



## 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

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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 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](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.





APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

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? Yes/District Name
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: Street:

Town/City: 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:

- Checklist of work types: 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.

Signature of owner or authorized agent

Date

**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

APPROVED  
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/<br>Elevations | 4. Material Specifications | 5. Photographs | 6. Tree Survey | 7. Property Owner Addresses |
| New Construction                   | *                      | *            | *                       | *                          | *              | *              | *                           |
| Additions/<br>Alterations          | *                      | *            | *                       | *                          | *              | *              | *                           |
| Demolition                         | *                      | *            | *                       |                            | *              |                | *                           |
| Deck/Porch                         | *                      | *            | *                       | *                          | *              | *              | *                           |
| Fence/Wall                         | *                      | *            | *                       | *                          | *              | *              | *                           |
| Driveway/<br>Parking Area          | *                      | *            |                         | *                          | *              | *              | *                           |
| Grading/Excavation/<br>Landscaping | *                      | *            |                         | *                          | *              | *              | *                           |
| Tree Removal                       | *                      | *            |                         | *                          | *              | *              | *                           |
| Siding/ Roof Changes               | *                      | *            | *                       | *                          | *              |                | *                           |
| Window/<br>Door Changes            | *                      | *            | *                       | *                          | *              |                | *                           |
| Masonry Repair/<br>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

APPROVED

Montgomery County  
Historic Preservation Commission



**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*

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Potter



APPROVED

Montgomery County  
Historic Preservation Commission

*Ronald W. Norton*

**REVIEWED**

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





APPROVED  
Montgomery County  
Historic Preservation Commission

*Ronald H. [Signature]*

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



**REVIEWED**

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

APPROVED

Montgomery County

Historic Preservation Commission

*Ronald L. Adams*



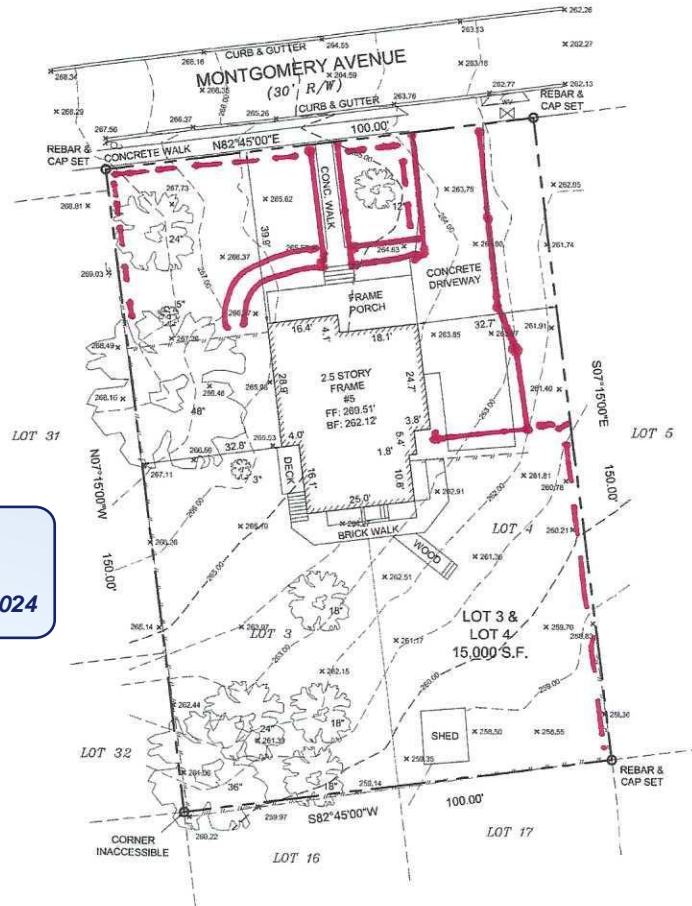
APPROVED  
Montgomery County  
Historic Preservation Commission

*Robert H. [Signature]*

**REVIEWED**

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

ADDRESS: 5 MONTGOMERY AVENUE  
TAKOMA PARK, MD 20912



RIM: 261.16'

RIM: 270.52'

*Driveway*

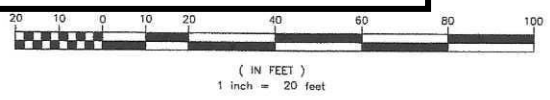
**LEGEND**

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

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

**APPROVED**  
Montgomery County  
Historic Preservation Commission

*[Signature]*



**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 NAVD83.

DRAWN BY: DS  
FILE: 85 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 ENCUMBRANCES EXCEPT AS SHOWN.

FITZROY A. BELSPIANO  
SURVEYOR

*[Signature]*  
DATE: 08/02/2022

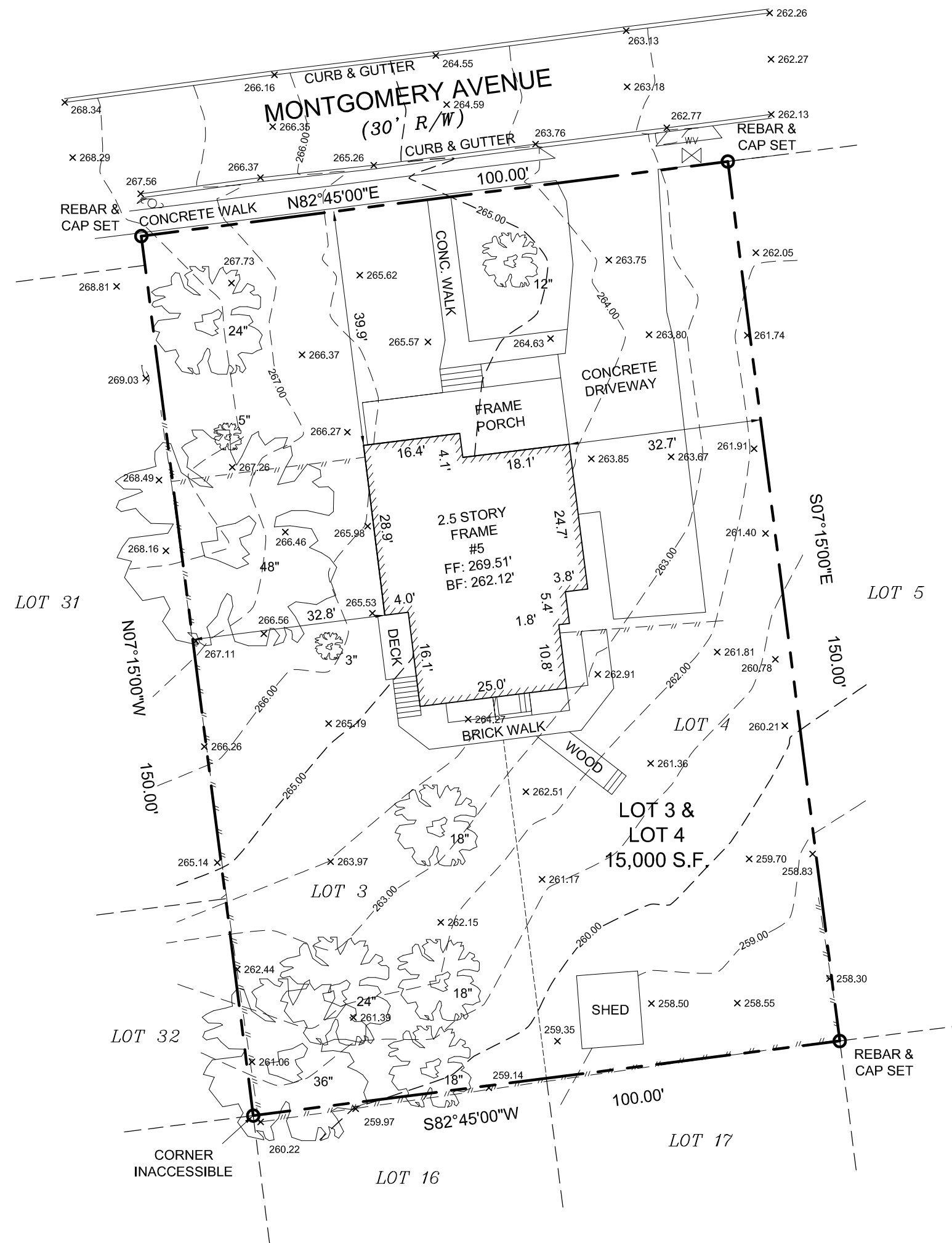
**BOUNDARY SURVEY**  
**LOT 3 & LOT 4: BLOCK 17**  
**B.F. CILBERTS ADDITION TO TAKOMA PARK**  
PLAT: A @ 2  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' DATE: 8/2/22

REAL ESTATE SURVEYORS & DEVELOPERS, L.C.  
Residential, Commercial, Industrial and Land  
WWW.RESDLLC.COM  
LAUREL LAKES EXECUTIVE PARK  
1322 CHERRY LANE  
LAUREL, MARYLAND 20707  
TEL: (301)604-3105 FAX: (301)604-3108







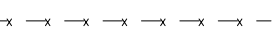
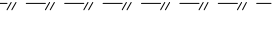


ADDRESS: 5 MONTGOMERY AVENUE  
TAKOMA PARK, MD 20912

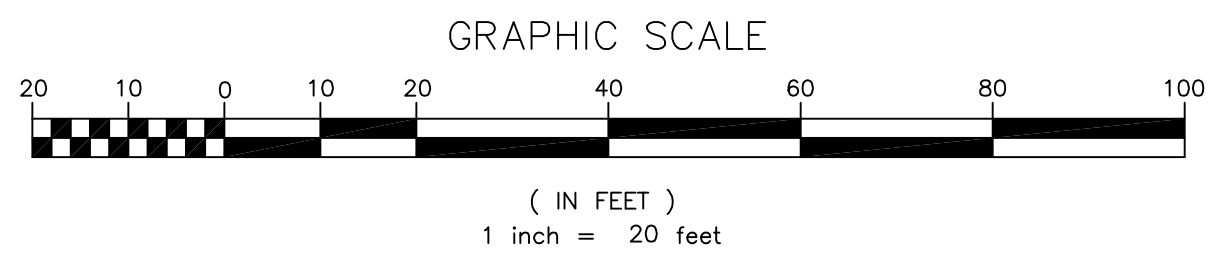
RIM: 270.52'

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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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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# LONDON COBBLE™ PAVER

CLASSIC PILLOW-TOP PAVER WITH A WIDE RANGE OF COLOR BLENDS



APPROVED  
Montgomery County  
Historic Preservation Commission

*Ronald A. Norton*

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



# LONDON COBBLE™

## PAVER

CLASSIC PILLOW-TOP PAVER WITH A WIDE RANGE OF COLOR BLENDS

### 📍 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

### 🔥 CROFTON SERIES



FOSSIL BEIGE



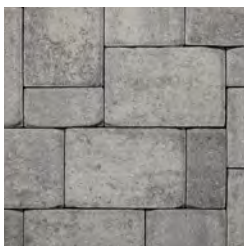
SABLE BLEND



CHARCOAL ACCENT\*

\*Accent colors only available in 6 x 9

### 🔥 RICHMOND SERIES



CHESAPEAKE



JAMES RIVER



JEFFERSON



POTOMAC



CHOCOLATE ACCENT\*



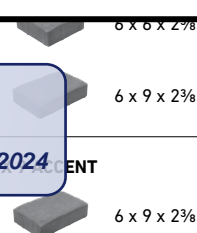
MIDNIGHT ACCENT\*



SIZES

**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

APPROVED  
Montgomery County  
Historic Preservation Commission

---

**REVIEWED**

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





APPROVED  
Montgomery County  
Historic Preservation Commission

*Ronald A. [Signature]*

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

APPROVED  
Montgomery County  
Historic Preservation Commission

*Ronald L. Porter*

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**REVIEWED**

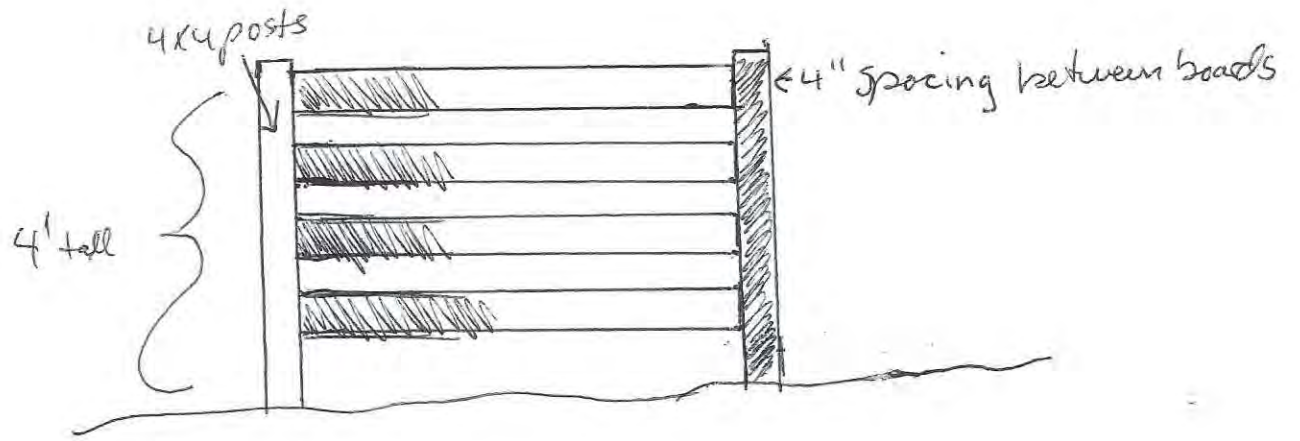
By Laura DiPasquale, M-NCPPC at 4:10 pm, Dec 06, 2024

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



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

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Ronald G. Patton*



**APPROVED**  
Montgomery County  
Historic Preservation Commission

*Ronald H. ...*

**REVIEWED**

By Laura DiPasquale, M-NCPPC at 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. Section 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 required 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.**