

37/3-93N 48 Philadelphia Avenue
Takoma Park Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 48 Philadelphia Avenue Meeting Date: 5/26/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93N Tax Credit: No
Public Notice: 5/12/93 Report Date: 5/19/93
Applicant: Silvio and Patricia Filardo Staff: Nancy Witherell
PROPOSAL: Retaining Wall RECOMMEND: Approve

The applicants are applying for a HAWP for a retaining wall retroactively. The wall is approximately 6' in height, 5' of which is below the upper grade in the rear yard. The house, a contributing resource in the historic district, has a large patio in the upper level of the rear yard, followed by a steeply sloped embankment, continued by the rear yard at the lower level.

The wall, running parallel to and approximately 18' from the rear elevation of the house, has been constructed of concrete block turned so that the open surface of the block is visible. Only the top of the wall is visible from the house. The surface of the wall is visible from the rear yards of houses on Grant Avenue, the street parallel to Philadelphia Avenue. The houses on Grant Avenue are outside the boundaries of the historic district.

STAFF DISCUSSION

Concrete block retaining walls are seen throughout the historic district, even on street frontages. In December, the Commission approved the construction of a concrete block retaining wall in the rear yard of 42 Philadelphia Avenue; the wall was intended to alleviate the same kind of grade change seen at 48 Philadelphia Avenue and shared by property owners along the north side of Philadelphia Avenue.

The staff would recommend, however, (and the applicants have agreed) that shrubbery be planted in front of the wall in order to lessen the visual effect of a wall of this size from other properties.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal, with

the condition that the area in front of the wall be planted, consistent 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;

and with the Takoma Park amendment guidelines.



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 (SILVIO FILARDO) TELEPHONE NO. 202-234-2814
 (Contract/Purchaser) (PATRICIA FILARDO) (Include Area Code)

ADDRESS 2814 ADAMS HILL RD. R.E. - 20209 - P.F. 14 MILLINGTON ROAD, NEWICK, ENGLAND
 CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 48 Street Philadelphia AVE

Town/City Takoma Park Md Election District _____

Nearest Cross-Street MAPLE AVE

Lot _____ Block _____ Subdivision _____

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	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
				Other	Woodburning Stove	

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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? _____

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 6 feet _____ 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 _____
- 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.

Silvio Filardo
 Signature of owner or authorized agent (agent must have signature notarized by Notary)

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

3rd Floor -

8787

641-WVE

495 4570

REQUIREMENTS	WRITTEN DESCRIPTION	PROJECT INTENT	PROJECT PLAN	TREE SURVEY	DESIGN FEATURES	FACADES	MATERIAL SPECIFICATIONS	PHOTOGRAPHS	PROPERTY OWNER ADDR.
	NEW CONSTRUCTION	*	*	*	*	*	*	*	*
ADDITIONS	*	*	*	*	*	*	*	*	*
PARTIAL/TOTAL DEMO.	*	*	*					*	*
DECKS/PORCHES	*	*	*		*	*	*	*	*
FENCES/WALLS	*	*	*				*	*	*
DRIVES/PARKING AREAS	*	*	*	*			*	*	*
MAJOR LANDSCAP./GRADING	*	*	*	*			*	*	*
TREE REMOVAL	*	*	*	*			*	*	*
SIDING/ROOFING CHANGES	*	*	*			*	*	*	*
WINDOW/DOOR CHANGES	*	*	*		*	*	*	*	*
MASONRY REPAIR/REPOINT	*	*	*			*	*	*	*
SIGNS	*	*	*			*	*	*	*

Please see attached instructions for further details regarding these application requirements.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs.

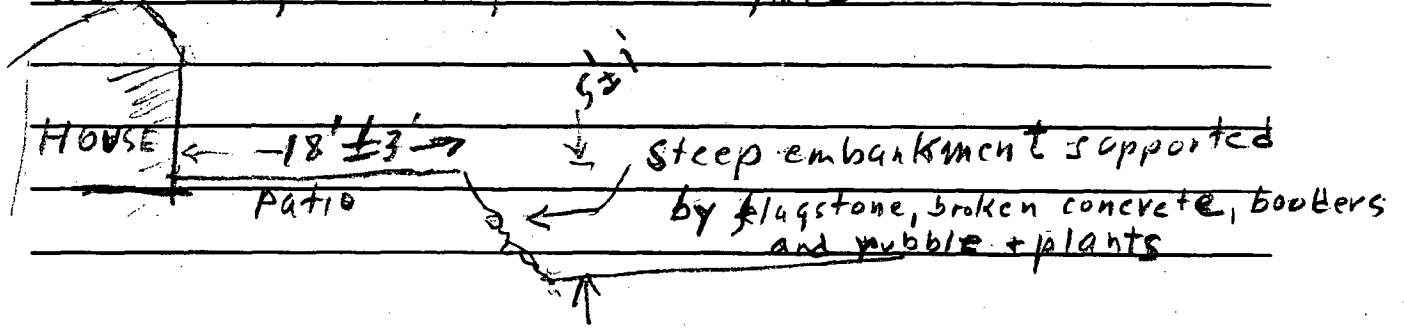
SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

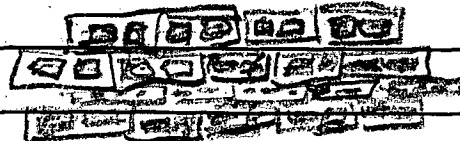
- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Back yard includes a patio paved w/flagstone followed to rear by a steep embankment dropping about 5 feet to a flat lower yard.



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

Project was planned entirely as "drywall" terrace to be topped off with one foot of "drywall" masonry, the top 4" of which will be set with mortar to keep it in place. Material to all be cinder block - 6" x 4" laid flat on side - (see photo) + sketch below. This terrace to be 4 to 5 feet high - On top of this terrace, a short wall of like material to rise above upper grade about one foot.



This type of grading I became expert at when working on roads for C.C.C. CAMPS in 1934-1935.

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:

clean straighten existing terrace with backfill (10 yds dirt) such as to form a "horizontal" arch - complete leveling of lower yard area. Top off fill with sand, plant sod.

- 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: NO EXISTING "STRUCTURES" are involved

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

- the scale, north arrow, and date;
- dimensions and heights of all existing and proposed structures;
- brief description and age of all structures (e.g., 2 story, frame house c.1900);
- 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
- 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).

NO TREES 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. *NONE*
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.
4" and 6" CEMENT BLOCK -
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.
4 PHOTOS ATTACHED
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.
NONE FROM PUBLIC RIGHT OF WAY - NEEDED -
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 _____
Address _____
City/Zip _____
2. Name _____
Address _____
City/Zip _____

3. Name _____
Address _____
City/Zip _____

4. Name _____
Address _____
City/Zip _____

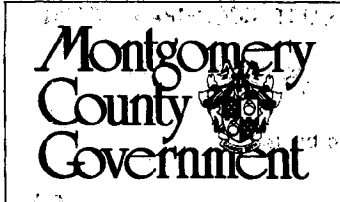
5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E



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 (Contract/Purchaser) PHILIP F. FICHARD TELEPHONE NO. 301 281 2008
(Include Area Code)

ADDRESS 1710 D. WILSON ROAD, ROCKVILLE, MARYLAND STATE MD ZIP 20850

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY _____ CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 48 Street Philip F. Fichard Ave

Town/City Takoma Park Election District _____

Nearest Cross Street Maple Ave

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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			Revision	Fence/Wall (complete Section 4) 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.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 5/20/13

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Mr. Madigan
Tennis



View from lower terrace
of row 4



Back of main building



View from upper terrace
of row 4

(7)

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