**EXPEDITED**
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

**STAFF REPORT**

<table>
<thead>
<tr>
<th>Address</th>
<th>Meeting Date: 1/27/2021</th>
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<tbody>
<tr>
<td>45 Philadelphia Ave., Takoma Park</td>
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<table>
<thead>
<tr>
<th>Resource: Contributing Resource Takoma Park Historic District</th>
<th>Report Date: 1/20/2021</th>
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<tr>
<th>Applicant: Kimberly Cole</th>
<th>Public Notice: 1/13/2021</th>
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<tr>
<th>Review: HAWP</th>
<th>Tax Credit: n/a</th>
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<tr>
<th>Permit No.: 936369</th>
<th>Staff: Dan Bruechert</th>
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| Proposal: New Hardscape and Driveway | |
|-------------------------------------| |

**STAFF RECOMMENDATION**

- Approve
- [ ] Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District

**STYLE:** Craftsman

**DATE:** c.1930

*Figure 1: 45 Philadelphia Ave.*
PROPOSAL

The applicant proposes to remove and reconstruct the retaining wall in front of the house. Photographs submitted with the application demonstrate that they are failing. The front retaining walls are constructed out of several materials: textured block, plain CMU block, parged brick, poured concrete, and modern modular block. The applicant proposes to excavate and construct new walls using modular Diamond Block.\(^1\) Staff finds this material to be appropriate for the location.

The application additionally proposes to and replace the damaged driveway with an asphalt drive, matching the material of the next door neighbor’s adjoining drive.

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.
- 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 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 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

(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 relevant 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.

STAFF RECOMMENDATION

\(^1\) Diamond Pro Retaining Wall System: [https://www.anchorwall.com/walls/diamond-pro-retaining-wall-system-straight-face](https://www.anchorwall.com/walls/diamond-pro-retaining-wall-system-straight-face).
Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) (2), and (d), having found that the proposal 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 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
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Kimberly Cole          E-mail: cole.kimberly@gmail.com
Address: 45 Philadelphia Ave. City: Takoma Park    Zip: 20912
Daytime Phone: 425-492-4677 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, Takoma Historic District
 __Yes/District Name____________________
 __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: 45 Street: Philadelphia Ave.

Town/City: Takoma Park Nearest Cross Street: Maple

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     ☐ Deck/Porch     ☐ Shed/Garage/Accessory Structure
☐ Addition            ☐ Fence          ☐ Solar
☐ Demolition          ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation   ☐ Roof           ☐ Window/Door
☐ ________________________     ☐ Other:________________

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 of owner or authorized agent  Date

12/14/2020
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Single family bungalow home in Takoma Park historic district (contributiong resource) built in 1923.

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

The applicants are proposing to replace retaining walls and half of a shared driveway that are in severe disrepair. The leaning and retaining walls risk falling and injuring someone. The driveway is broken and disjointed, making it difficult to drive up to the parking area and pose a risk for tripping (children, elderly).
Work Item 1: **Front retaining wall** and stairs

<table>
<thead>
<tr>
<th>Description of Current Condition:</th>
<th>Proposed Work:</th>
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<tbody>
<tr>
<td>The left side of the retaining wall is restored but not the original style. The right side is original but leaning dangerously and could fall on a child. The sides of the stairs are cracked. There is no drainage system on either side of the stairs.</td>
<td>Excavation of area removing excess soil for new wall and drainage system. Install new decorative stone retaining wall using Anchor wall 6” highland wall stone (6-12-18”) with extra-large capstone. New wall not to exceed 3’11” high, tiered to grade as required, and incorporate sides of old step area (front). Install proper drainage system behind wall to facilitate wall drainage requirements with French drain- using 4” perforated ADS pipe, tarp filter cloth and ¾” washed gravel). Use of existing base for new wall (within 20’ of tree) and install new compacted base in all other areas. Removal of old concrete steps (lower area only). Install new steps using matching wall stone material. Steps to be 48” long and 6” high. Install compacted stone base and concrete for stability. All debris will be removed.</td>
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Work Item 2: **Side retaining walls**

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<tr>
<th>Description of Current Condition:</th>
<th>Proposed Work:</th>
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<tbody>
<tr>
<td>Right side wall is cracked and leaning and could injure a child or damage a car if it falls. Left side wall is severely cracked due to tree roots and also leaning.</td>
<td>Excavation of area removing excess soil for new wall and drainage system. Install new decorative stone retaining wall using Anchor wall 6” highland wall stone (6-12-18”) with extra-large capstone. New wall not to exceed 3’11” high, tiered to grade as required, and incorporate sides of old step area (front). Install proper drainage system behind wall to facilitate wall drainage requirements with French drain- using 4” perforated ADS pipe, tarp filter cloth and ¾” washed gravel). Use of existing base for new wall (within 20’ of tree) and install new compacted base in all other areas. All debris will be removed.</td>
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Work Item 3: **Driveway**

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<tr>
<th>Description of Current Condition:</th>
<th>Proposed Work:</th>
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<tr>
<td>The driveway is shared with a neighbor and each owner has a portion of the driveway large enough for a car to drive up. Driveway includes original cement tracks/wheel strips but they are broken into many small and jagged pieces. Cement was used in between the tracks at some point. The car parking area is asphalt. Tree roots have pushed the cement pieces up so the jagged cement poses a tripping hazard.</td>
<td>Remove all cement since it is severely broken. Install new asphalt driveway to match neighbors’ side of driveway. Many neighbors on the street have asphalt driveways. This would be our preference, if not approved, we would install a decorative paver driveway using Niclock pavers with border stone. Excavate as required to create smooth surface for new paver base. Install geogrid above native soil, bedding sand and Gator base (Alliance) new paver base. Install concrete edging for border stone and polymeric sand in joints for stability. All debris will be removed.</td>
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### HISTORIC AREA WORK PERMIT
#### CHECKLIST OF APPLICATION REQUIREMENTS

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<td>Additions/ Alterations</td>
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<td>Deck/Porch</td>
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<td>Driveway/ Parking Area</td>
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<td>Grading/Excavation/Landscaping</td>
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<td>Siding/ Roof Changes</td>
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<td>Window/ Door Changes</td>
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CONSUMER INFORMATION NOTES:

This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.

This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.

1. 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.

2. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

No Title Report furnished.

Notes:

1. 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.
   No property corners confirmed.

2. Fences, if shown, have been located by approximate methods.

LOCATION DRAWING
S.A. JINNAH & D.M. BUSHEY PROPERTY
LIBER 40928, FOLIO 280
#45 PHILADELPHIA AVENUE
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREOF 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."

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
EXPIRES: 04-02-2015

REFERENCES

<table>
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<tr>
<th>LIBER</th>
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<td>E.H.</td>
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<tr>
<td>280</td>
<td>HSE. LOC.:</td>
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<td>JOB NO.:</td>
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REFERENCE POINTS

PARCEL P782
LIBER 40928
FOLIO 280
4,292 S.F. (PER TAX REC.)

PART OF LOT 47
PART OF LOT 48
S 49' E 50'
SUBDIVISION OF A PART OF TAKOMA PARK

PARCEL P781
LIBER 36418
LOT 18

PHILADELPHIA AVENUE
(PUBLIC R/W)
Right side retaining wall (we do not own the driveway). The wall is leaning and cracked.
Front of the House (including historic photo)
Close up of cracked front right retaining wall.
Stairs (sides are cracked)
Newer retaining wall (left side), year unknown.
Driveway and left side retaining wall
Driveway detail (broken pieces of concrete and pavement)
H = EXPOSED WALL HEIGHT (VARES)
E = EMBEDMENT DEPTH (6" MINIMUM)

ADJUST BLOCKS AS NEEDED TO MAINTAIN RUNNING BOND

The diagram shows a typical elevation view of a retaining wall system. It includes the following details:

- **Cap Block**
- **Diamond Block**
- **Finished Grade**
- **6" (Minimum) Compacted Granular-Base Leveling Pad**

The drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.