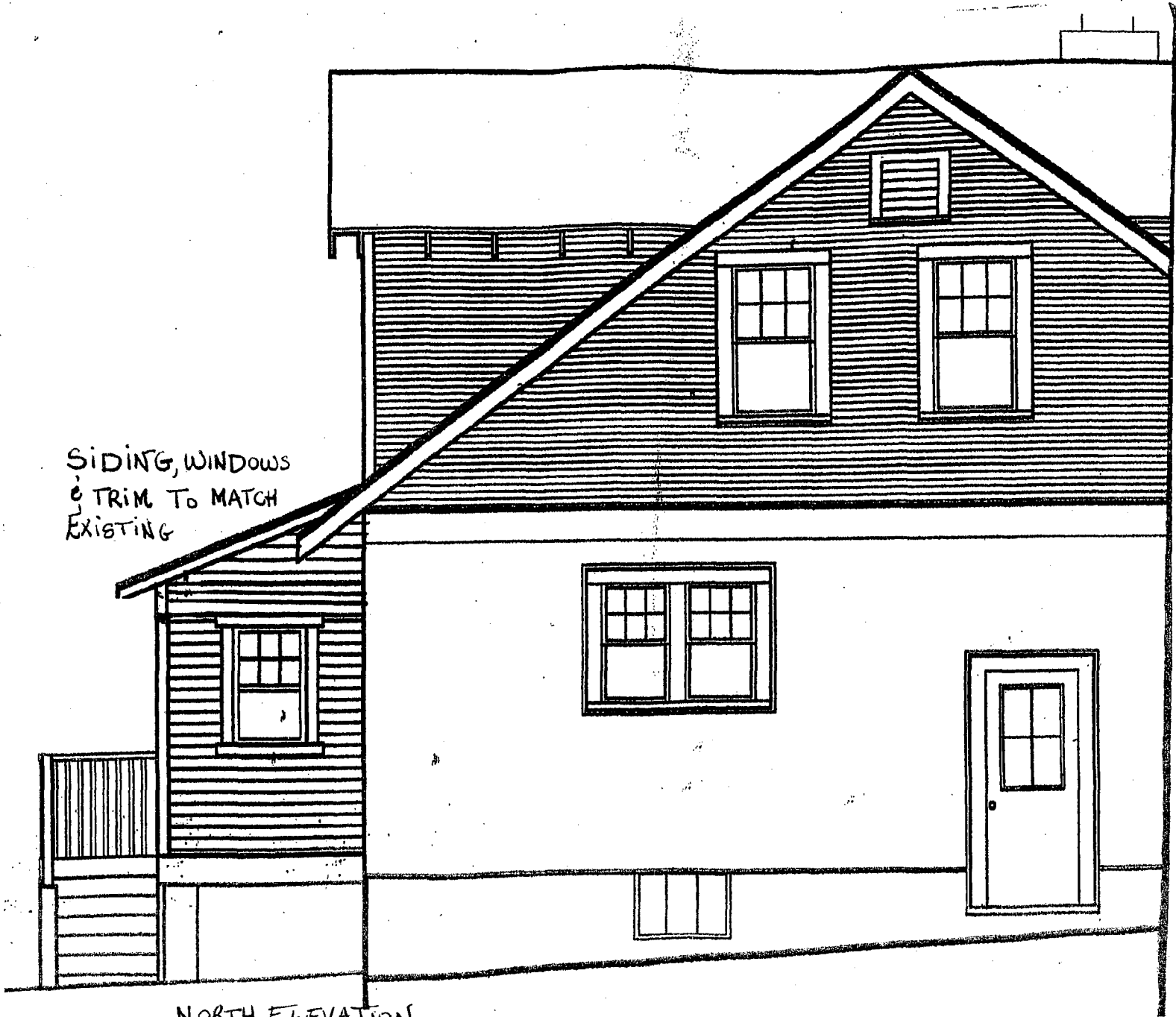
SITE PLAN (8)
 SCALE 1" = 20'



NEW 4X4 PT POSTS
 ON 12" ROUND 24
 DEEP FOOTING TYP

FLOOR PLAN
 SCALE 1/2" = 1'

⑨



SIDING, WINDOWS
& TRIM TO MATCH
EXISTING

NORTH ELEVATION

10

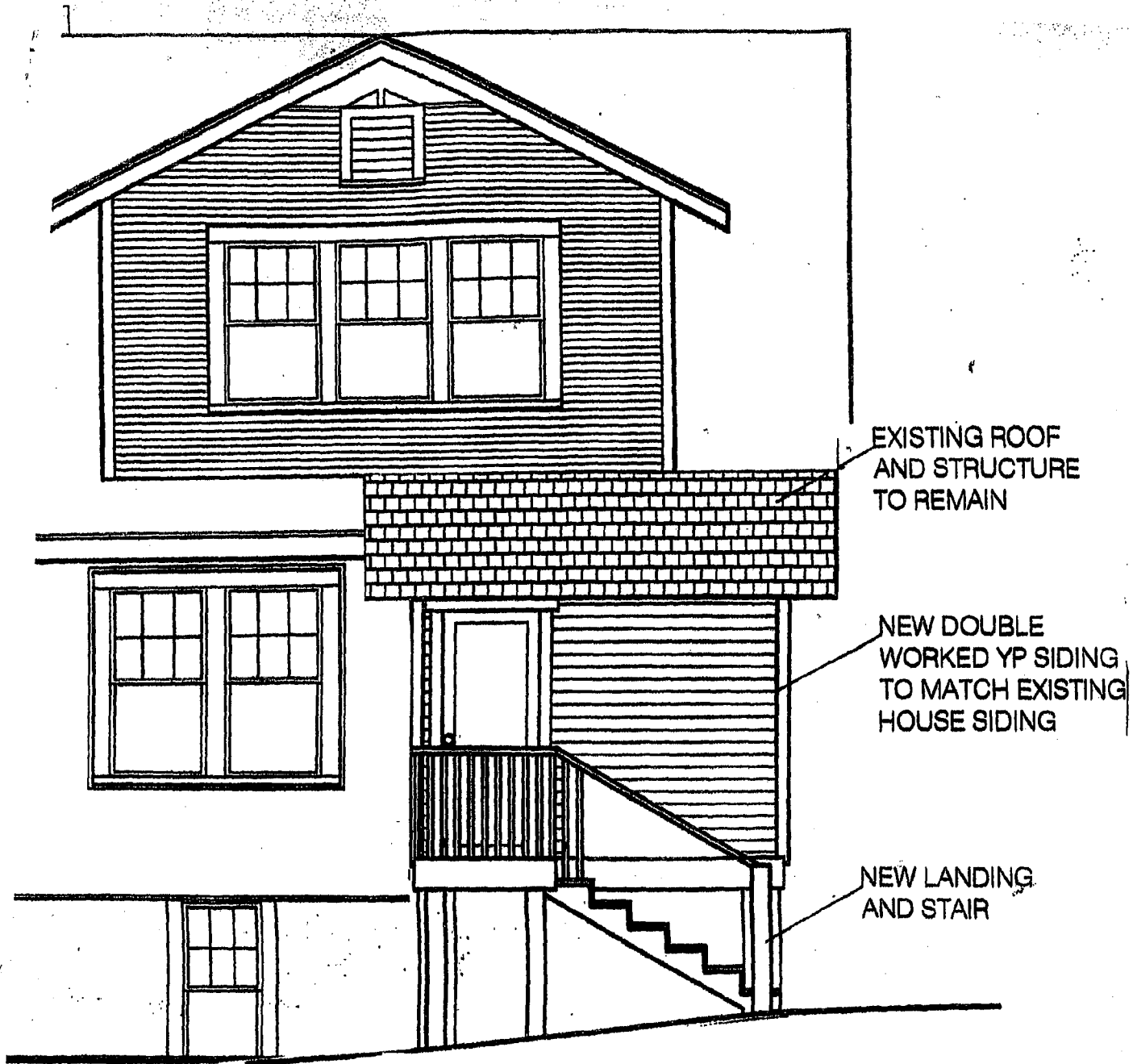


SIDING, WINDOWS
& TRIM TO MATCH
EXISTING

SOUTH ELEVATION

Scale: 1/4" = 1'-0"





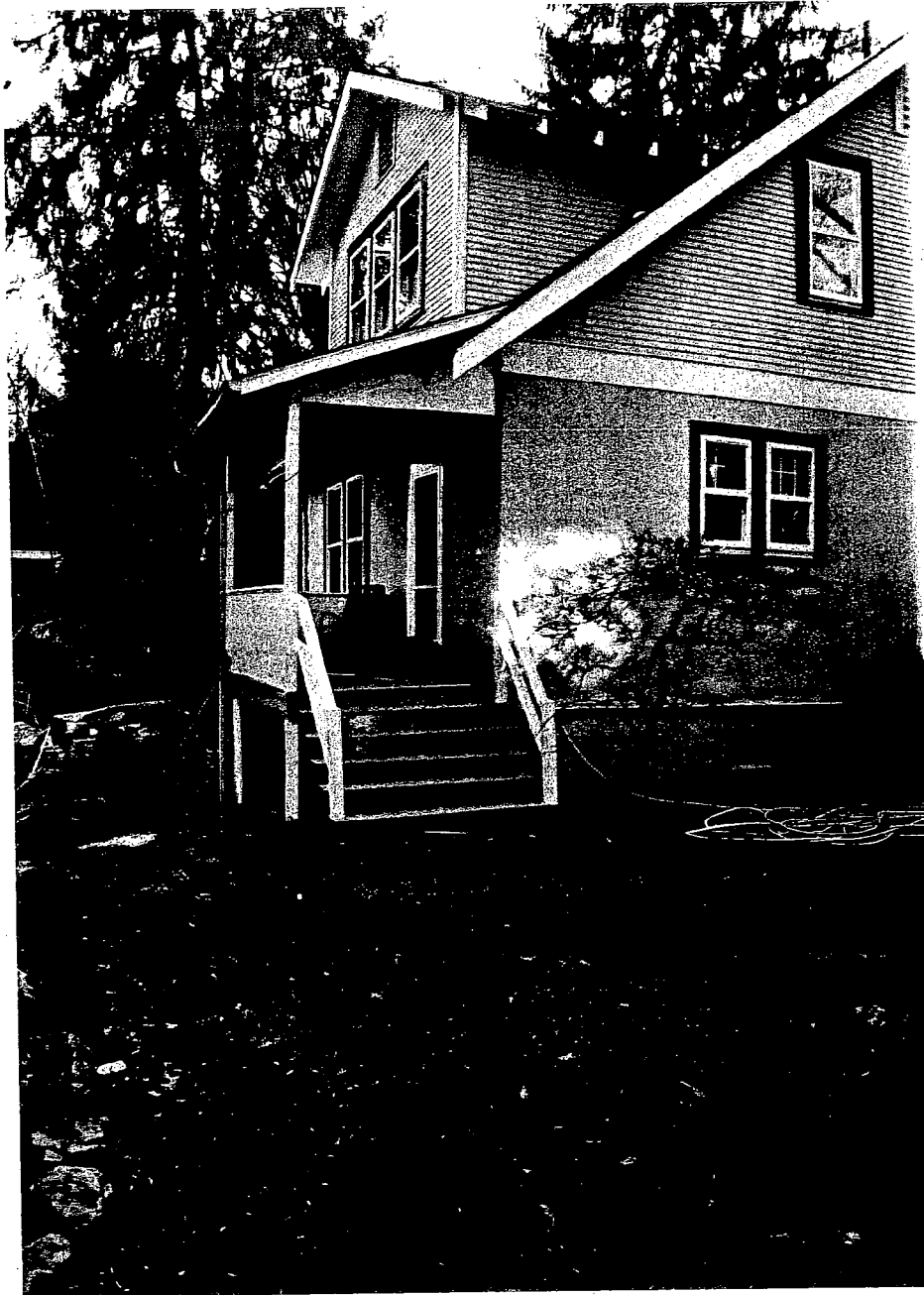
EXISTING ROOF
AND STRUCTURE
TO REMAIN

NEW DOUBLE
WORKED UP SIDING
TO MATCH EXISTING
HOUSE SIDING

NEW LANDING
AND STAIR

12

EAST ELEVATION



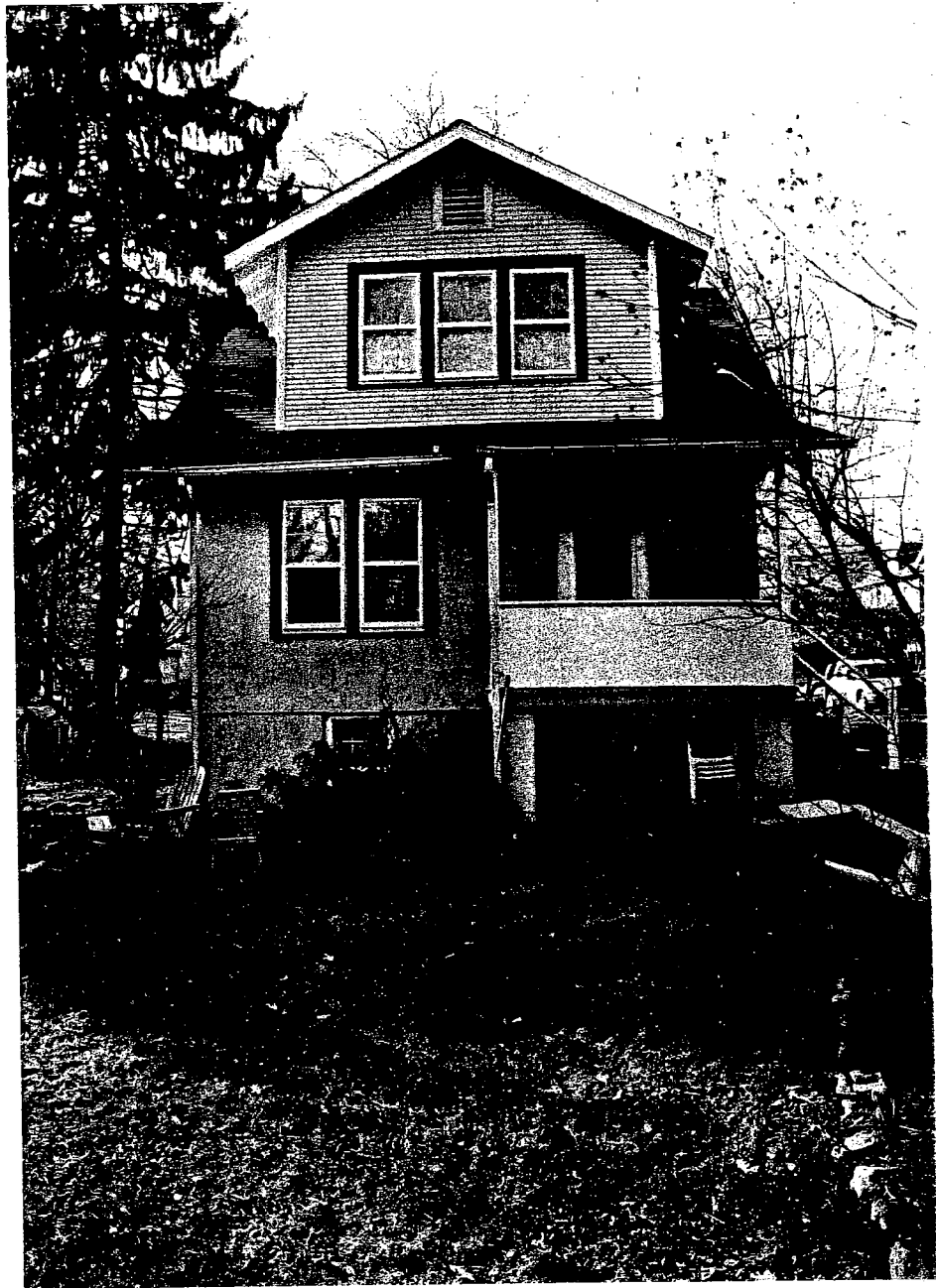
7401 BALTIMORE AVE

13

14

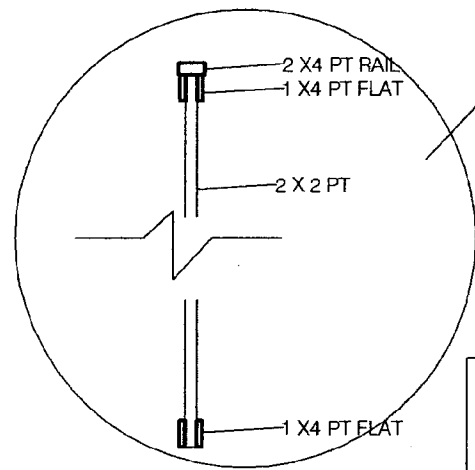
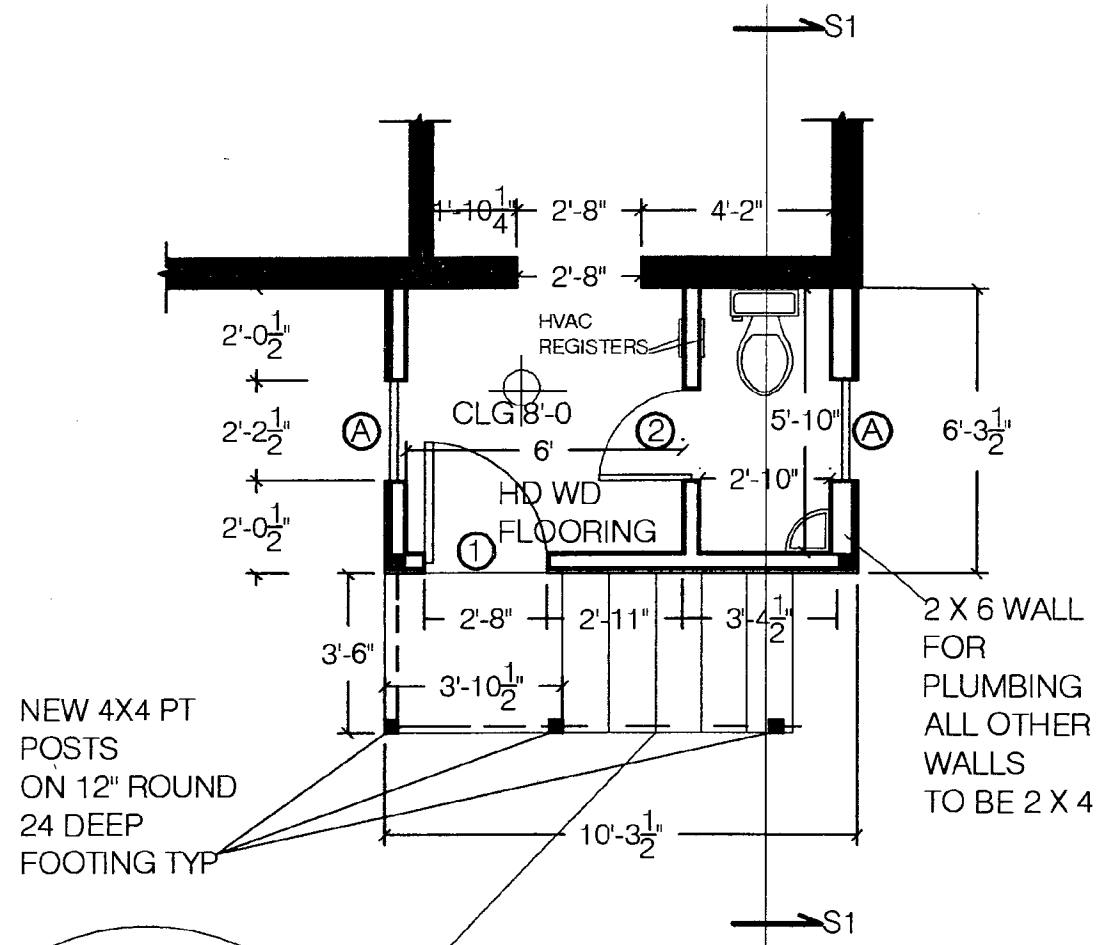
7901 BALTIMORE AVE.





7401 BALTIMORE AVE.

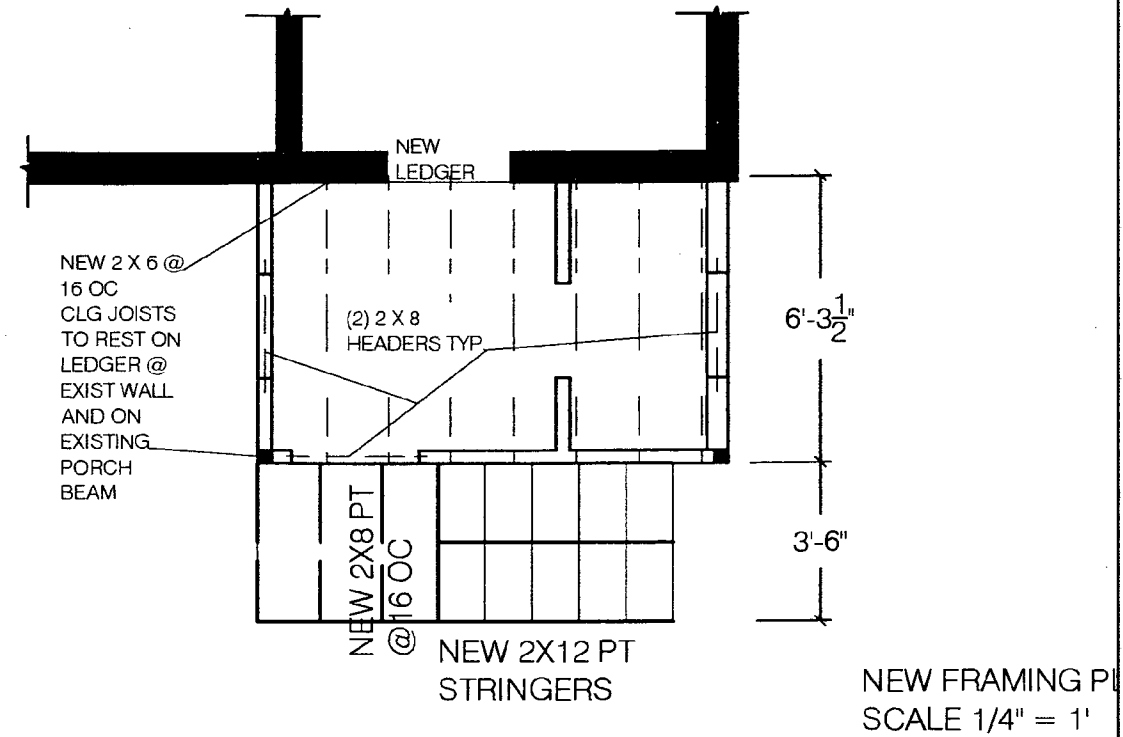
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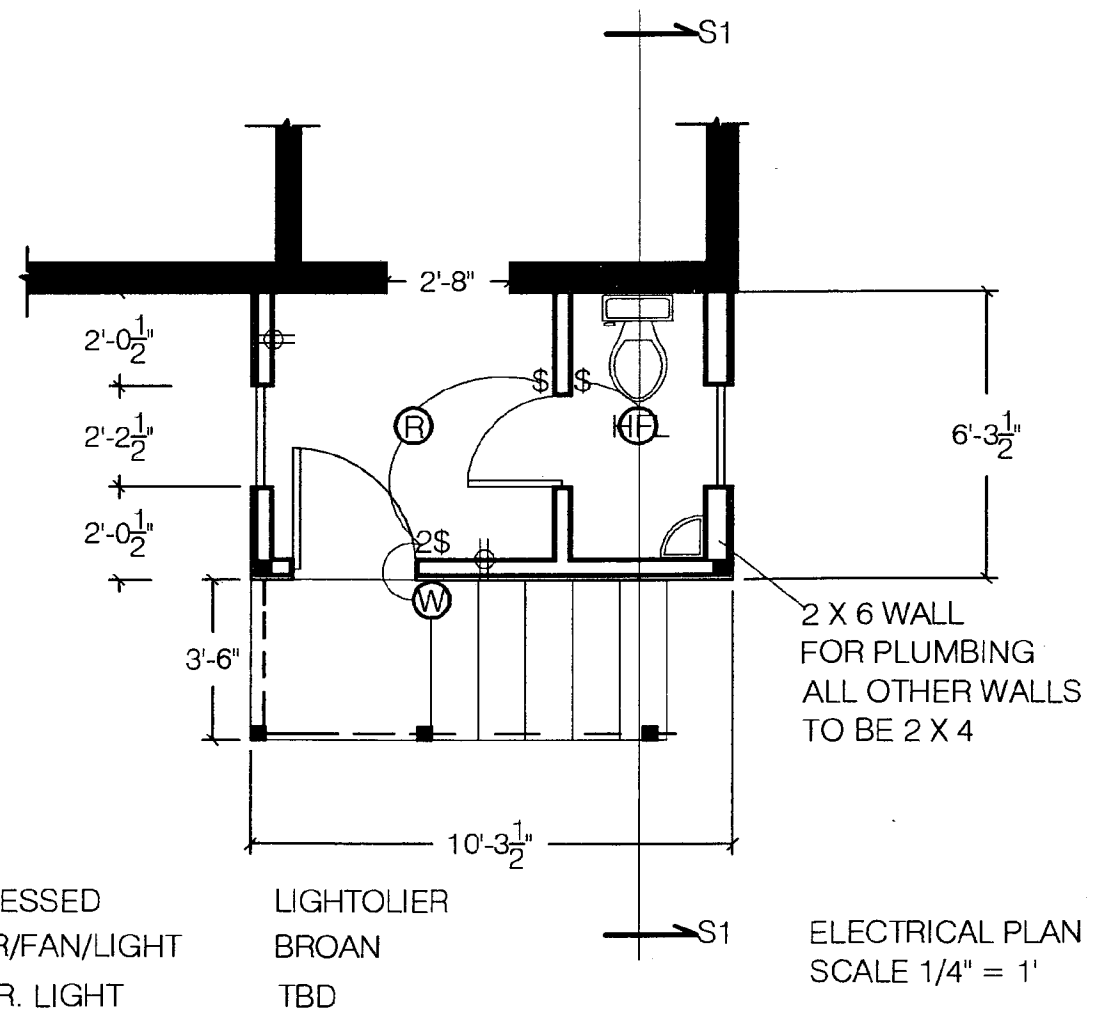
RAIL DETAIL
SCALE 1/2" = 1'

DOOR AND WINDOW SCHEDULE			
TYPE	DESCRIPTION	R.O.	QTY
A	WS T 11 20 X 16	2'-2 5/16"	2
1	THERMATRU FULL GLASS DR	2' 8 1/2" X 6' 8 1/2"	1
2	5 PNL SOLID WD	2' 1" X 6' 8 1/2"	1

PROPOSED PLAN
SCALE 1/4" = 1'



NEW FRAMING PLAN
SCALE 1/4" = 1'



- KEY
- (R) RECESSED LIGHTOLIER
 - (HFL) HTR/FAN/LIGHT BROAN
 - (W) EXTR. LIGHT TBD

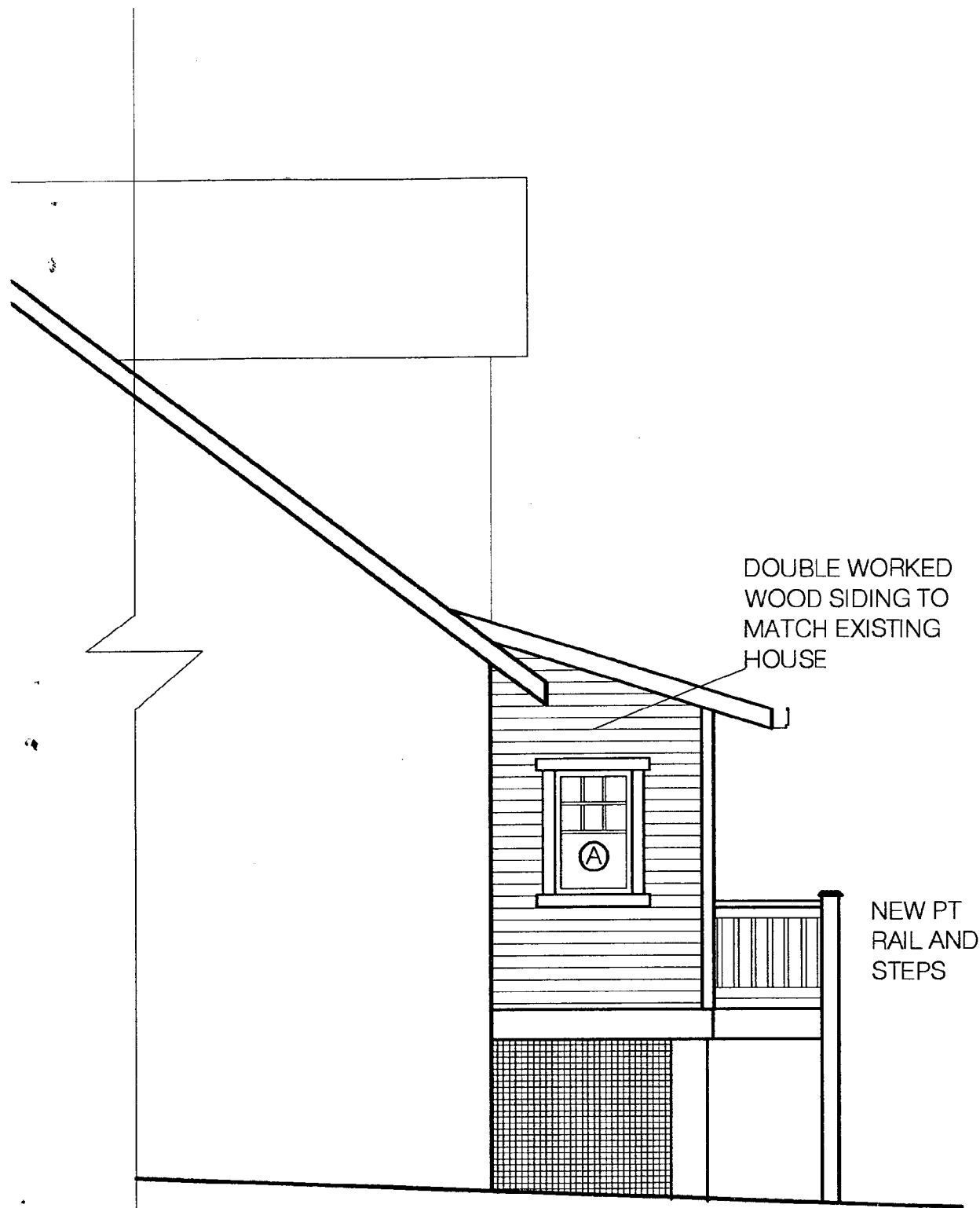
ELECTRICAL PLAN
SCALE 1/4" = 1'

HERITAGE BUILDING & RENOVATION
7334 CARROLL AVENUE
TAKOMA PARK MD 20912

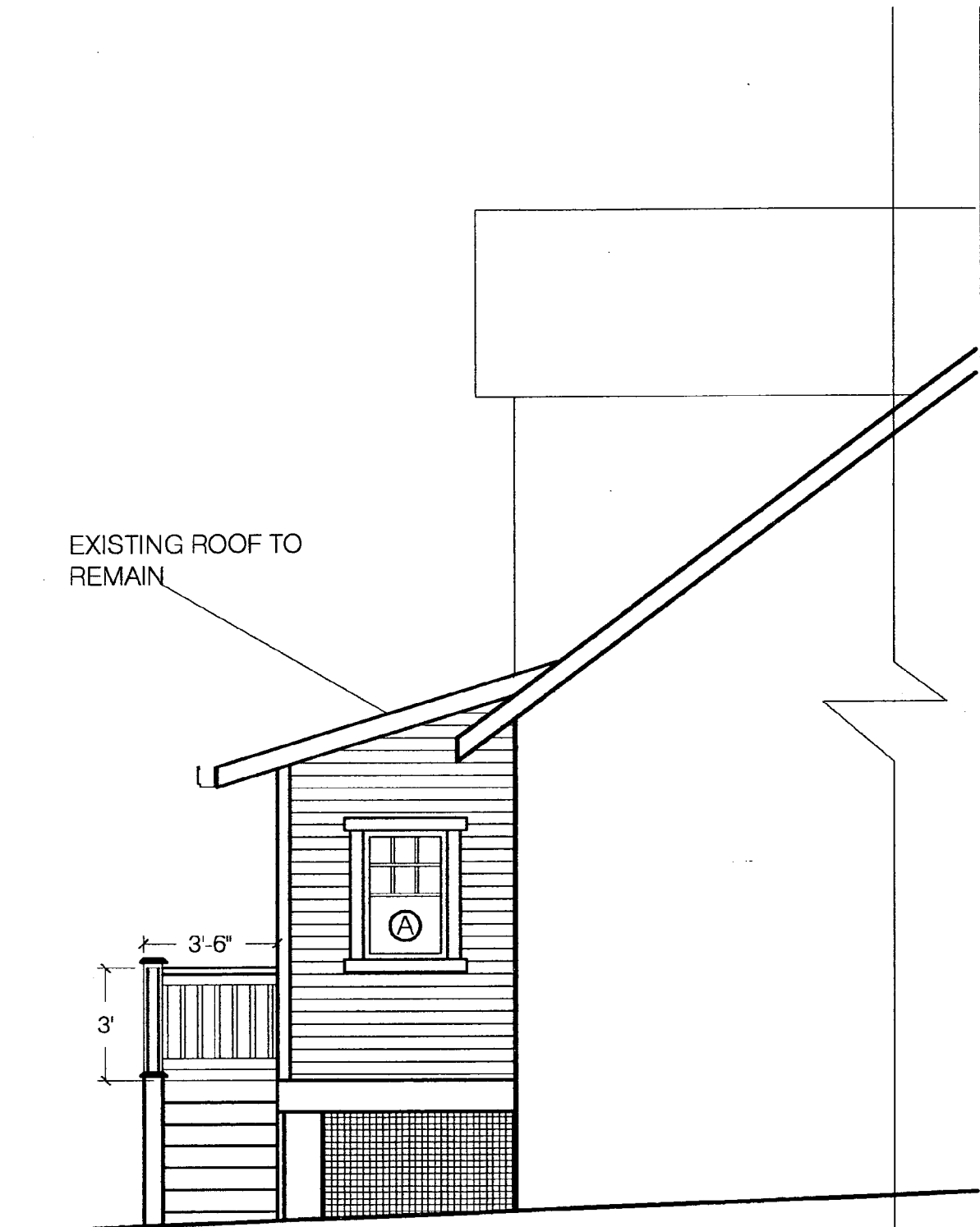
PREUSS/SUSSKIND ADDITION
7401 BALTIMORE AVENUE
TAKOMA PARK MD 20912

PERMIT SET
14.3.2007

A 1



SOUTH ELEVATION
SCALE 1/4" = 1'



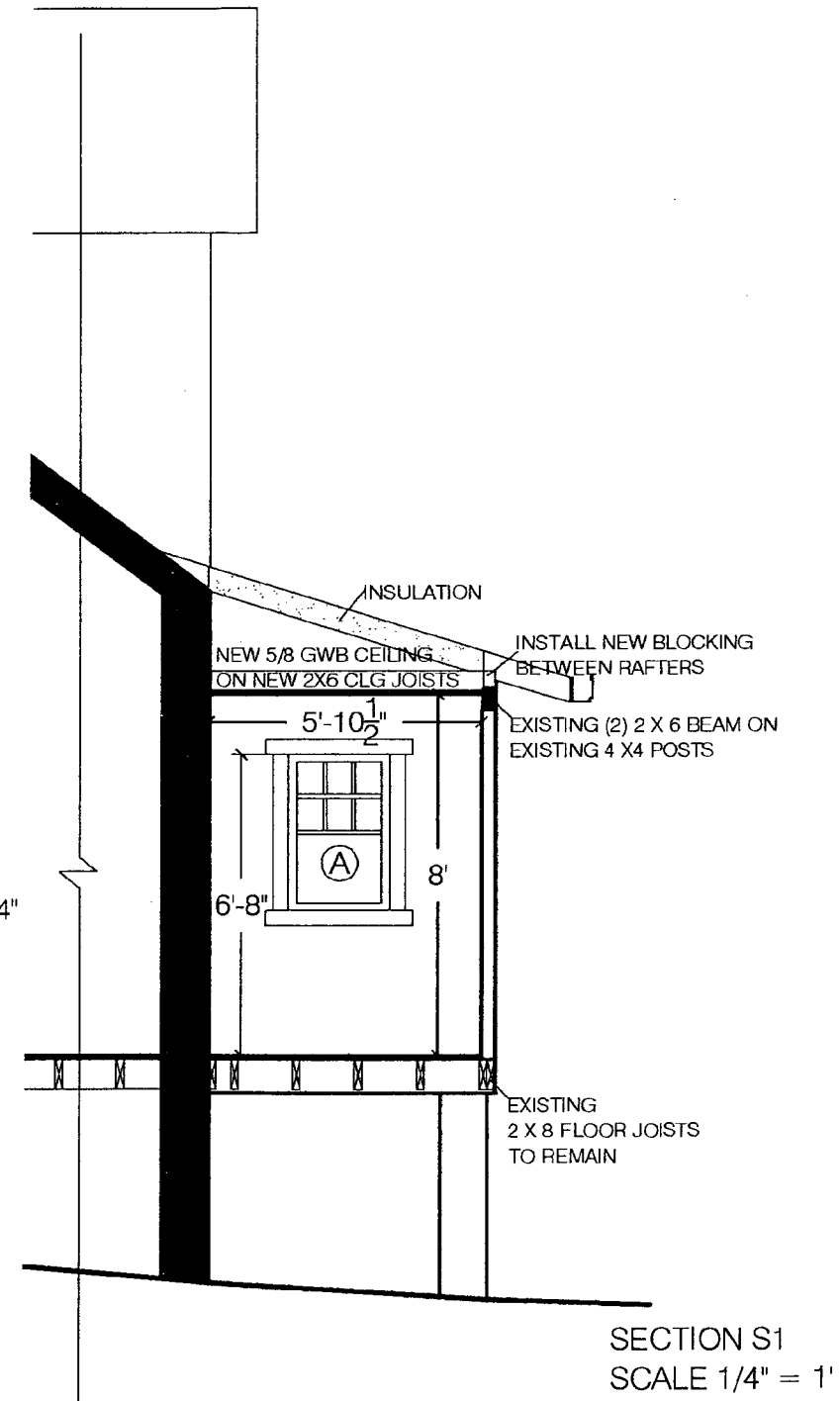
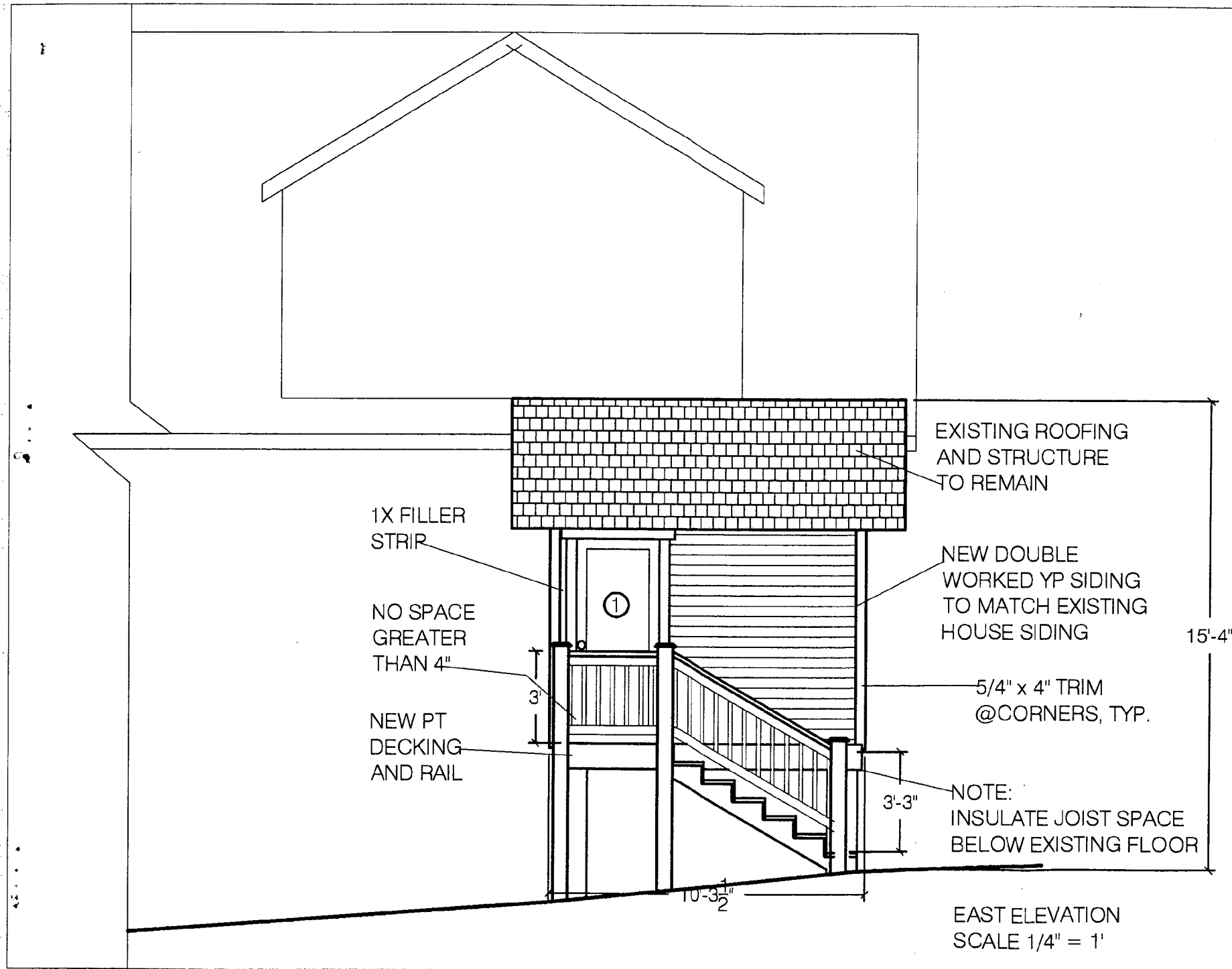
NORTH ELEVATION
SCALE 1/4" = 1'

HERITAGE BUILDING & RENOVATION
7334 CARROLL AVENUE
TAKOMA PARK MD 20912

PREUSS/SUSSKIND ADDITION
7401 BALTIMORE AVENUE
TAKOMA PARK MD 20912

PERMIT SET
14.3.2007

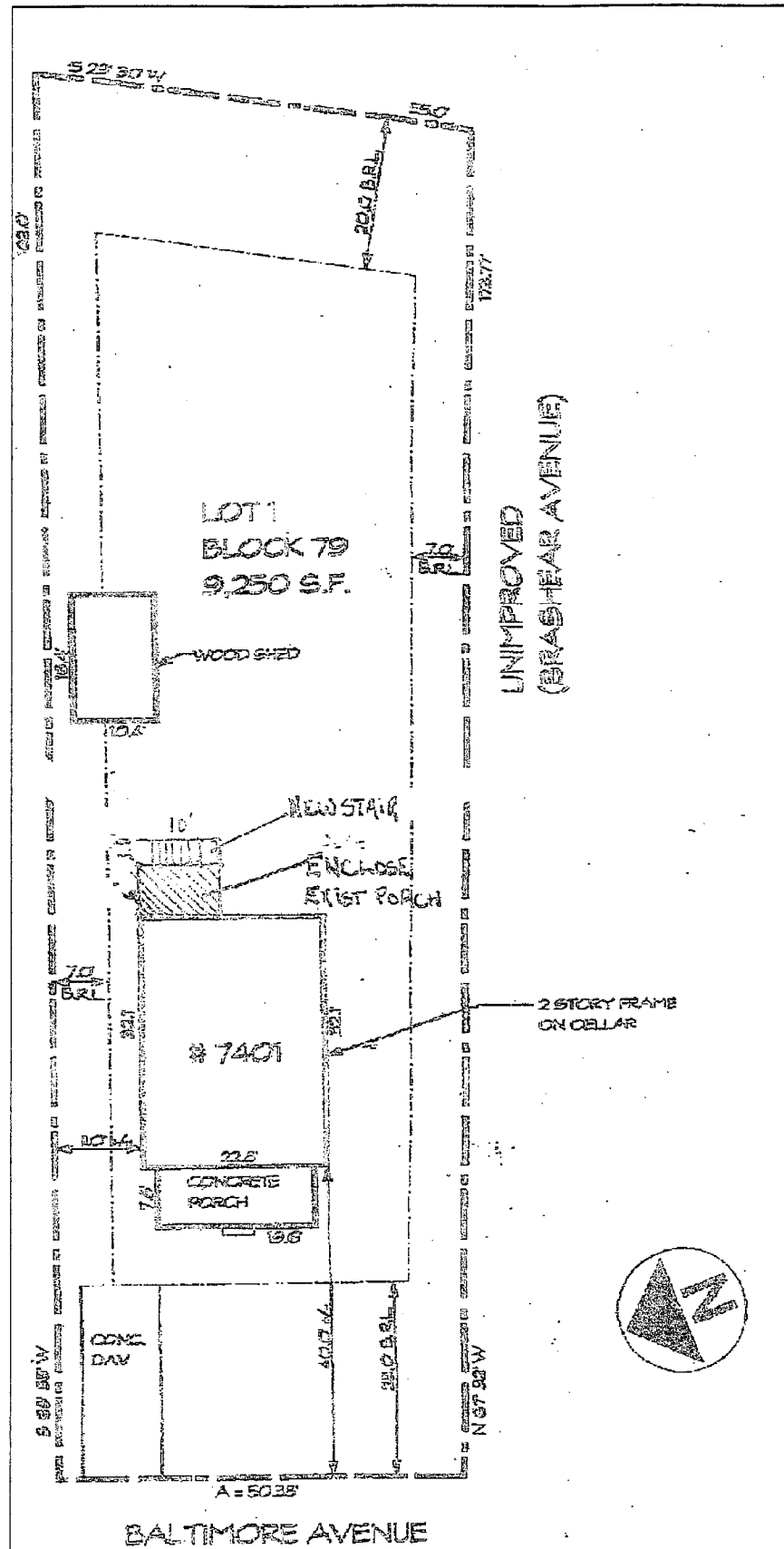
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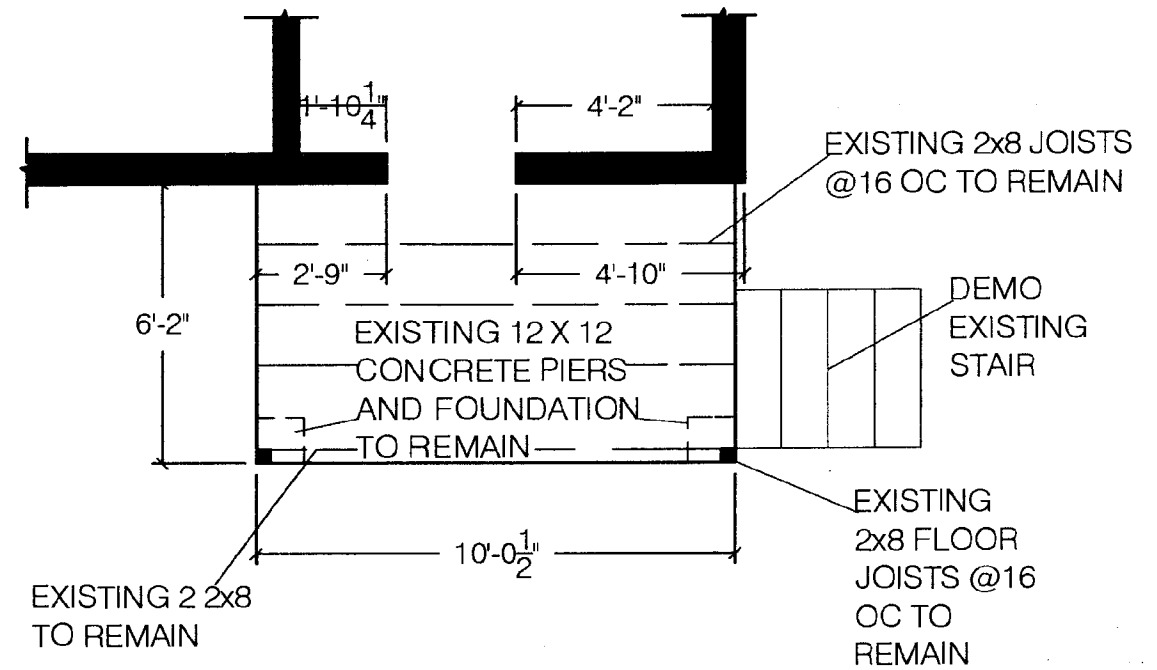
PROJECT DESCRIPTION:
ENCLOSING AN EXISTING
PORCH TO FORM A POWDER
ROOM AND A MUD ROOM
ADD STAIRS AND LANDING AT
NEW REAR ENTRY

SF ENCLOSED : 65 SF +/-

SF DISTURBED : 30 SF +/-



SITE PLAN
SCALE 1" = 20'



EXISTING PLAN
SCALE 1/2" = 1'

APPROVED
Montgomery County
Historic Preservation Commission
Michelle Clark
3/15/07

HERITAGE BUILDING & RENOVATION
7334 CARROLL AVENUE
TAKOMA PARK MD 20912

PREUSS/SUSSKIND ADDITION
7401 BALTIMORE AVENUE
TAKOMA PARK MD 20912

PERMIT SET
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C

Attn: Michelle Oaks

Re: 7401 Baltimore Avenue
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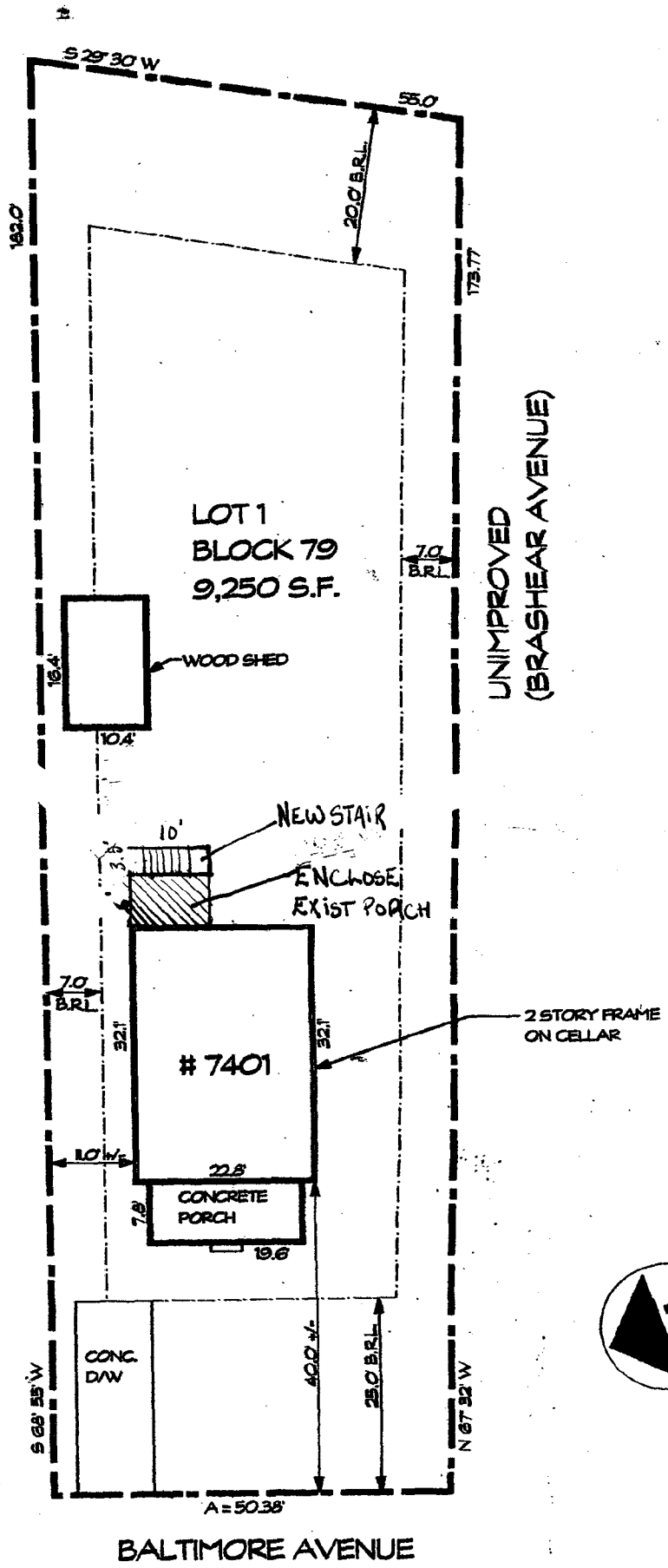
James Lawry
7403 Baltimore Ave
Takoma Park, MD 20912

Helen F. Perry
7329 Baltimore Ave
Takoma Park, MD 20912

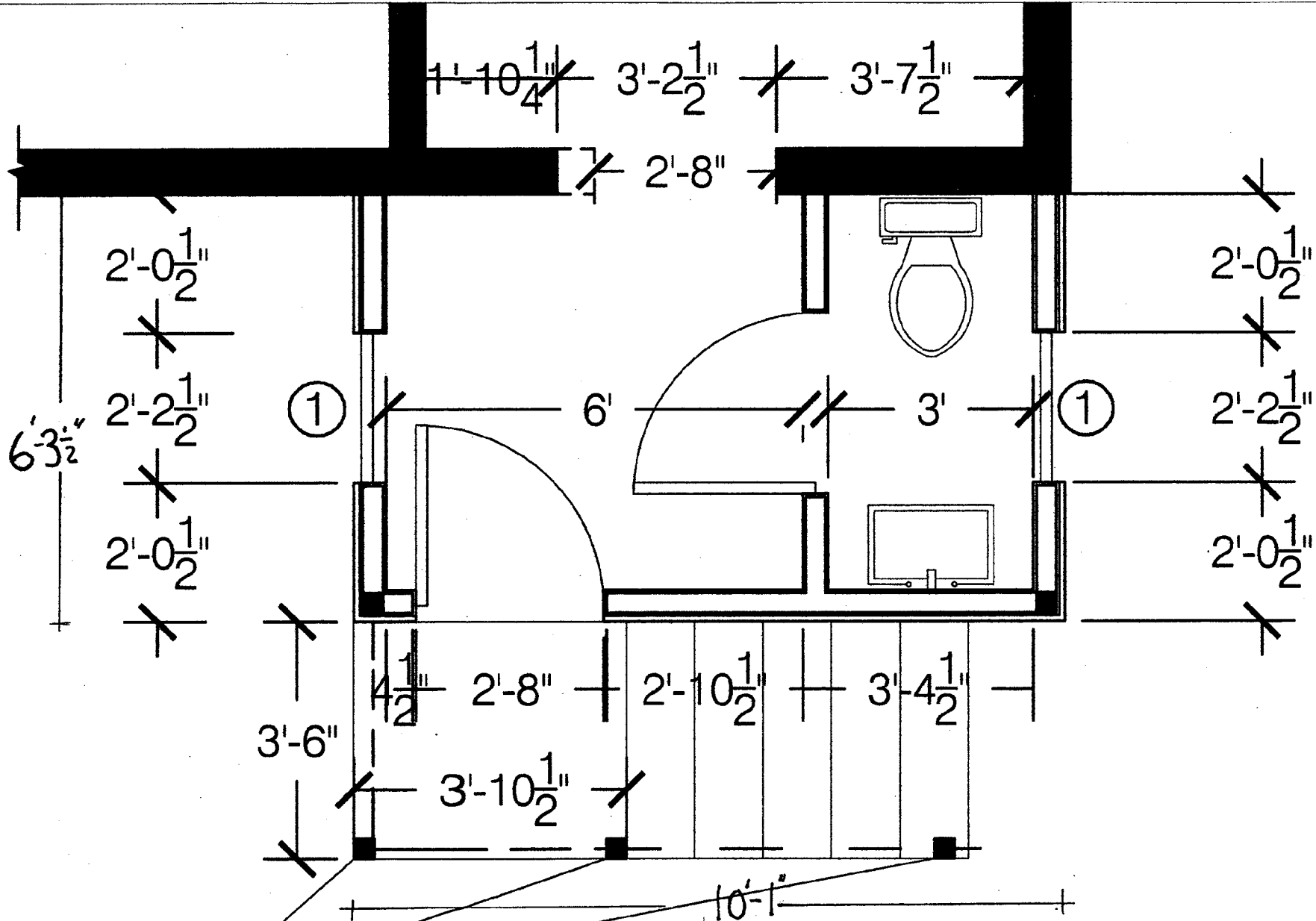
David O'Leary
Lisa A. Covi
500 Albany Avenue
Takoma Park, MD 20912

Derek Hill
Alison Shelton
7400 Baltimore Ave
Takoma Park, MD 20912

Bella Shauman
7334 Piney Branch Road
Takoma Park, MD 20912



SITE PLAN
SCALE 1" = 20'



NEW 4X4 PT POSTS
ON 12" ROUND 24
DEEP FOOTING TYP

FLOOR PLAN
SCALE $1/2" = 1'$



SIDING, WINDOWS
& TRIM TO MATCH
EXISTING

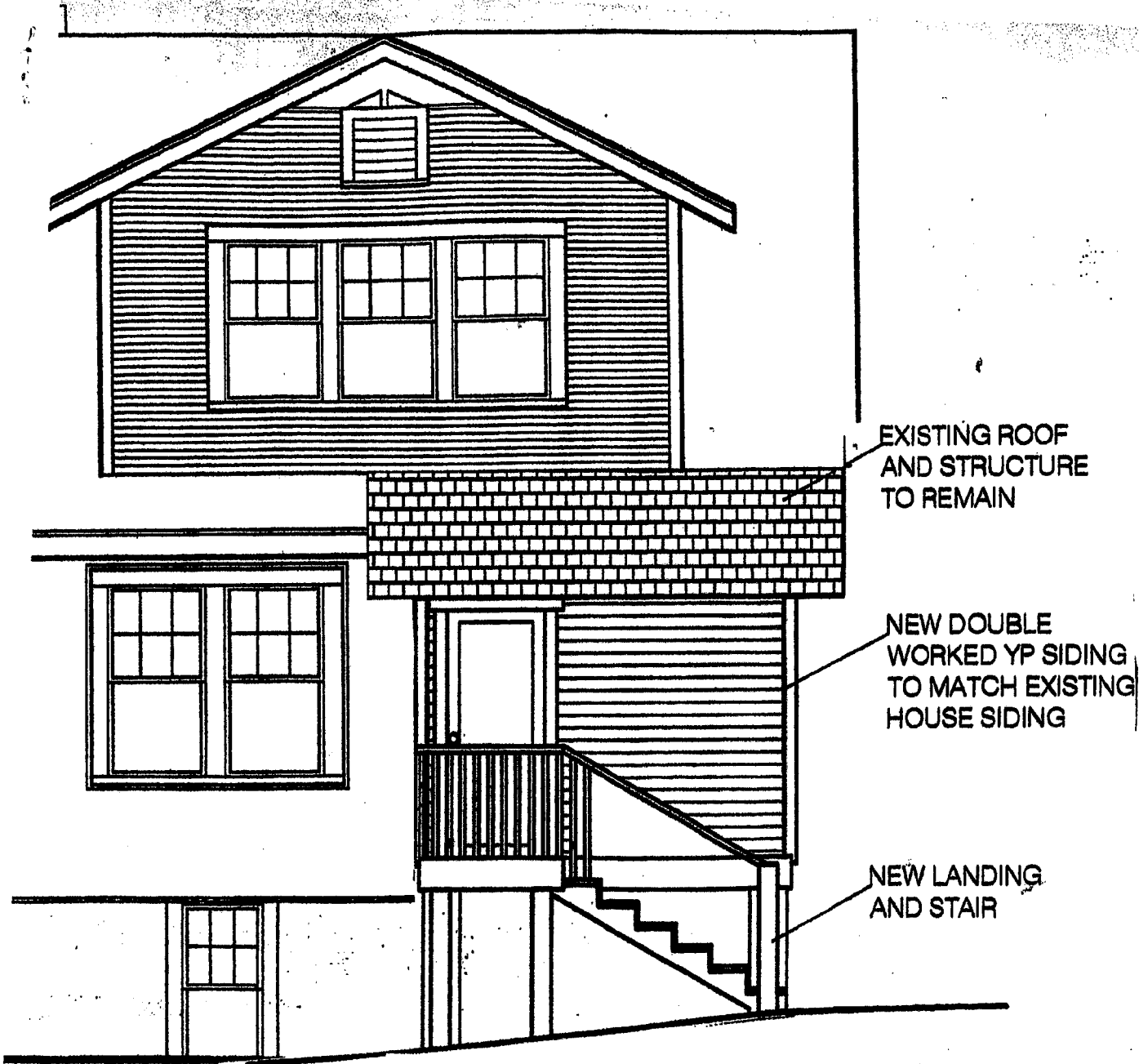
NORTH ELEVATION
SCALE 1/4" = 1'-0"



SIDING, WINDOWS
& TRIM TO MATCH
EXISTING

SOUTH ELEVATION

Scale: 1/4" = 1'-0"



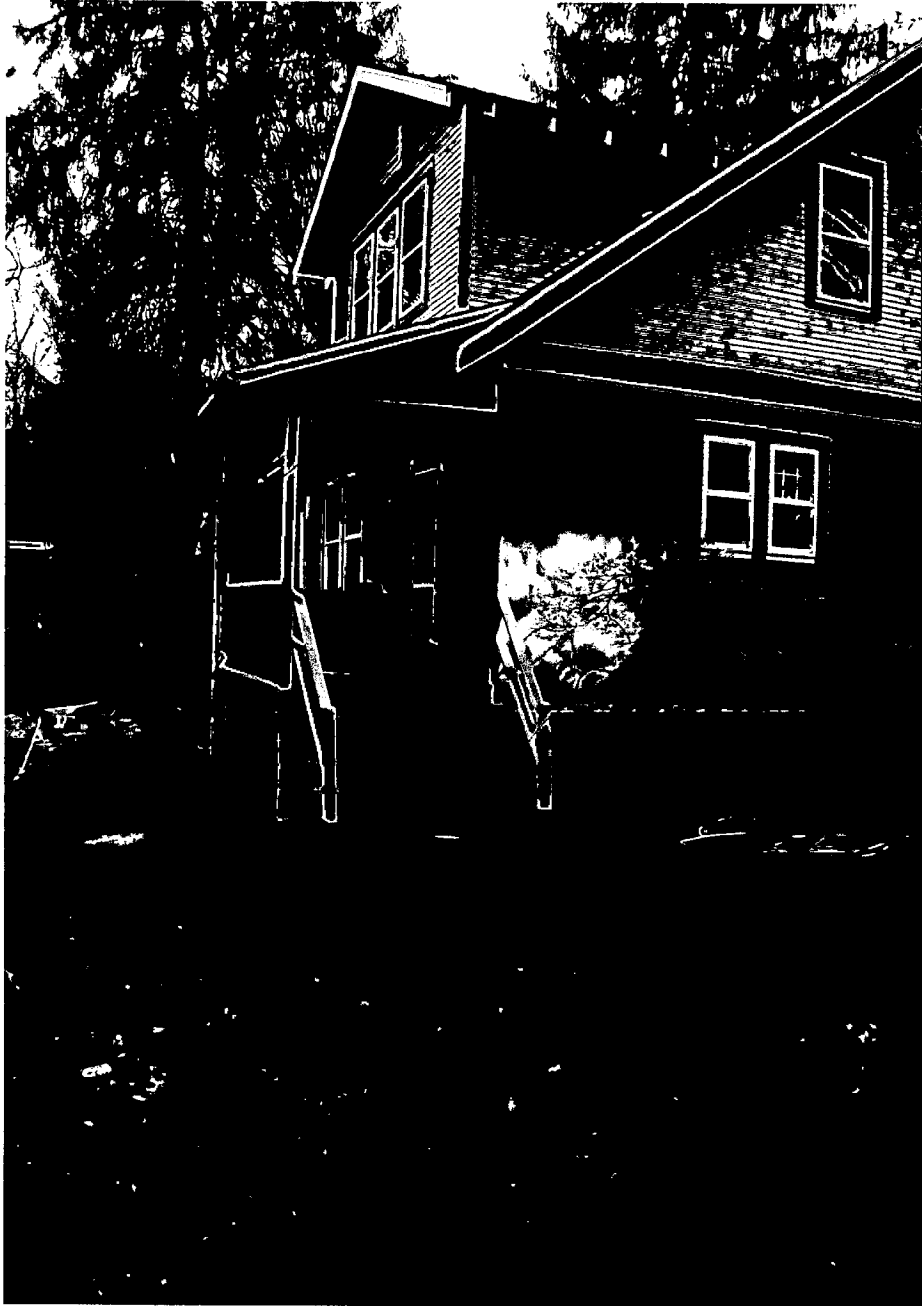
EXISTING ROOF
AND STRUCTURE
TO REMAIN

NEW DOUBLE
WORKED YP SIDING
TO MATCH EXISTING
HOUSE SIDING

NEW LANDING
AND STAIR

EAST ELEVATION

SCALE 1/4" = 1'-0"



7401 BALTIMORE AVE



7901 BALTIMORE AVE.



7401 BALTIMORE AVE.