



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 held 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

1

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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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Robert D. Morris

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



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A handwritten signature in black ink, appearing to read "Roberta Rotter".

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



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Robert H. Morris



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

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MARYLAND

WASHINGTON, D.C.

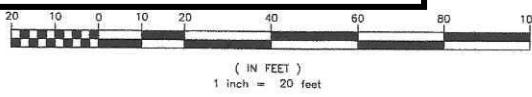
VIRGINIA

ADDRESS: 5 MONTGOMERY AVENUE
TAKOMA PARK, MD 20912

REVIEWED

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

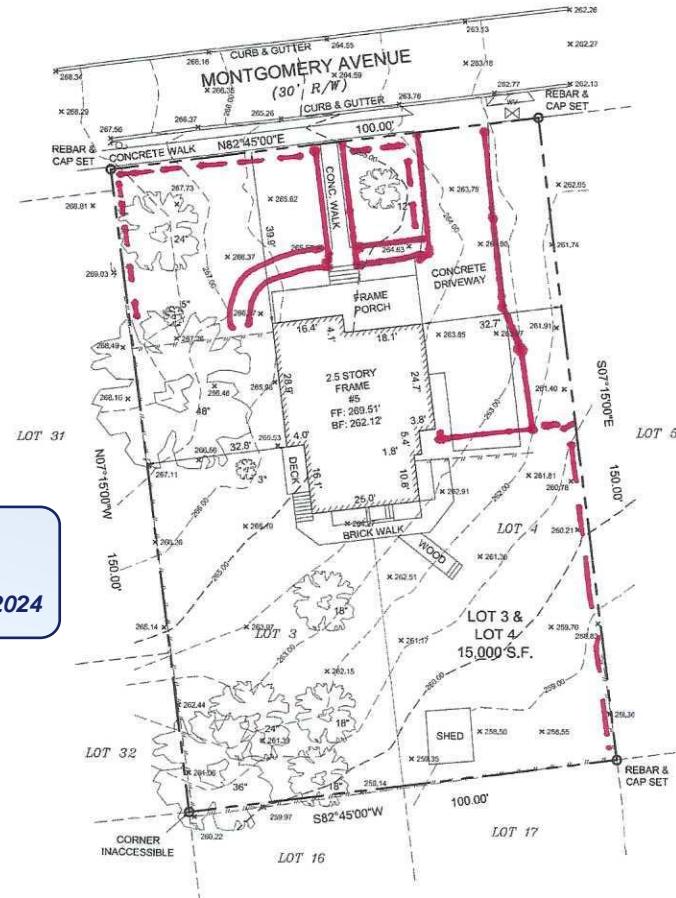
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RIM: 270.52'

RIM: 261.16'

Driveway



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:

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: RS

FILE #: 5 MONTGOMERY AVENUE T

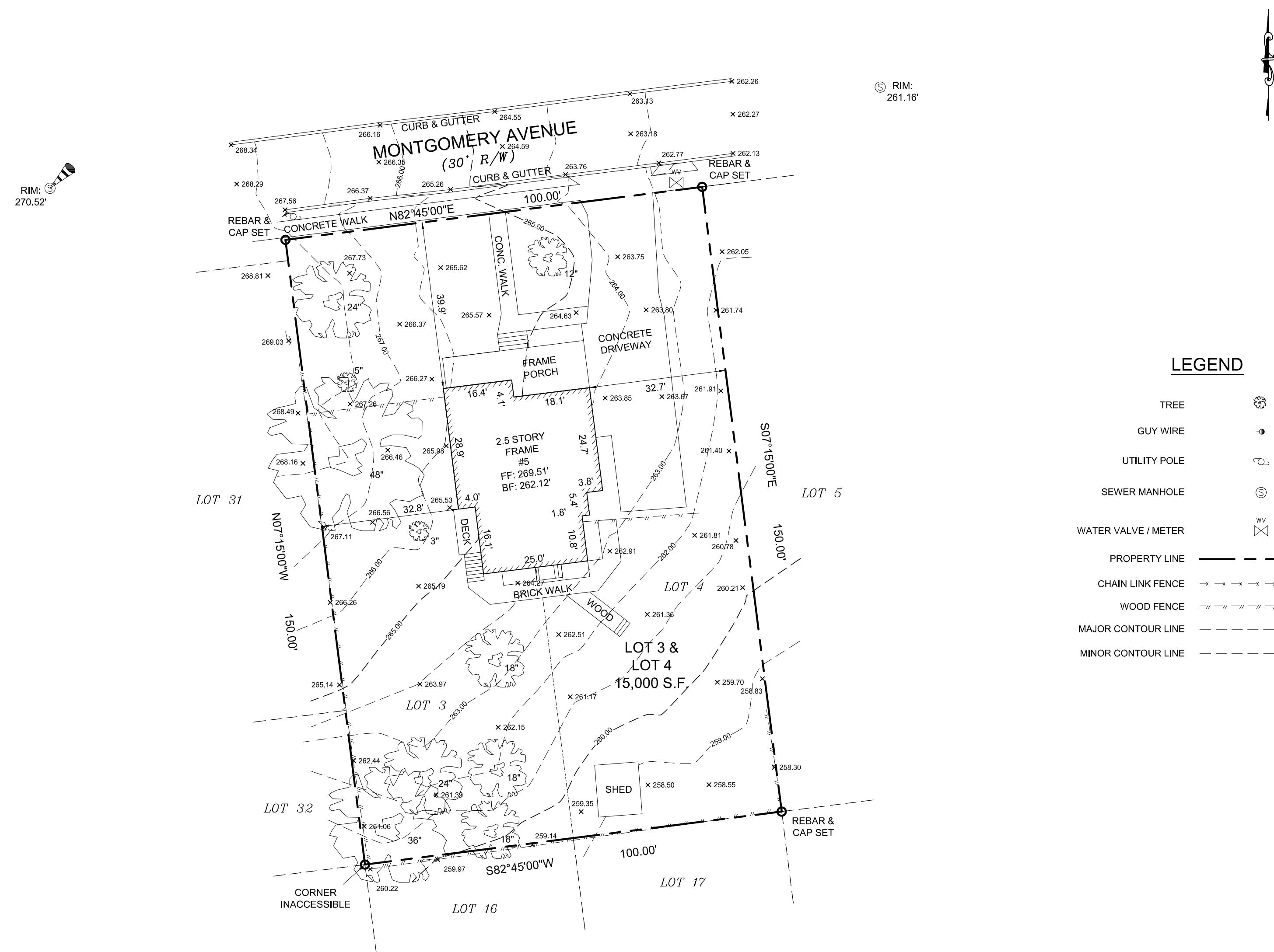


BOUNDARY SURVEY
LOT 3 & LOT 4, BLOCK 17
B.F. GILBERTS ADDITION TO TAKOMA PARK
PLAT: A @ 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20'

DATE: 08/02/2022

REAL ESTATE SURVEYORS & DEVELOPERS, LTD.
Residential, Commercial, Industrial and Land
VAN REE LLC
LAUREL LAUREL EXECUTIVE PARK
8320 CHERRY LANE
LAUREL, MARYLAND 20707
TEL: (301)604-3105 FAX: (301)604-3106

ADDRESS: 5 MONTGOMERY AVENUE
TAKOMA PARK, MD 20912



LEGEND

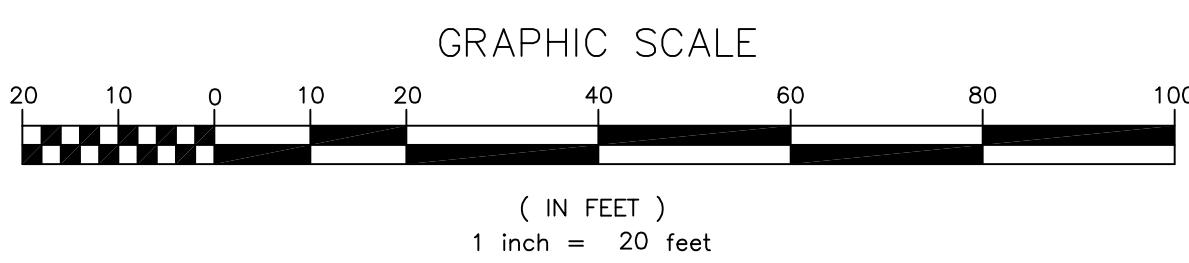
TREE	
GUY WIRE	
UTILITY POLE	
SEWER MANHOLE	
WATER VALVE / METER	
PROPERTY LINE	
CHAIN LINK FENCE	
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3. THE VERTICAL DATUM SHOWN HEREON IS NAVD88.

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.

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

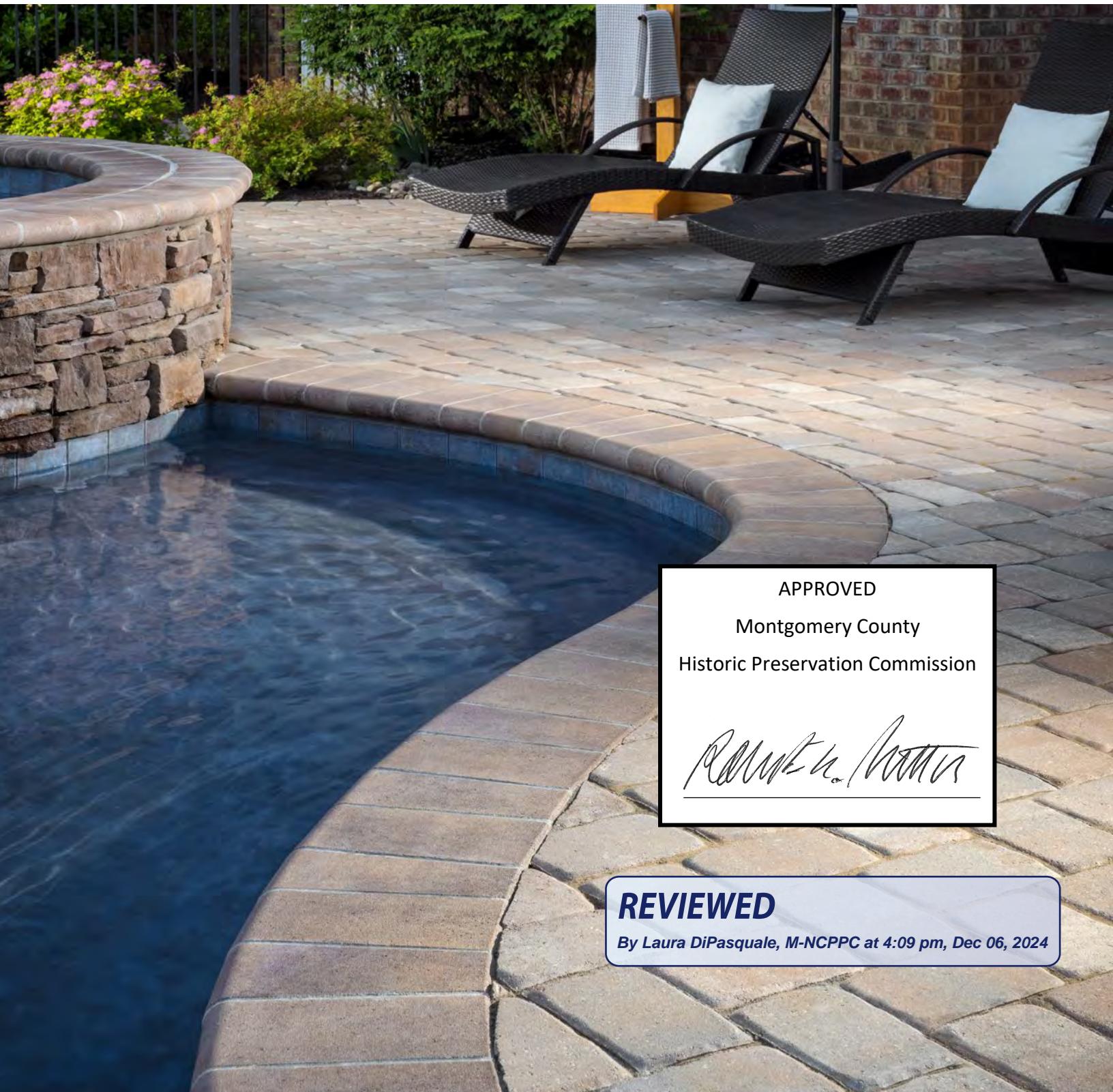
REAL ESTATE SURVEYORS & DEVELOPERS, LLC

Residential, Commercial, Industrial and Land
WWW.RESDLCC.COM
LAUREL LAKES EXECUTIVE PARK
8325 CHERRY LANE
LAUREL, MARYLAND 20707
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CLASSIC PILLOW-TOP PAVER WITH A WIDE RANGE OF COLOR BLENDS



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



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PAVER

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WITH A WIDE RANGE OF COLOR
BLEND

• CROFTON SERIES



FOSSIL BEIGE



SABLE BLEND



CHARCOAL ACCENT*

*Accent colors only available in 6 x 9

• RICHMOND SERIES



CHESAPEAKE



JAMES RIVER



JEFFERSON



POTOMAC



CHOCOLATE ACCENT*



MIDNIGHT ACCENT*

• FEATURES & BENEFITS

- Clean lines and an architectural appearance
- Classic style perfectly suited for almost any aesthetic and application
- Gently rounded corners with smooth pillow-top surface
- Multi-piece system with accent options available on separate pallet

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SIZE

REVIEWED

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

6 x 6 x 2 3/8



6 x 9 x 2 3/8



6 x 9 x 2 3/8

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CROFTON
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Richmond, VA 23237
Ph: 804-279-7501

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

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

Pressure treated Pine Lumber

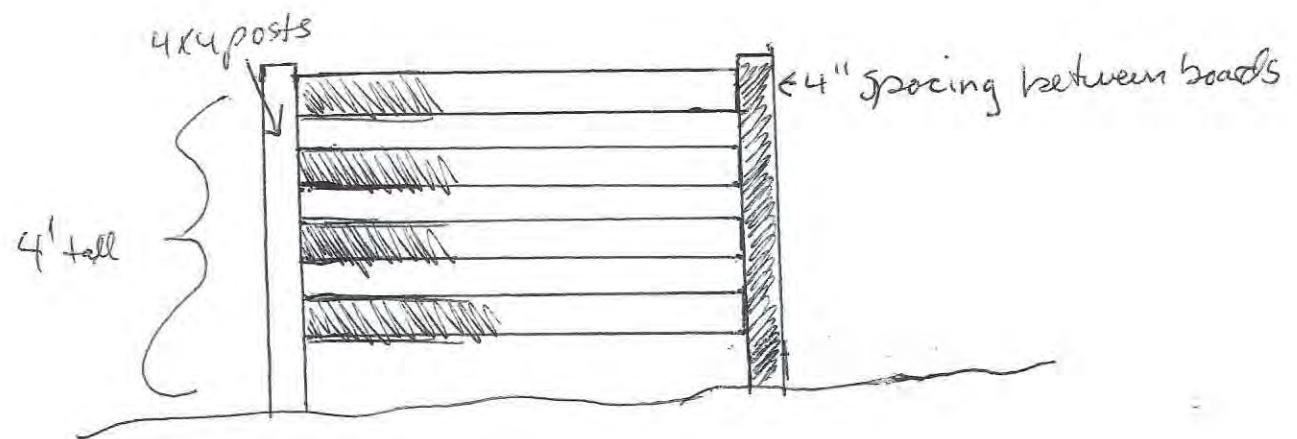
1" x 5/4" x 8' - Boards - Horizontal - w/ 1/4" spacing - galvanized nails

4" x 4" posts

paint white

HAWP# 1091028

fence spec



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

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A handwritten signature in black ink, appearing to read "Robert H. Morris".



REVIEWED

By Laura DiPasquale, MHCOPPC at 4:12 pm, Dec 06, 2020

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

Dear Jesse Karpas:

This letter is in response to the Request for Tree Impact Assessment. After review, I 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.