

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 Philadelphia Ave., Takoma Park	Meeting Date:	4/20/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/13/2022
Applicant:	Ben Hickman	Public Notice:	4/6/2022
Review:	HAWP	Tax Credit:	n/a
Case No.:	988125	Staff:	Dan Bruechert
Proposal:	Hardscape Alterations		

STAFF RECOMMENDATION

☐ Approve
☒ Approve with conditions

1. The replacement concrete steps need to have either exposed aggregate or be tinted to avoid the appearance of bright white, modern concrete. Final approval authority to determine that this condition has been satisfied is delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1918



Figure 1: 9 Philadelphia is located at the intersection of Philadelphia and Holt Pl.

PROPOSAL

The applicant proposes to demolish the existing concrete front stairs and the two dry-laid retaining walls. In place of the concrete stairs, the applicant proposes to install new concrete stairs in matching dimensions. A concrete specification was not included with the application materials. In place of the terraced retaining walls, the applicant proposes to install two new retaining walls out of Coventry Wall III blocks. The new retaining walls will be constructed on top of the existing wall foundations.

Staff finds the proposed work is compatible with the character of the property and surrounding district and will not expand the existing hardscaping. Because a material specification for the new concrete stairs was not included with the application materials, Staff recommends the HPC include a condition for approval that the new concrete is either tinted or has exposed aggregate to blend in with the character of the surrounding district. Final approval authority that this condition has been met can be delegated to Staff.

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:

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.

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

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

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d); and the *Takoma Park Historic District Design Guidelines*; 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 will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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.
visit.



FOR STAFF ONLY:
HAWP# 988125
DATE ASSIGNED _____

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

APPLICANT:

Name: Ben Hickman
Address: 9 Philadelphia ave
Daytime Phone: 971-235-1992

E-mail: ben.hickman@gmail.com
City: Takoma park Zip: 20912
Tax Account No.: 01078708

AGENT/CONTACT (if applicable):

Name: Jesse karpas / Tillerman Gardens
Address: 10205 Riggs Road
Daytime Phone: 3012136693

E-mail: jessek@tillermangardens.com
City: Adelphi Zip: 20783
Contractor Registration No.: 132027

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

Is the Property Located within an Historic District? Yes/District Name 13
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: 9 Street: Philadelphia ave
Town/City: Takoma park Nearest Cross Street: Holt place
Lot: 1 Block: 4 Subdivision: 0025 Parcel: 0000

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:

- | | | |
|---|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

Jesse Karpas - Tillerman Gardens

3/29/2022

Signature of owner or authorized agent

Date

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

Owner's mailing address BENJAMIN HICKMAN JESSICA WECHTER 9 Philadelphia ave Takoma park MD 20912	Owner's Agent's mailing address Jesse Karpas / Tillerman Gardens 10205 Riggs Road Adelphi MD 20783
Adjacent and confronting Property Owners mailing addresses	
HAMILTON JESSE R HAMILTON MARTHA B 11 Philadelphia ave Takoma park MD 20912	MAHER KEVIN 7 Philadelphia ave Takoma park MD 20912
MONTGOMERY DAVID E JR & SUSAN WEST MONTGOMERY 10 Philadelphia 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:

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

Remove and Replace the front concrete steps - material in kind.
Hand demo concrete, form and pour new concrete in same footprint as existing steps.
Remove existing stone tiered retaining walls, and replace with paver walls.
EP Henry Coventry III walls in Harvest blend color.
Hand remove stone walls and overgrowth down to wall footer.
Build new paver walls on existing wall footers.

Work Item 1: <u>front concrete steps</u>	
Description of Current Condition: Failing and dangerous concrete steps	Proposed Work: Remove failing steps and Replace with new concrete steps

Work Item 2: <u>Install paver walls</u>	
Description of Current Condition: dry stacked stone wall in two tiers overgrown with ivy and weeds	Proposed Work: Remove tiered stone walls and replace with EP Henry Coventy III paver wall in Dakota blend color.

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

Work description HAWP #988125

Concrete steps replacement and

Install paver retaining walls

For:

Ben Hickman / Jessica Wechter

9 Philadelphia ave

Takoma Park MD 20912

Removal of concrete Steps and Replacing with new concrete

Removing stacked stone walls and Replacing with paver walls.

EP Henry Coventy III wall - Dakota Blend color.

Two tiered retaining walls.

Install new paver walls on top of the footer of the existing wall.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/29/2022

Application No: 988125
AP Type: HISTORIC
Customer No: 1402216

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 9 PHILADELPHIA AVE
TAKOMA PARK, MD 20912

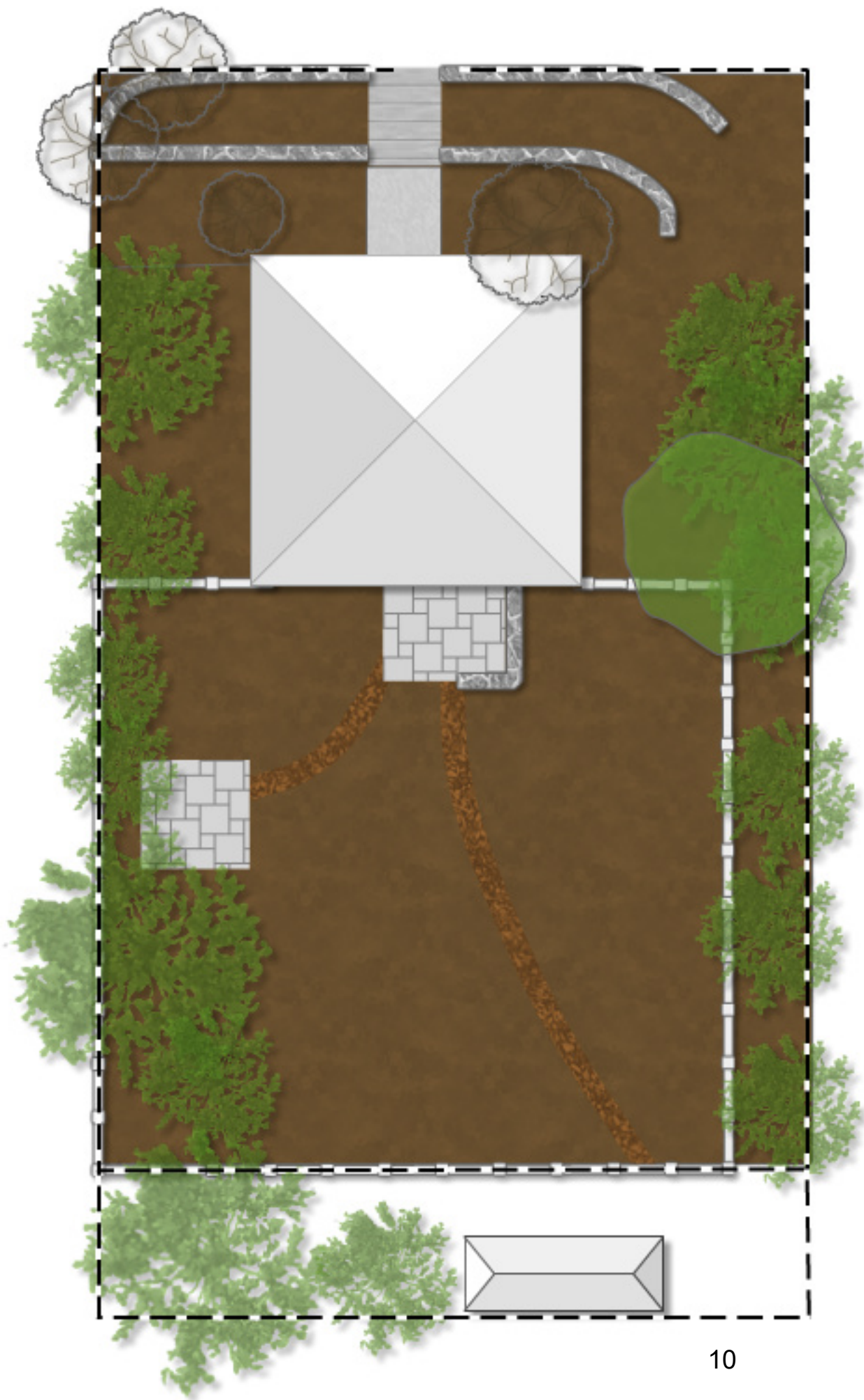
Othercontact Karpas (Primary)

Historic Area Work Permit Details

Work Type ALTER

Scope Removal of concrete Steps and Replacing with new concrete Removing stacked stone walls and replacing with paver walls. EP Henry Covenrty III wall of Work - Dakota Blend color. Two-tiered retaining walls. Install new paver walls on top of the footer of the existing wall.

9 Philadelphia ave
Takoma Park MD



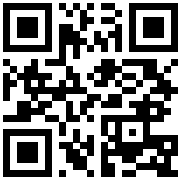
COVENTRY® WALL III



Hear how EP Henry products and a creative solution by their contractor salvaged this couple’s backyard.

“For many years, I’ve wanted my yard to be better.”

Scan to learn more >



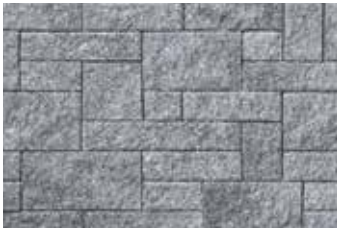
6" Coventry Wall III and Caps Pewter Blend; Bristol Stone I & II Pewter Blend; Cast Stone Wall Round Fire Pit Kit Cut Stone Adirondack



Dakota Blend



Harvest Blend

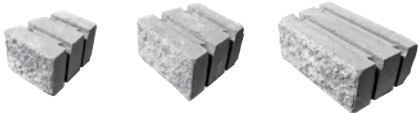


Pewter Blend

Coventry Wall III is a versatile wall system, suitable for both Free-Standing & Single-Sided Wall applications.

ENLARGED SWATCHES ON PAGE 131.
SEE PAGE 97 FOR CAP OPTIONS.

Units shown: 6" high.
Also Available in 3" height.



6" OR 3" HIGH CUBE	A	B	C
SIZE (LxD)	8/6" x 10"	10/8" x 10"	16/14" x 10"
SF PER CUBE	32		
PCS PER CUBE	3" = 144	6" = 72	
LBS PER CUBE	3" = 3,336	6" = 3,223	

CAN BE USED IN SINGLE SIDED OR DOUBLE SIDED WALL APPLICATIONS

This unit is 6" high.



DOUBLE SIDED CORNER	3"	6"
SIZE (LxD)	16" x 10"	16" x 10"
PCS PER SF	3	1.5
SF PER CUBE	40	40
PCS PER CUBE	120	60
LBS PER PIECE	38	74
LBS PER CUBE	4,516	4,426

This unit is 6" high.



SINGLE SIDED CORNER	3"	6"
SIZE (LxD)	14" x 8"	14" x 8"
PCS PER SF	3.5	1.7
SF PER CUBE	43.5	44
PCS PER CUBE	150	75
LBS PER PIECE	26	51
LBS PER CUBE	3,942	3,829

This unit is 6" high.



BASE BLOCK	
SIZE (LxD)	18/17" X 10"
PCS PER CUBE	45
LF PER CUBE	67.5
LBS PER CUBE	3,870

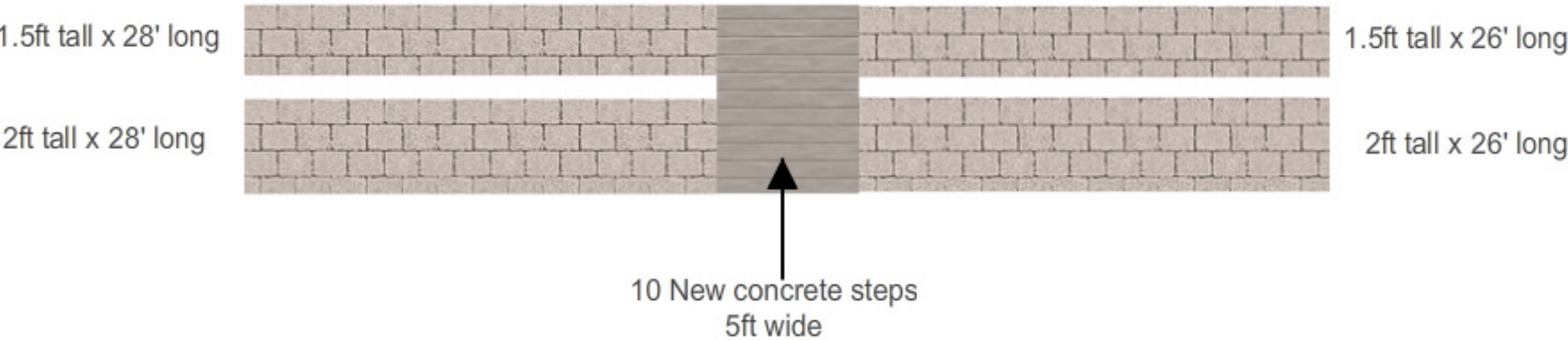
NOTES

- Maximum unreinforced wall height is 33"
- Coventry Wall III comes with splittable units to create corners: One 16" unit per layer is solid with no channels.
- Two pins/block needed (except under cap)
- For Coventry Wall III, the tightest radius possible using only the 10" and 6" long units is 33½". Using all sizes, the tightest possible radius is 48" to the back of the block



9 Philadelphia ave
Takoma Park MD 20912

Front view of steps and walls



Side view / Elevation

