



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Karen Burditt**  
*Chair*

Date: 8/21/2025

### **MEMORANDUM**

TO: Rabbiah Sabbakhan  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit # 1128911 - Driveway Replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved** by HPC Staff.

The HPC staff has reviewed and stamped the attached submission materials.

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: Nancy Hughes & Tim Rahn  
Address: 7312 Willow 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 J. Brueckert on \_\_\_\_\_. The approval memo and stamped drawings follow.



FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
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):

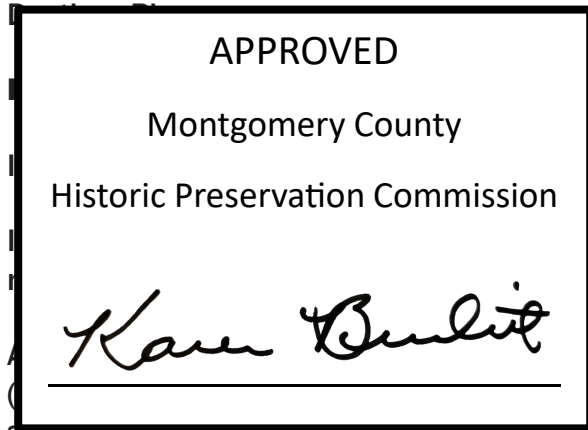
Name: \_\_\_\_\_

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

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

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

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



# of Historic Property \_\_\_\_\_

District? ☐ Yes/District Name \_\_\_\_\_

☐ No/Individual Site Name \_\_\_\_\_

Environmental Easement on the Property? If YES, include a  
from the Easement Holder supporting this application.

**REVIEWED**

By Dan Bruechert at 9:57 am, Aug 21, 2025

er \_\_\_\_\_  
(?) 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 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:**

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: \_\_\_\_\_

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.

Signature of owner or authorized agent

Date

APPROVED

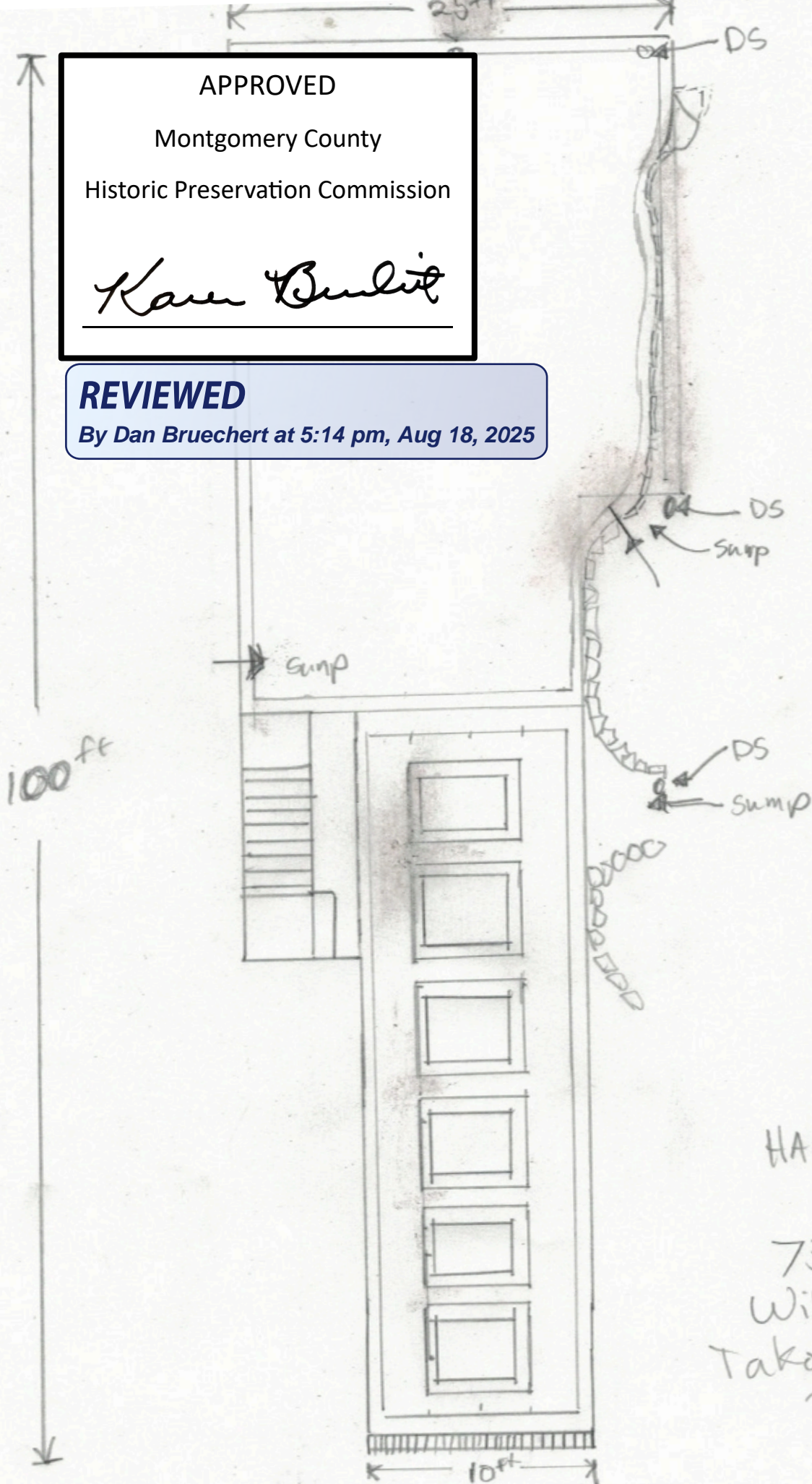
Montgomery County

Historic Preservation Commission

Karen Buntz

**REVIEWED**

By Dan Bruechert at 5:14 pm, Aug 18, 2025



HAWP# 112891

7312  
Willow ave  
Takoma Park  
20912



HERITAGE COLLECTION

# LONDON COBBLE

3-PIECE PAVER | 60MM



Gently rounded corners and a domed pillowtop surface offer a tailored, architectural look. Combinations of hues and pattern options offer design flexibility.



CHOCOLATE  
*Not available in 3-Piece*



FOSSIL BEIGE



IRON BAY



JAMES RIVER



MIDNIGHT  
*Not available in 3-Piece*



POTOMAC



SHADED GRAY

*Due to the natural materials in our products, colors may vary from those shown on the cut sheet. We recommend viewing actual product samples to ensure the perfect color and finish for each project.*

APPROVED

Montgomery County  
Historic Preservation Commission

*Karen Bruechert*

**REVIEWED**

By Dan Bruechert at 5:15 pm, Aug 18, 2025

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## FEATURES & BENEFITS

- Clean lines and an architectural appearance
- Classic style perfectly suited for almost any aesthetic and application
- Gently rounded corners with smooth pillow-top surface
- Multi-piece system with accent options available on separate pallet

## SHAPES & SIZES

### 3-PIECE MODULAR



3 x 6 x 2 $\frac{3}{8}$



6 x 6 x 2 $\frac{3}{8}$



6 x 9 x 2 $\frac{3}{8}$

### 6 X 9



6 x 9 x 2 $\frac{3}{8}$



MODULAR  
SIZING



DRIVEWAY  
APPROVED



ADA  
COMPLIANT

## PALLET INFORMATION

LONDON COBBLE		SQFT/ PALLET	UNITS/ LAYER	SQFT/ LAYER	LAYER/ PALLET	WEIGHT/ PALLET
3-PIECE MODULAR	3 x 6 x 2 $\frac{3}{8}$	120	16	2	10	3090
	6 x 6 x 2 $\frac{3}{8}$		16	4		
	6 x 9 x 2 $\frac{3}{8}$		16	6		
6 X 9	6 x 9 x 2 $\frac{3}{8}$	112.5	300	11.25	10	2940

Downloadable professional resources available at  
[Beldgard.com/Resources](https://Beldgard.com/Resources)

View the product page  
on [Beldgard.com](https://Beldgard.com) for  
more information



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APPROVED

Montgomery County

Historic Preservation Commission

*Karen Buehert*

**REVIEWED**

*By Dan Bruechert at 5:15 pm, Aug 18, 2025*





APPROVED

Montgomery County

Historic Preservation Commission

*Karen Benoit*

**REVIEWED**

*By Dan Bruechert at 5:15 pm, Aug 18, 2025*





Work description HAWP

Historic Area Work Permit **1128911**

Paver driveway installation

For:

Nancy Hughes & Tim Rahn

7312 Willow ave

Takoma Park MD 20912

**Removal of concrete driveway and Replace with paver driveway.**

We will use a track loader to break the concrete and remove the broken existing driveway.

Set new pavers on a open aggregate base.

Belgard London Cobble pavers.

3-piece system in a random pattern.



**REVIEWED**

*By Dan Bruechert at 5:15 pm, Aug 18, 2025*