



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert Sutton  
Chairman

Date: October 12, 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: #1045937 – Roof replacement.

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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 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: Ingrid Carter  
Address: 7302 Maple Avenue, 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](mailto: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 R. [Signature] on \_\_\_\_\_. The approval memo and stamped drawings follow.



**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**

**Adjacent and confronting Property Owners mailing addresses**

**Next door (South):**

Sophie Kasimow and Seth Shames  
7300 Maple Ave  
Takoma Park MD 20912

**Next door (North):**

Lucy Mikulak and Haluk Ergun  
7304 Maple Avenue  
Takoma Park, MD 20912

**Across the street:**

Pat and Tom Rumbaugh  
7301 Maple Avenue  
Takoma Park, MD 20912

**Behind:**

Nina Falk and Steve Silverman  
7303 Cedar Avenue  
Takoma Park, MD 20912

**Also behind:**

Rob and Krysti Grace  
7301 Cedar Ave  
Takoma Park, MD 20912

**REVIEWED**

*By Michael Kyne at 7:05 pm, Oct 12, 2023*

**APPROVED**

Montgomery County  
Historic Preservation Commission



Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The house is a Queen Anne Victorian built around 1887 in Takoma Park. It is in the Historic District and is surrounded by other residences. The house has a 2 story front porch facing the street and a turret on the facade.

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

We would like to replace the roof on our property. The roof is very old and is deteriorating and leaking in places. Currently the roof is 3-tab shingles (sloped areas) and roofing paper on the flat areas. We are not going to change the shape or dimensions of the roof. We are asking to do the following:

1). Reshingle the roof. We will replace the current 3-tab shingles with architectural shingles (Landmark 30). The 3-tab shingles are no longer available. Our neighbors on both sides have the architectural shingles. We need to repair the siding in areas where it is rotten in order for the roof membrane to go behind the siding.

2). There are areas of the roof that are covered in roofing paper. We would like to replace the current material with a Thermoplastic Polyolefin membrane (TPO). This new material would provide weatherproofing and help protect against ambient heat buildup. These areas of the roof are not visible from the street.

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*By Michael Kyne at 7:05 pm, Oct 12, 2023*

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<p>Re-shingle the roof</p> <p>Work Item 1: _____</p>	
<p>Description of Current Condition:</p> <p>The current roof is falling apart. The shingles are breaking. There is water damage along the edges of the roof.</p>	<p>Proposed Work:</p> <p>We would like to remove the current roof and repair/replace the rotted roof underneath. We would then like to cover the roof with architectural shingles (Landmark 30).</p>

<p>Replace roofing paper</p> <p>Work Item 2: _____</p>	
<p>Description of Current Condition:</p> <p>Areas of the roof have roofing paper (in the rear of the house, and on the turret between the siding and the railing).</p>	<p>Proposed Work:</p> <p>We would like to remove the roofing felt and repair/replace the rotted wood underneath. We would then like to cover those areas of the roof with a TPO membrane which is weather proof. We will repair the railing as well.</p>

<p>Work Item 3: _____</p>	
<p>Description of Current Condition:</p>	<p>Proposed Work:</p>

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 By Michael Kyne at 7:05 pm, Oct 12, 2023

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# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. 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	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

**REVIEWED**

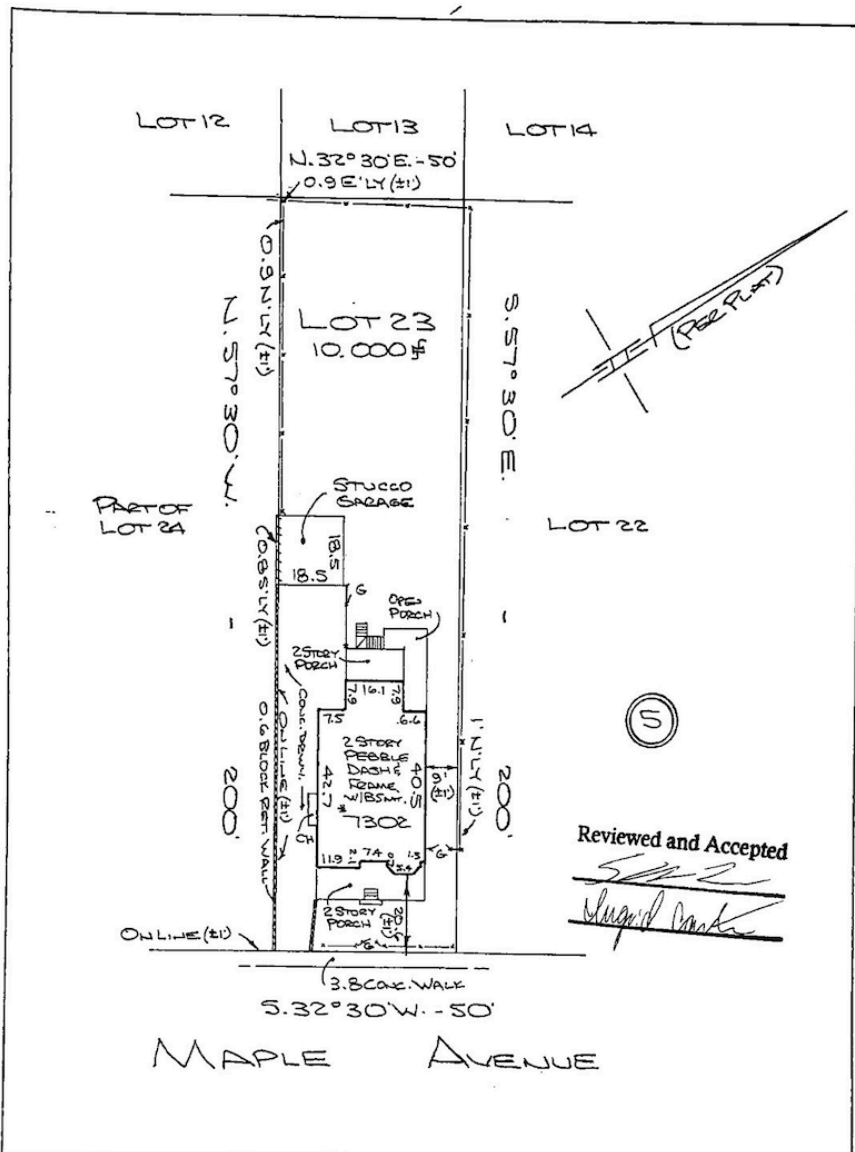
*By Michael Kyne at 7:05 pm, Oct 12, 2023*

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### Capitol Surveys, Inc.

10762 Rhode Island Avenue  
Beltville, Maryland 20705  
Phone 301-931-1350  
Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING  
LOT 23 BLOCK 5

**TAKOMA PARK**

MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A Plat 3 Scale 1" = 30'

DATE: SEPTEMBER 20, 2012

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland, and I believe it to be correct.

Map License

APPROVED

Montgomery County

Historic Preservation Commission

*[Signature]*

**REVIEWED**

By Michael Kyne at 7:05 pm, Oct 12, 2023



Front of house



**REVIEWED**

*By Michael Kyne at 7:05 pm, Oct 12, 2023*

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Historic Preservation Commission

*Ronald A. Hutter*

South side of house (looking north on Maple Ave)



You can see the water damage on the house from the roof.

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Front of house: close up images of roof quality



**REVIEWED**

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*Robert H. Hutter*



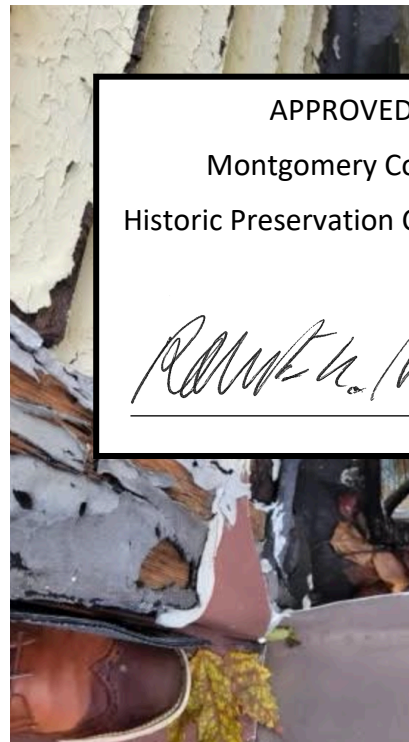
Turret:



Close up of turret. The top is buckling in and separating from the rim.

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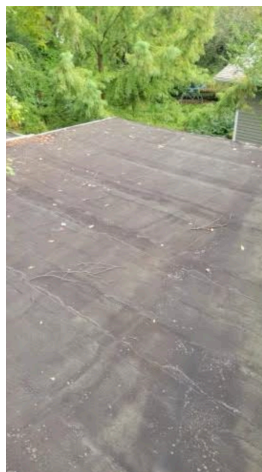
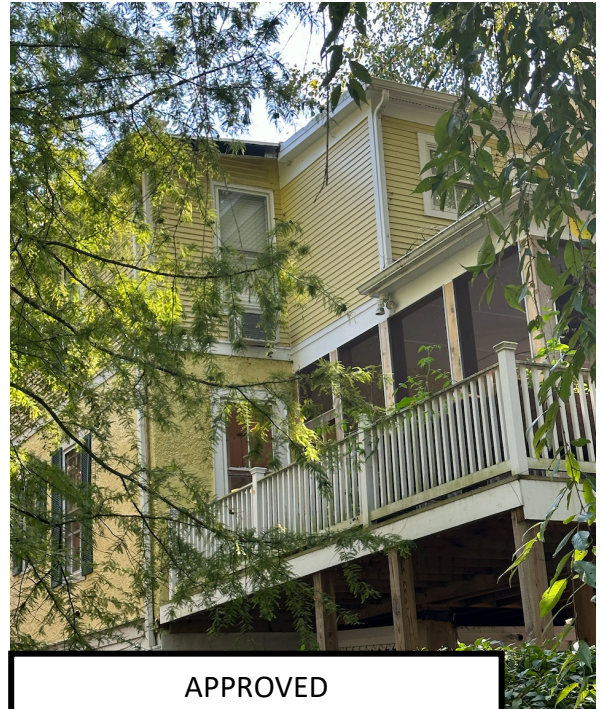


This is the area between the turret and the railings. It is covered in roofing paper. We would like to change it to TPA membrane.

Water damage under window



Rear of house:



This area of the roof that is covered in roofing paper we would like to change to TPA membrane. It is not visible from the street.



Neighbor's houses - they have the architectural shingles



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*Robert H. [Signature]*

## Shingles: Landmark 30

LANDMARK 30

PRODUCTS AVAILABLE NEAR ZIP CODE:

20912

Some colors unavailable due to COVID-19 disruption, check with a local contractor for current options.

Due to variation in computer monitors and printers, the color samples seen on your computer screen may not exactly match the corresponding color. To verify actual product color, ask to see the actual product, available through a CertainTeed contractor or distributor.

Get Help

## TPO Membrane:

### WHAT IS TPO?



*In-progress photo of a TPO roof installation*

Thermoplastic Polyolefin is a single-ply roofing membrane that is one of the fastest-growing commercial roofing systems on the market. TPO roofing systems are a single layer of synthetics and reinforcing scrim used to cover flat roofs.

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