



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: May 1, 2024

### MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting  
Services  
FROM: Chris Berger  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission Historic  
SUBJECT: Area Work Permit #1065202 - Porch 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: Mary Hanisco  
Address: 7207 Maple 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 Chris Berger at 301-495-4571 or [chris.berger@montgomeryplanning.org](mailto:chris.berger@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;

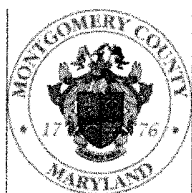
Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

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 Christopher J. Berger on \_\_\_\_\_. The approval memo and stamped drawings follow.



# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# 1065202  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Mary Hanisco  
Address: 7207 Maple Ave  
7815210144  
Daytime Phone: \_\_\_\_\_

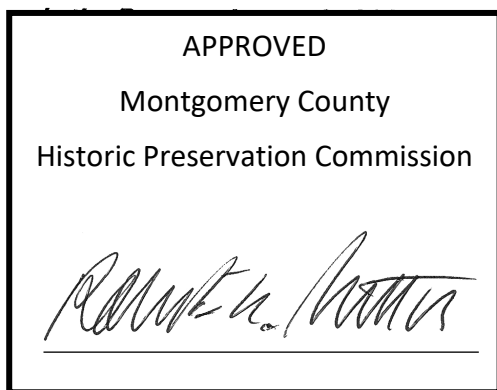
E-mail: Hanisco\_family@me.com  
City: Takoma Park Zip: 20912  
Tax Account No.: 13 01074858

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_  
Takoma Park



Historic District? Yes/District Name \_\_\_\_\_  
No/Individual Site Name \_\_\_\_\_  
Easement/Trust/Environmental Easement on the Property? If YES, include a copy of the Easement Holder supporting this application.  
Permit Examiner Approvals /Reviews Required as part of this Application? (if YES, include information on these reviews as well as, etc.?)

**REVIEWED**  
By Chris Berger at 11:32 am, May 01, 2024

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 checked="" 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.

Mary Hanisco  
Signature of owner or authorized agent

4-16-2024  
Date

Work Item 1: Front porch roof

Description of Current Condition:  
Leaking shingles, needs replacement.

Proposed Work:  
Replace shingles (no longer manufactured; also not recommended for a nearly flat roof) with either a TPO membrane or metal roof.

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

Description of Current Condition:

Proposed Work:

APPROVED  
Montgomery County  
Historic Preservation Commission  


**REVIEWED**  
By Chris Berger at 11:32 am, May 01, 2024

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

Description of Current Condition:

Proposed Work:

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

The house is a Queen Anne style built in 1894, located in the historic district of Takoma Park.

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

Replacing the roof of just the front porch.

APPROVED

Montgomery County

Historic Preservation Commission



**REVIEWED**

By Chris Berger at 11:32 am, May 01, 2024

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

Owner's mailing address  
7207 Maple Ave  
Takoma Park MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Peter Mancoll  
7209 Maple Ave  
Takoma Park MD 20912

APPROVED

Montgomery County

Historic Preservation Commission



**REVIEWED**

By Chris Berger at 11:32 am, May 01, 2024

7207 Maple Ave  
Porch/roof photographs



APPROVED

Montgomery County  
Historic Preservation Commission

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By Chris Berger at 11:32 am, May 01, 2024

7207 Maple Ave  
Porch/roof photographs



APPROVED

Montgomery County  
Historic Preservation Commission

Handwritten signature of Robert H. Adams

**REVIEWED**

By Chris Berger at 11:32 am, May 01, 2024



7207 Maple Ave  
Porch/roof photographs



APPROVED  
Montgomery County  
Historic Preservation Commission



*Robert H. Potter*

**REVIEWED**  
By Chris Berger at 11:32 am, May 01, 2024

7207 Maple Ave  
Porch/roof photographs



APPROVED

Montgomery County  
Historic Preservation Commission

A handwritten signature in black ink, appearing to read "Robert H. Berger". The signature is written in a cursive style and is positioned above a horizontal line.

**REVIEWED**

By Chris Berger at 11:32 am, May 01, 2024

7207 Maple Ave  
Porch/roof photographs



APPROVED

Montgomery County  
Historic Preservation Commission



**REVIEWED**

*By Chris Berger at 11:32 am, May 01, 2024*

7207 Maple Ave  
Porch/roof photographs



APPROVED

Montgomery County

Historic Preservation Commission



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7207 Maple Ave  
Porch/roof photographs



APPROVED

Montgomery County  
Historic Preservation Commission



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**REVIEWED**

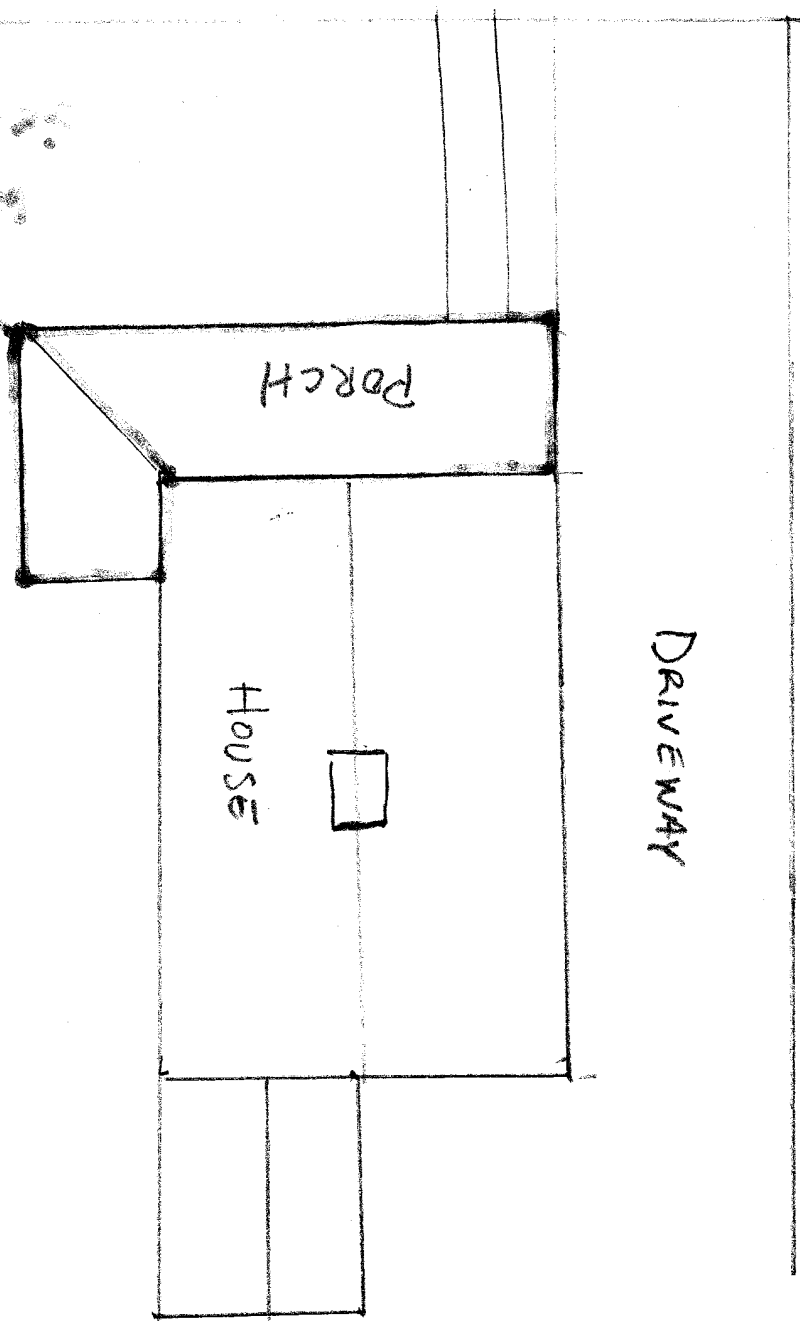
*By Chris Berger at 11:32 am, May 01, 2024*

MAPLE STREET

MAPLE STREET

Handwritten notes: "10' x 10' porch", "10' x 10' porch", "10' x 10' porch"

Handwritten mark: "21"



APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Robert H. [Signature]*

**REVIEWED**  
 By Chris Berger at 11:32 am, May 01, 2024

**E. Delcid Home Improvement LLC**  
Roofing, Siding & Gutters Lic # 05-135399  
1817 Franwall Avenue  
Silver Spring MD, 20902  
301-906-9223 |E.delcid1818@gmail.com

**Name:** Mary Hanisco

**Address:** 7207 Maple Ave, Takoma Park, MD 20912

**Estimate for Front Porch:**

1. Remove 4<sup>00</sup> square feet of shingles.
2. Inspect all wood to ensure it is in good condition.
3. In the event of wood damage, it will be replaced. Additional charges of \$5.00 per linear foot will apply for the replacement.
4. Apply winterguard in the bottom area.
5. Install Standing Seam Metal (17-inch white panels, available in a color to be determined).

↓  
slate gray

**Total Price:** \$7,860.

**Down Payment:** 0.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to the standards of practice. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingents upon strike, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workman's compensation insurance.

\_\_\_\_\_  
Homeowner/Customer Signature

\_\_\_\_\_  
Name of Customer/Homeowner

\_\_\_\_\_  
Date of Acceptance:

\_\_\_\_\_  
Contractor Signature (Elmer Del Cid)

APPROVED  
Montgomery County  
Historic Preservation Commission

  
\_\_\_\_\_

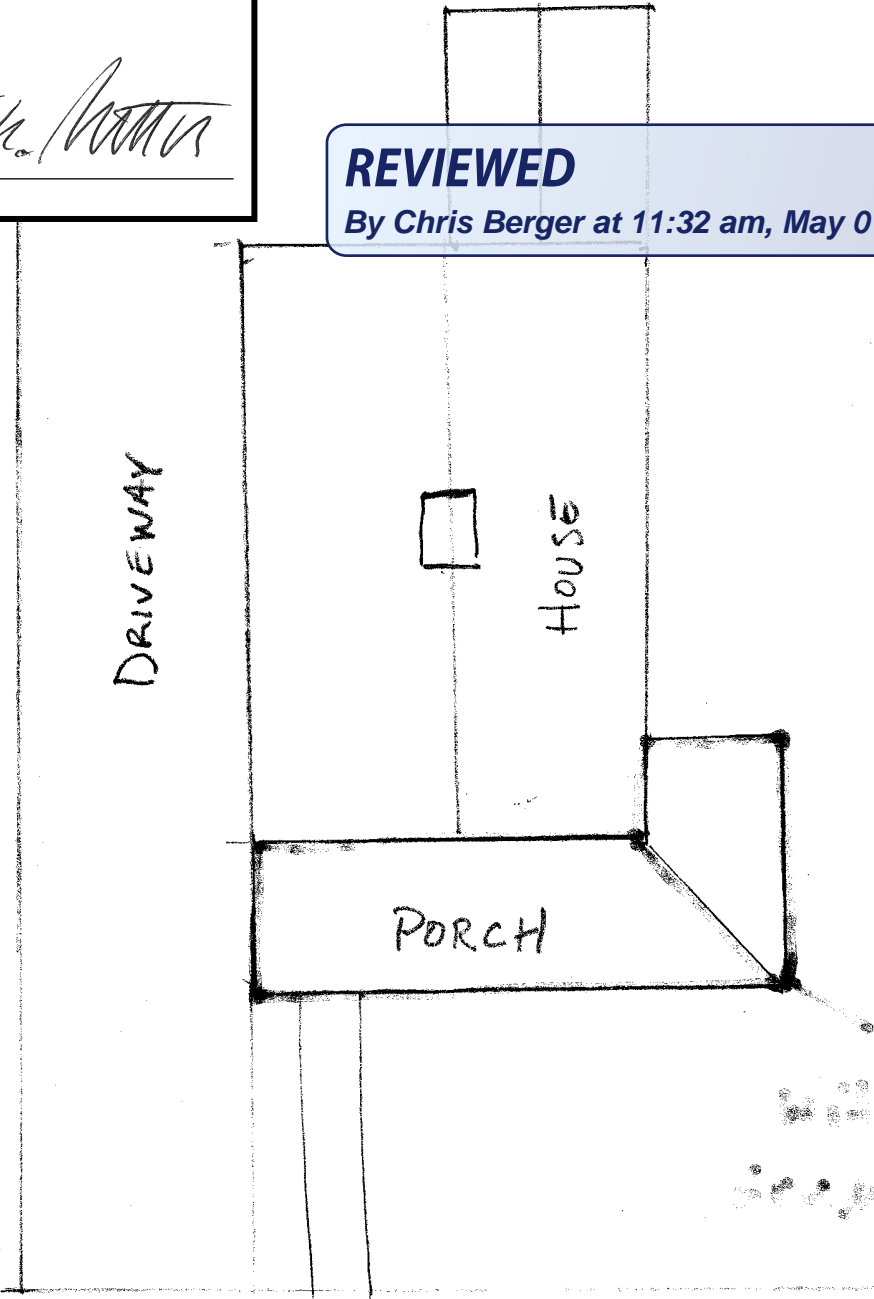
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APPROVED  
Montgomery County  
Historic Preservation Commission

*Ronald A. Potter*

**REVIEWED**  
By Chris Berger at 11:32 am, May 01, 2024



2/1

replace  
with stainless  
steel mesh!

MAPLE STREET



APPROVED  
Montgomery County  
Historic Preservation Commission

*Robert H. [Signature]*

**REVIEWED**

By Chris Berger at 11:32 am, May 01, 2024

