EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7611 Takoma Ave., Takoma Park
Meeting Date: 12/4/2019

Resource: Outstanding Resource
Takoma Park Historic District
Report Date: 11/27/2019

Applicant: Aronson Bernard Trustee
(Pablo Perez, Architect)
Public Notice: 11/20/2019

Review: HAWP
Tax Credit: No

Case Number: 37/03-19III
Staff: Michael Kyne

PROPOSAL: Retaining wall construction

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Foursquare-Colonial Revival
DATE: c. 1910-20s

Fig. 1: Subject property.
PROPOSAL:
The applicant proposes to replace the existing masonry retaining wall at the rear of the subject property and construct a new concrete retaining wall in its place. The new retaining wall will be constructed in three sections and will range from 2’ to 6’-8” high.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

(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 ensure 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 located 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 Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve 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* #2 and 9;

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 Name: Leonel Perez
Contact Email: leonelperez@ideabaco.com
Daytime Phone: 571-217-9213
Tax Account No.: 01057353
Name of Property Owner: Aronson Bernard Trustee
Daytime Phone: 301-758-7164
Address: 7611 Takoma Ave, Takoma Park, MD 20912
Street Number: Street City Zip Code
Contractor: Owner
Contractor Registration No.: 
Agent for Owner: 
Daytime Phone: 

LOCATION OF BUILDING PREMISES
House Number: 7611
Street: Takoma Ave
Town/City: Takoma Park
Nearest Cross Street: New York Ave
Lot: 23 Block: 7A Subdivision: 0025

PART 1. WORK DESCRIPTION AND COSTS

1A. Check all applicable:
□ Construct □ Remove □ Alter/Remodel □ A/C □ Slab □ Room Addition □ Porch □ Deck □ Shed
□ Move □ Install □ Wreck/Raze □ Solar □ Fireplace □ Woodburning Stove □ Single Family
□ Revision □ Repair □ Revocable □ Fence/Wall (complete Section 4) □ Other: Retaining Wall

1B. Construction cost estimate: $18,000
1C. If this is a revision of a previously approved active permit, see Permit # 793842

PART 2. SITE INFORMATION AND EXCAVATIONS

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

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

PART 3. COMPLETE VIEW OF THE RETAINING WALL

3A. Height: 11 1/2 feet 0 inches (3 Locations see site plan)
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]
Date 11/13/2019

Approved: 
For Chairperson, Historic Preservation Commission
Disapproved: 
Signature: 
Date: 
Application/Permit No.: 
Signature: 
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:
      
      Remove deteriorated retaining wall, replace with new, concrete retaining wall in three different locations.

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

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 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 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 lots 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.
# 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>ARONSON BERNARD TRUSTEE</td>
<td>Pablo L. Peicz</td>
</tr>
<tr>
<td>7611 Takoma Ave. Takoma Park MD 20912</td>
<td>7518 Hamlet St Springfield Va. 22151</td>
</tr>
</tbody>
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## Adjacent and confronting Property Owners mailing addresses

<table>
<thead>
<tr>
<th>Address</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>7613 Takoma Ave. Takoma Park MD 20912</td>
<td>7667 Takoma Ave Takoma Park MD 20912</td>
</tr>
<tr>
<td>516 New York Ave. Takoma Park MD 20912</td>
<td>512 New York Ave. Takoma Park MD 20912</td>
</tr>
<tr>
<td>7424 Buffalo Ave. Takoma Park, MD 20912</td>
<td></td>
</tr>
</tbody>
</table>
REPAIR RETAINING WALL
7611 TAKOMA AVENUE, TAKOMA PARK MD 20912

LIST OF DRAWINGS

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Sheet Name</th>
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<tbody>
<tr>
<td>A00</td>
<td>COVER SHEET</td>
</tr>
<tr>
<td>A03</td>
<td>EXISTING &amp; DEMO RETAINING WALL 1</td>
</tr>
<tr>
<td>A01</td>
<td>SITE PLAN</td>
</tr>
<tr>
<td>A02</td>
<td>NEW SITE PLAN</td>
</tr>
<tr>
<td>A04</td>
<td>NEW WORK, RETAINING WALL 1</td>
</tr>
<tr>
<td>A05</td>
<td>NEW WORK, RETAINING WALL 2 &amp; 3</td>
</tr>
<tr>
<td>A06</td>
<td>SECTIONS POOL AREA</td>
</tr>
</tbody>
</table>

GENERAL NOTES

1. Nothing set forth in these Drawings shall relieve the Contractor from his responsibility to provide adequate quantities, good measurements, dimensional stability, installation, anchorage, and compliance with all other subsequencents and officers, or relieve the Contractor of responsibility to identify and resolve discrepancies from the requirements of these Drawings, or relieve the Contractor of responsibility to alert the Architect to errors or inaccuracies, personal damage.

2. The Contractor and its subcontractors shall verify the field all over and ensure that all work is completed, according to the drawings as per the instructions of the Architect. Any discrepancies or uncompleted work shall be brought to the attention of the Architect prior to the commencement of any work after the job has been approved or required by the architect. The Contractor shall be responsible for all errors associated with this site, and all will be considered to comply with this requirement.

3. All floor and decking shown on the New Floor Plans are to be executed in existing condition, unless otherwise specified by the architect. All new work shall be completed and installed as per the architect's instructions.

4. The Contractor is to be responsible for all work shown herein. The Owner's agents shall not be used for construction translation or supervision.

5. The Contractor is to supervise, test, and inspect the installation of all equipment in accordance with the plans.

6. Provide at no cost and call out for all new headers as required to properly complete the new final draw. Coordinate with the Owner's agents.

7. All work in the field.

8. All components of the new work in the building that are currently exposed shall be completed and installed with the surrounding structure and shall serve to ensure their work in the same area, which shall affect the finish of the exterior.

9. All components of the new work in the building that are currently exposed shall be completed and installed with the surrounding structure and shall serve to ensure their work in the same area, which shall affect the finish of the exterior.

10. The Contractor shall coordinate and work with all trades on the project at the time of the tender of work. The Contractor shall coordinate and work with all trades on the project at the time of the tender of work. The Contractor shall coordinate and work with all trades on the project at the time of the tender of work.

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12. The Contractor shall be responsible for the final inspection and final approval of all work.

13. The Contractor shall coordinate and work with all trades on the project at the time of the tender of work. The Contractor shall coordinate and work with all trades on the project at the time of the tender of work. The Contractor shall coordinate and work with all trades on the project at the time of the tender of work.

SYMBOLS

- FINISH GRADE FLOOR
- FLOOR TO CEILING
- CONCRETE MASONRY UNIT
- PLUMBING
- SYPHON PIPES
- STAIR
- DOOR...
- WINDOW...
- PARTITION...
- ELEVATION...
- CENTER LINE

RESIDENTIAL CONSTRUCTION CODES:
- Montgomery County Code Chapter 8-Building
- Local Building Code Amendments
- Local Building Code Amendments
- INTERNATIONAL MECHANICAL CODE IMC 2105
- NATIONAL ELECTRICAL CODE NEC 2015
- NATIONAL FIRE PROTECTION ASSOCIATION NFPA 2015
- INTERNATIONAL ENERGY CONSERVATION CODE IECG 2015
- MARYLAND ACCESSIBILITY CODE
- STATE OF MARYLAND BUILDING STANDARDS

SCOPE OF WORK

Remove deteriorated retaining wall and build a new one in the same place, new retaining wall around pool.

LOCATION

VICTIM MAP

Graph: AS-IS Indicated
EXISTING RETAINING WALL 1
1/4" = 1'-0"

DEMOULATION RETAINING WALL 1
1/4" = 1'-0"

DEMOULATION KEYNOTES

<table>
<thead>
<tr>
<th>KEY VALUE</th>
<th>KEYNOTE TEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td>D01</td>
<td>Existing and Remain Door</td>
</tr>
<tr>
<td>D02</td>
<td>Remove Existing Door</td>
</tr>
<tr>
<td>D03</td>
<td>Remove Existing Stairs</td>
</tr>
<tr>
<td>D04</td>
<td>Remove Existing Sawn Floor</td>
</tr>
</tbody>
</table>

GENERAL DEMOULATION NOTES
1. REVIEW DEMOULATION WORK SHEET ON THE DRAWINGS AND RELATED AND INDIVIDUAL
   DEMOULATION WORK REQUIRED TO COMPLETE
   NEW CONSTRUCTION WORK. INSPECT ALL
   MECHANICAL AND ELECTRICAL DRAWINGS
   FOR ADDITIONAL DEMOULATION CLAUSES.
2. REMOVE ENTIRE WALL ASSEMBLY INDICATED
   TO BE CONCEALED, INCLUDING CONCEALED
   ELEMENTS IN WALLS, CAVITIES, AND ABOVE CEILING
   CONSTRUCTION LEVELS.
3. VERIFY EXISTING CONDITIONS PRIOR
   TO THE START OF DEMOULATION OPERATIONS.
   CORRECT ANY DISCREPANCIES NOTED.
   REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR REVIEW.
4. PROTECT EXISTING CONSTRUCTION TO
   REMAIN FROM DAMAGE DURING DEMOULATION.
   REPORT ANY CONSTRUCTION DAMAGES OR IMPROVEMENTS
   TO THE CONTRACTOR AND ARCHITECT.
5. REMOVE DEMOULATION MATERIALS FROM SITE
   PROMPTLY AND PERIODICALLY AS INSTRUCTED.
6. DO NOT ALTER THE STRUCTURAL INTEGRITY OF
   THE EXISTING BUILDING OR ITS ASSEMBLIES
   UNLESS SPECIFICALLY NOTED OTHERWISE.
7. COORDINATE TIMING AND HOURS OF DEMOULATION
   OPERATIONS WITH CHAMPAY SCHEDULE.
8. CLEAN ADJACENT STRUCTURES AND
   IMPROVEMENTS OF DUST, DIRT, AND OTHER
   MATERIALS BY SELECTIVE DEMOULATION AND NEW
   CONSTRUCTION OPERATIONS.
ELEVATION RETAINING WALL 2
3/16" = 1'-0"

ELEVATION RETAINING WALL 3
3/16" = 1'-0"