



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert Sutton  
Chairman

Date: April 14, 2021

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 983499 - Hardscape Alteration

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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: Peter Hardin  
Address: 7202 Holly 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 Dan Bruechert at 301.563.3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@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 [Signature] on \_\_\_\_\_. The approval memo and stamped drawings follow.

PLANT SCHEDULE FRONT & SIDEYARD

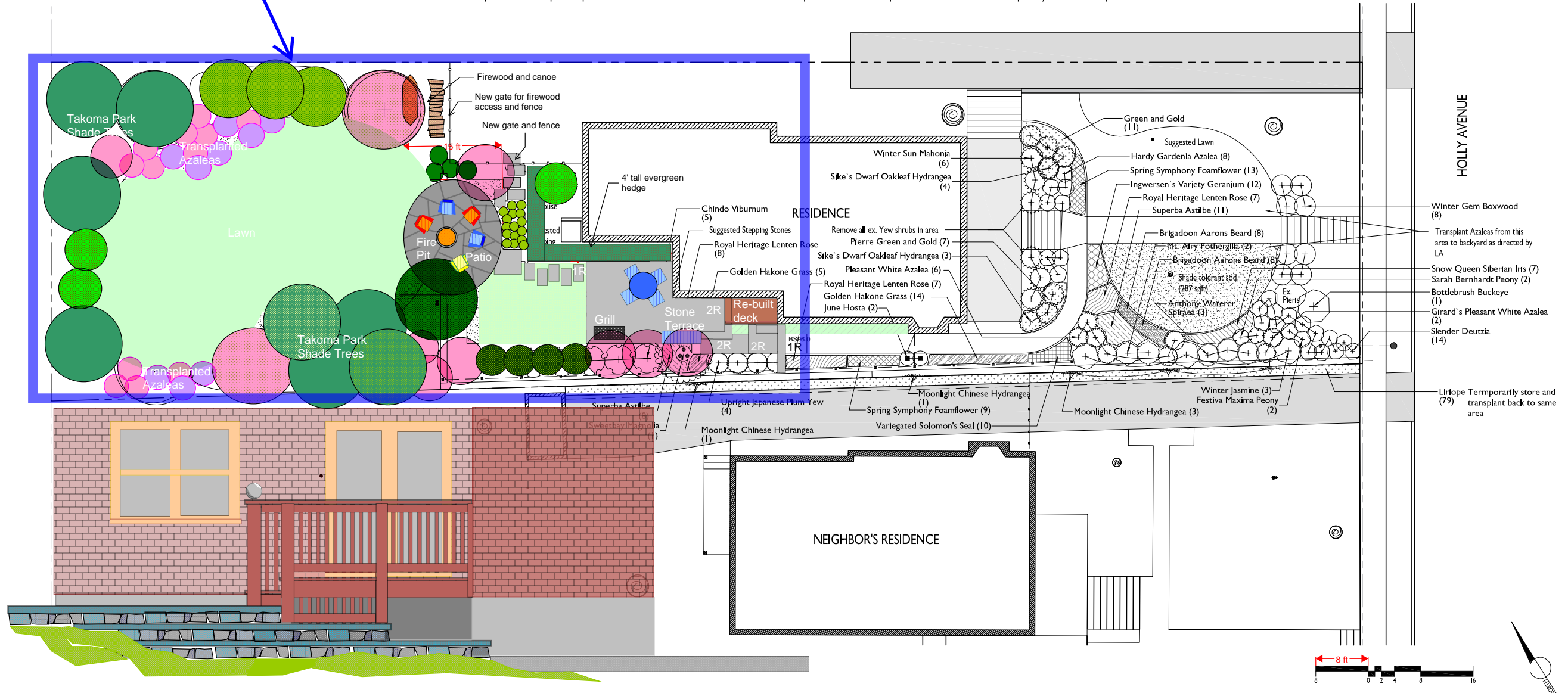
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	REMARKS	
MAG VIR	1	Magnolia virginiana 'Jim Wilson' / Moonglow Sweet Bay Magnolia	8'-10' multi-trunk	B&B		
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	REMARKS	
AES PAR	1	Aesculus parviflora / Bottlebrush Buckeye	30"-36"	Cont.		
BUX WIN	8	Buxus sinica insularis 'Winter Gem' / Winter Gem Boxwood	24-30"	Cont.	'Wintergreen' or 'Green Beauty' accepted	
CEP FAS	4	Cephalotaxus harringtonia 'Fastigiata' / Upright Japanese Plum Yew	3'-4"	Cont.		
DEU NIK	14	Deutzia gracilis 'Nikko' / Slender Deutzia	3 gal.	Cont.		
FOT AIR	2	Fothergilla gardenii 'Mt. Airy' / Mt. Airy Fothergilla	5 gal.	Cont.		
HYD SIK	7	Hydrangea quercifolia 'Sike's Dwarf' / Sike's Dwarf Oakleaf Hydrangea	5 gal.	Cont.		
JAS NUD	3	Jasminum nudiflorum / Winter Jasmine	5 gal.	Cont.		
MX2	6	Mahonia x media 'Winter Sun' / Winter Sun Mahonia	24-30"	Cont.		
AZA GIR	8	Rhododendron x 'Girard's Pleasant White' / Girard's Pleasant White Azalea	3 gal.	Cont.		
RHO HAR	8	Rhododendron x 'Hardy Gardenia' / Hardy Gardenia Azalea	3 gal.	Cont.		
SPI ANT	3	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal.	Cont.		
VIB CHI	5	Viburnum awabuki 'Chindo' / Chindo Viburnum	4'-5'	Cont.		
VINES/ESPALIER	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	REMARKS	
SCH HYD	5	Schizophragma hydrangeoides 'Moonlight' / Moonlight Chinese Hydrangea	3 gal.	Cont.		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	SPACING	REMARKS
AST SUP	19	Astilbe chinensis var. taquetii 'Superba' / Superba Astilbe	1 gal.	Cont.	18" o.c.	
CHR PIE	18	Chrysogonum virginianum 'Pierre' / Green and Gold	1 qt.	Cont.	24" o.c.	
GER ING	12	Geranium macrorrhizum 'Ingwersen's Variety' / Ingwersen's Variety Geranium	4" pot	Pot	15" o.c.	
HAK AUR	19	Hakonechloa macra 'Aureola' / Golden Hakone Grass	1 qt.	Cont.	15" o.c.	
HEL ROY	22	Helleborus x orientalis 'Royal Heritage' / Royal Heritage Lenten Rose	1 gal.	Cont.	20" o.c.	
HYP BRI	8	Hypericum calycinum 'Brigadoon' / Brigadoon Aarons Beard	1 gal.	Cont.	18" o.c.	
HOS JUN	2	Hosta x 'June' / June Hosta	1 gal.	Cont.	As Shown	
IRI SNO	7	Iris sibirica 'Snow Queen' / Snow Queen Siberian Iris	1 gal.	Cont.	20" o.c.	
PAE SAR	2	Paeonia lactiflora 'Sarah Bernhardt' / Sarah Bernhardt Peony	1 gal.	Cont.	As Shown	Pink flower
PAE FES	2	Paeonia x 'Festiva Maxima' / Festiva Maxima Double Peony	1 gal.	Cont.	As Shown	White double
POL VAR	10	Polygonatum falcatum 'Variegatum' / Variegated Dwarf Solomon's-seal	1 qt.	Cont.	15" o.c.	
TIA SPR	22	Tiarella x 'Spring Symphony' / Spring Symphony Foamflower	1 qt.	Cont.	15" o.c.	
SOD	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	SPACING	REMARKS
SOD GEN	287 sf	Sod general Sod Shade Tolerant / Shade Tolerant Sod	Sod	Sod		
TRANSPLANT	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	SPACING	REMARKS
LIR TRA	79	Liriope muscari / Liriope Transplant	Transplant	Transplant	18" o.c.	Temporarily store and transplant back to same area

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*

**REVIEWED**  
By Dan.Bruechert at 3:26 pm, Apr 14, 2021

PROJECT AREA



Scale:  
Date: 02.07.21  
Revisions:

Hardin-MacPherson Residence  
7202 Holly Ave.  
Takoma Park, MD 20912

Rear Garden  
Design Plan



Residence Street View (July 2019)



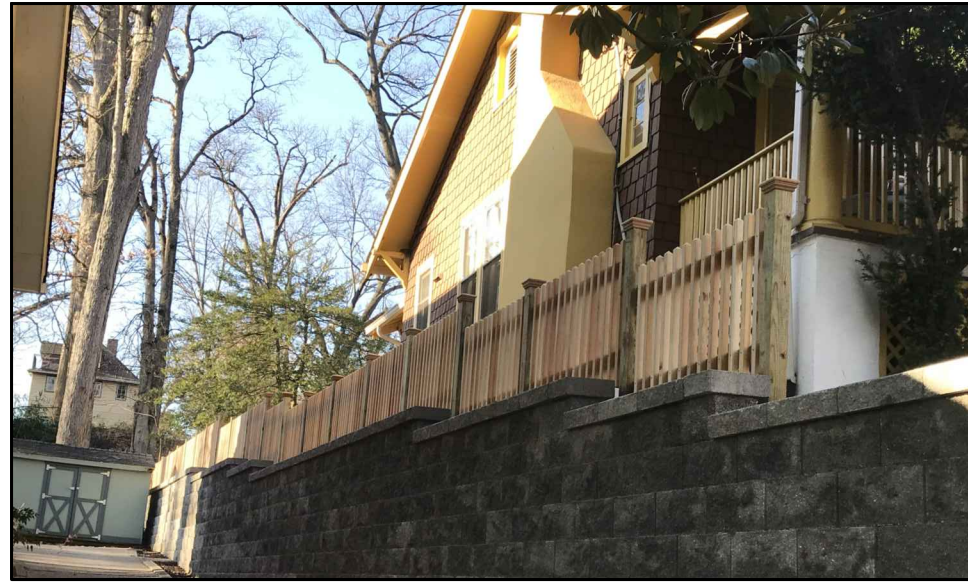
Residence Front View (July 2019)



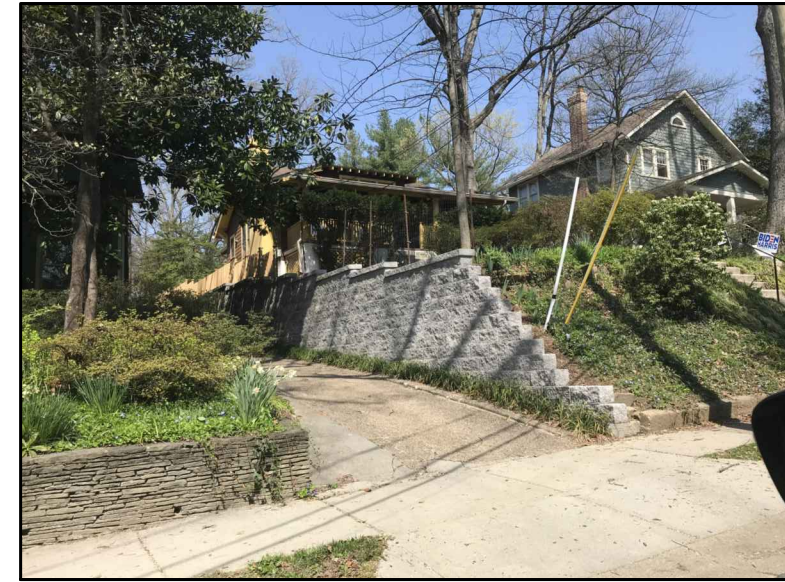
Residence North View (July 2019)



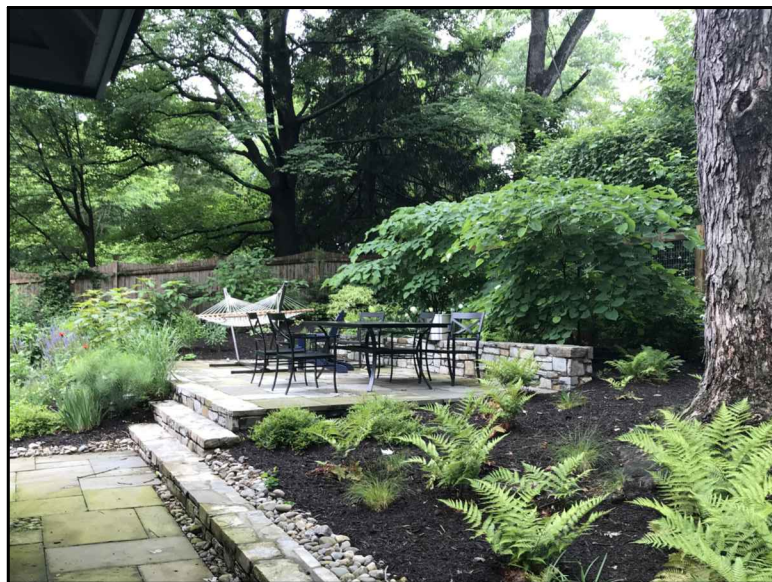
Residence Rear View (July 2019)



Residence South View (March 2021)



New Concrete Block Wall at Sidewalk (April 2021)



Precedent Stone Steps and Bluestone Patio



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Scale:  
Date: 4.8.2021  
Revisions:

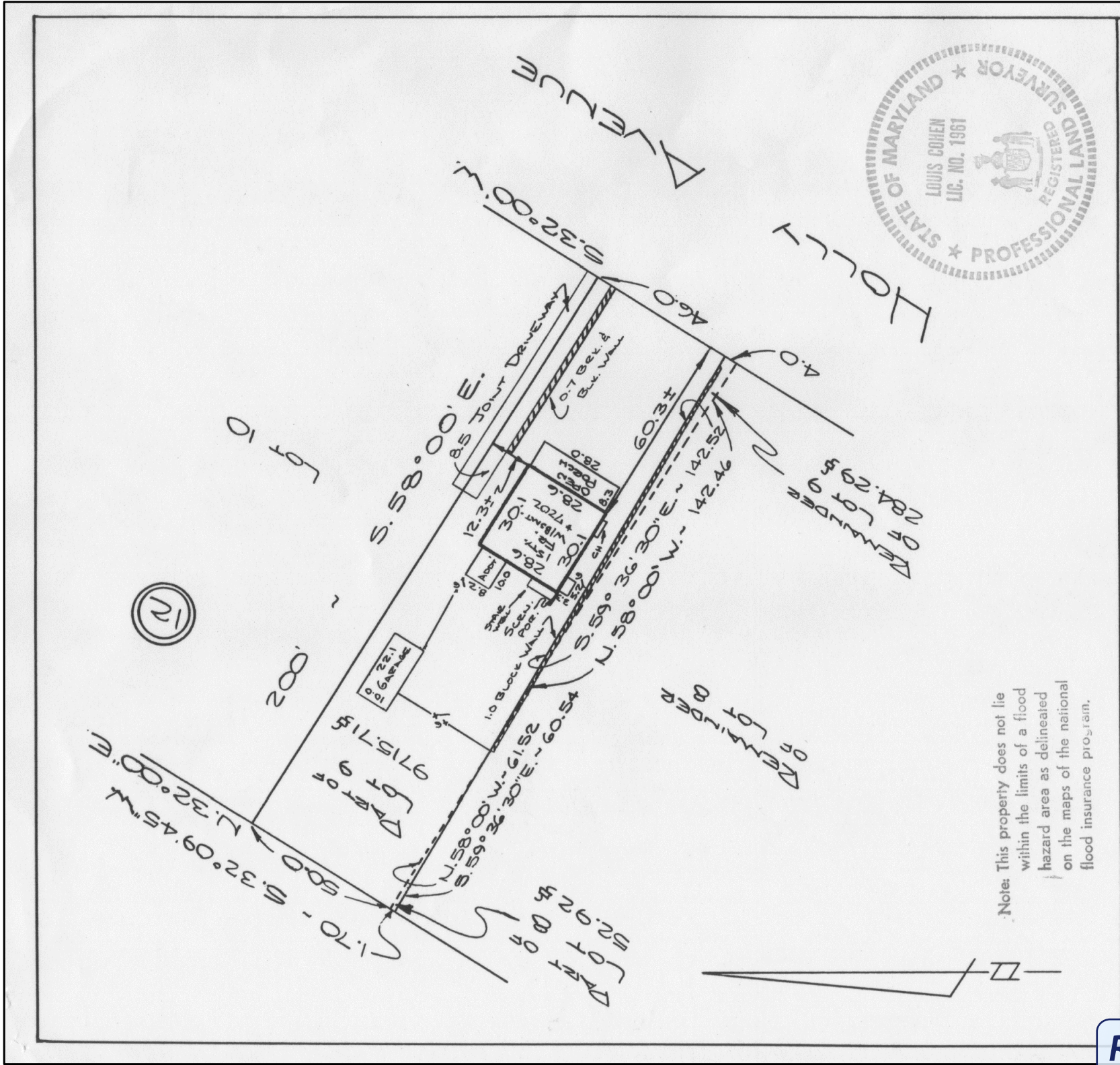
**Hardin-MacPherson  
Residence**  
7202 Holly Ave.  
Takoma Park, MD 20912

Existing Conditions,  
Site & Precedent  
Images

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Ronald A. Patton*

**REVIEWED**  
By Dan.Bruechert at 3:26 pm, Apr 14, 2021

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Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

**CAPITOL SURVEYS**

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

LOUIS COHEN  
Registered Land Surveyor  
Maryland No. 1961

HOUSE LOCATION  
BLOCK 12  
B.F. GILBERT'S  
ADDITION TO TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND  
Plat 3 Scale 1" = 40'  
FILE: 28440

APPROVED  
Montgomery County  
Historic Preservation Commission

*Robert A. ...*

**REVIEWED**  
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**Hardin-MacPherson  
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**Additional  
Materials**

**3**