



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: January 22, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director
Department of Permitting Services

FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission Historic Area

SUBJECT: Work Permit #1055860 - Replace fence 6 feet tall or less

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: Jon M. Lipshultz
Address: 55 Elm 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 Chris Berger at 301-495-4571 or chris.berger@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 Christopher J. Berger on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 1055860
DATE ASSIGNED

APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Jon M Lipshultz
Address: 55 Elm Ave.
Daytime Phone: 2025323136

E-mail: lipshultz.family@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01076323

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

E-mail:
City: Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? X Yes District Name Takoma Park
By Chris Berger at 12:01 pm, Jan 22, 2024 Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the map of the Easement Holder supporting this application.

Are other approvals/Reviews Required as part of this Application?
(Conditionals) Historic Preservation Commission If YES, include information on these reviews as

Building Name:
Town/City:
Address:
Nearest Cross Street:

Lot: Block: Subdivision: 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:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
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.

/s/ Jon M Lipshultz 1/13/2024
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
Jon M Lipshultz
55 Elm Avenue
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Sasha Johnson and Mark Murray
51 Elm Avenue
Takoma Park, MD 20912

David Wachter & Jaqueline Kuchta
6809 Westmoreland Avenue
Takoma Park, MD 20912

Mozell Hazell
97 Elm Avenue
Takoma Park, MD 20912

REVIEWED

By Chris Berger at 12:01 pm, Jan 22, 2024

APPROVED

Montgomery County

Historic Preservation Commission



Robert L. Potter

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

Small, single family bungalow, constructed approximately 1923.

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

Backyard fence replacement.

REVIEWED

By Chris Berger at 12:01 pm, Jan 22, 2024

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Butler

Work Item 1: Fence Replacement

Description of Current Condition:
There is an existing old wooden fence following the perimeter of our backyard that is starting to decay and needs to be replaced.

Proposed Work:
The project will replace the existing old wooden fence with a similar new wooden fence using the same footprint, same materials, and same height. The only (minor) change is that the existing fence panels are "stockade" style while the new fence panels will be "flat board" style.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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**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	*	*	*	*	*		*

REVIEWED

By Chris Berger at 12:01 pm, Jan 22, 2024

APPROVED

Montgomery County

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Robert H. Potter

REVIEWED
By Chris Berger at 12:02 pm, Jan 22, 2024

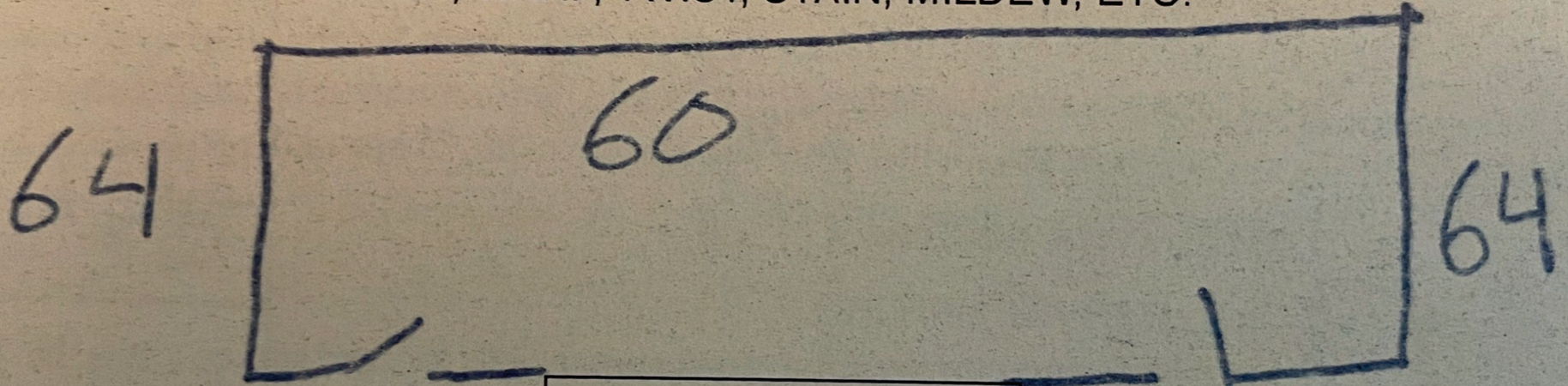
*Flatboard with top & bottom trim boards
6x6 post/Pyramid caps teco*

PHONE 202-32-3136

CALL UTILITIES **YES** **NO**

CHES WITH CEMENT **YES** **NO** (Regular Size Yards 1-4 Days)

WOOD IS A NATURAL PRODUCT THAT MAY CRACK,
SPLIT, WARP, TWIST, STAIN, MILDEW, ETC.



**REAR
SHOW METERS
FRONT**

APPROVED
Montgomery County
Historic Preservation Commission

Robert H. [Signature]

REVIEWED
By Chris Berger at 12:02 pm, Jan 22, 2024



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 1/13/2024

Application No: 1055860
AP Type: HISTORIC
Customer No: 1481615

Comments

Contractor is Phoenix Fence and Deck, 240-832-2641 (contact: Jeff).

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 55 ELM AVE
TAKOMA PARK, MD 20912
Homeowner Lipshultz (Primary)

Historic Area Work Permit Details

Work Type RESREP
Scope of Work Replacement of existing old wooden backyard fence with similar new wooden fence on same footprint.

REVIEWED
By Chris Berger at 12:01 pm, Jan 22, 2024

APPROVED
Montgomery County
Historic Preservation Commission


From: [Jack Lipshultz](#)
To: [Berger, Chris](#)
Subject: Re: 55 Elm Avenue, Takoma Park Fence
Date: Monday, January 22, 2024 11:20:15 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thanks Chris. See attached for representative photos of the existing fence. The existing fence is 6 feet high on all sides, except for the west side, which is slightly shorter (approximately 5 feet). The new fence will be the same, although I was thinking of asking our neighbors on the west side if they care about maintaining the shorter 5 foot height on that side. If they don't care and are ok with 6 foot, and that is also ok with the historic commission, we may just do 6 feet there as well to keep the height consistent all the way around. Hopefully this gives you what you need but do not hesitate to reach out with any further questions. Thank you! Jack Lipshultz



REVIEWED

By Chris Berger at 12:01 pm, Jan 22, 2024

APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to read "Robert H. [Name]". The signature is written in a cursive style and is positioned above a horizontal line.



REVIEWED

By Chris Berger at 12:01 pm, Jan 22, 2024

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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 horizontal line.



REVIEWED

By Chris Berger at 12:01 pm, Jan 22, 2024

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Ronald H. [Signature]



REVIEWED

By Chris Berger at 12:01 pm, Jan 22, 2024

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Robert H. [Signature]



REVIEWED

By Chris Berger at 12:01 pm, Jan 22, 2024

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



On Mon, Jan 22, 2024 at 10:25 AM Berger, Chris <Chris.Berger@montgomeryplanning.org> wrote:

Hello,

Staff has determined your application to replace the backyard fence at [55 Elm Avenue, Takoma Park](#) (Historic Area Work Permit No. 1055860) can be approved by staff and does not require a review by the Historic Preservation Commission. However, we need you to email me the following before we can approve the Historic Area Work Permit application:

- Photo of the existing fence
- Height of the existing fence
- Height of the proposed fence

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

REVIEWED

By Chris Berger at 12:01 pm, Jan 22, 2024

APPROVED

Montgomery County

Historic Preservation Commission