



## 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 Ky 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

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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 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





FOR STAFF ONLY:  
HAWP# 944899  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Katherine Wood

E-mail: woodyoule@gmail.com

Address: 10213 Montgomery Ave

City: Kensington Zip: 20895

Daytime Phone: 2403837164

Tax Account No.: 01022786

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name Kensington  
 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 **REVIEWED** / 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. **APPROVED**  
By Michael Kyne at 6:01 pm, Mar 18, 2021  
Montgomery County  
Historic Preservation Commission

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: Strand Heiler

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:**

- |   |  |  |
|---|--|--|
| <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 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 checked="" type="checkbox"/> Other: <u>Driveway replacement</u> |

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.

Katherine A Wood

03/09/2021

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**

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/	*	*	*	*	*		*
Report	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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

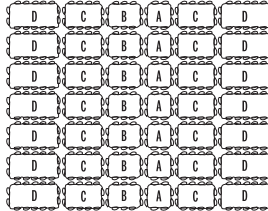
APPROVED  
\*  
Montgomery County  
Historic Preservation Commission  
\*  
*Sandra L. Heiler*



# 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** (9 TO 15 mm)  
 % OF SURFACE OPENING: 8.0%  
 By Michael Kyne at 6:01 pm, Mar 18, 2021

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

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

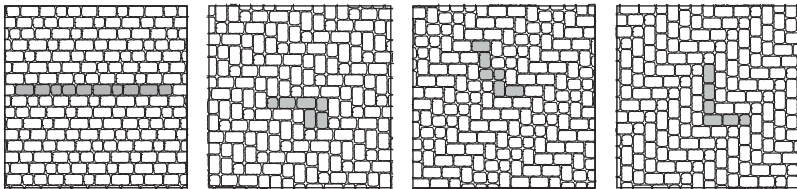
B			
Height	2 3/8	60	77 units
Width	5 1/8	130	
Length	6 5/16	160	

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

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

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Sandra J. Heiler*

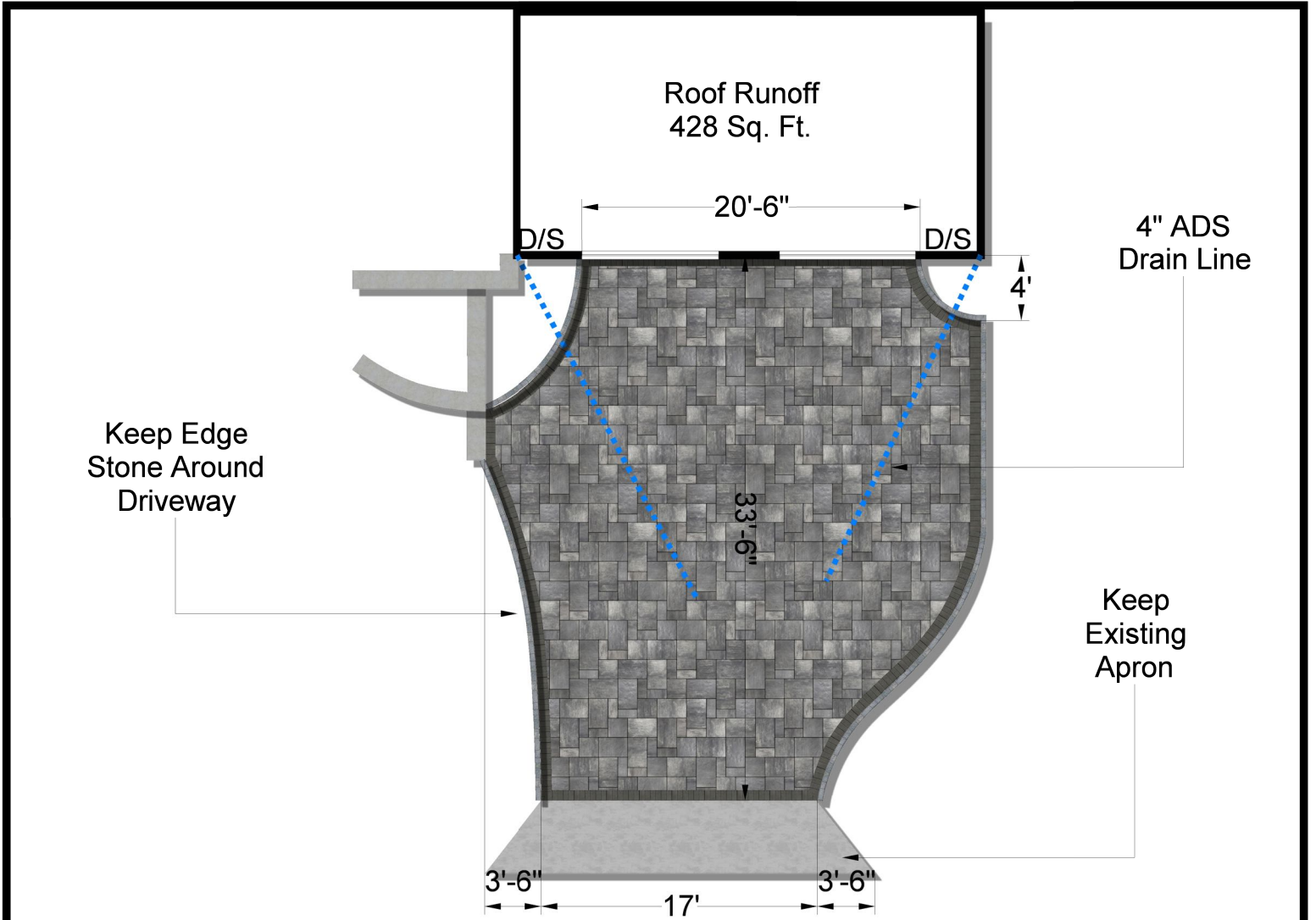
- 01 | Linear pattern
- 02 | Herringbone pattern
- 03 | Herringbone pattern
- 04 | Herringbone pattern



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







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

**Cost Breakdown**

	APPROVED	Nicolock	Villagio	Belgium
836 Sq. Ft. Driveway	Montgomery County Historic Preservation Commission	\$19,650	\$25,080	\$26,370
45 Ft. Drain Line		\$450	\$450	N/A
2 Ea. D/S Connectors		\$40	\$40	N/A
2 Ea. D/S Filters	<i>Sandra Heiler</i>	\$300	\$300	N/A
<b>Total</b>		<b>\$20,440</b>	<b>\$25,870</b>	<b>\$26,370</b>
<b>Rebate</b>		<b>\$7,500</b>	<b>\$7,500</b>	<b>N/A</b>
<b>Total Investment</b>		<b>\$12,940</b>	<b>\$18,370</b>	<b>\$26,370</b>

<p><b>Created By</b></p>	<p>Scale: </p>	<p><b>Created For</b></p>								
<p>Dustin Roath          Senior Designer          First Impression Hardscapes          7154 Montevideo Road          Jessup, MD 20794          C: 301-875-6225          E: dustinr@firsthardscapes.com</p>	<p><b>FIRST IMPRESSION</b>  <i>Hardscapes</i></p> <table border="1"> <thead> <tr> <th>Item</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Initial Appointment</td> <td>05/27/2020</td> </tr> <tr> <td>Initial Estimate</td> <td>05/27/2020</td> </tr> <tr> <td>Revision 1</td> <td>02/27/2021</td> </tr> </tbody> </table>	Item	Date	Initial Appointment	05/27/2020	Initial Estimate	05/27/2020	Revision 1	02/27/2021	<p>Katherine Wood          10213 Montgomery Ave          Kensington, MD 20895          240-383-7164          woodyoule@gmail.com</p>
Item	Date									
Initial Appointment	05/27/2020									
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