



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: June 8, 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 #995303 - 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: Colin Goddard
Address: 12 Hesketh St., Chevy Chase

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 house. No major bulding around the property



REVIEWED

By Dan.Bruechert at 12:39 pm, Jun 08, 2022

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

Roof Replacement Area : Mansard Roof on the front of the home and back Portico (Refer to Pictures)

- Remove all the existing existing slate and metal flashing in the in the replacement area down to the wood decking.
- Inspect existing wood deck condition and advise home owner of any necessary/recommended repairs and additional costs of \$6.00 per LF of 1x6 / \$8.00 per LF of 1x8 / \$10.00 per LF of 1x10
- Install new Ice and water shield onto wood decking around all wall transitions and 3 ft up the eaves.
- Install new 15pound felt paper underlayment onto entire roof decking.
- Install new apron COPPER flashing in the existing slope and wall transition areas.
- Install mew COPPER step flashing along wall transition

Flash Color : TBD

-Install new Vermont Multi-color Historic Vermont Blend Slate using manufactured approved fasteners on the entire replacement area. (Slate size for

standard width will be 12x16 / Slate sizes for the multi width will be 8x12 / 8x11 / 8x12)

-Slate will be installed using steel nails

-Caulk and seal any exposed nail heads and seams on the entire slate roof

**All flashing will be copper for this scope of work.

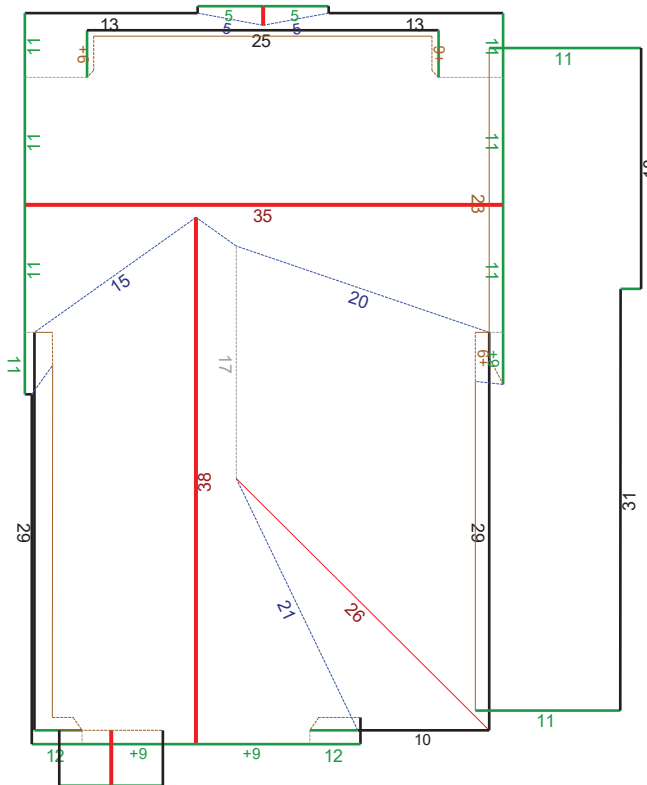
LENGTH DIAGRAM

Total Line Lengths:

Ridges = 79 ft
Hips = 27 ft

Valleys = 78 ft
Rakes = 188 ft
Eaves = 204 ft

Flashing = 99 ft
Step flashing = 62 ft
Parapets = 0 ft



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APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:39 pm, Jun 08, 2022

Note: This diagram contains segment lengths (rounded to the 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).

Multi color / multi width

APPROVED

Montgomery County
Historic Preservation Commission



REVIEWED

By Dan.Bruechert at 12:40 pm, Jun 08, 2022

REPORT SUMMARY

All Structures

Areas per Pitch

Roof Pitches	3/12	5/12	7/12	10/12	27/12	38/12
Area (sq ft)	1039.1	649.5	696.5	39.2	242.6	167.8
% of Roof	36.7%	22.9%	24.6%	1.4%	8.6%	5.9%

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
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Waste Calculation

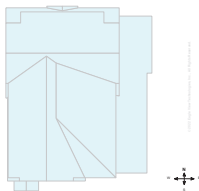
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	0%	3%	8%	11%	13%	15%	18%	23%	28%	
Area (Sq ft)	2835	2921	3062	3147	3204	3261	3346	3488	3629	
Squares *	28.66	29.33	30.66	31.66	32.33	32.66	33.66	35.00	36.33	
	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.

All Structures Totals



Total Roof Facets = 16

Lengths, Areas and Pitches

Ridges = 79 ft (4 Ridges)
 Hips = 27 ft (1 Hips).
 Valleys = 78 ft (8 Valleys)
 Rakes† = 188 ft (23 Rakes)
 Eaves/Starter‡ = 204 ft (15 Eaves)
 Drip Edge (Eaves + Rakes) = 392 ft (38 Lengths)
 Parapet Walls = 0 (0 Lengths).
 Flashing = 99 ft (6 Lengths)
 Step flashing = 62 ft (13 Lengths)
 Predominant Pitch = 3/12
Total Area (All Pitches) = 2,835 sq ft

Property Location

Longitude = -77.0802149
 Latitude = 38.9682927

Notes

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

REVIEWED

By Dan.Bruechert at 12:41 pm, Jun 08, 2022

† 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

