

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	114 Park Avenue, Takoma Park	<b>Meeting Date:</b>	2/16/2022
<b>Resource:</b>	Non-Contributing Resource (Takoma Park Historic District)	<b>Report Date:</b>	2/9/2022
<b>Applicant:</b>	Alison Rao (Jesse Karpas, Agent)	<b>Public Notice:</b>	2/2/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Permit Number:</b>	981130	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Driveway replacement		

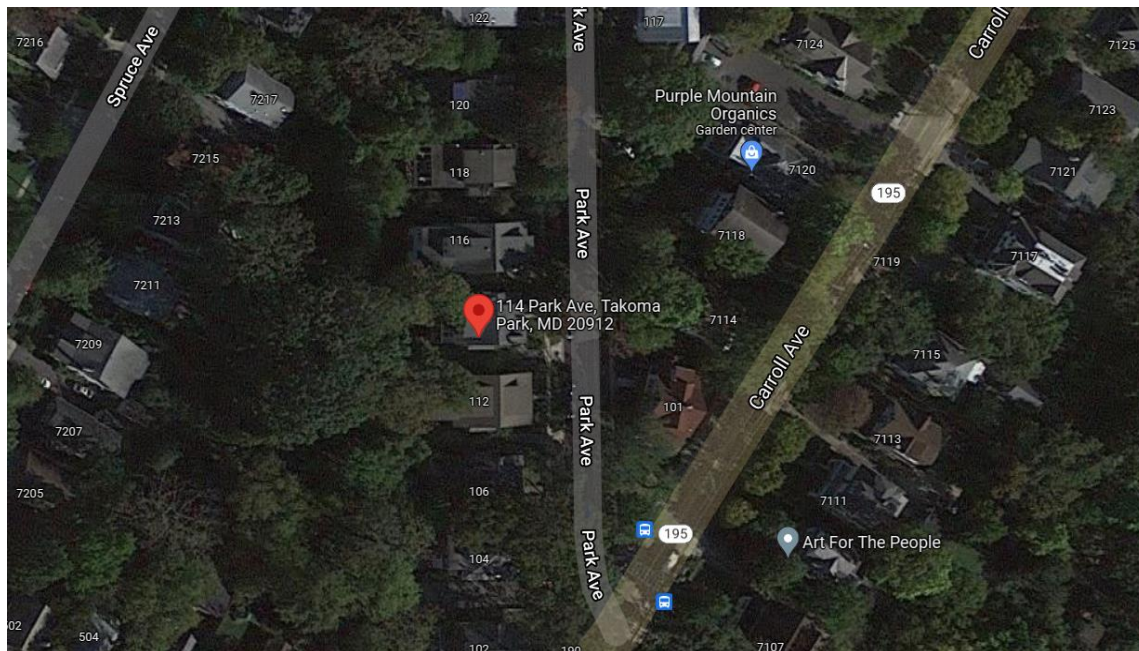
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**STAFF RECOMMENDATION:**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Non-Contributing Resource within the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c. 1915-25



***Fig. 1: Subject property.***

**PROPOSAL:**

The applicant proposes to remove the existing concrete ribbon driveway at the front/left side of the property and install a new 10' wide by 35' long permeable paver driveway in its place. The driveway will be excavated 10" to add an aggregate base beneath the permeable pavers.

**APPLICABLE GUIDELINES:**

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

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
  - (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*)

***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 *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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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), (2) & (d), having found that the proposal is consistent with the *Takoma Park 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 an electronic set 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 [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 981130  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Alison Rao  
Address: 114 park ave  
Daytime Phone: 6172332801

E-mail: alisongr@gmail.com  
City: takoma park Zip: 20912  
Tax Account No.: 01071126

**AGENT/CONTACT (if applicable):**

Name: Jesse Karpas/Tillerman Gardens  
Address: 10205 Riggs road  
Daytime Phone: 3012136693

E-mail: jessek@tillermangardens.com  
City: adelphi Zip: 20783  
Contractor Registration No.: 132027

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name 13  
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: 114 Street: park  
Town/City: takoma park Nearest Cross Street: Carroll  
Lot: 7 Block: 1 Subdivision: 0025 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:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch                     | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence                          | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                           | <input type="checkbox"/> Window/Door                     |
|   |   | <input type="checkbox"/> 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.

Jesse Karpas

1/25/2022

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:

Existing concrete driveway, concrete walkway,

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

Replace existing concrete driveway with permeable paver driveway.

10' x 35'

EP Henry Eco cobble permeable pavers in Pewter grey color.

6x6 and 6x9 laid in a modified herringbone pattern

Work Item 1: _____	
Description of Current Condition: existing concrete driveway runners with grass between.	Proposed Work: Remove concrete and grass. excavate to 10", fill with aggregate base. Lay permeable pavers in herringbone pattern.
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
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	*	*	*	*	*		*





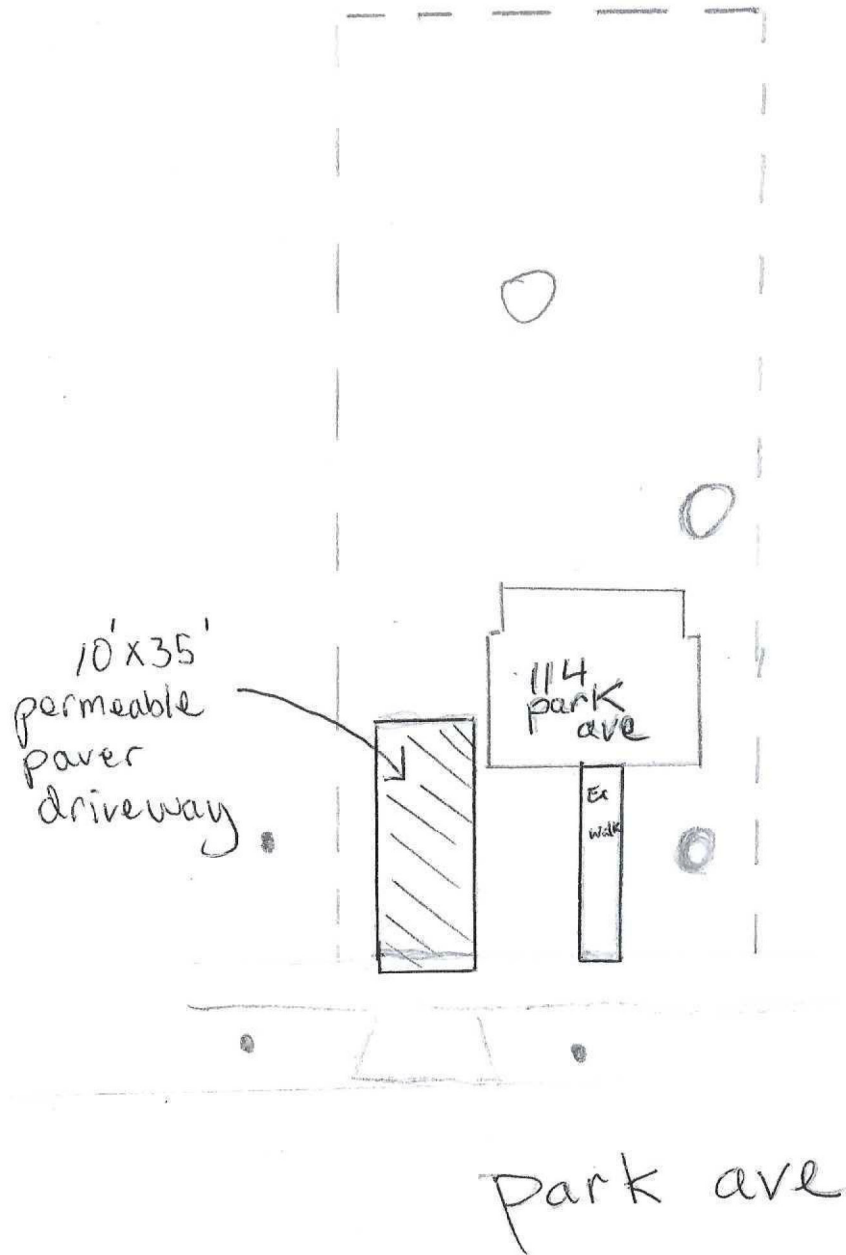






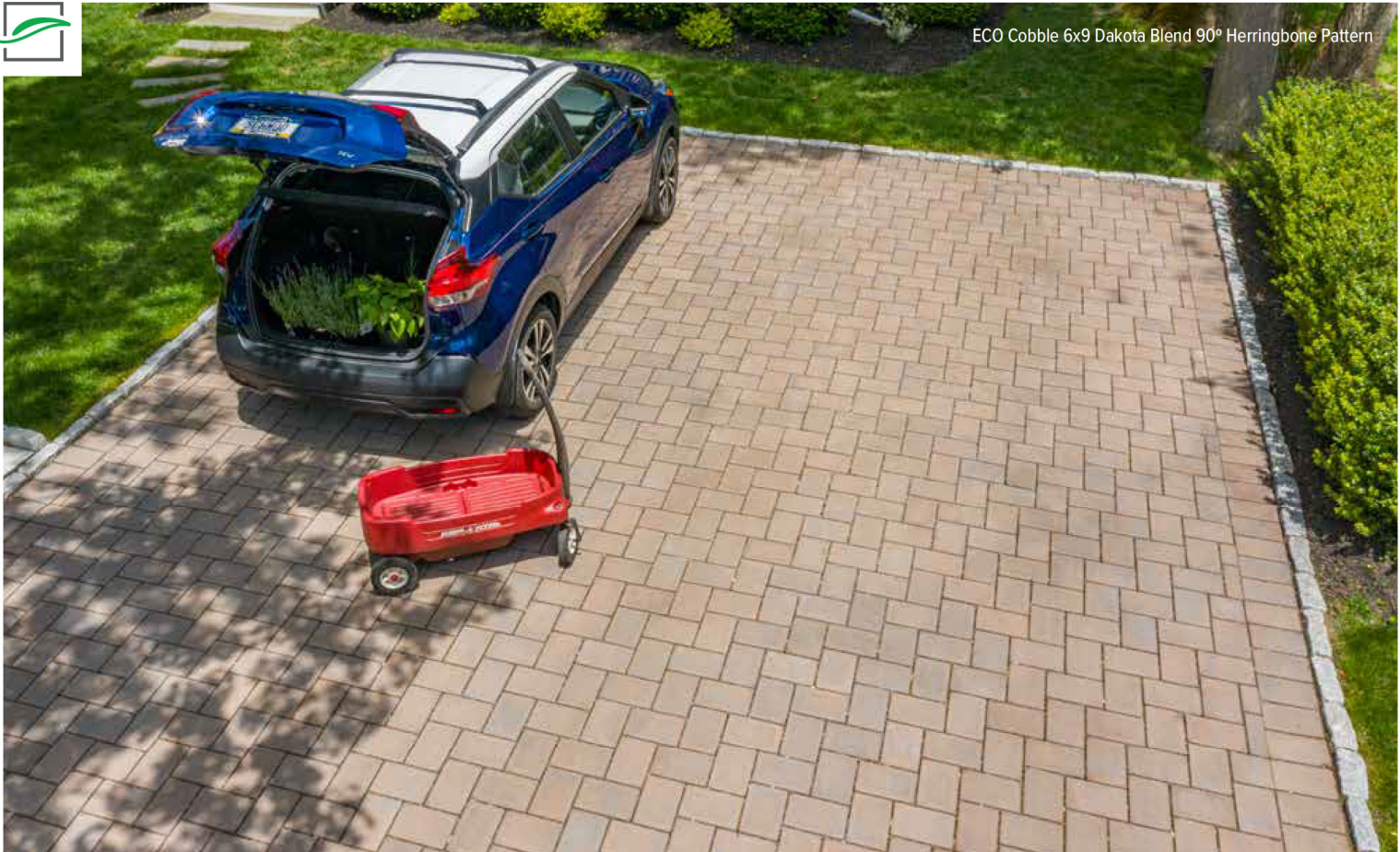






#991130  
114 Park Ave  
Site Plan  
Permeable paver drive

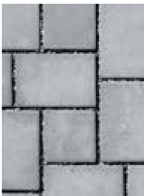
SOLIDIA® ECO™ COBBLE®



ECO Cobble 6x9 Dakota Blend 90° Herringbone Pattern

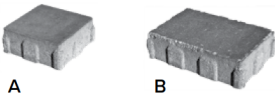


Dakota Blend



Pewter Blend

ENLARGED SWATCHES  
ON PAGE 115



All units are  
2 3/8" thick.\*

\*Available in 3 1/8" thickness by special order

	A	B
SIZE (WxL)	6 1/4" x 6 1/4"	6 1/4" x 9 7/16"
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

Permeable Interlocking Paving Systems (PICPs)

- 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.



## Work description HAWP #981130

### Permeable paver driveway installation

For:

Alison Rao

114 Park ave

Takoma Park MD 20912

#### **Removal of concrete and grass driveway and Replace with permeable paver driveway.**

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

EP Henry Eco Cobble permeable pavers, pewter blend color.

6x6 and 6x9 laid in modified herringbone pattern.

All trees near the work zone will have orange protective fencing around them.

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

<b>Owner's mailing address</b>  Alison Rao 114 Park ave Takoma Park MD 20912	<b>Owner's Agent's mailing address</b>  Jesse Karpas 10205 Riggs Road Adelphi MD 20783
<b>Adjacent and confronting Property Owners mailing addresses</b>	
CORRIGAN DARA BENDAVID NAFTALI 112 Park ave Takoma Park MD 20912	HENKAI SAINGURI 116 Park ave Takoma Park MD 20912
ECHEVERRI PASCAL G ECHEVERRI ADRIANA C 101 Park ave Takoma Park MD 20912	