


37/03-04R 7300 Holly Ave  
Takoma Park Historic District





**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 16, 2008

Mr. Nigel Purvis  
7300 Holly Avenue  
Takoma Park, Maryland 20912

Re: Roof replacement, 7300 Holly Avenue, Takoma Park Historic District (#37/3)

Dear Mr. Purvis:

This letter is in response to your proposal to replace the roof at 7300 Holly Avenue, an Outstanding Resource within the Takoma Park Historic District (#37/3), to correct ongoing water infiltration issues. Your request to remove the existing pressed metal shingles and replace them with Berridge Victorian (pressed metal) Shingles is considered an in-kind replacement, and as such, your request is approved.

As per our correspondence, the project will not include replacement of existing cladding materials on the upper story walls. The installation of the proposed replacement shingles is to be limited to the roof planes of the gambrel roof, and as such, the approval granted in this letter is limited to roofing material replacement on the roof planes and does not allow for alterations to wall planes.

Any changes to the approved work, such as selection of alternative materials, project revisions, or additional exterior alterations to this site, must be reviewed by the Historic Preservation Commission prior to the project's commencement.

This letter will serve as your official approval for the above referenced roof replacement on the subject property. If you have any additional questions, please do not hesitate to contact me at 301-563-3400 or [scott.whipple@mncppc-mc.org](mailto:scott.whipple@mncppc-mc.org). Thank you for your cooperation and assistance in this matter.

Sincerely,

Scott Whipple, Supervisor  
Historic Preservation Section

cc: Carla Reid Joyner, Department of Permitting Services  
Sabrina Baron, President, Historic Takoma, Inc.

**Whipple, Scott**

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**From:** Nigel Purvis [n.purvis@verizon.net]  
**Sent:** Thursday, October 16, 2008 9:00 AM  
**To:** Whipple, Scott  
**Subject:** 7300 Holly Avenue -- Roof  
**Attachments:** img\_4650.jpg; img\_4651.jpg

Scott,

I took a few photos of the roof for the Maryland tax credit. Here they are so you can see its poor condition. Note the layers of roofing cement in the leaking valleys.

Once again, we are going to use high quality historically accurate and stylistically matching shingles, unfortunately at great expense.

I look forward to hearing from you when you have determined whether a HAWP is necessary.

Nigel

## Whipple, Scott

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**From:** Nigel Purvis [n.purvis@verizon.net]  
**Sent:** Wednesday, October 15, 2008 12:18 PM  
**To:** Whipple, Scott  
**Subject:** RE: Roof Repair/Replacement

Yes, we have done an extensive search. There are not many manufacturers of tin shingles these days and the company we have identified provides the highest quality product (a 30 year guarantee) and the closest match. The dimensions appear to be identical but I have not climbed a ladder to measure them precisely. From the ordinary viewing distance the old and new tiles look identical in style and shape.

We intend to replace all the horizontal/roof tiles. We will not replace the vertical decorative tiles (above the stucco; in effect our 2<sup>nd</sup> story walls) which are still sound. The vertical and roof/horizontal tiles have always been complimentary but not identical patterns, and will continue to be once the new tiles are in place.

Please let me know whether you have any other questions.

Best,

Nigel Purvis

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**From:** Whipple, Scott [mailto:Scott.Whipple@mncppc-mc.org]  
**Sent:** Wednesday, October 15, 2008 11:54 AM  
**To:** Nigel Purvis  
**Subject:** RE: Roof Repair/Replacement

Mr. Purvis – thank you for the materials you have submitted. I just want to confirm: have you identified other manufacturers of tiles and reviewed their products to determine that the materials you proposed are the closest match available? Also, as you noted, the profiles of the tiles are a close – but not perfect – match for the tiles currently in place. Are the dimensions of the tiles an exact match?

What is the extent of the replacement – do you intend to replace all the tiles on a roof plane, or more minor patchwork?

**Scott D. Whipple**, Supervisor  
Historic Preservation Section | Urban Planning Division  
Montgomery County Planning Department | M-NCPPC  
Office: 1109 Spring Street, Suite 801 | Silver Spring  
Mail: 8787 Georgia Avenue | Silver Spring MD 20910  
301-563-3400 phone | 301-563-3412 fax  
[scott.whipple@mncppc-mc.org](mailto:scott.whipple@mncppc-mc.org) | <http://www.mc-mncppc.org/historic/>

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**From:** Nigel Purvis [mailto:n.purvis@verizon.net]  
**Sent:** Wednesday, October 15, 2008 10:22 AM  
**To:** Whipple, Scott  
**Subject:** Roof Repair/Replacement

*Re: 7300 Holly Avenue, Takoma Park, MD*

Dear Scott:

Thank you for your help earlier today. As I explained on the phone, the pressed tin shingle roof on my house – an 'outstanding resource' in the TP historic district – needs to be replaced. The roof leaks constantly despite years of trying to fix it piecemeal. You suggested that you would be able to determine by email whether my wife and I need to apply for a Historic Area Work Permit. Attached please find a photograph of the house/roof taken several years ago when we last painted. The link below describes the nearly identical galvanized material we will use for repairs and replacement. We look forward to hearing from you at your earliest convenience regarding the HAWP.

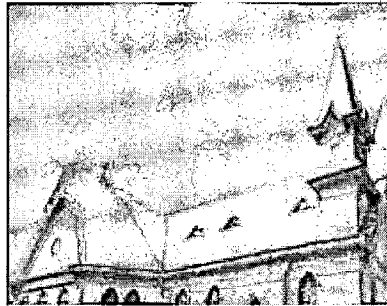
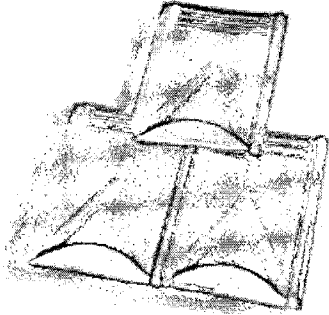
Sincerely,

Nigel Purvis  
Property owner

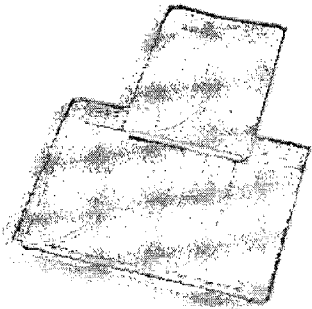
Replacement Material: <http://www.berridge.com/classvic.htm>

# Berridge Classic & Victorian Shingles

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**Berridge Classic Shingle**



**Berridge Victorian Shingle**

Both shingles are available prefinished with Berridge color finishes or Satin Finish Galvalume or galvanized. Suitable for either residential, commercial, new or renovation/restoration. Classic and Victorian Shingles have a 9"x12" exposure to the weather and have a stamped scalloped design.

- Traditional appearance
- Hidden fasteners
- available in all standard colors or Satin Finish Galvalume

## Classic & Victorian Specifications

*To use these specs in your project document, just use your mouse to drag and select all specification copy, then copy to the clipboard (CTRL - C), then paste into an open document (CTRL - V).*

## MANUFACTURER

Berridge Manufacturing Company

1720 Maury Street

Houston, Texas 77026

Phone: (800) 231-8127 Outside TX

(713) 223-4971 In TX

Fax: (713) 236-9422

**PDF DATA SHEET (4 MB FILE)**

**PDF File of Installation Details**

**VICTORIAN & CLASSIC SHINGLE**

Berridge Victorian and Classic Shingles were developed for restoration applications to match the authentic appearance of nineteenth century metal roofing shingles, and are available in both unfinished and prefinished metals.

- **Traditional appearance**

- **Hidden Fasteners**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Preformed, prefinished metal roofing and flashings.
- B. Miscellaneous trim, flashing, closures, drip flashing, and accessories.
- C. Fastening devices.

**1.02 RELATED SECTIONS**

- A. Section 05120: Structural Steel Framing.
- B. Section 05500: Miscellaneous metal fabrication.
- C. Section 06100: Rough Carpentry.
- D. Section 07631: Flashing and Sheet Metal Gutters.

**1.03 REFERENCES**

- A. American Iron & Steel Institute (AISI) Specification for the Design of Coldformed Steel Structural Members.
- B. ASTM A-653 & ASTM A924 Steel Sheet, Zinc-Coated (Galvanized)
- C. Spec Data Sheet - Galvalume Sheet Metal by Bethlehem Corp.

## D. SMACNA - Architectural Sheet Metal Manual.

### 1.04 ASSEMBLY DESCRIPTION

A. The roofing assembly includes preformed sheet metal shingles, related accessories, valleys, hips, ridges, eaves, corners, rakes, miscellaneous flashing and attaching devices.

### 1.05 SUBMITTALS

A. Submit detailed drawings showing layout of shingles, anchoring details, joint details, trim, flashing, and accessories. Show details of weatherproofing, terminations, and penetrations of metal work.

B. Submit a sample of each type of roof shingle, complete with factory finish.

### 1.06 QUALITY ASSURANCE

A. Manufacturer: Company specializing in Architectural Sheet Metal Products with ten (10) years minimum experience.

B. No product substitutions shall be permitted without meeting specifications.

C. Substitutions shall be submitted 10 Days prior to Bid Date and acceptance put forth in an addendum.

D. No substitutions shall be made after the Bid Date.

### 1.07 DELIVERY, STORAGE AND HANDLING

A. Upon receipt of shingles and other materials, installers shall examine the shipment for damage and completeness.

B. Shingles should be stored in a clean, dry place. One end should be elevated to allow moisture to run off.

C. Shingles with strippable film must not be stored in the open, exposed to the sun:

D. Stack all materials to prevent damage and to allow for adequate ventilation.

### 1.08 WARRANTY

A. Paint finish shall have a twenty year guarantee against cracking, peeling and fade (not to exceed 5 N.B.S. units).

B. Galvalume material shall have a twenty year guarantee against failure due to corrosion, rupture or perforation.

## PART 2 PRODUCT

### 2.01 ACCEPTABLE MANUFACTURERS

A. Berridge Manufacturing Company, Houston, Texas.



B. Substitutions shall fully comply with specified requirements.

## **2.02 SHEET MATERIALS**

A. Prefinished Metal shall be Hot-Dipped Galvanized - ASTM A446-85 Grade C G90 Coating A525-86 24 Gauge core steel or prefinished Galvalume - ASTM 792-86 AZ-55.

B. Unfinished Metal shall be Grade C Galvalume ASTM 792-86, AZ 55, "Satin Finish".

C. Finish shall be [full strength Kynar 500 Fluoropolymer coating] [Copper-Cote][Lead-Cote] [Champagne] coating, applied by the manufacturer on a continuous coil coating line, with a top side dry film thickness of 0.70 to 0.90 mil over 0.25 to 0.35 mil prime coat, to provide a total dry film thickness of 0.95 to 1.25 mil. Bottom side shall be coated with primer with a dry film thickness of 0.25 mil. Finish shall conform to all tests for adhesion, flexibility, and longevity as specified by the Kynar 500 finish supplier.

D. Strippable film shall be applied to the top side of the painted coil to protect the finish during fabrication, shipping and field handling. This strippable film must be removed before installation.

## **2.03 ACCESSORY MATERIALS**

A. Fasteners: [Galvanized Steel] [Stainless Steel] [Cadmium Plated Steel] with washers where required.

## **2.04 FABRICATION**

A. All exposed adjacent flashing shall be of the same material and finish as the roof shingles.

B. Hem all exposed edges of flashing on underside, 1/2 inch.

## **2.05**

### **BERRIDGE VICTORIAN SHINGLES:**

1. Victorian Shingles shall have a stamped scalloped design. Each Shingle shall have 9" by 12" exposure to the weather.

2. Shingles to be of overlapping, Interlocking Design, fastened to solid substrate with concealed fasteners.

3. Shingles to be of non-combustible 24-Gauge Steel with Class A Fire Rating.

### **BERRIDGE CLASSIC SHINGLES:**

1. Classic Shingles shall have a stamped sculptured design. Each Shingle shall have 9" by 12" exposure to the weather.

2. Shingles to be of overlapping, Interlocking Design, fastened to solid substrate with hidden roofing nails.

3. Shingles to be of non-combustible 24-Gauge Steel with Class A Fire Rating.

## **PART 3 EXECUTION**

### **3.01 INSPECTION**

#### **A. Substrate:**

1. Examine plywood or metal deck to ensure proper attachment to framing.
2. Inspect roof deck to verify deck is clean and smooth, free of depressions, waves or projections, level to +/- 1/4" in 20', and properly sloped to [valleys] (or) [eaves].
3. Verify roof openings, curbs, pipes, sleeves, ducts or vents through roof are solidly set, cant strips and reglets in place, and nailing strips located.
4. Verify deck is dry and free of snow or ice. [Flutes in steel deck to be clean and dry] or [joints in wood deck to be solidly supported and nailed].

#### **B. Underlayment:**

1. Verify #30 unperforated asphalt saturated roofing felt underlayment has been installed over solid sheathing and fastened in place.
2. One (1) layer of #30 asphalt roofing felt paper for roof slopes of 3:12 and up, two (2) layers where dictated by roof design and climatic conditions (check with Berridge).
3. Ensure felt installed horizontally, starting at eave to ridge with a 6" minimum overlap and 18" endlaps.
4. Ensure that all nail heads are totally flush with the substrate. Nails shall be galvanized roofing nails with Berridge Coated Felt Caps.

### **3.02 INSTALLATION**

- A. Comply with manufacturers standard instructions and conform to standards set forth in the Architectural Sheet Metal Manual published by SMACNA, in order to achieve a watertight installation.
- B. Install shingles in such a manner that horizontal lines are true and level and vertical lines are plumb.
- C. Install starter and edge trim before installing shingles.
- D. Remove protective strippable film prior to installation of roof shingles.
- E. Attach shingles using manufacturer's standard clips and fasteners, spaced in accordance with approved shop drawings.
- F. Do not allow shingles or trim to come into contact with dissimilar materials.
- G. Do not allow traffic on completed roof. If required, provide cushioned walk boards.

H. Protect installed shingles and trim from damage caused by adjacent construction until completion of installation.

J. Remove and replace any shingles or components which are damaged beyond successful repair.

### **3.03 CLEANING**

A. Clean any grease, finger marks or stains from the shingles per manufacturer's recommendations.

B. Remove all scrap and construction debris from the site.

### **3.04 FINAL INSPECTION**

A. Final inspection will be performed by a firm appointed and paid for by the owner in accordance with section 01410.

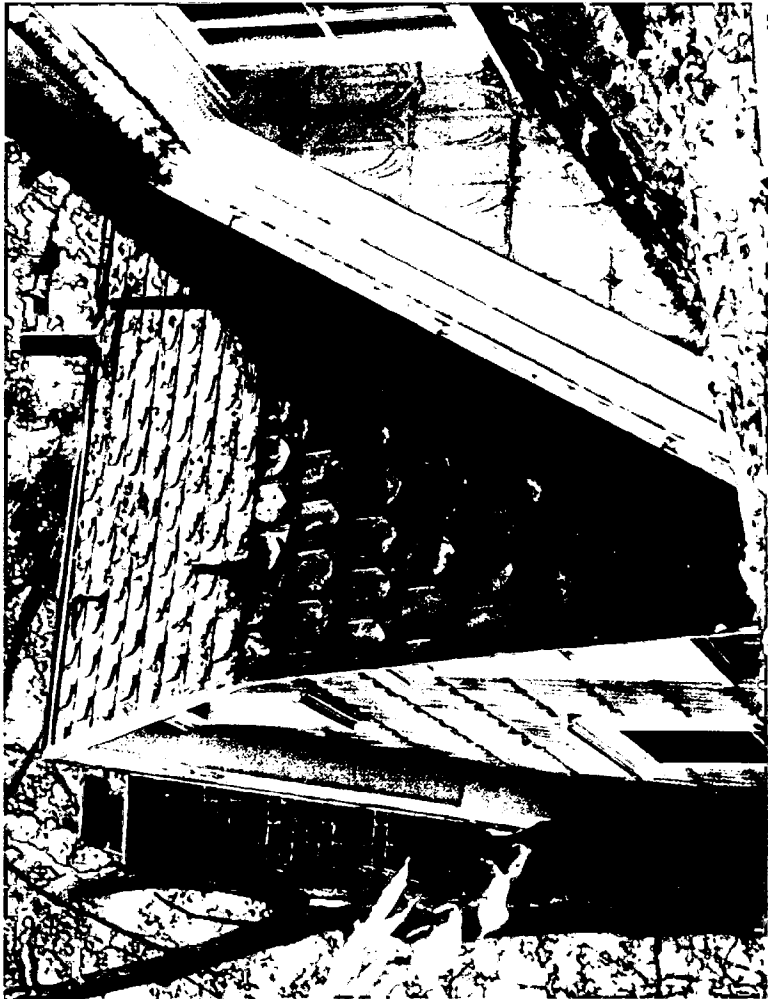
### **END OF SECTION**

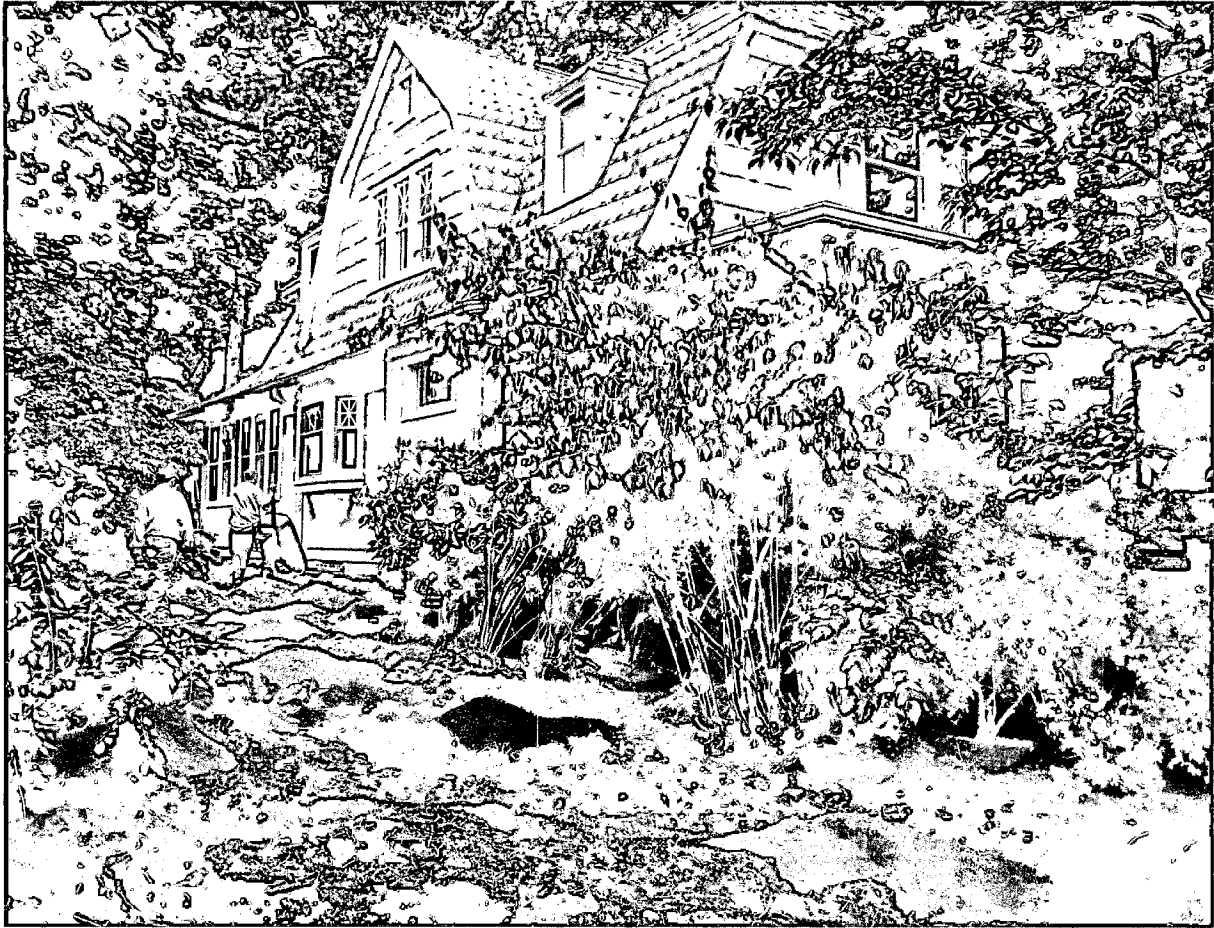
NOTE: Please reference Berridge Manufacturing Company's current Sweet's Catalog 07610/BER , Sweet's BuyLine 49510 and 07410/BER for standard product offering with regard to materials, gauges, finishes and colors available.

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**Return to Factory Products page**

**Back to Home Page**








THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 29, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit #337292 AND 337293

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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**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Susan Pacholski

Address: 7300 Holly Avenue, Takoma Park, MD 20912

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



H/M

RETURN TO: DEPARTMENT OF PERMITTING SERVICES 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

RECEIVED

MAR 12 2004

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK

Contact Person: Susan Pacholski Daytime Phone No.: (202) 514-2496

Tax Account No.: Name of Property Owner: Susan Pacholski Daytime Phone No.: (202) 514-2496 Address: 7300 Holly Ave, Takoma Park MD 20912 Contractor: JG Landscape Design Phone No.: (301) 476-7600

LOCATION OF BUILDING/PREMISE

House Number: 7300 Street: Holly Ave. Town/City: Takoma Park Nearest Cross Street: Tulip Lot: 34 Block: 12

PART ONE: TYPE OF PERMIT ACTION AND USE

IA. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: major landscaping

IB. Construction cost estimate: \$ IC. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other; B. Type of water supply: 01 WSSC, 02 Well, 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

IA. Height: 1 feet 6 inches IB. Indicate whether the fence or retaining walls to be constructed on one of the following locations: On party line/property line, Entirely on land of owner, On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: Date: 3/9/04

Approved: Signature: Julia O'Malley Date: 4-29-04

SEE REVERSE SIDE FOR INSTRUCTIONS

337293

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Single family home on 12,000 square foot lot  
Home is listed as an outstanding resource in  
Takoma Park. The landscape has been untended  
for many years. The side and rear grade  
are toward the house, contributing to water problems  
inside. The vegetation is overgrown, and the groundcover  
is sparse in patches.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Landscaping work will change side grade away  
from house, grade to side and away from house  
slightly in back, add flagstone patio and seat  
wall in back, clear out overgrowth vegetation and  
poison ivy, and contribute to a tended, cared-for look.  
Work will be carried out in accordance with tree protection  
Plan to be developed with Takoma Park arborist.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on B 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

3015633412

p. 5

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

CEIVED

MAR 12 2004

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Susan Pacholski DIV. OF CASE WORKING  
Daytime Phone No.: (202) 514-2496

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Susan Pacholski Daytime Phone No.: (202) 514-2496  
Address: 7300 Holly Ave. Takoma Park MD 20912  
Street Number City Street Zip Code  
Contractor: Timberline Tree Service Phone No.: (301) 261-8661  
Contractor Registration No.: License #088  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7300 Street: Holly Ave.  
Town/City: Takoma Park Nearest Cross Street: Tulip  
Lot: 34 Block: 12 Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: Tree Removal

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: \_\_\_\_\_ Date: 3/9/04

Approved: [Signature] For Chairman, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 4-29-04  
Application/Permit No.: 337292 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Single family home on 12,000 sq. ft. lot.  
Home is listed as an outstanding resource in Takoma Park.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Removal of three trees: A mulberry and 2 cherry (black) trees that have very few branches or leaves. Removal of these trees, plus a split-trunk black cherry tree, will have a positive effect on the historic resource because the trees do not look healthy, nor were they planted according to a design, and therefore they contribute to the unkempt, overgrown look of the landscape.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

\*The split-trunk tree will be removed pursuant to a hazard waiver. Two replacement trees will be planted and donations made to the tree fund for the other 2 trees removed.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
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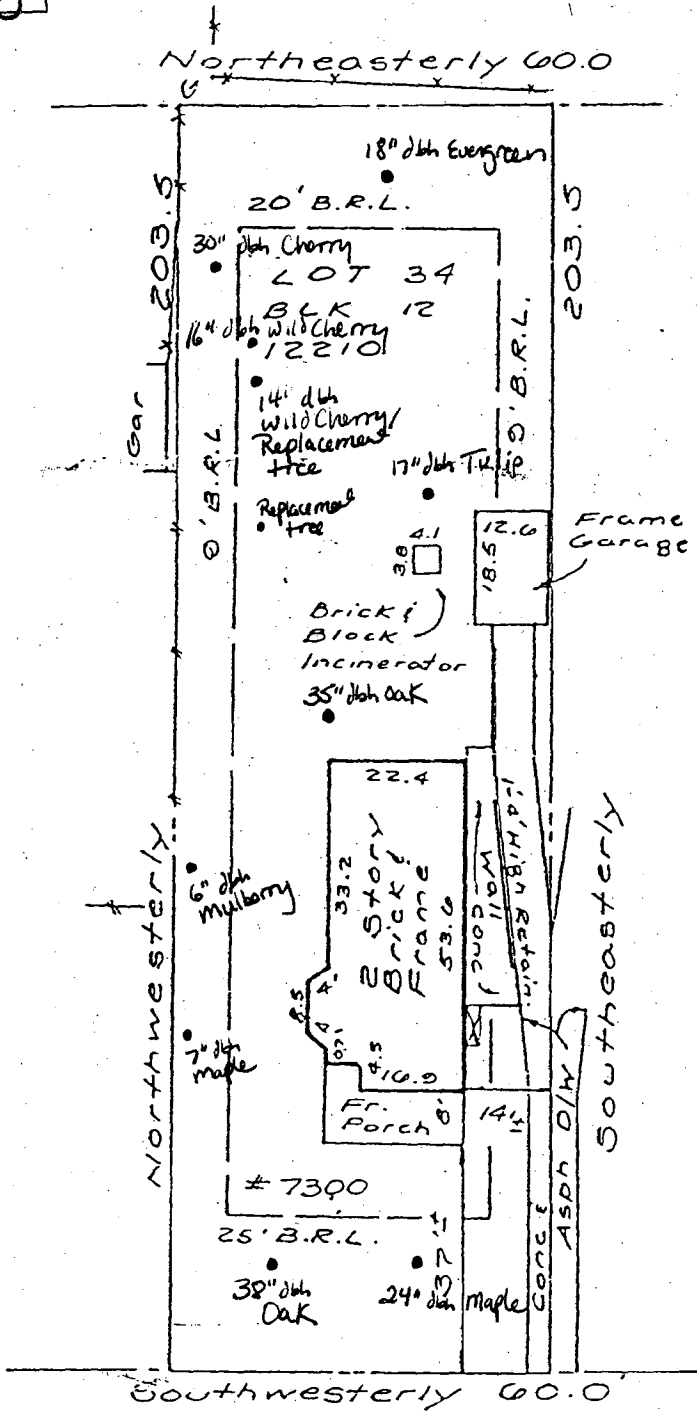
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# Tree Survey

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Julia O'Malley*

4-29-04



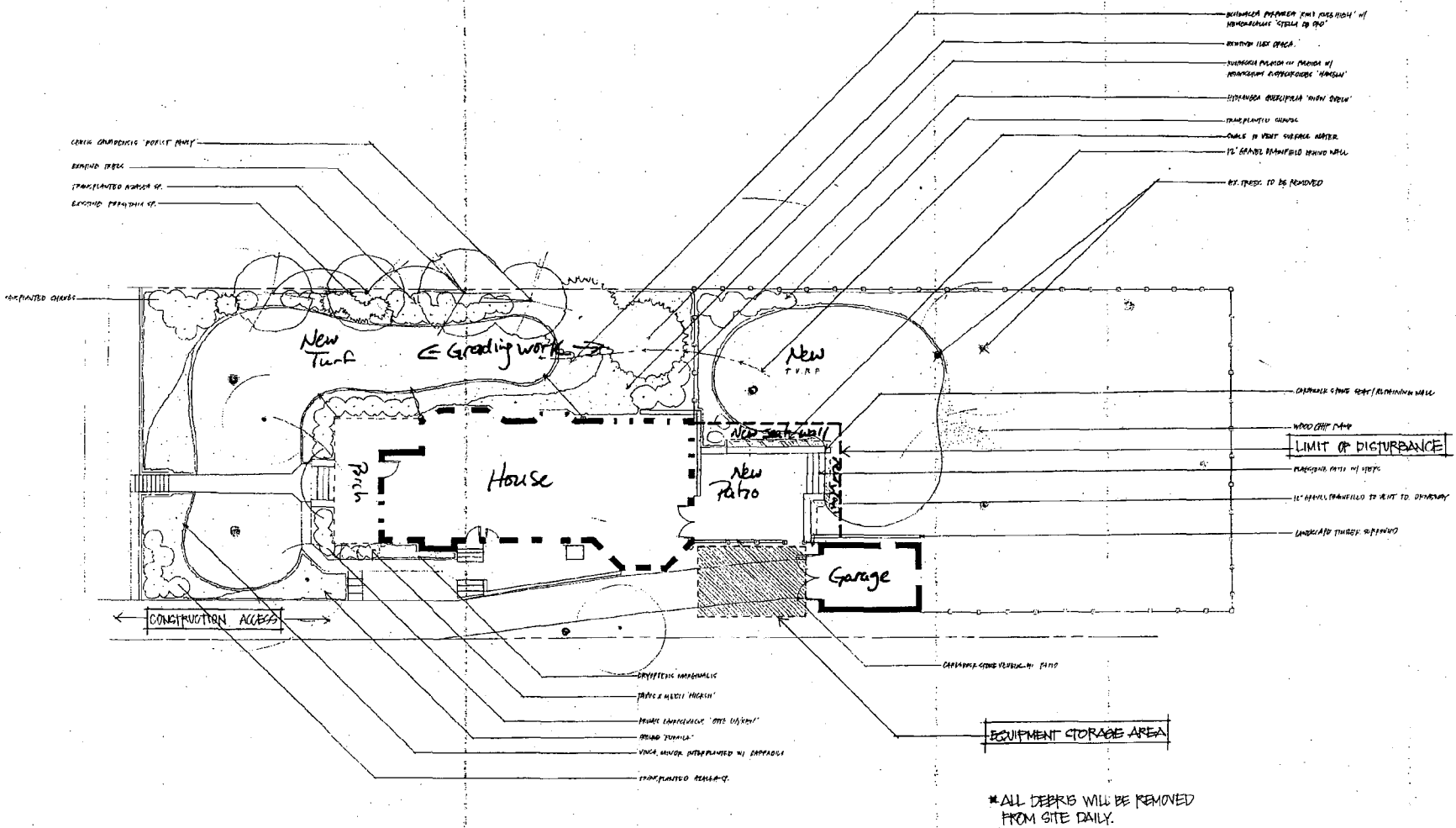
use  
 CK 12  
 E. BRASHEARS

HOLLY AVENUE

DADY

# Landscaping Plan

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 1-29-09



\*ALL DEBRIS WILL BE REMOVED FROM SITE DAILY.

	<b>LANDSCAPE DESIGN</b>		<b>PACHOLSKI RESIDENCE</b>		SCALE: 1" = 8'-0" PREPARED BY: JG DATE:
			7300 HOLLY AVENUE TAKOMA PARK, MD 20912 LANDSCAPE PLAN		REVISIONS: _____ _____ _____ PAGE: OF
1910 SPENCERVILLE ROAD SPENCERVILLE, MD 20868 PHONE: 301.476.7600 FAX: 301.476.7500 WWW.JGLANDSCAPE.COM					

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 7300 Holly Avenue, Takoma Park      **Meeting Date:** 04/28/04  
**Applicant:** Susan Pacholski      **Report Date:** 04/21/04  
**Resource:** Outstanding Resource      **Public Notice:** 04/14/04  
Takoma Park Historic District  
**Review:** HAWP      **Tax Credit:** None  
**Case Number:** 37/03-04R      **Staff:** Anne Fothergill

**PROPOSAL:** Install flagstone patio and carderock stone seat wall and remove 3 trees

**RECOMMEND:** Approval

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**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource in the Takoma Park Historic District  
**STYLE:** Dutch Colonial  
**DATE:** c. 1906

**PROPOSAL**

The applicants are proposing exterior landscaping alterations including:

- 1) Install flagstone patio
- 2) Install carderock stone seat wall
- 3) Replace fence in-kind (no HAWP required)
- 4) Grade ground at side of house (no HAWP required)
- 5) Remove 3 trees: 6" dbh mulberry on the left side of the house, 2 wild black cherry trees (16" dbh and 14" dbh) at the back of the lot

The City of Takoma Park has approved the proposed tree removal.

**STAFF DISCUSSION**

An Outstanding Resource in the Takoma Park Historic District is subject to the highest level of review, but it is within the district guidelines to make sympathetic alterations, changes, and additions to outstanding resources within the parameters of the Secretary of Interior's *Standards for Rehabilitation*. *Standard #2* states:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

All the proposed alterations are at the rear (or back of the side yard) of the house. The materials proposed for the patio and the seat wall are appropriate and compatible. While generally the HPC would rather not see trees removed that are not dead or dying or posing a hazard, this lot has many trees and the applicants are going to great lengths to respect the environmental setting and to protect the 35" dbh oak and other larger trees on the lot. The standard tree replacement policy of the HPC would usually require that three new trees to be planted to replace the three trees to be removed, but the applicants stated in their application that they have consulted with the City of Takoma Park arborist and have agreed to plant 2 new trees. Because there are so many other trees on the lot, staff finds this tree replacement proposal approvable.

The proposal complies with the District's guidelines and the Secretary of Interior's *Standards* and will not adversely impact the historic house, streetscape, or historic district. Staff recommends approval.

#### **STAFF RECOMMENDATION**

Staff recommends that the Commission ***approve*** the HAWP application as being consistent with Chapter 24A-8 (b) 2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior's *Standards for Rehabilitation Standard #2*:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

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

Owner's mailing address	Owner's Agent's mailing address
Susan Pacholski 7300 Holly Ave. Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Steven Smith 7301 Holly Ave. Takoma Park, MD 20912	
George Malusky 7302 Holly Ave. Takoma Park, MD 20912	
Catherine Whalen 7218 Holly Ave. Takoma Park, MD 20912	

7300 Holly Ave.

Application for Major Landscaping Permit



View of property from street



View of property from end of driveway, edge of neighbor's property at 7302 Holly



7300 Holly Ave.

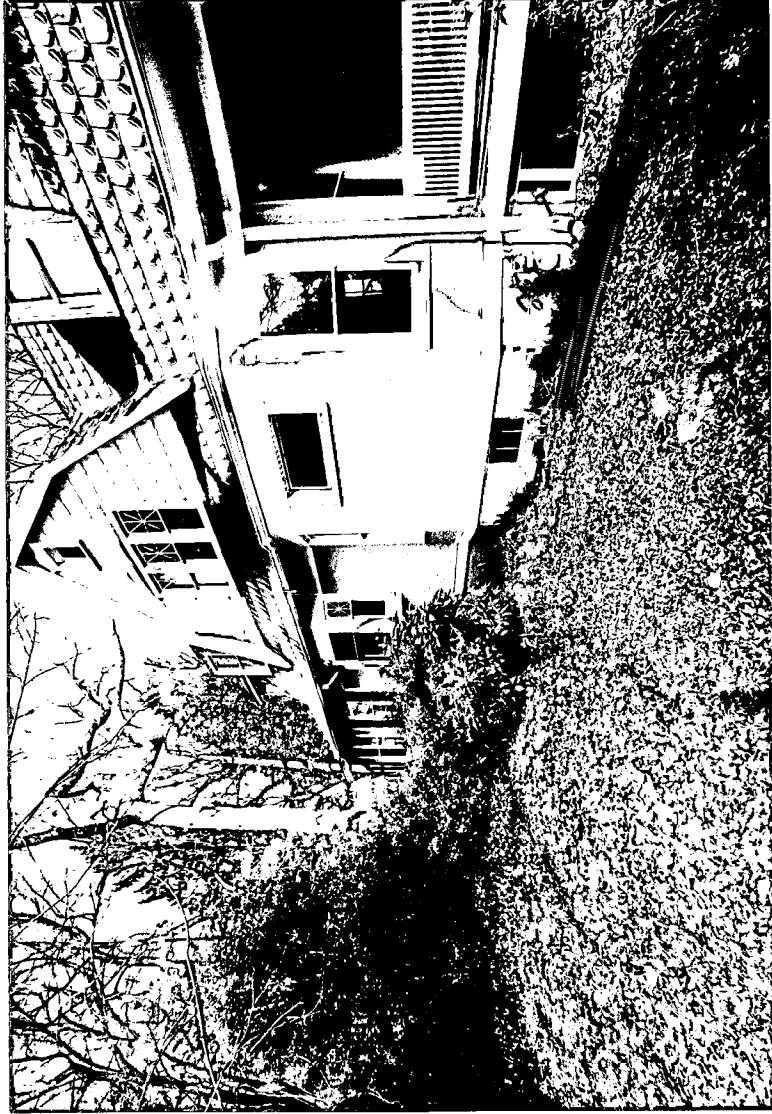


View of front yard from front porch of house, looking out to Holly Ave.



View of ~~front~~ right side of front yard when viewed from porch of house, looking out to Holly Ave.

7300 Holly Ave.



View from edge of yard, edge of neighboring property at 7218 Holly. View of side yard to be graded with gentle slope away from house. Current grade is toward house.



View of left side (when facing house from street) looking out toward street. Side yard to be graded for water management.

1300 Holly Ave.



View of garage, construction access. Fence to be taken down and replaced with like kind/height.



View of back of house, part of back yard

7300 Holly Ave.



View out back door, area where flagstone patio and seat wall are to be constructed, on footprint of deck that rotted.



Side fence adjoining property at 7218 Holly Ave., to be repaired or replaced with like kind, height.

7300 Holly Ave.

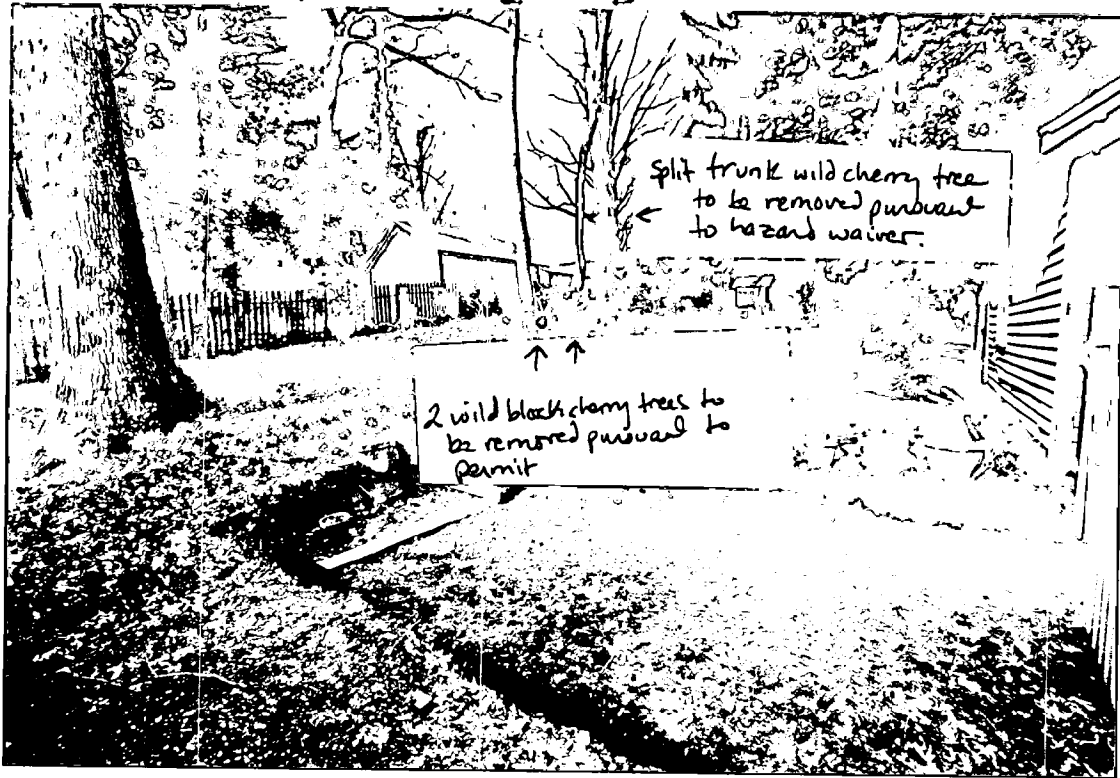


View of rear part of back yard.

7300 Holly Ave.

# Application for Tree Removal Permit

2 wild cherry trees to be removed



Back yard

split-trunk tree to be removed pursuant to hazard waiver

2 trees to be removed pursuant to permit



Back yard



7300 Holly Ave.

Application for Tree Removal Permit

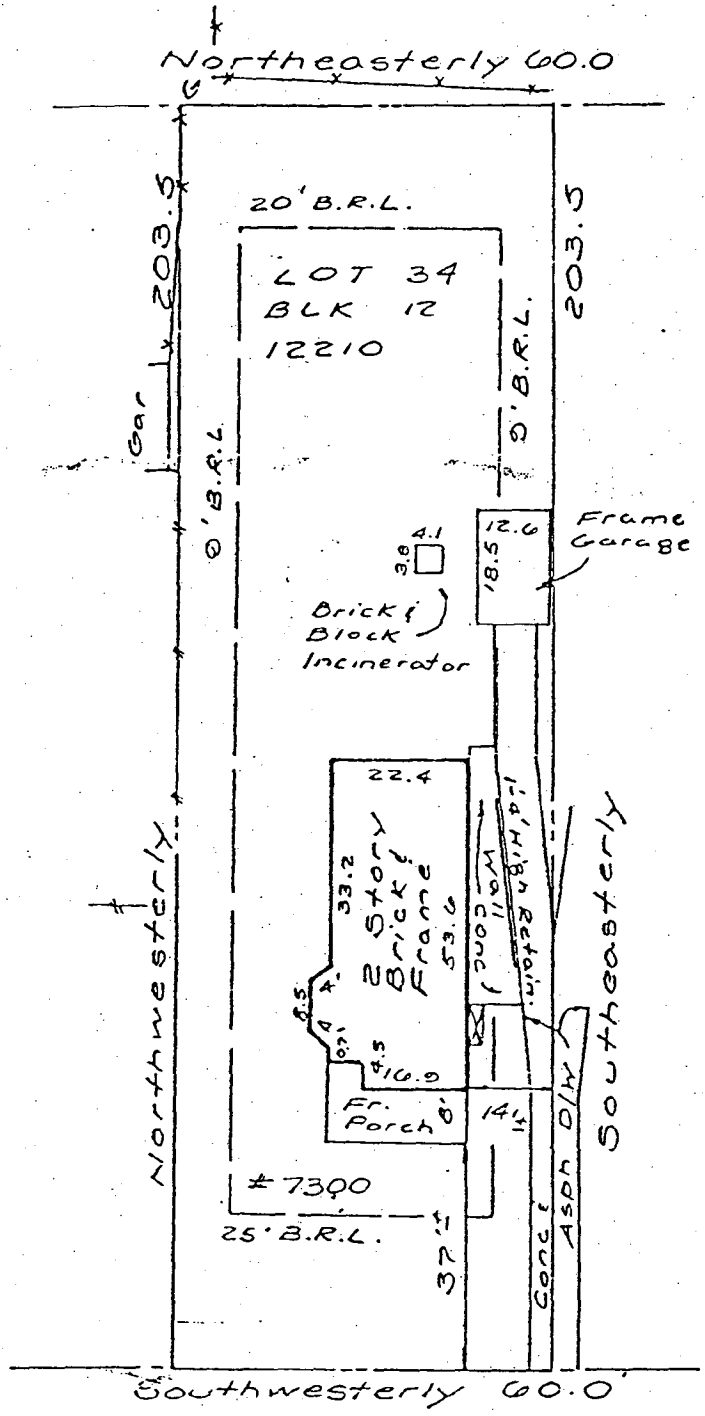


View of property from street

6" dbh  
mulberry  
tree  
to  
be  
removed →



View of left-hand side (from street view)



use  
 CK 12  
 E. BRASHEARS

HOLLY AVENUE



7300 Holly (note heavily wooded lot)



site of patio and stone seat wall



back yard (including 2 trees to be removed at left)



back yard next to new patio (tree not to be removed)



7300 Holly Avenue  
Takoma Park, Maryland 20912

April 1, 2004

Montgomery County Historic Preservation Commission  
Attention: Ann Fothergill

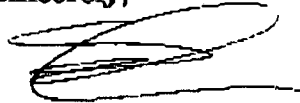
Dear Ms. Fothergill:

This letter is to request that the hearing on our permit applications for major landscaping and for tree removal be held on April 28th, 2004 rather than on April 14th, 2004.

Also, by the time of the hearing on April 28 I will be 8 ½ months pregnant. I would appreciate it, if it is at all possible, if our applications could be scheduled to be heard as early as possible because I am increasingly uncomfortable sitting or standing for long periods of time.

Thank you for your assistance.

Sincerely,



Susan L. Pacholski

7300 Holly Avenue  
Takoma Park, MD 20912

April 21, 2004

Ann Fothergill  
Montgomery County Historic Commission

Dear Ann:

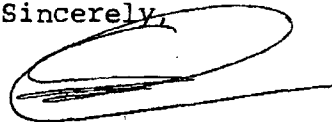
As I explained the other day, we have applied for a permit from the City of Takoma Park for removal of the mulberry tree and two cherry trees that are the subject of the tree removal permit application that I have filed with the MCHC. We have completed the 15-day posting period and have signed the agreement to comply with the City's tree replacement policy. No permit can issue from Takoma Park until the MCHC grants its approval, however, so I don't have a Takoma Park permit yet.

I am attaching a copy of the tree planting agreement. As the agreement indicates, a permit will issue from the City upon receipt of approval by the MCHC.

I met today with Brett Linkletter, the Takoma Park Arborist, and I hope to have the tree protection plan for the landscaping work completed shortly. I will send it to you when it is complete.

Please call if you have any questions, 202-514-2496.

Sincerely,



Susan Pacholski

# City of Takoma Park, Maryland

# COPY

DEPARTMENT OF PUBLIC WORKS  
TELEPHONE: 301-891-7633  
FAX: 301-585-2405



31 OSWEGO AVENUE  
TAKOMA PARK, MD 20912

September 10, 2003

Susan Pacholski & Nigel Purvis  
7300 Holly Avenue  
Takoma Park, Maryland 20912

In order to receive a permit to remove an urban forest tree within the City of Takoma Park you must agree to replant or contribute an equivalent amount to the City's Tree Fund as per Ordinance No. 1995-5. Replacement trees shall be nursery stock trees with a minimum size of 2 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. Tree(s) must be planted within six (6) months of the date this agreement is signed. The City will conduct a site visit to confirm the planting.

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

The tree replacement requirements based on the City of Takoma Park Tree Ordinance are stated below:

Number of 2 1/2 inch caliper trees:  
Four

*Susan Pacholski* 9/27/03  
Signature Date

OR

Tree Fund Contribution of:  
\$1,028.00

*Nigel Purvis* 9/24/03  
Signature Date

If no appeals are filed in opposition to your permit request, the permit will be issued after completion of the 15-day posting period, receipt of this signed tree planting agreement or payment of replacement tree cost and approval from the Historic Preservation Commission. You must apply to the Historic Preservation Commission directly. HPC can be reached at 301-563-3400.

Sincerely,

*Brett Linkletter*  
Brett Linkletter  
Certified Arborist

RETURN THIS LETTER TO THE PUBLIC WORKS DEPARTMENT WITH YOUR SIGNATURE NEXT TO YOUR DECISION. IF YOU DECIDE NOT TO REMOVE THE TREE(S), PLEASE SO STATE AND RETURN THIS LETTER. THANK YOU.