



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: March 2, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission Historic

SUBJECT: Area Work Permit # 984237 - 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 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: Caroline Taylor
Address: 14730 Sugarland Ln., Poolesville

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 Dan Bruechert at 301.563.3400 or dan.bruechert@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 J. Bruecht on _____. The approval memo and stamped drawings follow.

FINISHES THAT MEET ANY DESIGN OBJECTIVE

Englert is one of the few single-source metal roof manufacturers with an in-house coil coating line and an exceptionally broad range of finishes, whether the design calls for a natural weathered appearance or bright, high-performance, full-strength fluorocarbon colors.

Custom Colors

We can match the color of virtually any material, including brick, wood and fabric. Englert offers short lead times, and our minimum custom-color order requirements are among the industry's lowest.



ROOFING KYNAR-COATED STANDARDS IN STOCK - SHEET AND COIL

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Galvalume-Plus®		✓	✓				
Burgundy	•	✓	•	✓	•	•	•
Bone White	•	✓	•	✓	✓	✓	•
Charcoal Gray	•	✓	✓	✓	✓	✓	•
Colonial Red	•	✓	✓	✓	•	•	•
Dark Bronze	•	✓	✓	✓	✓	✓	•
Dove Gray	•	✓	✓	✓	✓	✓	•
Deep Red	•	✓	•	✓	•	•	•
Everglade Moss	•	✓	•	✓	•	•	•
Forest Green	•	✓	✓	✓	✓	•	•
Hartford Green	•	✓	✓	✓	✓	•	•
Hemlock Green	•	✓	•	✓	•	•	•
Mansard Brown	•	✓	✓	✓	✓	•	•
Medium Bronze	•	✓	✓	✓	✓	✓	•
Mill Finish (Aluminum)*				✓*	✓*	✓*	•*

*Made to order – available in sheets only.

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Matte Black	•	✓	✓	✓	✓	✓	•
Pacific Blue	•	✓	•	✓	•	•	•
Patina Green	•	✓	•	✓	•	•	•
Royal Blue	•	✓	•	✓	•	•	•
Slate Blue	•	✓	•	✓	•	•	•
Slate Gray	•	✓	✓	✓	✓	✓	•
SunNet Blue	•	✓	•	✓	•	•	•
Sandstone	•	✓	•	✓	✓	✓	•
Sierra Tan	•	✓	•	✓	✓	✓	•
Stone White	•	✓	•	✓	✓	✓	•
Terra Cotta	•	✓	•	✓	•	•	•
Champagne (Metallic)*	•	✓	•	✓	✓	•	•
Copper (Metallic)*	•	✓	•	✓	✓	•	•
Preweathered (Metallic)*	•	✓	•	✓	✓	✓	•

*Mica 2-Coat System

✓ - Standard • - M

Colors shown are close to actual colors. Slight variations may exist.



The coil and sheet availability shown above is subject to change at anytime without notice. Contact Englert for current offering.

ENGLERT INC.
1200 Amboy Avenue, Perth Amboy, NJ 08861
Phone: 732-826-8614 • Fax: 732-826-8865
info@englertinc.com • englertinc.com

REVIEWED
By Dan.Bruechert at 12:15 pm, Mar 02, 2022

A photograph of a white wooden church with a steeple and arched windows. The church is set against a background of green trees and a blue sky with light clouds. The church has a white roof with a red brick chimney. The steeple is white with a cross on top. There are four arched windows on the side of the church. A white ramp leads to the front entrance.

APPROVED

Montgomery County

Historic Preservation Commission

Ronald H. Hutter

REVIEWED

By Dan.Bruechert at 12:15 pm, Mar 02, 2022



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

Estimate	
Date	Estimate No.
1/4/2022	E21 12-323

REVIEWED
 By Dan.Bruechert at 12:15 pm, Mar 02, 2022

Sugarland Ethnohistory Project
 C/O Caroline Taylor
 PO Box 24
 Poolesville, MD 20837

14730 Sugarland Lane
 Poolesville, MD 20837

Our Contact Information
 301-695-4754
 532 E. Church Street
 Frederick, MD 21701
 info@pjsroofing.com
 www.pjsroofing.com

REP	Customer Phone	Alt. Phone	E-Mail	Terms
RK	301-461-9831		caroline@mocoalliance.org	Due Upon Completion

Description	Amount
<p>Chimney repairs and bell tower repairs should be done prior to new roof being installed. We will coordinate with your contractor about what wood trim to install and what to leave off so we can install new flashing where needed around bell tower.</p> <ul style="list-style-type: none"> -remove existing roofing materials from roof (some sections have shingles under metal roofing, and they will be removed too) -we will need to determine the best way to reinstall or seal cross on bell tower at time of replacement (if cross is not in good condition, it will need to be replaced at an additional charge TBD) -build a small cricket on rear addition so water flows around bump out and into gutter -remove rotten wood siding from over rear addition on rear right side -install new wall flashing and cover with Tyvec (Church will need to have new siding installed at an additional expense) -install Carlisle WIP 300 to eaves, valleys, and roof penetrations -install Titanium UDL underlayment to remaining roof deck -install Englert Pre Painted Double Lock Standing Seam Roofing System (Englert metal comes with a 35 yr. paint warranty, 26-gauge metal, 21-inch-wide panels, 1-inch-high seams, cleats will be secured using screws) -Color to be Englert Galvalume Plus mill finish -install new pipe collar flashing -install new chimney flashing cutting metal into brick -install all new custom bent eave, rake and rolled ridge -install two rows of staggered powder coated snow guards along eaves of roof and up along center of both steep sides -remove all debris from job site <p>PJ's Roofing Inc. provides a 10 year labor warranty</p> <p>Replace any bad roof decking using 7/16th OSB at an additional charge of \$65.00 per sheet or \$110.00 per sheet of 3/4 inch plywood cut to fit where roof planks are bad if needed. Replace rotten fascia or rake boards using white primed wood at an additional charge of \$5.50 per lineal foot.</p> <p>When removing the existing roof, dust/small debris may fall into your attic space. Homeowner is responsible for covering items in the attic if desired or clean up if needed.</p> <p>If the drywall ceiling has nails in it and nail pops occur when we are working on the roof, PJ's Roofing, Inc is not responsible as the drywall should be screwed in</p>	33,924.00

If you have any questions please call Rod at 301-674-4479	Total
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US Patent #6,898,961

Designed by the founder of Real Tool® snow guards

A LIFETIME ROOF SYSTEM COMPONENT

SO STRONG...SO FAST...SO COOL

HONEST LIFETIME WARRANTY



Blades **MUCH** closer to the panel helping reduce damage from icing

LIFETIME'S PATENTED ANGLED SET SCREWS HELP PREVENT PANEL DAMAGE

Real Tool® registered trademark of Euromax Int'l, Inc.

Part #	Slot Size	Gauge
LT 200	.200" = 3/16"	24-30 ga.
LT 300	.300" = 5/16"	20-24 ga.



For Double Lock Standing Seam



MATTE BLACK MANSARD BROWN HARTFORD GREEN SLATE GRAY DEEP RED MEDIUM BRONZE DARK BRONZE FOREST GREEN CHARCOAL GRAY COLONIAL RED

REVIEWED
By Dan.Bruechert at 12:17 pm, Mar 02, 2022

APPROVED
Montgomery County
Historic Preservation Commission
Randy A. Patton

STRONGER
Made of Almag 35, aluminum/magnesium a pure certified aircraft alloy that does not corrode. Its incredible elongation makes it super strong. **PLUS** it provides a superior substrate for coating or painting: available in Mill and Kynar® finishes, see chart.

FASTER
The Patented Angled Set Screws make the installation faster and prevent panel damage.

SQUARELOCK™
The set screw forms an I-Beam structure in the patented square pocket for incredible hold!

The Kynar®

Kynar® is the #1 choice of architects & building specifiers

Step 1 _____
Mill Finish
Cast in certified Aluminum/Magnesium (Almag 35) for strength and elongation.



Step 2 _____
Chromate Conversion
Forms a complex molecular metal/chrome molecule for exceptional corrosion prevention and adhesion.



Step 3 _____
Kynar® Primer
Applied for the Kynar® top coat.



Step 4 _____
Kynar® Finish
Oven Baked to perfection!

