



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: October 13, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Rebecca Ballo
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1006012: New retaining walls

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 October 13, 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: Adriana Echeverri
Address: 101 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 Rebecca Ballo at 301.563.3404 or Rebecca.Ballo@montgomeryplanning.org to schedule a follow-up site visit.





**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1006012
DATE ASSIGNED _____

APPLICANT:

Name: Adriana Echeverri
Address: 101 Park ave
Daytime Phone: 301-270-0171

E-mail: amcastillo2000@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01075705

AGENT/CONTACT (if applicable):

Name: Jesse Karpas / Tillerman Gardens
Address: 10205 Riggs Road
Daytime Phone: 301-213-6693

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 No. _____

Is there an Historic Preservation/Land Trust/Environmental Easement on a map of the easement, and documentation from the Easement Holder s

Are other Planning and/or Hearing Examiner Approvals /Reviews Required (Conditional Use, Variance, Record Plat, etc.?) If YES, include informational supplemental information.

Building Number: 101 Street: Park ave
Town/City: Takoma park Nearest Cross Street: Carroll
Lot: 1 Block: 2 Subdivision: 0025

APPROVED
Montgomery County
Historic Preservation Commission

Rebecca Ballo

REVIEWED
By Rebecca Ballo at 11:45 am, Oct 13, 2022

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Jesse Karpas
Signature of owner or authorized agent

9/7/2022
Date

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

<p>Owner's mailing address</p> <p>Adriana and Pascal ECHEVERRI 101 Park ave Takoma Park MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>Tillerman Gardens, LLC / Jesse Karpas 10205 Riggs Road Adelphi MD 20783</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>SHARMAN CRAIG M ROLAND BRANDI 7114 Carroll ave Takoma park MD 20912</p>	<p>7111 Carroll Avenue Takoma Park, MD 20912</p>
<p>7109 Carroll Avenue Takoma Park, MD 20912</p>	<p>7107 Carroll Avenue Takoma Park, MD 20912</p>
<p>114 Park Avenue Takoma Park, MD 20912</p>	<p>112 Park Avenue Takoma Park , MD 20912</p>

106 Park Avenue
 Takoma Park, MD 20912

104 Park Avenue
 Takoma Park, MD 20912

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 block and brick retaining wall at the perimeter of the property facing Park ave and Carroll ave.
Shaped block wall with brick between each wall cap.
Brick/block columns at steps and breaks in the wall.

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

Remove and replace existing block and brick retaining wall at the perimeter of the property facing Park ave and Carroll ave.
Save bricks from existing wall caps to use on new wall cap.
Leave existing columns - repair where needed.
Replace wall with similar paver block - Belgard Belair wall - similar texture and surface shaping.
Danville blend color.
Belgard Belair wall caps using existing bricks between each cap - similar to existing wall cap.

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Montgomery County
Historic Preservation Commission



REVIEWED

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Work Item 1: Replace retaining wall

Description of Current Condition:

Existing block and brick retaining wall at the perimeter of the property facing Park ave and Carroll ave. Shaped block wall with brick between each wall cap. Brick/block columns at steps and breaks in the wall.

Proposed Work:

Remove and replace existing block and brick retaining wall at the perimeter of the property facing Park ave and Carroll ave. Save bricks from existing wall caps to use on new wall cap. Leave existing columns - repair where needed. Replace wall with similar paver block - Belgard Belair wall - similar texture and surface shaping. Danville blend color. Belgard Belair wall caps using existing bricks between each cap - similar to existing wall cap.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

BELAIR WALL[®]

6" FREESTANDING / RETAINING WALL



6 x 8 / 6 x 11 | 6 x 16 / 14 x 11 See cap on page 112

CROFTON SERIES



DANVILLE BLEND



SABLE BLEND



REVIEWED

By Rebecca Ballo at 11:45 am, Oct 13, 2022



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Takoma Park, Maryland

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Street View - Jun 2021

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By Rebecca Ballo at 11:46 am, Oct 13, 2022



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Takoma Park, Maryland

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Street View - Jun 2021

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 By *Rebeccah Ballo* at 11:47 am, Oct 13, 2022

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 Montgomery County
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Rebecca Ballo

HAWP 1006012

Site plan: 101 PARK AVE

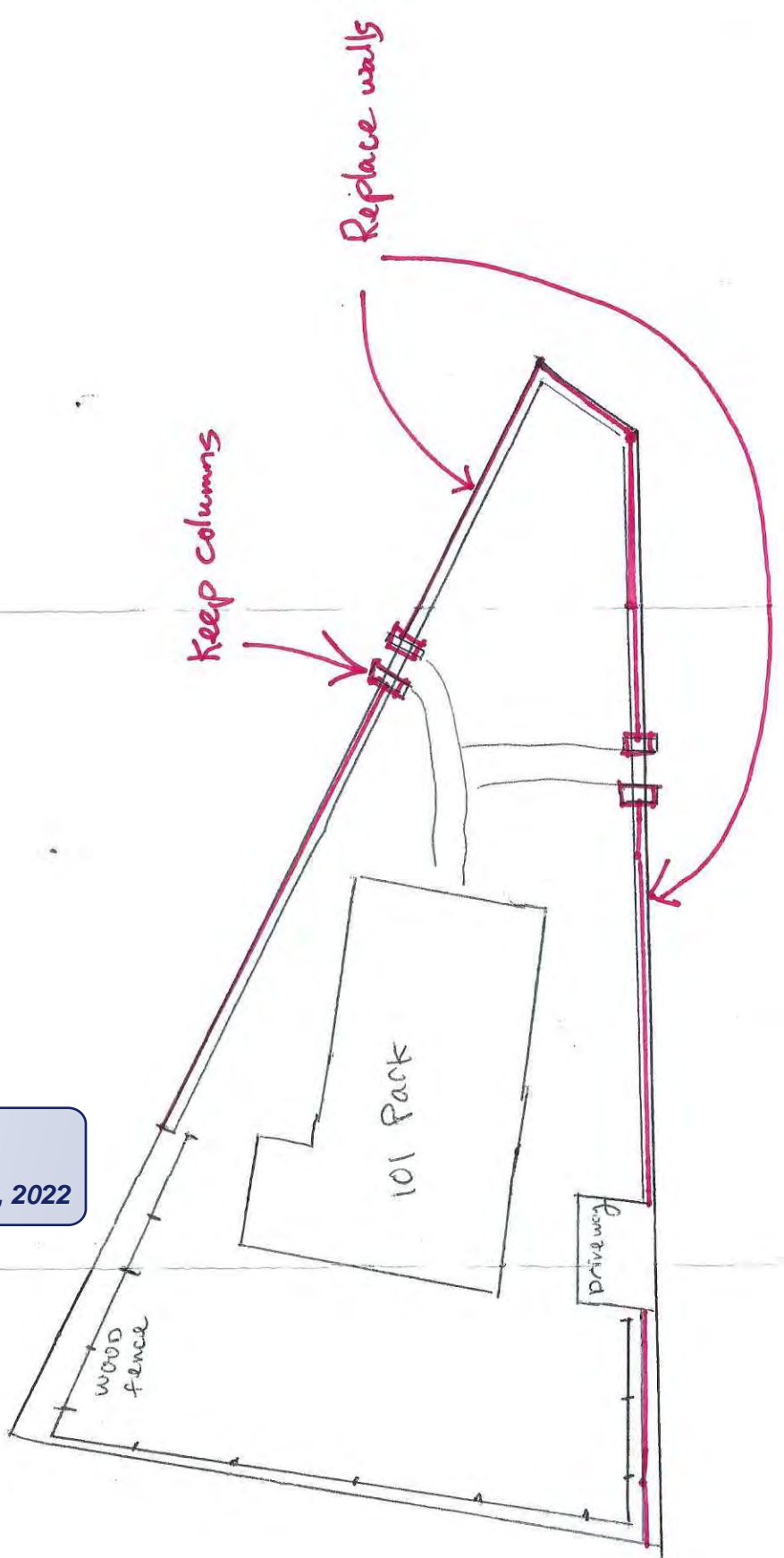
Replace retaining wall

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED

By Rebecca Ballo at 11:47 am, Oct 13, 2022



Work description HAWP

Historic Area Work Permit 1006012

Replace block and brick wall with Paver block and brick

For:

Adriana Echeverri

101 park ave

Takoma Park MD 20912

Remove and replace retaining wall.

Remove and replace existing block and brick retaining wall at the perimeter of the property facing Park ave and Carroll ave.

Save bricks from existing wall caps to use on new wall cap.

Leave existing columns - repair where needed.

Replace wall with similar paver block - Belgard Belair wall - similar texture and surface shaping.

Danville blend color.

Belgard Belair wall caps using existing bricks between each cap - similar to existing wall cap.

