



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

March 25, 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 #1152454 – 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** 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: Pine Manor LLC; Ed Bisese, Denchfield Landscaping, Agent
Address: 60 Pine 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 D. Faguel 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:

60 Pine Avenue is a three-story garden-style apartment building originally constructed around 1920 and renovated since. The structure features an exterior of shingle, wood, and concrete, sitting on a 0.32-acre lot within the B.F. Gilbert's Addition subdivision. Significant property features include on-site surface parking for approximately 20 vehicles and separate unit entrances. The surrounding environment is defined by its location within the Takoma Park Historic District, characterized by a mature tree canopy and a "sylvan suburb" landscape. The property is situated on a quiet, tree-lined residential street with high walkability, located just blocks from the Takoma Metro station and the local retail hub of downtown Takoma Park.

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

Install approximately 50 linear feet of 3' high wood picket fence along the southern property line, from an existing fence to the southeast property limit on Pine Avenue.

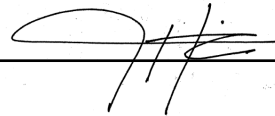
REVIEWED

By Laura DiPasquale at 9:54 am, Mar 25, 2026

APPROVED

Montgomery County

Historic Preservation Commission



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

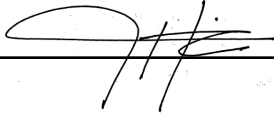
Work Item 1: Fence

Description of Current Condition:
There is no fence along the southern property line for the last 50' to Pine Avenue.

Proposed Work:
We propose to install approximately 50 linear feet of 3' high wood picket fence along the southern property line, from an existing fence to the southeast property limit on Pine Avenue.

Work Item 2: _____

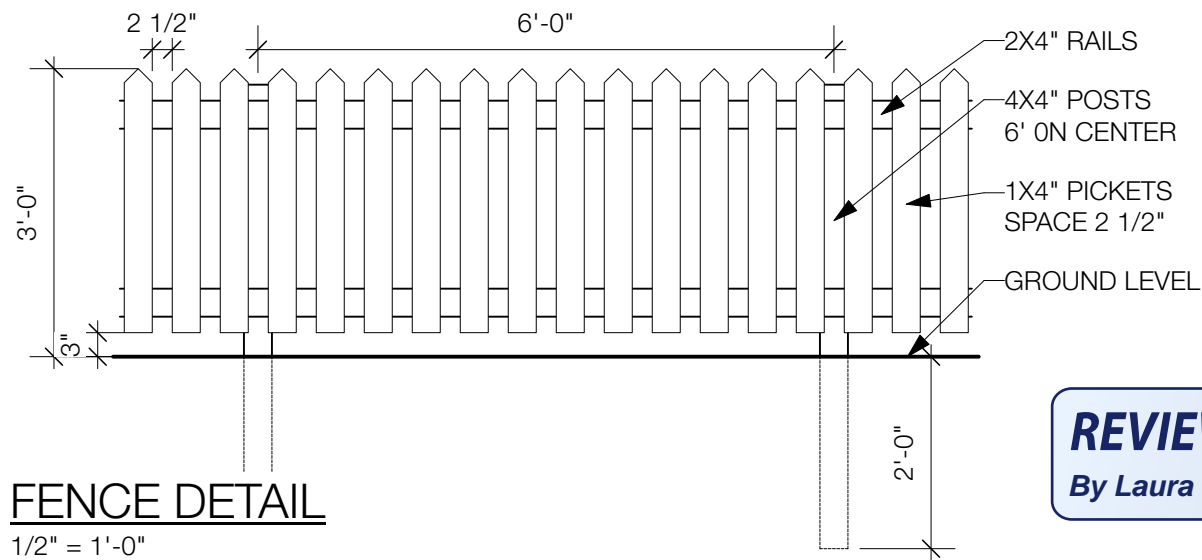
Description of Current Condition:
REVIEWED
By Laura DiPasquale at 9:54 am, Mar 25, 2026

Proposed Work:
APPROVED
Montgomery County
Historic Preservation Commission


Work Item 3: _____

Description of Current Condition:

Proposed Work:



FENCE DETAIL

1/2" = 1'-0"

REVIEWED

By Laura DiPasquale at 9:54 am, Mar 25, 2026

APPROVED

Montgomery County

Historic Preservation Commission

DENCHFIELD
LANDSCAPING, INC.

5950 Ager Rd
Hyattsville MD 20782
301-949-5000

Pine Manor LLC

60 Pine Avenue
Takoma Park, MD 20912

Scope of Work: Install approx. 50' of 3' high wood picket fence.

Property Owner:
Pine Manor LLC
5950 Ager Road
Hyattsville, MD 20782
(301) 559-7500

Property Land Area 13,860 SF

Drawn By KD, EB

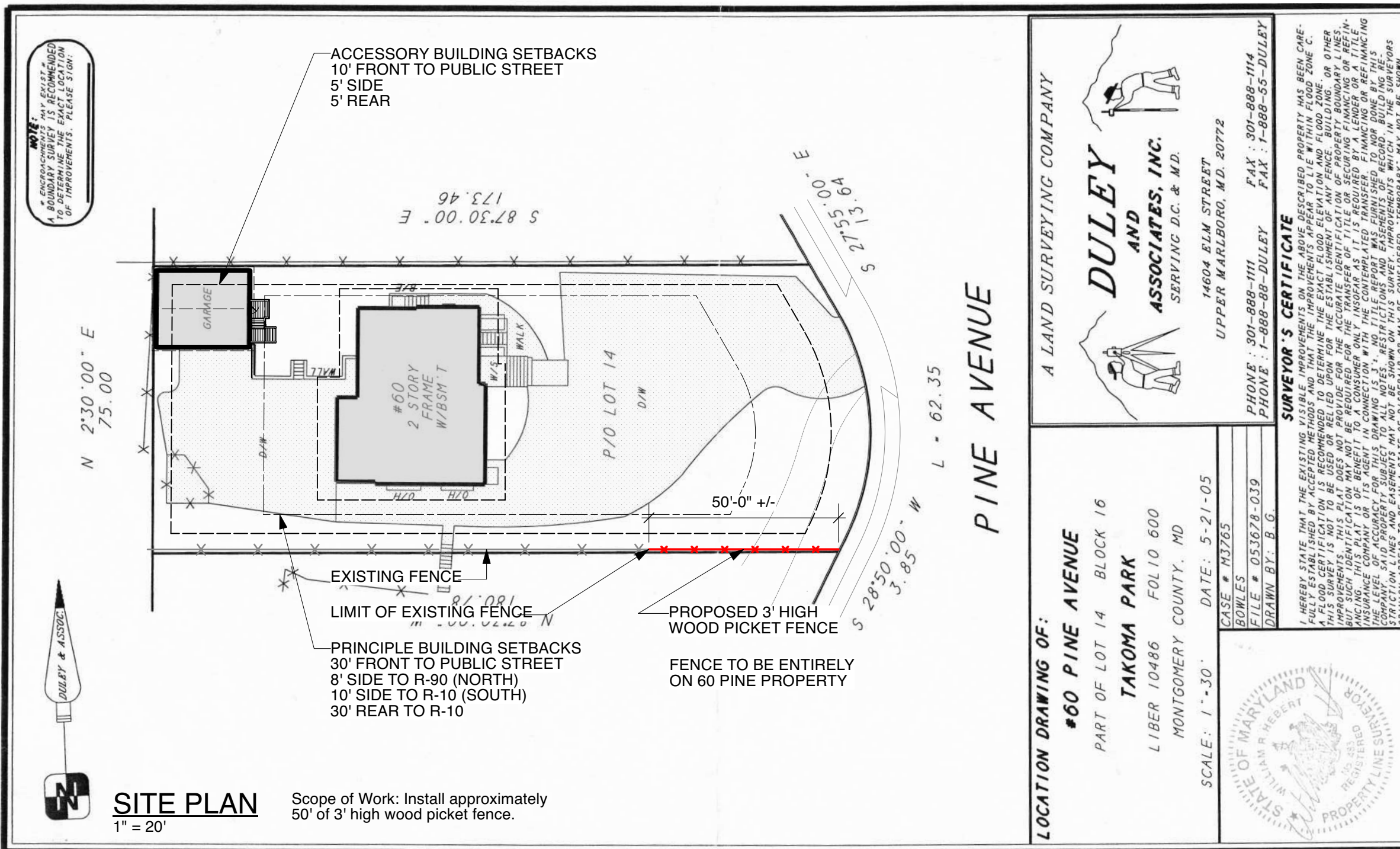
Date 03.13.2026

Site Plan

Scale As Noted

L-1

SHEET 1 OF 1



SITE PLAN

1" = 20'

Scope of Work: Install approximately 50' of 3' high wood picket fence.

A LAND SURVEYING COMPANY

DULEY AND ASSOCIATES, INC.
SERVING D.C. & M.D.
14604 ELM STREET
UPPER MARLBORO, MD. 20772

PHONE : 301-888-1111 FAX : 301-888-1114
PHONE : 1-888-88-DULEY FAX : 1-888-55-DULEY

LOCATION DRAWING OF:
#60 PINE AVENUE
PART OF LOT 14 BLOCK 16
TAKOMA PARK
LIBER 10486 FOLIO 600
MONTGOMERY COUNTY, MD

SCALE: 1" = 30' DATE: 5-21-05
CASE # M3765
BOWLES
FILE # 053678-039
DRAWN BY: B.G.

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED METHODS AND THAT THE IMPROVEMENTS APPEAR TO LIE WITHIN FLOOD ZONE C. A FLOOD CERTIFICATION IS RECOMMENDED TO DETERMINE THE EXACT FLOOD ELEVATION AND FLOOD ZONE. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF PROPERTY BOUNDARY LINES OR OTHER IMPROVEMENTS. THIS PLAN DOES NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING THIS PLAN. THIS PLAN IS OF BENEFIT TO A CONSUMER ONLY IN CONNECTION WITH THE CONTINGENT TRANSFER FINANCING OR REFINANCING INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTINGENT TRANSFER FINANCING OR REFINANCING COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYORS OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN.

