

37/3 27 Pine Ave.

37/3-89S

III E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: July 11, 1989

CASE NUMBER: 37/3 - 89S

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 27 Pine Avenue

DISCUSSION:

The applicant is proposing the following work on and around this turn-of-the-century structure: 1), Exterior renovation (including removal of asbestos siding; retention/repair of original siding; repair and in-kind replacement of porch details; other minor maintenance. 2), Installation of fencing as follows: a), 42" chain link fence, at rear side yard; b), 48" picket fence in side yard, and between house and garage; c), 72" solid wood privacy fence, located at the rear side yard (see attached plot plan). 3), Replacement of garage siding and door.

Originally, the applicant had proposed another section of privacy fencing (72" high, "Mount Vernon" style) at the front of the side yard. The LAC raised concerns over this, and the applicant has decided not to proceed with this portion of the project, at least until a later date.

It is not clear how the garage will be changed, or what materials will be employed. Staff will clarify this prior to the meeting. Also, staff noticed that there are no illustrations showing the existing porch details, and what is to be reproduced. Staff will also attempt to gather this information.

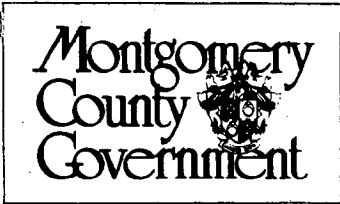
STAFF RECOMMENDATION:

In concurrence with the LAC, staff recommends approval of the application, and finds that it does not constitute substantial alteration in the historic district.

ATTACHMENTS:

1. HAWP Application
2. Applicant's Addendum
3. LAC Comments
4. "Before" Photos
5. Plot Plan, Showing Location and Style of Fences

JBC:av
1235E



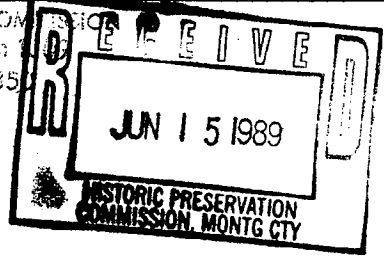
Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850

279-1327

279-8097

HISTORIC PRESERVATION COMMISSION
51 Montross Street, Room 100
Rockville, Md. 20850



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 01067157

NAME OF PROPERTY OWNER Jack & Sydney Whitley TELEPHONE NO. (301) 270-4394
(Contract/Purchaser) (Include Area Code)

ADDRESS 27 Pine Avenue, Takoma Park, MD 20912

CONTRACTOR Fulton Construction CITY STATE TELEPHONE NO. (301) 230-9017 ZIP

PLANS PREPARED BY Not Applicable CONTRACTOR REGISTRATION NUMBER TELEPHONE NO.
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 27 Street Pine Avenue

Town/City Takoma Park Election District 13

Nearest Cross Street Elm

Lot 12 Block 16 Subdivision B. F. Gilbert's Addition to Takoma Park

Liber 7200 Folio 624 Parcel # 13-25-1067157

1A. TYPE OF PERMIT ACTION: (circle one)

Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other Renovation of
Original Siding

1B. CONSTRUCTION COSTS ESTIMATE \$ 11,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # Not Applicable

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Not Applicable

1E. IS THIS PROPERTY A HISTORICAL SITE? It is within a historic district

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY

01 () WSSC 02 () Septic 01 () WSSC 02 () Well
03 () Other _____ 03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches Varies - 42" to 72"

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line _____

2. Entirely on land of owner Yes - See attached plat

3. On public right of way/easement _____ (Revocable Letter Required).

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.

Jack Whitley 6/12/89
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

ATTACHMENT

Application for Historic Area Work Permit

Exterior Renovation
of
27 Pine Avenue
Takoma Park, Montgomery County, Maryland

The permit would cover the complete renovation of the exterior of the residence at 27 Pine Avenue to reproduce its original condition as closely as possible. The first step involved the removal of concrete\asbestos siding that was installed on the house in 1952. This has already been accomplished. The next step is to repair or replace the original wooden clapboards and shingles that were still on the house underneath the siding. Materials duplicating the originals have already been located and ordered. The work will also include the repair and renovation of exterior stairs and porch railings. The custom fabrication of newel posts, porch railings and railing spindles that match those already on the house has already been arranged and is nearing completion. Finally, the entire house will be painted once the carpentry work specified above is completed. The colors to be used are yet to be determined. Attached as Exhibit I are photographs of the house prior to any of the work detailed above.

Fencing

The installation of the following fencing is planned:

Chain Link, 42" in Height. This fence will follow the north property line of the house. It will run east/west from the intersection of the north and west property lines to the rear corner of the garage on the property adjacent to the north property line. The fence will be located entirely within limits of our property, as detailed in the lot plat attached as Exhibit II and the Fencing Diagram attached as Exhibit III.

Gothic Picket Style, 48" in Height. There will be two sections to this fencing. One section will run north/south from approximately the center of the south side of the house to the south property line, parallel to the street. The second will run from the northwest corner of the house to the southeast corner of the garage in the manner specified in Exhibit III. All picket fencing will be constructed of cedar pickets and pressure treated posts. The fencing will eventually be painted white. The effect of the two sections of picket fencing and the chain link fencing will be to completely enclose the back yard of our home.

**27 Pine Avenue Work Permit Application
Page Two**

Fencing Cont.

South Property Line Privacy Fencing. In order to separate the property from an apartment building and its parking lot on the neighboring property, we propose to install privacy fencing along the our property's south border. There would be two sections and styles of this fencing. The first will be 72" in height and consist of solid cap board style fencing. This section will run from approximately the center of our south property line to the point the property line is intersected by the picket fence. Then, from that point along the south property line to the street, a solid board, Mount Vernon cut style, fence will be installed. The height of this style of fence varies but will never exceed 72". All of this fencing will be fabricated from cedar boards with pressure treated posts. This fencing will not be painted.

Fencing Styles. For a representation of the styles of all the proposed fencing, see Exhibit III.

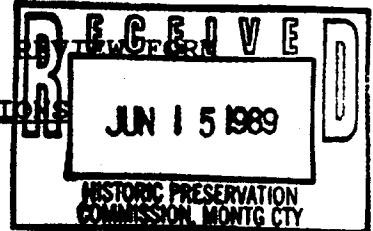
Garage Work

The siding of the garage will be replaced. Also the existing sliding garage doors will be replaced with an overhead door. All materials work and paint will be compatible with the residence.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE

EXTERIOR ALTERATIONS



I. Location of property

- a. Located within the Takoma Park historic district.
- b. This is a Master Plan/Atlas historic district (circle one).
- c. Address of Property: 27 Pine Avenue
Takoma Park, MD
- d. Property owner's name, address and phone number:

Jack & Sydney Whitley
27 Pine Avenue
Takoma Park, MD 20912

Contractor

(h) 270-4394

(w) 230-9017 (Fulton Construction)

- e. Is this property a contributing resource within the historic district? Yes No .
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes No .

II. Description of work proposed.

a. Briefly describe proposed work:

1. 48" Gothic Picket Fence: Front side and rear side yard
2. 42" Chain link: Rear side (front garage to rear lot line)
3. 72" Cap board: ~~XXXXXXXXXX~~ rear side
4. 72"
4. Remove asbestos siding to expose original clapboard & shingles; replace missing units in kind
5. Replicate missing porch newels, railings & spindles from surviving originals

b. Is this work on the front, rear, or side of the structure?

Front, side and rear

c. Is the work visible from the street?

Yes

d. What are the materials to be used?

Wood, except chain link fence in rear yard (not visible from street)

e. Are these materials compatible with existing materials? How? If not, why?

Facade work is authentic restoration matching original materials
Fencing visible from street is appropriate to style and period of house

III. Recommendations of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet

2 -

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed window should be double hung to conform with existing windows)

See comments below

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8

2. How could this proposal be altered so as to be approved?

IV. Additional comments

Owner has agreed not to construct 72" privacy fence originally proposed for front side yard to screen front yard parking at adjacent house. The committee suggested other options, such as hedges or a lower wood fence as alternate screening at front portion, which is visible from street. This work is planned as a later phase (approx. 2 years); Owner wishes to request alternate options at that time.

All other proposed work is exemplary in its sensitivity and respect for

Date on which application received: the original design of the house.
6/13/89

Date of LAC meeting at which application was reviewed: 6/13/89

Form completed by: Caroline Alderson Title: Chairman

Member of: Takoma Park LAC

Date: 6/13/89

We would like to commend the Whitley's for an outstanding application package

Exhibit I page 1

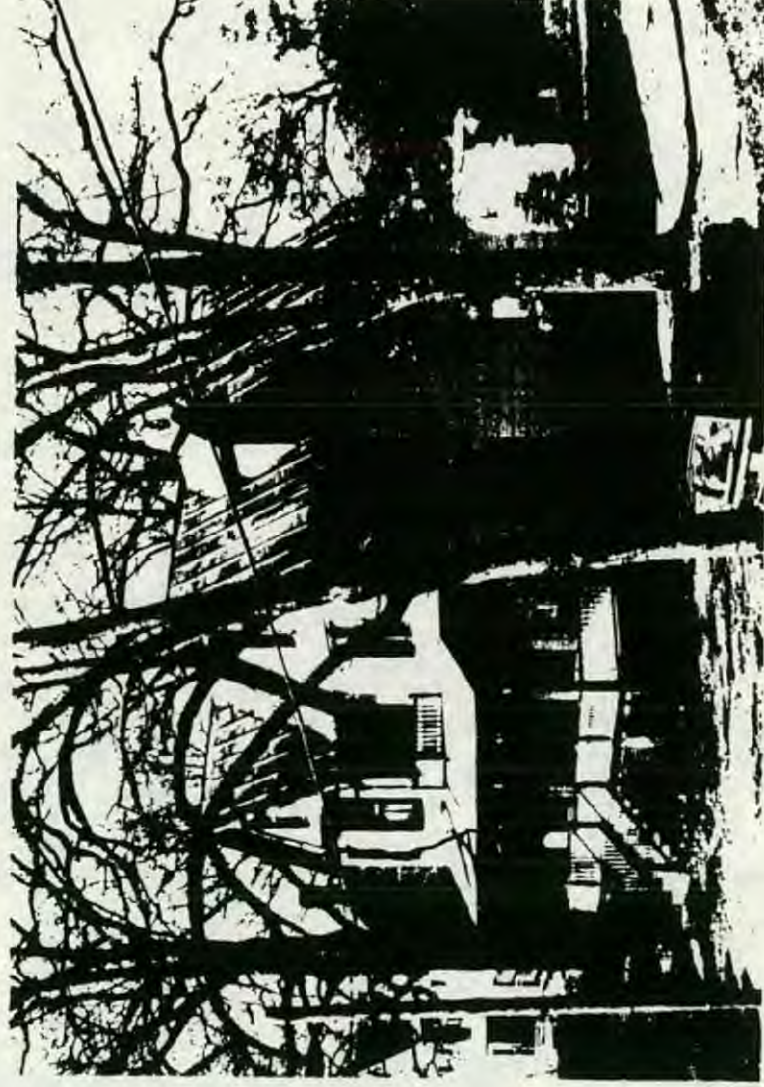
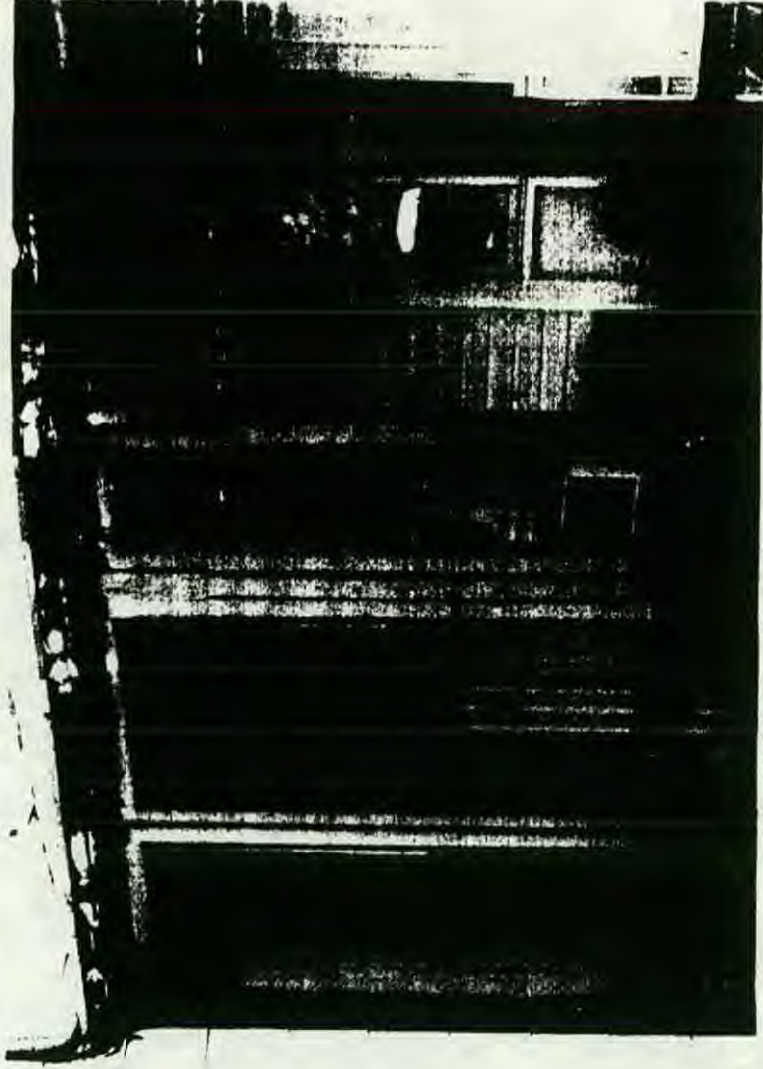
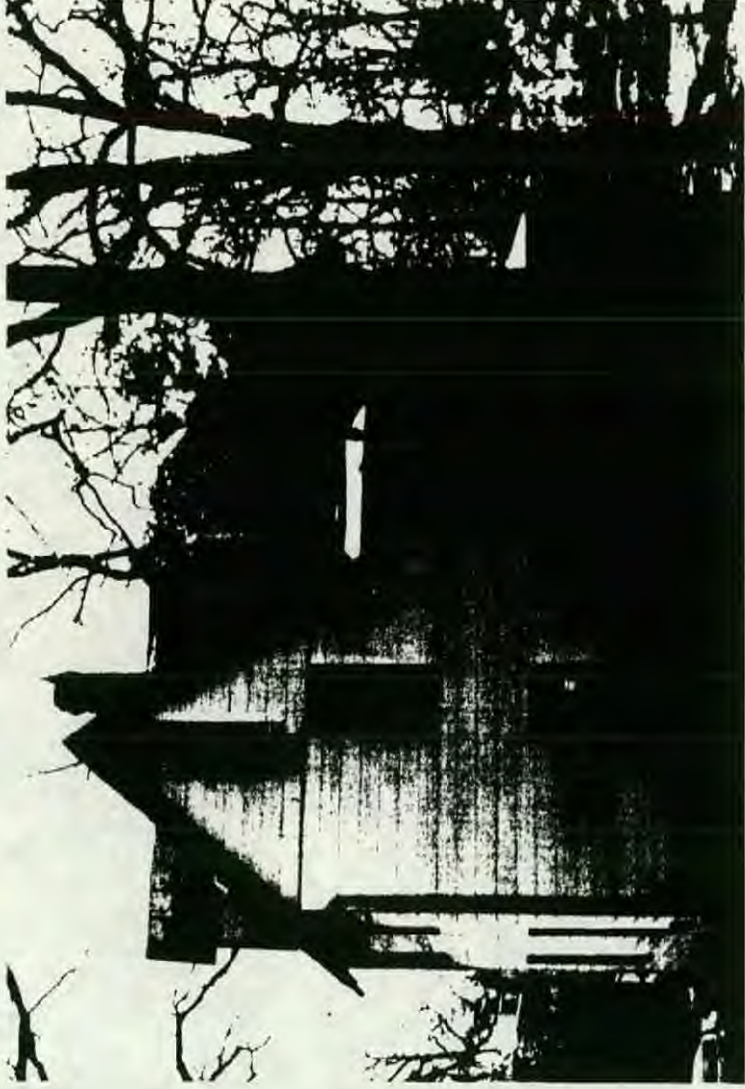


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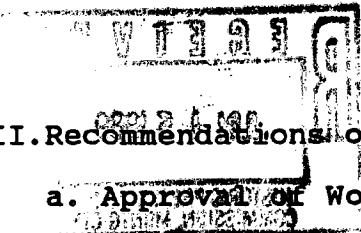
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Member of: Takoma Park LAC

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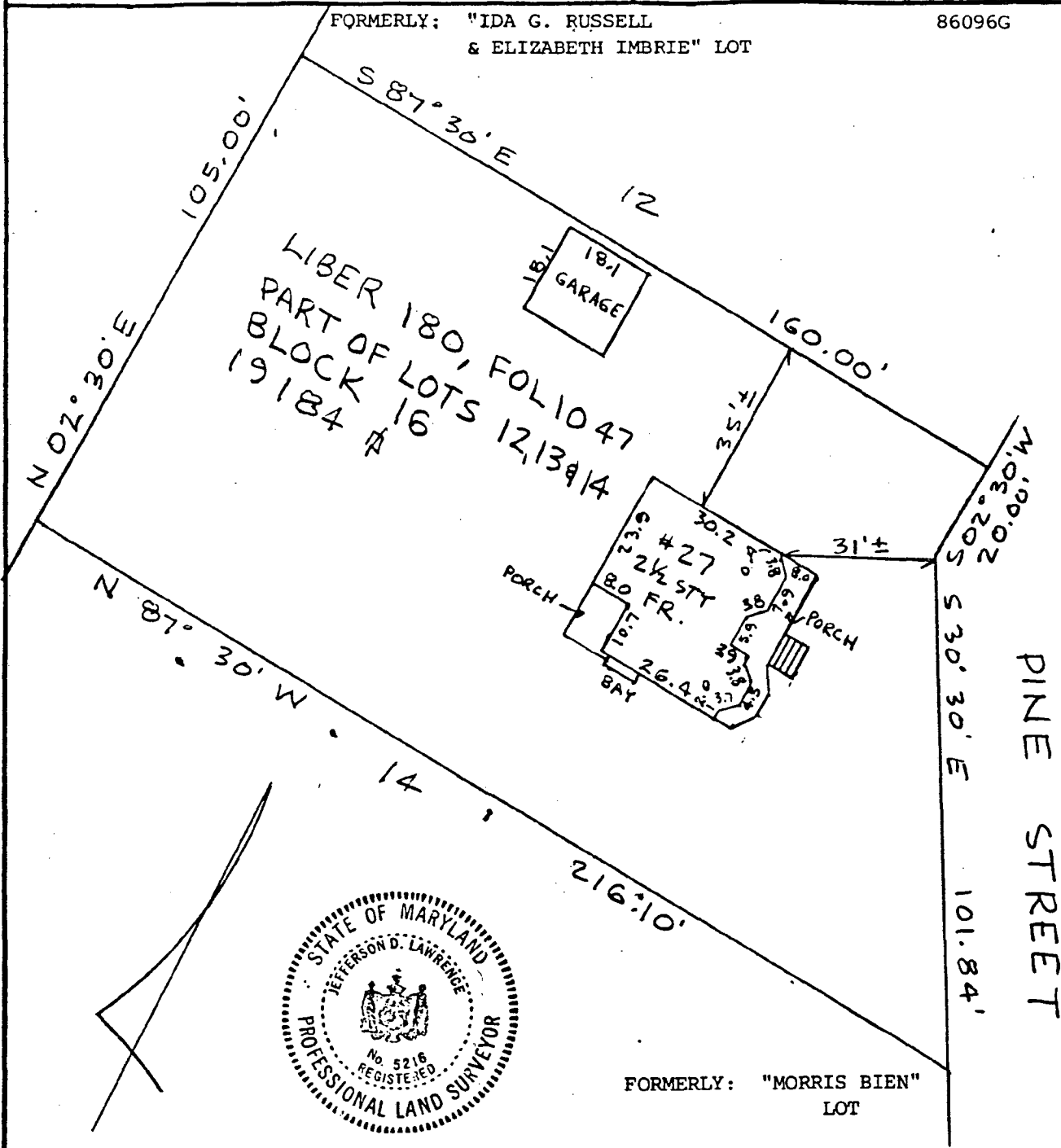


ALMAR and ASSOCIATES

7 BROOKS AVENUE GAITHERSBURG MARYLAND 20877

FORMERLY: "IDA G. RUSSELL
& ELIZABETH IMBRIE" LOT

86096G



FORMERLY: "MORRIS BIEN"
LOT

86809

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 30'
 RECORDED IN:
 PLAT BOOK: LIBER 180
 PLAT: FOLIO 47

HOUSE LOCATION
 PARTS OF LOTS 12-13-14 BLOCK 16
 TAKOMA PARK
 MONTGOMERY COUNTY MD

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement.

Date: June 24, 1986

Jefferson D. Lawrence
 JEFFERSON D. LAWRENCE,
 PROFESSIONAL LAND SURVEYOR #5216 MD.

