



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: August 2, 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 #961614: Hardscaping

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: Jennifer Sermoneta (Juan Garzon, Agent)
Address: 1 Montgomery 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.





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 Michelle Kr on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 961614
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

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 _____
 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 other Planning and/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.

Building Number: _____ Street: _____
Town/City: _____ Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 for proposed work are submitted with this application

- be accepted for review. Check all that apply:
- New Construction
 - Deck/Porch
 - Demolition
 - Hardscape/Landscape
 - Grading/Excavation
 - Roof

REVIEWED
By Michael Kyne at 10:15 pm, Aug 02, 2021

APPROVED
Montgomery County
Historic Preservation Commission

I hereby certify that I have the authority to make the foregoing information true and accurate and that the construction will comply with applicable laws, codes, and agencies and hereby acknowledge and accept this to be a condition of the permit.

Signature of owner or authorized agent Date

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

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

REVIEWED

By Michael Kyne at 10:15 pm, Aug 02, 2021

APPROVED

Montgomery County

Historic Preservation Commission



Robert G. Patton

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

REVIEWED
By Michael Kyne at 10:15 pm, Aug 02, 2021

APPROVED
Montgomery County
Historic Preservation Commission


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/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

REVIEWED
By Michael Kyne at 10:15 pm, Aug 02, 2021

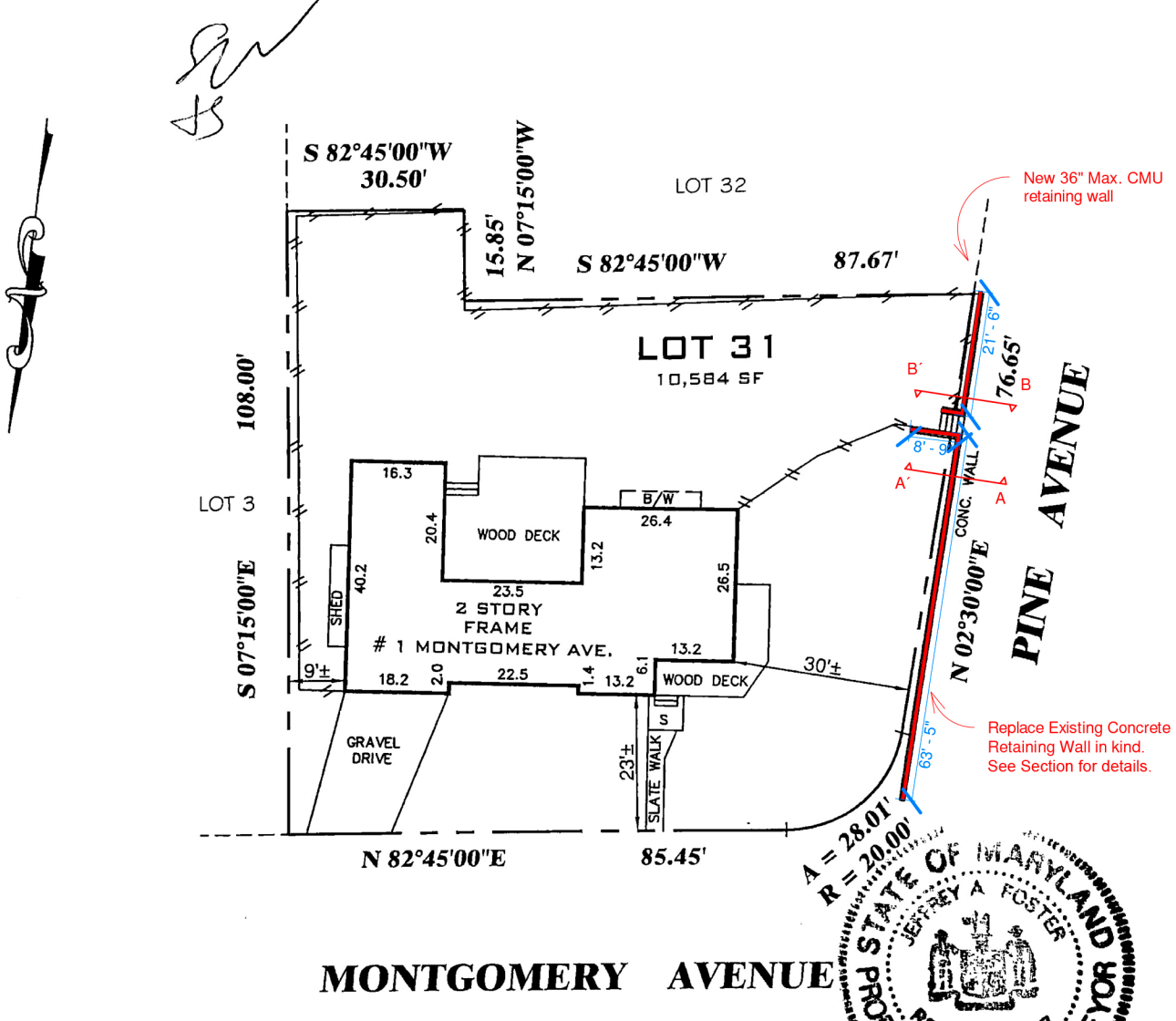
APPROVED
Montgomery County
Historic Preservation Commission



CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 Feet.
 Flood Zone "C" per H.U.D. Flood Panel No. 0200C. Fences, if shown, have been located by approximate methods.



MONTGOMERY AVENUE

LOCATION DRAWING
LOT 31, BLOCK 17

B.F. TA **REVIEWED**
 By Michael Kyne at 10:15 pm, Aug 02, 2021

APPROVED
 Montgomery County
 Historic Preservation Commission

Jeffrey A. Foster



SURVEYOR'S CERTIFICATE
 "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES
 PLAT BK. 68
 PLAT NO. 6253

LIBER
FOLIO

WALL CHECK: _____
 HSE. LOC.: 06-28-2005

DRAWN BY: F.A.
 JOB NO.: 2005-5109

DATE: _____
 ENGINEERS
 SULTANTS
 Suite 216
 rd 20879
 /948-1286
 1" = 30'

PROJECT NAME AND LOCATION

1 MONTGOMERY AV TAKOMA PARK MD

PROJECT DESCRIPTION

NEW RETAINING WALL

OWNER WALLSTEN SCOTT J AND JENNIFER SERMONETA

LOTS 31

LOTS AREA 10,584 SF

ZONE

USE GROUP RESIDENTIAL

APPLICABLE CODE

INDEX

A001 NEW RETAINING WALL, SECTIONS AND LOCATION

A002 NEW RETAINING WALL, SECTIONS AND LOCATION

REVIEWED

By Michael Kyne at 10:15 pm, Aug 02, 2021

01 - Site Plan

1" = 30'-0"

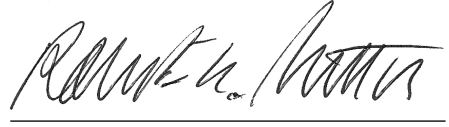
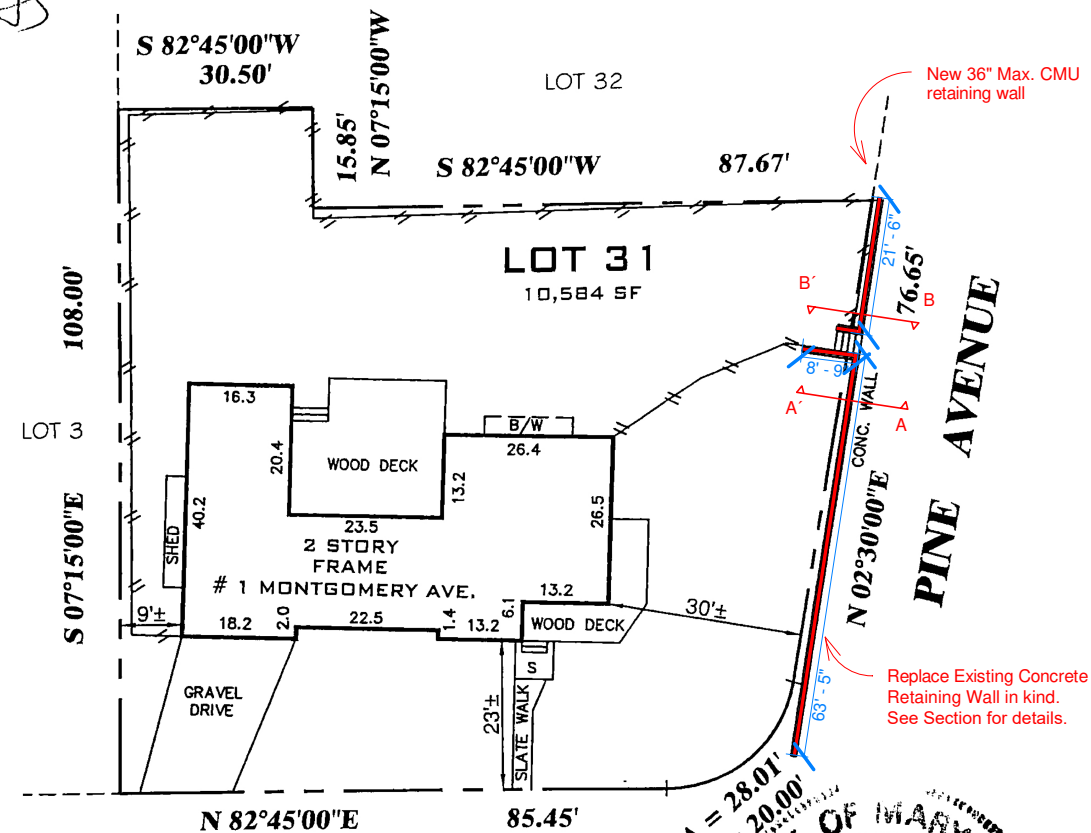
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Flood Zone "C" per H.U.D. Flood Panel No. 0200C. Fences, if shown, have been located by approximate methods.

APPROVED
Montgomery County
Historic Preservation Commission

LOCATION DRAWING
LOT 31, BLOCK 17
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

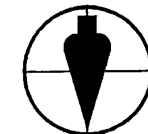
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 687

REFERENCES

PLAT BK. 68
PLAT NO. 6253

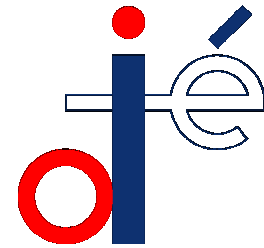
LIBER
FOLIO



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg Maryland 20879
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS
WALL CHECK:
HSE. LOC.: 06-28-2005

SCALE: 1" = 30'
DRAWN BY: F.A.
JOB NO.: 2005-5109



3609 Urbana Pike
Frederick MD 21704
office@ideatllc.net

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CLIENT:
ABRAHAM

DESIGNER:
Contact: JUAN PABLO GARZON
Email: jpa@ideatllc.net

SEAL: VOID UNLESS SIGNED:

KEYPLAN:

PROJECT:

1 MONTGOMERY AV
TAKOMA PARK MV

DRAWING TITLE:

NEW RETAINING WALL PLAN

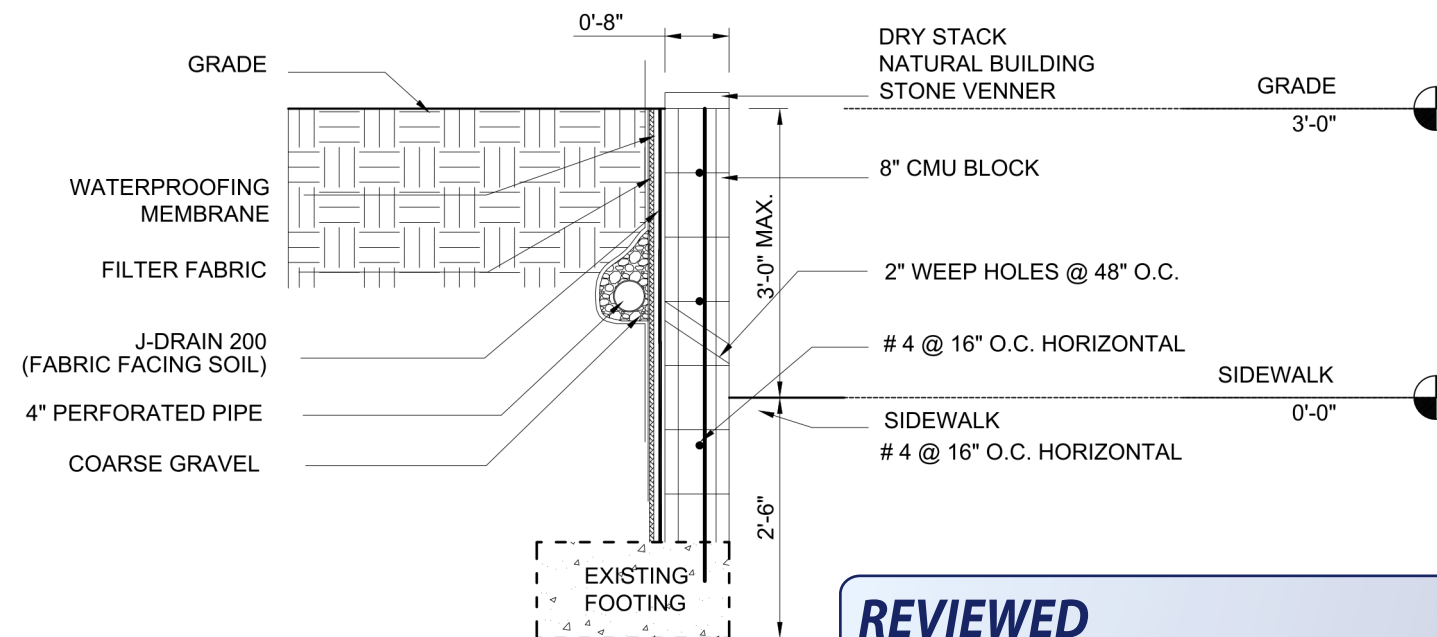
PLAN CHECK SUBMITTAL:

07/16/21

REVISIONS:

SCALE:
AS INDICATED

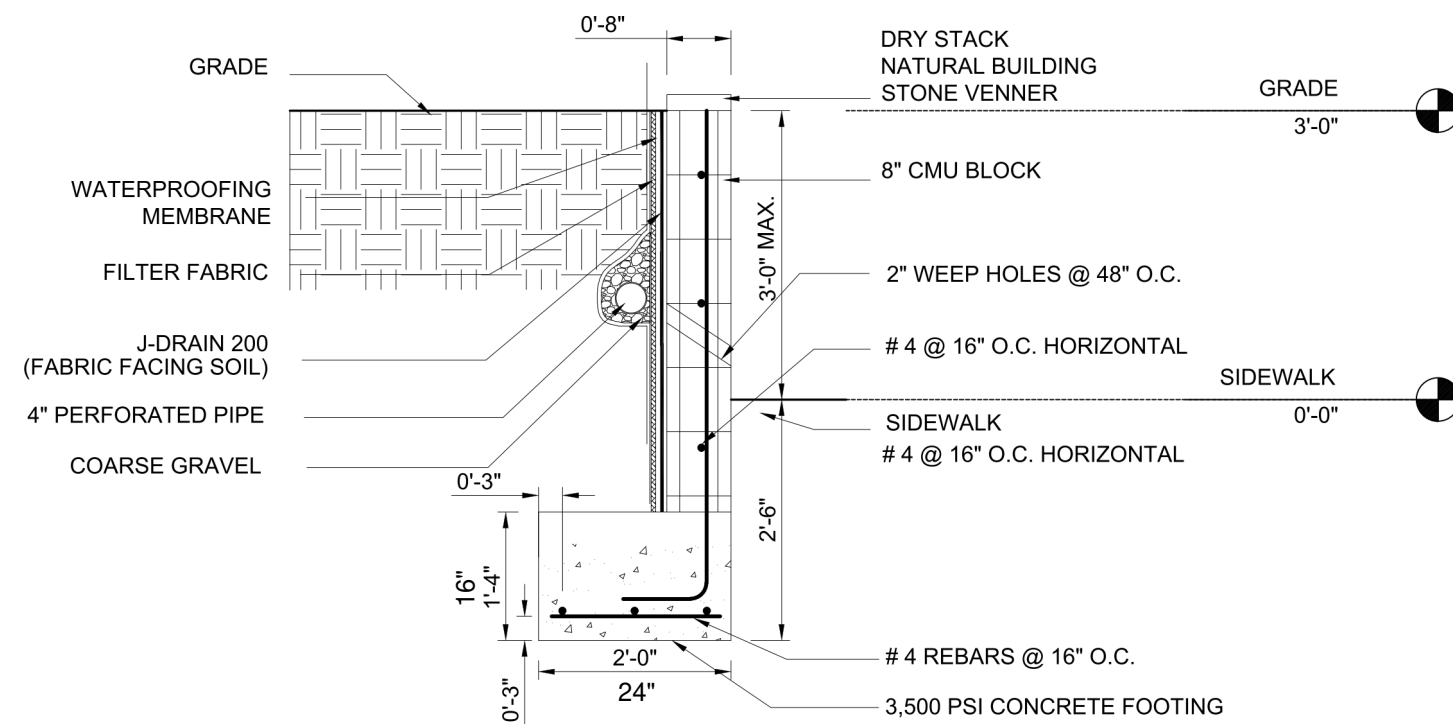
SHEET:
A001



REVIEWED
By Michael Kyne at 10:15 pm, Aug 02, 2021

02 - Section Retaining Wall

1 **A - A'**
1/2" = 1'-0"



03 - Section Retaining Wall

2 **B - B'**
1/2" = 1'-0"

NOTE:
Dry Stack Natural Building Stone Veneer

APPROVED
Montgomery County
Historic Preservation Commission




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CLIENT:
ABRAHAM

DESIGNER:
Contact: JUAN PABLO GARZON
Email: jgar@ideatellc.net

SEAL: VOID UNLESS SIGNED:

KEYPLAN:

PROJECT:
1 MONTGOMERY AV
TAKOMA PARK MV

DRAWING TITLE:
NEW RETAINING WALL SECTION

PLAN CHECK SUBMITTAL:
07/16/21

REVISIONS:

NO.	DESCRIPTION	DATE

SCALE:
AS INDICATED

SHEET:
A002

DOCUMENTATION

EXISTING CONDITIONS:



Concrete wall



Timber wall



Concrete stairs

REVIEWED

By Michael Kyne at 10:15 pm, Aug 02, 2021

APPROVED

Montgomery County
Historic Preservation Commission

PROPOSED MATERIALS:



Stone veneer finish

REVIEWED

By Michael Kyne at 10:15 pm, Aug 02, 2021

APPROVED

Montgomery County
Historic Preservation Commission

City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119
Fax 301-270-4568
www.takomaparkmd.gov



7500 Maple Avenue
Takoma Park, MD 20912

MUNICIPALITY LETTER

July 22, 2021

To: Scott Wallsten / jensermoneta@gmail.com
1 Montgomery Ave.
Takoma Park, MD 20912

To: Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative/email: Juan Garzon / juan@ideatellc.net / 202.615.9602

Location of Project: 1 Montgomery Ave., Takoma Park, MD 20912

Proposed Scope of Work: Replacement of approx. 21 feet of existing timber retaining wall, concrete steps and approx. 63 feet concrete retaining wall along Pine Av. New walls will be made of 8" CMU with Dry Stack Natural Stone Veneer. Steps will be replaced in kind.

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan

REVIEWED

By Michael Kyne at 10:15 pm, Aug 02, 2021

Failure to comply with these requirements could result in other administrative actions within the provisions of the requirements are attached on page 2.

The issuance of this letter does not indicate approval of property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.



City Of Takoma Park

The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 and 5/8" in trunk diameter or greater), located on the project property or on an adjacent property, may require a Tree Impact Assessment and possibly a Tree Protection Plan Permit. Make sure to submit a request for a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree is in the vicinity of proposed construction activities. See the Tree Permits section of the City website for the specific conditions in which a Tree Impact Assessment is required. Depending on the Urban Forest Manager's conclusion following the Tree Impact Assessment, you may need to prepare a full Tree Protection Plan and apply for a Tree Protection Plan Permit as well. Separately, the removal of any urban forest tree will require a Tree Removal Permit application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits>. The City's Urban Forest Manager can be reached at 301-891-7612 or UrbanForestManager@TakomaParkMd.gov.

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required at 301-891-7620.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need a Fence Permit.

Agreement. If approved, the Agreement will be recorded in the City of Takoma Park, Montgomery County.

REVIEWED
By Michael Kyne at 10:15 pm, Aug 02, 2021

For more information and applications for City permits, visit <https://takomaparkmd.gov/services/permits/> or contact the City of Takoma Park Public Works at 301-891-7633.



Failure to comply with the City's permitting requirements may result in a Stop Work Order and other administrative actions within the provisions of the law.