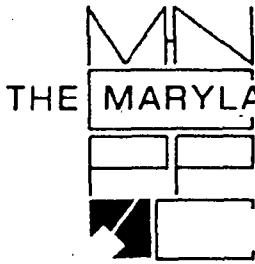


37/3-95A 9 Pine Avenue

Takoma Park Historic District



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

DATE: 1/12/95

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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 SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Robert + Theresa Gibson  
Address: 9 Pine Avenue Takoma Park

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9 Pine Avenue Meeting Date: 1/11/95  
Resource: Takoma Park Historic District Review: HAWP/Alteration  
Case Number: 37/3-95A Tax Credit: No  
Public Notice: 12/28/94 Report Date: 1/4/95  
Applicant: Robert and Theresa Gibson Staff: David Berg  
PROPOSAL: Install four skylights RECOMMEND: APPROVE

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BACKGROUND

**RESOURCE:** Takoma Park Historic District

**DATE:** ca. 1930's

**SIGNIFICANCE:** Non-Contributing

**DESCRIPTION:** The house is a 1 1/2 story front gabled brick Colonial Revival structure.

**PROPOSAL:**

The proposal is for the installation of four skylights to this Non-Contributing resource. Two will be placed on the north side and two on the south side of the house.

STAFF DISCUSSION

The Takoma Park Guidelines for the review of Non-Contributing resources specifically state that:

Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building constructed in the place of a demolished building should be reviewed under the guidelines for new construction that follow.

Although Staff feels that adding skylights to the front of any resource can affect the character of the historic district, the Takoma Park Guidelines instruct the Commission to be extremely lenient on structures designated as Non-Contributing resources. Therefore, Staff recommends that the Commission approve the proposal for the installation of skylights.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard 9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



**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:

Nine Pine Avenue is a 1 1/2 story brick bldg. constructed ~~around~~ <sup>in 1949</sup>  
~~1970-1980~~. It is a non-contributing structure.

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

The project consists of the installation of four skylights,  
two on north face of the roof, two on the south face, designed to add  
much-needed light to three rooms on the second floor (office/bedroom,  
bedroom and bathroom). The skylights will be top-quality Velux install  
by an expert installer.

**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 tree's

(4)

**Attachment to Historic Area Work Permit**

7. Addresses of adjacent and confronting property owners  
(The form requested that this information be typed onto a "following page". However,  
there was no following page included in the mailing.)

Debbie and Bruce Hutton  
6 Pine Avenue  
Takoma Park, MD 20912

Nancy O'Donnell and Eric Bond  
8 Pine Avenue  
Takoma Park, MD 20912

Milda and Harry Cimermanis  
5 Pine Avenue  
Takoma Park, MD 20912

Joe Uehlein and Kim Keller  
11 Pine Avenue  
Takoma Park, MD 20912

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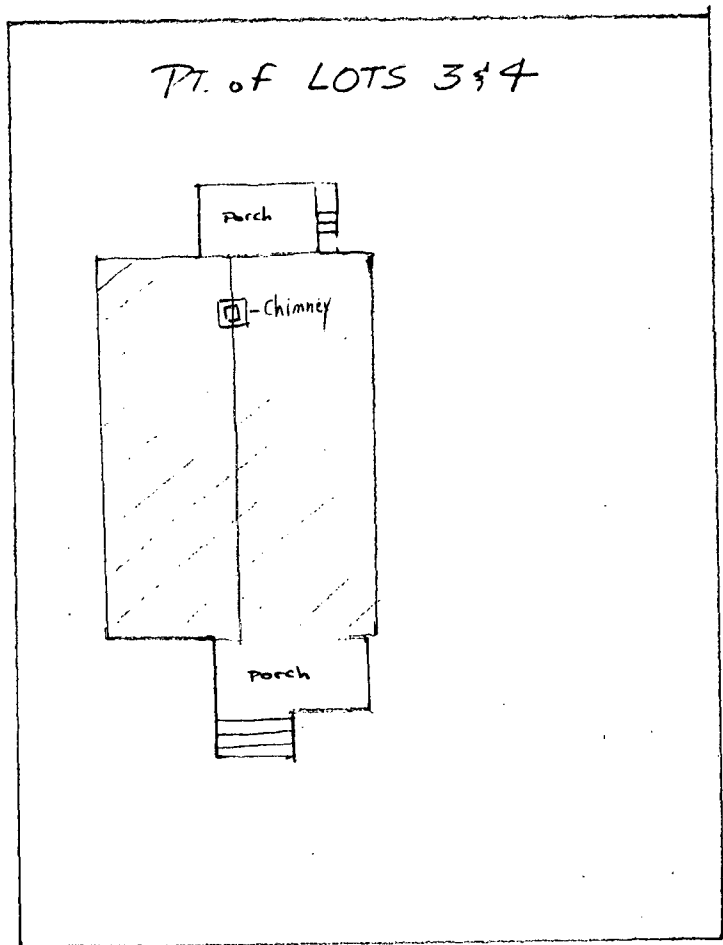
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Gibson - 9 Pine Ave. - Takoma Park

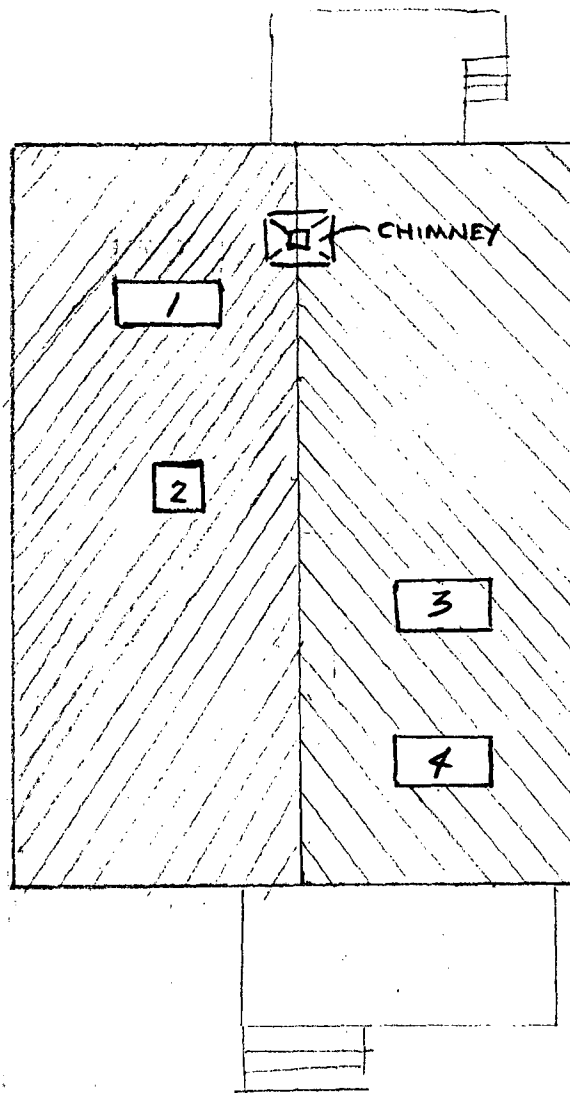


9 PINE AVENUE



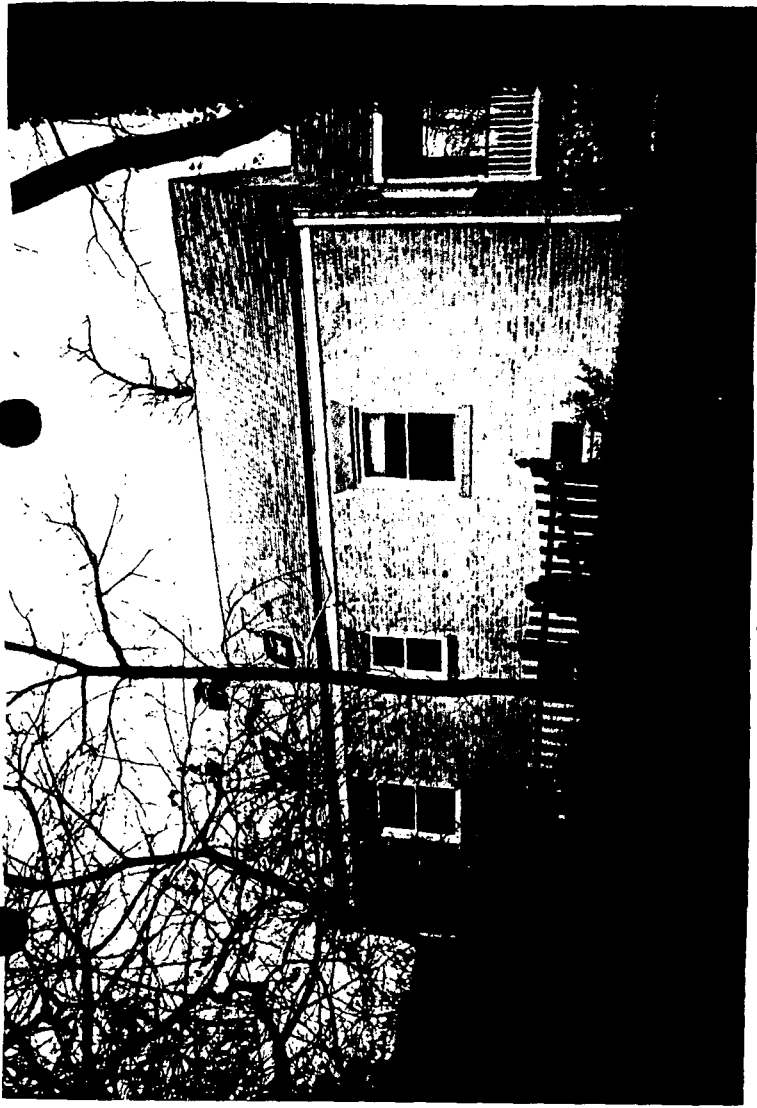
PINE AVENUE

ROOF



VELUX Skylights 1, 3 & 4: 24" x 48"  
" skylight 2: 24" x 24"

9



Front

- South face of roof -

9 Pine Avenue  
Takoma Park



Roof

- north face of roof -

7



In summer, ↑ the house is shrouded in trees, particularly on the South side

9 Pine Avenue  
Takoma Park



winter (front of house, facing Pine Avenue)



In summer, ↑ the house is shrouded in trees, particularly on the South side

9 Pine Avenue  
Takoma Park



Winter (front of house, facing Pine Avenue)



Front

- South face of roof -

9 Pine Avenue  
Takoma Park

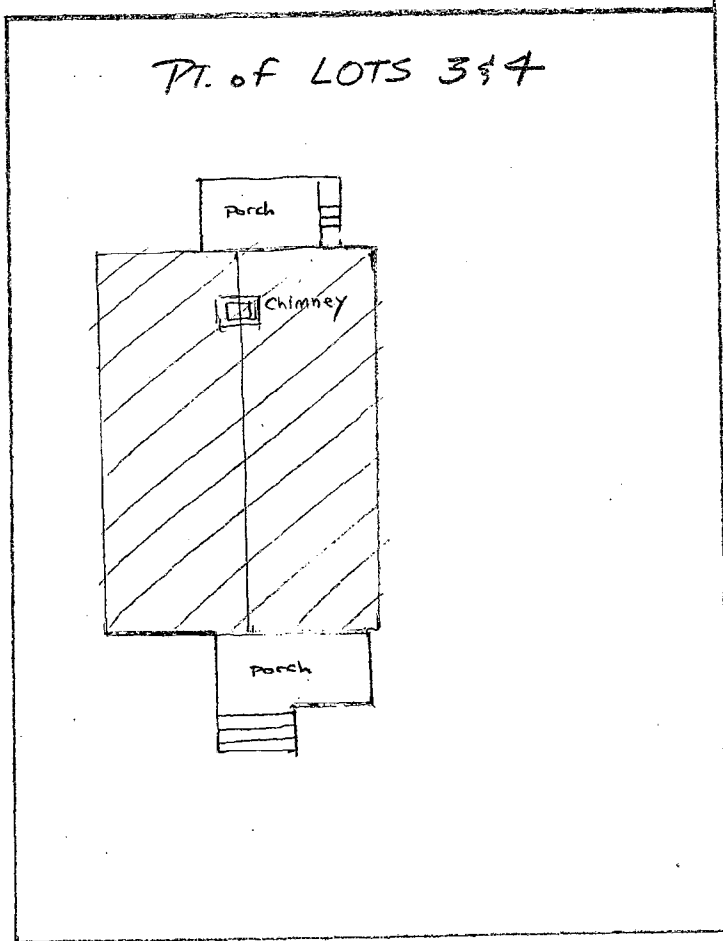


Rear

- north face of roof -

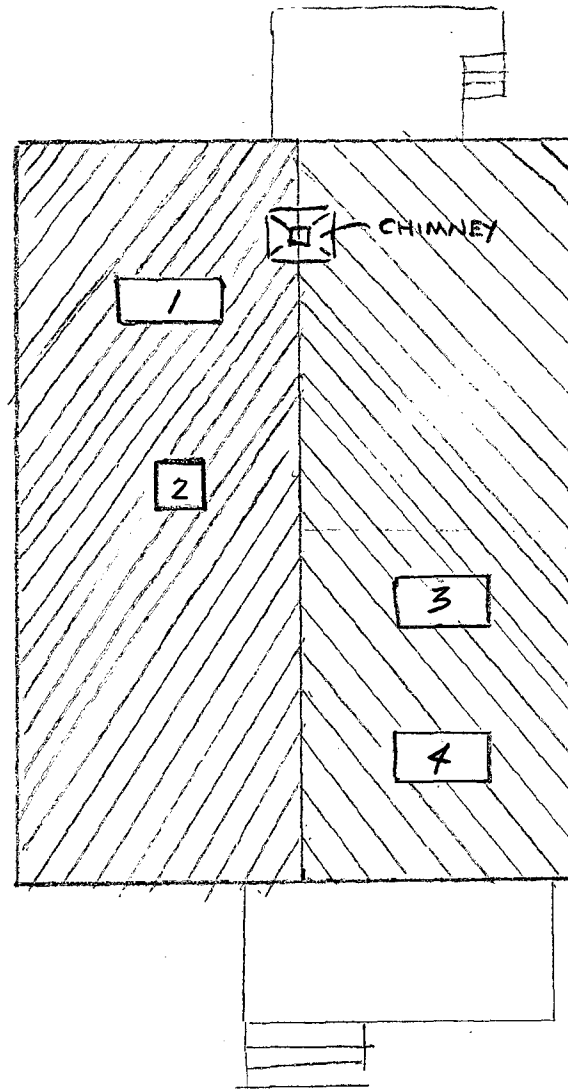
Gibson - 9 Pine Ave. Takoma Park

9 PINE AVENUE



PINE AVENUE

ROOF



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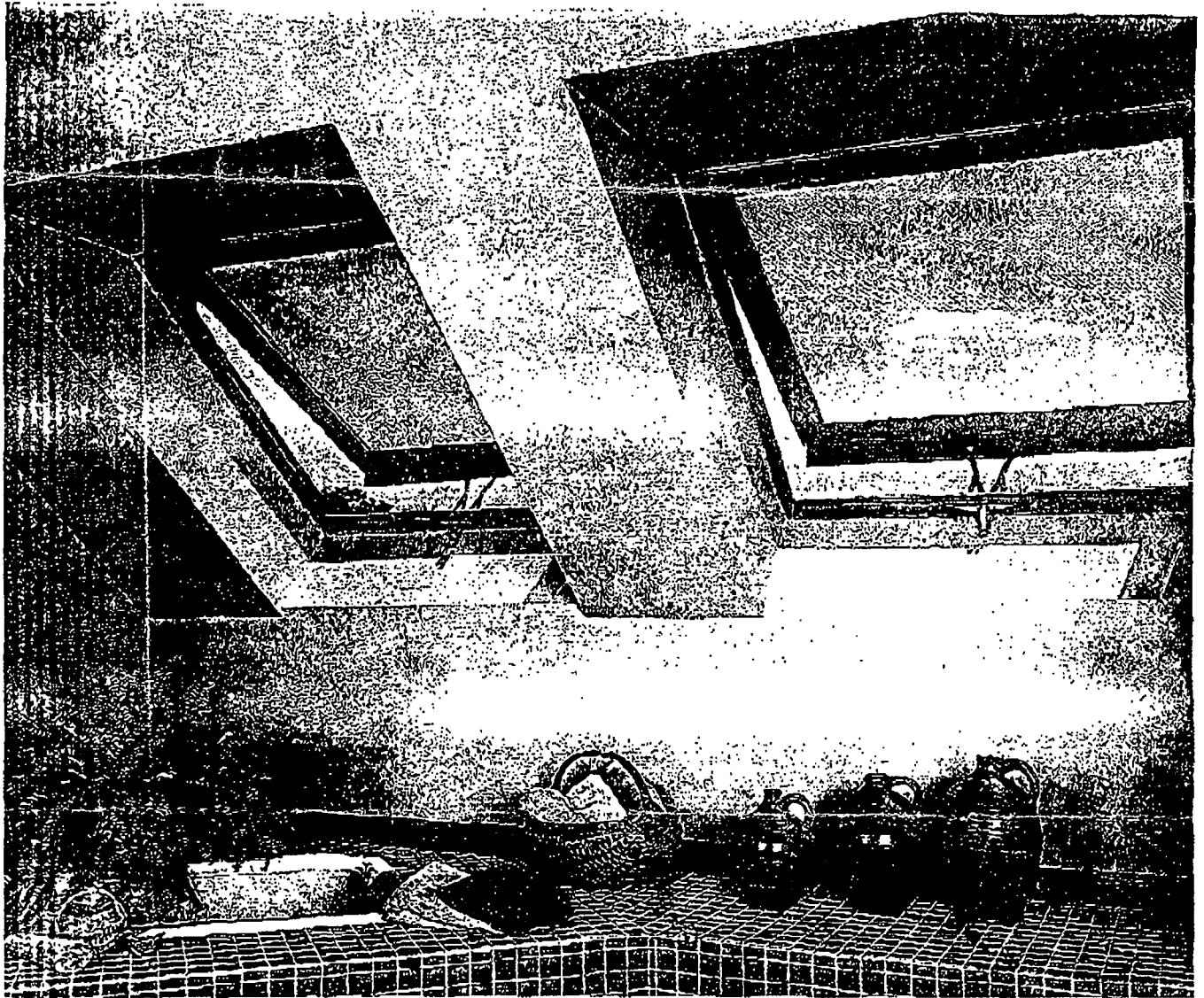
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DEC 27 1994

PERMITS  
DDSR/DEP

VELUX®

## Roof Windows or Skylights



Two Model IPS Roof Windows transform an unused attic into a sunny master bathroom retreat.

It's time to turn the attic into a master bedroom, full of light and fresh air.

You've decided to give the living room a new attitude by adding skylights.

These are the situations where VELUX Roof Windows and Skylights can make a difference.

Roof windows are used in places where they can be opened and closed in reach. If you're looking to renovate an attic, remodel the upstairs or the space

above your garage, VELUX Roof Windows are ideal for these applications. Not only do they create spectacular views, VELUX Roof Windows also provide much needed ventilation to bedrooms, bathrooms and home offices.

Skylights are used to brighten and bring fresh air to rooms with high ceilings. For these out-of-reach applications, we designed VELUX Skylights. Three models are available to you: the Model VS™

Ventilating Skylight, Model FSF™ Fixed Skylight with exclusive Ventilation Flap and Model FS™ Fixed Skylight. The Model VS Ventilating Skylight, which opens to allow fresh air in, can be operated with a manual or motorized control rod. Or you can install our electric motor to open and close the skylight with the touch of a button.

*[Handwritten signature]*



## Ventilating Skylights

You can look at your ceiling. Or you can look through it, and see all the possibilities that lay beyond. Like the warmth of natural light. And freshness of outdoor breezes. It's all possible with the VELUX Model VS Ventilating Skylight - the most popular ventilating skylight in the world.

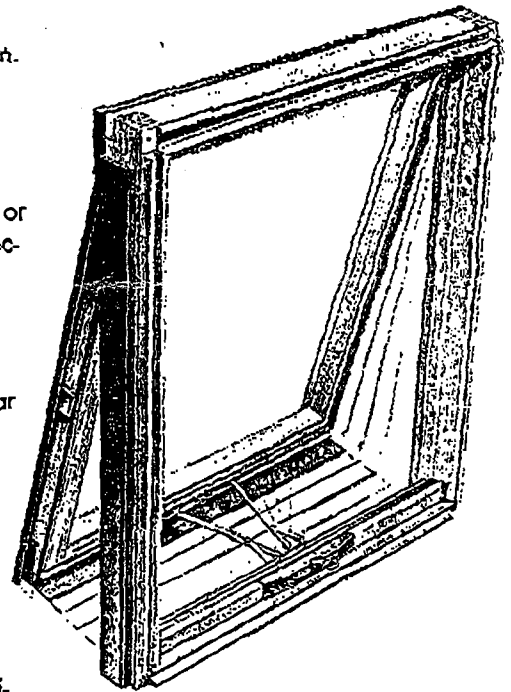
Built with the same quality and precision as our famous Roof Windows, and at an affordable price, VELUX Ventilating Skylights serve you two ways. First, they break away from the confines of simple house ceilings, turning ordinary closed rooms into the extraordinary. Next, they bring fresh air into otherwise stale corners of the home, like kitchens, bathrooms and closets. Opening up your house. While broadening your horizons.

### Model VS™ Ventilating Skylight

The VELUX Model VS is the most popular ventilating skylight in the world. Designed for out-of-reach applications, the Model VS comes equipped with a scissor operator for opening and closing, and can be controlled manually or electrically. New this year to the Model VS line-up is the Size 101.

### Model VS Features

- Easy-to-remove, integrated insect screen.
- Exclusive thru-screen scissor operator secures bottom sash at two points and allows smooth and easy operation with Type ZCZ 030 Manual Control Rod, Type ZMZ 006 Motorized Control Rod or Type KEM 140 Electric Motor in conjunction with Type KES 310 Electric Control System (purchased separately).
- Exterior surfaces protected with aluminum cladding, and the most durable weatherproof paint on the market: Kynar 500® polyvinylidene fluoride resin. Copper cladding also available.
- Exclusive gasket system drains any possible condensation to the outside.
- The sash itself can be removed, allowing you to install the skylight from the inside. There is no need to get on the roof.
- Dual-sealed, double-pane, energy efficient insulated glass. Readily available in a wide variety of glazing options.



Model VS Ventilating Skylight



7 Pine Avenue  
Takoma Park