

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7403 Carroll Ave., Takoma Park	Meeting Date:	10/12/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/5/2022
Applicant:	Brade Gude	Public Notice:	9/28/2022
Review:	HAWP	Tax Credit:	n/a
Case No.:	1003389	Staff:	Dan Bruechert
Proposal:	Hardscaping		

STAFF RECOMMENDATION

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1930



Figure 1: The subject property faces Carroll Ave., but the garage is accessed through the public alley to the rear.

PROPOSAL

The applicant proposes to remove the existing gravel and concrete driveway and parking pad and install a new block drive and parking pad. It appears that there will be a slight increase in the paved area, however, Staff cannot make an accurate determination as measured drawings of the existing condition were not included with the application. The approximate drawing provided for the work is acceptable as this area is largely paved already, is only viewed or accessed via a rear alley, and no trees or other landscape features are in the vicinity of the proposed work.

Staff finds the proposed permeable block is an appropriate material for paving in the Takoma Park Historic District because its varied texture is more desirable than poured concrete. Staff additionally finds the amount of hardscaping is acceptable and will not detract from the character of the surrounding district. Finally, Staff finds that the proposed change will have less impact on the character of the district because it is at the rear of the property. Staff recommends the HPC approve the 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 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 proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d), having found that the proposal 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 provisions for exterior alterations and new work from the *Design Guidelines*;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

and with 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;

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.
visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# 1003389

DATE ASSIGNED _____

APPLICANT:

Name: Brad Gude
Address: 7403 Carroll ave
Daytime Phone: 202-669-4296

E-mail: brgcentral@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01079758

AGENT/CONTACT (if applicable):

Name: Jesse Karpas / Tillerman Gardens, LLC.
Address: 10205 Riggs Road
Daytime Phone: 301-213-6693

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: 7403 Street: Carroll ave
Town/City: Takoma Park Nearest Cross Street: Manor circle
Lot: 1 Block: 40 Subdivision: 25 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.

Signature of owner or authorized agent

Date

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

Owner's mailing address Brad / Karen Gude 7403 Carroll ave Takoma Park MD 20912	Owner's Agent's mailing address Jesse Karpas / Tillerman Gardens, LLC 10205 Riggs Road Adelphi MD 20912
Adjacent and confronting Property Owners mailing addresses	
Kathleen Moore 7401 Carroll ave Takoma Park MD 20912	Paul Huebner / Kathryn Phillips 7405 Carroll ave Takoma Park MD 20912
208 Manor Circle Takoma Park, MD 20912	307 Boyd Avenue Takoma Park, MD 20912
7400 Carroll Avenue Takoma Park, MD 20912	

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 and gravel driveway / parking area behind the house.
Off back alley the driveway and garage are accessed.

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

Remove existing concrete and gravel driveway / parking area in the back of the house.
Install EP henry Eco cobble pavers in Dakota blend color.
Concrete to be removed and excavation by skid steer loader.
Gravel base and pavers installed to existing grade.
Same footprint.

Work Item 1: <u>Driveway</u>	
Description of Current Condition: Existing concrete and gravel driveway / parking area in rear of property. Accessed from from back alley.	Proposed Work: Remove existing concrete and gravel driveway / parking area. Install EP henry Eco cobble pavers in Dakota blend color.

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

ECO™ COBBLE®



ECO Cobble 6x9 Dakota Blend 90° Herringbone Pattern

ENLARGED SWATCHES
ON PAGE 81



Dakota Blend



Pewter Blend

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.



A



B

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







10





12



13

AMERICAN

TOPOGRAPHIC

ENGINEERS

7842 WISCONSIN AVENUE

Surveyors & Topographers

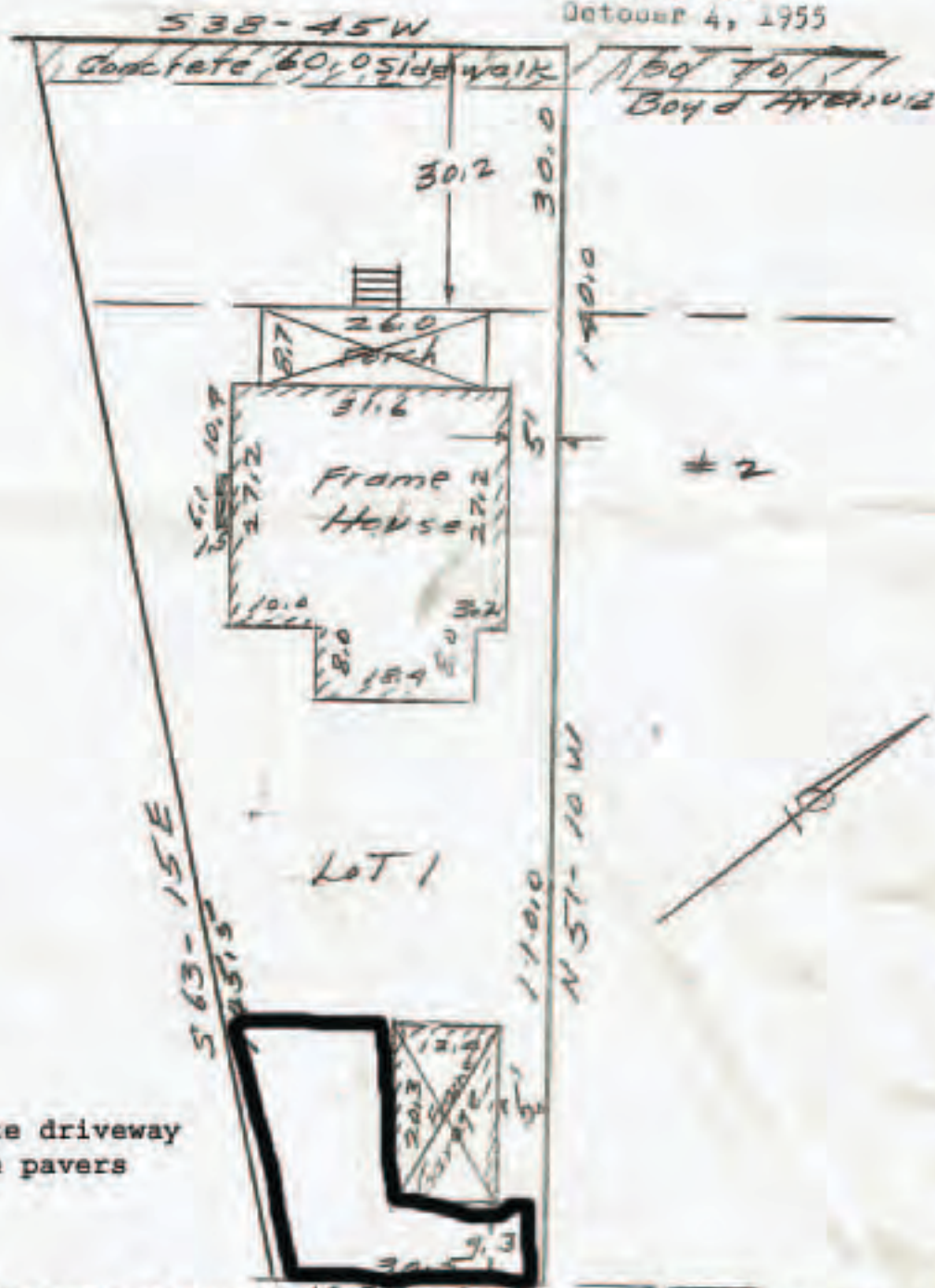
BETHESDA, MARYLAND

TELEPHONE OLIVER 2-8878

ATE 9393 C/T 21636 S.S.

House Location Plat
7403 Carroll Avenue
Lot 1 Block 40
Fred L. Glaize's Addition to
Tadoma Park, Mont. Co., Md.
Plat Book 2 at 187
Scale 1"=20'
October 4, 1955

Carroll Avenue
40' R/W



Replace concrete driveway
with permeable pavers

I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.

Md. Reg. #1690 — Va. Reg. #441

Frank B. Lane Frank B. Lane, Registered Surveyor

Work description HAWP

Historic Area Work Permit 1003389

Permeable paver driveway installation

For:

Brad Gude

7403 Carroll ave

Takoma Park MD 20912

Removal of concrete 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, Dakota blend color.

6x6 and 6x9 laid in modified herringbone pattern.

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