



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: December 6, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1091028 – Hardscape alteration and fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one (1) condition** at the December 4, 2024 HPC meeting:

1. The existing width of the driveway opening (approximately 16 feet) must be maintained for the first 20 feet from the sidewalk before widening to the full 20-foot width for the parking area.

The HPC staff has reviewed and stamped the attached submission materials.

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: Leah Rood (Jesse Karpas, Agent)
Address: 5 Montgomery Avenue, 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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



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 Laura DiPasquale, M-NCPPC at 4:08 pm, Dec 06, 2024

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:08 pm, Dec 06, 2024

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Montgomery County

Historic Preservation Commission



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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Work description HAWP

Historic Area Work Permit # 1091028

Driveway, walkway and fence installation

For:

Leah Rood / Justin Rood

5 Montgomery Ave

Takoma Park MD 20912

Removal of concrete driveway and Replace with gravel base, topped with stone dust and bordered with cobble pavers.

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

20' x 70' driveway

HPC condition: Driveway to be ~16 ft wide for first 20 ft min. from sidewalk.

4" of #57 blue stone gravel base.

Topped with 2" of blue stone dust and bordered with 6x9 cobble pavers.

Charcoal grey cobble paver border 9" wide laid horizontally around perimeter.

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

Removal of existing concrete front walkways and replace with PA flagstone and bordered with cobble pavers.

Using a hand help jackhammer to remove concrete walkways.

PA flagstones bordered with 6x9 cobble pavers.

Main walkway 5' wide (2 - 24" x 36" flagstones vertically laid side by side, bordered by 6x9 pavers)

Side walkway to driveway 4' wide (1 - 24" x 36" flagstone laid horizontally bordered by 6x9 pavers)

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

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:09 pm, Dec 06, 2024

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Montgomery County

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Install new Paddock style fence.

4ft tall, 4 horizontal boards spaced 4" apart. 4x4" boards with 4x4 posts.

Pressure treated pine boards painted white.

Install fence just inside property line along front of house and right side.

Additional fencing at back of driveway and another just inside the back left property line.

2 Single gates 5' wide and 4' wide at the walkways.

A single 36" gate and a double gate 8' wide at back of driveway.

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:09 pm, Dec 06, 2024

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Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to read "Robert H. Motter", is written over a horizontal line.



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Rachel H. [Signature]

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:09 pm, Dec 06, 2024



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Rachel H. Hester

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:09 pm, Dec 06, 2024



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By Laura DiPasquale, M-NCPPC at 4:09 pm, Dec 06, 2024

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Ronald L. Hutter



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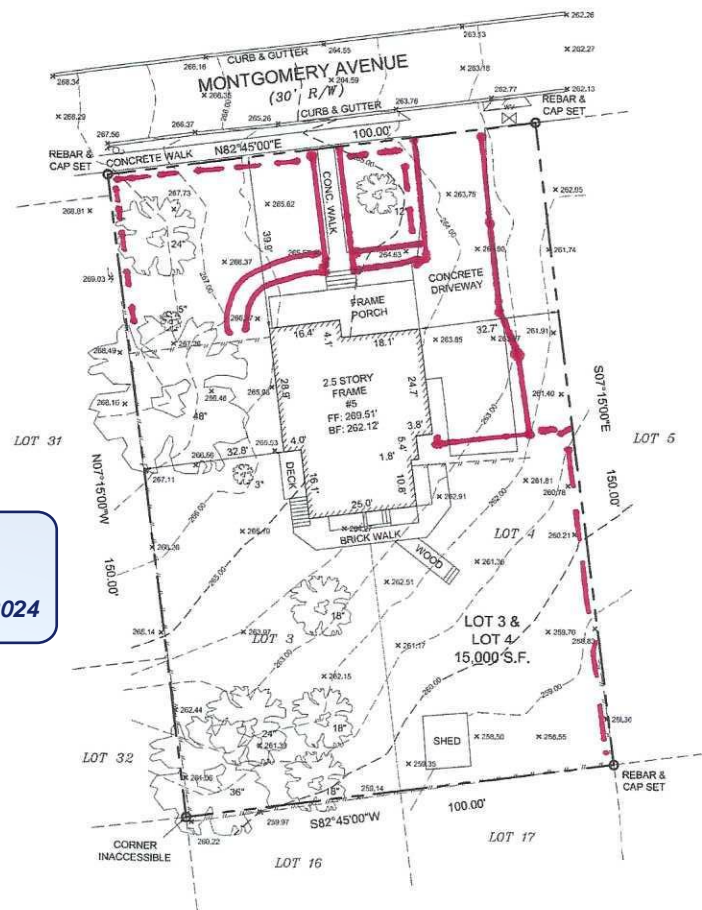
Montgomery County
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Randy H. Hutter

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:09 pm, Dec 06, 2024

ADDRESS: 5 MONTGOMERY AVENUE
TAKOMA PARK, MD 20912



⑤ RIM:
261.16

Driveway

LEGEND

TREE

GUY WIRE - 0

UTILITY POLE 3.

SEWER MANHOLE (S)

WATER VALVE / METER:

PROPERTY LINE ———

CHAIN LINK FENCE —X—X—X—X—

WOOD FENCE

MAJOR CONTOUR LINE — — — — —

MINOR CONTOUR LINE - - - - -

REVIEWED

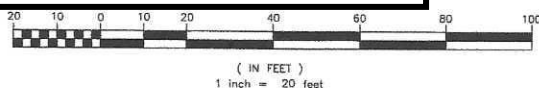
By Laura DiPasquale, M-NCPPC at 4:09 pm, Dec 06, 2024

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Montgomery County

Historic Preservation Commission

Robert H. Butler



NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
2. SUBJECT TO ALL EASEMENTS ON RECORD.
3. THE VERTICAL DATUM SHOWN HEREON IS NAVD88.

DRAWN BY: DS
FILE: 45 MONTGOMERY AVENUE T



BOUNDARY SURVEY
LOT 3 & LOT 4: BLOCK 17
B.F. GILBERTS ADDITION TO TAKOMA PARK
PLAT: A @ 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DATE: 6/2/22

REAL ESTATE SURVEYORS & DEVELOPERS, L.L.C.

Residential, Commercial, Industrial and Land
WWW.RESDLLC.COM
LAUREL LAKES EXECUTIVE PARK
8325 CHERRY LANE
LAUREL, MARYLAND 20707
TEL: (301)604-3105 FAX: (301)604-3108

MARYLAND

WASHINGTON, D.C.

VIRGINIA

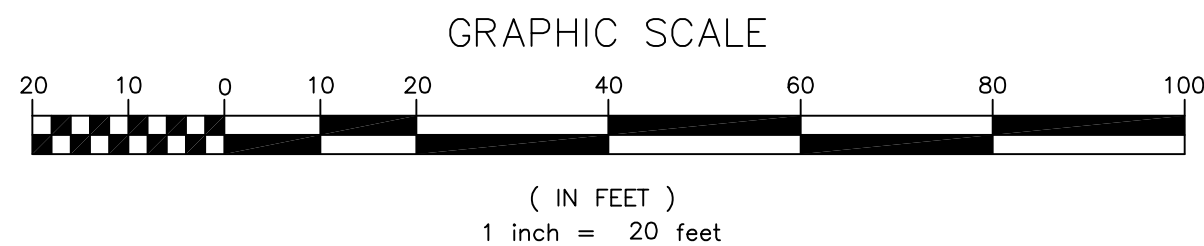
ADDRESS: 5 MONTGOMERY AVENUE
TAKOMA PARK, MD 20912

RIM:
270.52'

RIM:
261.16'

LEGEND

TREE	
GUY WIRE	
UTILITY POLE	
SEWER MANHOLE	
WATER VALVE / METER	
PROPERTY LINE	
CHAIN LINK FENCE	
WOOD FENCE	
MAJOR CONTOUR LINE	
MINOR CONTOUR LINE	



NOTES:

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3. THE VERTICAL DATUM SHOWN HEREON IS NAVD88.

DRAWN BY: DS
FILE: #5 MONTGOMERY AVENUE T

I HEREBY CERTIFY THAT IMPROVEMENTS ARE
LOCATED AS SHOWN HEREON AND TO THE BEST OF
MY INFORMATION, PROFESSIONAL KNOWLEDGE AND
BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS
SHOWN.

FITZROY J. BERTRAND
SURVEYOR

DATE

BOUNDARY & TOPOGRAPHIC SURVEY
LOT 3 & LOT 4: BLOCK 17
B.F. GILBERTS ADDITION TO TAKOMA PARK
PLAT: A @ 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DATE: 8/2/22

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A handwritten signature in black ink, appearing to read 'R. M. Mott', is written over a horizontal line.

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:09 pm, Dec 06, 2024



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WITH A WIDE RANGE OF COLOR
BLENDS

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*Accent colors only available in 6 x 9

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CHESAPEAKE



JAMES RIVER



JEFFERSON



POTOMAC



CHOCOLATE ACCENT*



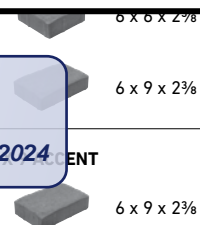
MIDNIGHT ACCENT*



SIZES

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:09 pm, Dec 06, 2024



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**MID-ATLANTIC
CROFTON**

2630 Conway Road
Odenton, MD 21113
Ph: 301-261-0200

RICHMOND

1231 Willis Road
Richmond, VA 23237
Ph: 804-279-7501



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Revised: 12/06/22 BEL22-412_Mid-Atlantic



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Montgomery County
Historic Preservation Commission

A handwritten signature in black ink, which appears to read "Robert H. Butler". The signature is written in a cursive style and is positioned above a thin horizontal line.

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:10 pm, Dec 06, 2024




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REVIEWED

By Laura DiPasquale, M-NCPPC at 4:10 pm, Dec 06, 2024



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Montgomery County
Historic Preservation Commission

Ronald L. Porter

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:10 pm, Dec 06, 2024

Pressure treated Pine Lumber

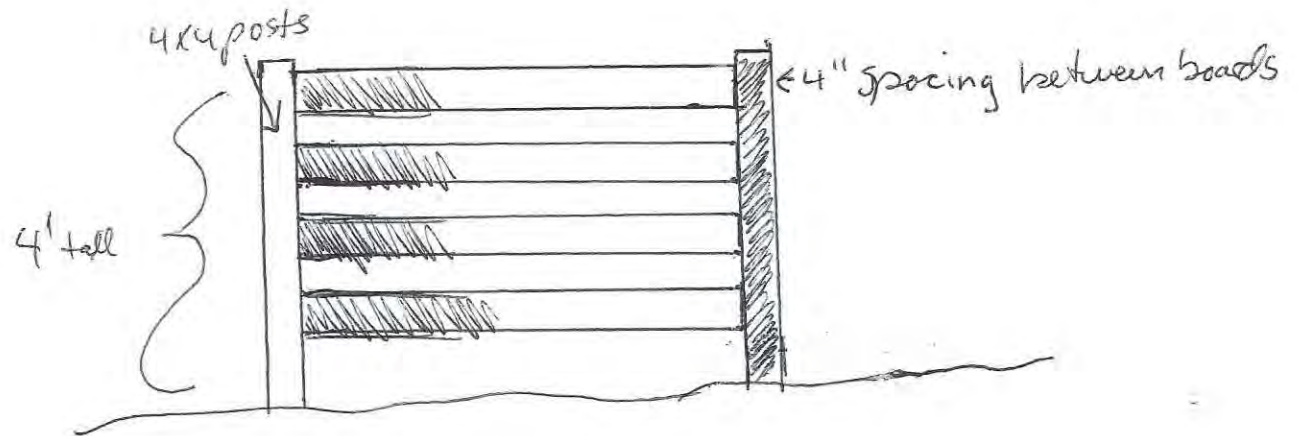
1" x 5/4" x 8' - Boards - Horizontal - w/ 4" spacing - galvanized nails

4" x 4" posts

paint white

HAWP# 1091028

fence spec



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Robert H. Porter

REVIEWED

By Laura DiPasquale, M-NCPPC on 4:10 pm, Dec 08, 2024

Tree Impact Assessment :: W012485-110124

From Online Customer Service Center <TakomaParkMD@mycusthelp.com>

Date Wed 11/6/2024 1:54 PM

To jessek tillermangardens.com <jessek@tillermangardens.com>



11/06/2024

APPLICATION NUMBER [W012485-110124](#)

Jesse Karpas
10205 Riggs Rd
Adelphi, MD 20783

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:10 pm, Dec 06, 2024

RE: Tree Impact Assessment Request
Reference Number: W012485-110124
5 Montgomery Ave
Takoma Park MD 20912

APPROVED

Montgomery County
Historic Preservation Commission

Dear Jesse Karpas:

This letter is in response to the Request for Tree Impact Assessment. We have determined that the work described in your submission does not require a Tree Protection Plan Permit. Please ensure that there are no changes or additions to your plan that would require further review through the Tree Impact Assessment process.

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

Want free trees for your property?

The City's Tree Takoma program offers free tree planting consultations and installations.

Any private property in the City of Takoma Park can participate in this program.