

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	519 Philadelphia Ave., Takoma Park	Meeting Date:	4/10/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/4/18
Applicant:	Rob Kerr	Public Notice:	3/28/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18W	Staff:	Dan Bruechert
Proposal:	Driveway Alterations		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1930s

The subject house is a two-story house, clad in vinyl siding, three bays wide, with a large shed dormer with two sets of paired windows.

To the left of the house is a ribbon driveway. The driveway has some gravel close to the street and transitions to a set of concrete ribbons. The concrete is broken and there are dirt tracks that run parallel to the concrete ribbons.

PROPOSAL

The applicant is proposing to replace the driveway with concrete pavers and expand the paving to create a new walkway/turn around area.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Takoma Park Historic District Design 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 at 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 district.

Contributing Resources should receive a more lenient 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. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

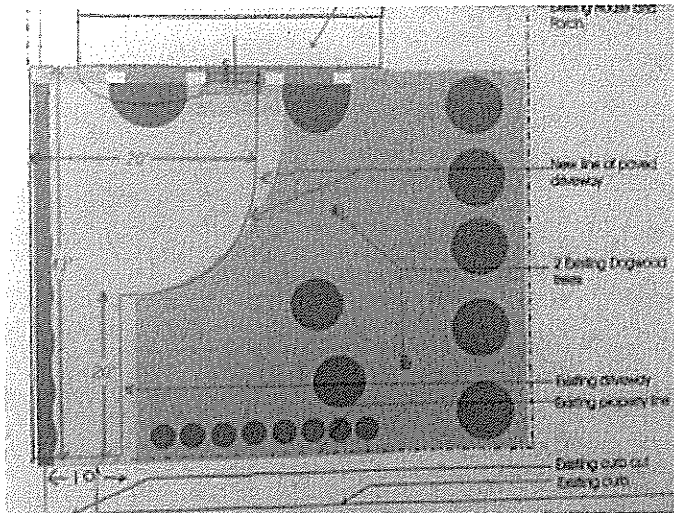
Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

STAFF DISCUSSION

Staff finds that the proposed changes will not significantly impact the historic resource and surrounding historic district and supports its approval. The Applicant proposes to replace the damaged concrete ribbon driveway with concrete pavers and to create a new walkway that will also create enough space to allow a vehicle to turn around. The driveway will be 43' (forty-three feet) deep, 10' (ten feet) wide, and will project to the right 20' (twenty feet) back from the curb. The extension has a maximum width of 20' (twenty feet), see Fig 1 below.



Driveway Replacement

The existing concrete ribbon driveway has significantly degraded and has a pair of dirt tracks that run parallel to the concrete. The driveway runs to the front wall plane of the house and terminates at a wooden gate to the rear. Staff finds that the existing concrete ribbon drive has degraded beyond repair and supports its removal.

The applicant proposes to install a new driveway using concrete pavers. The pavers will be dark gray and will be a mix of 6" x 6" (six inch by six inch) squares and 6" x 9" (six inch by nine inch) rectangles set in a sand bed. The district surrounding the subject property has a mix of concrete, asphalt, paver, and gravel driveways and parking areas. Staff finds that acceptable replacement materials for driveways in this section of the Takoma Park Historic District need to have textural variation and cannot be bright white, like a typical modern concrete. Staff finds that the pavers have sufficient texture and color to be compatible with the historic resource and surrounding district.

In addition to replacing the material, the applicant proposes to enlarge the paved area of the driveway. The current pavers are very narrow as evident by the dirt tracks that run parallel to the concrete ribbons. The applicant proposes to widen the overall driveway and to expand the driveway toward the front steps. The applicant indicated that his desire was to create enough space complete a three-point turn in the driveway. Staff finds that this enlargement will read more as a walkway than an expansion of the driveway. Due largely to the fact that there is no parking on Philadelphia Ave. and because many residents own more than one car many of the houses have constructed larger parking pads or widened driveways (See Fig. 2 - 4 below). Staff finds that the proposed solution will have less impact on the historic house and surrounding district than what has been employed at many other houses in the surrounding district and supports approval.



Figure 2: An expanded gravel drive with a parking pad in front of the house on Philadelphia Ave.



Figure 3: An expanded driveway to create additional parking and space to turn around on Philadelphia Ave.

In evaluating alternative proposals, Staff determined that it would be impossible for the applicant to extend the driveway into the rear of their property. The plat map (circle ____) shows that there is only a 5' (five foot) side setback to the left of the house and that no car could drive between the house and the existing fence. Additionally, it appears as though much of the existing driveway is actually on the neighboring property. This proposal will allow the applicant to have a driveway that exists almost entirely on their own property. In 2007, the HPC reviewed and

approved a similar proposal at 517 Philadelphia Ave. (Fig. 3, below). The primary difference between the current proposal and the previous approval is that the 2007 applicant proposed to make their turn around area out of gravel rather than concrete. Staff would also like to note that the setback at 517 Philadelphia is less than the 43' (forty-three) at 519 Philadelphia, so that the impact on the landscaping at 517 was more significant than the current proposal.

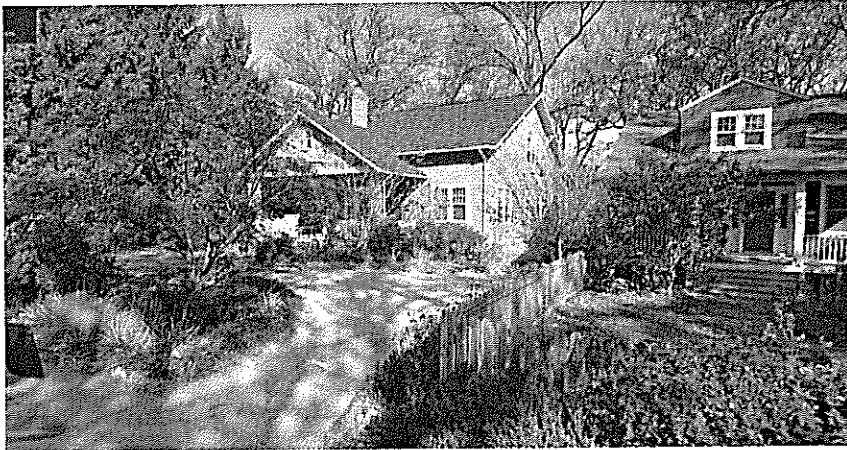


Figure 4: 517 Philadelphia Ave. utilized a similar approach.. approved by the HPC in 2007.

Alternatively, Staff considered a circular driveway but dismissed that option for several reasons. First, it is not in keeping with either the character of the house or the surrounding district; second, it would require significantly more paving; and third, it would likely require the removal of two trees in the front yard. Staff finds that the applicant's proposal to extend the driveway toward the front walk is the most appropriate solution and supports approval.



Figure 5: 519 Philadelphia Ave., showing site limitations.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve condition** the HAWP application; 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 (if applicable). 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 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: robdkerco@gmail.com Contact Person: Rob Kerk
Daytime Phone No.: 202 577 8270

Tax Account No.: _____

Name of Property Owner: Rob Kerk Daytime Phone No.: 202 577 8270

Address: 519 Philadelphia Takoma Park MD 20912
Street Number City State Zip Code

Contractor: 4th Services Inc Phone No.: 240 388 4297

Contractor Registration No.: 5028628 (LIC 130538)

Agent for Owner: Doni's And... Daytime Phone No.: 301 942 0915

LOCATION OF BUILDING/PREMISE

House Number: 519 Street: Philadelphia Ave

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

Lot: 11/12 Block: 72 Subdivision: Takoma Park

Liber: 12706 Folio: 89 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ \$10,000 - \$20,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION

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 ON FENCE OR 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.

[Signature]
Signature of owner or authorized agent

11/11/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

830936

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**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:

REPLACE OLD, BADLY DAMAGED
DRIVEWAY. NO HISTORICAL SIGNIFICANCE
EXISTING DRIVEWAY MADE FROM
CONCRETE, DETERIORATE TO THE POINT
OF OBSCURENCE. AN EYE SORE AND
DAMAGING TO VEHICLES.

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

CREATE A NEW DRIVEWAY.
NO HISTORICAL IMPACT

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, 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.

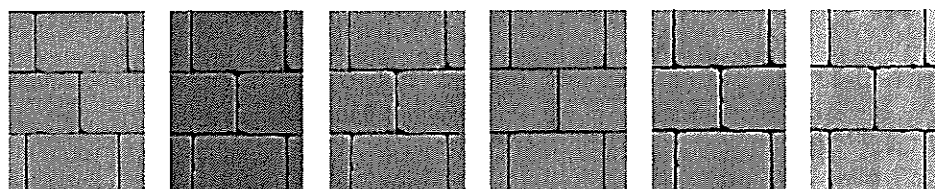
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

Owner's mailing address	Owner's Agent's mailing address
ROB LEFK 519 Philadelphia Ave TAKOMA PARK MD 20912	
Adjacent and confronting Property Owners mailing addresses	
SCOTT RUSSELL 517 Philadelphia Ave TAKOMA PARK MD 20912	
JEROME ERNST 7805 TAKOMA Ave TAKOMA PARK MD 20912	
ADAM ERNST 7805 TAKOMA Ave TAKOMA PARK MD 20912	

COVENTRY® STONE I



Autumn Blend 16

Brown*

Charcoal

Dakota Blend

Harvest Blend 16

Pewter Blend 16

*AVAILABLE IN 6" x 9" ONLY

ENLARGED SWATCHES ON PAGE 130

All units are
2 1/8" thick.



CIRCLE

A

B

C

D

E

SIZE (WxL) 3 1/16" x 6 1/4" 3 1/16" x 6 1/4" 4 1/16" x 6 1/4" 5 1/4" x 6 1/4" 7 1/4" x 6 1/4"

SF PER CUBE 86

LBS PER CUBE 2,371



SQUARES

RECTANGLES

SIZE (WxL) 6 1/4" x 6 1/4" 6 1/4" x 9 1/4"

PCS PER SF 3.7 2.4

SF PER CUBE 113 124

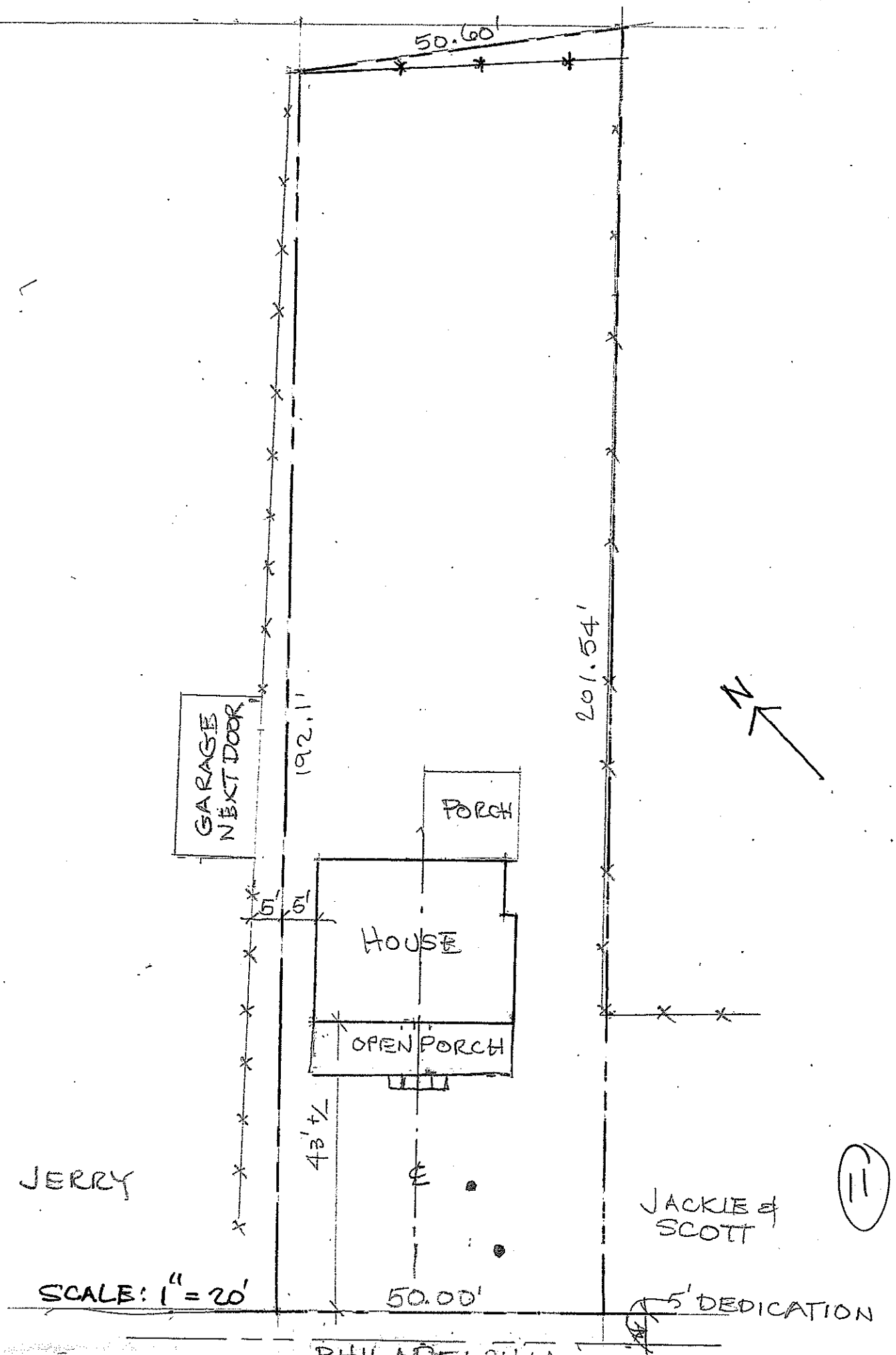
SF PER BAND 16 25

LBS PER CUBE 3,139 3,331

NOTES

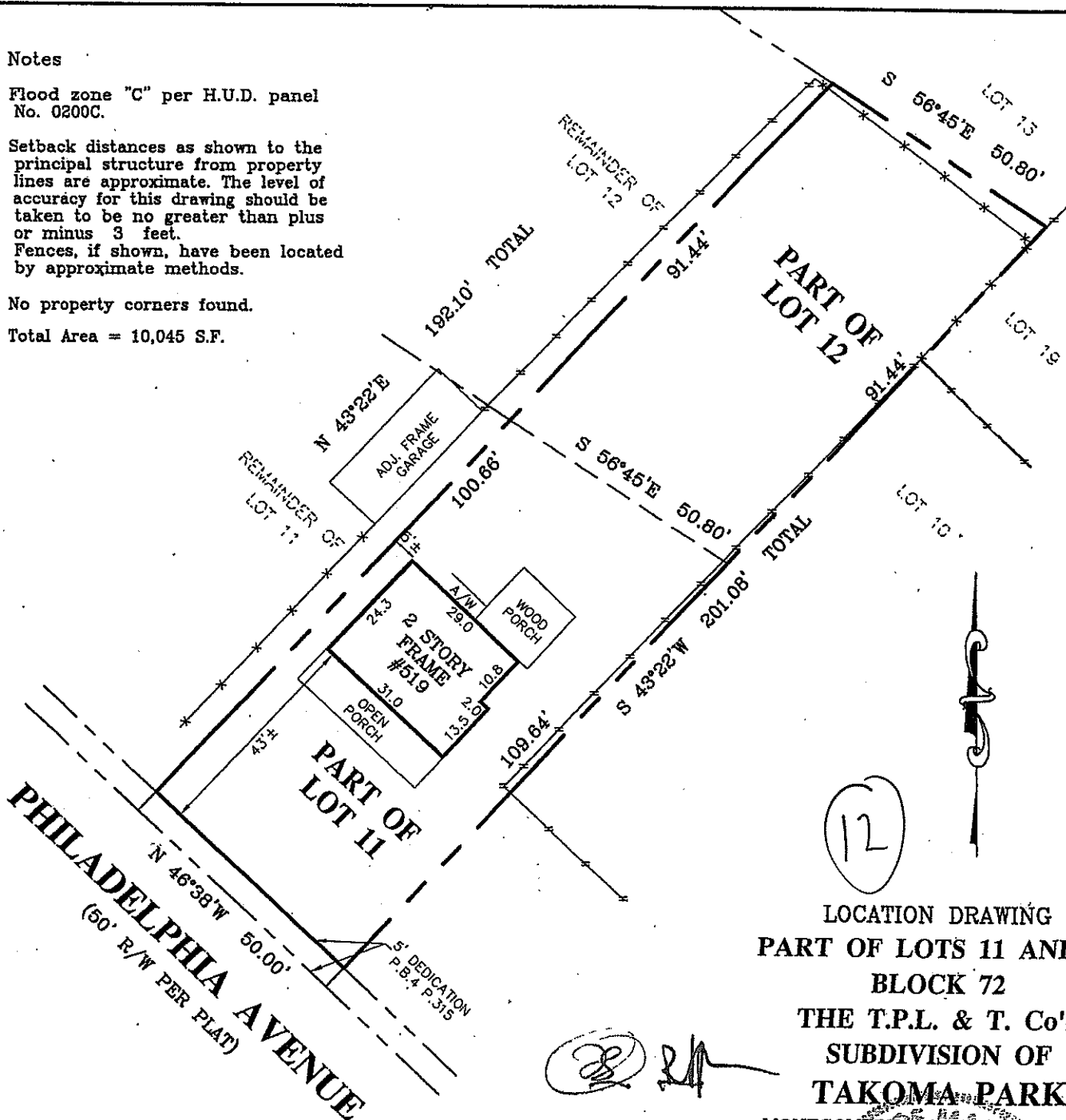
- Circle Pallets available in Autumn Blend 16, Charcoal, Dakota Blend, Harvest Blend 16 and Pewter Blend 16.
- 6" x 9" and 6" x 6" available in 3 1/8" thickness by special order.






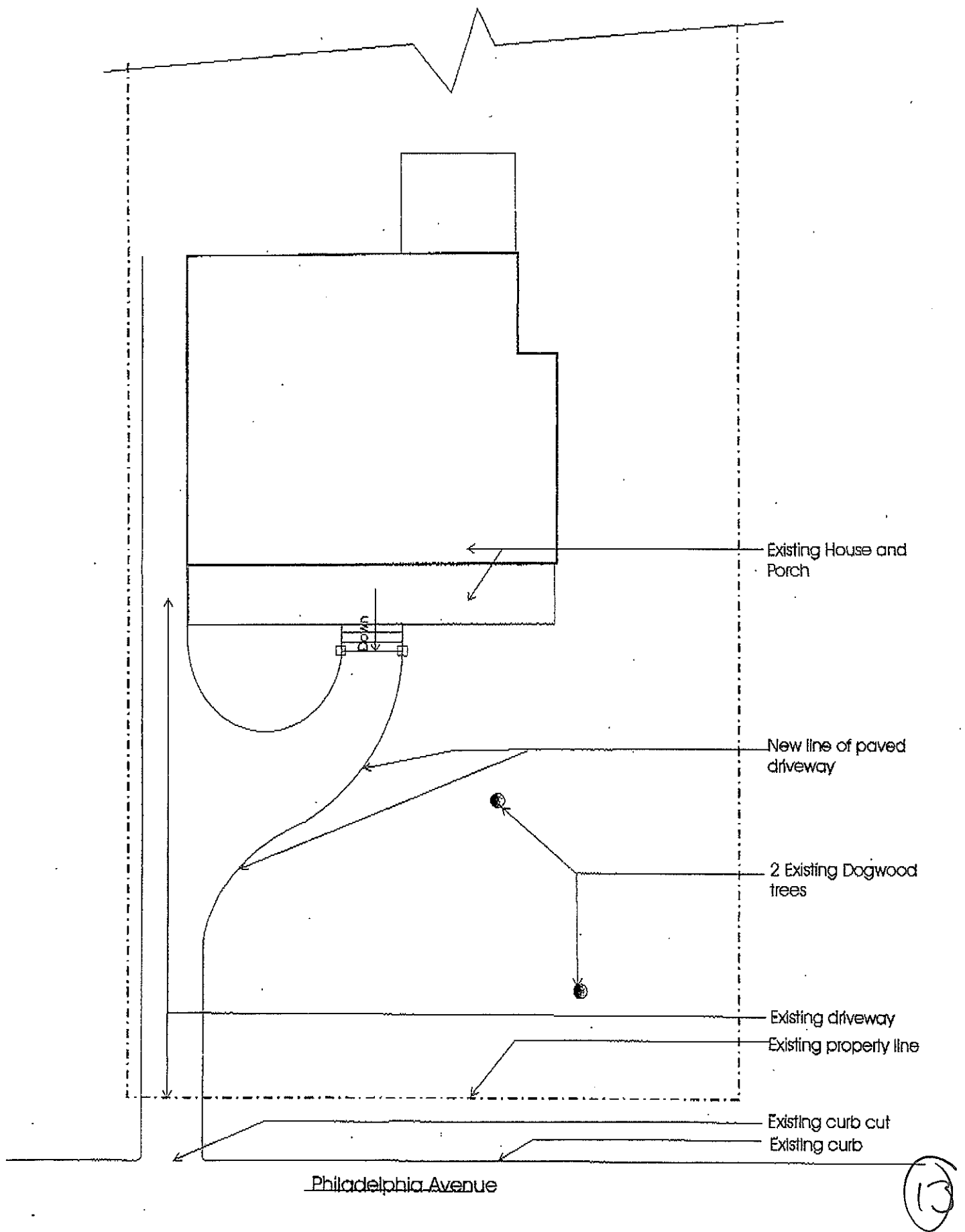
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of origin.
5. No Title Report furnished.

1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet.
Fences, if shown, have been located by approximate methods.
3. No property corners found.
4. Total Area = 10,045 S.F.



LOCATION DRAWING
PART OF LOTS 11 AND
BLOCK 72
THE T.P.L. & T. Co.
SUBDIVISION OF
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		REFERENCES PLAT BK. B/23 PLAT NO. 4/315 LIBER 12706 FOLIO 89		 <div style="float: right; text-align: right;"> SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 20270 Goldenrod Lane, Suite 100 Germantown, Maryland 20876 301/948-5100, Fax 301/948-1234 </div>	
				DATE OF LOCATIONS: _____ SCALE: _____	
				WALL CHECK: _____ DRAWN BY: J.M.	
				HSE. LOC.: 01-04-07 JOB NO.: 06-	



519 Philadelphia Avenue
Takoma Park, MD

Partial Plot Plan showing
Proposed Driveway

Date: 5/25/15
Scale: 1" = 10'









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