

HISTORIC PRESERVATION COMMISSION

Marc Elrich County Executive Robert Sutton Chairman

Date: October 19, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan

Department of Permitting Services

FROM: Michael Kyne

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit: #1045633 – Non-contributing accessory building removal.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation 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: Ben Willman

Address: 7118 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 work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





HAWP #:	at:					
submitted on:						
has been reviev	ved and determ	nined that the p	roposal fits into	o the following o	category/cates	gories:

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 _______ on ______. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

DATE ASSIGNED____

Date

FOR STAFF ONLY:

HAWP#__

APPLICANT:

7 1 =107				
Name:	E-mail	E		
Address:	City: _	Zip:		
Daytime Phone:	Tax Ac	count No.:		
AGENT/CONTACT (if applicable):			
Name:	E-mail	:		
Address:	City: _	City: Zip:		
Daytime Phone:	Contra	actor Registration No.:		
LOCATION OF BUILDING/PREM	ISE: MIHP # of Historic Prope	rty		
Is the Property Located within an Is there an Historic Preservation/ map of the easement, and docum Are of (Conday Michael Kyne at 3:21 supplemental information. Building Number: Town/City:	No/Indiv Land Trust/Environmental Ea nentation from the Easement g Examiner Approvals / Revie pm, Oct 19, 2023 nclude in Street: Nearest Cross Street	APPROVED Montgomery County Historic Preservation Commission Manual Amala Am	, include a	
Lot: Block:				
TYPE OF WORK PROPOSED: Se for proposed work are submit be accepted for review. Check New Construction Addition Demolition Grading/Excavation	ted with this application. Ir		ot	
I hereby certify that I have the au	uthority to make the foregoing ruction will comply with plans	g application, that the application	ecessary	

Signature of owner or authorized agent

	ON: MAILING ADDRESSES FOR NOTIFING ent, Adjacent and Confronting Property Owners]
Owner's mailing address	Owner's Agent's mailing address
Adjacent and conf	fronting Property Owners mailing addresses
	APPROVED
	Montgomery County
	Historic Preservation Commission
EVIEWED Michael Kyne at 3:21 pm, Oct 1	19, 2023 AMML La MMN

Description of Property: Please describe the building and surrounding environment landscape features, or other significant features of the property:	ment. Include information on significant structures
Description of Work Proposed: Please give an overview of the work to be under	ertaken:
Description of Work Proposed. Flease give an overview of the work to be under	ertuken.
	APPROVED
	Montgomery County
REVIEWED	Historic Preservation Commission
By Michael Kyne at 3:20 pm, Oct 19, 2023	Ramata Mana

Work Item 1:		
Description of Current Condition:	Proposed Work:	
Work Item 2:		
Description of Current Condition:	Proposed Work:	
REVIEWED		APPROVED Montgomery County Historic Preservation Commission
Wor By Michael Kyne at 3:20 pm, Oct	19, 2023	Ramk ho home
Description of Current Condition:	Proposed Work:	

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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

REVIEWED

By Michael Kyne at 3:20 pm, Oct 19, 2023

APPROVED

Montgomery County

Historic Preservation Commission

Ramath Man





















