

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

<b>Address:</b>	101 Park Ave., Takoma Park	<b>Meeting Date:</b>	10/12/2022
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	10/05/2022
<b>Applicant:</b>	Adriana Echeverri (Jesse Karpas, Agent)	<b>Public Notice:</b>	09/28/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	1006012	<b>Staff:</b>	Rebecca Ballo
<b>Proposal:</b>	New Retaining Walls		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource to the Takoma Park Historic District  
**STYLE:** Arts & Crafts Bungalow  
**DATE:** c.1915-1925



*Figure 1: The subject property, shown with the yellow star, is located north of the intersection of Park Avenue and Carroll Avenue.*

## **PROPOSAL**

The applicant proposes to remove an existing low retaining wall and install a new retaining wall in the same location.

## **APPLICABLE GUIDELINES**

### ***Takoma Park Historic District Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

The subject property is classified as an Outstanding Resource. Notes in the *Design Guidelines* show that the property was singled out for note due to its “unusual porch detail/battered columns” (pg. 45 of 92). Outstanding Resources are those that may claim, “... outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.”

While Outstanding Resources will receive careful attention during design review, changes are permissible.

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources include the following:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials;
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way;
- While additions should be compatible, they are not required to be replicative of earlier architectural styles;
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged;
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged;
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged;
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

### ***Montgomery County Code; Chapter 24A-8***

- (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.
- (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 the 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 applicable *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.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The subject property is a two-story Arts and Crafts Bungalow with a large and particularly well-designed porch and façade that engages the corner lot at Park and Carroll Avenues. The applicant proposes to remove the existing low masonry wall that defines the edges of the property along both Avenues and replace it with a new masonry wall of the same height and similar character.

The existing masonry wall is constructed from granite blocks with brick piers and caps along both frontages. It varies in height from 18” to approximately 24” throughout its length. The blocks have suffered from deterioration and the applicant is proposing to remove the exiting blocks and reconstruct the wall with new ashlar cut blocks that will closely match the exiting in texture and size. The applicant is proposing to reuse existing bricks and retain the existing piers that define entrance walkways on the front lawn of the subject property. (One walkway leads to Park Avenue and the second leads to Carroll Avenue).

This alteration to the retaining wall will not have a detrimental impact to the character of the site or the District as a whole. It will repair elements of the existing wall and retain its character on this prominent corner lot. The *Design Guidelines* are largely silent on retaining walls, except to note in cases of new construction that applicants are encouraged to “use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street”. Since this alteration does not impact the architectural character of the Outstanding Resource itself, and it entirely in keeping with rehabilitating a character defining element of the site, staff recommend the HPC approve the HAWP.

### **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), 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; that it meets the intent of the *Design Guidelines*,

and is compatible with the *Secretary of the Interior’s Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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 301-563-3404 or [rebeccah.ballo@montgomeryplanning.org](mailto:rebeccah.ballo@montgomeryplanning.org) to schedule a follow-up site visit.





APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# 1006012

DATE ASSIGNED \_\_\_\_\_

APPLICANT:

Name: Adriana Echeverri  
Address: 101 Park ave  
Daytime Phone: 301-270-0171

E-mail: amcastillo2000@gmail.com  
City: Takoma Park Zip: 20912  
Tax Account No.: 01075705

AGENT/CONTACT (if applicable):

Name: Jesse Karpas / Tillerman Gardens  
Address: 10205 Riggs Road  
Daytime Phone: 301-213-6693

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: 101 Street: Park ave  
Town/City: Takoma park Nearest Cross Street: Carroll ave  
Lot: 1 Block: 2 Subdivision: 0025 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:

- |   |   |  |
|---|---|--|
| <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  
Signature of owner or authorized agent

9/7/2022  
Date

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

Owner's mailing address	Owner's Agent's mailing address
<p>Adriana and Pascal ECHEVERRI  101 Park ave  Takoma Park MD 20912</p>	<p>Tillerman Gardens, LLC / Jesse Karpas  10205 Riggs Road  Adelphi MD 20783</p>
Adjacent and confronting Property Owners mailing addresses	
<p>SHARMAN CRAIG M  ROLAND BRANDI  7114 Carroll ave  Takoma park MD 20912</p>	<p>7111 Carroll Avenue  Takoma Park, MD 20912</p>
<p>7109 Carroll Avenue  Takoma Park, MD 20912</p>	<p>7107 Carroll Avenue  Takoma Park, MD 20912</p>
<p>114 Park Avenue  Takoma Park, MD 20912</p>	<p>112 Park Avenue  Takoma Park , MD 20912</p>

106 Park Avenue  
Takoma Park, MD 20912

104 Park Avenue  
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:

Existing block and brick retaining wall at the perimeter of the property facing Park ave and Carroll ave.  
Shaped block wall with brick between each wall cap.  
Brick/block columns at steps and breaks in the wall.

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

Remove and replace existing block and brick retaining wall at the perimeter of the property facing Park ave and Carroll ave.  
Save bricks from existing wall caps to use on new wall cap.  
Leave existing columns - repair where needed.  
Replace wall with similar paver block - Belgard Belair wall - similar texture and surface shaping.  
Danville blend color.  
Belgard Belair wall caps using existing bricks between each cap - similar to existing wall cap.

Work Item 1: Replace retaining wall

Description of Current Condition:

Existing block and brick retaining wall at the perimeter of the property facing Park ave and Carroll ave. Shaped block wall with brick between each wall cap. Brick/block columns at steps and breaks in the wall.

Proposed Work: Remove and replace existing block and brick retaining wall at the perimeter of the property facing Park ave and Carroll ave. Save bricks from existing wall caps to use on new wall cap. Leave existing columns - repair where needed. Replace wall with similar paver block - Belgard Belair wall - similar texture and surface shaping. Danville blend color. Belgard Belair wall caps using existing bricks between each cap - similar to existing wall cap.

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:



# BELAIR WALL<sup>®</sup>

6" FREESTANDING / RETAINING WALL



6 x 8 / 6 x 11 | 6 x 16 / 14 x 11 See cap on page 112

## CROFTON SERIES



DANVILLE BLEND



SABLE BLEND





Image capture: Jun 2021 © 2022 Google

Takoma Park, Maryland

Google

Street View - Jun 2021







Image capture: Jun 2021 © 2022 Google

Takoma Park, Maryland

Google

Street View - Jun 2021





Image capture: Jun 2021 © 2022 Google

Takoma Park, Maryland

Google

Street View - Jun 2021







Image capture: Nov 2021 © 2022 Google

Takoma Park, Maryland

Google

Street View - Nov 2021







Image capture: Nov 2021 © 2022 Google

Takoma Park, Maryland

Google

Street View - Nov 2021







Image capture: Nov 2021 © 2022 Google

Takoma Park, Maryland

Google

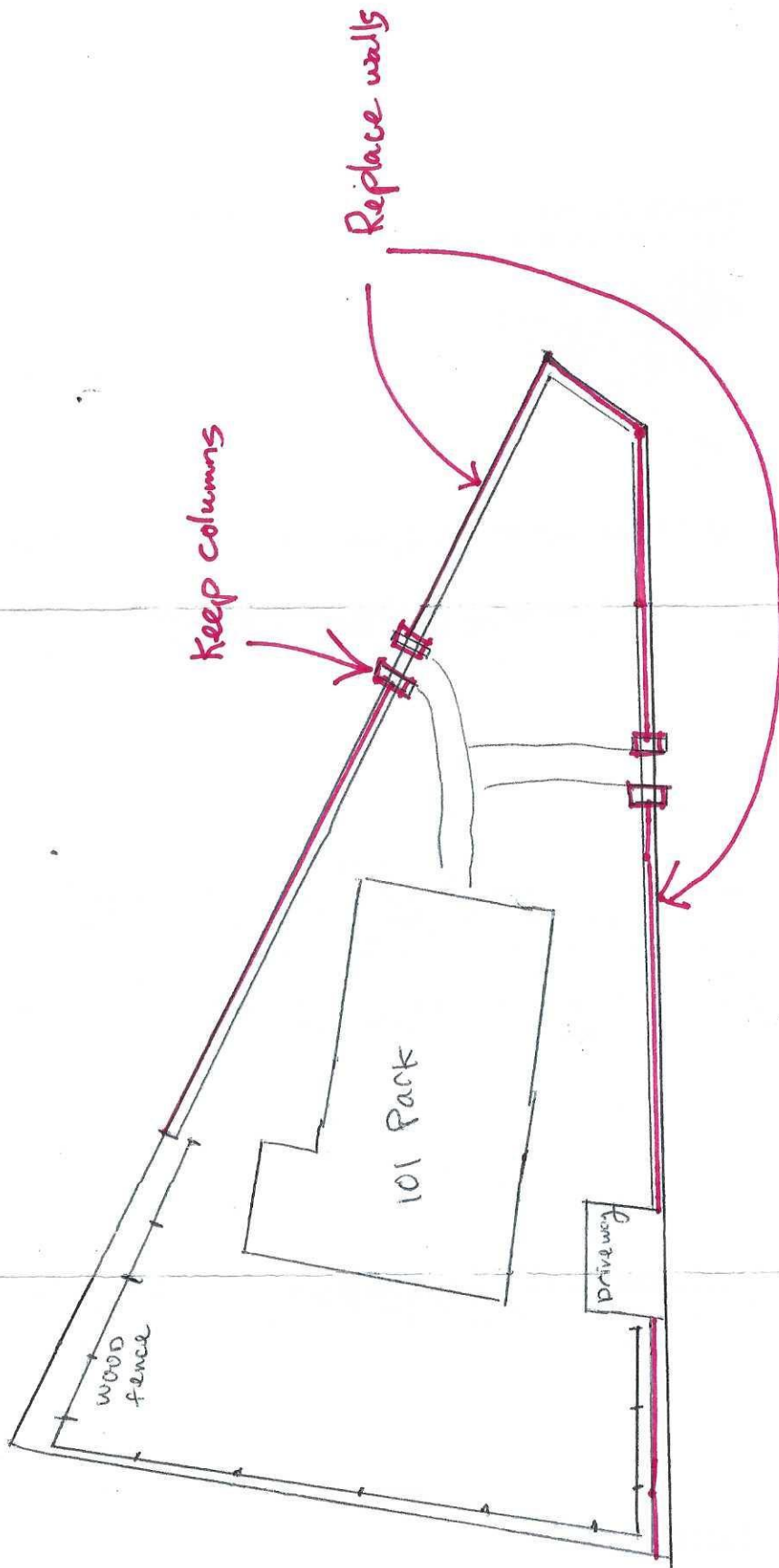
Street View - Nov 2021



HAWP 1006012

Site plan: 101 PARK AVE

Replace retaining wall





## Work description HAWP

Historic Area Work Permit 1006012

Replace block and brick wall with Paver block and brick

For:

Adriana Echeverri

101 park ave

Takoma Park MD 20912

### **Remove and replace retaining wall.**

Remove and replace existing block and brick retaining wall at the perimeter of the property facing Park ave and Carroll ave.

Save bricks from existing wall caps to use on new wall cap.

Leave existing columns - repair where needed.

Replace wall with similar paver block - Belgard Belair wall - similar texture and surface shaping.

Danville blend color.

Belgard Belair wall caps using existing bricks between each cap - similar to existing wall cap.