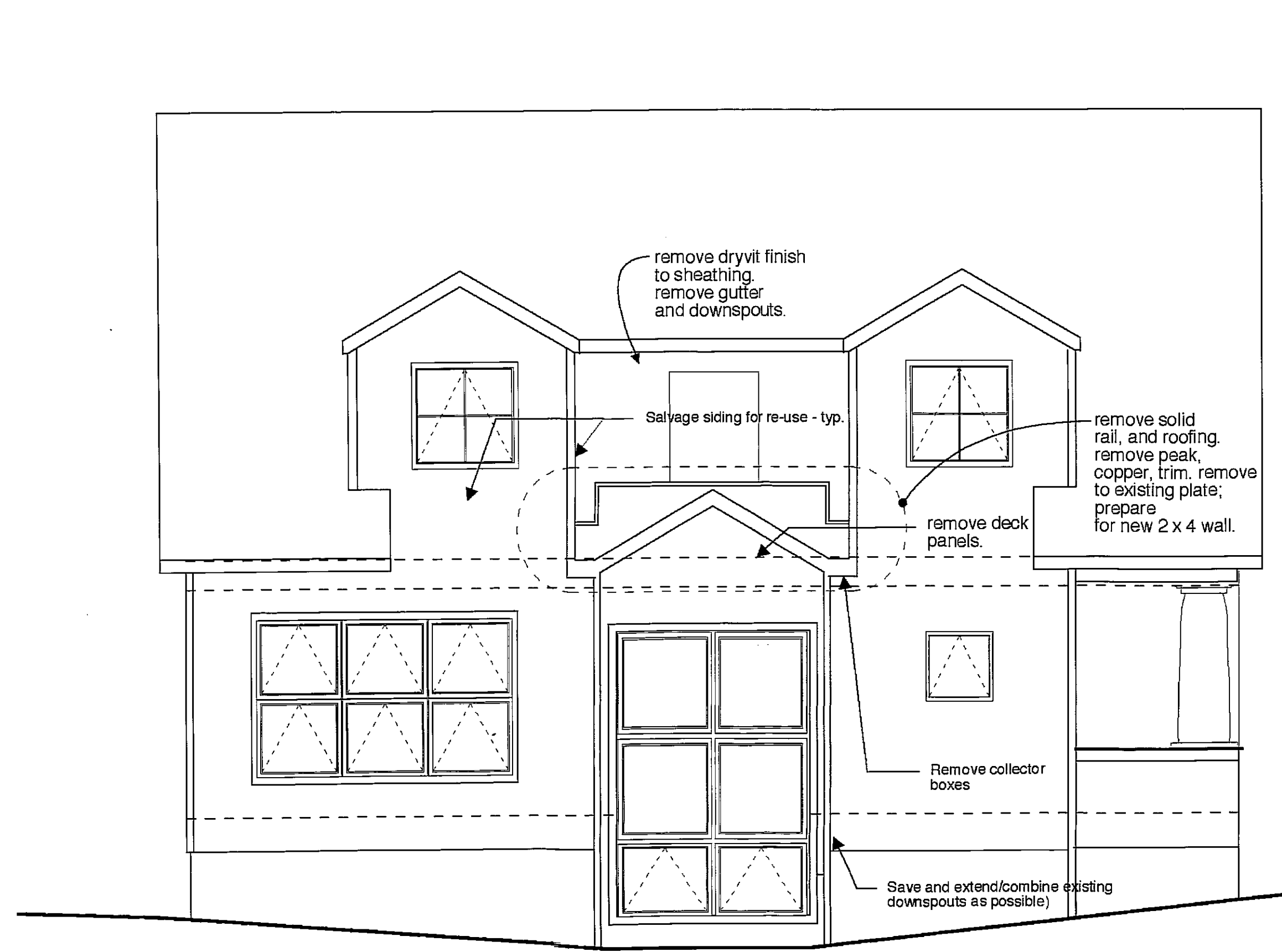
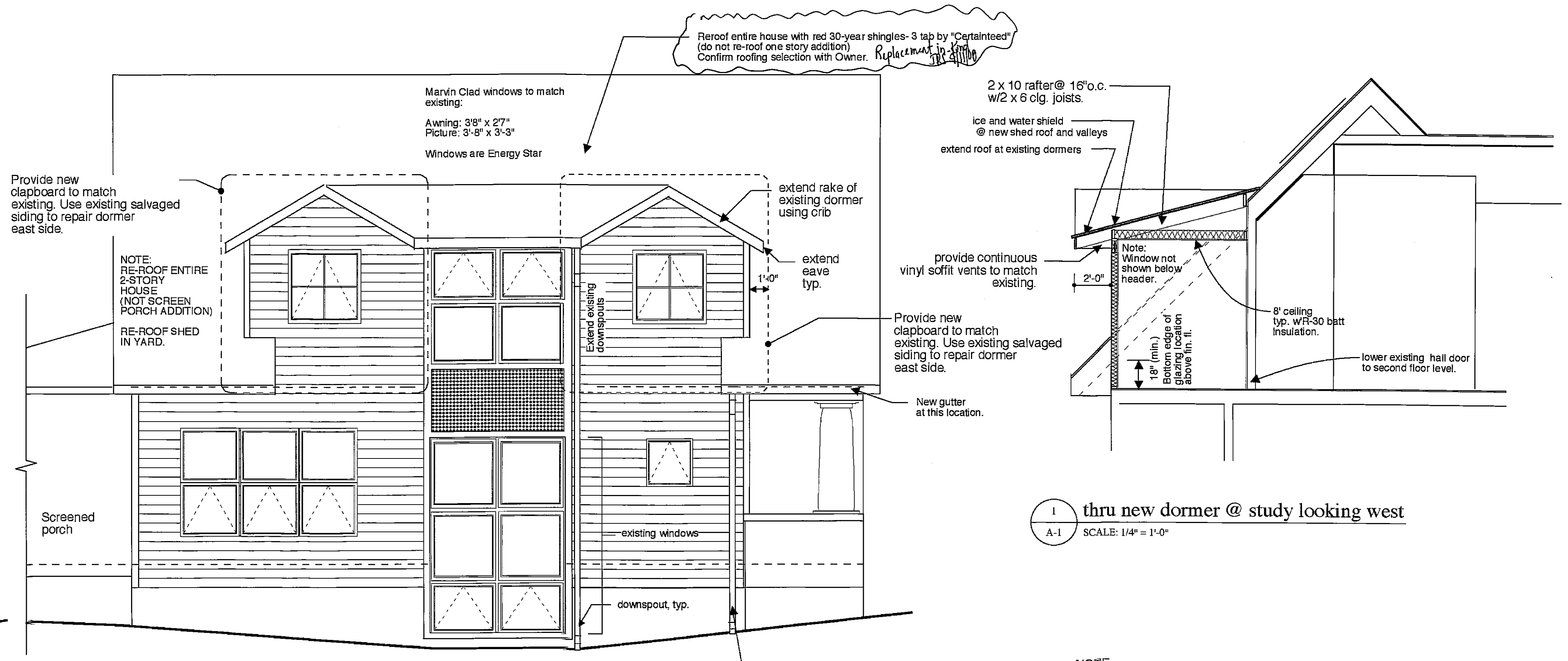


25 Pine Avenue, Takoma Park
(HPC Case No. 37/03-08 DD)
Takoma Park Historic District



SOUTH (SIDE) ELEVATION DEMOLITION



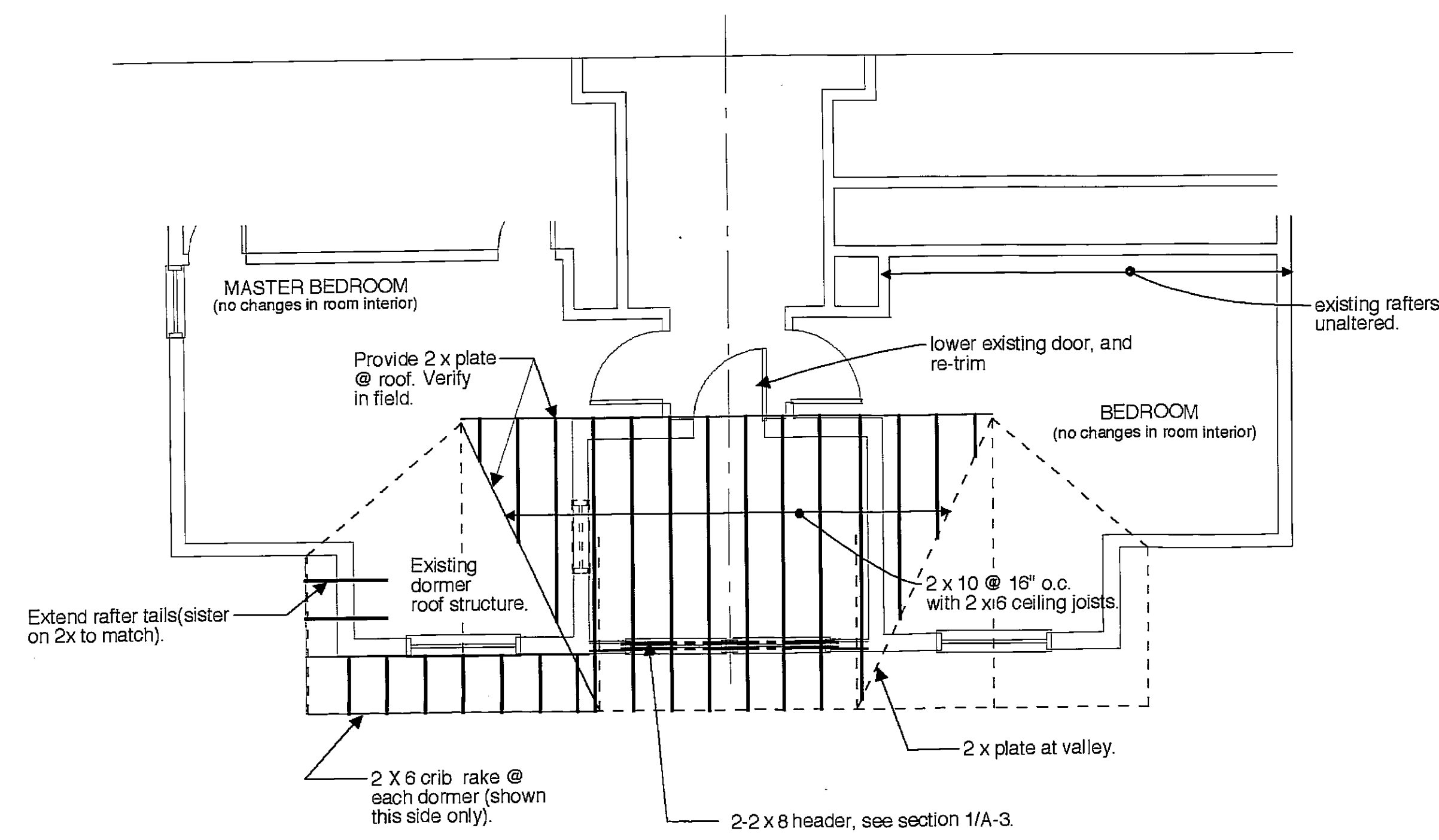
SOUTH (SIDE) ELEVATION

New windows at dormer extension and at room addition to be clad windows by "Marvin" similar to existing windows.

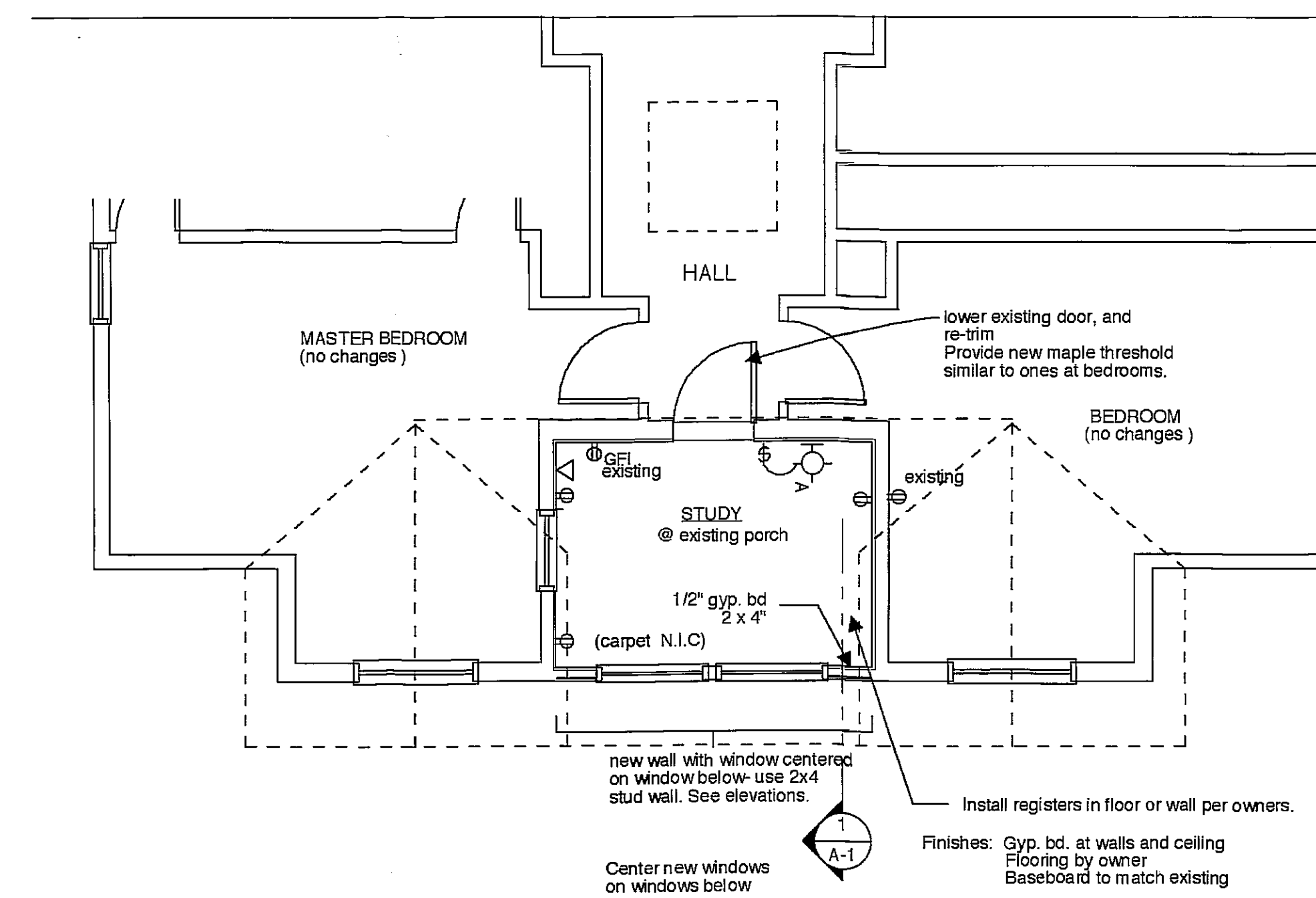
PAINTING/STAINING NOTES:
 PAINT ALL TRIM AT EXISTING HOUSE AND REPLACE TRIM WHICH IS CRACKED, CHECKED, OR ROTTED.
 BACK PRIME ALL NEW TRIM.
 PRIME AND PAINT WALLS AND CEILINGS IN STUDY.
 PAINT CEILING IN BASEMENT WELL BELOW NEW STUDY. PATCH GYP BD WHERE STAINED.

1 thru new dormer @ study looking west
 A-1 SCALE: 1/4" = 1'-0"

NOTE
 OWNERS TO SUPPLY WINDOWS, CONTRACTOR TO INSTALL
 ELECTRICAL WORK - N.I.C.
 HVAC - N.I.C.
 FLOORING - N.I.C.
 INSULATION IS N.I.C.
 INTERIOR PAINTING IS IN CONTRACT.
 EXTERIOR PAINTING IS N.I.C.
 BASEBOARD-- PROVIDE SIMILAR TO BASEBOARD IN HOUSE.
 AT WINDOWS-- PROVIDE GYP. BD. RETURNS AND WOOD SILLS TO MATCH EXISTING IN HOUSE.



PARTIAL FRAMING PLAN



PARTIAL SECOND FLOOR PLAN

GYP. BD. NOTE:
 Patch and repair gyp board at space below.
 Paint ceiling of well below this addition.
 Install new registers in ceiling below.

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



© 2008



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HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: June 26, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #485009, side porch enclosure and solar panel installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approved at the June 25, 2008 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Chas Poor & Joan Duncan
Address: 25 Pine Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777.6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOAN DUNCAN
 Daytime Phone No.: 301.270.9221

Tax Account No.: _____
 Name of Property Owner: CHAS PUSE / JOAN DUNCAN Daytime Phone No.: 301.270.9221
 Address: 25 PINE AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: PINE AVE
 Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVE
 Lot: 11/12 Block: 16 Subdivision: B.F. GILBERT ADD TO TAKOMA PARK
 Lot: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Tease	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ _____
 1C. If this is a revision of a previously approved active permit, see Permit # 248880 - Filed 5/22/2001

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ 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 reviewed by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Joan Duncan _____ 5.2.08
Signature of owner or authorized agent Date

Approved: 485009 _____ 9/11/08 Hpc Revised
Signature Date Date
 Disapproved: _____
 Fee/Exam/Permit No.: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

to staff

**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:

House constructed in 1987.

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

Existing porch to 2nd floor to be enclosed to become a study. Foot print of house not altered.
Addition is compatible - in character, scale, materials w/ existing house; surrounding neighborhood.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

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4. MATERIALS SPECIFICATIONS

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- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
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If you are proposing construction adjacent to or within the canopy 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 dimension.

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HISTORIC PRESERVATION COMMISSION


Isiah Leggett
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Chairperson

Date: June 26, 2008

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TO: Carla Reid, Director
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DPS - #8

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 301/563-3400**

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Joan Duncan _____ 5-2-08
Signature of owner or authorized agent Date

Approved: 485009 _____ For Chairperson, Historic Preservation Commission
 Discouraged: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Issued: _____

9/11/08 HPC Reviewed
5/12/08 received

SEE REVERSE SIDE FOR INSTRUCTIONS

to staff

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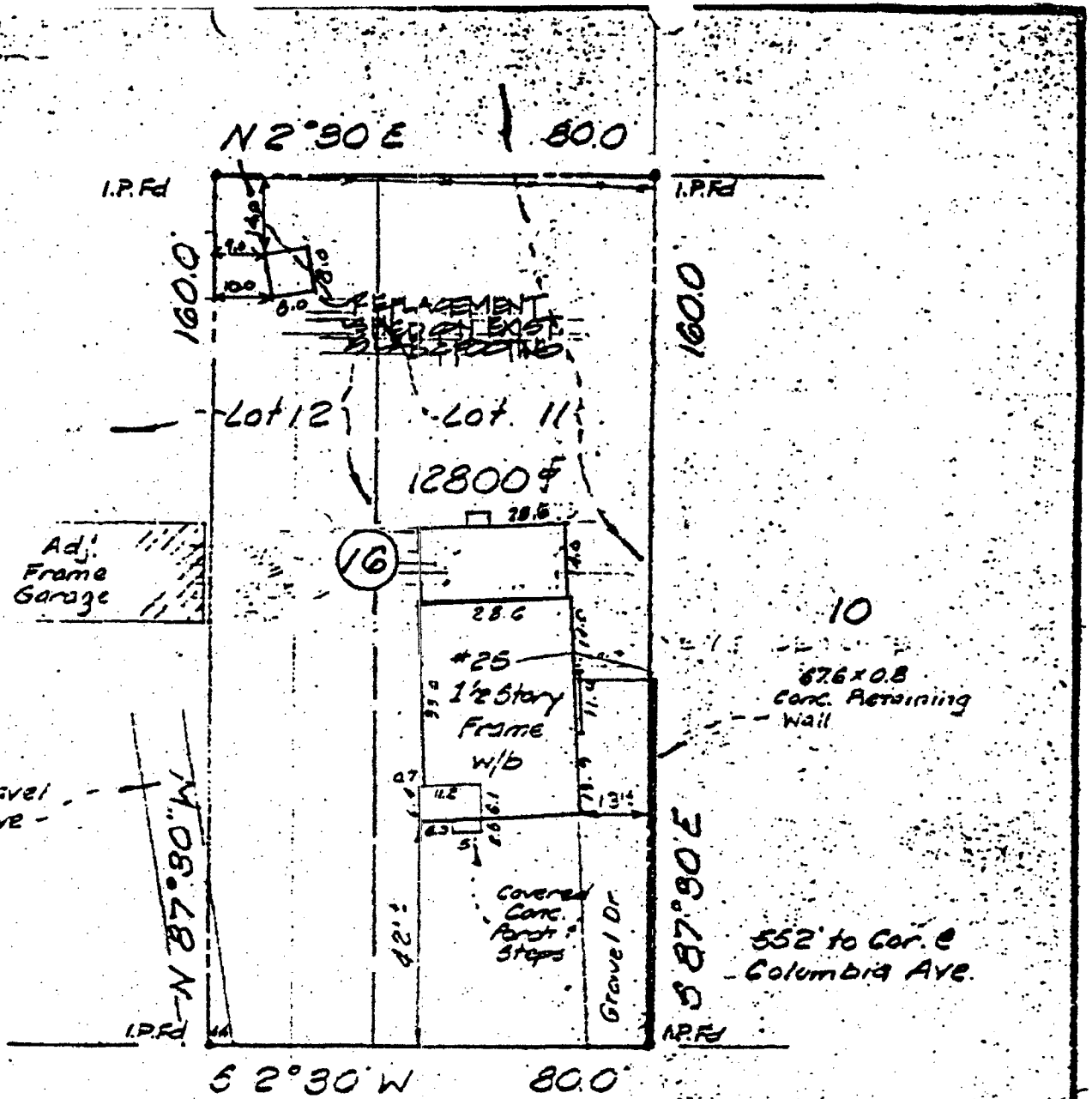
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PINE AVENUE

Wall Check: H-1973-29
 12-16-86
 Final: 9-25-87, H-2125-18

1" = 30'

NOTES:

Lot corners have not been set by this survey unless otherwise indicated.

I hereby certify that I have carefully read the foregoing as shown hereon in accordance with recorded property description, and that there are no attachments, except as indicated.

26-86
 MESSON COOK, JR.
 Registered Professional Land Surveyor Maryland 8144

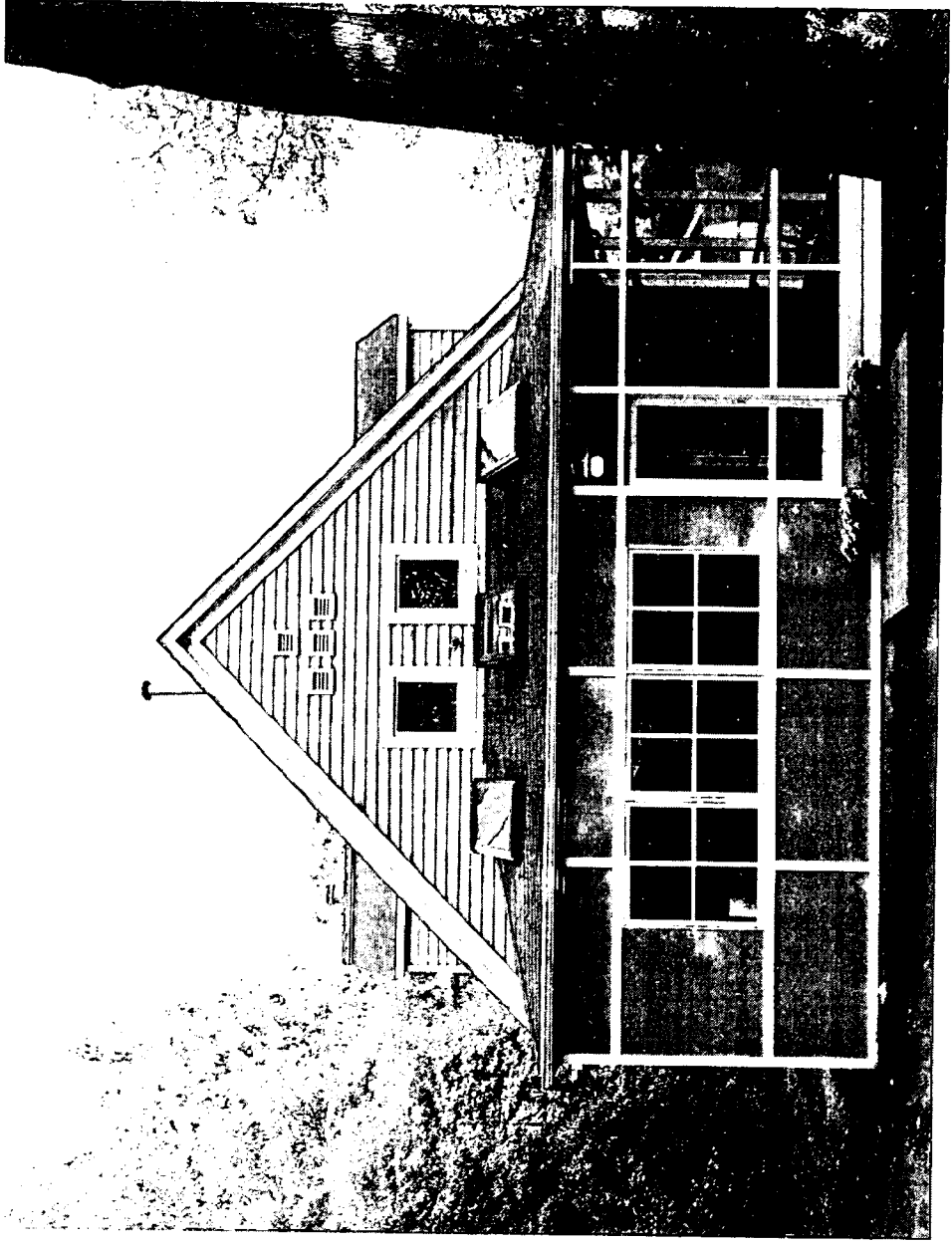
LIGHT, ELLIOTT & ASSOCIATES, INC
 ENGINEERS, PLANNERS, SURVEYORS
 8008 ADELPHI ROAD
 ADELPHI, MARYLAND 20783
 422-6080

Book 1995-7
 Job no. 5790
 Drawn by 15-1

Cl. by
 Case no.

HOUSE LOCATION SURVEY
 25 Pine Avenue
 P/O Lot 11/12 Block 16 Section
 B.F. Gilbert's Addition To
TAKOMA PARK
 Wheaton Election District
 Montgomery County, Maryland
 Plat Book A File 4459A61

REAR (WEST)



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	25 Pine Avenue, Takoma Park	Meeting Date:	6/25/2008
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	6/18/2008
Applicant:	Chas Poor & Joan Duncan	Public Notice:	6/11/2008
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-08DD	Staff:	Josh Silver
PROPOSAL:	Side porch enclosure and solar panel installation		

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource Within The Takoma Park Historic District
STYLE: Bungalow/Revival
DATE: c1987

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicants are proposing to enclose an existing 2nd story open-style porch/balcony on the south (left) elevation of the house. The proposed work will be confined to the existing footprint of the house and utilize materials to match the 1st story enclosure. The proposal also includes the installation of 10

photovoltaic solar collectors on the roof of the south (left) side of the house.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

The *Takoma Park Guidelines*, state Non-Contributing Resources in the Takoma Park Historic District are “either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district’s primary periods of historical importance. These types of resources should receive the most lenient level of design review.”

The *Guidelines* also state: “Most alterations and additions to Non-Contributing Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of non-Contributing Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.”

Montgomery County Code; Chapter 24A

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

Secretary of the Interior's Standards for Rehabilitation:

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

#10 New additions and adjacent or related new construction will 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.

STAFF DISCUSSION

The *Guidelines* state “most alterations and additions to Non-Contributing Resources should be approved as a matter of course”. Staff supports the proposed side porch enclosure and installation of solar collectors at the subject property. The proposed work is consistent with both the *Guidelines and Standards* for alterations to a non-contributing resource. The proposed side porch enclosure will have minimal impact on the streetscape of the historic district and is consistent with the style of the existing 1st story side elevation of the house. *Staff is recommending that the HPC approve this HAWP.*

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior’s Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 256 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE, MD 20850
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DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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Contact Person: JOAN DUNCAN
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 Liber: _____ Folio: _____ Parcel: _____

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1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____
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Joan Duncan
 Signature of owner or authorized agent

5.2.08
 Date

Approved: 485009 For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 5/12/08 received
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

1 of 2/23/03

SEE REVERSE SIDE FOR INSTRUCTIONS

to soft

5

**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:

House constructed in 1987.

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

Existing porch to 2nd floor to be enclosed to become a study. Foot print of house ~~is~~ not altered.
Addition is compatible - in character, scale, materials w/ existing house; surrounding height ~~is~~ not.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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, trash 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 fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

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 facade 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

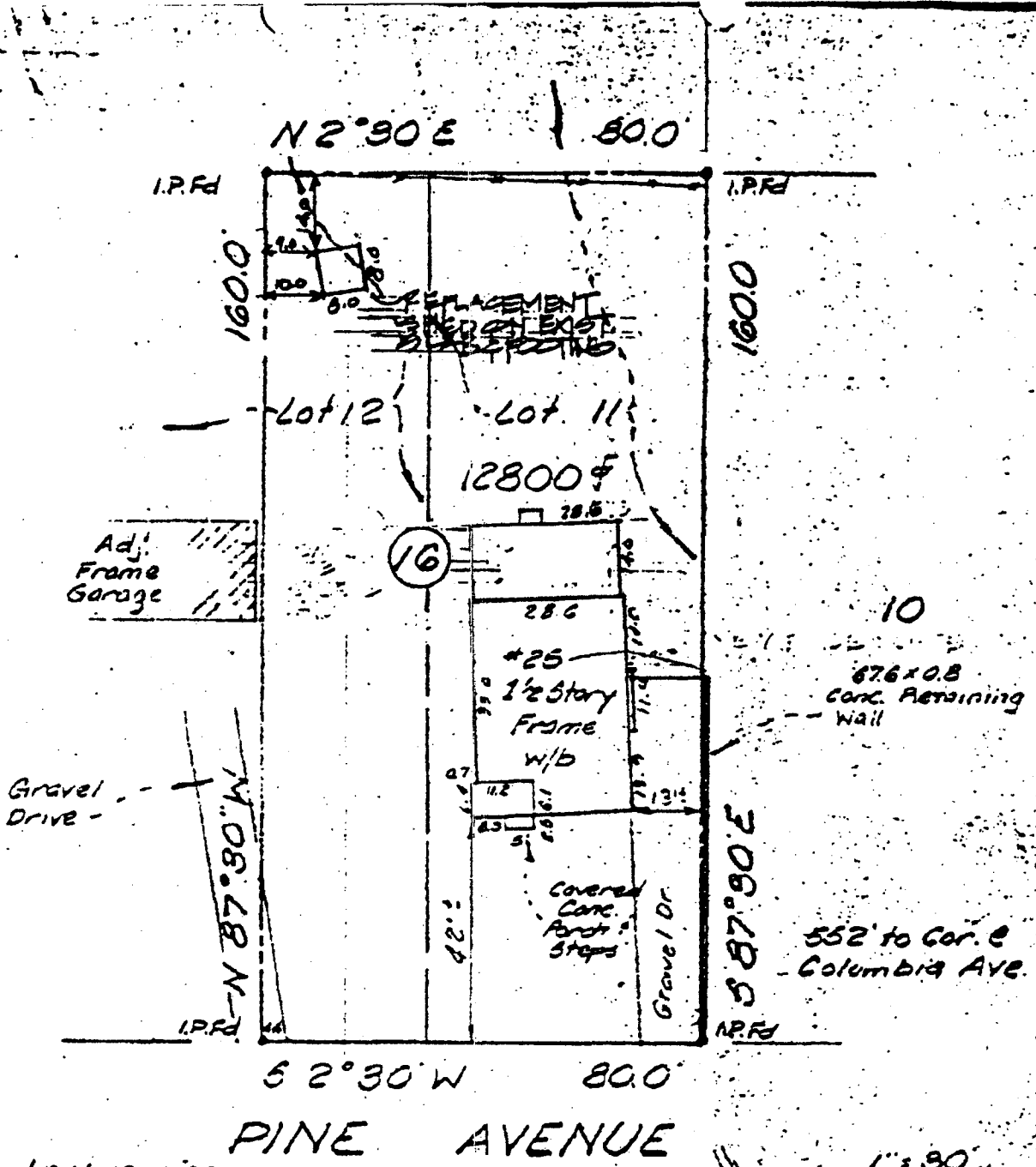
If you are proposing construction adjacent to or within the profile of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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).

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address 25 Pine Ave. Takoma Park, MD. 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Natalie Natalie Speck Keller 24 Pine Ave.	Franz Rasmann + Meg Taylor 6913 Westmoreland Ave.
Paul & Lynne D'Eustachio 19 Pine Ave.	Gary Geck 26 Pine Ave.
Rick Weiss & Natalie Angier 27 Pine Ave.	
Bruce Moyer & Johann Bowman 6907 Westmoreland Ave.	

g'addresses' noticing table



Wall Check: H-1977-29
 12-16-86
 Final: 9-25-87, H-2125-18

NOTES:

Lot corners have not been set by this survey unless otherwise indicated.

I hereby certify that I have carefully
 checked the integrity of this survey
 as to accuracy with respect to property
 description, and that there are no
 encroachments, except as indicated.

26-86
 JESSON COOK, JR.
 Registered Professional Land Sur-
 veyor Maryland 0144

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

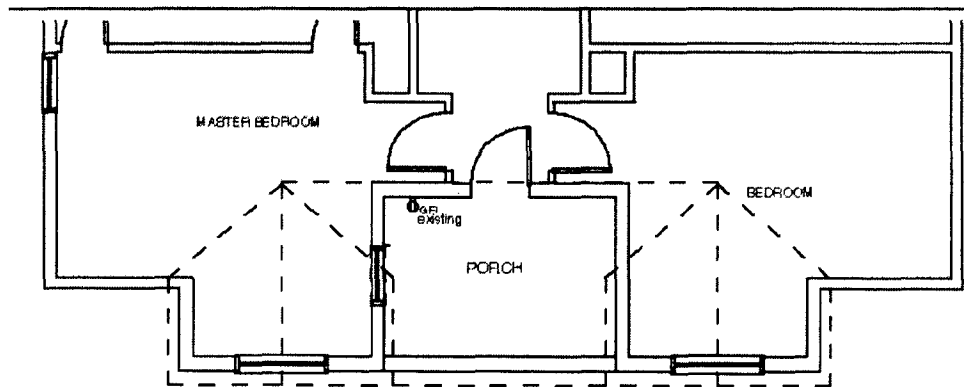
Book 1995-7
 Job no. 3790
 Date: 11-5-87

Cl. by
 Case no.

HOUSE LOCATION SURVEY
 25 Pine Avenue
 P/O Lot 11/12 Block 16 Section
 B.F. Gilbert's Addition To
TAKOMA PARK
 Wheaton Election District
 Montgomery County, Maryland
 Plot Book 4 File 4459A61



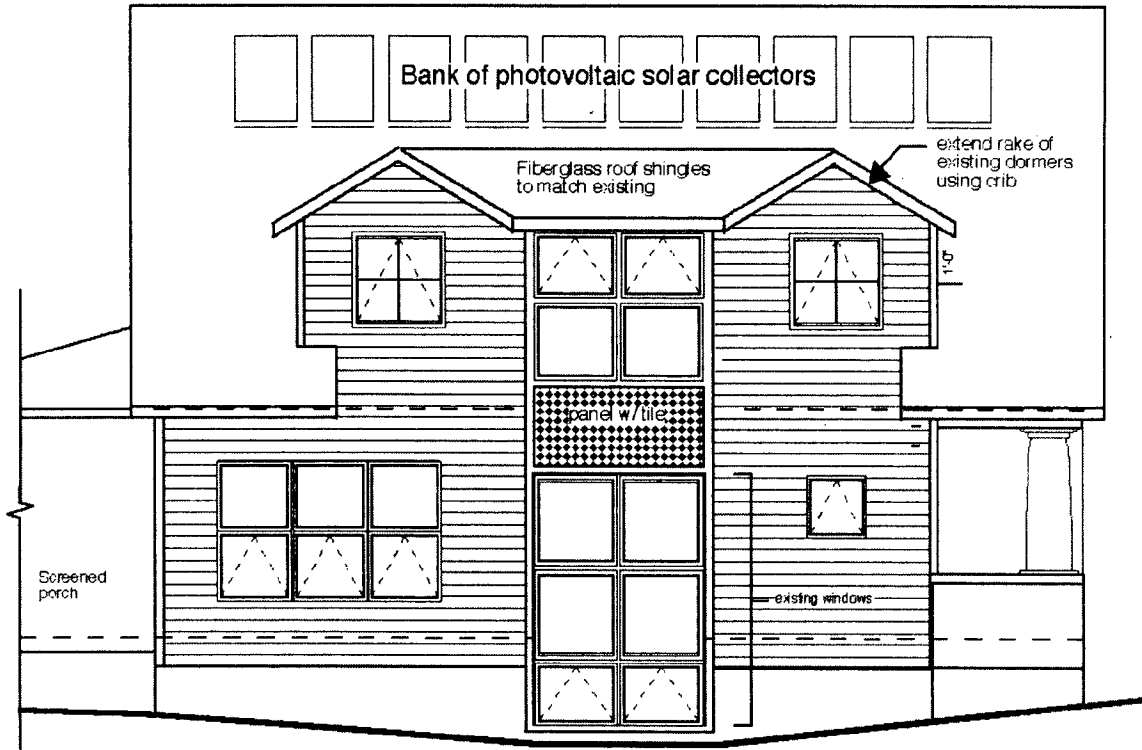
SOUTH (SIDE) ELEVATION---EXISTING
scale: 1/8" = 1'-0"



PARTIAL SECOND FLOOR PLAN-- EXISTING
scale: 1/8" = 1'-0"

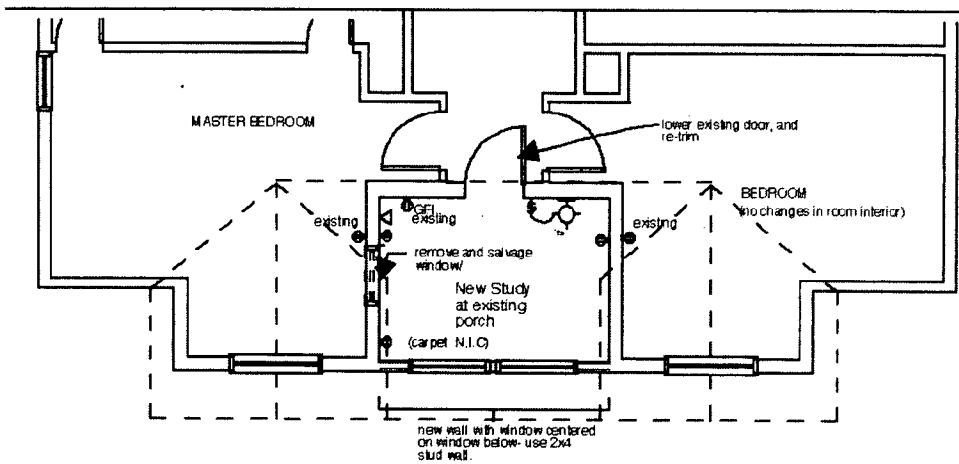
New windows at dormer to be clad window
by "Marvin" to match existing

CAWN 4040 R.O. 3'-5" x 3'3 5/8" (fixed)
CAWN 4032 R.O. 3'-5" x 2'7 5/8"



SOUTH (SIDE) ELEVATION--PROPOSED

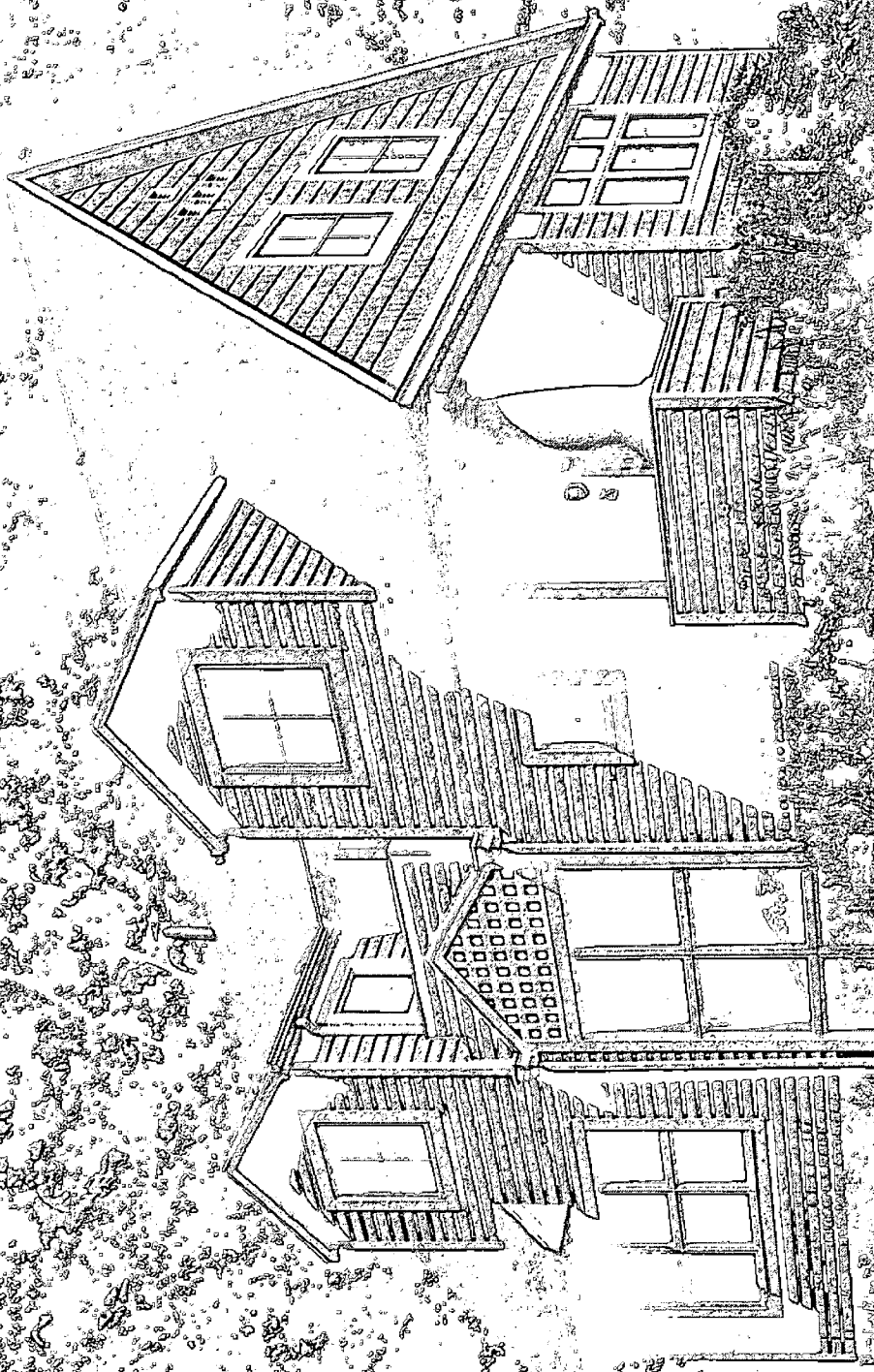
scale: 1/8" = 1'-0"

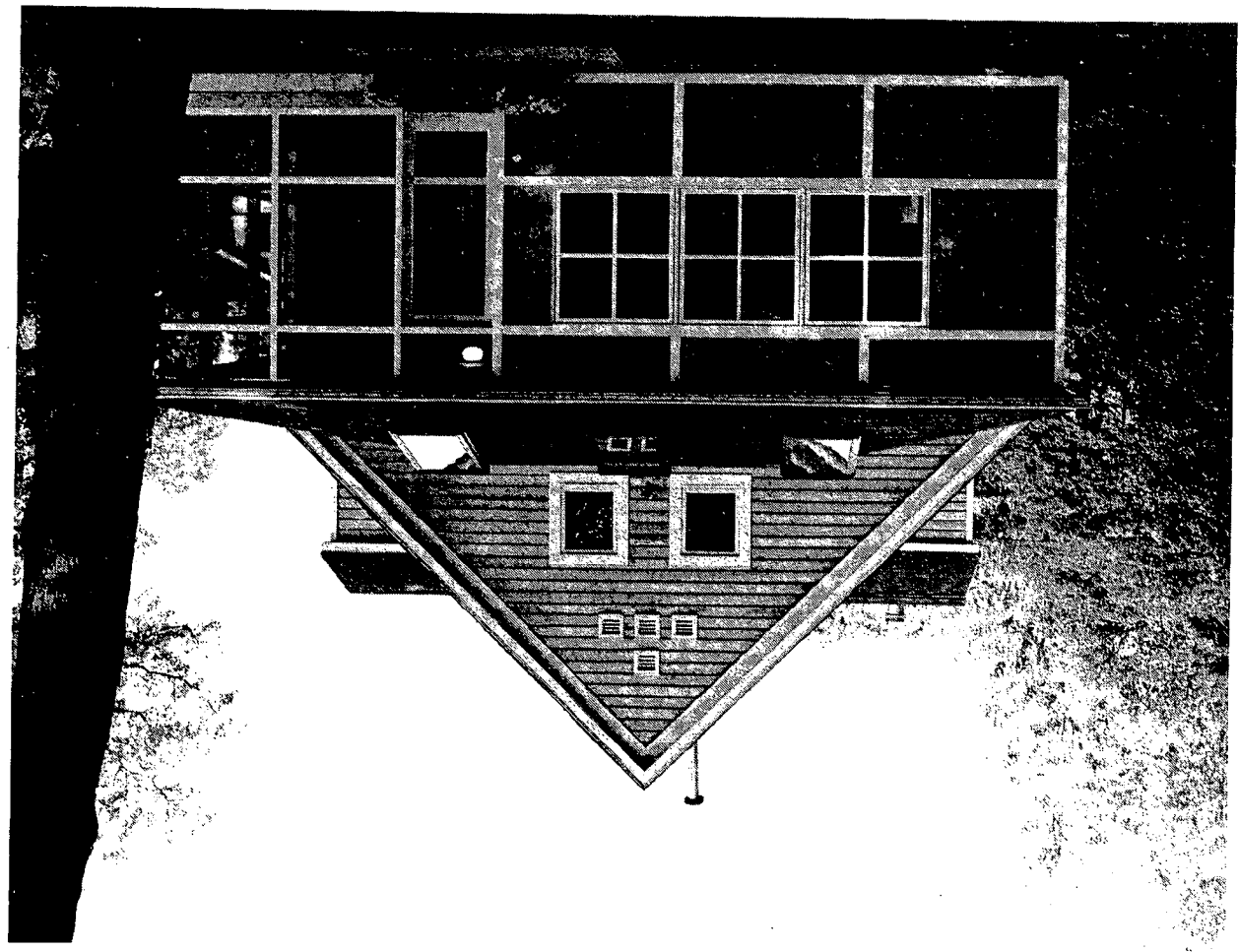


PARTIAL SECOND FLOOR PLAN-- PROPOSED

scale: 1/8" = 1'-0"

FRONT (EAST)
SIDE (SOUTH)





DEAR (WEST)

FRONT (EAST)
SIDE (SOUTH)

