



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Karen Burditt**  
*Chair*

Date: 6/12/2025

### **MEMORANDUM**

TO: Rabbiah Sabbakhan  
Department of Permitting Services  
FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission  
SUBJECT: Historic Area Work Permit #1111550 - Porch 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** at the June 11, 2025 HPC meeting.

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: Lauren Wilk  
Address: 509 Philadelphia 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 Dan Bruechert at 301-563-3408 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.

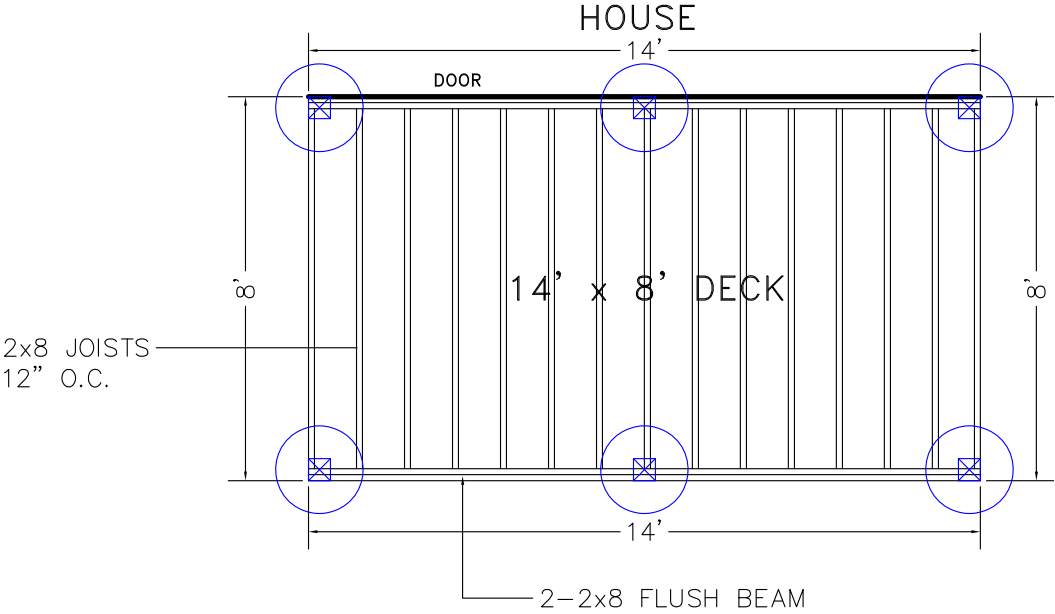
1/4" = 1' SCALE  
8" ELEVATION  
FREESTANDING DECK



EXISTING CONDITIONS

BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE  
MARYLAND EDITION

FOOTINGS NEAR HOUSE  
TO BE DUG TO HOUSE FOUNDATION



APPROVED

Montgomery County  
Historic Preservation Commission

REVIEWED

By Dan Bruechert at 12:37 pm, Jun 12, 2025

JOISTS TO BE 2x8 SYP TREATED INSTALLED 12" O.C.  
BEAMS TO BE 2-2x8 TREATED NAILED  
SUPPORT POSTS TO BE 6x6 SYP TREATED  
DECKING TO BE 5/4 x 6  
ALL DECK HARDWARE TO BE CORROSION RESISTANT AND INSTALLED  
PER MANUFACTURERS INSTRUCTIONS

22" DIAMETER FOOTING  
30" DEEP  
8" CONCRETE BASE

FROST FOOTINGS SIZES BASED  
ON 55 LB PER SQUARE FOOT  
TRIBUTARY LOADS APPLIED TO  
1500 PSI SOIL COMPRESSION  
CAPACITY

 <div>deckimpact@gmail.com 240-482-7445</div>		FRAMING PLAN	
10		1	
		JOB NAME: LAUREN WILK	
		ADDRESS: 509 PHILADELPHIA AVE	
		TAKOMA PARK, MD 20912	
		DATE: 3-11-25	

1/4" = 1' SCALE  
8" ELEVATION  
FREESTANDING DECK

BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE  
MARYLAND EDITION

APPROVED

Montgomery County

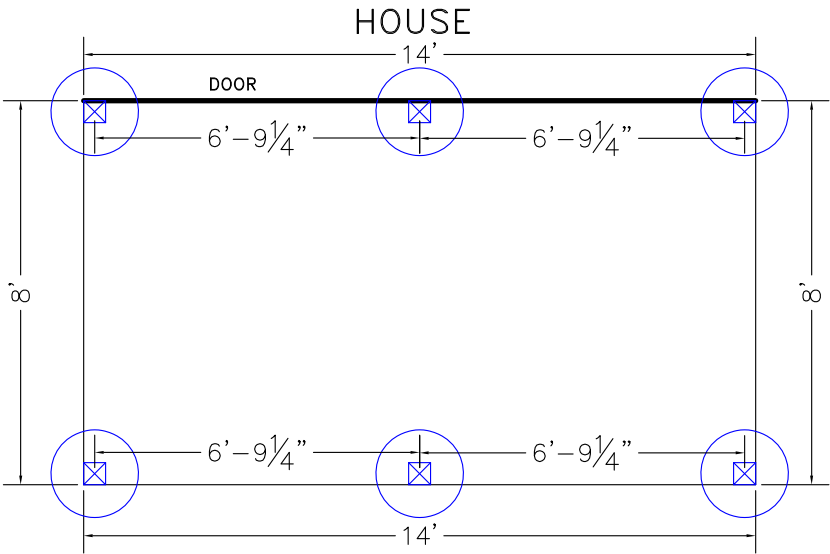
Historic Preservation Commission




REVIEWED

By Dan Bruechert at 12:37 pm, Jun 12, 2025


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ADDRESS: 509 PHILADELPHIA AVE

TAKOMA PARK, MD 20912

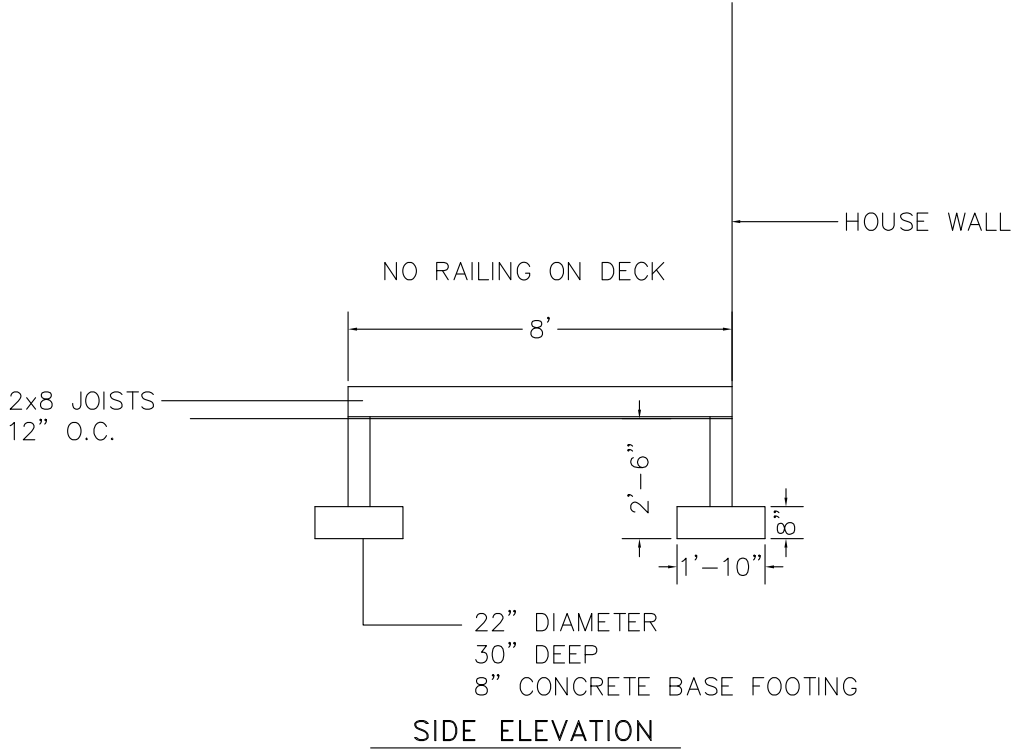
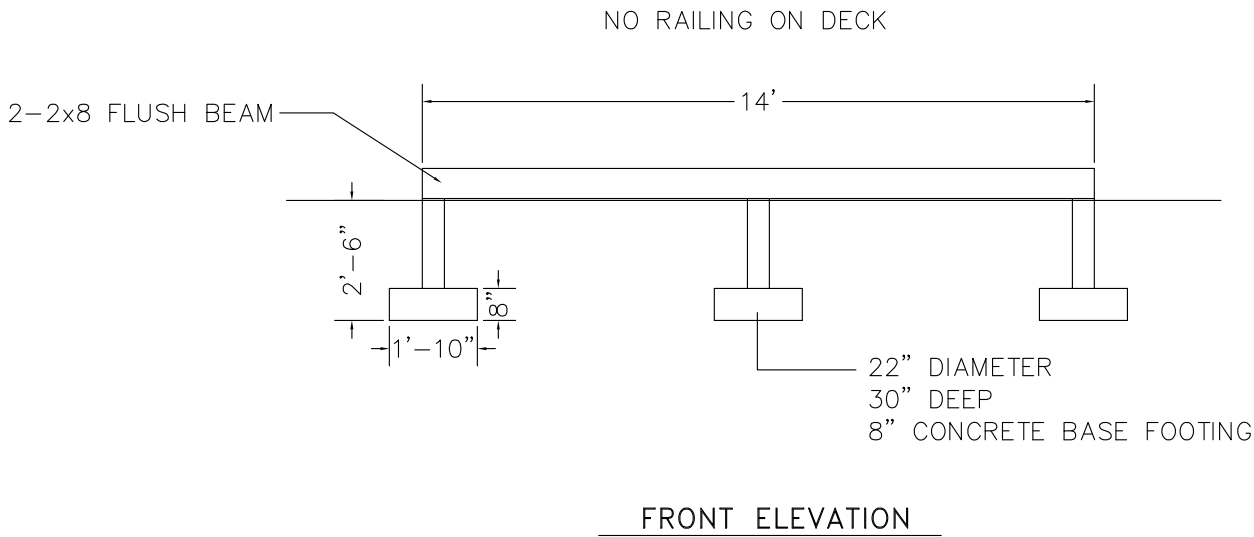
DATE: 3-11-25

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ELEVATION PLANS




JOISTS TO BE 2x8 SYP TREATED INSTALLED 12" O.C.  
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APPROVED


Montgomery County

Historic Preservation Commission



REVIEWED


By Dan Bruechert at 12:38 pm, Jun 12, 2025



22" DIAMETER FOOTING  
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deckimpact@gmail.com  
240-482-7445

12



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Buehler*

**REVIEWED**  
By Dan Bruechert at 12:38 pm, Jun 12, 2025

# City of Takoma Park

## Housing and Community Development Department

Main Office 301-891-7119  
Fax 301-270-4568  
www.takomaparkmd.gov



7500 Maple Avenue  
Takoma Park, MD 20912

### MUNICIPALITY LETTER

March 14, 2025

**To:** Lauren Wilk  
509 Philadelphia Avenue  
laurenwilk@gmail.com

9132442796

**To:** Department of Permitting Services  
2425 Reddie Drive, 7<sup>th</sup> floor  
Wheaton, Maryland 20902

**From:** Planning and Development Services Division

### **THIS IS NOT A PERMIT – For Informational Purposes Only**

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

**Representative Name:** Deck Impact

info@deck-impact.com

2404827445

**Location of Project:** 509 Philadelphia Ave

**Proposed Scope of Work:** Remove the front concrete porch floor and build a new Trex porch. The front porch will be the same size same height. No railing, no structural or architectural changes to the house.

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

# 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  
*Antonio Longueira*  
Key: 38bf2056822713c0b979ea7ee94776a

Antonio Longueira

03-14-2025

eSigned via SeamlessDocs.com  
*Takoma Park Planning Division*  
Key: 19fe84f123e98a3ff4576219059d5fba

03-14-2025