



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

May 14, 2026

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1153470– Construction of screened enclosure (catio)

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved** at the May 13, 2026 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: Sarah Greenberg (Eduardo Acosta, Agent)
Address: 50 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.



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

50 Philadelphia Avenue is a two-story, stucco-exterior single-family residence constructed in 1923, located within the Takoma Park Historic District (MIHP No. M: 37-3), which was listed on the National Register of Historic Places in 1976. The property contains approximately 1,591 square feet of above-grade living area on a 4,888 square foot lot in the Hillcrest subdivision. The structure is consistent with the early 20th century residential character of the district, which features modest two-story homes built following the expansion of streetcar lines through the area. The home includes two fireplaces, wood flooring, crown molding, and a later family room addition with vaulted ceilings. A private driveway provides off-street access. A second-floor deck is located at the rear of the structure, which is the site of the proposed work. The surrounding environment reflects the established residential character of Philadelphia Avenue, with neighboring properties of similar scale, age, and architectural character. The property features mature trees and a wooded rear yard. The street corridor is lined with early 20th century homes consistent with the district's period of significance (1883-1940).

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

Install a cat enclosure (catio) on the existing second-floor deck at the rear of the structure. Work includes attachment of new wood framing to the existing deck, installation of wire mesh panels to enclose the structure, and a corrugated polycarbonate roof with a new gutter connecting to the nearest existing downspout. All framing will be secured to the existing deck without new structural modifications to the building. Flashing and waterproofing will be applied at the roof connection point. The enclosure is fully reversible and does not alter the historic fabric of the structure.

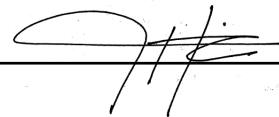
REVIEWED

By Laura DiPasquale at 3:05 pm, May 14, 2026

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: <u>Cat Enclosure Framing and Mesh</u>	
Description of Current Condition: Existing second-floor deck at rear of structure is open and unenclosed. Deck framing and decking are in place with no existing enclosure structures.	Proposed Work: Install new 2x6 wood framing secured to existing deck. Enclose all sides with wire mesh panels attached using a furring strip method. All openings will be filled with shims to complete the enclosure. No modifications to the existing deck structure or building beyond attachment points.

Work Item 2: <u>Polycarbonate Roof and Drainage</u>	
Description of Current Condition: Existing deck has no overhead covering. Nearest existing downspout is located adjacent to the deck area.	Proposed Work: Install corrugated polycarbonate roof panels screwed into new framing below at 16" o.c. Apply proper flashing and waterproofing at roof connection to building. Install new gutter connected to nearest existing downspout. No new penetrations to historic building fabric beyond flashing attachment.

Work Item 3:	APPROVED Montgomery County Historic Preservation Commission 
Description of Current Condition: REVIEWED <i>By Laura DIPasquale at 3:05 pm, May 14, 2026</i>	Proposed Work:

Written Description

50 Philadelphia Avenue, Takoma Park, MD 20912

Project Information

Field	Detail
Property Address	50 Philadelphia Avenue, Takoma Park, MD 20912
Property Owner	Sarah Greenberg & Heather M. Hamilton
Contractor	Eduardo Francisco Acosta
MHIC License No.	117147-01
Historic District	Takoma Park Historic District (MIHP No. M: 37-3)
Tax Account No.	District 13 / Account Identifier 01069497
Parcel	Map JN42, Grid 0000, Parcel P728, Subdivision 0025

Description of Property

50 Philadelphia Avenue is a two-story, stucco-exterior single-family residence constructed in 1923, located within the Takoma Park Historic District (MIHP No. M: 37-3), which was listed on the National Register of Historic Places in 1976. The property contains approximately 1,591 square feet of above-grade living area on a 4,888 square foot lot in the Hillcrest subdivision.

The structure is consistent with the early 20th century residential character of the district, which features modest two-story homes built following the expansion of streetcar lines through the area. The home includes two fireplaces, wood flooring, crown molding, and a later family room addition with vaulted ceilings. A private driveway provides off-street access. A second-floor deck is located at the rear of the structure, which is the site of the proposed work.

The surrounding environment reflects the established residential character of Philadelphia Avenue, with neighboring properties of similar scale, age, and architectural character. The property features mature trees and a wooded rear yard. The street corridor is lined with early 20th century homes consistent with the district's period of significance (1883–1940).

Description of Work Proposed

Install a cat enclosure (catio) on the existing second-floor deck at the rear of the structure. Work includes attachment of new wood framing to the existing deck, installation of wire mesh panels to enclose the structure, and a corrugated polycarbonate roof with a new gutter connecting to the nearest existing downspout. All framing will be secured to the existing deck without new structural modifications to the building. Flashing and waterproofing will be applied at the roof connection point. The enclosure is fully reversible and does not alter the historic fabric of the structure.

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Work Item 1: Cat Enclosure Framing and Mesh

Description of Current Condition

The existing second-floor deck at the rear of the structure is open and unenclosed. Deck framing and decking are in place with no existing enclosure structures.

Proposed Work

Install new 2x6 cedar framing secured to the existing deck. Enclose all sides with wire mesh panels attached using a furring strip method. All openings will be filled with shims to complete the enclosure. No modifications to the existing deck structure or building beyond attachment points.

Work Item 2: Polycarbonate Roof and Drainage

Description of Current Condition

The existing deck has no overhead covering. The nearest existing downspout is located adjacent to the deck area.

Proposed Work

Install corrugated polycarbonate roof panels screwed into new framing below at 16" o.c. Apply proper flashing and waterproofing at the roof connection to the building. Install a new gutter connected to the nearest existing downspout. No new penetrations to the historic building fabric beyond flashing attachment.

Additional Notes

This enclosure keeps cats safely contained, protecting local birds and wildlife, a benefit recognized by conservation groups. Materials are low-profile and reversible with no permanent alterations to the historic structure. Existing deck attachment points will be used. Cedar is a natural, traditional material consistent with the architectural character of the Takoma Park Historic District.

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Material Specifications

The following materials will be used for the proposed catio (enclosed cat patio) structure to be constructed on the existing rear deck. All materials are selected for durability, weather resistance, and visual compatibility with the existing property.

Component	Specification
Framing	2x6 cedar lumber, structural grade. Rafters at 16" o.c. All framing secured to the existing deck structure.
Posts	4x4 cedar posts. Platform-mounted to the existing deck.
Mesh/Enclosure	16-gauge galvanized welded wire mesh panels, attached to framing using furring strip method. All openings filled with shims to complete the enclosure.
Roof	Corrugated polycarbonate panels, screwed into framing below at 16" o.c. UV-resistant, translucent.
Drainage	New aluminum gutter connected to the nearest existing downspout.
Flashing	Metal flashing and waterproofing sealant at roof-to-building connection point.
Fasteners	Exterior-grade galvanized or stainless steel screws and hardware throughout.
Finish	Cedar left natural or finished with a clear exterior sealant. No paint required.

Notes

All work will be performed by a licensed contractor (MHIC License No. 117147-01). Materials comply with applicable building codes. No hazardous or chemically treated materials will be used in areas accessible to animals or occupants.

Prepared by Monument Catos | monumentcatos.com

REVIEWED

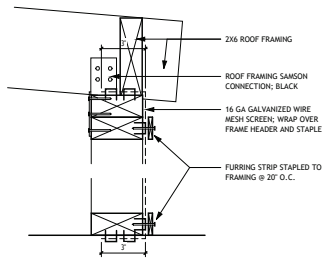
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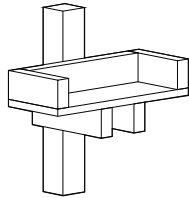
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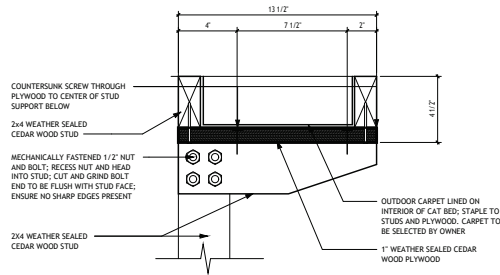




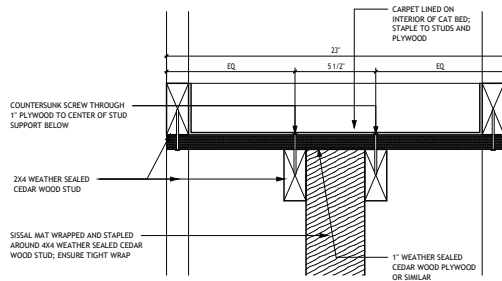
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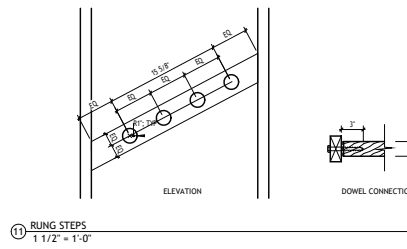
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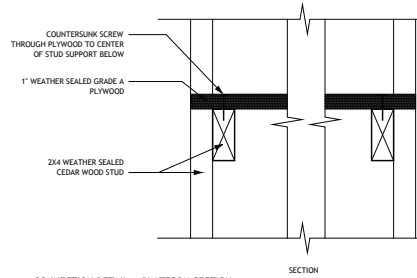
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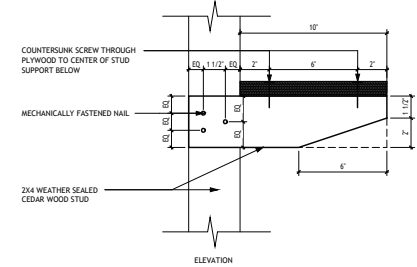
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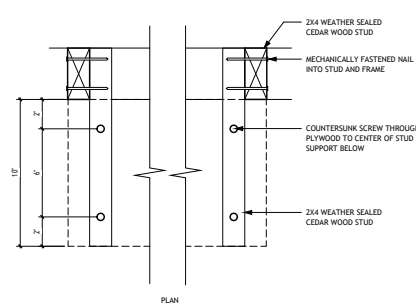
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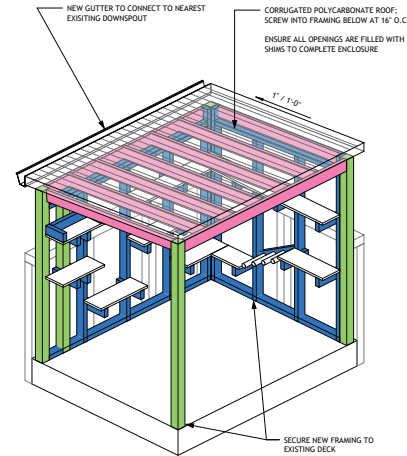
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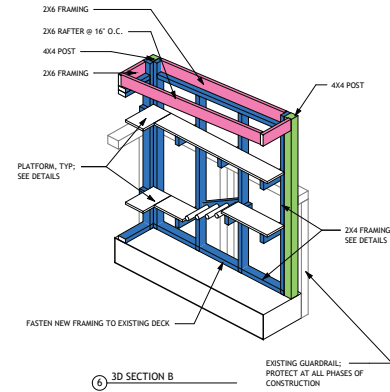
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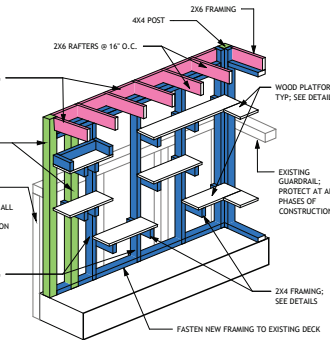
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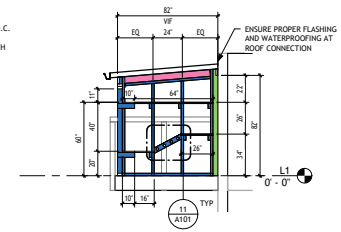
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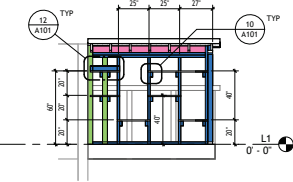
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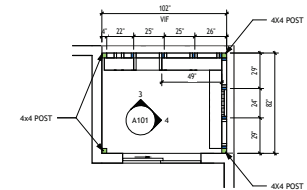
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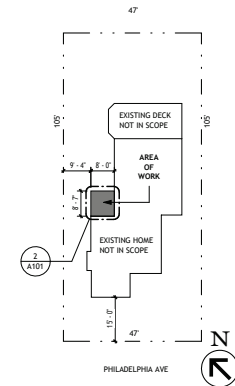
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1 1/4\"/>



3 ELEVATION A
1 1/4\"/>



2 FLOOR PLAN
1 1/4\"/>



1 SITE PLAN
1\"/>

DESCRIPTION OF WORK

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CONSTRUCTION SET FOR PERMITTING

PROJECT MOOCH

CATIO FOR SARAH GREENBERG
50 Philadelphia Ave., Takoma Park, MD 20912

FRAMING COLOR INDEX	
■	2x4 CEDAR FRAMING
■	2x6 CEDAR FRAMING
■	4x4 CEDAR FRAMING

SECTION, ELEVATIONS, DETAILS

Project number 2503
Date 04/09/26
Drawn by DO
A101
Scale As indicated

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Montgomery County
Historic Preservation Commission

REVIEWED

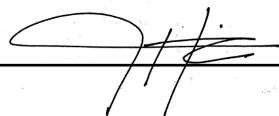
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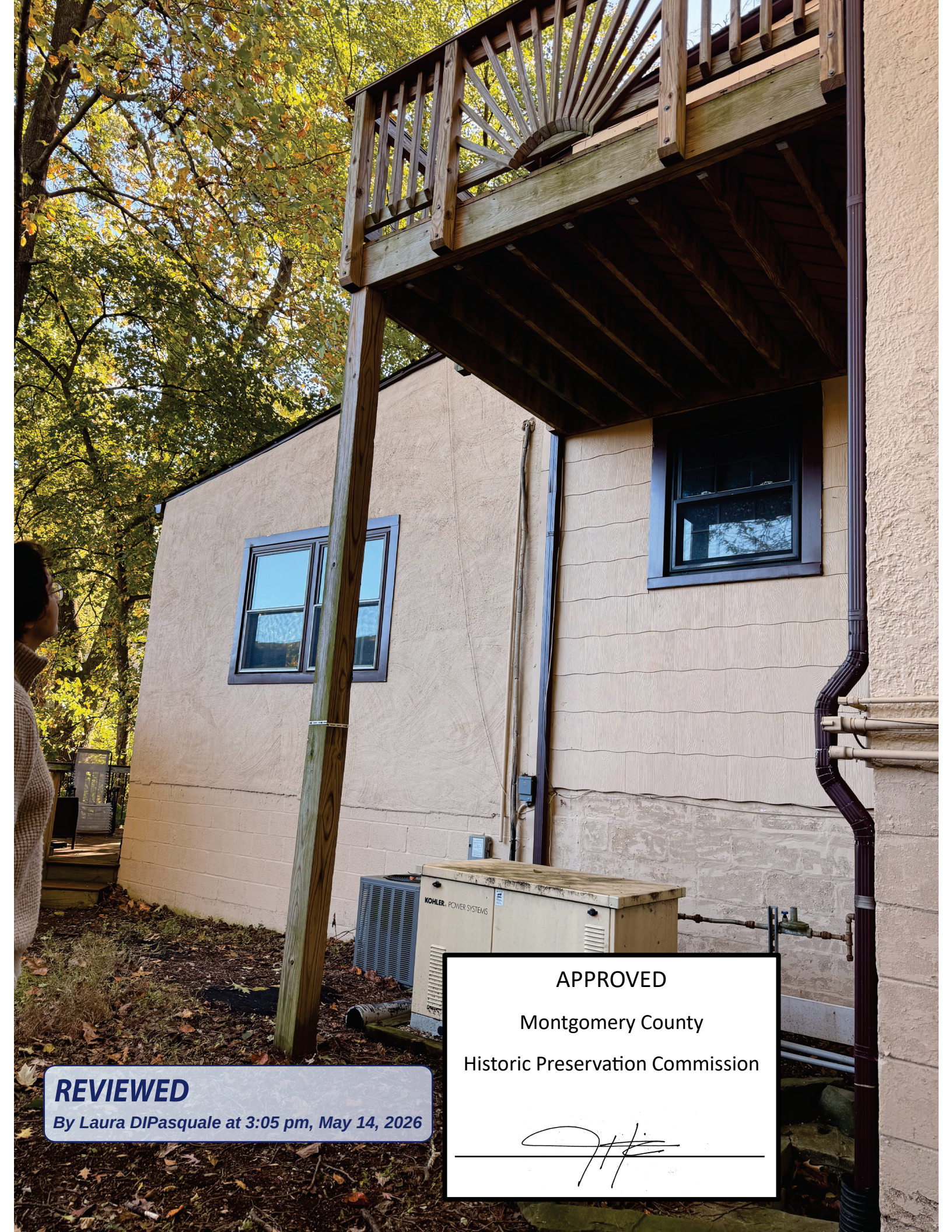
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