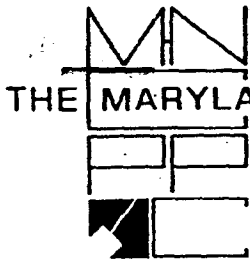


37/3-92K 42 Philadelphia Avenue

Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Seely, Chief  
Division of Construction Codes Enforcement  
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: 12.17.92

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission, at their meeting of 12.16.92 reviewed the attached application by Soleado Ponds for a Historic Area Work Permit. The application was:

Approved                       Denied

Approved with Conditions: \_\_\_\_\_

- 1) The concrete block shed will not be built; a prefabricated utility shed will be installed on site instead
- 2) The concrete block wall will be topped with flat blocks and painted

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

- Attachments:
- 1. \_\_\_\_\_
  - 2. \_\_\_\_\_
  - 3. \_\_\_\_\_
  - 4. \_\_\_\_\_
  - 5. \_\_\_\_\_

hawpok.dep

- 3) a wood picket fence, up to 3' in height, will be built along the top of the concrete block retaining wall



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Solidad Rojas TELEPHONE NO. 301-270-6918  
(Contract/Purchaser) (Include Area Code)

ADDRESS 47 Philadelphia Av. Takoma Park MD 20912  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 42 Street Philadelphia Av.

Town/City Takoma Park Election District \_\_\_\_\_

Nearest Cross Street Maple Av.

Lot P21 Block 3 Subdivision Takoma Park

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct  Extend/Add  Alter/Renovate  Repair  Circle One: A/C  Slab  Room Addition   
Wreck/Raze  Move  Install  Revocable  Revision  Fence/Wall (complete Section 4)  Other  Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ 1,050.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

### 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

4A. HEIGHT 5 feet 0 inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 11/20

1. On party line/Property line \_\_\_\_\_

2. Entirely on land of owner YES

3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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 (agent must have signature notarized on back) \_\_\_\_\_ Date 11-13-92

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED  Signature Albert B. Randall Date 12-11-92

APPLICATION/PERMIT NO: 9211200062 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Multiple horizontal lines for describing the proposed work.

(If more space is needed, attach additional sheets on plain or lined paper to this application).

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE: HISTORIC PRESERVATION COMMISSION 51 MONROE STREET, SUITE 1001 ROCKVILLE, MARYLAND 20850

Handwritten signature or stamp.

STAGAL

11/11/10 10:00 AM

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 42 Philadelphia Avenue Meeting Date: 12/16/92  
Resource: Takoma Park Historic District Review: HAWP  
Case Number: 37/3-92K Tax Credit: No  
Public Notice: 11/30/92 Report Date: 12/9/92  
Applicant: Soledad Rojas Staff: Nancy Witherell  
PROPOSAL: Construct retaining wall and fence; install shed RECOMMEND: Approve

---

The applicant has begun work on a concrete block retaining wall at a low corner of his rear yard. The work was stopped by a county inspector pending approval by the Historic Preservation Commission.

The house is a bungalow and a contributing structure. The rear yard falls away sharply behind the front porch. The retaining wall, mostly completed, is only partially visible from the sidewalk, and not at all visible from the street. Although the wall seems high from the applicant's yard, it will be filled with soil almost to the full height of the wall, the top of which will be finished and painted.

The full height of the wall, approximately 5-6 feet, will be evident from the adjacent owner's rear yard rather than from the applicant's. The deep swale running through the rear yards of all the adjacent properties has led several property owners to build retaining walls to preserve the soil and to control water run-off.

The applicant has withdrawn the proposal to build a concrete block shed. Instead, he would like to purchase and install a pre-fabricated garden shed. He would like to add one element to his HAWP: a 3'-tall wooden picket fence running along the top of the retaining wall along the side yard line. The purpose of the fence is to restrain the family dog.

STAFF RECOMMENDATION

The staff finds the proposal to have no adverse effect on the character of either the house or the historic district. The retaining wall is similar to others built in the immediate area and is viewed as an important measure by the applicant to control the run-off of soil and water.

The installation of a metal garden shed is also acceptable. The roof of the shed in the rear yard would be considerably below the level of the front lawn; it would not interfere with views of the house or adjacent houses.

The use of a wooden picket fence is also seen by the staff as appropriate in this context. The adjacent properties to the side and rear are fenced with chain link; the other adjacent owner has installed a tall wooden privacy fence along the far side property line.

The staff recommends that the Commission find the proposal consistent with the Takoma Park guidelines, including the provision that changes should respect existing environmental settings, landscaping, and patterns of open space; and with the purposes of Chapter 24A, particularly 24A-8(b)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;

and with Standard #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.



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Soladed Rojas TELEPHONE NO. 301-270-6918  
(Contract/Purchaser) (Include Area Code)

ADDRESS 42 Philadelph Av. Takoma Park MD 20912  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 42 Street Philadelph Av.

Town/City Takoma Park Election District \_\_\_\_\_

Nearest Cross Street Maple Av.

Lot P21 Block 3 Subdivision Takoma Park

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |                                            |                                  |                                      |                                 |                                                                  |                            |                                     |                                         |
|--------------------------------------------|----------------------------------|--------------------------------------|---------------------------------|------------------------------------------------------------------|----------------------------|-------------------------------------|-----------------------------------------|
| <input checked="" type="radio"/> Construct | <input type="radio"/> Extend/Add | <input type="radio"/> Alter/Renovate | <input type="radio"/> Repair    | Circle One: A/C                                                  | <input type="radio"/> Slab | <input type="radio"/> Room Addition |                                         |
| <input type="radio"/> Wreck/Raze           | <input type="radio"/> Move       | <input type="radio"/> Install        | <input type="radio"/> Revocable | <input type="radio"/> Porch                                      | <input type="radio"/> Deck | <input type="radio"/> Fireplace     |                                         |
|                                            |                                  |                                      | <input type="radio"/> Revision  | <input checked="" type="radio"/> Fence/Wall (complete Section 4) | <input type="radio"/> Shed | <input type="radio"/> Solar         | <input type="radio"/> Woodburning Stove |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 1,050.00
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

### 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

- 4A. HEIGHT 5 feet 0 inches
- 4B. 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 YES
  - On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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.

11-13-92

3

Classification R-60  
Sheet Number 209011  
Board of Appeals \_\_\_\_\_  
Checked By DSH



Master Plan

# Building Permit Application

NAME OF APPLICANT Soledad Rojas DAYTIME TELEPHONE NO. 301 270 6918  
(Include Area Code)  
ADDRESS 42 Philadelphia Av. Thomson Park MD 20912  
CITY STATE ZIP  
CONTRACTOR \_\_\_\_\_ CONTRACTOR REG. NO. \_\_\_\_\_  
CONTRACTOR ADDRESS \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)  
PLANS PREPARED BY \_\_\_\_\_ REGISTRATION NO. \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
HOUSE NUMBER 42 STREET Philadelphia Av.  
TOWN/CITY Thomson Park ELECTION DISTRICT \_\_\_\_\_  
NEAREST CROSS STREET Maple Av.  
LOT P 21 BLOCK 3 OR LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_  
SUBDIVISION Thomson Park

PART ONE:

1A. TYPE OF PERMIT ACTION  
 Construct  Extend/Add  Alter/Renovate  
 Demolish  Move  Install  Repair

1B. ACTIVITY: (Circle as many as apply)  
Finish Basement Room Addition Pool Hot Tub  
Spa Porch Deck Fireplace Shed Slab  
Woodburning Stove Fence Wall (complete Part Three)

1C. CONSTRUCTION COST ESTIMATE \$ 1,050.00 Other \_\_\_\_\_  
1D. IS THIS A SINGLE FAMILY HOME? Yes IS THIS A TOWNHOUSE? NO  
1E. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT GIVE PERMIT NO. \_\_\_\_\_  
1F. IS THIS PROPERTY IN A MUNICIPALITY, SPECIAL TAXING DISTRICT OR HOMEOWNER'S ASSOCIATION?  Yes  No  
IF YES, PLEASE SPECIFY Thomson Park  
1G. IS THIS PROPERTY A HISTORICAL RESOURCE?  Yes  No IF YES:  Master Plan  Atlas

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 5 feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
1. On party line/property line \_\_\_\_\_  
2. Entirely on land of owner   
3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

TO BE READ BY APPLICANT

Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of this application. A condition for the issuance of this permit is that the proposed construction will comply at all times with the plans as approved by all applicable government agencies.

I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in this building permit application are true and correct to the best of my knowledge, information and belief.

[Signature]

(A)



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

concrete, steel rebar concrete block  
Retain Wall. masonry concrete and  
concrete block

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

No Impact

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

*concrete, concrete Block, Ketchum Wood*  
*Steel, masonry Concrete Block*

- b. the relationship of this design to the existing resource(s):

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.
4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Solided Rojas  
 Address 42 Philadelphia Av.  
 City/Zip Lakewood Park MD 20912
2. Name Dorothy Kinck  
 Address 424 Philadelphia Av  
 City/Zip Lakewood Park MD 20912

3. Name Cathy  
Address 40 Philadelphia Av.  
City/Zip Lakomz Park MD 20912

4. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

5. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E



well from rear yard



view of retaining wall  
from front lawn

(9)



wall at complete height



door



(foundation of house is  
concrete block)



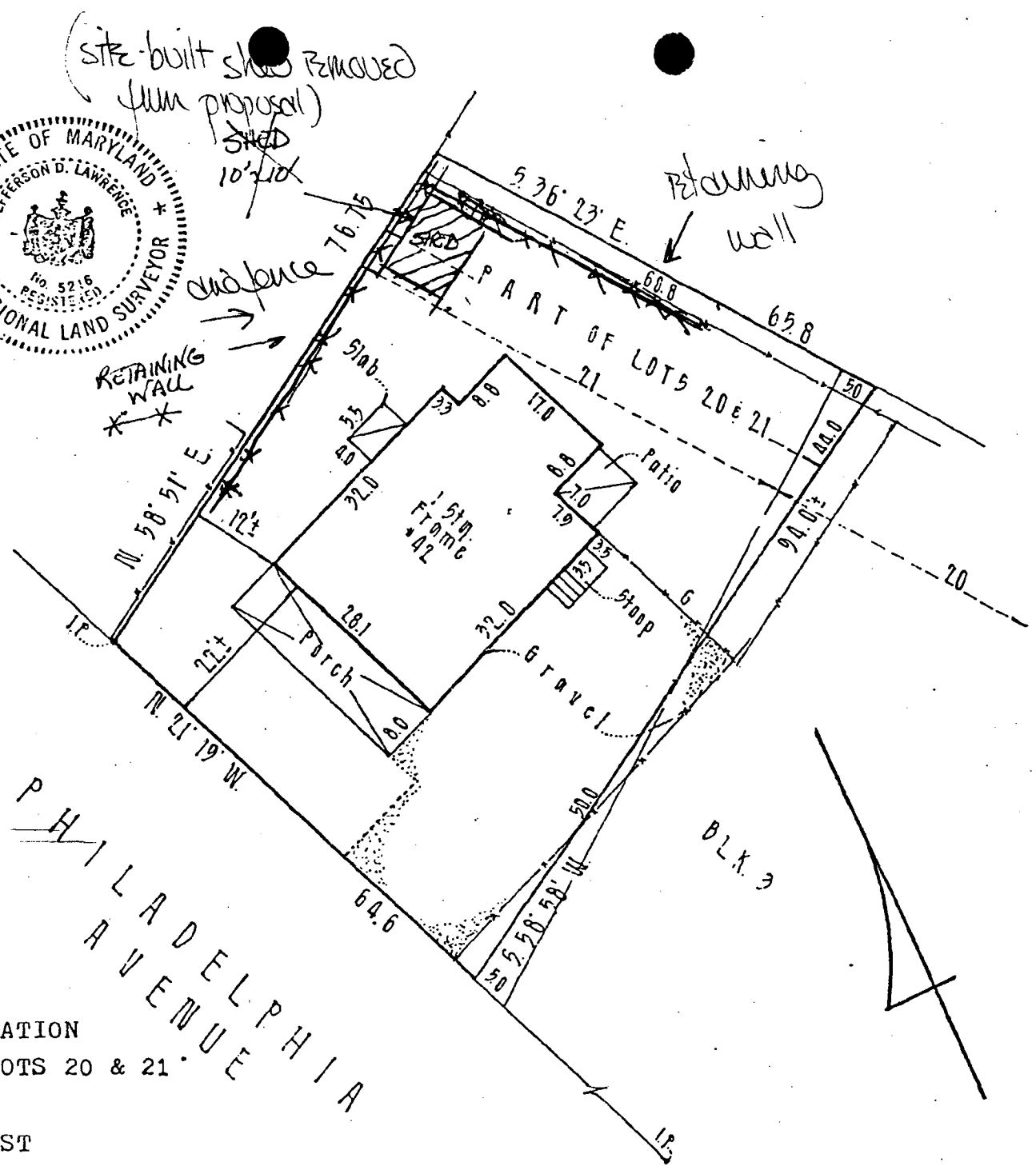
(completed rough of well,  
soil to be filled in)



view from well up toward  
Philadelphia Avenue



view across yard  
rear yard to fence and  
neighbor's house beyond



HOUSE LOCATION  
 PART OF LOTS 20 & 21  
 BLOCK 3  
 "HILL-CREST  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MD.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.

*Jefferson D. Lawrence*

JEFFERSON D. LAWRENCE  
 REGISTERED LAND SURVEYOR MARYLAND # 5216

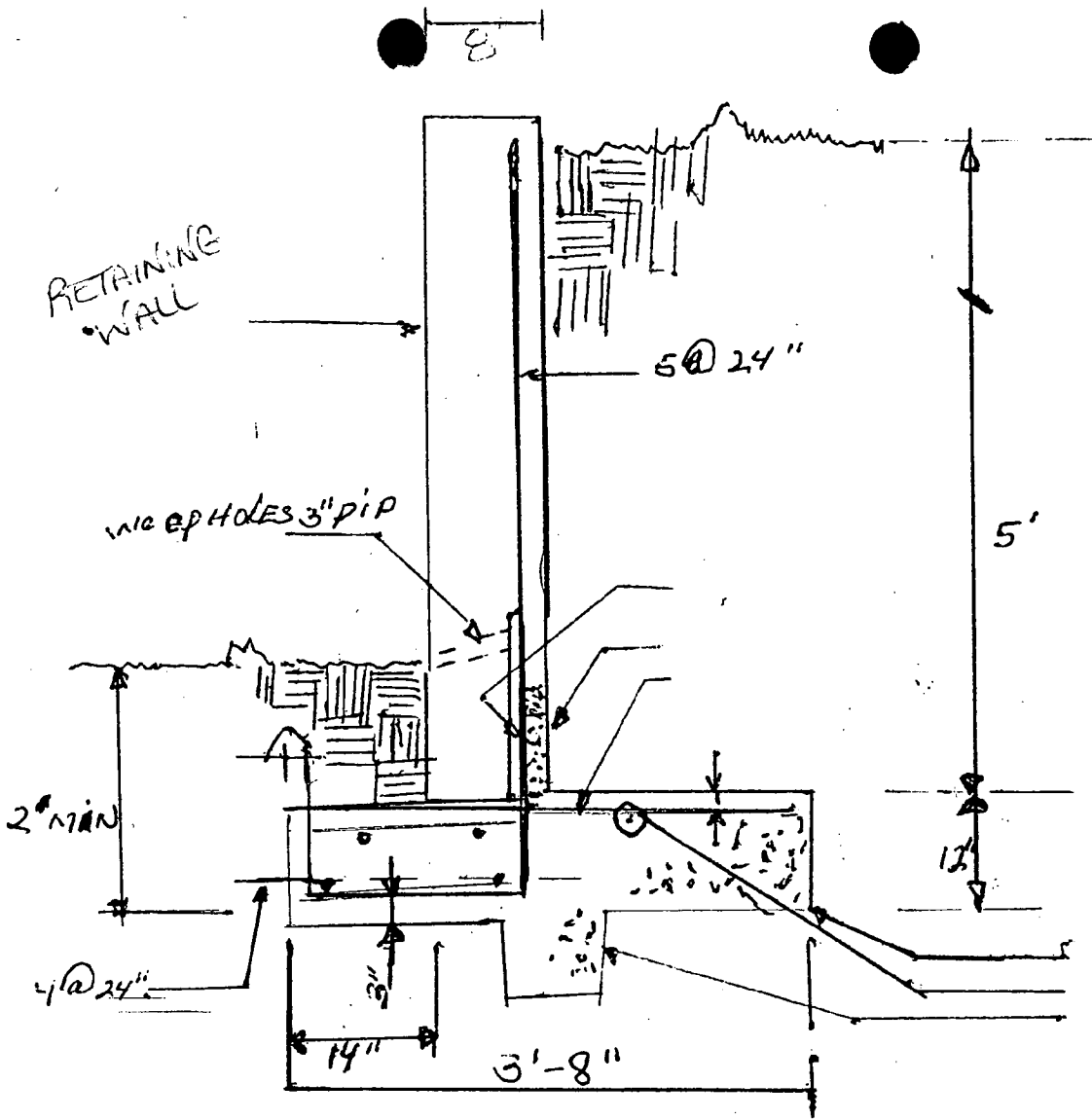
**REFERENCES**

PLAT BK. 2  
 PLAT NO. 140  
 UBER 4716  
 FOLIO 756

**ANDJON ASSOCIATES**

62 Orchard Drive  
 Gaithersburg, MD 20878  
 (301) 840-9010

DATE OF SURVEYS	SCALE: 1" = 20'
WALL CHECK:	DRAWN BY:
HSE. LOC.: 7-14-67	JOB NO.: 22187
BOUNDARY:	



Retaining Wall



**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**