EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>7400 Maple Avenue, Takoma Park</th>
<th>Meeting Date:</th>
<th>3/11/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Contributing Resource</td>
<td>Report Date:</td>
<td>3/4/2020</td>
</tr>
<tr>
<td></td>
<td>Takoma Park Historic District</td>
<td></td>
<td></td>
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<tr>
<td>Applicant:</td>
<td>Dina &amp; Ron Borzekowski</td>
<td>Public Notice:</td>
<td>2/26/2020</td>
</tr>
<tr>
<td>Review:</td>
<td>HAWP</td>
<td>Tax Credit:</td>
<td>No</td>
</tr>
<tr>
<td>Case Number:</td>
<td>37/03-200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Staff:</td>
<td>Dan Bruechert</td>
<td></td>
<td></td>
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<tr>
<td>PROPOSAL:</td>
<td>Driveway Replacement</td>
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</table>

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1910-1920

Fig. 1: 7400 Maple Avenue.
I.

PROPOSAL

The existing driveway is a concrete paver ribbon drive that has significantly degraded. The materials in the driveway are not historic and Staff has been unable to determine the historic configuration and material of a driveway at the subject property.

In place of the ribbon drive, the applicant proposes to install a full-width driveway paved with Eco Cobble permeable paving blocks. The driveway will be 9’ (nine feet) wide and 40’ (forty feet long). The blocks will be laid in a herringbone pattern.

This block of Maple Avenue has a wide variety of paving surfaces for driveways including granite cobble, asphalt, concrete, and gravel. These materials are installed in both ribbon and full-width configurations. Staff finds that most of the driveways have a darker appearance than contemporary concrete and have some surface texture. Staff finds that the proposed driveway would reinforce both of those characteristics and recommends approval of this HAWP.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

(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 ensure 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
(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)

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant Standards are as follows:
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and (d), having found that the proposal is consistent with the *Takoma Park Village Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior’s Standards for Rehabilitation #2 and 9*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Jesse Karpas
Tiller Manor Gardens LLC

Tax Account No.: 01059090
Name of Property Owner:
Dina & Ron Borzekowski
Daytime Phone No.: 301-523-2386
Address: 7400 Maple Ave
City: Takoma Park
State: MD
Zip Code: 20912
Contractor Registration No.: 132 027
Contractor: Jesse Karpas/Tiller Manor Gardens LLC
Phone No.: 301-213-6693

Agent for Owner: __________________________  Daytime Phone No.: ________________

LOCATION OF WORK PERMIT

House Number: 7400
Street: Maple Ave

Town/City: Takoma Park
Nearest Cross Street: Valley View
Lot: 211
Block: 5
Subdivision: 0025

PART ONE: TYPES OF PERMITS AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct  ☐ Extent
☐ Alter/Renovate
☐ Move  ☐ Install
☐ Move/Renovate
☐ Revision  ☐ Repair
☐ Replumbing
☐ Solar  ☐ Fireplaces
☐ Woodburning Stoves
☐ Single Family
☐ Fence/Well (complete Section 4)  ☐ Other: Driveway

1B. Construction cost estimate: $13,000

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

PART TWO: COMPLIANCE WITH DOWNTOWN AND EXTERNAL CONDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: __________________________

2B. Type of sewage supply: 01 WSSC 02 Well 03 Other: __________________________

PART THREE: COMPLETE ONLY FOR FENCES, RETAINING WALLS

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/basement

I hereby declare 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.

Signature of owner or authorized agent: ________________________________
Date: 1/25/2020

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   Replacing concrete paver driveway
   with new paver driveway.
   The existing driveway is poorly maintained.
   The proposed driveway will be full width of
   9' wide solid pavers.
   Replace broken paver driveway runners
   with solid interlocking concrete pavers.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures;
   c. 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" paper are preferred.
   a. Subsequent 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.
   b. Elevations (facadens), with marked dimensions; clearly indicating proposed work in relation to existing construction and, when appropriate, context.
      All materials and features 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.

5. PHOTOGRAPH
   a. 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.
   b. Clearly labeled 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 envelope 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 ON 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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</thead>
<tbody>
<tr>
<td>Dinu/Ron Barzekowski</td>
<td>Jesse Karpas</td>
</tr>
<tr>
<td>7400 maple ave</td>
<td>10205 Riggs Road</td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
<td>Adelphi MD 20783</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>David Rodgers &amp; Rebekah Zandtford</td>
</tr>
<tr>
<td>7316 maple ave</td>
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<tr>
<td>Takoma Park MD 20912</td>
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<tbody>
<tr>
<td>Wright Joshua &amp; Leighton Eliza</td>
</tr>
<tr>
<td>7401 maple ave</td>
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<tr>
<td>Takoma Park MD 20912</td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

Detail: **View from maple ave**

Detail:

Applicant: Dina Barze Kowski

Page: 5
Site Plan

Dina Borzekowski
Ron

Landtech Associates, Inc.
5017 Baltimore Avenue Suite 214
College Park, MD 20740
301-277-8878

Legal Description:

Property line survey recommended to determine exact configuration of property, exact location of improvements and extent of encroachments, if any.

Location Drawing of:

#7408 Maple Avenue
Montgomery Co., MD

DATE: 6-8-01 SCALE: 1"=40'
FILE NUMBER: RC 201100

Remove concrete paver runners with solid 9" wide interlocking pavers.

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AREA OF MINIMAL FLOODING AS DELINATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM.
Property line survey recommended. To determine exact location of improvements and extent of encroachments, 1 any

Legal Description:

Survey
30 OCT 2017
Coffin Park, NJ D 201704
HAWP APPLICATION - 7400 Maple Ave. Takoma Park MD 20912 Borzekowski Residence

WRITTEN DESCRIPTION OF PROJECT:

We will remove the existing paver driveway by hand. The new driveway will be interlocking concrete pavers.

The permeable driveway will expand from paver driveway runners to a full width, 9 ft. wide x 40 ft. long.

MATERIALS SPECIFICATIONS:

Driveway Materials

EP HENRY PERMEABLE PAVERS-
(Dakota grey color)

6 x 9 pavers (6 1/4" x 9 7/16" x 2 3/8" thick)

Herringbone pattern

Set on CR6 compacted aggregate base and bedding sand.
Permeable Interlocking Paving Systems (PICP's)

- Allow rainwater to recharge into the soil
- Qualify as a Best Management Practice (BMP) for stormwater management.
- Earn points towards LEED® certification.

EP Henry recommends consulting a professional engineer for permeable pavement applications.

COLOR DISCLAIMER
Because EP Henry Pavers are made from natural materials, variations in shade can be expected.
To ensure your complete satisfaction with your EP Henry product, we recommend that you visit your local EP Henry Authorized Hardscaping Distributor® or ask your contractor for samples before making a final decision.

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
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<tbody>
<tr>
<td>SIZE (W x H)</td>
<td>6-3/4&quot; x 6-1/4&quot;</td>
<td>6-3/4&quot; x 9-1/4&quot;</td>
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<tr>
<td>PCS/SC</td>
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<td>2.4</td>
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<td>LBS/SC</td>
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All units are 2-1/4" thick.*

*Available in 3" thickness by special order.