

37/03-06EE 7313 Willow Ave

Takoma Park Historic District, 37/03



## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: 6/22/2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Tania Tully, Senior Planner *TGT*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #422592, retaining wall replacement

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 6/21/2006 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Larry Lempert

Address: 7313 Willow Ave, 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

Received

MAY 31 2006

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Dept. of Permitting Services

Contact Person: Larry Lempert  
Daytime Phone No.: 202-452-6561

Tax Account No.: 01061470

Name of Property Owner: Larry Lempert Daytime Phone No.: 202-452-6561

Address: 7313 Willow Ave. Takoma Park  
Street Number City State Zip Code

Contractor: Not yet determined Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: N.A. Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 7313 Street: Willow Ave.

Town/City: Takoma Park Nearest Cross Street: Valley View Ave.

Lot: P20 Block: 8 Subdivision: 025

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

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

#### CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 15,000 - 20,000

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 4 feet 1 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.

Larry Lempert  
Signature of owner or authorized agent

5-31-2006  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia C. Malley Date: 6/21/06

Application/Permit No.: 4225920 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**a. Description of existing structure(s) and environmental setting ...**

The house has a raised front yard. Originally a parged CMU retaining wall four feet high fronted the property where the yard met the sidewalk and ran along the side of driveway on the northeast side of the house. A similar wall still stands on the other side of the driveway. Currently, however, a bi-level retaining wall made of rail ties and of no historical significance stands where the CMU wall previously stood. In 1992 the waste and water lines running under the front yard from the house to the street had to be replaced, which called for extensive excavation of the yard. During this project, the contractor's digging equipment knocked down the original CMU wall. Because of limited funds available at the time, we were forced to replace the wall temporarily with the rail ties, with the intention of replacing it as soon as possible with a CMU wall in the spirit of the original and consistent with other CMU walls nearby on Willow Ave.

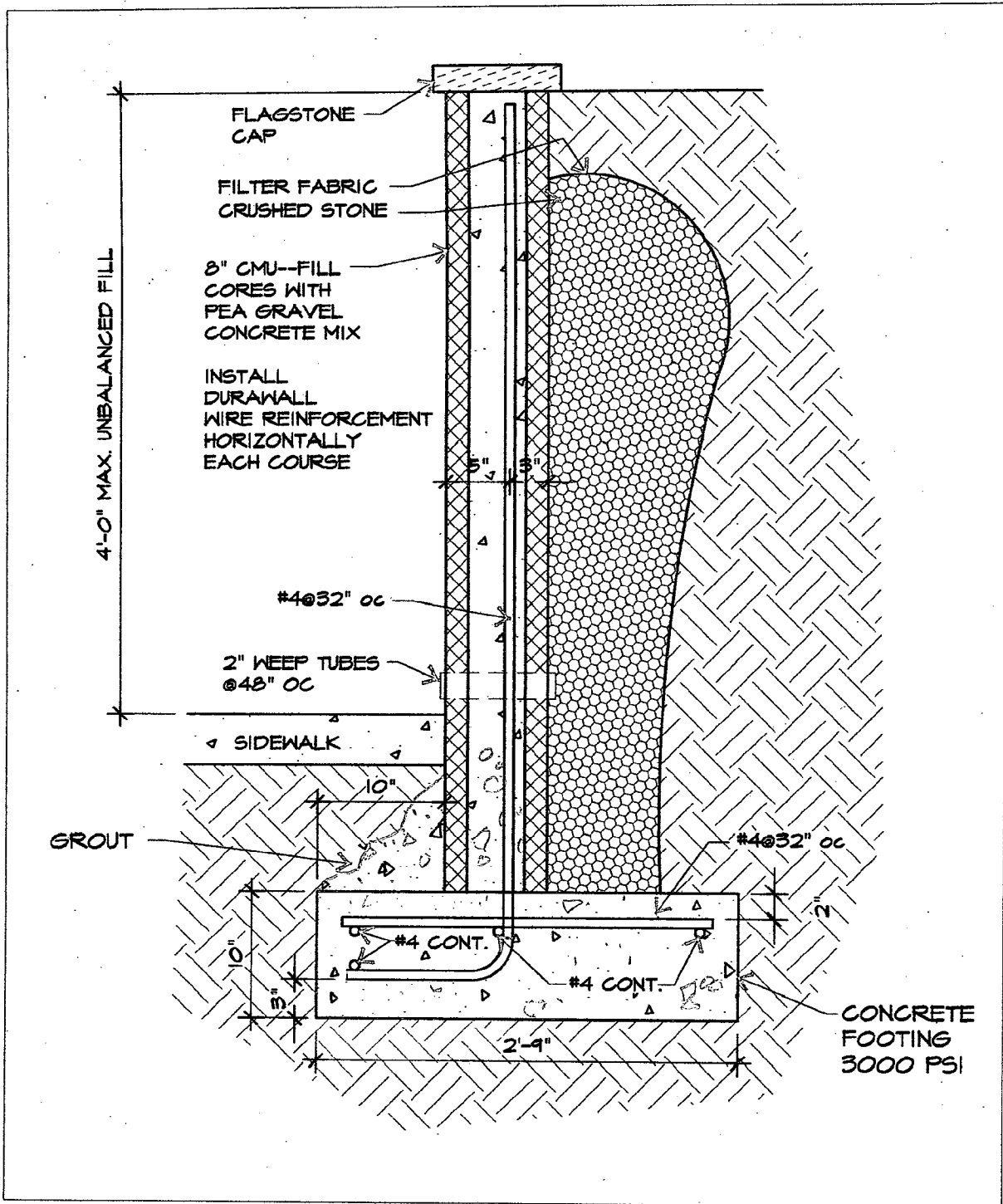
*conturb*

**b. General description of project ...**

The funds for that project took longer than expected to materialize, but when they did become available recently through an inheritance, we immediately began planning for the return to parged CMU construction. The project involves:

- removing the wood ties;
- preparing 24-inch-by-24-inch concrete and 12-inch block footings;
- installing the 8-inch block retaining wall, with rebar reinforcement, parging, and a 2-inch-by-12-inch Pennsylvania blue stone cap.

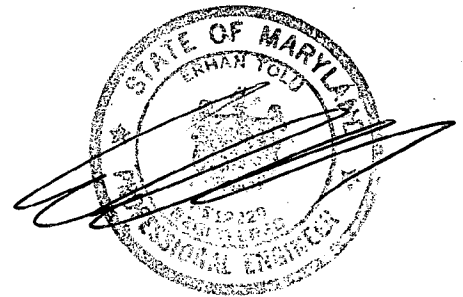
The wall, like the original, will be four feet high in front with slightly raised tiers as the wall follows the incline along the side of the driveway.



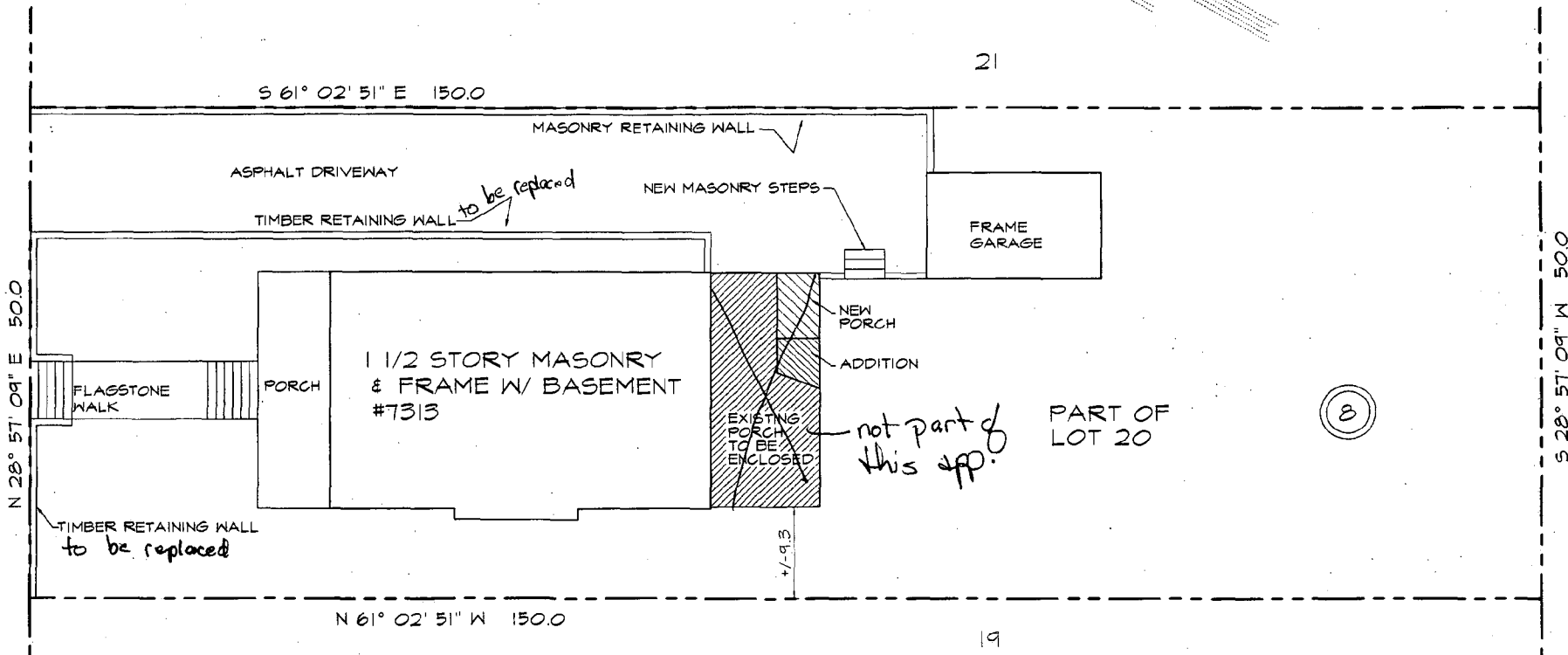
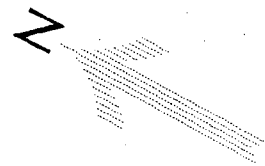
**RETAINING WALL TYPICAL SECTION**  
1"=1'-0"

AT: 7313 WILLOW AVENUE  
TAKOMA PARK, MD 20912  
JUNE 6, 2006

APPROVED  
Montgomery County  
Historic Preservation Commission  
*James J. Kelly* 6/27/06



WILLOW AVENUE



INFORMATION BASED ON LOT LOCATION  
SURVEY BY SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC 1987

**SITE PLAN**  
SCALE: 1"=10'

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Janet Hill* 1/22/06

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7313 Willow Ave, Takoma Park	<b>Meeting Date:</b>	6/21/2006
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	6/14/2006
<b>Applicant:</b>	Larry Lempert	<b>Public Notice:</b>	6/7/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-06EE	<b>Staff:</b>	Tania Tully

**PROPOSAL:** retaining wall replacement

**RECOMMENDATION:** Approve

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the **Takoma Park Historic District**  
**STYLE:** Colonial Revival Bungalow  
**DATE:** 1910s-20s

**PROPOSAL:**

The applicant is proposing to replace an existing non-historic rail-tie retaining wall with a parged CMU retaining wall. The location and height (4') will be the same as the wall in place prior to the railroad tie wall (Circle 8). The new wall will have a flat bluestone cap.

**STAFF RECOMMENDATION:**

- Approval**  
 Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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.

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.



## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done with out a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
  4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
  5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  6. Signs that are in conformance with all other County sign regulations.
  7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
  8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
  9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
  10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
  11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
  12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
  13. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
  14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 255 ROCKVILLE PIKE, 3RD FLOOR, ROCKVILLE, MD 20850  
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

Received

MAY 31 2006

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Dept. of Permitting Services

Contact Person: Larry Lempert  
 Daytime Phone No.: 202-452-6561  
 Fax Account No.: 01061470  
 Name of Property Owner: Larry Lempert Daytime Phone No.: 202-452-6561  
 Address: 7313 Willow Ave. Takoma Park  
Street Number City State Zip Code  
 Contractor: Not yet determined Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: N.A. Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7313 Street: Willow Ave.  
 Town/City: Takoma Park Nearest Cross Street: Valley View Ave.  
 Lot: P20 Block: 8 Subdivision: 025  
 Tract: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Add	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Reuse	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 15,000 - 20,000

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 4 feet 1 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.

Larry Lempert  
 Signature of Owner or authorized agent

5-31-2006  
 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No. 422592 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edn 8/21/05 **SEE REVERSE SIDE FOR INSTRUCTIONS**

(4)

**a. Description of existing structure(s) and environmental setting ...**

The house has a raised front yard. Originally a parged CMU retaining wall four feet high fronted the property where the yard met the sidewalk and ran along the side of driveway on the northeast side of the house. A similar wall still stands on the other side of the driveway. Currently, however, a bi-level retaining wall made of rail ties and of no historical significance stands where the CMU wall previously stood. In 1992 the waste and water lines running under the front yard from the house to the street had to be replaced, which called for extensive excavation of the yard. During this project, the contractor's digging equipment knocked down the original CMU wall. Because of limited funds available at the time, we were forced to replace the wall temporarily with the rail ties, with the intention of replacing it as soon as possible with a CMU wall in the spirit of the original and consistent with other CMU walls nearby on Willow Ave.

**b. General description of project ...**

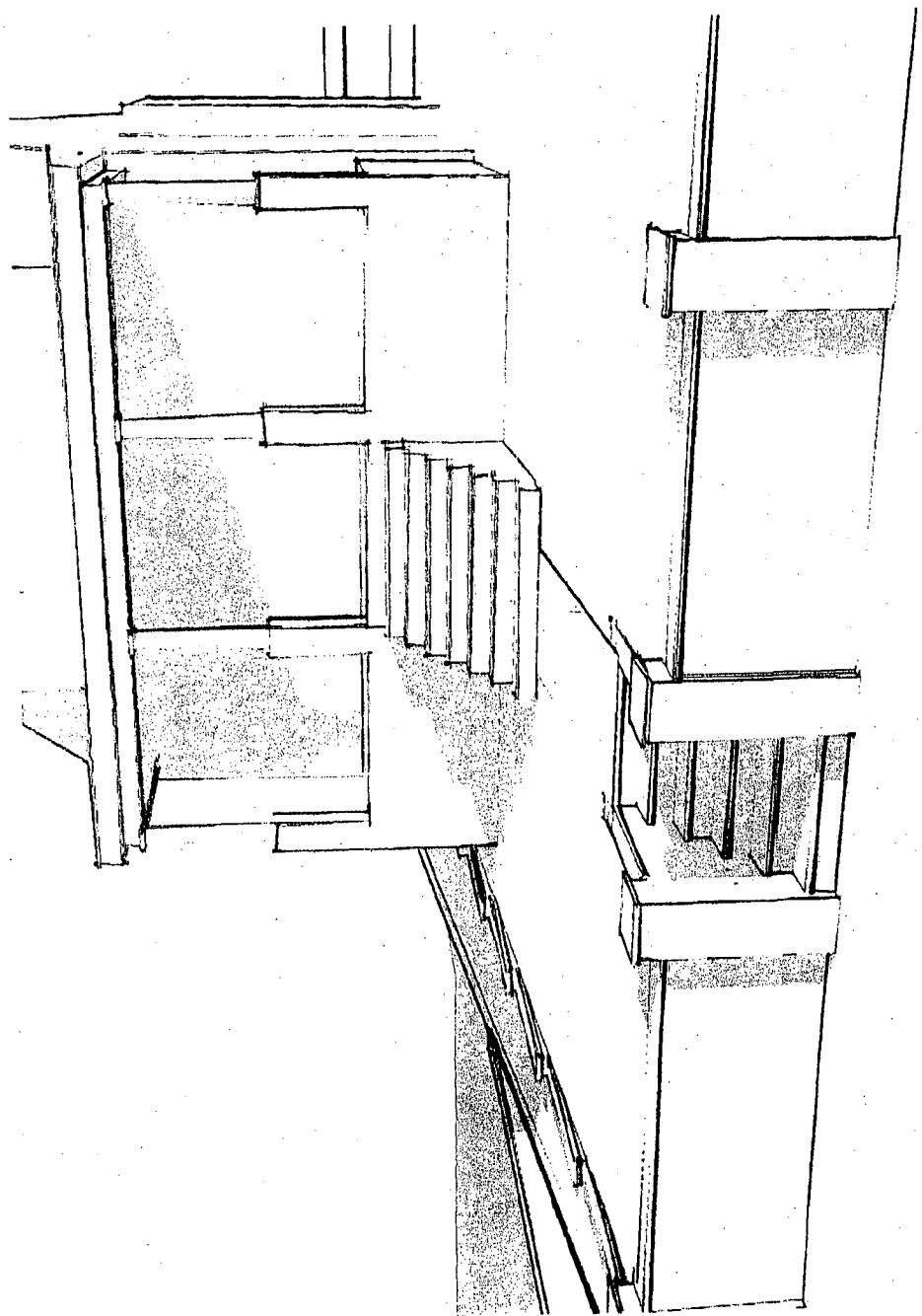
The funds for that project took longer than expected to materialize, but when they did become available recently through an inheritance, we immediately began planning for the return to parged CMU construction. The project involves:

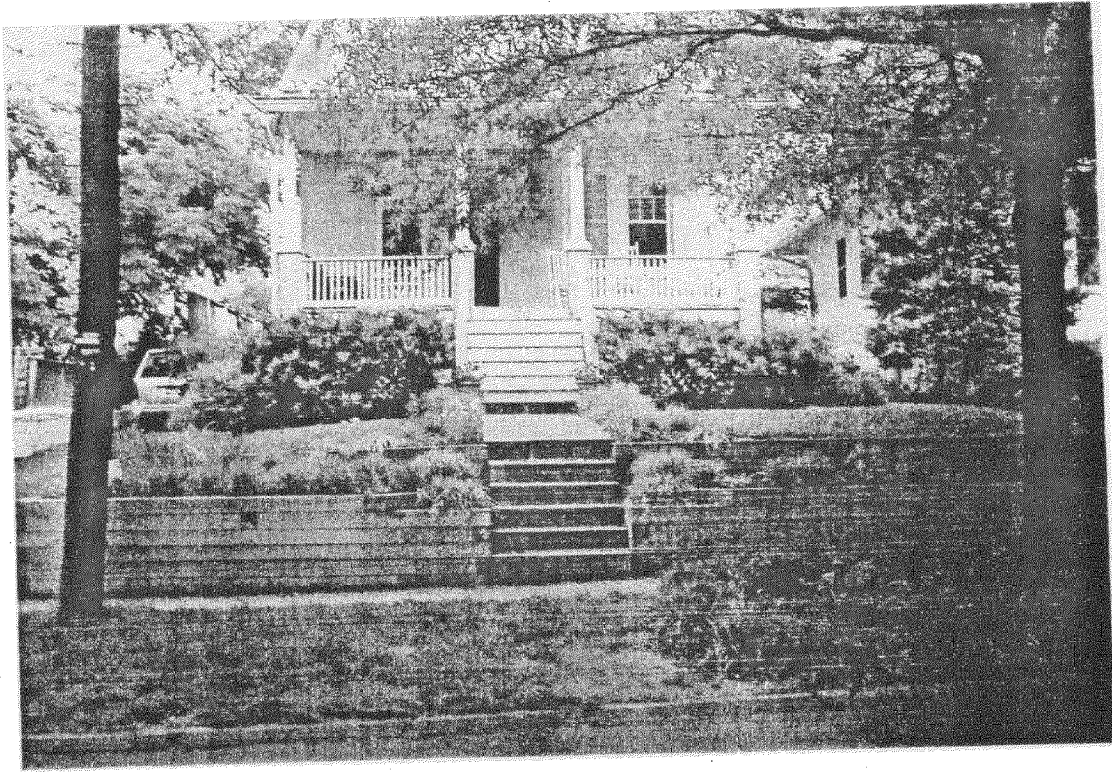
- removing the wood ties;
- preparing 24-inch-by-24-inch concrete and 12-inch block footings;
- installing the 8-inch block retaining wall, with rebar reinforcement, parging, and a 2-inch-by-12-inch Pennsylvania blue stone cap.

The wall, like the original, will be four feet high in front with slightly raised tiers as the wall follows the incline along the side of the driveway.

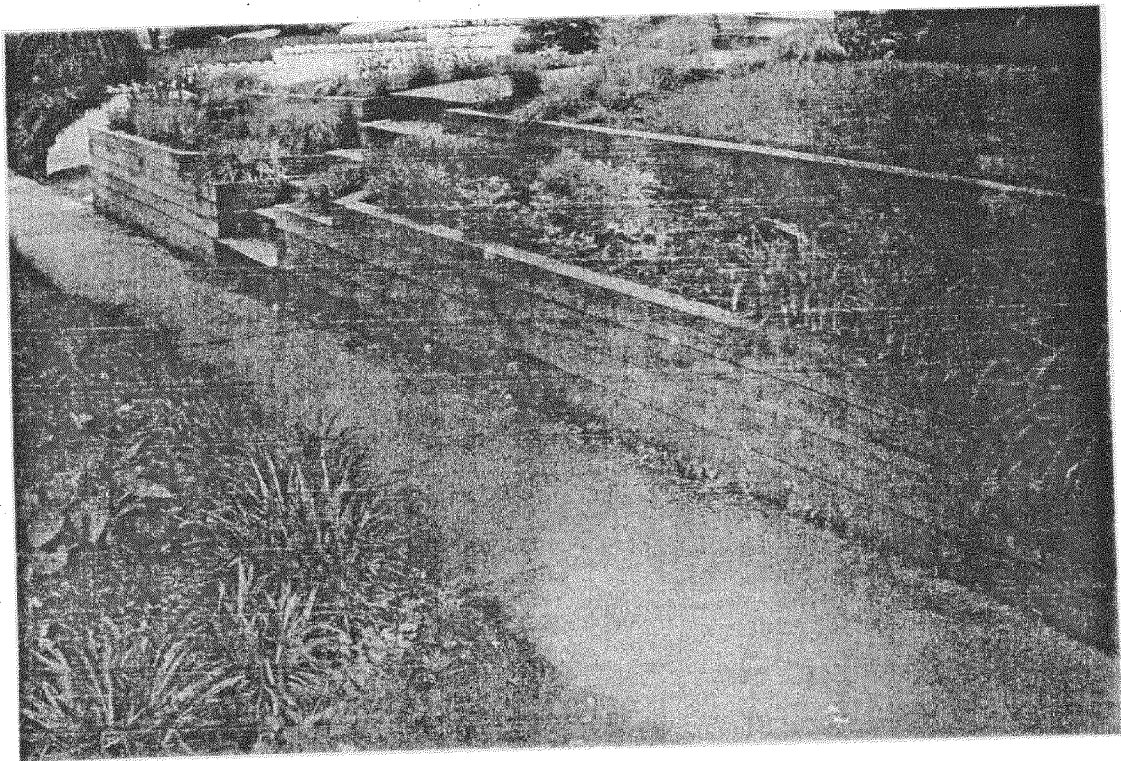


7313 Willow  
Takoma Park  
1992





7313 Willow Ave. – Existing Timber Retaining Wall



**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:

*Please see attachment*

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

*Please see attachment*

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 canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

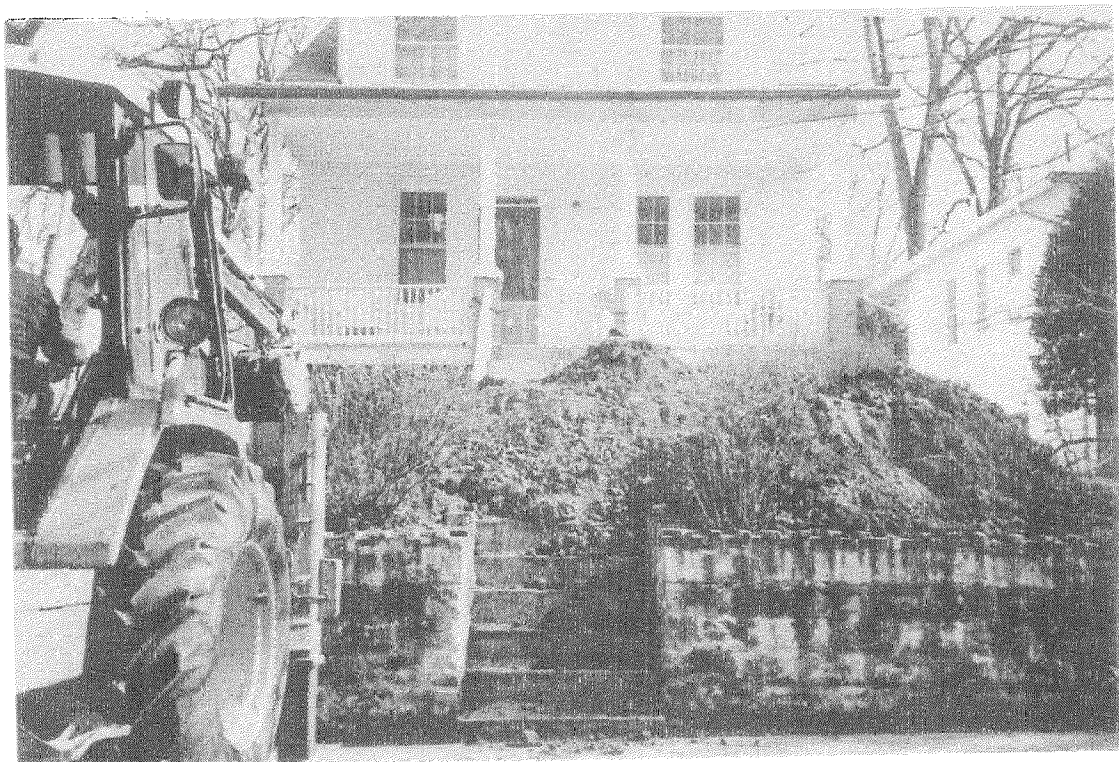
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.





7313 Willow  
Takoma Park  
1992





7313 Willow  
Takoma Park  
1992

## Tully, Tania

---

**From:** Tully, Tania  
**Sent:** Tuesday, June 06, 2006 2:00 PM  
**To:** 'Larry Lempert'  
**Subject:** RE: RE: RE: Wall restoration, Willow Ave. - additional photos


Mr. Lempert-

I looked through the application and do not need additional information. You will be receiving the agenda in the mail, but in short the meeting begins at 7:30 pm at the address below. You will also receive a copy of my staff report late next week.

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 (fax)  
www.mc-mncppc.org

-----Original Message-----

**From:** Larry Lempert [mailto:larry.7313@verizon.net]  
**Sent:** Thursday, June 01, 2006 7:03 PM  
**To:** Fothergill, Anne  
**Cc:** Tully, Tania  
**Subject:** Re: RE: RE: Wall restoration, Willow Ave. - additional photos

 Yes, that's exactly right--only the existing timber retaining wall in the front and along the edge of the driveway is involved in the present application. An earlier site plan that we had on hand was used because it showed the timber retaining wall quite accurately.

Ms. Tully, is there anything else you need, or as the next step do we simply show up at the meeting 6/21? Can you provide details on when and where we should be present?

Thanks!

=====  
**From:** "Fothergill, Anne" <Anne.Fothergill@mncppc-mc.org>  
**Date:** Thu Jun 01 13:18:46 CDT 2006  
**To:** Larry Lempert <larry.7313@verizon.net>  
**Cc:** "Tully, Tania" <Tania.Tully@mncppc-mc.org>  
**Subject:** RE: RE: Wall restoration, Willow Ave. - additional photos

Because of my large case load for the next agenda, Tania Tully will be handling your case from now on and it will be on the June 21 HPC agenda. The only question we had at this point was the site plan you submitted shows a proposed screened porch, but we think perhaps an old site plan was used since I don't think you are proposing anything other than the wall. Can we mark on the site plan that only the wall is part of this application?

Also, I have copied Tania on this email so you know how to reach her too. (Tania, I can explain the background on this case)

Thanks,  
Anne

-----Original Message-----

**From:** Larry Lempert [mailto:larry.7313@verizon.net]  
**Sent:** Friday, May 26, 2006 7:41 AM

To: Fothergill, Anne  
Subject: Re: RE: Wall restoration, Willow Ave. - additional photos

I left a photo for you just now (approx. 7:30 a.m.) at the door of #801.

Yes, the anticipated wall is identical to the one shown in dimensions, materials, and location. As noted in my previous e-mail, we are not including the notching because of safety/liability issues with a wall directly abutting the sidewalk (the "attractive nuisance" legal doctrine--we know from experience that kids walk on the wall).

Can we talk today? I'll be at my work number after 9:30.

Thanks for your help.

- Larry Lempert  
(202) 452-6561 (work)  
(301) 270-8522 (home)

=====  
From: "Fothergill, Anne" <Anne.Fothergill@mncppc-mc.org>  
Date: Thu May 25 09:21:37 CDT 2006  
To: Larry Lempert <larry.7313@verizon.net>  
Subject: RE: Wall restoration, Willow Ave. - additional photos

The HPC agreed last night that the timber wall was a temporary installation and your plan to re-install what had been there before the equipment knocked it down does not require a Historic Area Work Permit. However, they did state on the record that you will need to submit a photo to me of what was there and install that same wall (you can mail it to me at the address below). If you plan to install something different in dimensions or materials or location please let me know as it may require HPC approval as an alteration.

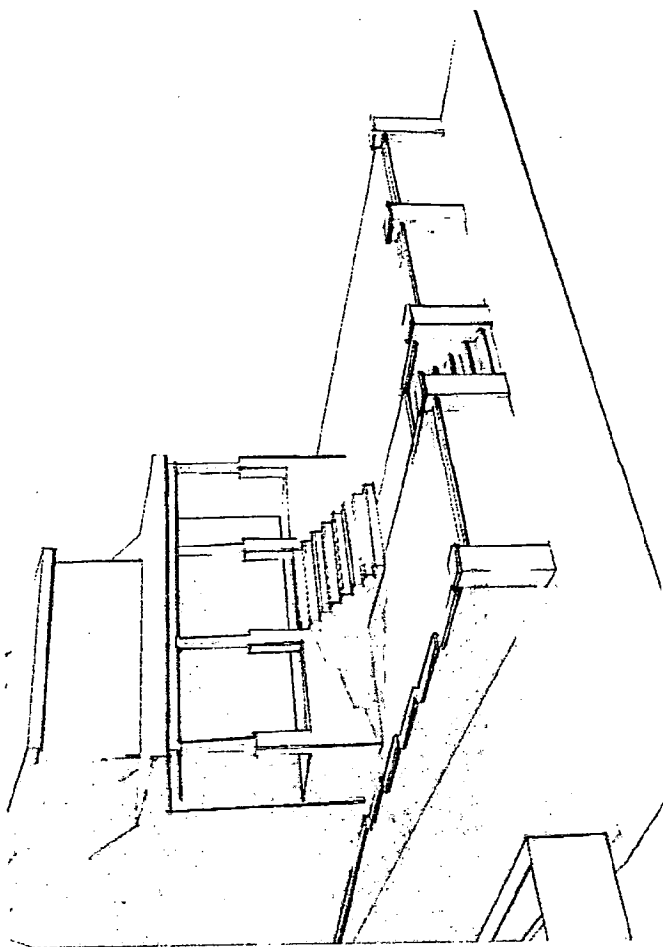
Thanks,  
Anne

Anne Fothergill  
Historic Preservation Planner  
Montgomery County Department of Park and Planning  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400 phone  
301-563-3412 fax  
<http://www.mc-mncppc.org/historic/>

-----Original Message-----  
From: Larry Lempert [mailto:larry.7313@verizon.net]  
Sent: Tuesday, May 23, 2006 8:31 AM  
To: Fothergill, Anne  
Subject: Wall restoration, Willow Ave. - additional photos

Photos 2 and 3, attached.

- Larry Lempert



**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:

*Please see attachment*

---

---

---

---

---

---

---

---

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

*Please see attachment*

---

---

---

---

---

---

---

---

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 crown of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
**{Owner, Owner's Agent, Adjacent and Confronting Property Owners}**

**Owner's mailing address**

*Zary Lempert  
7313 Willow Ave.  
Takoma Park, MD 20912*

**Owner's Agent's mailing address**

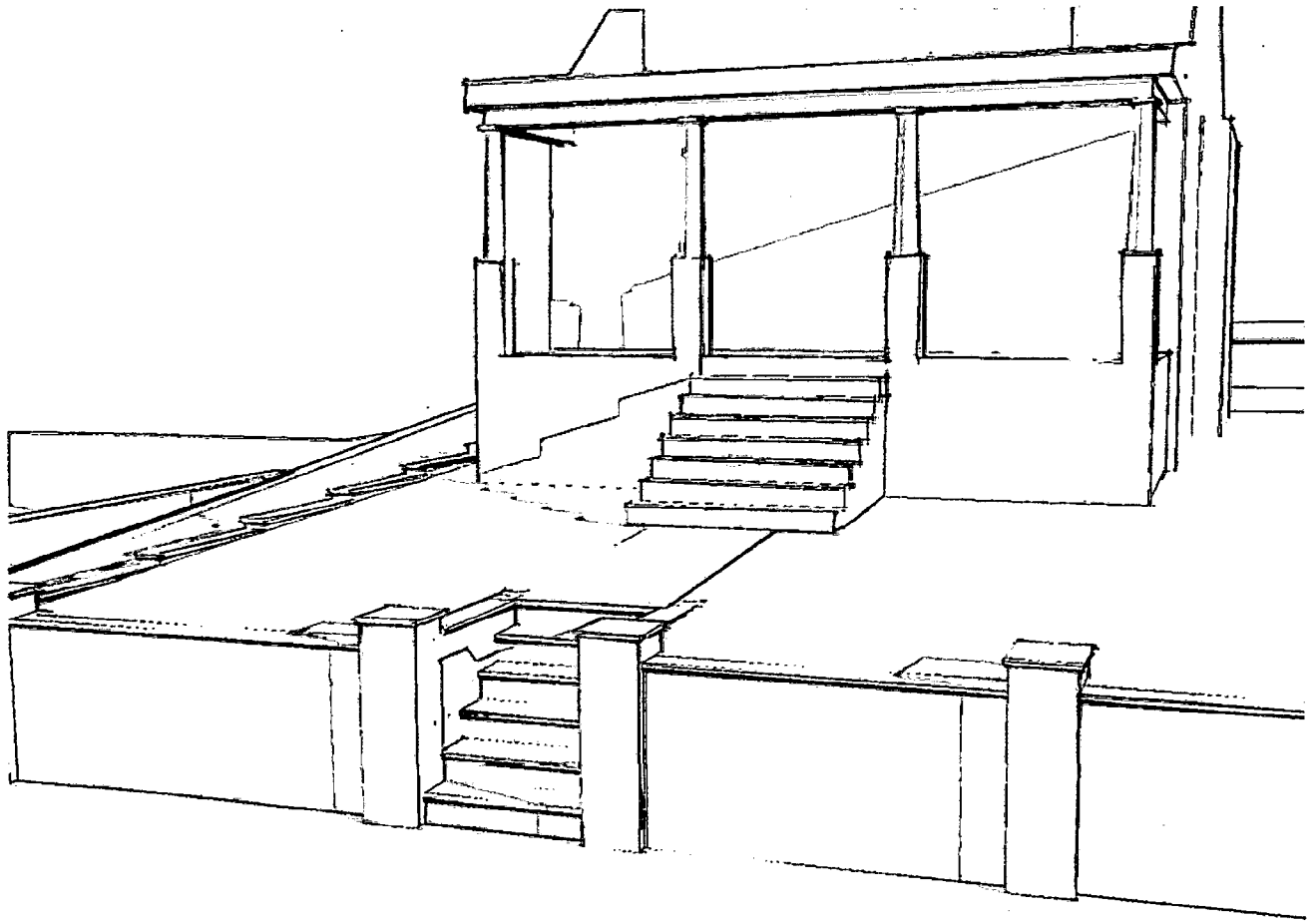
*N.A.*

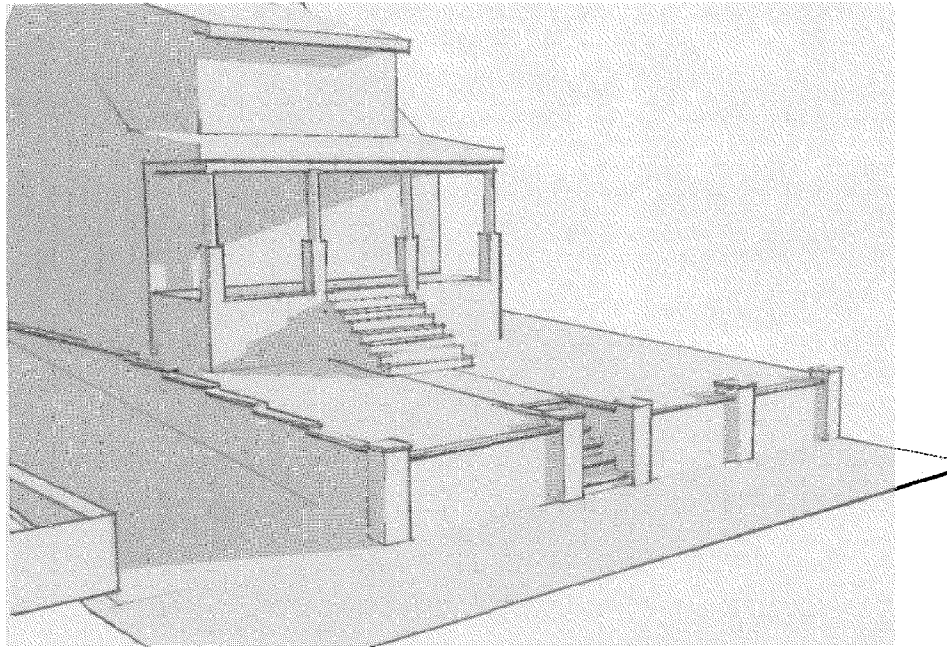
**Adjacent and confronting Property Owners mailing addresses**

*Ms. Gail Jensen  
7315 Willow Ave.  
Takoma Park, MD 20912*

*Ms. Nancy Booker  
7311 Willow Ave.  
Takoma Park, MD 20912*

*Ms. Nancy Moore  
7314 Willow Ave.  
Takoma Park, MD 20912*





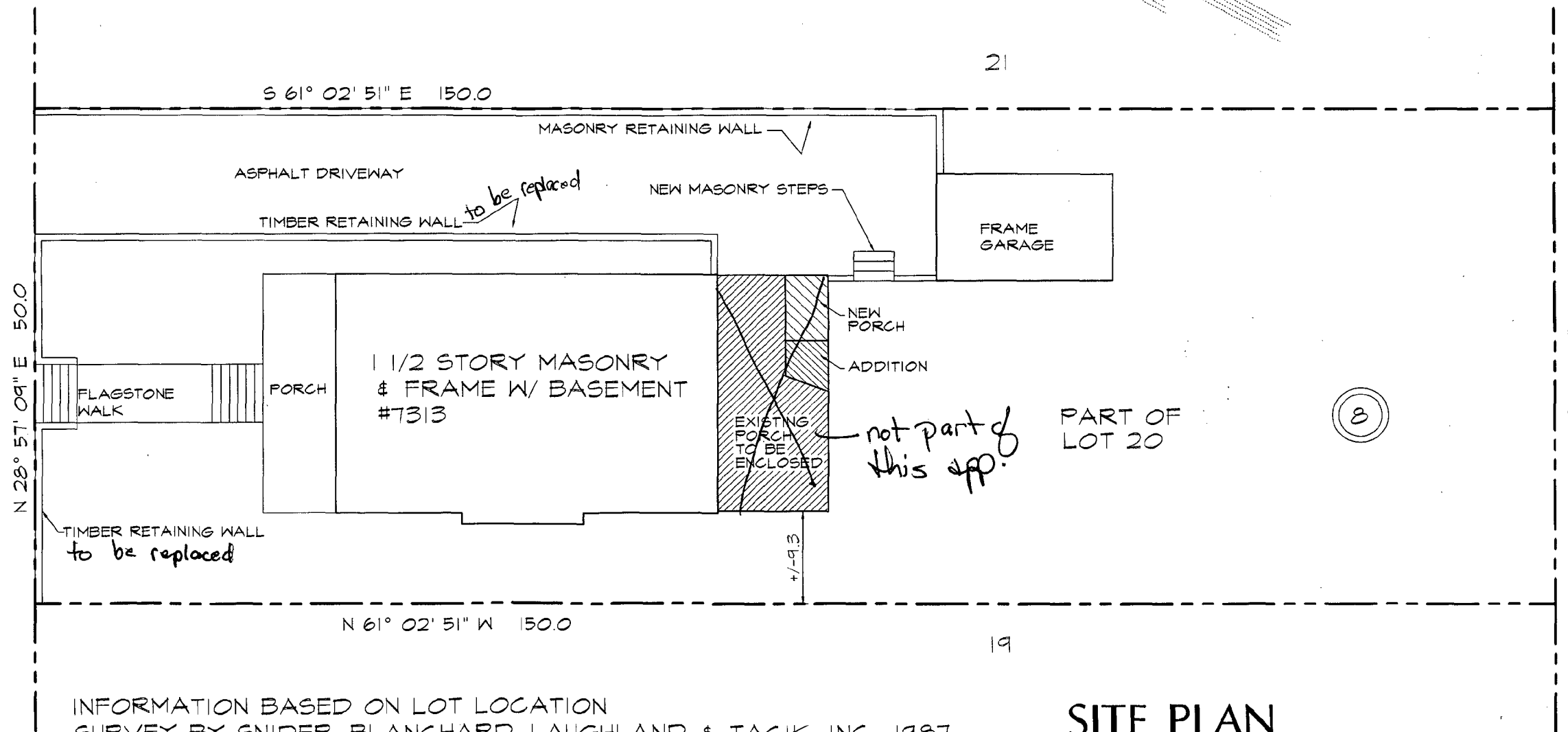
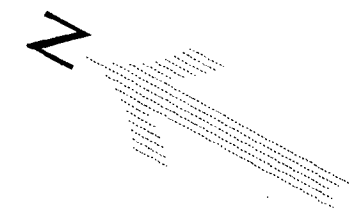




7313 Willow Ave. – Existing Timber Retaining Wall



WILLOW AVENUE



INFORMATION BASED ON LOT LOCATION SURVEY BY SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC 1987

**SITE PLAN**  
SCALE: 1"=10'

## Fothergill, Anne

---

**From:** Alan Abrams [alan@abramsdesignbuild.com]  
**Sent:** Friday, May 26, 2006 11:19 AM  
**To:** Fothergill, Anne  
**Cc:** 'Larry Lempert'  
**Subject:** retaining wall 7313 willow ave

Hi Anne,

(tried to reach you by phone but could not get through)

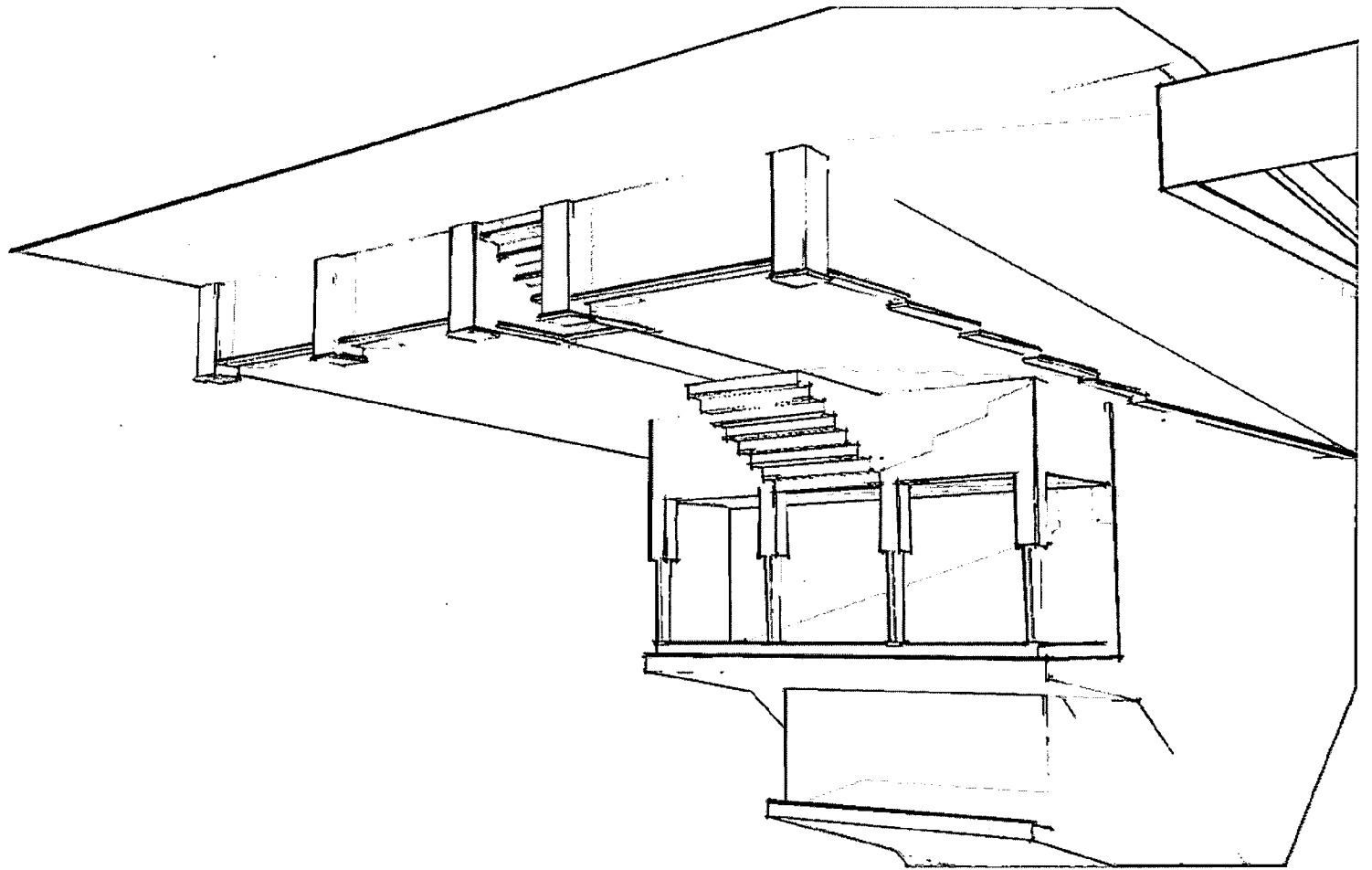
Larry Lempert, owner of 7313 Willow Ave, asked me to contact you regarding his plans to replace his timber retaining wall. I had done some sketches for a new wall last spring, which are attached to this message. The wall would be reinforced concrete masonry units (aka CMU or cinder block) with a cement parging. There would be stone coping along the top edge.

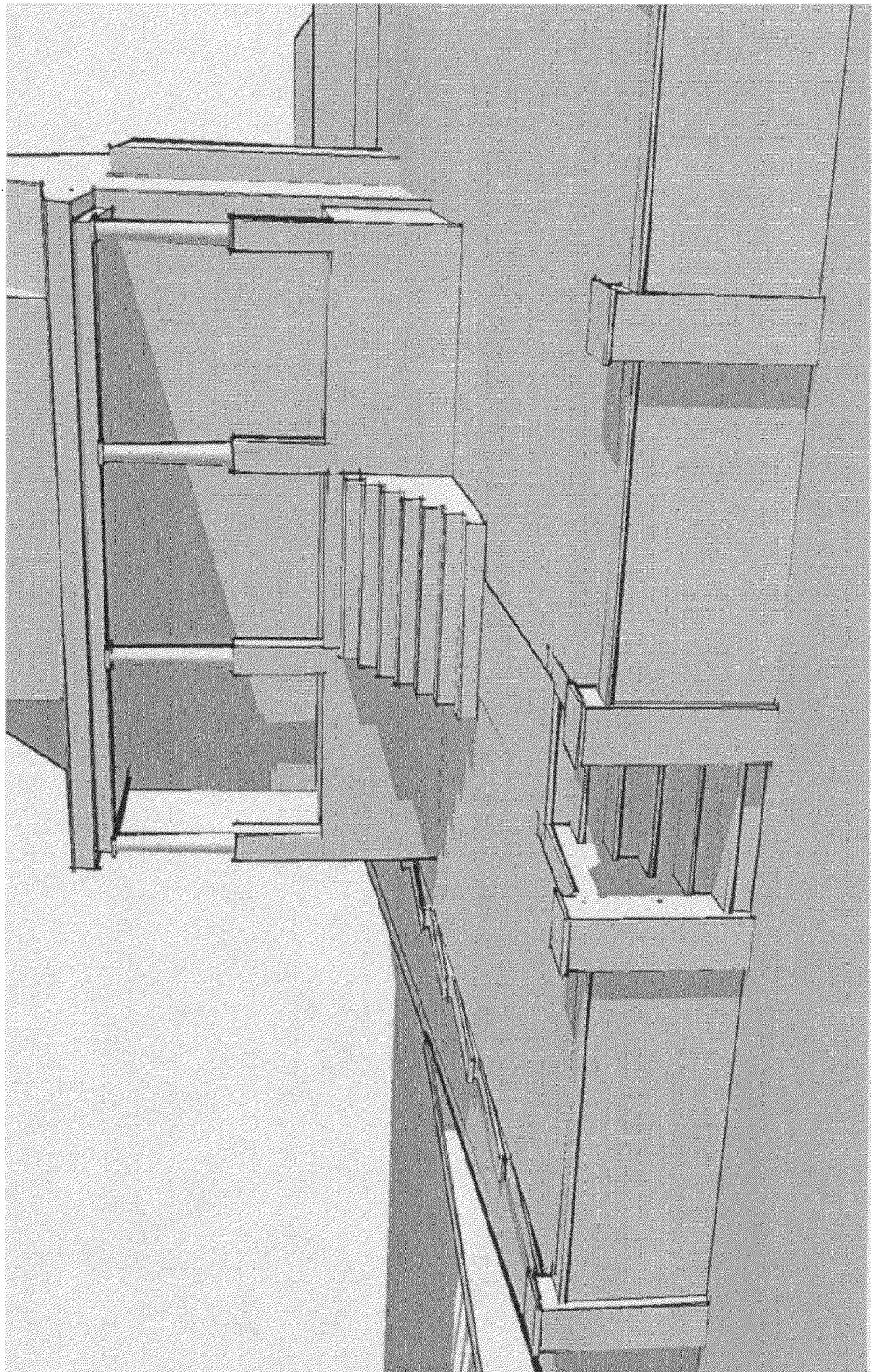
Larry mentioned his dialog with MCHP concerning the design of the earlier wall, which had a castellated brick coping. His said his preference was for a smoother top edge, for aesthetic reasons, as well as concern that castellation would be a trip hazard for neighborhood kids that tend to walk along the top of the wall.

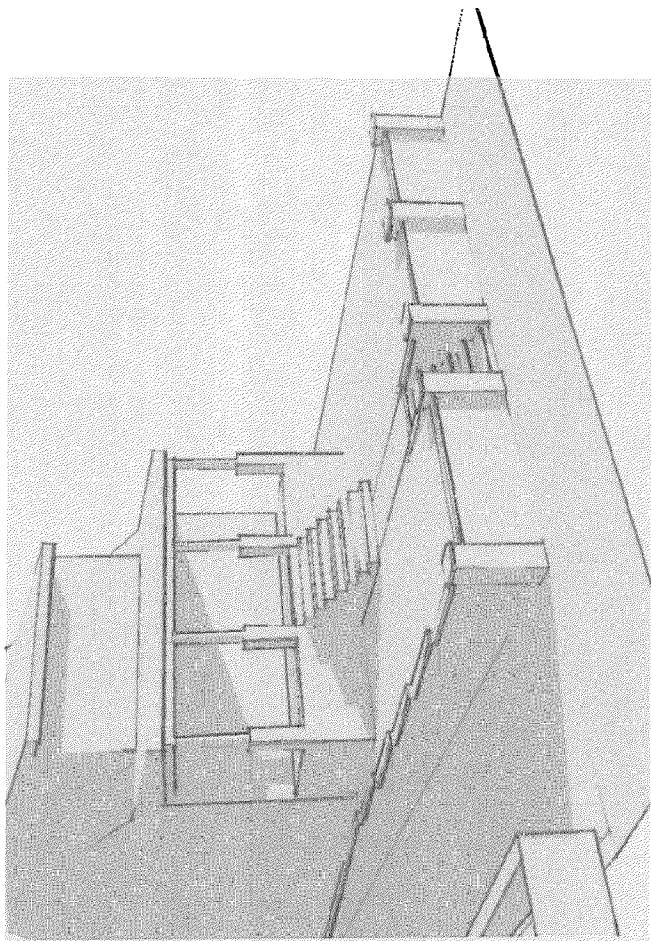
So we would appreciate your feedback on the proposed design.

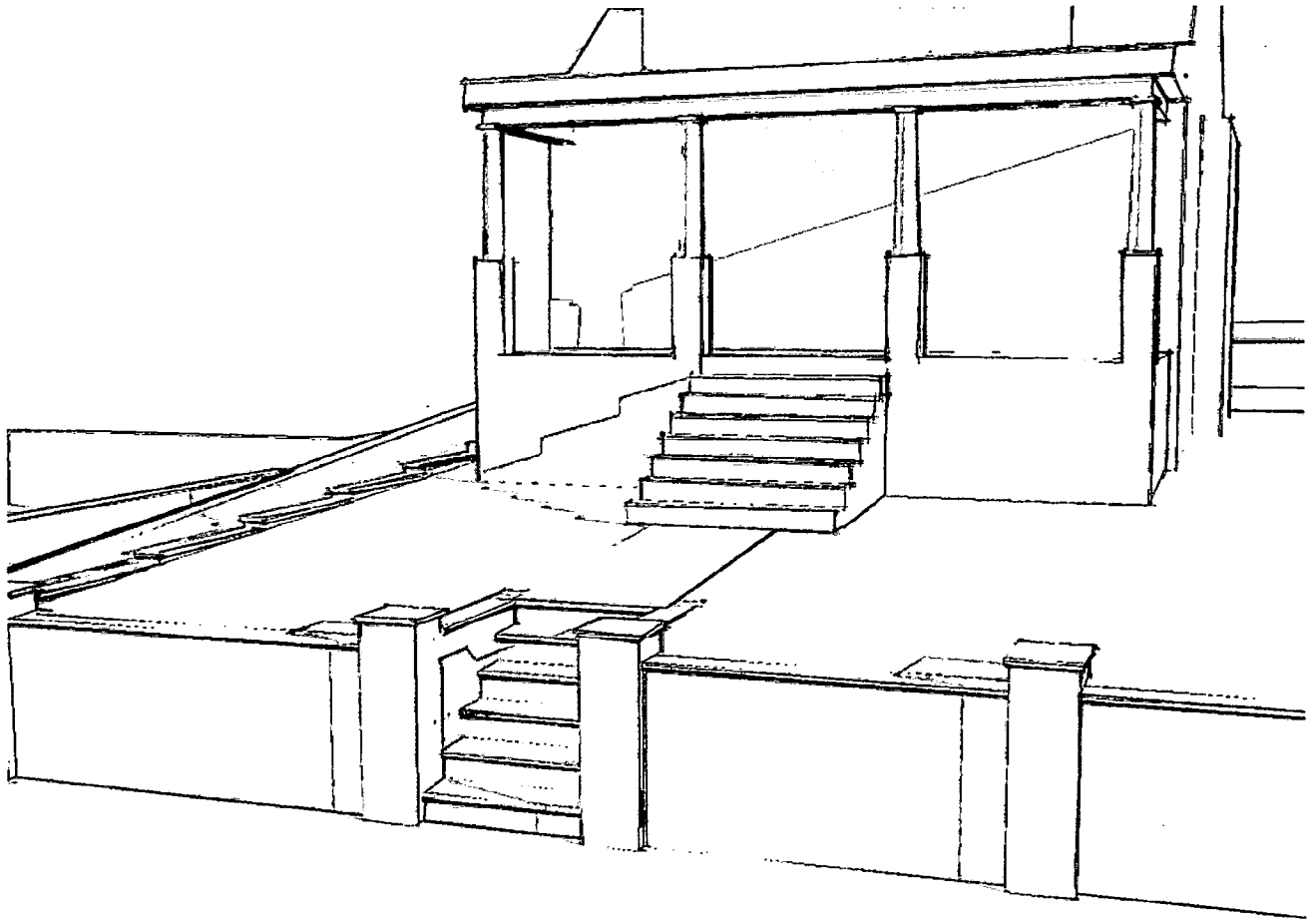
Regards,  
Alan

Alan Abrams, AIBD  
Abrams Design Build  
409 Butternut St NW  
Washington, DC 20012  
202 726 5894  
[www.abramsdesignbuild.com](http://www.abramsdesignbuild.com)  
[www.greenbuilding.abramsdesignbuild.com](http://www.greenbuilding.abramsdesignbuild.com)









***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7313 Willow Ave, Takoma Park	<b>Meeting Date:</b>	6/21/2006
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	6/14/2006
<b>Applicant:</b>	Larry Lempert	<b>Public Notice:</b>	6/7/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-06EE	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	retaining wall replacement		
<b>RECOMMENDATION:</b>	Approve		

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the **Takoma Park Historic District**  
**STYLE:** Colonial Revival Bungalow  
**DATE:** 1910s-20s

**PROPOSAL:**

The applicant is proposing to replace an existing non-historic rail-tie retaining wall with a parged CMU retaining wall. The location and height (4') will be the same as the wall in place prior to the railroad tie wall (Circle 8). The new wall will have a flat bluestone cap.

**STAFF RECOMMENDATION:**

- Approval**  
 Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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.

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.

## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done with out a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
  4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
  5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  6. Signs that are in conformance with all other County sign regulations.
  7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
  8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
  9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
  10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
  11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
  12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
  13. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
  14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
265 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

Received

MAY 31 2006

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Dept. of Permitting Services

Contact Person: Larry Lempert  
Daytime Phone No.: 202-452-6561

Tax Account No.: 01061470  
Name of Property Owner: Larry Lempert Daytime Phone No.: 202-452-6561  
Address: 7313 Willow Ave. Takoma Park  
Street Number City State Zip Code  
Contractor: Not yet determined Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: N.A. Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 7313 Street: Willow Ave.  
Town/City: Takoma Park Nearest Cross Street: Valley View Ave.  
Lot: P20 Block: 8 Subdivision: 025  
Eiter: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 15,000 - 20,000  
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 4 feet 1 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.

Jeanette S. Lempert 5-31-2006  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No. 422592 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

T

4

**a. Description of existing structure(s) and environmental setting ...**

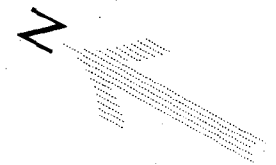
The house has a raised front yard. Originally a parged CMU retaining wall four feet high fronted the property where the yard met the sidewalk and ran along the side of driveway on the northeast side of the house. A similar wall still stands on the other side of the driveway. Currently, however, a bi-level retaining wall made of rail ties and of no historical significance stands where the CMU wall previously stood. In 1992 the waste and water lines running under the front yard from the house to the street had to be replaced, which called for extensive excavation of the yard. During this project, the contractor's digging equipment knocked down the original CMU wall. Because of limited funds available at the time, we were forced to replace the wall temporarily with the rail ties, with the intention of replacing it as soon as possible with a CMU wall in the spirit of the original and consistent with other CMU walls nearby on Willow Ave.

**b. General description of project ...**

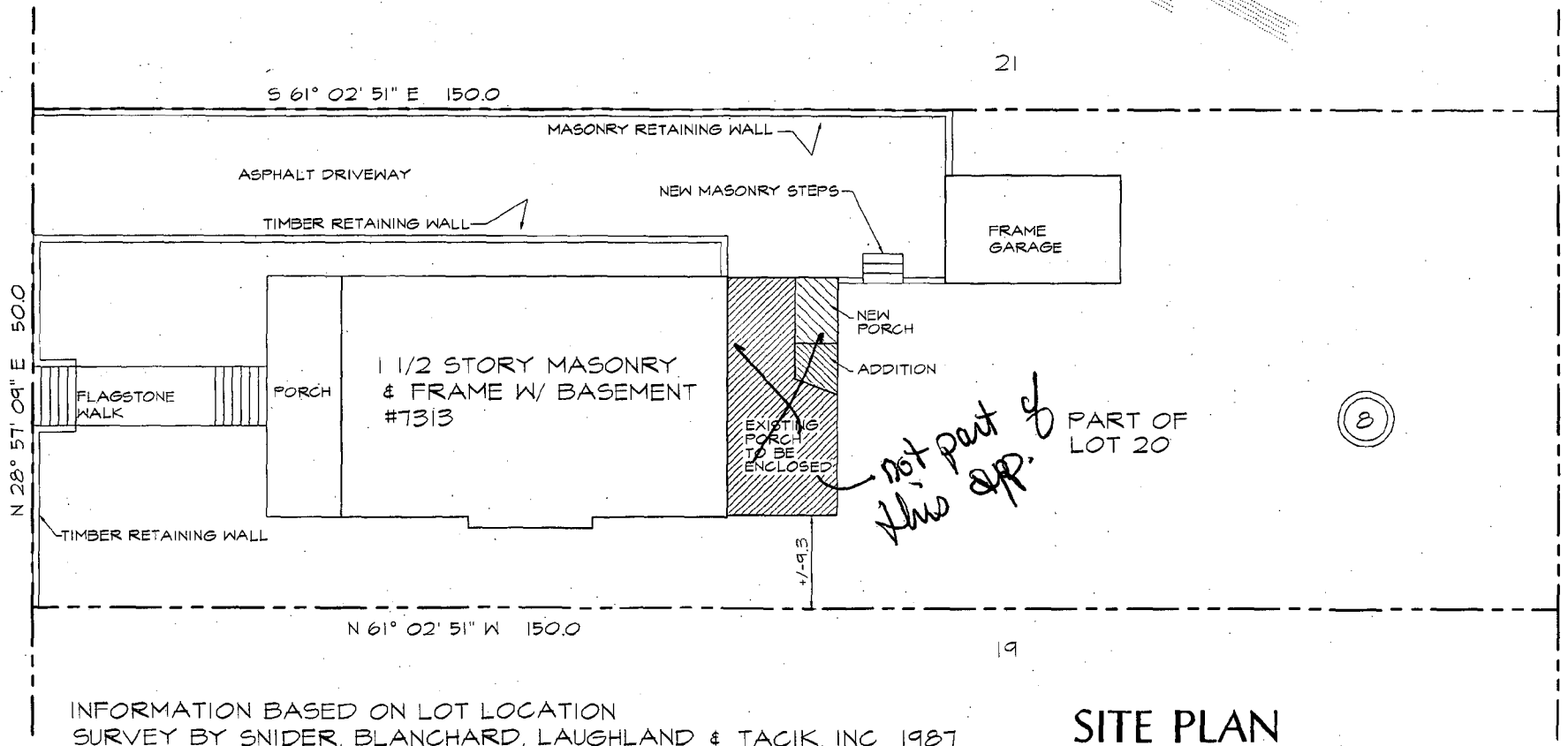
The funds for that project took longer than expected to materialize, but when they did become available recently through an inheritance, we immediately began planning for the return to parged CMU construction. The project involves:

- removing the wood ties;
- preparing 24-inch-by-24-inch concrete and 12-inch block footings;
- installing the 8-inch block retaining wall, with rebar reinforcement, parging, and a 2-inch-by-12-inch Pennsylvania blue stone cap.

The wall, like the original, will be four feet high in front with slightly raised tiers as the wall follows the incline along the side of the driveway.



WILLOW AVENUE



INFORMATION BASED ON LOT LOCATION  
SURVEY BY SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC 1987

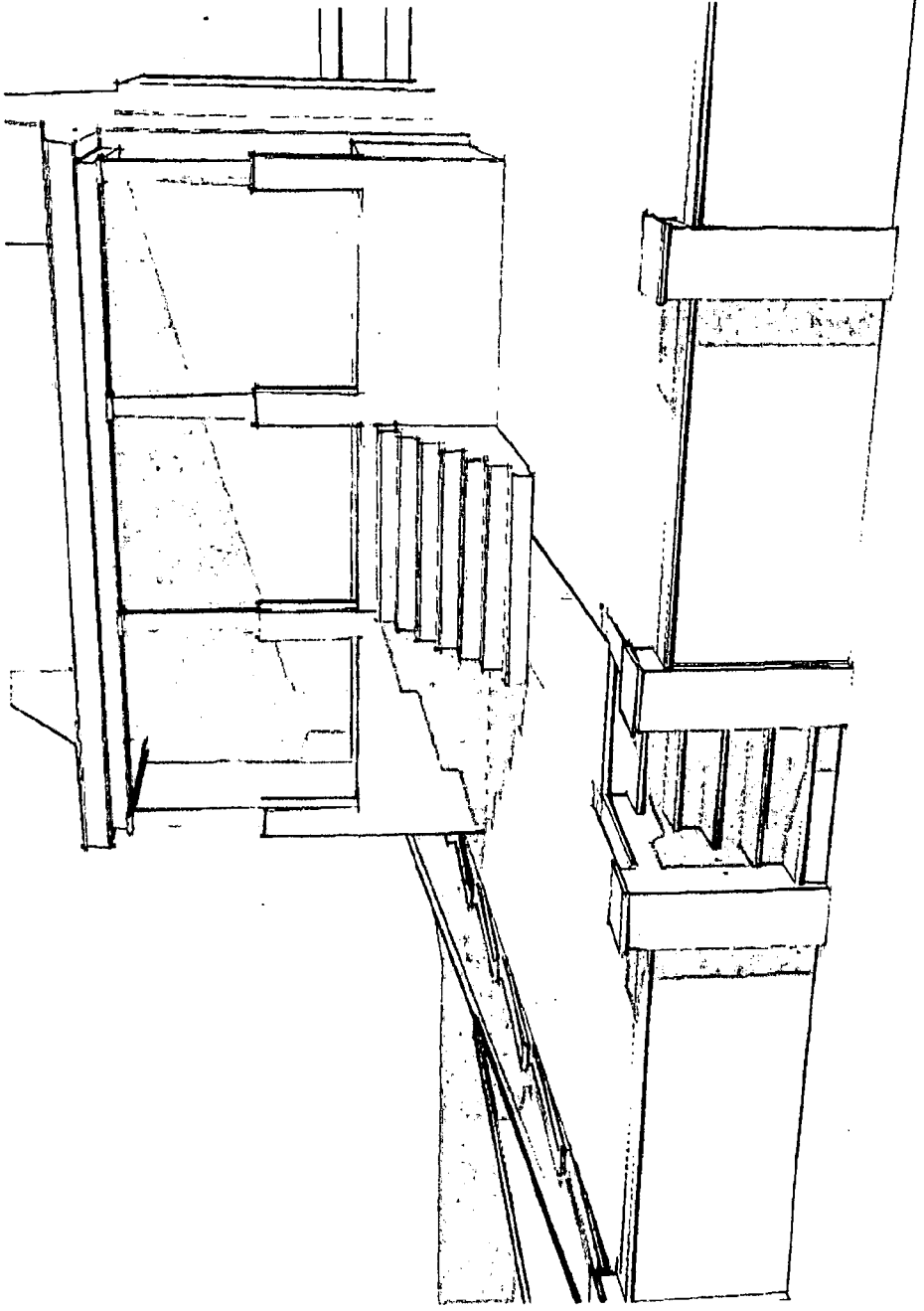
**SITE PLAN**  
SCALE: 1"=10'

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

Owner's mailing address	Owner's Agent's mailing address
Larry Lempert 7313 Willow Ave. Takoma Park, MD 20912	N.A.
Adjacent and confronting Property Owners mailing addresses	
Ms. Gail Jensen 7315 Willow Ave. Takoma Park, MD 20912	
Ms. Nancy Booker 7311 Willow Ave. Takoma Park, MD 20912	
Ms. Nancy Moore 7314 Willow Ave. Takoma Park, MD 20912	



7313 Willow  
Takoma Park  
1992







7313 Willow Ave. – Existing Timber Retaining Wall



MAY 24, 2006

HPC said yes - it was temporary and <sup>staff item</sup> does not require a HAUP.

7313 Willow Ave.  
Takoma Park, MD 20912

May 23, 2006

owner must submit photo of wall (before it was knocked down) + build that same wall.

Ms. Anne Fothergill  
Montgomery County Historic Preservation Commission  
1109 Spring St.  
Silver Spring, MD

Dear Ms. Fothergill:

I'm writing to provide the background you requested when we spoke yesterday about our wall restoration project. Our house at 7313 Willow Ave. in Takoma Park has a raised front yard. Originally a parged CMU retaining wall four feet high fronted our property and ran along the side of driveway on the northeast side of the house. A very similar wall still stands on the other side of the driveway, as depicted in current Photo 1 (see the left and upper sides of the photo) and as shown at the upper part of the driveway in current Photo 3.

In 1992 the waste and water lines running under the front yard from the house to the street had to be replaced, which called for extensive excavation of the yard. During this project, the contractor's digging equipment knocked down the wall. Because of limited funds available at the time, we were forced to replace the wall temporarily with rail ties (see Photo 1, at the front, and Photo 2), with the intention of restoring the CMU wall as soon as possible. As it happened, the funds for that project took longer than expected to materialize, but when they did become available recently through an inheritance, we immediately began planning for the restoration of the wall to its original parged CMU construction, matching the still-standing wall on the other side of the driveway.

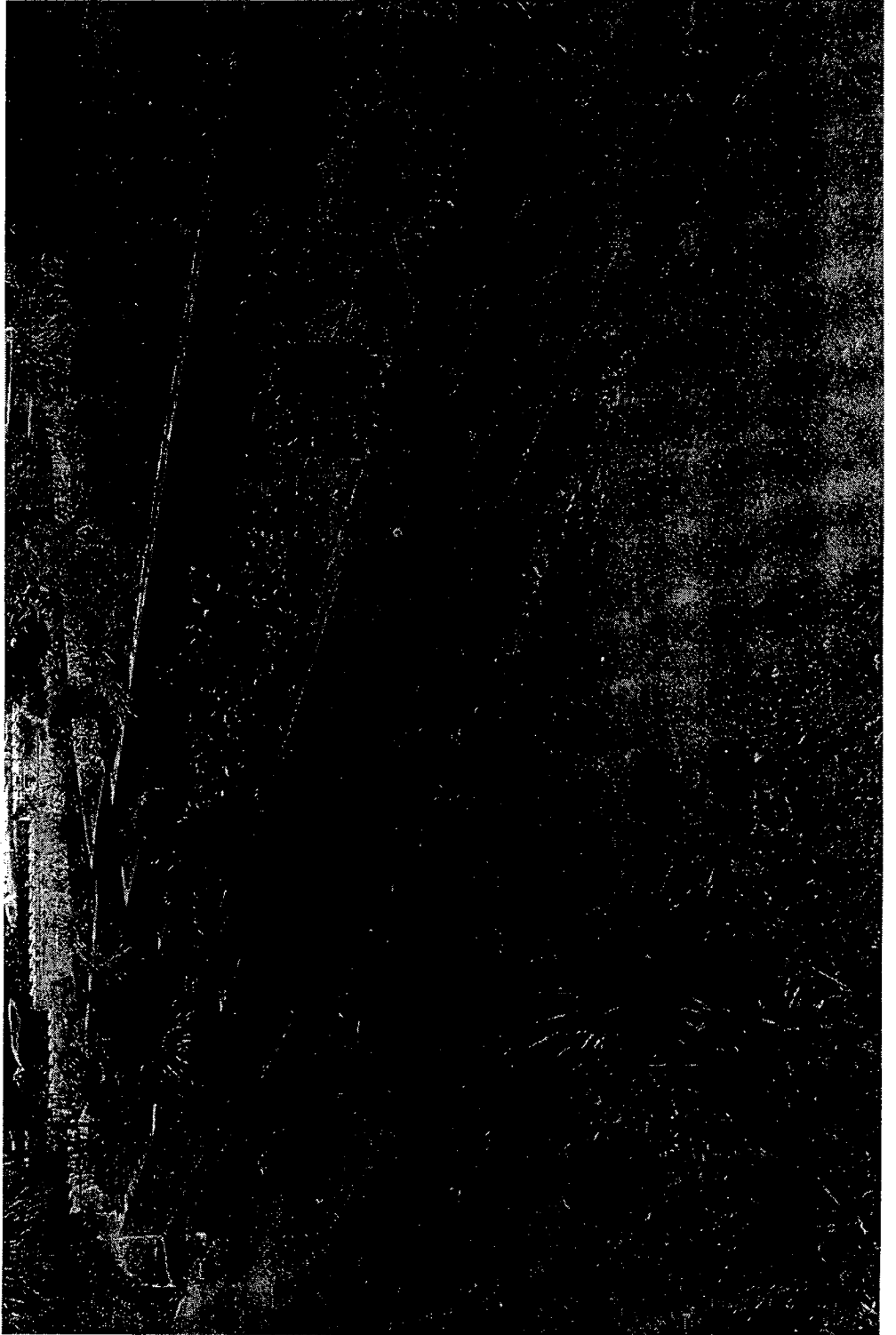
Under these circumstances, we are seeking your approval to deem this a restoration project that does not require a historic area work permit. In addition to the current, digital photos attached, we can provide snapshots of the wall and yard during the excavation, before the wall was knocked down. Copies of those earlier photos could be faxed or brought to you if necessary for your decision.

Your advice as soon as possible would be very much appreciated. As I mentioned, we were hoping to get started within the month of June. Thanks for your help in taking a look at this.

- Larry Lempert  
(202) 452-6561 (work)  
(301) 270-8522 (home)



EXISTING CONDITIONS





similar wall on property

