MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 612 Philadelphia Ave., Takoma Park  
Resource: Contributing Resource  
Takoma Park Historic District  
Applicant: Martin Lowery and Ruth Skaafs/goard  
Review: HAWP  
Case Number: 37/03-17RR  
PROPOSAL: Driveway replacement

Meeting Date: 6/28/2017  
Report Date: 6/21/2017  
Public Notice: 6/14/2017  
Tax Credit: N/A  
Staff: Michael Kyne

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 a 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
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

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.

It is not the intent of this chapter to limit new construction, alteration or repairs to any period or architectural style.

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 14-20).

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-(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

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: steve@greatamericanlandscapes.com
Contact Person: Steven Talcott
Daytime Phone No: 240-354-4130

Tax Account No: 13-01069446

Name of Property Owner: Martin Lowery, Ruth Shafran
Daytime Phone No: 301-523-0486

Address: 612 Philadelphia Ave, Takoma Park, MD 20912

Contractor: Great American Landscapes
Phone No: 301-972-5681

Contractor Registration No: MHIC 235629

Agent for Owner: ___________________________ Daytime Phone No: ___________________________

LOCATION OF BUILDING PREMISES

House Number: 612
Street: Philadelphia Ave

Town/City: Takoma Park
Nearest Cross Street: Takoma Ave

Lot: P11 Block: G9 Subdivision: 0025

1A. CHECK ALL APPLICABLE

☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition
☐ Move ☐ Install ☐ Wreck/Rem. ☐ Solar ☐ Fireplace ☐ Wood-burning Stove
☐ Revision ☐ Repair ☐ Replace ☐ 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 No. ___________________________

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING ADJOINING

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/assessment

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 Shafran
Signature of owner or applicant
6/5/17

Approved: ___________________________ For Chairperson, Historic Preservation Commission

Disapproved: ___________________________ Date: ___________________________

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:
      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 cobblestone style to match the historic style of the house.

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 resources 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 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.
Replace existing gravel driveway with paved driveway. Footprint to remain the same.

Philadelphia Ave.
140'RNW

House Location
Part Lot 11 Block 69
T.P.C. & T. Co.'s
Subdivision of
Takoma Park
Montgomery County, MD.

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 Machen, Registered Land Surveyor, Maryland 19017

Office of
W. Stanley Machen Associates, Inc.
Registered Land Surveyor
4320 Farragut Street
Hyattsville, Maryland

864-5115
(301) 299-23619

Plat Reference: Date: File No.
8/23 3/19/92 C-29819
ALLEGRO

DESCRIPTION: Paver
TEXTURE: Undulated and aged

Specifications per pallet

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<td>Linear coverage per row</td>
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Unit dimensions

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<td>Length</td>
<td>4 11/16</td>
<td>119</td>
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Height         | 2 5/8 | 60  | 88 units     |
Depth          | 5 5/16 | 135 |              |
Length         | 6 4/16 | 170 |              |

Height         | 2 7/8  | 60  | 154 units    |
Depth          | 5 5/16 | 135 |              |
Length         | 7 13/16 | 198 |              |

Height         | 2 3/8  | 60  | 132 units    |
Depth          | 5 5/8  | 135 |              |
Length         | 9 3/8  | 238 |              |

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.

01 | Linear pattern
Pure

DESCRIPTION: Paver
TEXTURE: Beveled

Specifications per pallet

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<tr>
<td>Coverage per row</td>
<td>11.25 ft²</td>
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<td>Linear coverage per row</td>
<td>15 lin. ft</td>
<td>4.57 lin. m</td>
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<tr>
<td>Percent of surface opening</td>
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<tr>
<td>Joint Width</td>
<td>3/8&quot;</td>
<td>10 mm</td>
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Unit dimensions

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Units/pallet

- Height: 3 1/8", 80 mm, 40 units
- Height: 3 1/8", 80 mm, 40 units
- Height: 3 1/8", 80 mm, 40 units

NOTES

See page 87 to 93 for more technical information.

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

DESCRIPTION: Paver TEXTURE: Beveled

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 materials.

Specifications per pallet

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<thead>
<tr>
<th>Specifications per pallet</th>
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<tr>
<td>Weight</td>
<td>FULL PAILLET 2,935 lbs</td>
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<td>*HALF-PAILLET 1,390 lbs</td>
<td>630 kg</td>
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<td>Number of rows</td>
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<td>*HALF-PAILLET 5</td>
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<tr>
<td>Coverage per row</td>
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<td>Linear coverage per row</td>
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<tr>
<td>Joint Depth</td>
<td>9/16&quot; to 9/32&quot;</td>
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Unit dimensions

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<td>Height</td>
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</tr>
<tr>
<td>5 1/8</td>
</tr>
<tr>
<td>8 7/16</td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

Detail: View from Philadelphia Ave

Detail: View toward House from Driveway

Applicant: Ruth Skafsgaard
Existing Property Condition Photographs (duplicate as needed)

Detail: View along driveway to Guesthouse

Detail: View of Guesthouse & Shed in backyard

Applicant: Ruth Skafsgaard
House Location
Part Lot 11 Block 69
T.P.C. & T. Co.'s
Subdivision of
Takoma Park
Montgomery County, Md.

Philadelphia Ave.
(40'N)

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
Registered Land Surveyor, Maryland

Office of
W. Stanley Machen Associates, Inc.
Registered Land Surveyor
4321 Farragut Street
Hyattsville, Maryland

Plot Reference: 1300
Date: 3/19/92
File No.: 6-30019

Tree Survey
PHOTOS OF EXISTING PAVER DRIVEWAYS IN TAKOMA PARK HISTORIC DISTRICT

#7319 Piney Branch Rd -

#7333 Piney Branch Rd -
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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</thead>
<tbody>
<tr>
<td>Martin Lowery &amp; Ruth Skafsgaard</td>
<td></td>
</tr>
<tr>
<td>612 Philadelphia Ave</td>
<td></td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>704 Philadelphia Ave</td>
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<tr>
<td>Sandage John Byron Revocable Trust</td>
</tr>
<tr>
<td>C/O Richard Sandage Jr.</td>
</tr>
<tr>
<td>115 Toll House Ct</td>
</tr>
<tr>
<td>Frederick MD 21702</td>
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<tr>
<td>Cheryl Sloan</td>
</tr>
<tr>
<td>613 Philadelphia Ave.</td>
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<tr>
<td>Takoma Park MD 20912</td>
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<tr>
<td>Pamela Lotke &amp; Alexander Cronin</td>
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<tr>
<td>608 Philadelphia Ave</td>
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<tr>
<td>Takoma Park MD 20912</td>
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