



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

May 26, 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 #1158526– Deck reconstruction

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: Ben Willman
Address: 7118 Maple 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 Laure D. Magallon. 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:

Our house is a bungalow, white. We share a driveway with 7120 Maple Ave. We have a backyard as well.

Our deck was crushed by a tree in a storm last June, we're replacing it with the same thing basically.

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

Our deck was crushed by a tree last June, and we're working with insurance to replace it with the same thing basically, same footprint, etc.

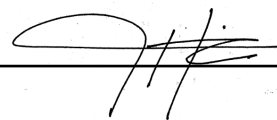
REVIEWED

By Laura DiPasquale at 8:57 am, May 26, 2026

APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, consisting of a large loop followed by several vertical strokes, positioned above a horizontal line.

Work Item 1: _____

Description of Current Condition:

The current deck is crushed and partly removed.

Proposed Work:

We will have the rest of it removed and a new one built that is on the same footprint, wood, like and kind materials.

REVIEWED

By Laura DiPasquale at 8:57 am, May 26, 2026

Work Item 2: _____

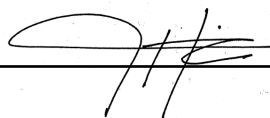
Description of Current Condition:

Pr

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Montgomery County

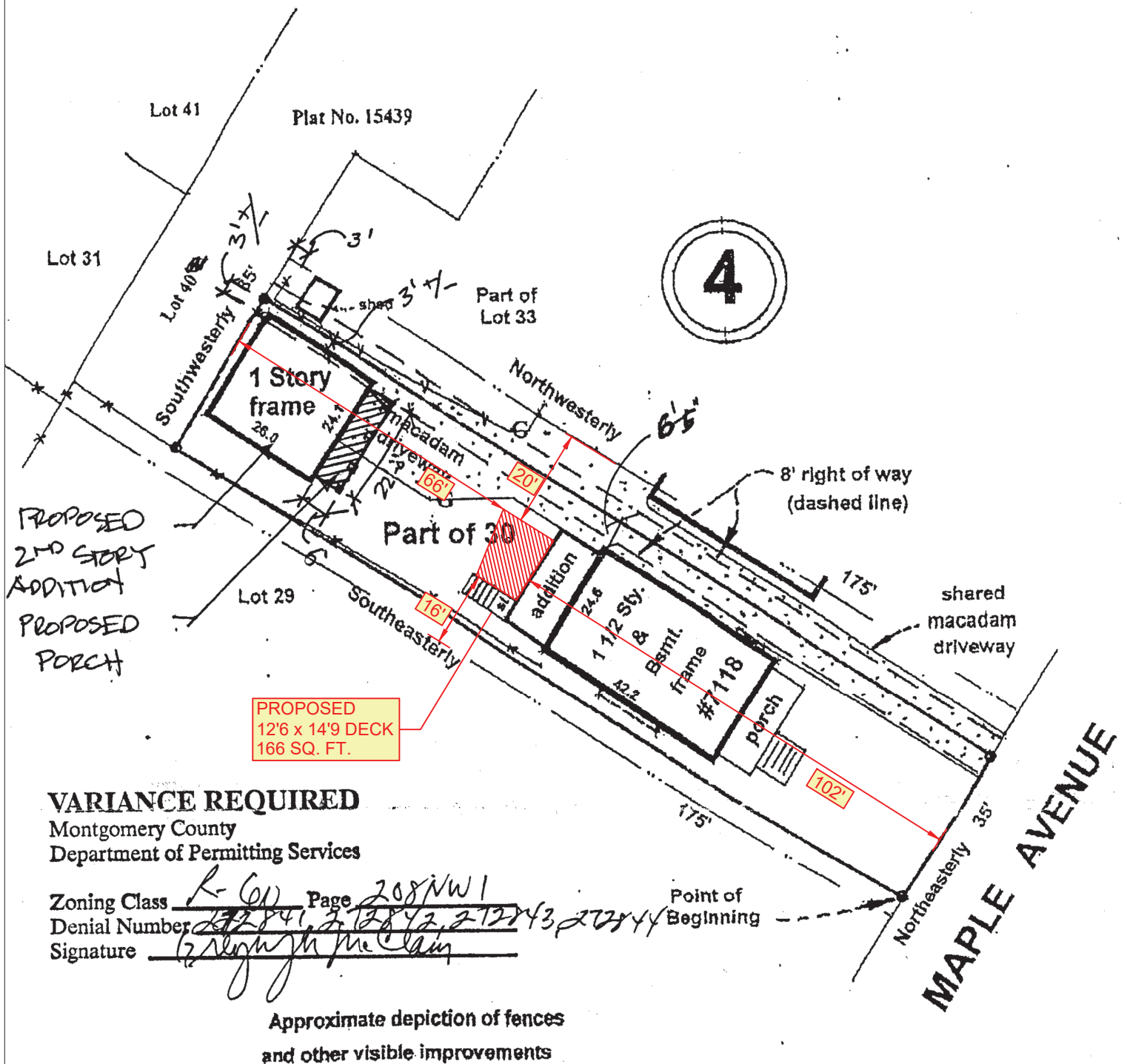
Historic Preservation Commission

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

Work Item 3: _____

Description of Current Condition:

Proposed Work:



VARIANCE REQUIRED

Montgomery County
Department of Permitting Services

Zoning Class R-60 Page 208 NW 1
Denial Number 212841, 212842, 212843, 212844
Signature [Signature]

Approximate depiction of fences
and other visible improvements

REVIEWED

By Laura DiPasquale at 8:57 am, May 26, 2026

Location Survey of:

#7118 Maple Avenue

B.F. Gilbert's
Addition to

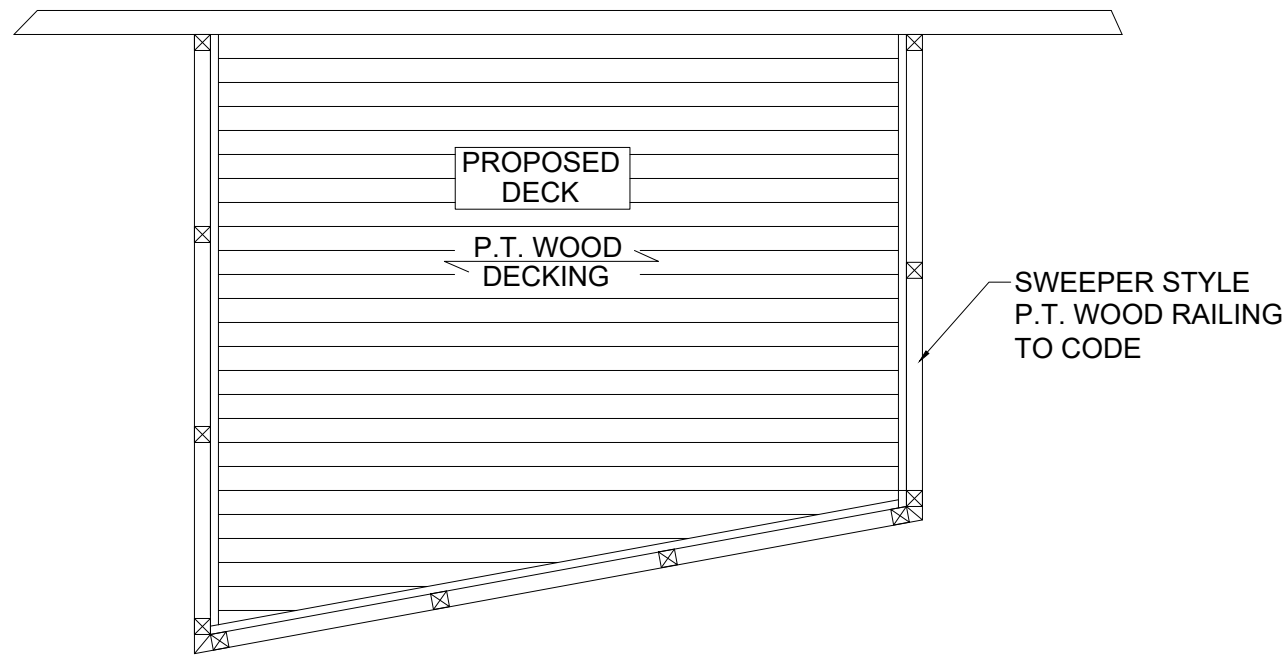
Montgomery Co., MD

APPROVED

Montgomery County

Historic Preservation Commission

[Signature]



PLAN VIEW

1/4" = 1'-0"

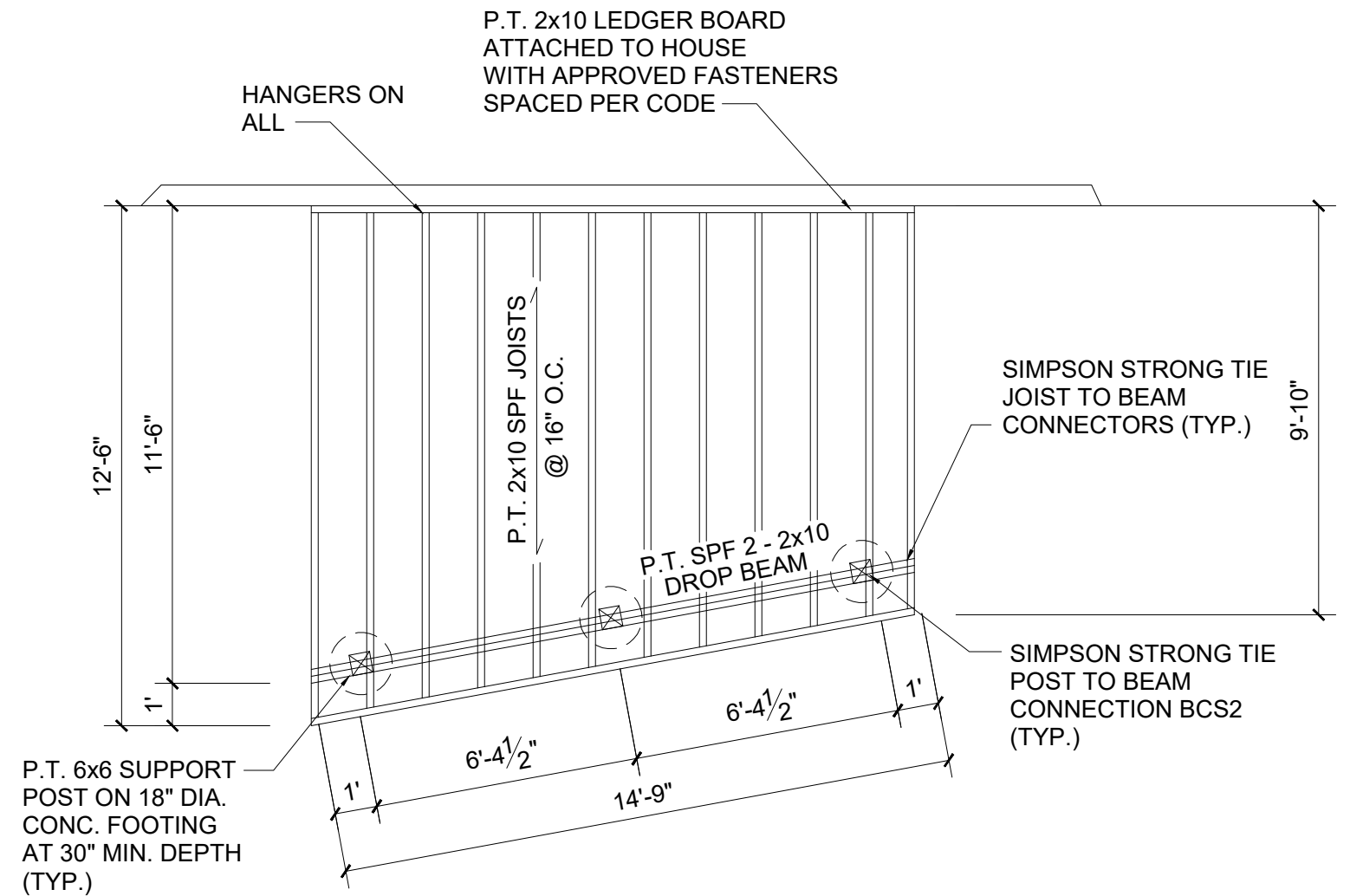
APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

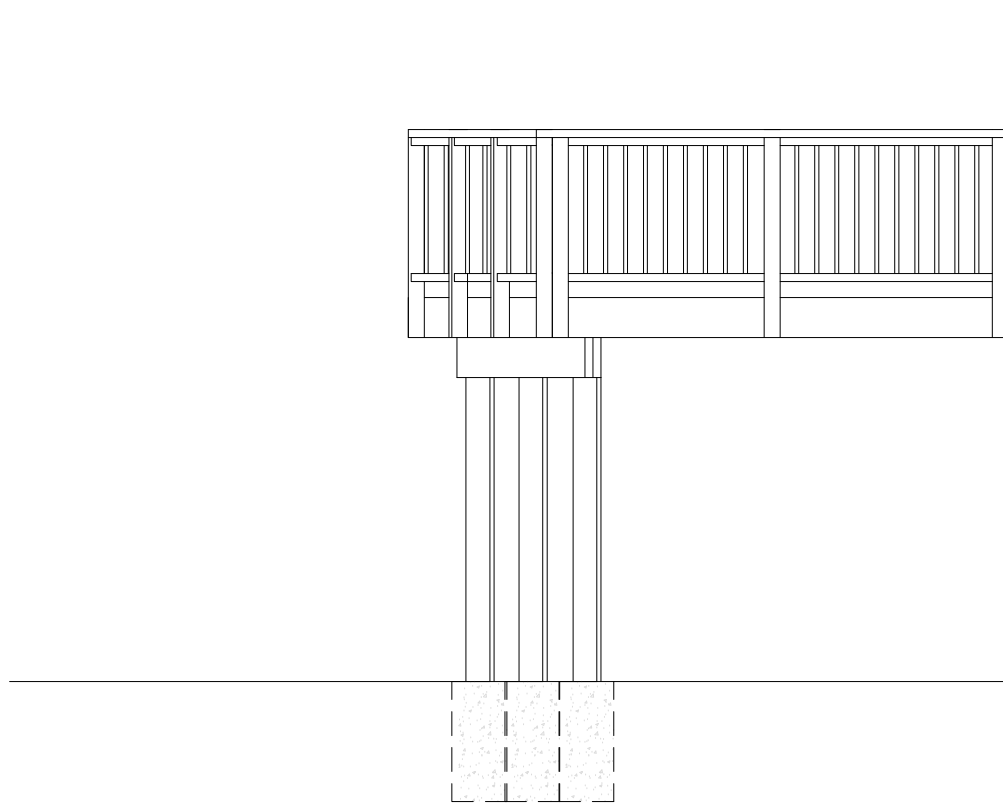
By Laura DiPasquale at 8:57 am, May 26, 2026



FRAMING PLAN

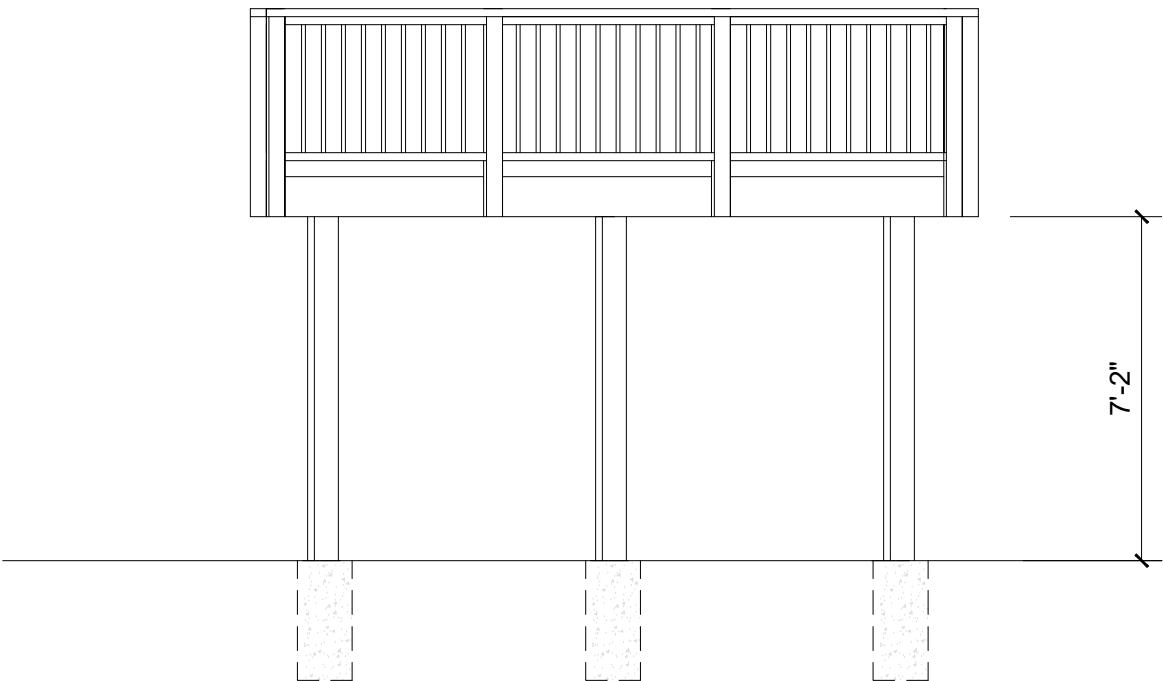
1/4" = 1'-0"

DATE:	OWNER:		
5/22/26	Willman Residence 7118 Maple Avenue Takoma Park, MD 20912		
REV.			
SHEET#	ESTIMATOR:	DRAWN BY:	DECK AND SHED PROS MHIC # 134520 js@deckshed.pro 443-755-9895 Fax: 443-276-1300
1 of 4	J. Sarazin	D.L.	



RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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DATE:

5/22/26

REV.

SHEET#

2 of 4

OWNER:

Willman Residence
7118 Maple Avenue
Takoma Park, MD 20912

ESTIMATOR:

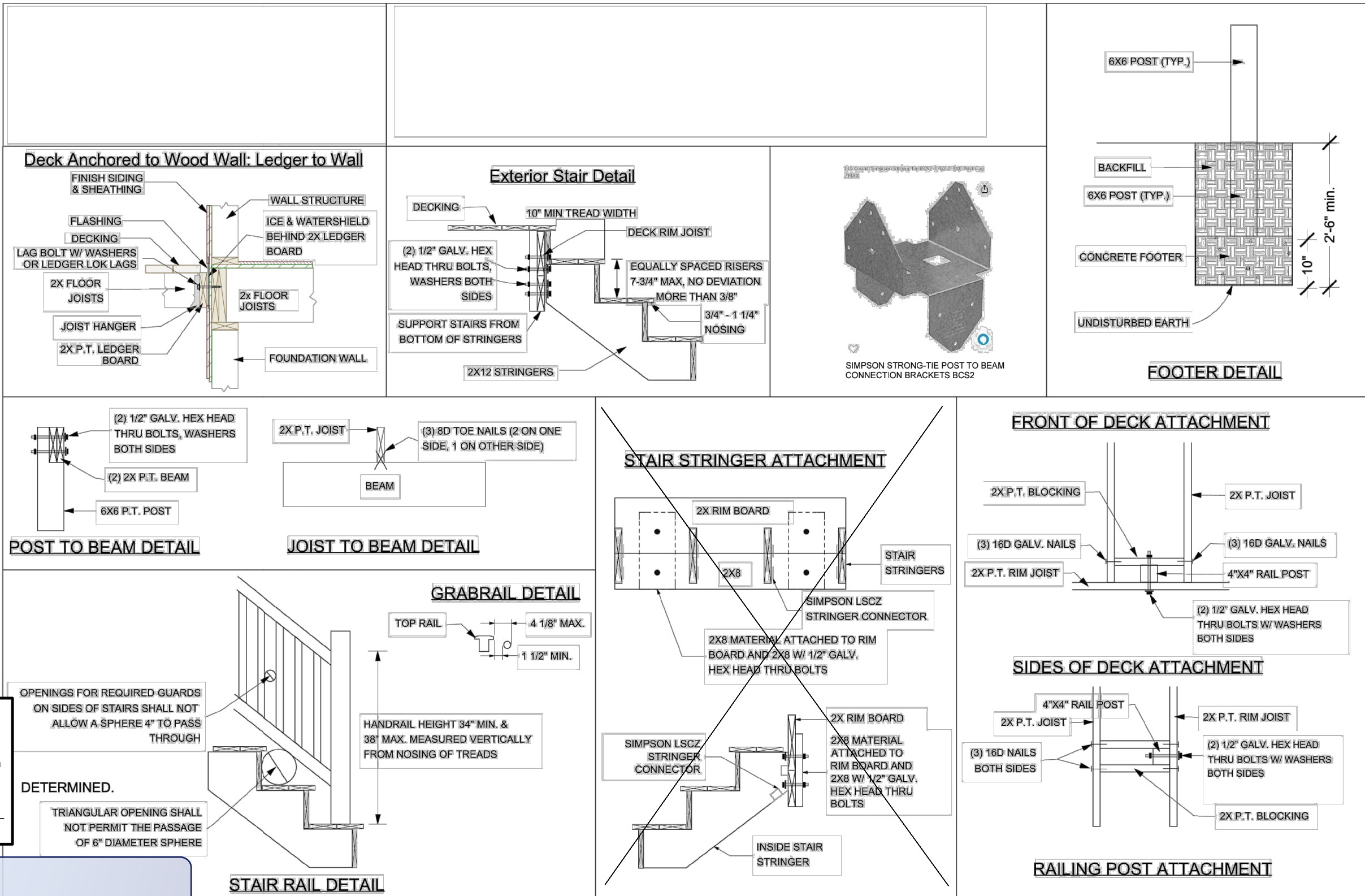
J. Sarazin

DRAWN BY:

D.L.



DECK AND SHED PROS
MHIC # 134520
js@deckshed.pro
443-755-9895
Fax: 443-276-1300



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Size	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
	6	8	10	12	14	16	18
(2) 2x6	6'-11"	5'-11"	5'-4"	4'-10"	4'-6"	4'-3"	4'-0"
(2) 2x8	8'-9"	7'-7"	6'-9"	6'-2"	5'-9"	5'-4"	5'-0"
(2) 2x10	10'-4"	9'-0"	8'-0"	7'-4"	6'-9"	6'-4"	6'-0"
(2) 2x12	12'-2"	10'-7"	9'-5"	8'-7"	8'-0"	7'-6"	7'-0"
(3) 2x6	8'-2"	7'-5"	6'-8"	6'-1"	5'-8"	5'-3"	5'-0"
(3) 2x8	10'-10"	9'-6"	8'-6"	7'-9"	7'-2"	6'-8"	6'-4"
(3) 2x10	13'-0"	11'-3"	10'-0"	9'-2"	8'-6"	7'-11"	7'-6"
(3) 2x12	15'-3"	13'-3"	11'-10"	10'-9"	10'-0"	9'-4"	8'-10"

a. Beam depth shall be greater than or equal to the depth of the floor joist with a flush beam condition.
b. Beams shall be permitted to cantilever at each end 2 feet or up to one-fourth of the actual beam span, whichever is less.

Table 2

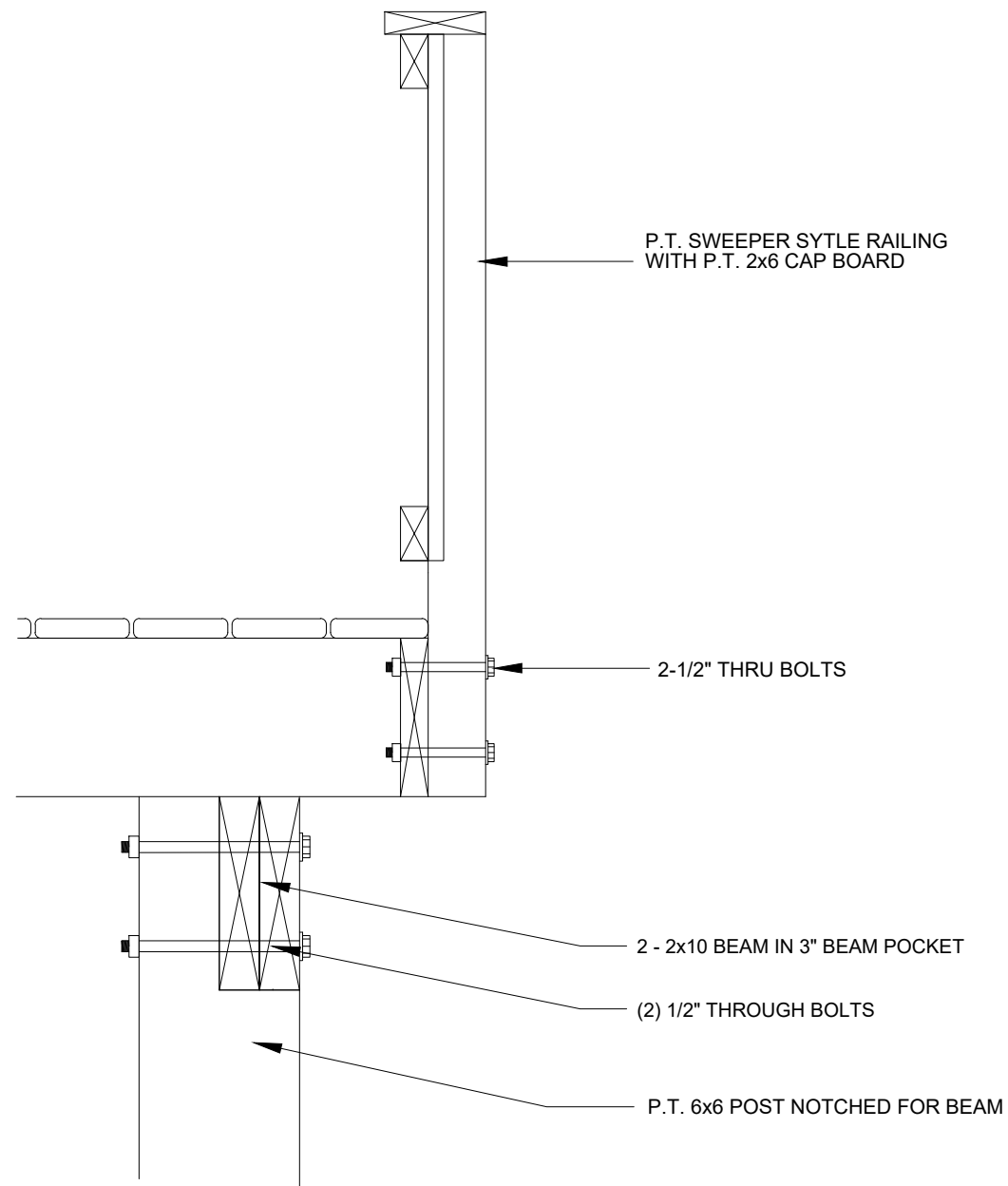
SPECIES	SIZE	ALLOWABLE JOIST SPAN SPACING OF DECK JOISTS			MAXIMUM CANTILEVER SPACING OF DECK JOISTS WITH CANTILEVER		
		(inches)			(inches)		
Southern Pine No. 2	2x6	12	16	24	12	16	24
	2x8	9'-11"	9'-0"	7'-7"	1'-3"	1'-4"	1'-6"
	2x10	13'-1"	11'-10"	9'-8"	2'-1"	2'-3"	2'-5"
	2x12	16'-2"	14'-0"	11'-5"	3'-4"	3'-6"	2'-10"

Table 3

DATE:	OWNER:	
5/22/26	Willman Residence	
REV.	7118 Maple Avenue	
	Takoma Park, MD 20912	
SHEET#	ESTIMATOR:	DRAWN BY:
3 of 4	J. Sarazin	D.L.



DECK AND SHED PROS
MHIC # 134520
js@deckshed.pro
443-755-9895
Fax: 443-276-1300



RAILING CONNECTION DETAIL
SCALE: NTS

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DATE: 5/22/26	OWNER: Willman Residence 7118 Maple Avenue Takoma Park, MD 20912	
REV.	ESTIMATOR: J. Sarazin	DRAWN BY: D.L.
SHEET# 4 of 4	 DECK AND SHED PROS MHIC # 134520 js@deckshed.pro 443-755-9895 Fax: 443-276-1300	