



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

March 31, 2026

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 #1152736 – Hardscape alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC staff.

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: Margaret Flaherty; Devon Brophy, Architect
Address: 29 Philadelphia 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.





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 Laurel DiPaquale on _____. The approval memo and stamped drawings follow.

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

The property is a detached craftsman style bungalow with stucco siding painted lavender with an asphalt roof. The house maintains it's original footprint and is a one story home + basement. The property sits on a triangular shaped lot with the front of the home facing Philadelphia Avenue and the rear/side facing Park Avenue. There is a staircase from the sidewalk to the front entry of the home that was damaged this winter. There are several trees located on the property.

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

Demolition of the existing concrete stairs only, replacement in kind with new concrete stairs at the same rise and run as the existing. Existing handrail to be reinstalled. New concrete to be tinted using BEHR Premium, #PFC-67 Mossy Gray solid color exterior concrete stain. No trees will be impacted as part of this project.

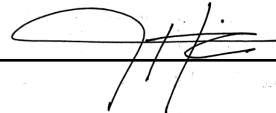
REVIEWED

By Laura DiPasquale at 3:39 pm, Mar 31, 2026

APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to be 'JH', is written over a horizontal line.

Work Item 1: Front Entry Stairs

Description of Current Condition:
Concrete stairs

Proposed Work:
Concrete stairs

Work Item 2: _____

Description of Current Condition:

Proposed Work:

REVIEWED
By Laura DiPasquale at 3:39 pm, Mar 31, 2026

APPROVED
Montgomery County
Historic Preservation Commission



Work Item 3: _____

Description of Current Condition:

Proposed Work:



REVIEWED

By Laura DiPasquale at 3:42 pm, Mar 31, 2026



APPROVED
Montgomery County
Historic Preservation Commission





Springfield 10PM 22150

What c...

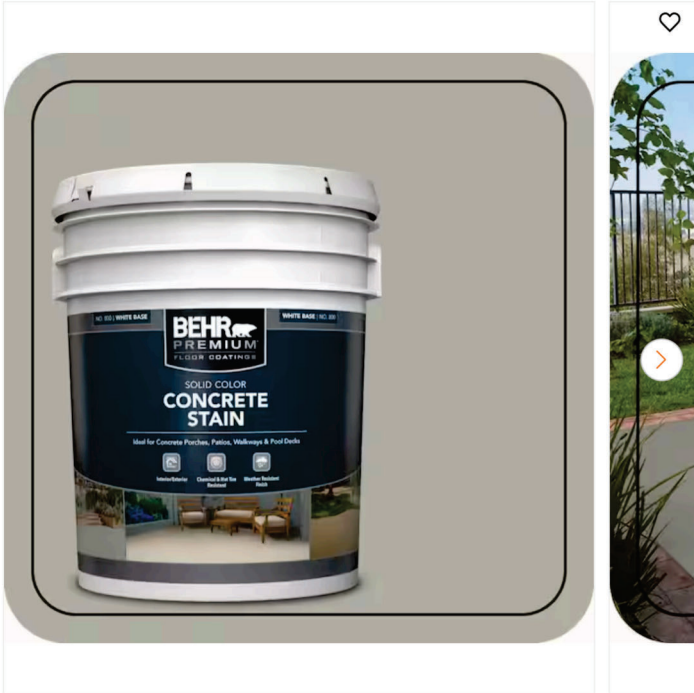


Springfield 10PM 22150

Shop All Services

DIY

Log In



5 gal. #PFC-67 Mossy Gray Solid Color Flat Interior/Exterior Concrete Stain

by BEHR PREMIUM >

★★★★★ (635)

Color/Finish: Mossy Gray

Container Size: 5 Gallon

Live Chat

REVIEWED

By Laura DIPasquale at 3:42 pm, Mar 31, 2026



Contains 5 gallons

\$173⁰⁰ (\$34.60 /gallon)

Pickup at [Springfield](#)

Delivering to [22150](#)

Ship to Store

Mar 27 - Mar 30

4,999 ready to ship

FREE

Delivery

Fri, Mar 27

4,999 available

FREE

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