



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 Michael K... on _____. The approval memo and stamped drawings follow.



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: March 18, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services
FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #944899: 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 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: Katherine Wood
Address: 10213 Montgomery Avenue, Kensington

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

Owner's mailing address

10213 Montgomery Ave
Kensington MD 20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Mr and Mrs Ball
10200 Kensington Pkwy
Kensington MD 20895

Ms N Belt
3602 Kent St
Kensington MD 20895

REVIEWED

By Michael Kyne at 6:01 pm, Mar 18, 2021

APPROVED

Montgomery County

Historic Preservation Commission

Sandra L. Heiler

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

Four square Victorian home, 1892-94, in Kensington Historic District. The house is a primary resource, a corner property, located directly across from the historic Brainard Warner Mansion. The property includes a detached garage, built approx. 2000, accessed from Kent St.

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

The current driveway consists of asphalt, covered with pea gravel, with a concrete apron in good condition and lined with stone pavers. We propose to replace the asphalt with permeable pavers as recommended by the Montgomery County Rainscapes program. The concrete apron and stone edging will not be altered.

REVIEWED

By Michael Kyne at 6:01 pm, Mar 18, 2021

APPROVED

Montgomery County

Historic Preservation Commission

Sandra L. Heiler

Work Item 1: Driveway replacement

Description of Current Condition:

The asphalt is broken and uneven.
The concrete apron in right of way is in good condition. The driveway is outlined with stone edging in good condition.

Proposed Work:

Replace asphalt (and pea gravel) with permeable pavers by Techno-Bloc, style Villagio color slate grey.
<https://www.techo-bloc.com/shop/pavers/villagio/>

Concrete apron in right of way will not be altered and stone edging will be reused.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

REVIEWED

By Michael Kyne at 6:01 pm, Mar 18, 2021

APPROVED

Montgomery County

Historic Preservation Commission

Sandra L. Heiler

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/	*	*	*	*	*		*
Montgomery County Report	*	*	*	*	*		*
Signs	*	*	*	*	*		*

REVIEWED

By Michael Kyne at 6:01 pm, Mar 18, 2021

APPROVED

Montgomery County

Historic Preservation Commission

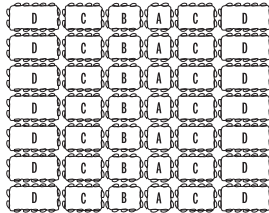
Sandra L. Heiler



VILLAGIO

DESCRIPTION: Paver **TEXTURE:** Beveled

PALLET OVERVIEW



The Villagio paver allows for gentle curves and winding pathways, eliminating the need for cuts.

NOTES

See page 48 to 51 for more technical information. When used in a permeable pavement application, see page 93 to 99 for more technical information.

*Mojave beige is only available in Midwestern USA. See page 13 for list of Eastern and Midwestern States.

REVIEWED

By Michael Kyne at 6:01 pm, Mar 18, 2021

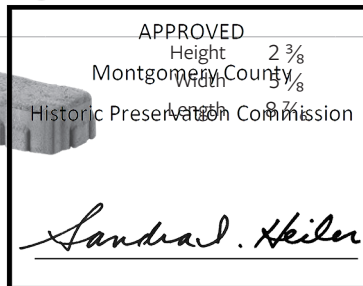
Specifications per pallet	Imperial	Metric
Cubing	117 ft²	10.88 m ²
Approx. Weight	3 029 lbs	1 374 kg
Number of rows	11	
Coverage per row	10.64 ft ²	0.99 m ²
Linear coverage per row	24.94 lin. ft	7.61 lin. m

Unit dimensions	in	mm	Units/pallet
Height	2 3/8	60	77 units
Width	5 1/8	130	
Length	5 1/8	130	

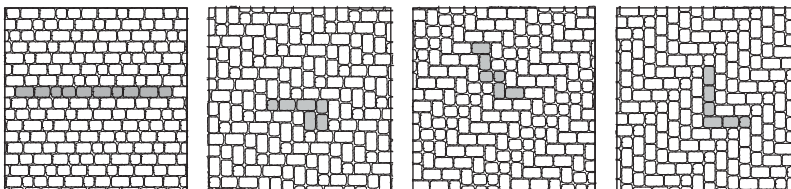
Height	2 3/8	60	77 units
Width	5 1/8	130	
Length	6 5/16	160	

Height	2 3/8	60	154 units
Width	5 1/8	130	
Length	7 5/16	185	

Height	2 3/8	60	154 units
Width	5 1/8	130	
Length	8 7/16	215	



01 | Linear pattern 02 | Herringbone pattern 03 | Herringbone pattern 04 | Herringbone pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

