



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: February 3, 2022

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission Historic

SUBJECT: Area Work Permit # 984548 - Hardscape Alterations

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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** by HPC Staff.

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: Daniel Cunningham  
Address: 7427 Buffalo 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. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_

submitted on: \_\_\_\_\_

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by J. Bruecht on \_\_\_\_\_. The approval memo and stamped drawings follow.



**A&A**

240-464-0561  
LANDSCAPE  
HARDSCAPE LLC

WRITTEN  
DESCRIPTION  
SCOPE

Project Proposal:

January 28th, 2022

**Alejandro Avalos**

10125 Colesville Rd Suite #166

Silver Spring, MD 20901

Email: [AAServicesLLC@yahoo.com](mailto:AAServicesLLC@yahoo.com)

240-464-0561

MHIC#: 133740

Customer:

**Daniel Cunningham & Mary Hennessy**

7427 Buffalo Ave

Takoma Park, MD 20912

SCOPE OF SERVICES:

1.) Retaining Wall:

- Remove the existing old retaining wall along the driveway as well as the existing steps & section of small retaining wall going to the porch.
- After the demolition process, commence to rebuild a new retaining wall.
- Excavate a footing of (14"x16"). The retaining wall will be between (3'- 4') tall constructed using cinderblocks & rebars for reinforcement. The face/front of the wall will be of stones put together with mortar. Stones for the wall will be "Shanandoa Stone & Western Maryland Stone". The retaining will be constructed following the existing grading there is already.
- The retaining wall will be finished off with a cap of 2" thick flagstone.

**Total Price: \$14,950.00**

2.) Driveway:

- Remove the existing concrete & brick driveway & walkway.
- Prep the area by excavating about 8" to 10" of soil and install a base using gravel and CR6 very well tamped down. Install a layer of sand for pavers.
- Install the following pavers for the driveway approximately 700 Sq Ft.
- Techo Bloc Paver Slate Champlain Grey (coming in different sizes) to be used for the driveway with a border for the paver driveway.

**Total Price: \$13,950.00**

3.) Steps:

- Build three steps that will be connecting the driveway to the porch and a minor retaining wall along the sidewalk.

**Total Price: \$3,280.00**

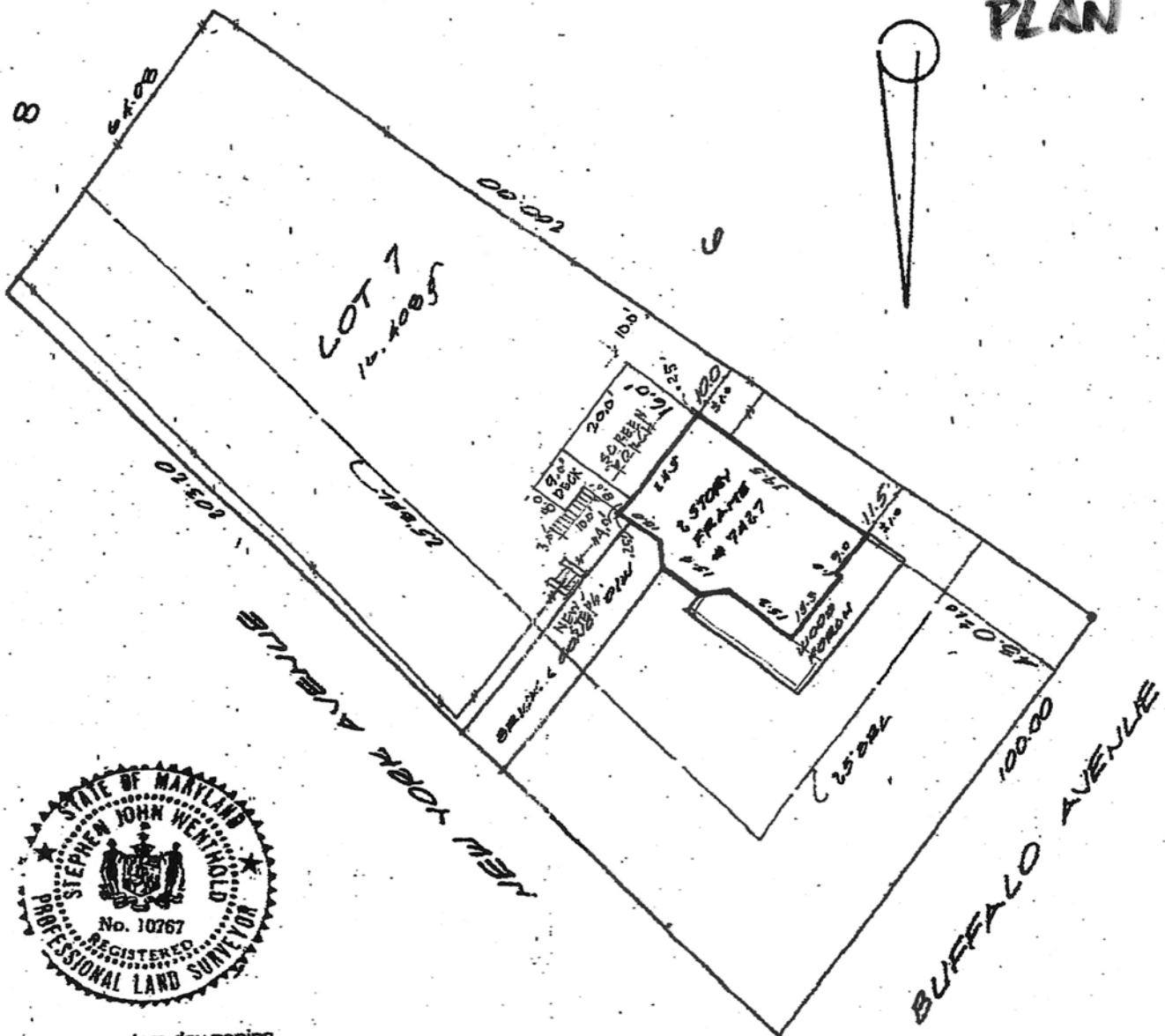
APPROVED

Montgomery County  
Historic Preservation Commission



**REVIEWED**  
By Dan.Bruechert at 3:00 pm, Feb 24, 2022

# SITE PLAN



Property predates modern day zoning.  
 No evidence of property corners was found. Apparent occupation is shown.

Date: 05-02-01 Scale: 1"=30' Dm: 8.0.

APPROVED

Montgomery County

Historic Preservation Commission

\_\_\_\_\_  
 Robert H. Potter

NOTE: This plat is not to be relied upon for the transfer of title or security interests. This plat is not to be relied upon for the establishment of boundaries, easements, or other existing or future interests. This plat does not provide for the accurate identification of property boundaries, easements, or other existing or future interests.

**REVIEWED**  
 By Dan.Bruechert at 3:00 pm, Feb 24, 2022

## Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

\_\_\_\_\_  
 Stephen J. Wenthold



Meridian Surveys, Inc.  
 814 Russell Avenue  
 Suite #303  
 Gaithersburg, MD 20879  
 (301) 721-9400

APPROVED

Montgomery County  
Historic Preservation Commission



**REVIEWED**

By Dan.Bruechert at 3:01 pm, Feb 24, 2022

MATERIAL SPECIFICATIONS - WHITE

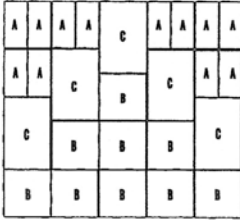
# MATERIAL SPECIFICATIONS - PAVERS



## EVA

DESCRIPTION: Paver TEXTURE: Slate

### PALLET OVERVIEW



### NOTES

See page 62 to 64 for more technical information.

See page 30 for more information about applications.

Specifications per pallet	Imperial	Metric
Cubing	132.48 ft <sup>2</sup>	12.31 m <sup>2</sup>
Approx. Weight	3 643 lbs	1 653 kg
Number of rows	11	
Coverage per row	12.04 ft <sup>2</sup>	1.12 m <sup>2</sup>
Linear coverage per row	16.46 lin. ft	5.02 lin. m

Unit dimensions	in		mm		Units/pallet
	L	W	H	A	
Height	2 3/8	60	60	132 units	
Width	8 3/4	223	223		
Length	4 3/8	112	112		

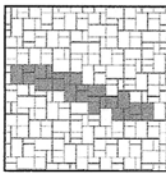
Height	2 3/8	60	99 units
Width	8 3/4	223	
Length	8 3/4	223	

Height	2 3/8	60	55 units
Width	8 3/4	223	
Length	13 3/16	335	

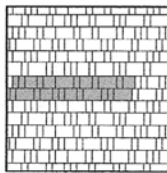
APPROVED  
Montgomery County  
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01 | Modular pattern

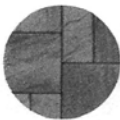


02 | Linear pattern

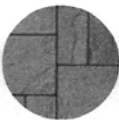


Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

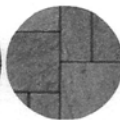
Chestnut Brown



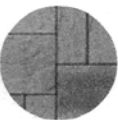
Sandewood



Champlain Grey



Shale Grey



**REVIEWED**

By Dan.Bruechert at 3:01 pm, Feb 24, 2022

# RUSTICO 6X6 AND 6X9

Small square and oversized brick shapes with a slightly dimpled surface. Chamfered edges and square corners make these pavers an elegant choice.



paver-shield™ pavers

**paver-shield™** has a tight, smooth surface texture and will not expose heavy aggregate as it wears. Ultra-dense surface has more color and more protection. Nicolock has color from top to bottom throughout the paver ensuring a lifetime of beauty. Iron oxide pigments are **guaranteed not to fade!**



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

Rustico 6x9 | Color: Fire Island Blend



**REVIEWED**  
By Dan.Bruechert at 3:01 pm, Feb 24, 2022