



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

May 27, 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 #1145858 – Tree removal, demolition of existing garage, and construction of new garage

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with two (2) conditions** at the May 27, 2026 HPC meeting:

1. The applicant must submit final dimensions for the new gravel driveway and parking pad, which must not exceed 1,100 square feet.
2. The proposed structure may decrease in size to any dimension smaller than 24-ft by 35-ft within the proposed footprint.

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: Alexander Chester
Address: 23351 Davis Mill Road, Germantown

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:

Single Family home (2240 sqft) on a long rectangular lot (approx 100ft wide by 285 ft long) Front of home is located 97 ft from the road. Left side of lot abuts Upper Seneca Baptist Church's parking lot. 19ft of grass and 56 ft of asphalt running the entire length of the property. Rear of property abuts church's rear parking lot. 37ft of grass and 55 ft of asphalt running the entire rear of property. Right side of property has a thick tree line separating it from 23345 Davis Mill Rd. Homes are side by side. Rear yard of 23345 Davis Mill Rd has 2 out buildings, a single large garage, and a separate 2 car garage. Across the street is Grey Goose Farm a landscaping company.

There is a single car garage in the rear of 23351 Davis Mill Rd that is in very poor/dangerous condition and will be demolished prior to building the 3 car garage further back on the property.

The property has a very flat grade and will need very minimal grading for the concrete.

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

Pour 6 inch slab of concrete and erect a 3 car garage 35x24x12 out of 26 gauge galvanized steel in the far left corner of the lot. The 3 car garage doors will be 10x10 in size.

The current single car garage, which is in extremely poor condition, will be demolished and debris removed.

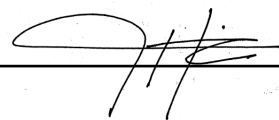
REVIEWED

By Laura DiPasquale at 9:28 pm, May 27, 2026

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Montgomery County

Historic Preservation Commission



Work Item 1: Tree Removal and Current Garage Demolition

Description of Current Condition:

There are numerous trees in the rear year of property. In left rear corner of property where the 3 car garage is to be buiult, there are 10 trees 3 of which will need to be remove.

There is a single car garage that is in poor condition.

Proposed Work:

Removal off the 3 trees.

Demolish and remove all the debris from original single car garage.

Work Item 2: Excavation and concrete

Description of Current Condition:

The area where 3 car garage will be built is flat. There are no major rocks. There is not issues with water run off. There is nothing impeding a 6 inch deep excavatiof 24x35

Proposed Work:

To have a concrete copmpany excavate for a 6 inch convrete pad of 24 feet by 3 5 feet and pour the concrete for the building.

Work Item 3: Steel 3 car garage

Description of Current Condition:

Flat empty soil in rear left of property



Proposed Work:

Erect a 24 foot deep, 35 foot length, and 12 foot tall steel building on a concrete slab.

Three 10 foot by 10 foot garage doors on the 35 foot side facing the property and a 3 foot by 7 foot door for the resident to enter structure locating the rear of the house

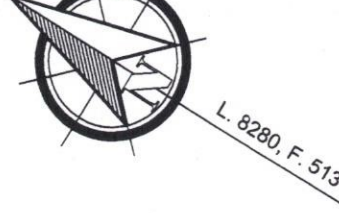
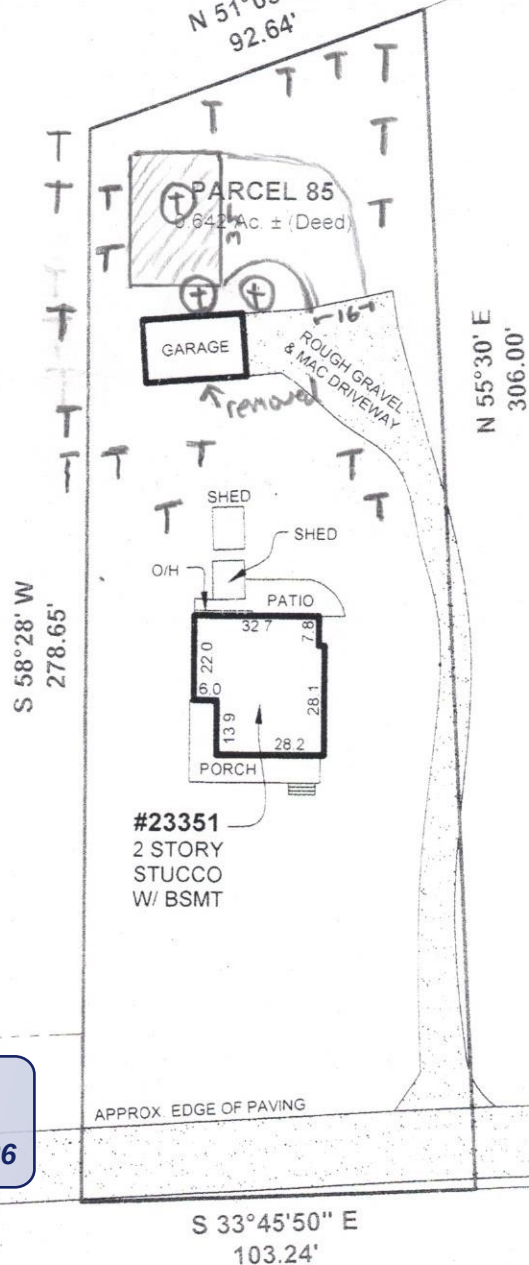
2 windows on side facing the house .

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By Laura DIPasquale at 9:29 pm, May 27, 2026

NOTE:
ENCROACHMENTS
MAY EXIST

Tree Removal



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NOTE:
PROPERTY MAY BE SUBJECT TO
EASEMENT ACQUISITION

DAVIS MILL ROAD

LOCATION DRAWING OF:

#23351 DAVIS MILL ROAD
PARCEL 85 TAX MAP FW11
N/F PROPERTY OF
CHRISTOPHER RUEGG & ANIKI STEENSEN
LIBER 8280, FOLIO 513
MONTGOMERY COUNTY, MARYLAND

LEGEND:

— FENCE
B/E - BASEMENT ENTRANCE
B/W - BAY WINDOW
BR - BRICK
BRL - BLDG. RESTRICTION LINE
BSMT - BASEMENT
C/S - CONCRETE STOOP
CONC - CONCRETE
D/W - DRIVEWAY
Ex - EXISTING
FR - FRAME
MAC - MACADAM
G - GATE
O/H - OVERHANG
PUE - PUBLIC UTILITY ESMT.
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A Land Surveying Company



DULEY
and
Associates, Inc.

Serving D.C. and MD.



14604 Elm Street, Upper Marlboro, MD 20772

NOTE:
ENCROACHMENTS
MAY EXIST

Proposed demolition
and new building
footprint

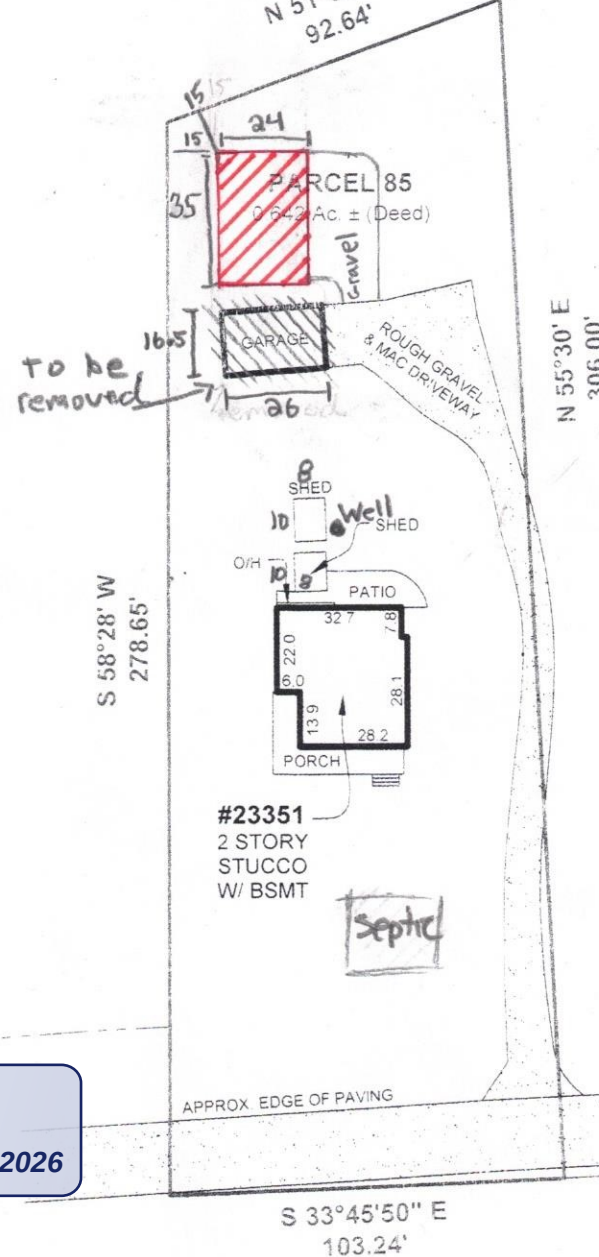
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NOTE:
THIS PARTY MAY BE SUBJECT TO
A FUTURE ACQUISITION



DAVIS MILL ROAD

LOCATION DRAWING OF:

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PARCEL 85 TAX MAP FW11
N/F PROPERTY OF
CHRISTOPHER RUEGG & ANIKI STEENSEN
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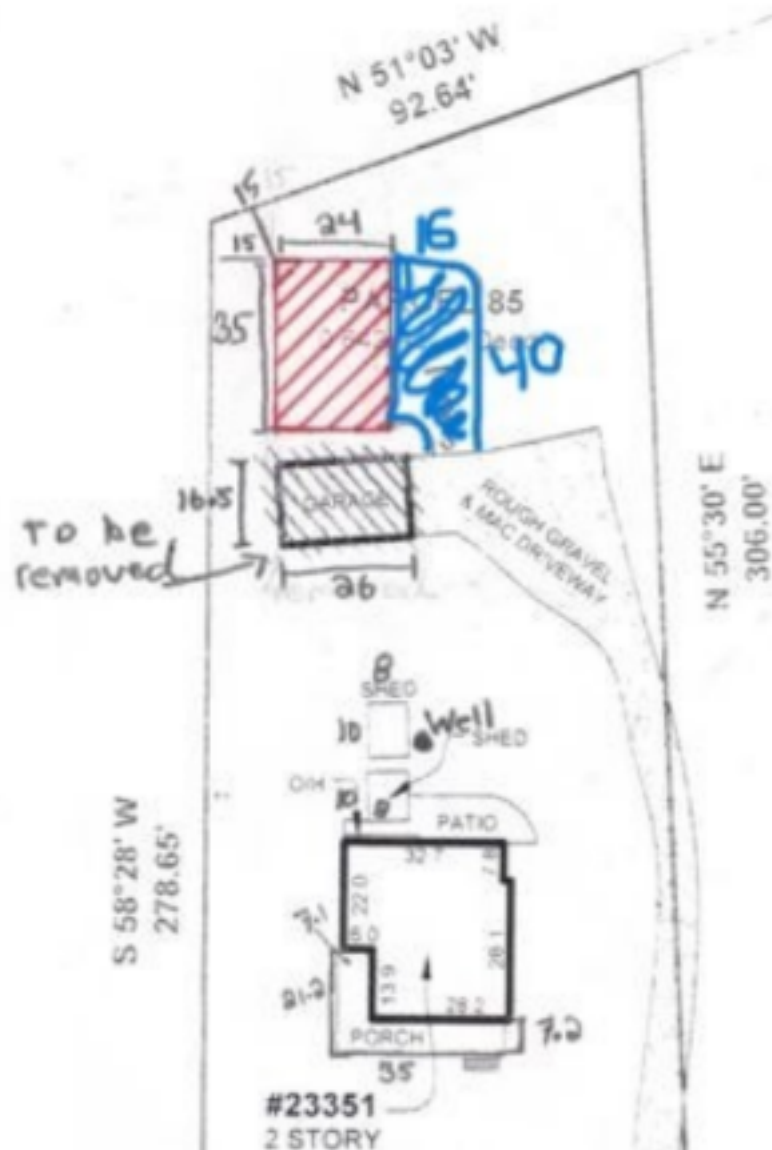
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Proposed Gravel Paving
= approx. 640 sqft



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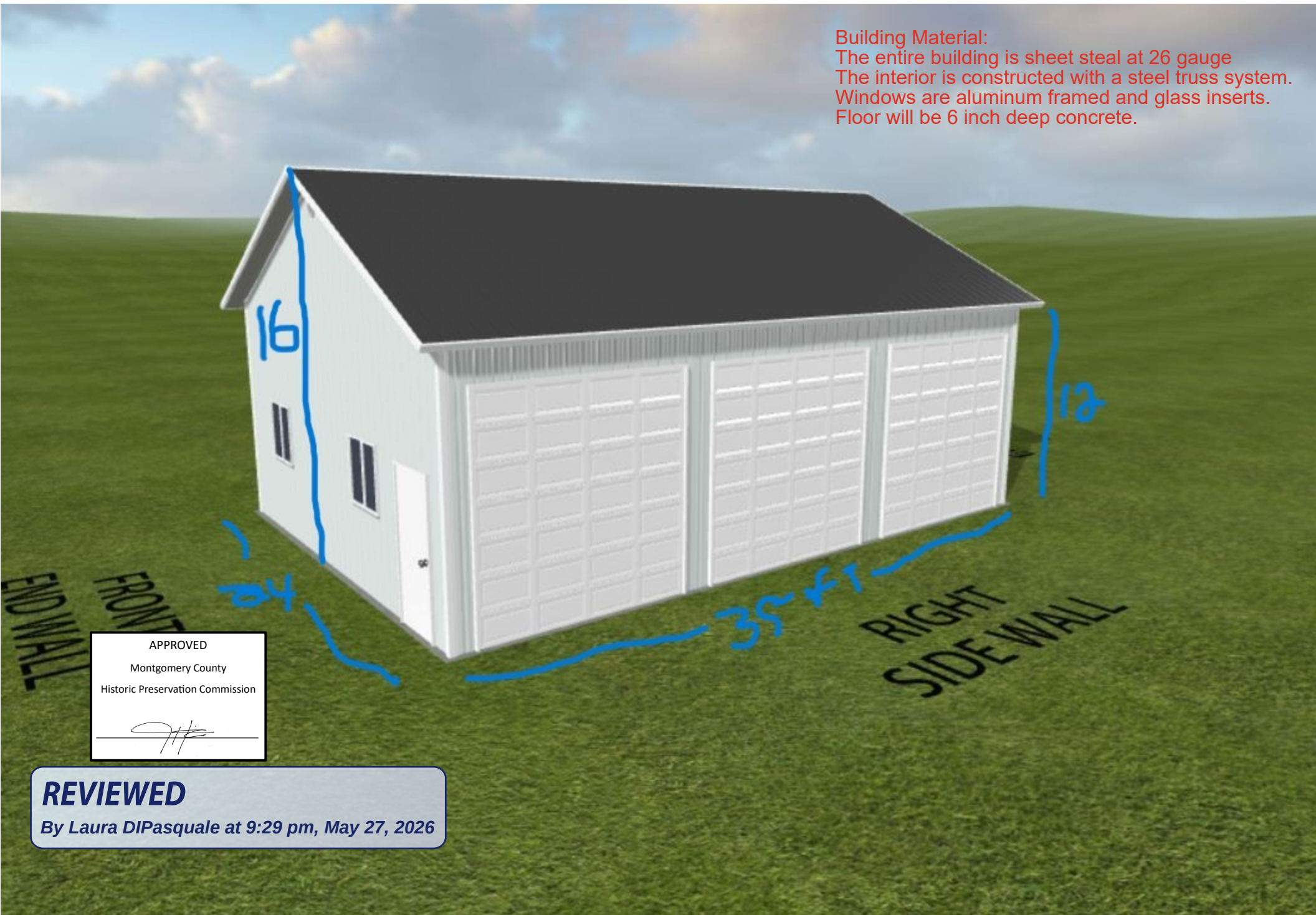
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Building Material:
The entire building is sheet steal at 26 gauge
The interior is constructed with a steel truss system.
Windows are aluminum framed and glass inserts.
Floor will be 6 inch deep concrete.



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

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FRONT
END WALL