



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: July 16, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1124807 – 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 HPC staff.

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: Laird Hart
Address: 7122 Willow Avenue, 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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@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 Laurel B. Paquale on _____. The approval memo and stamped drawings follow.

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

We live on a residential street one block away from the Tahoma Park central business street (Carroll Avenue). The houses apparently are described as Craftsmen and bungalows. Our house is two stories and was reportedly built in about 1910.

REVIEWED

By Laura DiPasquale at 10:25 am, Jul 16, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkle

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

This is a request for a retroactive Historical Area Work Permit (HAWP) made at the direction of the people who are processing my March 25, 2025, application for a Historic Preservation Tax Credit. In early 2024, our insurance company said that it would not provide homeowners coverage unless we replaced our entire roof, which was about 35 years old and heavily impacted in parts by moss and pine needles. The replacement work took place over a few days in April 2024. It never occurred to me that we needed a HAWP because I thought we were simply replacing a deteriorated roof and not changing anything about the appearance of the house. Based on the photographs I submitted in applying for the property tax credit, however, I have been advised that we replaced a "3-tab shingle roof" with "architectural shingles" and thus need a HAWP. I still don't see a visual difference myself and I certainly hope you can issue a HAWP retroactively.

P.S. I tried to file this online but was stymied by the computer telling me that my address was "Not recognized."

Work Item 1: Replace Roof

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: _____

Schedule of Payment: _____

Address: 7122 Willow Ave

Cash Price: _____

City/State: LATONIA MD

Total Price: 26,870

Home Phone: 920 8950 151

Down Payment: 00 - 00

+ extras

RESIDENTIAL TEAR-OFF

- 1) Removing existing roofing material: ☒ Shingles ☐ Slate ☐ Wood shake ☐ Metal ☐ Torch Down
34 sq 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 synthetic lbs. Felt paper over entire roof area / Install Ice lbs. Iceguard over entire roof are
☐ 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 year ☐ Fiberglass roofing shingles ☐ Slate ☐ Torch Down ☐ Wood Shake over entire roof.
Color A Extra: _____
- 8) Install _____ new self sealing vent collars around all plumbing vent pipes. ☐ Paint collars _____
Install _____ Power fan / Install _____ shingle vent on _____
- 9) Remove all existing FRT plywood from entire roof and 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.
- 10) All plywood within 4 feet of any adjoining structure will be Dricon FRT 4x8 1/2 plywood.
- 11) All Plywood sheathing to be staged will be in accordance with industry standards and as per building codes.
- 12) E. Delcid Home Improvement LLC. To issue a 5 year warranty on workmanship, against leakage or material blow off.
- 13) Every Precaution will be taken to protect landscaping and entire area to be left broom cleaned at completion.
- 14) In case there is a Home owner association or Community association the client is required in advanced to have the approval before any such changes are made.

install 3 sq EPDM at front porch

5006 complete march 30/2024

REVIEWED

By Laura DiPasquale at 10:25 am, Jul 16, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

All material is guaranteed to be as specified. By Laura DiPasquale at 10:25 am, Jul 16, 2025
deviation from above specifications involving extra costs will be executed only upon written orders, and will be
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 3/5/24

Authorized Signature K. H. H.

Signature K. H. H.


Buyer/Owner K. H. H.

PRODUCTS > RESIDENTIAL ROOFING > LANDMARK®

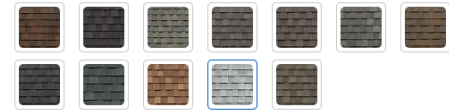


Landmark®



Landmark® UL 2218 Class 3 Impact Resistant shingles provide durability and aesthetics. They feature Class A fire resistance, with a dual-layer design and the widest array of colors in the industry.


Showing product availability in 

Colors (12)



Show less

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 [Installation Guide - Landmark Series](#)

 [Brochure - Integrity Roof System](#)
 [Warranty - SureStart](#)

 VIEW DOCUMENTS

FIND A PRO

WHERE TO BUY

REVIEWED

By Laura DIPasquale at 10:25 am, Jul 16, 2025

APPROVED

Montgomery County
Historic Preservation Commission

Karen Boudit

