



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: January 23, 2022

### MEMORANDUM

TO: Ehsan Motazedi, Acting DPS Director & Deputy Director  
Department of Permitting Services

FROM: Winnie Cargill  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1017912 - Roof Replacement

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

The HPC staff has reviewed and stamped the attached construction drawings.

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: Gregory Dalfonzo  
Address: 7209 Holly Ave., 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 Winnie Cargill at 301.495.2108 or [winnie.cargill@montgomeryplanning.org](mailto:winnie.cargill@montgomeryplanning.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1017912 at: 7209 Holly Avenue, Takoma Park

submitted on: 1/9/2023

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 Christina Cargill on 1/25/2023. The approval memo and stamped drawings follow.



**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:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> 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.

\_\_\_\_\_  
*Deyoung Dalfonso*  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

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:



**REVIEWED**

*By Winnie Cargill at 1:23 pm, Jan 23, 2023*

**REVIEWED**

*By Winnie Cargill at 8:12 am, Jan 25, 2023*



Work Item 1: \_\_\_\_\_

Description of Current Condition:

APPROVED  
Montgomery County  
Historic Preservation Commission



Proposed Work:

**REVIEWED**  
*By Winnie Cargill at 1:23 pm, Jan 23, 2023*

**REVIEWED**  
*By Winnie Cargill at 8:13 am, Jan 25, 2023*

Work Item 2: \_\_\_\_\_

Description of Current Condition:

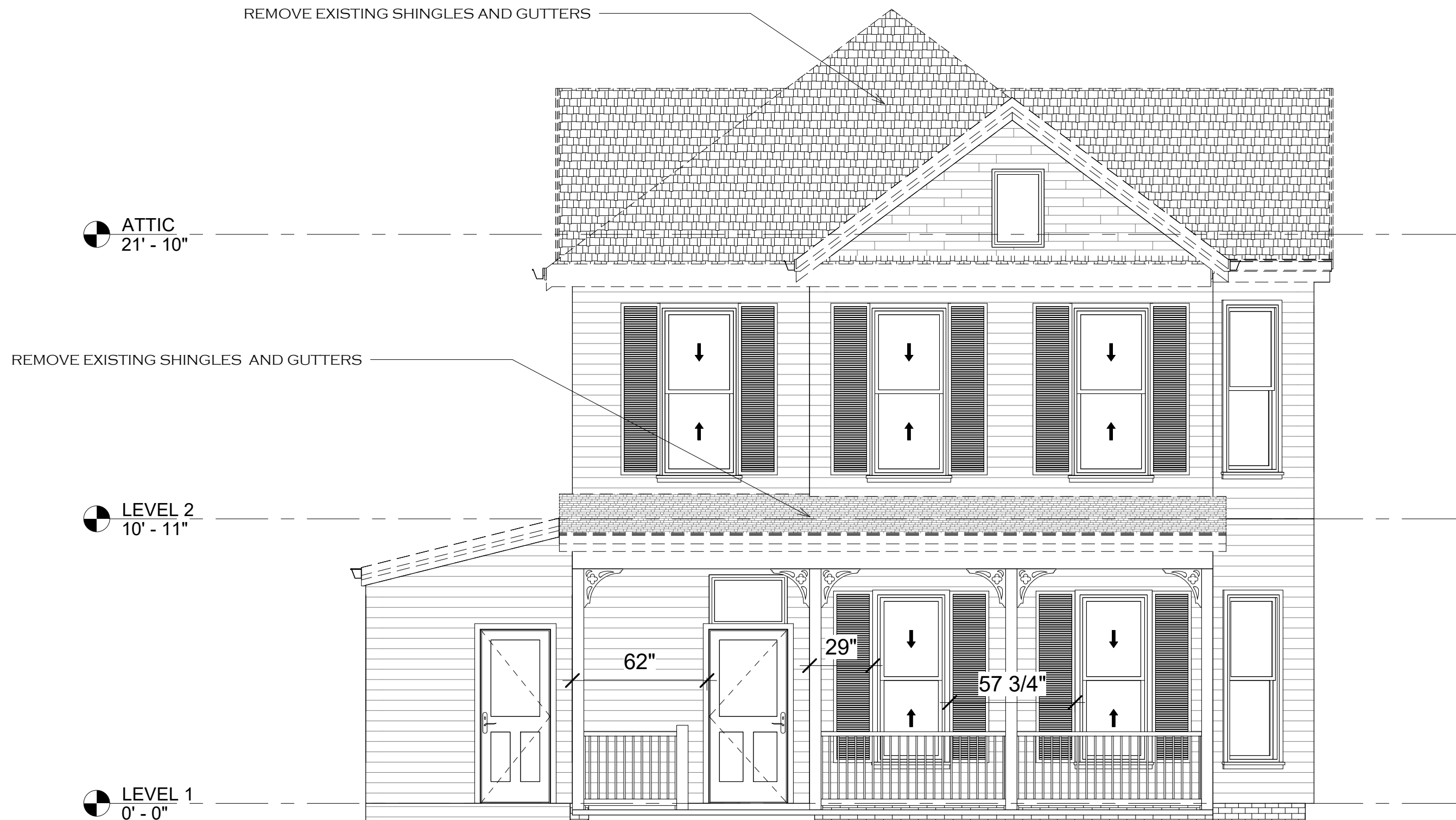
Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Keynote Legend	
Key Value	Keynote Text

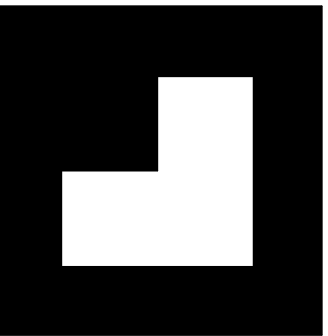


① WEST ELEVATION DEMO  
1/4" = 1'-0"



**REVIEWED**  
By Winnie Cargill at 1:26 pm, Jan 23, 2023

**REVIEWED**  
By Winnie Cargill at 8:13 am, Jan 25, 2023



The above drawings and specifications, and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific and intended use herein without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.

**LEVINE GROUP**  
ARCHITECTS + BUILDERS  
301.585.4848  
fax 301.585.4207  
8639B 16th Street  
Ste. 278  
Silver Spring, MD 20910

Phase	HAWP
Date	January 9, 2023
Scale	1/4" = 1'-0"
Drawn By	Author
Revision	

**Raskin Roof Replacement**  
7209 Holly Ave, Takoma Park, MD  
20912

DEMO  
ELEVATION

AD-001

Keynote Legend	
Key Value	Keynote Text

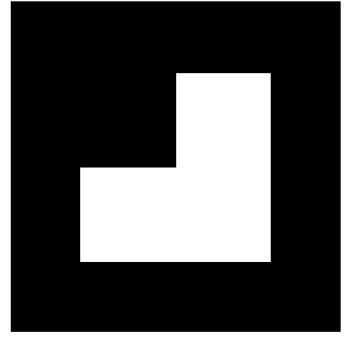
APPROVED  
Montgomery County  
Historic Preservation Commission



**REVIEWED**  
By Winnie Cargill at 8:13 am, Jan 25, 2023



① SOUTH ELEVATION DEMO  
1/4" = 1'-0"



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DEMO  
ELEVATION

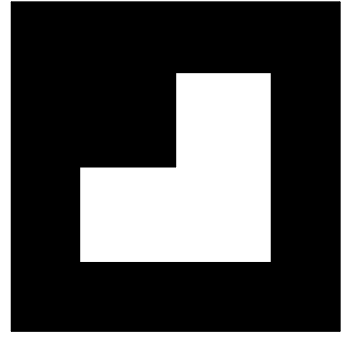
AD-002

Keynote Legend	
Key Value	Keynote Text

APPROVED  
Montgomery County  
Historic Preservation Commission



**REVIEWED**  
By Winnie Cargill at 8:13 am, Jan 25, 2023



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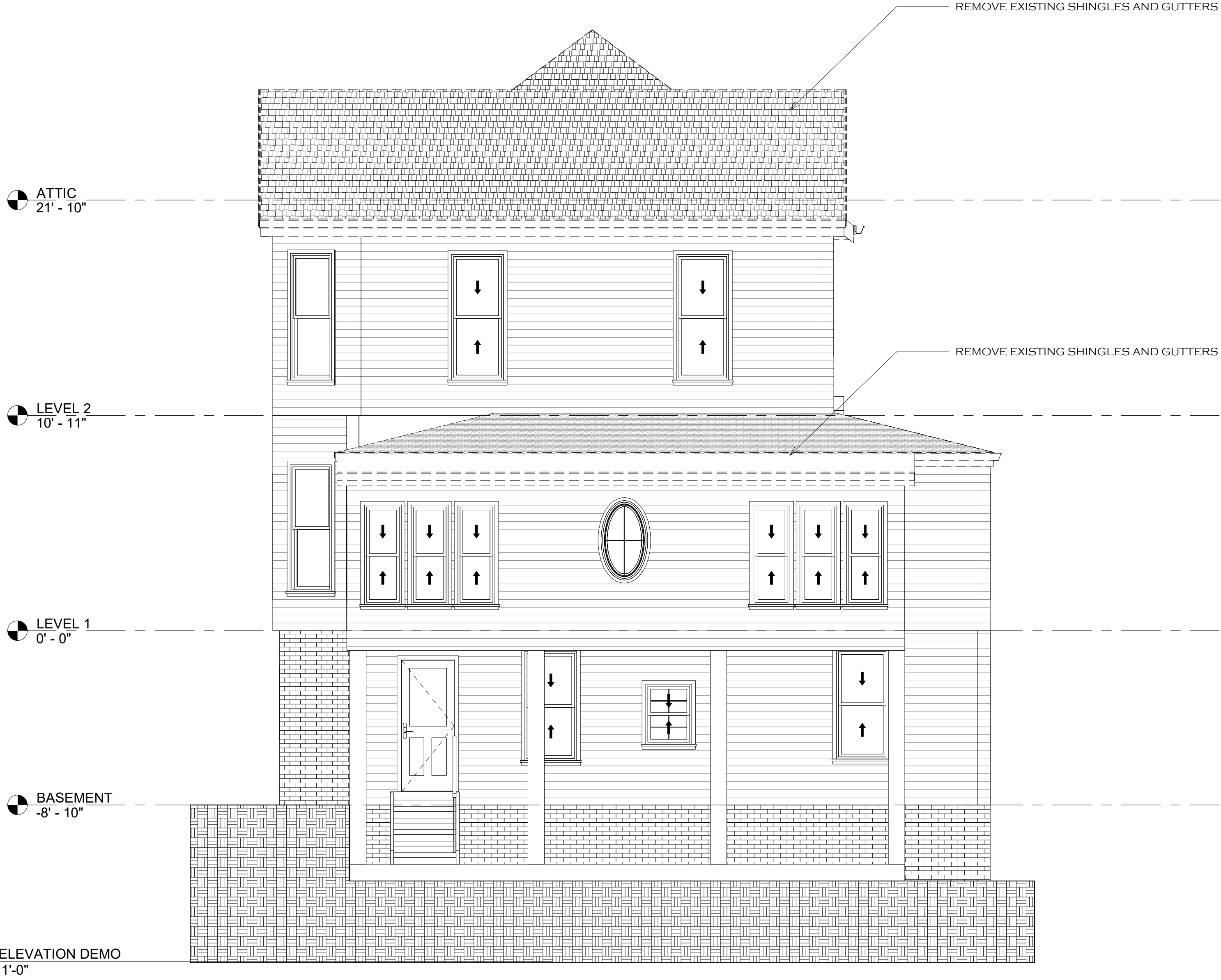
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**DEMO  
ELEVATION**

**AD-003**



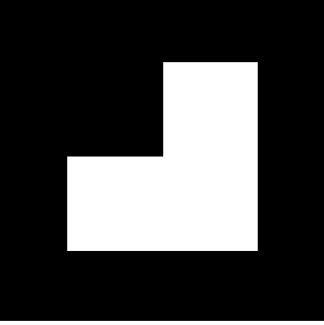
① EAST ELEVATION DEMO  
1/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text

REMOVE EXISTING SHINGLES AND GUTTERS



**REVIEWED**  
By Winnie Cargill at 8:13 am, Jan 25, 2023



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**DEMO ELEVATION**

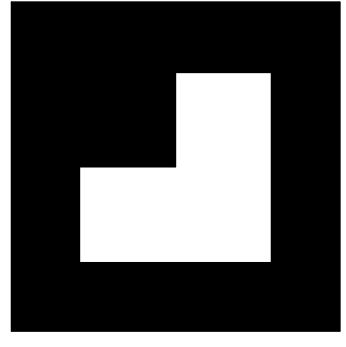
**AD-004**

BASEMENT  
-8' -10"

BASEMENT  
-8' -10"

1 NORTH ELEVATION DEMO  
1/4" = 1'-0"





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EXISTING  
 PHOTOGRAPHS

AD-005



Keynote Legend	
Key Value	Keynote Text



**REVIEWED**  
By Winnie Cargill at 8:14 am, Jan 25, 2023

NEW CERTAINTED LADMARK PRO  
FIBERGLASS SHINGLES IN  
WEATHERED WOOD WITH NEW  
ALUMINUM OGEE GUTTERS

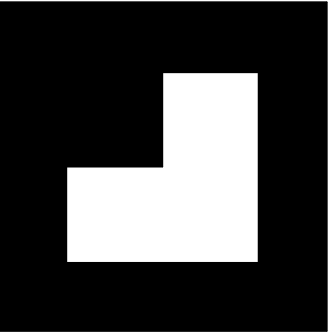
ATTIC  
21' - 10"

NEW CERTAINTED LADMARK PRO  
FIBERGLASS SHINGLES IN  
WEATHERED WOOD WITH NEW  
ALUMINUM OGEE GUTTERS

LEVEL 2  
10' - 11"

LEVEL 1  
0' - 0"

① WEST ELEVATION  
1/4" = 1'-0"



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Revision	

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**PROPOSED  
ELEVATION**

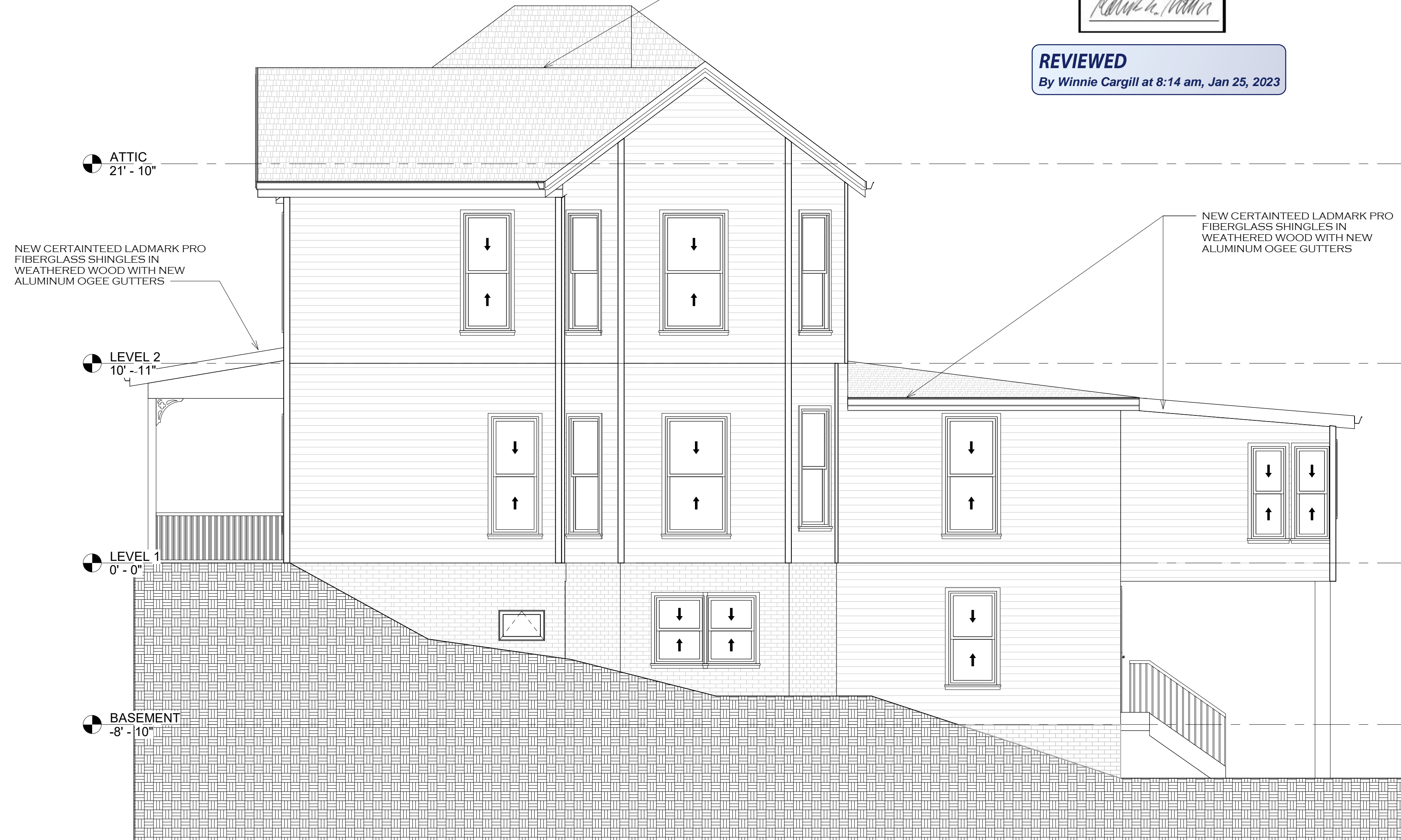
**A-001**

Keynote Legend	
Key Value	Keynote Text

NEW CERTAINTED LADMARK PRO  
FIBERGLASS SHINGLES IN  
WEATHERED WOOD WITH NEW  
ALUMINUM OGEE GUTTERS



**REVIEWED**  
By Winnie Cargill at 8:14 am, Jan 25, 2023



NEW CERTAINTED LADMARK PRO  
FIBERGLASS SHINGLES IN  
WEATHERED WOOD WITH NEW  
ALUMINUM OGEE GUTTERS

ATTIC  
21' - 10"

NEW CERTAINTED LADMARK PRO  
FIBERGLASS SHINGLES IN  
WEATHERED WOOD WITH NEW  
ALUMINUM OGEE GUTTERS

LEVEL 2  
10' - 11"

LEVEL 1  
0' - 0"

BASEMENT  
-8' - 10"

① SOUTH ELEVATION  
1/4" = 1'-0"

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**PROPOSED  
ELEVATION**

**A-002**

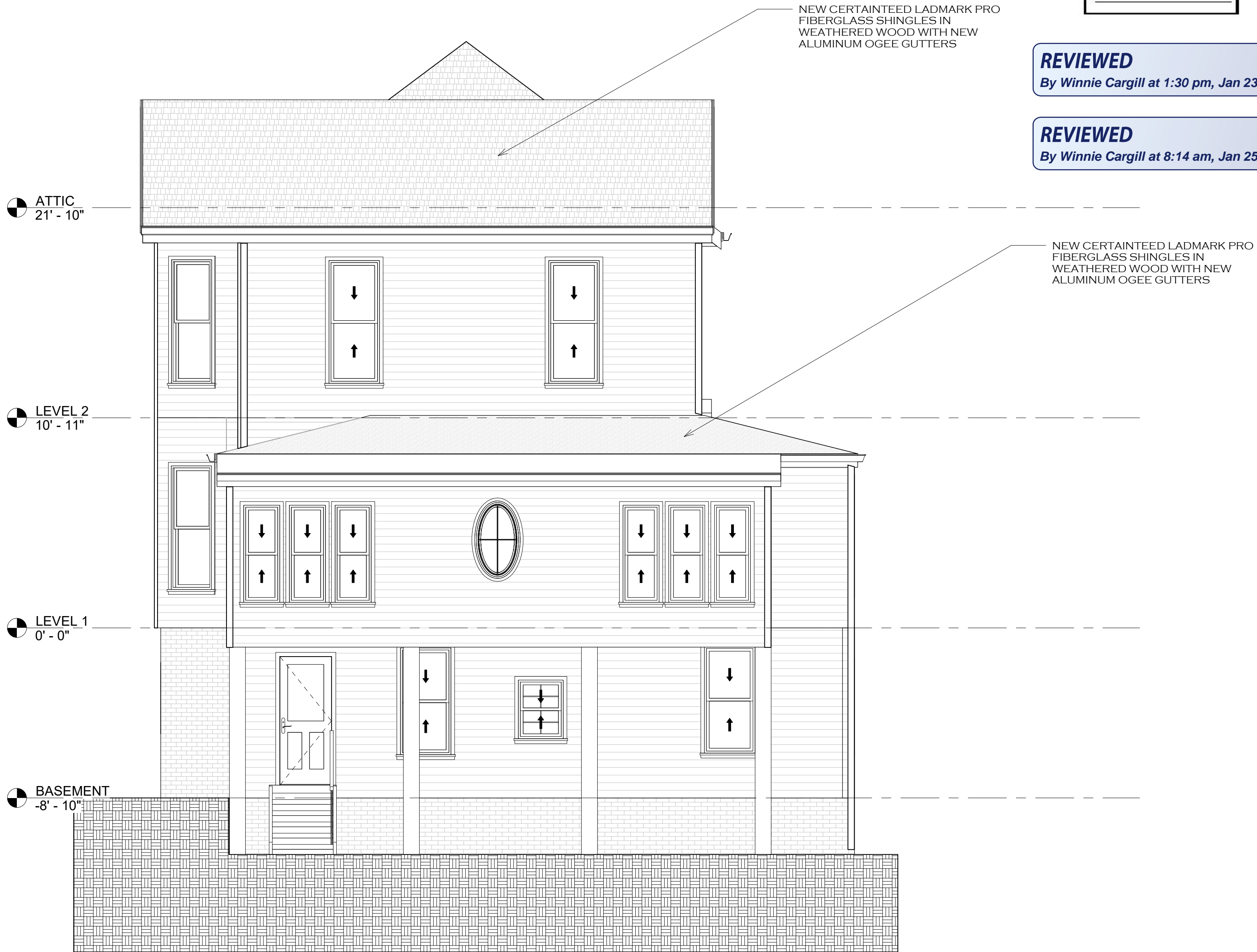


Keynote Legend	
Key Value	Keynote Text



**REVIEWED**  
By Winnie Cargill at 1:30 pm, Jan 23, 2023

**REVIEWED**  
By Winnie Cargill at 8:14 am, Jan 25, 2023



① EAST ELEVATION  
1/4" = 1'-0"

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**PROPOSED ELEVATION**

**A-003**

Keynote Legend	
Key Value	Keynote Text

APPROVED  
Montgomery County  
Historic Preservation Commission



**REVIEWED**  
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NEW CERTAINEED LADMARK PRO  
FIBERGLASS SHINGLES IN  
WEATHERED WOOD WITH NEW  
ALUMINUM OGEE GUTTERS

NEW CERTAINEED LADMARK PRO  
FIBERGLASS SHINGLES IN  
WEATHERED WOOD WITH NEW  
ALUMINUM OGEE GUTTERS

NEW CERTAINEED LADMARK PRO  
FIBERGLASS SHINGLES IN  
WEATHERED WOOD WITH NEW  
ALUMINUM OGEE GUTTERS

ATTIC  
21' - 10"

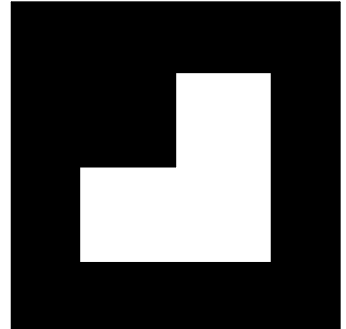
LEVEL 2  
10' - 11"

LEVEL 1  
0' - 0"

BASEMENT  
-8' - 10"



① NORTH ELEVATION  
1/4" = 1'-0"



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**PROPOSED  
ELEVATION**

**A-004**











