



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

April 2, 2026

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 #1150692 – Roof replacement, gutter and downspout installation

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: Frances and Hal Phipps; E. Delcid Home Improvement, Agent
Address: 7210 Holly 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 Laura DiPaquale 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:

SINGLE FAMILY RESIDENTIAL - VICTORIAN

7210 Holly is an 1887 Contributing Resource in the Takoma Park Historic District built in the vernacular Victorian style. It is a relatively simple style Victorian with a 1980's addition (HAWP).

One of the earliest houses built on Holly Avenue, this property is located on a large lot composed of three different parcels and total approximately half an acre. It was purchased in 1970 by its current owners who have spent 56 years caring for and improving it. In addition, they have planted over 35 trees on what was once a vacant and overgrown lot. Due to the decimation of the gardens by constant herds of deer, they had the entire back garden redone with deer resistant plants and water retention terraces (HAWP).

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

ROOF [This is HAWP 1. of 2 (Paint & Repair - separate application)]

The roof shingles of this 139 years old Victorian are deteriorating and beyond their expected life. Some of the gutters are leaking and the downspouts are too small for the volume of water during a heavy rain.

The old shingles will be removed and replaced with like kind 40 year shingles of the same dark color. New gutters and downspouts will be installed.

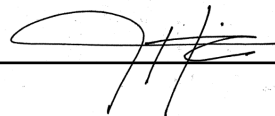
REVIEWED

By Laura DiPasquale at 10:12 am, Apr 02, 2026

APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to be 'J. H.', is written over a horizontal line.

Work Item 1: Tear Off Existing Shingles

Description of Current Condition:
The roof shingles are deteriorating and beyond their expected life.

Proposed Work:
There will be no changes to the existing roof line.

Tear off existing shingles down to decking and haul away. Inspect all wood on roof for damage and replace as needed. All existing boards on roof deck to be inspected and railed as needed. New felt paper will be installed. Iceguard over entire roof.

Install new drip edge on entire house. Install new step flashing and counter flashing around all chimneys and transitions, and seal with roofing cement.

Install new 40 years shingles of same style and color as existing.

Work Item 2: Carpentry

Description of Current Condition:
The existing box gutters are leaking and in need of repair. The trim underneath the gutters has been rotted due to leaking and need to be replaced.

Proposed Work:
Repair existing box gutters and the fascia trim underneath. The new work will repeat the size and style of the existing.

Work Item 3: Metal Gutters & Downspouts

Description of Current Condition:
The current 3" & 4" gutters and downspouts are too small for the volume of water during a heavy rain.

Proposed Work:
Install new, larger gutters and downspouts.

REVIEWED
By Laura DIPasquale at 10:12 am, Apr 02, 2026

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MATERIALS FOR ROOF

7210 Holly Avenue

1. Landmark felt paper
 2. Landmark Pro Shingles – 40 year warranty
 3. 6” gutters and 4” downspouts
 4. Aluminum flashing and counter flashing
 5. Plywood sheathing material – if needed
 6. Self-sealing vent collars around plumbing vent pipes
- 7210 Holly has **two types of gutters**: the original box gutters and the modern K style gutter.
 - There will be **no new locations** of the gutters or the downspouts.
 - The **K style gutter** is only on the front porch roof, and represents perhaps 5% of all the gutters.
 - The remaining 95% of the gutters are **box gutters**. When we added an addition in the 1980s (HAWP), the contractor took great care to replicate the dimensions and style of the existing Victorian box gutters. [Attachment A]
 - The front porch K style gutter is a 5-inch white gutter. This will be replaced with a 6-inch white gutter. [Attachment B]
 - Unlike the K type gutter, the box gutter is built into the structure of the house and roof. [Attachment C] It is clad with wood and trim on the exterior and the interior is covered with a torch down material. Where needed, the torch down will be replaced with TPO, a more durable material, while maintaining the existing built-in gutter configuration. [Attachment D]
 - A drip edge will be installed only under the front porch roof. The drip edge will be a C4 profile with dimensions of 3 inches by 1 inch. Once installed, the drip edge will not be visible.
 - The existing, round aluminum downspouts of 3” inches will be replaced by downspouts of 4” inches. The locations of the downspouts are on the corners of the original house and where the original house and the addition meet. [Attachment E]

REVIEWED

By *Laura DiPasquale* at 10:12 am, Apr 02, 2026

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HAWP 1: To Replace Deteriorating Roof Shingles with New Asphalt Shingles

7210 Holly Avenue, Takoma Park, MD 20912



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A handwritten signature in black ink, positioned above a horizontal line.

7210 Holly Ave, Takoma Park – HAWP 1150692
Attachment A – Location of K-Style and Box Gutters



Original Box
Gutter

K-Style Gutter

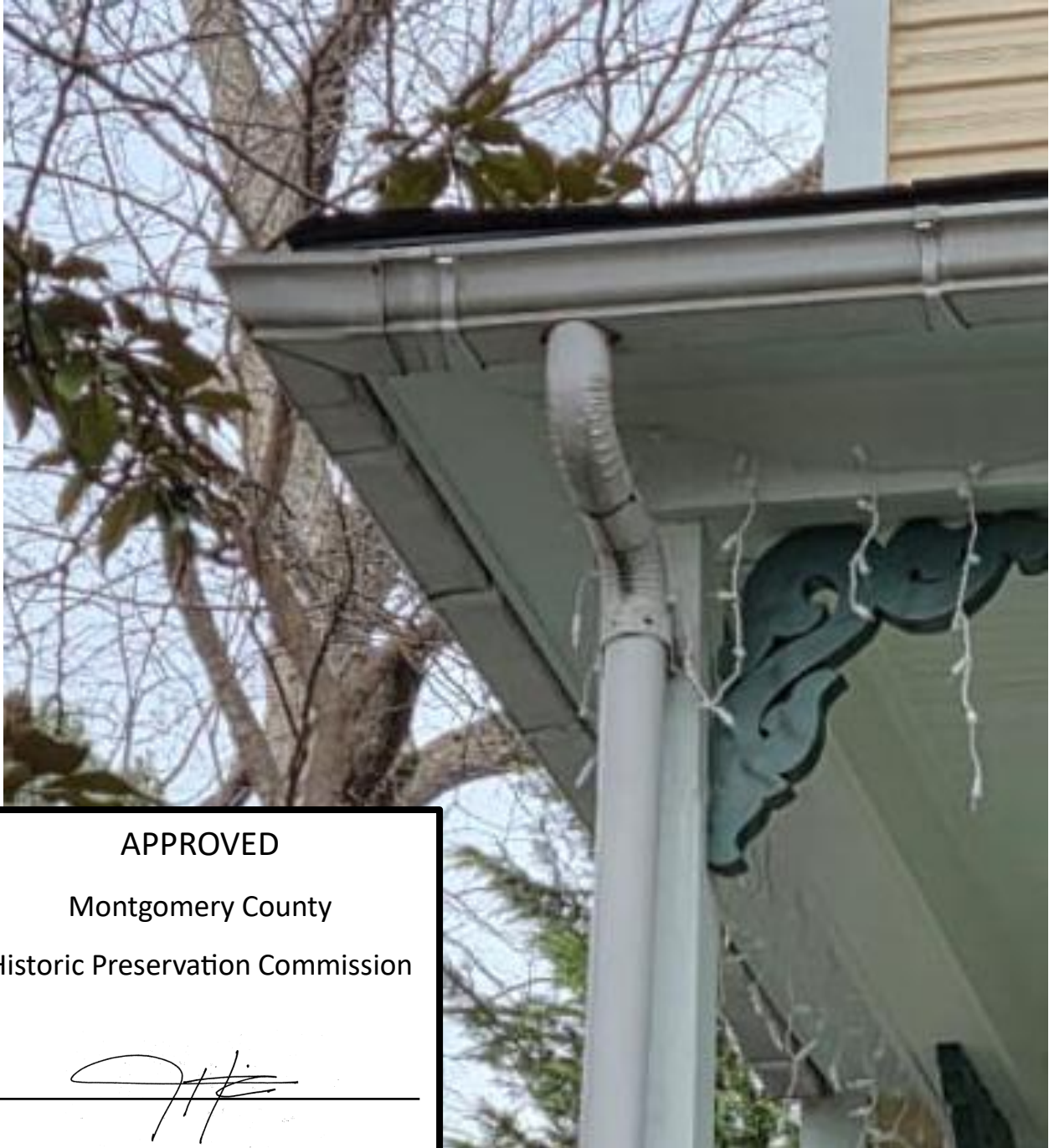
Replica Box
Gutter

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7210 Holly Ave, Takoma Park – HAWP 1150692
Attachment B – K-Style Gutter & Round Downspout



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7210 Holly Ave, Takoma Park – HAWP 1150692
Attachment C – Box Gutter & Round Downspout



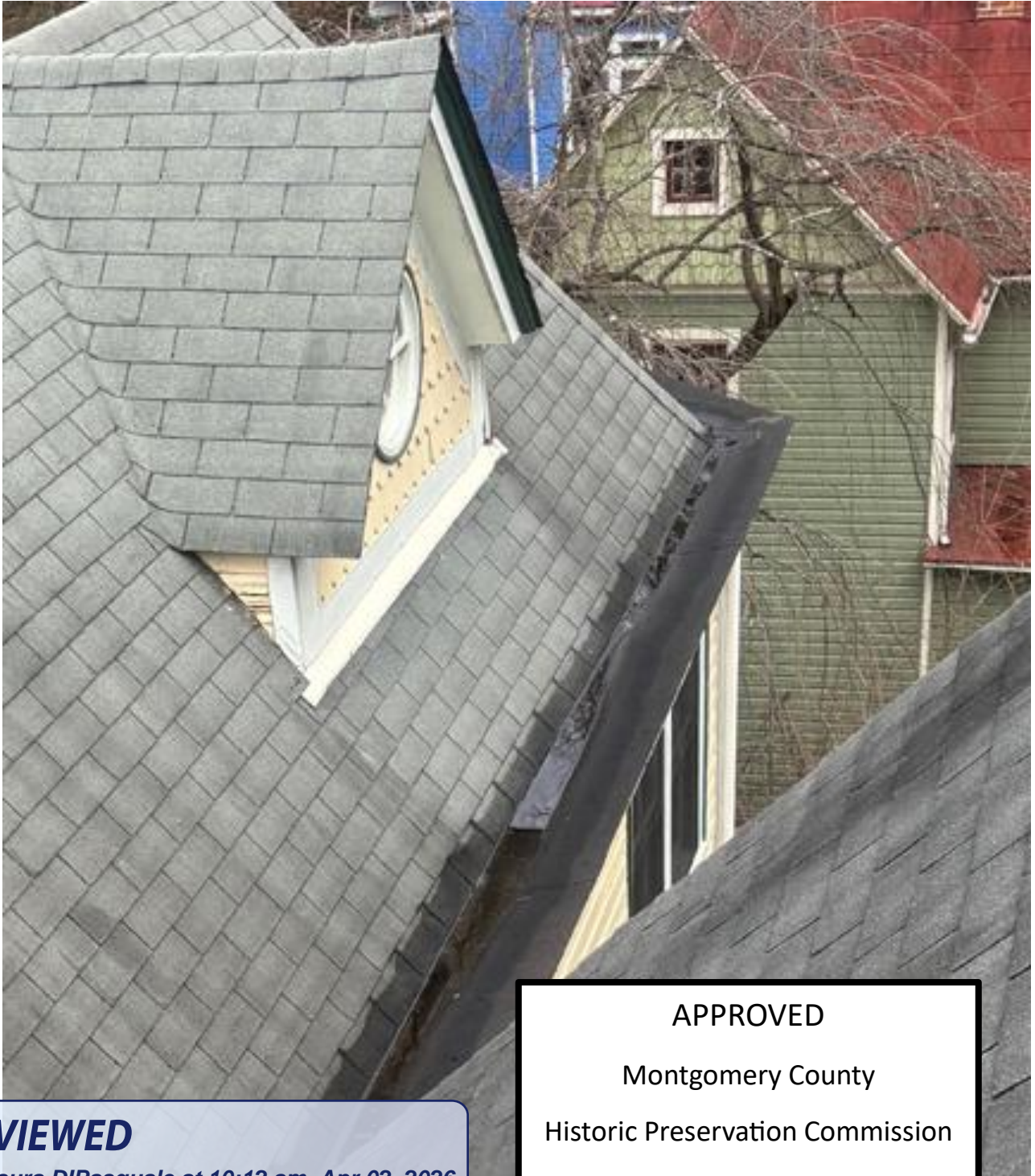
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7210 Holly Ave, Takoma Park – HAWP 1150692

Attachment C – Box Gutter From Above



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Attachment E – Round Downspouts Where Old & New Meet



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