



37/3-96KK 25 Pine Avenue  
(Takoma Park Historic District)





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

DATE: 10-9-96

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: Charles Poor & Joan Duncan

Address: 25 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.



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

DATE: 10-9-96

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

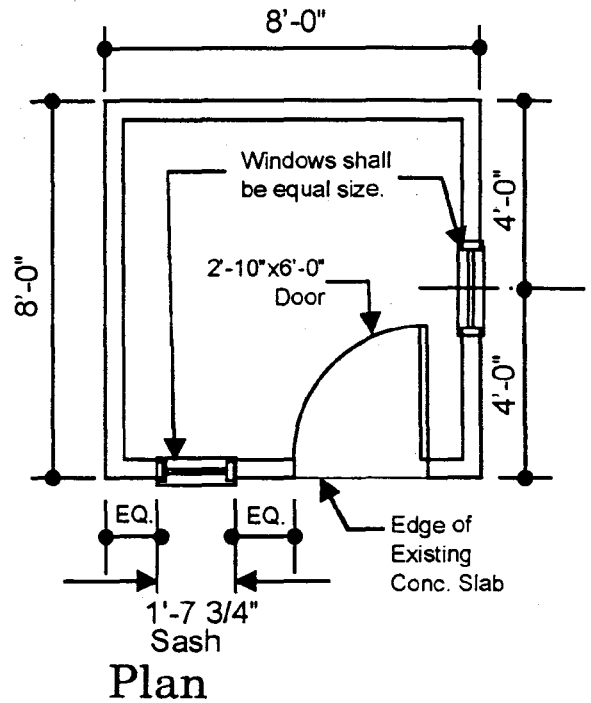


# STUDIO PARTNERSHIP ARCHITECTS

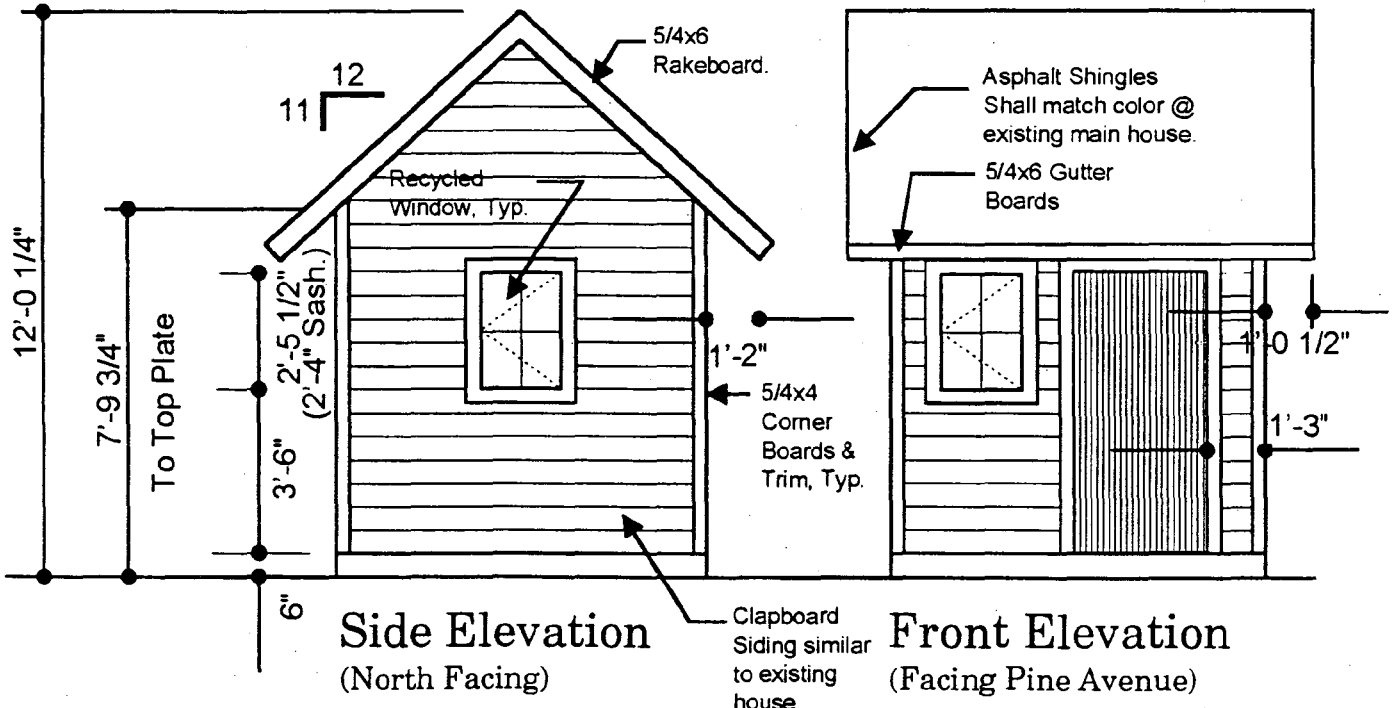
25 PINE AVENUE, TAKOMA PARK, MARYLAND 20912

**Framing:**

2 x 4 Studs at 16" o.c.  
 2 x 6 Rafters at 16" o.c.  
 with 2 x 4 outriggers on flat (12" o.c.)  
 at the gable ends.  
 1/2" ext. sheathing at roof and  
 exterior walls.



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Ray Kephau 10/9/96*



# Shed Replacement for 25 Pine Avenue @ 1/4" = 1'-0"

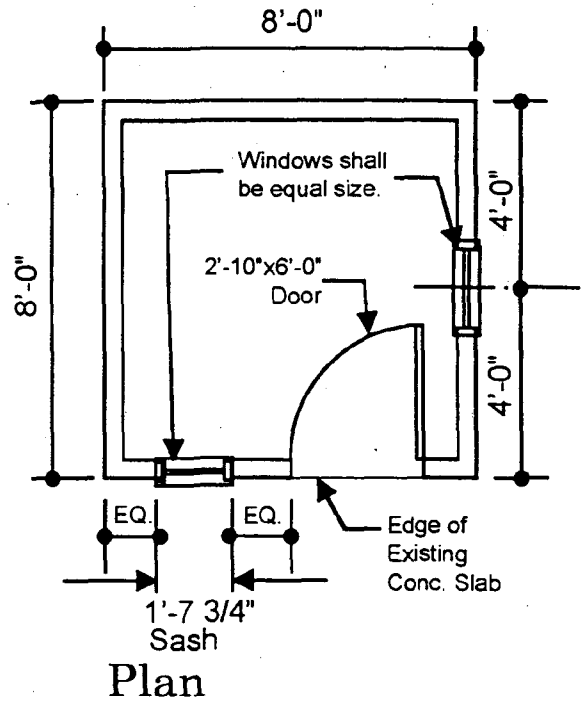
Copyright 1996

# STUDIO PARTNERSHIP ARCHITECTS

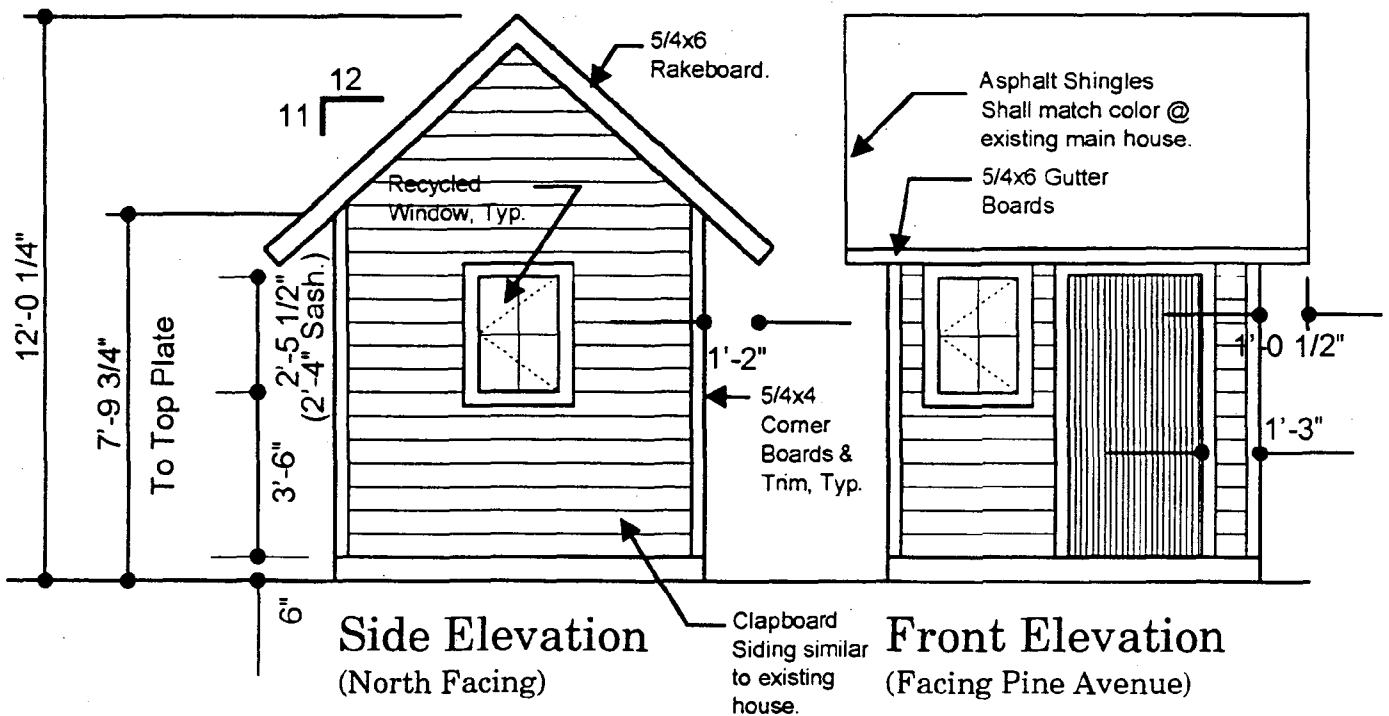
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 1/2" ext. sheathing at roof and  
 exterior walls.



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 10/9/96



# Shed Replacement for 25 Pine Avenue @ 1/4" = 1'-0"

Copyright 1996



RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

**Historic Preservation Commission**  
 (301) 495-4570

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON Chas Poor  
 DAYTIME TELEPHONE NO. (301) 270-9221

T # \_\_\_\_\_  
 PROPERTY OWNER Chas Poor/Joan Duncan DAYTIME TELEPHONE NO. (301) 270-0990

APPLICANT Dale Suder CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
 TELEPHONE NO. (301) 595-5650

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 CONTRACTOR NAME \_\_\_\_\_ DAYTIME TELEPHONE NO. \_\_\_\_\_

ADDRESS OF BUILDING/PREMISE  
 LOT # 25 STREET Pine Avenue  
Takoma Park NEAREST CROSS STREET Columbia Avenue  
 BLOCK 16 SUBDIVISION B.F. Gilbert Addition to Takoma Park  
 FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

**TYPE OF PERMIT ACTION AND USE**

ALL APPLICABLE: Extend Alter/Renovate Repair Move  
 Circle all applicable: A/C Slab Room Addition  
 Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Single Family Other \_\_\_\_\_  
 ACTION COST ESTIMATE \$ 3,645.00

IS THIS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

**COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

SEWAGE DISPOSAL 01 ( ) WSSC 02 ( ) SEPTIC 03 ( ) OTHER NA  
 WATER SUPPLY 01 ( ) WSSC 02 ( ) WELL 03 ( ) OTHER NA

**COMPLETE ONLY FOR FENCE/RETAINING WALL**

\_\_\_\_\_ feet \_\_\_\_\_ inches  
 WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:  
 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 THIS APPLICATION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS APPLICATION FOR THE ISSUANCE OF THIS PERMIT.

Signature Charles Poor Date SEPT. 17, 1990

Signature \_\_\_\_\_ Date 10-9-90

PERMIT NO: 9609170066 DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

37/3-96KK

**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 significance:

House built in 1987. Shed was built in 1992 and demolished by  
hurricane Fran on September 6, 1996.

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

New shed on existing concrete slab is compatible in character and materials  
with existing house and surrounding structure.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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 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 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 be noted on the elevations drawings. **An existing and a proposed elevation drawing of facade affected by the proposed work is required.**

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work 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 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 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 (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 border the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (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.



HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Micki & Natalie Sprecher  
24 Pine Avenue

Paul & Lynne D'Eustachio  
19 Pine Avenue

Rick Weiss  
27 Pine Avenue

John Fleming  
6907 Westmoreland

Franz Rassman  
6913 Westmoreland



- \_\_\_\_\_ 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features 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; or
- \_\_\_\_\_ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- \_\_\_\_\_ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- \_\_\_\_\_ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- \_\_\_\_\_ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with exactly matching materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;

IV. the Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
  - a. repair or replacement of masonry foundations with new materials that match the original closely.
  - b. installation of vents, venting pipes, and exterior grills,
  - c. new installation of gutters.
4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.
5. Removal of accessory buildings which are not original to the site nor otherwise historically significant.
6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.
7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Chas Poor  
 DAYTIME TELEPHONE NO. (301) 270-9221

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Chas Poor/Joan Duncan DAYTIME TELEPHONE NO. (301) 270-0990

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

CONTRACTOR Dale Suder TELEPHONE NO. (301) 595-5650

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

AGENT FOR OWNER \_\_\_\_\_ DAYTIME TELEPHONE NO. ( )

**LOCATION OF BUILDING/PREMISE**

HOUSE NUMBER 25 STREET Pine Avenue

TOWN/CITY Takoma Park NEAREST CROSS STREET Columbia Avenue

LOT 11712 BLOCK 16 SUBDIVISION B.F.Gilbert Addition to Takoma Park

LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
 Construct  Extend  Alter/Renovate  Repair  Move  Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  
 Wreck/Raze  Install  Revocable  Revision  Fence/Wall (complete Section 4)  Single Family  Other \_\_\_\_\_

1B. CONSTRUCTION COST ESTIMATE \$ 3,645.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. TYPE OF SEWAGE DISPOSAL 01 ( ) WSSC 02 ( ) SEPTIC 03 ( ) OTHER N/A

2B. TYPE OF WATER SUPPLY 01 ( ) WSSC 02 ( ) WELL 03 ( ) OTHER N/A

**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.

Charles Poor Signature of owner or authorized agent SEPT. 17, 1990 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**5**

APPLICATION/PERMIT NO: 96091700101

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS  
MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

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New shed on existing concrete slab is compatible in character and materials  
with existing house and surrounding structure.

**2. SITE PLAN**

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

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**5. PHOTOGRAPHS**

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**6. TREE SURVEY**

6

Micki & Natalie Sprecher  
24 Pine Avenue

Paul & Lynne D'Eustachio  
19 Pine Avenue

Rick Weiss  
27 Pine Avenue

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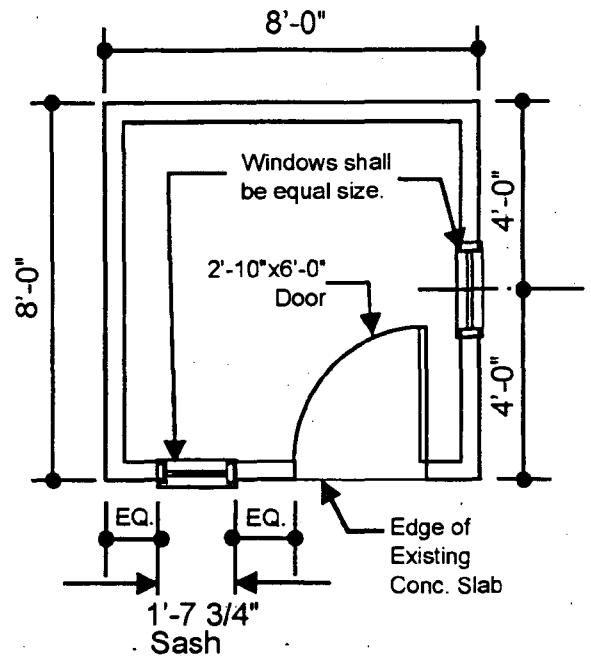
PHOTO OF PREVIOUS SHED (NOW DESTROYED)

# STUDIO PARTNERSHIP ARCHITECTS

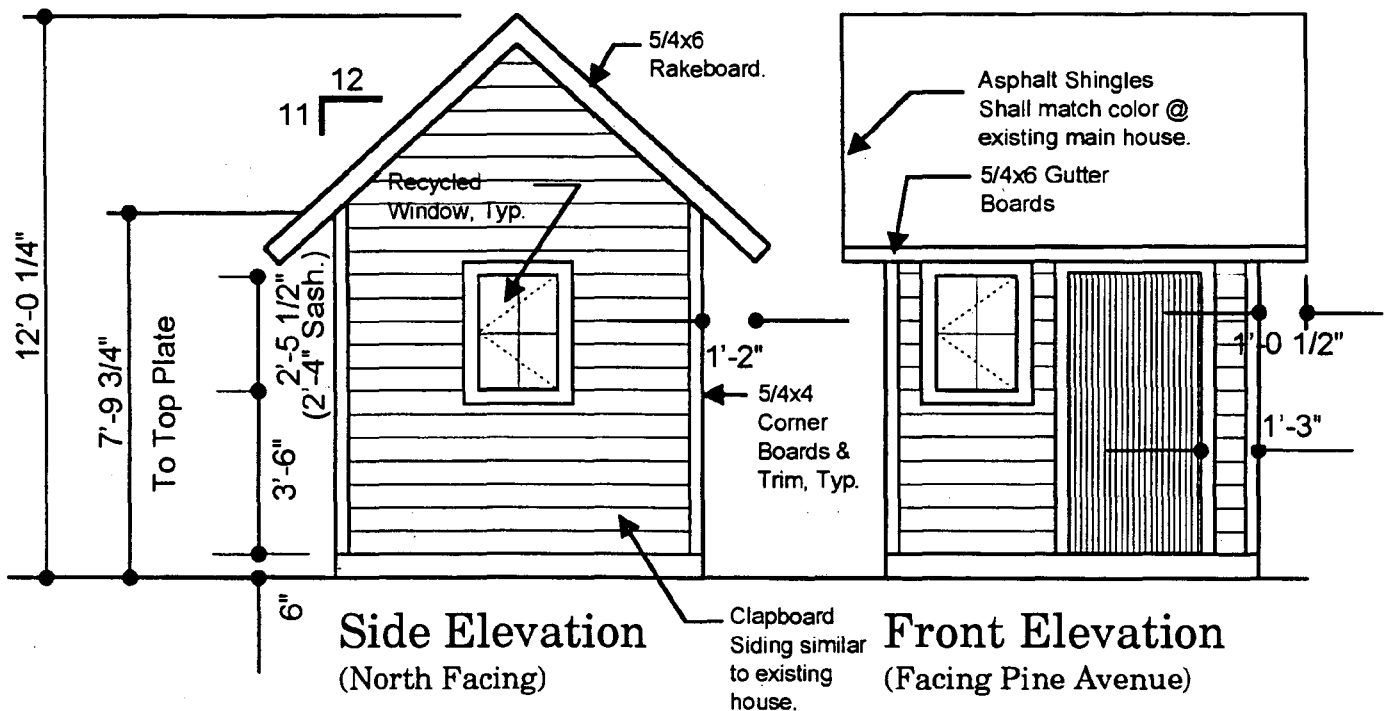
25 PINE AVENUE, TAKOMA PARK, MARYLAND 20912

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Plan

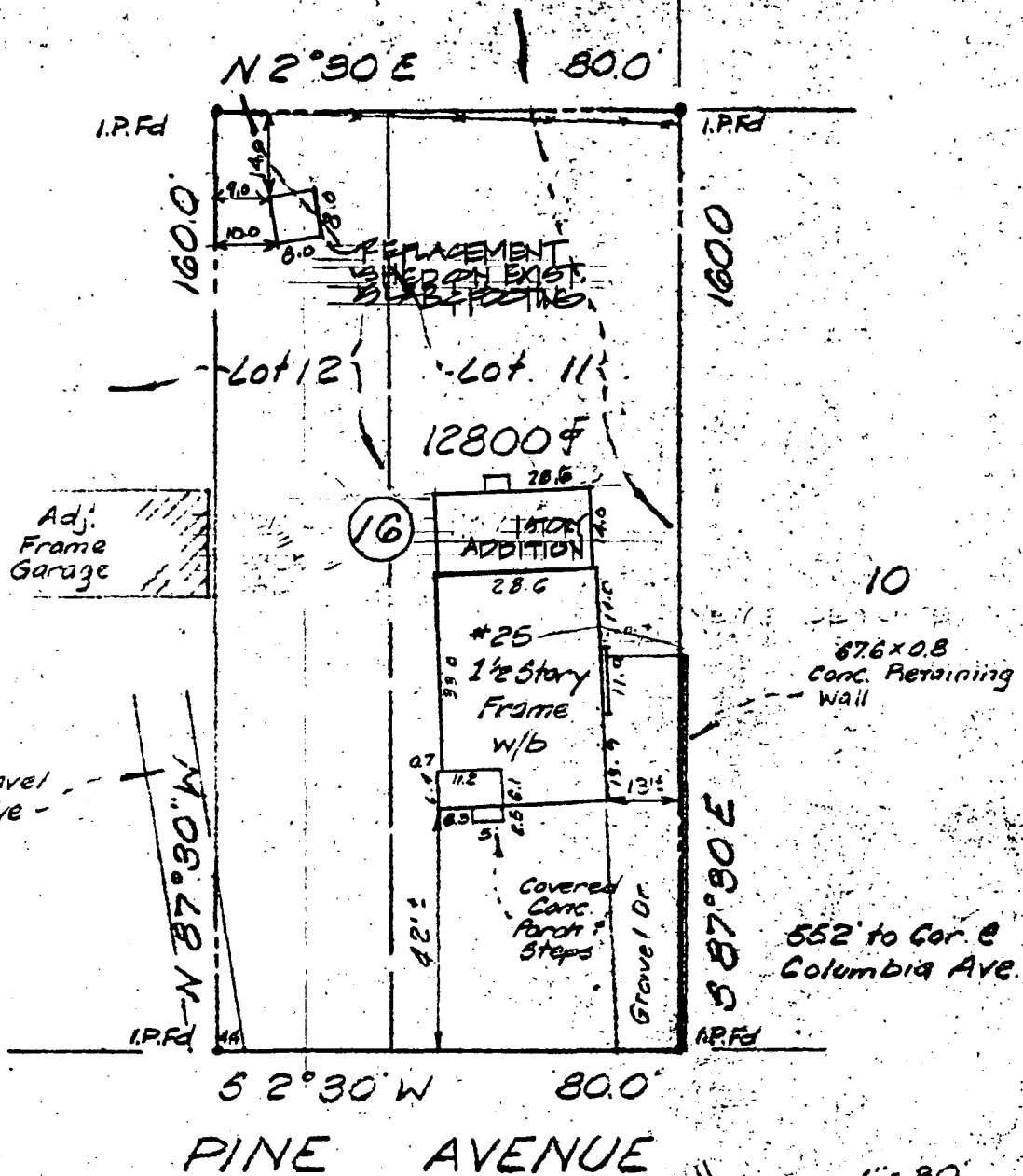


Side Elevation  
(North Facing)

Front Elevation  
(Facing Pine Avenue)

# Shed Replacement for 25 Pine Avenue @ 1/4" = 1'-0"

Copyright 1996



Wall Check: H-1979-29  
 12-16-86  
 Final: 9-25-87, H2125-18

**NOTES:**

Lot corners have not been set by this survey unless otherwise indicated.



I hereby certify that I have carefully located the improvements as shown here on in accordance with recorded property description, and that there are no encroachments, except as indicated.

6-26-86  
 WESSON COOK, JR.  
 Registered Professional Land Surveyor Maryland 8144

**LIGHT, ELLIOTT & ASSOCIATES, INC**  
 ENGINEERS, PLANNERS, SURVEYORS  
 8508 ADELPHI ROAD  
 ADELPHI, MARYLAND 20783  
 422-6080

Book 1995-7  
 Job no. 3790  
 Dwg. by J.E.C.

Cl. by  
 Case no.

**HOUSE LOCATION SURVEY**  
 25 Pine Avenue  
 P/O Lot 11:12 Block 16 Section  
 B.F. Gilbert's Addition To  
**TAKOMA PARK**

Wheaton  
 Montgomery Election District  
 County Maryland

Plot Book A  
 Page 2  
 File no. 3H59841