



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert Sutton  
*Chairman*

Date: March 9, 2021

### 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 # 944332 - 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: Jon Frederick  
Address: 7100 Poplar 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 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 J. Brueckert on \_\_\_\_\_. The approval memo and stamped drawings follow.



# Roofing Estimate Worksheet

[www.crystalexteriors.com](http://www.crystalexteriors.com)  
[jason.lim@crystalexteriors.com](mailto:jason.lim@crystalexteriors.com)

Christopher Bernstein	#3730
7100 Poplar Ave., Takoma Park, MD 20912	2/26/2021

[edgar.li@crystalexteriors.com](mailto:edgar.li@crystalexteriors.com)  
 Voice and Text: 301.681.8186

Item	Qty	Materials	Labor Cost	Total
<b>Roof Shingle Type (Per SQ)</b>				
Certainteed XT-25 shingle	19	\$115.71		\$2,198.49
Certainteed WinterGuard (Per 2 SQ Roll)	5	\$90.77		\$453.86
<b>Roofing Underlayment(per Roll)</b>				
Certainteed RoofRunner (10 SQ Roll)	1	\$93.10		\$93.10
Certainteed ShadowRidge (Per 33' BDL)	2	\$77.14	\$0.00	\$154.28
<b>Step Flashing (Per LF)</b>	22	\$1.00	\$0.00	\$21.95
<b>Wall Flashing (Per LF)</b>	10	\$1.00	\$0.00	\$9.98
<b>Gutter Drip Edge (Per 10') C4-1/2</b>	21	\$6.32	\$0.00	\$132.67
<b>Coiled Gun Nail (Per 15 SQ Box)</b>	2	\$35.25		\$70.49
Certainteed Starter (Per 110' BDL)	1	\$62.84		\$62.84
<b>Roof Cement (Per Tube)</b>	3	\$7.32		\$21.95
<b>Pipe Collar (Each)</b>				
Regular Multi, 10 years	2	\$10.31	\$0.00	\$20.62
<b>Installation on Roof Slope (Per SQ)</b>				
Up to 7/12 pitch	19		\$133.00	\$2,527.00
<b>Tear Off # of Existing Layers (Per SQ)</b>				
1	19		\$0.00	\$0.00
<b>Chimney Flashing (Each)</b>				
4 Sides - Through	1		\$159.60	\$159.60
<b>Skylight, Replace Existing (Each)</b>	2	\$399.00	\$133.00	\$1,064.00
<b>Skylight, Flashing Kit (Each)</b>	2	\$119.70	\$93.10	\$425.60
<b>Dump Fee (Per 10SQ)</b>	2		\$199.50	\$399.00
<b>Clean Up</b>	1		\$199.50	\$199.50

**Mat'l Cost: \$4,541.29    Total Job Cost: \$8,014.91**

**OPTIONAL UPGRADES (Additional cost)**

Ridge	12	\$12.64	\$13.30	\$311.22
Ulti	1	\$50.83	\$0.00	\$50.83
Ulti	1	\$61.22	\$0.00	\$61.22
2 X				
			<b>Upgrades Cost:</b>	<b>\$423.27</b>

Wood replacement: 4' x 8' plywood \$115.00 per each sheet  
 (Additional to contract) 1 x 6 \$95.00 per each 10' board

**Price Quote Good for 30 Days**

APPROVED  
 Montgomery County  
 Historic Preservation Commission

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**REVIEWED**

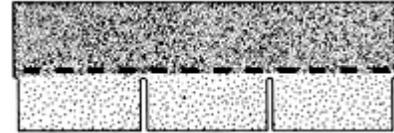
By Dan.Bruechert at 10:34 am, Mar 09, 2021



## XT™ 25 Shingles

### PRODUCT INFORMATION

CertainTeed offers a variety of three-tab shingle products that combine exceptional durability with flexibility for better resistance to blow-off. In addition to their suitability for residential applications, these products are ideal for commercial applications. Available in “English” dimensions only – 12" x 36.



XT™ 25 Algae-Resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae.

**Colors:** Please refer to the product brochure or CertainTeed website for the colors available in your region.

**Limitations:** Use on roofs with slopes greater than 2" per foot. Low slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along the eaves can cause a backup of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

On slopes greater than 21" per foot, apply a spot of roofing cement under each shingle tab corner according to application instructions provided on the shingle package.

**Product Composition:** These shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. These shingles have self-sealing adhesive. These are 3-tab shingles.

### Applicable Standards:

ASTM D3018 Type I  
ASTM D3462  
ASTM E108 Class A Fire Resistance  
ASTM D3161 Class F Wind Resistance  
ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance  
ICC-ES ESR-1389 and ESR-3537  
Florida Product Approval # FL5444  
Miami-Dade Product Control Approved  
Meets TDI Windstorm Requirements

	<b>XT 25 – English</b>
Weight/Square (approx.):	190-203
Dimensions (overall):	12" x 36"
Shingles/Square:	80
Weather Exposure:	5"



**REVIEWED**

By Dan.Bruechert at 10:34 am, Mar 09, 2021