



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: May 20, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #992719 - 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: Jeffrey Swedberg
Address: 2411 Holman Ave., Silver Spring

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;

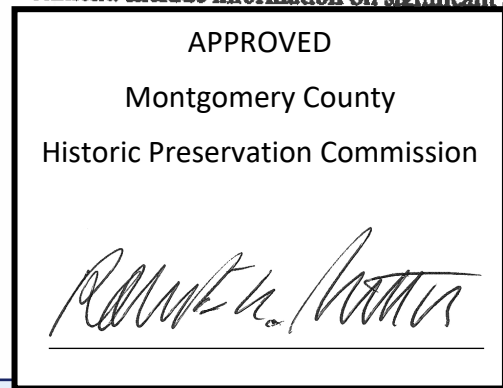
Replacement tree required as a condition; and,

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 T. Brueckert 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 home, free standing garage.



REVIEWED
By Dan.Bruechert at 3:19 pm, May 20, 2022

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

- Remove existing shingles down to deck.
- Renail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price shown below*
- Install 3' of Owens Corning Weather Lok ice and water shield at all gutter lines, step flashing and valleys.
- Install Owens Corning Pro Armor Synthetic underlayment
- Install Aluminum Drip edge
- Install Owens Corning ProStart Starter Shingles along all gutter lines and rake edges.
- Install Owens Corning Duration Lifetime Dimensional Shingles per Manufacturers specs
- Install Owens Corning Hip & Ridge Shingles.
- Install Owens Corning Ventsure vinyl ridge vent.
- Install (qty 64) Snow Bird Hybrid snow guards
- Install new Lifetime pipe collars
- Install new Aluminum chimney, step and apron flashings.
- Coat small flat roof balcony with Alcoa roof coating
- Clean up all job related debris
- Provide 10 yr workmanship warranty backed by Seneca Creek
- Provide Owens Corning 50 year/Lifetime material warranty

Precise Aerial Roof Measurement Report

Prepared for you by Seneca Creek Exteriors



2411 Holman Avenue, Silver Spring, MD 20910

APPROVED

Montgomery County

Historic Preservation Commission



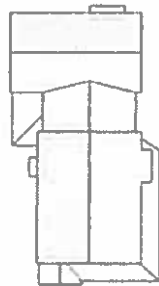
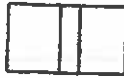
*Specializing in
Exterior Home
Improvements*

REVIEWED

By Dan.Bruechert at 3:19 pm, May 20, 2022

Seneca Creek Exteriors
24521 Woodfield School Rd
Thersburg, MD 20882

Jeff Leach
tel. 301-363-1480
email: jleach@senecacreekexteriors.com



In this 3D model, facets appear as semi-transparent to reveal overhangs.

TABLE OF CONTENTS

Images	1
Length Diagram	4
Pitch Diagram	5
Area Diagram	6
Notes Diagram	7
Report Summary	10

MEASUREMENTS

Total Roof Area =3,262 sq ft
Total Roof Facets =17
Predominant Pitch =12/12
Number of Stories >1
Total Ridges/Hips =122 ft
Total Valleys =31 ft
Total Rakes =230 ft
Total Eaves =251 ft

APPROVED

Montgomery County
Historic Preservation Commission



PREPARED FOR

Contact: Jeff Leach
Company: Seneca Creek Home Improvements
Address: 24521 Woodfield School Rd
Gaithersburg, MD 20882-3807
Phone: 240-426-2816

REVIEWED

By Dan.Bruechert at 3:19 pm, May 20, 2022

Measurements provided by www.eagleview.com



Certified Accurate

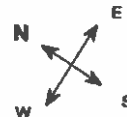
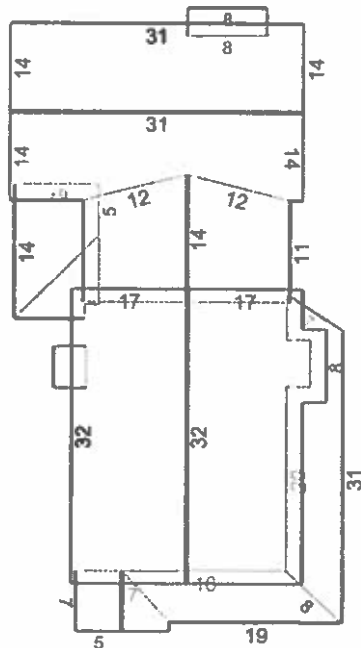
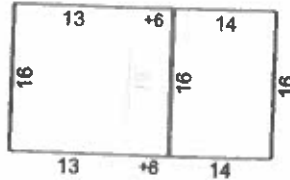
www.eagleview.com/Guarantee.aspx

LENGTH DIAGRAM

Total Line Lengths:
Ridges = 100 ft
 Hips = 22 ft

Valleys = 31 ft
 Rakes = 230 ft
 Eaves = 251 ft

Flashing = 68 ft
 Step flashing = 52 ft
Parapets = 0 ft



APPROVED
 Montgomery County
 Historic Preservation Commission



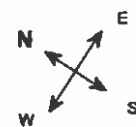
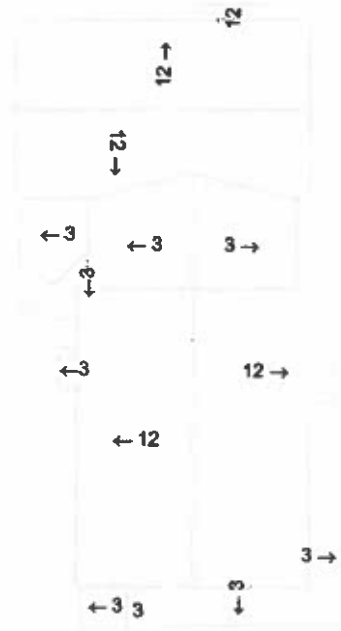
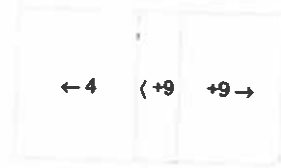
REVIEWED

By Dan Bruechert at 3:19 pm, May 20, 2022

nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g., +6 and +9).

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 12/12



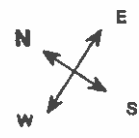
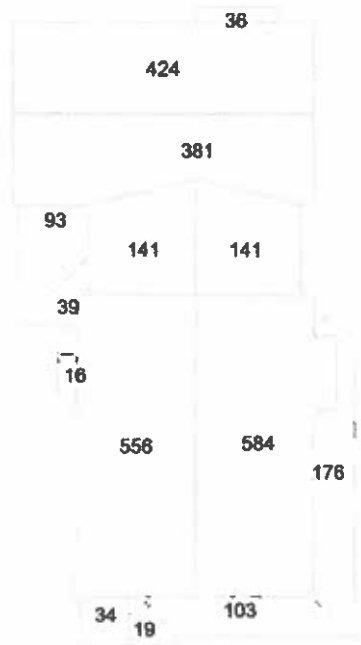
APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been
ability. Blue shading indicates a pitch of 3/12 and greater.
By Dan.Bruechert at 3:19 pm, May 20, 2022

AREA DIAGRAM

Total Area = 3,262 sq ft, with 17 facets.



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top values of each roof facet (rounded to the nearest square foot after being totaled).

REVIEWED
 By Dan.Bruechert at 3:19 pm, May 20, 2022

one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,018,770; 8,542,880; 9,251,589; 9,329,749; 9,599,466. Other Patents Pending.

REPORT SUMMARY

Structure #1

Areas per Pitch

Roof Pitches	3/12	12/12
Area (sq ft)	762	1980.5
% of Roof	27.8%	72.2%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity

Simple

Normal

Complex

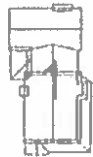
Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	0%	1%	6%	9%	11%	13%	16%	21%	26%
Area (Sq ft)	2743	2771	2908	2990	3045	3100	3182	3320	3457
Squares *	27.66	28.00	29.33	30.00	30.66	31.00	32.00	33.33	34.66
	Measured				Suggested				

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.



Total Roof Facets = 14

Lengths, Areas and Pitches

Ridges = 84 ft (4 Ridges)
 Hips = 21 ft (2 Hips).
 Valleys = 31 ft (3 Valleys)
 Rakes† = 164 ft (17 Rakes)
 Eaves/Starter‡ = 219 ft (17 Eaves)
 Drip Edge (Eaves + Rakes) = 383 ft (34 Lengths)
 Parapet Walls = 0 (0 Lengths).
 Flashing = 67 ft (8 Lengths)
 Step flashing = 52 ft (8 Lengths)
 Predominant Pitch = 12/12
Total Area (All Pitches) = 2743 sq ft

Property Location

Longitude = -77.0523869
 Latitude = 39.0160419

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

APPROVED

Montgomery County
 Historic Preservation Commission



REVIEWED

By Dan.Bruechert at 3:19 pm, May 20, 2022

† Rakes are defined as roof edges that are sloped (not level).
 ‡ Eaves are defined as roof edges that are not sloped and level.

REPORT SUMMARY

Structure #2

Areas per Pitch		
Roof Pitches	4/12	9/12
Area (sq ft)	208.9	310
% of Roof	40.3%	59.7%

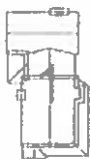
The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity		
Simple	Normal	Complex

Waste Calculation									
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the Lengths, Areas, and Pitches section below.									
Waste %	0%	5%	8%	10%	12%	15%	20%	25%	30%
Area (Sq ft)	519	545	561	571	582	597	623	649	675
Squares *	5.33	5.66	5.66	6.00	6.00	6.00	6.33	6.66	7.00
	Measured			Suggested					

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.



Total Roof Facets = 3

Lengths, Areas and Pitches

- Ridges = 16 ft (1 Ridges)
- Hips = 0 ft (0 Hips).
- Valleys = 0 ft (0 Valleys)
- Rakes† = 65 ft (6 Rakes)
- Eaves/Starter‡ = 32 ft (2 Eaves)
- Drip Edge (Eaves + Rakes) = 97 ft (8 Lengths)
- Parapet Walls = 0 (0 Lengths).
- Flashing = 0 ft (0 Lengths)
- Step flashing = 0 ft (0 Lengths)
- Predominant Pitch = 9/12
- Total Area (All Pitches) = 519 sq ft**

Property Location

Longitude = -77.0523869
Latitude = 39.0160419

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

APPROVED

Montgomery County

Historic Preservation Commission



† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

REVIEWED
By Dan.Bruechert at 3:19 pm, May 20, 2022

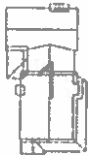
REPORT SUMMARY

All Structures

Areas per Pitch				
Roof Pitches	3/12	4/12	9/12	12/12
Area (sq ft)	761.8	208.9	310.0	1980.6
% of Roof	23.4%	6.4%	9.5%	60.7%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

All Structures Totals



Total Roof Facets = 17

Lengths, Areas and Pitches

Ridges = 100 ft (5 Ridges)
 Hips = 22 ft (2 Hips)
 Valleys = 31 ft (3 Valleys)
 Rakes† = 230 ft (23 Rakes)
 Eaves/Starter‡ = 251 ft (19 Eaves)
 Drip Edge (Eaves + Rakes) = 481 ft (42 Lengths)
 Parapet Walls = 0 (0 Lengths)
 Flashing = 68 ft (8 Lengths)
 Step flashing = 52 ft (8 Lengths)
 Predominant Pitch = 12/12
Total Area (All Pitches) = 3,262 sq ft

Property Location

Longitude = -77.0523869
 Latitude = 39.0160419

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

Measurements by Structure

Structure	Area (sq ft)	Ridges (ft)	Hips (ft)	Valleys (ft)	Rakes (ft)	Eaves (ft)	Flashing (ft)	Step Flashing (ft)	Parapets (ft)
1	2743	84	21	31	164	219	67	52	0
2	519	16	0	0	65	32	0	0	0

All values in this table are rounded up to the nearest Foot for each separate structure. Measurement totals displayed elsewhere in this report are added together before rounding which may cause totals to differ.

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Online Maps

Online map of property

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=2411+Holman+Avenue,Silver+Spring,MD,20910

Directions from Seneca Creek Home Improvements to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=24521+Woodfield+School+Rd,C3807&daddr=2411+Holman+Avenue,Silver+Spring,MD,20910

- † Rakes are defined as roof edges that are sloped (not level).
- ‡ Eaves are defined as roof edges that are not sloped and level.

APPROVED
 Montgomery County
 Historic Preservation Commission

