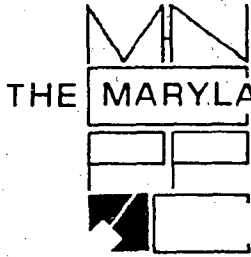


37/3-94 00 10 Pine Avenue  
Takoma Park Historic District



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

DATE: 11/17/94

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: Hugh and Maureen Taft-Morales

Address: 10 Pine Avenue, Takoma Park MD 20912

\*\*\*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.



# 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 TAFT-MORALES TELEPHONE NO. (301) 589-3176  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7415 BIRCH AVE TAKOMA PARK, MD 20912  
CITY STATE ZIP

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

PLANS PREPARED BY STUDIO PARTNERSHIP ARCH TELEPHONE NO. (301) 270-0990  
(Include Area Code)

REGISTRATION NUMBER 6869-R

LOCATION OF BUILDING/PREMISE

House Number 10 Street PINE AVENUE

Town/City TAKOMA PARK Election District \_\_\_\_\_

Nearest Cross Street MONTGOMERY AVENUE

Lot 142 Block 18 Subdivision B.F. GILBERT'S 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	<u>Room Addition</u>	
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	
			Revision	Fence/Wall (complete Section 4)	Shed	Solar	Woodburning Stove
							Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ \_\_\_\_\_

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? NO

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.

[Signature] Nov. 1, 1994  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 11/17/94

APPLICATION/PERMIT NO: \_\_\_\_\_ 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: 10 Pine Avenue Meeting Date: 11/16/94  
Resource: Takoma Park Historic District Review: HAWP/Alteration  
Case Number: 37/3-94 00 Tax Credit: No  
Public Notice: 11/2/94 Report Date: 11/9/94  
Applicant: Maureen & Hugh Taft-Morales Staff: David Berg  
PROPOSAL: Construct a 2 story rear addition. RECOMMEND: APPROVE

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BACKGROUND

**DATE:** ca. 1880

**STYLE:** Gothic Revival

**SIGNIFICANCE:** OUTSTANDING RESOURCE.

**CHARACTERIZING FEATURES:**

3" exposure wood clapboard; 4" wood corner-boards and window/door surrounds; Barge-boards; Crossbracing and finials on gables; Decorative window lintels; Decorative porch balusters; Ornamental rafter tails; original shutters.

**COMMENTS:**

All 2/2 window sashes were replaced with new true divided light wood replacements of exceptional quality prior to Takoma Park Master Plan Designation in 1992.

PROJECT DESCRIPTION

The house is currently a two story "H" floor plan Gothic Revival with double front and rear gables. The rear recess of this "H" pattern has an existing one story infill addition. The applicants propose to construct a 2 story addition centered at the rear (East Elevation) of the house, extending the current rear infill addition 14' past the existing house. The first story will have a wrap-around shed roof with either asphalt shingles to match the existing roof, or possibly a metal roof. The proposed second story will be recessed from the proposed first floor addition by about 8' and will thus project about 6' from the existing house. No trees are expected to be removed under the proposal.

Five existing rear windows will be removed to accommodate the proposal: three on the existing first floor, and two on the existing second floor. The applicants will attempt to re-use most of these

①

windows on the proposed addition.

The proposal will employ materials matching those of the existing house but with simplified versions of existing features. The addition will use 3" exposure wood clapboard and matching wood cornerboards. The windows will be identical to the current windows but with plain lintels. The porch will have turned posts and simple brackets, balusters, and newels. The foundation will be constructed of parged and painted concrete block.

#### STAFF DISCUSSION

Staff finds that the proposal is compatible with the historic resource in regards to size, massing, scale, and architectural features and is generally consistent with historic preservation standards and guidelines.

#### **ISSUES:**

##### **1) Addition setback:**

The proposed rear addition would be about 7' from the property line. The applicants' architect has informed staff that the rear (East Elevation side) of the lot is considered the side of the lot for setback purposes (due to it being a corner lot) and therefore the addition just falls within the required 7' side building setback. The Takoma Park Guidelines for review of Outstanding Resources state:

all changes should respect existing environmental settings, landscaping, and patterns of open space

Although the proposed rear (East Elevation) setback may seem small, staff feels that the proposal preserves the patterns of open space that characterize the historic resource, mainly the areas to the front and sides of the house.

##### **2) Differentiation from historic fabric:**

Staff feels that the simplification of details, the use of a different foundation material, and the recessing of the proposal from the sides of the existing house sufficiently differentiate it from the historic fabric.

#### STAFF RECOMMENDATION

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

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

and with Standard 9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

and with the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP) , Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



# 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 TAFT-MORALES

TELEPHONE NO. (301) 589-3760

((Contract/Purchaser))

((Include Area Code))

ADDRESS 7415 BIRCH AVE TAKOMA PARK MD

20912

CITY

STATE

ZIP

CONTRACTOR

TELEPHONE NO.

CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY STUDIO PARTNERSHIP ARCH

TELEPHONE NO. (301) 270-0990

((Include Area Code))

REGISTRATION NUMBER 6869-R

LOCATION OF BUILDING/PREMISE

House Number 10

Street

PINE AVENUE

Town/City

TAKOMA PARK

Election District

Nearest Cross Street

MONTGOMERY AVENUE

Lot # 12

Block 18

Subdivision

BE GILBERT'S ADDITION TO TAKOMA PARK

Liber

Folio

Parcel

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

Circle One: A/C

Slab

Room Addition

Construct

Extend/Add

Alter/Reinforce/Repair

Paint/Finish/Restore

Shed

Soil

Woodburning Stove

Wreck/Raze

Move

Install

Revocable

Revision

Fence/Wall

1B. CONSTRUCTION COSTS ESTIMATES

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 AN HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

2B. TYPE OF WATER SUPPLY

01 (X) WSSC 02 ( ) Septic

01 (X) WSSC 02 ( ) Well

03 ( ) Other

03 ( ) 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:

1. On party line/Property line

2. Entirely on land of owner

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.

Steph Taft Morales M. J. Taft Morales  
Signature of owner or authorized agent

Nov. 1, 1994

4

REQUIRED ATTACHMENTS

SEE ATTACHED MEMO  
FOR ITEMS 1-3

1. WRITTEN DESCRIPTION OF PROJECT

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

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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:

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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 ETAL BOND  
Address 8 PINE AVE.  
City/Zip TAKOMA PARK, MD 20912
2. Name BERNARD SHAW  
Address 17 PINE AVE.  
City/Zip T.P. MD 20912



3. Name ✓ EPH UEHLEIN  
Address 11 PINE AVE.  
City/Zip T.P. MD. 20912

4. Name PAUL TRESEDER  
Address 6 MONTGOMERY AVE  
City/Zip T.P. MD. 20912

5. Name M. J. SIMON  
Address 1 MONTGOMERY AVE  
City/Zip T.P. MD 20912.

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E

7

# STUDIO PARTNERSHIP ARCHITECTS

Date: October 28, 1994  
To: David Berg, Montgomery County Historic Preservation  
Commission Staff  
From: Joan Duncan AIA and Chas Poor AIA, Studio Partnership  
Architects  
Ref.: Preliminary Review  
Address: 10 Pine Ave.  
Applicant: Maureen and Hugh Taft-Morales, 7415 Birch Ave., Takoma  
Park, Md. 20912.  
Proposal: Rear two-story addition

The house at 10 Pine Avenue is classified as a primary resource in the Takoma Park Historic District. The house is located on a corner lot (at Pine and Montgomery Avenues) with the Pine Avenue elevation being the prominent "front" elevation. It is a two story Victorian c1880s, symmetrical in plan and elevation. Most of the windows are double-hung two over two; the siding is 3" exposure clapboard, the roof is asphalt roofing. There is extensive detailing common to Victorians of the period - barge boards, spindles, ornamental rafter tails, decorative window trim, and shutters.

The proposal calls for a two story addition, centered at the rear of the house. The addition does not affect the view at all from the Front - Pine Avenue facade. The addition is visible from Montgomery Avenue, but is set in over 15 feet from the outside corner of the existing porch facing Montgomery Ave. Seen straight on from Montgomery Avenue, the first floor portion of the addition projects approximately 14 feet and the second floor addition projects approximately 6 feet from the main house (See attached South Elevation.)

The two-story portion of the addition is a faceted gable-end form and the one story area is a wrap-around shed roof which also extends over entry porches on both sides of the addition.

## Addition Specifications:

Siding - wood clapboard and corner boards to match the existing house.

Windows - true-divided light wood windows with muttins sizes to match existing. Most new windows would be 2 over 2 similar in size to existing windows. There might be an opportunity to re-use existing windows in the addition.

Roofing - Asphalt shingles. Possibly metal roofing on one-story roof.

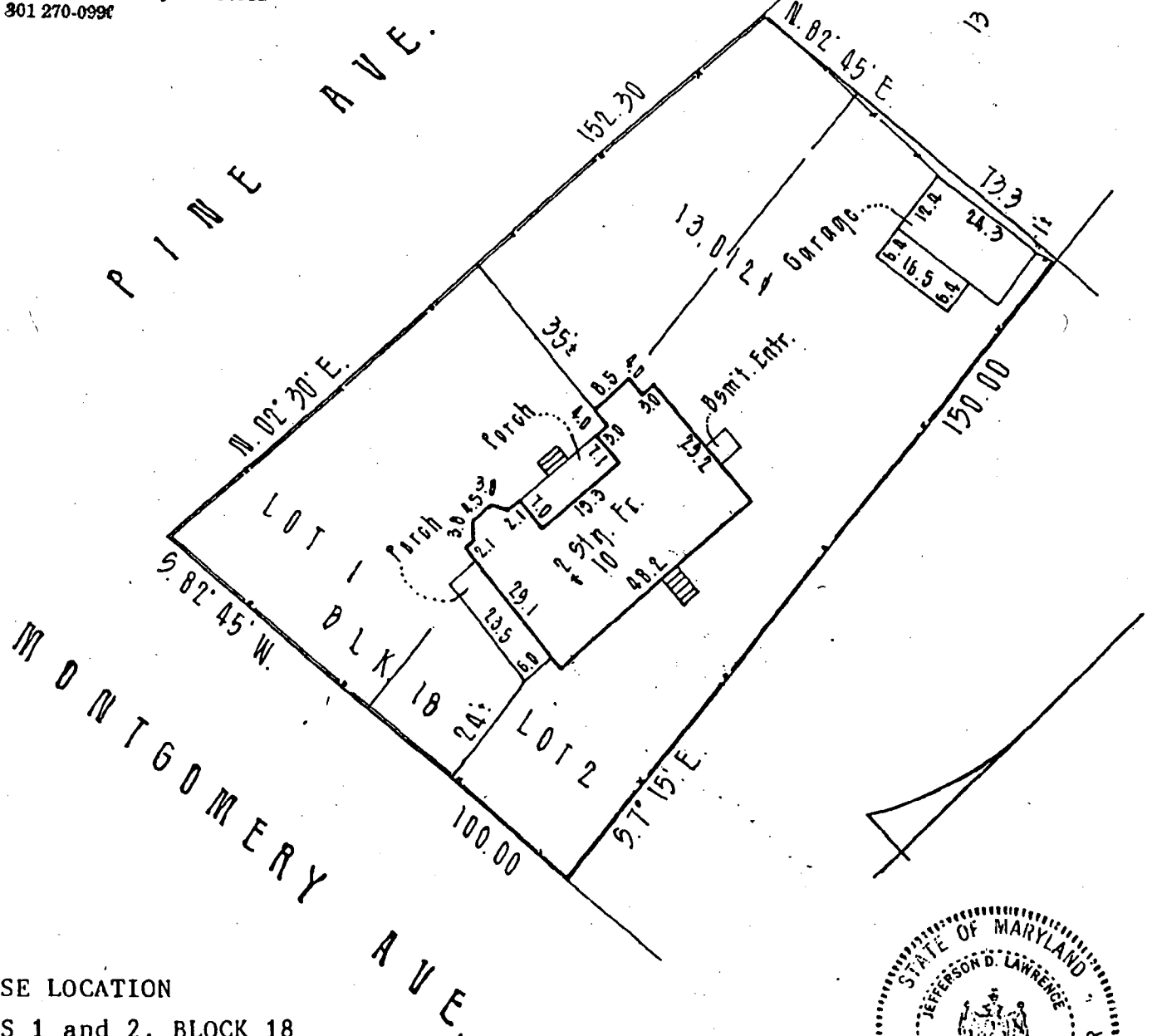
Foundation-- Addition would be built on crawl space with CMU, parged and painted. Wood privacy lattice at porch location.

Details - Generally, the approach is for the new features to be similar to, inspired by, but simplified versions of the existing features.

Porch would have turned posts and simple brackets, railing and newels.

Windows would have simple wood trim without shutters.

**Studio Partnership Architects**  
 25 Pine Avenue  
 Takoma Park, Maryland 20912  
 301 270-0996



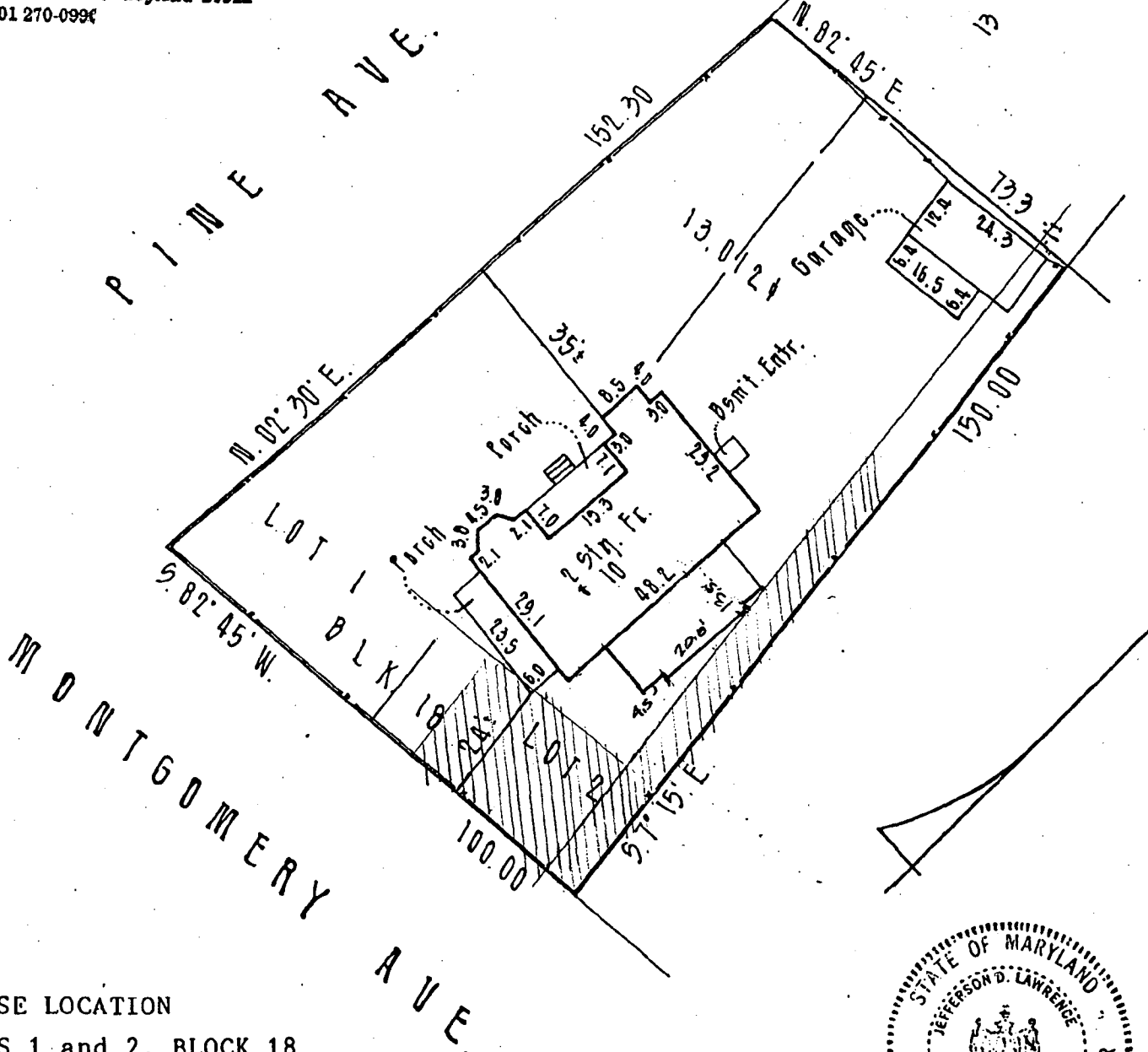
HOUSE LOCATION  
 LOTS 1 and 2, BLOCK 18  
 B.F. GILBERT'S ADDITION TO  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MD



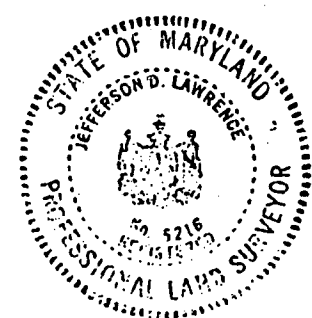
<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p><i>Jefferson D. Lawrence</i></p> <p>JEFFERSON D. LAWRENCE                  REGISTERED LAND SURVEYOR MARYLAND # 5216</p>	REFERENCES		<p><b>ANDJON ASSOCIATES</b></p> <p>7 Brookes Avenue                  Gaithersburg, Maryland 20877                  (301) 840-9010</p>		9
	PLAT BK.	A			
	PLAT NO.	2	WALL CHECK:	DRAWN BY:	
	LIBER		HSE. LOC.: 2-22-89	JOB NO.: 12589	
FOLIO		BOUNDARY:			

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

NOTE: THIS SURVEY FOR THE PURPOSES OF THE  
**Stodie Partnership Architects**  
 25 Pine Avenue  
 Takoma Park, Maryland 20912  
 301 270-0996



HOUSE LOCATION  
 LOTS 1 and 2, BLOCK 18  
 B.F. GILBERT'S ADDITION TO  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MD



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Jefferson D. Lawrence*

JEFFERSON D. LAWRENCE  
 REGISTERED LAND SURVEYOR MARYLAND # 5216

**REFERENCES**

PLAT BK. A  
 PLAT NO. 2  
 LIBER  
 FOLIO

**ANDJON ASSOCIATES**

7 Brookes Avenue  
 Gaithersburg, Maryland 20877  
 (301) 840-9010

10

DATE OF SURVEYS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY:
HSE. LOC.: 2-22-89	JOB NO.: 12589
BOUNDARY:	

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



FRONT (PINE AVE.)



NORTH

Studio Partnership Architects  
25 Pine Avenue  
Takoma Park, Maryland 20912  
301 270-0996



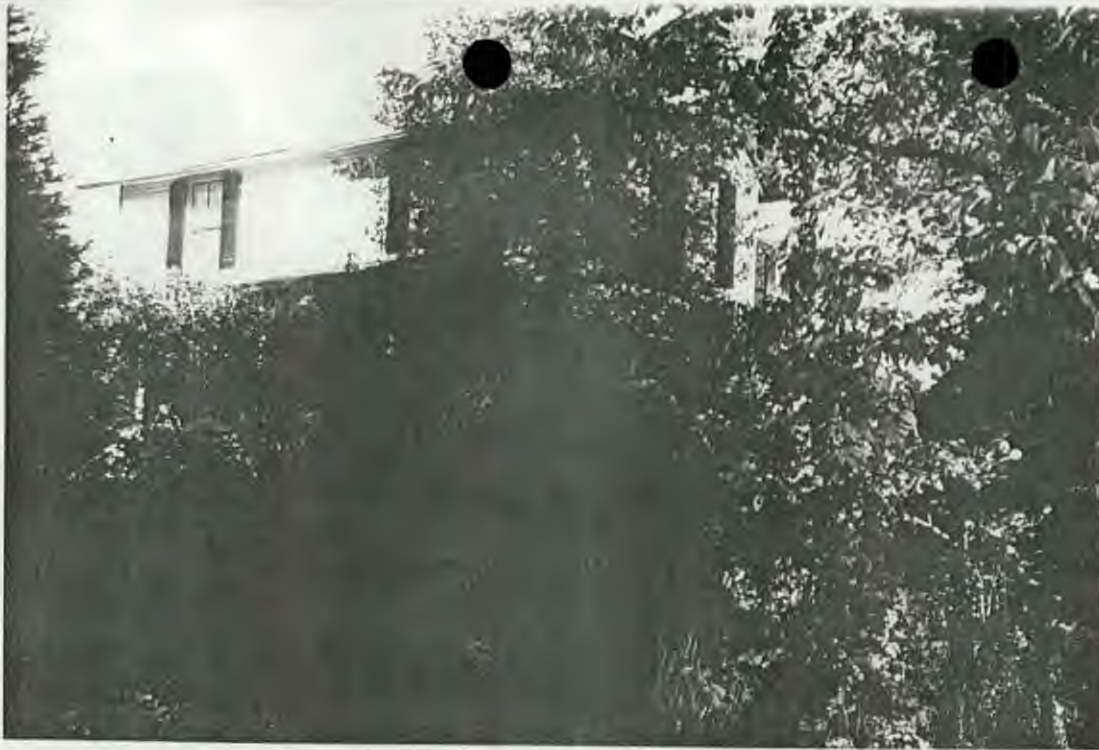


SOUTH (MONTGOMERY AVE.)



PEAR

Studio Partnership Architects  
25 Pine Avenue  
Takoma Park, Maryland 20912  
301 270-0996

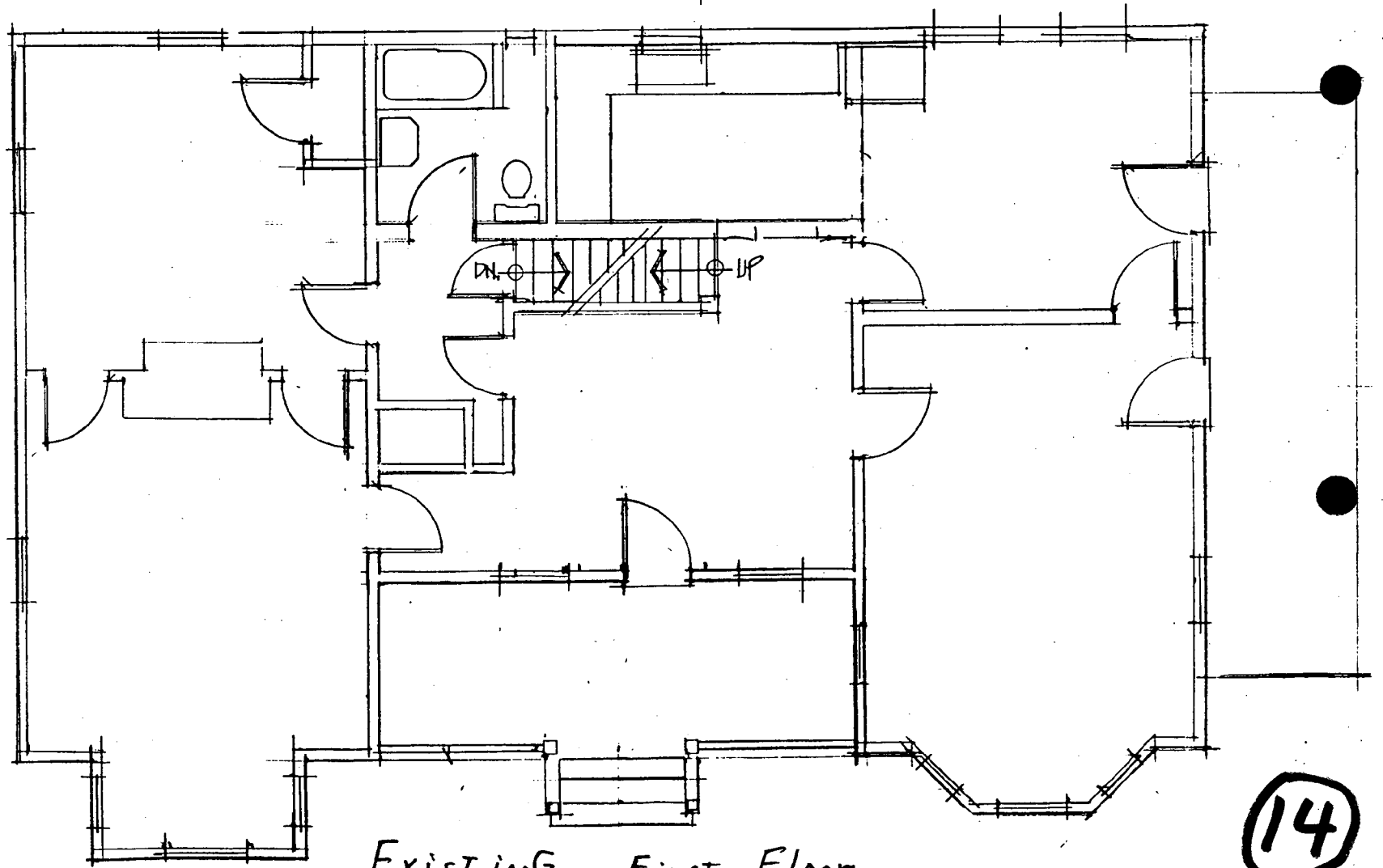


VIEW FROM MONTGOMERY AVE.

Studio Partnership Architects  
25 Pine Avenue  
Takoma Park, Maryland 20912  
301 270-0994

13



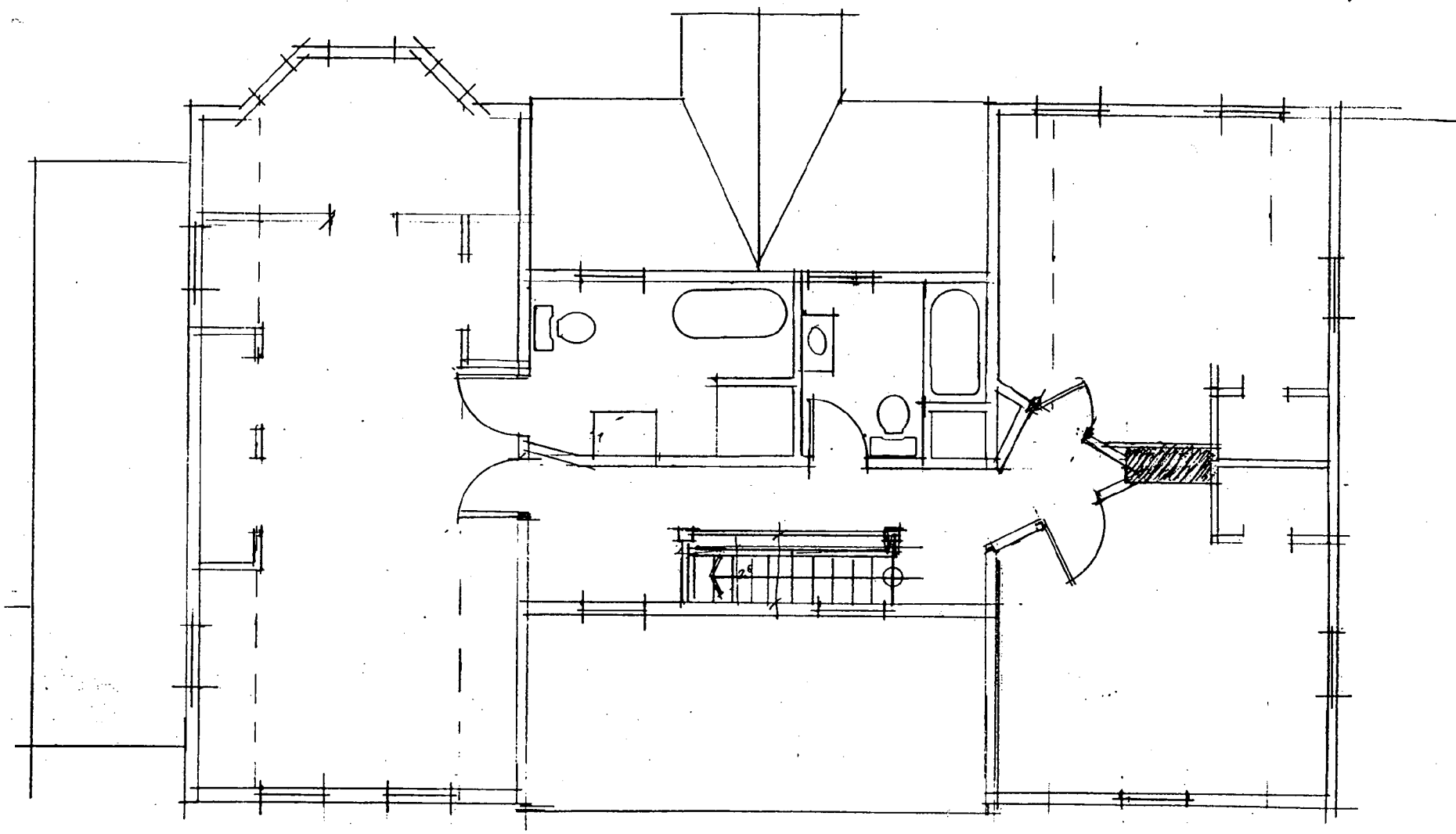


EXISTING First Floor

14

15

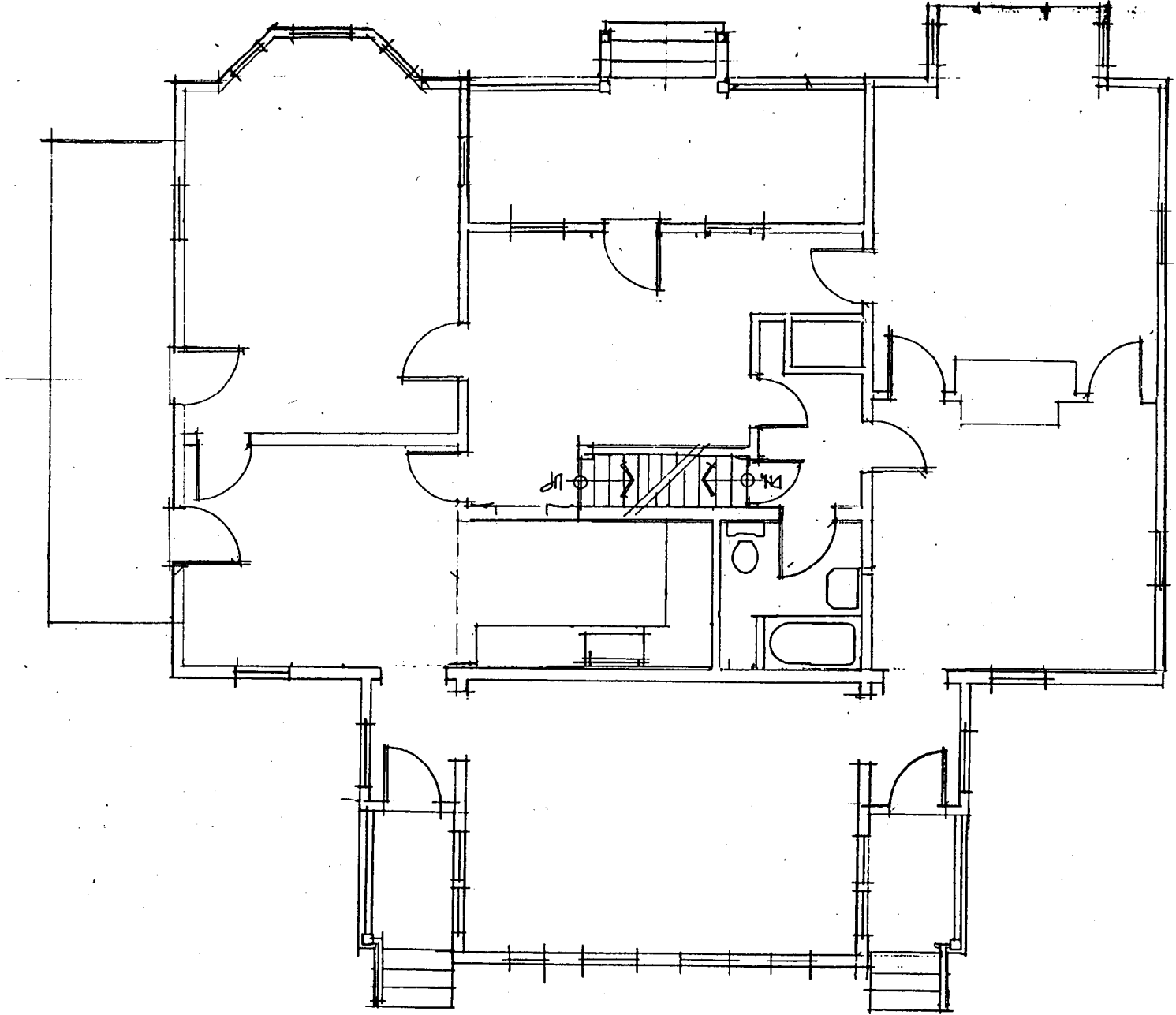
EXISTING  
Second Floor



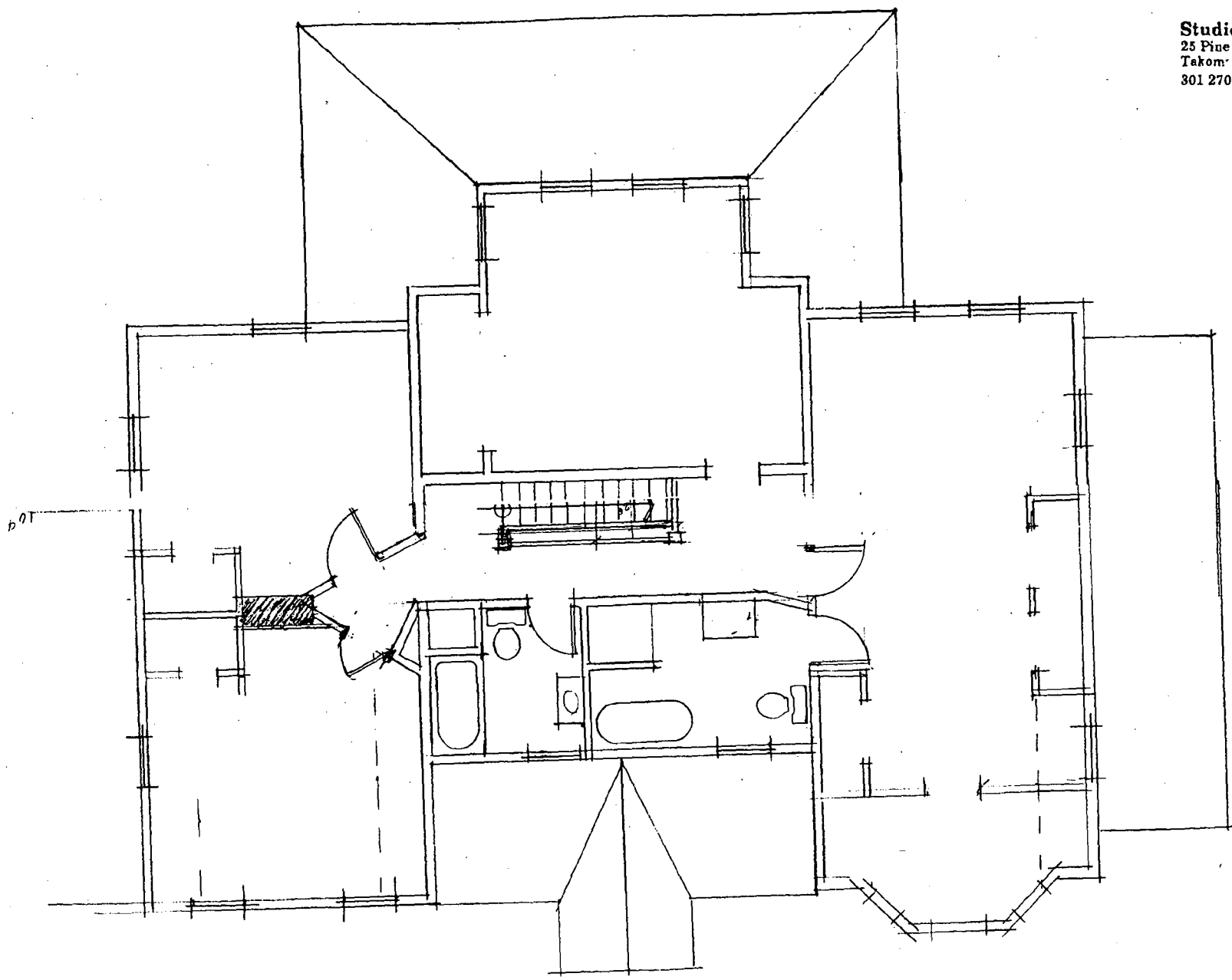
10'

Proposed First Floor

16



Studio Partner  
25 Pine Avenue  
Takoma Park, Maryland  
301 270-0990



SEC  
PRO

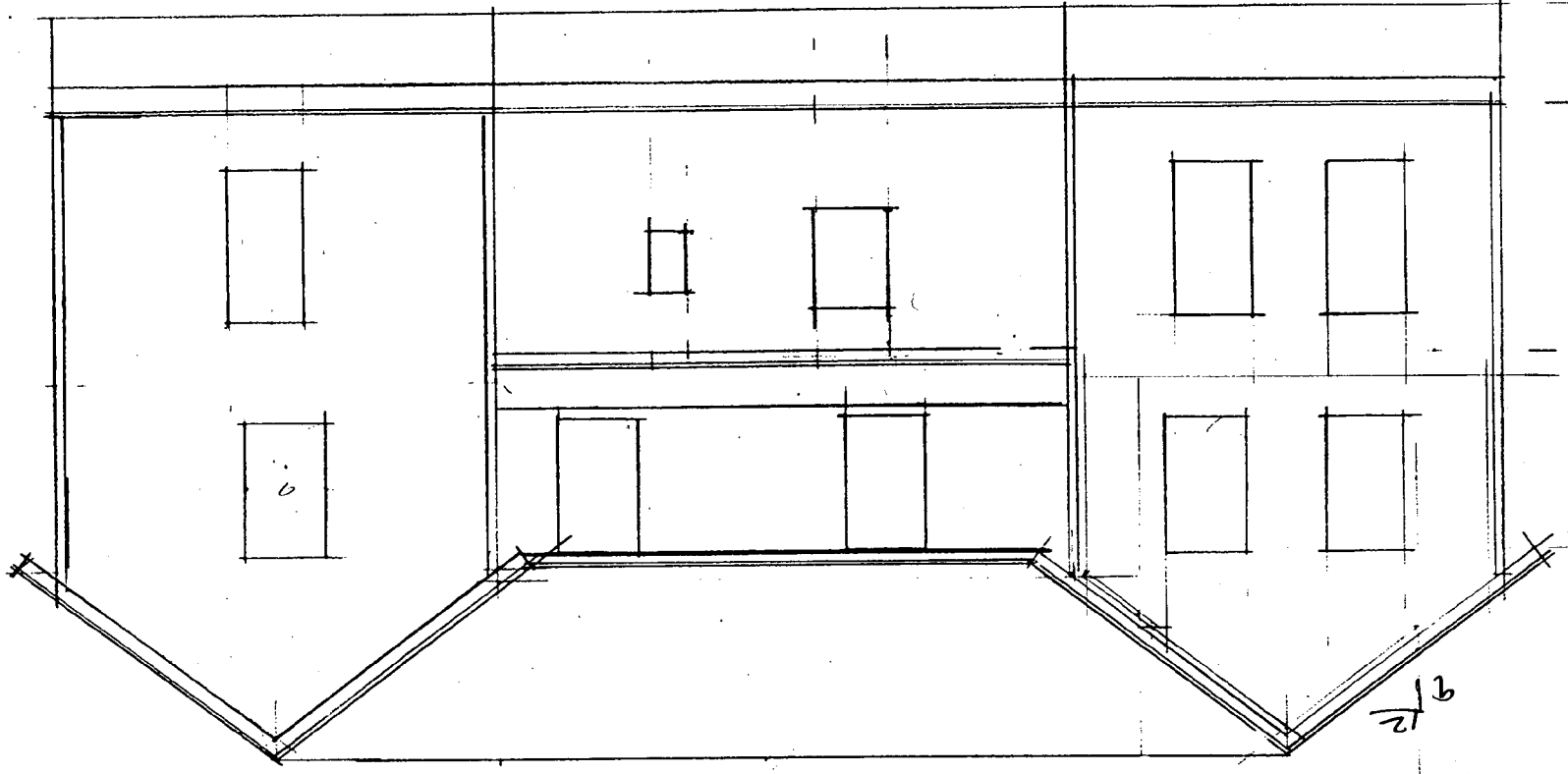
Proposed Second Floor

17

18

EXISTING

EAST ELEVATION (Rear)

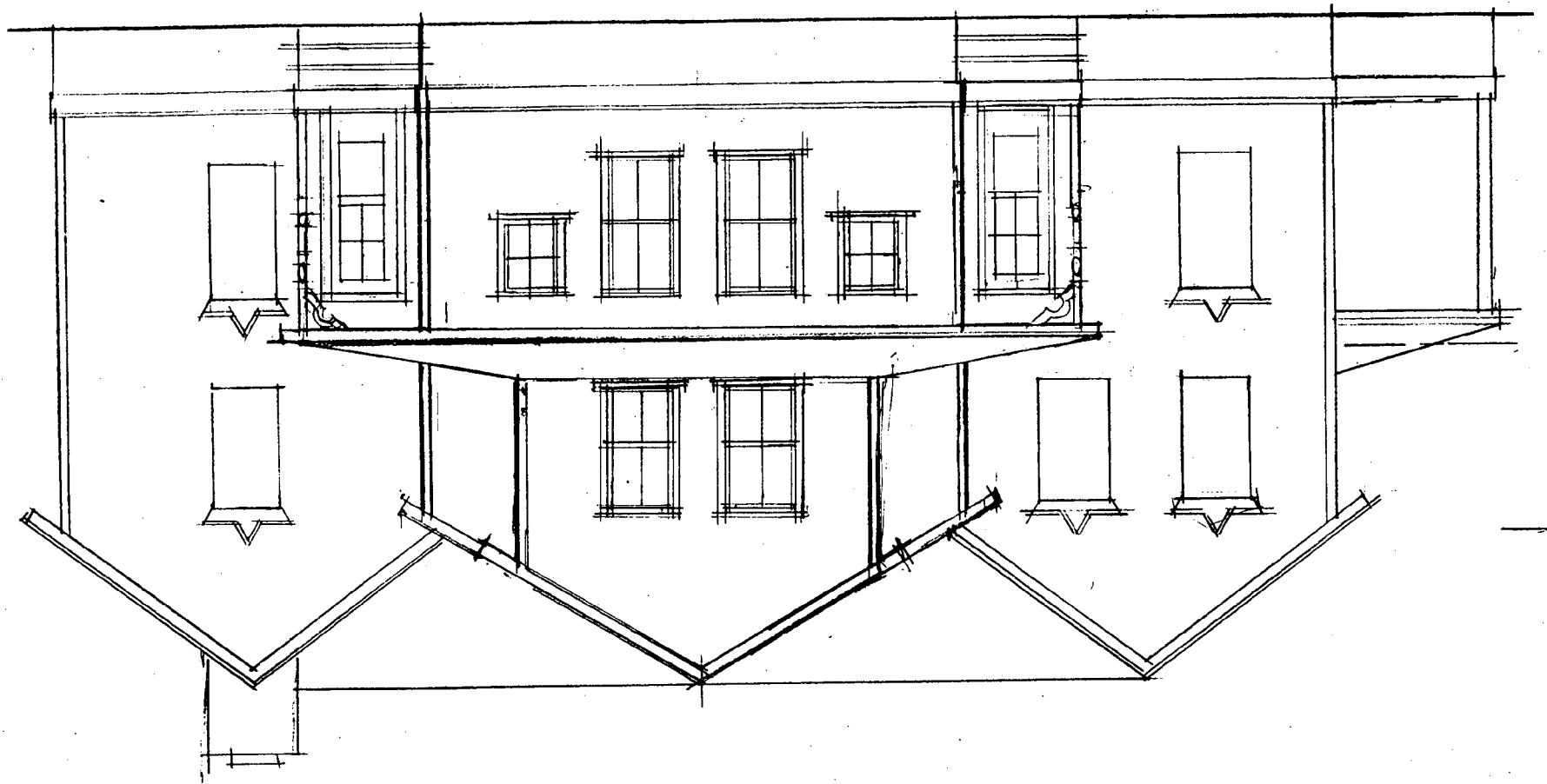


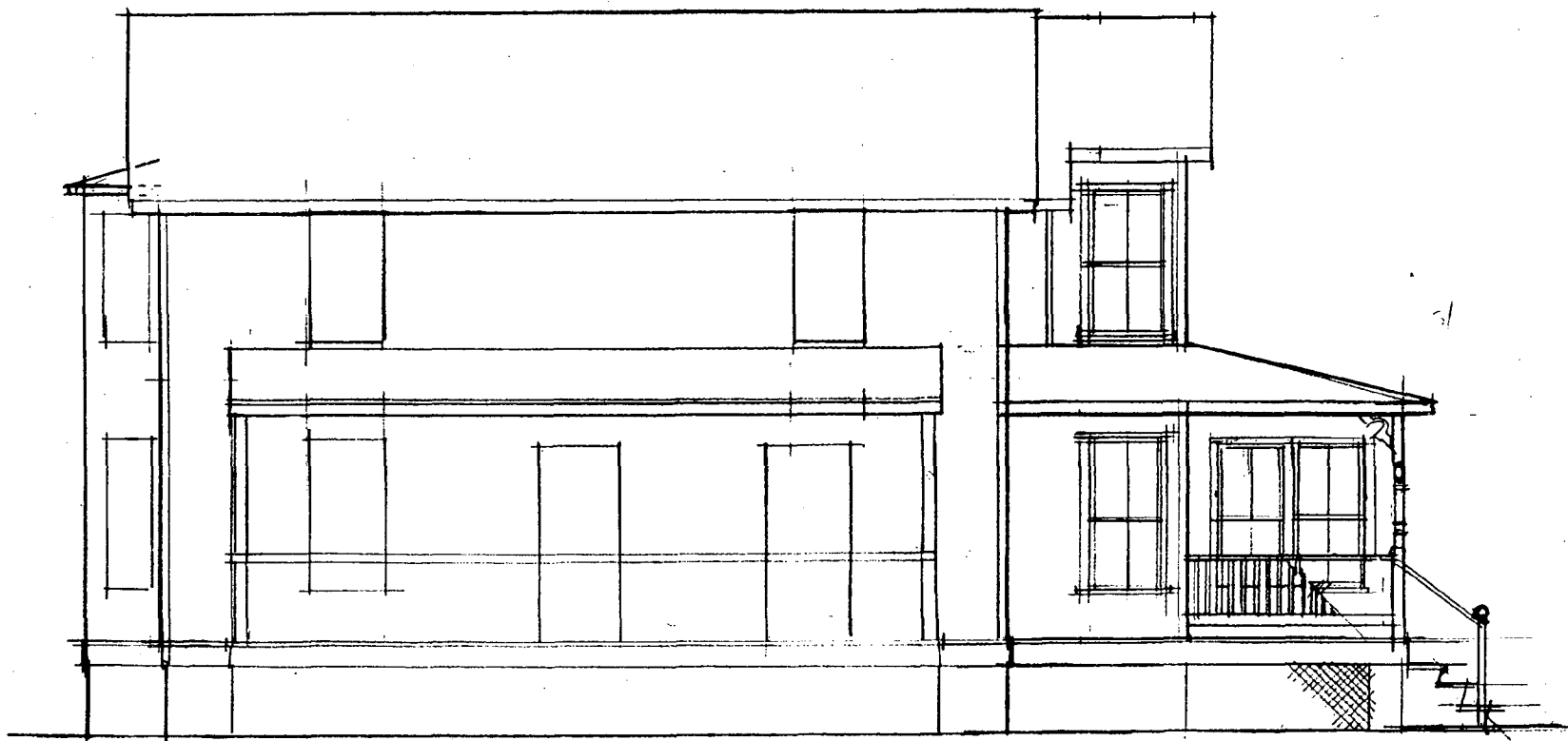
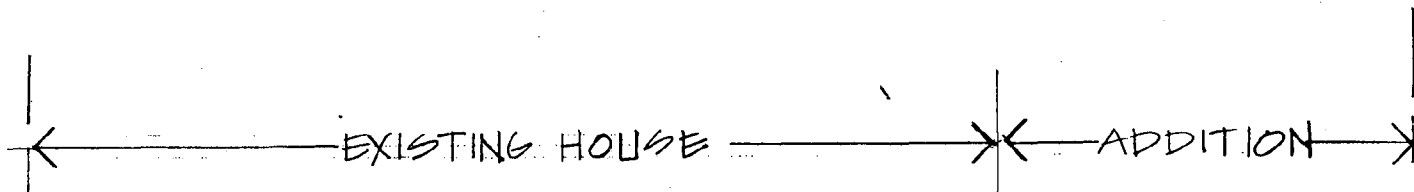
2/12

19

Proposed  
East Elevation

~~REAR ELEVATION - PROPOSED~~





SOUTH ELEVATION

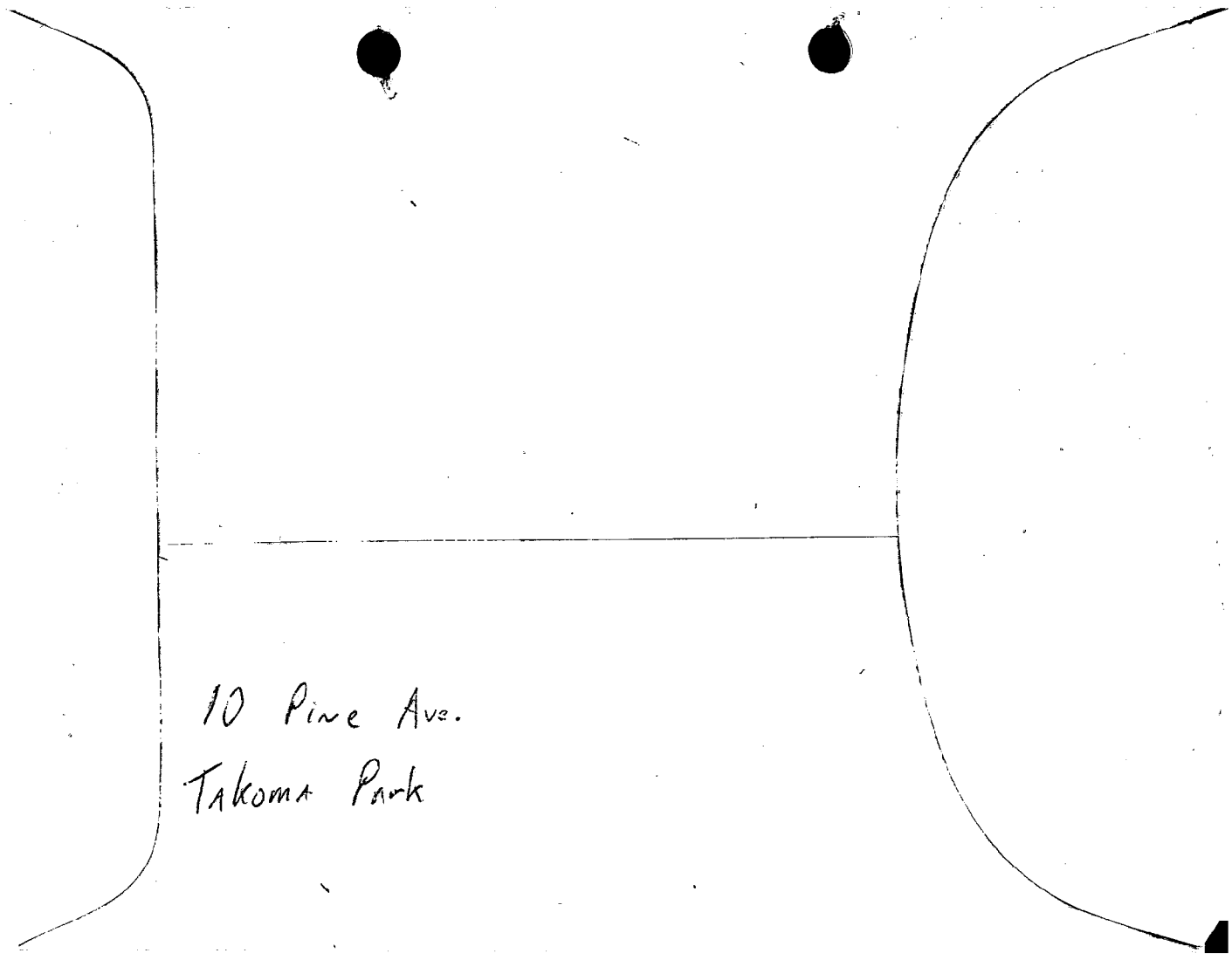
(NORTH ELEVATION SIMILAR)

*Proposed*

20

10 Pine Avenue  
Takoma Park





10 Pine Ave.  
Takoma Park





















