

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7413 Baltimore Ave., Takoma Park	Meeting Date:	9/11/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/4/2019
Applicant:	Iris Bennett	Public Notice:	8/28/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-19KK	Staff:	Dan Bruechert
PROPOSAL:	Hardscape Alteration		

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



Figure 1: 7413 Baltimore Ave., at the intersection of Baltimore and Cleveland Aves.

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.



Figure 2: Existing condition of the 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.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: irisbennett@hotmail.com Contact Person: Iris Bennett
Daytime Phone No.: (202) 320-6629

Tax Account No.: _____
Name of Property Owner: Iris Bennett Daytime Phone No.: (202) 320-6629

Address: 7413 Baltimore Avenue Takoma Park MD 20912
Street Number City Street Zip Code

Contractor: Greenbay Landscaping LLC Phone No.: (240) 417-7355

Contractor Registration No.: MHC 133309

Agent for Owner: Marcial Diaz Daytime Phone No.: (240) 417-7355

LOCATION OF BUILDING/STRUCTURE

House Number: 7413 Street: Baltimore Ave

Town/City: Takoma Park Nearest Cross Street: Clerken Lane

Lot: 7 Block: 79 Subdivident: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF CONSTRUCTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

☐ A/C ☐ Stair ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Sider ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: Retaining wall

1B. Construction cost estimate: \$ 16,735 for retaining wall and \$4630 for walkway

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

PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND EXTENSION/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 See enclosed plan: from 40" high to 16" high

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
(varies based on existing grade)

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

July 22, 2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

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 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 Takoma Park that I need to address the issue.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
- I also plan to replace the existing concrete walkway from the house to the sidewalk with flagstone. Replacing I plan to have my contractor replace the current retaining wall with a new wall that will be wholly 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:

- 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.

See enclosed plot and also plan

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.

- 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.
- 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 elevation 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

- 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.
- 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.

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
<p>Iris Bennett 7413 Baltimore Avenue Takoma Park MD 20912</p>	<p>Marzi Ortiz Greenway Landscaping LLC 10125 Colville Rd Suite 178 Silver Spring MD 20901</p>
Adjacent and confronting Property Owners mailing addresses	
<p>Isabelle and Andrew Harty 7411 Baltimore Ave Takoma Park MD 20912</p>	<p>Merian Hansen 15 Cleveland Ave Takoma Park MD 20912</p>
<p>Robert and Genevieve Chase 7416 Baltimore Ave Takoma Park MD 20912</p>	<p>Aaron Wessell 7415 Baltimore Ave Takoma Park MD 20912</p>
<p>Benjamin Bregman and Jessica Agui 7417 Baltimore Ave Takoma Park MD 20912</p>	<p>Melissa Todley and Daniel Matmanian 7410 Baltimore Ave Takoma Park MD 20912</p>



GREEN BAY LANDSCAPING LLC

10125 COLESVILLE RD SUITE #178

SILVER SPRING, MD 20901

• TEL (240) 417-7355

greenbaylandscaping@gmail.com

ESTIMATE:

Service address:

Iris

7413 Baltimore Ave

Takoma Park, MD 20912

DATE: 08/02/2018

ESTIMATE:

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

ORDERED BY:



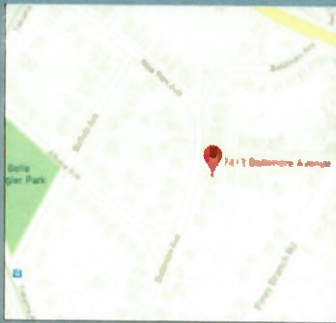
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www.sagetitlegroup.com

7700 OLD GEORGETOWN ROAD SUITE 210 | BETHESDA, MD 20814



I.F

PROPERTY ADDRESS: 7413 BALTIMORE AVENUE TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: MD1806.4871

FIELD WORK DATE: 7/5/2018

REVISION HISTORY: (REV.1 7/5/2018)

18064871

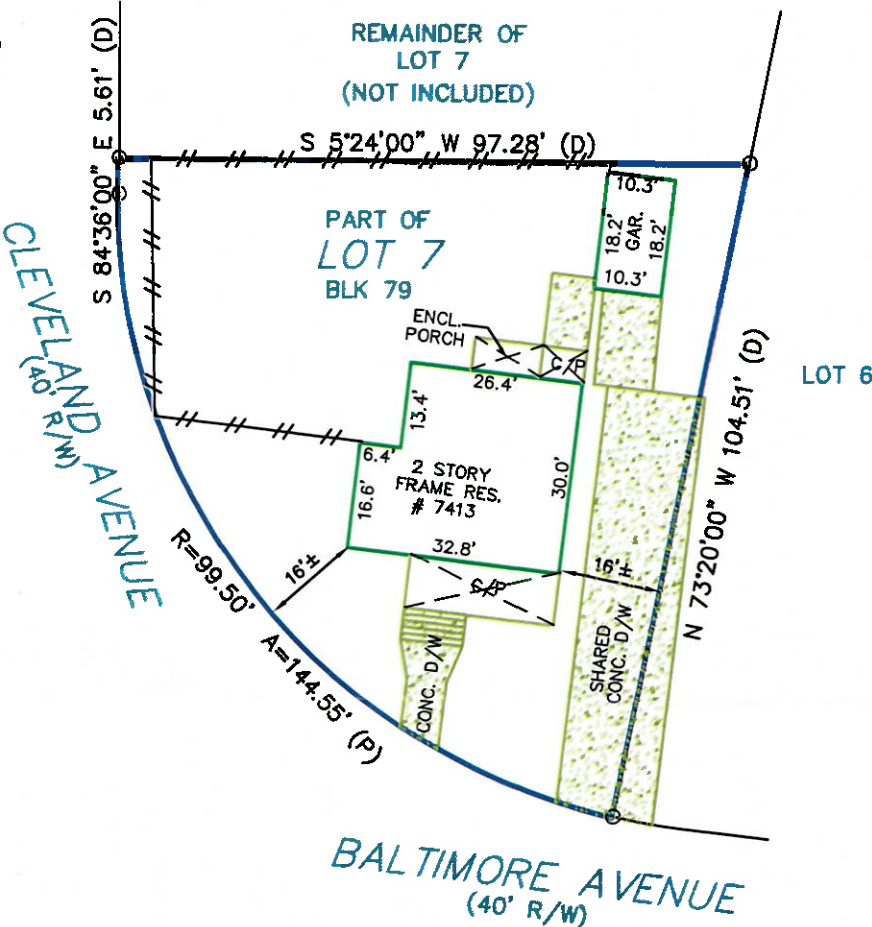
LOCATION DRAWING

PART OF LOT 7, BLOCK 79

TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

07-05-2018 SCALE 1"=30'



PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



EXPIRES 1-14-2019



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

ACCURACY=3±

POINTS OF INTEREST:
DRIVEWAY APPEARS TO EXTEND OVER PROPERTY LINE.

CLIENT NUMBER: 236675BETS

DATE: 07/05/18

BUYER: Iris E. Bennett

SELLER: FAITH V VAN LUNEN

CERTIFIED TO:

IRIS E. BENNETT; SAGE TITLE GROUP, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT.

Paul Sliwka



703.505.2222
202.232.0600

psliwka@centralpropertiesdc.com

CENTRAL
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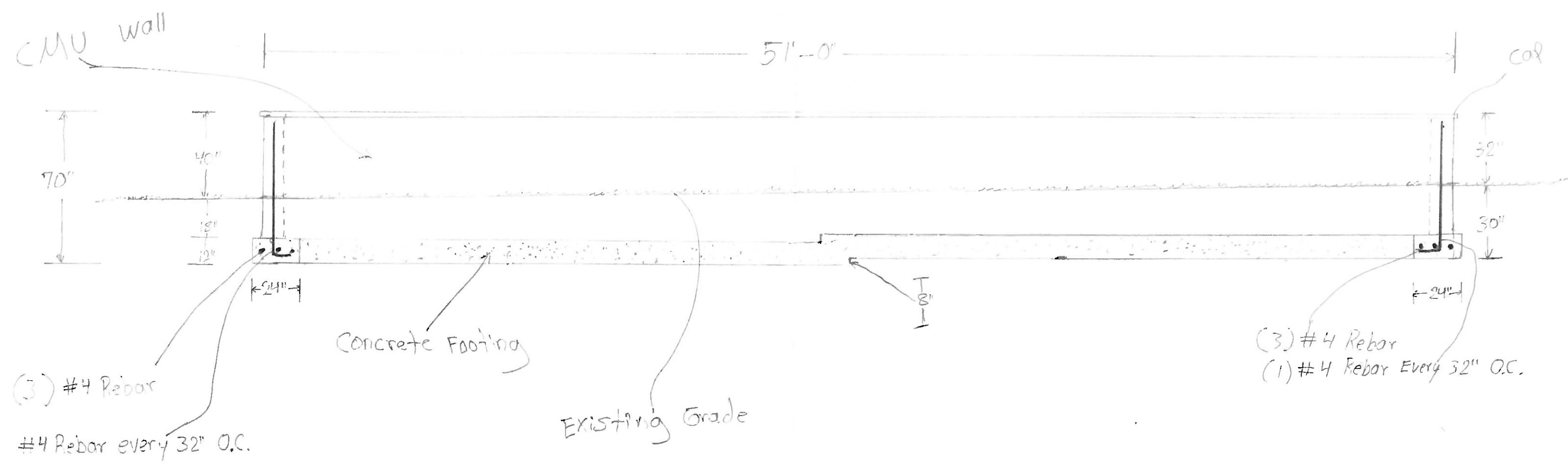
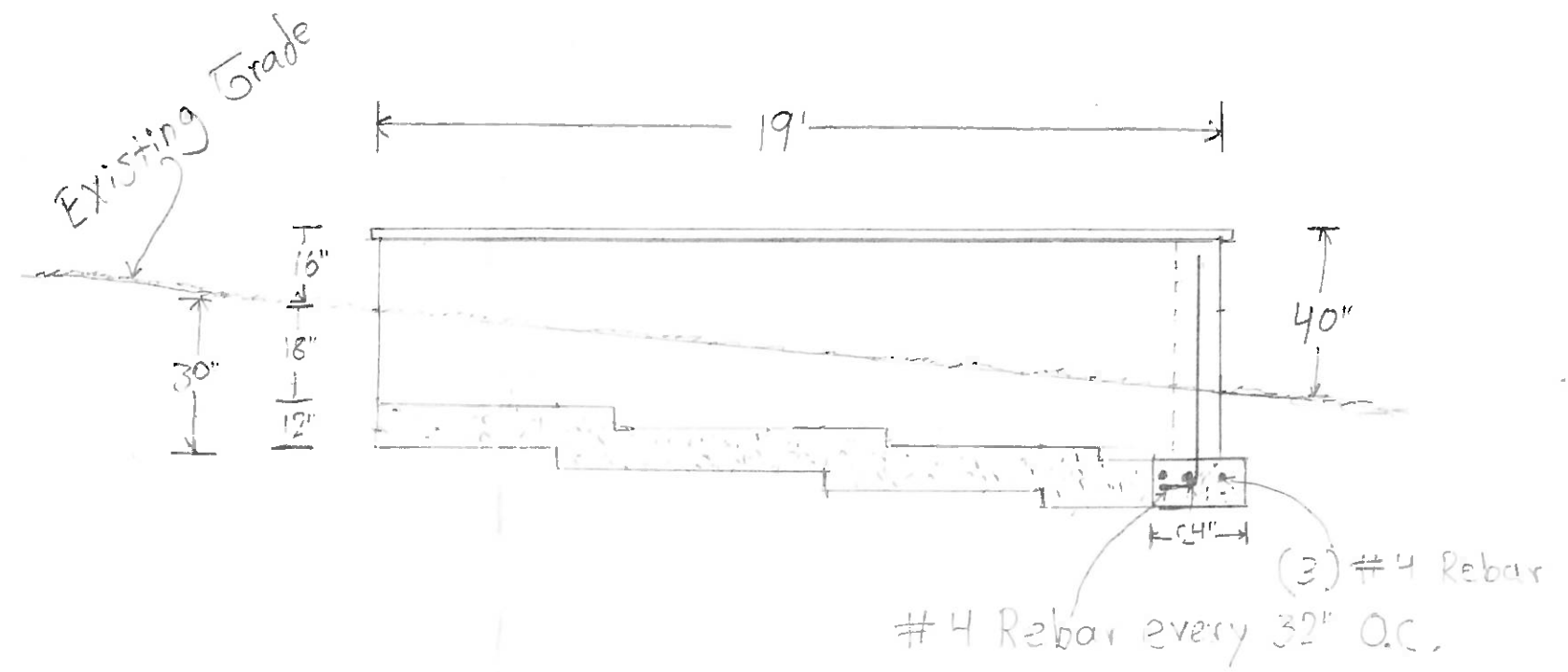
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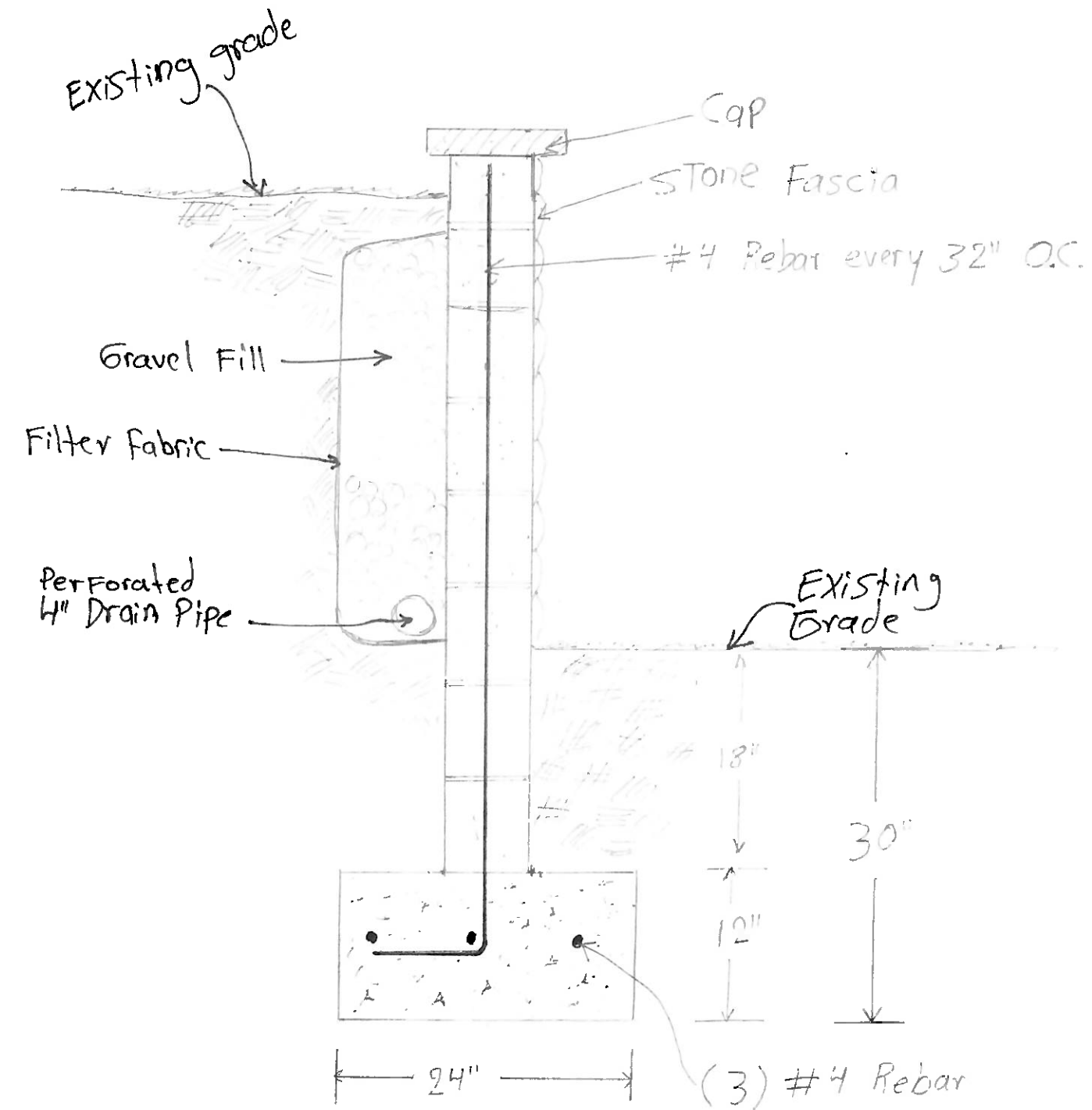
I.F

- 1) Footing
30" 24" W.X 12" 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.

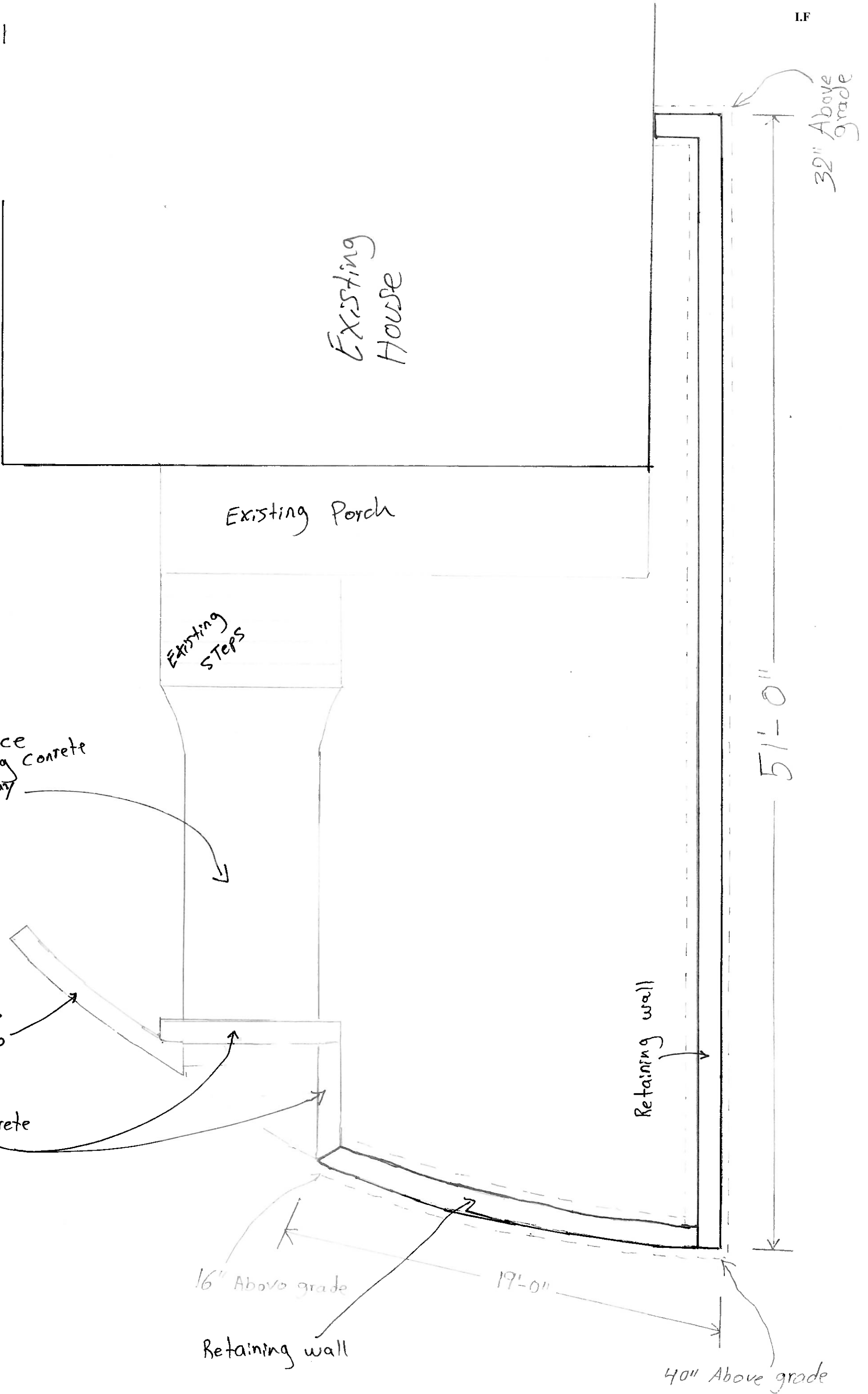


No Scale



~~The Retaining~~

The Retaining wall will be 8" CMU Filled w/ concrete and (1) #4 Rebar Every 32" O.C.



No Scale