



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: November 2, 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 #1010404 - 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 the 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: Zehra Hasan  
Address: 9715 Capitol View 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](mailto: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 [Signature] on \_\_\_\_\_. The approval memo and stamped drawings follow.



APPROVED  
Montgomery County  
Historic Preservation Commission

*Robert H. Norton*

**REVIEWED**  
By Dan.Bruechert at 10:37 am, Nov 02, 2022

VIEW 3D MODEL

Work Item 1: \_\_\_\_\_

Description of Current Condition:  
Roof gable damage

Proposed Work:  
fix underlying damage

Work Item 2: \_\_\_\_\_

Description of Current Condition:  
old shingles, gutter and soffit damage

Proposed Work:  
remove old shingles and replace with new roof  
shingles and new gutters and soffits

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Montgomery County  
Historic Preservation Commission

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

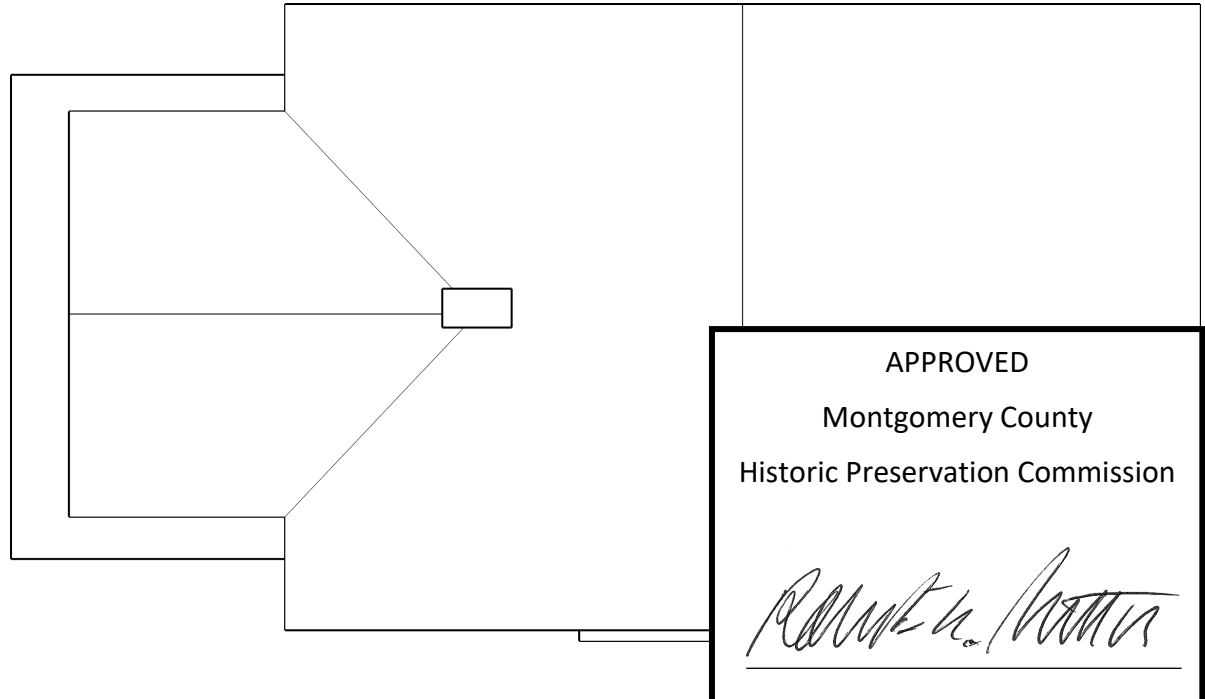


**REVIEWED**

By Dan.Bruechert at 10:39 am, Nov 02, 2022

Roof	Area	Total	Length
Roof Facets	1590 ft <sup>2</sup>	5	-
Ridges / Hips	-	2	45' 8"
Valleys	-	2	24' 6"
Rakes	-	8	120' 9"
Eaves	-	6	73' 3"
Flashing	-	4	18' 1"
Step Flashing	-	4	7' 6"
Drip Edge/Perimeter	-	-	194' 1"

Roof Pitch	Area	Percentage
6/12	1550 ft <sup>2</sup>	97.48%
8/12	40 ft <sup>2</sup>	2.52%



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**Example Waste Factor Calculations**

	Zero Waste	+5%	+10%	+15%	+20%
<b>Area</b>	1590 ft <sup>2</sup>	1670 ft <sup>2</sup>	1749 ft <sup>2</sup>	1828 ft <sup>2</sup>	1908 ft <sup>2</sup>
<b>Squares</b>	16	17	17⅔	18⅓	19⅓

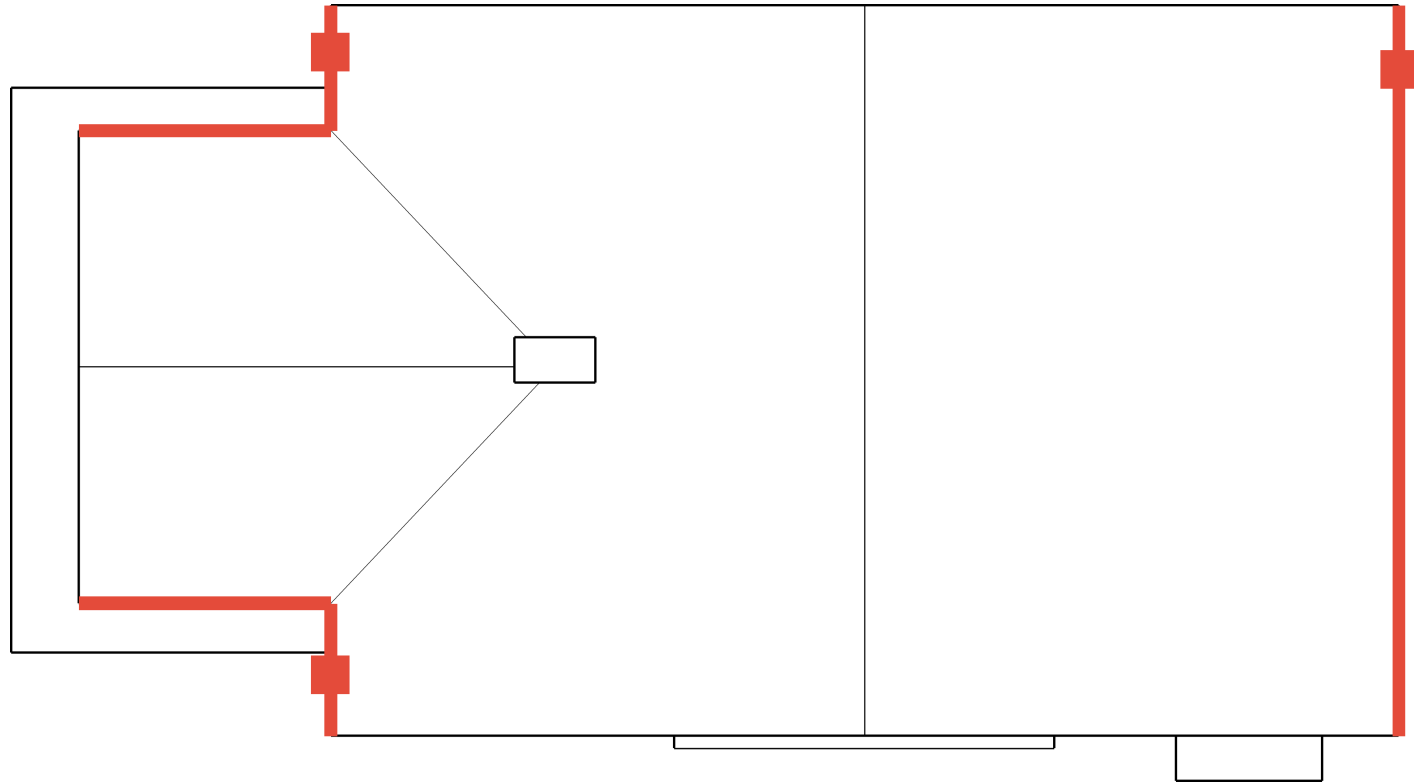
The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

**Gutters**

	Gutter	Length	Sections
■	Group 1	59'	5
	Total	59'	5

**Downspouts**

	Downspout	Length	Count
■	Group 1	44'	3
	Total	44'	3



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*[Signature]*

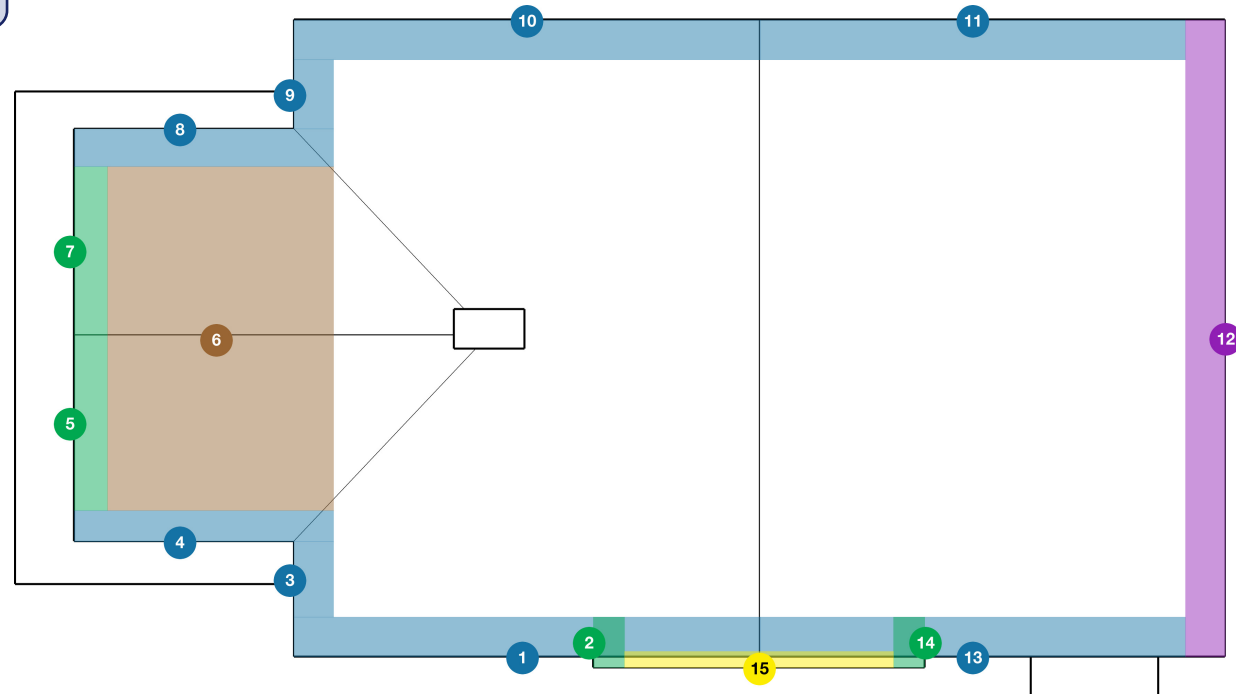
**REVIEWED**  
By Dan.Bruechert at 10:38 am, Nov 02, 2022

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**REVIEWED**  
By Dan.Bruechert at 10:38 am, Nov 02, 2022

**Soffit Summary**


Depth	Type	Count	Total Length	Total Area
6" - 12"	eave	1	12' 1"	9 ft <sup>2</sup>
12" - 18"	rake	4	22' 8"	33 ft <sup>2</sup>
18" - 24"	eave	4	29' 9"	52 ft <sup>2</sup>
	rake	4	90' 8"	162 ft <sup>2</sup>
24" - 48"	eave	1	28' 7"	57 ft <sup>2</sup>
> 48"	eave	1	15' 5"	157 ft <sup>2</sup>
<b>Totals</b>			<b>199' 2"</b>	<b>470 ft<sup>2</sup></b>



Soffit Breakdown

	num	Type	Depth	Length	Area	Pitch
●	1	rake	22"	23' 8"	42 ft <sup>2</sup>	6/12
●	2	rake	17"	2' 9"	4 ft <sup>2</sup>	8/12
●	3	eave	22"	3' 5"	6 ft <sup>2</sup>	6/12
●	4	eave	19"	11' 8"	18 ft <sup>2</sup>	6/12
●	5	rake	18"	8' 10"	13 ft <sup>2</sup>	6/12
●	6	eave	122"	15' 5"	157 ft <sup>2</sup>	6/12
●	7	rake	18"	8' 5"	13 ft <sup>2</sup>	6/12
●	8	eave	23"	11' 8"	22 ft <sup>2</sup>	6/12
●	9	eave	22"	3' 1"	6 ft <sup>2</sup>	6/12
●	10	rake	22"	23' 8"	42 ft <sup>2</sup>	6/12
●	11	rake	22"	21' 8"	39 ft <sup>2</sup>	6/12
●	12	eave	25"	28' 7"	57 ft <sup>2</sup>	6/12
●	13	rake	22"	21' 8"	39 ft <sup>2</sup>	6/12
●	14	rake	17"	2' 9"	4 ft <sup>2</sup>	8/12
●	15	eave	9"	12' 1"	9 ft <sup>2</sup>	8/12

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