RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1910-20
**PROPOSAL**

The applicant proposes removing the existing retaining wall and front walk.

**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 (*Guidelines*) and Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (*the Standards*).

*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.

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.

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.

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course.

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

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied.

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 alteration of features, space 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 proportions, 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 applicant proposes removing the existing retaining wall and front walk and installing a new wall and walk in its place. Staff finds the proposal appropriate and recommends approval.

The existing retaining wall runs from the corner of Baltimore and Cleveland Aves. and continues along the driveway. The retaining wall is brick with a parged skim coat. The wall has cracked in several locations and needs to be replaced. Staff finds that removing the wall is appropriate, as the wall is no longer retaining the slope and is failing structurally.

In place of the existing retaining wall, the applicant proposes constructing a reinforced concrete block wall, faced in a 2” (two inch) thick stone veneer with a bluestone cap in the same location. A French drain will be installed behind the wall. Staff finds the dimensions of the proposed retaining wall will match the existing wall, which is compatible with the site and surrounding district. Staff further finds the proposed wall finish has been approved by the HPC for several contributing resources in the Takoma Park Historic District. The masonry finish is more refined than the rustic finishes utilized in the first three decades of the 20th century. Staff supports approval of the new retaining wall.
The existing front is poured concrete and has several significant cracks. Staff finds the front walk needs to be removed and replaced for safety reasons (24A-8(b)(4)).

In place of the existing front walk, the applicant proposes to install a flagstone walk set in a concrete base. The new walk will match the dimensions of the existing walk. Staff finds that the proposed work will not have a significant impact on the historic character of the house or surrounding district. Staff additionally finds that utilizing flagstones in this location will be more compatible than utilizing a bright, contemporary concrete. Staff recommends approval.
Figure 3: The existing, cracked front walk.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1),(2), and (4) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district, the *Takoma Park Historic District Guidelines*, and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10,

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: irisbennett@hotmail.com
Contact Person: Iris Bennett
Daytime Phone No.: (240) 320-6629

Tax Account No.: __________________________

Name of Property Owner: Iris Bennett
Daytime Phone No.: (240) 320-6629

Address: 7413 Baltimore Ave, Takoma Park, MD 20910
City: __________________________ State: __________________________ Zip Code: __________________________

Contractor: Greer-Bay Landscaping LLC
Phone No.: (240) 417-7355
Contractor Registration No.: 14HC 1333339
Agent for Owner: Michael Drzak
Daytime Phone No.: (240) 417-7355

LOCATION OF BUILDING PROJECT:

House Number: 7413
Street: Baltimore Ave
Town/City: Takoma Park
Altered Cross Street: Cleveland Ave
Lot: 
Black: 79
Subdivision:
Libor:
Folio:
Parcel:

PART A: PROJECT INFORMATION

1A. CHECK ALL APPLICABLE:

I. Structure

□ Add or Subtract
□ Alter/Renovate

□ Add
□ Removal/Addition
□ Paint
□ Back
□ Sheet

□ Move
□ Install
□ Window/Roof

□ Revision
□ Repair
□ Renovate

□ Fence/Wall (complete Section 4)
□ Other:

1B. Construction cost estimate: $14,735, for retaining wall and $4,663 for grading

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

PART B: CONSTRUCTION TECHNICAL AND EXACT SPECIFICATIONS

2A. Type of sewage disposal: 
01 WSSC
02 Septic
03 Other:

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

PART III: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: ______ feet ______

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

□ On property 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.

Signature of owner or authorized agent:

July 29, 2019

Disapproved: ____________________ Signature: ____________________ Date: ____________________

For Chief, Historic Preservation Commission

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

SEE REVERSE SIDE FOR INSTRUCTIONS

884953
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 retaining wall on my property is in disrepair and needs to be replaced. It was in the condition when I purchased my home in August 2018 and I have now been notified by the Code Enforcement Department in Tulane Parish that I need to add the fence. Now I also plan to replace the existing concrete walkway from the house to the sidewalk with flagstone. The current retaining wall with a nearby wall that will be visually consistent with the aesthetics of my historic neighborhood.

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

      I plan to have my contractor replace the current retaining wall with a new wall that will be visually consistent with the aesthetics of my historic neighborhood.

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. Site plan, 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.

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 portion. All labels should be placed on the front of photographs.

   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

   If you are proposing construction adjacent to or within the drip line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree 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 lots or parcels 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 INTO MAILING LABELS.
# 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>
</tr>
</thead>
<tbody>
<tr>
<td>Iris Bennett</td>
<td>Maree D. Dietz</td>
</tr>
<tr>
<td>7413 Baltimore Ave</td>
<td>Greenway Landscaping LLC</td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
<td>10175 Coleville Rd Suite 178</td>
</tr>
<tr>
<td></td>
<td>Silver Spring MD 20901</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Isabelle and Andrew Harry</td>
</tr>
<tr>
<td>7411 Baltimore Ave</td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>(Natalie) Hansen</td>
</tr>
<tr>
<td>15 Cleveland Ave</td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Robert and Geneviere Chase</td>
</tr>
<tr>
<td>7416 Baltimore Ave</td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>(Aaron) Wessell</td>
</tr>
<tr>
<td>7415 Baltimore Ave</td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Benjamin Bergman and Jessica Agey</td>
</tr>
<tr>
<td>7417 Baltimore Ave</td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Melissa Toddy and Daniel Mezmarian</td>
</tr>
<tr>
<td>7410 Baltimore Ave</td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
</tr>
</tbody>
</table>
1. Old concrete retaining wall removal in front and right side of the house, and build new retaining wall with cinder block and Pennsylvania veneer face stone and 2" inches thick thermal blue cap stone, from the walkway to the chimney and small section on the left side of the walkway, The wall will be installed with the following specification. 30" inches deep and 12" thick concrete footing with 3 rebar #4 (1/2") and pining every 32" and 8x8x16 cinder block, the block holes will be filled with concrete, then install Pennsylvania veneer face stone with thermal blue capstone. A French drain system will be installed behind the wall. All materials and labor included for the sum of $16,735.00

2. Old concrete retaining wall removal, and new dry stock stone wall installation with concrete footing and French drain system will be installed behind the retaining wall. From the walkway to the chimney and small section the left side of the walkway All material and labor included for the sum of $13,360.00

3. Remove old concrete walkway and new walkway installation, the walkway will be with 4" inches thick concrete base, and flagstone will be installed with mortar mix. Material and labor included for the sum of 4,630.00

RETAINING WALL FROM CHIMNEY TO THE FENCE

4. Remove the section of retaining wall and new retaining wall installation approx... 24" tall with cinder block and Pennsylvania veneer face stone and thermal blue capstone, $4,650.00

5. Remove the existing retaining wall and new retaining wall installation with dry stock stone Material and labor included for the sum of $3,740.00

Please review the estimate and if you have any question about the estimate please let me know to the email and phone number above.

THANK YOU

MARCIAL DIAZ
GREEN BAY LANDSCAPING LLC
1) Footing
   30" 36" x 10" thick
   3500 PSI concrete w/ (3) #4 Rebar

2) The retaining wall will be 8" CMU filled w/concrete and (1) #4 Rebar every 32" O.C.
No Scale

The Retaining Wall will be 8" CMU filled w/ concrete and (3) #4 Rebar every 32" OC.