



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: March 6, 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 # 1058866 - 7305 Baltimore Avenue, Takoma Park

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with two conditions** at the March 6, 2024, HPC meeting:

1. The applicant shall submit specification sheets for all features, including the roof material, screens, and gutters and downspouts.
2. The applicant shall contact the City of Takoma Park Urban Forester; follow all recommendations and requirements; and forward the correspondence to 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: Roger McGary
Address: 7305 Baltimore 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.





APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# DATE ASSIGNED

APPLICANT:

Name: E-mail: Address: City: Zip: Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail: Address: City: Zip: Daytime Phone: Contractor Registration No.:

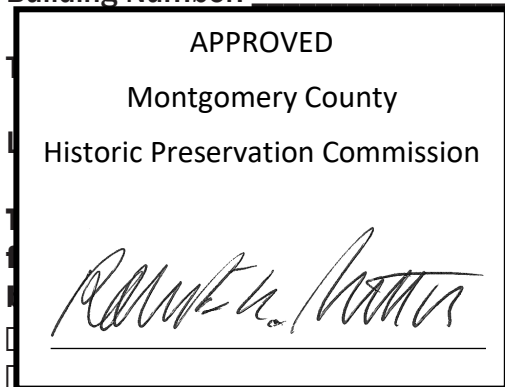
LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name 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.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:



Nearest Cross Street:

Subdivision: Parcel:

See checklist on Page 4 to verify that all supporting items with this application. Incomplete Applications will not

- Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other:

REVIEWED By Chris Berger at 11:36 am, Mar 08, 2024

I hereby certify that I have the authority to make the foregoing application, that the application is correct and complete, 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

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Chris Berger at 11:36 am, Mar 08, 2024

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

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



REVIEWED


By Chris Berger at 11:36 am, Mar 08, 2024

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

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Historic Preservation Commission



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

REVIEWED

By Chris Berger at 11:36 am, Mar 08, 2024

**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	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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By Chris Berger at 11:36 am, Mar 08, 2024

Takoma Park Historic District

Address : 7305 Baltimore Ave, Takoma Park, MD

Owners : Roger McGary

SCOPE :

NO WORK AT THE FRONT OF THE HOUSE.

REMOVE EXISTING REAR DECK AND STAIRS (ABOVE '4'-0" HT.) AND BUILD NEW SCREEN PORCH AND STAIRS ON PIERS. EXISTING DECK AND SCREEN PORCH FOOTPRINT TO REMAIN SAME - NO CHANGE. ADD NEW 7'-0" X 6'-0" DECK ON PIERS, LANDING AND DECK STAIRS TO GRADE. NEW SCREEN PORCH, DECK AND STAIRS TO BE PRESSURE TREATED WOOD.

THE CHARACTER OF THE PROPOSED REAR SCREEN PORCH AND SMALL DECK IS SAME AS THE EXISTING DECK AND IS CONSISTENT WITH THE NEIGHBOURHOOD. NO NEIGHBORING PROPOERTY WILL BE IMPACTED. NO TREES OR LANDSCAPING WILL BE IMPACTED. PROPOSED PORCH AND DECK WILL NOT BE VISIBLE FOR ANY MAIN STREET. THE PROPOSED PORCH DOES NOT BLOCK LIGHT TO ANY OTHER STRUCTURE. THE PROPOSED PORCH WILL HAVE A FLAT ROOF W/ RAFTERS AND 1X FIR CEILING. THE GUTTERS AND DOWNSPOUTS WILL BLEND WITH THE EXISTING HOUSE TO REMAIN CONSITENT.

BLOCK : 78

LOT: 3

ZONE: R-60

HISTORIC DISTRICT : TAKOMA PARK HISTORIC DISTRICT

LOT AREA: 9000 SF

EXISTING LIVING AREA : 2120 SF

EXISTING 1ST FLOOR : 1739 SF

EXISTING FRONT PORCH: 200 SF

EXISTING REAR DECK: 181 SF

PROPOSED LIVING AREA: 2180 SF

EXISTING 1ST FLOOR : 1739 SF (NO CHANGE)

EXISTING FRONT PORCH: 200 SF (NO CHANGE)

PROPOSED REAR SCREEN PORCH: 181 SF (SAME FOOTPRINT AS EX. DECK)

PROPOSED REAR DECK AND LANDING : 60 SF

LOT COVERAGE (EXISTING): 23.5%

LOT COVERAGE (ALLOWED): 35%

LOT COVERAGE (PROPOSED): 24.2%

FRONT SETBACK (EXISTING/ PROPOSED) : 25'-0"

SIDE SETBACK (EXISTING/ PROPOSED): 17'-9"

REAR SETBACK (EXISTING): 85'-9"

REAR SETBACK (PROPOSED): 79'-6"



REVIEWED
By Chris Berger at 11:36 am, Mar 08, 2024

7305 Baltimore Ave, Takoma Park, MD

Historic District Review

Owner details :

Roger MCGary

Address : 7305 BALTIMORE AVE
TAKOMA PARK 20912-4137

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Historic Preservation Commission



Robert H. Potter

REVIEWED

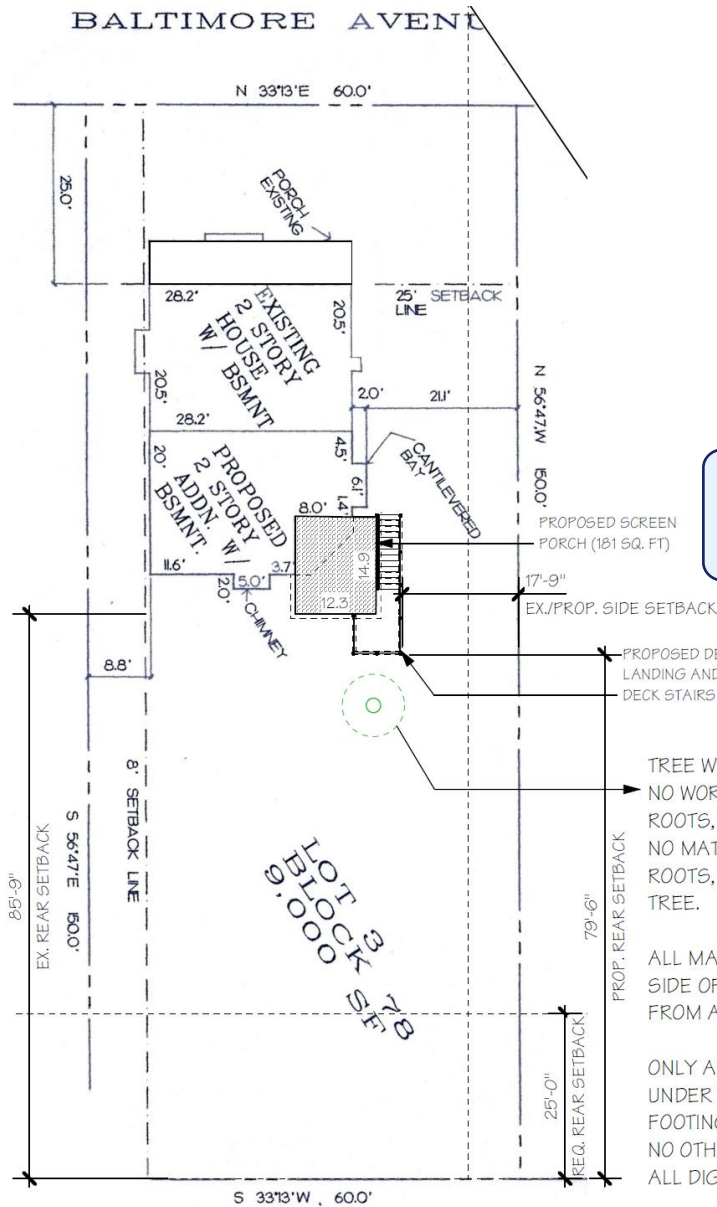
By Chris Berger at 11:36 am, Mar 08, 2024

7305 Baltimore Ave, Takoma Park, MD

Scope : Proposed rear screen porch, deck and stairs

Material : Pressure treated decking, railing, posts and joists (consistent with existing structure)

Tree Survey : No tree in close proximity of construction zone. Closest tree from the deck will be about 11'-0" (+/-). All structure is on piers (excavated 30" below grade), no harm to tree root or soil. No area other than footing will be disturbed for the construction and footing excavation will be done manually.



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By Chris Berger at 11:36 am, Mar 08, 2024

TREE WITHIN 50 FT. OF CONSTRUCTION.
NO WORK GROUND TREE. NO HARM TO THE TREE OR ROOTS, NO VEHICLE TO BE PARKED AT REAR YARD, NO MATERIALS TO BE STORED NEAR THE TREE OR ROOTS, NO TRENCHING NEAR CLOSE PROXIMITY OF TREE.

ALL MATERIALS TO BE STORED TEMPORARILY AT SIDE OF THE PROPOSED CONSTRUCTION AREA AWAY FROM ALL THE TREES

ONLY AREA DISTURBED WILL BE THE FOOTING AREA UNDER THE POSTS (SEE FDN PLAN) - (3) 24" FOOTINGS, (3) 18" FOOTINGS.
NO OTHER AREA TO BE DISTURBED.
ALL DIGGING TO BE DONE MANUALLY

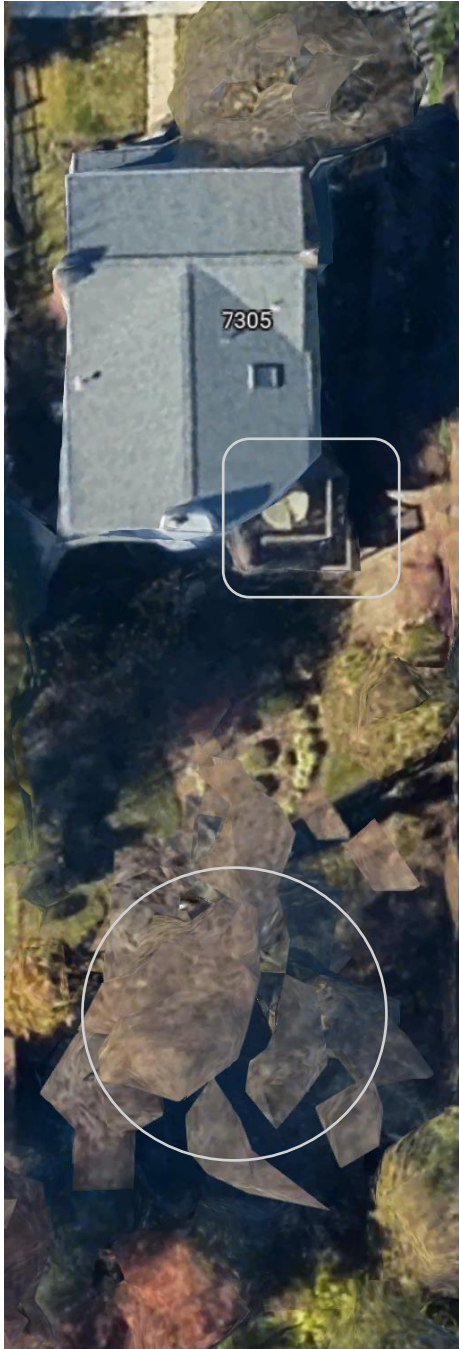


EXISTING DECK AND STAIRS TO BE CONVERTED TO SCREEN PORCH AND EXISTING TREE WITHIN 50 FT OF CONSTRUCTION. NO CHANGE OR HARM OF ANY SORT TO TREE OF ANY SORT
SCREEN PORCH AND DECK WILL BE ON PIERS (SEE PLANS) - FOOTING TO BE 30" BELOW GRADE.



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Area of proposed work at rear

Tree on the property.

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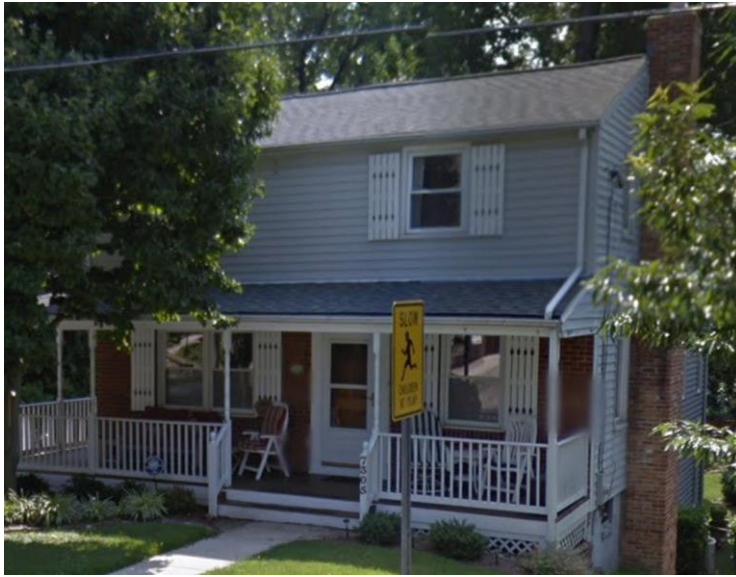
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By Chris Berger at 11:36 am, Mar 08, 2024

7305 Baltimore Ave, Takoma Park, MD

Scope : Proposed rear screen porch, deck and stairs

Material : Pressure treated decking, railing, posts and joists (consistent with existing structure)

Existing Pictures



Front of House : No change



Side View of existing Pressure treated wood deck and stairs- to be demo'ed. New P.T screen porch, deck, landing and stairs will be build in

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Robert H. Patton

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place. Footprint of existing deck and screen porch to be same and location of stairs to be same as well.



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Robert H. Potter

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By Chris Berger at 11:36 am, Mar 08, 2024



Rear view of existing deck and underside joists.



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Robert H. [Signature]

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By Chris Berger at 11:36 am, Mar 08, 2024

PROJECT DATA :

SCOPE :
 NO WORK AT THE FRONT OF THE HOUSE.
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BLOCK : 78
 LOT: 3
 ZONE: R-60
 HISTORIC DISTRICT : TAKOMA PARK HISTORIC DISTRICT
 LOT AREA: 9000 SF

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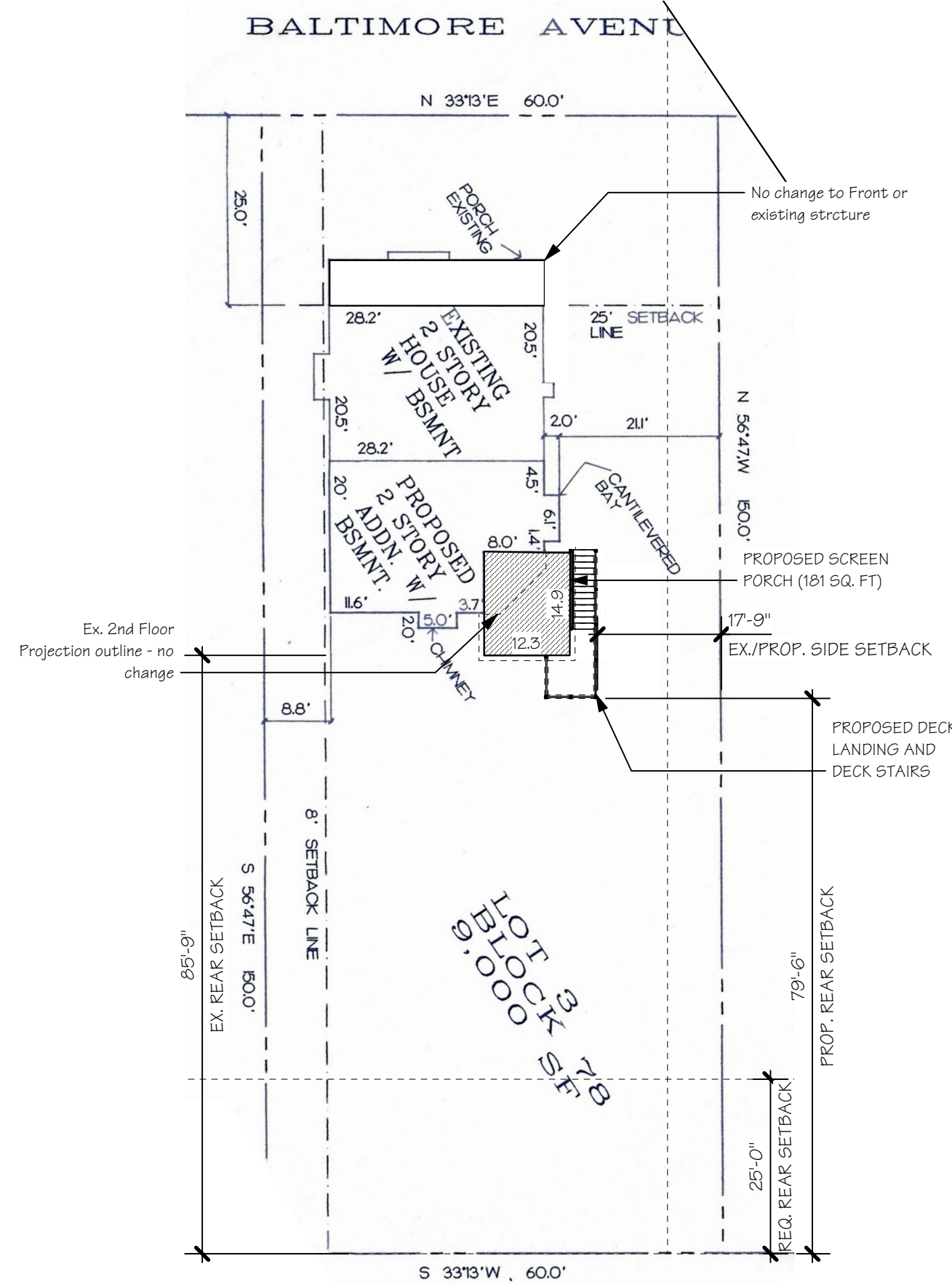
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VICINITY MAP



1 ARCHITECTURAL SITE PLAN
 Scale: 1" = 20'-0"

Document Sheet Index

Sheet No.	Description
A01	Cover Sheet
A02	Ex./Demo Deck Plan and Rear Ele.
A03	Proposed Plan
A04	Proposed Exterior Elevations
	TOTAL SHEETS

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APPLICABLE CODES

CODES DETAILS:

- Plans conform with IRC 2018 and Maryland Building Rehabilitation Code (MBRC)
- All wood in contact with soil or masonry foundations to be pressure treated-AC treated SYP or equivalent. All fasteners used with ACQ treated lumber will meet the ASTM standard A153 and A653, class 185.
- All framing lumber to be SPF #2 unless indicated otherwise.

Design criteria used are as follows:

- Roof load - 30 lbs/sf
- Roof and floor dead load - 10 lbs/sf
- Floor live load in non-sleeping areas - 40 lbs/sf
- Floor live load in sleeping areas - 30 lbs/sf
- Climate Zone 4A
- Seismic design category B
- Termite damage subjectivity - Moderate to heavy
- Subjectivity to damage from weather - severe
- Subjectivity to decay - slight to moderate
- Winter design temperature - 13 degrees F
- Mean Annual Temperature - 55 degrees F
- Air Freezing Index - 300
- Ice Shield Underlayment Required: Yes
- Wind speed - 115 mph
- Frost line depth - 30"
- Flood hazard - July 2, 1979
- Concrete - 3,000 psi compressive strength at 28 days
- Subfloors - 3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists
- Roof sheathing - 1/2" OSB with spacers
- Roofing - 215 lb per square asphalt shingles over 15 lb/ft.

CASE
 Architects & Remodelers

4701 Sangamore Road
 North Plaza, Suite 40
 Bethesda, MD 20816
 (P) 301.229.4600
 (F) 301.229.3195

119 N. Washington St.
 Alexandria, VA 22314
 (P) 703.000.0000
 (F) 703.000.0001

Development:	SN	Management:	GP
Project No:	29-04-0087	Design:	AL

McGary - Cohen Residence
 Proposed Screen Porch Project
 7305 Baltimore Ave, Takoma Park, MD

Cover Sheet

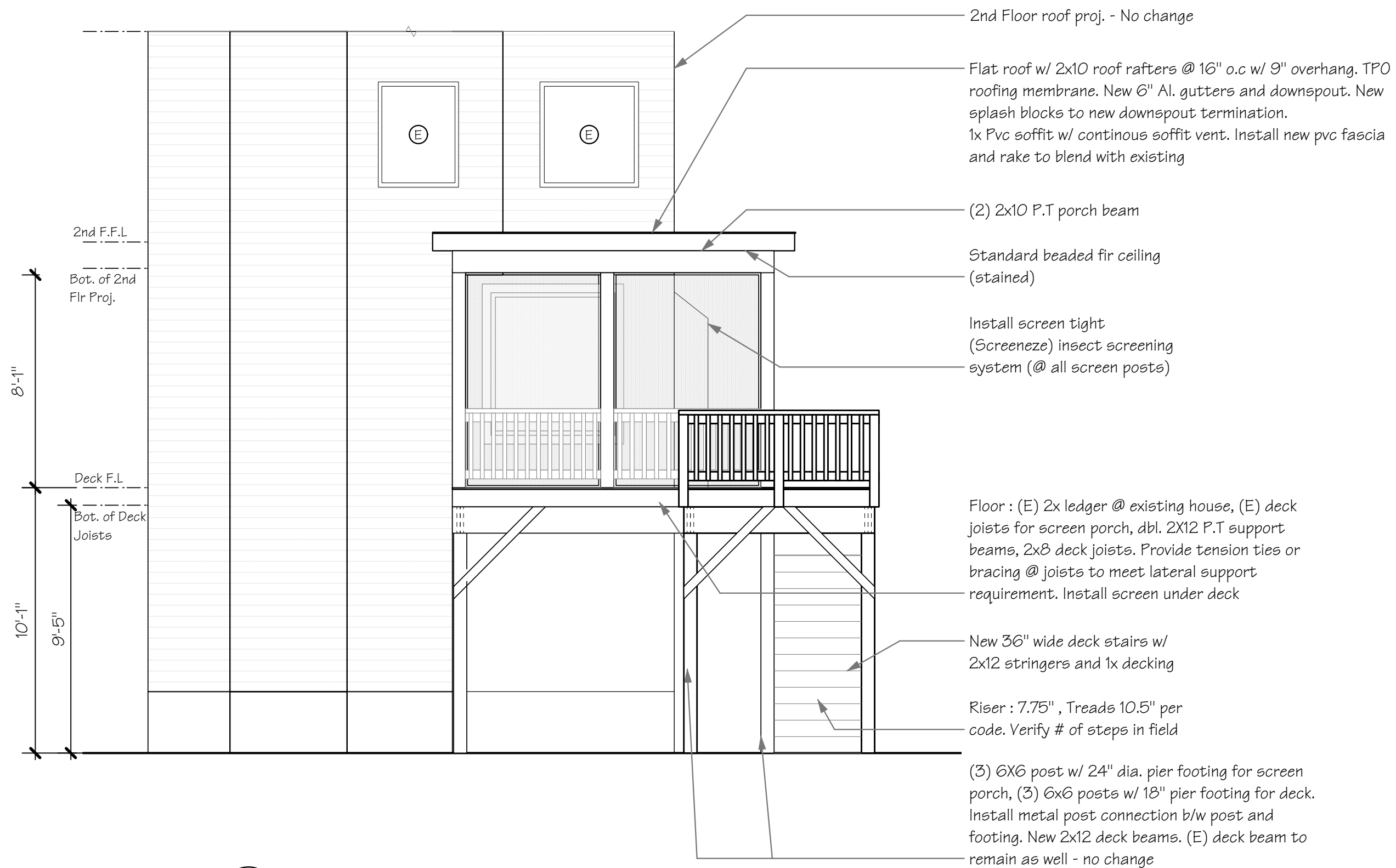
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Date:	2/12/2024
Scale:	1/4" = 1'-0"
Sheet:	A01
Of:	X10

Historic Area Work Permit

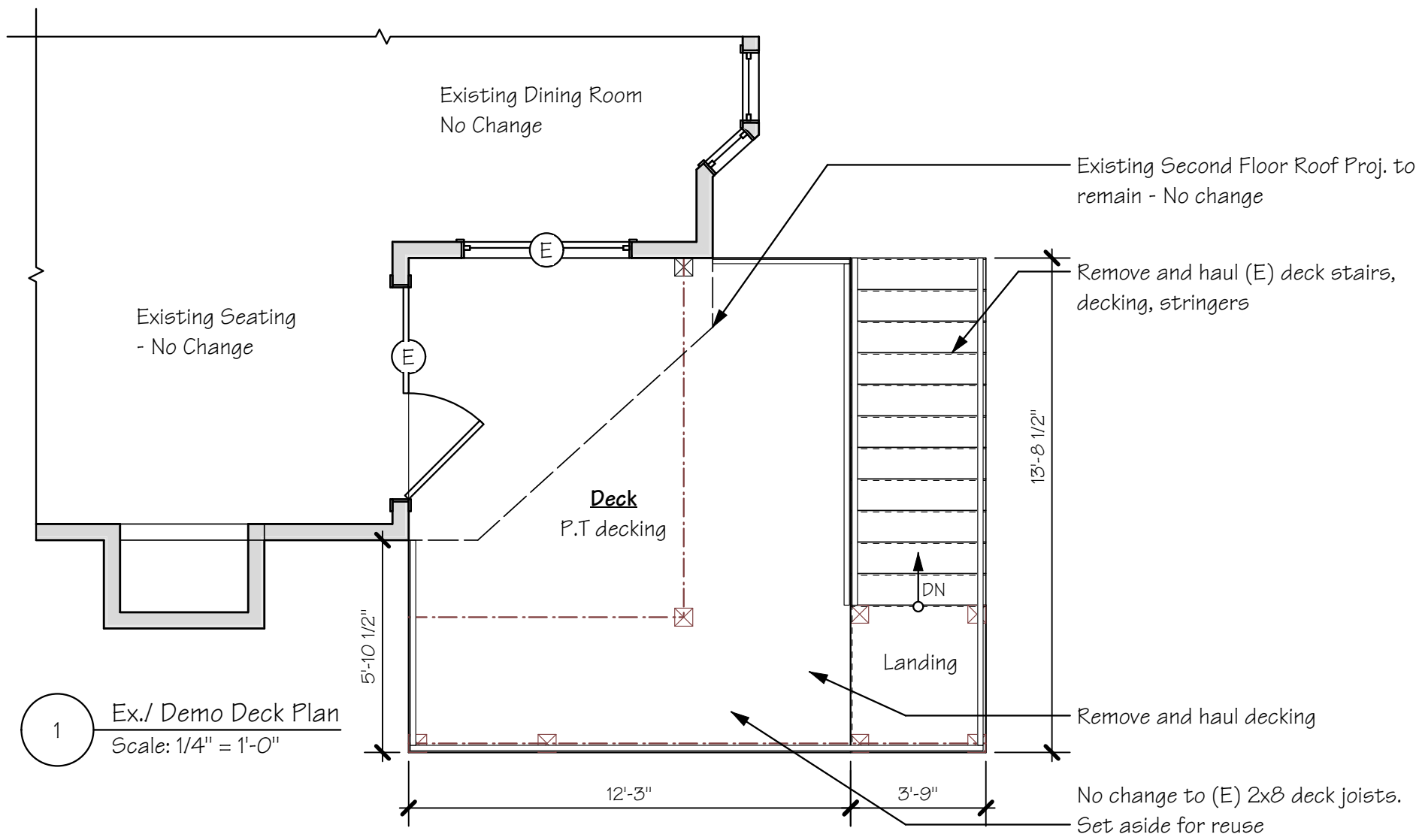
THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.

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By Chris Berger at 11:36 am, Mar 08, 2024



1 Proposed Exterior Rear Elevation
Scale: 1/4" = 1'-0"



1 Ex./ Demo Deck Plan
Scale: 1/4" = 1'-0"

Historic Area Work Permit

THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.

Date: 2/12/2024
Scale: 1/4" = 1'-0"

Sheet: A02
Of: X10

Drawing Log
01/01/2022 - Measure

McGary - Cohen Residence
Proposed Screen Porch Project
7305 Baltimore Ave, Takoma Park, MD
Ex./Demo Deck Plan and Rear Ele.

Project No: 29-04-0087
Design: AL
Development: SN
Management: GP

CASE
Architects & Remodelers

Bethesda
4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816
(P) 301.229.4600
(F) 301.229.3195

Falls Church
701 Park Avenue
Falls Church, VA 22046
(P) 703.241.2980
(F) 703.554.0207

Alexandria
119 N. Washington St.
Alexandria, VA 22304
(P) 703.000.0000
(F) 703.000.0001

Washington, DC
1327 14th Street, NW
Wash, DC 20005
(P) 202.556.2273
(F) 202.229.3195

Project No: 29-04-0087	Development: SN
Design: AL	Management: GP

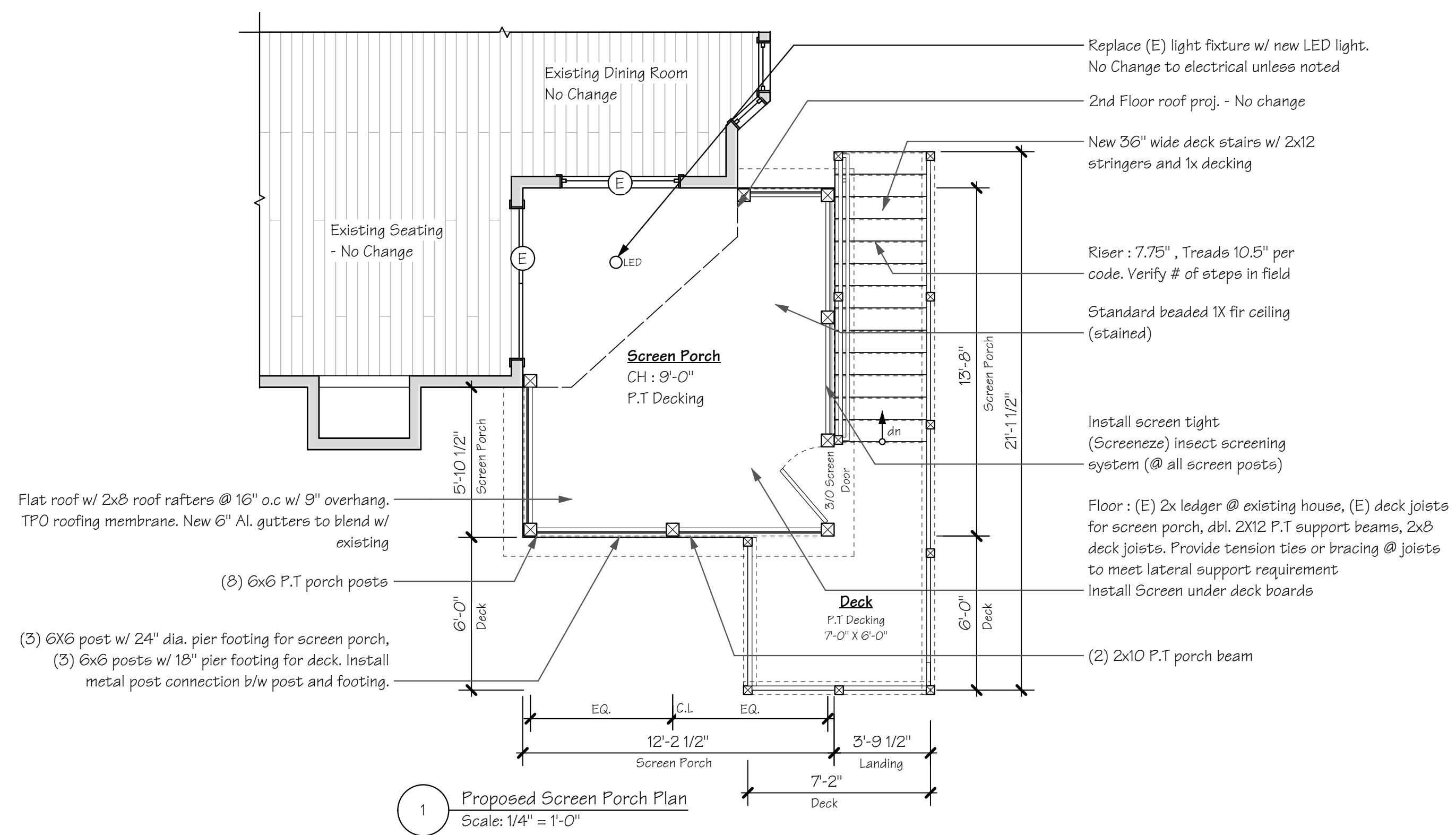
McGary - Cohen Residence
 Proposed Screen Porch Project
 7305 Baltimore Ave, Takoma Park, MD
Proposed Plan

Drawing Log
01/01/2022 - Measure

Date: 2/12/2024	Scale: 1/4" = 1'-0"
Sheet: A03	Of: X10

Historic Area Work Permit

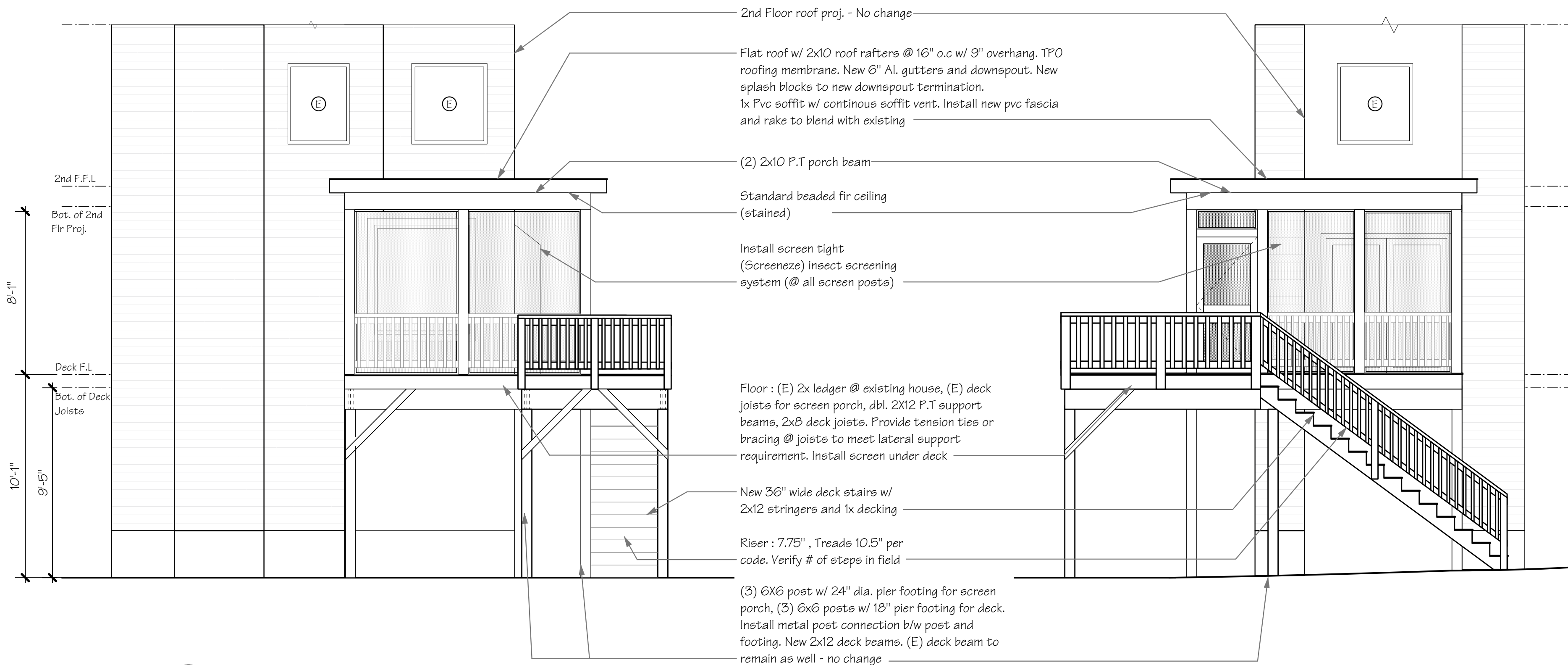
THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.



1 Proposed Screen Porch Plan
 Scale: 1/4" = 1'-0"

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 Montgomery County
 Historic Preservation Commission

REVIEWED
 By Chris Berger at 11:36 am, Mar 08, 2024



1 Proposed Exterior Rear Elevation
Scale: 1/4" = 1'-0"

2 Proposed Exterior Right Side Elevation
Scale: 1/4" = 1'-0"

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Montgomery County
Historic Preservation Commission

Robert H. [Signature]

REVIEWED
By Chris Berger at 11:36 am, Mar 08, 2024

Historic Area Work Permit

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(F) 703.554.0207

Development:	SN	Management:	GP
Project No:	29-04-0087	Design:	AL

McGary - Cohen Residence
Proposed Screen Porch Project
7305 Baltimore Ave, Takoma Park, MD

Proposed Exterior Elevations

Drawing Log
01/01/2022 - Measure

Date:	2/12/2024	Scale:	1/4" = 1'-0"
Sheet:	A04	Of:	X10

From: Avneet Luthra
To: Berger, Chris
Subject: RE: 7305 Baltimore Avenue, Takoma Park (HAWP No. 1058866)
Date: Tuesday, March 5, 2024 1:28:11 PM
Attachments: image001.png
image002.png
image003.png
image005.png
image006.png
image007.png
image008.png
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houzz_040a0d1e-fd57-4184-b449-97e1ac4c2aff.png
TPO Membrane Specs - White Mech.fas.pdf
ScreenEze Specs.pdf
Downspout - corrugated AL specs.pdf
Gutter and Downspout specs.pdf
K style AL. outter specs.pdf

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thank you, Chris!

Please see attached the specs for Screeneze, TPO roofing membrane, gutters and downspout.

- Screen porch and deck will be of P.T wood (& stain) and ceiling of the screen porch will be finished with 1x fir as well.
- TPO membrane details : 1" ISP boards mechanically attached to the structure and fully adhered .060 TPO roofing membrane (in white) along with flashing and sealants as required by manufacturer and code.
- Gutters : K style Al gutters to blend with the existing house gutters
- Downspout : Al corrugated 4" downspout to blend with existing house downspouts.

Please let me know if any other information is required.

Also, will I get an approval letter from HAWP which I can submit with my building permit or the one you sent earlier should be fine?

Thank you,
Avneet

From: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Sent: Tuesday, March 5, 2024 10:06 AM
To: Avneet Luthra <aluthra@casedesign.com>
Subject: RE: 7305 Baltimore Avenue, Takoma Park (HAWP No. 1058866)

Avneet,

Thank you for the letter. You should email me the specifications.

No hearing for your application has been requested for your application at tomorrow night's Historic Preservation Commission, so it will be on the consent agenda. No project representative needs to attend.

Chris Berger, AICP
Cultural Resources Planner III
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
Chris.Berger@montgomeryplanning.org
Office: 301-495-4571

From: Avneet Luthra <aluthra@casedesign.com>
Sent: Monday, March 4, 2024 1:22 PM
To: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Subject: RE: 7305 Baltimore Avenue, Takoma Park (HAWP No. 1058866)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Chris,
Hope you had nice weekend and thank you for the approval!
Please see below response to the conditions :

- Condition 1 : We can provide the spec sheets for all the materials. Where should I send all the specs or is it something we submit on project dox with building permit?
Condition 2 : We have received the approval from the City of Takoma Park Urban Forester. Please see below their approval email.



REVIEWED
By Chris Berger at 11:36 am, Mar 08, 2024



02/26/2024 APPLICATION NUMBER [W011683-022024](#)

Nancy Cohen
7305 Baltimore Ave
Takoma Park, MD 20912

RE: Tree Impact Assessment Request
Reference Number: W011683-022024
7305 Baltimore Ave
Takoma Park MD 20912

Dear Nancy Cohen:

This letter is in response to the Request for Tree Impact Assessment received on 2/20/2024. After my inspection I have determined that the work described in your request required further review through the Tree Impact Assessment process.

If you have any questions, please contact the Urban Forestry Department at 301-495-4571.



Please let me know if you need anything else or have additional questions.
Thank you for all your help!
-Avneet



From: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Sent: Wednesday, February 28, 2024 12:32 PM
To: Avneet Luthra <aluthra@casedesign.com>
Subject: RE: 7305 Baltimore Avenue, Takoma Park (HAWP No. 1058866)

Hello,

The staff report for the project is available here: <https://montgomeryplanning.org/wp-content/uploads/2024/02/II.H-7305-Baltimore-Avenue-Takoma-Park-1058866.pdf>. We recommend approval with two conditions.

If you object to any of the conditions and wish to testify at the March 6 Historic Preservation Commission meeting, you should sign up to by 9 a.m. Tuesday here: <https://montgomeryplanning.org/planning/historic/historic-preservation-commission/historic-preservation-commission-sign-up-to-testify/>.

I'll reach out Tuesday to let you know if this item will be on the consent agenda--in which case it would not be necessary for you to attend the meeting--or be heard by the commission.

Chris Berger, AICP
Cultural Resources Planner III
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
Chris.Berger@montgomeryplanning.org
Office: 301-495-4571

From: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Sent: Friday, February 16, 2024 5:03 PM
To: Avneet Luthra <aluthra@casedesign.com>
Subject: Re: 7305 Baltimore Avenue, Takoma Park (HAWP No. 1058866)

Avneet,

Your description is very helpful and what we needed—thank you.

Chris Berger, AICP
Cultural Resources Planner III
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
Chris.Berger@montgomeryplanning.org
Office: 301-495-4571

From: Avneet Luthra <aluthra@casedesign.com>
Sent: Friday, February 16, 2024 4:21 PM
To: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Subject: RE: 7305 Baltimore Avenue, Takoma Park (HAWP No. 1058866)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Chris,
Thank you for taking out time to review the application.

The porch will have a flat roof (slope ¼" per sq. ft) because of the existing second floor projection not being symmetrical to porch footprint. We are keeping the existing footprint of the deck and will convert it into screen porch (with new structure). We wanted to keep the porch design and roof symmetrical to the existing projection and it was not balancing the elevation

well with sloped roof because of angled wall/proj. on 2nd floor.

Also, There are few different roof pitches on the main roof already and adding another roof pitch would have created off balance to rear elevation. Flat roof balances the overall rear elevation.

The 2nd floor projection has a window so roof pitch for sloped roof would have been tricky as well.

We will be installing new gutters throughout the new porch and 2 new downspouts to splash block and flat roof will have a TPO membrane.

Please see below conceptual designs during the design development phase which shows flat roof and 2nd floor projection.



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Montgomery County
Historic Preservation Commission
Ronald L. Luthra



REVIEWED
By Chris Berger at 11:36 am, Mar 08, 2024

I'll let homeowners know about Feb 21st.

I hope I have explained as to why we designed flat roof. Feel free to call if its easier to discuss over phone. My # 301.974.4742.

Please let me know if you need any additional information.

Thank you,
Avneet



Avneet Luthra, Associate AIA, UDCP | Designer - Architectural Specialist | www.casedesign.com
240-235-9719 | aluthra@casedesign.com



This communication is confidential and intended only for the addressee. If you are not the intended recipient, you may not copy, disclose, or distribute this message to anyone else; any such actions may be unlawful. If you have received this communication in error, please contact the sender of the message to inform him or her of the error.

From: Berger, Chris <Chris.Berger@montgomeryplanning.org>

Sent: Friday, February 16, 2024 3:51 PM

To: Avneet Luthra <aluthra@casedesign.com>

Subject: 7305 Baltimore Avenue, Takoma Park (HAWP No. 1058866)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

This Historic Area Work Permit is scheduled for review at the March 6 Historic Preservation Commission meeting.

Can you please explain why the porch will have a flat roof? The commission members may question why the roof isn't sloped, so I'd like to include your justification in the staff report.

Also, I'd like to make a site visit the morning of Wednesday, Feb. 21. Please let the homeowner know I will be coming by. No need for anyone to be present; I just need to take photos of the existing yard.

Staff reports will be posted Feb. 28.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571

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Montgomery County
Historic Preservation Commission



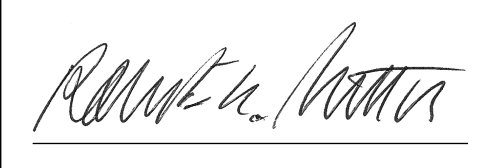
Robert H. Potter

REVIEWED

By Chris Berger at 11:36 am, Mar 08, 2024

Chris Berger Site Visit
2.27.24

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Montgomery County
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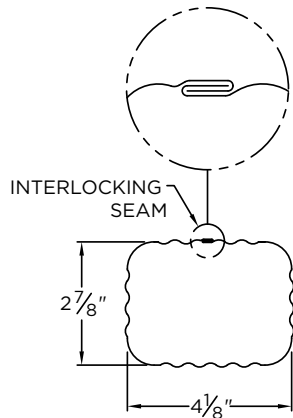
REVIEWED
By Chris Berger at 11:36 am, Mar 08, 2024

CORRUGATED DOWNSPOUT

3" x 4"

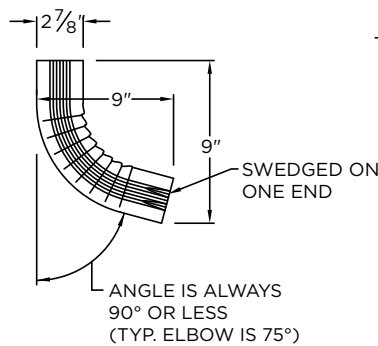
NOTES

- Downspout should be 9/16" smaller than the bottom of the gutter
- Outlet should be 1/8" smaller than the size of the downspout
- Product should be installed per provided installation instructions

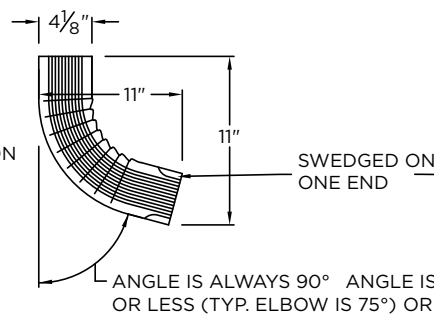


DOWNSPOUT SECTION
10'-0" LENGTHS

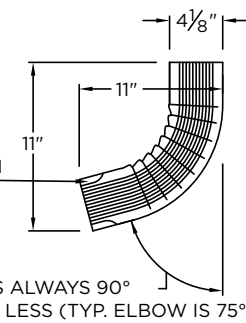
STYLE "A" ELBOW



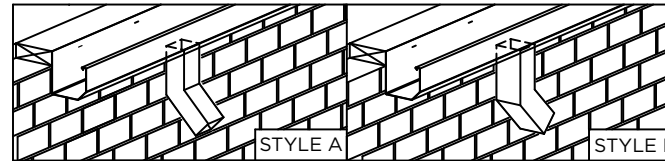
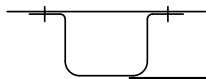
STYLE "B" ELBOW
RIGHT



STYLE "B" ELBOW
LEFT



2 1/4" WIDE DOWNSPOUT STRAPS
(2 PER 10'-0" LENGTH)



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MATERIAL

- 24 Ga. Galv. Steel Color: _____
- .032" Aluminum Finish: _____
- OTHER: _____

QUANTITIES

- _____ Lineal Feet (10'-0" Lengths)
- _____ Outlets
- _____ Standard A Elbows (_____°)
- _____ Standard B Elbows-Right (_____°)
- _____ Standard B Elbows-Left (_____°)

REVIEWED

By Chris Berger at 11:36 am, Mar 08, 2024

PROJECT INFO

Project Name: _____

Architect: _____

Roofing Contractor: _____

Project Type:

By selecting this box you have verified and confirmed that dimensions, sizes, and quantities are correct. All products will be installed in strict accordance with printed instructions.

Date: _____

Hickman Edge Systems
4 Commerce Way
Arden, NC 28704
Phone: 828-676-1700
www.hickmanedgesystems.com

SHT# 1 of 1

DATE: 10/26/21

DRN BY: JJC

CKD BY: MM

DWG #: 64013-36793

REV: A

WIND RESISTANT GUTTER

Superior, Tested, Attractive Roof Drainage

Superior roof drainage, easy installation, and attractive appearance make Wind Resistant Gutters and downspouts stand out from the crowd.

Wind Resistant Gutters are specifically engineered and tested to meet the requirements of the ANSI/SPRI GT-1 Standard for Gutter Systems Used with Low-Slope Roofs. The design incorporates a 1" wide extruded internal gutter hanger for strength and support. It also reduces the torque of the metal with expansion and contraction in temperature changes.



Offset Version

PRODUCT DETAILS

STANDARD SIZES
(front/bottom/back)

- 5.25"/5.25"/6.25"
- 5.75"/5.75"/6.75"
- 6.25"/6.25"/7.25"
- 6.75"/6.75"/7.75"
- 7.25"/7.25"/8.25"

MATERIALS

- 24 ga. Steel
- 22 ga. Steel
- .040" Aluminum
- .050" Aluminum
- .063" Aluminum



- Conductor Heads

PRODUCTS

Multiple Versions Available)

ductor Heads

Wind Resistant Gutter At-A-Glance






- » 30 Year, 160 MPH Wind Warranty
- » ANSI/SPRI GT-1 Tested to Comply with International Building Code
- » FM Approved for Wind Uplift Protection
- » Miami-Dade County Approved
- » Pre-Punched Holes and No External Brackets=Less Installation Time
- » Prefabricated Miters and Accessories Eliminate Need for Field Fabrication
- » Variety of Colors, Sizes & Materials

LEARN MORE



REVIEWED
Eco-Edge Inspection Chamber
By Chris Berger at 11:36 am, Mar 08, 2024

Wind Resistant Gutters & Other Water Control Products

PRODUCT LINE					
WIND RESISTANT GUTTERS	WIND RESISTANT XL GUTTERS	OTHER GUTTERS	INDUSTRIAL DOWNSPOUTS	OTHER DOWNSPOUTS	
VERSIONS	<ul style="list-style-type: none"> • Offset • Chamfer • Box 	<ul style="list-style-type: none"> • Box 	<ul style="list-style-type: none"> • Half Round • K-Style 	<ul style="list-style-type: none"> • Box • Open Face 	<ul style="list-style-type: none"> • Round • Corrugated
SIZES	Bottom Width & Front Height: 5.25", 5.75", 6.25", 6.75", 7.25", 7.75" Back Height: 1" More Than Front Height	Bottom Width & Front Height: 8", 9", 10", 11", 12", 13", 14" Back Height: 1" More Than Front Height	Half Round: 5", 6", 7", 8", 9", 10" (Diameter) K-Style: 6", 7", 8" (Width)	Width: Min. 3" Max. 10" Depth: Min. 3" Max. 10"	Round: 3", 4", 5", 6", 8" (Diameter) Corrugated: 3" x 4" and 4" x 5"
MATERIALS	24 ga., 22 ga. .040", .050", .063"	22 ga. .050", .063"	24 ga., 22 ga. .032", .040", .050"	24 ga., 22 ga. .040", .050", .063"	24 ga., 22 ga. .032", .040", .050"
WARRANTY	30 Year, 160 MPH	30 Year, 160 MPH	10 Year, 90 MPH	5-Year Workmanship	5-Year Workmanship
ANSI/SPRI GT-1 TESTED	X	X		N/A	N/A
FM APPROVED	X			N/A	N/A
MIAMI-DADE APPROVED	X			N/A	N/A

10 Express Colors Available for Quick Ship

Express, standard, and premium colors and finishes are available to meet your job requirements and

warranty on coil-coated standard colors. Custom colors are also available. For more information or representation, contact us to request a paint chip.



REVIEWED

By Chris Berger at 11:36 am, Mar 08, 2024

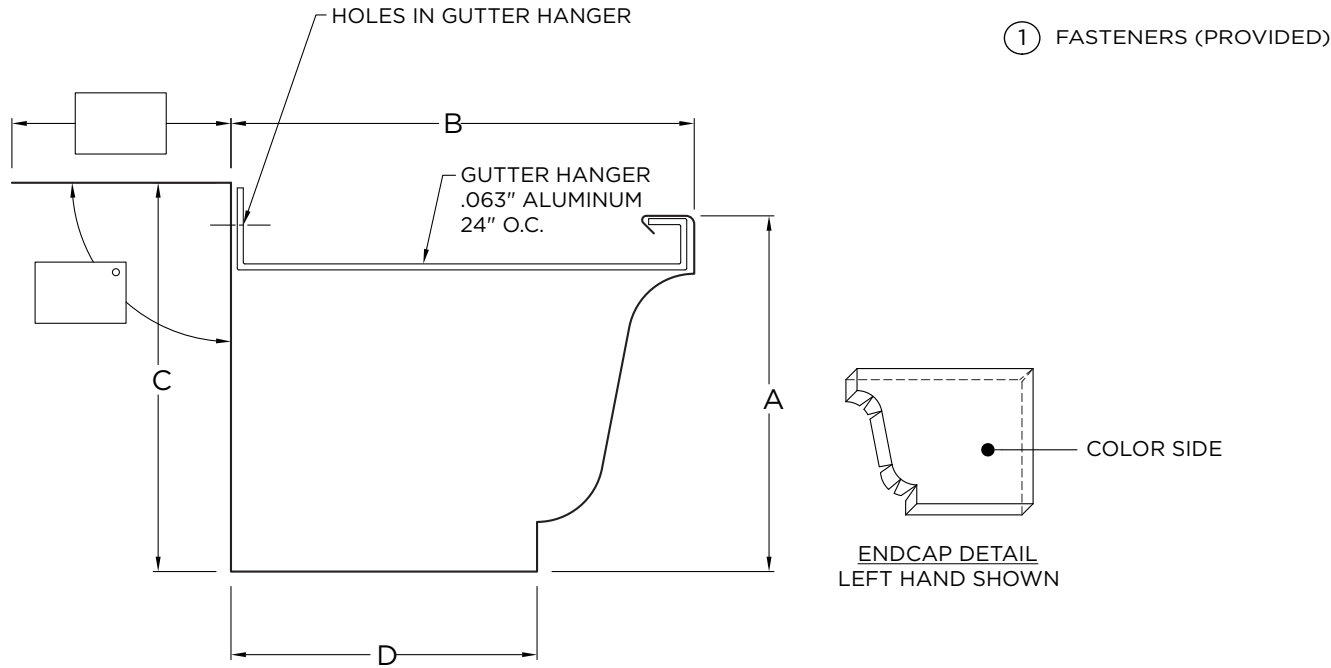
MORE ABOUT OUR



**K-STYLE GUTTER
WITH ROOF FLANGE**

*** NOTES**

- .050" provided with splice plates
- 24 ga., 22 ga., .032", .040" all need field notched lap joints
- Stainless steel pop rivets provided
- Unless otherwise noted, fabrication of miters and accessories are furnished standard utilizing a non-penetrating quicklock joint, then factory sealed watertight
- Welded accessories require minimum material thickness of .050"
- For non-90 miters, see separate print approval
- Product should be installed per provided installation instructions



DIMENSIONS

Fill out additional information on the drawing above.

GUTTER SIZE	A	B	C	D
<input type="checkbox"/> 6"	4 1/2"	6"		
<input type="checkbox"/> 7"	5 3/8"	7"		
<input type="checkbox"/> 8"	6"	8"		

MATERIAL

- 24 Ga. Galv. Steel
 Galv. Steel
 Aluminum
 Aluminum
 Aluminum
- Color: _____
 Finish: _____
- Substrate:
 If substrate is not given, wood fasteners will be provided.
- Wood
 Masonry
 Metal

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 Historic Preservation Commission

Robert A. Potter

QUANTITIES

- _____ Lineal Feet (10'-0" Length)
- _____ Outside Miter (90°)
- _____ Inside Miter (90°)
- _____ Right Endcaps
- _____ Left Endcaps
- _____ Expansion Joints

- Quicklock (Default) Welded (Surcharge)

REVIEWED

By Chris Berger at 11:36 am, Mar 08, 2024

PROJECT INFO

Project Name: _____

Architect: _____

Roofing Contractor: _____

Project Type:

By selecting this box you have verified and confirmed that dimensions, sizes, and quantities are correct. All products will be installed in strict accordance with printed instructions.

Date: _____

Hickman Edge Systems

4 Commerce Way
 Arden, NC 28704
 Phone: 828-676-1700
 www.hickmanedgesystems.com

SHT# 1 of 1

DATE: 10/25/21

DRN BY: JJC

CKD BY: MM

DWG #: 64012-37329

REV: A

NOTE: ONE EXPANSION JOINT INCLUDES (2) END CAPS (1) OUTSIDE COVER PLATE AND (1) TOP PLATE

SCREENEZE® | THE NO-SPLINE SCREEN PORCH SYSTEM



UNOBSTRUCTED VIEWS | NO SPLINE | SELF TIGHTENING



Features & Benefits

- No Spline | No Staples



- Install on the inside, outside Or Center Of Your Porch Post/Rail Design

INSTALLATION

- Installation instructions included in shipping tube
- Visit our website for more info: SCREENEZE.com/

SPECS

- PVC Vinyl Cap made of window grade virgin vinyl with UV inhibitor
- Aluminum Base made of solid aluminum alloy
- Baked on polyester paint
- Color coordinated screws included
- Aluminum Base: 3/4" x 3/4", 8' or 12' in length
- Vinyl Cap: 3/8" x 1/2", 8' or 12' in length
- Made in the USA

REVIEWED
By Chris Berger at 11:36 am, Mar 08, 2024

Meets or exceeds the requirements of ASTM D 6878

Features and Components

Thickness Over Scrim: Optimized and tested on a continual basis with a state-of-the-art thickness gauge to verify that the thickness valued by our customers is incorporated into the sheet.

One of the Widest Melt Windows: Promotes better welds over a wider variety of speeds and temperatures, and leads to a softer, more flexible and workable sheet.

Reinforced fabric scrim layer and top-ply thickness: Lends to durable physical properties including:

- Long-term weathering, UV resistance and heat-aging properties
- High breaking and tearing strength

Optimized TPO formulation: delivers high-performance ozone resistance, cool roof reflectivity and overall weather resistance.



Component
M
Membrane
Single Ply

Colors

Grey*	White	Tan*
-------	-------	------

*Grey and Tan lead times are subject to availability and may require an upcharge for smaller projects.

System Compatibility This product may be used as a component in the following systems. Please reference product application for specific installation methods and information.

Multi-Ply	BUR		APP		SBS			
	HA	CA	HW	HA	CA	HW	SA	MF
Do not use with multi-ply systems								

Single Ply	TPO				PVC			EPDM		
	MF	AD	SA	IW	MF	AD	IW	MF	AD	BA
Compatible with the selected single ply systems above										

Key: HA = Hot Applied CA = Cold Applied HW = Heat Weldable SA = Self Adhered MF = Mechanically Fastened IW = Induction Weld BA = Ballasted AD = Adhered

Energy and the Environment

	Standard	Reflectivity	Emissivity	
CRRC®	White	Initial	0.77	0.87
		3 Yr. Aged	0.70	0.86
	Tan	Initial	0.67	0.87
		3 Yr. Aged	0.62	0.90
	Gray	Initial	0.35	0.87
		3 Yr. Aged	0.34	0.90
CA Title 24	White	Pass	0.77	0.87
	Tan	Pass 3 Yr. Aged	SRI=75	
LEED® (SRI)	White	Initial	95	
		3 Yr. Aged	85	
	Tan	Initial	81	
		3 Yr. Aged	75	
	Gray	Initial	39	
		3 Yr. Aged	37	
Recycled Content	Post-consumer	0%		
	Post-industrial	5%		

The LEED® Solar Reflectance Index (SRI) is calculated per ASTM E1980.

Peak Advantage® Guarantee Information

Product	Guarantee Term
JM TPO 60 mil	5, 10, 15, or 20 years

Codes and Approvals



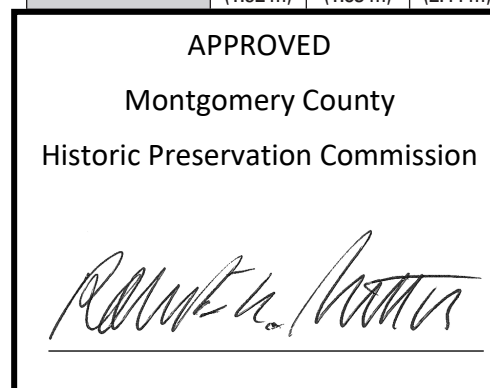
Installation/Application



Refer to JM TPO application guides and detail drawings for instructions.

Packaging and Dimensions

Roll Widths	5' (1.52 m)	6' (1.83 m)	8' (2.44 m)	10' (3.05 m)	12' (3.66 m)
				1000 ft² (92.90 m²)	1200 ft² (111.5 m²)
				2856 lb (1295.5 kg)	3440 lb (1560.4 kg)
				12-16	12-14



or impact of mixed sizes.

REVIEWED

By Chris Berger at 11:36 am, Mar 08, 2024

Meets or exceeds the requirements of ASTM D 6878 Tested Physical Properties

Physical Properties		ASTM Test Method	Standard for ASTM D 6878 (Min.)	JM TPO – 60 mil	
				MD*	XMD**
Strength	Breaking Strength, min, lbf (N)	D 751	220 (976)	411 (1,828)	388 (1,726)
	Elongation at Break, min %	D 751	15	27	27
	Tearing Strength, min, lbf (N)	D 751	45 (200)	92 (409)	178 (792)
	Factory Seam Strength, min, lbf (N)	D 751	66 (290)	112 (498)	
Longevity	Thickness, min, in.	D 751	+/- 10% from Nominal	0.060 (Nominal)	
	Thickness Over Scrim, min, in. (mm)	D 7635	0.015	0.027 (0.686)	
	Water Absorption, max, %	D 471	3.0	0.11	
	Brittleness Point, max, -40°F	D 2137	No Cracks	Pass	
	Ozone Resistance	D1149	No Cracks	Pass	
Heat Aged Performance	Properties after Heat Aging @ 240°F	D 573	Pass/Fail	Pass	
	Breaking Strength, % (after aging)	D 751	90	>90	>90
	Elongation, % (after aging)	D 751	90	>90	>90
	Tearing Strength, % (after aging)	D 751	60	>60	>60
	Weight Change, max, % (after aging)	D 751	±1.0	0.19	
	Linear Dimensional Change, max, % (after 6 hrs @ 158°F)	D 1204	±1.0	<0.1	
Weather Performance	Accelerated Weathering, min	G 151 & G 155	10,080 kJ/m ² •nm @ 340 nm (4,000 hrs @ 0.70 W)	>20,160 kJ/m ² (>8,000 hrs)	
	Cracking (@ 7x magnification)	G 155	No Cracks	Pass	

*MD = Machine Direction **XMD = Cross-Machine Direction Note: All data represents tested values.


Supplemental Testing

Physical Properties	ASTM Test Method	Standard for ASTM D 6878 (Min.)	JM TPO – 60 mil Result
Dynamic Puncture	D 5635	N/A	Pass @ 25 Joules
Static Puncture	D 5602	N/A	Pass @ 44 lb (20 kg)
Impact Resistance of Bituminous Roofing Systems	D 3746	N/A	Pass - minor indentations
Reflectance	C 1549	N/A	78%
	E 903	N/A	80%
Emittance	C 1371	N/A	0.87
	E 408	N/A	0.96
Materials	E 1980	N/A	95
	G 21	N/A	0 rating
	N/A	N/A	371 lb (168 kg)
	E 96	N/A	0 g/m ² per 24 hours
	D 751	N/A	474 PSI (3268 kPa)
	E 2178	N/A	Pass @ <0.0005 L/(s•m ²) (Pass @ <0.0001 CFM/ft ²)

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Montgomery County

Historic Preservation Commission



Technical specifications as shown in this literature are intended to be reviewed only. Please refer to the Safety Data Sheet to using this product. The Safety Data Sheet is available by calling (800) 922-5922 or on the web at www.jm.com/
REVIEWED
 By Chris Berger at 11:36 am, Mar 08, 2024

All Johns Manville products are sold subject to Johns Manville's standard Terms and Conditions, which includes a Limited Warranty and Limitation of Remedy. For a copy of the Johns Manville standard Terms and Conditions or for information on other Johns Manville roofing products and systems, visit www.jm.com/terms-conditions.

represent typical, average values obtained in accordance with accepted test methods and are subject to normal manufacturing variations. They are supplied as a technical service and are subject to change without notice. Check with the regional sales representative nearest you for current information.



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Montgomery County
Historic Preservation Commission

A handwritten signature in black ink, appearing to read "Robert H. Potter", written over a horizontal line.

REVIEWED

By Chris Berger at 11:36 am, Mar 08, 2024

02/26/2024

APPLICATION NUMBER [W011683-022024](#)

Nancy Cohen
7305 Baltimore Ave
Takoma Park, MD 20912

RE: Tree Impact Assessment Request
Reference Number: W011683-022024
7305 Baltimore Ave
Takoma Park MD 20912

Dear Nancy Cohen:

This letter is in response to the Request for Tree Impact Assessment received on 2/20/2024. After my inspection I have determined that the work described in your submission does not require a Tree Protection Plan Permit. Please ensure that there are no changes or additions to your plan that would required further review through the Tree Impact Assessment process.

If you have any questions, please contact the Urban Forest Manager by replying to this email.