



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: June 30, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 997778: Replacement of walkway, stairs, and carport/retaining walls

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff.

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 Saxon and Renata McAdams
Address: 53 Philadelphia Avenue, 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 Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by *Michelle K...* on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP#997778
DATE ASSIGNED

APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: James Saxon & Renata McAdams
Address: 53 Philadelphia Ave
Daytime Phone: 440-610-1067

E-mail: james.saxon@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 161301056484

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

E-mail:
City: Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name Takoma Park Historic District

Is there an Historic Preservation/Land Trust/Environmental Easement map of the easement and documentation from the Easement

REVIEWED

Are other (Conditional Use, Variance, Record Plat, etc.?) If YES, include in supplemental information.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Building Number: 53 Street: Philadelphia
Town/City: Takoma Park Nearest Cross Street: Maple
Lot: 58 Block: Subdivision: 0025 Parcel: P727

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:

- Checklist items: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: Retaining wall

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 June 21 2022

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

Owner's mailing address
James Saxon & Renata McAdams
53 Philadelphia Avenue
Takoma Park MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Sharon & James Garner
7421 Maple Ave
Takoma Park MD 20912

Deanna Johnson
51 Philadelphia Avenue
Takoma Park MD 20912

REVIEWED

By Michael Kyne at 10:26 am, Jun 30, 2022

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Historic Preservation Commission



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

The property contains a bungalow built in 1923 and renovated with an upper story, and carport. The house sits on the top of a small hill, almost a plinth, overlooking the Democratic & Republican Voters' Gardens in Takoma Park, catty-corner from Takoma Park Community Center.

The carport is built into the side of a hill, accessed via a driveway on the city land.

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

The back deck of our new home is perched on a carport that is structurally compromised. This carport is dug into the side of a hill and its north wall serves as the retaining wall for the house, making it doubly important from a structural perspective. Because it is almost entirely underground, the wall cannot be seen without entering the carport. It is structural but clearly not exterior.

This carport is structurally compromised: the wall is cracked and leaning dramatically. It is built of terra cotta blocks, many of which are also individually cracked. These blocks appear to be original to the property, since the same blocks were used in the basement.

Both we and our contractor have searched for similar terracotta blocks online and from suppliers. Some similar individual blocks are available as specialty items, but not as a normal building material. Our plan is thus to deconstruct and rebuild the wall, reusing as many of the old blocks as possible. We do not yet know what fraction of the blocks that will be, but our contractor estimates upward of 80%. Examining the wall, most bricks appear to be "whole," but we won't know about any block for certain until they are removed from the wall. We will supplement the extracted blocks with similar color bricks, mixed throughout the wall.

In addition to the walls, the concrete steps leading up to the house, adjacent to this wall, are also badly cracked and both inconsistent and uneven. We plan to rebuild these steps to code, matching their current appearance.

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Work Item 1: Repair Carport

Description of Current Condition:
Walls of carport are badly cracked due to significant water pressure.

The carport is built from terracotta blocks, many of which are cracked. The wall itself is cracked and it is leaning into the garage. These blocks are original (identical ones are used in the basement), but no longer available.

The concrete roof of the carport, which is also our deck, is thus also cracked (water seepage).

- Proposed Work:
1. Build 2 temporary support walls for the carport's left and back walls to hold the concrete ceiling/patio floor.
 2. Carefully remove the existing bricks, save as many as possible and mix with similar color regular bricks.
 3. Build 2 new walls using the old and new bricks mix; install several 1½" PVC pipes for drainage.

Work Item 2: Repair outdoor stairs

Description of Current Condition:
Concrete back steps have inconsistent heights, they are uneven, and they are cracked. (See photos.)

- Proposed Work:
1. Remove the existing walkway and stairs leading to the driveway in the back.
 2. Build a form to make a straight concrete walkway with a slight tilt towards the street, not the carport.
 3. Build equal number of concrete stairs with the same size treads and risers.

Work Item 3: _____

Description of Current Condition:

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Proposed Work:

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**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/23/2022

Application No: 997778
AP Type: HISTORIC
Customer No: 1439760

Comments

We are uploading the HAWP and contractor's plan of work, along with a plan of the lot.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 53 PHILADELPHIA AVE
TAKOMA PARK, MD 20912
Homeowner McAdams
Homeowner Saxon (Primary)

Historic Area Work Permit Details

Work Type RESREP
Scope of Work We need to repair two garage walls and the concrete steps next to the garage.

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Historic Preservation Commission

1
1
22-2022

Mehrdad Mizani
10606 Glenwild Rd
Silver Spring, MD 20901
mehrdadmizan

Proposal Submitted To:

James Saxon and Renata M. McAdams
53 Philadelphia Ave Takoma park MD 20912

SAME
James-484-843-5363 Renata-440-610-1067
James.saxon@gmail.com renata.mcadams@gmail.com

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

EXTERIOR WALKWAY, STAIRS AND CARPORT.

Phase one:

- (1) Build 2 temporary support walls for the carport's left and back walls to hold the concrete ceiling/patio floor.
- (2) Remove the existing walkway and stairs leading to the driveway in the back.
- (3) Build a form to make a straight concrete walkway with a slight tilt towards the street, not the carport.
- (4) Build equal number of concrete steps with the same size treads and risers.

Phase two:

- (1) Carefully remove the existing bricks, save as many as possible and mix with similar color regular bricks.
- (2) Build 2 new walls using the old and new mix of bricks; install several 1½" PVC pipes for drainage.
- (3) Remove the temporary walls and clean the site from debris, tools and building materials.

All material is guaranteed to be as specified, and the above work to be performed and completed for the sum of: Fifteen thousand dollars\$15,000.00

With payment as follows:

- Half (\$7500) at the beginning.
- (\$5500) at step 2 of phase two.
- Balance (\$2000) upon completion.

Thanks for the opportunity to serve.

Sincerely Yours,

Mehrdad Mizani

***Please make all checks payable to Mehrdad Mizani**

ACCEPTANCE OF PROPOSAL

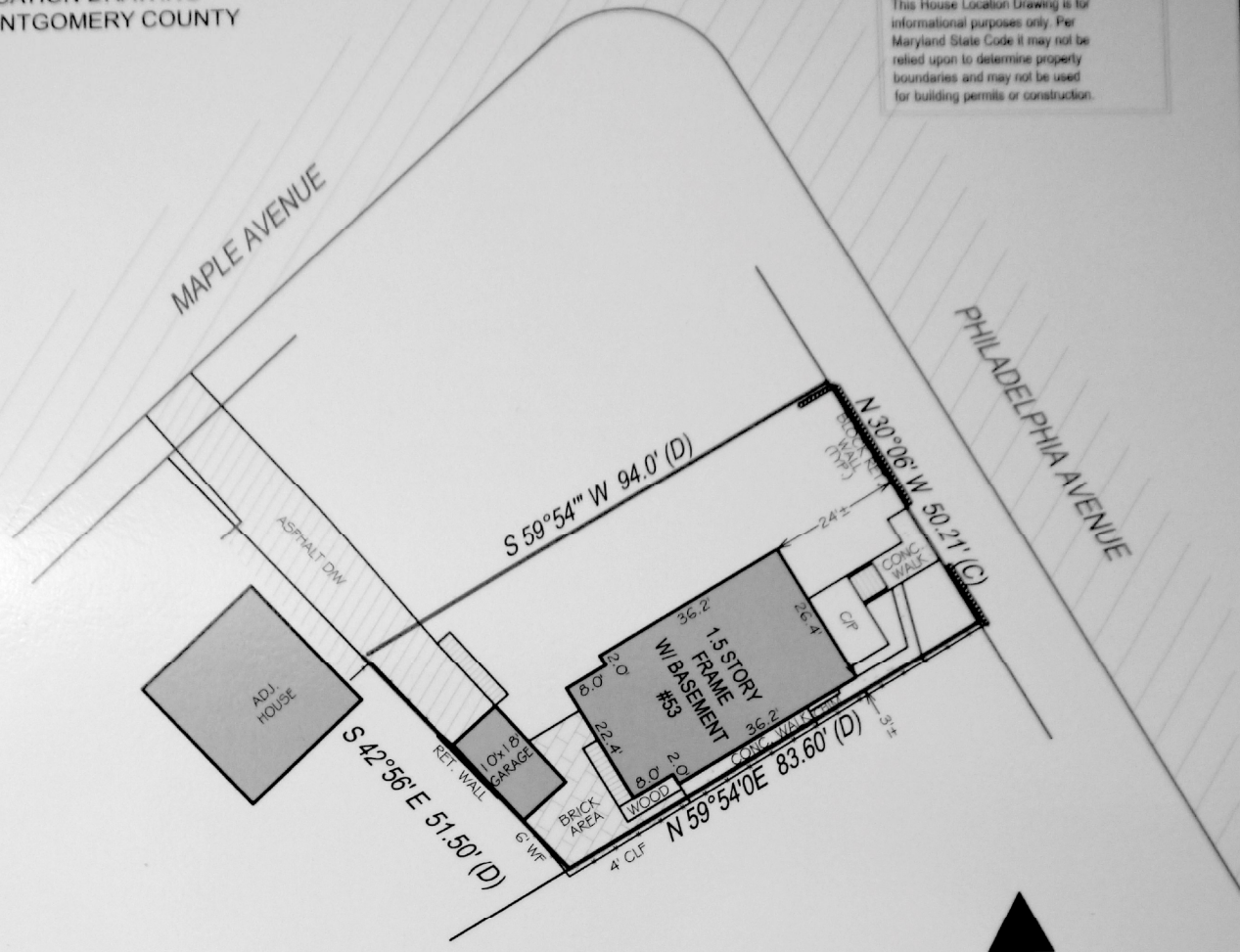
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date _____ Signature _____

Signature _____

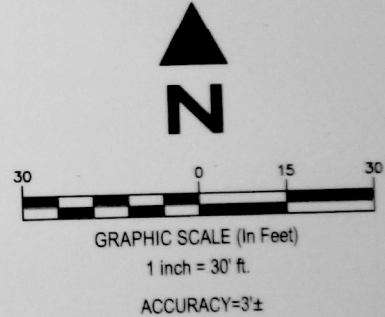
MD2205.2679
LOCATION DRAWING
MONTGOMERY COUNTY

PLEASE NOTE
This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



DESCRIPTION HAS A
MISCLOSURE OF 1.04'.

PLEASE NOTE:
BASED ON A FIELD INSPECTION OF THE SUBJECT PROPERTY, A LACK OF AND/OR CONFLICTING MONUMENTATION WAS FOUND. LOCATION OF IMPROVEMENTS AS SHOWN ARE BASED ON APPARENT OCCUPATION LINES AND ARE NOT TO BE RELIED UPON. TO DETERMINE THE EXACT LOCATION OF SHOWN IMPROVEMENTS A BOUNDARY SURVEY IS REQUIRED.



SURVEYORS CERTIFICATION:

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

POINTS OF INTEREST:

DRIVEWAY CROSSES THE ADJOINING PROPERTY.



REVIEWED

By Michael Kyne at 10:26 am, Jun 30, 2022



Exacta Land Surveyors, LLC
18727535
office: 443.819.3994
1001 P... L... MD 20704

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Historic Preservation Commission

DATE SIGNED: 05/20/22
FIELD WORK DATE: 5/16/2022
REVISION DATE(S): (REV.0 5/20/2022)



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Robert H. [Signature]



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Robert H. [Signature]

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Ronald H. [Signature]



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Robert H. Patton



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Robert H. Adams

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Robert A. [Signature]

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Robert H. Potter

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Robert H. Potter



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Robert H. [Signature]

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Robert A. ...