

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23 Philadelphia Avenue, Takoma Park	Meeting Date:	11/18/2020
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	11/11/2020
Applicant:	Alexandra Minicozzi	Public Notice:	11/4/2020
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-20KKKK	Staff:	Michael Kyne
PROPOSAL:	Hardscape alteration		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1915-25

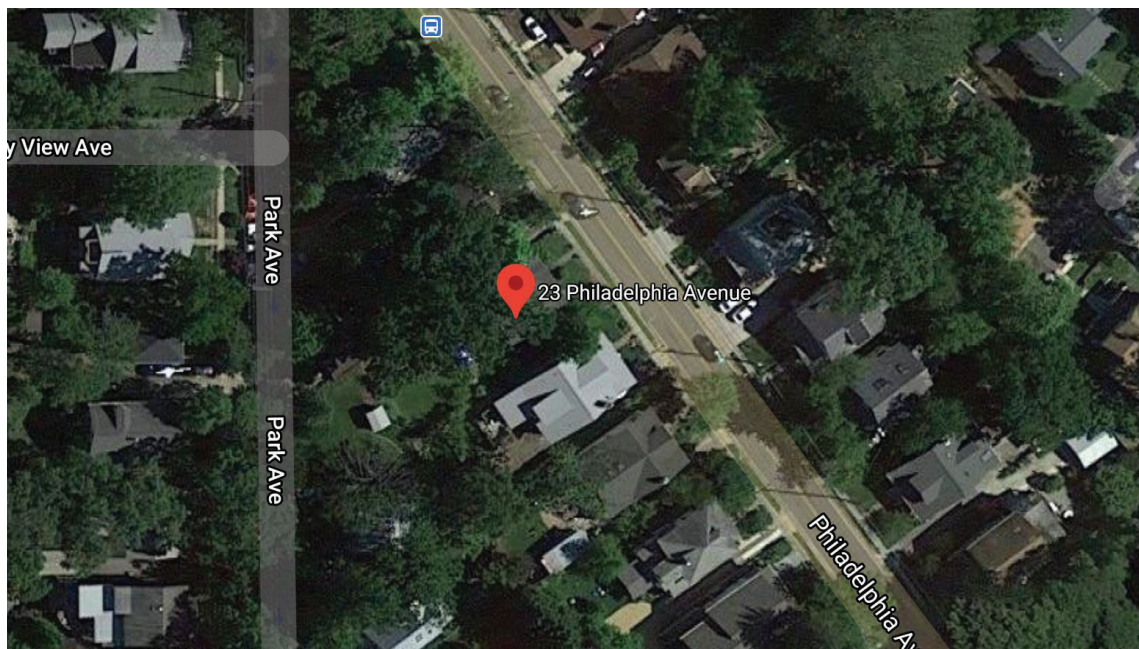


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to repair and repoint the existing stone retaining wall (likely original) at the east (front) and north (front/right, as viewed from the public right-of-way of Philadelphia Avenue) sides of the property. The portion of the wall adjacent to the driveway (north side) was previously struck by a vehicle and damaged. To prevent similar incidents in the future, the applicant proposes to increase the width of the driveway by moving the north side wall 2' to the south. Existing stones will be used for the repaired and relocated wall, where possible. Any new stones that are required will match the existing.

APPLICABLE GUIDELINES:

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.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
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 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
 - (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 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 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.



FOR STAFF ONLY:
HAWP# 932869
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Alexandra Minicozzi

E-mail: Alexandra.Minicozzi@cbo.gov

Address: 23 Philadelphia Ave

City: Takoma Park Zip: 20912

Daytime Phone: 301-915-0487

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☒ Yes/District Name TAKOMA PARK HISTORIC DIST.
☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- ☐ New Construction
☐ Addition
☐ Demolition
☐ Grading/Excavation

- ☐ Deck/Porch
☐ Fence
☐ Hardscape/Landscape
☐ Roof

- ☐ Shed/Garage/Accessory Structure
☐ Solar
☐ Tree removal/planting
☐ Window/Door
☐ Other: Masonry repair/repaint

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

10-16-20
Date

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

Owner's mailing address 23 PHILADELPHIA AVE TAKOMA PARK MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
21 PHILADELPHIA AVE TAKOMA PARK MD 20912	25 PHILADELPHIA AVE TAKOMA PARK MD 20912
24 PHILADELPHIA AVE TAKOMA PARK MD 20912	241 PARK AVE TAKOMA PARK MD 20912

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

My property, at 23 Philadelphia, is an arts and crafts bungalow set back from the street. The front yard is elevated and held back by a retaining wall. The stone wall is likely original to the neighborhood and is in disrepair because of tree roots (the tree is now dead and removed) and because the corner and a side by the driveway was hit by a truck.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The work will ~~be~~ masonry repair and repointing. The goal is to use as many of the original stones as possible and retain the design. The wall on the driveway side will be moved in (widening the drive way) by about 1 1/2 feet so as to reduce the likelihood that it will again be struck by vehicles in the driveway.

Work Item 1: Masonry repair/repoint

Description of Current Condition:

Retaining wall is broken near the old tree roots (and impinges on the walkway) and smashed at corner and side by the driveway.

Proposed Work:

The masons will dig back to remove old roots to straighten the front wall. They will also dig out on the side by the driveway. Original stone will be set back and wall will be repointed/repaved.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Would ideally like to be 2 ft shorter, but in the efforts of getting in-kind approval would ~~be~~ accept a smaller amount taken in.

Work Item 3: _____

Description of Current Condition:

Proposed Work:

23 Philadelphia Ave

Takoma Park MD 20912

HAWP application

10-16-2020

Plans/Elevations

The existing wall is made from stone. The front wall (facing Philadelphia Ave) is 25 feet from the end of the property at 21 Philadelphia Ave until the stairs and then another 13.5 feet until the driveway. There is also a column next to the driveway that is 23 feet until the corner (near the start of the porch) and 23 inches to the porch. The height of the existing front wall varies as the ground is sloped (starting at 21 inches and growing to 36 inches by the time it gets to the driveway). The height of the wall column next to the drive way slopes from 36 inches at the front down to 18 inches when it turns toward the porch.

The proposed wall will repoint, repair and reuse the stones from the existing wall. The style and wall height will remain the same as the original wall. The change we plan to make is to slightly reduce the length of wall from the stairs to the driveway (but still turn at a right angle and go straight back). We would ideally like to bring the wall in 24 inches to widen the driveway.

Material Specifications

We will reuse the existing stone and repoint joints on wall to match with grey mortar color and white grape vine joiner.

N

ARK AVENUE
50' WIDE

N 36 23' W 50'

WOOD FENCE

LOT 7
6500 SF

CHAIN LINK FENCE

ASPHALT DRIVEWAY

SPLIT RAIL FENCE

S 53 37' W 130'

DECK

PORCH

N 53 37' E 130'

2 STORY STUCCO

28.2'

BRICK PATIO

26.2'

CONC. WALK

PORCH

ASPHALT DRIVEWAY

32 inches

23 ft

proposed wall placement

STONE WALL

WALK

25 ft

S 36 23' E 50'

13 1/2 ft

PHILADELPHIA AVENUE
40' WIDE

PROPERTY REPORT LOT 7 BLOCK 4
HILL-CREST
CITY OF TAKOMA PARK, MONTGOMERY COUNTY, MD
GOULD AND MINICOZZI RESIDENCE

SCALE: 1" = 20'

DEPARTMENT OF PERMITTING

APPROVED *RW*

ZONING CLASS *R-6*

BOARD OF APPEALS CASE *9*







