



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: June 14, 2023

### MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting  
Services  
FROM: Winnie Cargill  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission Historic  
SUBJECT: Area Work Permit #1033262 - Fence Replacement

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

The HPC staff has reviewed and stamped the attached construction drawings.

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: Debra Prybyla and David Blockstein  
Address: 7016 Sycamore 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 Winnie Cargill at 301.495.2108 or [winnie.cargill@montgomeryplanning.org](mailto:winnie.cargill@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 Christina Cargill on \_\_\_\_\_. The approval memo and stamped drawings follow.

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

**Owner's mailing address**

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

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

**REVIEWED**

*By Winnie Cargill at 9:50 am, Jun 14, 2023*

APPROVED

Montgomery County

Historic Preservation Commission

*Robert H. Hutter*

Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**REVIEWED**

*By Winnie Cargill at 9:50 am, Jun 14, 2023*

APPROVED

Montgomery County

Historic Preservation Commission

*Robert H. Potter*

Work Item 3: \_\_\_\_\_

Description of Current Condition:

**Historic Area Work Permit attachments for Debra Prybyla and David Blockstein, 7016 Sycamore Ave., Takoma Park, MD 20912**

Work Item 1. Fence

1. Written Description

There is currently a total of 56 linear feet of fencing along the northwest side of the property line. Some of it is 5-foot high, dog-eared wooden picket fencing and some of it is 44-inch high wire fencing. In addition, attached to and perpendicular to the wooden fencing is a few more feet of wooden fencing and a wooden gate to our backyard. Some pickets are missing from the wooden fence and the long wooden portion of the fence has broken and partially collapsed. All of the fencing pre-dates our purchase of the property in 1995.

We will remove and dispose of all of the old fencing and the gate as well as wisteria that is growing next to and entwined with the wire fencing. We will install a new, 5-foot high, dog-eared, wooden picket fence along the entire 56 linear feet of property line where the wooden and wire fences currently are. The gate and short stretch of wooden fence next to it will not be replaced.

2. Site Plan

See attached copies of property plats. Plat 1 shows the existing fence and gate locations. Plat 2 shows where the new fence would be located.

3. Plans/Elevations

See attached plat maps.

4. Material Specifications

The new fencing will be constructed on site with all pressure-treated yellow pine or a combination of pressure-treated yellow pine and Western red cedar. The fence will be 5 feet high, with 1"x 4" dog-eared pickets spaced 1" apart (like the current wooden fence). The eight posts will have black PVC caps on top.

5. Photographs



*Partially-collapsed wooden portion of fence*

**REVIEWED**

**By Winnie Cargill at 9:51 am, Jun 14, 2023**







*Wire portion of fence (below wisteria)*



*Gate area*

#### 6. Tree Survey

The mature trees located near the fence are indicated on the attached plat maps. No trees would be removed for this project. See attached email indicating that there is no requirement for a Takoma Park Tree Impact Assessment for this project because a fence installation is exempt from that requirement.

#### 7. Property Owner Addresses

The addresses of the eight adjacent and confronting properties are listed in our Historic Area Work Permit application. We have consulted with the neighbors who share the property line on which the new fencing would be installed and they are in agreement with our plans. (See attached letter.)

**REVIEWED**

*By Winnie Cargill at 9:51 am, Jun 14, 2023*



## Work Item 2. Walkway

### 1. Written Description

A flagstone front walkway leads from the public sidewalk to our front porch, with a walkway side spur that leads to our driveway. Over the years, as a nearby maple tree has grown larger and its roots have protruded from the soil, the flagstones have become loose and have moved out of place. The walkway is now bumpy and discontinuous and is difficult to walk on safely.

A contractor will remove the flagstones and lay a new irregular flagstone walkway of a similar layout (approximately 105 SF). The stones used will be 2 foot by 2 foot irregular flagstones, larger than the ones there now, and will be laid 2-3" apart for more of a stepping-stone effect. The grade will be raised as necessary to avoid cutting into protruding tree roots and the walkway will be curved to avoid some of the roots. The bottom stair of the front porch is to be built to and the grade is to flow away from the house. New topsoil and leaf conditioner are primarily to be used as the setting bed for the stones with some stone dust as needed. Mulch will be installed after installation of the walkway as necessary so the existing landscape beds meet the grade of the newly raised walkway. A shade tolerant perennial groundcover will be planted around and between the flagstones.

### 2. Site Plan

See attached copies of property plats. Plat 1 shows the existing walkway location. Plat 2 shows where the new walkway would be located.

### 3. Plans/Elevations

See attached plat maps.

### 4. Material Specifications

The new walkway will be constructed using 2 foot by 2 foot Pennsylvania Variegated Irregular Flagstones, topsoil/leaf conditioner, mulch and stone dust. For the shade tolerant groundcover that we plant between and around the flagstones, we may use woodland phlox (*Phlox divaricata*) or green-and-gold (*Chrysogonum virginianum*).

### 5. Photographs



*Front walkway*

**REVIEWED**

*By Winnie Cargill at 9:51 am, Jun 14, 2023*







Front yard



Portion of walkway

**REVIEWED**

By Winnie Cargill at 9:51 am, Jun 14, 2023



## 6. Tree Survey

The mature trees located near the walkway are indicated on the attached plat maps. No trees would be removed for this project. See attached email from the City of Takoma Park urban forest manager indicating that a Takoma Park Tree Protection Plan Permit is not required for the new flagstone walkway but specifying guidance we are required to comply with.

## 7. Property Owner Addresses

The addresses of the eight adjacent and confronting properties are listed in our Historic Area Work Permit application.

Please see attached Municipality Letter that we received from the City of Takoma Park in reference to the fence and the walkway.

**REVIEWED**

*By Winnie Cargill at 9:51 am, Jun 14, 2023*



**REVIEWED**

By Winnie Cargill at 9:51 am, Jun 14, 2023

**LANDTECH ASSOCIATES, INC.**  
**7307 BALTIMORE AVENUE SUITE 214**  
**COLLEGE PARK. MARYLAND 20740**

We hereby acknowledge receipt of a copy of this location drawing.

Date: \_\_\_\_\_

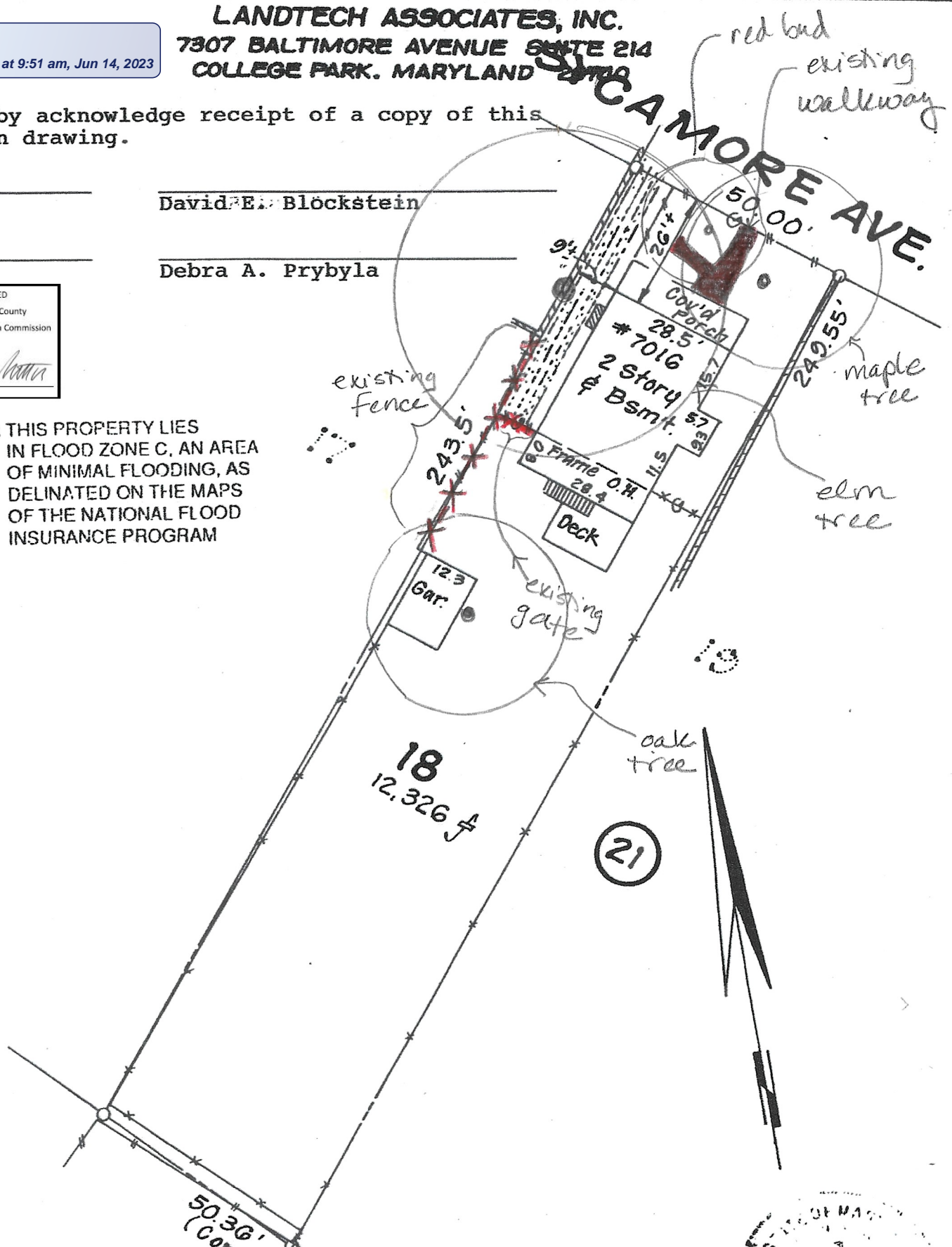
David E. Blockstein

Date: \_\_\_\_\_

Debra A. Prybyla



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



**NOTES:**

1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The plat does not provide for the accurate identification of property





LOCATION PLAT OF:  
7016 SYCAMORE AVE.  
MONTGOMERY COUNTY, MD.

SUBDIVISION

**TAKOMA PARK**

LOT: 18	BLOCK: 21
PLAT BOOK: A	PLAT NO: 2
DATE: 06-15-95	SCALE: 1"=30'
CASE NO: _____	FILE NO: MSC 95081

**CERTIFICATION** : I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.



GRADEN A. ROGERS — PROP. L.S. MD. LIC. NO. 119

7100 Sycamore Ave.  
Takoma Park, MD 20912

May 31, 2023

Montgomery County Historic Preservation Commission  
Historic Preservation Office  
2425 Reddie Drive, 13th Floor  
Wheaton, MD 20902

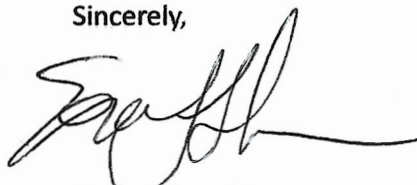
To Whom It May Concern,

We write in reference to Debra Prybyla and David Blockstein's application for a Historic Area Work Permit for removal of old fencing and construction of a new fence along our shared property line. Debra and David live at 7016 Sycamore Ave., Takoma Park and we live next door to them at 7100 Sycamore Ave.

The fencing currently located along the shared property line pre-dated our purchase of our house and Debra and David's purchase of their house. It is damaged and part of it has collapsed. We are in agreement with Debra and David's plan to replace the fencing with 56 linear feet of 5-foot high wooden picket fencing.

Please feel free to contact us at 571-438-3770, [evelyna.thornton@gmail.com](mailto:evelyna.thornton@gmail.com) or [mstpfeuffer@gmail.com](mailto:mstpfeuffer@gmail.com) if you have any questions.

Sincerely,



Evelyn Thornton



Marc Pfeuffer



This letter is in response to the Request for Tree Impact Assessment received on 10/20/2021. After my inspection I have determined that the work described in your submission does not require a Tree Protection Plan Permit. However, you are required to comply with the guidance provided below:

- Since the red maple in the front yard has substantial roots close to or on the soil surface, you will need to work with an installation technique that minimizes excavation.
- Up to two roots of 1-2" diameter may be cut, but no more than that.
- Any excavation should be carefully conducted with hand tools in a manner that avoids damage to roots.

If you have any questions, please contact the Urban Forest Manager by replying to this email.

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To monitor the progress or update this request please log into the [\[MY TKPK\]](#)



# City Of Takoma Park

## The City of Takoma Park permits for the following issues:

### Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 and 5/8" in trunk diameter or greater), located on the project property or on an adjacent property, may require a Tree Impact Assessment and possibly a Tree Protection Plan Permit. Make sure to submit a request for a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree is in the vicinity of proposed construction activities. See the Tree Permits section of the City website for the specific conditions in which a Tree Impact Assessment is required. Depending on the Urban Forest Manager's conclusion following the Tree Impact Assessment, you may need to prepare a full Tree Protection Plan and apply for a Tree Protection Plan Permit as well. Separately, the removal of any urban forest tree will require a Tree Removal Permit application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits>. The City's Urban Forest Manager can be reached at 301-891-7612 or [urbanforestmanager@takomaparkmd.gov](mailto:urbanforestmanager@takomaparkmd.gov).

### Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for a Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information visit: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required. The City Engineer can be reached at 301-891-7620.

### City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see: <https://takomaparkmd.gov/services/permits/> or contact the Department of Public Works at 301-891-7633.

**Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.**

eSigned via SeamlessDocs.com  
*Debra Anne Prybyla*  
Key: 38bf2056622713c0bf979ea7ee94776a

Debra Anne Prybyla

05-21-2023

eSigned via SeamlessDocs.com  
*Takoma Park Planning Division*  
Key: 19fe84f123e98a3ff4576219059d5f8e

05-22-2023