

16 Magnolia Parkway, Chevy Chase
[HPG Case # 35/13-1300]
Chevy Chase Village A.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: January 9, 2014

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #656814, hardscape alterations

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 January 8, 2014 meeting.

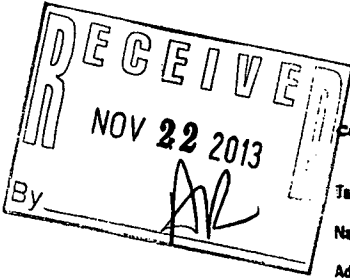
Applicant: Michael Friedman
Address: 16 Magnolia Parkway, Chevy Chase





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Email: captainhaddock@comcast.net Contact Person: Mike Friedman
 Tax Account No.: _____ Daytime Phone No.: 301-351-0653
 Name of Property Owner: Michael Friedman Daytime Phone No.: 301-351-0653
 Address: 16 Magnolia Pkwy Chevy Chase, MD 20815
Street Number City State Zip Code
 Contractor: Walker Simpson - Creative Concrete Phone No.: 301-565-0246
 Contractor Registration No.: MHIC # 47819
 Agent for Owner: Adena Friedman Daytime Phone No.: 301-312-6885

LOCATION OF BUILDING/WORK

House Number: 16 Street: Magnolia Parkway
 Town/City: Chevy Chase Nearest Cross Street: West Irving St.
 Lot: 15/16 Block: 32 Subdivision: Chevy Chase
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: driveway parking area

1B. Construction cost estimate: \$ 814,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/roadway

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

x [Signature]
Signature of owner or authorized agent

11/18/13
Date

Approved: [Signature] for the person, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 1/9/14

Application/Permit No.: 656814 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

We wish to repave the parking area of our driveway. We are not changing the size or shape of the driveway. We would like to pave it w/ decorative concrete that is consistent with the look + feel of the property. The concrete will replace the existing ~~paving~~ pebble surface. This change was approved by HPC in a prior application submitted by the former owners. - Case # 35/13-99B

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

This change will improve the safety of the driveway, particularly for older visitors + will make it easier to shovel in the winter. It will not change the look + feel of the property + will not impact any historical aspect of the property.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" draw size preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

↳ decorative concrete

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

PLAT MAP

Borrower: Friedman, Michael & Adena

File No.: 16-Magnolia

Property Address: 16 Magnolia Parkway

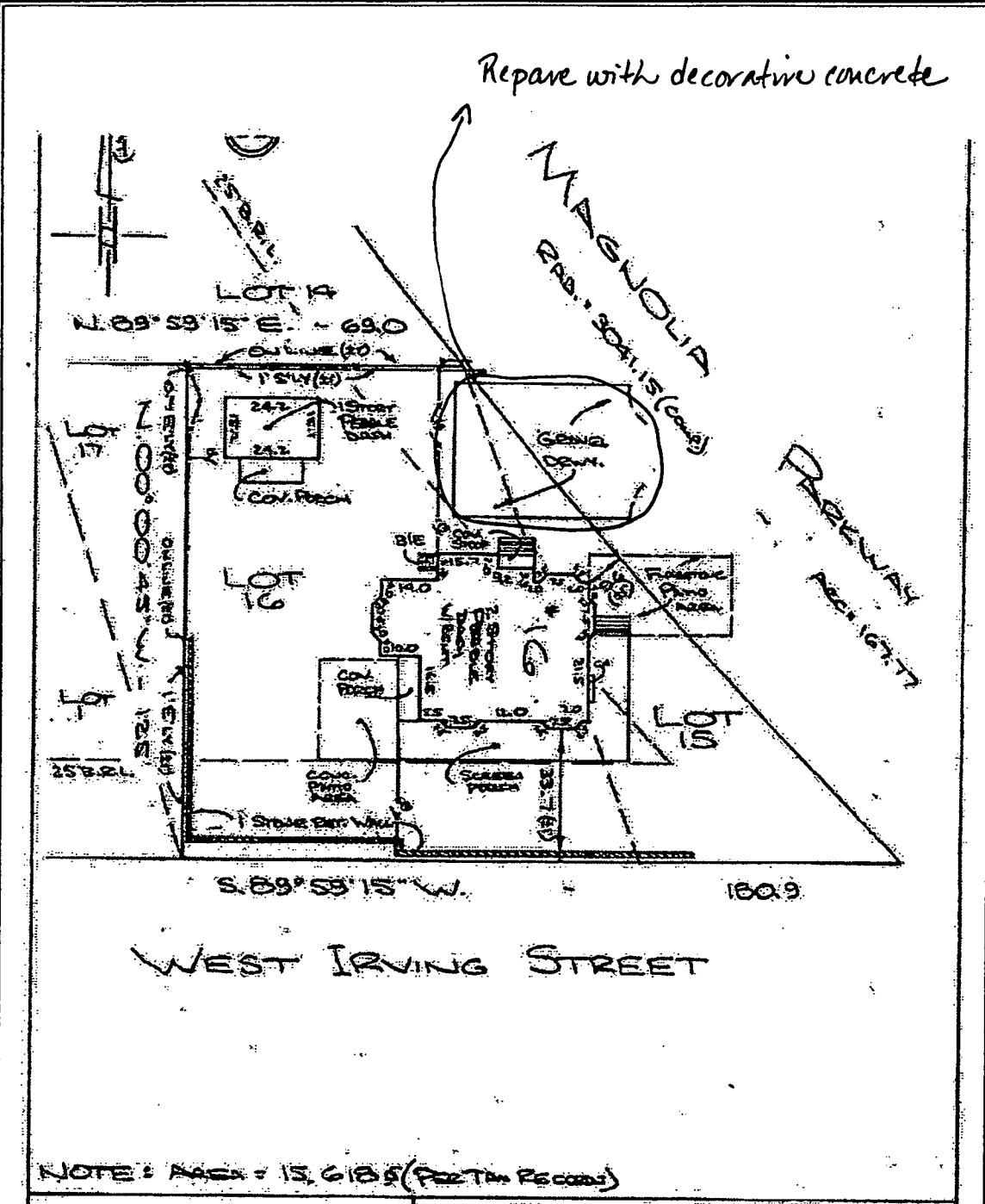
Case No.: Loan# 3557700

City: Chevy Chase

State: MD

Zip: 20815

Lender: PHH Mortgage Corporation



APPROVED
 Montgomery County
 Historic Preservation Commission

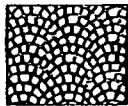
[Signature]
 11/14



The Textured Concrete People
CREATIVE CONCRETE
 CORP.



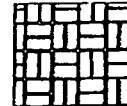
London Cobblestone



European Fan



Ashler Stone



Old Brick Basketweave

Proposal# 112612 - A
 M.H.I.C. #47819

2323 Stewart Avenue, Suite G
 Silver Spring, MD 20910
 (301) 565-0246 (301) 565-4608 FAX
 www.creativeconcrete.com

Proposal

DATE: 11/26/12

TO: MIKE AND ADNA FRIEDMAN

Home Phone:

16 MAGNOLIA PARKWAY

Cell Phone:

CHEVY CHASE, MD 20815

Cell Phone: 301-351-0653 MIKE

EMAIL: captainhaddock@comcast.net

JOB DESCRIPTION

- EXCAVATE, GRADE, AND PLACE CUSTOM FORMS FOR DRIVEWAY AREA
- INSTALL 3" COMPACTED SUBBASE (NEW CR6 MIXED WITH EXISTING GRAVEL)
- INSTALL EXPANSION JOINT MATERIAL AS NEEDED
- INSTALL 6" x 6" x 8 GAUGE WIRE MESH
- INSTALL AIR ENTRAINED 3500 PSI CONCRETE WITH FIBER REINFORCEMENT
- APPLY COLOR HARDENER COLOR:
- STAMP AND DETAIL THE PERIMETER OF THE 46' BY 34' PATTERN:
- APPLY LIGHT BROOM FINISH TO REMAINING
- SAW CUT CONTROL JOINTS AS NEEDED
- APPLY LOW GLOSS CLEAR SEALER WITH SHARK GRIP
- **SEE PAGE TWO FOR ADDITIONAL DETAILS**

TERMS: Initial payment	Due upon signing	\$ ONE-THIRD
Second payment	Prior to concrete delivery	\$ ONE-THIRD
Final payment	Upon final seal	\$ BALANCE

TOTAL JOB COST \$ 13,685.00

All material is guaranteed to be as specified. All work to be completed in accordance with standard industry practices. Any alteration or deviation from above scope of work involving extra cost will be executed only upon written order, and will be billed to client in addition to original estimate. Contract contingent upon strikes, accidents or delays beyond our control. Client to carry fire tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized

Signature _____

ACCEPTANCE OF PROPOSAL

The scope of work, price, and conditions described on page one, two and three of this proposal are hereby accepted. Proposal good for 30 days from proposal date.

Signature: _____ / /

Date

Signature: _____ / /

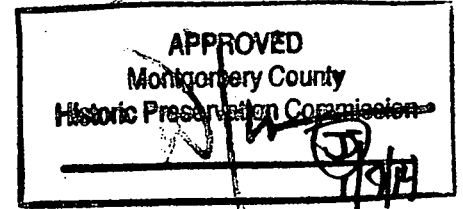
Date

APPROVED
 Montgomery County
 Historic Preservation Commission

 11/26/12

SPECIFIC JOB DESCRIPTION

- 1) DRIVEWAY AREA
 - 46 FEET BY 34 FEET
 - UP TO 1564 SQUARE FEET
 - 5 INCH DEPTH FOR CONCRETE
 - APPLY COLOR
 - STAMP THE ENTIRE PERIMETER - UP TO 160 LINEAR FEET
 - APPLY LIGHT BROOM FINISH TO CENTER OF COURT
-
-
-
-



Silver, Joshua

From: Bourke, Tom(Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Wednesday, January 08, 2014 12:00 PM
To: Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: Bourke, Tom(Winchester Homes, Inc.)(Tom); CCV Permitting Coordinator (Ellen Sands); ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Mark Nadel; Myra Kovey; P. Wellington; Stephens, Betsy
Subject: LAP comments for HPC 1-8-14: 16 Mag; 29 W Kirke

The following are the comments of the Chevy Chase Village Local Advisory Panel for items before the HPC on 1-8-14:

16 Magnolia Pkwy
Contributing Resource
Hardscape alterations

Staff proposed "Expedited Approval" and LPA concurs with Staff

29 West Kirke St
Outstanding Resource
Construction of rear additional, enclosure of side port, driveway installation and other alterations.

This was an extensive proposal, but Staff has analyzed and recommends approval.
LAP concurs with Staff.

Submitted on behalf of the LAP by Tom Bourke, Chair

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	16 Magnolia Parkway, Chevy Chase	Meeting Date:	1/8/2014
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/2/2014
Applicant:	Michael Friedman (Adena Friedman, Agent)	Public Notice:	12/26/2013
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-14A	Staff:	Josh Silver
PROPOSAL:	Hardscape alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1892-1926

PROPOSAL

The applicants are proposing to remove and replace a 46' x 34' section of an existing loose stone driveway surface material with decorative concrete in the same location. The proposed concrete will be tinted. The section of driveway to be replaced is located in front of the garage. The existing concrete drive apron and cobblestone driveway section will not be altered. No other changes are proposed as part of this HAWP application.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

RECEIVED
NOV 22 2013
By: *AR*

Contact Email: captainhaddock@comcast.net Contact Person: Mike Friedman
Daytime Phone No.: 301-351-0653
Tax Account No.: _____
Name of Property Owner: Michael Friedman Daytime Phone No.: 301-351-0653
Address: 16 Magnolia Pkwy Chevy Chase, MD 20815
Street Number City State Zip Code
Contractor: Walker Simpson - Creative Concrete Phone No.: 301-565-0246
Contractor Registration No.: MHIC # 47819
Agent for Owner: Adena Friedman Daytime Phone No.: 301-312-6885

LOCATION OF BUILDING/PREMISES

House Number: 16 Street: Magnolia Parkway
Town/City: Chevy Chase Nearest Cross Street: West Irving St.
Lot: 15/16 Block: 32 Subdivision: Chevy Chase
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Repair
 Construct Extend Alter/Renovate AV Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: driveway parking area
1B. Construction cost estimate: \$ 14,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND REVISIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/roadway

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

x [Signature] _____ 11/18/13
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 656814 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

We wish to repave the parking area of our driveway. We are not changing the size or shape of the driveway. We would like to pave it w/ decorative concrete that is consistent with the look + feel of the property. The concrete will replace the existing ~~pebble~~ pebble surface. This change was approved by HPC in a prior application submitted by the former owners. - Case # 35/13-99R

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

This change will improve the safety of the driveway, particularly for older visitors + will make it easier to shovel in the winter. It will not change the look + feel of the property + will not impact any historical aspect of the property.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevation drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

↳ decorative concrete

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

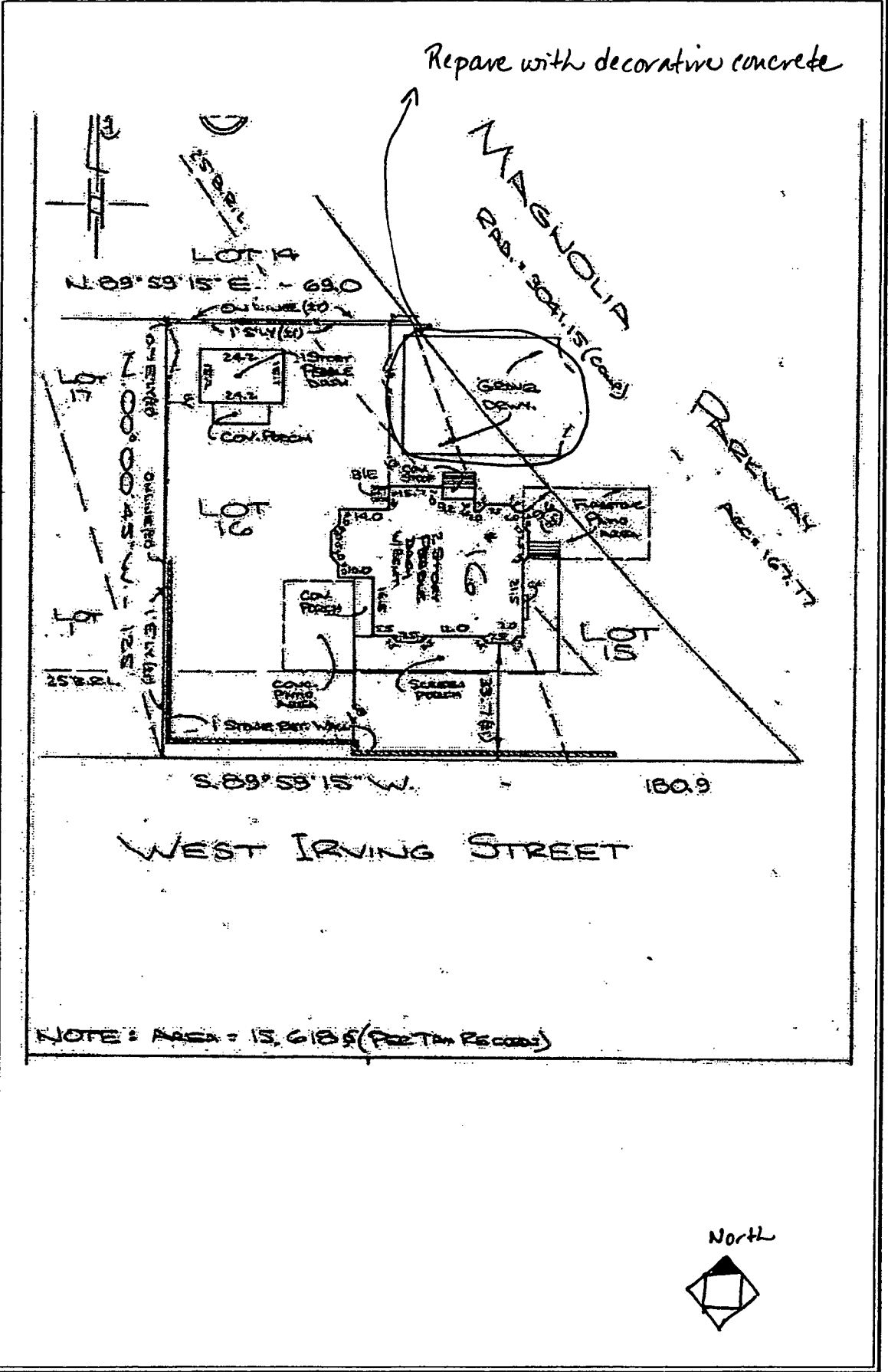
4

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

<p>Owner's mailing address 16 Magnolia Pkwy Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address Same</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Ben + Virginia Crisman 20 West Kirke St. Chevy Chase, MD 20815</p>	<p>King + Penny Mallory 17 Magnolia Pkwy Chevy Chase, MD 20815</p>
<p>Duane + Paula Gibson 23 West Irving St. Chevy Chase, MD 20815</p>	<p>Robert (Bob) + Judy Elliott 17 West Irving St. Chevy Chase, MD 20815</p>
<p>Tom + Elizabeth Dupree 8 Magnolia Pkwy Chevy Chase, MD 20815</p>	<p>Charles + Honor Ingersoll 15 Magnolia Pkwy Chevy Chase, MD 20815</p>

Borrower: Friedman, Michael & Adena
Property Address: 16 Magnolia Parkway
City: Chevy Chase
Lender: PHH Mortgage Corporation

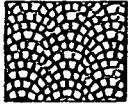
File No.: 18-Magnolia
Case No.: Loan# 3557700
State: MD
Zip: 20815



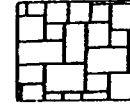
The Textured Concrete People
**CREATIVE
 CONCRETE**
 CORP.



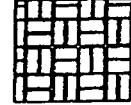
London Cobblestone



European Fan



Ashler Stone



Old Brick Basketweave

Proposal# 112612 - A
 M.H.I.C. #47819

2323 Stewart Avenue, Suite G
 Silver Spring, MD 20910
 (301) 565-0246 (301) 565-4608 FAX
 www.creativeconcrete.com

Proposal

DATE: 11/26/12

TO: MIKE AND ADNA FRIEDMAN

Home Phone:

16 MAGNOLIA PARKWAY
 CHEVY CHASE, MD 20815

Cell Phone:

Cell Phone: 301-351-0653 MIKE

EMAIL: captainhaddock@comcast.net

JOB DESCRIPTION

- EXCAVATE, GRADE, AND PLACE CUSTOM FORMS FOR DRIVEWAY AREA
- INSTALL 3" COMPACTED SUBBASE (NEW CR6 MIXED WITH EXISTING GRAVEL)
- INSTALL EXPANSION JOINT MATERIAL AS NEEDED
- INSTALL 6" x 6" x 8 GAUGE WIRE MESH
- INSTALL AIR ENTRAINED 3500 PSI CONCRETE WITH FIBER REINFORCEMENT
- APPLY COLOR HARDENER COLOR:
- STAMP AND DETAIL THE PERIMETER OF THE 46' BY 34' PATTERN:
- APPLY LIGHT BROOM FINISH TO REMAINING
- SAW CUT CONTROL JOINTS AS NEEDED
- APPLY LOW GLOSS CLEAR SEALER WITH SHARK GRIP
- **SEE PAGE TWO FOR ADDITIONAL DETAILS**

TERMS: Initial payment	Due upon signing	\$ ONE-THIRD
Second payment	Prior to concrete delivery	\$ ONE-THIRD
Final payment	Upon final seal	\$ BALANCE

TOTAL JOB COST \$ 13,685.00

All material is guaranteed to be as specified. All work to be completed in accordance with standard industry practices. Any alteration or deviation from above scope of work involving extra cost will be executed only upon written order, and will be billed to client in addition to original estimate. Contract contingent upon strikes, accidents or delays beyond our control. Client to carry fire tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized

Signature _____

ACCEPTANCE OF PROPOSAL

The scope of work, price, and conditions described on page one, two and three of this proposal are hereby accepted. Proposal good for 30 days from proposal date.

Signature: _____ / /

Date

Signature: _____ / /

Date

⑦

SPECIFIC JOB DESCRIPTION

- 1) DRIVEWAY AREA
 - 46 FEET BY 34 FEET
 - UP TO 1564 SQUARE FEET
 - 5 INCH DEPTH FOR CONCRETE
 - APPLY COLOR
 - STAMP THE ENTIRE PERIMETER - UP TO 160 LINEAR FEET
 - APPLY LIGHT BROOM FINISH TO CENTER OF COURT
-
-
-
-
-





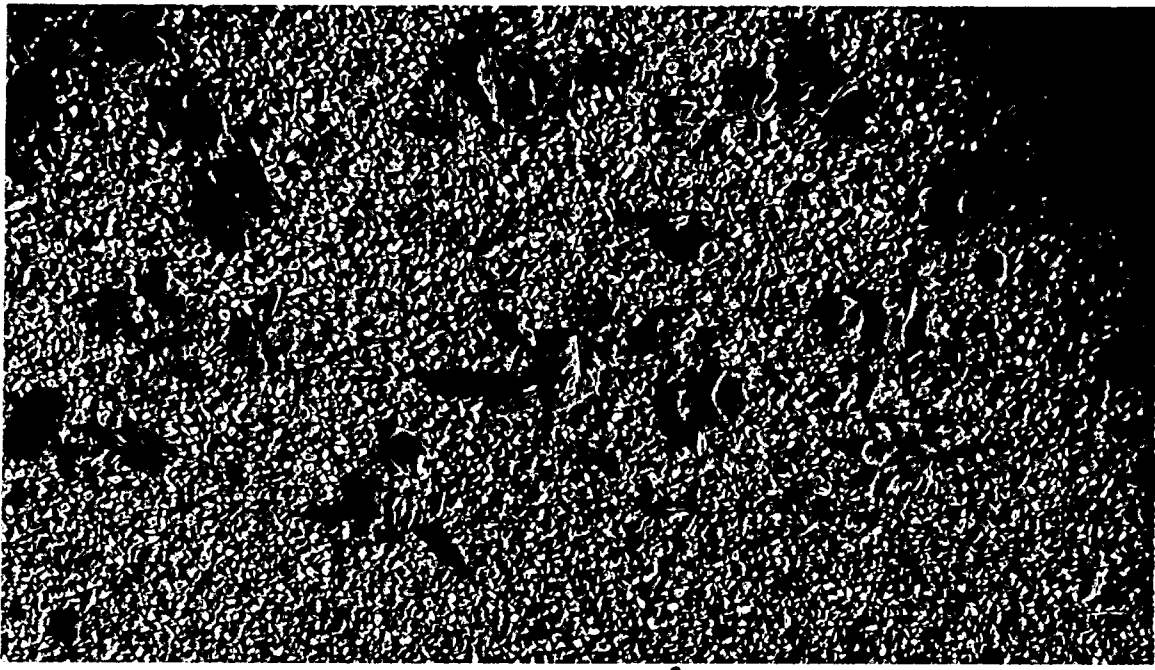
16 MAGNOLIA PARKWAY



loose stones -
part to be
repaired

notching up
surface. collection
will remain

Apron



current surface of parking area
to be repaired.