



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert Sutton  
*Chairman*

Date: June 15, 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 #1026855: Fenestration alterations, roof and siding replacement, and other alterations

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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** at the June 14, 2023 HPC meeting.

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: Mary Angelini (Jennifer Goon, Agent)  
Address: 7423 Carroll 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.





**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# 1026855

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Mary Angelini

Address: 7423 Carroll Ave

Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

City: Takoma Park Zip: 20912

Tax Account No.: 01070100

**AGENT/CONTACT (if applicable):**

Name: Jennifer Goon

Address: 4921 Wyaconda Rd

Daytime Phone: 301-832-6341

E-mail: permits@alcoproductsinc.com

City: N. Bethesda Zip: 20852

Contractor Registration No.: 87

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property Takoma Tower

Is the Property Located within an Historic District?  Yes/District Name Takoma Park  
 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/Review (Condition) By Michael Kyne at 11:15 am, Jun 15, 2023 supplemental information.

**REVIEWED**

APPROVED  
Montgomery County  
Historic Preservation Commission  
  
*[Signature]*

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review.** Check all that apply:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof     | <input checked="" type="checkbox"/> Window/Door          |
|   |  | <input checked="" type="checkbox"/> Other: <u>Siding</u> |

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

4/14/23  
Date

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

**REVIEWED**  
By Michael Kyne at 11:15 am, Jun 15, 2023

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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:

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

**REVIEWED**

*By Michael Kyne at 11:15 am, Jun 15, 2023*

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Historic Preservation Commission



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

Description of Current Condition:	Proposed Work:
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Work Item 2: \_\_\_\_\_


Description of Current Condition:	Proposed Work:
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Work Item 3: \_\_\_\_\_

Description of Current Condition:	Proposed Work:
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By Michael Kyne at 11:15 am, Jun 15, 2023

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**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	*	*	*	*	*		*

**REVIEWED**

*By Michael Kyne at 11:15 am, Jun 15, 2023*

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# PROJECT NOTES

### French Door Build In Scope:

- Outside looking in, existing door opening on left will be built in by approximately a foot from the left joist. The existing window opening will be extended to the ground and then built in approximately a foot from the right joist. The purpose for the build in is to have equally sized door slabs along the back of the house, creating a more uniform look.
- Proposal does not include plumbing and electrical. If found, AWO will be required.

### Interior Painting:

- Customer supplying interior wall paint
- Interior painting consists of painting the new drywall patches to match existing wall as best as possible.

### Siding:

- Alco will color match exterior paint as close as possible. Cannot guarantee exact color match due to weathering on the rest of the house.

### Roof:

RF-1 : (3.5 squares) Install Certaineed SA Modified bitumen roof system including ½” fiberboard, SA Base, MID, and Top cap as well as all necessary flashing.

RF-5, RF-6, RF-7 : Install Certaineed SA Modified Bitumen roof system over low slope portions in conjunction with CT Landmark Pro shingled roof on rear.

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By Michael Kyne at 11:16 am, Jun 15, 2023

To ensure a quality installation that will last for years to come, ALCO will always replace any rotted or damaged wood we find during the installation. We will discuss these additions with the home owner prior to taking action. The cost of lumber is dependent on the type that needs replacement. Prices are 5/4x4 \$11.44 per linear foot, 5/4x6 \$13.07 per linear foot, and 4x8 plywood at \$140.83 per sheet.

Home Owner

MA

Alco Rep

KD



Complete Measurements

7423 Carroll Avenue, Takoma Park...  
ROOF FACETS

MA

**REVIEWED**

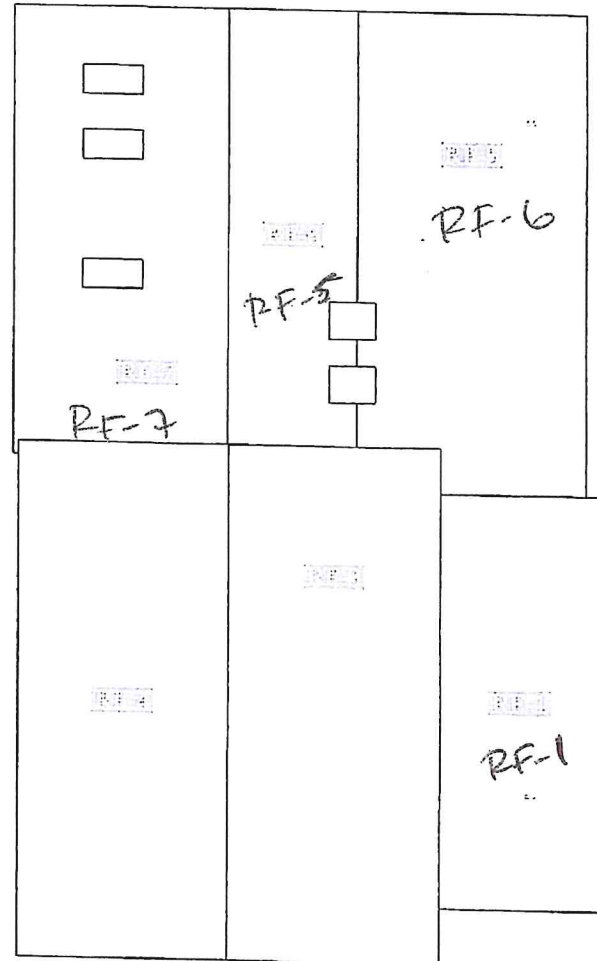
By Michael Kyne at 11:16 am, Jun 15, 2023

Flintlastic RF-1: \$4,694.83

Shingles RF-5, RF-6, RF-7: \$5,780.88

Option 1 - Small roof (3.5 squares)  
Install Certaineed SA Modified bitumen roof system including 1/2" fiberboard, SA Base, MID, and Top cap as well as all necessary flashing.

Option 2 - Small bump out roof and rear addition roof (RF5-7). Install Certaineed SA Modified Bitumen roof system over low slope portions in conjunction with CT Landmark Pro shingled roof on rear.



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Historic Preservation Commission  
  
*[Signature]*

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PROPERTY ID: 6236490  
MARY ANGELINI  
9 FEB 2023  
Page 25

3MRGELTZ5DLCLMGMGEP9RAQR95GTGGSFNO

Zoho Sign Document ID: 2CD2FD46-4ZWJ6OZC





Complete Measurements

7423 Carroll Avenue, Takoma Park...  
ROOF FACETS

 SA Bitumen  
 Landmark Pro

**REVIEWED**

*Not doing*


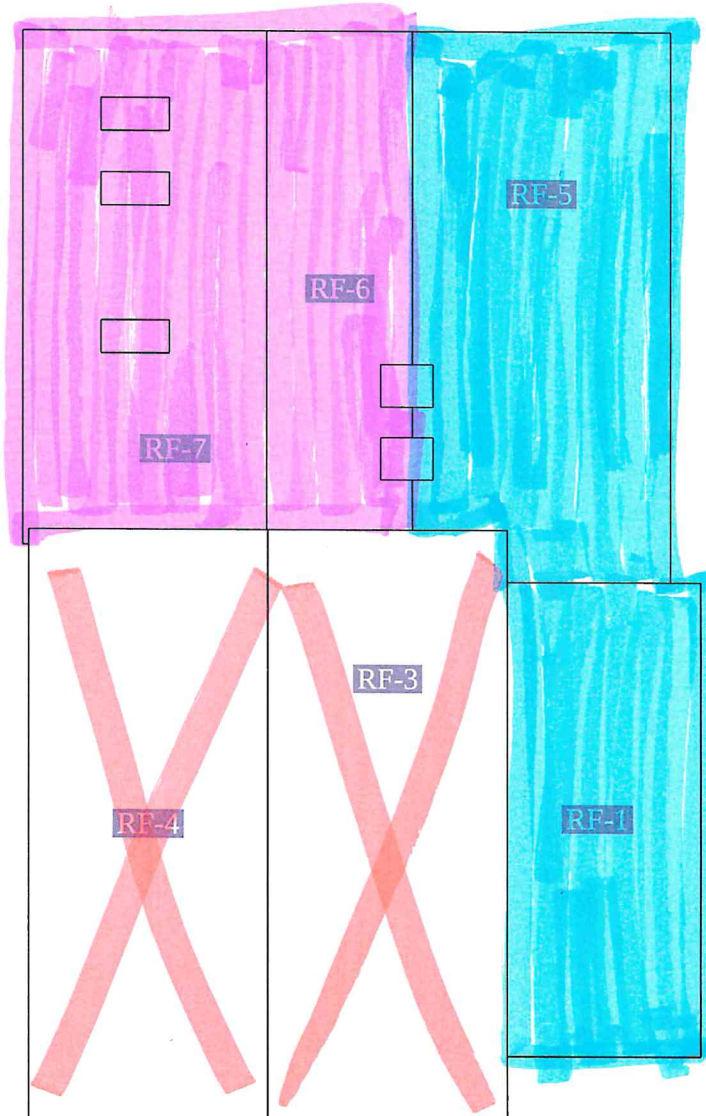
Roof F By Michael Kyne at 11:16 am, Jun 15, 2023

Facet	Area	Pitch
RF-1	279 ft <sup>2</sup>	1/12
RF-2	21 ft <sup>2</sup>	5/12
RF-3	493 ft <sup>2</sup>	9/12
RF-4	493 ft <sup>2</sup>	9/12
RF-5	393 ft <sup>2</sup>	1/12
RF-6	216 ft <sup>2</sup>	4/12
RF-7	355 ft <sup>2</sup>	4/12
RF-8*	1 ft <sup>2</sup>	0/12
RF-9*	1 ft <sup>2</sup>	0/12

\* Facet is not visible due to size of summary table below.

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CertainTeed

# FLINTLASTIC<sup>®</sup> SA

SELF-ADHERED MODIFIED BITUMEN ROOF SYSTEM

**REVIEWED**

*By Michael Kyne at 11:16 am, Jun 15, 2023*

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**CertainTeed**  
SAINT-GOBAIN

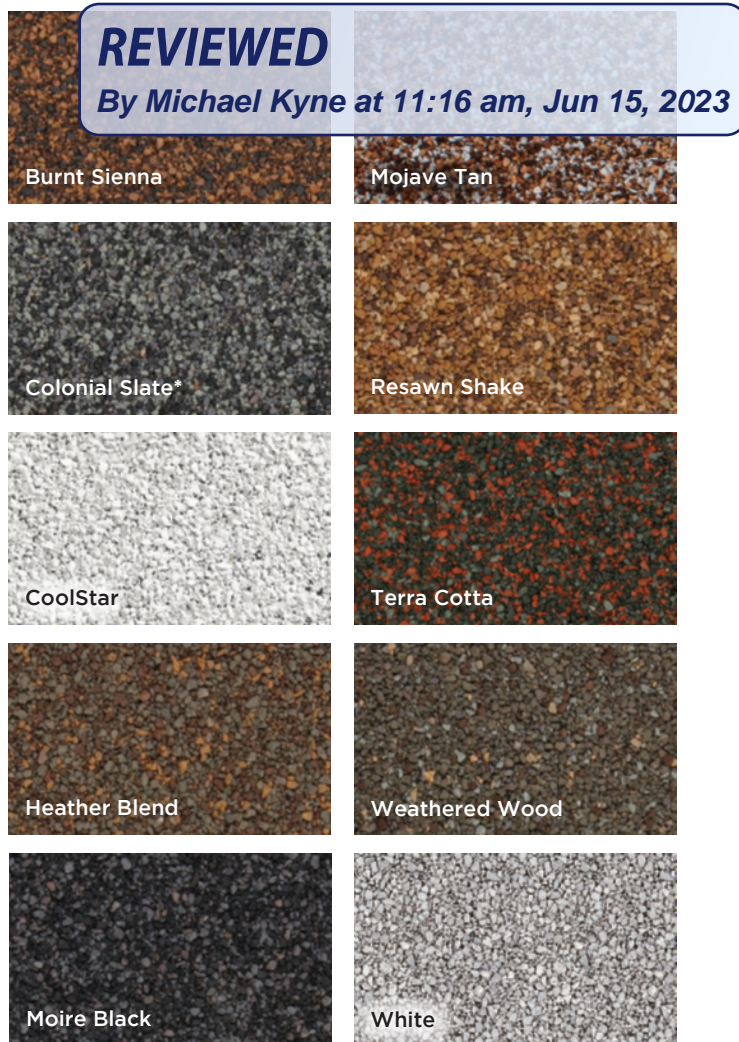
# Flintlastic® SA

delivers the reliable protection of traditional modified bitumen roofing for a fraction of the labor, plus:

- No kettle, fumes, or burn risk
- No torch or risk of fire
- Reduced training requirement
- No building occupant disturbance
- No mess or side lap bleed out
- Reduced insurance requirement

## Aesthetic Selection

Flintlastic SA Cap is available in ten colors designed and engineered to match our most popular shingle blends:



\* Does not contain red granules

## Meet the Family

Select the Flintlastic SA base, ply (optional) and cap sheet combination that meets your building, performance and warranty needs:

### Flintlastic SA NailBase

Nailable base sheet for plywood/OSB or lightweight insulating concrete

### Flintlastic SA PlyBase

Self-adhering base sheet or interply

### Flintlastic SA MidPly

Premium self-adhering base sheet or interply, for extended warranties

### Flintlastic SA Cap

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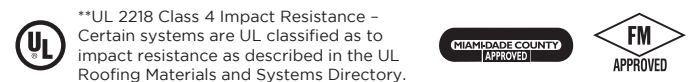
- 7
- F
- **FlintBond® SBS-Modified Adhesive**
  - **Trowel Grade**, for endlaps and details
  - **Caulk Grade**, for details

## Recommended Systems

Warranty Duration	Base	Cap
12 Years	SA NailBase	SA Cap (FR)
15 Years	SA PlyBase	SA Cap (FR)
20 Years	SA MidPly	SA Cap (FR)
25 Years <sup>1</sup>	SA MidPly	SA Cap (FR)

**TIP:** Wood deck? Start with SA NailBase and add SA PlyBase or SA MidPly for extended warranties!

<sup>1</sup> Warranty duration requires two layers of FlintBoard polyisocyanurate insulation, second layer adhered.



### CertainTeed Corporation

20 MOORES ROAD MALVERN, PA 19355

**ASK ABOUT ALL OF OUR OTHER CERTAINTEED® PRODUCTS AND SYSTEMS:**

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE • GYPSUM • CEILINGS • INSULATION

Professional: 800-233-8990 Consumer: 800-782-8777 [certainteed.com](http://certainteed.com)

# LANDMARK<sup>®</sup> PRO

The Expert's Choice

**REVIEWED**

*By Michael Kyne at 11:16 am, Jun 15, 2023*

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*Shown in Max Def Weathered Wood*

**CertainTeed**  
SAINT-GOBAIN

# Introducing More Value

Landmark® Pro improves upon the CertainTeed Landmark shingle, a leading consumer publication's "Best Buy" for the past five years.

We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof. Included is the proven performance of our NailTrak™ feature, enabling faster installation.

Landmark Pro offers the industry's best value. Protecting your reputation and your customer's manufacturing and aesthetic expectations.

Landmark® Pro is designed specifically for the professional roofing contractor that takes pride in providing more to their customer.

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*By Michael Kyne at 11:16 am, Jun 15, 2023*

LANDMARK PRO STANDARD

- Lifetime Limited Warranty
- 10-years of SureStart™ protection

- 15-year 110 MPH wind warranty with CertainTeed starter and cap
- Select colors are rated by the International Council (CRRC) for cool roofs and can be used to comply with the 2016 California Title 24 Part 6 Cool Roof Requirements

Add it all up and what you get is the opportunity to offer a lot of additional value for the money... and today that means more than ever.



## LANDMARK® PRO



### Landmark Pro specifications:

- 270 lbs/square
- Premium Max Def color palette
- NailTrak™ for faster installation
- Lifetime limited warranty
- 10-year SureStart protection includes:
  - Materials, labor, tear off and disposal cost
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

## LANDMARK®



### Landmark specifications:

- 226 lbs/square
- Traditional color palette
- NailTrak for faster installation
- Lifetime limited warranty
- 10-year SureStart protection includes:
  - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

**REVIEWED**

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Max Def Burnt Sienna



Max Def Georgetown Gray



Max Def Heather Blend



Max Def Moiré Black



Max Def Resawn Shake



Max Def Weathered Wood



Solaris Silver Birch  
CRRP Product ID 0668-0072



Solaris Max Def Georgetown Gray  
CRRP Product ID 0668-0122



Solaris Max Def Heather Blend  
CRRP Product ID 0668-0123



Solaris Max Def Moiré Black  
CRRP Product ID 0668-0130



Solaris Max Def Resawn Shake  
CRRP Product ID 0668-0124



Solaris Max Def Weathered Wood  
CRRP Product ID 0668-0125

## Max Def Colors

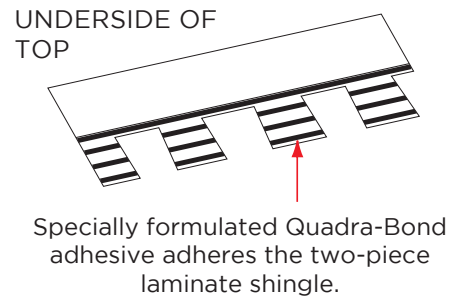
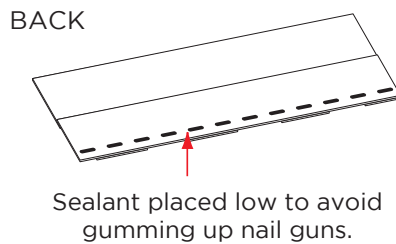
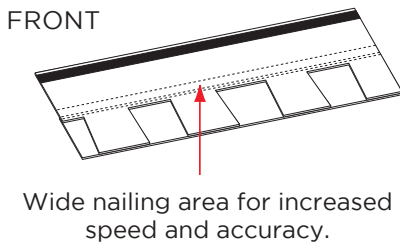
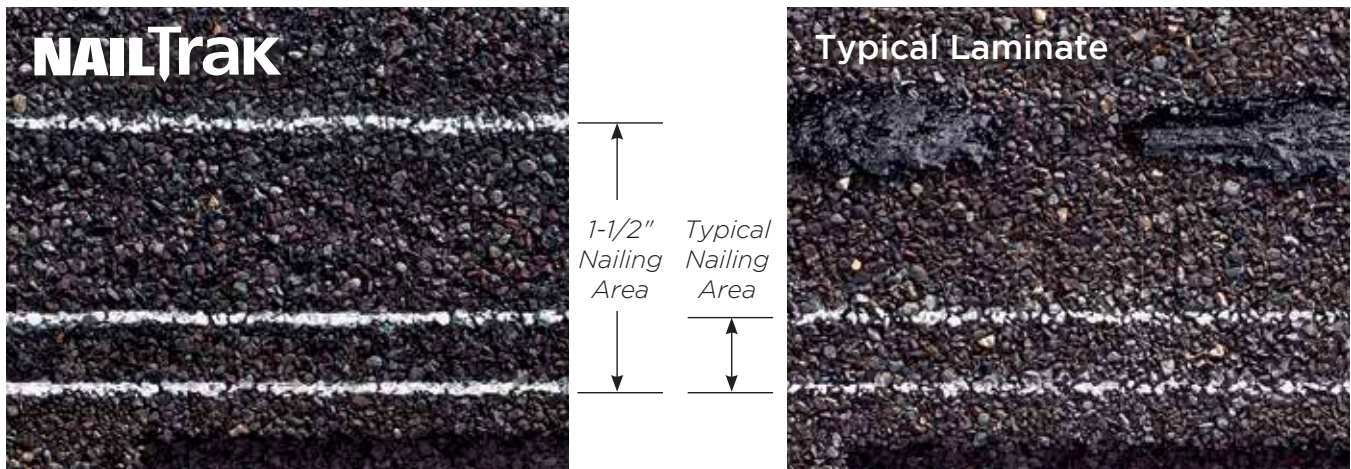
Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

Landmark Pro Solaris Silver Birch is an ENERGY STAR® rated product and may qualify for a federal tax credit.

# Wider. Faster. Proven.

For the past 10 years, NailTrak™ has enabled installers to shingle with improved speed and accuracy. With a nailing area that's three times WIDER than typical laminate shingles, nails hit home with NailTrak. A feature on all Landmark Series shingles. Speed and accuracy result in lower labor costs.

**No leaks. No de-lamination. No callbacks.**  
**The cost of doing business has gone down with NailTrak.**



**REVIEWED**  
 By Michael Kyne at 11:16 am, Jun 15, 2023

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Green gets  
removed



Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Feb 9 10:47 AM  
by Katie Davis





Green gets  
removed

Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Jan 26 10:27 AM  
by Katie Davis

**REVIEWED**

By Michael Kyne at 11:16 am, Jun 15, 2023

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Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Feb 9 10:50 AM  
by Katie Davis

**REVIEWED**

By Michael Kyne at 11:16 am, Jun 15, 2023

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Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Feb 9 10:50 AM  
by Katie Davis





Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Feb 9 10:53 AM  
by Katie Davis

**REVIEWED**

*By Michael Kyne at 11:16 am, Jun 15, 2023*

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**REVIEWED**  
By Michael Kyne at 11:18 am, Jun 15, 2023

Protect what matters most  
WITH SIDING THAT OUTPERFORMS VINYL

Grace your home with the authentic character and uncompromising performance that only James Hardie fiber cement siding and trim can deliver.

- **Rated #1 ROI every year since 2005 by *Remodeling* magazine\***
- Enduring curb appeal
- Resists the toughest elements
- Outstanding warranties from a trusted manufacturer

\*For projects in the 'upscale' category

## SETTING THE STANDARD *sets James Hardie apart*

James Hardie invented fiber cement. Over 5.5 million homes later, our commitment to innovation and artistry makes James Hardie the industry leader in exterior home product performance and aesthetics.

- James Hardie is the #1 brand of siding in North America
- Engineered for Climate® to stand up to whatever nature brings, wherever the product is used
- Curated collection of colors, profiles, textures and widths to give your home authentic character
- Our advanced ColorPlus Technology finishes provide superior color consistency and fade resistance

Learn how you can enjoy complete confidence at [jameshardie.com](http://jameshardie.com)

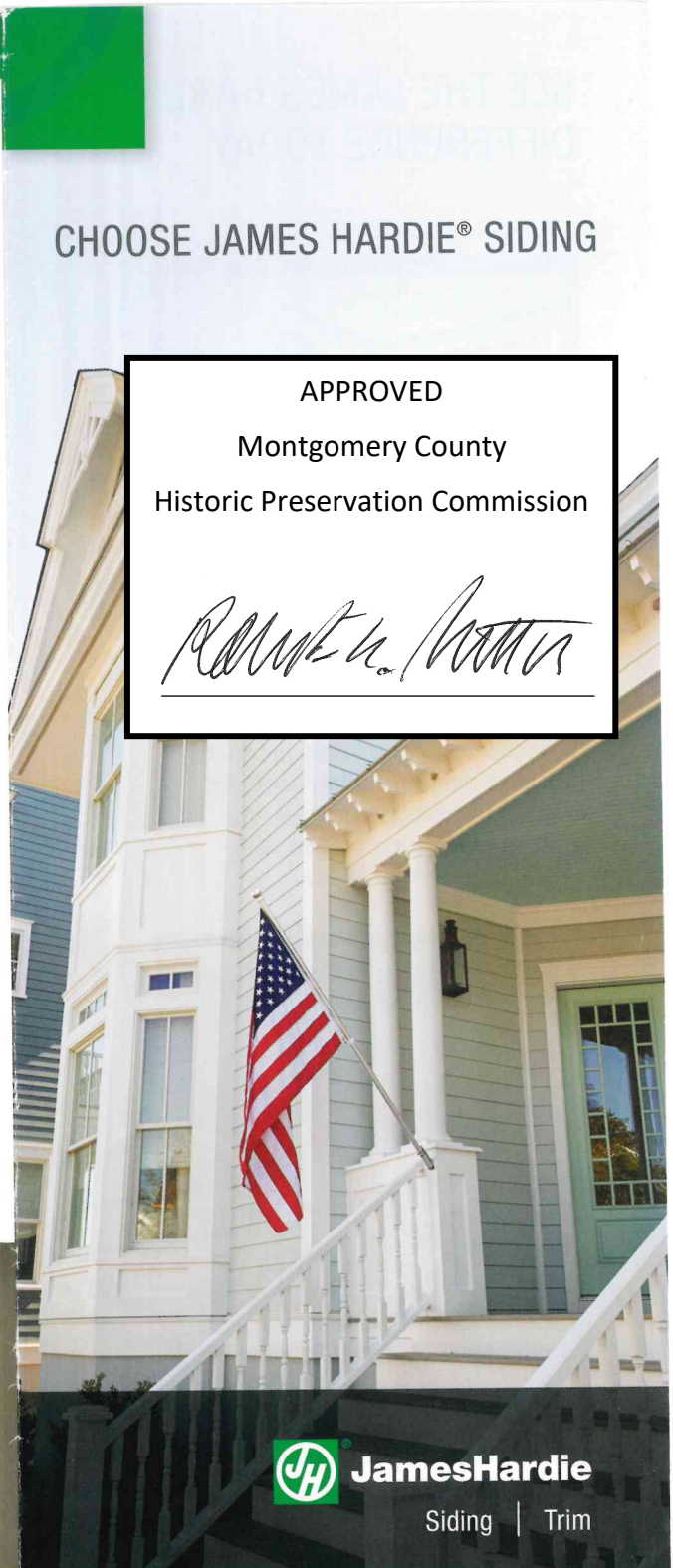
*We build character.*




## CHOOSE JAMES HARDIE® SIDING

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# SEE THE JAMES HARDIE DIFFERENCE TODAY



**REVIEWED**

By Michael Kyne at 11:18 am, Jun 15, 2023

James Hardie® siding products are 5x thicker than vinyl siding products, providing deeper shadow lines and a warmer wood grain texture. We achieve a sleek, strong look with seams that are less visible.










Even premium vinyl siding is only 0.05 inches thick, resulting in the lack of an authentic wood grain finish. Visible seams inherent with plastic-based vinyl further diminish a home's curb appeal.

# OVER TIME, WE SHOW EVEN MORE ADVANTAGE

The superior strength and deep, wood grain textures of James Hardie siding provide instant curb appeal and lasting protection. ColorPlus® Technology finishes, featuring multiple coats of color baked onto the board, deliver a vibrant, consistent finish for years of fade resistance.

Don't be misled by vinyl siding. Its color is susceptible to fading and discoloration. Vinyl also tends to crack, stress and tire over time, reducing the curb appeal of your home.



	HARDIEPLANK® LAP SIDING	VS.	VINYL SIDING
WEATHER RESISTANCE*	 <p>Specifically engineered to protect homes from local climate conditions. Resists damage from wind, rain, freezing temperatures and hail.</p>		 <p>Can become brittle under freezing conditions. Can also be damaged by hail. May crack, buckle, sag and warp over time.</p>
HEAT RESISTANCE**	 <p>Noncombustible and resists damage from extreme heat, providing more durability and protection for your home.</p>		 <p>Vulnerable to melting caused by flame, grills and solar heat reflected off Low-E windows. Warranties don't cover distortion due to Low-E windows.</p>
FADE RESISTANCE†	 <p>ColorPlus Technology finishes are baked onto the boards, creating consistent color that performs better and looks brighter.</p>	<p>Hours of UV light exposure</p> 	<p>Hours of UV light exposure</p>  <p>Color cannot be changed and fades at noticeably different rates, creating color inconsistency.</p>

\*Visual representations based on James Hardie research and testing.

\*\*James Hardie siding sample was exposed to a blowtorch for 90 seconds. Vinyl siding was exposed to heat of 140 degrees F for 30 seconds.

†Within a controlled lab environment, samples were exposed to an accelerated QUV test of 2,000 hours.

**REVIEWED**

*By Michael Kyne at 11:18 am, Jun 15, 2023*

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Montgomery County

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**Angelini, Mary  
7423 Carroll Street •  
Takoma Park**

*Thu, Jan 26 10:07 AM  
by Katie Davis*

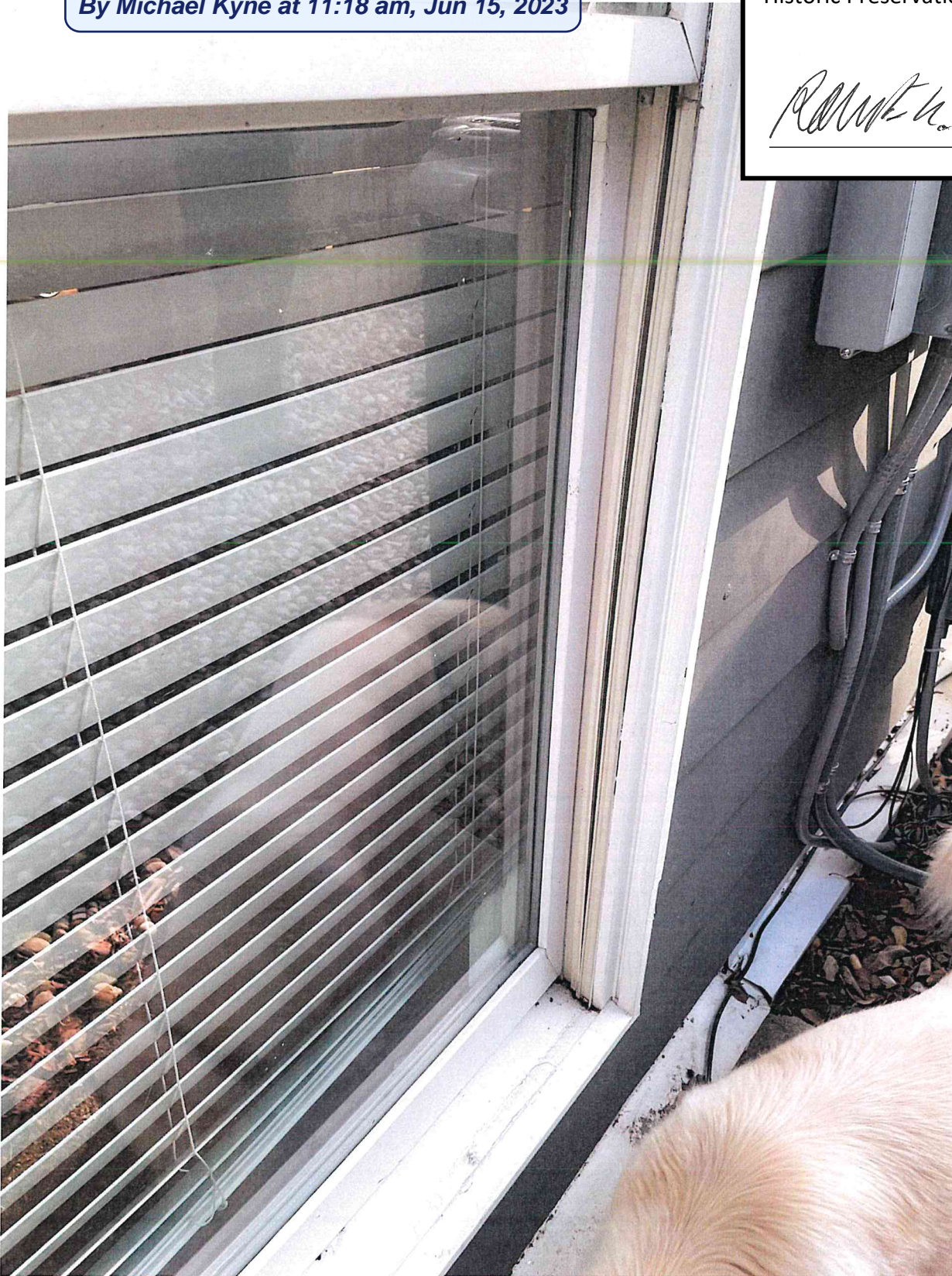
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Montgomery County

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Angelini, Mary  
7423 Carroll Street •  
Takoma Park

Thu, Jan 26 10:08 AM  
by Katie Davis

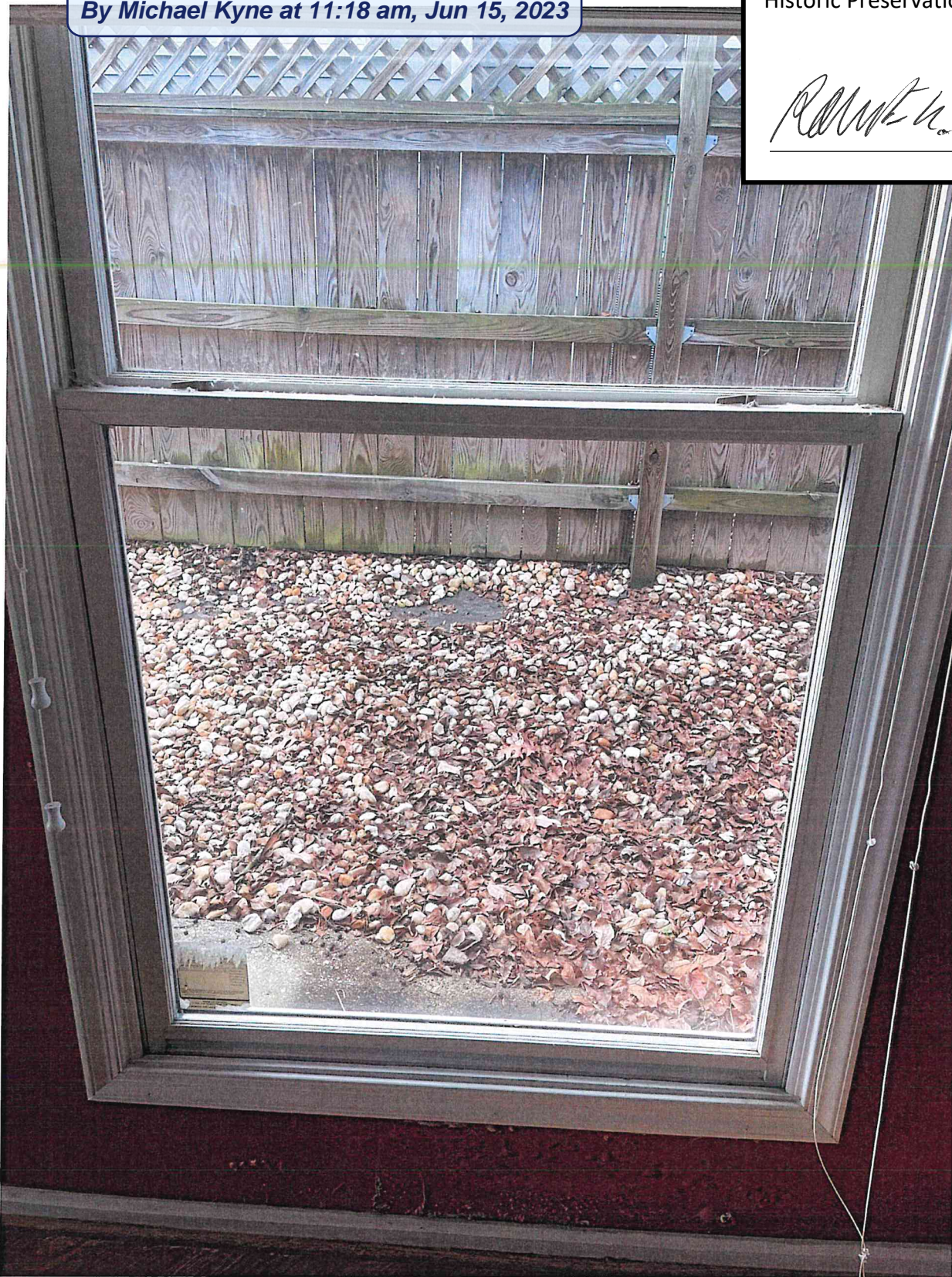
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Montgomery County

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Angelini, Mary  
7423 Carroll Street •  
Takoma Park

*Thu, Jan 26 10:24 AM*  
by Katie Davis