



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: August 18, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #963242: Roof replacement

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: Nicholas Lusiani
Address: 28 Pine 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 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 Michael Ky on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 963242
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: NICHOLAS LUSIANI
Address: 28 PINE AVE
Daytime Phone: 917-703-4963

E-mail: nlusiani13@yahoo.com
City: TAKOMA PARK Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M 37-3

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 property and documentation from the Easement holder.

Are other permits (Planning and/or Hearing Examiner Approvals/Recordation/Relocation/Recordation?) (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.

Building Number: _____ Street: _____
Town/City: _____ Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REVIEWED
By Michael Kyne at 10:44 am, Aug 18, 2021

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 type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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
August 11, 2021
Date

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

3 bedroom, 2 bath historic 1921 bungalow in Takoma Park Historic District. "Outstanding" historical resource, in need of a roof replacement fairly soon. Extensive hardscaping and landscaping all around the home.

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

The project is simply to replace the existing 15+ year old roof flat shingles and underlayment with new architectural shingles and new underlayment - same color as the current shingles. To the extent any wood is damaged below, that will be replaced as well - like for like. We also plan to replace the vent pipe collars, the flashing and the ridge vent.

The roof at present is not in great shape, and would love to be able to begin project as soon as possible. Thanks so much!

REVIEWED

By Michael Kyne at 10:44 am, Aug 18, 2021

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Mott

Work Item 1: Replace old flat shingles.

Description of Current Condition: Shingles are in poor condition, with several patched needed, and worn down material coming off into the gutters.

Proposed Work: Replace old shingles with new, higher quality architectural shingles of the more or less the same color.

Work Item 2: Replace underlayment.

Description of Current Condition: Suffering under the old shingles.

Proposed Work: Replace like-for-like underlayment.

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Work Item 3: Replace vent collars, flushing and ridge

Description of Current Condition: Poor.

Proposed Work: All like-for-like replacement.

**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 Michael Kyne at 10:44 am, Aug 18, 2021

APPROVED

Montgomery County

Historic Preservation Commission

Wood & Whitacre Contracting LLC

Visa-Mastercard -Am.X-Dis.

PROPOSAL

P.O. Box 506

Port Republic, MD 20676

(301) 674-1991

jeffwood2006@comcast.net

MHIC - 25881

Table with 3 columns: Submitted to, Phone, Date, Street, Job Name, City, State, Job Location, Contact, Hm. Phone, e-m.

We hereby submit specifications and estimates for:

1. Replace roof system: remove existing shingle roof:

- a. replace poor wood sheathing: - approx. 20sq.ft.: additional wood work: \$3.00sq.ft.
b. underlayment: install RinoRoof U20 synthetic underlayment
c. install shingle roof system: Certaineed LandMark shingle/ Lifetime limited warranty color:
d. replace vent pipe collars : 2 &3in. e. install closed valleys: N/A

2. Flashing: replace all poor step, counter and chimney flashing - aluminum coil flashing

3. Install GAF Cobra ridge vent

4. Optional work:

- a. install Ice & Water membrane along all eaves and valleys: helps with ice damming

labor and material total \$ 760.00

- b. install BullDog gutter screens: labor and material total \$ 480.00

4. Remove all debris from job site - clean and secure all gutters - protect all landscaping

5. Wood & Whitacre will warranty all shingle work for 5 years

We propose hereby to furnish materials and labor - complete in accordance with the above specifications, for the sum of:

Total does not include Option 4. 7,890.00

dollars (\$

payment to be made as follows: \$ 3,500.00 deposit / balance due upon completion of job

REVIEWED

By Michael Kyne at 10:44 am, Aug 18, 2021

All material... manner according to standard practices. Any alterations or deviation from the al... specifications involving extra costs will be executed only upon written orders, and... become an extra charge over and above the estimate. Our workers are fully cov... by Workman's Compensation Insurance.

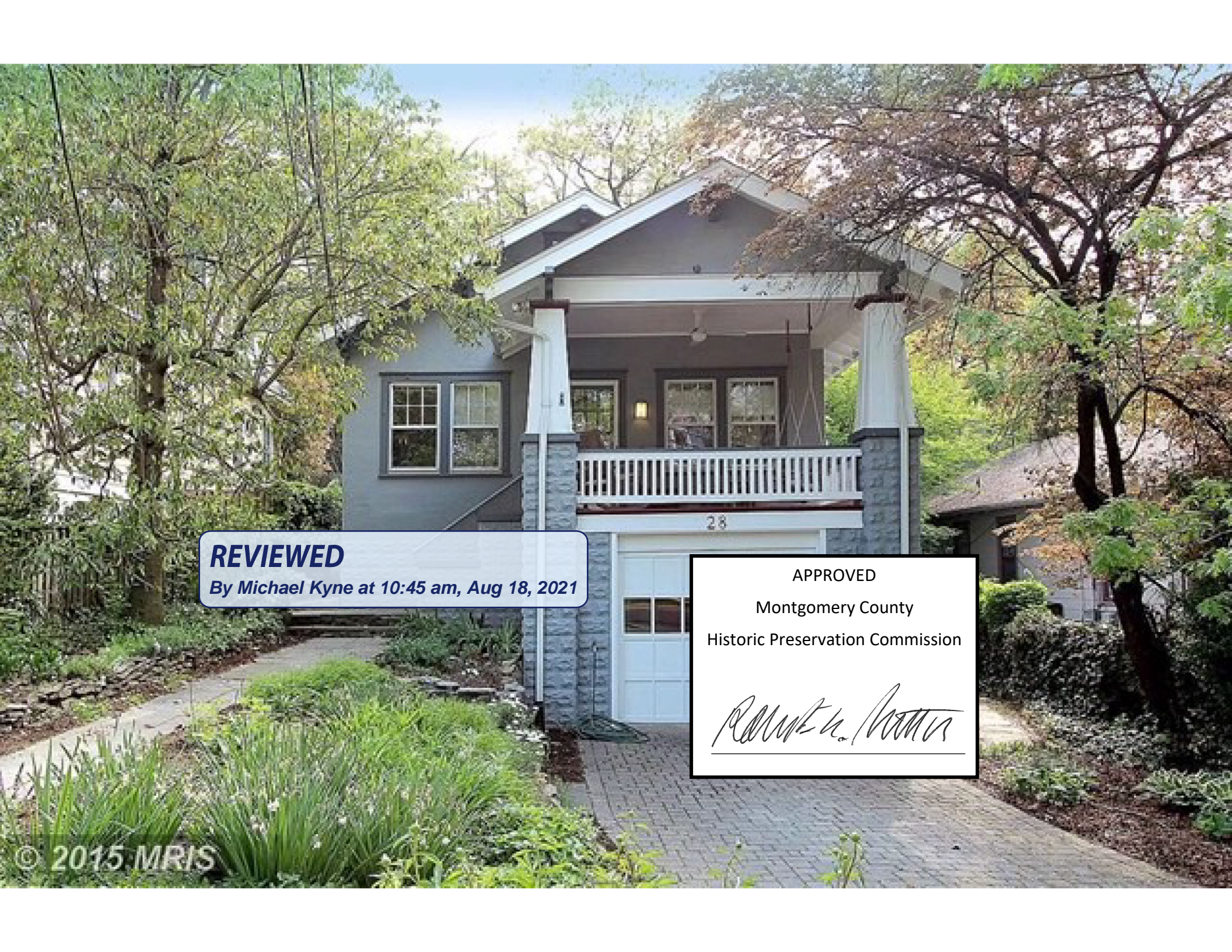
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Montgomery County
Historic Preservation Commission
[Signature]

own by us
days.

Acceptance of Proposal : The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

signature _____

Date of acceptance: _____



REVIEWED

By Michael Kyne at 10:45 am, Aug 18, 2021

APPROVED

Montgomery County
Historic Preservation Commission

Ronald H. Patton

REVIEWED

By Michael Kyne at 10:45 am, Aug 18, 2021

APPROVED
Montgomery County
Historic Preservation Commission

Ronald H. Patton



REVIEWED

By Michael Kyne at 10:45 am, Aug 18, 2021

APPROVED

Montgomery County
Historic Preservation Commission

Ronald L. Patton

REVIEWED

By Michael Kyne at 10:44 am, Aug 18, 2021

APPROVED

Montgomery County

Historic Preservation Commission

Robert H. Potter

REVIEWED

By Michael Kyne at 10:44 am, Aug 18, 2021

APPROVED

Montgomery County

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Ronald H. Potter