


25 North Place, Takoma Park
HPC Lic No. 37103-08FF
Takoma Park H.D.

 Pendaflex
 Esselte

4350 1/3 RED 10%  P4

- Outstanding Resume



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 8 October, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *RK*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #495822, Construct retaining wall in front of house; add small portion of flagstone paving near driveway.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved with the following condition at the October 7, 2008 meeting.

- 1: *The applicant will extend the stone retaining wall across the entire front yard.*
- 2: *The applicant will consult with the Takoma Park arborist to develop an appropriate tree protection plan.*

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: Andrew S. and Kathryn M. Partan
Address: 25 Holt Place, Takoma Park. Takoma Park Historic District.

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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 or rachel.kennedy@mncppc-mc.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT

715822

Andrew Partan, com

Contact Person: Andrew Partan

Daytime Phone No.: 301-270-4173

Tax Account No.: 01080484

Name of Property Owner: Andrew S. and Kathryn M. Partan

Daytime Phone No.: 301-270-4173

Address: 25 Holt Place, Takoma Park, MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: Holt Place

Town/City: Takoma Park Nearest Cross Street: Crescent Place

Lot: 20 Block: _____ Subdivision: Hillcrest

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: \$ ~ \$ 6000 ~

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: _____

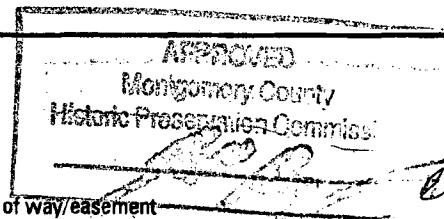
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 2' feet 0 inches

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]
Signature of owner or authorized agent

16 Sept 2008
Date

1. **WRITTEN DESCRIPTION OF PROJECT**

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

~~The site is the front lawn of a 1870s vintage Category 1 house, specifically the left side as one faces the house. The lawn slopes down toward the sidewalk and driveway, and as even "shade-loving" grass blends do not thrive under the two trees, the slope loses topsoil to runoff with every rain.~~

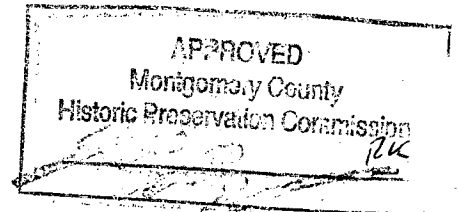
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

~~Construct 2-foot-high retaining wall of block with stone face and flagstone cap, starting at the front walk and continuing along Holt Place to and up the driveway, with the goal of complementing the 1870s house and minimizing further exposure of tree roots due to slope erosion.~~

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**

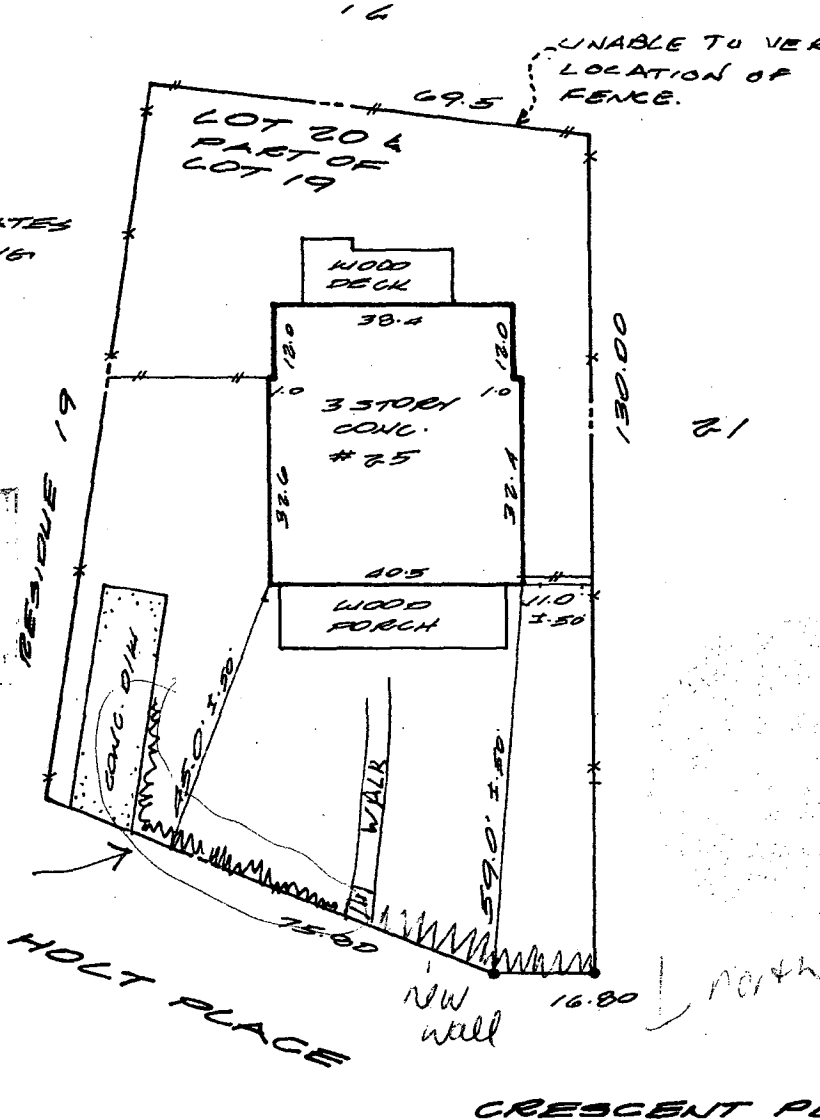
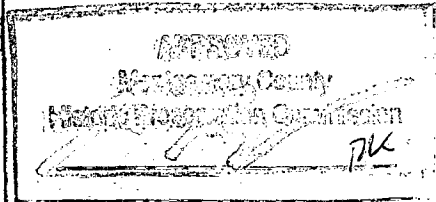
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

NOTE:
PROPERTY PREDATES
MODERN DAY ZONING

UNABLE TO VERIFY
LOCATION OF
FENCE.



LOCATION DRAWING
LOT 20 AND PART OF LOT 19 BLOCK 2
"HILL-CREST"

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

Stephen J. Wenthold
Stephen J. Wenthold, Maryland RLS Reg. No. 10767

Date: 4-10-97
Scale: 1" = 30'
Plat Book: 2
Plat No.: 140
Work Order: 97-0740



Address: 25 HOLT PLACE
District: 13
Jurisdiction: MONTGOMERY COUNTY, MD.

NO TITLE REPORT FURNISHED



R. Kennedy
B.I.C.

HISTORIC TAKOMA, INC.

6 October 2008

TO: Montgomery County Historic Preservation Commission

RE: HPC Case No. 37/03-08FFF 25 Holt Place, Takoma Park, MD

Dear Members of the Commission:

We are in receipt of and have reviewed the HAWP application for the aforementioned case. This house is an Outstanding Resource in the Takoma Park Historic District and thus must be treated with special care and consideration. It is important historically as the primary residence on an agricultural estate outside the original tracts of land purchased by the founder of Takoma Park, B. F. Gilbert. This estate was the Holt estate, which bordered the estate of Gen. S. S. Carroll and the tracts that Gilbert purchased from the Grammar family. The applicants undertook some exterior restoration work on the house a few years ago, replacing some lost historic architectural elements. They have been excellent stewards of this very important property.

For this application for a stone retaining wall in front of the house, HTI agrees with the staff recommendation that the wall should extend across the entire frontage of the house. We have visited the site and also looked at other retaining walls in the district for context. Construction of a wall on one side of the house only would be atypical and not in keeping with the rest of the district. We would also echo the staff concern about tree protection and consultation with the city arborist to protect the mature trees on the property.

We would recommend looking at existing historic stone retaining walls along adjacent Philadelphia and Park Avenues for examples.

Thank you for your consideration.

Respectfully submitted,

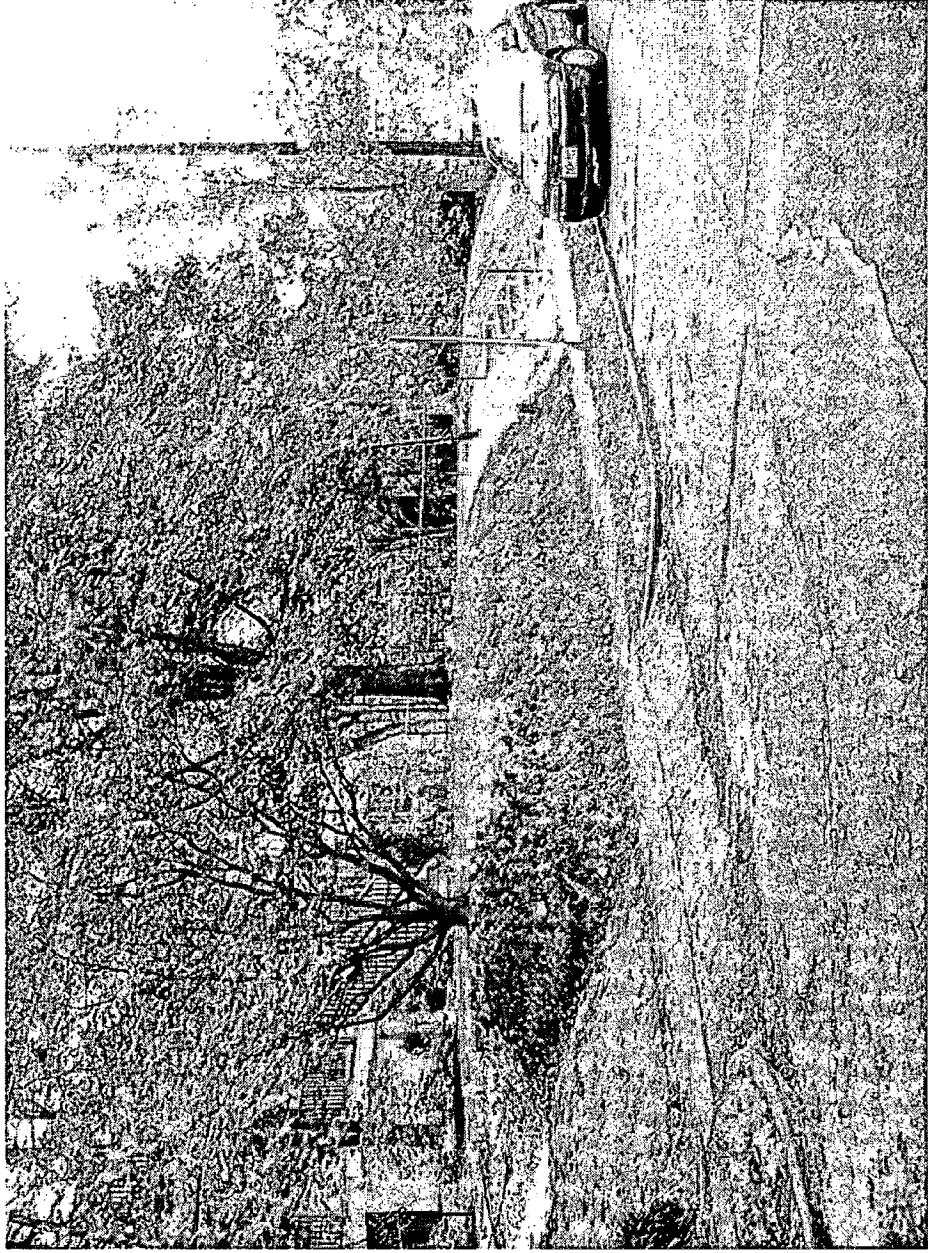
Sabrina Alcorn Baron
President

PP shown at 7 Oct NPC meet

25 Holt Place: Front facade



25 Holt Place: Looking south



25 Holt Place: Looking north



Topography at 25 Holt Place

Topography at 25 Holt Place



25 Holt Place Context



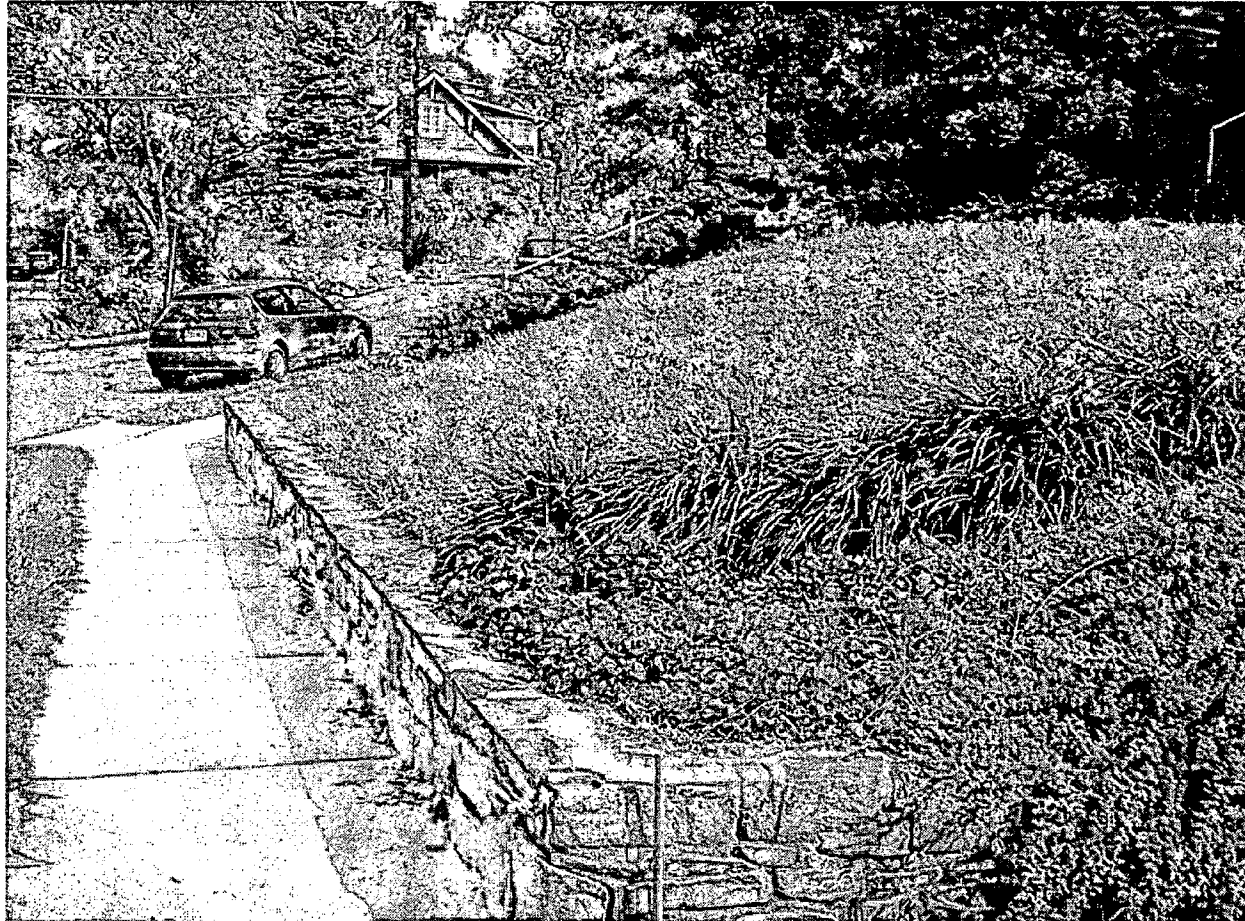
Retaining Walls in direct proximity: View of Crescent Avenue Walls



Retaining Walls in direct proximity: View of Park Ave walls

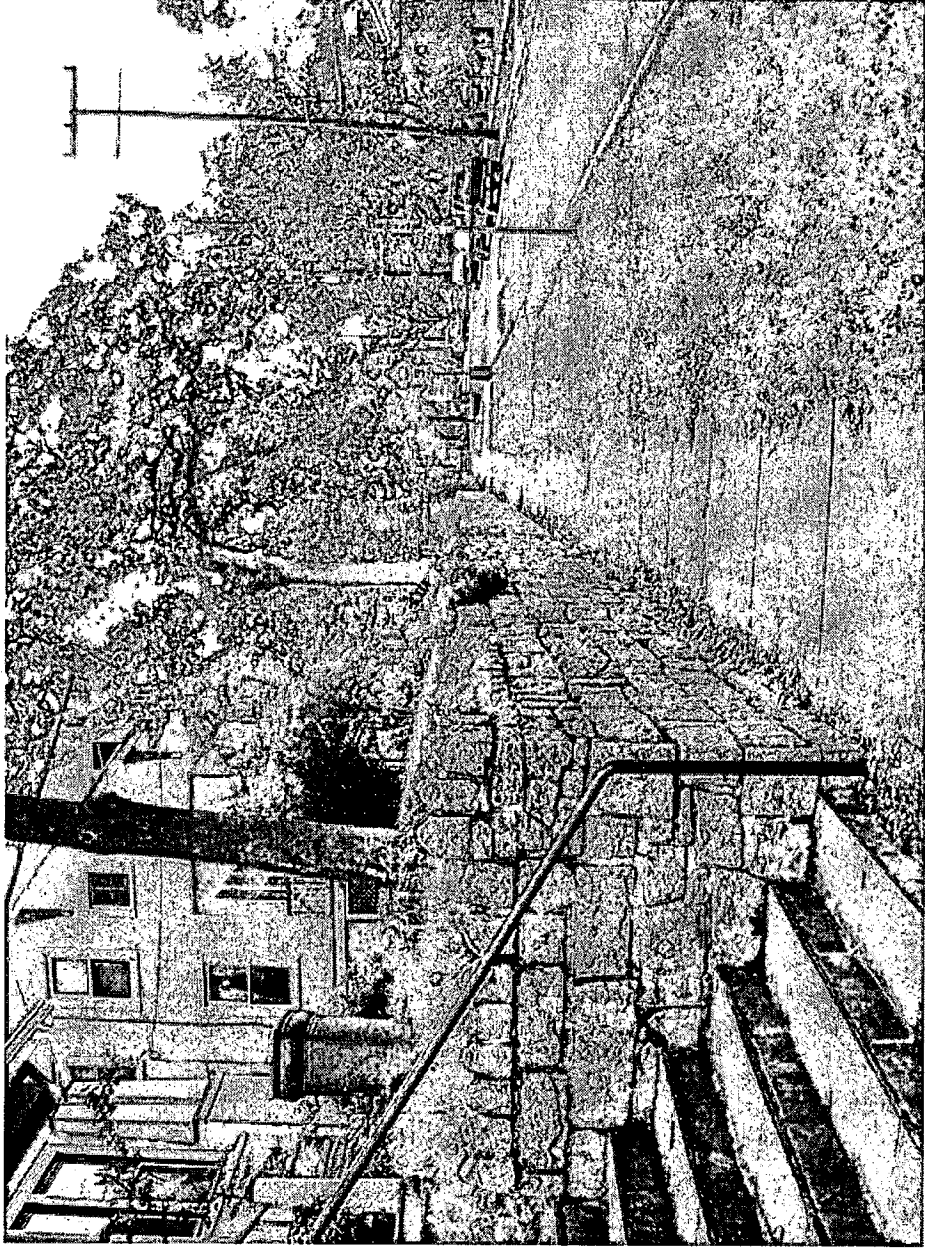


Retaining Wall at corner of Park and Crescent Avenues

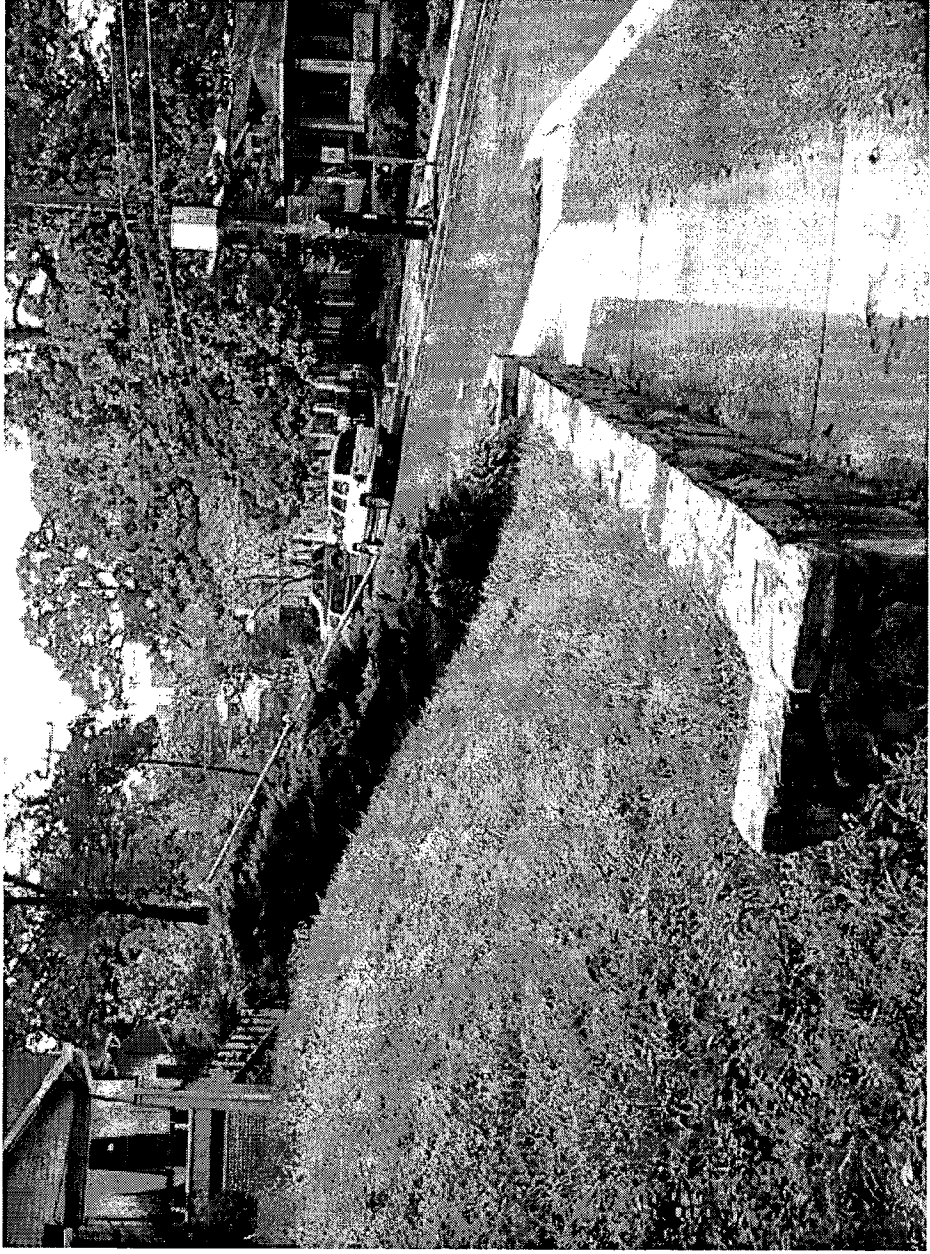


Retaining walls on Park Avenue: View from 217

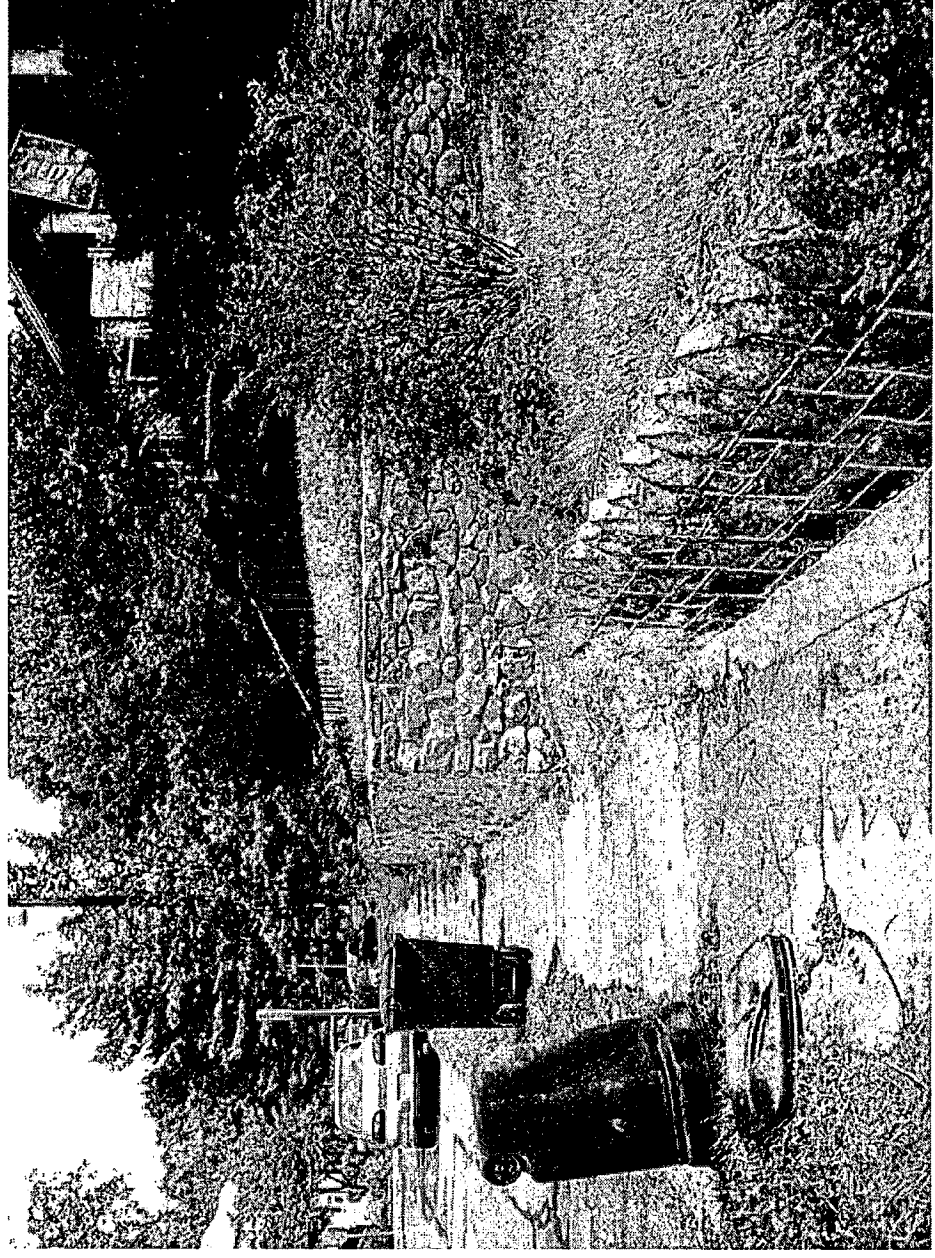
Park Ave



Retaining walls on Park Avenue



Retaining Walls on Crescent Avenue



Stone Pier at 29 Holt Place:
There appears to be something (wood?)
behind the overhanging plantings



25 Holt Place



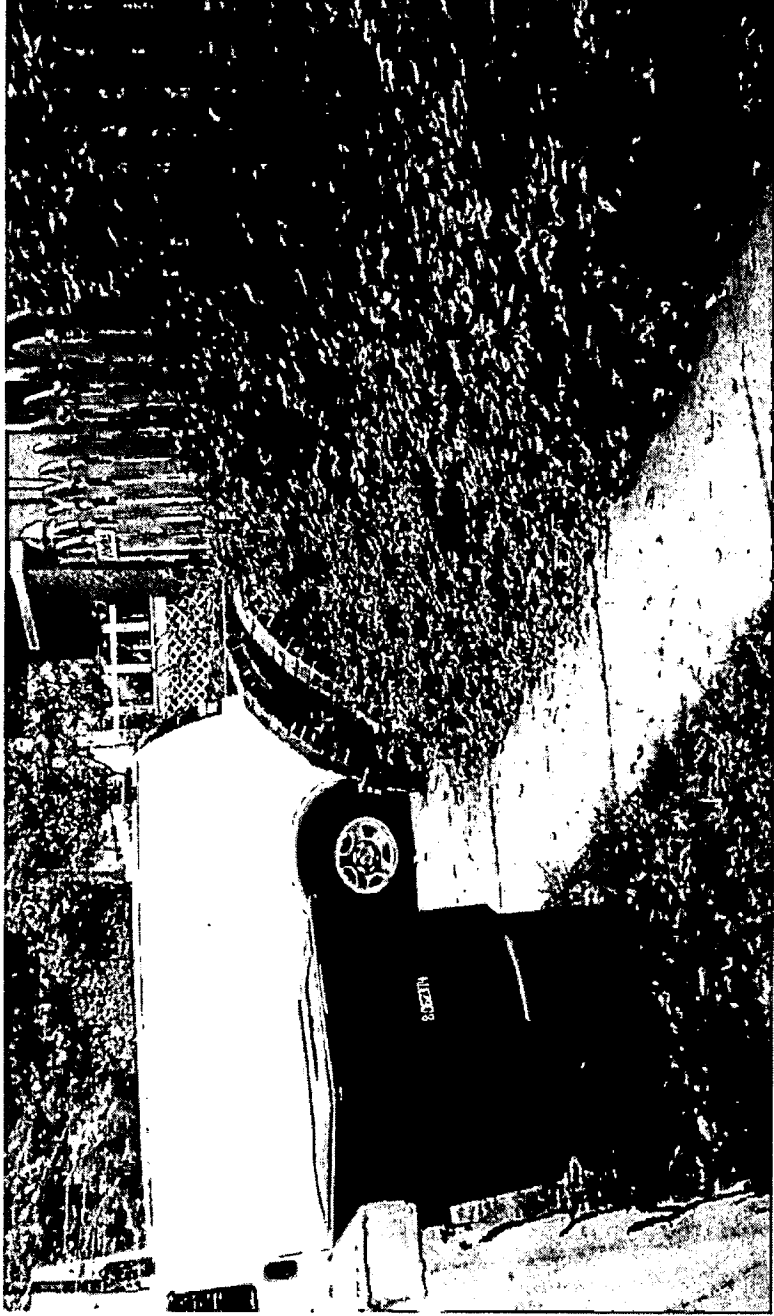
The slope to the left of the stairs (where I want to build my wall) is much steeper than the slope to the right of the stairs. On the left, the slope ranges from 27 to 32 degrees with an average of 29 degrees. On the right, the slope ranges from 16 to 28 degrees with an average of 21 degrees. On the left there is a fair amount of erosion and about half of the area does not grow much of anything. On the right there is no erosion and there is lots of grass. On the left, if I really put a lot of effort into it, I can mow about 4 feet. On the right, I can fairly easily mow the entire thing.

7 Philadelphia Ave



7 Philadelphia Ave. at the corner of Philadelphia and Holt. Along Holt, there is a wall on one side of the driveway and none on the other side of the driveway.

7 Philadelphia Ave



8 Philadelphia Ave



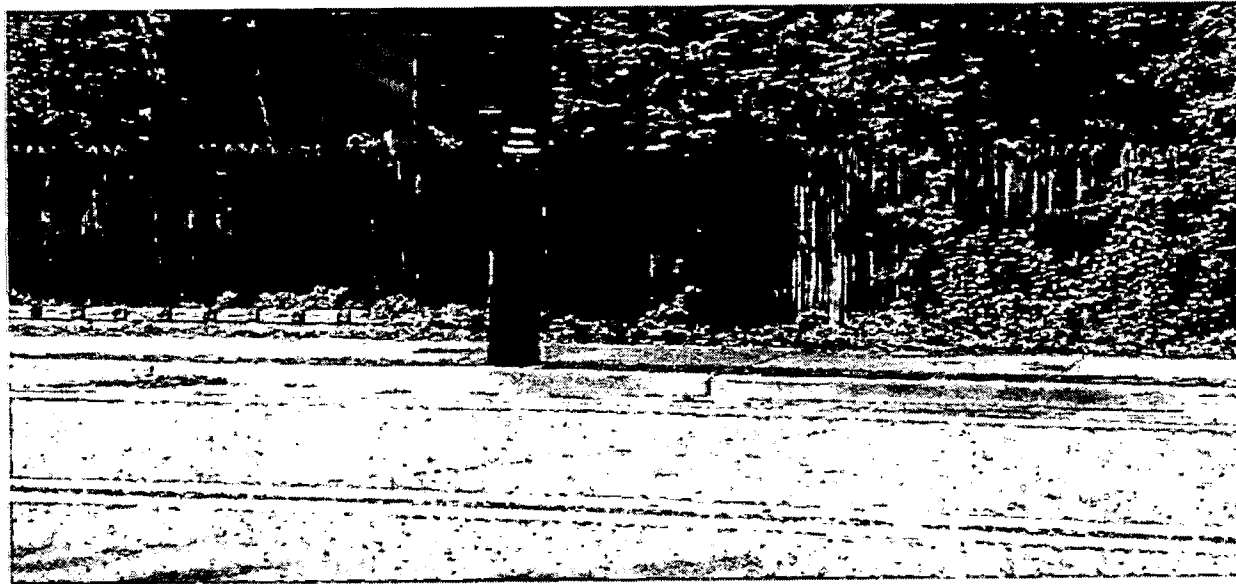
8 Philadelphia Ave. The wall goes partially along the front of the house.

7200 Carroll Ave



7200 Carroll Ave at the corner of Carroll and Philadelphia. The wall goes around the corner and partially down Philadelphia and then stops.

101 Park Ave



101 Park Ave at the corner of Park and Carroll Ave. Along Carroll, the wall goes up to the electric pole and then stops.

7063 Carroll Ave



7063 Carroll Ave. Two different styles of wall along the front.

7129 Willow Ave



7129 Willow Ave at the corner of Willow and Tulip. Down Tulip, the wall goes up to the tree and then stops. There is no wall after the tree.

7310 Willow Avenue



7310 Willow Ave. There is a wall on the right of the steps and no wall on the left of the steps.

7316 Willow Ave



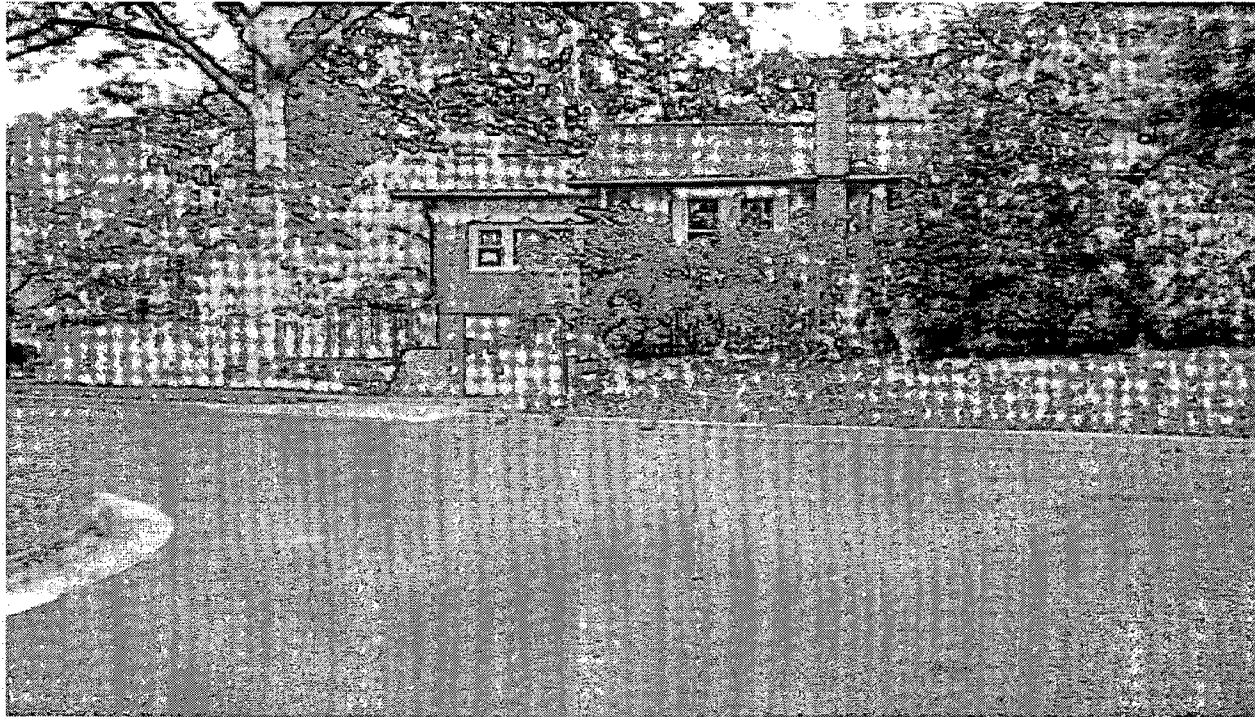
7316 Willow Ave. The wall stops in the middle of the front yard.

1411 Maple Ave



1411 Maple Ave at the corner of Maple and Valley View. There is a low wall along Valley View. There is no wall along Maple.

29 Philadelphia Ave



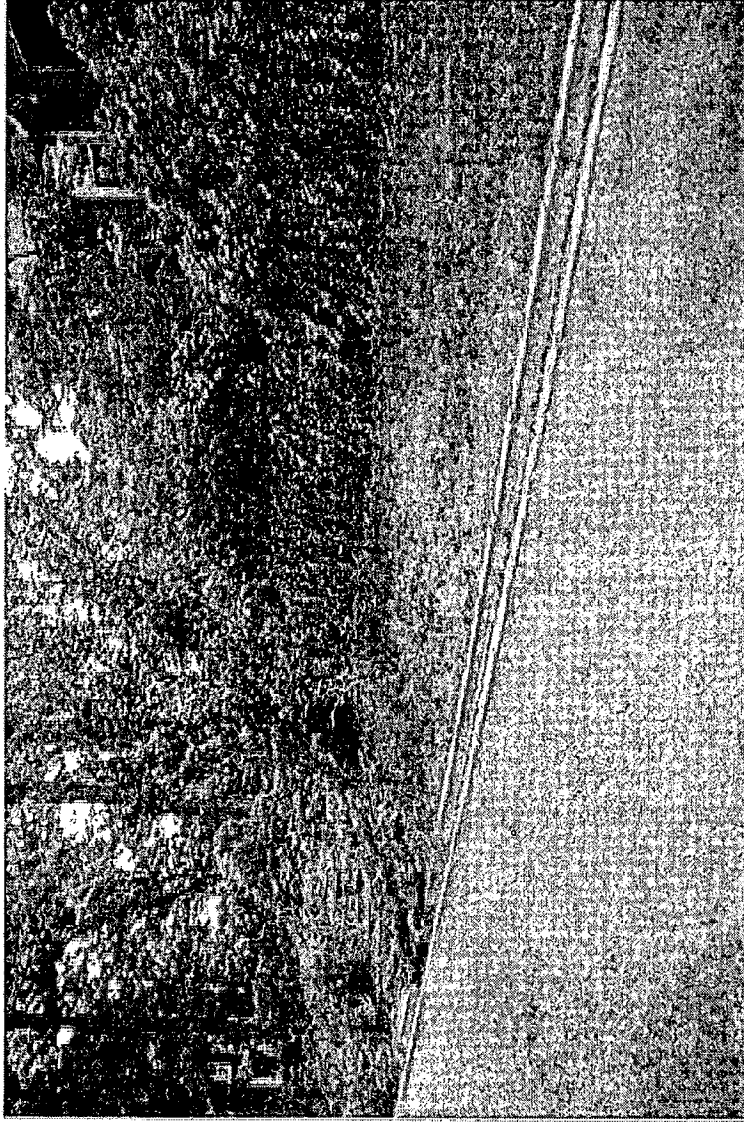
29 Philadelphia Ave at the corner of Philadelphia and Park. The wall ends at the driveway and does not continue down Park.

15 Philadelphia Ave



15 Philadelphia Ave. There is a wall to the left of the stairs and none to the right.

227 Park Ave



227 Park Ave in the triangle of Crescent, Crescent, and Park. Along Park Ave, there is a wall to the right of the stairs and none to the left of the stairs.

239 Park Ave



239 Park Ave at the corner of Park and Crescent. There is a wall to the right of the driveway and none to the left.

23 Columbia Ave



23 Columbia Ave at the corner of Columbia and Hickory. There is a wall down Hickory and turning the corner onto Columbia and then the wall stops.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|---|-----------------------|----------------|
| Address: | 25 Holt Place, Takoma Park | Meeting Date: | 10.07.08 |
| Resource: | Outstanding Resource Takoma Park Historic District | Report Date: | 10.01.08 |
| Applicant: | Andrew S. and Kathryn M. Partan | Public Notice: | 09.24.08 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | 37/03-08FFF | Staff: | Rachel Kennedy |
| Proposal: | Construct retaining wall in front of house, add small portion of flagstone near driveway walk | | |

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application with the following conditions:

- 1: The applicant will extend the stone retaining wall across the entire front yard.
- 2: The applicant will consult with the Takoma Park arborist to develop an appropriate tree protection plan.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource Within The Takoma Park Historic District
STYLE: Italianate
DATE: circa 1880

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and

Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue). Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops

there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicants are proposing to build a 2' high mortared retaining wall to control soil erosion on the front of the property. The wall will be constructed 6" from the edge of the sidewalk and will be approximately 1' in depth. The wall will be constructed of concrete block, faced with Western Maryland wall stone, and the coping will be flagstone.

The wall will extend from the top of the driveway to the left or east side of the house to the left of the front walkway. The wall will not continue to the right side of the central walkway, because there are no soil erosion problems on this portion of the front lawn. As the wall rises from the sidewalk to the driveway, it will taper off until it is level with the flagstone walkway that leads from the driveway to the house. The applicant intends to fill in an area currently covered in grass with a small triangular portion of flagstone at the walkway/wall juncture. Where the wall meets the central front stair, it will turn the corner and taper off at the third stair.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

The *Guidelines* that pertain to this project are as follows:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

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.

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 a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation

- # 9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- #10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff is recommending that the Commission approve the HAWP application as being consistent with the *Guidelines and Standards* with the conditions specified on page one of this report. The applicant has been working with the Takoma Park arborist to address the needs of mature trees near the proposed wall, which include a cherry, a Japanese maple, and a red maple tree. The proposed stone-faced wall and addition of a small flagstone-paved area meets the HPC guidance for height and materials sensitive to the context of the district. However, there is little precedent in the district for a retaining wall that does not extend the length of the front yard. Staff visited the site and examined adjacent properties' retaining walls and could find no examples of a retaining wall that did not retain the entire front yard. Additionally, the right side of the front lawn is of similar topography to the left side of the lawn and a similar treatment should be merited. Therefore, staff believes that the wall should extend past the left of the central front stair to the right (west) edge of the front yard, in order to address the environmental context of the historic district.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter

24A-8(b)(1) & (2) with the condition listed on page one above;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 301-563-3407 or rachel.kennedy@mncppc-mc.org to schedule a follow-up site visit.

APPLICATION FOR HISTORIC AREA WORK PERMIT

713 822

Contact Person: Andrew Partan

Daytime Phone No.: 301-270-4173

Tax Account No.: 01080484

Name of Property Owner: Andrew S. and Kathryn M. Partan Daytime Phone No.: 301-270-4173

Address: 25 Holt Place, Takoma Park, MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: Holt Place

Town/City: Takoma Park Nearest Cross Street: Crescent Place

Lot: 20 Block: _____ Subdivision: Hillcrest

Liber: _____ Folio: _____ Parcel: _____

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1A. CHECK ALL APPLICABLE:

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 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: \$ ~ \$ 6000 -

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 2' feet 0 inches

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

16 Sept 2008

Date

(6)

1. WRITTEN DESCRIPTION OF PROJECT

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

~~The site is the front lawn of a 1870s vintage Category 1 house, specifically the left side as one faces the house. The lawn slopes down toward the sidewalk and driveway, and as even "shade-loving" grass blends do not thrive under the two trees, the slope loses topsoil to runoff with every rain.~~

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

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- 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.

Owner's mailing address:

Andrew S and Kathryn M Partan
25 Holt Pl
Takoma Park, MD 20912

Adjacent and confronting property owners:

David Hauck & Mary M Voorhes
24 Holt Pl
Takoma Park, MD 20912

Geoff Maxson
8 Crescent Pl
Takoma Park, MD 20912

Walter Rave
29 Holt Pl
Takoma Park, MD 20912

Benjamin Rosenthal & Nancy Martin
7136 Carroll Ave
Takoma Park, MD 20912

4. Materials

Concrete block for backing of wall.
Western Maryland Wall Stone from Irwin Stone for facing of wall.
Flagstone for top of wall.
Mortar to hold it all together.
Gravel and the like behind the wall for drainage.
Fill dirt and other organic material as needed behind wall.

6. Tree survey

At the corner of the wall is a Japanese Maple. This tree is about 8 feet from the wall. At 4 feet above the ground, this tree has no trunk, it just has 13 branches, each branch is between 1 inch and 4 inches in diameter.

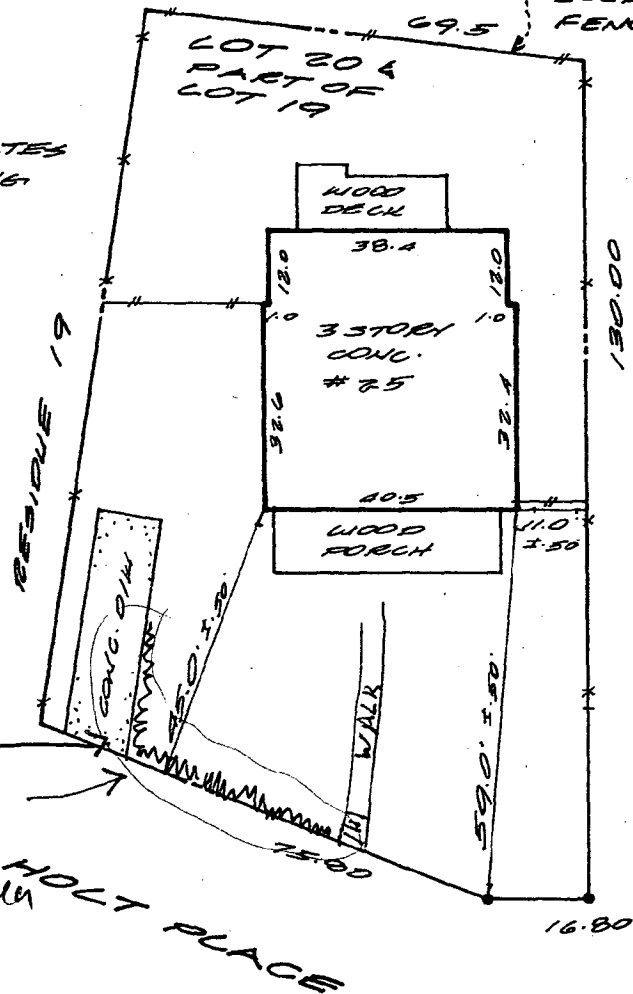
Near the stair end of the wall is a Red Maple. This tree is about 12 feet from the wall. At 4 feet above the ground, this tree is 16 inches in diameter.

Across the driveway and the foot of the driveway is a Cherry. This tree is about 13 feet from the wall. At 4 feet above the ground, this tree is 9 inches in diameter.

UNABLE TO VERIFY LOCATION OF FENCE.

NOTE:
PROPERTY PREDATES
MODERN DAY ZONING

Proposed
Stone wall
Mass
with
highlighted area



LOCATION DRAWING
LOT 20 AND PART OF LOT 19 BLOCK 2
"HILL-CREST"

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA Insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Stephen J. Wenthold

Stephen J. Wenthold, Maryland RLS Reg. No. 10767

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

Date: 4-10-97

Scale: 1" = 30'

Plat Book: 2

Plat No.: 1A0

Work Order: 97-0740



Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 840-0025

Address: 25 HOLT PLACE

District: 13

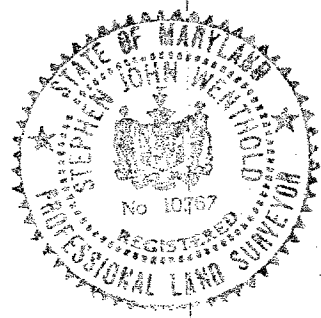
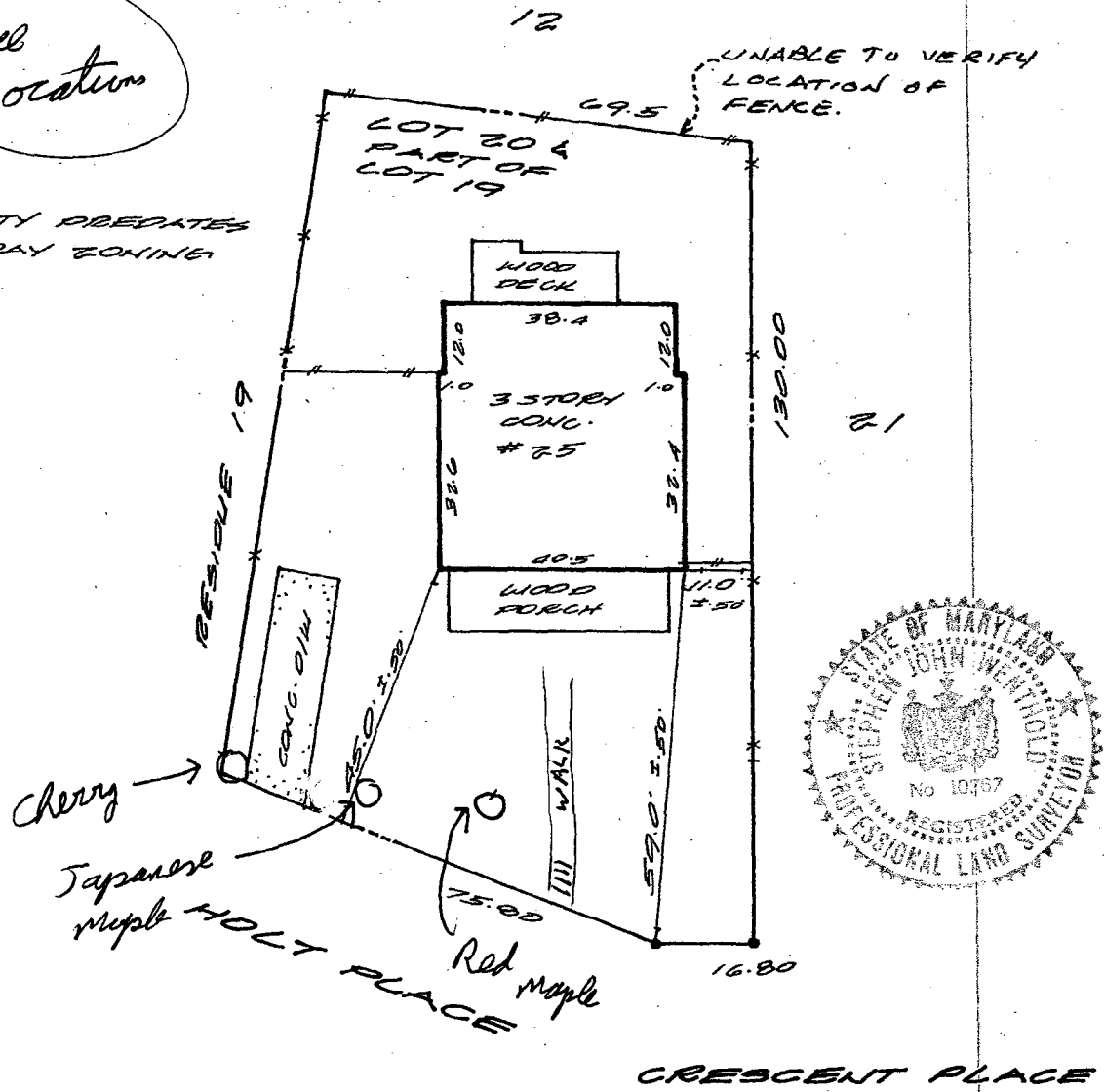
Jurisdiction: MONTGOMERY COUNTY, MD.

NO TITLE REPORT FURNISHED

9

Tree Location

NOTE: PROPERTY PREDATES MODERN DAY ZONING



LOCATION DRAWING LOT 20 AND PART OF LOT 19 BLOCK 2 "HILL-CREST"

Surveyor's Certification

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Stephen J. Wenthold, Maryland RLS Reg. No. 10767

Date: 4-10-97
Scale: 1" = 30'
Plat Book: 2
Plat No.: 140
Work Order: 97-0740

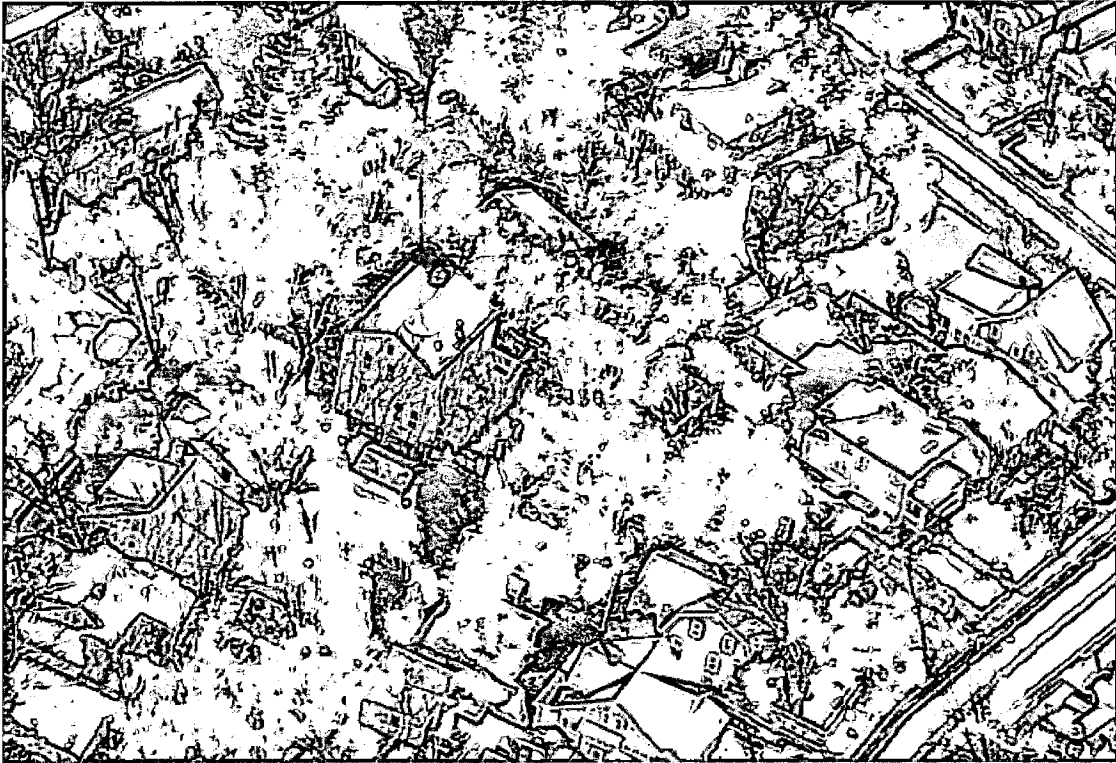
Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 840-0025

Address: 25 HOLT PLACE
District: 13
Jurisdiction: MONTGOMERY COUNTY, MD.

NO TITLE REPORT FURNISHED

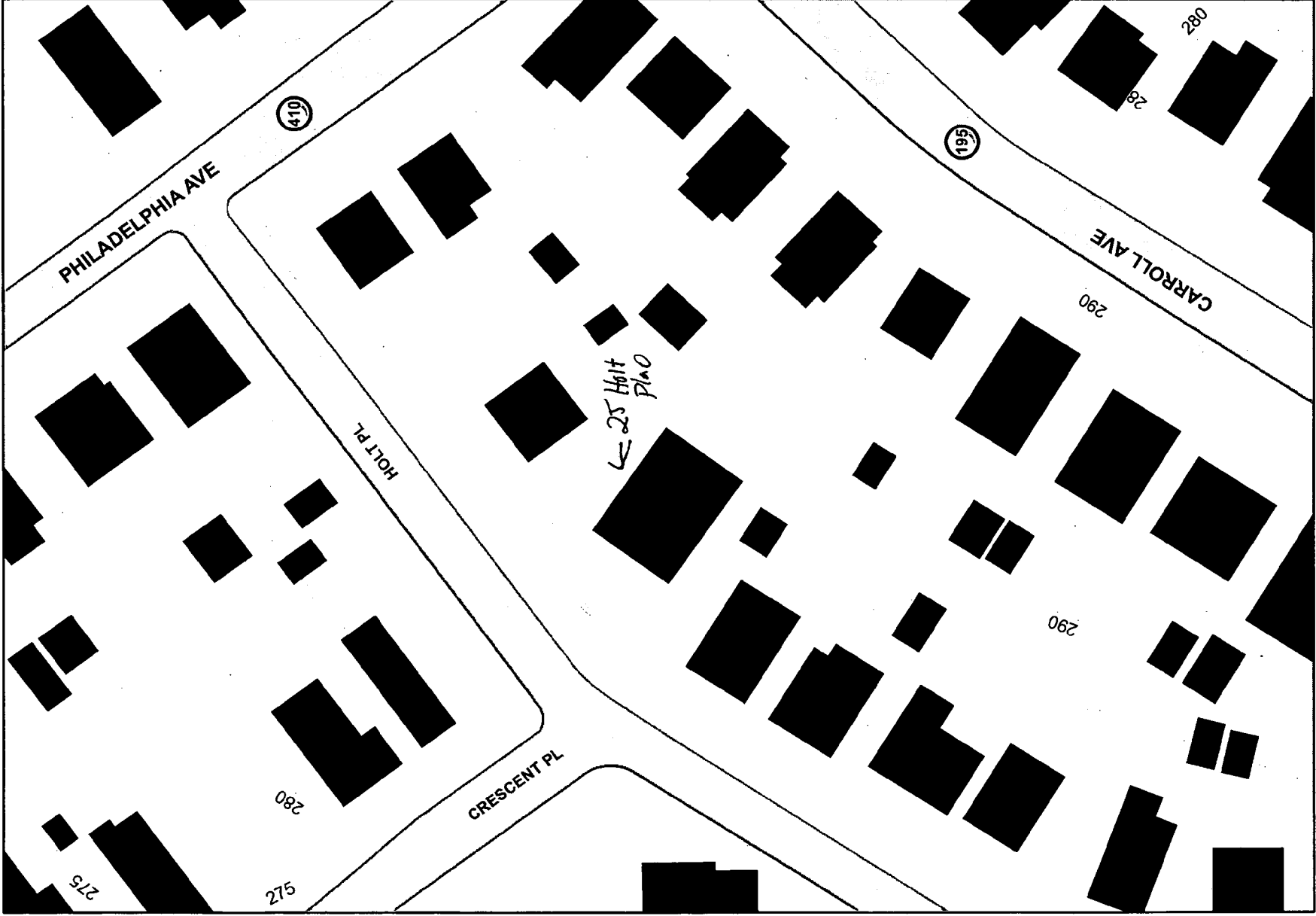
10

25 Holt Place.



Aerial View . 25 Holt Place & surrounding
historic environment.

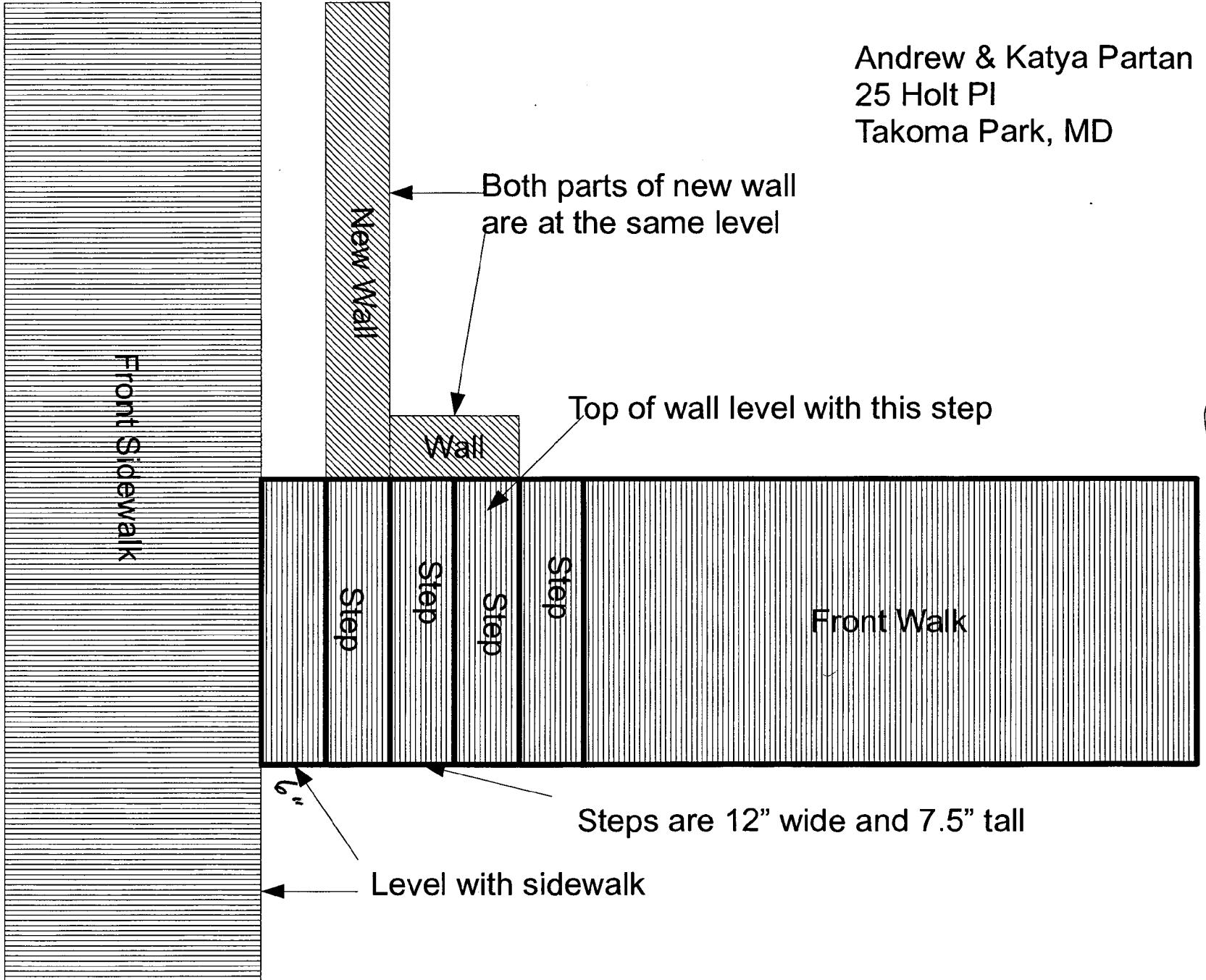
Topography at 25 Holt Place



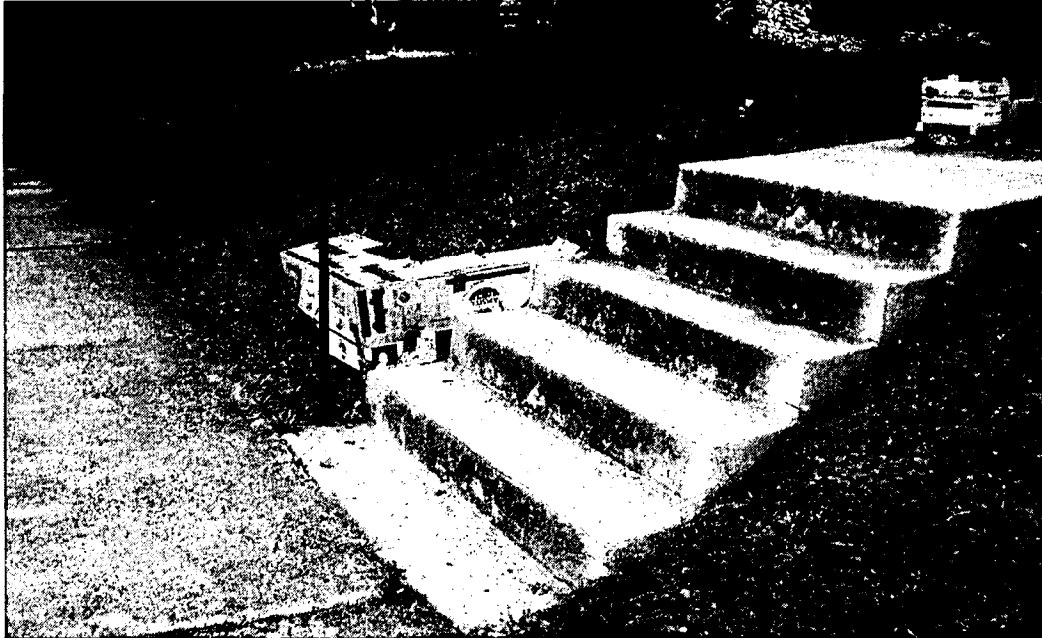
21

Andrew & Katya Partan
25 Holt PI
Takoma Park, MD

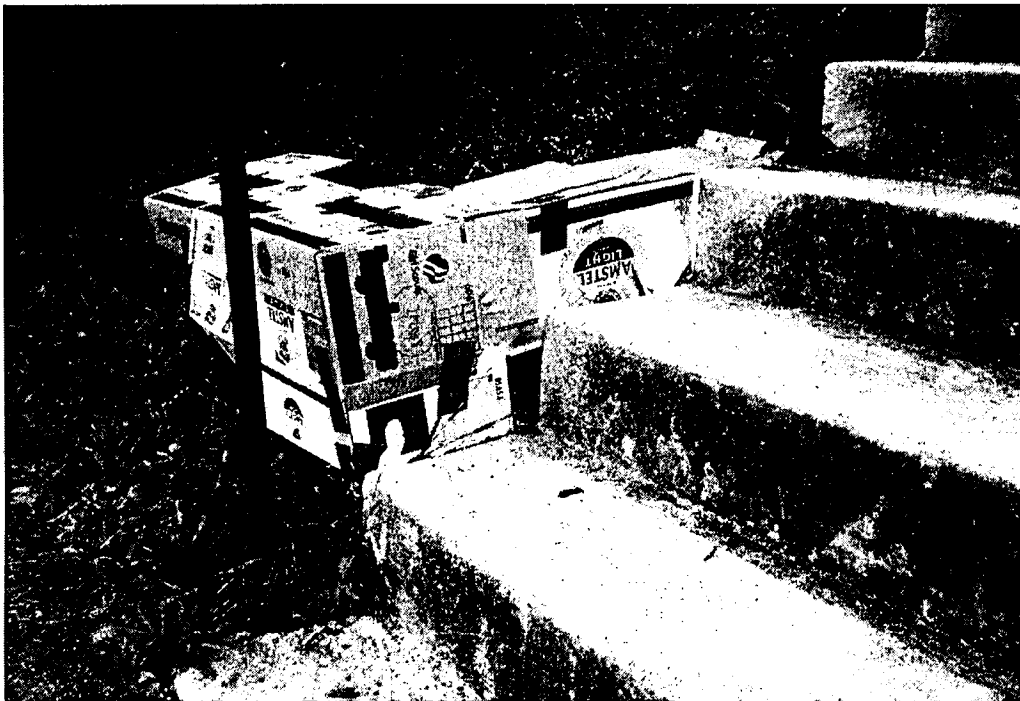
Holt Place Street



13



Photos showing a model of the wall at the front stairs. Note that the wall is going to be level with the top of the third step and will be at the level of the hillside at that point. Also note that the existing footing for the rail remains where it is; the bottom of the wall will be even with the bottom on the first step and the footing for the rail is beyond that.



Applicant: Andrew & Kathryn Partan



Photos showing where the existing flagstone path meets the driveway and a model of the new piece of flagstone (the newspaper) and the top of the new wall (the cardboard). I am not sure how big the new piece of flagstone will be – the model as shown is a right triangle with a 3 foot edge, the actual piece may be smaller with about a 2 foot edge.



Applicant: Andrew & Kathryn Partan

15

5. Photographs

Two photos of a wall on Carroll Ave showing the style of the wall we would like to build.



16

Two photos of our house.



Applicant: Andrew S and Kathryn M Partan

(17)

Photos Page 2

Photo showing the location of the new wall. The wall will go down the right side of the driveway, along the sidewalk to the stairs.



A view from the stairs along the side walk. The wall will start on the left of the stairs.



A view from the driveway along the sidewalk toward the stairs.



A view from the sidewalk up the driveway. The wall will end at the flagstone path.





Retaining Wall - 219 Park Avenue, Takoma Park H.D.
Adjacent to 25 Holt Place.



Retaining Wall, 217 Park Avenue - Takoma Park H. D.
Adjacent to 25 Holt Place.

(21)

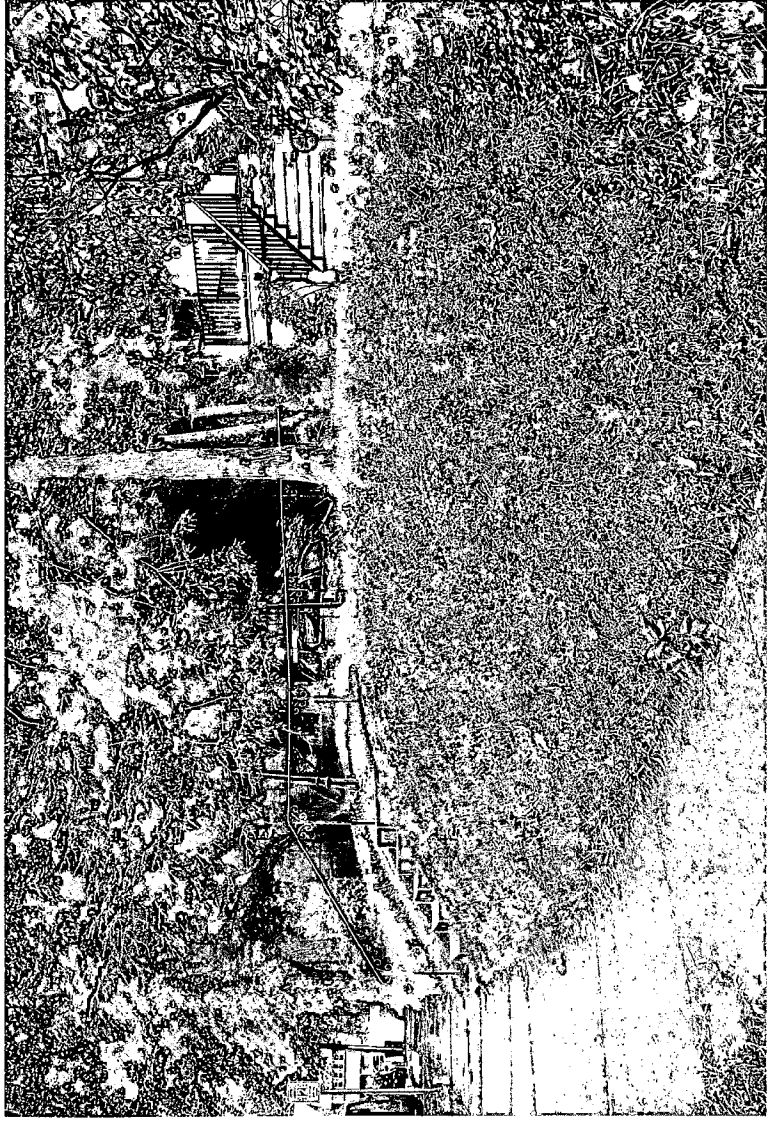


Stone retaining walls directly adjacent to 25 Holt Place.
(6 Crescent Place 4 Crescent Pl. Takoma Park H.D.



25 Holt Place. View showing extensive soil erosion
in yard near driveway.

(23)



25 Holt Place. View of right (west) side of front
yard.

(24)

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25 Holt Pl
Takoma Park, MD 20912

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Two photos of our house.

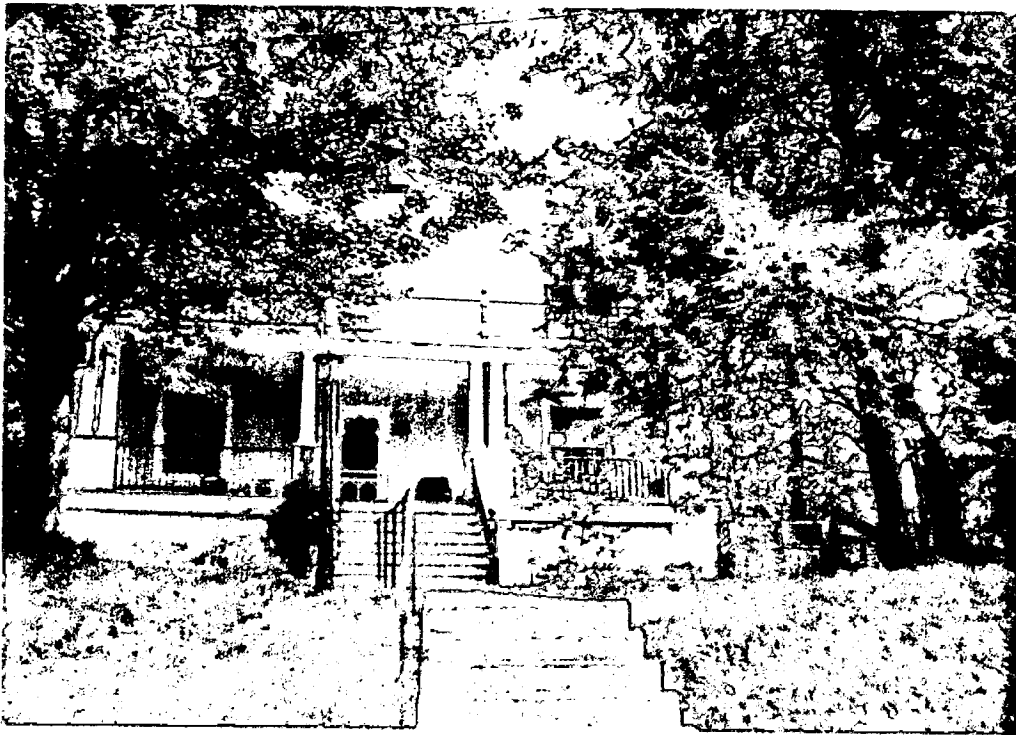


Photo showing the location of the new wall. The wall will go down the right side of the driveway, along the sidewalk to the stairs.



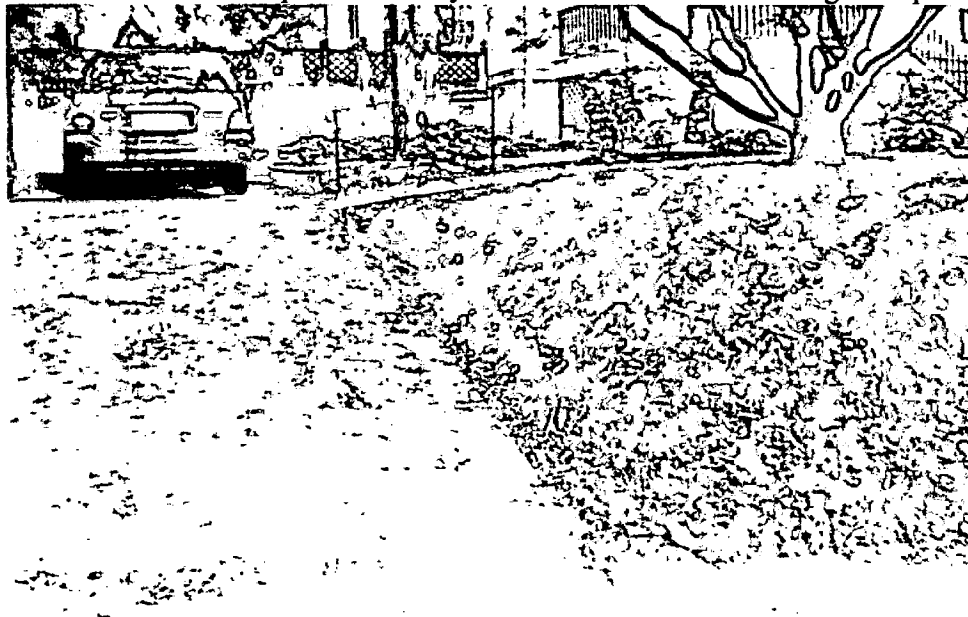
A view from the stairs along the side walk. The wall will start on the left of the stairs.



A view from the driveway along the sidewalk toward the stairs.



A view from the sidewalk up the driveway. The wall will end at the flagstone path.





The slope to the left of the stairs (where I want to build my wall) is much steeper than the slope to the right of the stairs. On the left, the slope ranges from 27 to 32 degrees with an average of 29 degrees. On the right, the slope ranges from 16 to 28 degrees with an average of 21 degrees. On the left there is a fair amount of erosion and about half of the area does not grow much of anything. On the right there is no erosion and there is lots of grass. On the left, if I really put a lot of effort into it, I can mow about 4 feet. On the right, I can fairly easily mow the entire thing.

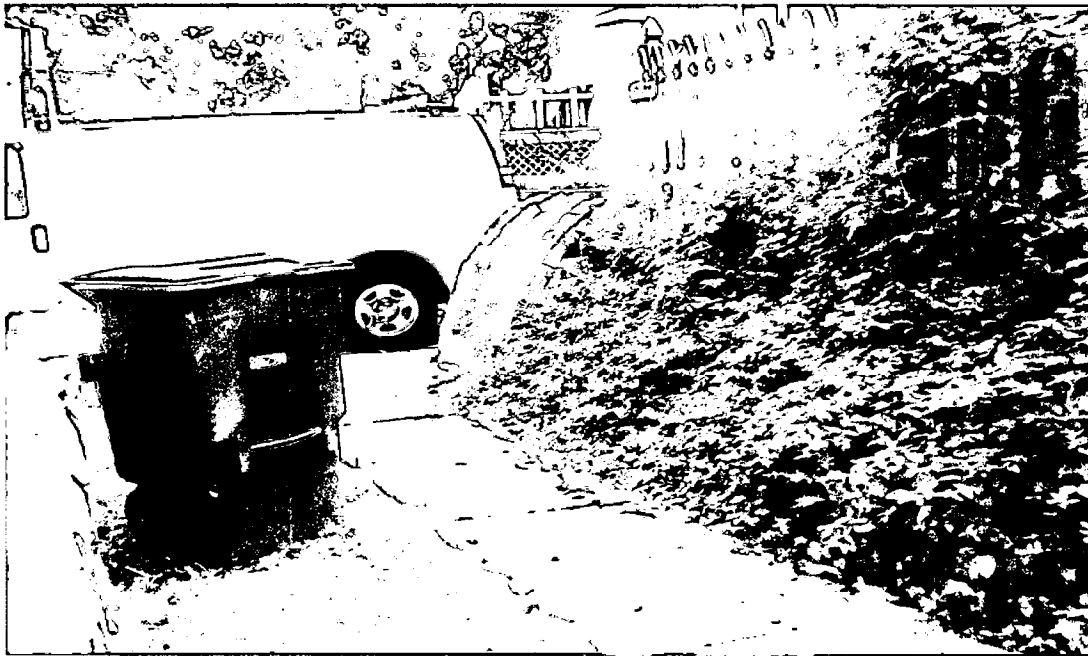


Partial wall in front of 29 Holt Pl, my next door neighbor. The rest of the front of the property has no wall at all.

Applicant: Andrew & Katya Partan



7 Philadelphia Ave, at the corner of Philadelphia and Holt. Along Holt, there is a wall on one side of the driveway and none on the other side of the driveway.



Applicant: Andrew & Katya Partan



8 Philadelphia Ave. The wall goes partially along the front of the house.



7200 Carroll Ave at the corner of Carroll and Philadelphia. The wall goes around the corner and partially down Philadelphia and then stops.

Applicant: Andrew & Katya Partan



101 Park Ave at the corner of Park and Carroll Ave. Along Carroll, the wall goes up to the electric pole and then stops.



7063 Carroll Ave. Two different styles of wall along the front.

Applicant: Andrew & Katya Partan



7129 Willow Ave at the corner of Willow and Tulip. Down Tulip, the wall goes up to the tree and then stops. There is no wall after the tree.

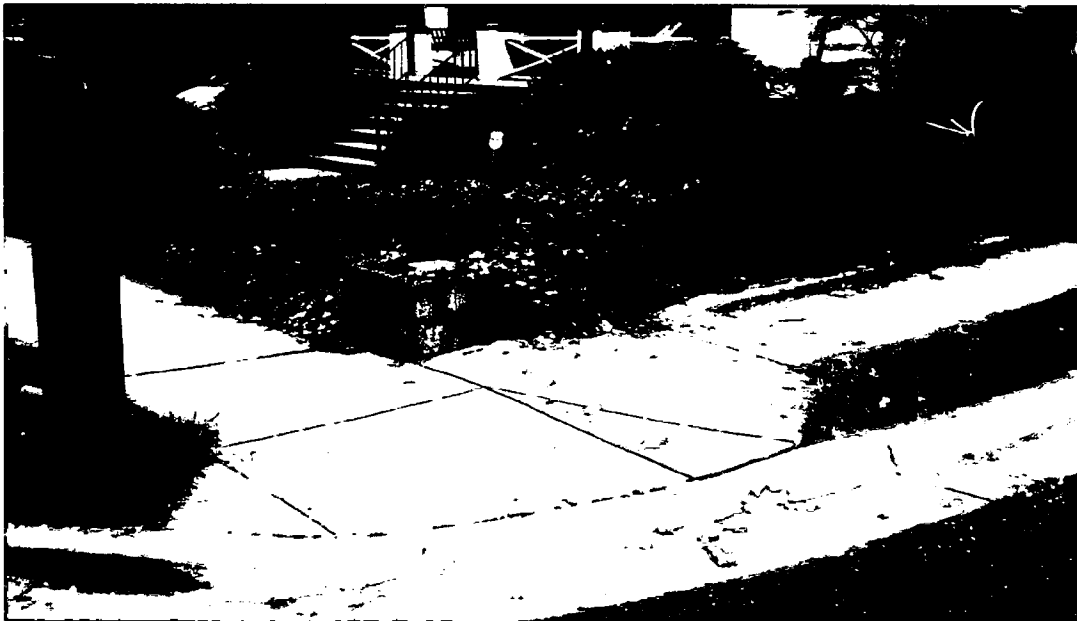


7310 Willow Ave. There is a wall on the right of the steps and no wall on the left of the steps.

Applicant: Andrew & Katya Partan



7316 Willow Ave. The wall stops in the middle of the front yard.

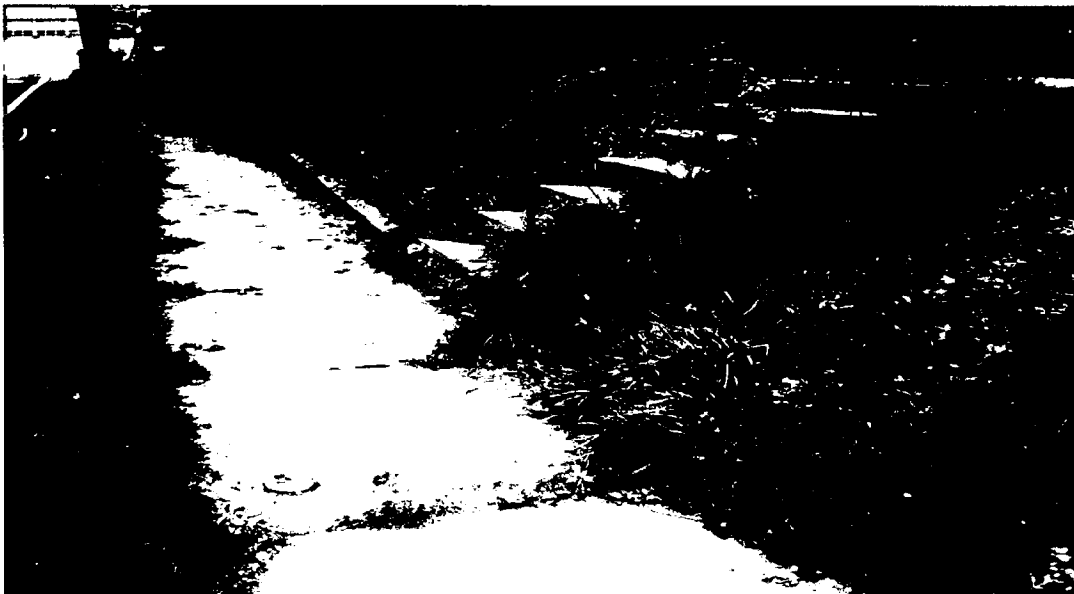


1411 Maple Ave at the corner of Maple and Valley View. There is a low wall along Valley View. There is no wall along Maple.

Applicant: Andrew & Katya Partan



29 Philadelphia Ave at the corner of Philadelphia and Park. The wall ends at the driveway and does not continue down Park.



15 Philadelphia Ave. There is a wall to the left of the stairs and none to the right.

Applicant: Andrew & Katya Partan



227 Park Ave in the triangle of Crescent, Crescent, and Park. Along Park Ave, there is a wall to the right of the stairs and none to the left of the stairs.



Applicant: Andrew & Katya Partan

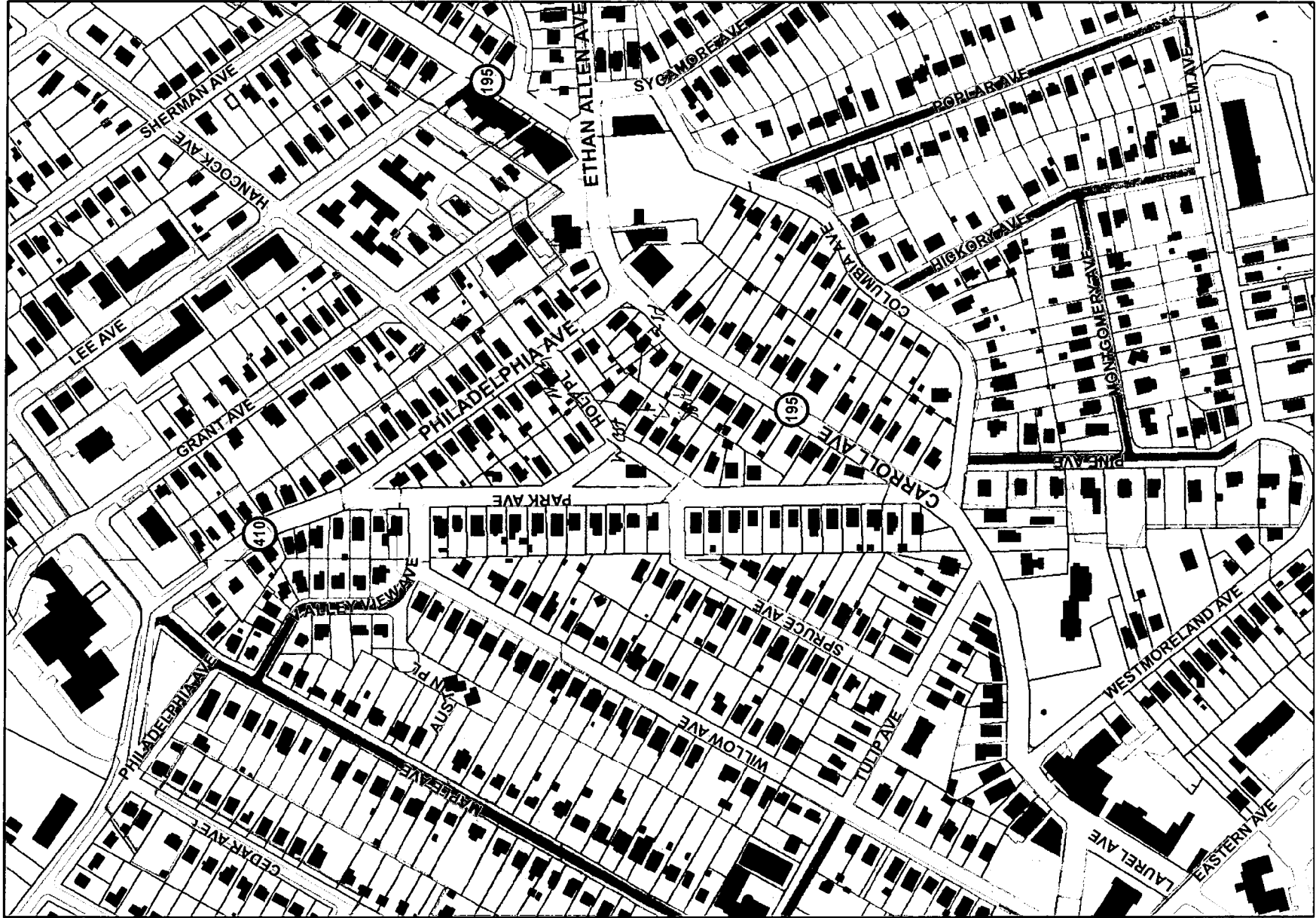


239 Park Ave at the corner of Park and Crescent. There is a wall to the right of the driveway and none to the left.



23 Columbia Ave at the corner of Columbia and Hickory. There is a wall down Hickory and turning the corner onto Columbia and then the wall stops.

Applicant: Andrew & Katya Partan



Kennedy, Rachel

From: Andrew Partan [asp@partan.com]
Sent: Monday, September 29, 2008 4:55 PM
To: Kennedy, Rachel
Cc: Whipple, Scott
Subject: Re: Stone Wall at 25 Holt Place
Attachments: HAWP-Partan-Wall.pdf

On Mon, Sep 29, 2008 at 02:15:48PM -0400, Kennedy, Rachel wrote:

> First, would you be amenable to extending the wall on both sides of
> the central walkway? There is no historic precedent in the district
> for a half of a wall.

No, the kids like to sled down that part of the hill.

> 2) We need some detailed drawings showing exactly where the wall will
> go with relation to the front lawn. Will it be at the edge of the
> lawn with fill dirt behind it?

The wall will be about 6" or so back from the edge of the sidewalk in front of the house. The wall will be about a foot thick and 2 feet tall. It is thus set into the hillside. Any space behind the wall will be filled in with gravel (near the bottom of the wall) and fill dirt.

> 3) This drawing should also show how the wall will be handled in
> detail where it meets the front and side steps. The HPC needs to know
> exactly what the wall will look like to make a decision.

I have done some drawings; attached.

At the front steps, the wall will turn back into the hillside along the left side of the front steps. The top of the wall will remain at the same height as the wall along the front sidewalk, so the top of the wall will be about the same height as the 3rd step on the front steps.

As the wall goes up the driveway, it will raise slowly *topped off* (slower than the driveway) so that the top of the wall ends up level with the existing flagstone path. That portion of the driveway is about 20 feet long. ~~The rise of that portion of the driveway is about 3.5 feet.~~ So at the sidewalk, the wall starts at 2 feet tall. Along the 20 foot section of driveway, it will rise about 1.5 feet ending up level with the flagstone path.

We will also be installing a new triangular part of the flagstone path where the flagstone path ends at the driveway. The wall will come up the right side of the driveway, then along this new triangular part of the flagstone path, and then end at the flagstone path.

Where the driveway meets the front sidewalk, the wall will not make a right angle, instead we will make a curve or slight angle to open up the end of the driveway a little bit, to make it easier to get in & out of the driveway. [This part does not have a drawing.]

Andrew & Katya Partan
25 Holt Place
Takoma Park, MD
301 270 4175

*Curve you only
to open driveway*

Kennedy, Rachel

From: Todd Bolton [ToddB@takomagov.org]
Sent: Thursday, September 25, 2008 2:16 PM
To: Kennedy, Rachel
Subject: RE: FW: October 7 HPC agenda 25 Holt Place

Probably not, but nothing is sure in this world.

Todd

>>> "Kennedy, Rachel" <Rachel.Kennedy@mncppc-mc.org> 9/23/2008 1:27 PM >>>

Thanks. So could installation of the wall eventually kill the trees?

From: Todd Bolton [mailto:ToddB@takomagov.org]
Sent: Tuesday, September 23, 2008 10:06 AM
To: Kennedy, Rachel
Subject: Re: FW: October 7 HPC agenda 25 Holt Place

Rachel,

I did go by, and then talked with the homeowner yesterday. Landscape planting would actually make much more sense in this situation, and be less stressful for the trees. While I would not deny a permit for ht wall I think it is the wrong thing to do. The homeowner did not realize that the roots were growing on the top of the soil, but thought the roots were being exposed by erosion instead. When I explained that maple roots grow out of/on top of compacted soil and that building the wall would harm the roots and trees he seemed interested in alternatives.

Todd
301-891-7612

>>> "Kennedy, Rachel" <Rachel.Kennedy@mncppc-mc.org> 9/22/2008 1:50 PM >>>

Hi Todd,

I am a new HAWP reviewer here in Montgomery Co. I am wondering what your assessment of this case is. As is tradition, I will make approval of this application contingent on your (TP arborists) approval, but I am curious about your thoughts on this. Let me know. Thanks,

Rachel

Rachel Kennedy
Senior Planner
Countywide Planning | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
1109 Spring Street, Suite 801
Silver Spring, MD 20910
rachel.kennedy@mncppc-mc.org, <http://www.mc-mncppc.org/historic/>

Mailing Address:
8787 Georgia Avenue
Silver Spring, MD 20910

From: Fothergill, Anne
Sent: Thursday, September 18, 2008 4:37 PM
To: Kennedy, Rachel; Silver, Joshua
Subject: FW: October 7 HPC agenda

TP arborist update for whoever takes this case:

From: Todd Bolton [mailto:ToddB@takomagov.org]
Sent: Thursday, September 18, 2008 2:12 PM
To: Fothergill, Anne
Subject: Re: October 7 HPC agenda

They have emailed us, and I went by today. I have not had specific conversations with them, but will email them back tomorrow with my views on their project.

Thanks for the question. Todd

>>> "Fothergill, Anne" <Anne.Fothergill@mncppc-mc.org> 9/18/2008 12:18 PM >>>

Andrew and Kathryn Partan have applied to construct a retaining wall at 25 Holt Place. Have you reviewed this yet or do you need to? I believe there are trees adjacent to the proposed wall.

thanks,

Anne

Anne Fothergill
Planner Coordinator
Montgomery County Planning Department
Countywide Planning--Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone

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351035/351053)

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HAWP APPLICATION
PRESENTATION TO
HPC