



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: April 22, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #990356 - Hardscape Alteration and Porch Modifications

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the April 20, 2022 HPC meeting.

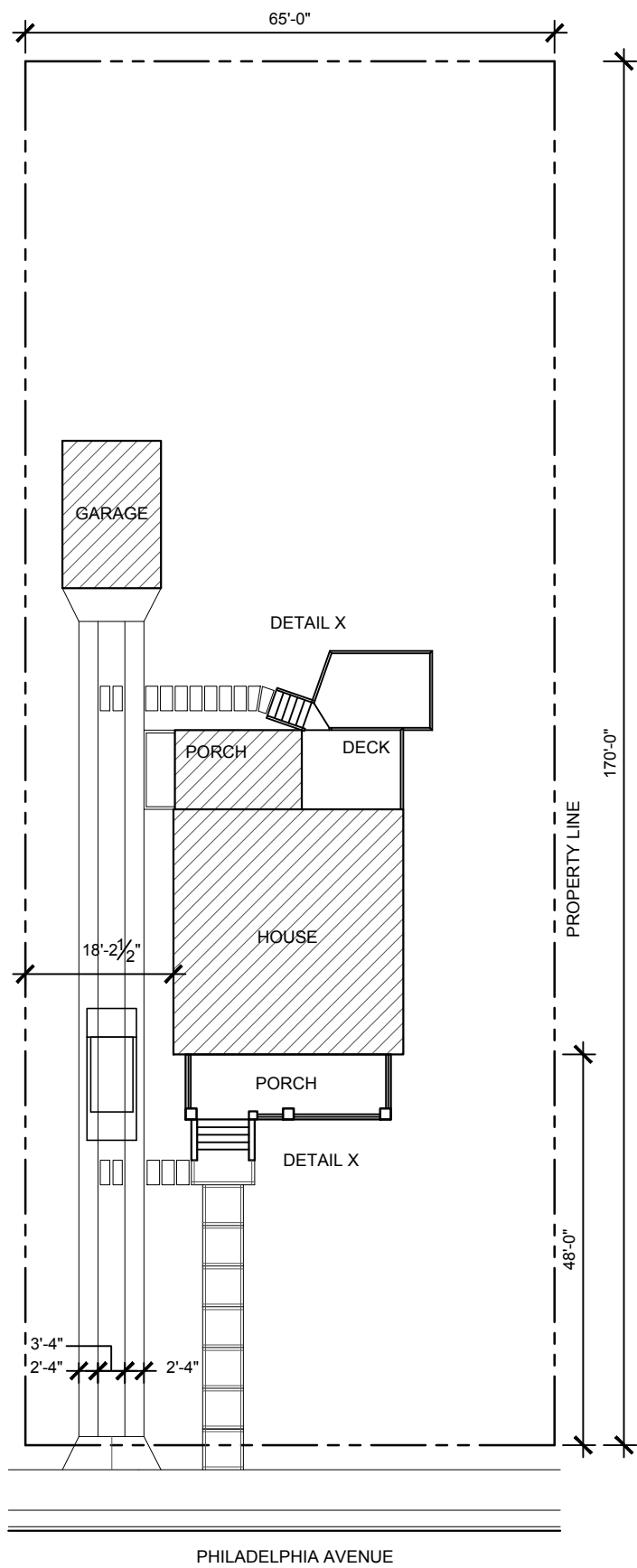
The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

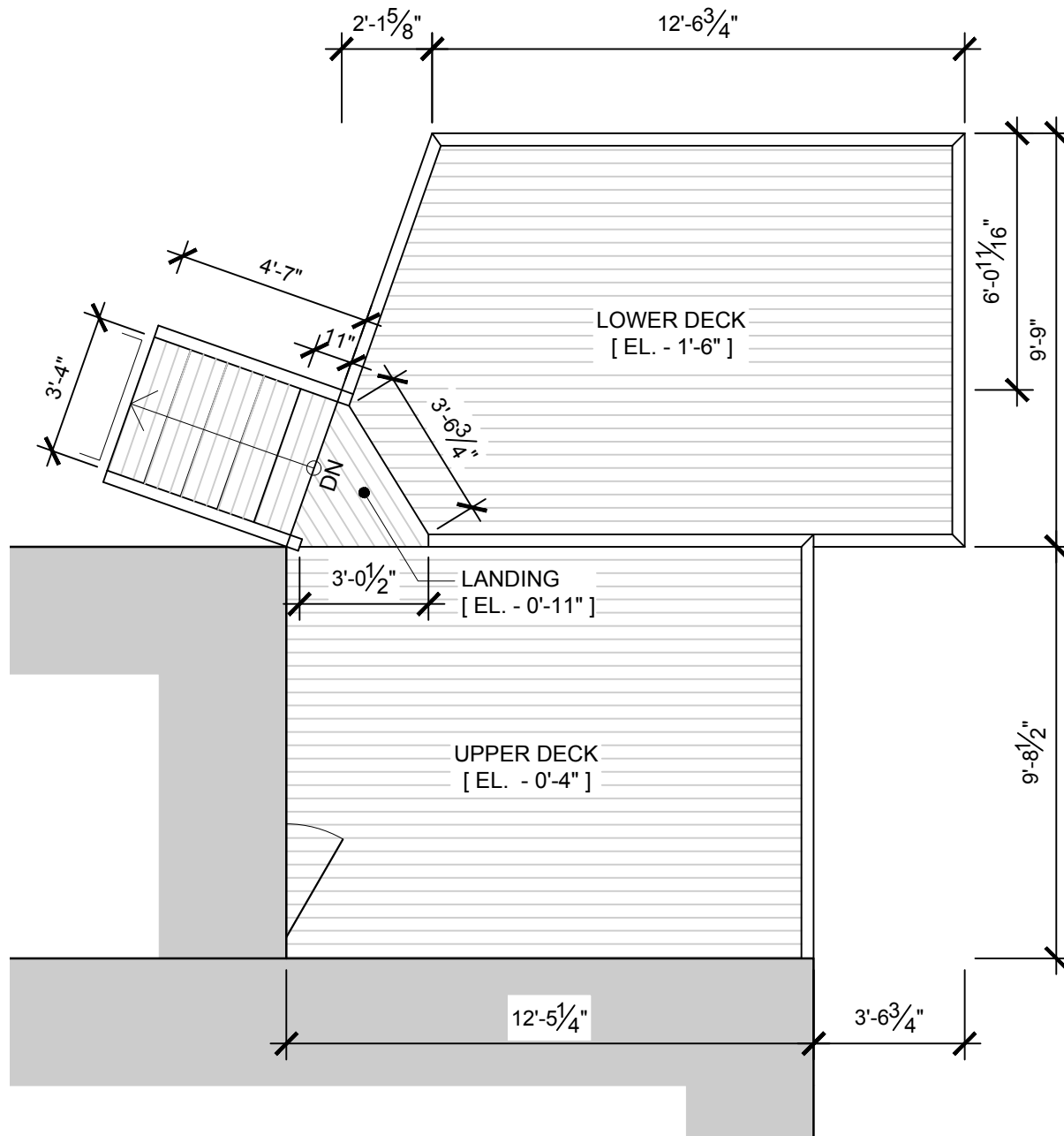
Applicant: James Tate
Address: 513 Philadelphia Ave., Takoma Park

This HAWP approval is subject to 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. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

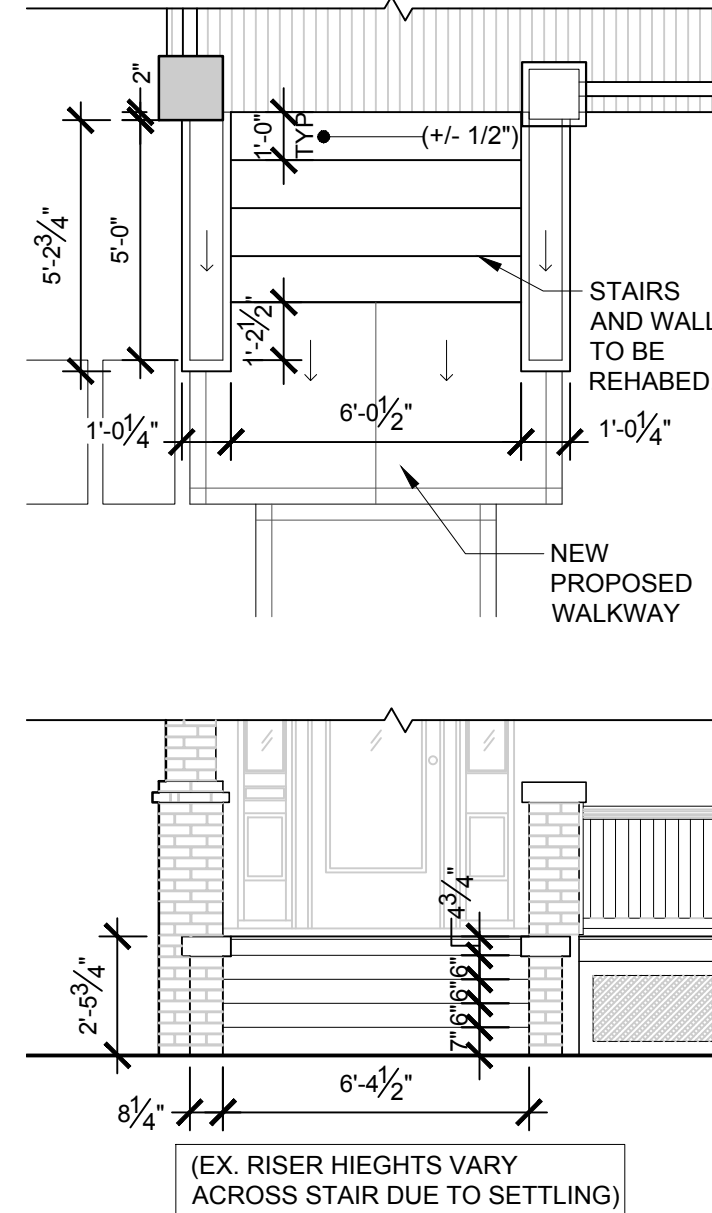




KEYPLAN (NTS)



1 PLAN OF EXISTING DECK (C. 1987)
SCALE: 1/4" = 1'-0"



2 PORCH STAIRS
SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Dan.Bruechert at 10:55 am, Apr 22, 2022

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

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REVIEWED
By Dan.Bruechert at 11:15 am, Apr 22, 2022



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

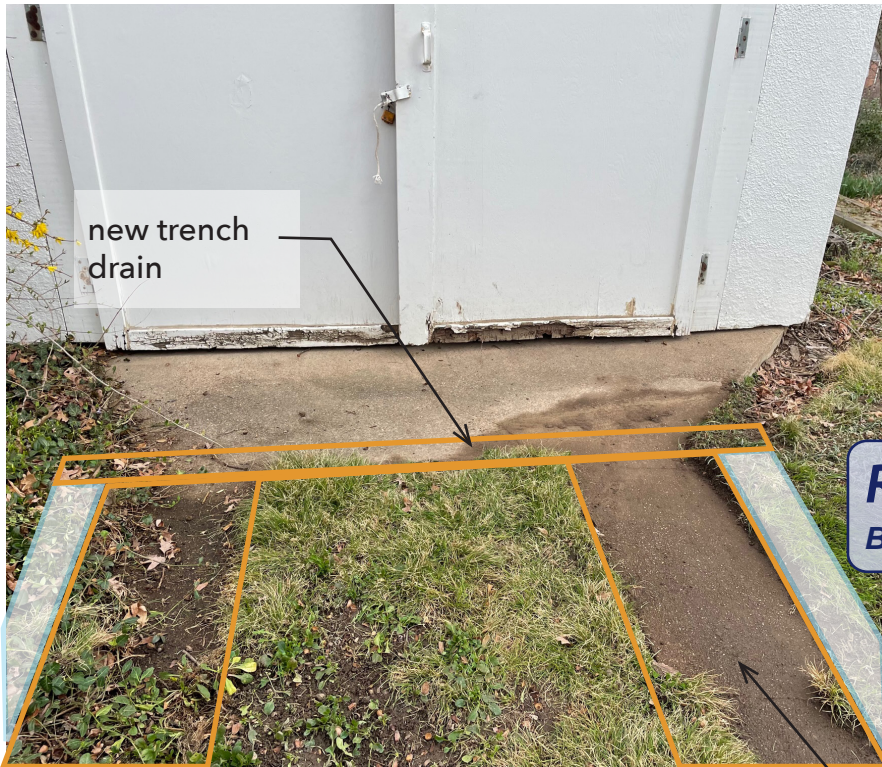


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Robert G. [Signature]

REVIEWED

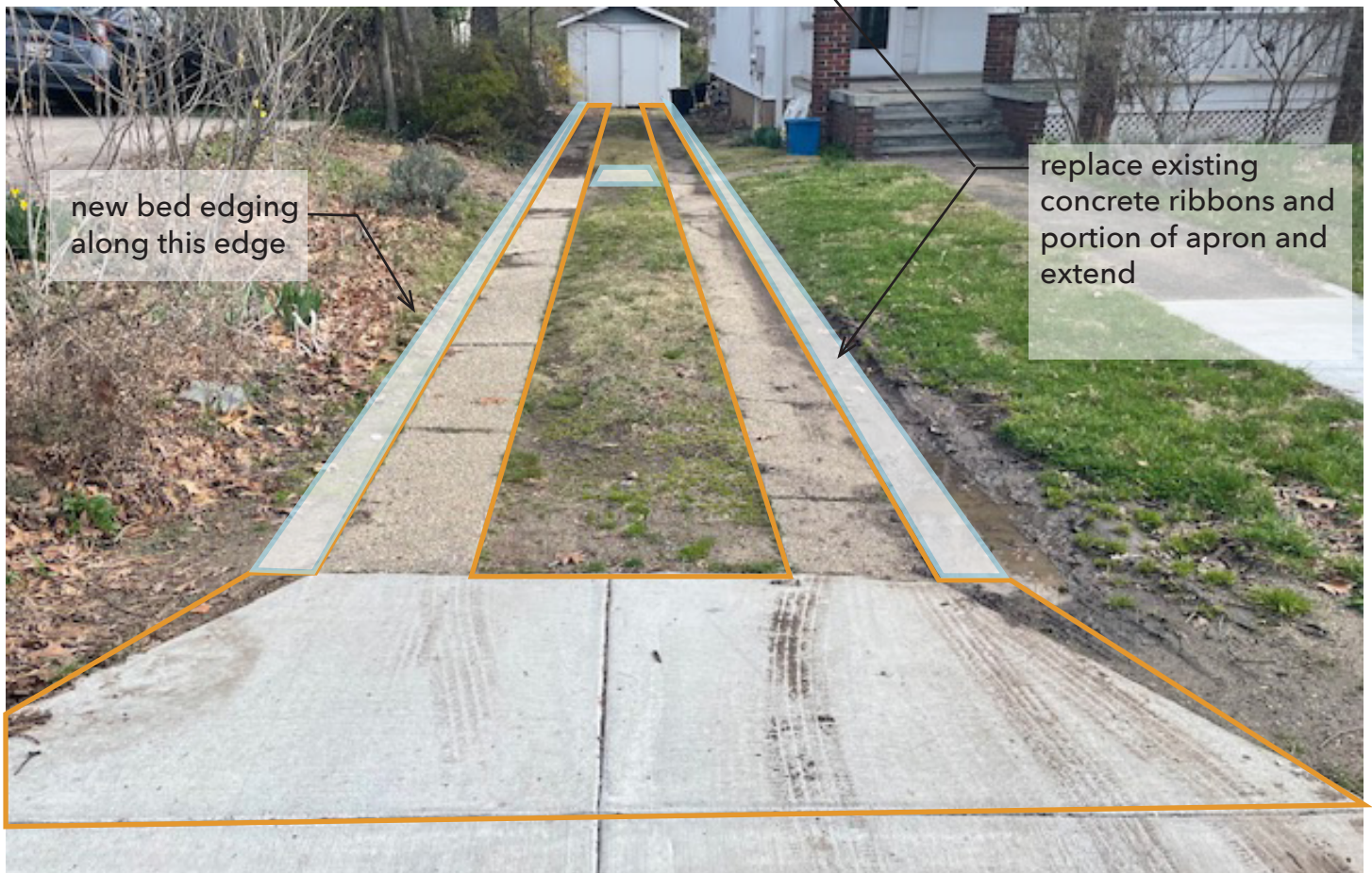
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apron at garage

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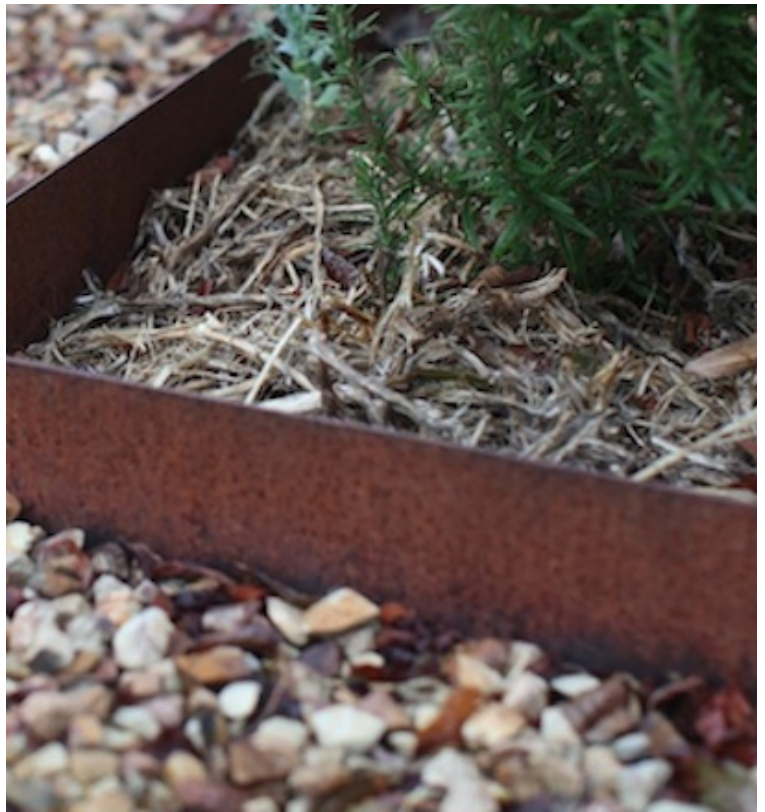
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driveway looking east



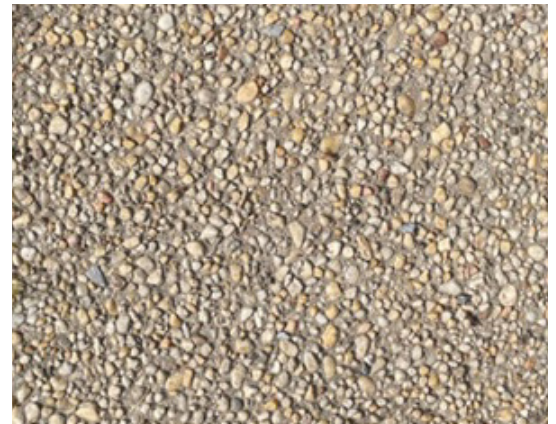
trench drain example



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

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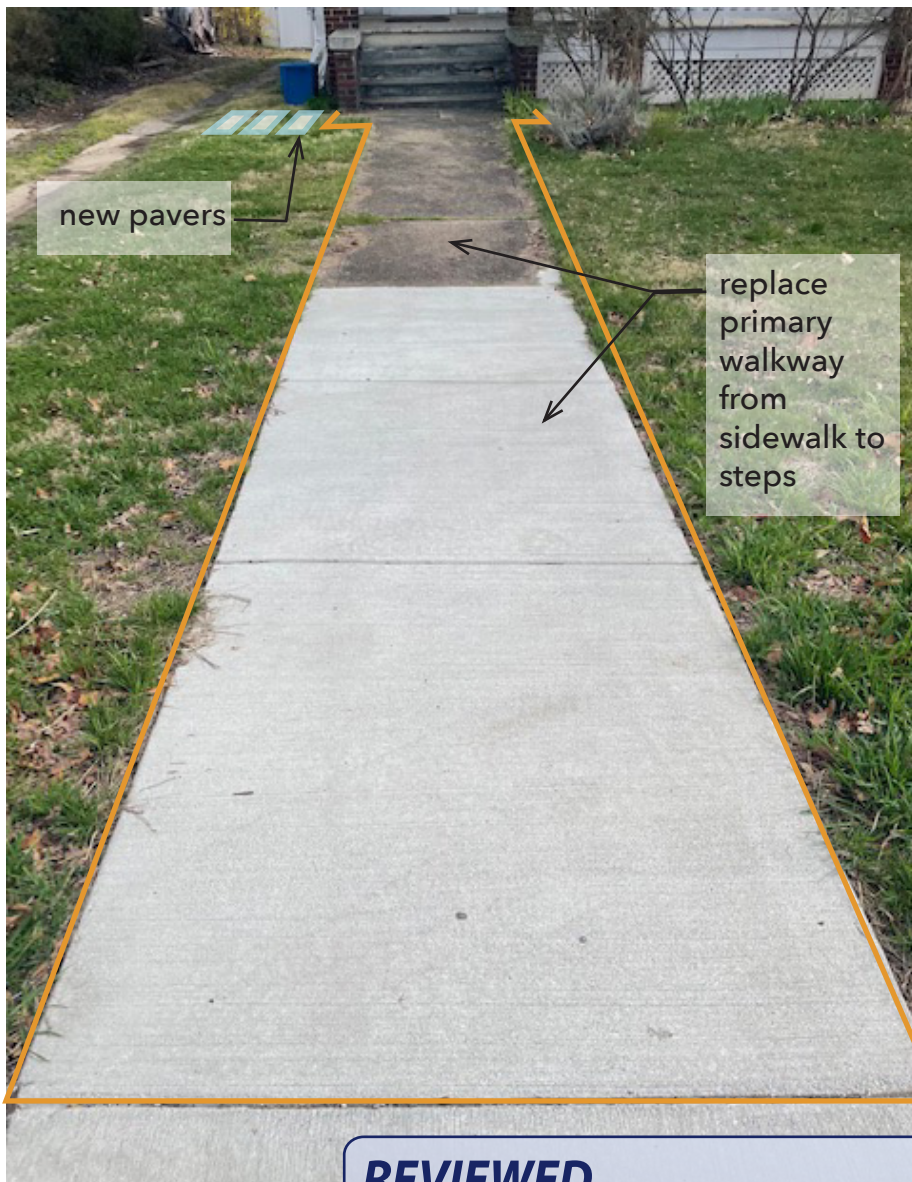
2. Walkway Replacement (front)

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 north



existing exposed aggregate finish

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walkway looking east

3. Entry Step Rehabilitation and Repair

Existing

The existing concrete steps and masonry wing walls are settling and 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.

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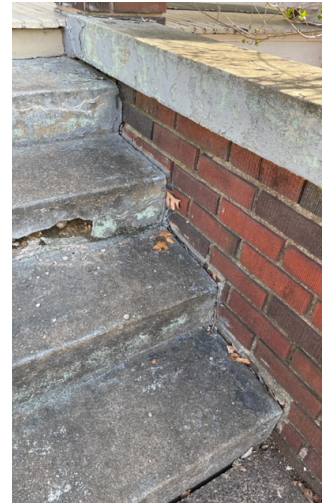
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stairs and wingwalls



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

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4. New Railing at Steps

Existing

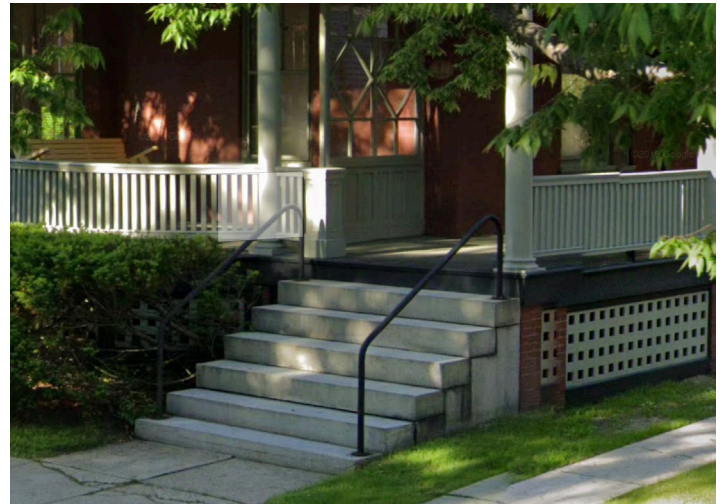
There is no existing handrail at porch stairs.

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



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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

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south elevation of porch



detail of damage at south end



north elevation of porch



detail of damage at south end

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Robert A. Norton

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detail of damage at west edge / stair



detail of damage at west edge (front)



detail of damage at west edge (top)

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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



utility area



utility area and walkway

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7. Deck Re-surfacing

Existing

Existing Decking and top rails need to be replaced.

Proposed

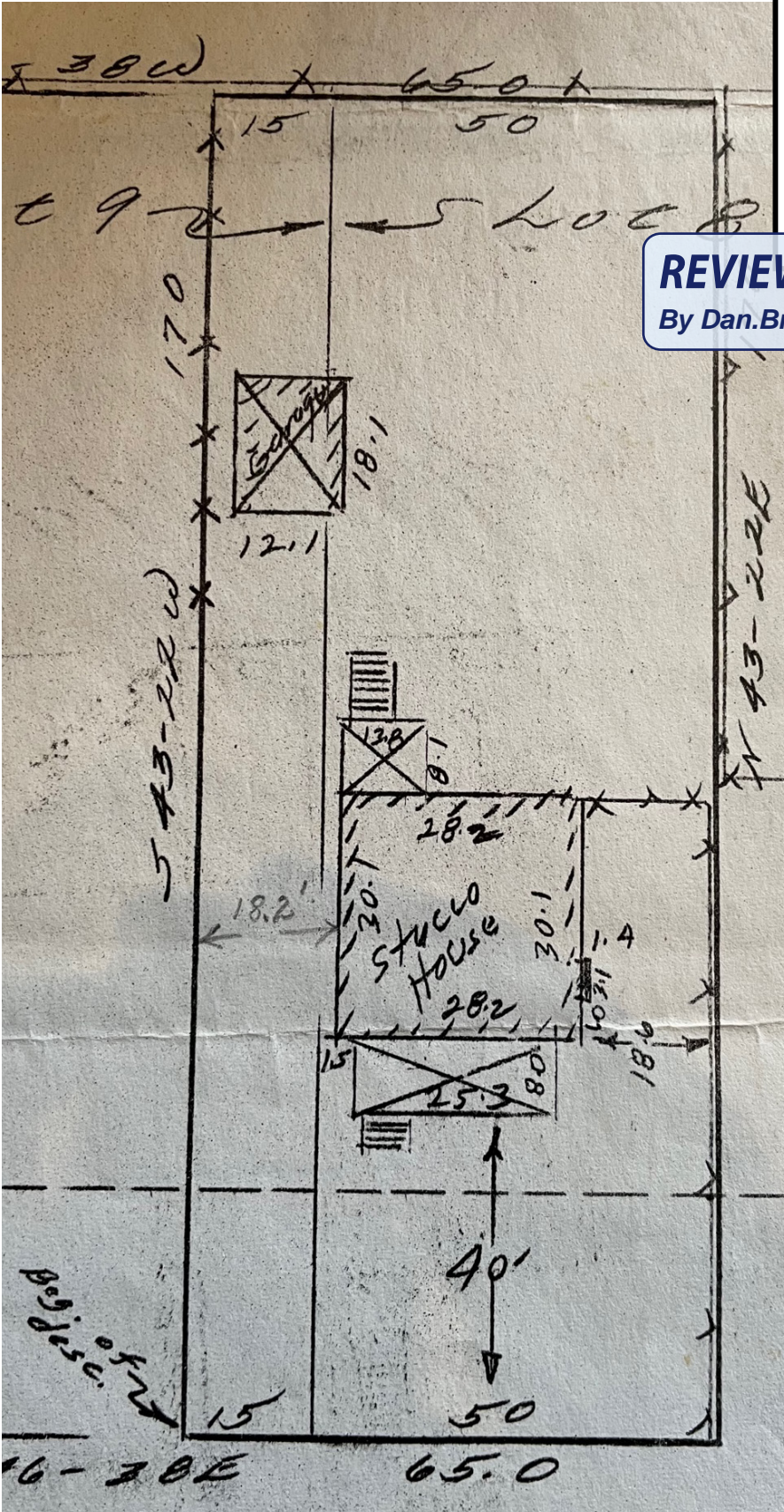
Verify overall structure of deck is sound prior to work. Replace deck boards, and top rails with new hardwood material (to be selected by owner). New deck boards shall be 5/4 x 4 or 6 w/ pre-grooved edges for blind fasteners (such as hulk fortress stainless steel, or similar). Deck boards shall be continuous 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.



REVIEWED

By Dan.Bruechert at 11:17 am, Apr 22, 2022

Reference Plot Plan



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Ronald A. [Signature]

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