

37/03-03W 28 Pine Avenue
(Takoma Park Historic District)

III-E

MICHELE



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate:

Permit No: 311029
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

ABIGAIL K ALCOTT
28 PINE AVE
TAKOMA PARK MD 209120000

HAS PERMISSION TO: ALTER

PERMIT CONDITIONS: No conditions:

PREMISE ADDRESS

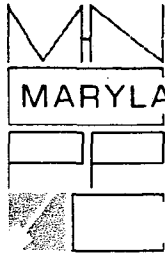
28 PINE AVE
TAKOMA PARK MD 20912-

LOT 29	BLOCK 17	PARCEL	ZONE R-60
LIBER	ELECTION DISTRICT	PLATE	GRID
FOLIO	SUBDIVISION		
PERMIT FEE: \$0.00	TAX ACCOUNT NO.:		

HISTORIC MASTER: Y
HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



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

Date: 6/12/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

HPC CASE # 37/03-03W

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

Approved

Approved with Conditions: _____

*SEE ATTACHED
SAMPLED
DINGS*

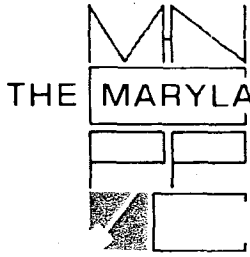
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: ABIGAIL ALLCOTT

Address: 28 PINE AVE, TAKOMA 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 Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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

Date: 6/12/03

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 255 Rockville Pike, 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 240-777-6370.

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 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: 6/12/03

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Michele Naru, Historic Preservation Planner (M)
Anne Fothergill, Historic Preservation Planner
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Applications - HPC Decision

HPC CASE # 37/03 - 03W

The Historic Preservation Commission reviewed this project on _____.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
279 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
240777-3370

OPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Kent H Smith
Daytime Phone No.: 202-874-8967

Tax Account No.: 01063172
Name of Property Owner: Abigail K Alcott Daytime Phone No.: 301-270-1162
Address: 28 Pine Avenue Takoma Park MD 20912-4611
Street Number City State Zip Code
Contractor: JMC Masonry Inc Phone No.: 301-990-9872
Contractor Registration No.: MHC 25883

Agent for Owner: _____ Daytime Phone No.: _____
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 28 Pine Avenue Street Pine Avenue
Town/City: Takoma Park Nearest Cross Street: Elm Avenue
Lot: 29 Block: 17 Subdivision: 025 B.F. Gilberts Addition
Lot: 5598 Folio: 312 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Blaze Revision Repair Revocable

CHECK ALL APPLICABLE: AC Stob Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$7656 + paving stones = approx \$12-13,000

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 1.1 Septic 03 1.1 Other: _____
2B. Type of water supply: 01 WSSC 02 1.1 Well 03 1.1 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 2 feet 8 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.

Abigail K Alcott Signature of owner or authorized agent May 20 2003 Date

Approved: X _____ for Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Jason E. Williams Date: 6/24/03
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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.

See separate letter to Michele Naru. We wish to relocate driveway for head-on access to garage, relocating existing retaining wall. Project also includes widening steps in retaining wall and improving present flagstone walkway and landing.

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

Relocate drive way apron, widen existing driveway, relocate retaining wall, improve appearance of steps and landing with better quality flagstones and more professional workmanship. Wall will use existing stones. Steps and walk will use thicker flagstones.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, wash 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.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other faced features of both the existing resource(s) and the proposed work.
- b. Elevations (façades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each façade 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

- a. Clearly labeled photographic prints of each façade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. 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

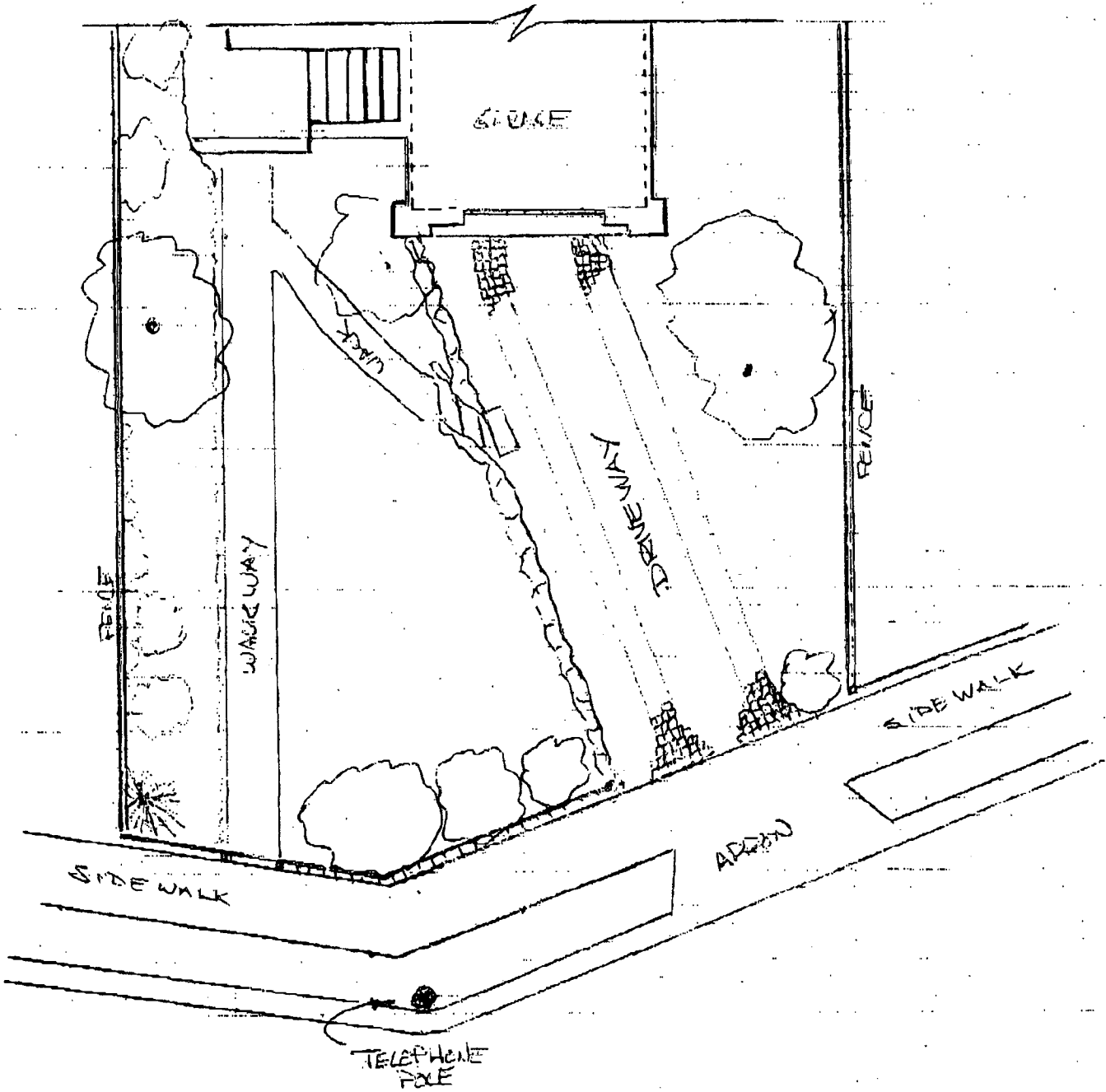
If you are proposing construction adjacent to or within the drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that diameter.

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, (301)779-1355.

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.

28 PINE AVE - CURRENT -



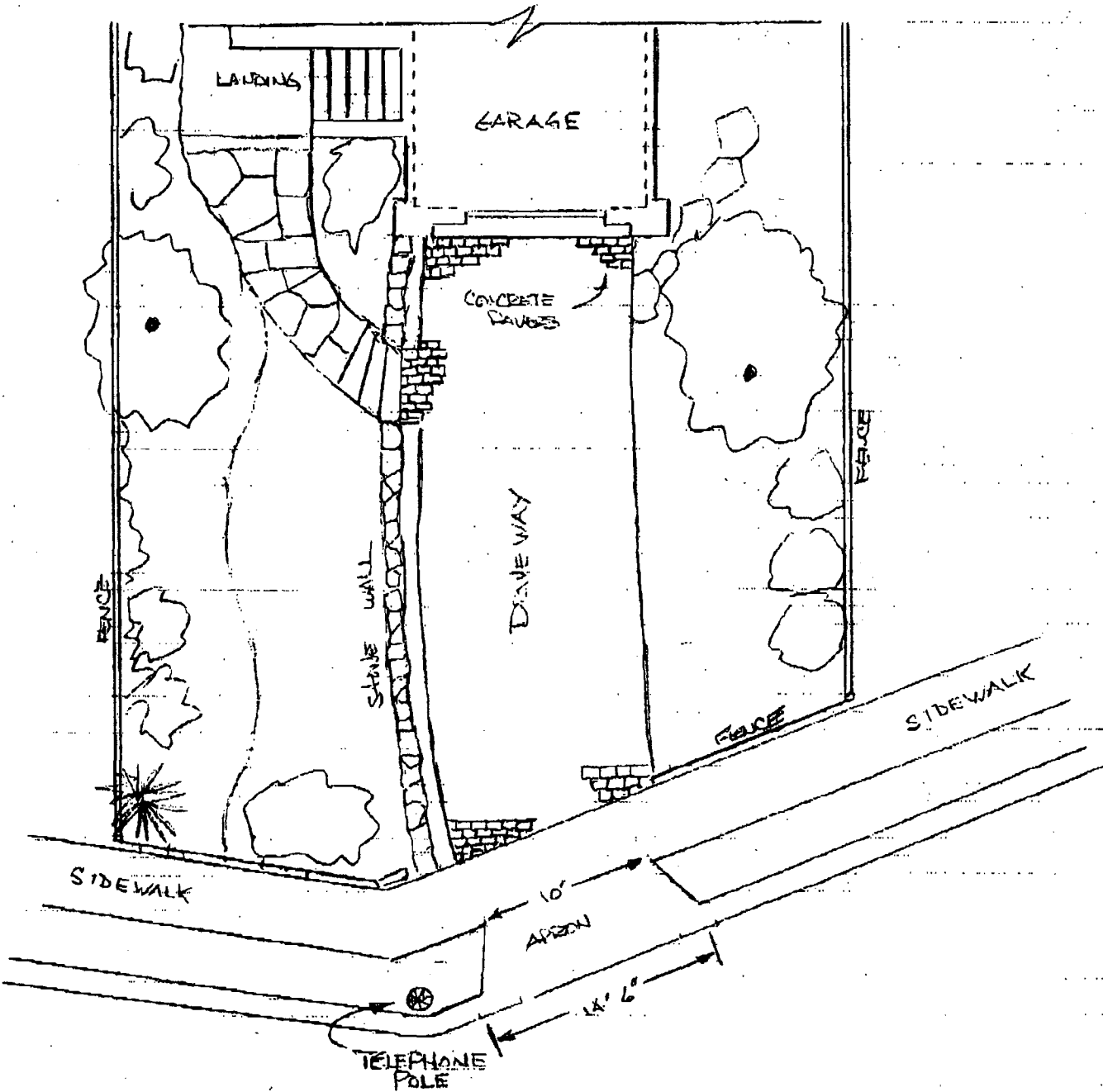
ALCOTT
 28 PINE AVE
 TAKOMA PK, ND 20912
 (301-270-1162)

APPROVED
 Montgomery County
 Historic Preservation Commission

Ann E. Williams

6/23/03

28 PINE AVE - PROPOSED -



ALCOTT
 28 PINE AVE
 TAKOMA PK, MD 20912
 (301-270-1162)

APPROVED
 Montgomery County
 Historic Preservation Commission

Juan C. Calaguan
 6/22/03

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	28 Pine Avenue, Takoma Park	Meeting Date:	06/11/03
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	06/04/03
Review:	HAWP	Public Notice:	05/28/03
Case Number:	37/03-03W	Tax Credit:	None
Applicant:	Abigail Alcott	Staff:	Michele Naru

PROPOSAL: Driveway reconfiguration and new curb cut

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Craftsman Bungalow
DATE: 1910s

The subject property is a one-story front-gable structure faced with stucco. It has a prominent front porch supported by truncated corner columns. The foundation and the chimney are built with "battered" faced concrete block.

PROPOSAL:

The applicants are proposing to:

1. Relocate existing driveway apron.
2. Widen existing driveway. From 10' wide to approx. 11.4' wide.
3. Relocate retaining wall utilizing existing stones. The treads of the steps and the walkway leading to the house will utilize new, thicker and slightly larger flagstone pavers.
4. Remove a section of the existing fence along the sidewalk in order to accommodate the new driveway pattern.

STAFF DISCUSSION

The house is an Outstanding Resource within the Takoma Park Historic District and alterations to these resources are reviewed with the most detailed level of design review.

The *Takoma Park Design Guidelines* state that alterations to outstanding resources should be compatible with the resources original design and changes should respect existing environmental settings, landscaping and patterns of open space.

The existing driveway access to the garage is at a very difficult angle. Since the applicant is proposing a re-orientation with a slight increase in size and no-change in materials, staff feels that the proposed driveway re-orientation will not negatively impact the historic landscape of the district. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Abigail K Alcott
28 Pine Avenue
Takoma Park MD 20912-4611

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Gary Geck
26 Pine Avenue
Takoma Park MD 20912

Timothy Brown + Margaret
McCarthy
30 Pine Avenue
Takoma Park MD 20912

Rich Weiss + Natalie Angier
27 Pine Avenue
Takoma Park MD 20912

Chas Poor + Joan Duncan
25 Pine Avenue
Takoma Park MD 20912

addresses noticing table

Abigail K. Alcott
28 Pine Avenue
Takoma Park, MD 20912-4611
301-270-1162

April 27, 2002

Ms. Michelle Naru
Historic Planning Office
National Capitol Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Ms. Naru:

Thank you for responding to my telephone inquiry about relocating the curb cut for my driveway at the above address.

I have enclosed a sketch showing the current driveway placement, with a red dotted line indicating my proposal.

As you can see, the present location of the driveway is at an angle to the garage entrance and requires a somewhat awkward turn. I propose a more direct approach from the street. The property is on a hillside sloping downward from south to north, so my plan would require the relocation of the present stone retaining wall. Two shrubs would be removed: one is half dead and unsightly, the other has grown too large for the site. Also a section of fence along the sidewalk would be removed. There is a natural stopping point with a support post just where the relocated retaining wall would meet it.

In addition to allowing an easier approach to the garage, I believe this plan would allow a second vehicle to be parked off street without blocking access to the garage.

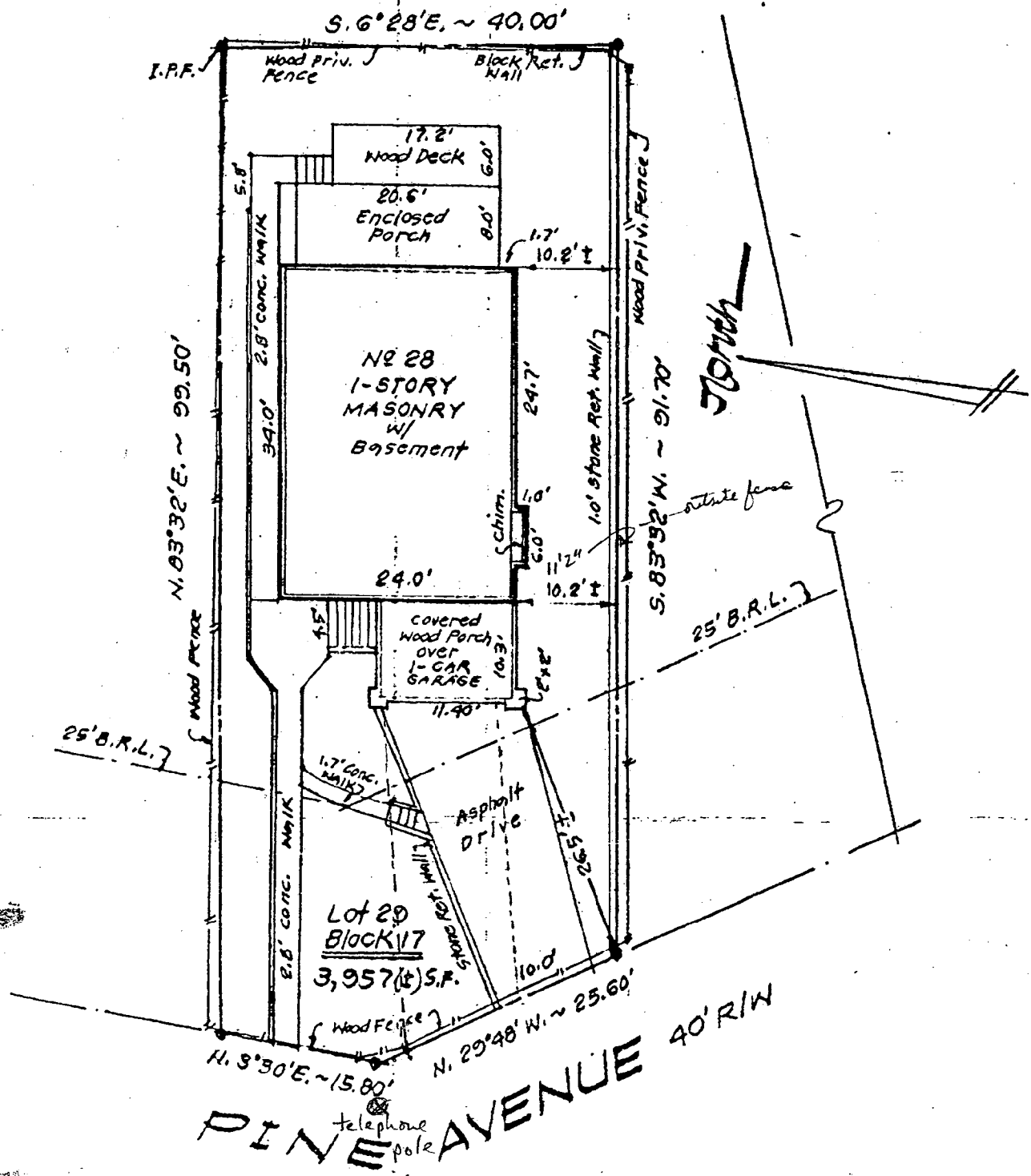
One factor to consider is the telephone pole, which is placed in the grass median just at the point where the street angles. Obviously the relocated driveway would be placed far enough from the pole to allow a proper turning radius. I believe three feet would be sufficient but am open to any legal requirements that may exist. I have indicated the placement of the pole in a circled red X on the drawing.

Thank you for your attention. I look forward to hearing from you.

Yours truly,



Abigail K. Alcott



Liber 5598 Folio 312

HOUSE LOCATION PLAT

Plat Ref. No. _____ at plat _____

13 Election District, Montgomery Co., Md.

This property is not located in a flood plain as shown on Federal Emergency Management Agency Flood Insurance Rate Map: 240049 0200 B

B.F. GILBERTS' ADDITION TO TAKOMA PARK MONTGOMERY COUNTY, MD.

I hereby certify that the position of all of the existing improvements on the property shown and described hereon have been established by