

7413 Maple Avenue, Takoma Park
[HPC Case No. 37103/08LL]
Takoma Park Historic District



SUBJECT: Revision to approved HAWP (37/03-8LLL), for retaining wall replacement at 7413 Maple Avenue, Takoma Park Historic District

DATE: February 11, 2009

BACKGROUND: On December 3, 2008 the HPC reviewed and approved the replacement of an existing rusticated concrete block retaining wall with a new wall in the front of the property. The approved replacement wall consisted of similar materials and dimensions as the existing retaining wall proposed for removal.

REVISED PROPOSAL: The applicant is proposing to modify the dimensions of the approved replacement retaining wall and construct a second retaining wall 3' behind the approved wall location to create a step in the landscape to assist in redirecting storm water runoff away from the house [see attached plan]. No changes in material are proposed.

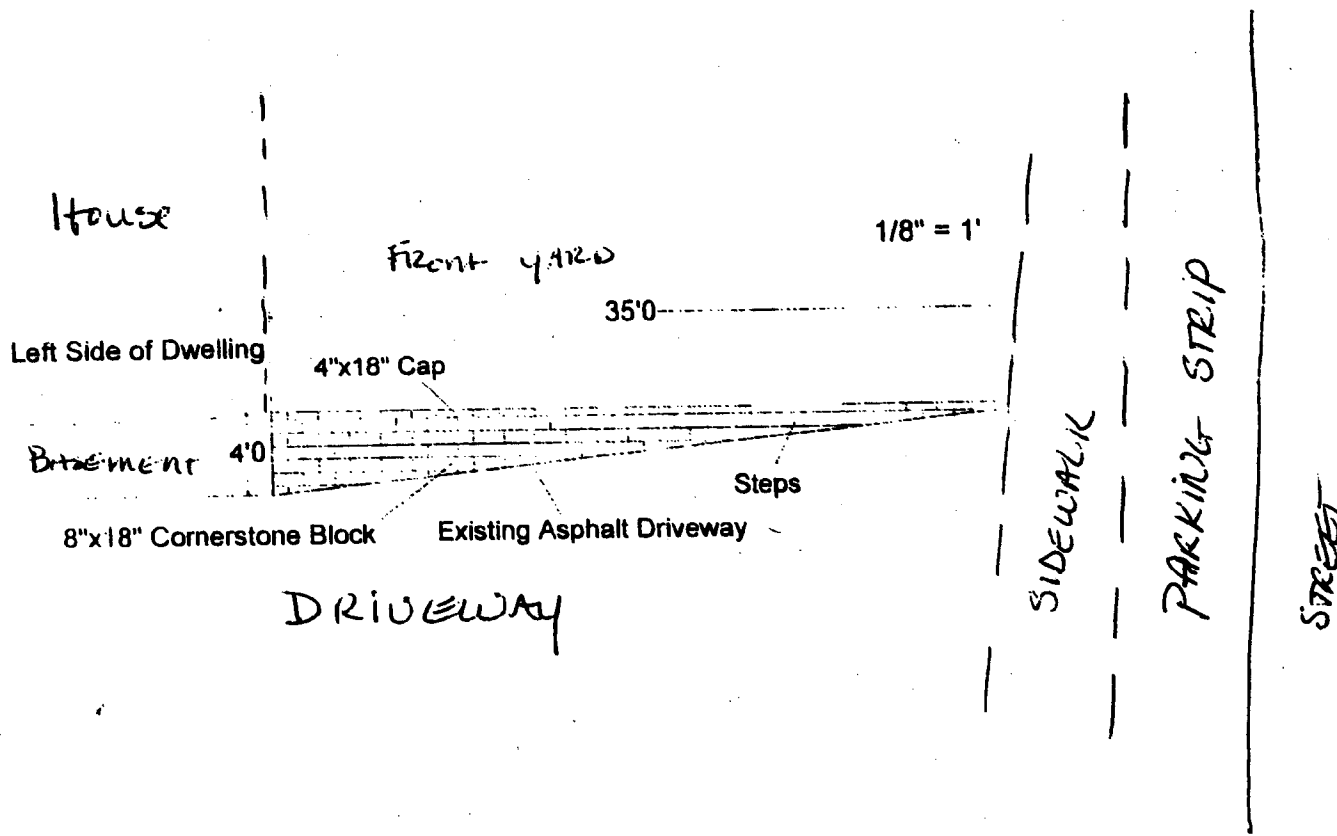
STAFF RECOMMENDATION: Staff is recommending that the HPC allow this change to be approved at the staff level.

HPC DECISION:

Approved

**Approximate Location of
Proposed Upper Retaining Wall**





GENEVA MOSS
 7413 MAPLE AVE
 351/290-0232

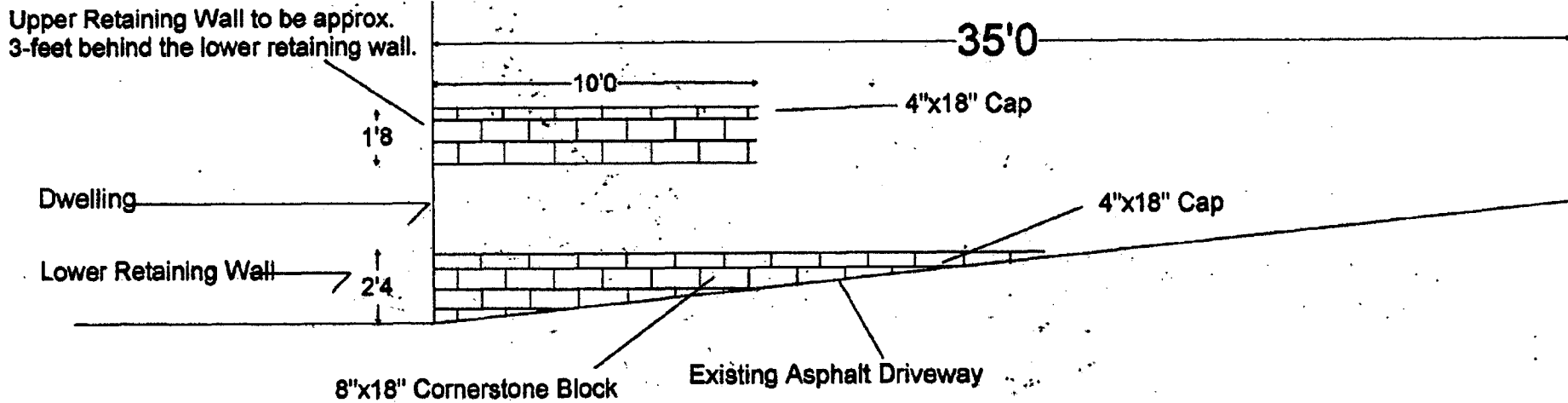
MATERIALS - DECORATIVE
 CONCRETE BLOCK
 N/C MORTAR

HPC APPROVED PLAN

11/09/08

(7)

1/8" = 1'



*Actual length of lower retaining wall may vary based on grade of existing driveway. Lower retaining wall not to exceed 35-linear feet. Lower retaining wall may contain steps as depicted in original plan (see original plan).

APPROVED
Montgomery County
Historic Preservation Commission
Joshua P. Peterson 2/12/09

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

REVISED PLAN



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: December 4, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #499823, retaining wall replacment

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with the following condition** at the December 3, 2008 meeting.

1. The applicant will work with HPC staff to find an appropriate material to match the existing retaining wall material approved for removal.

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

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Geneva Moss

Address: 7413 Maple Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
246 277-4101

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Geneva Moss

Daytime Phone No.: 301-290-0232

Tax Account No.: 01063753

Name of Property Owner: Geneva Moss Daytime Phone No.: 301-290-0232

Address: 7413 Takoma Park Maple Ave 20912
Street Number City State Zip Code

Contractor: Andrew Aksar Phone No.: 301-898-0280

Contractor Registration No.: MHIC 70610

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7413 Street: Maple Ave

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

Lot: 41 Block: 87 Subdivision: 25

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 6,000.00

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: 4 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Geneva Moss Signature of owner or authorized agent 11/09/08 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 12/19/2008

Application/Permit No.: 799823 Date Filed: 11-10-08 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

Existing Structure is a concrete block constructed retaining wall that borders the south side of the property owner's driveway and abuts the northwest corner of property owner's house. The retaining wall is an original feature and is dangerously listing and breaking apart. The current wall does not allow for proper water drainage and the hydrostatic pressure is one of the main causes of damage to the wall. The retaining wall is in the front of the house and separates the elevated yard from the descending driveway. Property is located towards the bottom of the hill on Maple Avenue.

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

Proposed project will replace the current retaining wall with similar concrete block construction that adheres to modern drainage standards and will include a small stepped walkway from the driveway to the front yard. The blocks being used for this project are of similar design and look to the original blocks (i.e. hewn stone appearance). The proposed retaining wall will improve water drainage and prevent further damage to the foundation to the house. The new retaining wall will replace a falling wall increasing safety and aesthetics.

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.

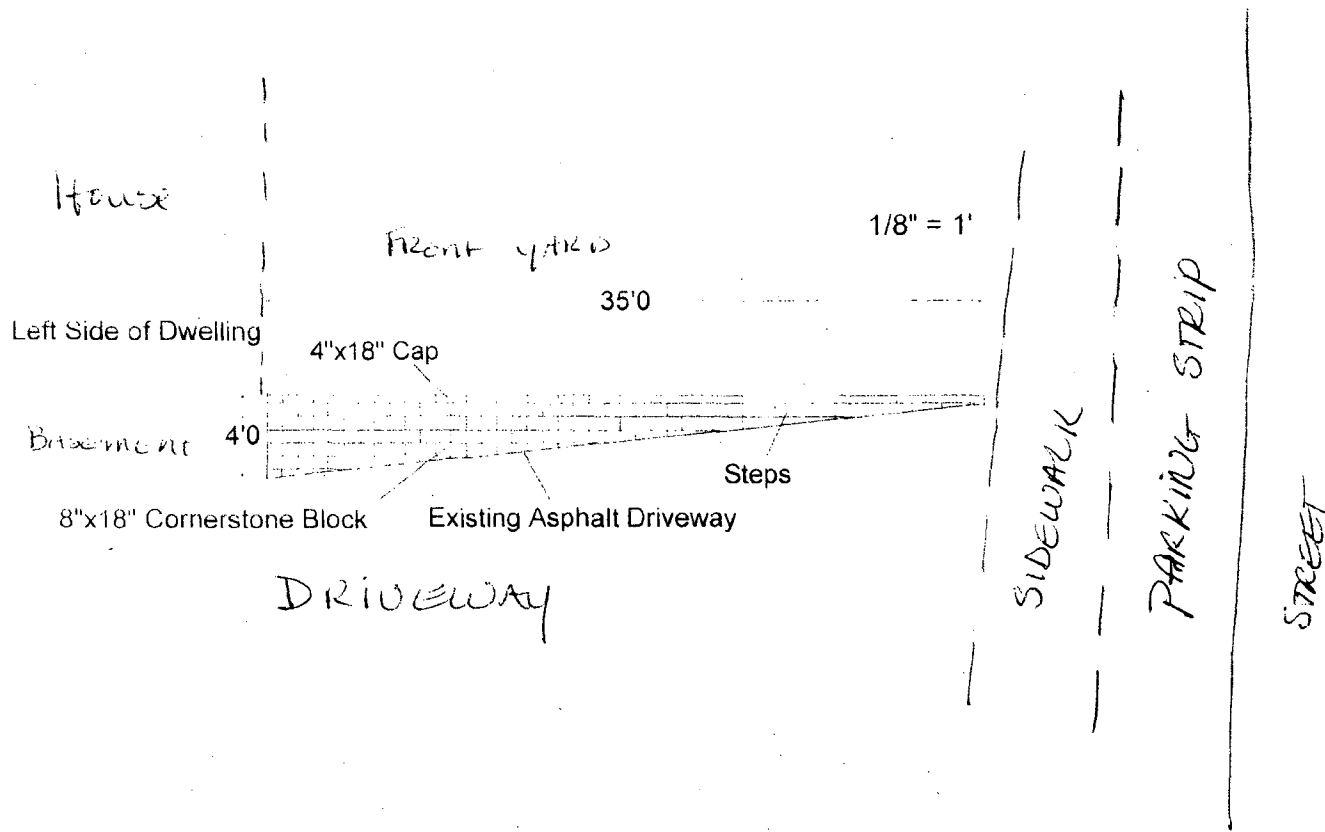
6. TREE SURVEY

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.



GENEVA MOSS
 7413 MAPLE AVE
 301/290-0232

MATERIALS - DECORATIVE
 CONCRETE BLOCK
 NO MORTAR

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
 Montgomery County
 Historic Preservation Commission
John Ross 12/19/08

1/09/08

Site Plan

House

4" tall

18"

AZALEAS

AZALEAS

35'



CURRENT
RETAINING
wall

#1
VALLEY
VIEW
PROPERTY

PAVED
DRIVEWAY

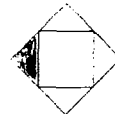
LAWN YARD

STEPS

1" tall

APPROVED
12/14/08
Carol Allen

SIDEWALK



Shade portion to indicate North

Applicant: Genevieve Moss

7413 MAPLE AVE

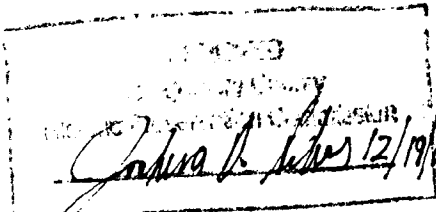
301-8290-0232

11/09/08

Page:

The CornerStone® Difference... the Installation Advantage

CornerStone® blocks are hollow core units that combine durable, precast concrete with ease of installation. Large core, unique connecting lugs, and tapered sides allow maximum flexibility during construction while maintaining high structural integrity. When stacked and filled with gravel, the CornerStone® units interlock, providing high shear resistance, excellent connection strength to geosynthetic reinforcement (where required), and maximum layout versatility.



Engineered for Strength

Segmental retaining wall (SRW) systems have exhibited proven field performance, and are attractive, durable, and economical structures. CornerStone® has been thoroughly tested for connection and shear strength in accordance with the design methodology promoted by the National Concrete Masonry Association (NCMA). Unique connecting lugs, contained gravel infill, and the combination of mass and geosynthetic reinforcement promote a strong, long lasting wall.



Designed for Beauty

CornerStone® blocks are textured typically with a random split face that resembles weathered rock. Unit shape and size are balanced to provide a natural profile that compliments virtually any design or style of construction.



EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7413 Maple Avenue, Takoma Park	Meeting Date:	12/3/2008
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/26/2008
Applicant:	Geneva Moss	Public Notice:	11/19/2008
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-08LLL	Staff:	Josh Silver
PROPOSAL:	Retaining wall replacement		

STAFF RECOMMENDATION:

Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within the Takoma Park Historic District
STYLE: Craftsman
DATE: c1915

PROPOSAL:

The applicant is proposing to remove and replace an existing deteriorated rusticated concrete block retaining wall located on the south side of the driveway in the front yard of the subject property. The existing retaining wall extends approximately 30' from the northeast corner of the house toward the street and ranges in height from 4' at the corner of the house to 1' at the sidewalk. The new retaining wall will consist of a similar rusticated concrete block material and maintain the same approximate course, location, dimensions and height as the existing retaining wall proposed for removal. The proposal also includes the installation of a small set of steps in a section of the new retaining wall to provide access between the elevated front yard and lower driveway.

APPLICABLE GUIDELINES:**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
246 777-5276

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Geneva Moss
 Daytime Phone No.: 301-290-0232
 Tax Account No.: 01063753
 Name of Property Owner: Geneva Moss Daytime Phone No.: 301-290-0232
 Address: 7413 Takoma Park Maple Ave 20912
Street Number City Street Zip Code
 Contractor: Andrew Aksar Phone No.: 301-898-0280
 Contractor Registration No.: MHIC 70610
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
 House Number: 7413 Street: Maple Ave
 Town/City: Takoma Park Nearest Cross Street: Valley View
 Lot: 41 Block: 87 Subdivision: 25
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: \$ 6,000.00

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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3A. Height 4 feet 0 inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Geneva Moss 11/09/08
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 799823 Date Filed: 11-10-08 Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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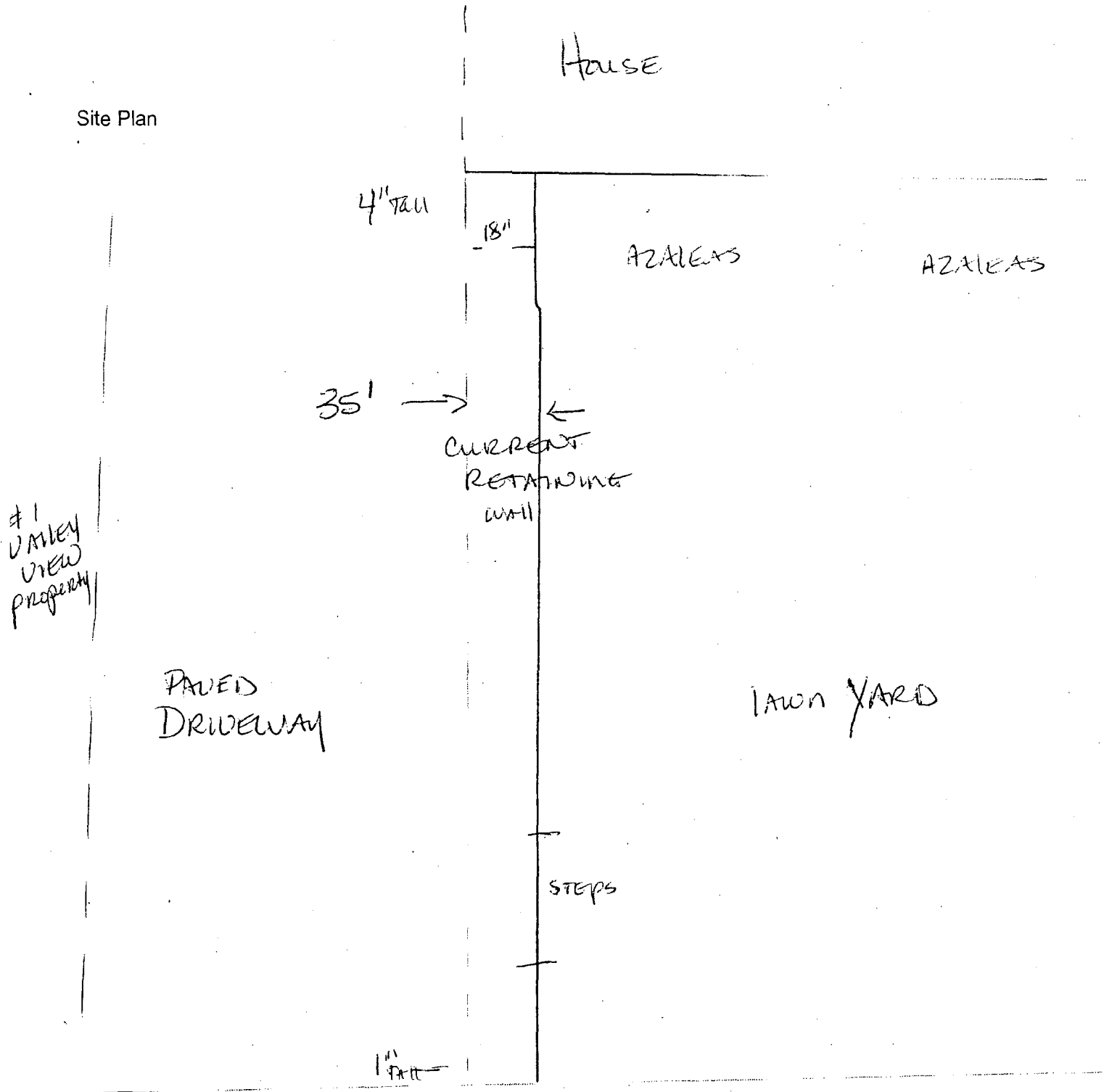
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**Names and Addresses of Connecting Properties for permit request for
Geneva Moss 7413 Maple Ave Takoma Park 20912 301-290-0232**

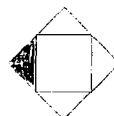
One Valley View, Takoma Park, 20912 – Kevin Tomlinson – next door
7414 Maple Ave, Takoma Park, 20912 – Judy Jaffie – across the street
7416 Maple Ave, Takoma Park, 20912 – Nik Tokic – across the street
7411 Maple Ave, Takoma Park – Deb Nelson – next door

Site Plan



#1 UNVIEW PROPERTY

SIDEWALK



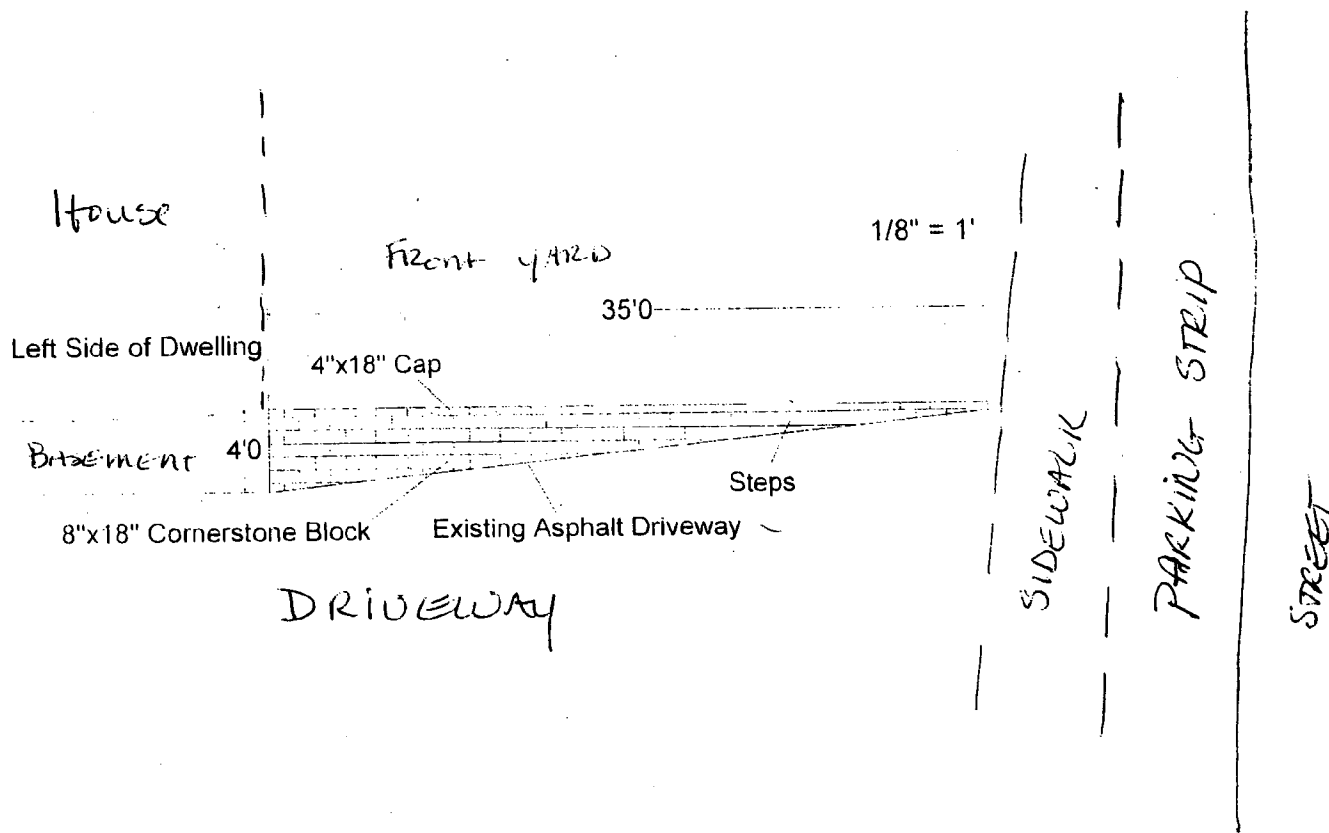
Shade portion to indicate North

Applicant: Geneva Moss
 7413 Maple Ave
 301-297-0232

11/09/08

Page: _____

6



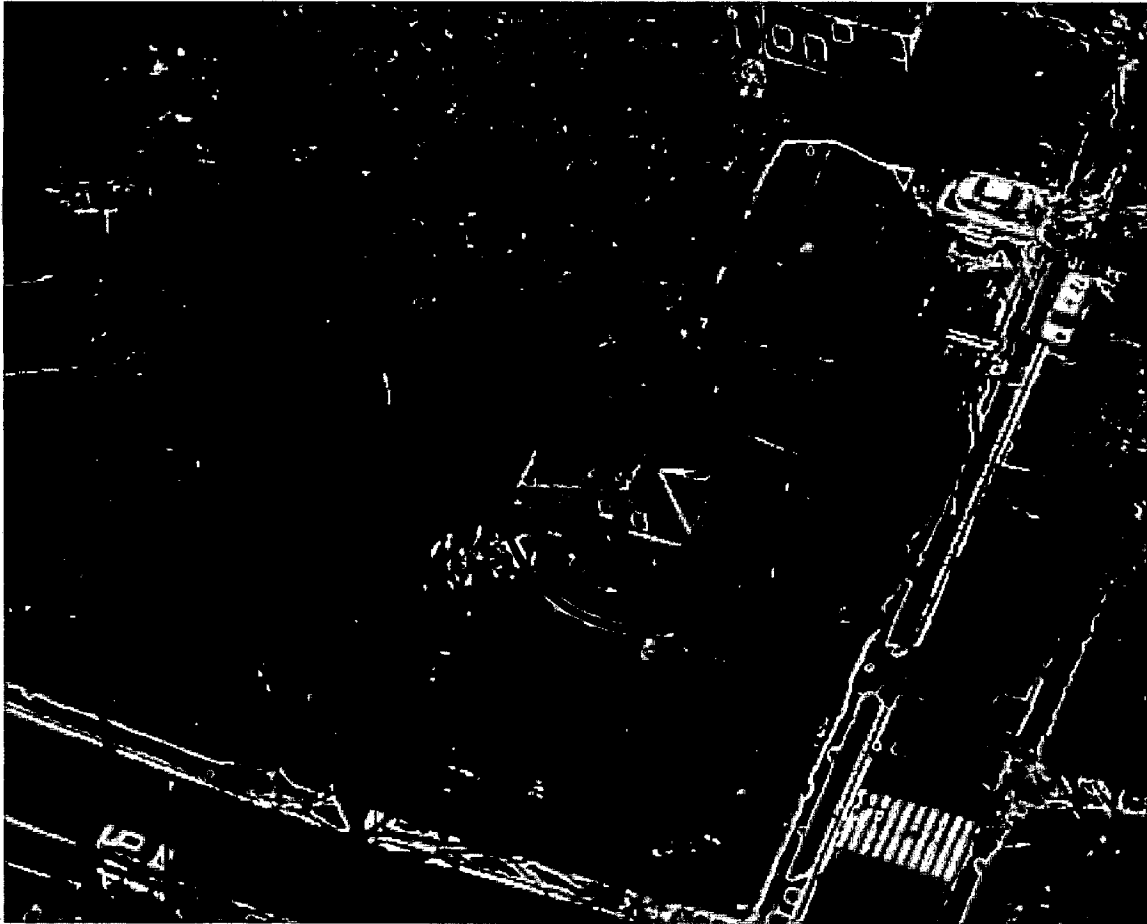
GENEVA MOSS
 7413 MAPLE AVE
 301/290-0232

MATERIALS - DECORATIVE
 CONCRETE BLOCK
 NO MORTAR

11/09/08

7

7413 Maple Avenue, Takoma Park
Takoma Park Historic District





①



House

RETAINING WALL

DRIVEWAY

②

EXISTING RETAINING WALL

House AND BASEMENT

③



LIST

broken top

Break

Becken top

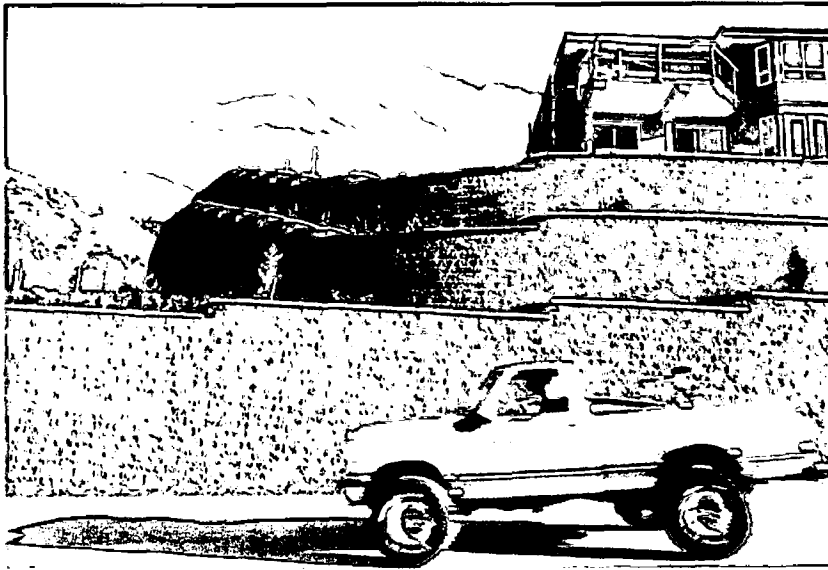
YARD

→ points TO SIDE WALL

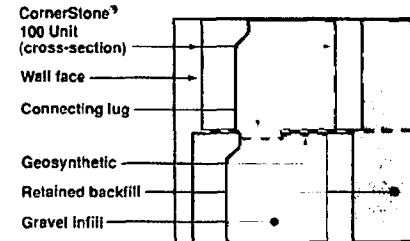
Clement Mass
7413 MAPLE AVE
501-290-0232

11/09/08

⑩



The CornerStone® Connection



CornerStone's unique connecting lug and contained gravel infill provide high unit to unit shear resistance and excellent unit connection strength to geosynthetics. The absence of expensive pins or clips promotes layout flexibility and wall economy.

Product Data

	100 SERIES	200 SERIES	50 SERIES
Depth (through the wall), inches (mm)	12 (305)	22 (559)	12 (305)
Height, inches (mm)	8 (203)	8 (203)	4 (102)
Width, inches (mm)	18 (457)	18 (457)	18 (457)
Face Area/ft ² (m ²)	1.0 (0.093)	1.0 (0.093)	0.5 (0.046)
* Approx. Unit Weight, lb (kg)	75 (34)	110 (50)	38 (17)
Unit Setback per Course, inches (mm)	0.625 (16)	0.625 (16)	0.625 (16)

* Unit weights are approximate. Verify exact weight information with your CornerStone® producer.



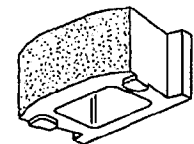
CornerStone® Units

The CornerStone® Retaining Wall System has a block suitable for every application. The advantages of CornerStone® blocks can be utilized not only on large commercial retaining structures, but also on small serpentine garden walls.

CornerStone® 100 and 200 Series units have a 5/8 inch (16 mm) setback, resulting in a 4.5 wall batter (9.0 for the 50 Series units).

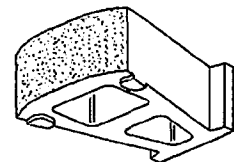
CornerStone® 100 Series

CornerStone® is the most popular unit which is available with various face configurations. The 100 series displays excellent stability and is structurally sound for taller walls. This unit's versatility and flexibility is ideal for creative designs on both residential and commercial projects.



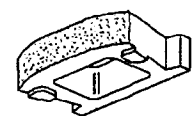
CornerStone® 200 Series

The larger CornerStone® block is used where heavy loads are in close proximity to the wall face, or where extra strength is required. These units may also be installed as the first (base) course for the 100 Series walls. The 200 units are available in a variety of unique face options. This unit can be used for gravity walls up to 6 feet (1.8m) tall.



CornerStone® 50 Series

This half-height unit, 4 inches (10.2cm), suits a gravity wall up to 3 feet (1m) tall, or it can be used as a creative design detail when building walls with the 100 or 200 series units.



*12" reinforced block -> -> gray/brown.
- low
- right angle*

The CornerStone® Difference... the Installation Advantage

CornerStone® blocks are hollow core units that combine durable, precast concrete with ease of installation. Large core, unique connecting lugs, and tapered sides allow maximum flexibility during construction while maintaining high structural integrity. When stacked and filled with gravel, the CornerStone® units interlock, providing high shear resistance, excellent connection strength to geosynthetic reinforcement (where required), and maximum layout versatility.

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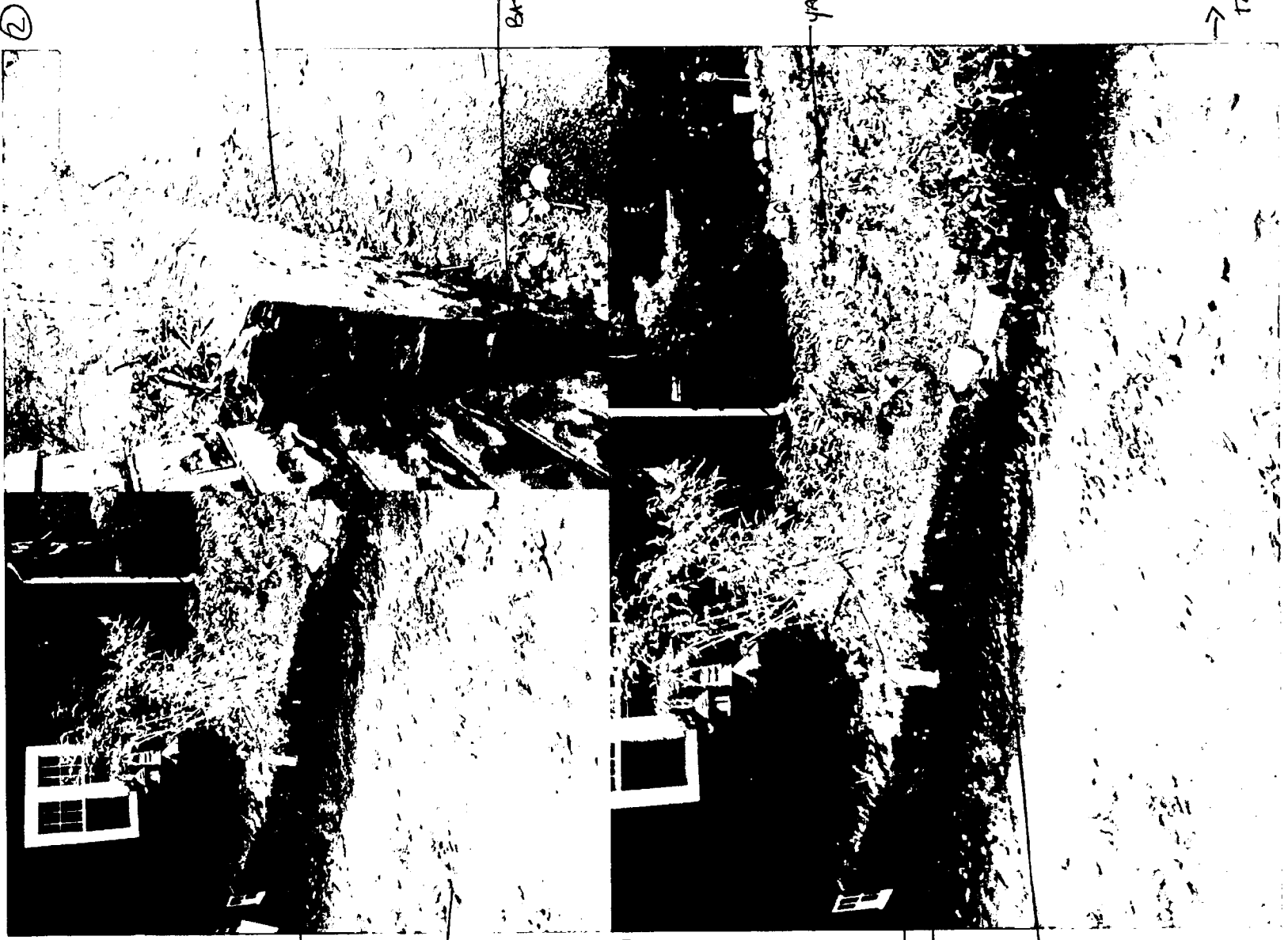
Silver, Joshua

From: G Moss [gmoss93@yahoo.com]
Sent: Tuesday, January 13, 2009 11:42 AM
To: Silver, Joshua
Subject: RE: - 7413 Maple Ave Permit -
Attachments: Watenpaugh 2.jpg

Josh,

Please see attached drawing of the retaining wall we wish to rebuild with the idea of creating a step in the landscape to help with water flow. The stairs we want to add from the driveway to the front yard will be incorporated into the wall. We are hoping the step and the walkway will both be an aid to water flow and still be aesthetic to the house and the architectural style. Please let me know if this drawing is adequate or if changes need to be made. Thank you.

Best regards,
Geneva



①

House

RETAINING WALL

DRIVEWAY

③

list

BROKEN TOP

BRECK

BROKEN TOP

list
RETAINING WALL

House AND BASEMENT

YARD

→ points TO SIDEWALK

11/09/08

GENEVA MOSS
7413 MAPLE AVE
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