



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: November 30, 2022

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Winnie Cargill  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1011645 - 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** by the 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: Bianca Cadagon  
Address: 208 Lincoln 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 Winnie Cargill at 301-495-2108 or [winnie.cargill@montgomeryplanning.org](mailto:winnie.cargill@montgomeryplanning.org) to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION

HAWP #: 1011645 at: 208 Lincoln Ave. Takoma Park

submitted on: 10/28/2022

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

- |   |   |
|---|---|
| <p><input type="checkbox"/> Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;</p> <p><input type="checkbox"/> Installation of vents or venting pipes in locations not visible from the public right-of-way;</p> <p><input type="checkbox"/> New gutters and downspouts;</p> <p><input type="checkbox"/> Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;</p> <p><input type="checkbox"/> Removal of accessory buildings that are not original to the site or non-historic construction;</p> <p><input type="checkbox"/> 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;</p> <p><input type="checkbox"/> Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;</p> <p><input type="checkbox"/> Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;</p> <p><input type="checkbox"/> Installation of storm windows or doors that are compatible with the historic resource or district;</p> <p><input type="checkbox"/> 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;</p> <p><input type="checkbox"/> Construction of fences that are compatible with the historic site or district in material, height, location, and design;</p> <p><input type="checkbox"/> Fence is lower than 48" in front of rear wall plane;</p> | <p><input type="checkbox"/> 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;</p> <p><input checked="" type="checkbox"/> 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;</p> <p><input type="checkbox"/> Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;</p> <p><input type="checkbox"/> 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;</p> <p><input type="checkbox"/> 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);</p> <p><input type="checkbox"/> Installation of car charging stations in any location on a property or in the right-of-way;</p> <p>Installation of satellite dishes;</p> <p><input type="checkbox"/> Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.</p> <p><input type="checkbox"/> 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;</p> <p><input type="checkbox"/> Replacement tree required as a condition; and,</p> <p><input type="checkbox"/> 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.</p> |
|---|---|

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 Christina Cargill on 11/30/2022. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1011645 DATE ASSIGNED

APPLICANT:

Name: Bianca Cadogan Address: 208 Lincoln Ave Daytime Phone: 3014661724

E-mail: cadoganb07@yahoo.com City: Takoma Park Zip: 20912 Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Address: Daytime Phone:

E-mail: City: Zip: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 208 Lincoln Ave Takoma Park MD 20912

Is the Property Located within an Historic District? X Yes/District Name Takoma Park 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: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: Repaving Driveway

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.

Signature of owner or authorized agent

Date 10/27/22

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

The building is a multi unit property (4 units). There is a apartment building across from me and two houses on each side of me. There aren't any significant structures prohibiting the property.



**REVIEWED**

**By Winnie Cargill at 1:42 pm, Nov 30, 2022**

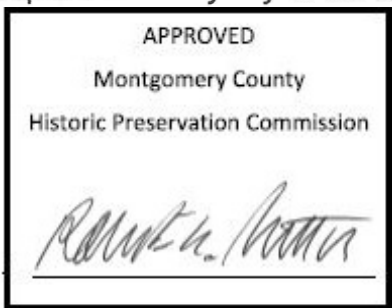
Description of Work Proposed: Please give an overview of the work to be undertaken:

The current driveway needs to be repaired of all the potholes. 350 square feet of the driveway will be repaved with asphalt.

Work Item 1: Driveway

Description of Current Condition:  
About six potholes leading to back of the home.

Proposed Work:  
To fully repave the entryway of the driveway.



**REVIEWED**  
By Winnie Cargill at 1:42 pm, Nov 30, 2022

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

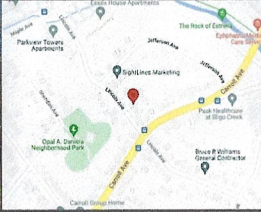
Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:



www.exactalands.com | office: 443.819.3994



PROPERTY ADDRESS:  
208 LINCOLN AVENUE, TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 2210.3558

DATE SIGNED: 11/03/22      FIELD WORK DATE: 11/1/2022

REVISION DATE(S):  
(REV. 0 11/2/2022)

POINTS OF INTEREST  
NONE VISIBLE

**SURVEYORS CERTIFICATE**  
A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.



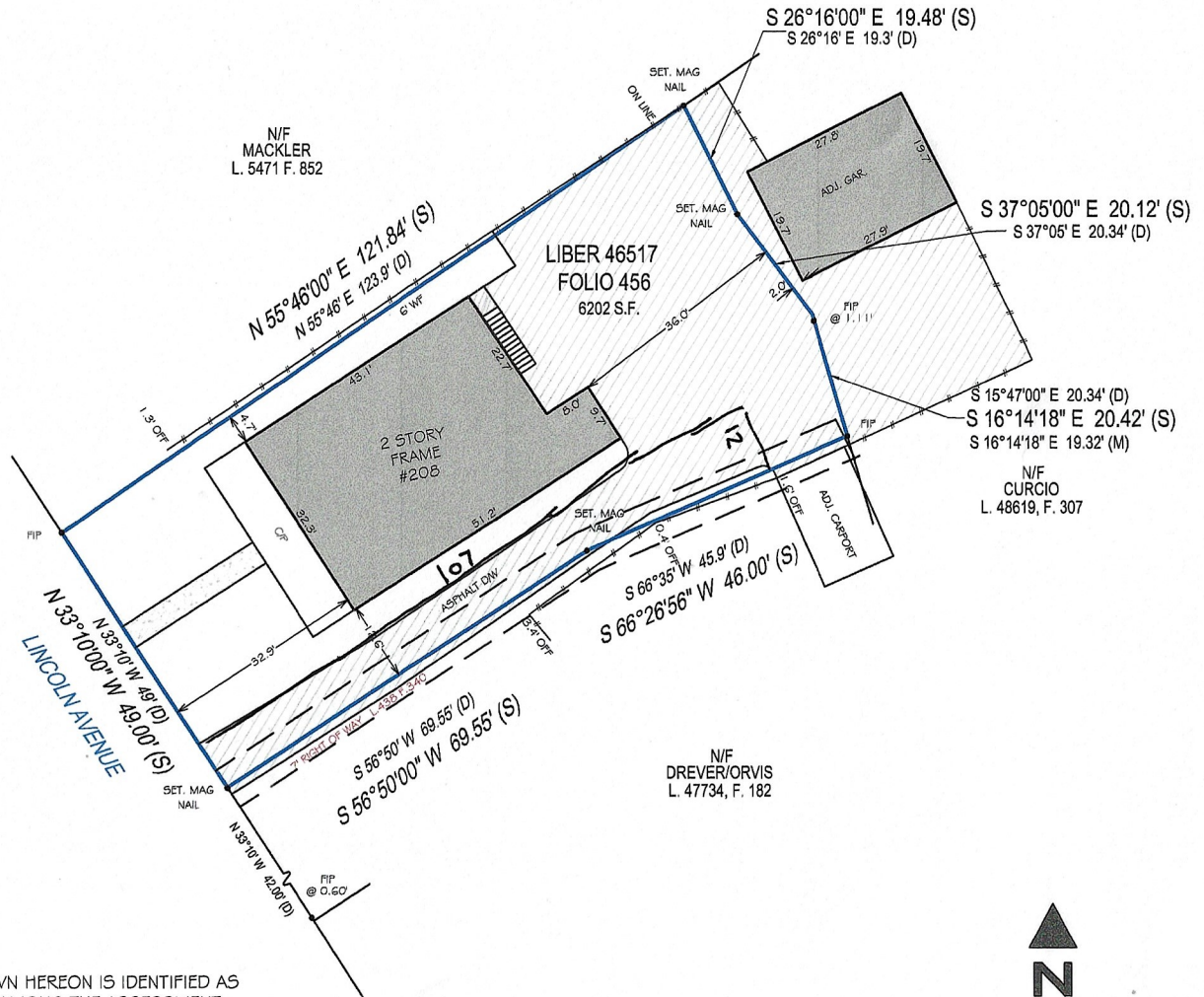
*John E. Krobath*  
**John E. Krobath**  
State of Maryland Professional Land Surveyor  
License Number 10908 | Expires 5-26-2024



Exacta Land Surveyors, LLC  
LB# 21535  
office: 443.819.3994  
1220 E. Churchville Rd, Suite 100 | Bel Air, MD 21014

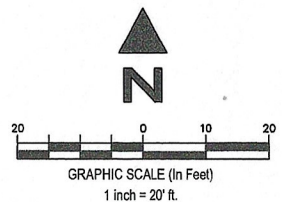


2210.3558  
BOUNDARY SURVEY  
MONTGOMERY COUNTY



NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX MAP #01076618 AMONG THE ASSESSMENT RECORDS OF MONTGOMERY COUNTY, MARYLAND.



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



# 2019 Aerial Map MC Atlas

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Montgomery County