



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: February 18, 2022

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 981130: Driveway replacement

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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 February 16, 2022 HPC meeting.

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

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

Applicant: Alison Rao (Jesse Karpas, Agent)  
Address: 114 Park 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 work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





FOR STAFF ONLY:  
HAWP# 981130  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Alison Rao  
Address: 114 park ave  
Daytime Phone: 6172332801

E-mail: alisongr@gmail.com  
City: takoma park Zip: 20912  
Tax Account No.: 01071126

**AGENT/CONTACT (if applicable):**

Name: Jesse Karpas/Tillerman Gardens  
Address: 10205 Riggs road  
Daytime Phone: 3012136693

E-mail: jessek@tillermangardens.com  
City: adelphi Zip: 20783  
Contractor Registration No.: 132027

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name **13**  
No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 114 Street: park  
Town/City: takoma park Nearest Cross Street: Carroll  
Lot: 7 Block: 1 Subdivision: 0025 Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to**

for **REVIEWED** are submitted with this application. Inc  
be accepted for review. Check all that apply:  
By Michael Kyne at 3:36 pm, Feb 18, 2022

- Addition
- Demolition
- Grading/Excavation
- Fence
- Hardscape/Landscape
- Roof

I hereby certify that I have the authority to make the foregoing  
and accurate and that the construction will comply with plans r  
agencies and hereby acknowledge and accept this to be a cond  
Jesse Karpas

APPROVED

Montgomery County  
Historic Preservation Commission



1/25/2022

Adjacent and Confronting Properties:

Takoma Park, MD 20912

116 Park Avenue

112 Park Avenue

101 Park Avenue

7114 Carroll Avenue

7213 Spruce Avenue

**REVIEWED**

*By Michael Kyne at 3:36 pm, Feb 18, 2022*

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Robert H. Potter

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Existing concrete driveway, concrete walkway,

Description of Work Proposed: Please give an overview of the work to be undertaken:

Replace existing concrete driveway with permeable paver driveway.

10' x 35'

EP Henry Eco cobble permeable pavers in Pewter grey color.

6x6 and 6x9 laid in a modified herringbone pattern

**REVIEWED**

*By Michael Kyne at 3:36 pm, Feb 18, 2022*

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Work Item 1: _____	
Description of Current Condition: existing concrete driveway runners with grass between.	Proposed Work: Remove concrete and grass. excavate to 10", fill with aggregate base. Lay permeable pavers in herringbone pattern.

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:
<div data-bbox="115 1581 781 1713" style="border: 1px solid black; border-radius: 15px; padding: 5px; background-color: #e6f2ff;"> <p><b>REVIEWED</b> By Michael Kyne at 3:36 pm, Feb 18, 2022</p> </div>	<div data-bbox="959 1556 1451 1936" style="border: 1px solid black; padding: 10px; text-align: center;"> <p>APPROVED Montgomery County Historic Preservation Commission</p>  </div>

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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*Ronald H. Patton*



**REVIEWED**

*By Michael Kyne at 3:36 pm, Feb 18, 2022*

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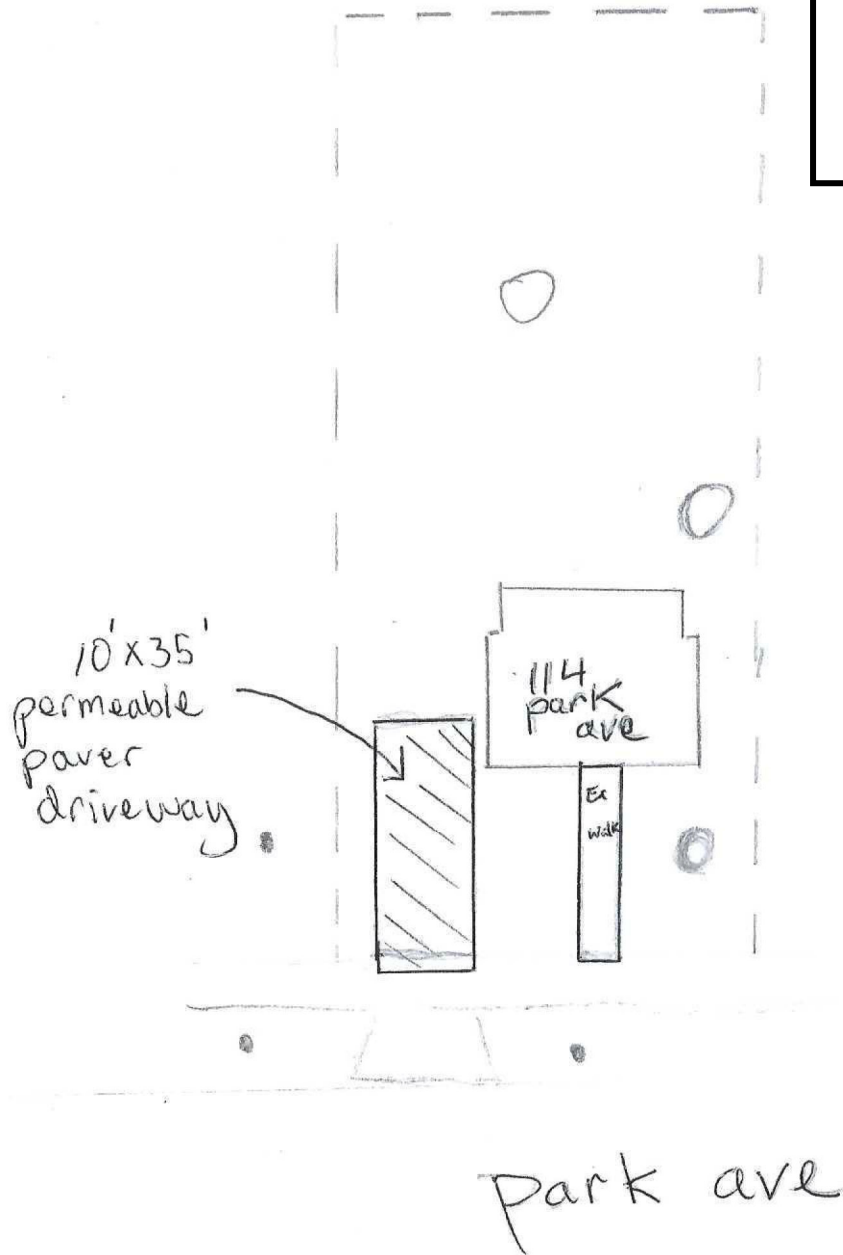
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#991130

114 park ave

Site Plan

Permeable paver drive

# REVIEWED

By Michael Kyne at 3:36 pm, Feb 18, 2022

## SOLIDIA® ECO™ COBBLE®

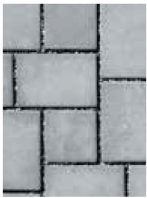


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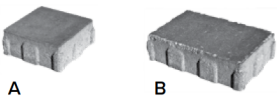



Dakota Blend



Pewter Blend

ENLARGED SWATCHES  
ON PAGE 115



A

B

All units are 2 3/8" thick.\*

\*Available in 3 1/8" thickness by special order

	A	B
SIZE (WxL)	6 1/4" x 6 1/4"	6 1/4" x 9 7/16"
PCS PER SF	3.7	2.4
SF PER CUBE	94.5	102
PCS PER CUBE	350	250
SF PER BAND	13.5	20.4
LBS PER CUBE	2,500	2,800

### Permeable Interlocking Paving Systems (PICPs)

- Allow rainwater to recharge into the soil
- Qualify as a Best Management Practice (BMP) for stormwater management.
- Earn points towards LEED® certification.

EP Henry recommends consulting a professional engineer for permeable pavement applications.



Work description HAWP #981130

Permeable paver driveway installation

For:

Alison Rao

114 Park ave

Takoma Park MD 20912

**Removal of concrete and grass driveway and Replace with permeable paver driveway.**

We will use a track loader to break the concrete and an excavator to remove the broken existing driveway.

EP Henry Eco Cobble permeable pavers, pewter blend color.

6x6 and 6x9 laid in modified herringbone pattern.

All trees near the work zone will have orange protective fencing around them.

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

<b>Owner's mailing address</b>  Alison Rao 114 Park ave Takoma Park MD 20912	<b>Owner's Agent's mailing address</b>  Jesse Karpas 10205 Riggs Road Adelphi MD 20783
<b>Adjacent and confronting Property Owners mailing addresses</b>	
CORRIGAN DARA BENDAVID NAFTALI 112 Park ave Takoma Park MD 20912	HENKAI SAINGURI 116 Park ave Takoma Park MD 20912
ECHEVERRI PASCAL G ECHEVERRI ADRIANA C 101 Park ave Takoma Park MD 20912	

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