

612 Philadelphia Avenue, Takoma Park
HPC Case No. 37/03-08S
Takoma Park Historic District

612 Philadelphia Ave.
TP



STEVEN MACKLER
PRINCIPAL

TLG

THE LANDSCAPE GROUP ■ DESIGNERS & BUILDERS

7059 BLAIR ROAD NW ■ SUITE 102 ■ WASHINGTON DC 20012
TEL 202 291 1650 ■ FAX 202 291 2992 ■ STEVEN@TLGDESIGN.NET
WWW.TLGDESIGN.NET

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	612 Philadelphia Avenue, Takoma Park	Meeting Date:	4/9/2008
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/2/2008
Applicant:	Ruth Skafsgaard & Martin Lowery	Public Notice:	3/26/2008
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-08S (RETROACTIVE)	Staff:	Josh Silver
PROPOSAL:	Stone wall installation		

STAFF RECOMMENDATION:

Staff is recommending that the HPC **DENY** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Craftsman
DATE: c1920s

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 propose to install a stone privacy wall in the front yard of the subject property. The proposed wall is approximately 31 -total linear feet and split into two distinct sections by an existing

gravel driveway.

Section 1

The left (east) section of the wall is approximately 12'2" long, 2'0" thick, and ranges from 4'6" – 6'6" tall.

Section 2

The right (west) section of the wall is 10'7" long (extending east-west across the front of the property), and 8'0" (extending north-south toward the house), 2'0" thick, and ranges from 6'0" – 6'6" tall.

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

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

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

- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
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 or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

A HAWP should be denied if the Commission 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.

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of historical materials or alteration of features and spaces that characterize a property will be avoided.
- #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 will be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

STAFF DISCUSSION

Although staff is discouraged the applicants completed the installation of the stone wall without first receiving an approved HAWP and the review of projects retroactively is undesirable for staff and the Commission this is not the basis for staff recommending denial of this application.

As the *Guidelines* state the design review emphasis for contributing resources are restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation. The *Guidelines* also state all changes and additions should respect existing environmental settings, landscaping, and patterns of open space. The stone wall is located in a prominent location in the front yard of the subject property and is very visible when approaching the property from either direction on Philadelphia Avenue.

The *Standards* recommend retaining the historic relationship between buildings and landscape features of a setting. The location of the wall is inconsistent with the historical pattern of open space found in the district and specifically along Philadelphia Avenue. Staff is opposed to a stone wall at this property in the current location as it is visually incompatible with the historic character of the setting in terms of size and location in the front yard, and is detrimental to the historic relationship of the house with the streetscape of the historic district.

In summary, staff is recommending that the Commission deny this HAWP application for the following reasons:

- The wall is forward of the rear plane of the house, is higher than 4', and approximately 2' thick (a general policy of the Commission is any fence (typically wood or other historically appropriate material), when forward of the rear plane of the house cannot exceed 4' in height, and should be open picket style in sections facing the public right-of-way to preserve transparency of the historic structure and environmental setting from the streetscape of the historic district
- The wall is an uncharacteristic feature within the historic district
- The wall is inconsistent with the *Guidelines and Standards* with respect to preserving the existing open space pattern of the historic district and specifically properties along Philadelphia Avenue within the historic district.

STAFF RECOMMENDATION:

Staff recommends that the Commission deny the HAWP application as being consistent with Chapter 24A-8(a):

A HAWP should be denied if the Commission 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.

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



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240 777 1176

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

480

APPLICATION FOR
HISTORIC AREA WORK PERMIT

480343 permit
Tax Account No.: 578-78-1023
Name of Property Owner: MARTIN LOWERY RUTH SKAFSGAARD
Address: 612 PHILADELPHIA AVE TAKOMA PARK MD 20912
Contractor: THE LANDSCAPE GROUP Phone No.: 202 291-1650
Contractor Registration No.: 10480 MHIC
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 612 PHILADELPHIA AVE Street: PHILADELPHIA AVE
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE
Lot: P11 Block: 69 Subdivision: TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: FREE STANDING G
ENTRANCE WALL
BUSY STR. BUFFER
1B. Construction cost estimate: \$ 4000.00
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 _____ 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.

Ruth Skafsgaard
Signature of owner or authorized agent _____ Date _____

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

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**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:

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

*ENTRANCE FREE STANDING WALL - MATCH
WITH EXISTING WALL TOWARD SIX
NEW WALL IS ON BUSY STR. BOUNDARY!*

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.

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.

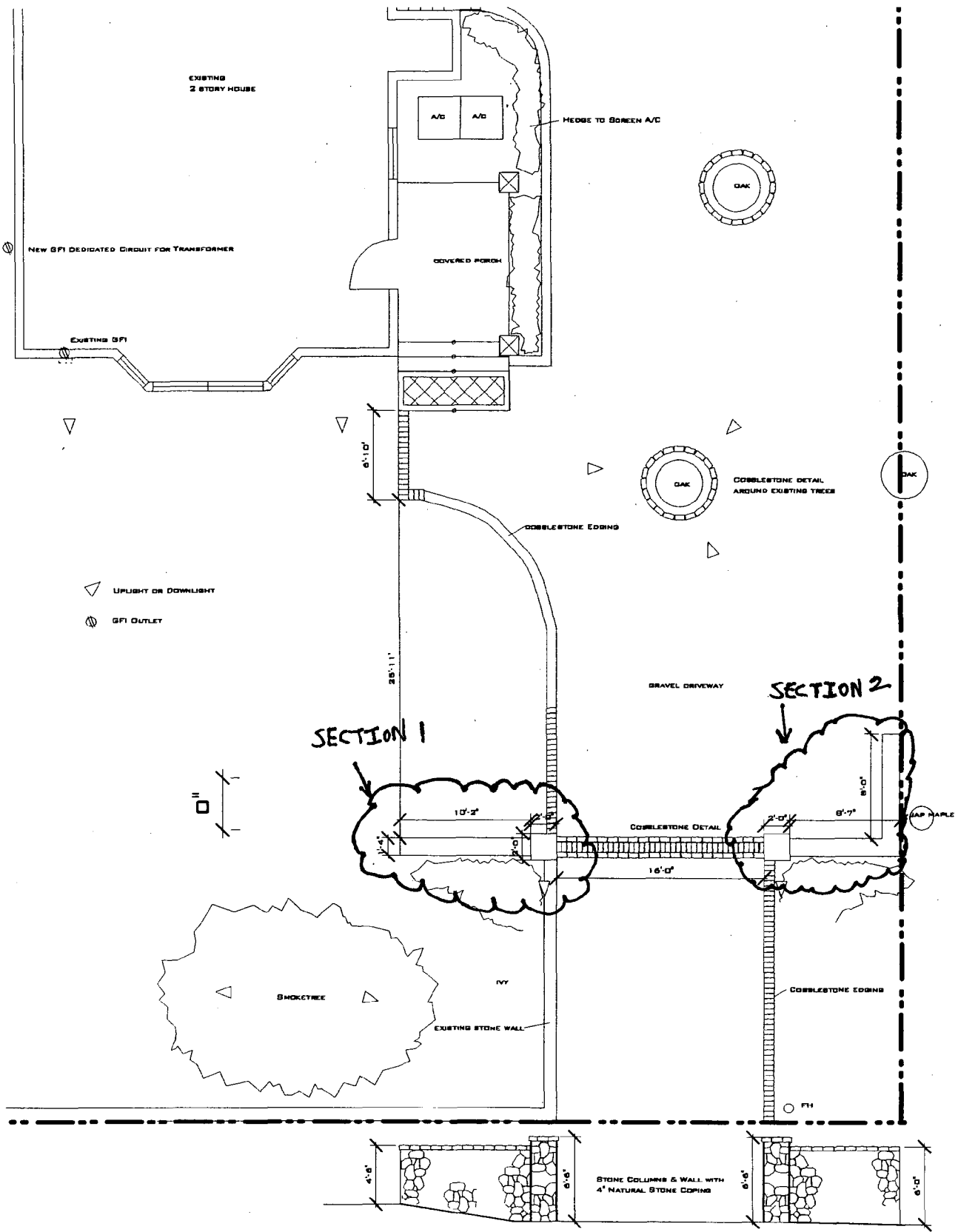
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
612 Philadelphia Ave. Takoma Park, MD 20912 (MARTIN LOWERY + RUTH SKAFSGAARD)	
Adjacent and confronting Property Owners mailing addresses	
FAGAN, DEBORAH + BERNARD 608 Philadelphia Ave. Takoma Park, MD. 20912	JOHN SANDAGE 704 Philadelphia Ave. Takoma Park, MD 20912
JAMES EVANS 703 New York Ave. Takoma Park, MD 20912	CHERYL SLOAN 613 Philadelphia Ave. Takoma Park, MD 20912

8

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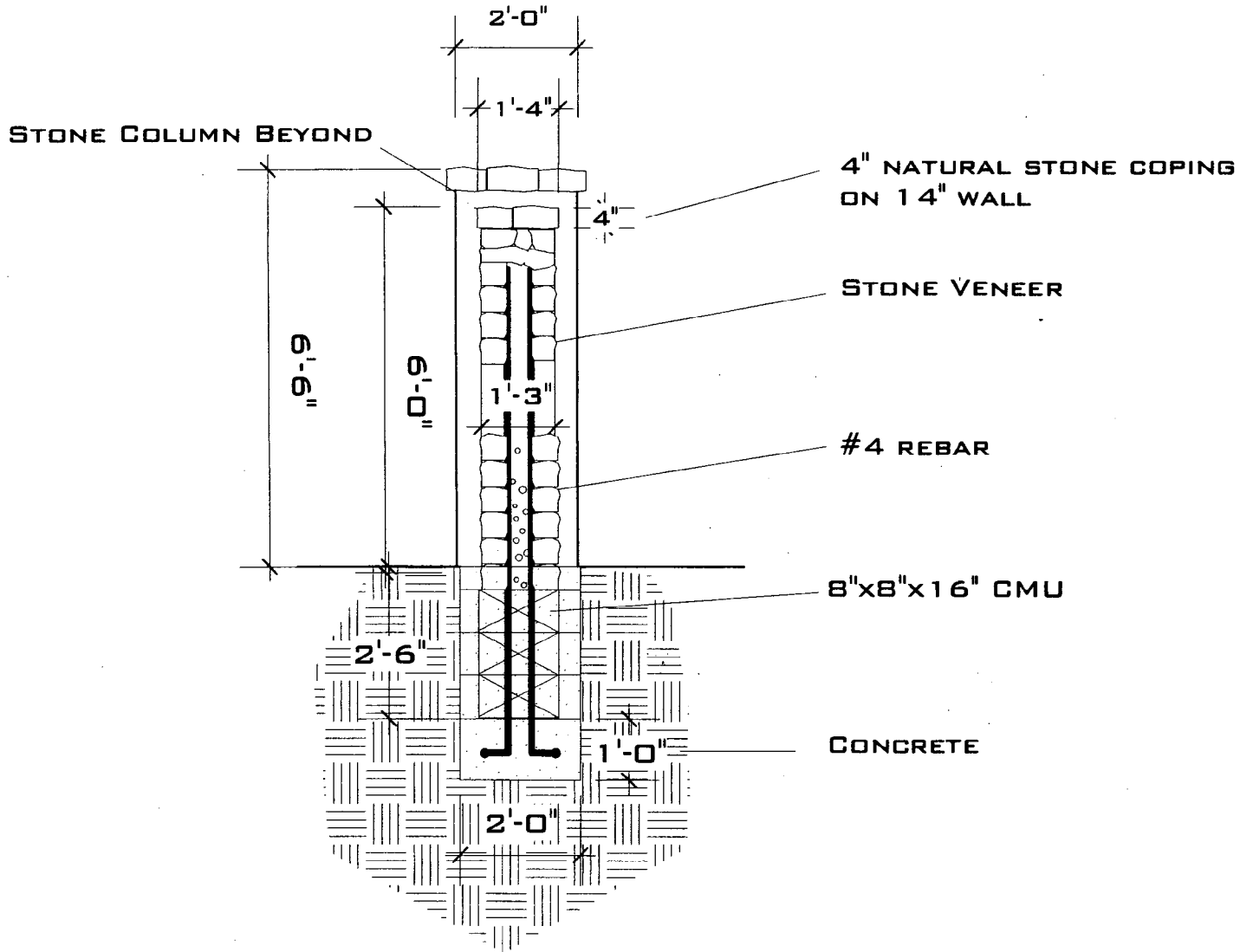


THE LANDSCAPE GROUP LTD.
7059 BLAIR ROAD, NW SUITE 102
WASHINGTON DC 20012

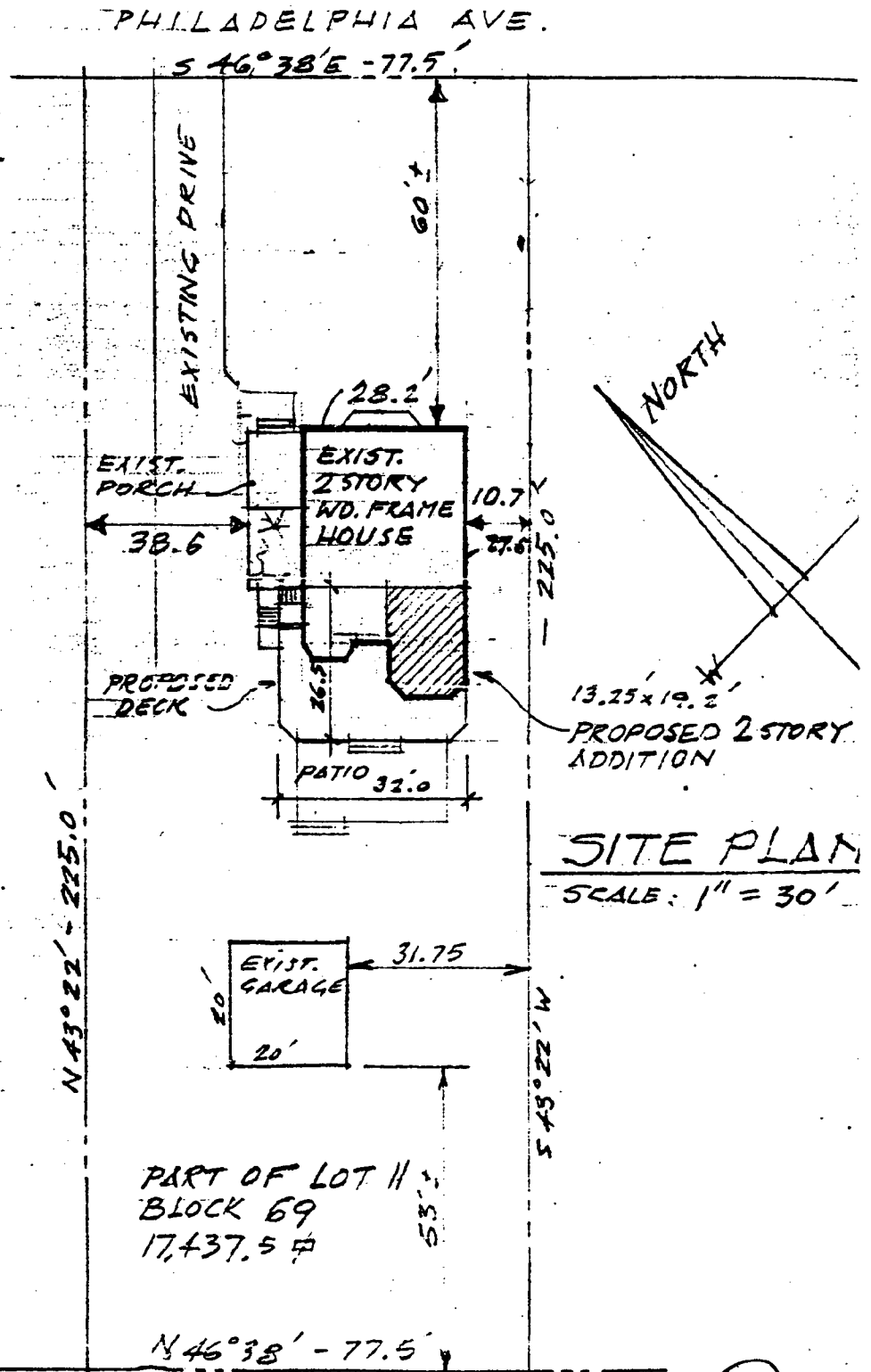
PH: 202.291.1650
FAX: 202.291.2992
EMAIL: INFO@TLGDESIGN.NET

LOWERY - SKAFEGAARD
RESIDENCE
612 PHILADELPHIA AVE
TAKOMA PARK, MD 20912

LAYOUT PLAN FOR FRONT WALLS
SHEET NUMBER: 2 OF 3
SCALE: 3/32" = 1'
3.16.08



ATT: CRISS DOPEZ



SITE PLAN
SCALE: 1" = 30'

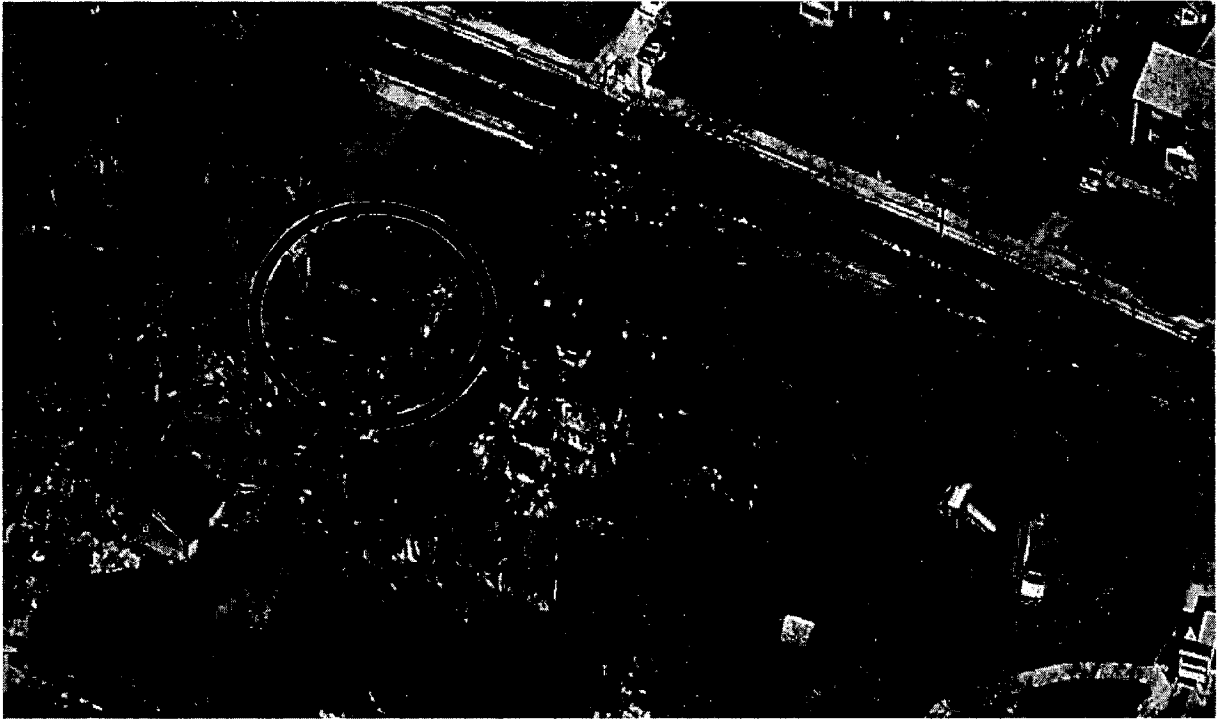
DOOR AREAS: SQ. FEET:

	EXIST.	ADDITION	TOTAL
SHT	802	-	802.0
FL	978	240	1,218.0
10.	778	346	1,124.0
TOT	2,558	586	3,144.0

SKAFSGARD'S RESIDENCE - ADDITION



**612 Philadelphia Avenue, Takoma Park
Takoma Park Historic District**



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613 BRIMMER DRIVE NW
HALLOWHILL, MD 20912
301 585-8374
301 523 0483



NEW WALL AT
END OF OLD
STONE WALL



AS EXISTING
STONE WALL

PERMIT APPLICATION FOR:
TREE STANDING ENTRANCE WALL/BUSSY STR. BUFFER
WALL WILL BE CONSTRUCTED WITH SAME STONE & COLOR

KUWA SHIHOIYAKU A MITSUHARA
612 PHILADELPHIA AVE TAKOMA PARK, MD 20912

301-585-8374

301-523-0483 GEN

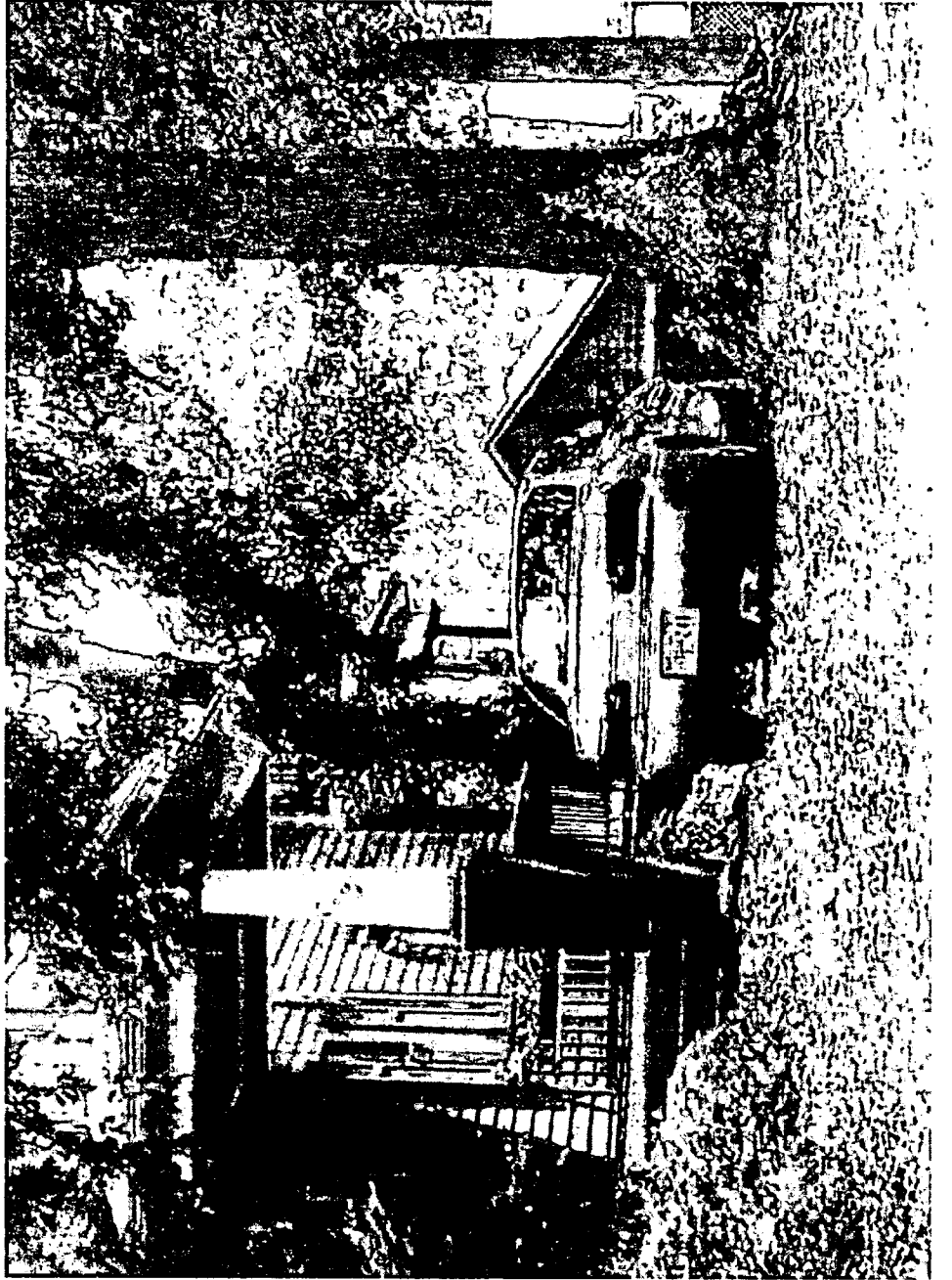
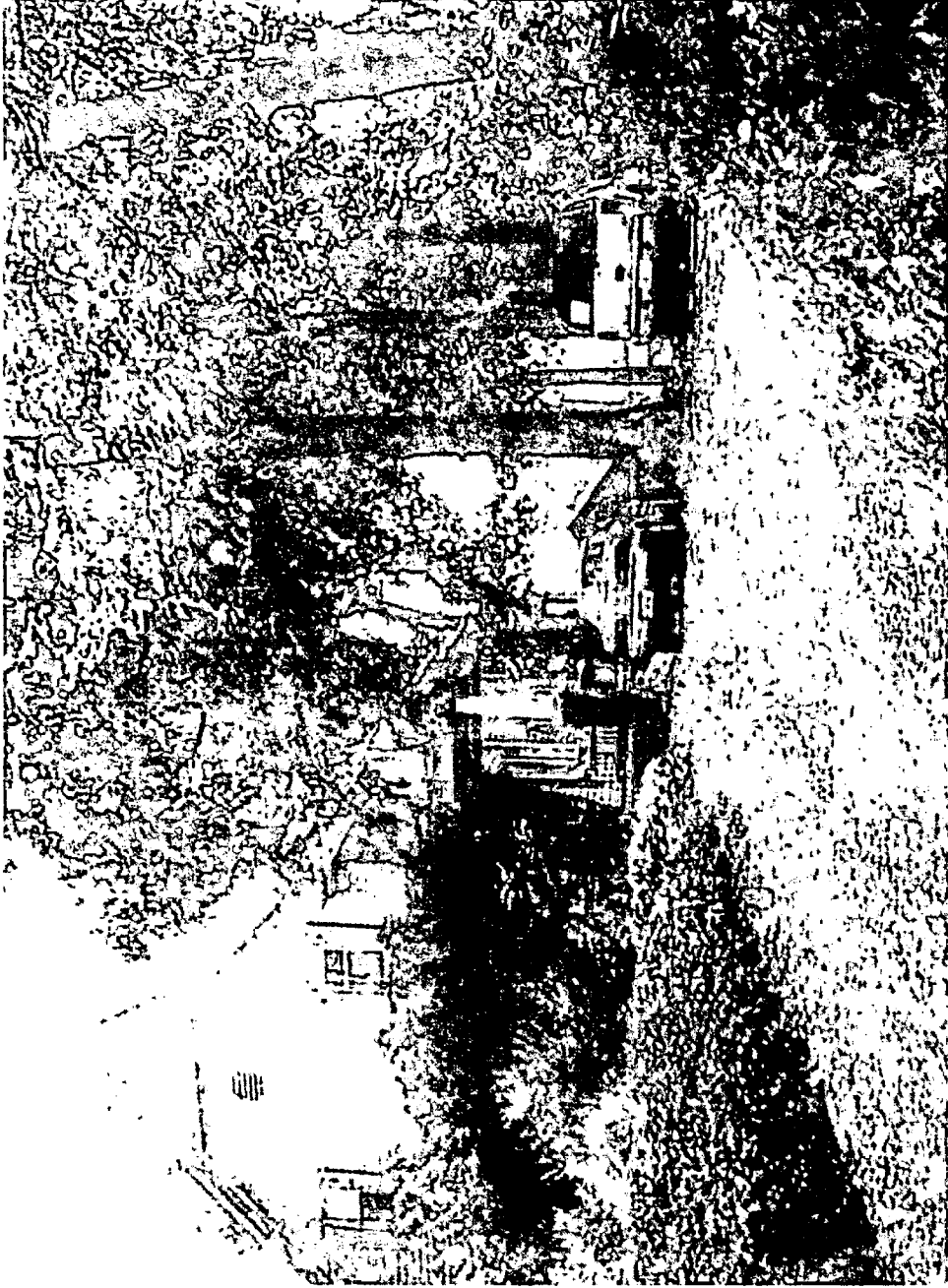
RIGHT SIDE OF DRIVEWAY



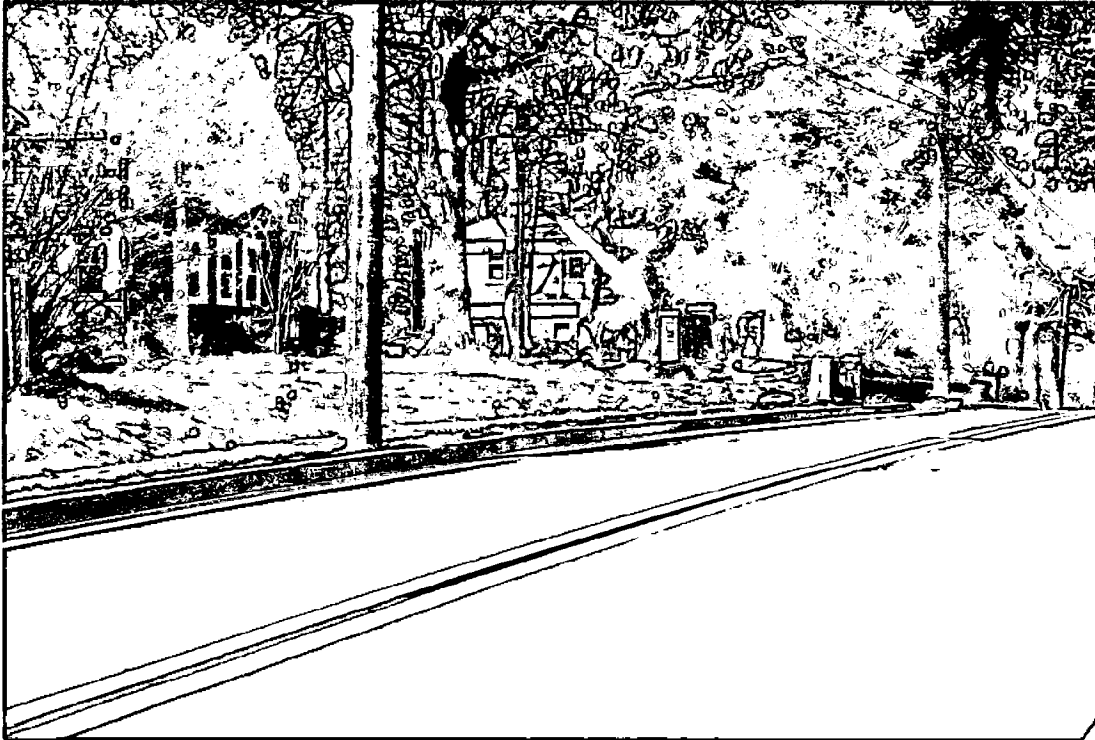
VIEW FROM HOUSE TOWARD STREET



Right side from house



612 Philadelphia Avenue Takoma Park
Takoma Park Historic District
(Completed Stone Wall Installation Project)



Philadelphia Avenue, facing northwest



Photo from adjacent property, facing west



Photo from public right-of-way, facing southwest



Photo from public right-of-way, facing south



Photo from public right-of-way, facing southeast



Photo from adjacent property, facing east

SUPPLEMENTAL MATERIALS SUBMITTED BY THE APPLICANTS
MARCH 31, 2008

March 29, 2008


To the Montgomery County Historic Preservation Commission:

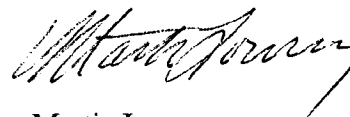
We have lived at 612 Philadelphia Avenue in Takoma Park since 1978 and have over thirty years made many improvements, each time obtaining the appropriate permits. Street traffic volume and accompanying noise level has increased dramatically over those years.

Part of the intent of our current landscaping project was to create a buffer through the construction of a stone entry wall surrounded by plantings midway into our driveway. We received the necessary tree protection approval from the City of Takoma Park as an extension of our existing tree protection plan. Our further intent was to architecturally integrate the new entryway into the existing stone retainer wall that, to the best of our knowledge, was constructed in the early 1920's when the house was built.

While we readily admit that our failure to apply for a permit was an uncharacteristic lapse on our part, we nonetheless believe that the construction is in keeping with the character of the existing stone retaining wall and in fact complements it, adding an aesthetic quality to the property as well as providing some sorely needed noise abatement. We appreciate your consideration of this permit request.

Sincerely,


Ruth Skafsgaard



Martin Lowery

612 Philadelphia Avnue
Takoma Park, MD 20912

March 29, 2008

To the Montgomery County Historic Preservation Commission:

I (we) the undersigned believe that the stone entryway recently constructed midway into the Skafsgaard/Lowery driveway at 612 Philadelphia Avenue is in keeping with the character of the existing stone retaining wall on the property and provides an aesthetically integrated solution to the ongoing Philadelphia Avenue noise abatement problem.

CHRIS Madison
7410 Baltimore Ave
T.P. 20912

Jim Barrett
611 Philadelphia Ave.

Margaret A Bulger
Douglas Leatherbury
607 Philadelphia Ave

David B. Weisman
7701 TAKOMA AVE

Cheryl Sloan
613 Philadelphia Ave,
Takoma Park, MD 20912

Donnie Vecellio
605 Philadelphia Ave
Takoma Park MD 20912

Amy Mini (Amy Turin)
7713 Takoma Ave

Lawrence Hershman
7713 Takoma Ave, T.P., MD.

Richard & Sheri Weil
7617 Takoma Ave T.P. MD
JIM EVANS

703 NEW YORK AVE

Francoise de Beeke
703 New York Ave.

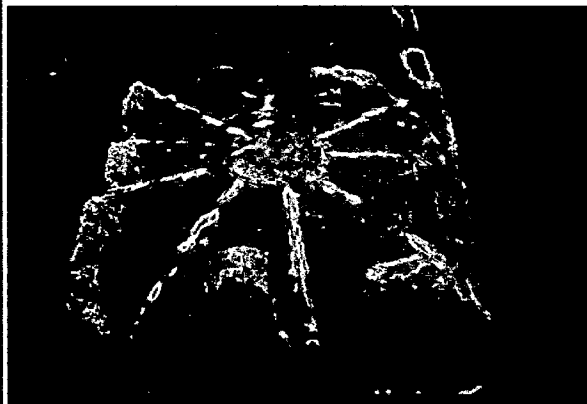
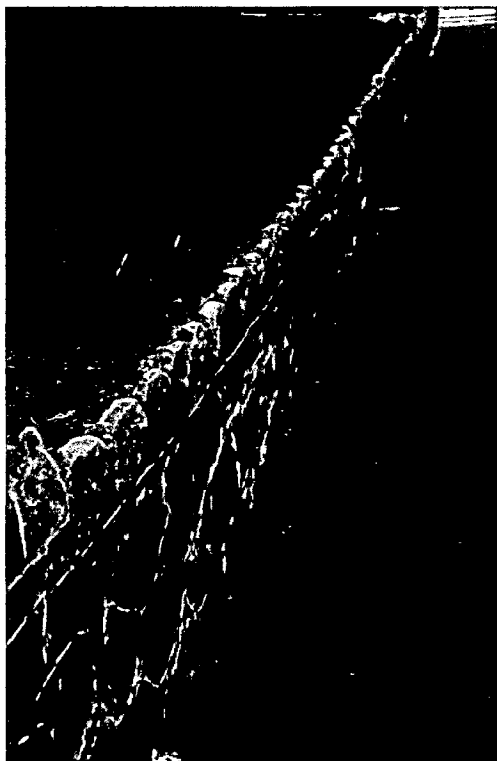
March 29, 2008

To the Montgomery County Historic Preservation Commission:

I (we) the undersigned believe that the stone entryway recently constructed midway into the Skafsgaard/Lowery driveway at 612 Philadelphia Avenue is in keeping with the character of the existing stone retaining wall on the property and provides an aesthetically integrated solution to the ongoing Philadelphia Avenue noise abatement problem.

SUSAN SCHULKEN
601 PHILADELPHIA AVE

Jean Adell
606 Boston Ave.



HISTORICALLY
APPROPRIATE

EXAMPLE OF STONE RETAINING WALL
SHOWN BY HP STAFF TO OWNER ON

HPC Meeting April 9th 2008

(May 29th and 30th
Pres. MD. Conf.)

Case II - I

Owner: wall intended to be entryway.
enhance the appearance of the original

Exhibits: ②

② Landscaping

Jester:

• P about open space

Problem is looking at the wall from street-to-house

Rotenstein:

- original retaining wall all stone (YES)
- height of wall and horizontal limits of wall?
- why not just use all vegetative buffers for screening?

Ex: Stucco wall - Takoma Ave

out of scale w/ existing retaining walls

Applicant landscape architect:

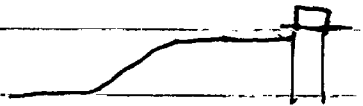
• Anathar:

- originally wall would not be approved
- concerned w/ abruptness of wall ending on far left.
- How could landscaping solving this problem
design scoop to



• Alderson:

- Thinks it's uncharacteristic of TP
- Not in nature w/ district
- Tall / Isolated pc.
- Reduce height of wall
- 4' height



• Jester:

- Unfinished wall
- stepping down, No more
- modest entry way related to retaining walls
- Lower 4'
- planting for noise abatement

• Fleming

- would not approved as built
- would not support
- uncharacteristic of district

• Fence top should be rusticated

17/01/2017

to provide the following information:
1. The name of the person who provided the information.
2. The date when the information was provided.
3. The location where the information was provided.

17/01/2017

The information provided is as follows:
1. The name of the person who provided the information.
2. The date when the information was provided.
3. The location where the information was provided.

• Provided by
LA during site
visit 4/10/08

17/01/2017
17/01/2017

The information provided is as follows:
1. The name of the person who provided the information.
2. The date when the information was provided.
3. The location where the information was provided.

17/01/2017

The information provided is as follows:
1. The name of the person who provided the information.
2. The date when the information was provided.
3. The location where the information was provided.

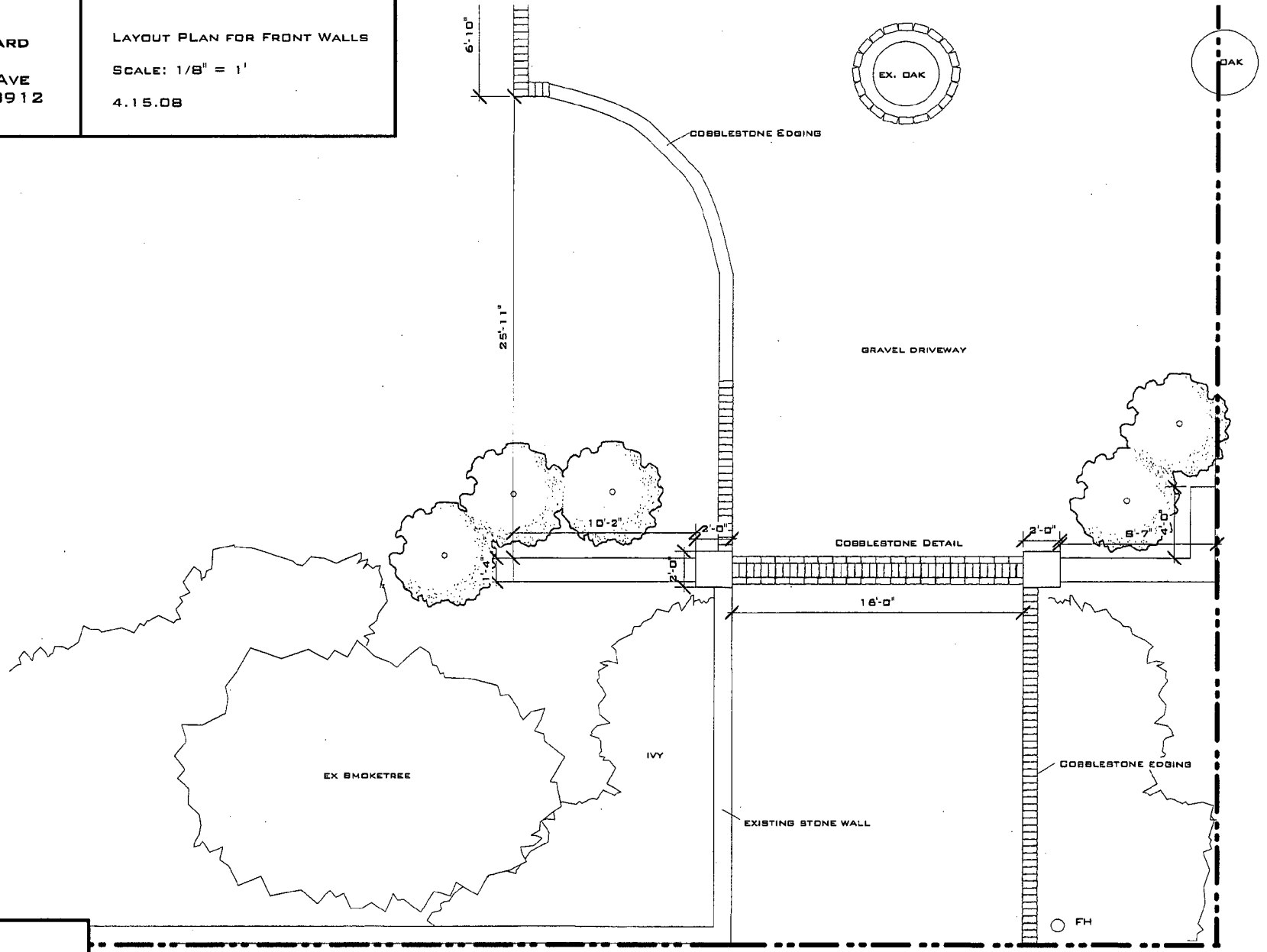
The information provided is as follows:
1. The name of the person who provided the information.
2. The date when the information was provided.
3. The location where the information was provided.

LOWERY - SKAFSGAARD
 RESIDENCE
 612 PHILADELPHIA AVE
 TAKOMA PARK, MD 20912

LAYOUT PLAN FOR FRONT WALLS

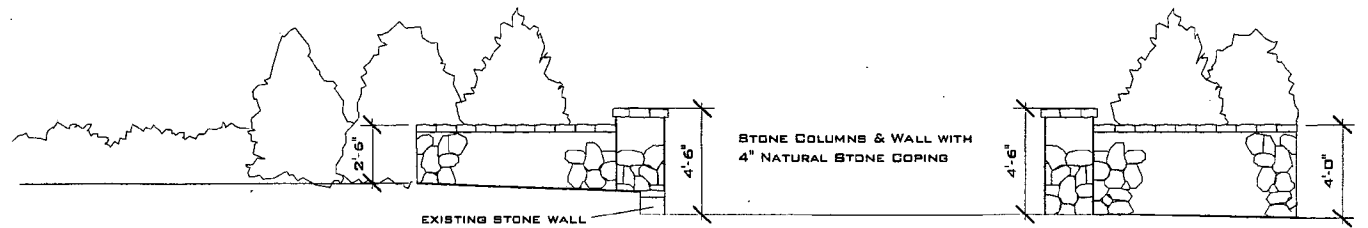
SCALE: 1/8" = 1'

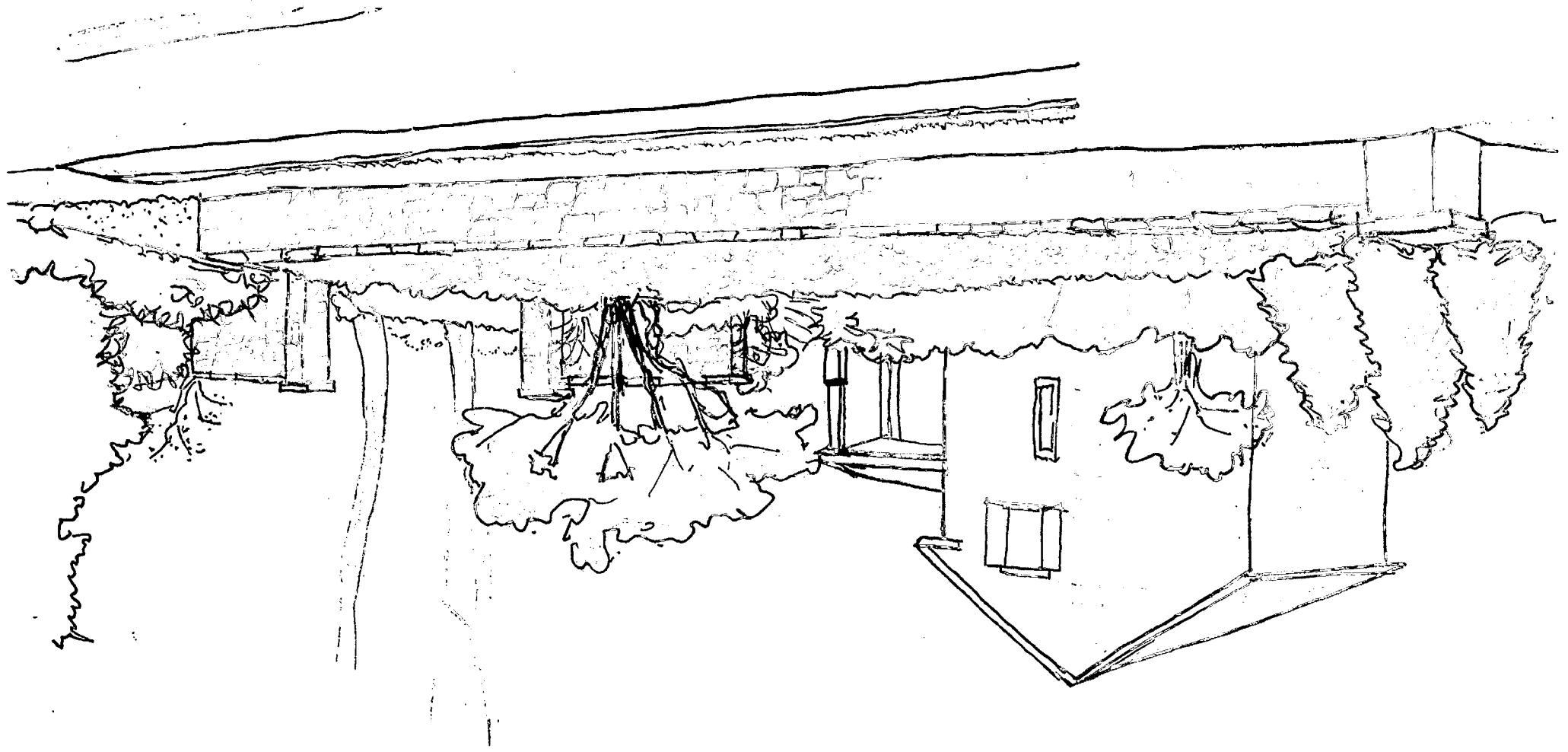
4.15.08



THE LANDSCAPE GROUP LTD.
 7059 BLAIR ROAD NW SUITE 102
 WASHINGTON DC 20012

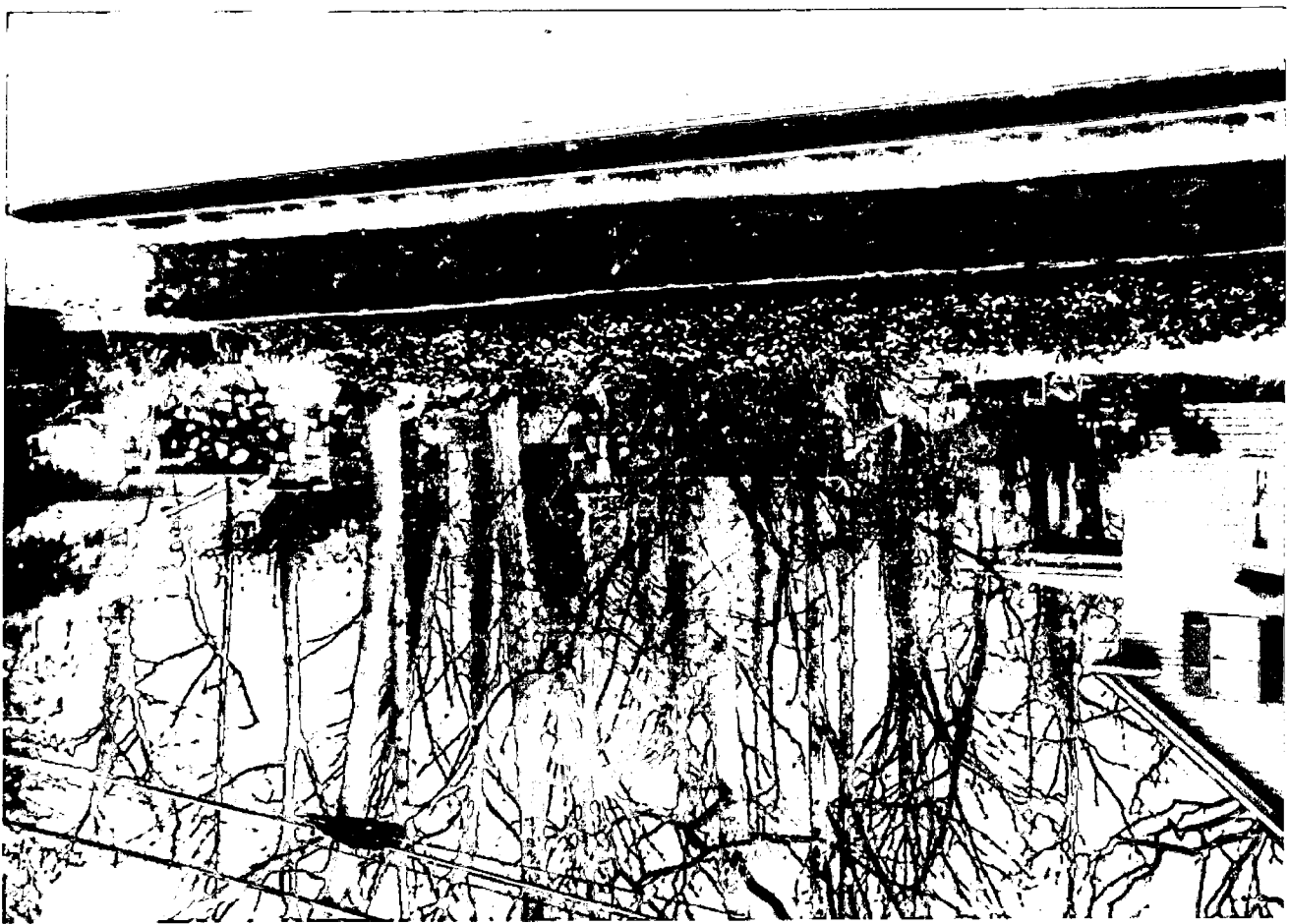
PH: 202.291.1650
 FAX: 202.291.2992
 EMAIL: INFO@TLGDESIGN.NET





Spring 2000

1510-10
10/10



Standards

SEARCH | LINKS | E-MAIL

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

The Secretary of the Interior's Standards for Rehabilitation Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."



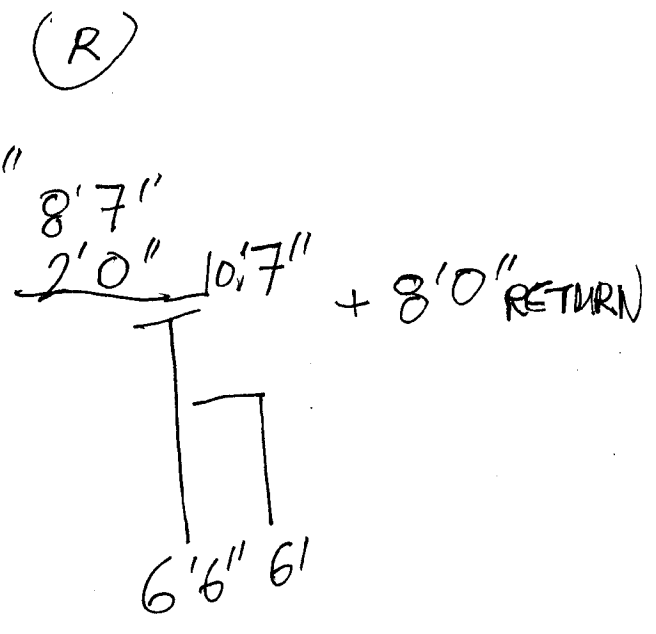
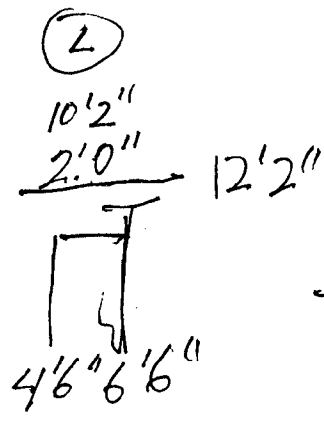
Credits

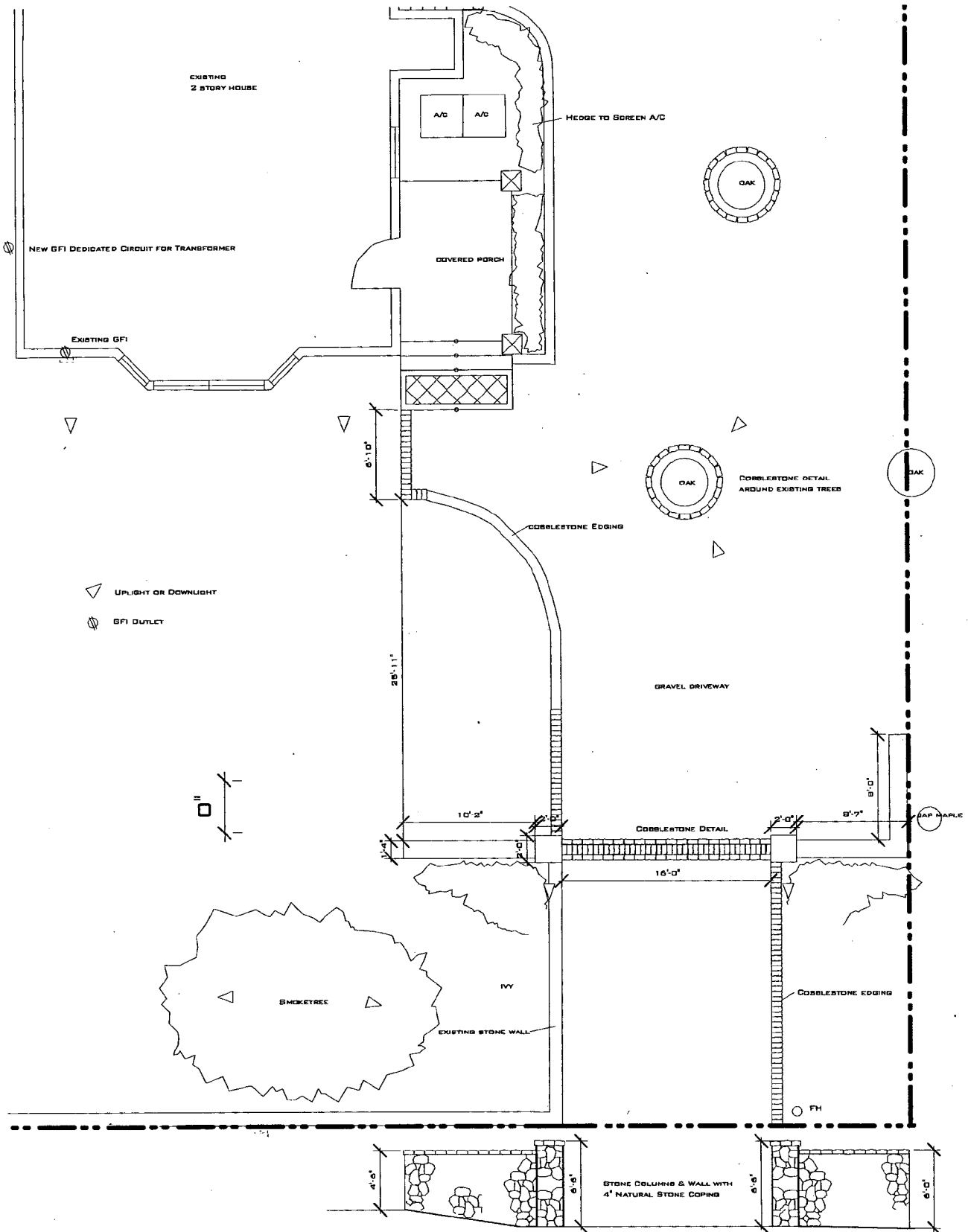
Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years—particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain





THE LANDSCAPE GROUP LTD.
7059 BLAIR ROAD NW SUITE 102
WASHINGTON DC 20012

PH: 202.291.1650
FAX: 202.291.2992
EMAIL: INFO@TLGDESIGN.NET

LOWERY - SKAFSGAARD
RESIDENCE
612 PHILADELPHIA AVE
TAKOMA PARK, MD 20912

LAYOUT PLAN FOR FRONT WALLS
SHEET NUMBER: 2 OF 3
SCALE: 3/32" = 1'
3.16.08

→ Respect os, patterns etc...

→ Secretary of I

→ HPC looks for alt. to ss for CR

- uncharch
- dec. solid wall / front yard
- not something there hist / inapp. now
- low open fences / to preserve transparency
- denied - Ken sighting

HPC Support Review
Location

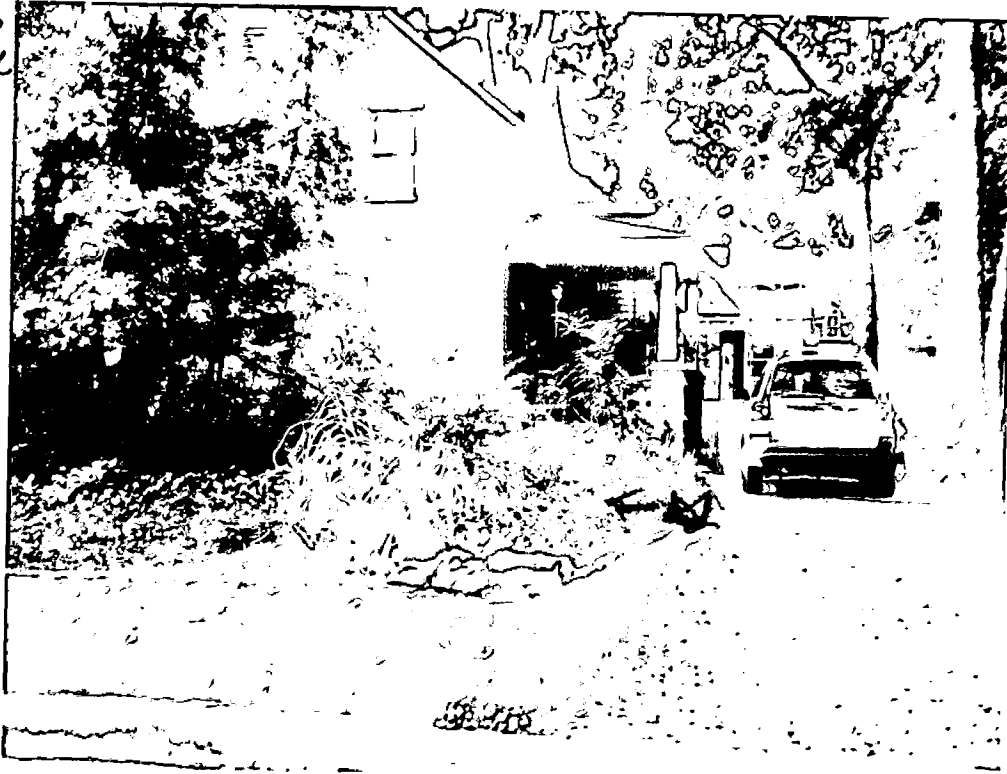
Explain how a 4' high stonewall respects the existing environmental setting, landscaping and pattern of open space found along Philadelphia Avenue and within the Takoma Park Historic District?

Explain how the stonewall protects and maintains the historic relationship between the house and street? (~~The open space pattern between the houses and street are a character defining feature of the Takoma Park Historic District~~).

Explain how the stonewall is compatible with the historic character of the property and setting of the historic district in terms of size, scale and design?

WITH SKIFFS BOTTEN & BIRNBAUM
PERMIT APPLICATION FOR:

FREE STANDING ENTRANCE WALL/BUSY STK. BUFFER
WALL WILL BE CONSTRUCTED WITH SAME STONE & COLOR
AS EXISTING
STONE WALL



*NEW
WALL AT
END OF OLD
STONE WALL

612 PHILADELPHIA AVE
TRACERT PARK, MD 20912

301 585-8374
301 523-0483

FULL SPLIT-SIXTH V. IMITATION DRIVEWAY
612 PHILADELPHIA AVE TAKOMA PARK, MD 20912

301-585-8374

301-523-0483 CELL

RIGHT SIDE OF DRIVEWAY



Silver, Joshua

From: Lucas, Gail [Gail.Lucas@montgomerycountymd.gov]
Sent: Monday, April 21, 2008 12:28 PM
To: Silver, Joshua
Subject: RE: HAWP #480343

Done.

Gail M. Lucas

Permitting Services Manager
255 Rockville Pike, 2nd floor
Rockville, MD 20850
240-777-6267 - office
240-777-6262 - fax

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

From: Silver, Joshua [mailto:Joshua.Silver@mncppc-mc.org]
Sent: Friday, April 18, 2008 12:48 PM
To: Lucas, Gail
Subject: HAWP #480343
Importance: High

Gail,

Please purge HAWP #480343 from your system. This HAWP application has been withdrawn from consideration by the applicant.

Please confirm receipt of this e-mail when the HAWP has been purged.

Many thanks,

Josh

Joshua Silver, Senior Planner
Countywide Planning Division, 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
www.MontgomeryPlanning.org

March 29, 2008

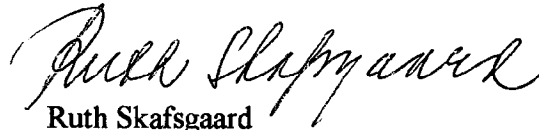
To the Montgomery County Historic Preservation Commission:

We have lived at 612 Philadelphia Avenue in Takoma Park since 1978 and have over thirty years made many improvements, each time obtaining the appropriate permits. Street traffic volume and accompanying noise level has increased dramatically over those years.

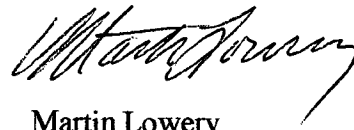
Part of the intent of our current landscaping project was to create a buffer through the construction of a stone entry wall surrounded by plantings midway into our driveway. We received the necessary tree protection approval from the City of Takoma Park as an extension of our existing tree protection plan. Our further intent was to architecturally integrate the new entryway into the existing stone retainer wall that, to the best of our knowledge, was constructed in the early 1920's when the house was built.

While we readily admit that our failure to apply for a permit was an uncharacteristic lapse on our part, we nonetheless believe that the construction is in keeping with the character of the existing stone retaining wall and in fact complements it, adding an aesthetic quality to the property as well as providing some sorely needed noise abatement. We appreciate your consideration of this permit request.

Sincerely,



Ruth Skafsgaard



Martin Lowery

612 Philadelphia Avnue
Takoma Park, MD 20912

March 29, 2008

To the Montgomery County Historic Preservation Commission:

I (we) the undersigned believe that the stone entryway recently constructed midway into the Skafsgaard/Lowery driveway at 612 Philadelphia Avenue is in keeping with the character of the existing stone retaining wall on the property and provides an aesthetically integrated solution to the ongoing Philadelphia Avenue noise abatement problem.

Chris Madison
7410 Baltimore Ave
T.P. 20912

Jim Barrett
611 Philadelphia Ave.

Margaret A Bulger
Douglas Leatherbury
607 Philadelphia Ave

David B. Weisman
David B. Weisman
7701 TAKOMA AVE.

Cheryl Sloan
613 Philadelphia Ave,
Takoma Park, MD 20912

Connie Vecellio
605 Philadelphia Ave
Takoma Park MD 20912

Amy Muri (Amy Turin)
7713 Takoma Ave.

Lawrence Hershman
7713 Takoma Ave, T.P., MD.

Richard + Sheri Weid
7617 Takoma Ave TPMD
JIM EVANS

703 NEW YORK AVE

Francoise de Beeper
703 New York Ave.

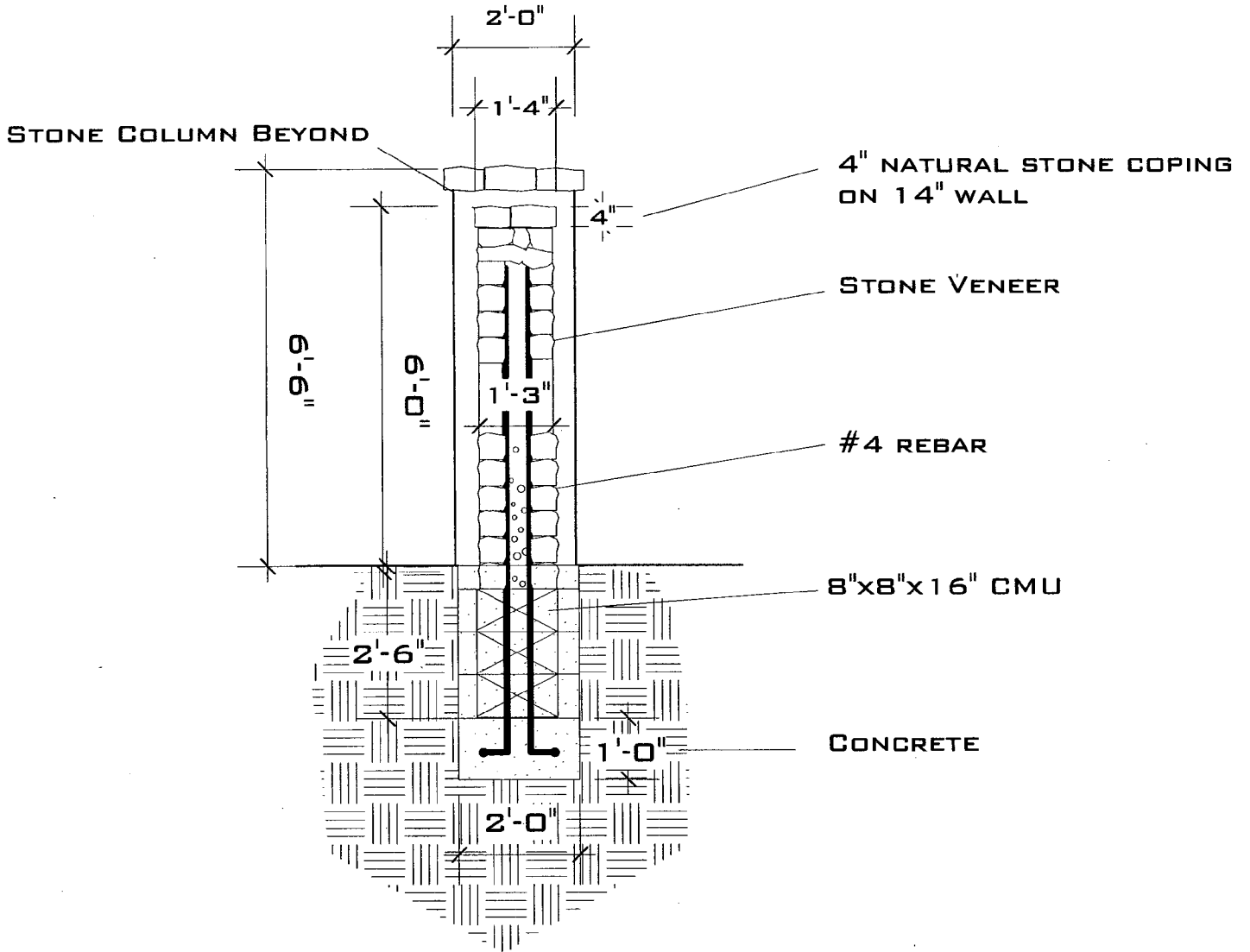
March 29, 2008

To the Montgomery County Historic Preservation Commission:

I (we) the undersigned believe that the stone entryway recently constructed midway into the Skafsgaard/Lowery driveway at 612 Philadelphia Avenue is in keeping with the character of the existing stone retaining wall on the property and provides an aesthetically integrated solution to the ongoing Philadelphia Avenue noise abatement problem.

SUSAN SCHULKEN
601 PHILADELPHIA AVE

Joan Adell
606 Boston Ave.



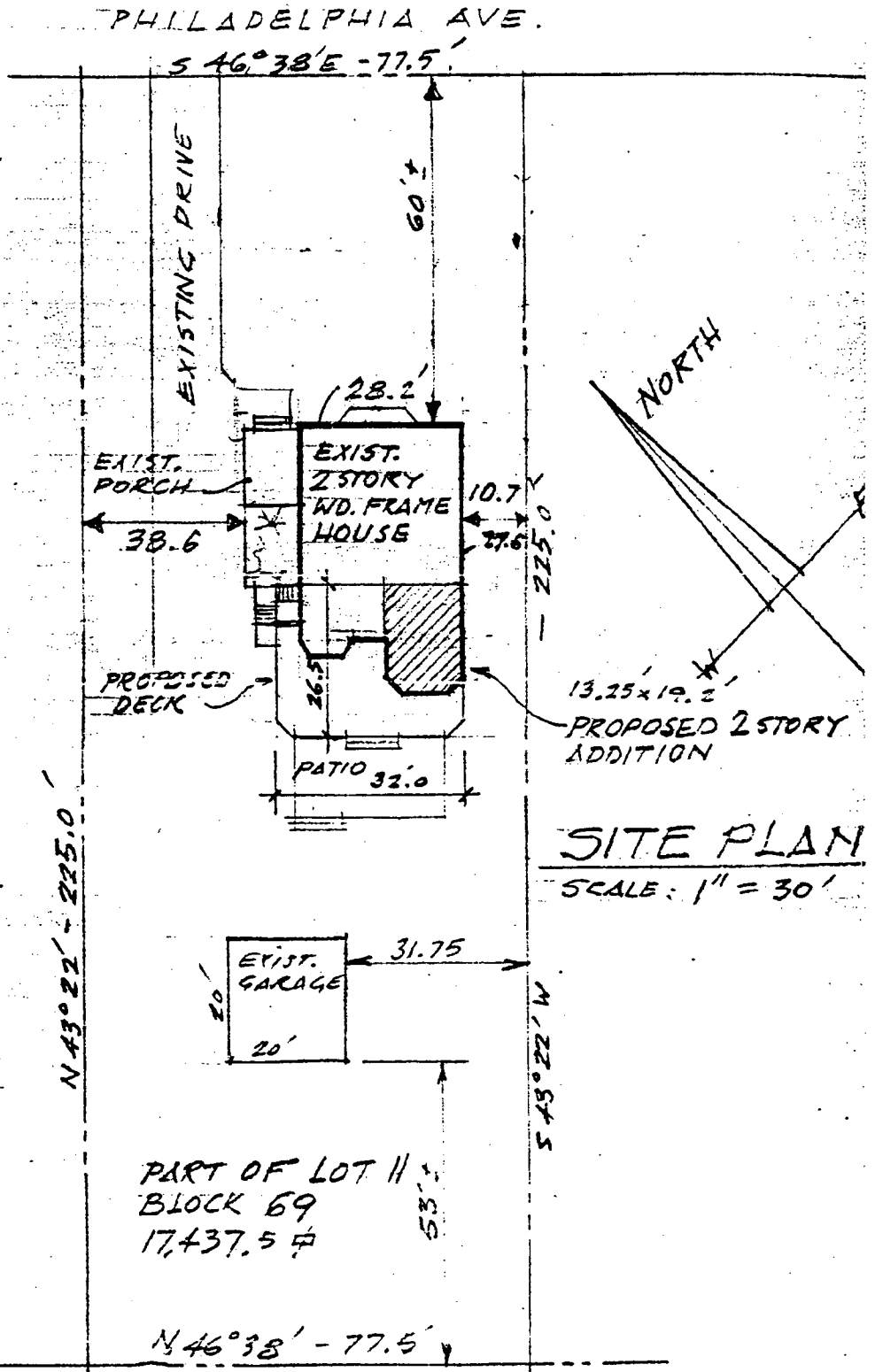
THE LANDSCAPE GROUP LTD.
7059 BLAIR ROAD NW SUITE 102
WASHINGTON DC 20012

PH: 202.291.1650
FAX: 202.291.2992
EMAIL: INFO@TLGDESIGN.NET

LOWERY - SKAFSGAARD
RESIDENCE
612 PHILADELPHIA AVE
TAKOMA PARK, MD 20912

STONE WALL DETAIL
SHEET NUMBER: 3 OF 3
SCALE: 3/8" = 1'
3.16.08

ATT: CRISS LOPEZ



SITE PLAN
SCALE: 1" = 30'

DOOR AREAS: SQ. FEET:

	EXIST.	ADDITION	TOTAL
SHT	802	-	802.0
FL	978	240	1,218.0
10.	778	346	1,124.0
22	2,558	586	3,144.0

PART OF LOT 11
BLOCK 69
17,437.5 sq ft

SKAFSGARD'S RESIDENCE - ADDITION



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

APPLICATION FOR HISTORIC AREA WORK PERMIT

480

480343 permit

Contact Person: RUTH SKAFSGAARD

Daytime Phone No.: 301 585-8374

Tax Account No.: 578-78-1023

Name of Property Owner: MARTIN KOWEKY
RUTH SKAFSGAARD

Daytime Phone No.: 301 585-8374

Address: 612 PHILADELPHIA AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: THE LANDSCAPE GROUP Phone No.: 202 291-1650

Contractor Registration No.: 10480 MHIC

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 612 PHILADELPHIA AVE Street: PHILADELPHIA AVE

Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE

Lot: P11 Block: 69 Subdivision: TAKOMA PARK

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: FREE STANDING ENTRANCE WALL BUSY STR. BUFFER

1B. Construction cost estimate: \$ 4000.00

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 _____ 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.

Ruth Skafsgaard
Signature of owner or authorized agent

_____ Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ 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:

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

*ENTRANCE FREE STANDING WALL - MATCH
WITH EXISTING WALL TOWARD SIX
NEW WALL IS ON BUSY SIX. BUFFERED!*

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.

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.**



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

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

480

480343 permit

Contact Person: RUTH SKAFSGAARD

Daytime Phone No.: 301 585-8374

Tax Account No.: 578-78-1023

Name of Property Owner: MARTIN KOWEKY
RUTH SKAFSGAARD

Daytime Phone No.: 301 585-8374

Address: 612 PHILADELPHIA AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: THE LANDSCAPE GROUP Phone No.: 202 291-1650

Contractor Registration No.: 10480 MHIC

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 612 PHILADELPHIA AVE Street: PHILADELPHIA AVE
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE
Lot: P11 Block: 69 Subdivision: TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: FREE STANDING 6' ENTRANCE WALL BUSY STR. BUFFER

1B. Construction cost estimate: \$ 4000.00

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: _____
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ 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.

Ruth Skafsgaard
Signature of owner or authorized agent _____ Date _____

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Real Property Sect.

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

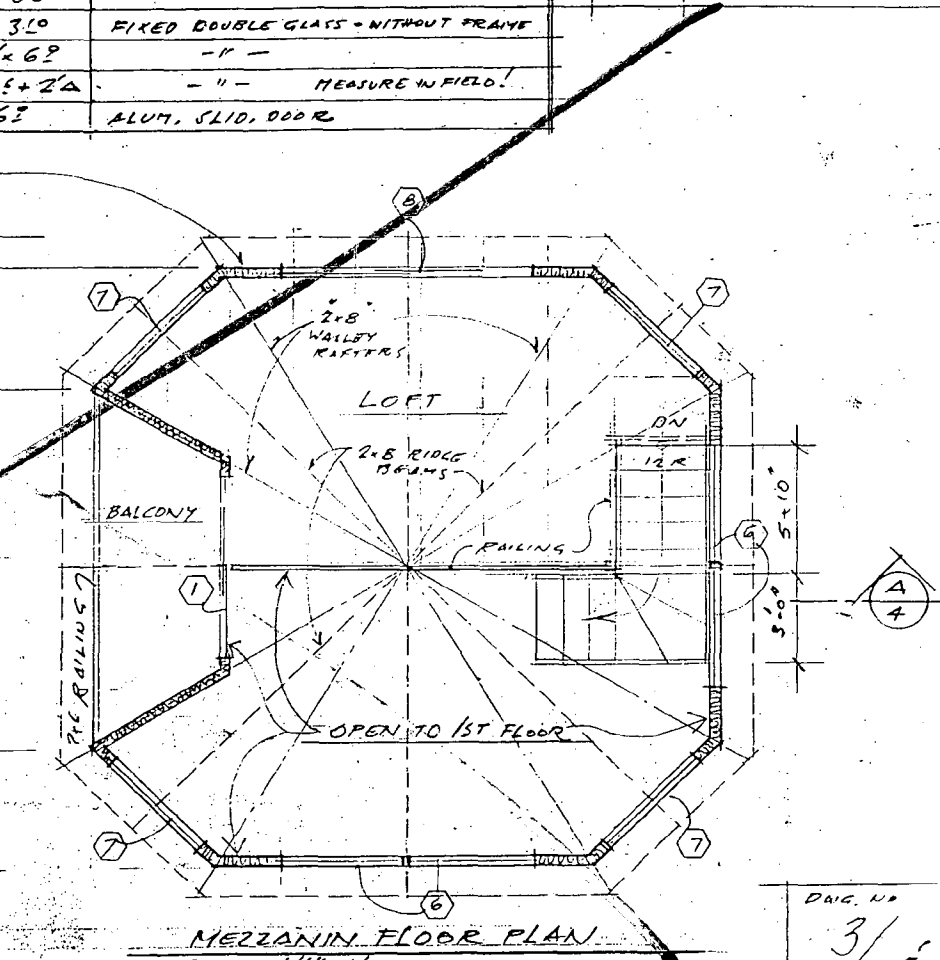
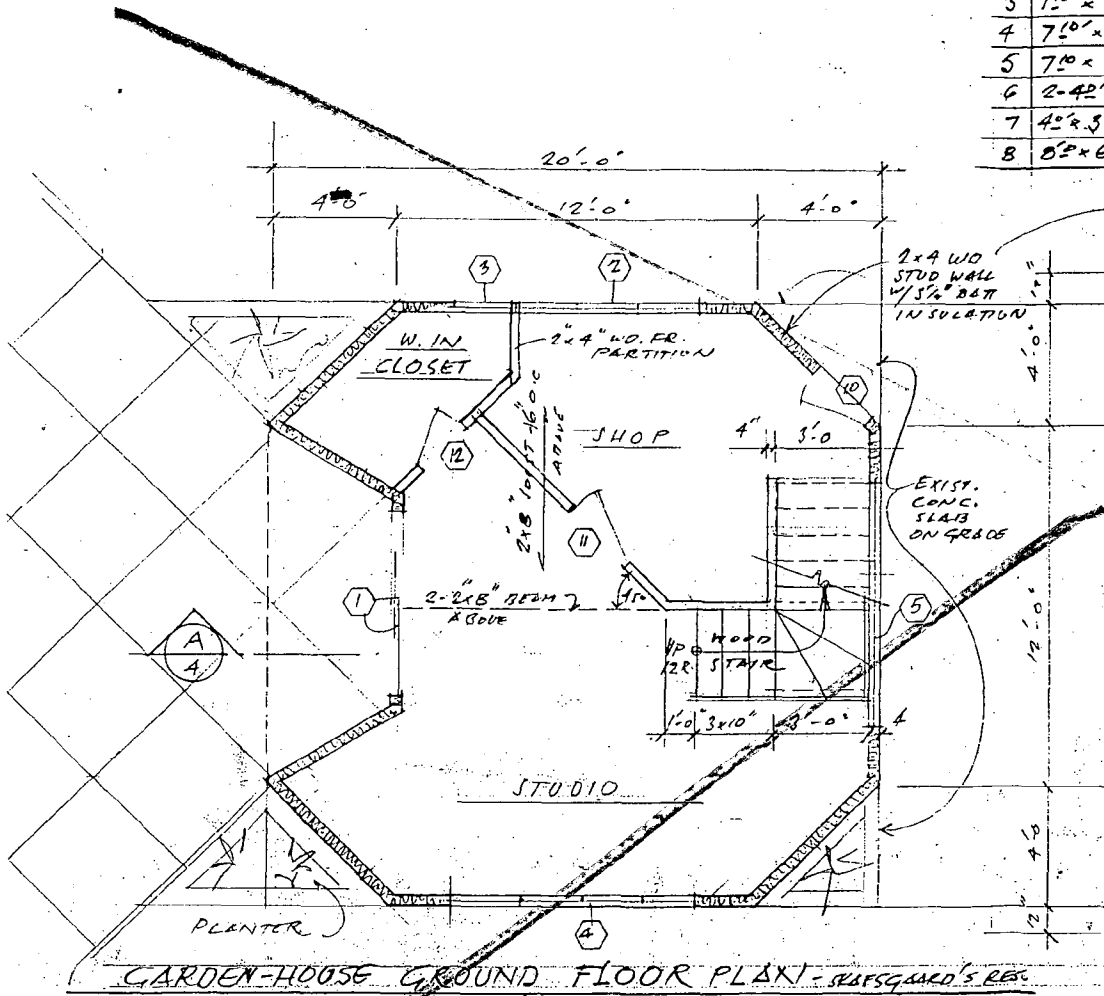
<p>Owner's mailing address</p> <p>RUTH SKARSEBARD MARTIN DOWERY 612 PHILADELPHIA AVE TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>DEBORAH & BERNARD FAGAN 608 PHILADELPHIA AVE TAKOMA PARK, MD 20912</p>	<p>CHERYL SNOAN 613 PHILADELPHIA AVE TAKOMA PARK, MD 20912</p>
<p>JOHN SANDAGE 704 PHILADELPHIA AVE TAKOMA PARK, MD 20912</p>	
<p>JAMES & FRANCOISE EVANS 703 NEW YORK AVE TAKOMA PARK, MD 20912</p>	



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
612 Philadelphia Ave. Takoma Park, MD 20912 (MARTIN LOWERY + RUTH SKAFFGAARD)	
Adjacent and confronting Property Owners mailing addresses	
FAGAN, DEBORAH + BERNARD 608 Philadelphia Ave. Takoma Park, MD. 20912	JOHN SANDAGE 704 Philadelphia Ave. Takoma Park, MD 20912
JAMES EVANS 703 New York Ave. Takoma Park, MD 20912	CHERYL SLOAN 613 Philadelphia Ave. Takoma Park, MD 20912

WINDOW SCHEDULE			DOOR SCHEDULE		
○	SIZE	TYPE	○	SIZE	TYPE
1	6'-0" x 6'-2"	ALUM. SLIDING DOOR	10	3'-0" x 6'-8"	HOLLOW CORE MET.
2	5'-5" x 3'-0"	ALUM. SLIDING WINDOW	11	3'-0" x 6'-8"	HOLLOW CORE WD.
3	1'-0" x 2'-0"	- " -	12	2'-0" x 6'-8"	- " -
4	7'-0" x 3'-0"	- " -			
5	7'-0" x 3'-0"	FIXED DOUBLE GLASS - WITHOUT FRAME			
6	2'-4 1/2" x 6'-8"	- " -			
7	4'-0" x 3'-5" + 2'-0"	- " - MEASURE IN FIELD!			
8	8'-0" x 6'-2"	ALUM. SLID. DOOR			



DRG. NO.
 3/025

(1)

VIEW FROM HOUSE TOWARD STREET



Right side from house