

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

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.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: JesseK@tillermangardens.com Contact Person: Jesse Karpas
Daytime Phone No.: 301-213-6693
Tax Account No.: 01059090
Name of Property Owner: Dina/Ron Borzekowski Daytime Phone No.: 301-523-2386
Address: 7400 Maple ave Takoma Park MD 20912
Contractor: Jesse Karpas/tillerman gardens LLC Phone No.: 301-213-6693
Contractor Registration No.: 132 027
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PROJECT

House Number: 7400 Street: Maple ave
Town/City: Takoma Park Nearest Cross Street: Vally view
Lot: P17 Block: 5 Subdivision: 0025
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF CONSTRUCTION/ALTERATION

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

1B. Construction cost estimator: \$ 13,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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/easement

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.

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ 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:

Replacing concrete paver driveway
with new paver driveway.

The existing driveway is paver runners.

The proposed driveway will be full width of
8' wide solid pavers.

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

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:

- 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" 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 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. 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.

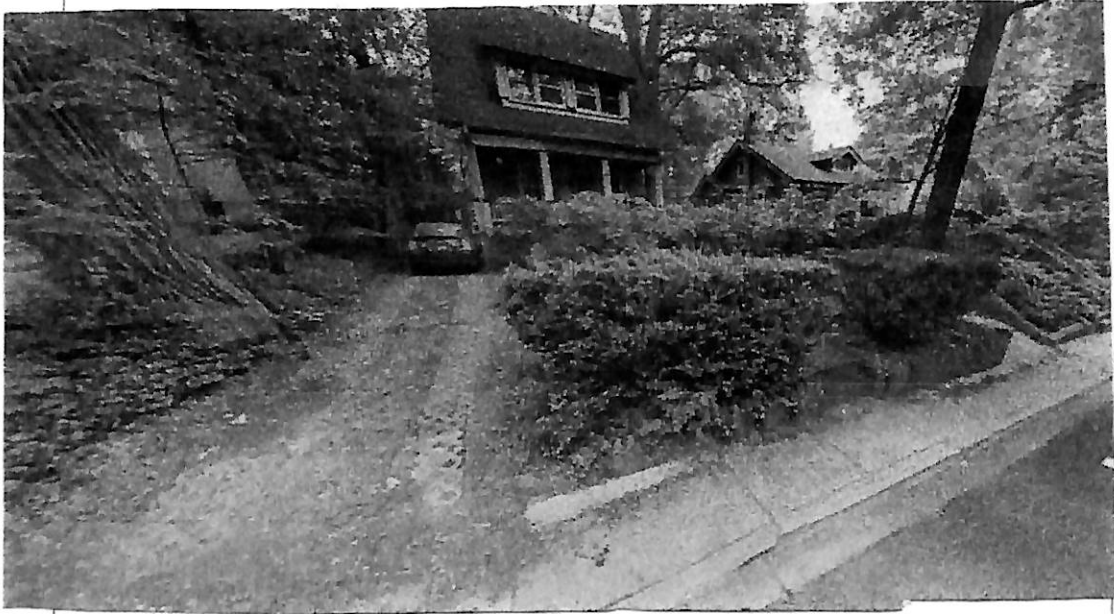
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

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

Owner's mailing address Dina/Ron Borzekowski 7400 maple ave Takoma Park MD 20912	Owner's Agent's mailing address Jesse Karpas 10205 Riggs Road Adelphi MD 20783
Adjacent and confronting Property Owners mailing addresses	
David Rogers & Rebekah Zentler 7316 Maple ave Takoma Park MD 20912	Ross Mark & Selena Malott 7402 maple ave Takoma Park MD 20912
Wright Joshua & Leighton Eliza 7401 maple ave Takoma Park MD 20912	

Existing Property Condition Photographs (duplicate as needed)



Detail: View from maple ave

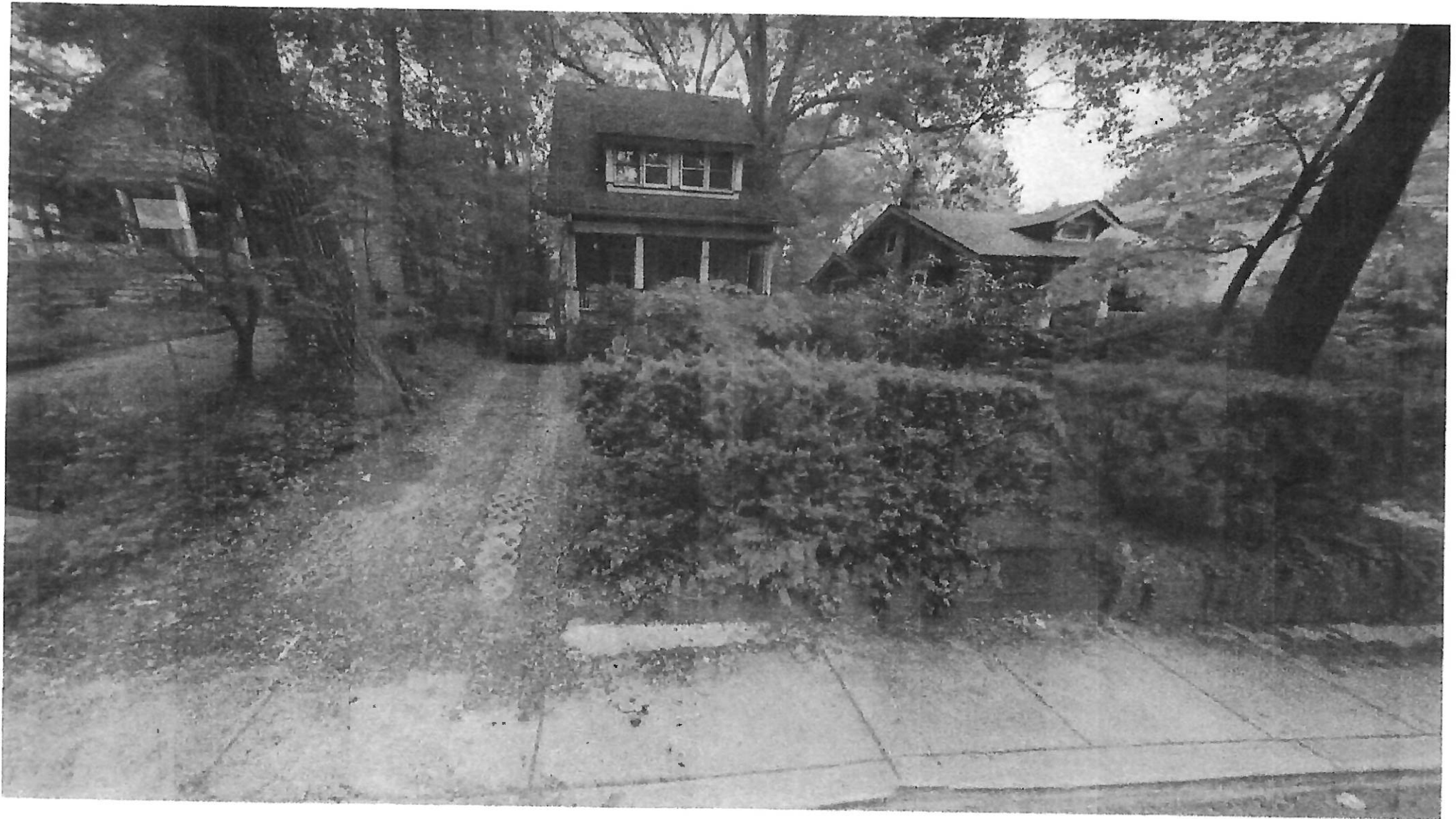


Detail: _____

Applicant: Dina Borze Kowski
Ron

Page: 5

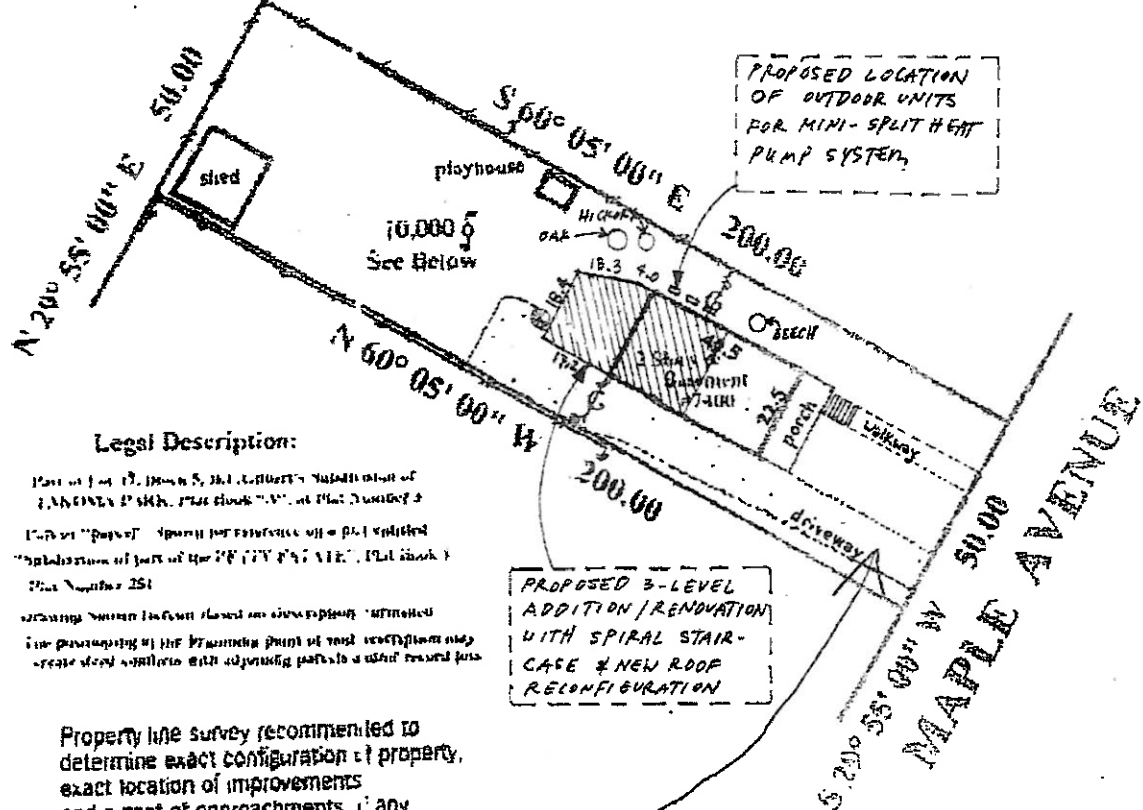
Pine
Ran
7400
Borzakowski
maple
ave



pg

101-27-8878

Dina > Borzekowski
Ron



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

Location Drawing of:
#7400 Maple Avenue
Montgomery Co., MD

DATE: 6.8.01 SCALE: 1"=40'
FILE NUMBER: RC 201100

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

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM.



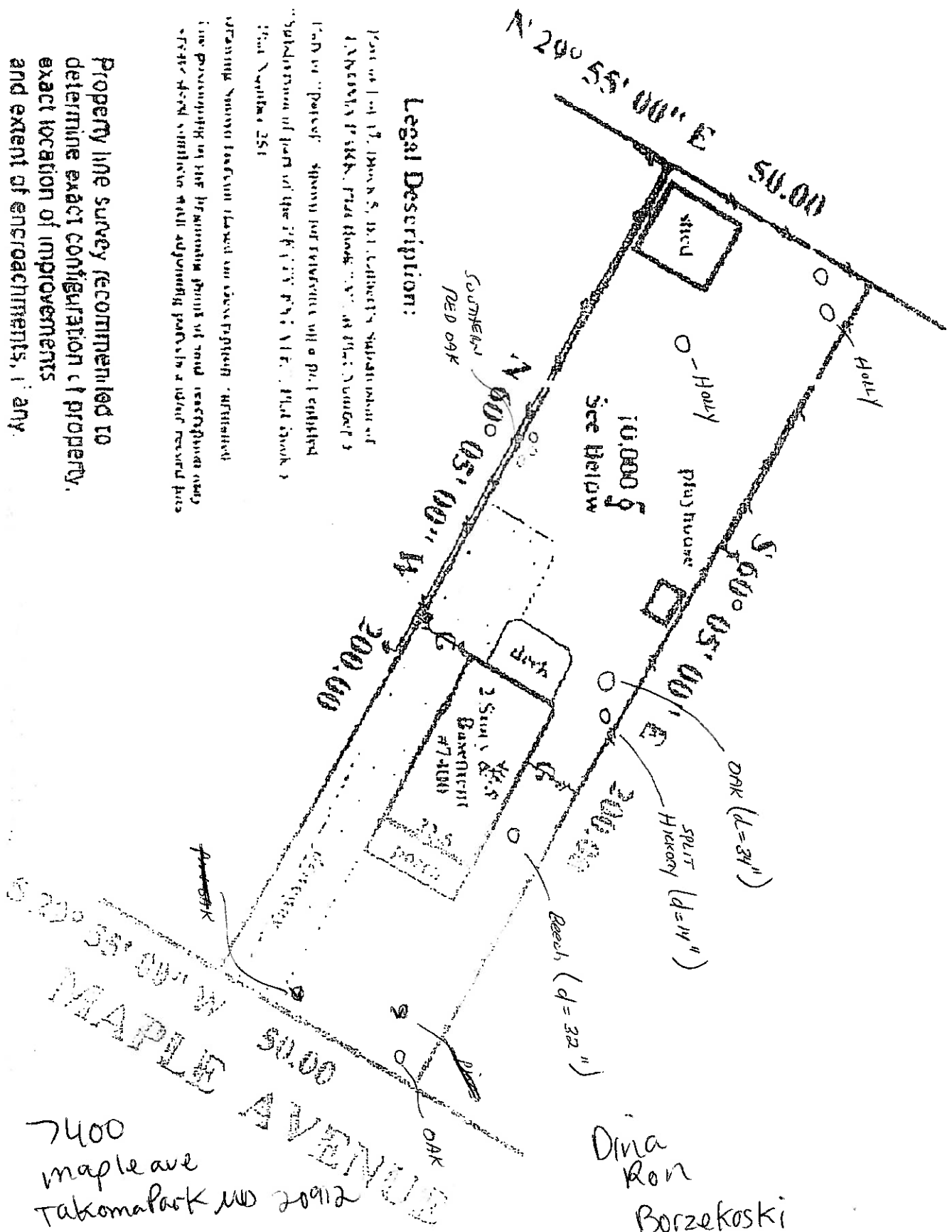
40755

College Park, MD 20740
301-277-8878

TREE
SURVEY

PRB

Dina
Ron
Borzekoski



Legal Description:

Part of Lot 1 of Block 5, 1st Addition, Subdivision of
 "NORTON PARK, FIVE BLOCKS" in the City of
 "D.C." of "D.C." shown for reference on a plat entitled
 "Subdivision of part of the City of D.C. in the Block 5
 of Lot 1 of Block 5"

Containing Unknown Easement (based on description) "affirmed"
 line proceeding in the beginning point of said easement and
 of the said within said adjoining parcels a lot of record here

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

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.

ECO™ COBBLE®



ECO Cobble Pewter Blend 16, Herringbone Pattern

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.

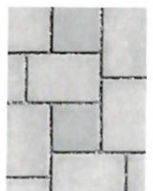
EP Henry recommends consulting a professional engineer for permeable pavement applications



Dakota Blend



Harvest Blend 16



Pewter Blend 16

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.

	A	B
SIZE (WxL)	6¼" x 6¼"	6¼" x 9⅞"
PCS PER SF	3.7	2.4
SF PER CUBE	94.5	102
PCS PER CUBE	350	250
SF PER BAND	13.5	20.4
LBS PER CUBE	2,500	2,800



A



B

All units are 2⅝" thick.*

*Available in 3⅝" thickness by special order

