

8 Crescent Place, Takoma Park
(HPC Case # 37/03-10BBB)
Takoma Park Historic District

STAFF ITEM

STAFF MEMBER: JOSH SILVER

SUBJECT: Revision to approved HAWP (Case 37/03-09H), for rear addition, garage demolition and other alterations at 8 Crescent Place, Takoma Park, a Contributing Resource within the **Takoma Park Historic District**

DATE: May 26, 2010

BACKGROUND: On April 22, 2009 the HPC approved construction of a rear addition, demolition of an existing garage and alterations to the front elevation of the subject resource.

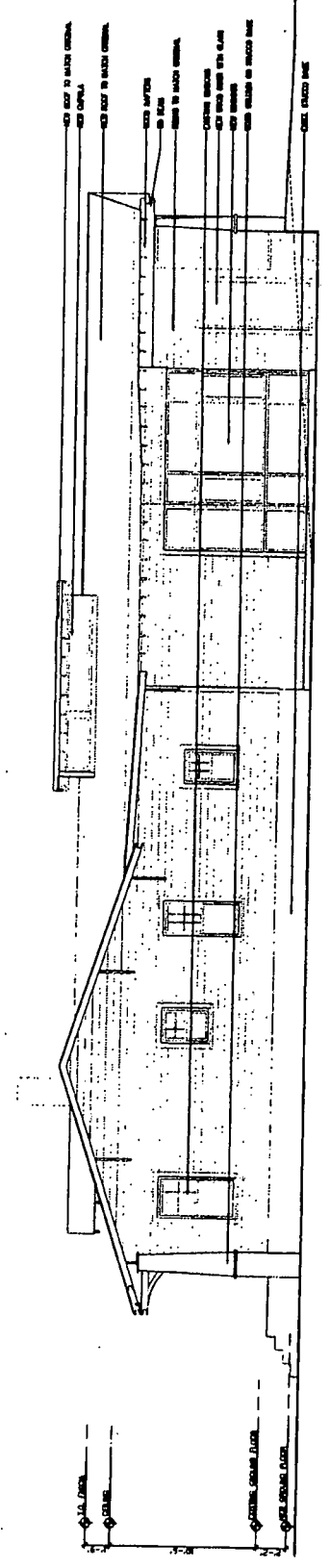
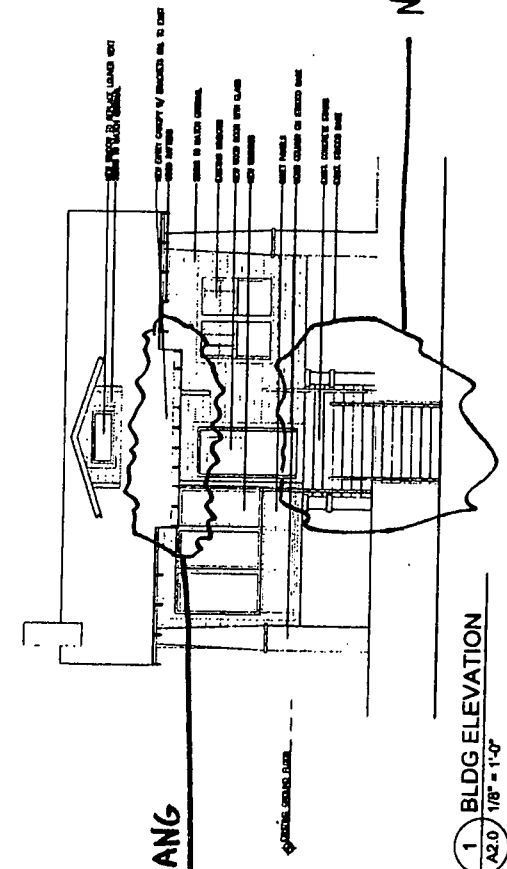
REVISED PROPOSAL: The applicant is proposing to expand the existing concrete landing and stairs at the front of the property and modify the height and pitch of the approved front porch roof overhang.

The proposed work includes covering the existing concrete landing, treads and risers with wood and the removal and replacement of the metal railing with wood. The applicant is requesting approval for modifications to the pitch and height of the front porch roof overhang in order to accommodate the proposed expansion of the landing.

STAFF RECOMMENDATION: Staff is recommending that the HPC approve the revised proposal.

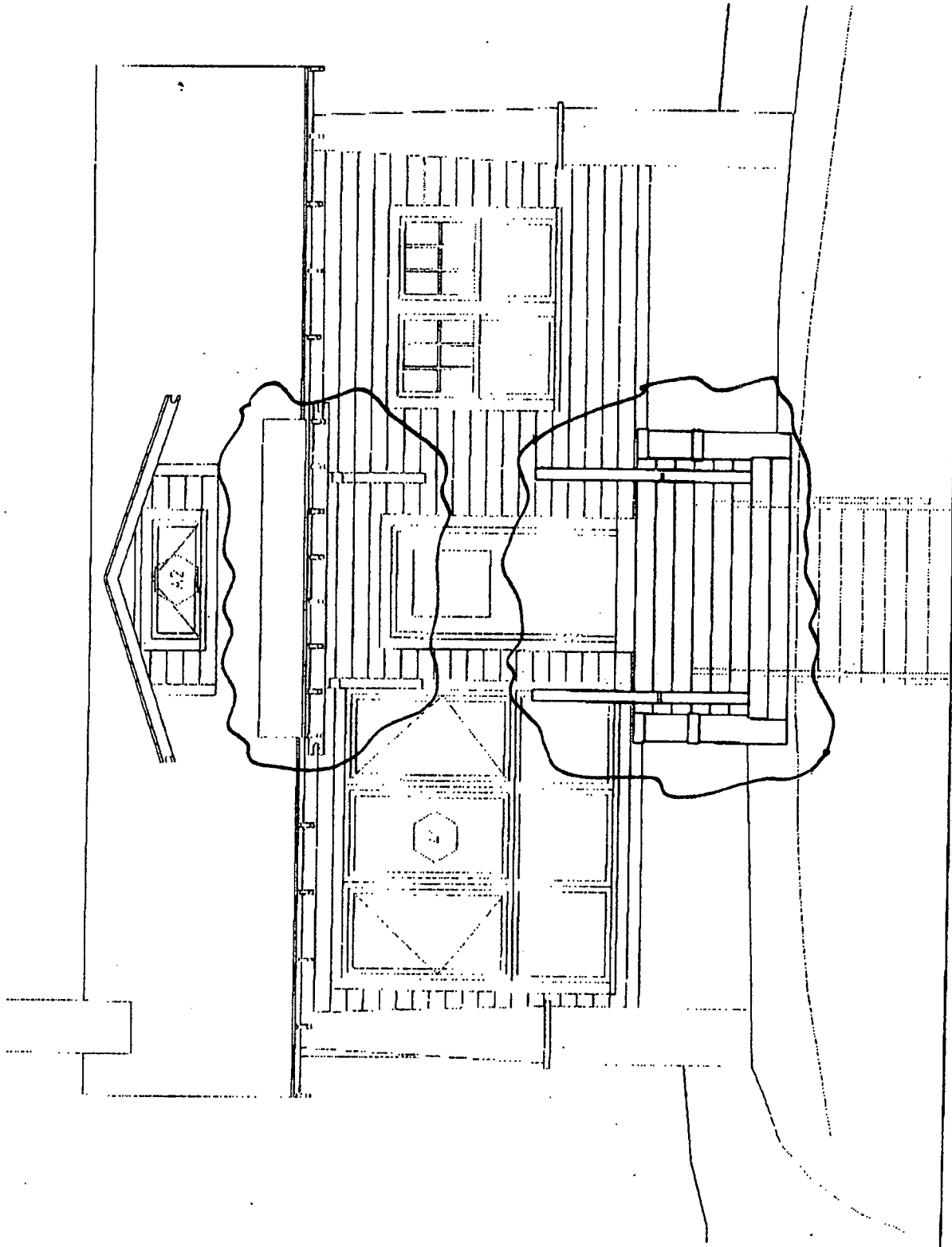
HPC DECISION:

APPROVED



HPC APPROVED DESIGN

2

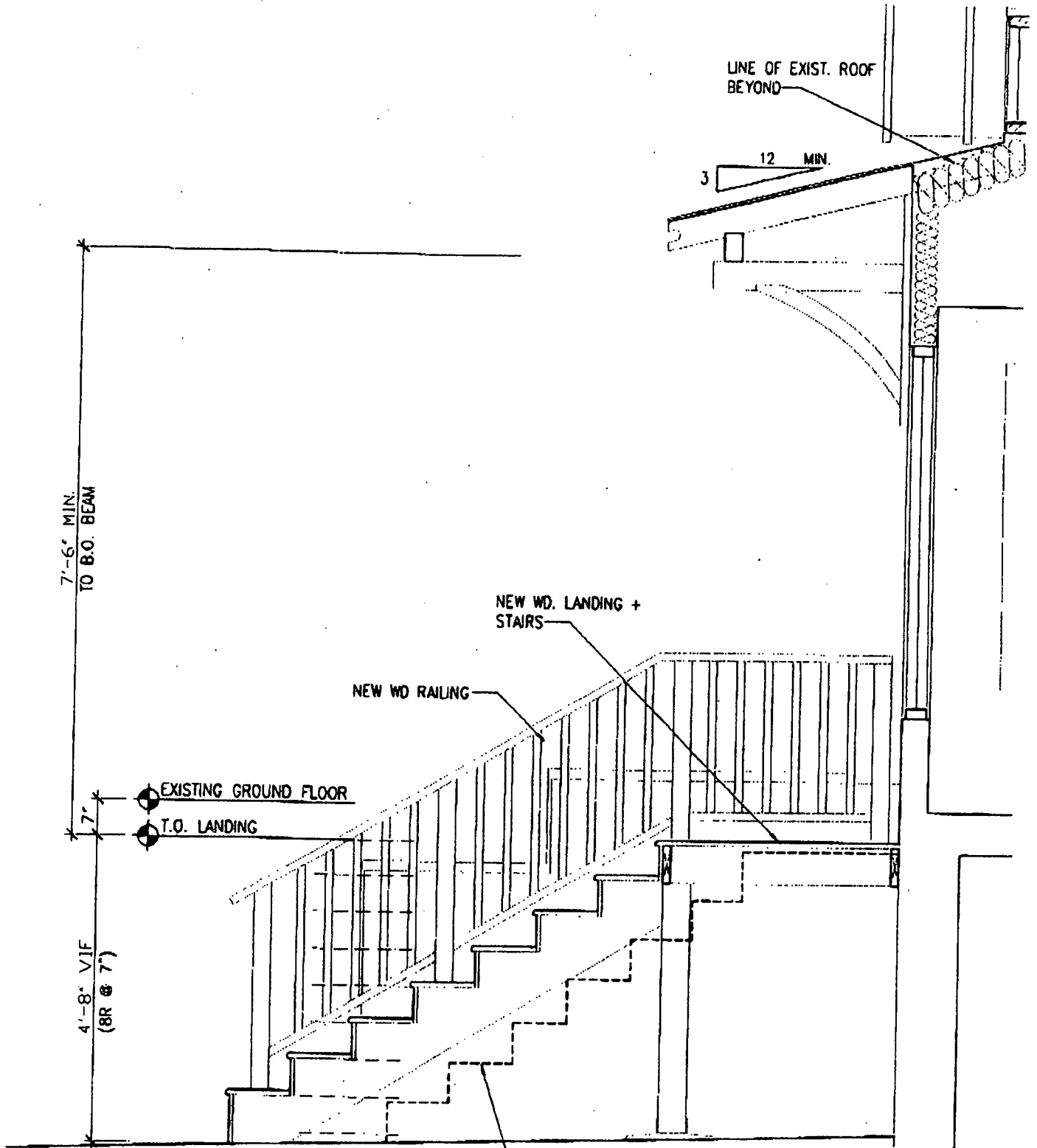


2 FRONT PORCH ELEV.
1/4" = 1'-0"

REVISED DESIGN

8 CRESCENT PL.
FRONT PORCH SKETCH
5-14-2010
HET/PAW/WD/VC

3

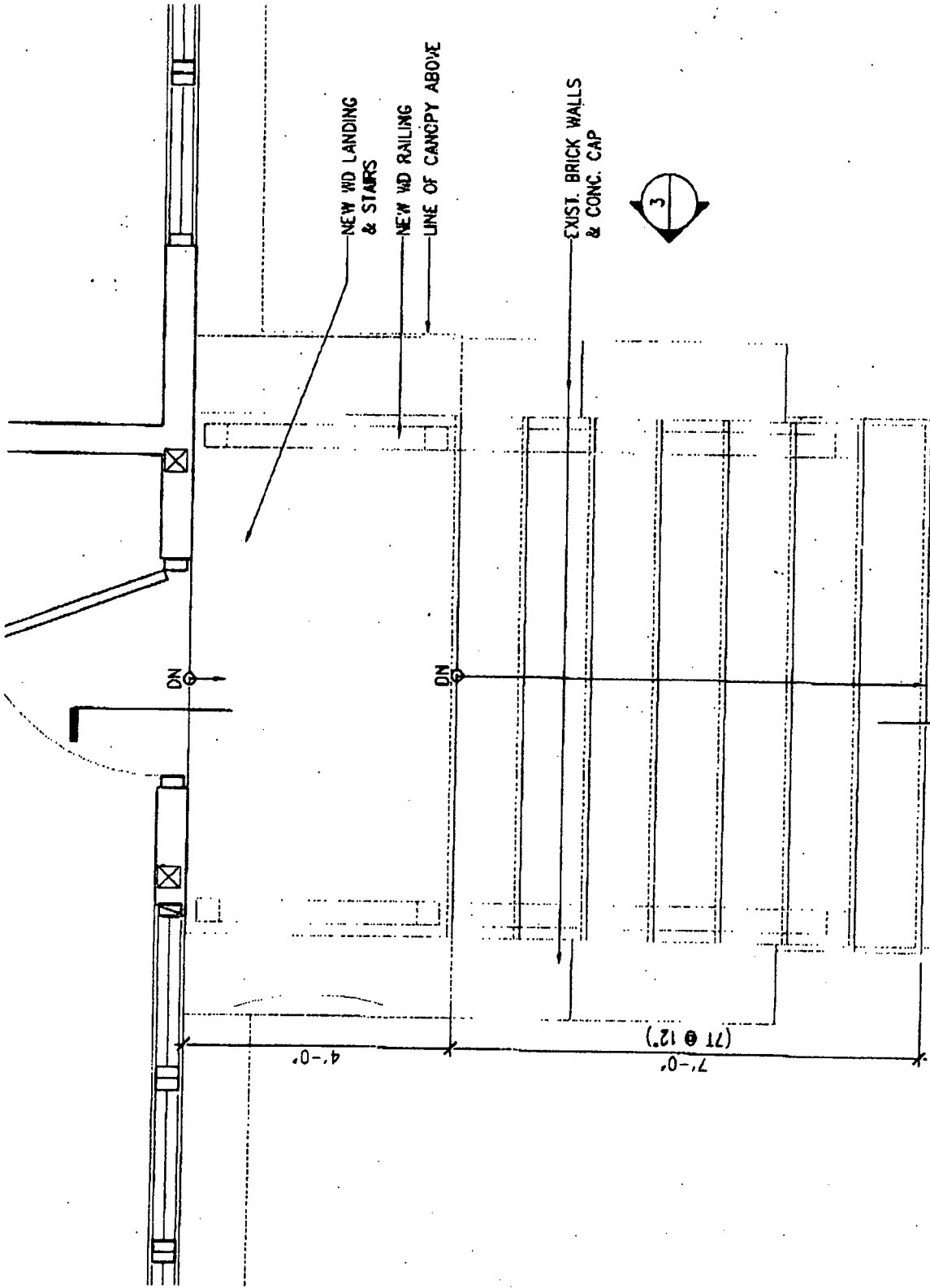


4 FRONT PORCH SECT.
1/2" = 1'-0"

8 CRESCENT PL.
FRONT PORCH SKETCH
5-14-2010
HELICON WORKS

REVISED DESIGN

4



NEW WD LANDING
& STAIRS

NEW WD RAILING

LINE OF CANOPY ABOVE

EXIST. BRICK WALLS
& CONC. CAP

REVISED
1 FRONT PORCH PLAN
1/2" = 1'-0"

8 CRESCENT PL.
FRONT PORCH SKETCH
5-14-2010

5



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: October 20, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JOS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #548620, alterations to hardscape

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 October 6, 2010 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: Geoff Maxon

Address: 8 Crescent Place, 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Geoff Maxson Daytime Phone No.: 301 286 2337

Address: 5006A DORSEY HALL DR #5, ELLICOTT CITY, MD 21042

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8 Street: Crescent Pl

Town/City: Takoma Park Nearest Cross Street: Holt

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other

1B. Construction cost estimate: \$ 10,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other

2B. Type of water supply: 01 WSSC 02 Well 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 3 feet 1 inches maximum, 8" minimum

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date 8-16-10

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 10/20/10

Application/Permit No.: 548620 Date Filed: 9-10-10 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

RECEIVED

SEP 19 2010

DEPT OF PERMITTING SERVICES ENGINEERING MANAGEMENT

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

2 Sets of stairs lead to the front door of the house from the sidewalk, with concrete sidewalk connecting the two sets of stairs. The front yard is raised off the sidewalk level, making a steep embankment at the driveway. This embankment is subject to erosion.

Door landing at top of steps is very narrow. All steps are steep, uneven and crumbling. Railings are badly rusted.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Construction of retaining wall with stone veneer between driveway and (raised) front yard. Use stone pavers to create car port by driveway door to house.

Cap lower steps and sidewalk with stone veneer. Replace metal railings on lower steps. Remove concrete upper steps, replace with wood with a larger door landing. Keep side brick structures to preserve original feel of structure.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8 Crescent Place, Takoma Park	Meeting Date:	10/6/2010
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/29/2010
Applicant:	Geoff Maxon	Public Notice:	9/22/2010
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-10BBB	Staff:	Josh Silver
PROPOSAL:	Alterations to hardscape		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman (Altered)
DATE: c1915-25

PROPOSAL:

The applicant is proposing to:

1. Construct an 8-32" high, concrete retaining wall with stone veneer between the right side of the driveway and raised front yard. The proposed retaining wall will increase in height toward street level to accommodate the topographic change of the front yard
2. Cap the existing concrete steps and front walkway with stone veneer
3. Remove and replace the existing concrete lattice driveway with 2' wide grass and gravel tire trenches. The driveway will include the installation of precast stone pavers in select locations to enhance stormwater infiltration
4. Install a 19' x 20' precast stone paver patio in the side yard where the driveway terminates and a circular sitting area at grade in the front yard.

The removal and replacement of the upper concrete steps and railings with wood was reviewed and approved by the HPC on May 26, 2010. The applicant has indicated the stairs and railing will be fabricated from wood that can be painted. No further action by the HPC is required.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 insure 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
 - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets 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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Geoff Maxson Daytime Phone No.: 301 286 2337

Address: 5006A DORSEY HALL DR#5, ELICOTT CITY, MD 21042
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

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Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8 Street: Crescent Pl

Town/City: Takoma Park Nearest Cross Street: Holt

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 10,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW WORK CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Geoff Maxson
Signature of owner or authorized agent

8-16-10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 548620 Date Filed: 9-10-10 Date Issued: _____

RECEIVED

SEP 10 2010

DEPT OF PERMITTING SERVICES
CASEWORK MANAGEMENT

3

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

Owner's mailing address

8 Crescent Pl
Takoma Park, MD 20912

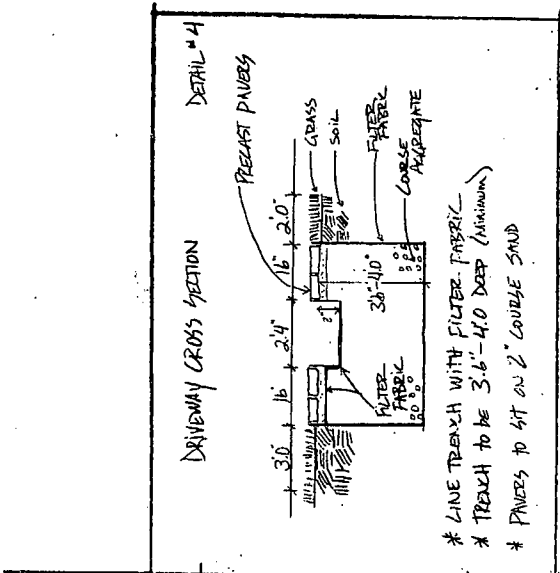
Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

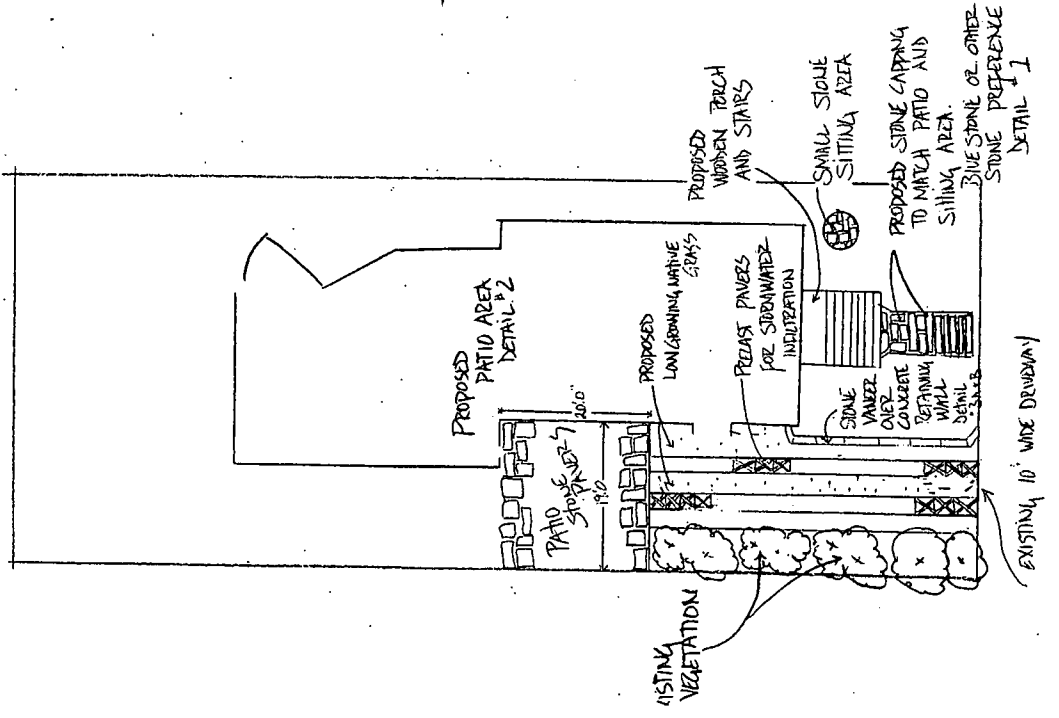
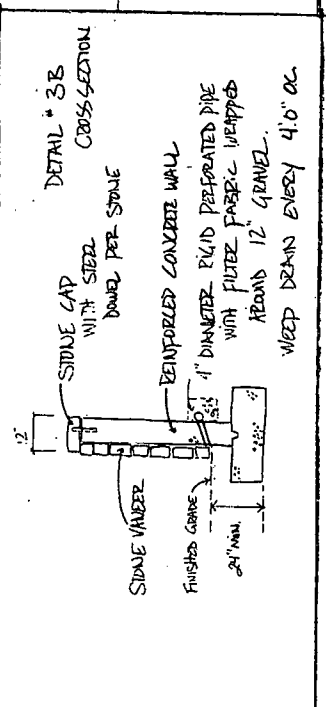
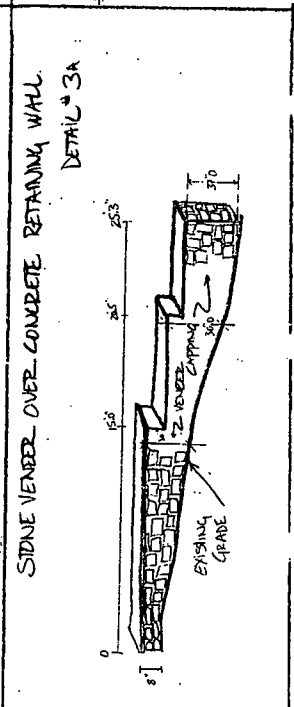
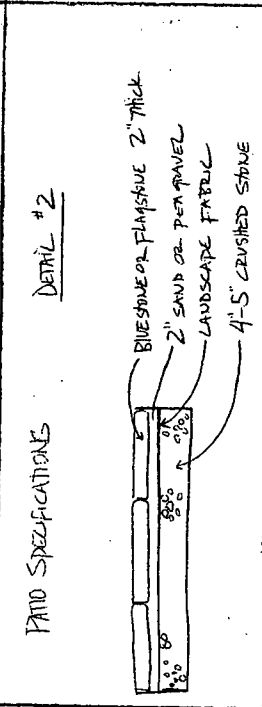
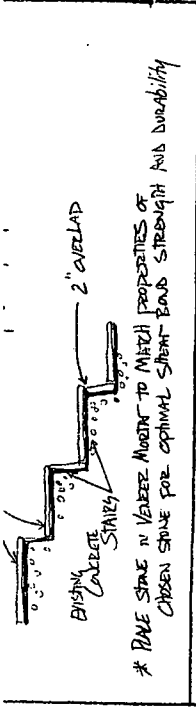
6 Crescent Pl
Takoma Park, MD 20912

~~414~~ Andrew Portan
14 Holt St
Takoma Park, MD 20912

Dan Aibel
Park Ave
Takoma Park, MD 20912



8 CPRESSENT PLACE: TALDMA PARK
 GEDDIF MAXSON: OWNER
 TINA SCHNEIDER: LANDSCAPE ARCHITECT
 JULY 2010



PROPOSED GRASS WITH GRAVEL TIRE TRENCHES, 2' WIDE, MINU DEPTH 4" DETAIL #4



7



Geoff Maxson <geoffmaxson@gmail.com>

4 great iPhotos

1 message

Geoff Maxson <geoffmaxson@gmail.com>
To: geoff maxson <Geoffrey.J.Maxson@nasa.gov>

Tue, Aug 17, 2010 at 11:51 PM

Pics of the steps



STH71702



STH71703



STH71704



STH71705

From: Geoff Maxson <geoffmaxson@gmail.com>
Subject: 4 great iPhotos
Date: August 17, 2010 11:51:42 PM EDT
To: geoff maxson <Geoffrey.J.Maxson@nasa.gov>
4 Attachments, 625 KB

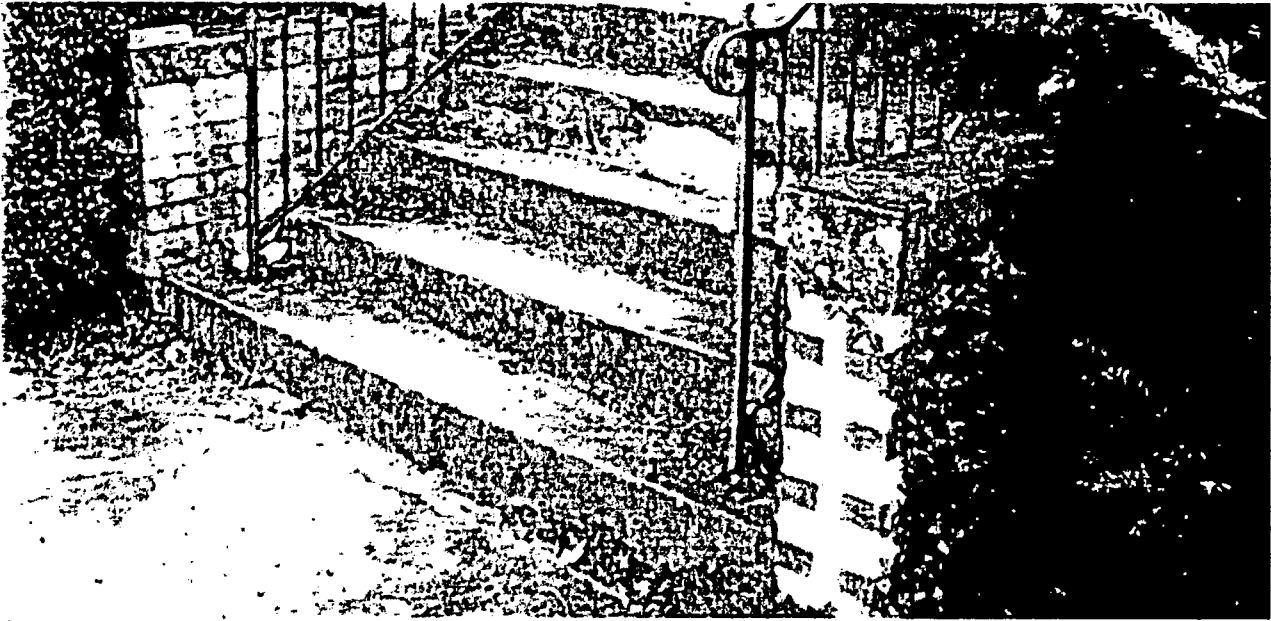
Pics of the steps



STH71702



12



STH71703



STH71704



STH71705



Geoff Maxson <geoffmaxson@gmail.com>

4 great iPhotos

1 message

Geoff Maxson <geoffmaxson@gmail.com>
To: geoff maxson <Geoffrey.J.Maxson@nasa.gov>

Tue, Aug 17, 2010 at 11:51 PM

Pics of the steps



STH71702



STH71703



STH71704



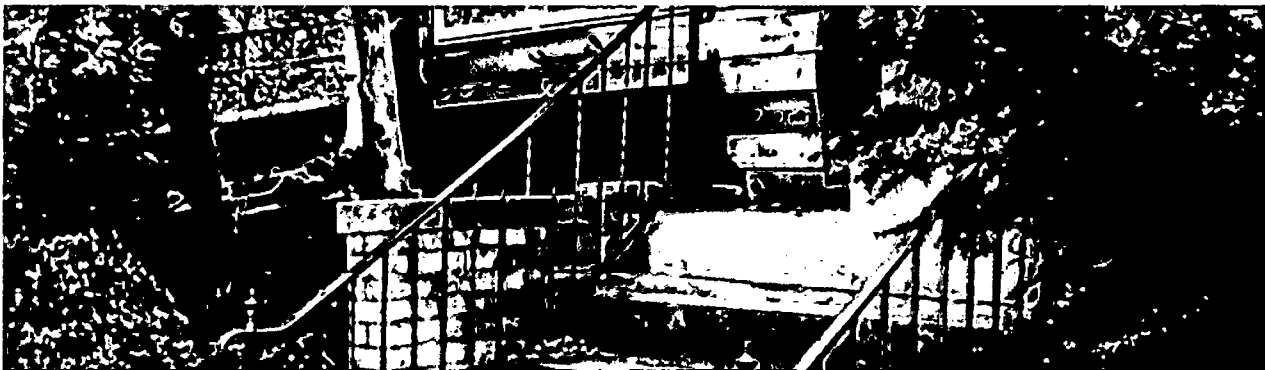
STH71705

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▶ 4 Attachments, 625 KB

Pics of the steps



STH71702





STH71703



STH71704



STH71705

OS