



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: November 23, 2022

MEMORANDUM

TO: Mitra Pedoem
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #1012316 - Driveway Replacement

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: David Reiser
Address: 7211 Maple 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 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1012316 at: 7211 Maple Avenue

submitted on: 11/04/2022

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 11/23/2022. The approval memo and stamped drawings follow.



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

FOR STAFF ONLY:

HAWP# 1012316

DATE ASSIGNED _____

APPLICANT:

Name: DAVID REISER / IRENE E HUNTOON

Address: 7211 Maple ave

Daytime Phone: 202-236-3747

E-mail: dreiser@zuckerman.com

City: Takoma Park Zip: 20912

Tax Account No.: 01067820

AGENT/CONTACT (if applicable):

Name: Jesse Karpas / Tillerman Gardens, LLC

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 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: 7211 Street: Maple ave

Town/City: Takoma Park Nearest Cross Street: Tulip ave

Lot: 20 Block: 3 Subdivision: 0025 Parcel: 0000

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

11/4/22

Signature of owner or authorized agent

Date

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

Owner's mailing address
REISER DAVID A &
IRENE E HUNTOON

7211 MAPLE AVE
TAKOMA PARK MD 20912

Owner's Agent's mailing address
Jesse Karpas / Tillerma Gardens, LLC

10205 Riggs Road
Adelphi Md 20783

Adjacent and confronting Property Owners mailing addresses

JOHNSON MATTHEW W &
SUSAN J BUNDOCK

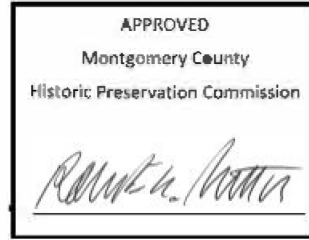
7213 MAPLE AVE
TAKOMA PARK 20912

MANCOLL PETER MICHAEL
MANCOLL SARAH HUTCHEON

7209 MAPLE 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 concrete driveway and walkway



REVIEWED

By Winnie Cargill at 12:16 pm, Nov 23, 2022

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

Remove and Replace existing concrete driveway and concrete with permeable pavers.
EP Henry Eco cobble pavers - Pewter blend color


Work Item 1: permeable pavers

Description of Current Condition:
Existing concrete driveway and walkway

REVIEWED
By Winnie Cargill at 12:16 pm, Nov 23, 2022

Proposed Work:
Remove and Replace existing concrete driveway and concrete with permeable pavers.
EP Henry Eco cobble pavers - Pewter blend color

APPROVED
Montgomery County
Historic Preservation Commission



Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

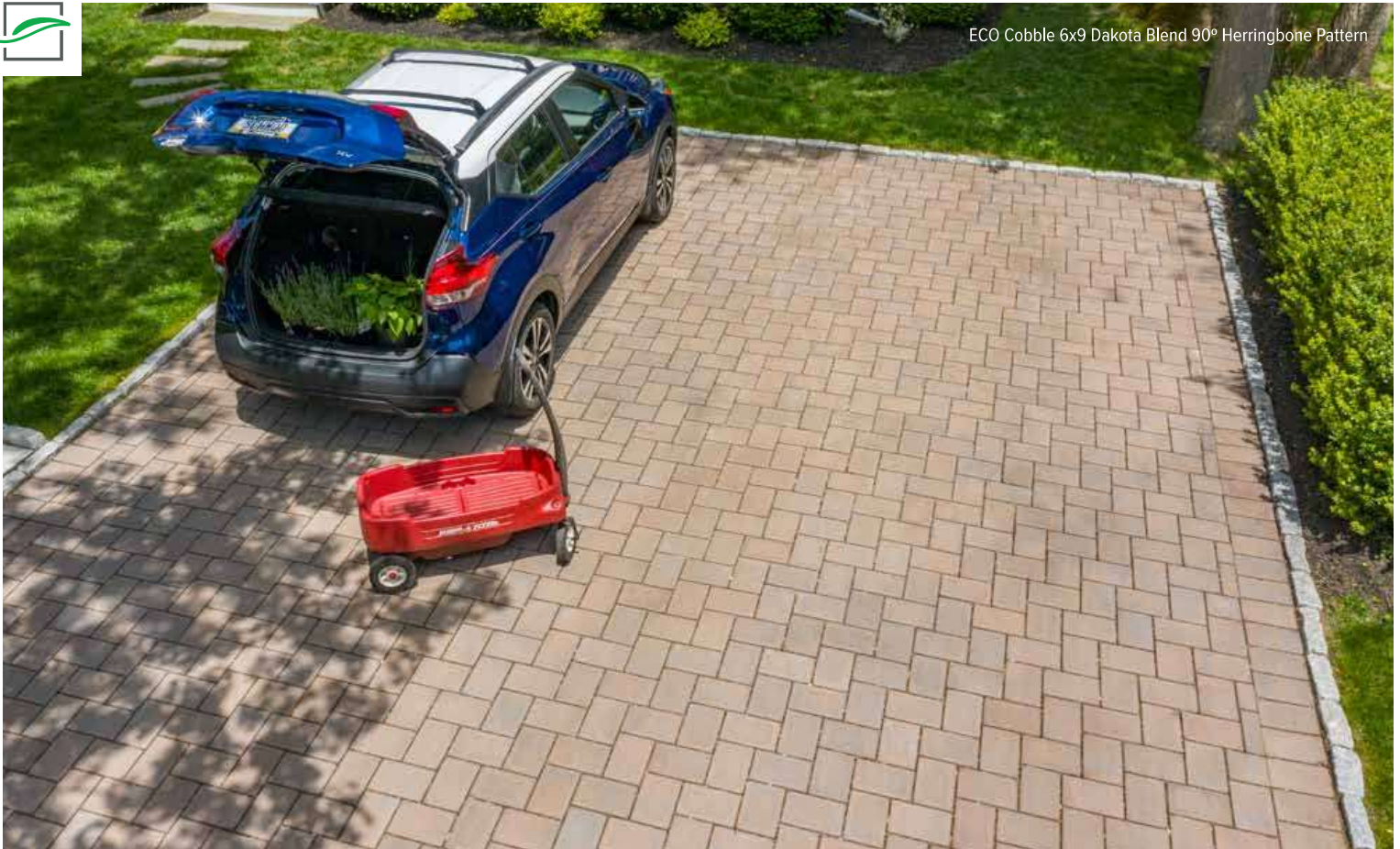
**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	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/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

SOLIDIA® ECO™ COBBLE®



ECO Cobble 6x9 Dakota Blend 90° Herringbone Pattern



Dakota Blend

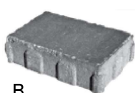


Pewter Blend

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.

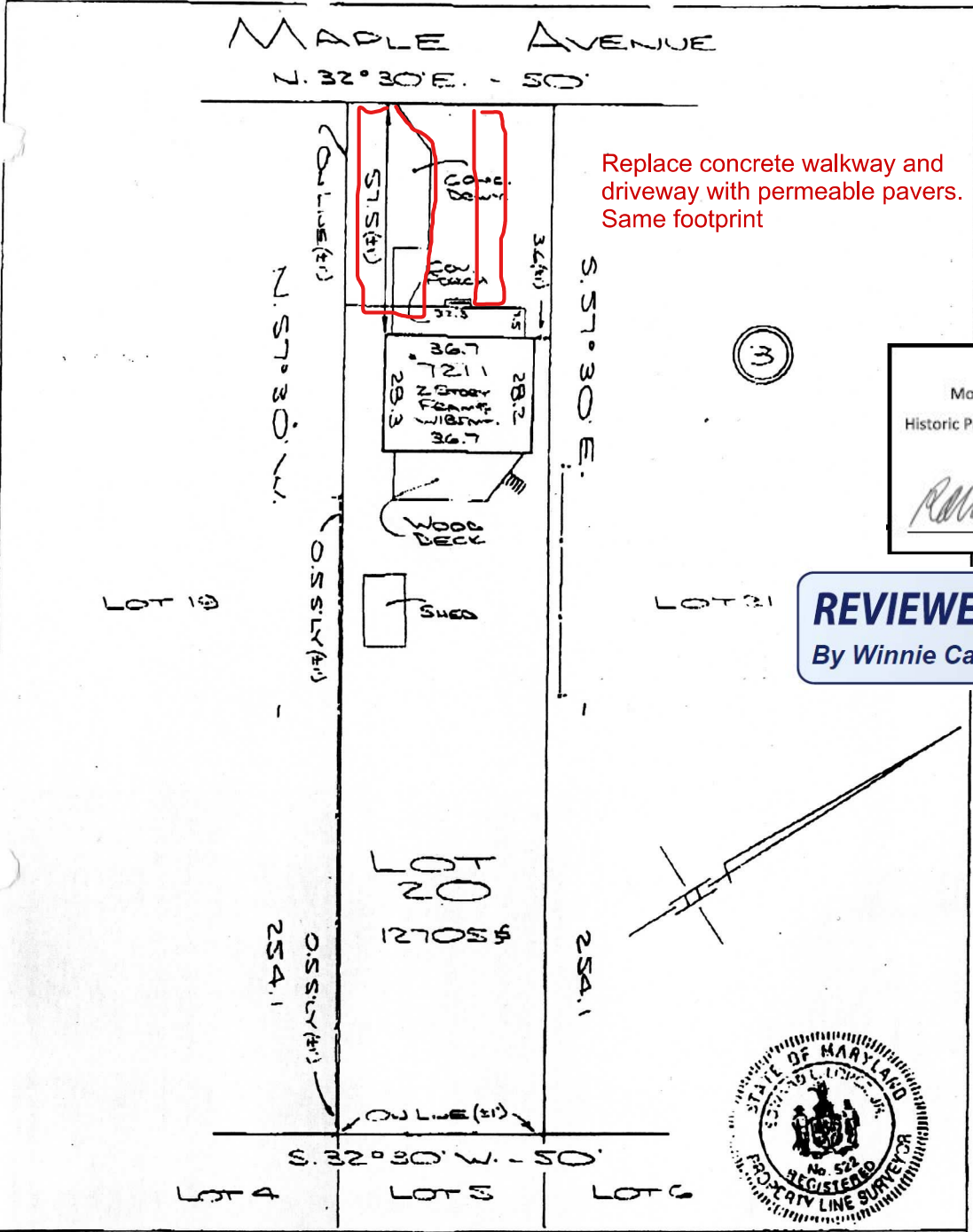
EP Henry recommends consulting a professional engineer for permeable pavement applications.



MAPLE AVENUE

N. 32° 30' E. - 50'

Replace concrete walkway and driveway with permeable pavers. Same footprint



APPROVED
 Montgomery County
 Historic Preservation Commission

Robert A. Potter

REVIEWED
 By Winnie Cargill at 12:16 pm, Nov 23, 2022



Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING
 LOT 20 BLOCK 3

TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A Page 3 Scale 1" = 30'
 ISE: 1640-0 FILE: 77160

DATE: July 27, 2004

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Loper, Jr.
 Edward L. Loper, Jr.
 Maryland Property Line Surveyor No. 522



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 11/4/2022

Application No: 1012316
AP Type: HISTORIC
Customer No: 1402216

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7211 MAPLE AVE
TAKOMA PARK, MD 20912

Othercontact Karpas (Primary)

Historic Area Work Permit Details

Work Type ALTER

Scope Removing concrete driveway and walkway and replacing with permeable pavers. The city of Takoma Park has just replaced the sidewalks and driveway of aprons 6" higher than original. This caused the city to replace half of the concrete walkway and driveway on private property with gravel to meet new Work grade.

Work description HAWP #1012316

Permeable paver driveway installation

For:

David Reiser

7211 Maple ave

Takoma Park MD 20912



REVIEWED

By Winnie Cargill at 12:16 pm, Nov 23, 2022

Removal of concrete driveway and walkway - Replace with permeable pavers.

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.

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

Owner's mailing address
REISER DAVID A &
IRENE E HUNTOON

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Jesse Karpas / Tillerma Gardens, LLC

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