

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	612 Philadelphia Ave., Takoma Park	Meeting Date:	6/28/2017
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/21/2017
Applicant:	Martin Lowery and Ruth Skafsgoard	Public Notice:	6/14/2017
		Tax Credit:	N/A
Review:	HAWP	Staff:	Michael Kyne
Case Number:	37/03-17RR		
PROPOSAL:	Driveway replacement		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. The applicants must adhere to a tree protection plan, which will be prepared by a certified arborist and submitted to HPC staff for review.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1920s

PROPOSAL:

The applicants propose the following work items at the subject property:

- Replace the existing gravel driveway with a brick paver driveway.

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 24A)*, 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

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions

will be reviewed for their impact on the overall district), and

- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (a) 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.
- (b) 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 an historic site or historic resource within an historic district; or
 - (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

#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.

STAFF DISCUSSION

The applicants propose to replace the existing gravel driveway with a brick paver driveway. The existing gravel driveway has a 14' wide apron to an existing stone wall at the front of the property. The driveway expands to 26' wide beyond the stone wall and has a connected landing area off the front porch. As the driveway approaches the rear of the house, it tapers to 14' wide with a more organic design, and it includes multiple turnaround and parking areas that expand well beyond 14'. The entire driveway has a granite border. There are four mature trees within the footprint of the existing driveway and multiple mature trees immediately adjacent.

The proposed paver driveway will be within the same footprint as the existing driveway and consist of traditional pavers to the approximate rear of the house (2,468 sf total), transitioning to permeable pavers beyond an existing fence/gate (800 sf total). A small gravel turnaround/parking area at the rear/right side of the driveway will remain unpaved.

There are a variety of driveway materials within the Takoma Park Historic District, including gravel, ribbons, concrete, asphalt, and brick pavers. The applicant has provided several photographic examples of existing brick paver driveways in the Takoma Park Historic District (see Circles 16-20).

The applicable *Guidelines* in this case relate to the environmental setting, landscaping, and patterns of open space. Staff suggests that the proposed driveway alterations generally respect the existing features of the subject property and surrounding historic district; however, the Commission may find that, because the area to be paved is rather large and the proposal will result in a significant increase in impermeable surface at the subject property, it is inconsistent with the park-like character of the historic district. If so, the Commission may consider conditions of approval, stipulating that the width of the driveway and/or

parking and turnaround areas be reduced, or that more permeable materials be incorporated into the design.

The submitted information indicates that all mature trees within and immediately adjacent to driveway will remain, and no tree removals are included in this review. If any trees must be removed to accommodate the proposal, the City of Takoma Park's arborist must first assess the trees and a revised HAWP application must be submitted to the HPC for review and approval. Due to the potential impact to mature trees, staff recommends a condition of approval, stipulating that the applicants must adhere to a tree protection plan, which will be prepared by a certified arborist and submitted to HPC staff for review.

Staff notes that, because the Commission reviews any potential impact to mature trees with a high degree of scrutiny, they may find that this application is incomplete in lieu of additional information regarding tree removal/impact. Staff contacted the City of Takoma Park's Tree Commission to inquire whether they are aware of this proposal and whether the City will also require a tree protection plan, but, as of this writing, no response has been received.

After full and fair consideration of the applicant's submission staff finds the proposal as modified by the condition as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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, if applicable, 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or **michael.kyne@montgomeryplanning.org** to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: stevent@greatamericanlandscapes.com Contact Person: Steven Talcott
Daytime Phone No.: 240-354-4130
Tax Account No.: 13-01069646
Name of Property Owner: Martin Lowery: Ruth Skatsgaard Daytime Phone No.: 301-5230486
Address: 612 Philadelphia Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Great American Landscapes Phone No.: 301-972-5681
Contractor Registration No.: MHIC 23629
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 612 Street: Philadelphia Ave
Town/City: Takoma Park Nearest Cross Street: Takoma Ave
Lot: P11 Block: 69 Subdivision: 0025
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Rem
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: Driveway

1B. Construction cost estimate: \$ 75,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 _____ 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 approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Ruth Skatsgaard
Signature of owner or authorized agent

6/5/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

The existing driveway is compacted gravel with a granite border. Mature oak trees provide shade for the area. The gravel migrates down into the lawn and street.

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

We will replace the gravel driveway with a paver driveway. The pavers will be cobble stone style to match the historic style of the home.

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.

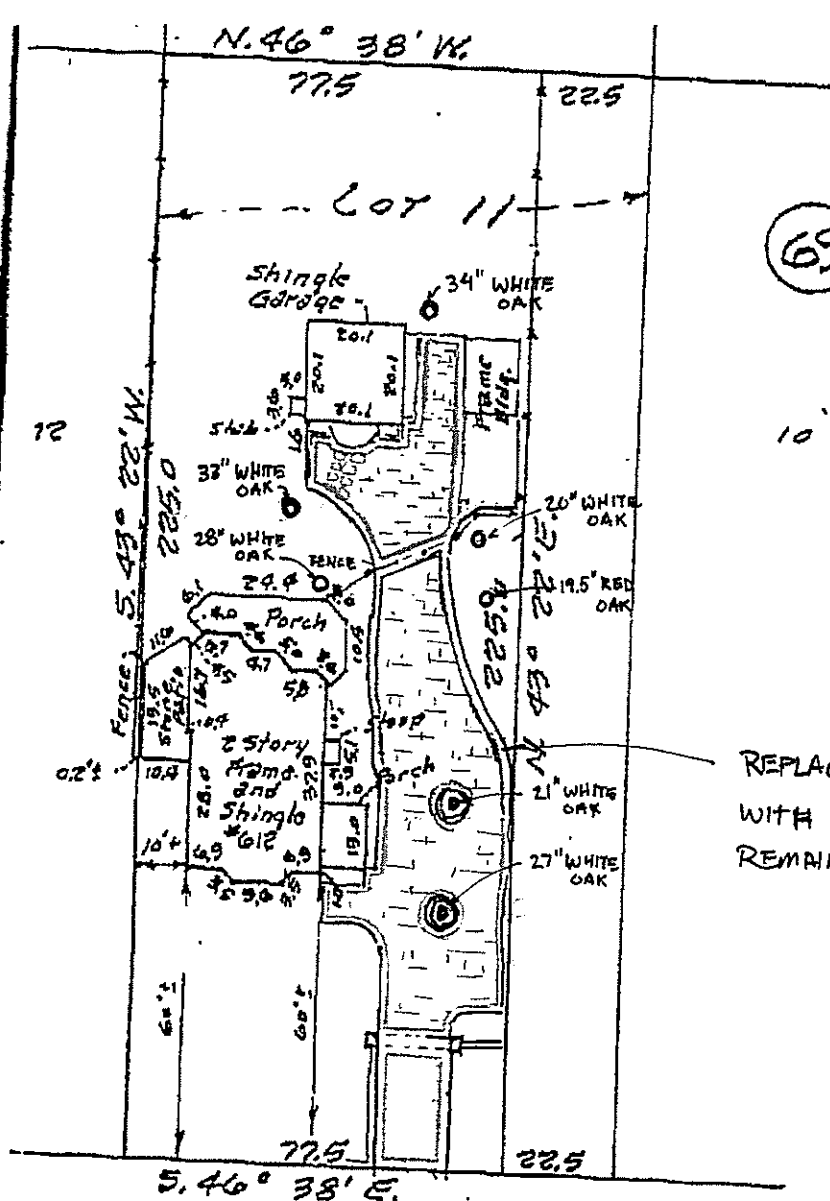
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline 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.

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.



69

REPLACE EXISTING GRAVEL DRIVEWAY WITH PAVER DRIVEWAY. FOOTPRINT TO REMAIN THE SAME.

PHILADELPHIA AVE.
(40' R/W)

HOUSE LOCATION
PART LOT 11 BLOCK 69
T.P. & T. CO'S.
SUBDIVISION OF
TAKOMA PARK
MONTGOMERY COUNTY, MD.

THIS IS TO CERTIFY THAT THIS LOT IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FIRM FLOOD INSURED MAP ALABAMA.

CERTIFICATION

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

William L. Machen
WILLIAM L. MACHEN, REGISTERED
LAND SURVEYOR, MARYLAND 19017

OFFICE OF
W. STANLEY MACHEN ASSOCIATES, INC.
REGISTERED LAND SURVEYOR
4328 FARRAGUT STREET
HYATTSVILLE, MARYLAND

864-5115

Scale: 1" = 40'

PLAT REFERENCE:

B/23

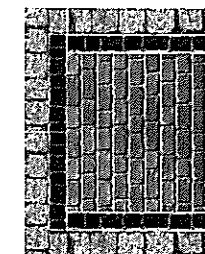
DATE:

7/19/92

FILE NO.:

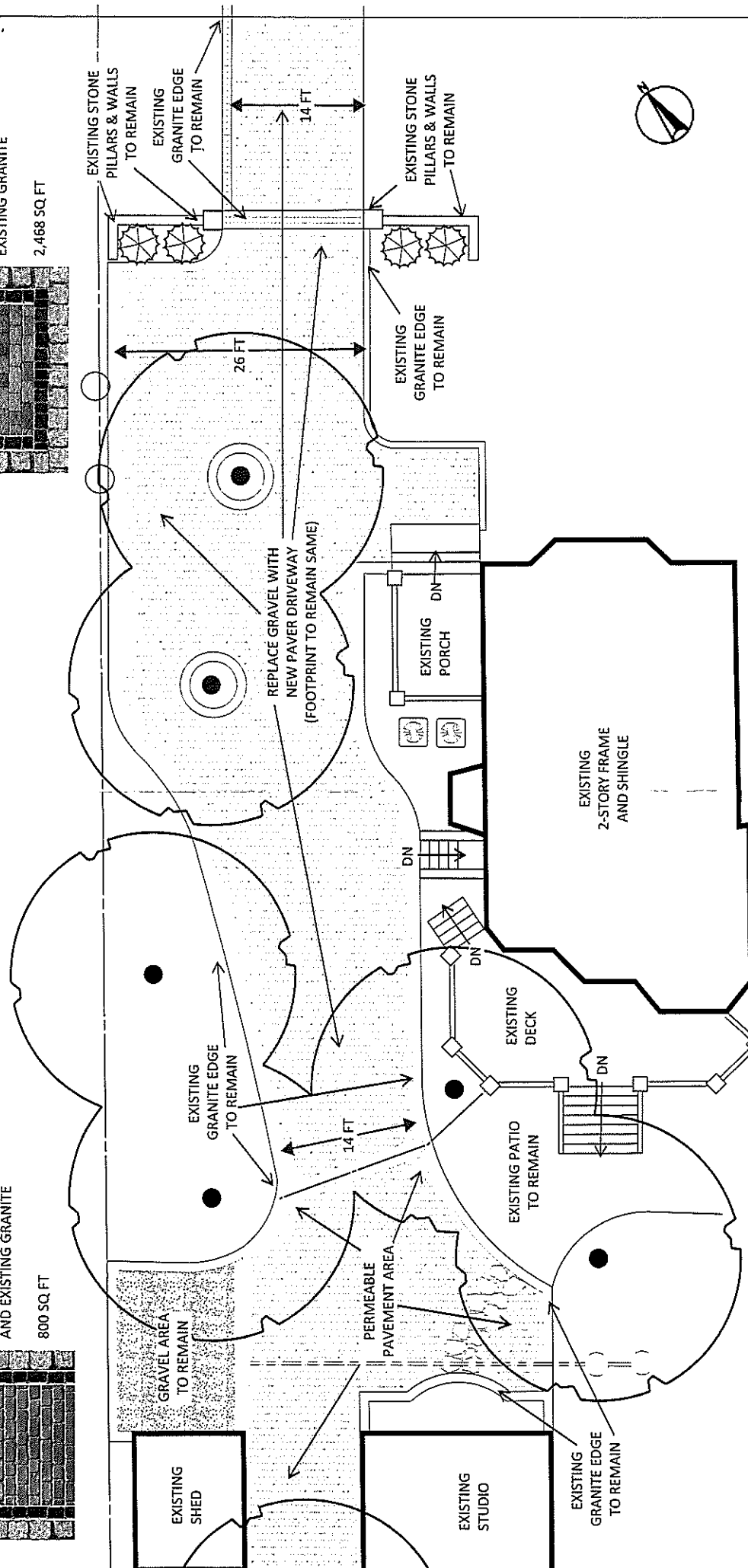
C-23619

N & G # 28645



800 SQ FT

2,468 SQ FT



GREAT AMERICAN
LANDSCAPES

(301) 972-5681

www.greatamericanlandscapes.com



PERMEABLE DRIVEWAY PLAN FOR
THE SKAFSGAARD & LOWERY RESIDENCE

6612 PHILADELPHIA AVE., TAKOMA PARK, MD 20912

PERMEABLE DRIVEWAY PLAN FOR

[illegible]

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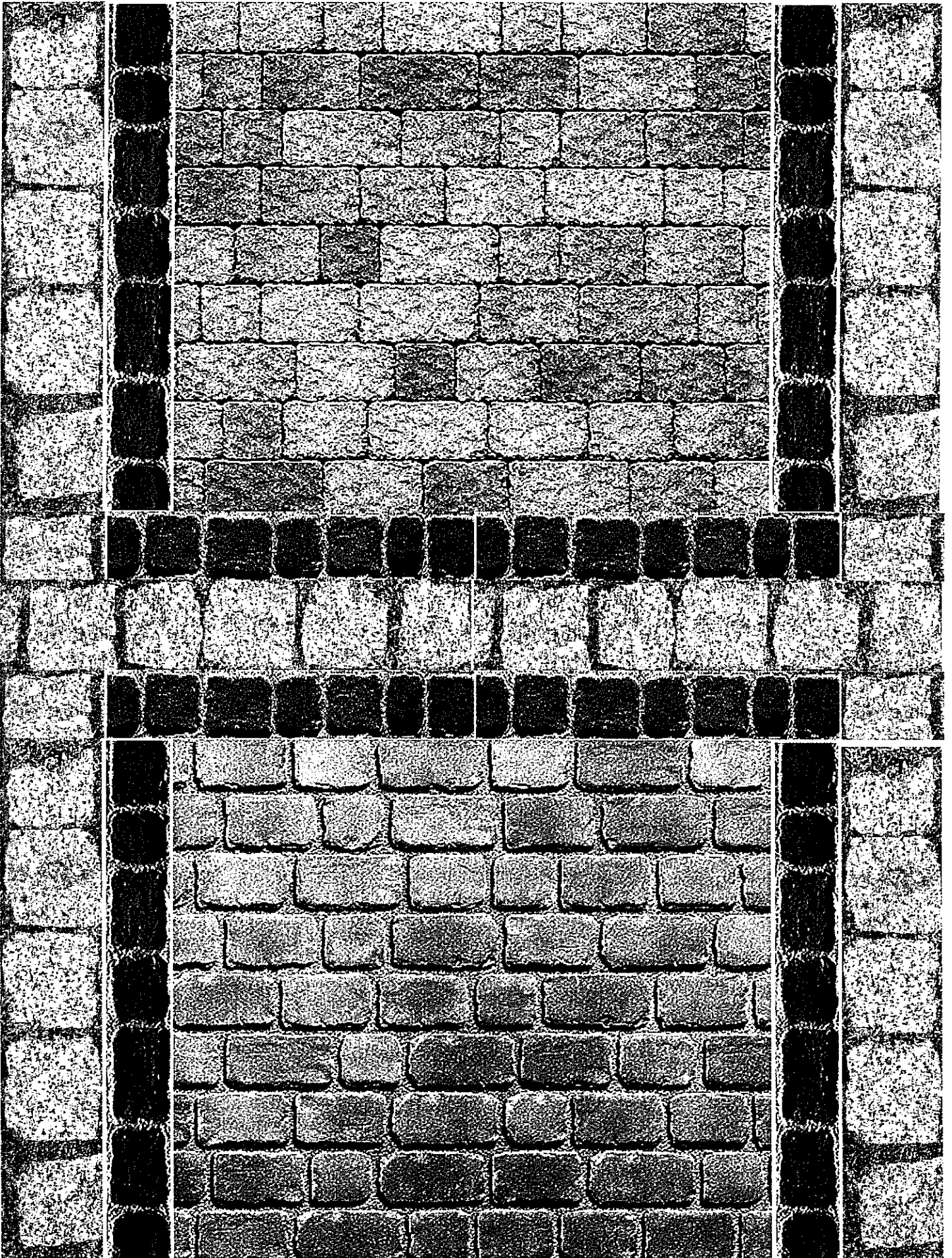
Date: 6 / 5 / 17

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Page: 1 of 1

File: 20037

ALLEGRO



PURE

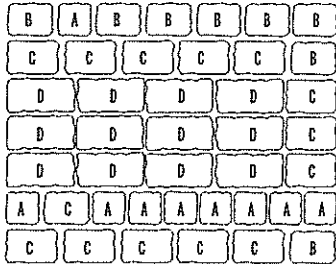


Allegro

DESCRIPTION: Paver
 TEXTURE: Undulated and aged



PALLET OVERVIEW



APPLICATIONS









Pedestrian or light vehicular traffic, residential driveways, patios and swimming pool decks.

The Allegro paver allows for gentle curves and winding pathways eliminating the need for cuts.

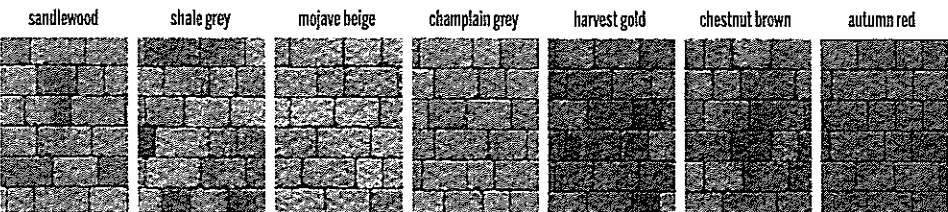
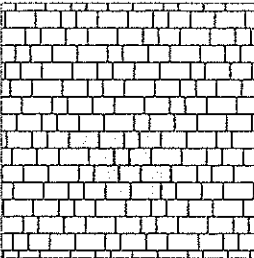
NOTES

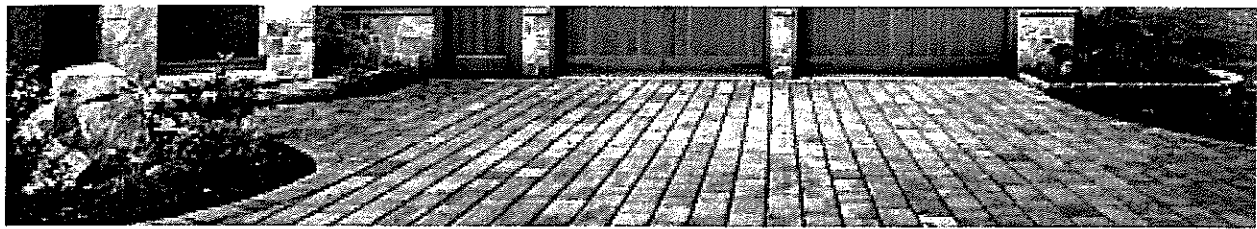
See page 150 for more technical information.

Specifications per pallet	Imperial	Metric
Cubing	129.80 ft ²	12.06 m ²
Weight	3 666 lbs	1 637 kg
Number of rows	11	
Coverage per row	11.80 ft ² /row	1.10 m ² /row
Linear coverage per row	26.64 lin. ft/row	8.12 lin. m/row

	Unit dimensions	in	mm	Units /pallet
		Height 2 3/8	60	99 units
		Depth 5 5/16	135	
		Length 4 11/16	119	
		Height 2 3/8	60	88 units
		Depth 5 5/16	135	
		Length 6 11/16	170	
		Height 2 3/8	60	154 units
		Depth 5 5/16	135	
		Length 7 13/16	198	
		Height 2 3/8	60	132 units
		Depth 5 5/16	135	
		Length 9 3/8	238	

01 | Linear pattern

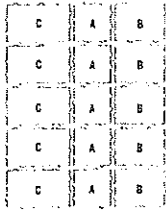




Pure

DESCRIPTION : Paver TEXTURE : Beveled

PALLET OVERVIEW












The use of permeable pavement systems throughout the world has proven effective in reducing storm water runoff while increasing infiltration rates as it returns the water to the environment. The use of permeable pavers also facilitates LEED® certification easier to obtain.

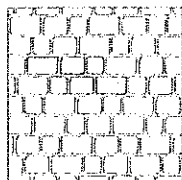
NOTES

See page 87 to 93 for more technical information.

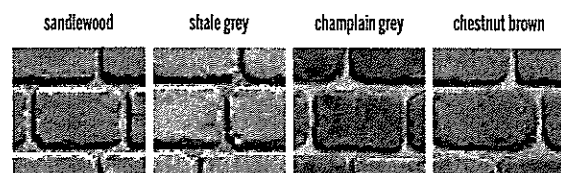
Specifications per pallet	Imperial	Metric
Cubing	90 ft ²	8.36 m ²
Weight	3 175 lbs	1 440 kg
Number of rows	8	
Coverage per row	11.25 ft ²	1.05 m ²
Linear coverage per row	15 lin. ft	4.57 lin. m
Percent of surface opening	5.0 %	
Joint Width	3/8"	10 mm

	Unit dimensions	in	mm	Units/pallet
	Height	3 1/8	80	40 units
	Depth	9	229	
	Length	9	229	
	Height	3 1/8	80	40 units
	Depth	9	229	
	Length	12	305	
	Height	3 1/8	80	40 units
	Depth	9	229	
	Length	15	381	

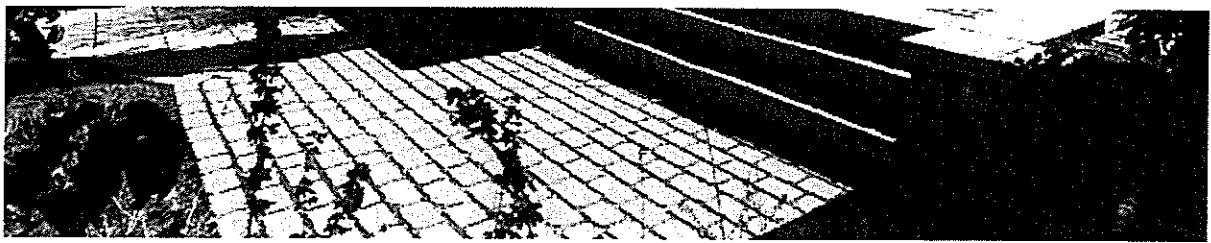
01 | Linear pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material



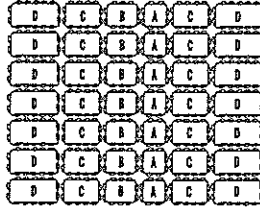
PERMEABLE
PAVERS



Villagio

DESCRIPTION: Paver TEXTURE: Beveled

PALLET OVERVIEW



The Villagio paver allows for gentle curves and winding pathways, eliminating the need for cuts.

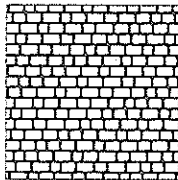
NOTES

* Colors only available in half-pallets.

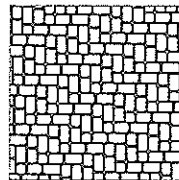
See page 48 to page 51 for more technical information.

When used in a permeable pavement application, see page 85 to 91 for more technical information.

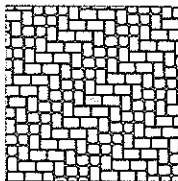
01 | Linear pattern



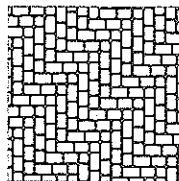
02 | Modified Herringbone pattern



03 | Modified Herringbone pattern

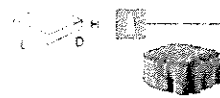


04 | Modified Herringbone pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

Specifications per pallet		Imperial	Metric
Cubing	FULL PALLET	117 ft ²	10.88 m ²
	*HALF-PALLET	53.18 ft ²	4.94 m ²
Weight	FULL PALLET	2 935 lbs	1 331 kg
	*HALF-PALLET	1 390 lbs	630 kg
Number of rows	FULL PALLET	11	
	*HALF-PALLET	5	
Coverage per row		10.64 ft ²	0.99 m ²
Linear coverage per row		24.94 lin. ft	7.61 lin. m
Void space		8.0 %	
Joint Depth		3/8" to 9/16"	9 to 15 mm



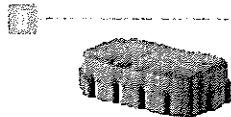
Unit dimensions	in	mm	Units/pallet
Height	2 3/8	60	77 units
Depth	5 1/8	130	
Length	5 1/8	130	



Height	2 3/8	60	77 units
Depth	5 1/8	130	
Length	6 5/16	160	



Height	2 3/8	60	154 units
Depth	5 1/8	130	
Length	7 5/16	185	



Height	2 3/8	60	154 units
Depth	5 1/8	130	
Length	8 7/16	215	

sandlewood

shale grey

mojave beige

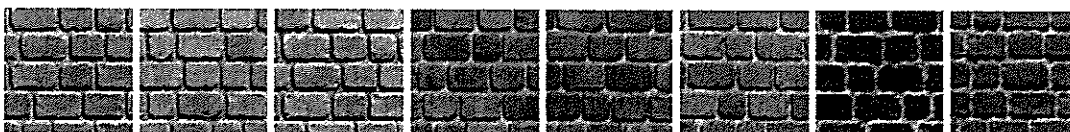
champlain grey

harvest gold

chestnut brown

onyx black*

chocolate brown*



PAVERS

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Philadelphia Ave



Detail: View toward House from Driveway

Applicant: Ruth Skafsgaard

Page: 1

Existing Property Condition Photographs (duplicate as needed)



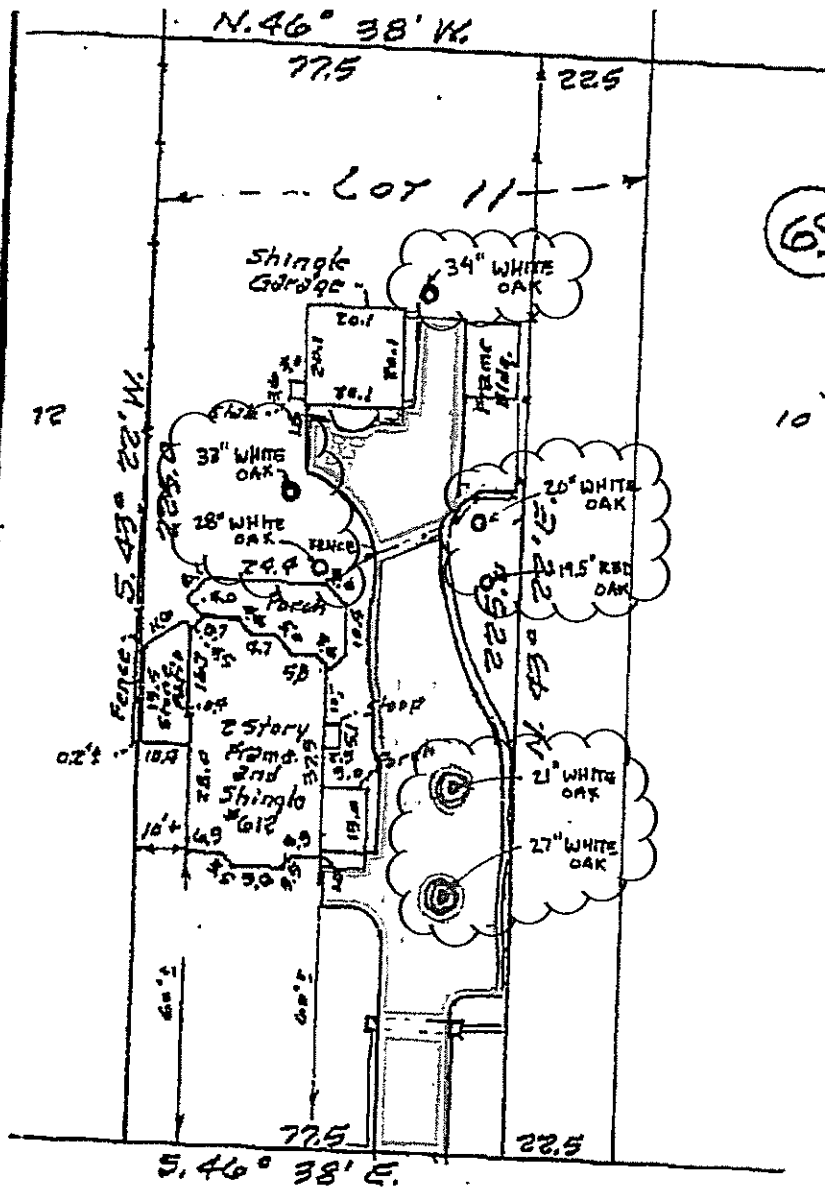
Detail: View along driveway to Guesthouse



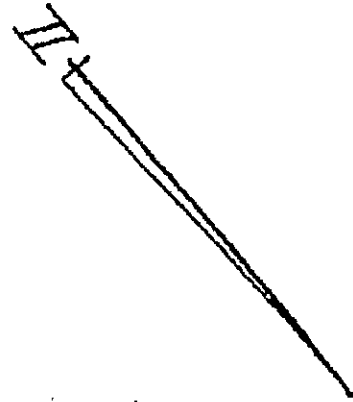
Detail: View of Guesthouse ? Sled in backyard

Applicant: Ruth Skafsgaard

Page: 2



(69)



PHILADELPHIA AVE.
(40' E/W)

HOUSE LOCATION
PART LOT 11 BLOCK 69
T.P.C. & T. CO'S.
SUBDIVISION OF
TAKOMA PARK
MONTGOMERY COUNTY, MD.



THIS IS TO CERTIFY THAT THIS LOT IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FIRM FLOOD MAPS OF THE DISTRICT.

CERTIFICATION

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

William L. Machen
WILLIAM L. MACHEN, REGISTERED
LAND SURVEYOR, MARYLAND 59011

OFFICE OF
W. STANLEY MACHEN ASSOCIATES, INC.
REGISTERED LAND SURVEYOR
4328 FARRAGUT STREET
HYATTSVILLE, MARYLAND

864-5115

Scale: 1" = 40'

PLAT REFERENCE:
P 1/23

DATE:

FILE NO.:

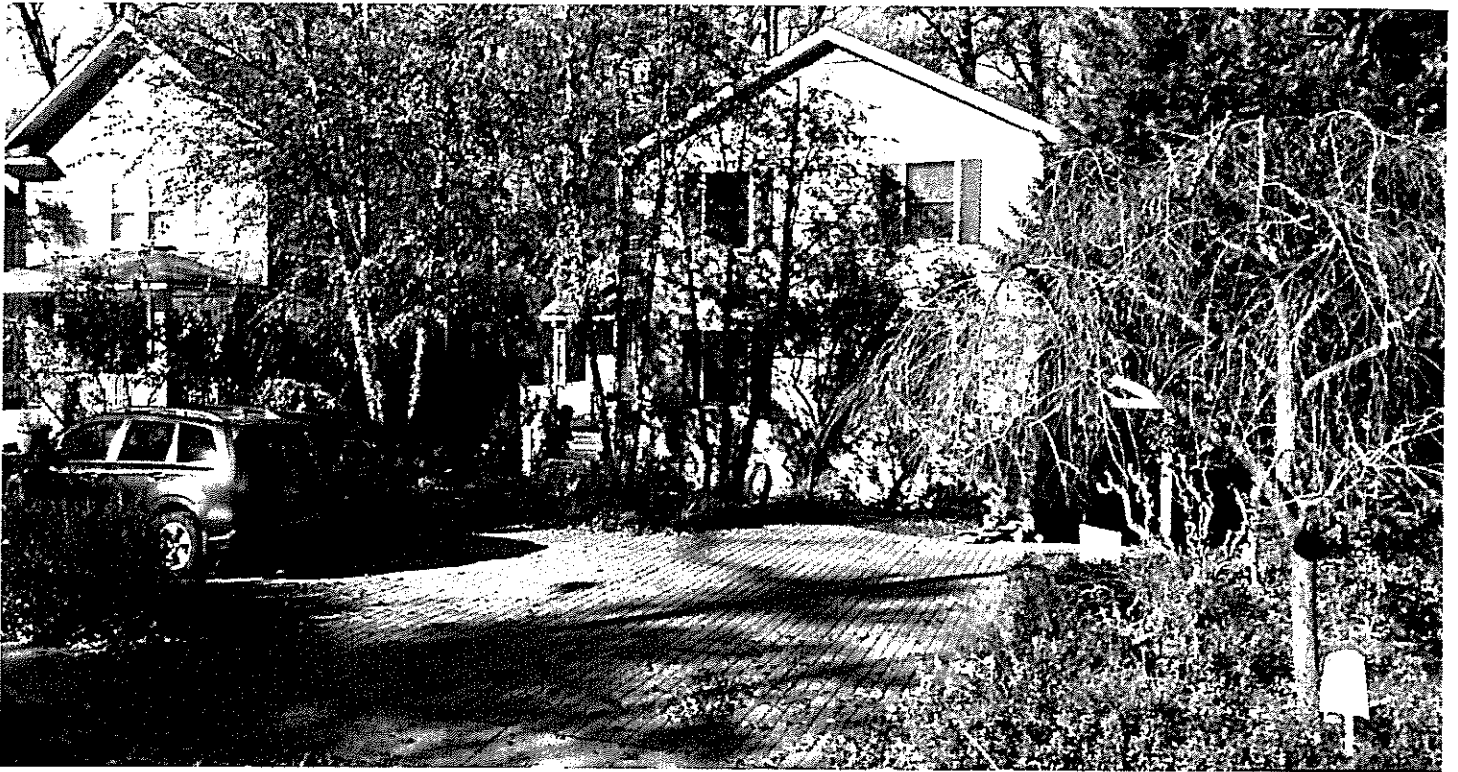
3.13.92

6-23619

N & G # 28645

TREE SURVEY

PHOTOS OF EXISTING PAVER DRIVEWAYS IN TAKOMA PARK HISTORIC DISTRICT



#7319 Piney Branch Rd -



#7333 Piney Branch Rd -



#7305 Holly Ave -



#7309 Holly Ave -

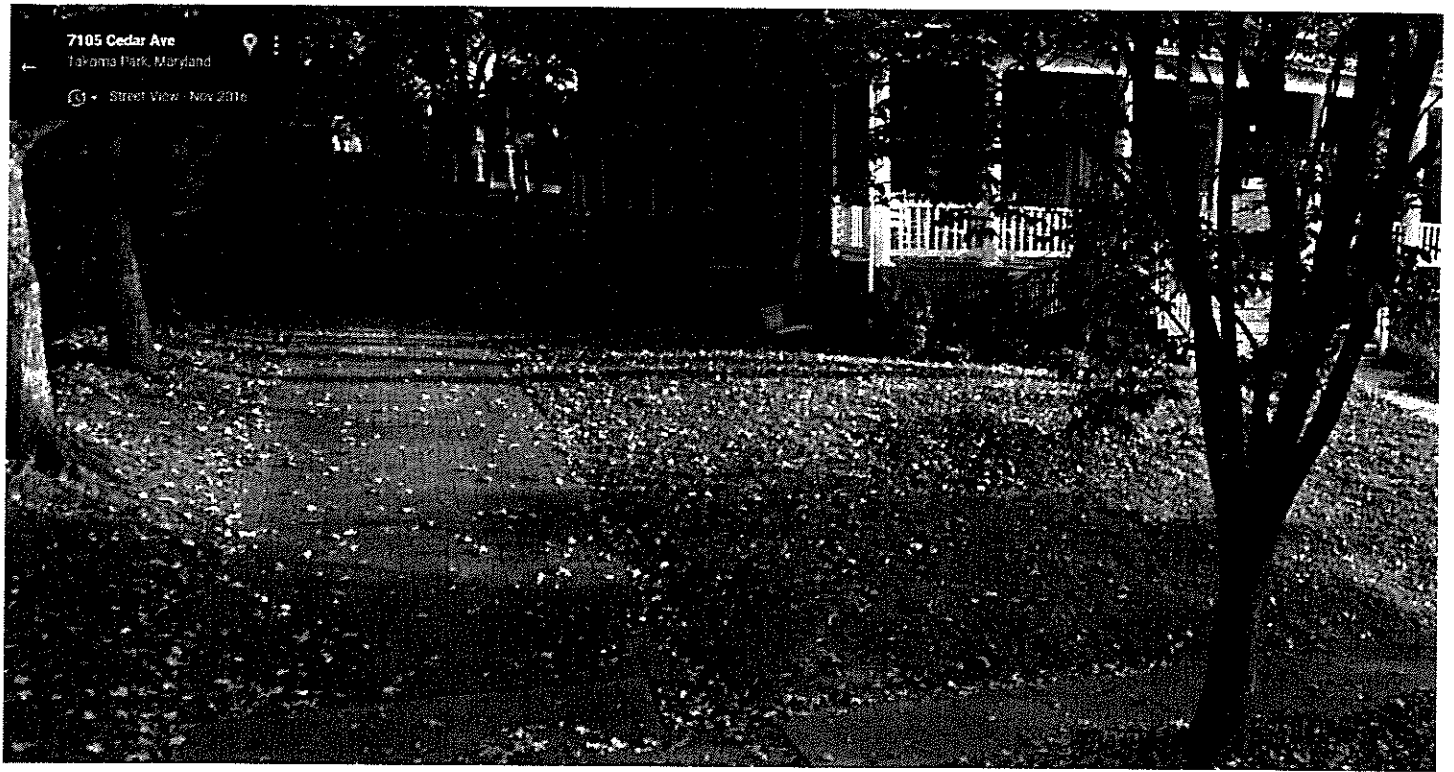
#7311 Holly Ave -



#7401 Holly Ave -



#7404 Holly Ave -



#7105 Cedar Ave -



#7307 Cedar Ave -



#7209 Cedar Ave -

317 Elm Avenue

6716 Poplar Avenue

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

<p>Owner's mailing address Martin Lowery & Ruth Skafsgaard 612 Philadelphia Ave Takoma Park MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>704 Philadelphia Ave Sandage John Byron Revocable Trust c/o Richard Sandage Jr. 115 Toll House Ct Frederick MD 21702</p>	
<p>Cheryl Sloan 613 Philadelphia Ave. Takoma Park MD 20912</p>	<p>James Barnett 611 Philadelphia Ave Takoma Park MD 20912</p>
<p>Pamela Lotke & Alexander Cronin 608 Philadelphia Ave Takoma Park MD 20912</p>	