



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: February 10, 2023

MEMORANDUM

TO: Ehsan Motazedi, Acting DPS Director & Deputy Director
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1017988: Front porch rebuild and new hardscape

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 February 8, 2023 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: Kellie Cox
Address: 26 Pine 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.



REVIEWED

By Michael Kyne at 9:33 am, Feb 10, 2023

APPROVED

Montgomery County
Historic Preservation Commission



Re-build porch landing
-1" thick tongue and groove pine wood
-Installation of two new support columns under porch
-Installation of new trim moulding
-Installation of new steps (52ft wide), leading to front yard
-Existing columns, banisters and roof covering to remain
-Porch to be installed at 2% slope away from house, to ensure proper water flow

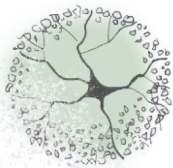
new underground pvc pipe connected to downspouts, daylighting into new native plant landscaping

new natural wall stone section (to match existing wall)

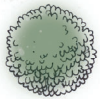
two new steps (built into existing retaining wall)

new irregular flagstone walkway (set in concrete, mortar joints) 3.5 ft wide

Plant Index



Cornus florida (flowering dogwood) qty 2



Buxus 'NewGen Freedom' (boxwood) qty 2



Carex appalachica (sedge) qty 30



Amsonia hubrichtii (bluestar) qty 30



Coreopsis 'Zagreb' (tickseed) qty 20



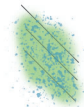
Rudbeckia 'Goldsturm' (black-eyed susan) qty 50



Iris versicolor (blue flag iris) qty 30



Matteuccia struthiopteris (ostrich fern) qty 10



Phlox subulata 'Blue Emerald' (creeping blue phlox) qty 50



Sedum sexangulare (stonecrop) qty 30



Iris cristata 'Eco Blue' (dwarf crested iris) qty 25



Strawberry Fields LLC
Landscape Design + Installation

Gary Geck
26 Pine Ave
Takoma Park MD
20912



12 = 10 ft

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Ronald A. Patton



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Robert A. Kyne

