



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: October 4, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit: #1043707 – 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 historic preservation 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: Carol Mossman/Kenneth Kato (Stephen Harmon/Shanco Company, Agent)
Address: 7316 Baltimore Street, 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 Michael Kyne at 301.563.3403 or michael.kyne@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 *Michael Ky...* on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 1043707
DATE ASSIGNED _____

APPLICATION HISTORIC AREA WORK HISTORIC PRESERVATION COMMISSION 301.563.3400

APPLICANT:

Name: Carol Mossman/Kenneth Kato_

Email: cmossman@umd.edu_____

Address: 7316 Baltimore Ave

City: Takoma Park

Zip:20912

Daytime Phone: (301)588-0820

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Stephen Harmon (Shanco Company)

E-mail: steve@goshanco.com

Address: 7404 Lindbergh Dr. Ste G

City: Gaithersburg

Zip:20879

Daytime Phone: (301) 384-9898 (mobile)

Contractor Registration No.:MHIC 121665

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 37-03

Is the Property Located within an Historic District? Yes/District Name Takoma Park
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application. NO

Are other **REVIEWED** Hearing Examiner Approvals / Reviews P
(Condition **By Michael Kyne at 12:18 pm, Oct 04, 2023** Include inform
supplemental information. NO

APPROVED
Montgomery County
Historic Preservation Commission

Building Number: 7316 Street: Baltimore Ave Town/City: Takoma Park

Lot: 16 Block: 76 Subdivision: Takoma Park Loan & Trust Co

Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all ~~submit~~ for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Signature of owner or authorized agent

Date

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

Owner's mailing address
7316 Baltimore Ave
Takoma Park, MD 20912

Owner's Agent's mailing address
Steve Harmon (Shanco Company)
7404 Lindbergh Dr. Suite G
Gaithersburg, MD 20879

Adjacent and confronting Property Owners mailing addresses

7318 Baltimore Ave
Takoma Park, MD 20912

7314 Baltimore Ave
Takoma Park, MD 20912

REVIEWED

By Michael Kyne at 12:18 pm, Oct 04, 2023

APPROVED

Montgomery County

Historic Preservation Commission



7315 Baltimore Ave
Takoma Park, MD 20912

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property: Building is red brick four-bedroom home with a garage and a large backyard that includes a stone patio. There are four large trees, all located to the rear of the property. The home is situated within the Takoma Park Historic District and is a “non-contributing” resource.

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

Roof replacement. We estimate our roof is between thirty and forty years old. We have selected Shanco roofing company. They propose to replace the current roof as well as to add an air intake and ridge vent system. Currently our attic has no soffits and no ventilation system. We propose adding intake and ridge vents for purposes of energy conservation. Briefly we propose to:

1. Replace current 3-tab shingles with GAF Timberline lifetime architectural shingles;
2. In order to create air circulation in our attic, install a ridgevent on roof ridgelines and install GAF Cobra Intake Pro intake vents 3 - 4 feet up from the gutter line.
3. 2a: we prefer to install the GAF Cobra Intake Pro vents around the perimeter of the entire roof.
4. 2b: less preferred option is to install the GAF Cobra Intake Pro vents only around the side s and rear perimeter of the roof.

REVIEWED

By Michael Kyne at 12:18 pm, Oct 04, 2023

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: replace roof _____	
Description of Current Condition: roof with 3-tab shingles 30-40 yrs old. Poor condition.	Proposed Work: replace roof with architectural shingles (GAF Timberline HD2 lifetime architectural shingles)

Work Item 2: Create attic air circulation and venting_	
Description of Current Condition:Attic currently has no ventilation—no mechanism for taking air in and exhausting hot air.	Proposed Work: Install GAF Snow Country Advanced ridge vent along the roof ridgelines and install GAF Cobra Intake Pro 3-4 feet up from the gutter lines around the perimeter of the entire roof.

REVIEWED
By Michael Kyne at 12:18 pm, Oct 04, 2023

APPROVED
 Montgomery County
 Historic Preservation Commission



Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Window/Door Changes	*	*	*	*			
Masonry Repair/Repoint	*	*	*	*			
Signs	*	*	*	*			

REVIEWED
By Michael Kyne at 12:18 pm, Oct 04, 2023

APPROVED
 Montgomery County
 Historic Preservation Commission


Install ridge vent on highlighted areas

REVIEWED

By Michael Kyne at 12:18 pm, Oct 04, 2023

APPROVED

Montgomery County
Historic Preservation Commission



REVIEWED
By Michael Kyne at 12:18 pm, Oct 04, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Ronald A. Patton

GAF Cobra InTake Pro



REVIEWED
By Michael Kyne at 12:18 pm, Oct 04, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Norton



**Shanco thicker shingle
ridge cap.**