

## HISTORIC PRESERVATION COMMISSION

Marc Elrich County Executive Robert Sutton Chairman

Date: March 29, 2024

## **MEMORANDUM**

TO:	Rabbiah Sabbakhan
	Department of Permitting Services
FROM:	Chris Berger
	Historic Preservation Section
	Maryland-National Capital Park & Planning Commission
SUBJECT:	Historic Area Work Permit # 1050155 - Partial demolition; new second-story addition with raised
	roof; and new roof

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** at the February 21, 2024, HPC meeting:

1. The applicant shall provide specifications for all proposed features, including the stucco, trim, and gutters.

The HPC staff has reviewed and stamped the attached construction drawings.

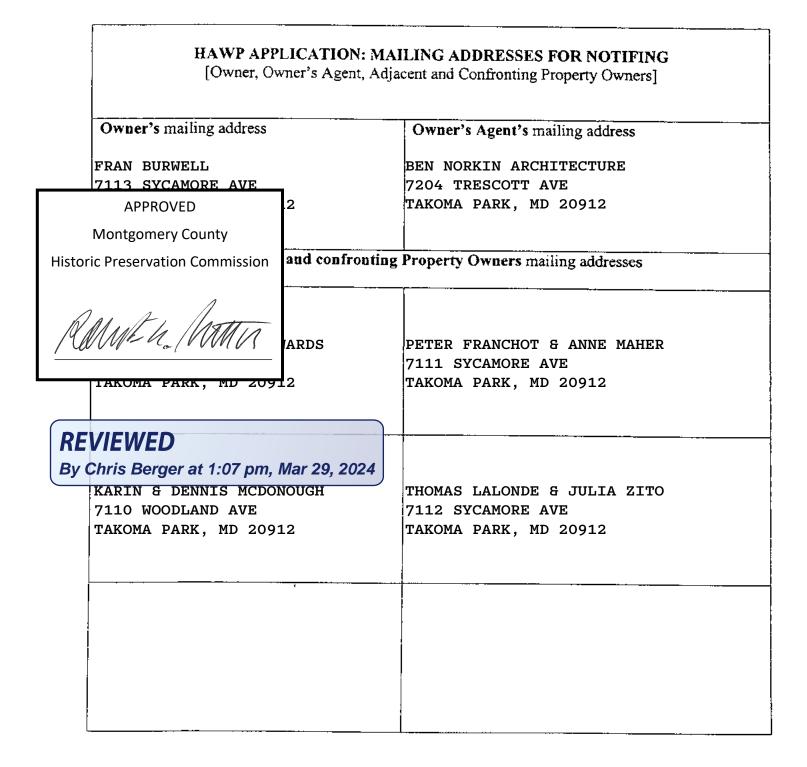
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Frances Burwell Address: 7113 Sycamore Ave., 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 Chris Berger at 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.



(TD)	For Staff only: HAWP# <u>1050155</u>
	DATE ACCIONED
HISTORIC AF	CATION FOR DATE ASSIGNED REA WORK PERMIT SERVATION COMMISSION 01.563.3400
Name: FRANCES BURWELL	E-mail: BURWELLFG@GMAIL . COM
Address: 7113 SYCAMORE AVE	City: TAKOMA PARK Zip: 20912
Daytime Phone:	Tax Account No.: 01079202
AGENT/CONTACT (if applicable):	
APPROVED	E-mail: E-mail
Montgomery County	City: Zip: 20912
Historic Preservation Commission	Contractor Registration No.: M/A
E: MIHF	# of Historic Property
NALIEL INSTITUS	istrict? <u>x</u> Yes/District Name_TAKOMA_PARK
Is there an Historic Preservation / I and Trus	No/Individual Site Name t/Environmental Easement on the Property? If YES, include a
	from the Easement Holder supporting this application.
DEVIEWED	er Approvals / Reviews Required as part of this Application?
	2024 S, include information on these reviews as
Supremental information.	2024
Building Number: 2113	treet:
Town/City: TAKOMA PARK	learest Cross Street: <u>COLUMBIA AVE</u>
Lot: <u>9</u> Block: <u>22</u> S	Subdivision: 25 Parcel:
TYPE OF WORK PROPOSED: See the che	cklist on Page 4 to verify that all supporting items
	his application. Incomplete Applications will not
be accepted for review. Check all that ap	
	Porch Solar
XAdditionImage: FenceImage: DemolitionImage: Hards	
	cape/Landscape Window/Door Other:
	make the foregoing application, that the application is correct
	I comply with plans reviewed and approved by all necessary cept this to be a condition for the issuance of this permit.
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Signature of owner or authoriz	



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

Detached single family dwelling. Craftsman style bungalow, constructed approximately 1915-1925. House is listed as a Contributing Resource in the approved Takoma Park Master Plan.

Existing one story framed house on masonry cellar with limited storage attic. Rear ansion added approximately 1992-1993.

APPROVED
Montgomery County
Historic Preservation Commission
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**REVIEWED** By Chris Berger at 1:07 pm, Mar 29, 2024

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

Existing 2x4 @ 24" O.C. roof rafters need to be reinforced with new structural members in order to provide adequate strength and cavity space for insulation.

Homeowner proposes to raise existing roof ridge approximately 3'-8" by continuing the existing 5.75:12 slope approximately 7'-8" to the rear. Additional ridge height would allow creation of new habitable space on second floor.

Existing front half of the roof will remain and be refinished. Existing roof toward rear of house (from existing risge) to be removed in order to create habitable space. A new shallower slope roof will be constructed at the rear of the new ridge to simulate the appearance of a dormer. The new dormer roof will be sloped approximately 3.75:12 to match an existing non-original roof above a sunroom addition below.

All roof areas will be refinished with new architectural grade asphalt shingles, as specified in drawings.

New exterior walls at attic need to be aligned with existing exterior walls below. Existing roof rake, wood siding and decorative brackets to remain, giving the appearance that the rear attic addition is a dormer.

Existing awning window in attic gable on each end will be replaced with similar design awning window.

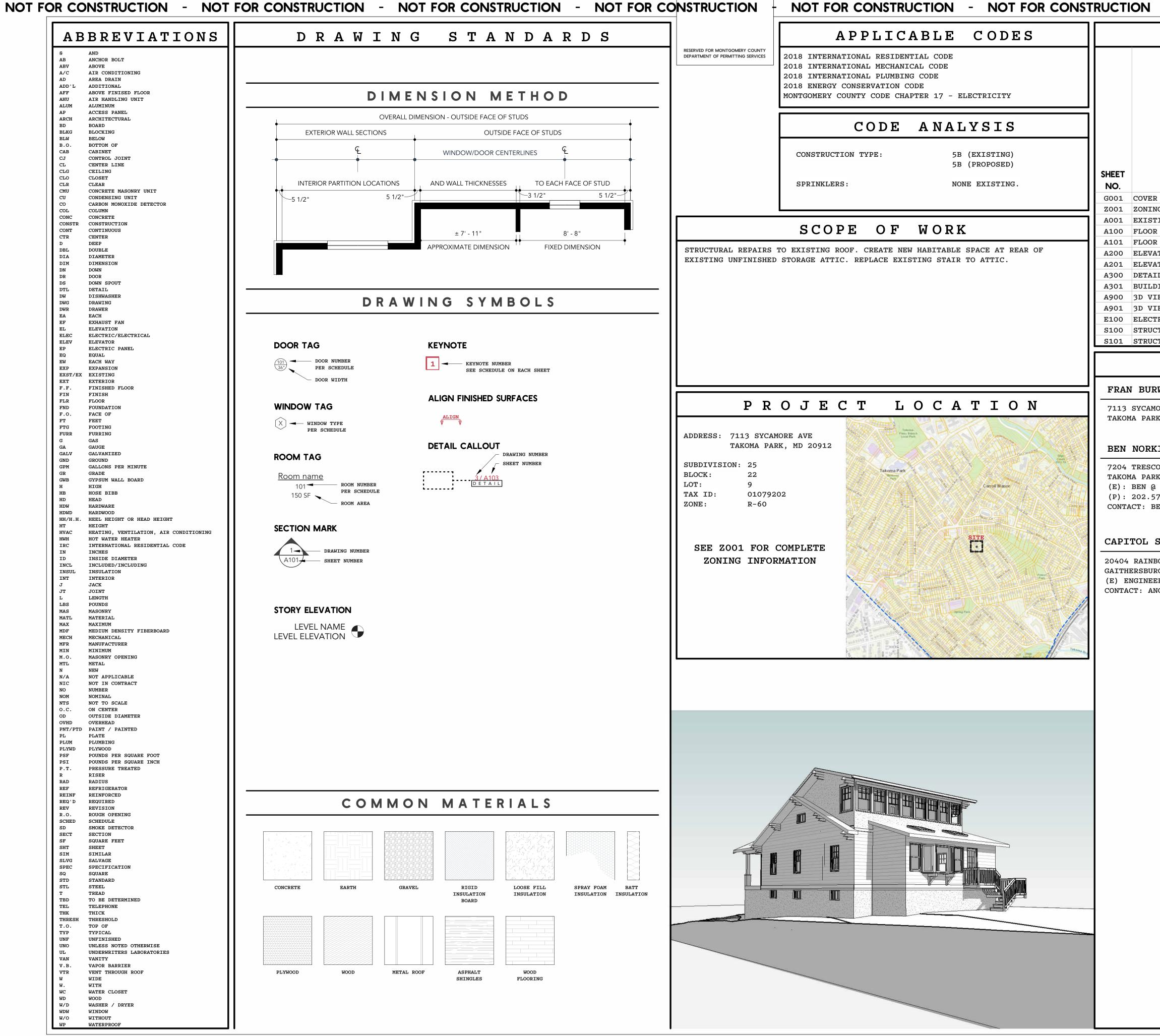
Interior work includes sistering all existing attic joists with new dimensional lumber and creating a new stair to the attic.

Work Item 1:				
Description of Current Condition:	Proposed Work:			
2x4 @ 24" o.c. is not structurally sufficient and does not allow enough depth to adequately insulate the att	Proposed Work: Reinforce existing framing with larger members for strength and increased depth for insulation.			
Work Item 2: <b>ROOF FINISH</b>				
Description of Current Condition:	Proposed Work:			
Existing asphalt shingles         APPROVED         Montgomery County         Historic Preservation Commission         MMMM_a/MMMA	Replace/refinish front half of roof, additional area between existing and new ridges and existing cross gable with new architectural grade shingles.			

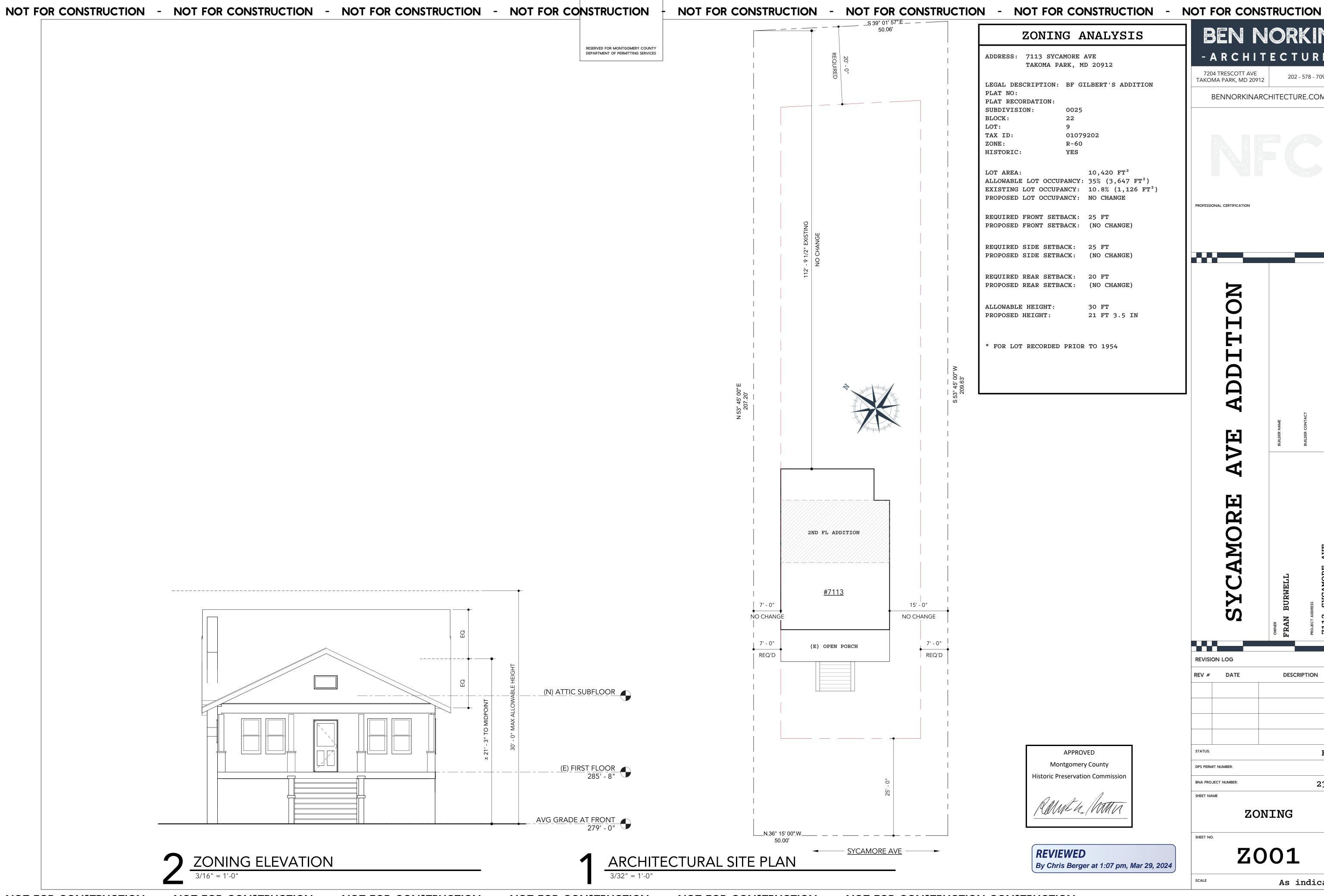
Work Item 3: REAR SHED DORMER By Chris Berger at 1:07 pm, Mar 29, 2024	
Description of Current Condition:	Proposed Work:
Does not exist	New habitable space at rear of attic to be constructed to appear as a shed dormer. Finish will be rough-finished stucco, to match existing stucco at the base of the house and in the existing front gable above the front porch, painted to match existing. New Casement windows will have same lite pattern as existing double hunge windows with a simulated rail.

Work Item 4 INTERIOR	
Description of Current Condition:	Proposed Work:
-	Existing non-compliant stair to attic to be removed and replaced with new stair with code required treads and risers.
	Partial demoltiion of wall on first floor adjacent to stair in order to create new open rake railing.
	Existing attic floor framing to remain in order to preserve existing ceiling. Attic floor joists to be sistered with new 2x10.
Work Item 5 STRUCTURE	
Description of Current Condition: -	Proposed Work: In addition to roof structural repairs listed above, new posts and footers will be required within the house and cellar. Minor interior demolition may be required to set posts. No exterior walls will be affected.

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	By Chris Berger at 1:07 pm, I	<i>Nar 29, 2024</i>

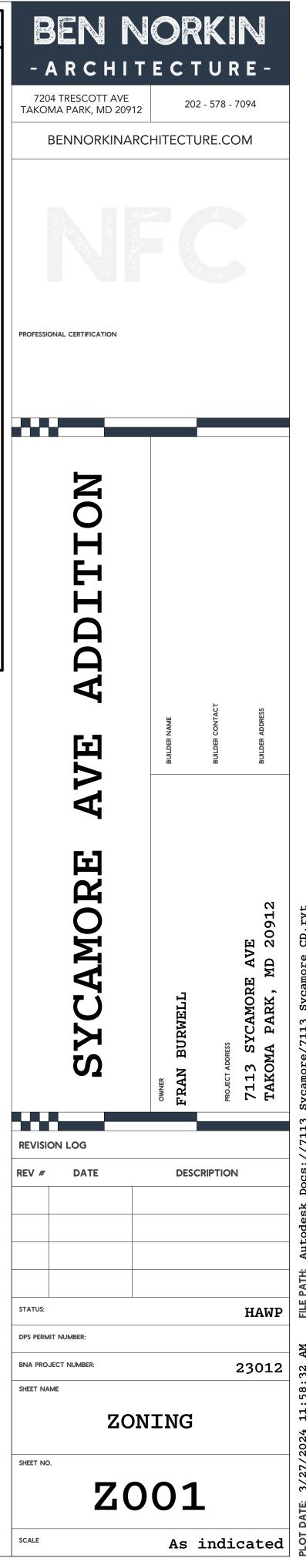


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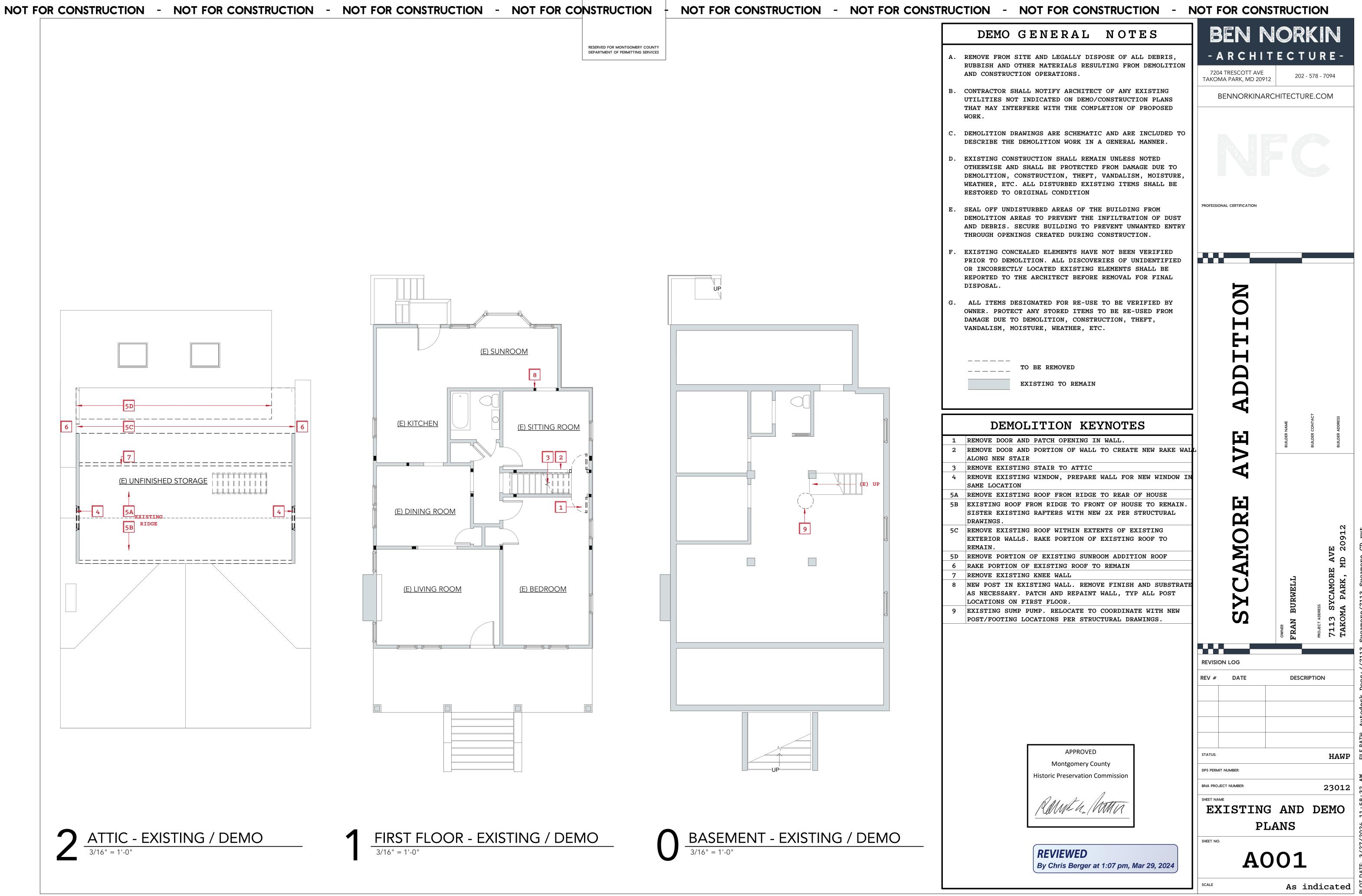


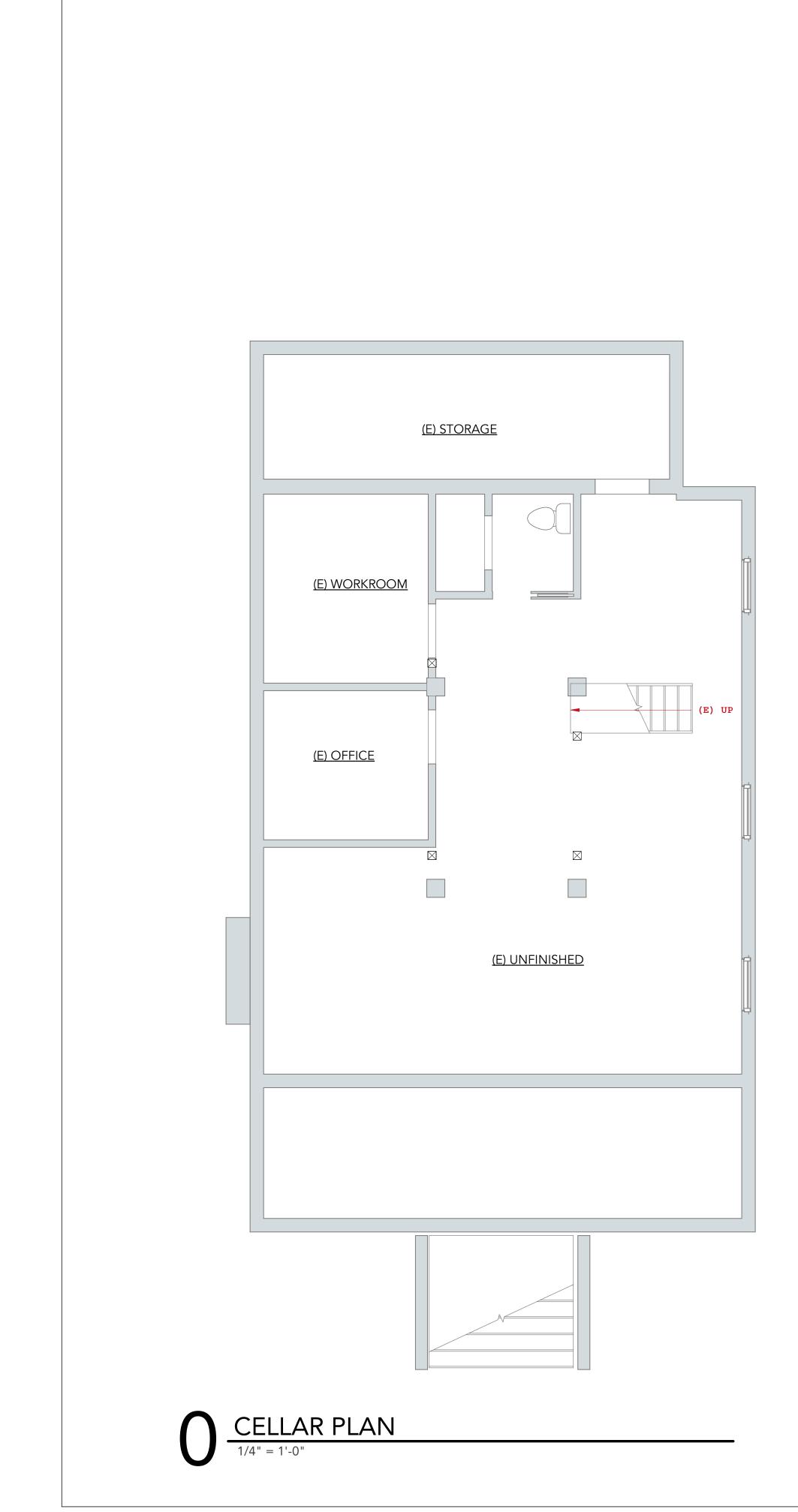
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EQUIRED SIDE SETBACK:	25 FT
ROPOSED SIDE SETBACK:	-
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ROPOSED HEIGHT:	21 FT 3.5 IN
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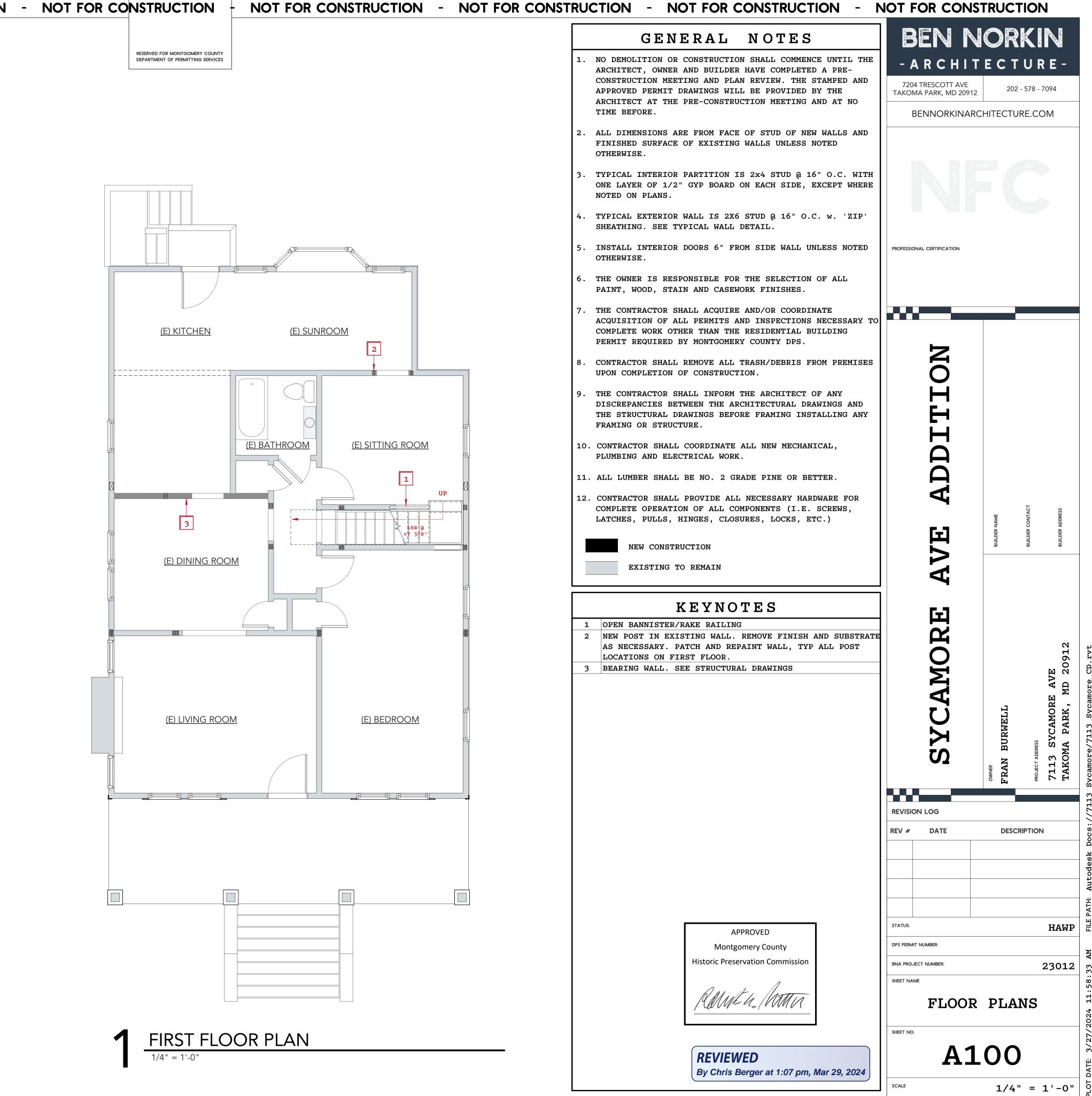


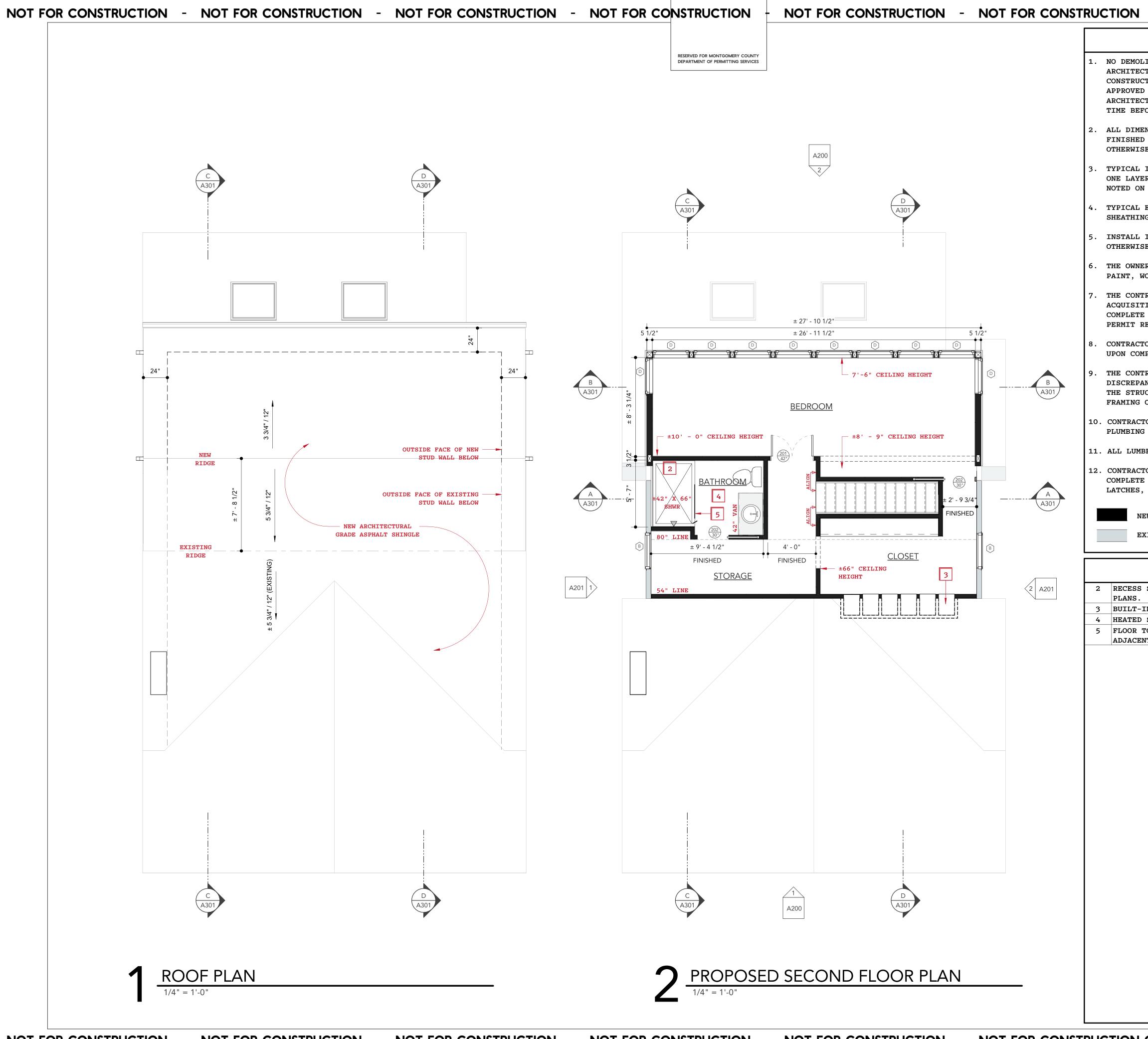
APPROVED Montgomery County Historic Preservation Commission

REVIEWED By Chris Berger at 1:07 pm, Mar 29, 2024





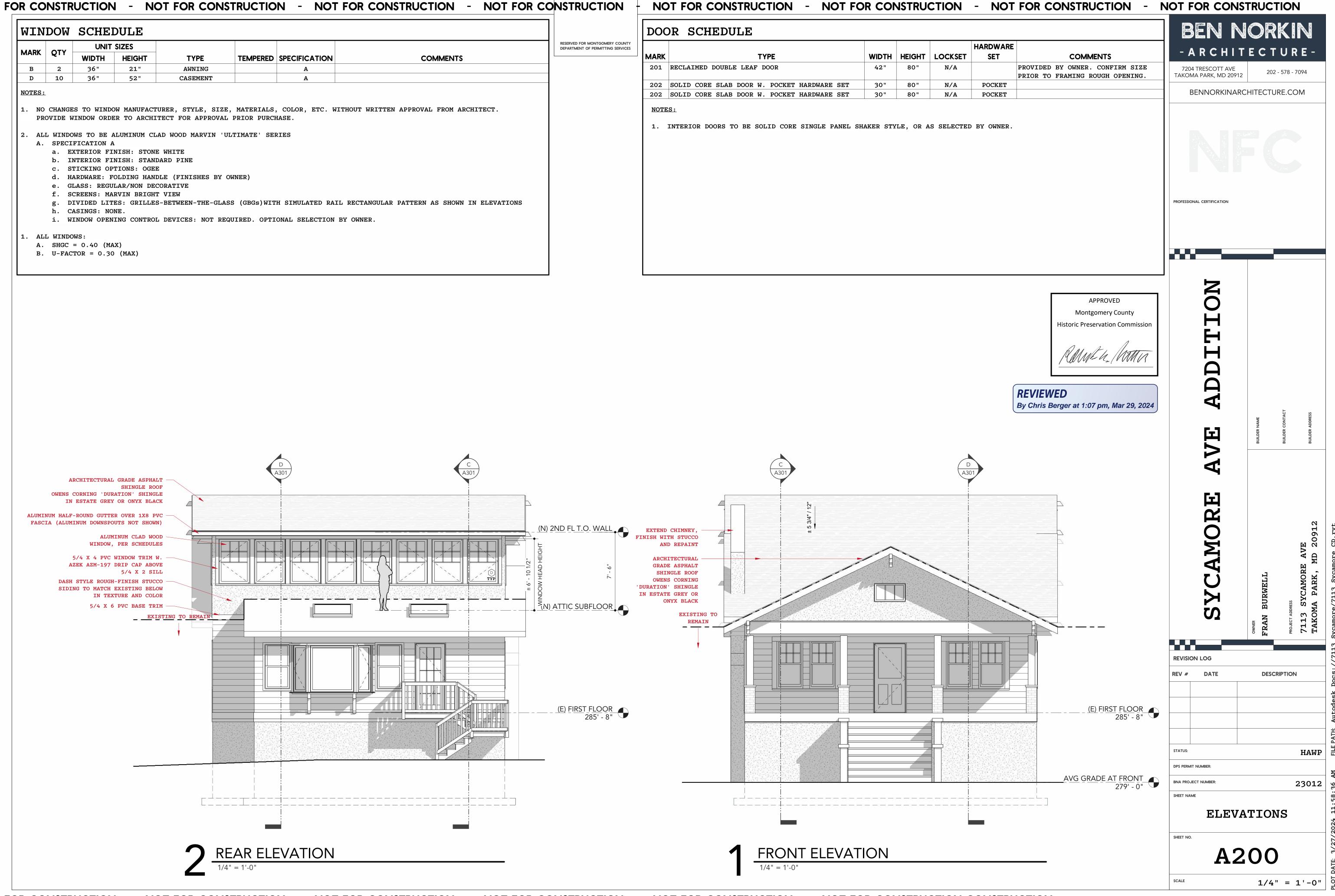


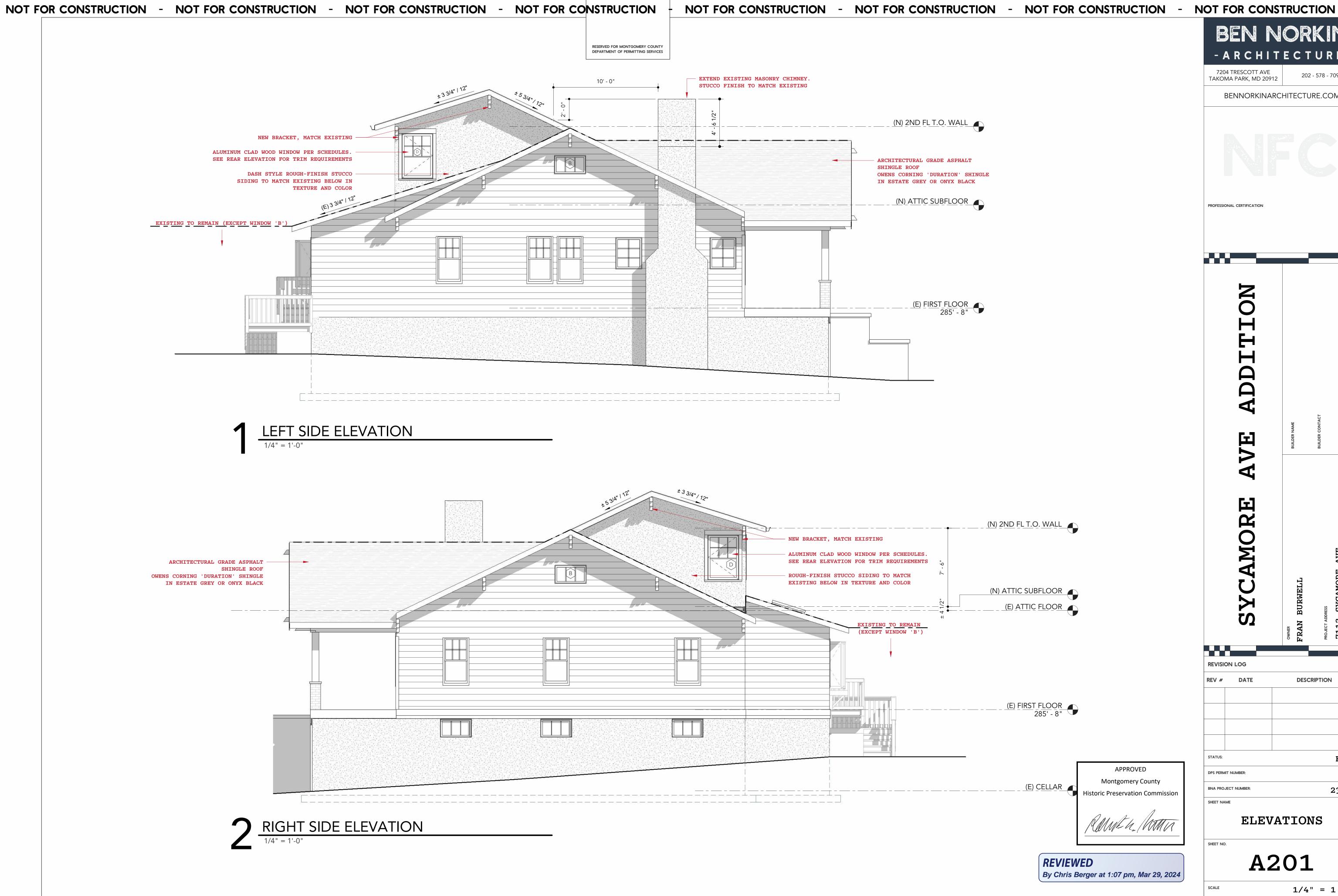


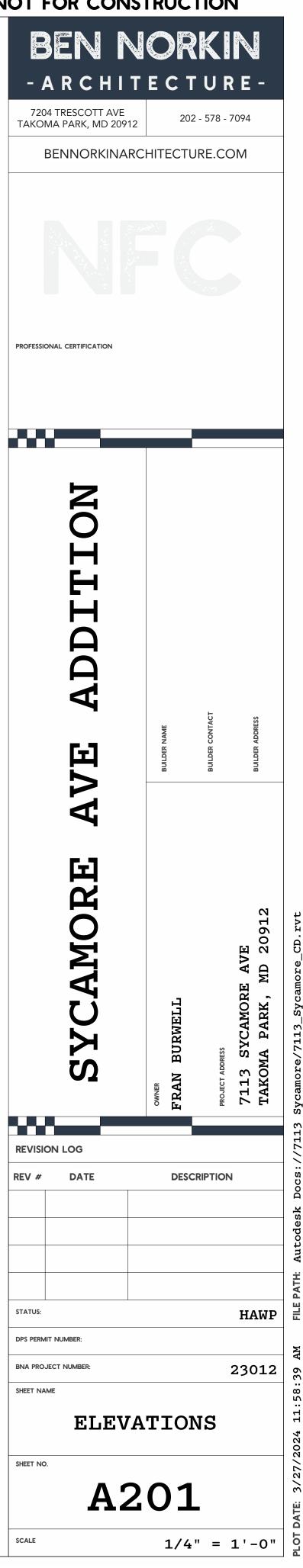
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EXTERIOR WALL IS 2X6 STUD @ 16" O.C. w. 'ZIP' G. SEE TYPICAL WALL DETAIL.			
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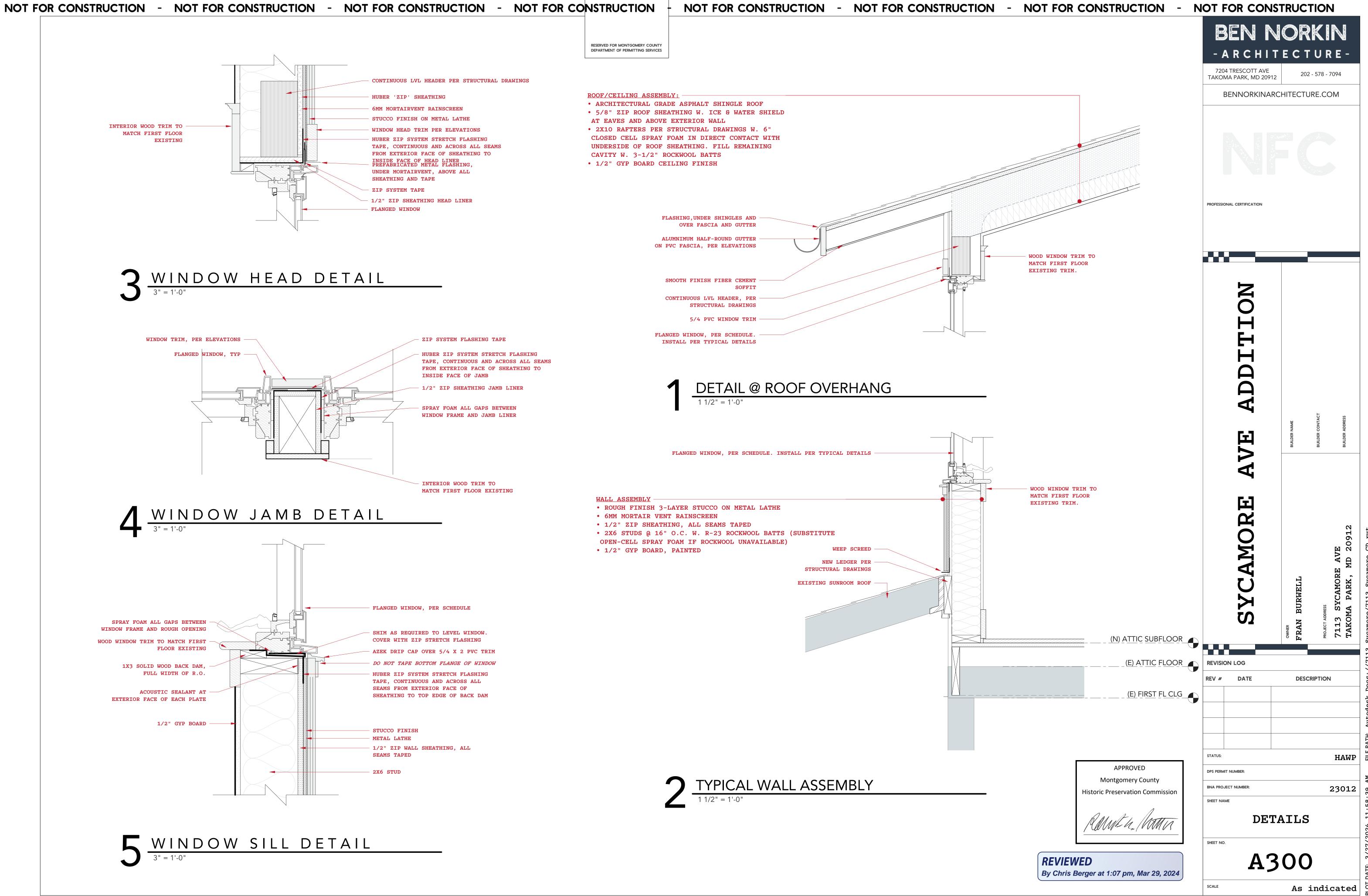


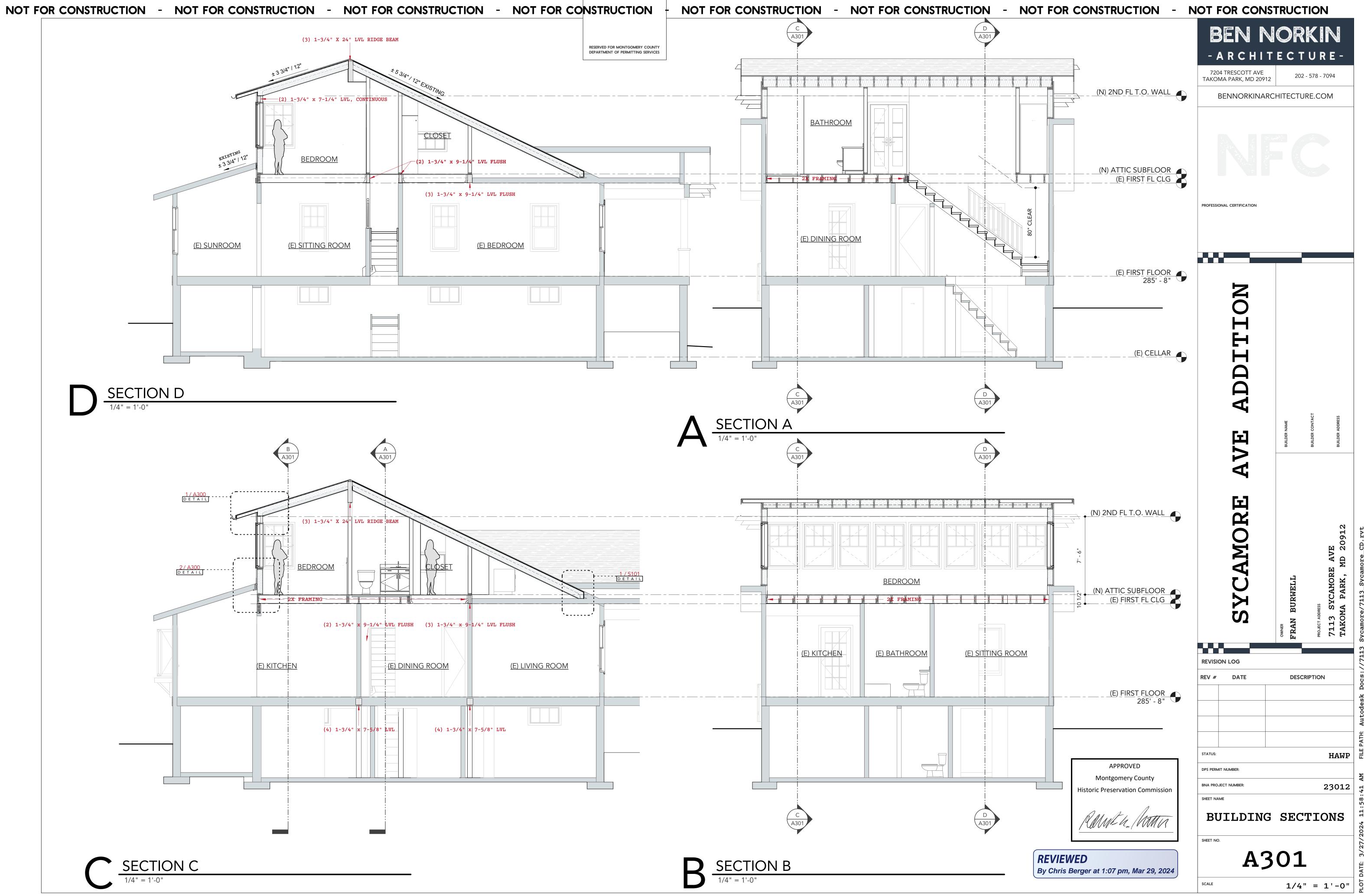


(N) ATTIC SUBFLOOR (E) ATTIC FLOOR

(E) FIRST FLOOR 285' - 8"

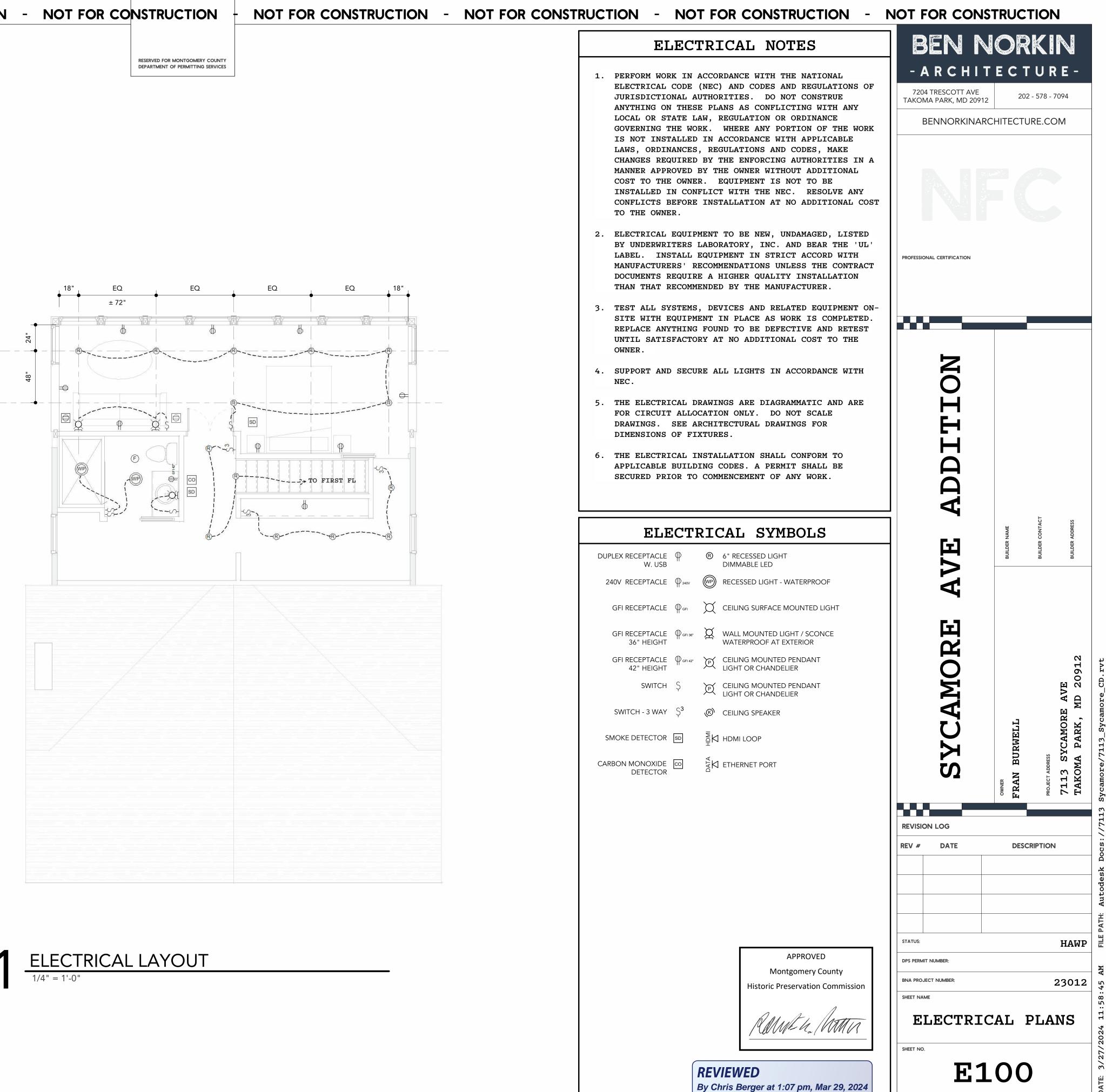
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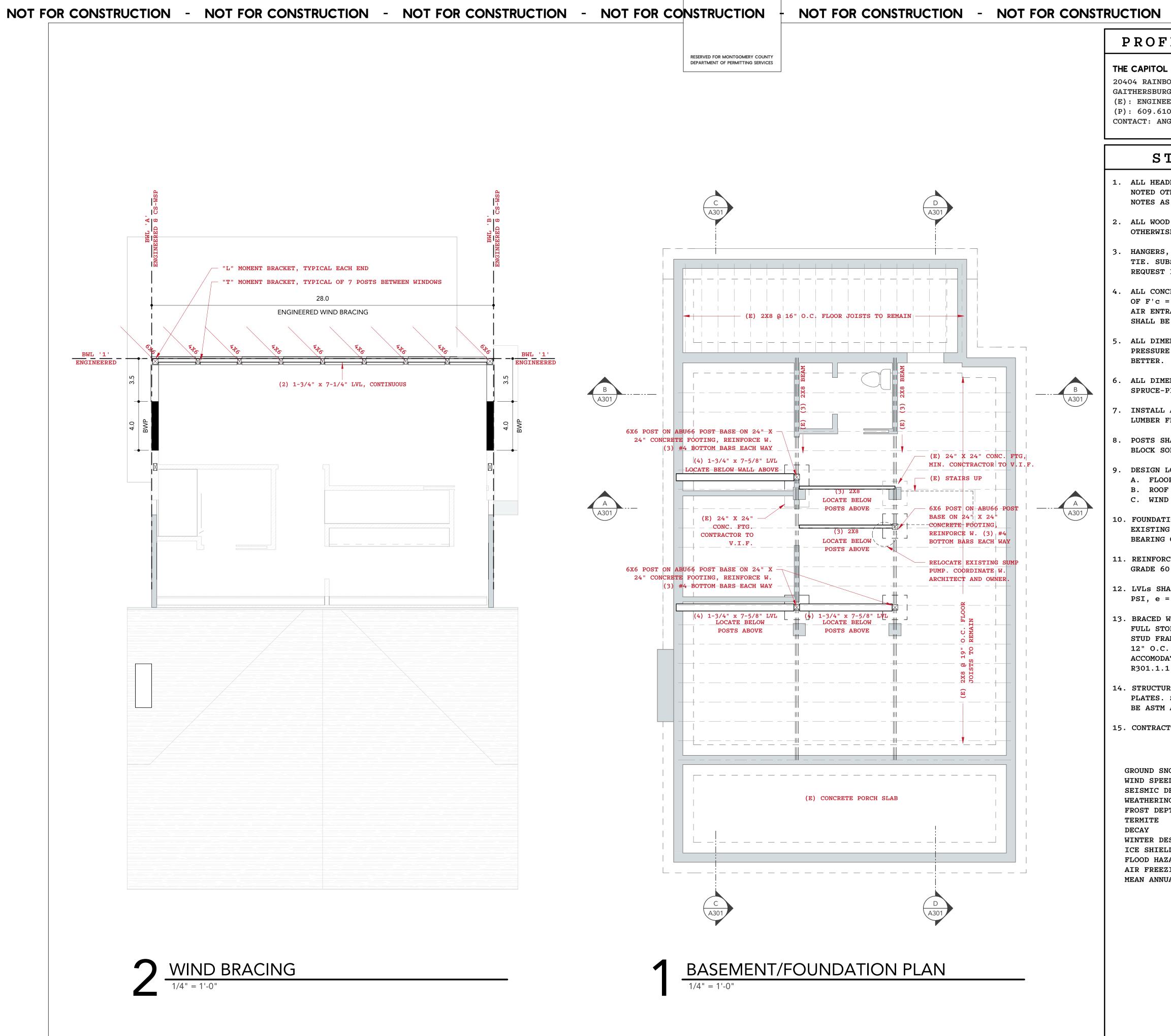


# BEN NORKIN - A R C H I T E C T U R E -7204 TRESCOTT AVE TAKOMA PARK, MD 20912 202 - 578 - 7094 BENNORKINARCHITECTURE.COM AVE MD 20 CAMOI 7113 TAKOI DESCRIPTION HAWP 23012 👷 3D VIEWS A900 SCALE

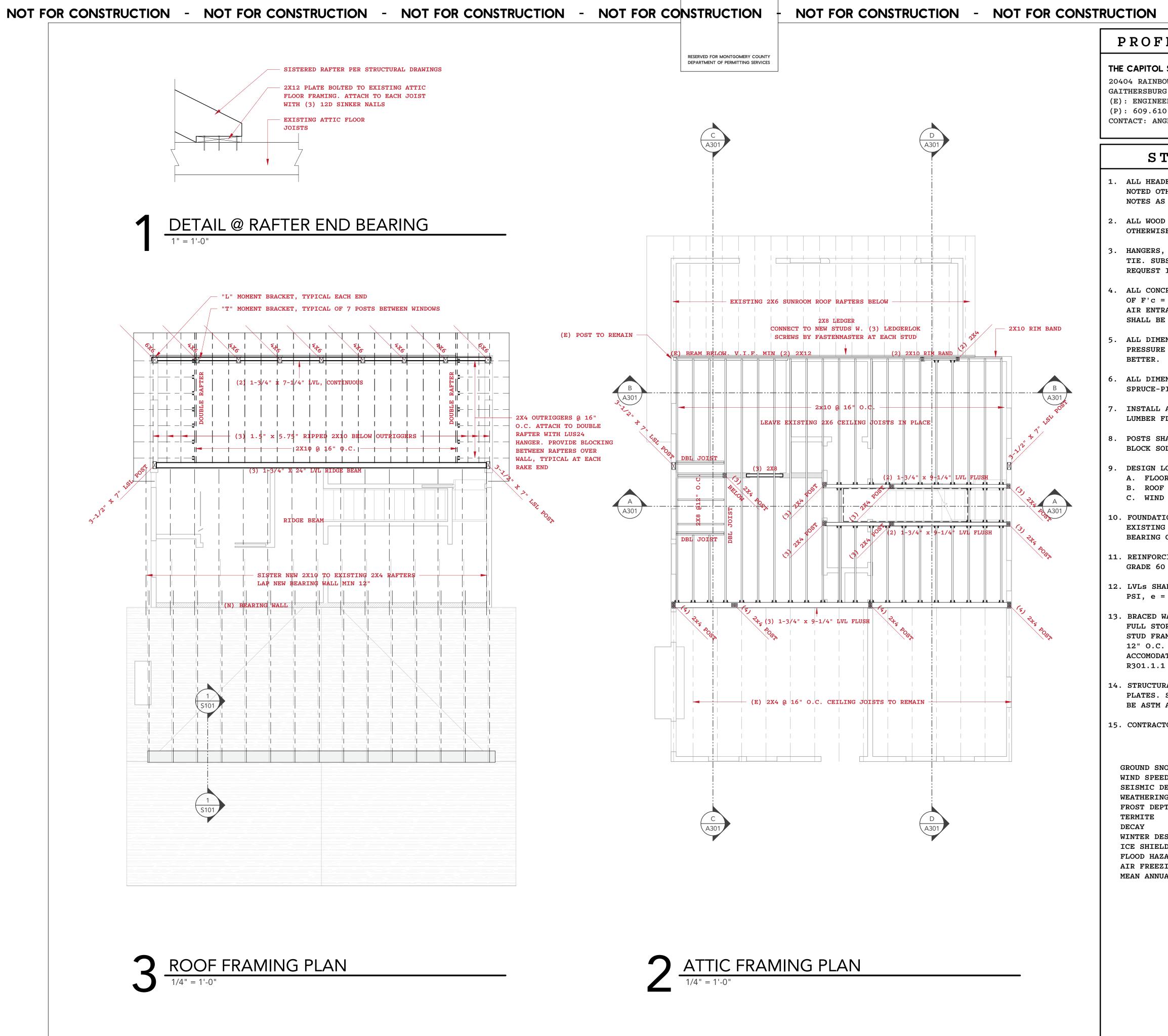


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**REVIEWED** By Chris Berger at 1:07 pm, Mar 29, 2024

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### TOTAL PROTECTION. TOTAL CONFIDENCE. DEFEND. SEAL

## APPROVED

**Montgomery County Historic Preservation Commission** amen. M

**REVIEWED** By Chris Berger at 1:07 pm, Mar 29, 2024

# HOME SWEET HOME

Your home is your sanctuary. It's the place where you want to feel the most comfortable. Safe. Protected. But no matter how much you love your house, it seems the work is never completely done. And if purchasing a new roof is on your to-do list, it may seem like a daunting task—especially if your roof is already damaged or leaking. Since a roof plays such an important role in protecting you and your family from the elements, you realize that you can't let the damage get out of hand.

Don't worry, we know that a roof replacement project is a big, important decision. You can feel confident about choosing our roofing products—Owens Corning has been a recognized leader in the building industry for over 75 years. In fact, we're America's #1 roofing brand.\*\* Not only can we help you choose the right shingle and roofing system components, we can also help you select the right contractor for the job. An Owens Corning® Roofing Preferred Contractor. Together we can make this a positive experience—an opportunity, really. This is your chance to choose a roof that not only has outstanding performance, but also has exceptional beauty. So for years to come, you'll feel great every time you pull in the driveway.

Safe. Protected. Home.



## APPROVED

Montgomery County

Historic Preservation Commission

MMEL. MATTA

# TruDefinition® DURATION® SHINGLES with SureNail Technology®

# Bold contrast. Deep dimension.

TruDefinition® Duration® Shingles are specially formulated to provide great contrast and dimension to any roof. Through the use of multiple granule colours and shadowing, *TruDefinition® Duration®* Shingles offer a truly unique and dramatic effect. This exclusive combination of colour and depth is what makes *TruDefinition® Duration®* Shingles like no other.

*TruDefinition® Duration®* Shingles are available in popular colours with bold, lively contrast and complementing shadow lines for great dimension. They feature a Limited Lifetime Warranty,\*<sup>/#</sup> 209 KM/H\* / 130 MPH Wind Resistance Limited Warranty\* and an Algae Resistance Limited Warranty.\* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of SureNail Technology<sup>®</sup>.





**Breakthrough Design.** Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

**Triple Layer Protection.**<sup>™</sup> A unique "triple layer" of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

**Excellent Adhesion.** Our enhanced Tru-Bond<sup>®‡</sup> sealant grips tightly to the engineered fabric nailing strip on the shingle below.

**Excellent Adhesive Power.** Specially formulated, wide adhesive bands help keep shingle layers laminated together.

**Exceptional Wind Resistance.** The industry's first asphalt roofing shingle engineered to deliver 209 KM/H\* / 130 MPH wind warranty performance with only 4 nails. 33% fewer nails are required for warranty protection<sup>1</sup>, which can mean fewer deck penetrations.



## COLOURS AVAILABLE IN ALL SERVICE AREAS—see map below





Desert Tan<sup>+</sup>

**Brownwood**<sup>+</sup>



Driftwood<sup>+</sup>



Onyx Black<sup>+</sup>



Quarry Gray<sup>+</sup>



Sierra Gray<sup>+</sup>



 $\begin{array}{c} \textbf{Harbour Blue}^{\dagger} \\ \textbf{Not Available in Regions 2 \& 3} \end{array}$ 





By Chris Berger at 1:07 pm, Mar 29, 2024



## **Product Attributes**

### Warranty Length\*

Wind Resistance Limited Warranty\*

209 KM/H\* / 130 MPH

Algae Resistance Limited Warranty\*

Tru PROtection" Non-Prorated Limited Warranty\* Period

## TruDefinition® Duration® Shingles **Product Specifications**

Nominal Size	13 <sup>1</sup> /4" x 39 <sup>3</sup> /8"	
Exposure	5 <sup>5</sup> /8"	
Shingles per Square	64	
Bundles per Square		
Coverage per Square	98.4 sq. ft.	

## **Applicable Standards and Codes**

CSA A123.5
ASTM D228
ASTM D3018, (Type 1)
ASTM D3161, (Class F Wind Resistance)
ASTM D7158, (Class H Wind Resistance)
ASTM D3462
ASTM E108/UL 790, (Class A Fire Resistance)

ICC-ES AC438

equirements. 014 Laminate Innovation Survey by Owens Corning Roofing and Asphalt, LLC. Whens Coming Roofing strives to accurately reproduce photographs of shingles. Due to manufacturing ariances, the limitations of the printing process and the variations in natural lighting, actual shingle colours ind granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on our home. We suggest that you view a roofing display or several shingles to get a better idea of the actual olour. To accurately judge your shingle and colour choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Colour availability subject to change without notice. Ask your professional roofing contractor for samples of colours available in your area. "his illustration depicts *Triple Layer Protection*" and the amount of *Triple Layer Protection*" may vary on shingle-to shingle basis.

‡ Tru-Bond<sup>7</sup> is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing and Asphalt, LLC.

**APPROVED** 

Montgomery County

**Historic Preservation Commission** 

RAMME La MATA

## **REVIEWED** By Chris Berger at 1:07 pm, Mar 29, 2024

‡ 40-Year Limited Warranty on commercial projects.
 <sup>1</sup> Where allowed by code. Applicable in Canada only. Preferred Contractors are independent contractors and are neither affiliates nor agents of Owens Corning Roofing and Asphalt, LLC, or its affiliated companies.
 # International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

Technical information contained herein is furnished without charge or obligation and is given and accepted at recipient's sole risk. Because conditions of use may vary and are beyond our control, Owens Corning makes no representation about, and is not responsible or liable for the accuracy or reliability of data associated with particular uses of any product described herein.



# **Total Protection Roofing System**<sup>®^</sup>

## TOTAL PROTECTION SIMPLIFIED



Owens Corning<sup>®</sup> Total Protection Roofing System<sup>\*</sup> integrates engineered Owens Corning<sup>®</sup> components that work together to address these three primary performance areas, critical to a high-performance roof, while also making it easy to understand the importance of each. **With Owens Corning, it's easy to confidently deliver total protection, beauty and peace of mind.** 





## Section Details: Operating/Picture - Casement/Awning Push Out - 3/4" (19) IG

Scale: 3" = 1' 0"

