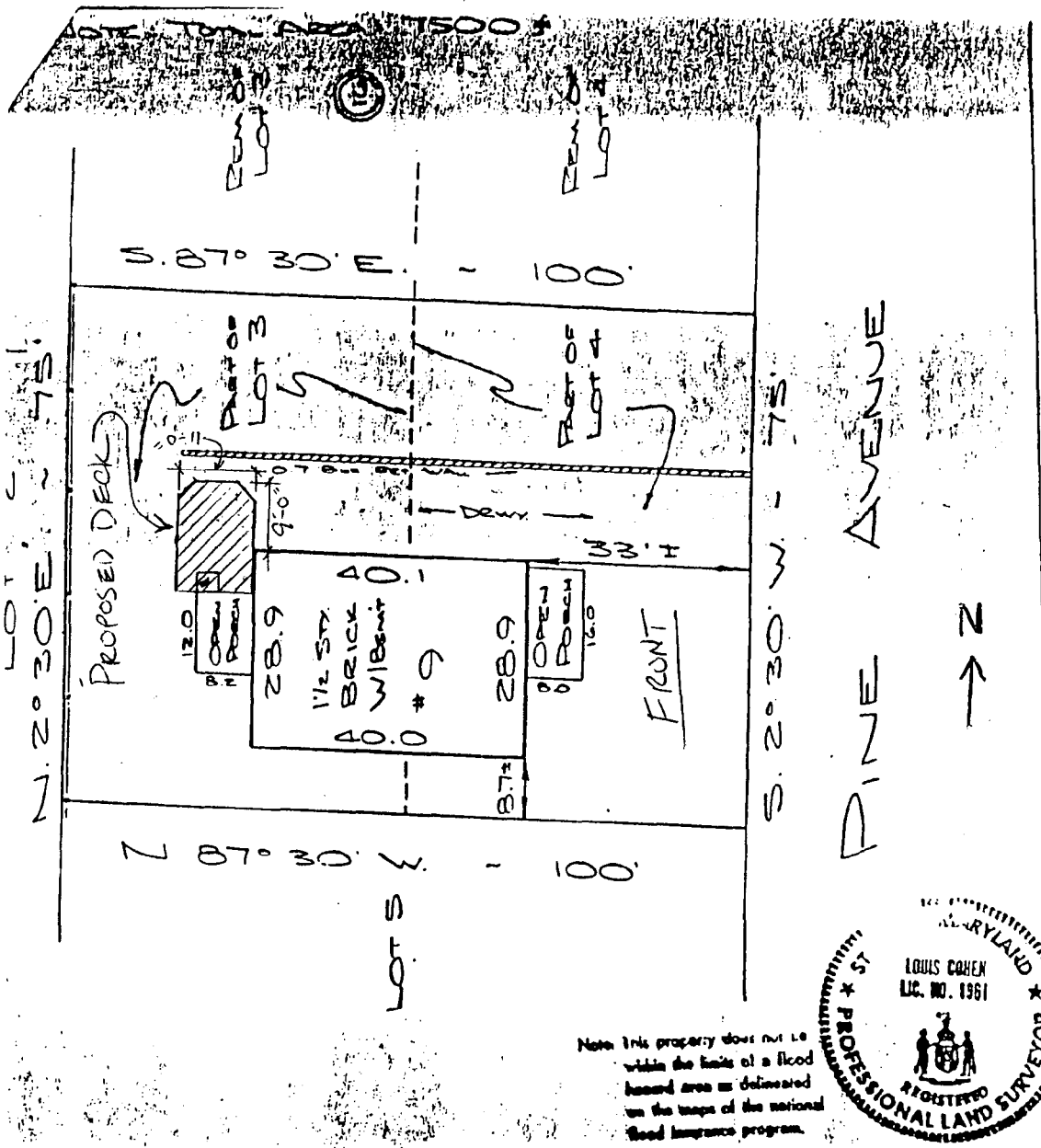


37/3-98FF 9 Pine Avenue
(Takoma Park Historic District)

^{wed 420}
Rick called to let you
know that owners
~~are~~ are unwilling to
pay for extra cost
of inset pickets - So
he submitted this
design, but didn't want
you to think he was
ignoring you - P.

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature] 7/28/88



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. The existence of corner markers guaranteed. All information shown hereon taken from the records of the county or city which the property is located.

HOUSE LOCATION
 PART OF LOTS 3 & 4 BLOCK 1C
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat 2 Scale 1" = 20'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

[Signature]
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

FILED FEB 28 1986

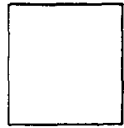
CASE: 8612B

FILE: 2134B

RAILING
STYLE



SM-8840
1-1/2 x 3-1/2
TOP PORCH RAIL



LWM-237
1-1/4 x 1-1/4
BALUSTER STOCK



SM-8841
1-1/2 x 3-1/2
BOTTOM PORCH RAIL

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 7/28/98

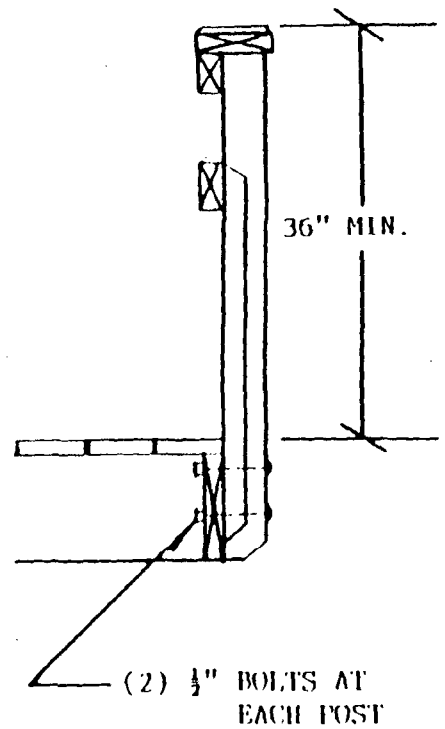
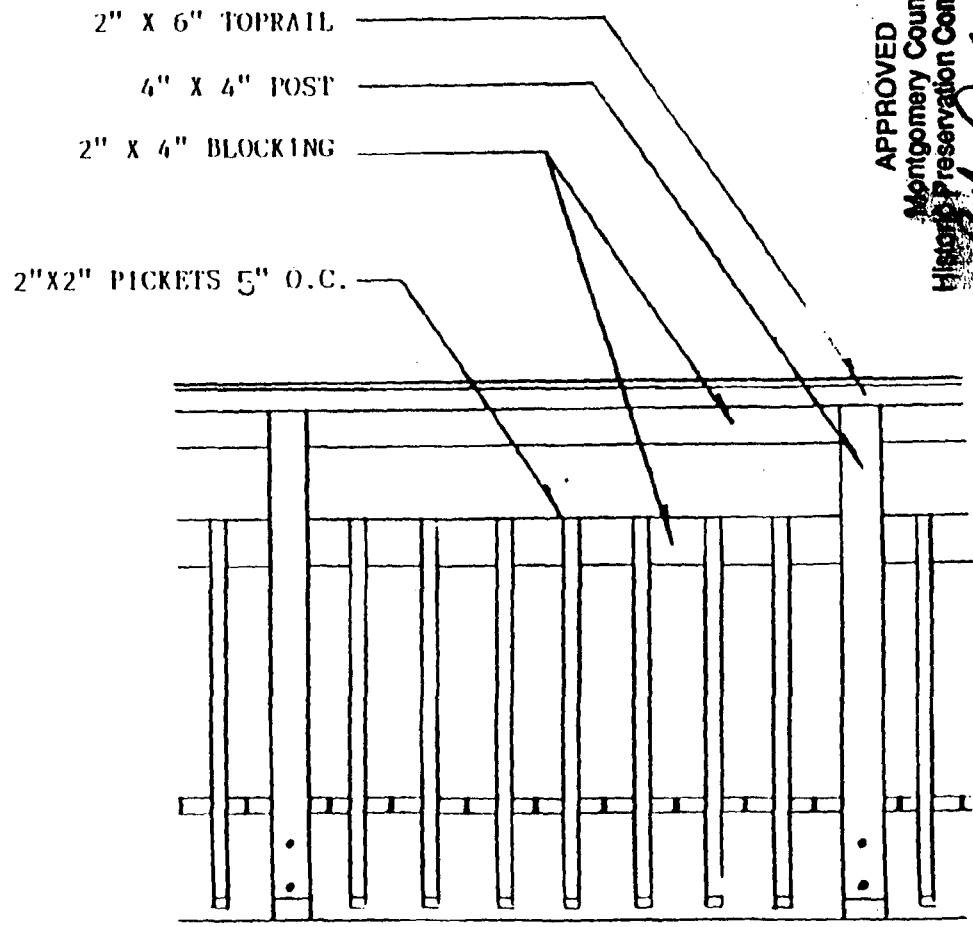
SEE SECTION B
PAGE 18

(6)

GUARDRAILS (11214.2) SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT ON PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILL NOT ALLOW PASSAGE OF AN OBJECT 4 INCHES OR MORE IN DIAMETER.

NOTE: OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

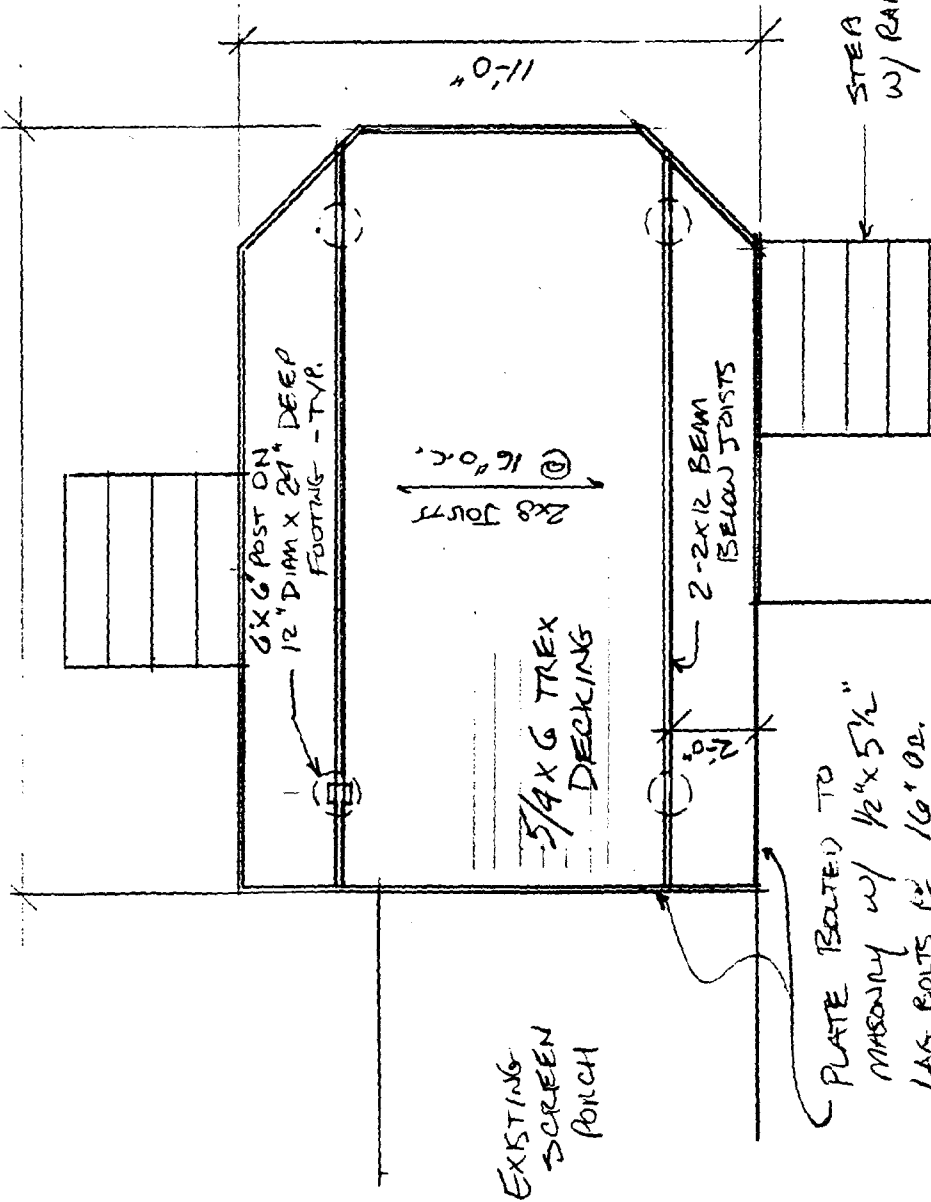
APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



RAILING REQUIREMENTS

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten Signature]
7/28/88



DECK PLAN
SCALE: 1/4" = 1'-0"

GIBSON
9 PINE AVE.
TAKOMA PARK, MD

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7/23/98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

_____ Approved _____ Denied

Approved with Conditions: (1) HPC staff to sign permit
Set prior to applying for permits
at DPS.

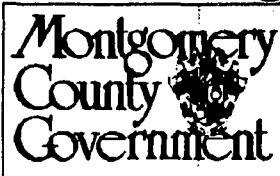
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Bob & Terese Girsson

Address: 9 PINE Ave, Takoma Park MD 20912

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

cc: Rick Leonard



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 Rick LEONARD
 DAYTIME TELEPHONE NO. (301) 270-4789
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER BOB + TERESE GIBSON DAYTIME TELEPHONE NO. ^(BOB) (204) 857-0898
 ADDRESS 9 PINE AVE. TAKOMA PARK MD 20912
CITY STATE ZIP CODE
 CONTRACTOR HEURISE BUILDING & RENOVATION, INC. TELEPHONE NO. (301) 270-4789
 CONTRACTOR REGISTRATION NUMBER MHC 32422
 AGENT FOR OWNER RICK LEONARD DAYTIME TELEPHONE NO. (301) 270-4789

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 9 STREET PINE AVE.
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET CARROLL AVE.
 PART OF LOTS 3+4 BLOCK 16 SUBDIVISION B. F. GILBERTS 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 FRONT STEPS
 1B. CONSTRUCTION COST ESTIMATE \$ 7200.00
 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 _____
 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 of owner or authorized agent _____ Date 7-7-98

APPROVED For Chairperson, Historic Preservation Commission
 Signature _____ Date 7/23/98
 DISAPPROVED _____
 APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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:

1930S COLONIAL REVIVAL - NON CONTRIBUTING

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

1) REPLACE EXISTING FRONT CONCRETE STEPS + BRICK WALLS BESIDE, THESE ARE IN POOR CONDITION AND HAVE BEEN BADLY REPAIRED IN THE PAST, NEW STEPS ARE TO BE PAINTED REDWOOD WITH WOOD NEWEL POSTS AND WOOD RAILINGS TO BE COMPATIBLE WITH HOUSE AND EXISTING BACK SITE PLAN RAIL. 2) DECK IS TO BE ADDED TO REAR,

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 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, (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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7/23/98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *GW*
Historic Preservation Section

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

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 Permitting Services (DPS) 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 DPS before work can begin.

X When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | |
|---|---|
| Address: 9 Pine Avenue | Meeting Date: 7/22/98 |
| Resource: Takoma Park Historic District | Review: HAWP |
| Case Number: 37/3-98FF | Tax Credit: No |
| Public Notice: 7/8/98 | Report Date: 7/15/98 |
| Applicant: Bob and Terese Gibson | Staff: Robin D. Ziek |
| PROPOSAL: Step replacement; rear deck | RECOMMENDATIONS: APPROVAL W/CONDITIONS |

DATE OF CONSTRUCTION: c1930s

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Primary Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Colonial Revival Brick house with a frame porch.

PROPOSAL: 1) Replace original brick and concrete front steps with wood steps and wood hand rail. All materials will be painted. 2) Construct rear deck measuring 110' x 16' adjacent to an existing rear porch with steps as shown on the deck plan. The applicant proposes to install a standard builders deck railing, as shown on the railing elevation. The deck installation will be left unpainted.

RECOMMENDATION: Staff notes that this is a non-contributing Resource in the historic District. While decks are typically recommended for approval with a handrail that utilizes inset pickets and is painted, the applicants do not wish to do this. Staff feels there will be no adverse effect on the overall historic district.

Approval
 Approval with conditions:

1. HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- X 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Rick LEONARD
 DAYTIME TELEPHONE NO. (301) 270-4799
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER BOB + TERESE GIBSON DAYTIME TELEPHONE NO. ^(BOB) (204) 857-0898
 ADDRESS 9 PINE AVE. TAKOMA PARK MD 20912
CITY STATE ZIP CODE
 CONTRACTOR HOUSING BUILDING & RENOVATION, INC. TELEPHONE NO. (301) 270-4799
 CONTRACTOR REGISTRATION NUMBER MVIC 32422
 AGENT FOR OWNER Rick LEONARD DAYTIME TELEPHONE NO. (301) 270-4799

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 9 STREET PINE AVE.
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET CARROLL AVE.
 PART OF LOTS 3+4 BLOCK 16 SUBDIVISION B.F.GILBERTS ADDITION TO TAKOMA PARK
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 Signature of owner or authorized agent Date 7-7-88

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

3

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

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THESE ARE IN POOR CONDITION AND HAVE BEEN BADLY REPAIRED IN THE PAST,
NEW STEPS ARE TO BE PAINTED REDWOOD WITH WOOD NEWEL POSTS
AND WOOD RAILINGS TO BE COMPATIBLE WITH HOUSE AND EXISTING BRICK
SITE PLAN/RAIL - 2) DECK IS TO BE ADDED TO REAR,

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

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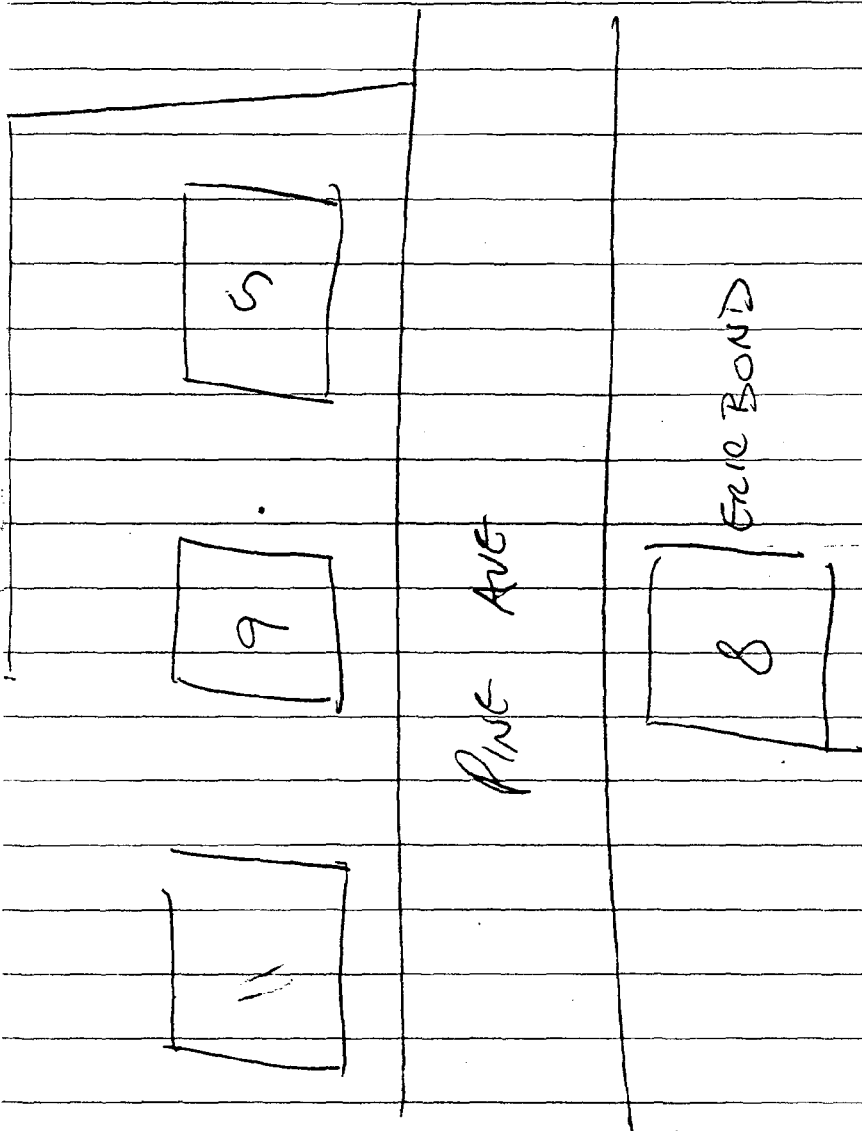
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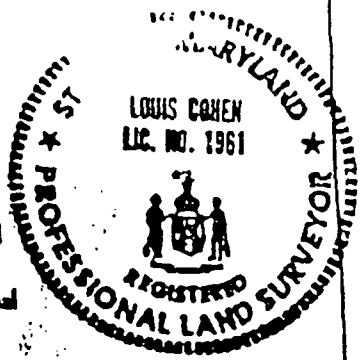
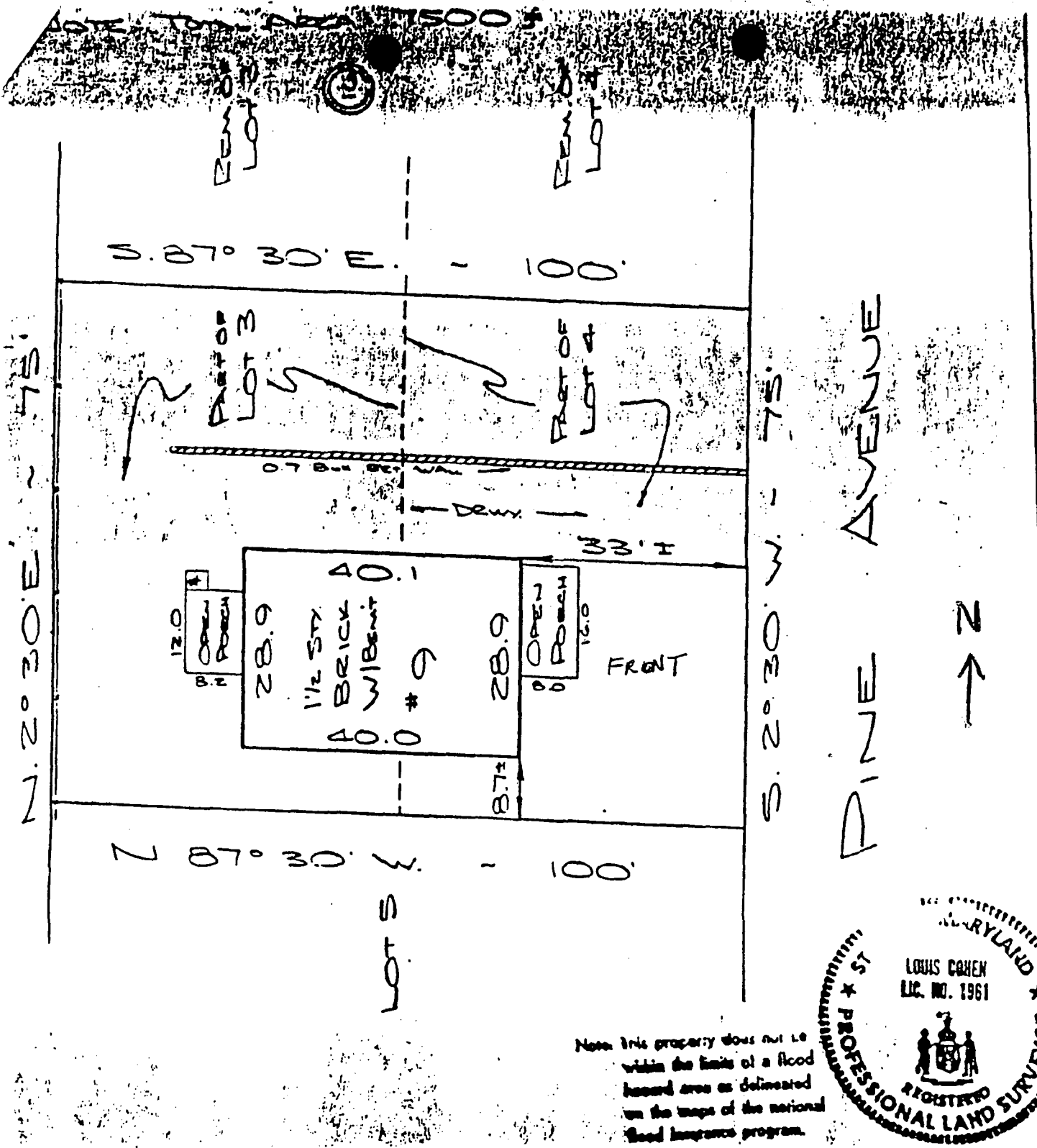
6. TREE SURVEY



Description of work:

Front steps and porch repair

- Demo and haul away front concrete steps and brick walls beside steps.
- Demo and haul away brick wall below left side of porch
- Install new front steps consisting of four (4) pressure treated 2 x 12 stringers 2 x 6 clear all heart redwood treads (2 - 2 x 6 tread) with full roundover on front and ends, and clear all heart redwood 1x risers. All material to be primed on all sides and edges before installation.
- Install new stair railing -- traditional style with primed fir rails and balusters and 6 x 6 chamfer edged primed redwood posts with decorative caps (\$ 25.00 allowance each).
- Install two (2) brick piers approximately 16" x 16" to support side of porch. Piers to be supported by 24" x 24" x 8" concrete footings. Top of footing to be 24" below grade. Install heavy duty cedar lattice gate between piers.



CAPITOL SURVEYS

This drawing is not intended to establish property lines or the existence of corner markers guaranteed. All information shown hereon taken from the records of the county or city in which the property is located.

HOUSE LOCATION
 PARTS OF LOTS 3 & 4 BLOCK 10
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat 2 Scale 1" = 20'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

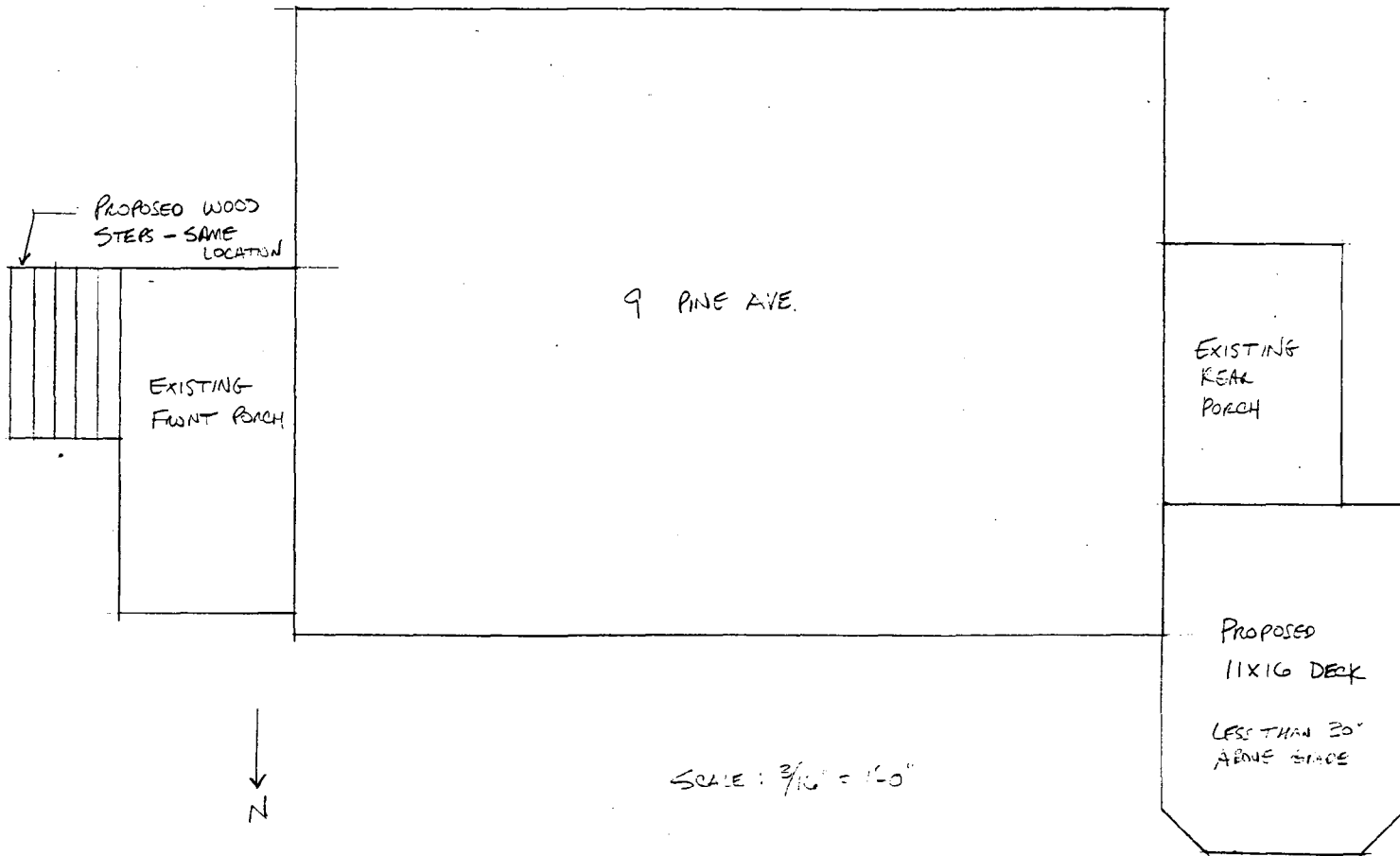
[Signature]
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

FEB 28 1986

CASE: 86128

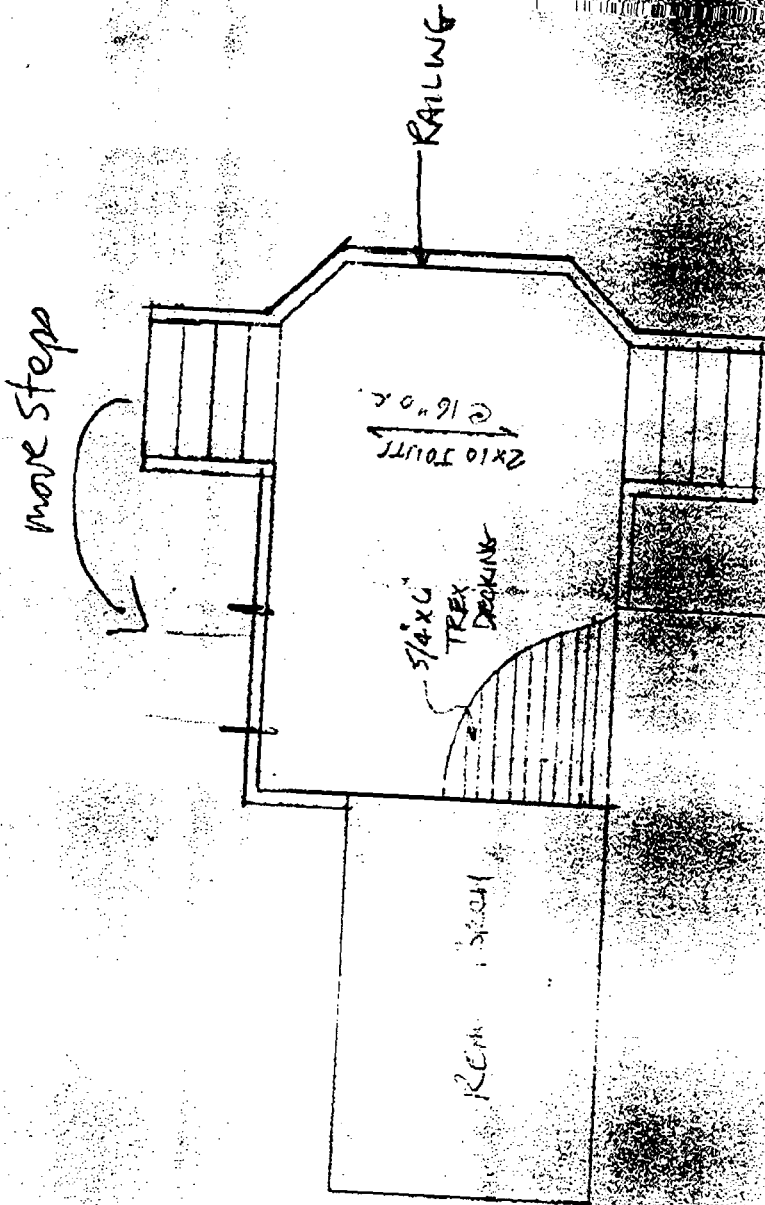
FILE: 21348

7



8

GIBSON
9 PINE AVE
TRUSS PARK



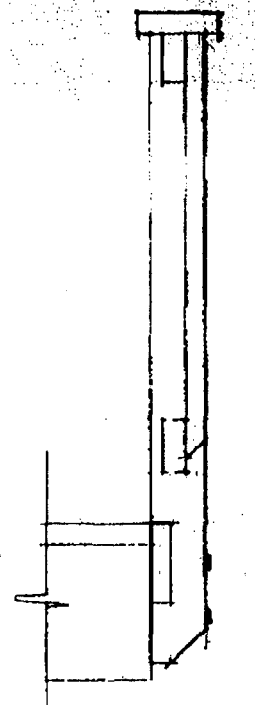
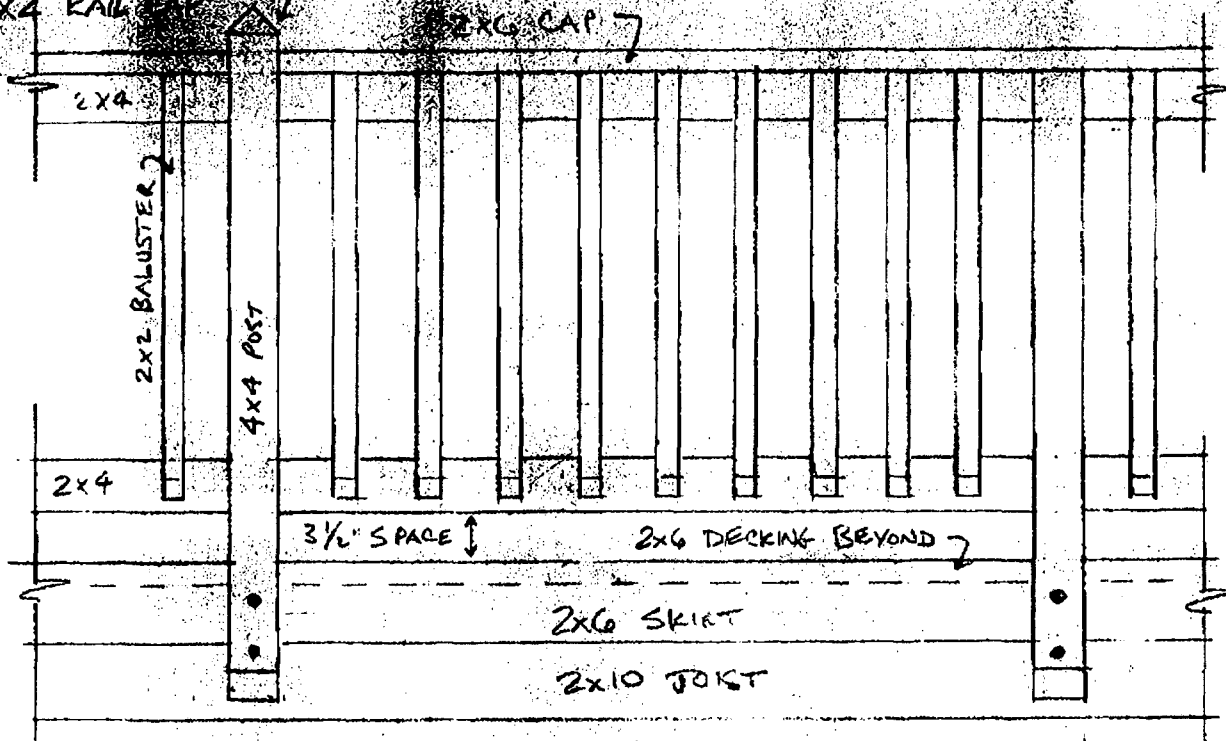
MARKS DECKING
3/16

| | | | | | |
|------------------|-------|---------|-------------------|------------|---|
| Post-it Fax Note | 7671 | Date | 7-15-98 | # of pages | 2 |
| To | ROBIN | From | RICK LEONARD | | |
| Co./Dept. | | Co. | HERITAGE BUILDING | | |
| Phone # | | Address | + RENOVATION | | |
| Fax # | | Fax # | | | |

GIBSON
9 PINE AVE.
TAKOMA PARK

STANDARD RAILING

* ALTERNATE POST DESIGN
PYRAMID CUT POST TOP
OR BALL CAP WITH
2x4 RAIL CAP



FRONT VIEW

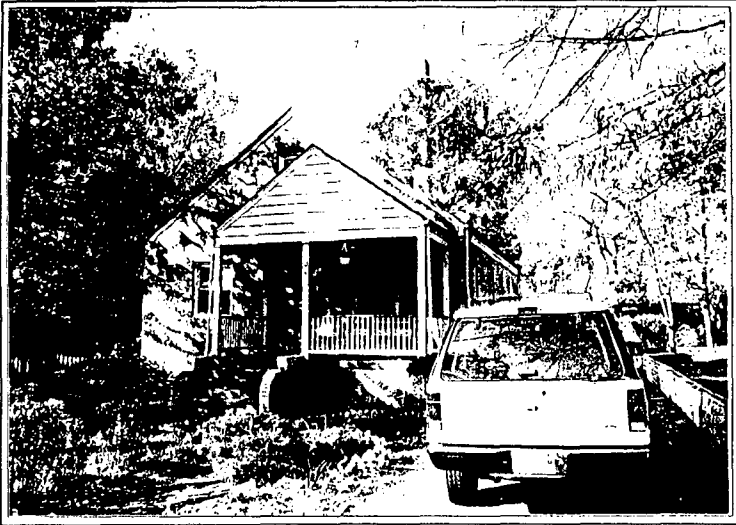
SIDE VIEW

10

SUBJECT PROPERTY PHOTO ADDENDUM

Anders Appraisal Associates, Inc.
9414 Old Georgetown Road
Bethesda, MD 20817
Office: (301) 897-9430, Fax: (301) 897-9435

1914510A01
File No. 00042417



**FRONT VIEW OF
SUBJECT PROPERTY AT:**

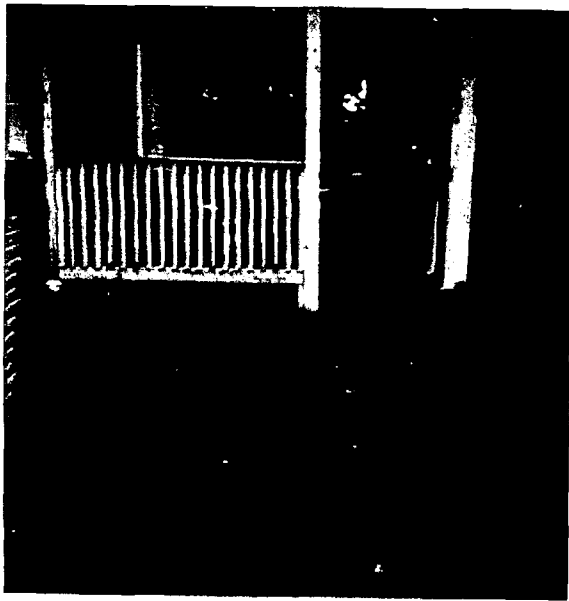
9 Pine Avenue
Takoma Park, MD 20912
Appraised: November 1994



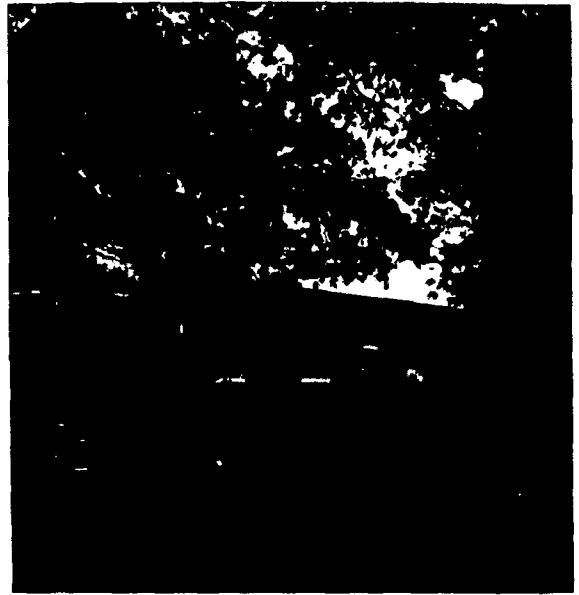
**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE



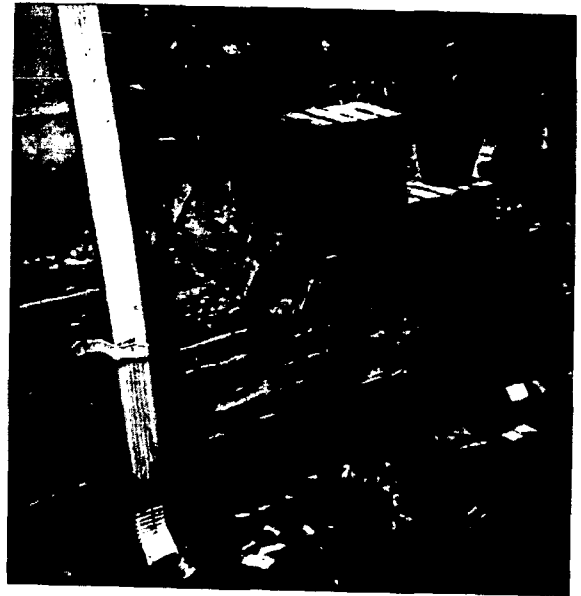
REAR NW CORNER
PROPOSED DECK LOCATION
9 PINE AVE.



NORTH SIDE
9 PINE AVE.



FRONT PORCH STEPS
9 PINE AVE.



SOUTH SIDE OF FRONT
PORCH STEPS
9 PINE AVE.

SUBJECT PROPERTY PHOTO ADDENDUM

Anders Appraisal Associates, Inc.
9414 Old Georgetown Road
Bethesda, MD 20817
Office: (301) 897-9430; Fax: (301) 897-9435

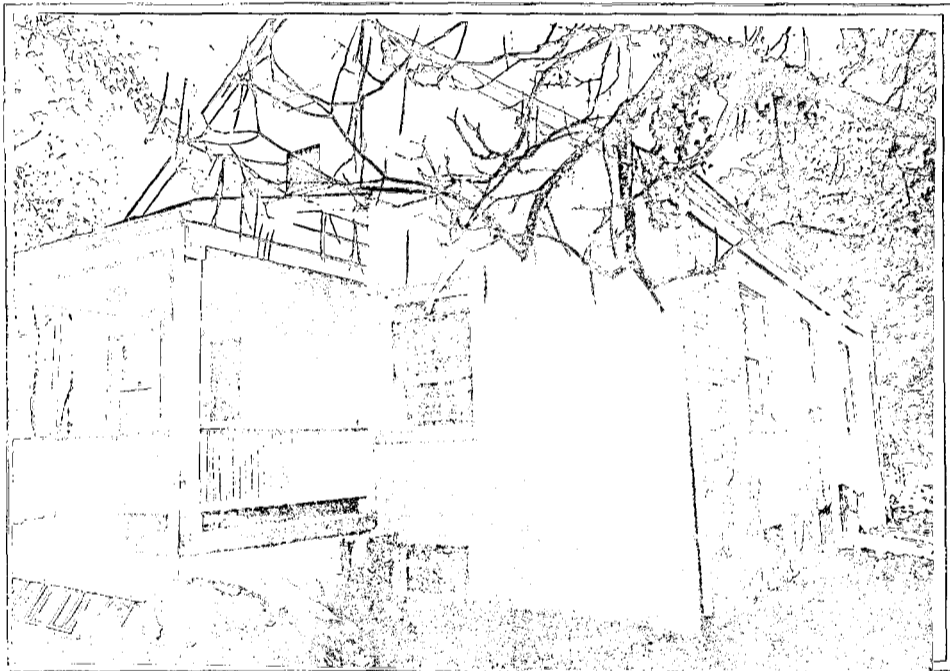
1914510A01
File No. 00042417

FRONT VIEW OF
SUBJECT PROPERTY AT:

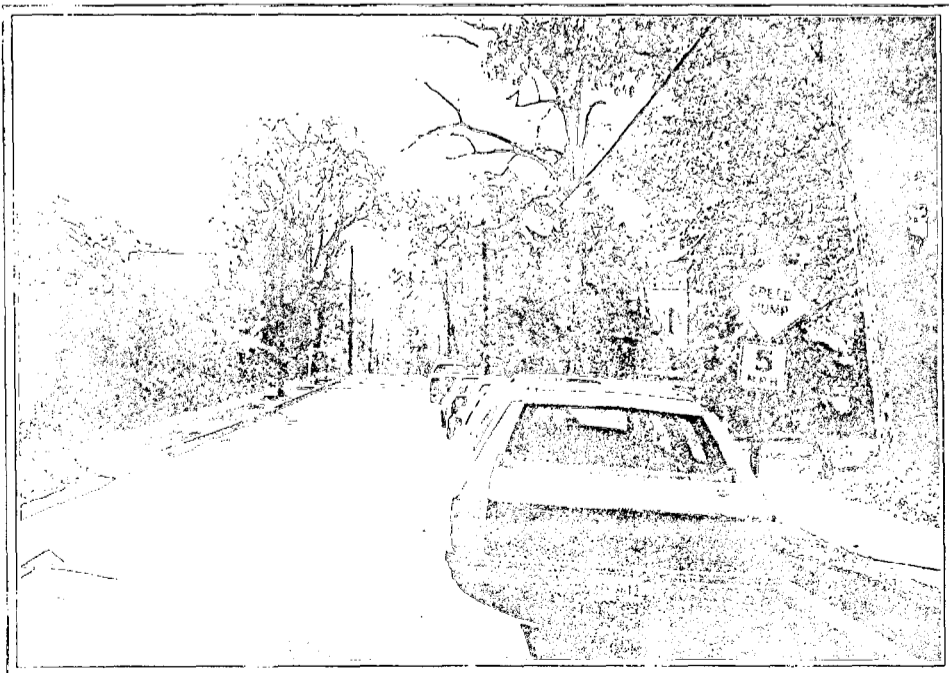
9 Pine Avenue
Takoma Park, MD 20912
Appraised: November 4, 1997



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE





NORTH SIDE

9 PINE AVE.



REAR NW CORNER
PROPOSED DECK LOCATION
9 PINE AVE.



SOUTH SIDE OF FRONT
PORCH STEPS

9 PINE AVE.



FRONT PORCH STEPS

9 PINE AVE.