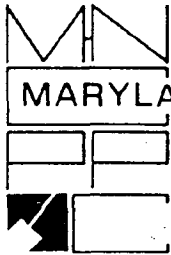


37/3-95 D 21 Pine Avenue  
Takoma Park Historic District



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

DATE: 1/26/95

**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 applicant shall finish the  
fence with paint or an opaque stain  
by August 1, 1995

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

Applicant: E. Lynne and Paul d'Eustachio

Address: 21 Pine Ave. Takoma Park

\*\*\*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 STAFF REPORT

Address: 21 Pine Avenue (vacant lot)      Meeting Date: 1/25/95  
Resource: Takoma Park Historic District      Review: HAWP/Fence  
Case Number: 37/3-95D **RETROACTIVE**      Tax Credit: No  
Public Notice: 1/11/95      Report Date: 1/18/95  
Applicant: E. Lynne & Paul d'Eustachio      Staff: David Berg  
PROPOSAL: Install front fence      **RECOMMEND: APPROVE with conditions**

---

BACKGROUND

**NOTE:**

21 Pine Avenue is a vacant lot that is part of the setting of the house at 19 Pine Avenue, an Outstanding Resource of unusual design.

**RESOURCE:** Takoma Park Historic District

**STYLE:** (19 Pine Avenue) Colonial Revival

**DATE:** ca. 1895 - 1910

**SIGNIFICANCE:** (19 Pine Avenue) Outstanding Resource

**PROPOSAL:**

The applicants request approval for a recently installed fence. The fence is of wooden pickets, approximately 4' high in the "dip style". The fence is currently unpainted.

STAFF DISCUSSION

Staff feels that the design and materials of the fence are appropriate for the historic resource and the Takoma Park Historic District. The fence is approximately 4' in height and has adequate open area between the pickets.

The applicants have informed staff that they have not yet made a final decision on whether to paint the fence white, or treat the wood with a clear finish. They are leaning towards using a clear finish. Staff recommends that the fence be painted, or stained with an opaque stain. This is more consistent with the historicity of the resource as well as with an existing white fence at the rear left of the house.

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.

Subject to the following condition:

- 1) The applicant shall finish the fence with paint or an opaque stain.

and subject to 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.

Bernie + Linda Shaw  
17 Pine Ave  
Takoma Park, MD  
20912

Joan Duncan + Chas Poor  
25 Pine Ave  
Takoma Park, MD  
20912

Natalie + Mickey Sprecher  
24 Pine Ave  
Takoma Park, MD  
20912

Meg + Franz Rassman  
6913 Westmoreland Ave  
Takoma Park, MD  
20912

(3)

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Paul d'Eustachio  
 DAYTIME TELEPHONE NO. (301) 808-4300  
 TAX ACCOUNT # 1066745  
 NAME OF PROPERTY OWNER E. Lynnet Paul d'Eustachio DAYTIME TELEPHONE NO. (301) 270-8746  
 ADDRESS 19 Pine Ave Takoma Park MD 20912  
 CONTRACTOR Western Fence Center CITY STATE ZIP CODE  
 TELEPHONE NO. (301) 881-0550  
 CONTRACTOR REGISTRATION NUMBER Lic. # 32313  
 AGENT FOR OWNER None DAYTIME TELEPHONE NO. ( )

LOCATION OF BUILDING/PREMISE  
 HOUSE NUMBER 21 STREET Pine  
 TOWN/CITY Takoma Park NEAREST CROSS STREET Montgomery  
 LOT P10 BLOCK 16 SUBDIVISION B.F. Gilbert's Addition  
 LIBER 11728 FOLIO 130 PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Replacing previously existing fence. 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 \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ 667.00  
 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 4 feet 0 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] Signature of owner or authorized agent 12-21-94 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

(4)

December 28, 1994

Historic Preservation Commission  
Department of Environmental Protection  
Division of Development Services and Regulation  
250 Hungerford Drive  
Rockville, MD 20850

Re: Application for Historic Area Work Permit  
21 Pine Avenue  
Takoma Park, Md 20912

#### INTRODUCTION

On November 7th the applicant for this Historic Area Work Permit signed a contract to construct a fence at #21 Pine Avenue. Construction of the fence was completed on December 19th. The fence is a virtually identical replacement for a previously existing fence in exactly the same location that rotted and was blown down in a storm. The purpose of the fence is to delineate the front of the lot, to keep the young children who play in the lot from running into the street, and to discourage cut through traffic by local teenagers.

Prior to constructing the fence the applicant contacted by telephone the Department of Housing Services with the City of Takoma Park to determine the requirements (if any) for reconstructing the fence in question in the historic district of the City. The City employee who responded replied that he was not aware of any special requirements. Thus unaware of the requirement for a building permit, the applicant proceeded to construct the fence in question.

#### ITEM 1. WRITTEN DESCRIPTION OF PROJECT

a. #21 Pine Avenue consists of a partially wooded, sloping, unimproved lot with no permanent structures except for an old concrete retaining wall at the lower front edge (south east corner) of the lot. From the street the property appears to be the side yard of #19 Pine Avenue which is improved with a large, victorian style house as shown on the lot survey included in response to Item 2. of this application.

b. As noted in the introduction to this application, the purpose of the fence is to delineate the front of the property and provide a minimal barrier between the street and the lot. The fence has been designed to match the style and character of the house located at #19 Pine Avenue. The fence is also in character with the rest of the neighborhood as the majority of houses on Pine Avenue have fenced yards. These fences are

Application for Historic Area Work Permit  
Page two  
December 28, 1994

varied in style, including painted chain link (see photograph of #10 Pine Avenue), alternating board (#17 Pine), 6' high board privacy fencing (#24 Pine), and unpainted spaced picket fence (#28 Pine). The construction of the fence that is the subject of this application will be virtually identical in design, material, and location to a fence previously existing on the site, is appropriate to and will complement the historic character of the property and the neighborhood, and will have no unfavorable environmental consequences.

ITEM 2. SITE PLAN

A site plan drawn on a lot survey for #19 and #21 Pine Avenue (Lots 9 and 10) is attached. The site plan includes all elements required under Item 2. (a), (b), and (c).

ITEM 3. PLANS AND ELEVATIONS

See attached diagrams.

ITEM 4. MATERIALS SPECIFICATIONS

Fence materials shall consist of pressure treated 4"x4" posts with western red cedar pickets. The pickets shall be colonial gothic style, spaced 2 1/2", and installed "dip style".

ITEM 5. PHOTOGRAPHS

See attached photographs.

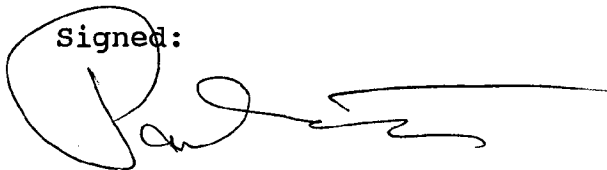
ITEM 6. TREE SURVEY

Not applicable to this application.

ITEM 7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

The names and addresses of adjacent and confronting property owners are attached.

Signed:



Paul d'Eustachio  
19 Pine Avenue  
Takoma Park, MD 20912  
301-808-4300 (W)/301-270-8746 (H)

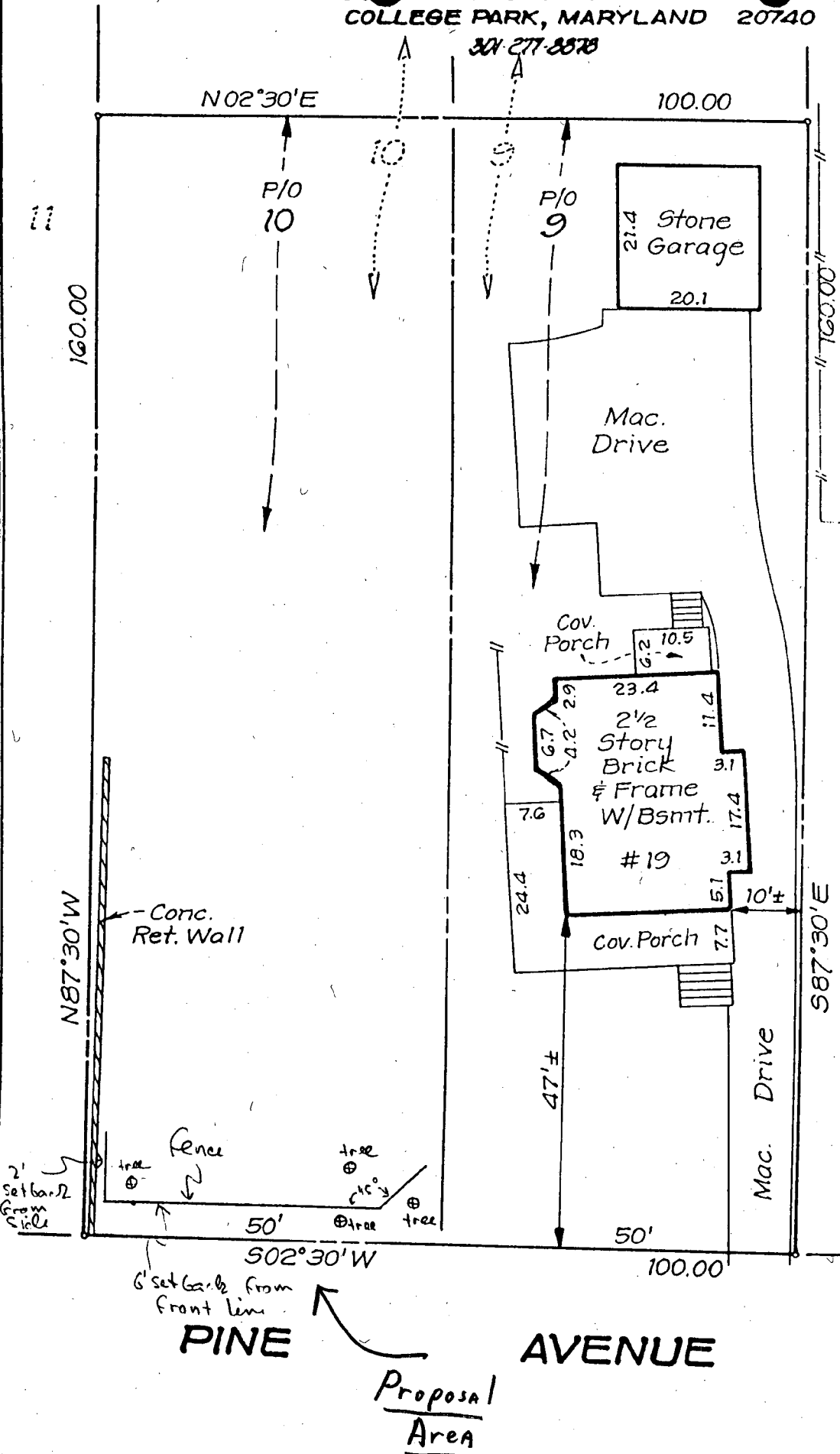
6



LANDTECH ASSOCIATES, INC.  
 730 BALTIMORE AVENUE SUITE 214  
 COLLEGE PARK, MARYLAND 20740

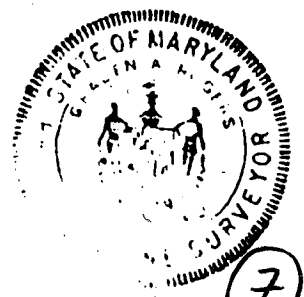
Item # 2  
 Site Plan

301-277-8878



16

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



7

NO TITLE REPORT FURNISHED

LOCATION SURVEY OF

LOT: P/O 9 & 10

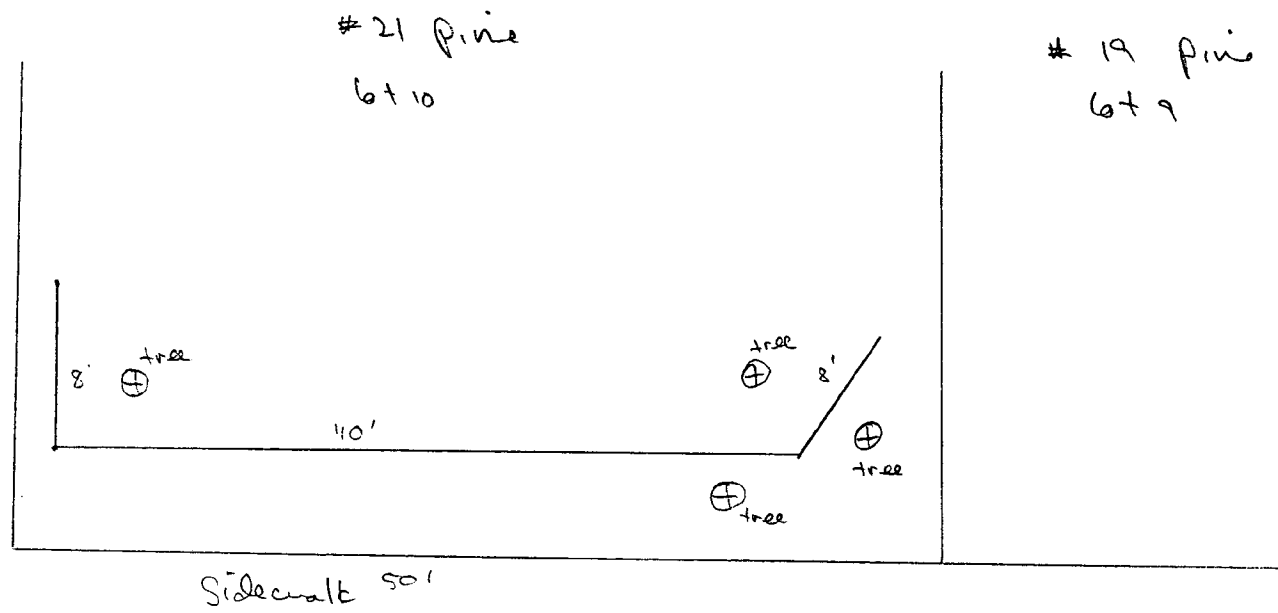
BLOCK: 16

# Application for Historic Area Work Permit

# 21 Pine Ave

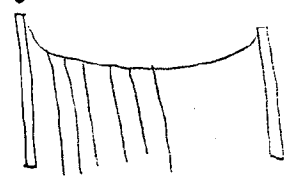
Takama Park Hld

## Item #3 Plans & Elevation



Scale 1" = 10'

4"x4" post      8' between posts



posts spaced 2 1/2"  
installed "dip style"



Colonial Gothic  
Post

(301) 881-0550  
 (301) 317-0660  
 (800) 464-0988

FAX (301)317-0665

# WESTERN FENCE CENTER, INC.



**When Quality Counts CALL US**

9921 Washington Blvd.  
 Laurel, MD 20723-1355

Serving The Area Over 30 Years

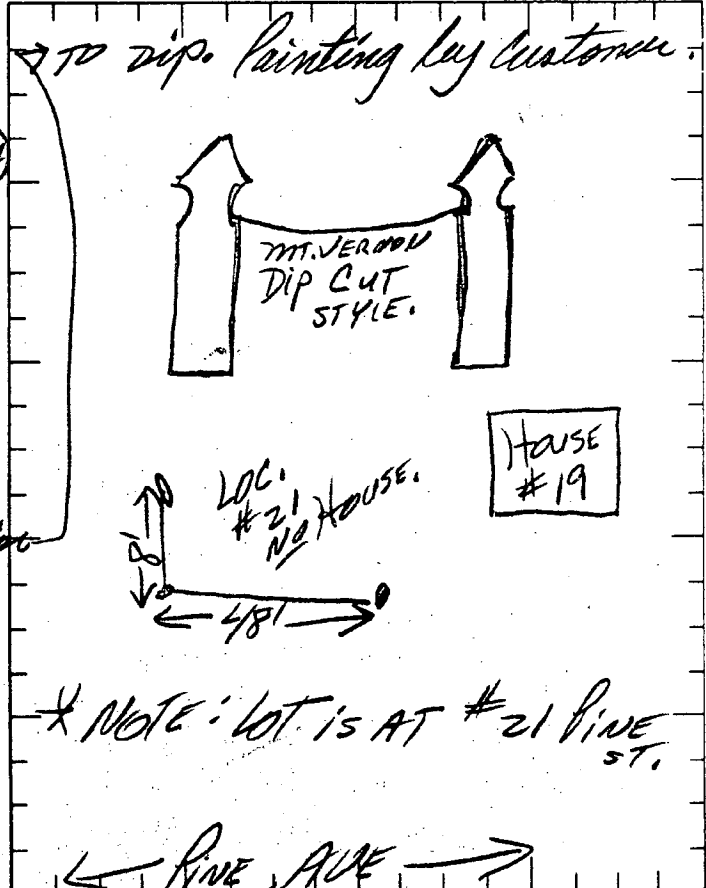
Contracting Lic. No. MD #32313

We propose, subject to acceptance, to sell and to install on your property the fencing materials enumerated below:

CUSTOMER'S NAME LYNNE DEUSTACHIO PROPERTY ADDRESS \*MC MAP = 40A7  
 ADDRESS #19 PINE AVE DATE 11-2-94  
 CITY & STATE TAKOMA PARK, MD. PHONE # 270-8746

This contract is subject to terms, covenants, and conditions on the reverse side hereof, and is not binding upon THE COMPANY until accepted.

QUAN.	ITEM
56	Linear foot of 4" High Mt Vernon Dipped spaced picket (approx 2" apart) finished, including of: all colonial Gothic style, 4x4's set in dry pack concrete. Posts + Runners to be pressure treated wood. Vertical Boards to be Western red Cedar, 1x4x4 prime



SPECIFICATIONS: All work will be performed in a workmanlike manner and in accordance with standard practice.

Chain Link.....	G.A.	
Top Rail.....	O.D.	
Line Post.....	O.D.	
End Post.....	O.D.	
Corner Post.....	O.D.	
Walk Gate Post.....	O.D.	
Drive Gate Posts.....	O.D.	
Gate Frames.....	O.D.	

TOTAL \$667.00  
 Down Payment 227.  
 BALANCE \$440.00  
 Upon Completion

OWNER: DO NOT SIGN THIS FORM IN BLANK. YOU ARE ENTITLED TO A COPY OF THE CONTRACT WHEN YOU HAVE AFFIXED YOUR SIGNATURE.

Approx. Starting Date 7-10 WORK DAYS  
 Approx. Completion Date 1 TRIP

Cash on completion  Credit Card  Financing   
 For additional billing and records add 2% of total. C.O.D.  
 Foreman must collect.

FROM ACCEPTANCE AT WESTERN FENCE.

MASTERCARD  VISA ACCT. # \_\_\_\_\_ EXP. DATE \_\_\_\_\_

ESTIMATOR W. Hayward

Signature Lynne Deustachio (9)  
 Property owner or agent

"CUSTOMER'S COPY"  
 Signature \_\_\_\_\_  
 this 7th day of NOVEMBER 19 94

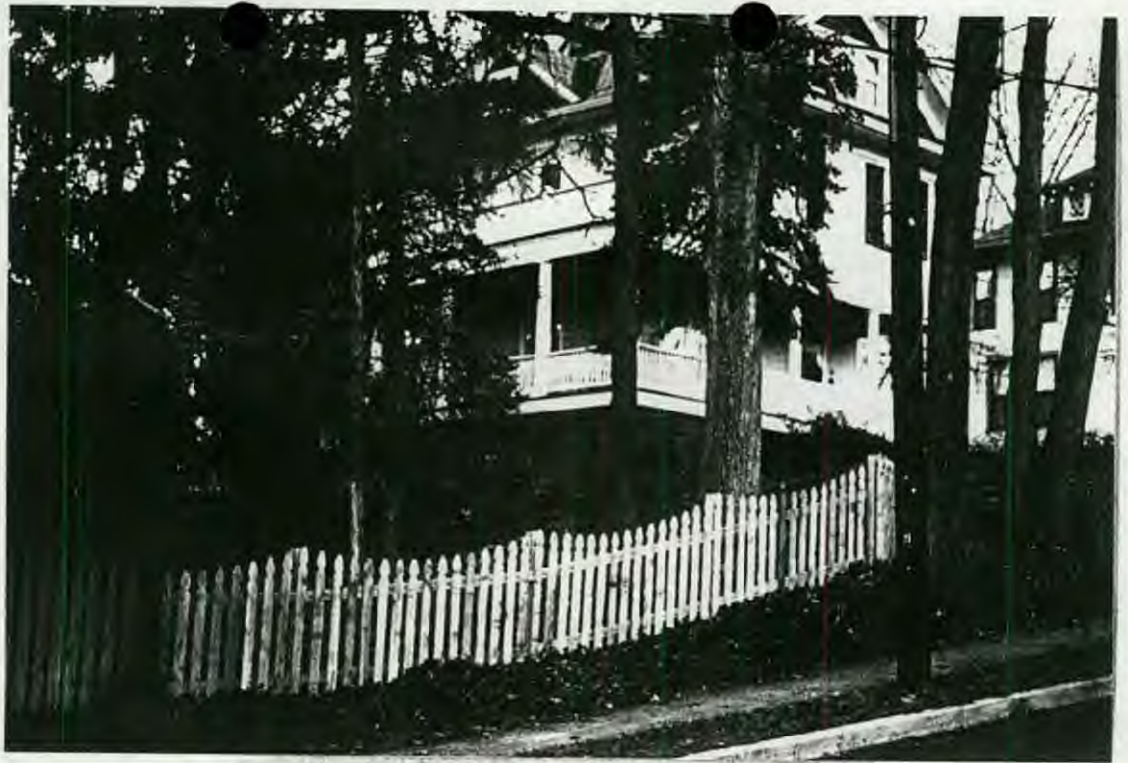


17 Pine

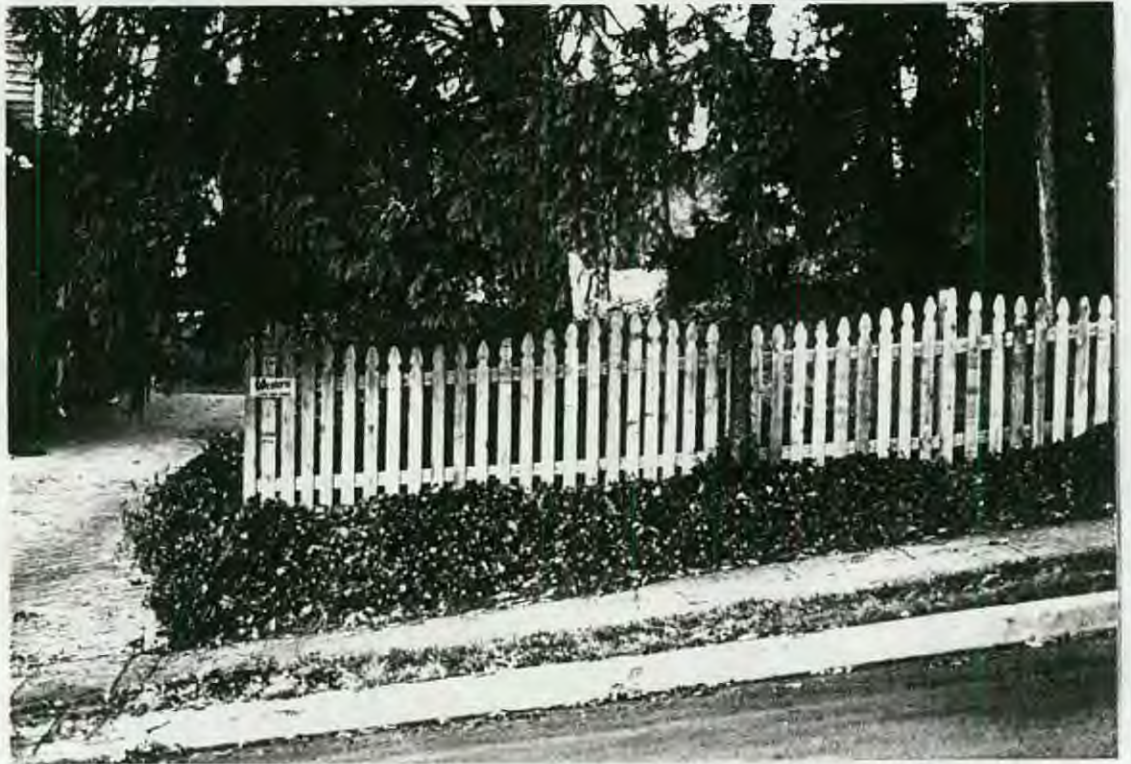


Applicants' Fence -  
21 Pine





Applicants' Fence - 21 Pine

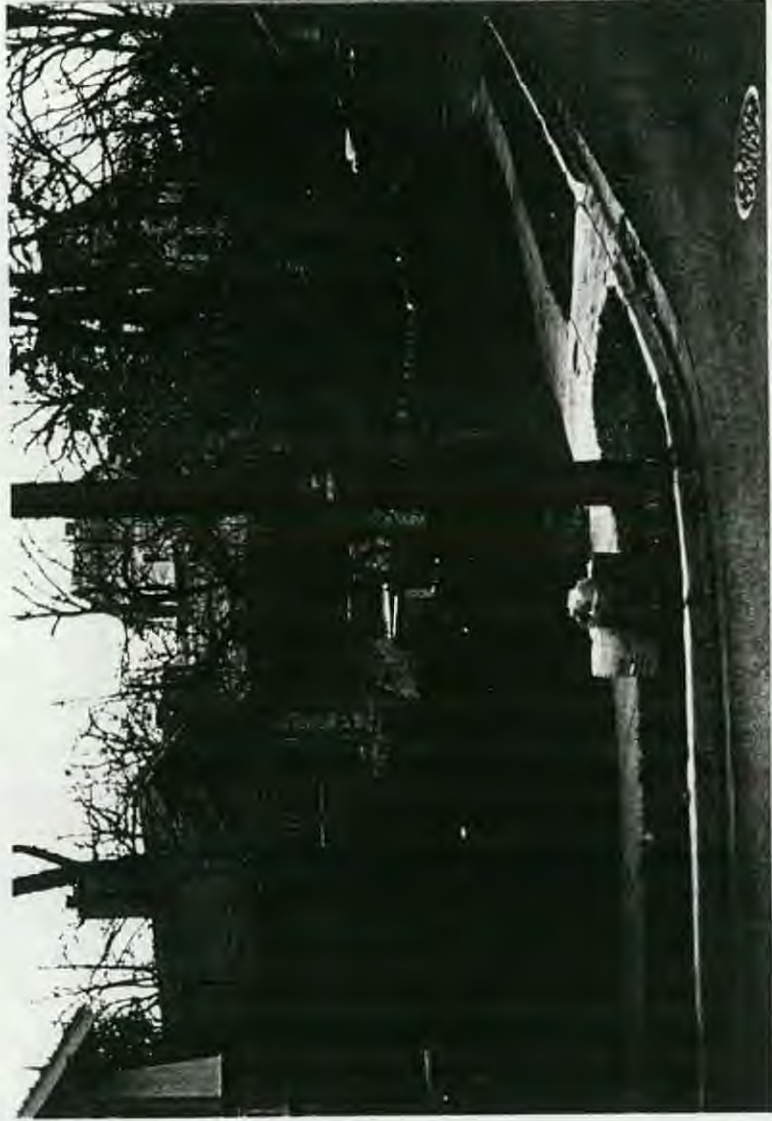


Applicant's Fence -  
21 Pine





10 Pine



30 Pine





24 Pine



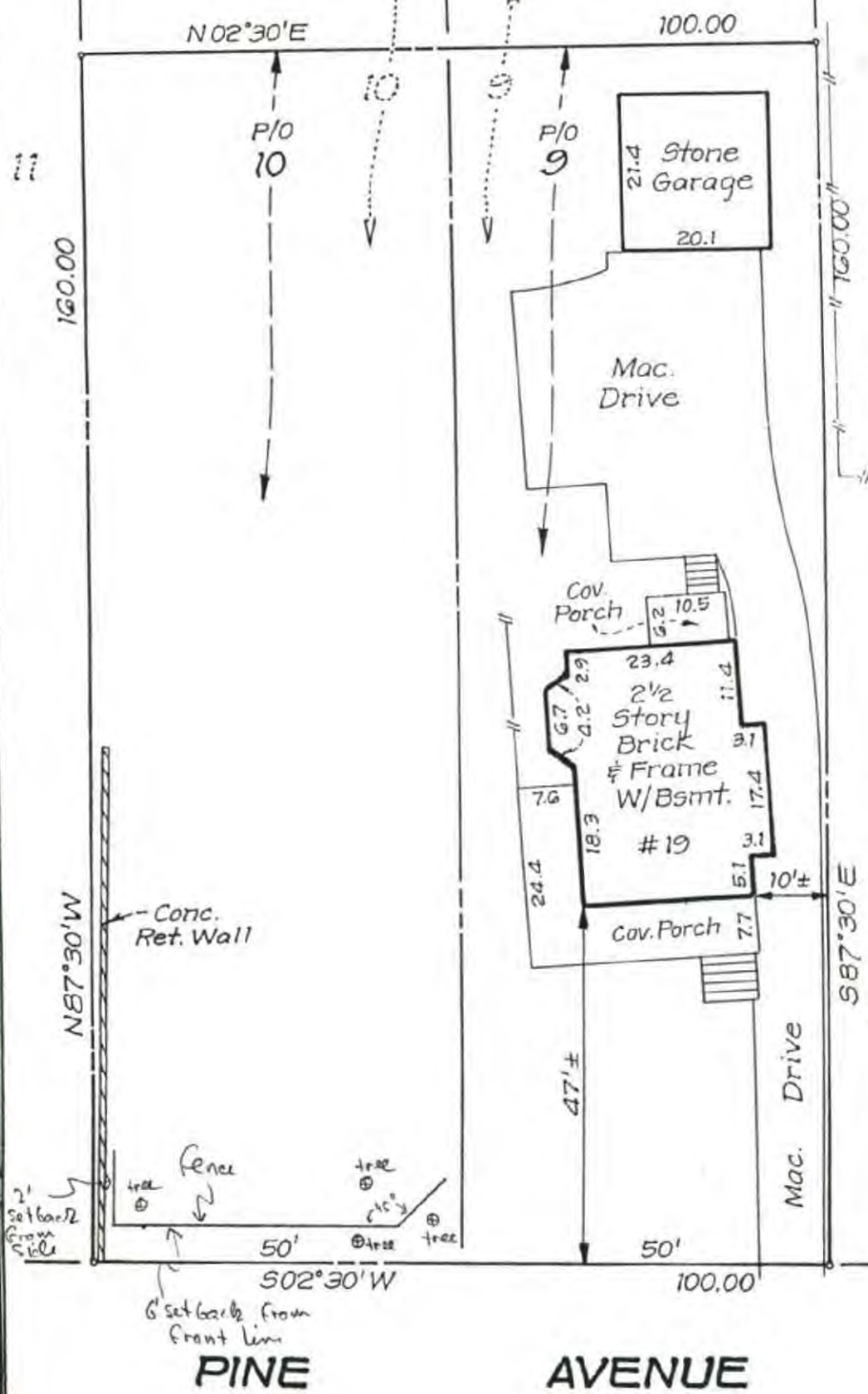
28 Pine



LANDTECH ASSOCIATES, INC.  
 7307 BALTIMORE AVENUE SUITE 214  
 COLLEGE PARK, MARYLAND 20740

Item # 2

Site Plan



16

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



NO TITLE REPORT FURNISHED

LOCATION SURVEY OF  
 19 PINE AVENUE  
 SUBDIVISION B.F. GILBERT'S ADD. TO  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

LOT: P/O 9 & 10  
 PLAT BOOK: A  
 DATE: 8-10-93  
 CASE NO: 2992

BLOCK: 16  
 PLAT NO: 2  
 SCALE: 1" = 20'  
 FILE NO: MSC 93 697

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

*Graden A. Rogers*  
 GRADEN A. ROGERS - PROP. L.S. MD. LIC. NO. 119



19 Pine Avenue (20<sup>100</sup> Pine)  
Takoma Park



Applicant's Fence -  
21 Pine

050120 14 11 11



Applicants' Fence - 21 Pine

279 0125 W 1111





17 Pine

17 Pine

17 Pine

17 Pine

17 Pine

17 Pine

17 Pine

17 Pine

17 Pine

17 Pine

17 Pine

17 Pine





Applicants' Fence -  
21 Pine



28 Pine



24 Pine

050122 14 11 11 11





10 Pine





30 Pine