

4 Crescent Place Takoma Park
[HAC Case # 37/03-09 NN]
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION

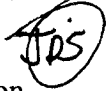
Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: October 8, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #520538, tree removal and retaining wall installation

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 7, 2009 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: Jacobo Sirota

Address: 4 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240-777-9270

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: OLGA SIROTA

Daytime Phone No.: 301-270-3537

Tax Account No.: _____

Name of Property Owner: JACOBO M. SIROTA Daytime Phone No.: 301-537-5900

Address: 4 CRESCENT PLACE TAKOMA PARK 20912
Street Number City Street Zip Code

Contractor: SELF Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4 Street: CRESCENT PL.

Town/City: TAKOMA PARK Nearest Cross Street: PARK - HOLT

Lot: 23 Block: 2 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: \$ 4,000

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 feet 32 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

8/26/09
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 10/9/09

Application/Permit No.: 520538 Date Filed: 9/4/09 Date Issued: _____

**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:

There was no existing structure. Just loose ground with
a couple of stumps. Stumps from old trees
were removed. A small tree was also removed.
A permit from Takoma Park is attached.

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

A simple 2.5 foot tall retaining wall was built.
It matches EXACTLY the style of existing
retaining wall SEE PICTURES.

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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**

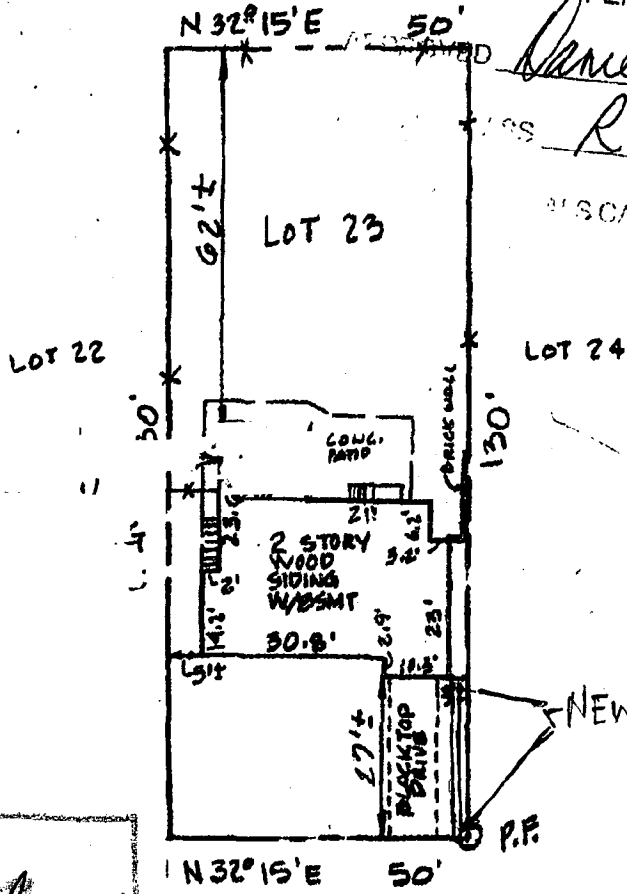
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MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

LOT 9

APPROVED *James* DATE 4/4/01
 CASE NO. R-60 PAGE _____



2nd sty addition
5ft setback

244644

APPROVED
James
 10/10/01

CRESCENT PLACE
40' R/W

NOTE: This is an improvements location survey only, and cannot be relied upon as a Boundary Survey etc. No Title Report furnished. No statement made by this plat as to ownership of any property or right or interest therein. Information may have been supplied by others to produce this drawing; no responsibility whatsoever is accepted for the accuracy of such information. In case of doubt, we recommend a Boundary Survey.



DAVID M GREEN, Prop LS 311 MD
 Subdiv PLAT BK: 2 PAGE: 140
 Notes & Bounds:
 DEED REF:

SURVEY ASSOCIATES OF MARYLAND INC 106 OLD COLONIES ISLAND RD, SUITE 100, ANNAPOLIS MD 21401. FAX (301) 266 0918 (301) 266 7211		
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY:
DATE: 3/7/94		REVISED:
IMPROVEMENTS LOCATION: 4 CRESCENT PLACE LOT 23, BLK. 2, HILLCREST		
.....DISTRICT, MONTGOMERY CO, MD CLIENT: SHERIDAN TITLE		DRAWING NUMBER LH941-73

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4 Crescent Place, Takoma Park	Meeting Date:	10/7/2009
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/30/2009
Applicant:	Jacobo Sirota	Public Notice:	9/23/2009
Review:	HAWP (RETROACTIVE)	Tax Credit:	No
Case Number:	37/03-09NN	Staff:	Josh Silver
PROPOSAL:	Tree removal and retaining wall installation		

STAFF RECOMMENDATION:

Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c1920-30s

PROPOSAL:

The applicant is proposing to remove one 9" dbh American Elm tree from the front right (west) side of the property. A tree removal permit was issued by the City of Takoma Park, Arborist on October 31, 2008. (See attached documentation on Circle 12).

The applicant is also proposing to install an approximately 27 linear feet, 2'6" high stone retaining wall along the right side of the existing driveway. The proposed retaining wall extends the length of the existing driveway between the house and sidewalk and terminates by making a right angle toward the adjacent property. The proposed retaining wall design and material treatments are compatible with the existing retaining wall along the opposite of the driveway.

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.



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 240 777 6370

DPS - #8

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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]
 Signature of owner or authorized agent

8/26/09
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 50558 Date Filed: 11/1/09 Date Issued: _____

3

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Adjoining Lots / properties

Mary Tyler

2 Crescent Place

Mary Alice Winch

6 Crescent Place

Farrell Wise

Lexis Handley

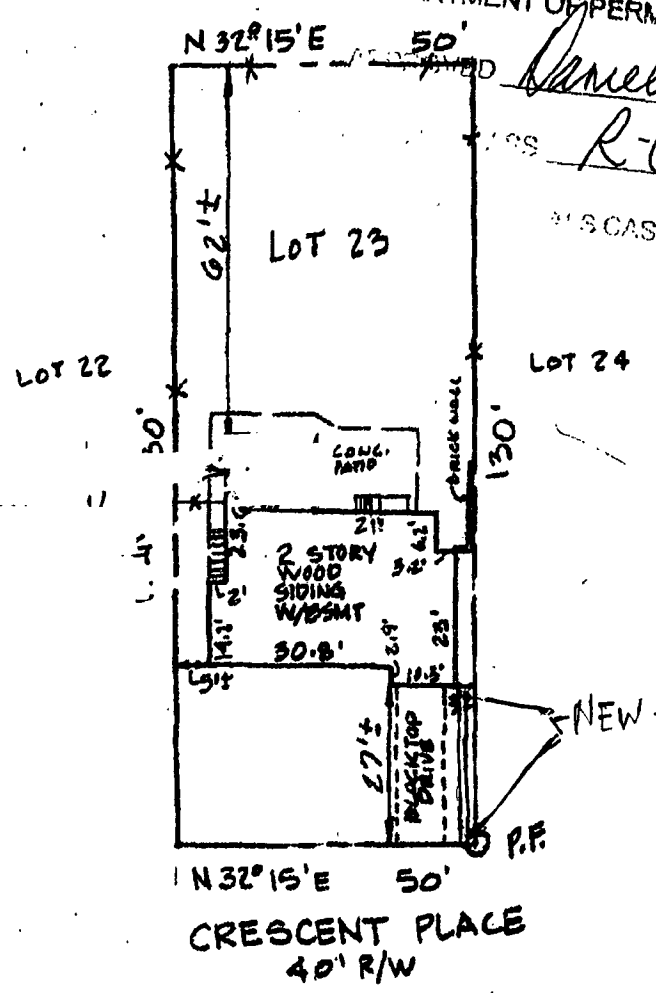
7136 Carroll Ave

Daniel Aibel

227 Park Ave.

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES

DATE 4/4/01
 R-60
 PAGE _____



2nd sty addition
 5ft setback

244644

NOTE: This is an improvements location survey only, and cannot be relied upon as a Boundary Survey etc. No Title Report furnished. No statement made by this plat as to ownership of any property or right or interest therein. Information may have been supplied by others to produce this drawing; no responsibility whatsoever is accepted for the accuracy of such information. In case of doubt, we recommend a Boundary Survey.



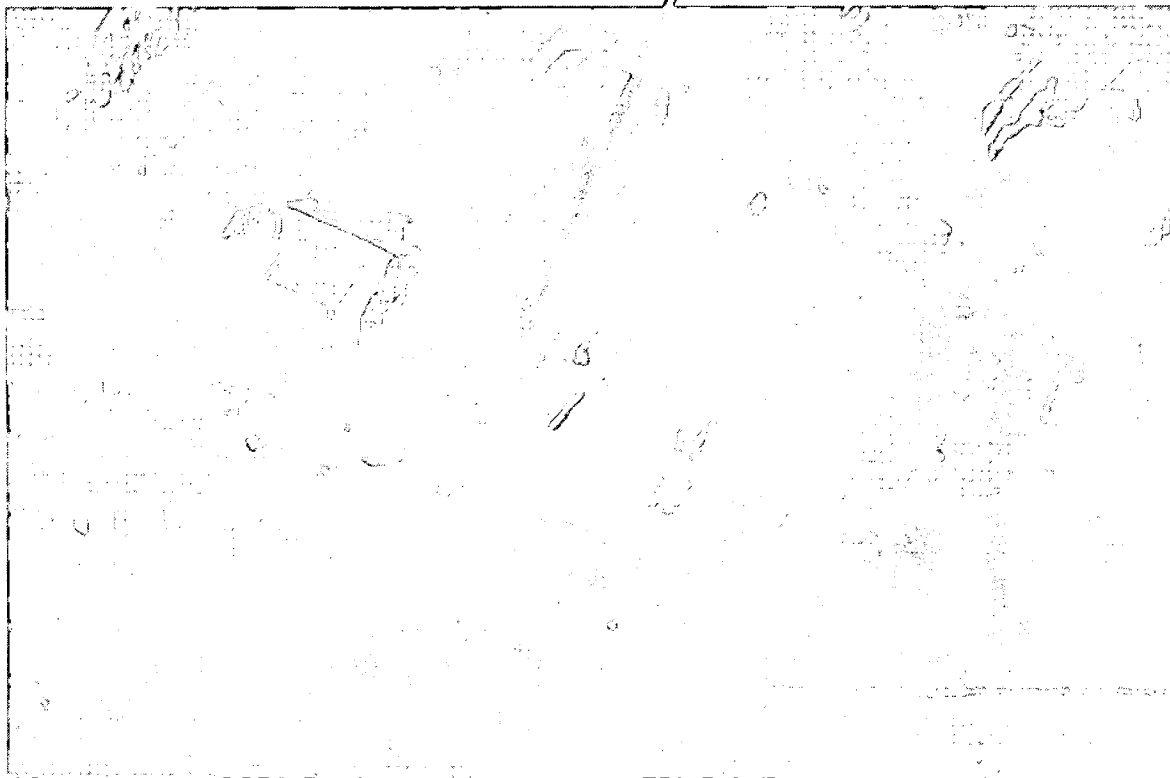
DAVID M GREEN, Prop LS 311 MD

SUBDIV PLAT NO: 2 PAGE: 140
 Notes & Bounds:
 DEED REF:

SURVEY ASSOCIATES OF MARYLAND INC 106 OLD SOLOMONS ISLAND RD, SUITE 100, ANNAPOLIS MD 21401. FAX (301) 266 0918 (301) 266 7211	
SCALE: 1" = 30'	APPROVED BY:
DATE: 3/7/94	DRAWN BY:
IMPROVEMENTS LOCATION: 4 CRESCENT PLACE LOT 23, BLK. 2, HILL-CREST	
.....DISTRICT, MONTGOMERY CO, MD	DRAWING NUMBER
CLIENT: SHERIDAN TITLE	LH941-73

**4 Crescent Place, Takoma Park
Takoma Park Historic District**

4 Crescent Place





EXISTING WALL ACROSS
DRIVEWAY.

NEW WAVE



CONCRETE BACKING WALL,
7" ~~in~~ THICK.

16" FOUNDATION

IRON MESH INSIDE.

BRICK WALL

• GRANITE STONES

• 2" THICK



THERE WAS NO WALL ON RIGHT SIDE,
JUST SLOPING TERRAIN & TWO OLD
STUMPS.

NEW WALL IS
FULLY INSIDE OUR ~~PROPERTY~~
PROPERTY, AT LEAST
ONE FOOT FROM PROPERTY
LINE.



City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: (301) 891-7633
FAX: (301) 585-2405



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

Fee: \$25
Tree Fund: N/A

Permit No. 8100021
Issue Date: 10/31/08

TREE REMOVAL PERMIT

Permit for removal of one 9 inch dbh AMERICAN ELM tree from the front right of property located at:

4 CRESCENT PLACE

ISSUED TO: Olga Sirota
4 Crescent Place
Takoma Park, Maryland 20912

Conditions/Comments:

Owner(s) agree to replant two 1 ½ inch caliper trees before 05/01/09.

Permit Expires: 10/31/09

THIS PERMIT IS NOT VALID UNLESS SIGNED BY THE ARBORIST OF THE CITY OF TAKOMA PARK MARYLAND

DATE:

11/4/08

Todd M. Bolton
City Arborist

12



DPS/Application Details

Service Request Details

[Help](#)

SR Number	199948533	Site Address	4 Crescent PL
SR Date	05/27/2009		Takoma Park
Resolution Date	09/02/2009		MD 20912-4308
Inspected By	MIKE CRIM	Lot 23 Block 2	
Problem Code	NO BUILDING PERMIT	Subdiv. TAKOMA PARK	
Resolution Code	CIVIL CITATION		

Problems

HOMEOWNER HAS BUILT A RETAINING WALL WITHOUT A BUILDING PERMIT. This site is on the historic master list and a HAWP is required in addition to any other permits.

Resolution

[5-28-09 visited site gave owner nov giving 30 days to get historic work permit from mont county (crim)]7-28-09 After I visited sight-informed owner he does not a building permit due to height of wall-but needs Historic work permit. Owner request more time to get all paperwork and drawings. Deadline Sept.1.09. 9-2-09 Owner applied 8-27 -09 but drawings werent sufficient. Issued C.C. # 4Z33755362.(holloway)]

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DPS/Application Details

Service Request Details

[Help](#)

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SR Date	05/27/2009		Takoma Park
Resolution Date	05/28/2009		MD 20912-4308
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Resolution Code	CASE		

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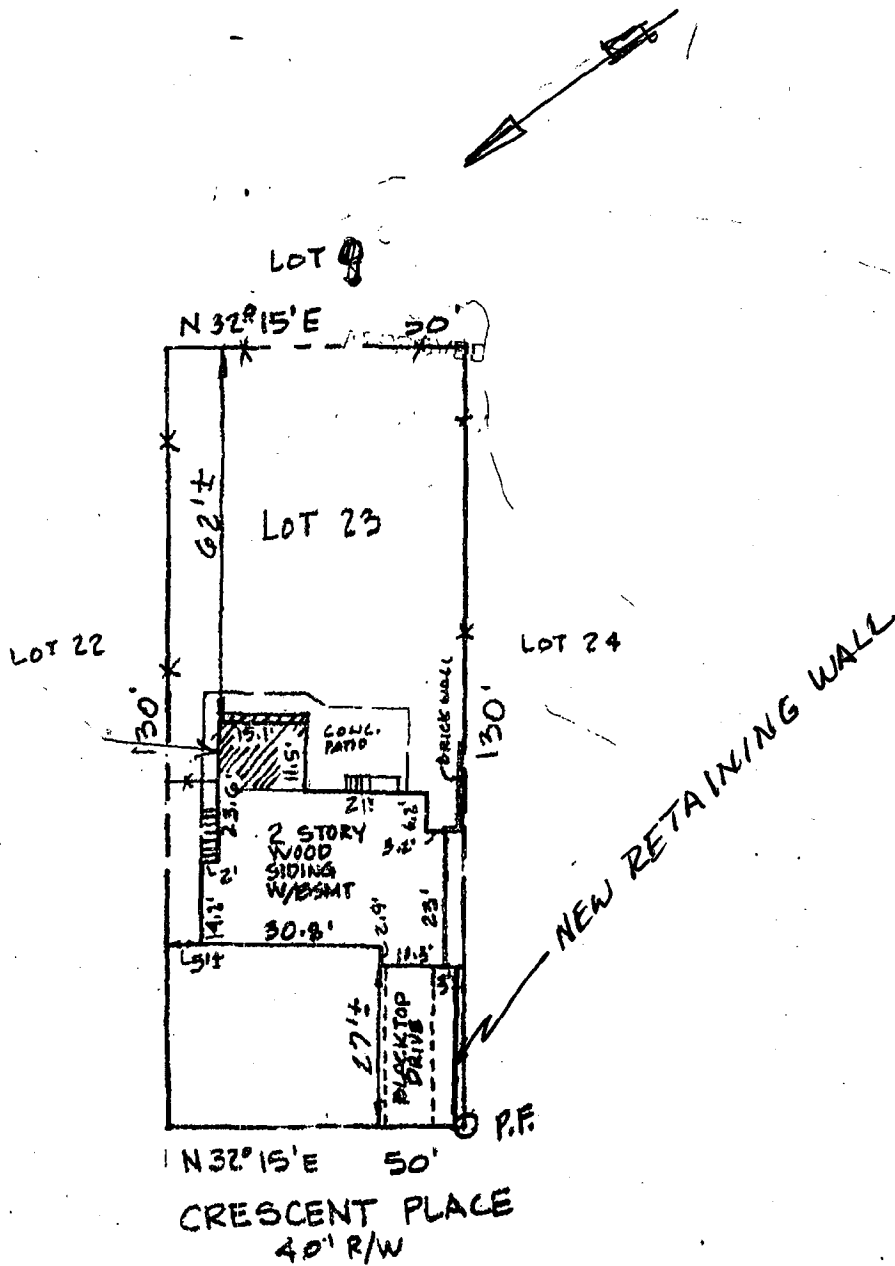
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- Widening driveway, installed retaining wall
[Looking at house right side]
- Donnie Holloway : 301. 370. 3670
DPS Inspector assigned to project

Mike Grim assigned to case in Holloway's absence
301. 370. 3668

George Musta 240. 777. 6232



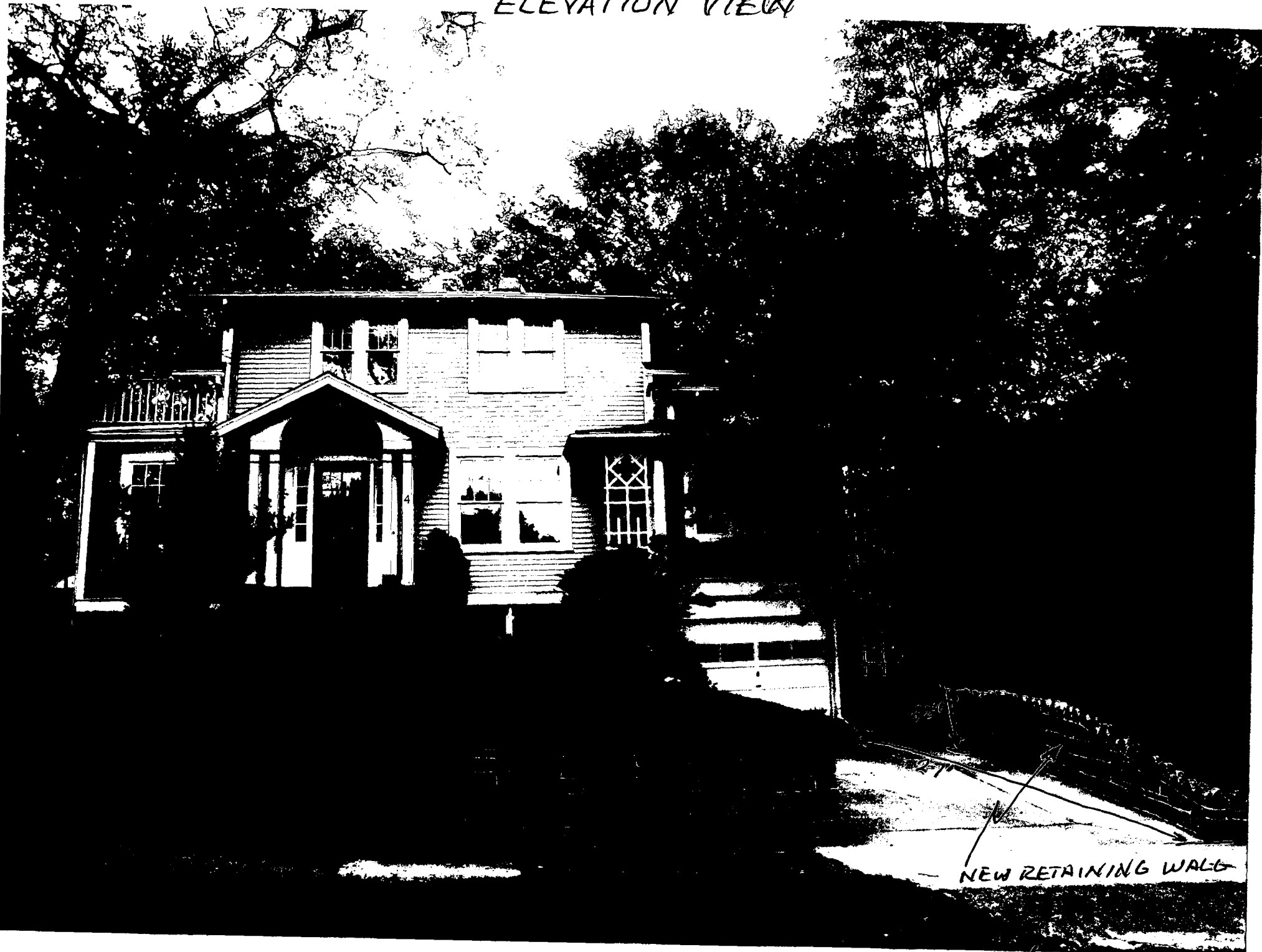
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ELEVATION VIEW



NEW RETAINING WALL

9/3/09