

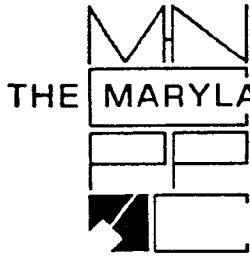
37/3-93JJ 25 Pine Avenue  
Takoma Park Historic District

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907

Ms. Peter / Jean Duncan  
25 Paris Avenue  
Takoma Park Historic District

# 3713-9311  
APC 11/16/93





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

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

DATE: November 18, 1993

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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 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, 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.

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



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

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

NAME OF PROPERTY OWNER Chas Poor/Joan Duncan TELEPHONE NO. (301) 270-9221  
(Contract/Purchaser) (Include Area Code)

ADDRESS 25 Pine Ave. Takoma Park MD. 20912  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Stddio Partnership Architects TELEPHONE NO. (301) 270-0990  
CONTRACTOR REGISTRATION NUMBER (Include Area Code)

REGISTRATION NUMBER R-6869

LOCATION OF BUILDING/PREMISE

House Number 25 Street Pine Avenue

Town/City Takoma Park Election District 13

Nearest Cross Street Carroll Avenue

Lot 11 Block 16 Subdivision B.F. Gilbert Addition to Takoma Park

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	<u>CANOPY</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 1,500.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Historic District/Master Plan

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (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.

Charles Poor Signature of owner or authorized agent (agent must have signature notarized on back) OCT. 13, 93 Date

APPROVED X with condition For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B Randall Date November 18, 1993

APPLICATION/PERMIT NO: 9310130066 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 25 Pine Avenue	Meeting Date: 11/17/93
Resource: Takoma Park Historic District	HAWP/Alteration
Case Number: 37/3-93JJ	Tax Credit: No
Public Notice: 11/03/93	Report Date: 11/10/93
Applicant: Charles Poor and Joan Duncan	Staff: Patricia Parker
PROPOSAL: Alteration/Canopy	RECOMMEND: Approval with condition

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The applicant proposes the construction of a new roof canopy and screen on the north facade of single family dwelling in the Takoma Park Historic District (See enclosed plat plan).

STAFF DISCUSSION/BACKGROUND

The roof canopy and adjacent redwood screening is proposed for a non-contributing/out-of-period structure in the Takoma Park Historic District. This house, built in 1987, is located on Pine Avenue. The roof canopy is proposed for the side entrance and the car park would be visually screened by the redwood latticework.

Presently, latticework, as an element, occurs in the pediment on a principal elevation; here, the applicant chooses to use it as traditional screening and spatial enclosure. Staff suggests that the finish of the new screening be consistent with the finish of the existing latticework.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)1:

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

and with the Secretary of the Interior's Standards for Rehabilitation #10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the Takoma Park Historic District Guidelines;

and with the following condition:

1. Treatment of the new latticework shall be consistent with existing finishes.



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Charles Poor Oct. 13, 93  
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: 9310130066 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

An existing house constructed in 1987.

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

Roof canopy at side entrance.

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2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Materials are painted wood bracket and screen, trim, and asphalt  
shingles to match house.

- b. the relationship of this design to the existing resource(s):

Bracket and screen is grid pattern which is re-occurring theme  
in house.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

The design is compatible in character and nature of the existing house.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1.       Name       Paul and Lynn D'Eustachio  
           Address    19 Pine Avenue  
           City/Zip    Takoma Park, MD. 20912
2.       Name       Jack and Sydney Whitley  
           Address    27 Pine Avenue  
           City/Zip    Takoma Park, MD. 20912

3. Name Micki and Natalie Sprecher  
Address 24 Pine Avenue  
City/Zip Takoma Park, MD. 20912

4. Name  
Address  
City/Zip

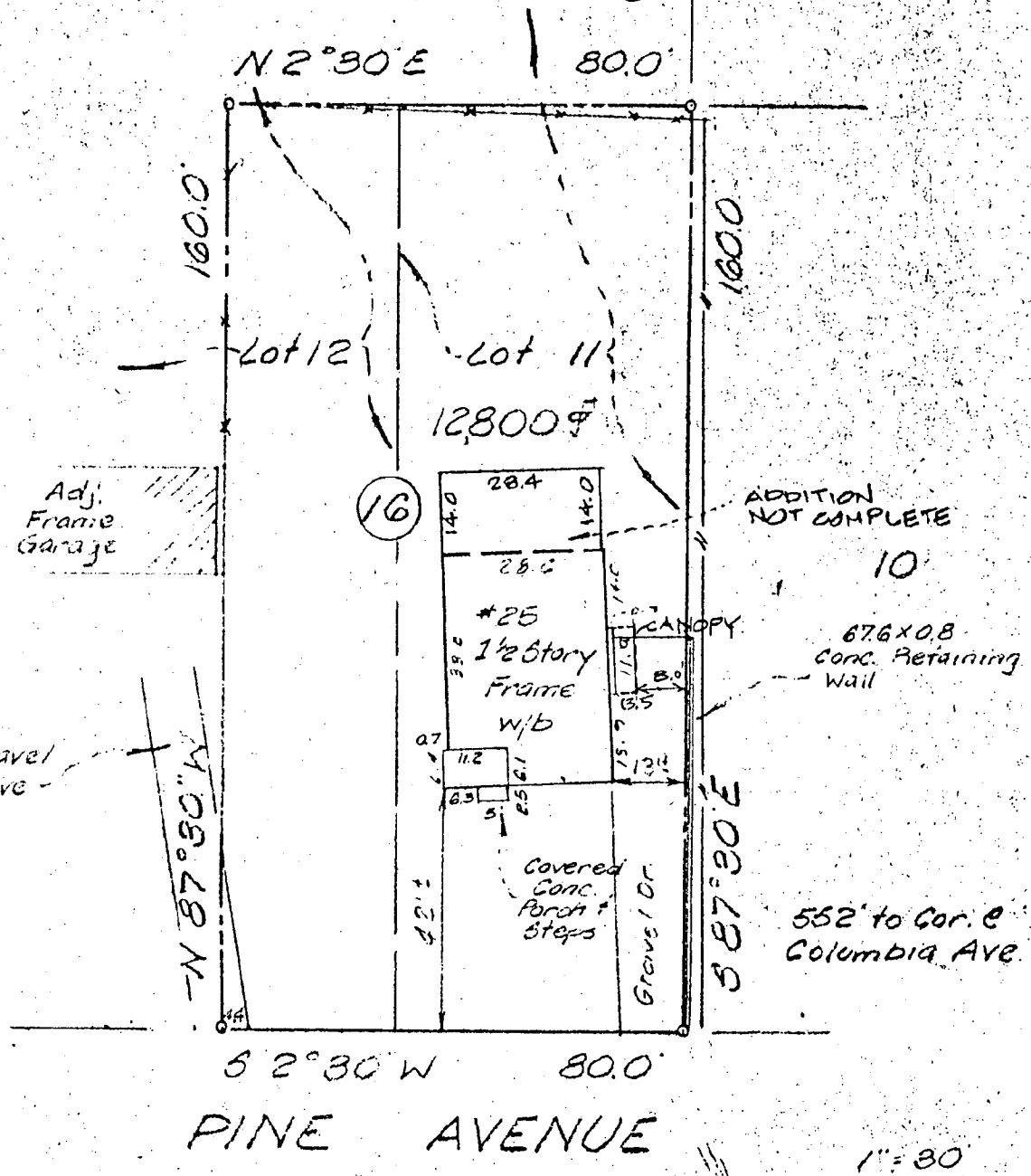
5. Name  
Address  
City/Zip

6. Name  
Address  
City/Zip

7. Name  
Address  
City/Zip

8. Name  
Address  
City/Zip

1757E



NOTES: Prepared without benefit of a title report.  
 Not in Flood plain as per 270049-0200 B  
 Not to be used for construction.  
 Lot corners have not been set by this survey unless otherwise indicated.

(5)  
 E&V

I hereby certify that I have surveyed the property shown hereon with a view to locating the improvements and other improvements as shown. I do not warrant the accuracy of the survey or the title. My liability for any error or omission in this deed reflects only upon the surveyor and not upon the parties thereto.

5/21/91

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

**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

Plat Book A  
 Page 2  
 File no. 5H59841

Book 1995-7  
 Job no. L7046  
 Dwg. by J.E.C.  
 Ck. by [Signature]  
 Case No.

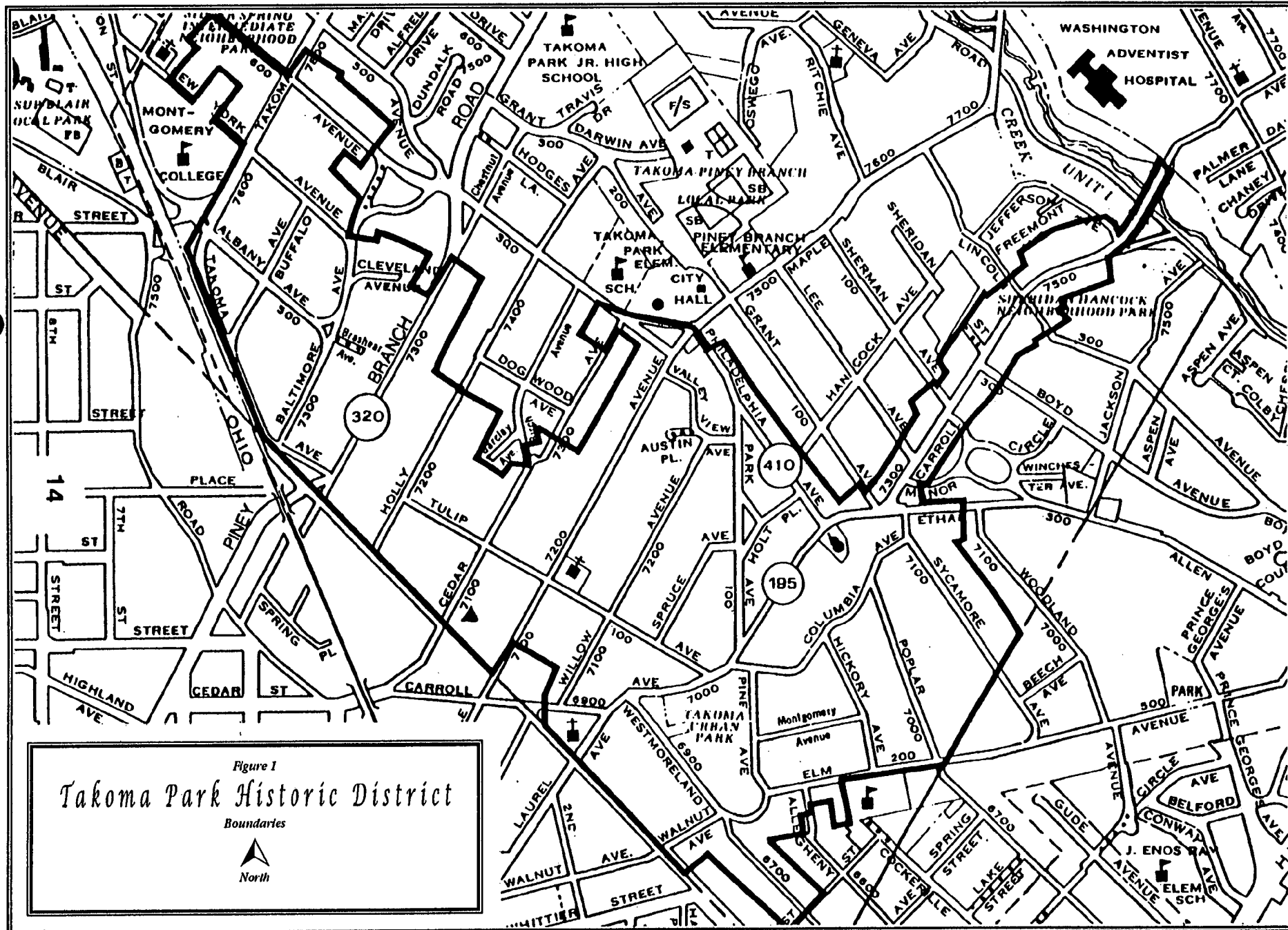
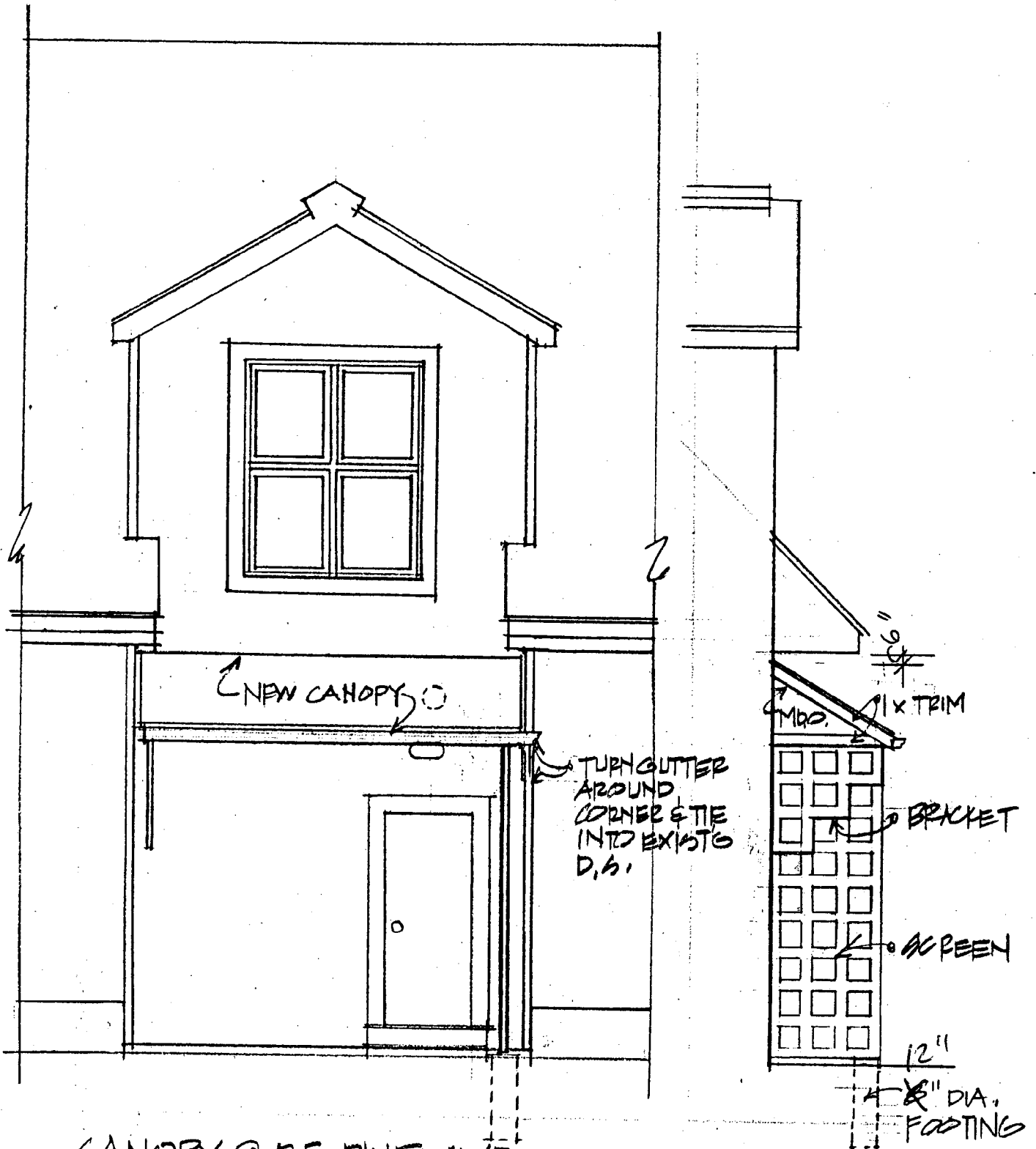


Figure 1  
 Takoma Park Historic District  
 Boundaries

North

Studio Partnership Architects  
25 Pine Avenue  
Takom: F-t, Maryland 20912  
301 270-0996

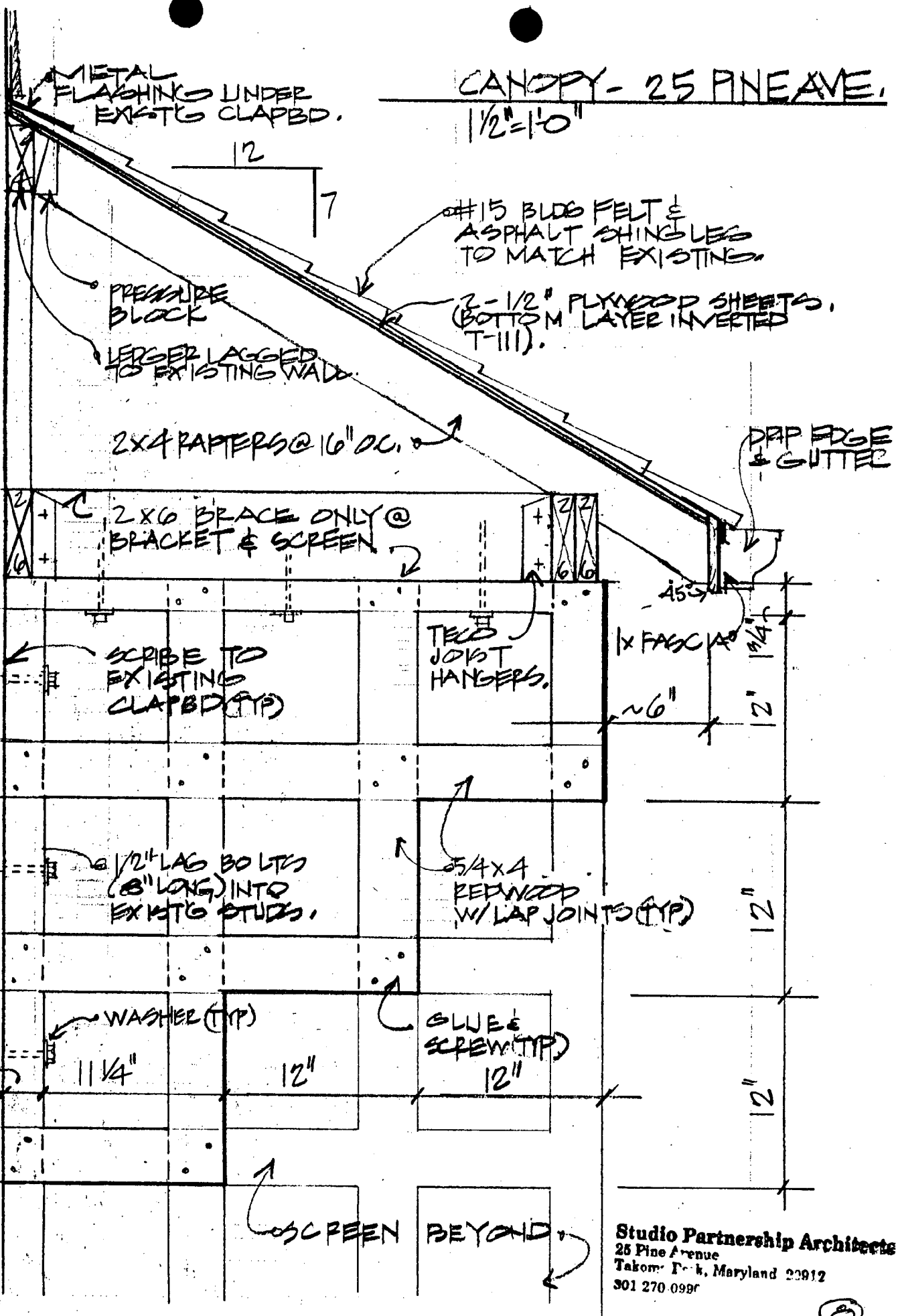


CANOPY @ 25 PINE AVE.

1/4" = 1'0"

CANDY- 25 PINE AVE.

1 1/2" = 1'-0"



METAL FLASHING UNDER EXIST'G CLAPBD.

#15 BUBB FELT & ASPHALT SHINGLES TO MATCH EXISTING.

2-1/2" PLYWOOD SHEETS, (BOTTOM LAYER INVERTED T-III).

PRESSURE BLOCK  
LEDGER LAGGED TO EXISTING WALL.

2x4 RAFTERS @ 16" OC.

DIP EDGE & GUTTER

2x6 BRACE ONLY @ BRACKET & SCREEN

SCRIBE TO EXISTING CLAPBD (TYP)

TEK JOIST HANGERS.

1x FASCIA

1/2" LAG BOLTS (8" LONG) INTO EXIST'G STUDS.

5/4 x 4 REDWOOD W/ LAP JOINTS (TYP)

WASHER (TYP)

GLUE & SCREW (TYP)

SCREEN BEYOND

Studio Partnership Architects  
25 Pine Avenue  
Takom Park, Maryland 20912  
301 270 0998





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