



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: June 10, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of
Permitting Services

FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1071919 - Roof Replacement

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: Michael Hamaide
Address: 7310 Willow 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 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1071919 at: 7310 Willow Avenue, Takoma Park

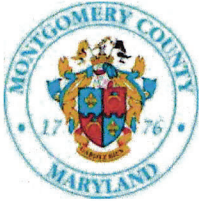
submitted on: 6/5/2024

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 6/10/2024. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1071919 DATE ASSIGNED

APPLICANT:

Name: Michael Hamaide Address: 7310 Willow Ave Daytime Phone: (202) 304-6615

E-mail: michael.hamaide@gmail.com City: Takoma Park Zip: 20912 Tax Account No.:

AGENT/CONTACT (if applicable):

Name: N/A Address: Daytime Phone:

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

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

REVIEWED By Chris Berger at 4:57 pm, Jun 10, 2024

Environmental Easement on the Property? If YES, include a the Easement Holder supporting this application.

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

APPROVED Montgomery County Historic Preservation Commission [Signature]

Street: Nearest Cross Street: Subdivision: Parcel:

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:

- Checkboxes for: 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.

Michael Hamaide Signature of owner or authorized agent 05/29/2024 Date

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

Owner's mailing address
7310 Willow Ave
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

7312 Willow Ave
Takoma Park, MD 20912

7308 Willow Ave
Takoma Park, MD 20912

7309 Willow Ave
Takoma Park, MD 20912

REVIEWED

By Chris Berger at 4:57 pm, Jun 10, 2024

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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 Residential Family Home, 1922 Built, 2-story above ground + 1 basement level, Colonial/bungalow style, 4 Bedrooms, 3.5 Bathrooms, on 7,500 SF land, landscaped front and back yard, mostly surrounded by trees. Shared driveway with 7312 Willow property.

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

This application pertains to a retroactive request for an Historic Area Work Permit for the full roof replacement of our 1922 colonial/bungalow house (located at 7310 Willow Ave, Takoma Park, MD 20912), carried out back in January 2023, following multiple rain/water leakages in several rooms of the house's second floor and an assessment that repair would not be an effective and sustainable solution given poor state and old age of the roof.

We do not know exactly how old the previous roof was, but it is fair to say that it was well over 20 years old, as we purchased the house back in 2006 (18 years ago) and the roof/shingles at that time had already been in place for many years. Incumbent shingles were basic gray composition shingles.

The work involved replacing the old roof (and repair a few damaged roof wood supports) with new Landmark Pro architectural shingles (Max Def charcoal black). Given the urgency of the situation, scope of work was evaluated and quoted on December 19, 2022, and actual full replacement work was carried out and completed by E. Delcid Home Improvement, LLC as soon as weather permitted, i.e., on January 10, 2023. We used the same installer and architectural shingles (though different color) as those used by our immediate next door neighbors (7312 Willow Ave) when they replaced their entire roof just a few months before us.

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Work Item 1: replacement of entire roof

Description of Current Condition:

See Description fo Work above - The state of roof was assessed as "average" by the last available property appraisal, which took place 15 years prior to replacement work. The roof clearly proved worn out and requiring replacement once rain water literally started leaking/dripping down in several upper floor rooms at the same time one morning of mid-December 2022.

Proposed Work:

Removal of old shingles, inspection and repair of any damaged wood boards/structure of roof deck, installation of felt paper over entire roof line, installation of aluminium drip edge at fascia line, replacement with new roof shingles (Landmark Pro), installation of new step flashing and counter flashing around chimney and transitions, new self-sealing vent collars around plumbing vent pipes, and removal of all debris.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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

	Required Attachments						
Proposed Work	1. 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	*	*	*	*	*		*

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Robert A. Norton



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Robert H. Patton



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Ronald H. Carter



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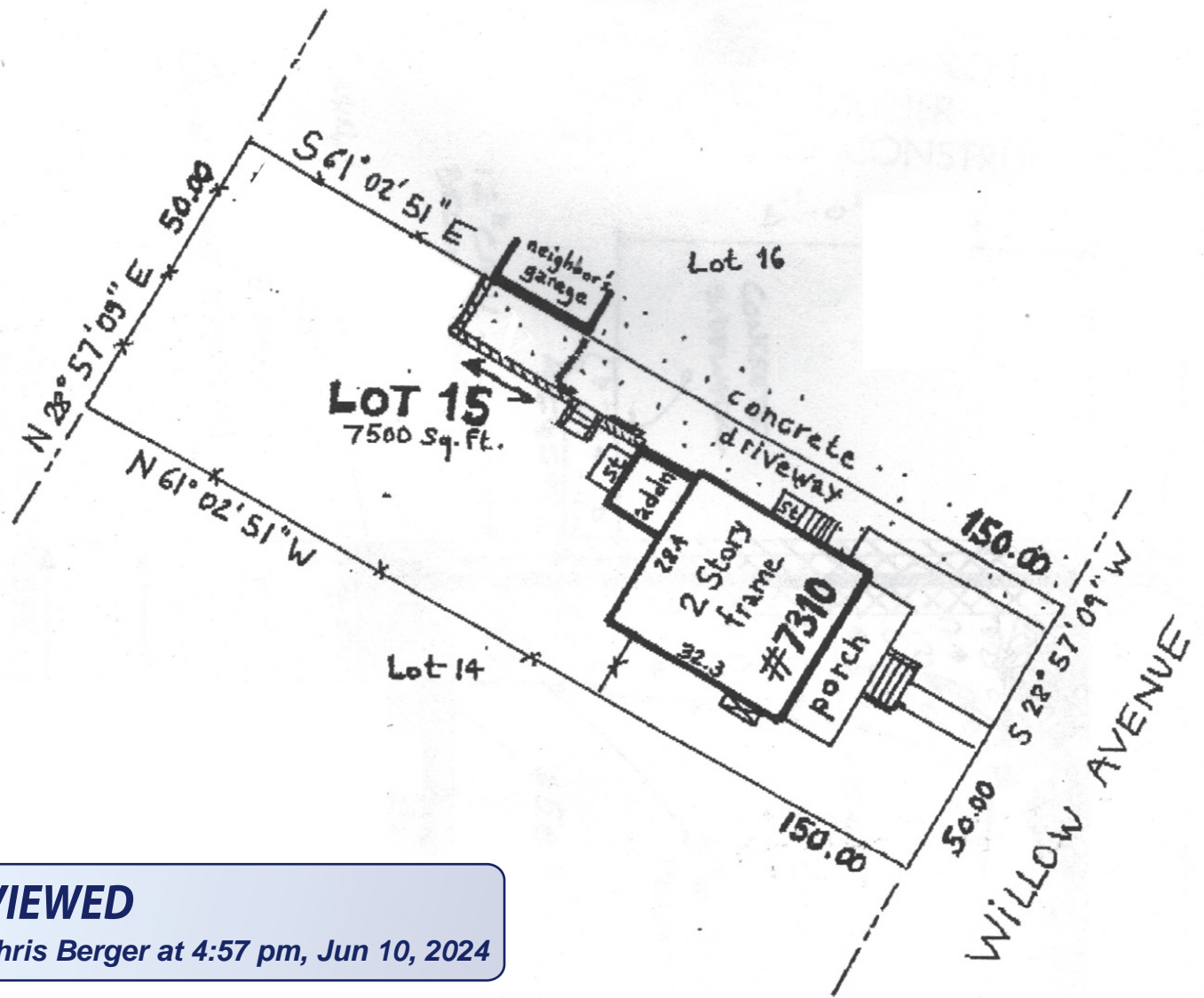
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Robert A. Patton





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 By Chris Berger at 4:57 pm, Jun 10, 2024

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Robert H. Hamaide



05-01-2024

SCALE: 1"=30'

Property Plat

Applicant: Michael Hamaide
 7310 Willow Ave
 Takoma Park, MD 20912

E DELCID HOME IMPROVEMENT LLC

1817 Franwall Avenue
Silver Spring, MD 20902
Phone: (301)-906-922
E.delcid1818@gmail.com
Lic # 05- 135399

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Invoice

Bill To: Michael Hamaide & Wendy Berger
Address: 7310 Willow Ave, Takoma Park, MD 20912

Due Date : 01/10/2023

ITEM	Description	Amount
Roof Replacement	<ul style="list-style-type: none">- Replace entire roof Colour: Charcoal Black- Replace shingles- Replace damaged wood- Remove trash from job site	\$ 19,150

Total: \$19,150

Down Payment: \$10,000

Balance Due: \$ 0.00

Job completed & Paid 01/10 /2023

E. DELCID HOME IMPROVEMENT LLC

Roofing, Siding & Gutters • Lic # 05-135399
1817 Franwall Avenue • Silver Spring, MD 20902



301-906-9223 • Email: E.delcid1818@gmail.com

Customer Name: Wandy
Address: 7310 Willow Ave
City/State: Arkoma Okla
Home Phone: 902 7517031

Schedule of Payment: _____
Cash Price: _____
Total Price: 16,700 + 1,500
Down Payment: 00-00
+ 950

RESIDENTIAL TEAR-OFF

- 1) Removing existing roofing material: Shingles Slate Wood shake Metal Torch Down
20 sq ft layer, down to decking and haul all debris from premises.
- 2) Inspect all wood on roof for or vermin damage. Damaged wood replaced is to be added to above pricing.
(1x6 sheathing @ 5 per linear foot or plywood sheathing material 4x8 @ 100 per sheet)
- 3) All existing boards on roof deck to be inspected and railed as needed in order to make surface area as smooth as possible.
- 4) Install 30 lbs. Felt paper over entire roof area / Install _____ lbs. Iceguard over entire roof area
 Valley Gutter line Around Chimney Pipe Flat Areas
- 5) Aluminum drip edge to be installed at fascia line or entire house. White Brown
- 6) Install new step flashing and counter flashing in color around all chimneys and transitions, and seal with roofing cement
- 7) Install landmark pro year Fiberglass roofing shingles Slate Torch Down Wood Shake over entire roof.
Color X Extra: _____

REVIEWED new self sealing vent collars around all plumbing vent pipes. Paint collars
Power fan / Install _____ shingle vent on main house
By Chris Berger at 4:57 pm, Jun 10, 2024 replace in accordance with the county building, Fire and safety codes. Any plywood in center of roof that is now FRT will be replaced using 4x8 CDX.

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[Signature]
PO

ing structure will be Dricon FRT 4x8 1/2 plywood.
be in accordance with industry standards and as per building codes.
issue a 5 year warranty on workmanship, against leakage or material blow off.
ct landscaping and entire area to be left broom cleaned at completion.
on or Community association the client is required in advanced to have the
ade.

Original 18,200
wood replace 950
Total = 19,150
Jobs completed Jan 23/2023
pd 9,150 Jan 23

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

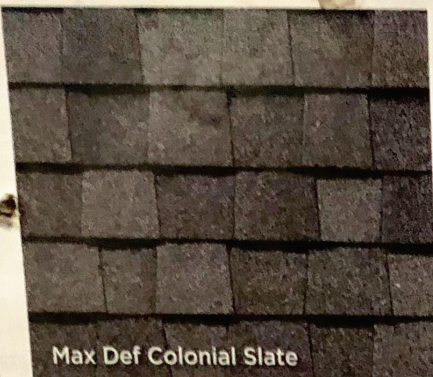
Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are to do the work specified.
Date of Acceptance X Dec 19, 2022 Authorized Signature [Signature]
Signature [Signature] Buyer/Owner [Signature]

MARK PRO COLOR PALETTE

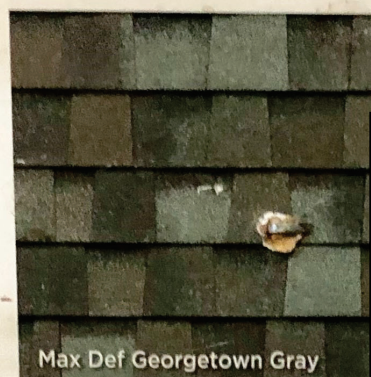
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Max Def Cobblestone Gray

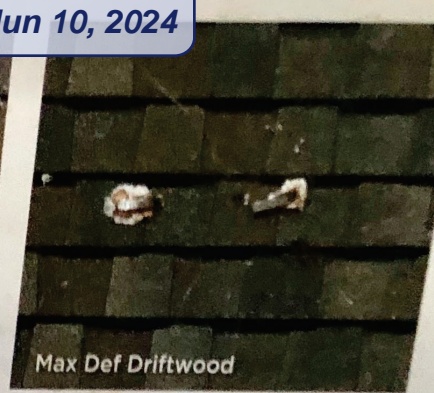


Max Def Colonial Slate



Max Def Georgetown Gray

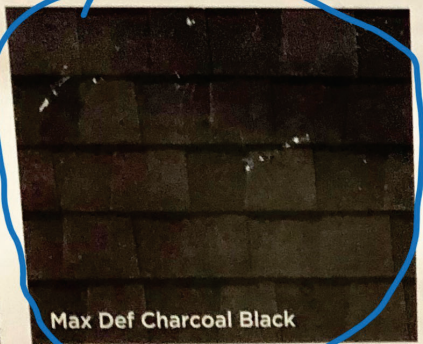
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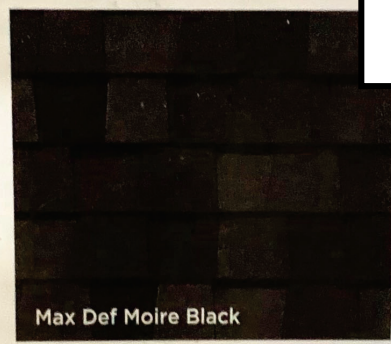
Max Def Driftwood



Max Def Pewterwood



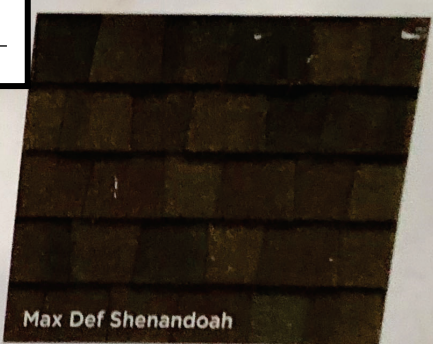
Max Def Charcoal Black



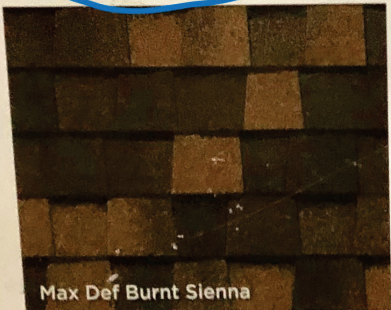
Max Def Moire Black



Max Def Heather Blend



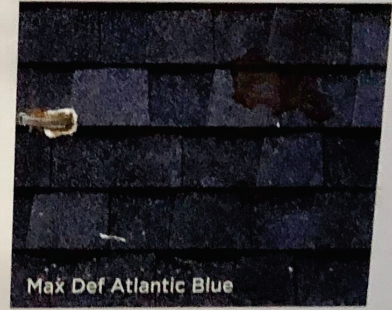
Max Def Shenandoah



Max Def Burnt Sienna



Max Def Resawn Shake



Max Def Atlantic Blue