

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5 Montgomery Ave., Takoma Park	Meeting Date:	12/04/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/27/2024
Applicant:	Leah Rood (Jesse Karpas/Tillerman Gardens, LLC, Agent)	Public Notice:	11/20/2024
Review:	HAWP	Tax Credit:	No
Case Number:	1091028	Staff:	Laura DiPasquale
Proposal:	Hardscape alteration and fence installation		

RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application:

1. The existing width of the driveway opening (approximately 16 feet) must be maintained for the first 20 feet from the sidewalk before widening to the full 20-foot width for the parking area.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1923

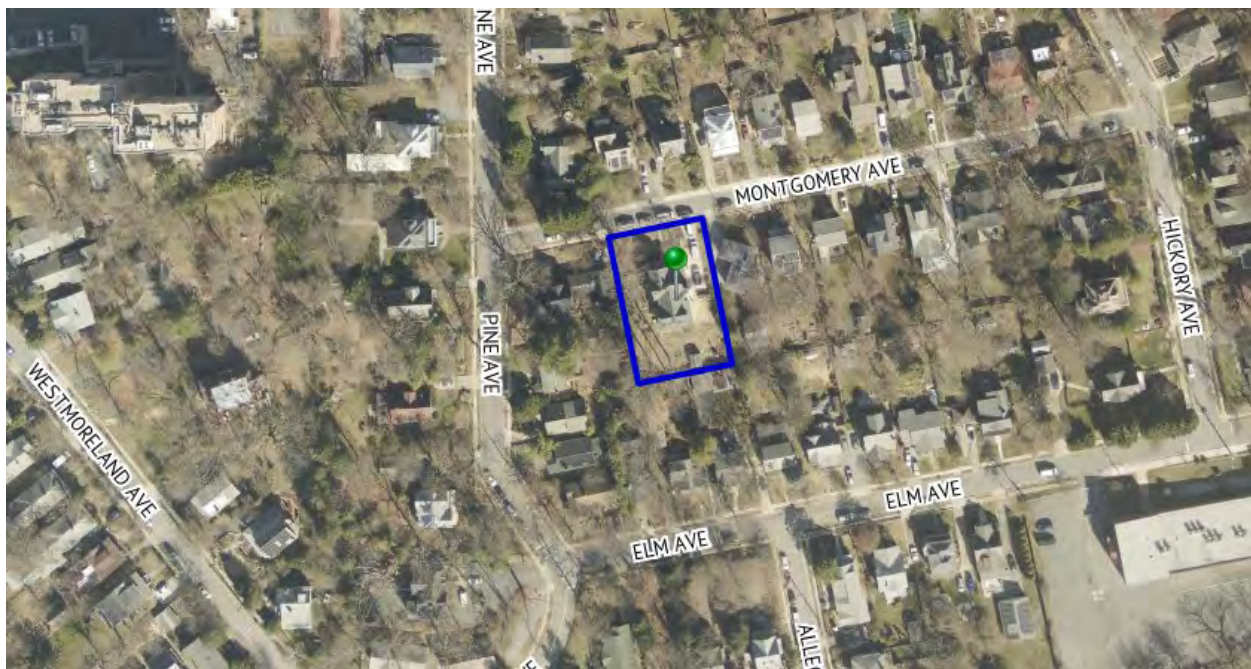


Figure 1: The location of the subject property, outlined in blue.



Figure 2: Front elevation of the subject property.



Figure 3: Side and front elevation of the subject property.

PROPOSAL

The applicant proposes to remove the existing cement driveway and walkways at the front of the property, install new pervious paving in a slightly modified footprint, and to install fencing around portions of the rear and front yards.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these four documents is outlined below.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

A majority of the buildings in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these buildings may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

Residential Areas

In Takoma Park, there are a number of elements which define the streetscape and building patterns.

- Use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street.
- Sidewalks and planting strips along the street.
- Orientation of driveways and parking areas to the rear and side of buildings.
- Extensive landscaping, including mature trees and flowering plants (e.g. azaleas).

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

STAFF DISCUSSION

Staff largely supports the proposed hardscape alterations and fencing and recommends approval with one condition, the existing width of the driveway opening (approximately 16 feet) be maintained for the first 20 feet from the sidewalk before widening to the full 20-foot width for the parking area.

Driveway

The applicant proposes to remove the existing 16-18 foot wide concrete driveway and install a new 20-foot wide blue stone gravel base with cobble paver border. Staff finds the proposed removal of impervious paving an improvement to the property and district, and that the proposed materials are compatible with the resource and the district. The application also removes the paving immediately adjacent to the house to allow for a planter bed, which staff finds is also an improvement to the existing condition.

Staff notes, however, that the proposed 20-foot wide pervious driveway is unusually wide for properties in the Takoma Park Historic District, where double-wide driveways with access from the primary façade are typically shared between two adjacent properties. Staff recommends that the driveway extend no wider than the width of the curb cut minus the apron until reaching the front edge of the walkway leading to the front porch (approximately 20 to 22 feet from the sidewalk), at which point the driveway could widen to the full 20-foot width. This modification would allow the proposal to retain “compatibility with existing patterns” of the streetscape per the *Design Guidelines*.

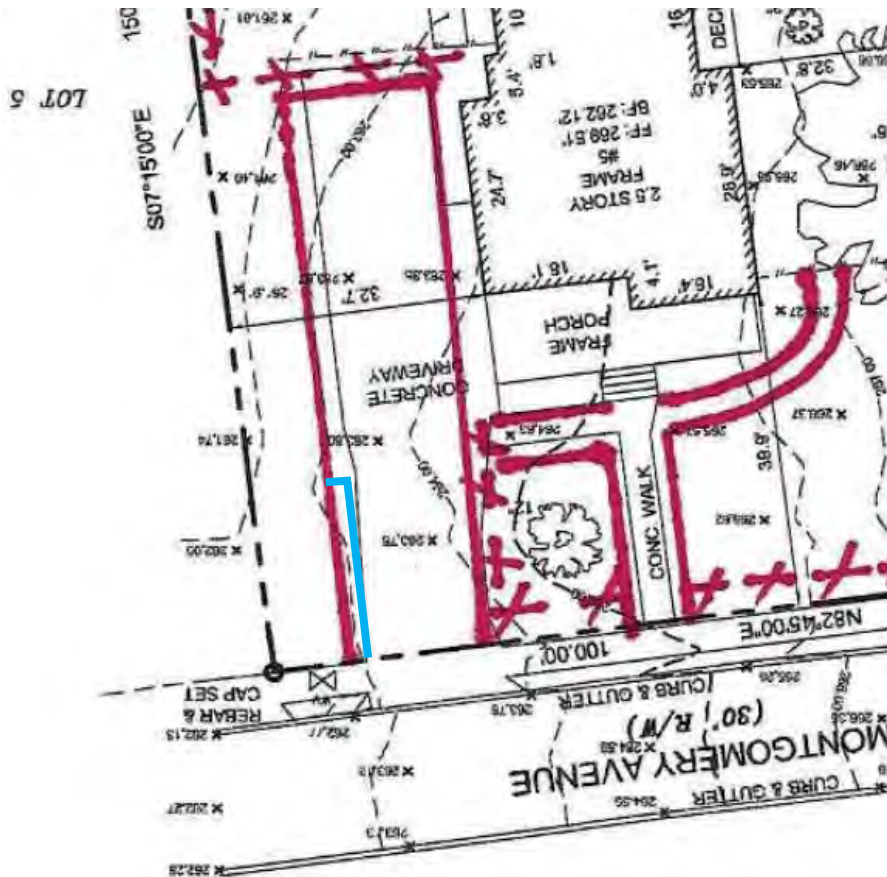


Figure 4: The proposed site plan showing the driveway and walkways (solid red lines) and staff-recommended modification (blue line).



Figure 5: Aerial measurements showing the width of the existing driveway opening. Staff recommends maintaining this width for the first 20 feet of the driveway from the sidewalk.



Figure 6: The approximate location of the new front corner of the driveway (red arrow). Staff recommends the existing driveway width (16-18 feet wide) be maintained for the first 20-22 feet before expanding to the full 20 foot width.

The HPC approved installation of a similarly-designed 20-foot wide parking pad at the rear of the property at 5 Columbia Avenue in 2022, but staff notes that the allowance for that project was predicated on the fact that it replaced an existing parking pad with the same dimensions and was located at the side rear and not adjacent to the façade.¹



Figure 7: Front elevation of 5 Columbia Avenue with a red arrow pointing to the location of the pad on the rear side (left), and the HPC-approved parking pad at 5 Columbia Avenue (right).

¹ HAWP application for tree removal, hardscaping alterations, and accessory structure construction at 5 Columbia Ave, Takoma Park, May 4, 2024: <https://montgomeryplanning.org/wp-content/uploads/2022/04/I.A-5-Columbia-Avenue-Takoma-Park-988107.pdf>

Walkways

Staff supports the proposed flagstone walkways with paver border as proposed. The existing concrete walkways are approximately three feet wide, while the proposed walkways are five feet wide between the street and front steps, and four feet wide leading to the driveway. Staff finds that the existing concrete walkways have no historical significance, so the proposal will not remove historic materials that characterize the property, satisfying *Standards 2 and 9*, and that the proposed materials and dimensions do not substantially alter the historic features of the property and are compatible with the historic property and district, in keeping with *Chapter 24A*.

Fencing

Staff supports the proposed four-foot tall painted wood four-board paddock-style fencing, which would extend around the front yard of the property, as well as portions of the rear yard. Staff finds that the proposed height, material, and design of the fencing is in keeping with the *Design Guidelines*, which identify the occasional use of fences to define the front yards of properties in the district and separate them from the street as typical of the district. Staff also finds that the proposed fencing is in keeping with *Standards 2 and 9* in that it will not destroy historic materials or spatial relationships that characterize the property, and is compatible in massing and materials to protect the integrity of the property. If removed in the future, the proposed fence would also leave the integrity of the property unimpaired, satisfying *Standard 10*.



Figure 8: Example of the proposed fencing type and site plan showing the location of the fencing (red Xs)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application;

1. The existing width of the driveway opening (approximately 16 feet) must be maintained for the first 20 feet from the sidewalk before widening to the full 20-foot width for the parking area;

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal, as modified by the condition, will not substantially alter the exterior features of the historic resource and is

compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other:

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Work description HAWP

Historic Area Work Permit # 1091028

Driveway, walkway and fence installation

For:

Leah Rood / Justin Rood

5 Montgomery Ave

Takoma Park MD 20912

Removal of concrete driveway and Replace with gravel base, topped with stone dust and bordered with cobble pavers.

We will use a track loader to break the concrete and an excavator to remove the broken existing driveway.

20' x 70' driveway

4" of #57 blue stone gravel base.

Topped with 2" of blue stone dust and bordered with 6x9 cobble pavers.

Charcoal grey cobble paver border 9" wide laid horizontally around perimeter.

All trees near the work zone will have orange protective fencing around them.

Removal of existing concrete front walkways and replace with PA flagstone and bordered with cobble pavers.

Using a hand help jackhammer to remove concrete walkways.

PA flagstones bordered with 6x9 cobble pavers.

Main walkway 5' wide (2 - 24" x 36" flagstones vertically laid side by side, bordered by 6x9 pavers)

Side walkway to driveway 4' wide (1 - 24" x 36" flagstone laid horizontally bordered by 6x9 pavers)

All trees near the work zone will have orange protective fencing around them.

Install new Paddock style fence.

4ft tall, 4 horizontal boards spaced 4" apart. 4x4" boards with 4x4 posts.

Pressure treated pine boards painted white.

Install fence just inside property line along front of house and right side.

Additional fencing at back of driveway and another just inside the back left property line.

2 Single gates 5' wide and 4' wide at the walkways.

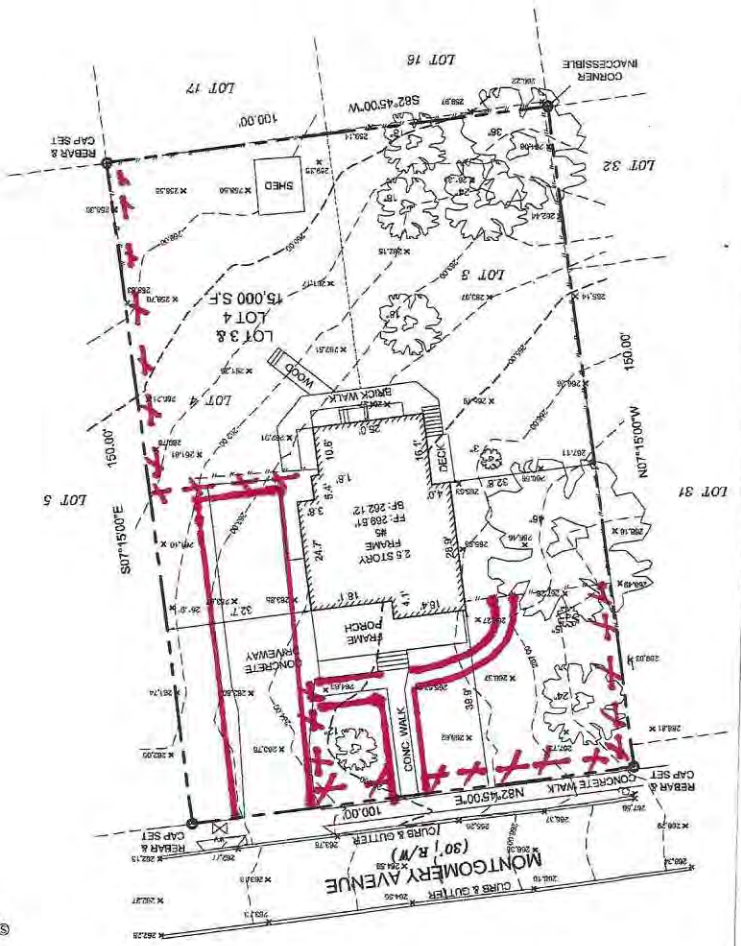
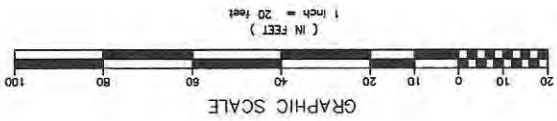
A single 36" gate and a double gate 8' wide at back of driveway.











- LEGEND**
- ☉ TREE
 - GUY WIRE
 - UTILITY POLE
 - ⊙ SEWER MANHOLE
 - ⊗ WATER VALVE / METER
 - PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE

NOTES:
 1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
 2. SUBJECT TO ALL EASEMENTS ON RECORD.
 3. THE VERTICAL DATUM SHOWN HEREON IS NAVD83.

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE, SKILL AND BELIEF, THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.

DATE _____ SURVEYOR _____

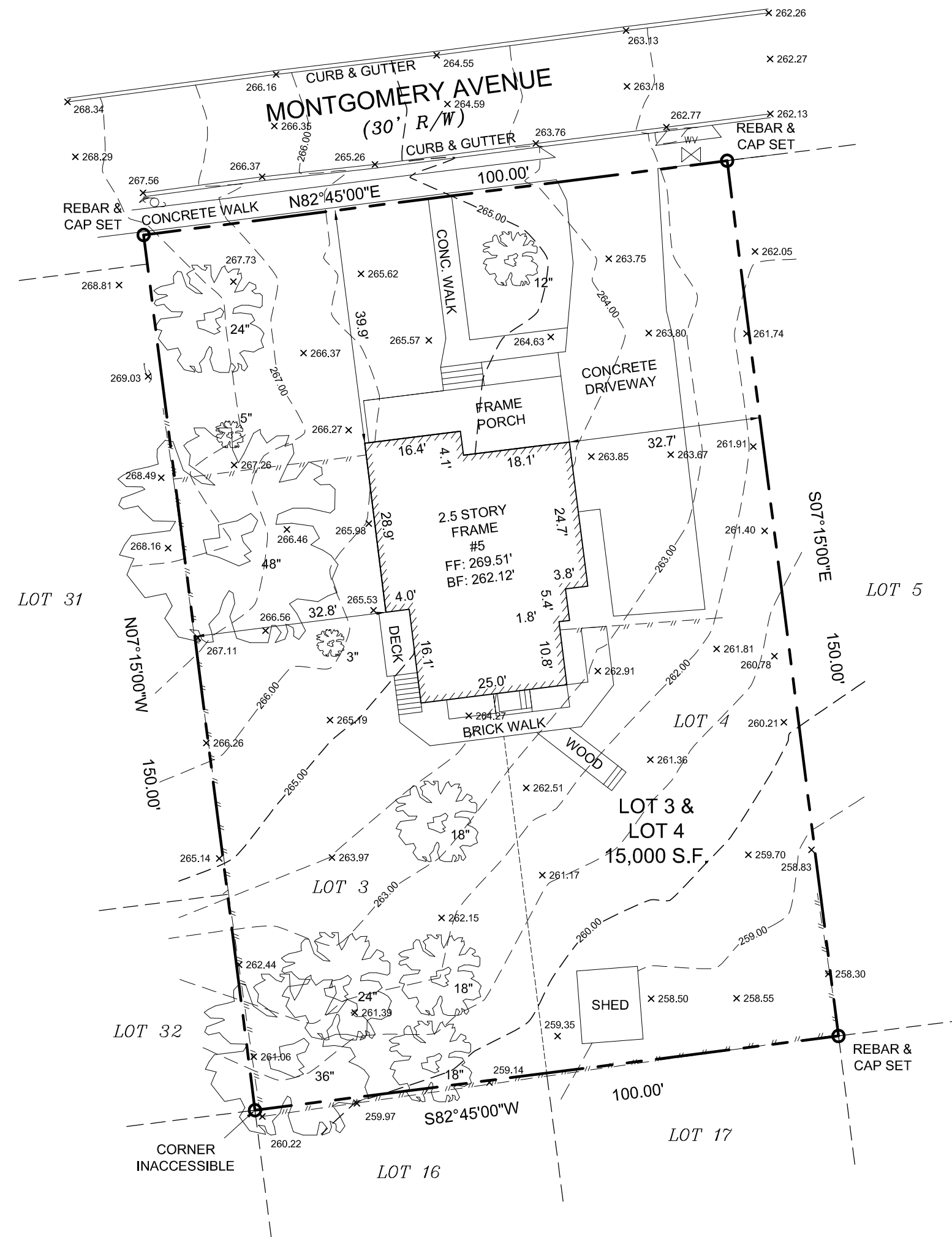
BOUNDARY & TOPOGRAPHIC SURVEY
LOT 3 & LOT 4: BLOCK 17
PLAT 4 @ 2
MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'
 DATE: 8/2/22

REAL ESTATE SURVEYORS & DEVELOPERS, LLC
 14000 BELL LANE
 SUITE 100
 ROCKVILLE, MD 20850
 TEL: (301) 984-1100 FAX: (301) 984-3108

ADDRESS: 5 MONTGOMERY AVENUE
TAKOMA PARK, MD 20912

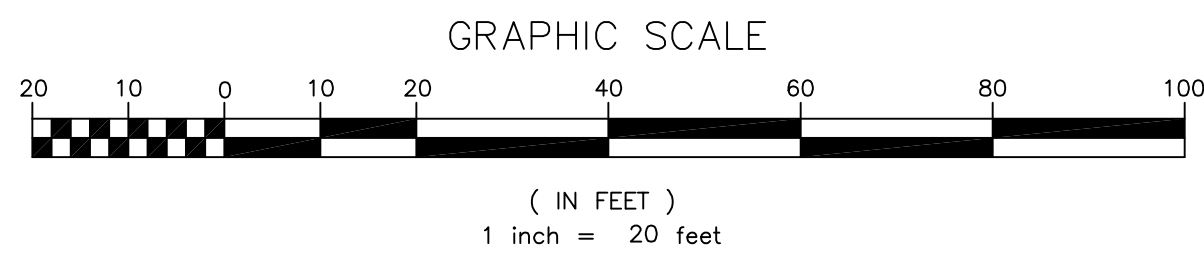
RIM: 270.52'

RIM: 261.16'



LEGEND

- TREE
- GUY WIRE
- UTILITY POLE
- SEWER MANHOLE
- WATER VALVE / METER
- PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE



NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
2. SUBJECT TO ALL EASEMENTS ON RECORD.
3. THE VERTICAL DATUM SHOWN HEREON IS NAVD88.

DRAWN BY: DS
FILE: #5 MONTGOMERY AVENUE T

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

FITZROY J. BERTRAND
SURVEYOR

DATE

BOUNDARY & TOPOGRAPHIC SURVEY
LOT 3 & LOT 4: BLOCK 17
B.F. GILBERTS ADDITION TO TAKOMA PARK
PLAT: A @ 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DATE: 8/2/22

REAL ESTATE SURVEYORS & DEVELOPERS, LLC
Residential, Commercial, Industrial and Land
WWW.RESDLLC.COM
LAUREL LAKES EXECUTIVE PARK
8325 CHERRY LANE
LAUREL, MARYLAND 20707
TEL: (301)604-3105 FAX: (301)604-3108

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PAVER

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BELGARD
PAVES THE WAY™





LONDON COBBLE™

PAVER

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🔥 CROFTON SERIES



FOSSIL BEIGE



SABLE BLEND



CHARCOAL ACCENT*

*Accent colors only available in 6 x 9

🔥 RICHMOND SERIES



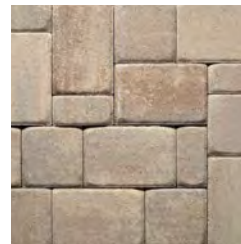
CHESAPEAKE



JAMES RIVER



JEFFERSON



POTOMAC



CHOCOLATE ACCENT*



MIDNIGHT ACCENT*

📍 FEATURES & BENEFITS

- Clean lines and an architectural appearance
- Classic style perfectly suited for almost any aesthetic and application
- Gently rounded corners with smooth pillow-top surface
- Multi-piece system with accent options available on separate pallet

📦 SHAPES & SIZES

3-PIECE MODULAR



3 x 6 x 2 $\frac{3}{8}$



6 x 6 x 2 $\frac{3}{8}$



6 x 9 x 2 $\frac{3}{8}$

6 X 9 ACCENT



6 x 9 x 2 $\frac{3}{8}$





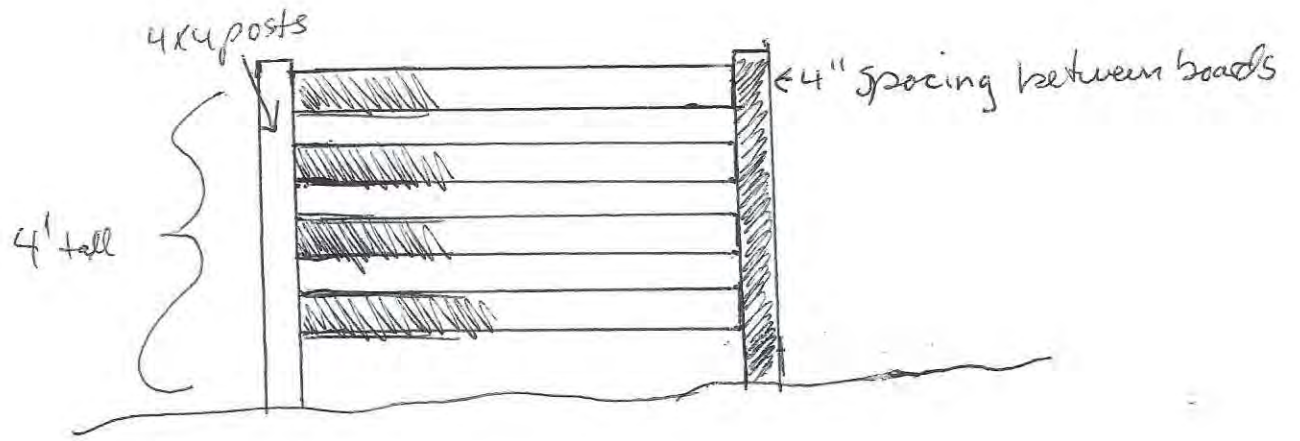


Pressure treated Pine Lumber

1" x 5/4" x 8' - Boards - Horizontal - w/ 4" spacing - galvanized nails

4" x 4" posts
paint white

HAWP # 1091028
fence spec:





Tree Impact Assessment :: W012485-110124

From Online Customer Service Center <TakomaParkMD@mycusthelp.com>

Date Wed 11/6/2024 1:54 PM

To jessek tillermangardens.com <jessek@tillermangardens.com>



11/06/2024

APPLICATION NUMBER [W012485-110124](#)

Jesse Karpas
10205 Riggs Rd
Adelphi, MD 20783

RE: Tree Impact Assessment Request
Reference Number: W012485-110124
5 Montgomery Ave
Takoma Park MD 20912

Dear Jesse Karpas:

This letter is in response to the Request for Tree Impact Assessment received on 11/1/2024. After my inspection I have determined that the work described in your submission does not require a Tree Protection Plan Permit. Please ensure that there are no changes or additions to your plan that would required further review through the Tree Impact Assessment process.

If you have any questions, please contact the Urban Forest Manager by replying to this email.

Want free trees for your property?

The City's Tree Takoma program offers free tree planting consultations and installations.

Any private property in the City of Takoma Park can participate in this program.