



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: December 12, 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 #1012616 - 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: John Hemphill
Address: 7305 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 Winnie Cargill at 301.495.2108 or winnie.cargill@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 Christina Cargill on _____. The approval memo and stamped drawings follow.

HAwp #1012616



DPB - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: broadhempfamily@gmail.com Contact Person: John Hemphill
 Tax Account No.: 61073980 Daytime Phone No.: 240-997-4554
 Name of Property Owner: John Hemphill & Lynne Bradley Daytime Phone No.: 240-997-4554
 Address: 7305 Maple Ave Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: n/a (work to be done by homeowner) Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: n/a Daytime Phone No.: _____

LOCATION OF BUILDING/PROJECT

House Number: 7305 Street: Maple
 Town/City: Takoma Park Nearest Cross Street: Maple & Tulip
 Lot: 27 Block: _____ Subdivision: B.F. Gilbert
 Liber: _____ Folio: _____ Parcel: _____

PART ONE TYPE OF WORK/CONSTRUCTION

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Reversible

CHECK ALL APPLICABLE:

- A/C Stair Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: driveway

1B. Construction cost estimate: \$ 50.00

1C. If this is a revision of a previously approved active permit, see Permit # 1012616

PART TWO COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE COMPLETE FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/assessment

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

John Hemphill
Signature of owner or authorized agent

11/26/22
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

HAWP #1012616

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.



1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

7305 Maple is contributing resource in Takoma Park Historic District

REVIEWED
By Winnie Cargill at 11:54 am, Dec 12, 2022

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

replace deteriorating asphalt driveway with pervious pavers (trufstone)
- no effect on historic resource
- benefit to environment by controlling storm water

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

2 see pages attached n/a for driveway

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

- standard concrete turfstone pervious pavers as seen on site plan page 2

5. PHOTOGRAPHS

a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

no changes to facade or any part of historic resource

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

- not required for no paving impact on roots

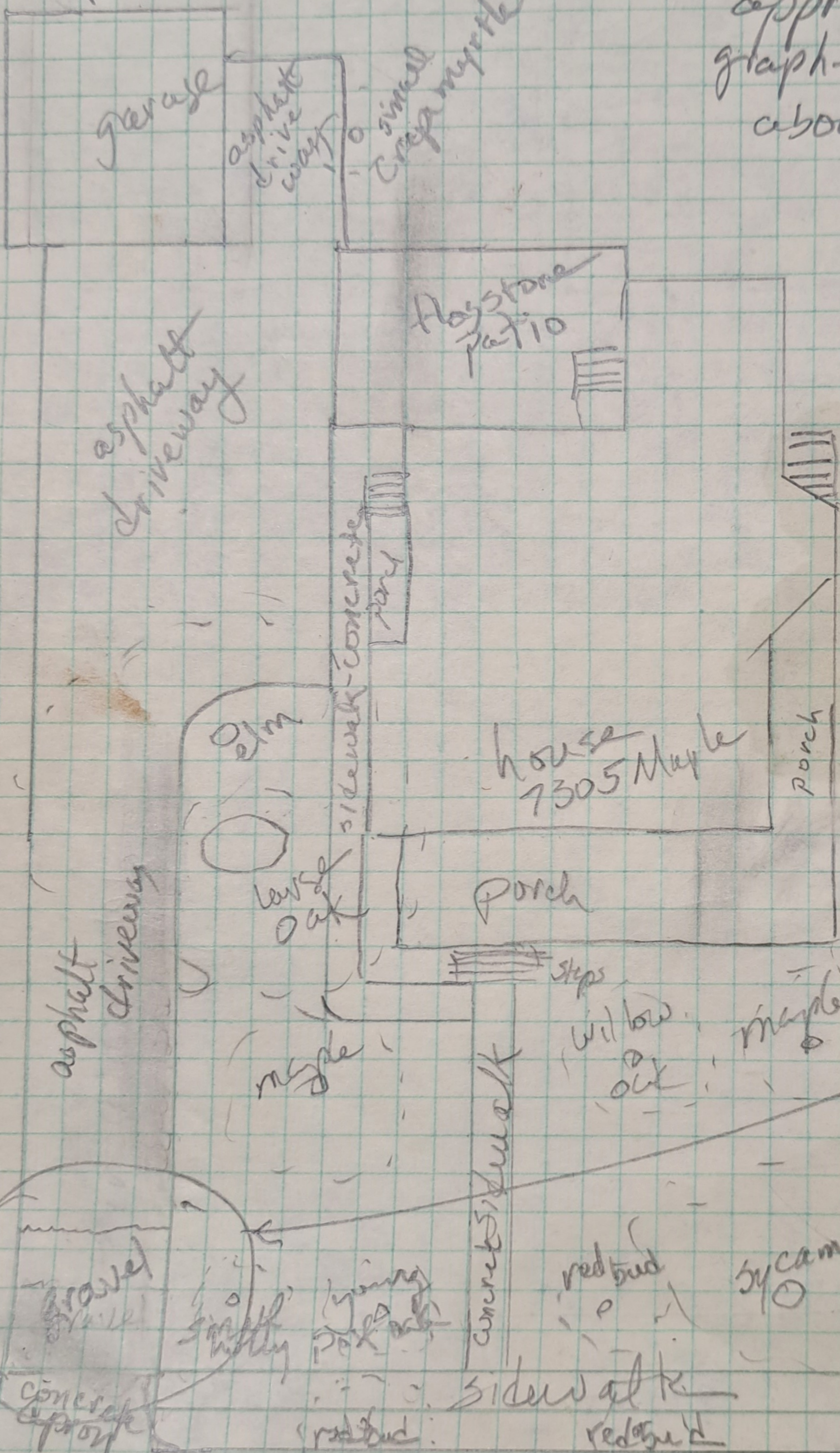
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

attached

large oak
large crepe myrtle
small oak
small maple

hand-drawn - scale is approximately each graph-paper square is about 3 ft by 3 ft



scope of project
approx 150 sq-ft
of gravel to be
covered with
turfstone

street - Maple Ave

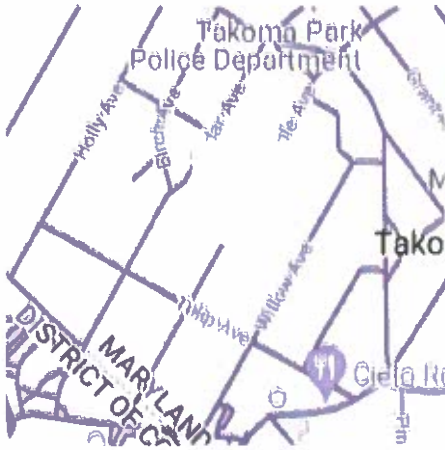
Takoma Park, Maryland

Google

Street View - Jul 2022



Image capture: Jul 2022 © 2022 Google



The section of driveway marked by the ~~DI~~ will be replaced by turfstone.

Note: the City has replaced the sidewalk a driveway apron and had to remove ~14 feet of asphalt to match the new grade. This project is to replace the gravel the City left with turfstone as shown ~~over~~ on page 2.

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Patton

REVIEWED
By Winnie Cargill at 11:53 am, Dec 12, 2022





730

CONSTRUCTION



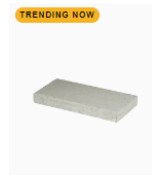
Lawn & Garden / Pavers & Retaining Walls / Stones & Pavers / Pavers & Stepping Stones

16-in x 24-in x 3-in Gray Concrete Paver

Item #411157 Model #506535

★★★★★ 3

This item is unavailable. Here are some similar items ...



16-in x 8-in x 2-in Gray Concrete Patio Stone

★★★★★ 223

\$1.58

+ Add to Cart



12-in x 2-in Gray Concrete Patio Stone

★★★★★ 1980

\$1.78

+ Add to Cart



12-in x 2-in Red Concrete Patio Stone

★★★★★ 1980

\$1.78

+ Add to Cart



16-in x 2-in Gray Concrete Patio Stone

★★★★★ 409

\$4.18

+ Add to Cart

REVIEWED

By Winnie Cargill at 11:54 am, Dec 12, 2022



♡ \$6.98

📄 Calculate your required quantity.

⚠️ THIS ITEM IS OUT OF STOCK
 We'll notify you once this item is back in stock.

✉ Enter Email Address

Notify Me

- Ideal to overlay or create a new patio or walkway
- Traditional gray color
- High-tech design controls and stabilizes soil erosion

SPECIFICATIONS

Stepping Stone	✓
Actual Length (Inches)	16.0
Interlocking	X
Series Name	Turfstone
Patio Stone	✓
Textured	X
Number of Pieces	1
For Use on Driveway	✓
Weight (lbs.)	60.0
Fire Resistant	X
Style	Classic
Shape	Rectangle
Common Size (L x W)	16-in x 24-in
Square Feet per Stone	2.66
Common Length (Inches)	16.0

Commercial/Residential	Residential
Lowe's Exclusive	X
Paver	✓
Common Width (Inches)	24.0
Warranty	None
Common Height (Inches)	3.0
CA Residents: Prop 65 Warning(s)	⚠ Prop 65 WARNING(S)
Color/Finish Family	Black
Type	Paver
Actual Height (Inches)	3.1
Actual Width (Inches)	24.0
Material	Concrete
Traffic Type	Foot and vehicular
Sold As	Single block
Manufacturer Color/Finish	Gray