



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: August 5, 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 #961953: 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: Robert Bertrand  
Address: 5701 Achille Lane, Rockville

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.





## 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# 961953
DATE ASSIGNED

APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

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 P

Is the Property Located within an Historic District? Yes No/

Historic Preservation/Land Trust/Environmental map of the easement, and documentation from the Easer

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

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

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:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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 Date

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REVIEWED
By Michael Kyne at 11:00 pm, Aug 05, 2021

include a on. igation?

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 11:00 pm, Aug 05, 2021*

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Montgomery County

Historic Preservation Commission



Robert H. Potter

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

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

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By Michael Kyne at 11:00 pm, Aug 05, 2021

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Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**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 11:00 pm, Aug 05, 2021

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Now Including **NorthGate® ClimateFlex®** Impact Resistant Shingles

# LANDMARK® SERIES

## Designer Roofing Shingles

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*By Michael Kyne at 11:00 pm, Aug 05, 2021*

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Historic Preservation Commission



**CertainTeed**  
SAINT-GOBAIN



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*By Michael Kyne at 11:00 pm, Aug 05, 2021*

APPROVED

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Historic Preservation Commission

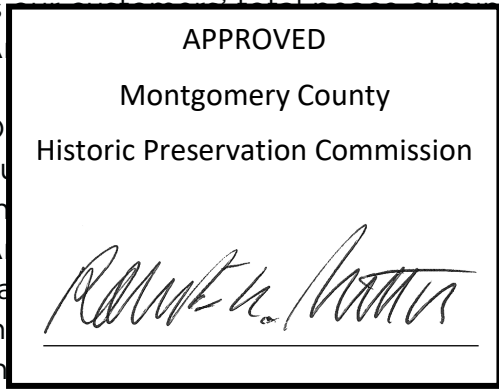






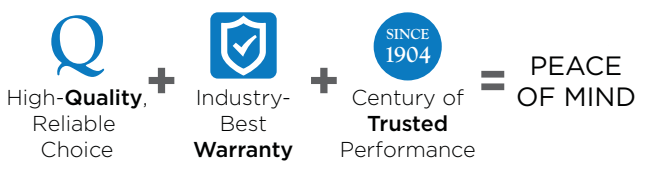
# Trust Your Home to Landmark®

Few things in this world are as precious as the place that you call home. It is much more than just a house. It's the foundation from which you build your life. That's why having a roof that gives your home long-lasting curb appeal and protection from the elements is so important. At CertainTeed, our benchmark for success is...



is... way. st- earn onals. e widest in the an a merica choose CertainTeed each year.

And the job doesn't stop once the roof goes on. Every CertainTeed product is backed by our industry-leading manufacturer's warranty, allowing you to rest confidently and comfortably for years to come.



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By Michael Kyne at 11:00 pm, Aug 05, 2021

Landmark, shown in Atlantic Blue



Technology that protects  
the beauty of your roof and  
strengthens its performance.

**REVIEWED**

*By Michael Kyne at 11:00 pm, Aug 05, 2021*

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Historic Preservation Commission



*Robert H. Patton*





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Landmark, shown in Weathered Wood

# NailTrak<sup>®</sup>

Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

**NailTrak** removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



# QuadraBond<sup>™</sup>

Advanced Layering

CertainTeed's specially formulated adhesive...  
four...  
man...  
prov...  
shing...  
perf...  
shing...



# StreakFighter

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread. **StreakFighter's** granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

## Granule with StreakFighter Technology

- Ceramic coating
- Copper layer
- Mineral core

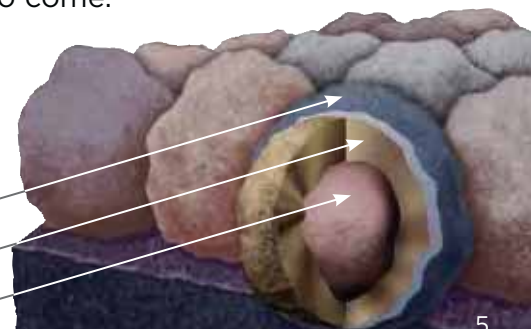


Diagram for illustrative purposes only.



**REVIEWED**

*By Michael Kyne at 11:00 pm, Aug 05, 2021*

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Montgomery County  
Historic Preservation Commission

*Robert A. Adams*





# The Expert's Choice

## LANDMARK® PRO

A refined union of vision and value, our PRO line leads its class in optimal performance and variety of color.

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Max Def Moire Black



# LANDMARK® PRO COLOR PALETTE



Max Def Cobblestone Gray



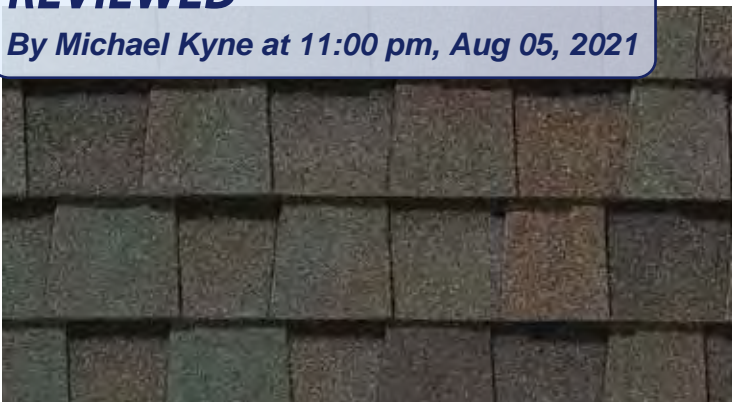
Max Def Georgetown Gray



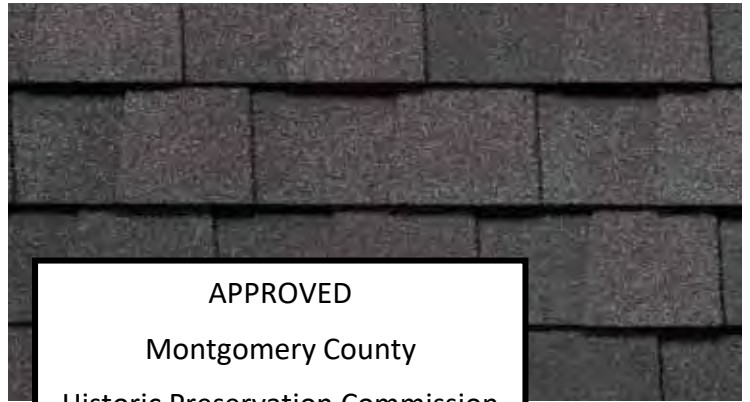
Max Def Weathered Wood

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*By Michael Kyne at 11:00 pm, Aug 05, 2021*



Max Def Heather Blend



M

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Montgomery County  
Historic Preservation Commission



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Max Def Shenandoah



Max Def Atlantic Blue

## 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.





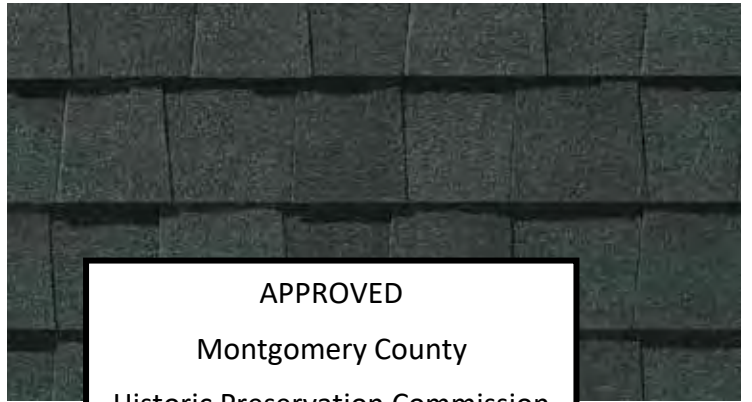
Max Def Colonial Slate



Max Def Driftwood



Max Def Moire Black



Max D

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*Robert A. [Signature]*



Max Def Burnt Sienna



Max Def Resawn Shake

Proposed shingle is Max Def Resawn Shake



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Historic Preservation Commission

*Robert A. Adams*



# Strength with Style

## LANDMARK®

- Dual-layer durability
- Industry-best lifetime limited warranty
- 10-year **StreakFighter®** algae-resistance warranty

## LANDMARK® PRO

- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty
- 15-year **StreakFighter®** algae-resistance warranty

**REVIEWED** by Michael Kyne at 11:00 pm, Aug 05, 2021

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## ClimateFlex®

- UL Classified to UL 2218 Class 4 Impact Resistance
- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty
- 15-year **StreakFighter®** algae-resistance warranty

## LANDMARK® PREMIUM

- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty
- 15-year **StreakFighter®** algae-resistance warranty



## LANDMARK SERIES

### SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

#### Fire Resistance:

- UL Class A



- UL Class 2218 for NorthGate **ClimateFlex®**

#### Impact Resistance:

- UL certified to meet UL 2218 Class 4 (NorthGate **ClimateFlex®**)

#### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

### WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **StreakFighter®** algae-resistance warranty (10-year – Landmark, 15-year – Landmark PRO, NorthGate **ClimateFlex®** and Landmark Premium)
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

# Product Comparison

	Traditional Designer Shingle Style	Industry Leading Granule Adhesion	Warranty Duration	Algae Warranty Coverage	Product Weight
Landmark	✓	✓	Lifetime	10-Year	✓
Landmark PRO	✓	✓	Lifetime	15-Year	✓✓
NorthGate <b>ClimateFlex</b> ®	✓	✓			✓✓
Landmark Premium	✓	✓			✓✓✓

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Depth/ Dimensional Appearance	NailTrak	Max Def Colors	ClimateFlex Technology (Cold Weather Installation)	ClimateFlex Technology (Impact Resistance)	Value Rating
✓	✓				Good
✓✓	✓	✓			Better
✓✓	✓	✓	✓		
✓✓	✓	✓			

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*Robert H. Norton*





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*Robert H. Norton*

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*Robert H. Norton*

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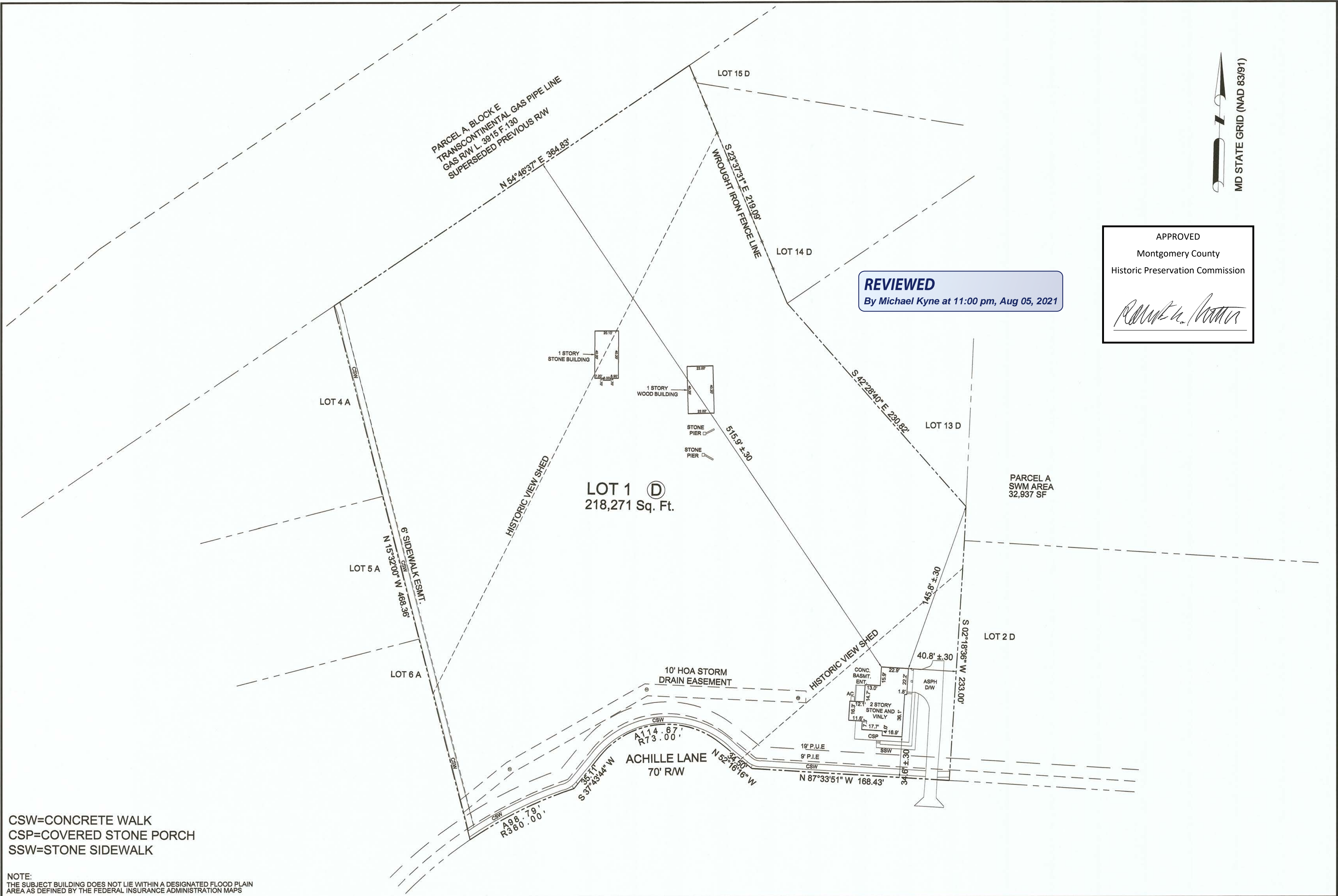




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*[Signature]*

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CSW=CONCRETE WALK  
 CSP=COVERED STONE PORCH  
 SSW=STONE SIDEWALK

NOTE:  
 THE SUBJECT BUILDING DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA AS DEFINED BY THE FEDERAL INSURANCE ADMINISTRATION MAPS

**MINIMUM ADVICE**  
 1) THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER, OR A TITLE INSURANCE COMPANY, OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. 2) THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT, OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS. 3) THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

**SURVEYOR'S CERTIFICATE**  
 THE PREPARATION OF THIS PLAT, AND THE REQUIRED SURVEY WORK, HAVE BEEN PERFORMED UNDER MY DIRECTION, IN ACCORDANCE WITH THE REQUIREMENTS OF SECT. 09-13.08.09-LOCATION DRAWINGS AND SECT. 09-13.08.12 BUSINESS PRACTICES OF THE MARYLAND STATE LAW REGARDING "MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS"

*[Signature]*  
 VINCENT E. BOYD PROFESSIONAL LAND SURVEYOR  
 MARYLAND REG. NO. 21614 EXPIRES: 06/28/2019



DATE: 08/28/2017  
 PLAT NO. 24252  
 ADDRESS 5701  
 PERMIT # 711405

**Dewberry**  
 321 Ballenger Center Drive, Suite 103  
 Frederick, MD 21703  
 301.663.3158 Fax: 301.663.3679  
 www.dewberry.com

LOCATION DRAWING  
 PRESERVE AT ROCK CREEK  
 LOT 1 BLOCK D  
 5701 ACHILLE LANE  
 OLNEY (8TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1"=50'



