

37/3-99B 27 Pine Avenue
(Takoma Park Historic District)

Done

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: 3-10-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *[Signature]*

SUBJECT: Historic Area Work Permit

37/3-99B

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

Approved Denied

Approved with Conditions: _____

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

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

Applicant: Rich Weiss

Address: 27 Pine Avenue Tahoma Park

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.



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 HOLT JORDAN
 DAYTIME TELEPHONE NO. (202) 737 0451

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER RICK NEISS DAYTIME TELEPHONE NO. (202) 334 5514

ADDRESS 27 PINE AVENUE TAKOMA PARK MD 20912
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. () _____

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. (202) 737 0451

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 27 STREET PINE AVENUE

TOWN/CITY _____ NEAREST CROSS STREET ELM AVE

LOT 12, 13, 14 BLOCK 16 SUBDIVISION BF 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/Well (complete Section 4) Single Family Other Walkways, Landscaping

1B. CONSTRUCTION COST ESTIMATE \$ 20,000

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] 2/4/99
Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 3-10-99

APPLICATION/PERMIT NO: 9902160004 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-99B.

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:

1890's Queen Anne

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

New Walkway & Steps to replace crumbling & deteriorating walkway. Simply steps into 2 locations & re grade. Patterns of stone was inspired by stained glass transom over the door. Stone path & landscaping

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.

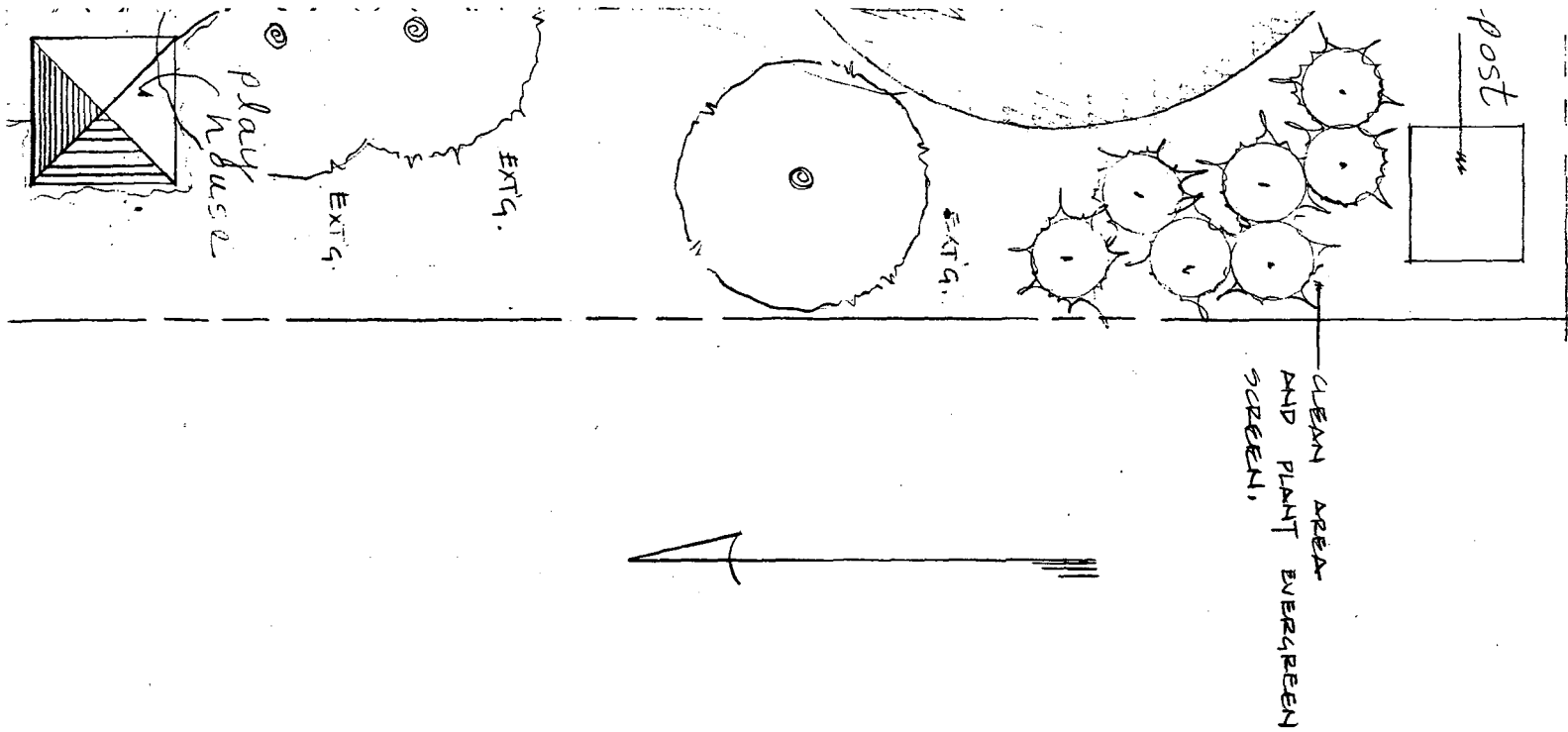
6. TREE SURVEY

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 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.



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature] 3/10/99
[Signature]

Weiss • Angier Residence
 27 Pine Avenue
 Takoma Park, MD 20912

Scale: 1/8" = 1'-0"

Date: 2.3.99



February 3, 1999

Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

**JORDAN
HONEYMAN**
Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Re: Richard Weiss and Natalie Angier
27 Pine Avenue
Takoma Park, MD 20912

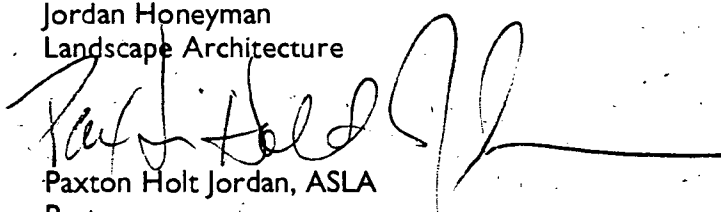
Dear Commissioners & Staff:

We are proposing to install the following:

1. Remove existing concrete steps at sidewalk and concrete walkway
2. Construct flagstone walkway and steps (12" X 36" rectangular border with an irregular flagstone field)
3. Install irregular flagstone stepping stones (front and side yards)
4. Install irregular flagstone stepping stones (rear yard)
5. Install irregular flagstone patio on dust with aeration matting to protect tree roots.
6. Add 1/2" diameter blue gravel to driveway (2" thick maximum)
7. Plant plantings
8. Remove Spruce adjacent to the front porch

Thank you for your consideration.

Sincerely,
Jordan Honeyman
Landscape Architecture


Paxton Holt Jordan, ASLA
Partner

APPROVED
Montgomery County
Historic Preservation Commission


3/16/99

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

Joan Duncan & Chaz Poor
25 Pine Ave.
Takoma Park, MD 20912

Kent Smith & Abby Alcott
28 Pine Ave
Takoma Park, MD 20912

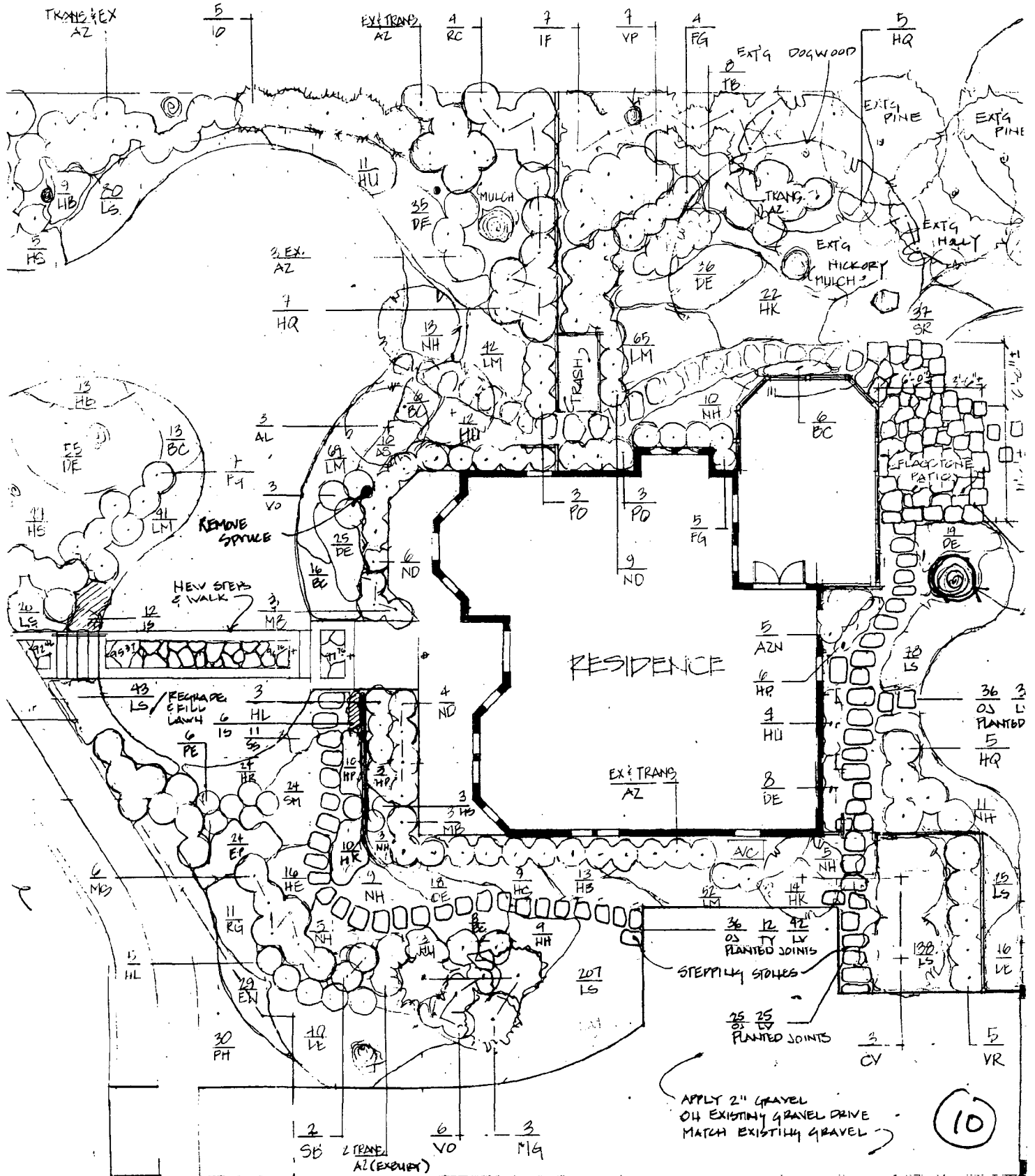
Timothy Brown & Margaret McCarthy
30 Pine Ave
Takoma Park, MD 20912

Bruce Moyer & JoAnn Bowman
6907 Westmoreland Ave
Takoma Park, MD 20912

Marty Kalin
1920 N Street NW Ste 750
Washington, DC 20036

APPROVED
 Montgomery County
 Historic Preservation Commission

John [Signature] 3/10/99



10

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: 3-10-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
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.

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: 27 Pine Avenue

Meeting Date: 03/10/99

Resource: Takoma Park Historic District

Public Notice: 02/24/99

Case Number: 37/3-99B

Report Date: 03/03/99

Review: HAWP

Tax Credit: No

Applicant: Rick Weiss

Staff: Perry Kephart

DATE OF CONSTRUCTION: Circa 1890

SIGNIFICANCE:

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

ARCHITECTURAL DESCRIPTION: Two-story Queen Anne residence.

PROPOSAL: The applicant proposes:

1. To replace a deteriorated walkway and install stone walkways, steps, and patio.
2. Remove an 8" spruce tree in front of the house.
3. Regrade and fill the front yard to allow for walkway installation.

RECOMMENDATION:

- Approval
- Approval with conditions:

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:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 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 replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will 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 building that are not original to the site or 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 that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that 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, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that 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 using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that 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 that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON HOLT JORDAN
 DAYTIME TELEPHONE NO. (202) 737 0451

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Rick Neiss DAYTIME TELEPHONE NO. (202) 334 5514

ADDRESS 27 PINE AVENUE TAKOMA PARK MD 20912
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. () _____

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. (202) 737 0451

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 27 STREET PINE AVENUE

TOWN/CITY _____ NEAREST CROSS STREET ELM AVE

LOT Part 12, 13, 14 BLOCK 16 SUBDIVISION BF 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
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[Signature] _____ 2/4/99 _____
Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission 5

DISAPPROVED _____ Signature _____ Date _____

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6. TREE SURVEY

Measure and record the diameter of each tree within the district of interest. Diameter is measured in diameter (at)

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

Joan Duncan & Chaz Poor
25 Pine Ave.
Takoma Park, MD 20912

Kent Smith & Abby Alcott
28 Pine Ave
Takoma Park, MD 20912

Timothy Brown & Margaret McCarthy
30 Pine Ave
Takoma Park, MD 20912

Bruce Moyer & JoAnn Bowman
6907 Westmoreland Ave
Takoma Park, MD 20912

Marty Kalin
1920 N Street NW Ste 750
Washington, DC 20036

February 3, 1999

Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

**JORDAN
HONEYMAN**
Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Re: Richard Weiss and Natalie Angier
27 Pine Avenue
Takoma Park, MD 20912

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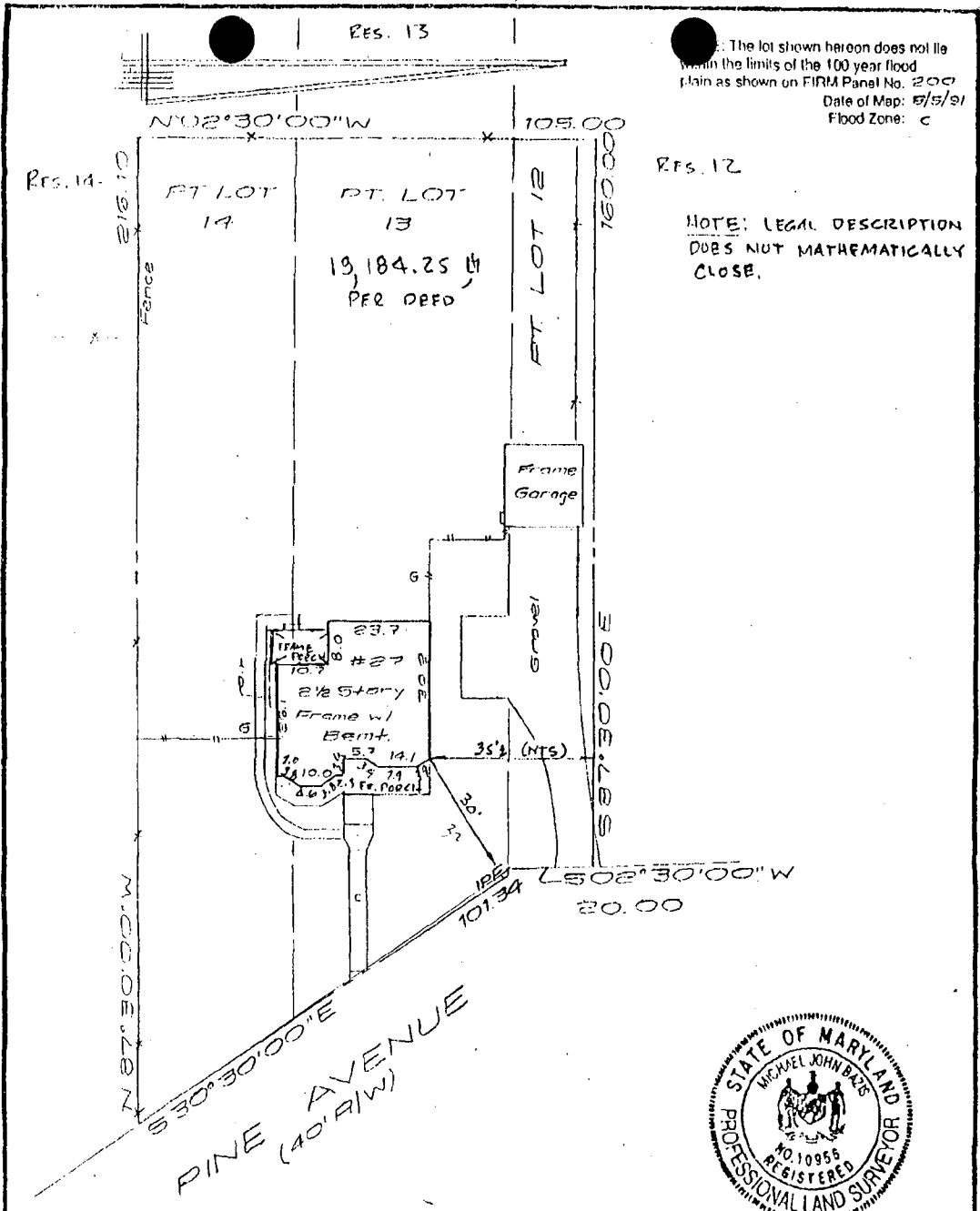
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7. Plant plantings
8. Remove Spruce adjacent to the front porch

Thank you for your consideration.

Sincerely,
Jordan Honeyman
Landscape Architecture


Paxton Holt Jordan, ASLA
Partner

00



The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
 Date of Map: 8/5/94
 Flood Zone: C

Rfs. 12

NOTE: LEGAL DESCRIPTION DOES NOT MATHEMATICALLY CLOSE.



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

Michael J. Bazis
 Michael J. Bazis RPLS # 10956

IMPROVEMENT LOCATION SURVEY
 PT. OF LOTS 12, 13, 14 BLOCK 16
 B. F. GILBERT'S ADDITION
 TO TAKOMA PARK
 MONTGOMERY COUNTY, MD.

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB #	94.1801H	DATE	8-18-94
FIELD	BC	DRAFT	DJD
		P.B. A P#	2
		SCALE:	1" = 30'

R. C. KELLY
LAND SURVEYORS
 10111 COLESVILLE ROAD, SUITE 123
 SILVER SPRING, MD 20901
 301-593-8005
& ASSOC., INC.

(9)

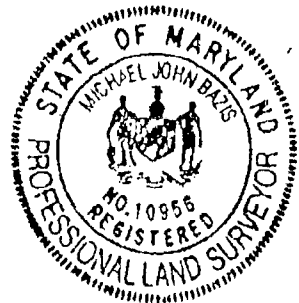
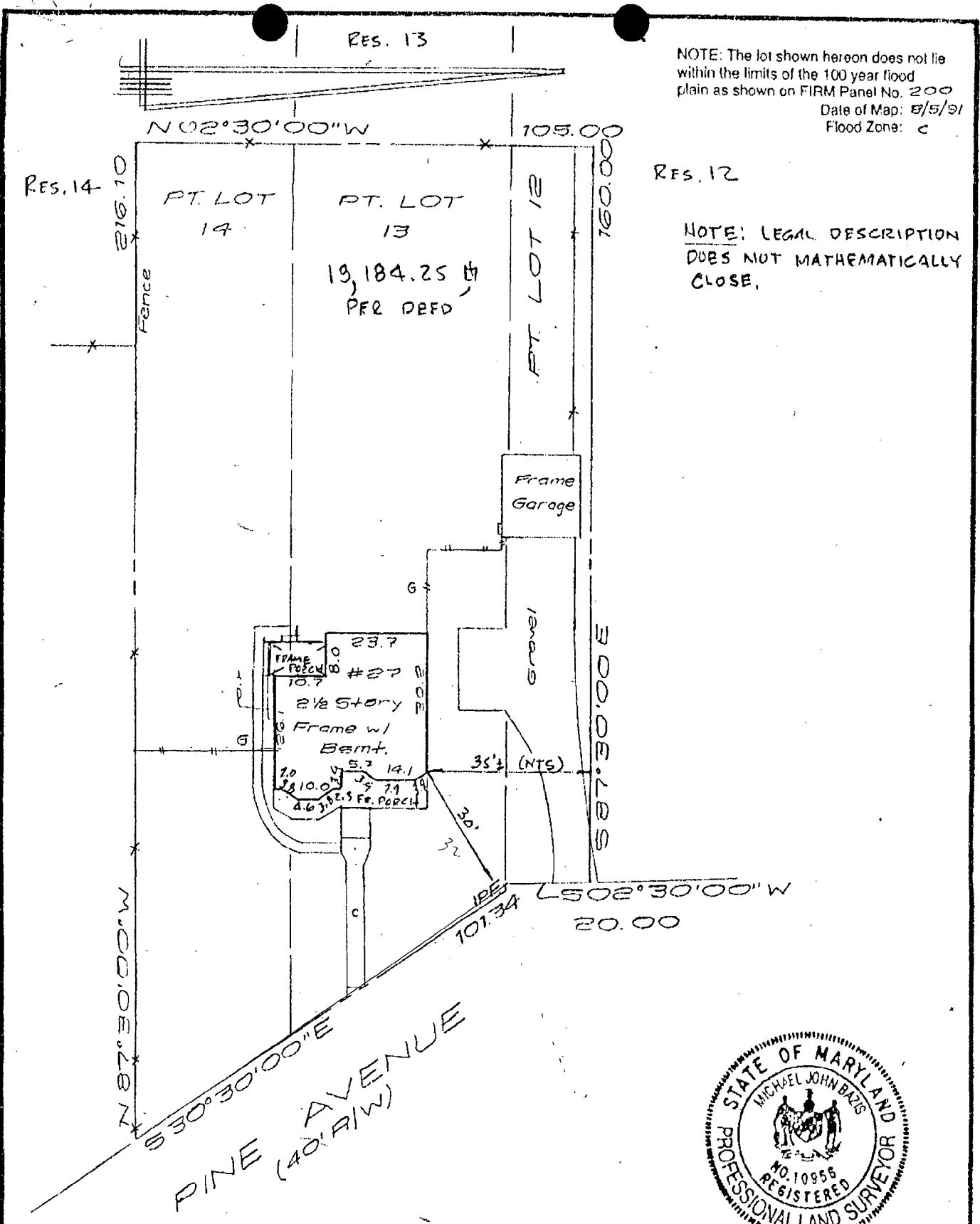
RES. 13

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
Date of Map: 8/5/91
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RES. 14

RES. 12

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Michael J. Bazis

Michael J. Bazis

RPLS #10956

IMPROVEMENT LOCATION SURVEY
PT. OF LOTS 12, 13, 14 BLOCK 16
B. F. GILBERT'S ADDITION
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& ASSOC., INC.