

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	513 Philadelphia Ave., Takoma Park	<b>Meeting Date:</b>	4/20/2022
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	4/13/2022
<b>Applicant:</b>	James Tate	<b>Public Notice:</b>	4/6/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case No.:</b>	990356	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Hardscape Alterations		

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**STAFF RECOMMENDATION**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1923



Figure 1: 513 Philadelphia Ave.

## **PROPOSAL**

The application materials submitted by the applicant include work in seven areas of the house exterior. Staff has reviewed the application materials and determined that the only work item that needs HPC approval is the replacement driveway. Other identified work items are either replacement in-kind or have been approved at the Staff-level.

The existing driveway is a ribbon driveway with exposed aggregate concrete. Each ribbon is 20" (twenty inches wide) and suffers from cracks in the concrete and settling, particularly on the right side. The applicant proposes to remove the existing ribbons and apron, regrade the space between the front walk and the driveway, and install subterranean drains. The new ribbons and apron will be installed on new beds and will be 32" (thirty-two inches) wide and constructed out of exposed aggregate concrete. Staff finds retaining a ribbon driveway is preferable to a fully paved driveway and that the ribbons were constructed to accommodate smaller vehicles than are typical today. Staff additionally finds that the re-grading is a de minimis change that will not impact the visual character of the site, but will help improve drainage on the site and avoid the water pooling that is visible on the site today.

The last change the applicant proposes is to install two large pavers in the middle of the driveway that align with the walkways (front and rear) that connect the driveway to the house. Staff finds this change will not impact the character of the resource or surrounding district and recommends the HPC approve the HAWP.

## **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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.  
visit.

# SITE AND EXTERIOR IMPROVEMENTS

21 MARCH 2022 (Rev. 07 APRIL)  
SCOPE OF WORK INDEX

List of Improvements (detailed description and photos follow):

1. Driveway Replacement
2. Walkway Replacement (front)
3. Entry Step Rehabilitation and Repair
4. New Railing at Steps
5. Front Porch Boards Repair / Replacement
6. Rear Walkway and Utility Area Replacement
7. Deck Re-surfacing



Improvements Scope | 513 Philadelphia Avenue | Takoma Park, MD 20912

# 1. Driveway Replacement

## Existing

The existing concrete ribbon driveway is cracked and damaged after decades of use, tree root upheaval and uneven settling. It appears to have been repaired or replaced at some point as two different aggregates are apparent. The existing sub-surface conditions are unknown. The surrounding earth is heavily compacted with some gravel present and drainage is poor.

## Proposed

(a) Replace the entirety of the concrete ribbons in kind matching exposed aggregate finish and add a new trench drain at garage apron. Ribbons are to be extended 12" on both outside edges (each to be 32" wide). Existing material and surrounding earth are to be removed and replaced as needed to prepare a new setting bed and (b) install a new central french drain along the length of the driveway, to connect to trench drain and drain to daylight. The widening of the hard-scaped surface is to meet the specs of contemporary vehicles and eliminate damage to adjacent yard and bed.

(c) The area between concrete ribbons shall be prepared with top soil to allow for planting and cultivation of ground cover plantings. Two zones of large format pavers will be strategically located to align with and connect to the walkway work (items 2 and 6).

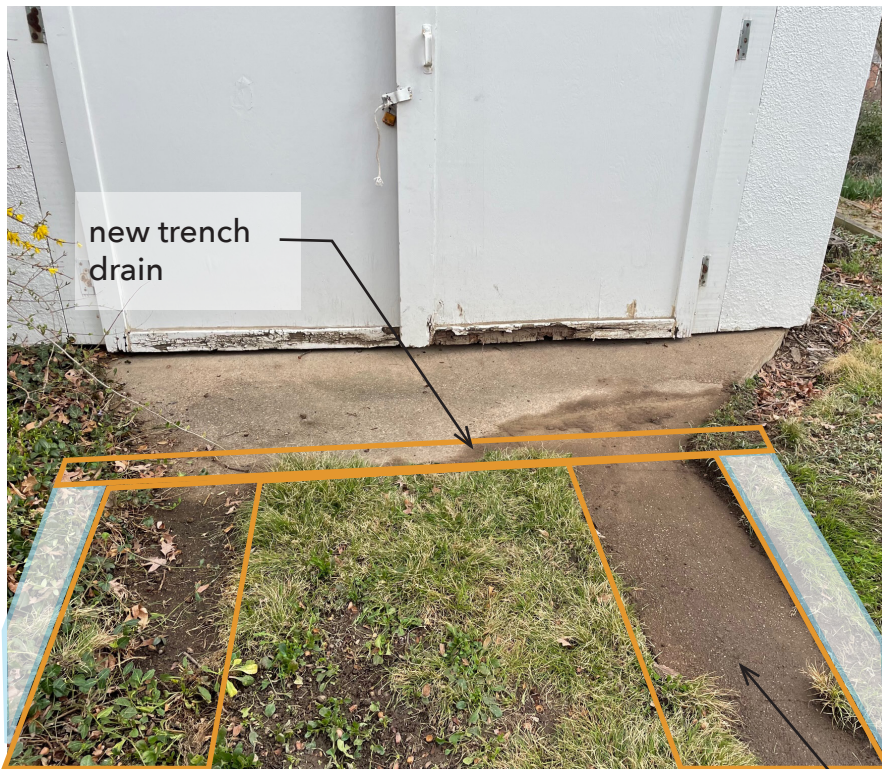
Overall, the grade will be adjusted to adequately meet the new existing MDOE installed concrete apron elevation, and will slope toward the rear trench drain at the garage apron. If permissible, we would like to replace a portion of the MDOE installed apron to match the width of the new ribbons; work to be approved and permitted by MDOE. (d) The garden bed to the north of the driveway will need new edging where it meets the driveway to mitigate various degrees of grade change that occur between the lot line and the driveway edge. A simple metal edging is anticipated.



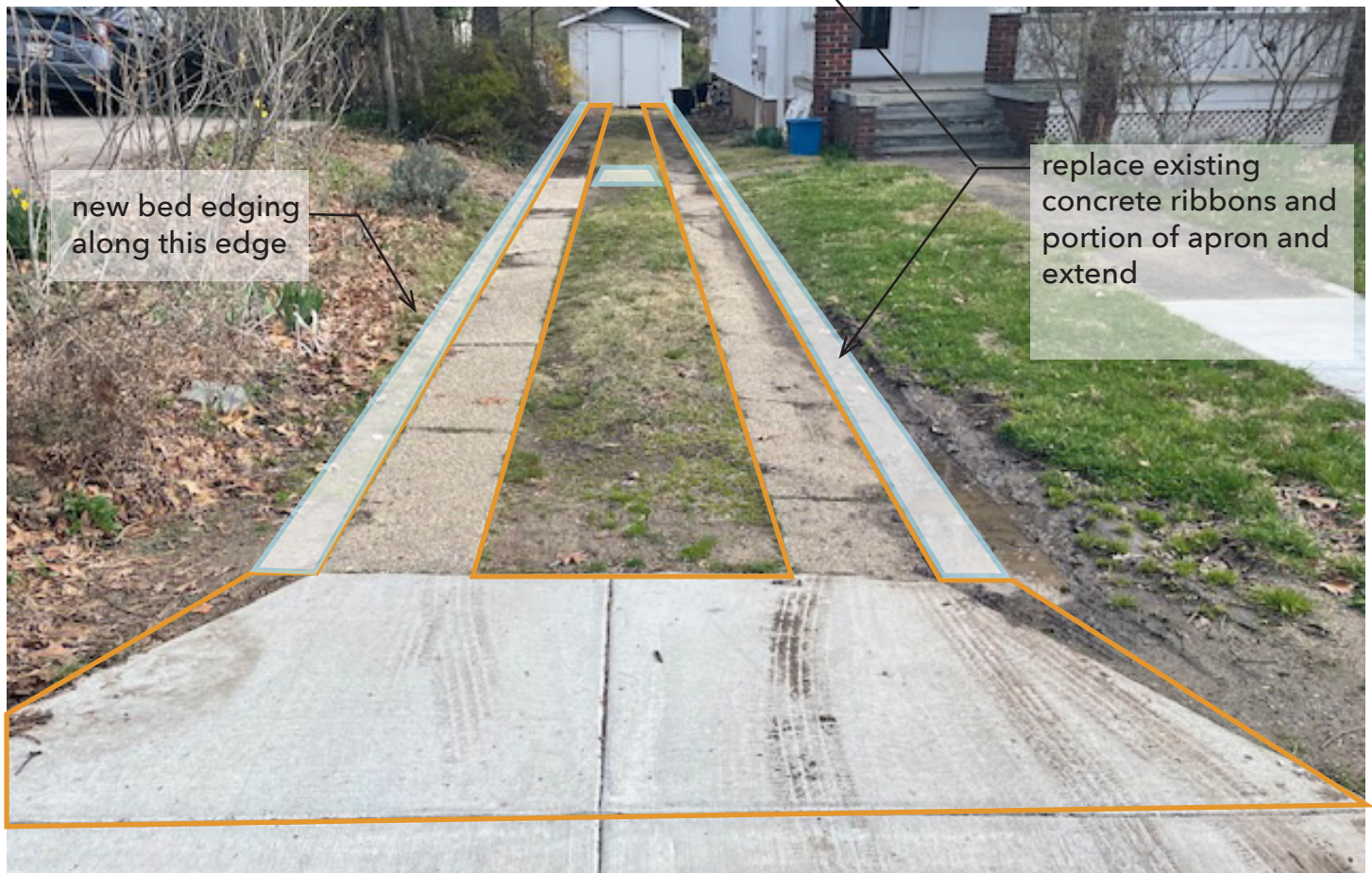
driveway looking east



driveway looking north



apron at garage



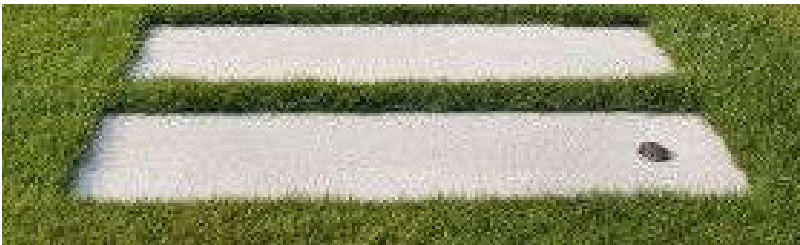
driveway looking east



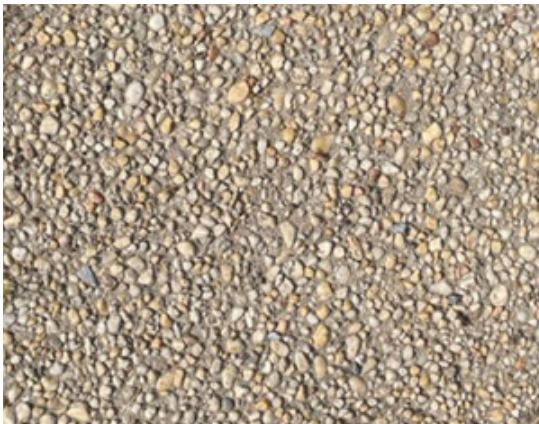
trench drain example



cor-ten steel bed edging



large format pavers (36" x 18"),  
material and finish to be selected by owner



concrete ribbon finish to match  
existing exposed aggregate

## 2. Walkway Replacement (front)

### Existing

A portion of the existing concrete walkway was replaced by MDOE in 2021. The original concrete walkway is an exposed aggregate with a scored edge border and divisions every 60". Portions are cracking and uneven due to settling over time, especially near the stair.

### Proposed

The existing walkway is to be removed and the primary walkway is to be replaced in kind for the full length, restoring the original aesthetic to the sidewalk edge. The side path to the driveway will be replaced with large format pavers.



walkway looking east



walkway looking north



existing exposed aggregate finish

### 3. Entry Step Rehabilitation and Repair

#### Existing

The existing concrete steps and masonry wing walls are settling, and cracking and the concrete is spalling.

#### Proposed

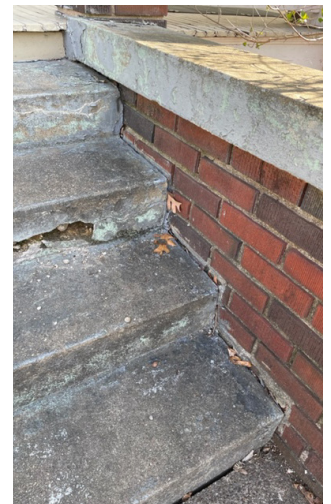
The masonry wingwalls are to be repaired re-using the existing brick. Top courses of brick are to be carefully removed as needed until sound assembly is found. Salvaged brick are to be cleaned and prepped for re-installation. New mortar is to match existing. *These walls may require underpinning.* A new concrete stair is to be poured, matching the appearance, color and finish of the existing concrete. Stair to be re-aligned to original height and coordinated with slope of walkway; *install footing to frost line.* New concrete wingwall caps are to be installed (assuming these will be pre-cast) to match the existing in dimension, appearance, color and finish. New concrete will not be painted.



stairs and wingwalls



detail views



outside north wall



outside south wall



inside face of north wall



inside face of south wall



north end at walkway



south end at walkway

## 4. New Railing at Steps

### Existing

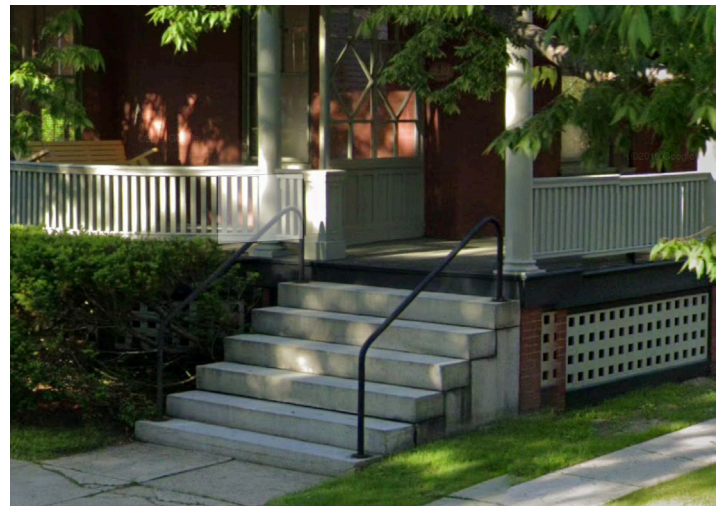
There is no existing handrail at porch stairs.

### Proposed

In coordination with item 3, install new painted single line wrought iron pipe rail 4-6" inside of wing wall. Metal work to have a smooth, architectural finish. Height to be 34min. to 36" per code.



existing stairs



handrail example

## 5. Front Porch Board Repair / Replacement

### Existing

The existing front porch floor boards are failing throughout. Framing below is sagging at the entry, causing water to pool and preventing proper drainage.

### Proposed

Floor boards are to be replaced in entirety to match spec of original material (douglas fir, 3"x1" T&G boards). Framing below is to be adjusted to ensure proper slope and drainage, and flat porch boards. New floor boards are to be back primed and painted prior to installation. Skirt boards are to be patched or replaced in kind where compromised. Porch flooring, railings and lattice panels are to receive new paint.



west elevation of porch



south elevation of porch



detail of damage at south end



north elevation of porch



detail of damage at south end



detail of damage at west edge / stair



detail of damage at west edge (front)



detail of damage at west edge (top)

## 6. Rear Walkway and Utility Area Replacement

### Existing

The existing rear walkway matches the original front walkway and ribbon driveway in material. There is a paved utility area for garbage and recycle bins where the walkway meets the driveway. The existing wood edging is deteriorated at this location.

### Proposed

The walkway is to be removed and new large format pavers are to be installed. A new metal edging is to be installed at the perimeter of the planting bed next to the house. Care will need to be taken where the storm water drain runs below the sidewalk. The edging at the garbage / recycle bin area will need to be replaced in conjunction with the driveway work (item 1). New pavers may also be needed in this area, to be determined pending coordination with driveway work.



walkway looking south



utility area



utility area and walkway

## 7. Deck Re-surfacing

### Existing

Existing Decking and top rails need to be replaced.

### Proposed

Verify overall structure of deck is sound prior to work. Replace deck boards, and top rails with new hardwood material (to be selected by owner). New deck boards shall be 5/4 x 4 or 6 w/ pre-grooved edges for blind fasteners (such as hulk fortress stainless steel, or similar). Deck boards shall be continuous wherever possible. New wood is to be left unfinished, to weather naturally. (Please provide pricing for Black Locust, Cypress, Garapa, Camaru, and Acetylated Radiata Pine (accoya lumber).) Stair structure to remain (this is grandfathered) and be resurfaced matching remainder of deck.



[illegible]