



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: May 9, 2024

### MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting Services  
FROM: Chris Berger  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission Historic  
SUBJECT: Area Work Permit #1068189 - Roof replacement, chimney restoration, storm windows, skylights replacement, and roof vent

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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 the HPC 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: Michael and Mary Wagner  
Address: 7300 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](mailto:chris.berger@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 Christopher J. Boyer on \_\_\_\_\_. The approval memo and stamped drawings follow.



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

FOR STAFF ONLY:  
HAWP# 1068189  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: + Michael Mary Wagner  
Address: 7300 Baltimore Ave  
Daytime Phone: 862 812 7497

E-mail: Maryrwagner@gmail.com  
City: Takoma Park zip: 20912  
Tax Account No.: \_\_\_\_\_

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

**REVIEWED**  
By Chris Berger at 10:48 am, May 09, 2024

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

APPROVED  
Montgomery County  
Historic Preservation Commission  
  


HP # of Historic Property \_\_\_\_\_  
District?  Yes/District Name Takoma Park  
 No/Individual Site Name \_\_\_\_\_  
Easement/Environmental Easement on the Property? If YES, include a copy of the Easement Holder supporting this application.  
Other Approvals /Reviews Required as part of this Application? (etc.?) If YES, include information on these reviews as

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:**

- |   |  |  |
|---|--|--|
| <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>Masonry repair</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  
Date: 4/18/24



Work Item 1: Chimney Repair

Description of Current Condition:  
 Front chimney (brønner chimney) -  
 10 Spalling bricks @ sandy / damaged mortar joints  
 Middle chimney - Numerous sandy mortar joints, damaged mortar joints, crown has cracks @ fireplace is unsafe, mortar joints missing between terracotta clay liners, missing liners, original damper is shot tight  
 Back chimney 1 numerous sandy damaged mortar joints on chimney above roof line 2 unsafe fireplace - mortar joints missing between clay liners

Proposed Work:  
 Front chimney 1 Remove existing damaged bricks and replace with new similar bricks 2 Grind out all damaged mortar joints and tuck point with new mortar mix where needed (match color as close as possible)  
 Middle chimney 1 Rebuild 31 courses above roof line with new similar bricks, replace liners + a 4" thick concrete crown with slope Red bricks 10 bricks per course 2 Install new 8" x 30" stainless steel liner after removing clay liner - void insulate + purge the entire smoke chamber  
 Back chimney 1 grind out damaged mortar joints 2 tuck pointing with new mortar

Work Item 2: Roof Replacement

Description of Current Condition:  
 Roof appears to be over 30 years old, the shingles are extremely brittle. There is granule loss and several areas where the seals have broken. There is evidence of several previous repairs + caulking. The roof is not up to code - it is missing drip edge, ice + water shield + starter strip.

Proposed Work: Remove shingle roof down to wood decking - install new GAF Timberline HDZ lifetime architectural shingles in Charcoal Black over synthetic underlayment  
 - install 4 new Velux skylights  
 - install ice + water shields, eave + rake starter strips, ridge vent along ridge line

**REVIEWED**  
 By Chris Berger at 10:48 am, May 09, 2024

Work Item 3: Storm Window Installation

Description of Current Condition:  
 Wood windows double hung (most with historic wavy glass) currently there are no storm windows in place

Proposed Work:  
 Furnish + install 32 custom sized, custom color aluminum exterior double hung storm windows with high efficiency low-E glass, full weather stripping metal hardware + a  
 All windows to be tightly caulked + sealed. Color RAL # 9001 (a light cream color) to match current window

APPROVED  
 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:

1890s-1920s historic Victorian that most closely resembles the Queen Anne style. Has a steep gabled roof and wrap around porch.

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

- ① Repair of 3 chimneys (including one orphan chimney) + Relining of 2 chimneys.
- ② Roof replacement of roof that is 30+ years old.
- ③ Storm window installation to protect double hung historic windows (many with historic wavy glass) - will color match.

**REVIEWED**

By Chris Berger at 10:48 am, May 09, 2024

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Montgomery County

Historic Preservation Commission



**REVIEWED**

By Chris Berger at 10:48 am, May 09, 2024

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**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
Mary + Michael Wagner 7300 Baltimore Ave Takoma Park MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Paige + Kate Black 7317 Takoma Ave Takoma Park MD 20912	Ephraim King + Carol Lindeman 7306 Baltimore Ave Takoma Park MD 20912
Jay Dintamin + Diana 7309 Takoma Ave Takoma Park MD 20912	Roger McGary 7305 Baltimore Ave Takoma Park MD 20912



7300 Baltimore Ave, Takoma Park  
Part 2, April 2024



1. Main entrance

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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Montgomery County

Historic Preservation Commission

Handwritten signature of Robert H. Potter

7300 Baltimore Ave, Takoma Park  
Part 2, April 2024



2. Side and front porch view

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

APPROVED

Montgomery County

Historic Preservation Commission

*Robert A. [Signature]*



7300 Baltimore Ave, Takoma Park  
Part 2, April 2024



3. Side porch view

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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Montgomery County

Historic Preservation Commission



Robert H. Vetter

**REVIEWED**

By Chris Berger at 10:48 am, May 09, 2024

7300 Baltimore Ave, Takoma Park  
Part 2, February 2024



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*Robert H. Potter*

4. Front chimney (orphan chimney)



7300 Baltimore Ave, Takoma Park  
Part 2, February 2024



5. Front chimney (orphan chimney)

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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Historic Preservation Commission



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**REVIEWED**

By Chris Berger at 10:48 am, May 09, 2024

7300 Baltimore Ave, Takoma Park  
Part 2, February 2024

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6. Front chimney (orphan chimney) close up

7300 Baltimore Ave, Takoma Park  
Part 2, February 2024



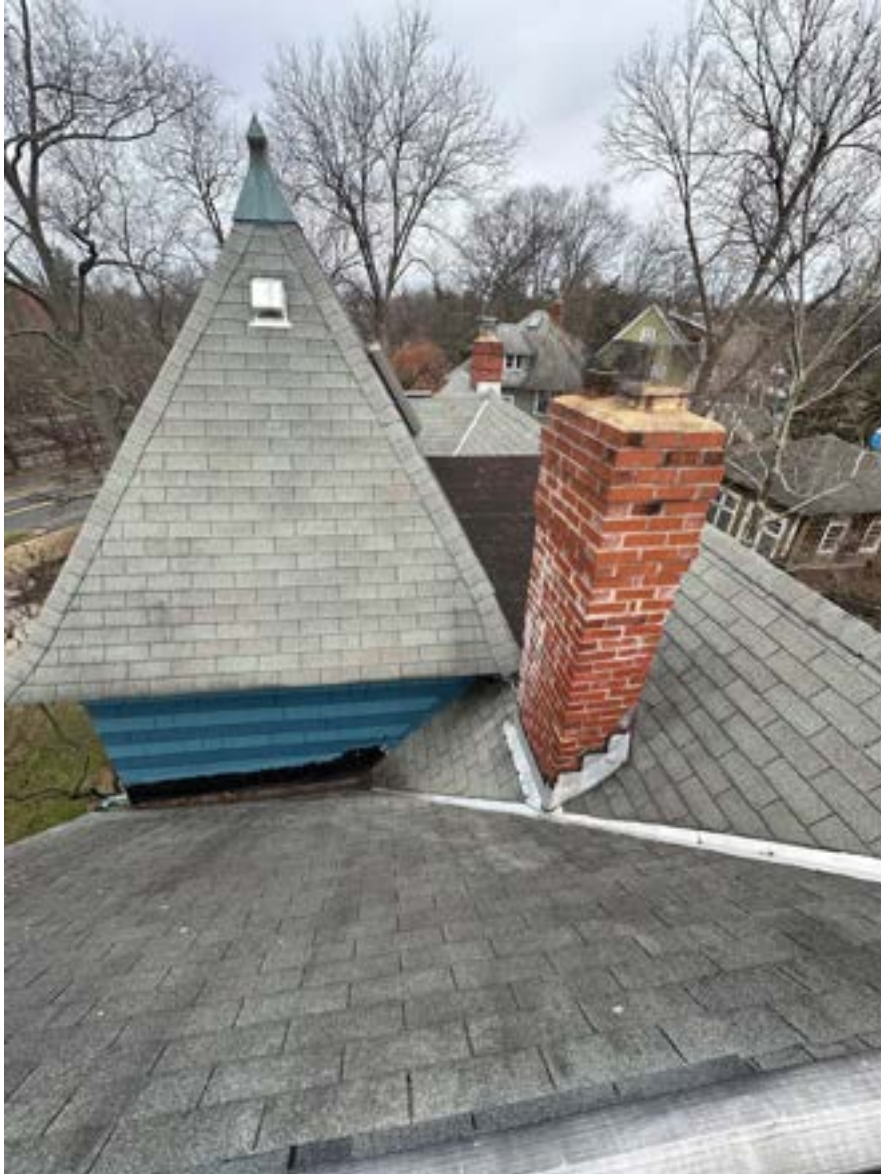
10. Front chimney (orphan chimney) close up  
11. 7300 Baltimore Ave, Takoma Park  
Part 2, February 2024

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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12. Middle chimney view from front of house

7300 Baltimore Ave, Takoma Park  
Part 2, February 2024

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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*Robert A. [Signature]*





13. Middle chimney, view from back of house

7300 Baltimore Ave, Takoma Park  
Part 2, February 2024

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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14. Middle chimney, close up view

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Part 2, February 2024

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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A handwritten signature in black ink, which appears to read "Robert A. Potter". The signature is written in a cursive style and is positioned above a horizontal line.



15. Chimney interior view

7300 Baltimore Ave, Takoma Park  
Part 2, February 2024

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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Robert H. Potter





16. Chimney interior view

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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Part 2, February 2024

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A handwritten signature in black ink, appearing to read "Robert H. Matter". The signature is written in a cursive style and is positioned above a horizontal line.



17. Back chimney

7300 Baltimore Ave, Takoma Park  
Part 2, February 2024

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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*Robert A. Potter*



18. Back chimney

7300 Baltimore Ave, Takoma Park  
Part 2, February 2024

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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Historic Preservation Commission

*Robert A. Potter*





19. Back chimney, close up

**REVIEWED**  
By Chris Berger at 10:48 am, May 09, 2024

7300 Baltimore Ave, Takoma Park  
Part 2, February 2024

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*Robert H. Potter*



20. Back chimney, close up

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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Part 2, April 2024

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Robert H. Potter



21. Roof at back of house

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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Part 2, April 2024

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Historic Preservation Commission



Robert H. Potter





22. Roof at front of house

7300 Baltimore Ave, Takoma Park  
Part 2, April 2024

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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23. Upper side roof showing skylights

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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Part 2, April 2024

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24. Front roof

7300 Baltimore Ave, Takoma Park  
Part 2, April 2024

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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A handwritten signature in black ink, which appears to read "Robert H. Potter". The signature is written in a cursive style and is positioned above a horizontal line.





25. Upper roof view

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

7300 Baltimore Ave, Takoma Park  
Part 2, April 2024

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



29. Side porch roof view

7300 Baltimore Ave, Takoma Park  
Part 2, April 2024

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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*Robert A. Vetter*





30. Roof on side of turret

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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Part 2, April 2024

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Robert A. Potter





30. View of roof from back of house

7300 Baltimore Ave, Takoma Park  
Part 2, April 2024

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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Robert A. Potter



31. Close up of roof edge

7300 Baltimore Ave, Takoma Park  
Part 2, April 2024

**REVIEWED**  
By Chris Berger at 10:48 am, May 09, 2024

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32. Historic window with wavy glass

7300 Baltimore Ave, Takoma Park  
Part 2, April 2024

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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*Robert H. [Signature]*





33. Side entrance showing historic windows

7300 Baltimore Ave, Takoma Park  
Part 2, April 2024

**REVIEWED**  
*By Chris Berger at 10:48 am, May 09, 2024*

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Historic Preservation Commission  
*Robert A. [Signature]*



34. Side entrance showing historic windows on first and second level

7300 Baltimore Ave, Takoma Park  
Part 2, April 2024

**REVIEWED**  
*By Chris Berger at 10:48 am, May 09, 2024*

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35. Historic window with wavy glass

7300 Baltimore Ave, Takoma Park

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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Montgomery County

Historic Preservation Commission

*Robert H. Potter*



# QUANTAPANEL 704-DH



Part 2, April 2024

36. Storm window to be installed

**REVIEWED**

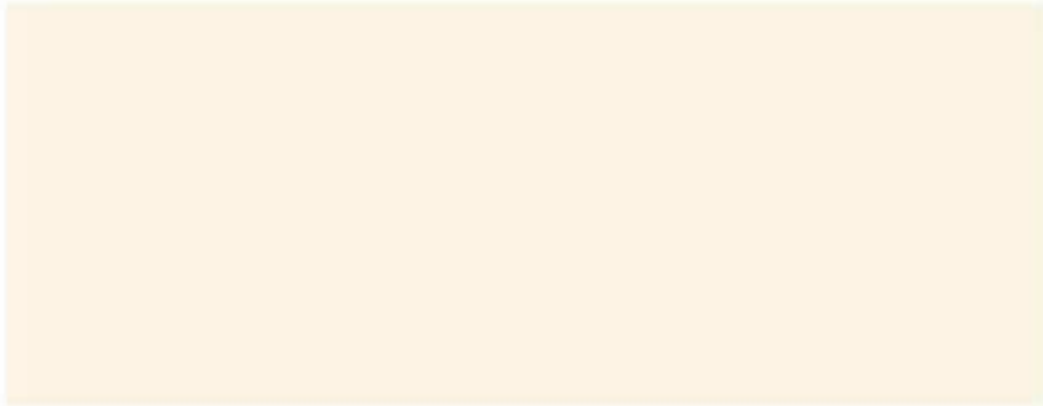
*By Chris Berger at 10:48 am, May 09, 2024*

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7300 Baltimore Ave, Takoma Park



**RAL 9001** 49/10016 • 38/10001

Part 2, April 2024

37. Storm window color RAL 9001 to match current windows

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

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**Turret skylight to be replaced**



**REVIEWED**  
By Chris Berger at 10:48 am, May 09, 2024

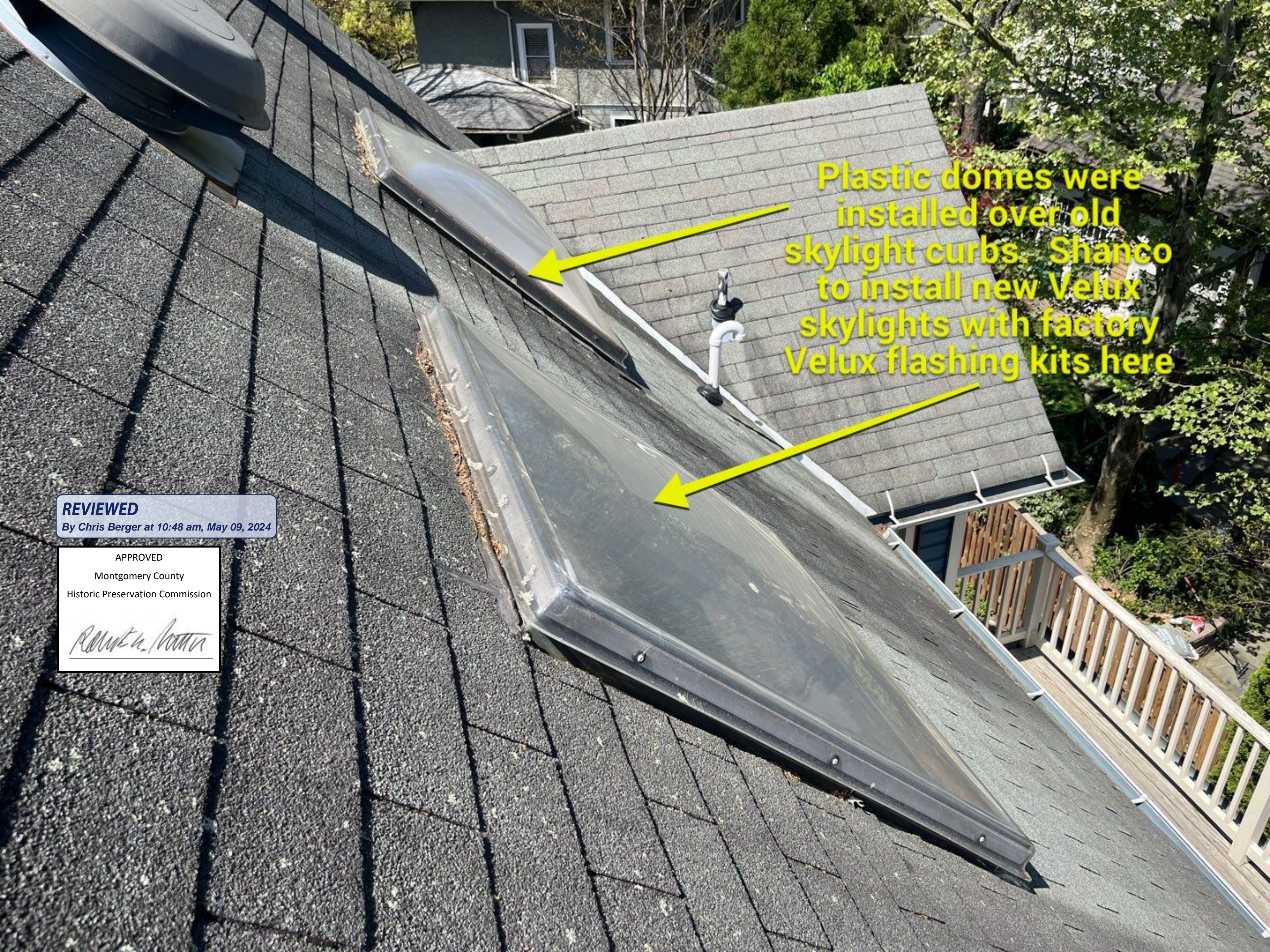
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Historic Preservation Commission  






**Example of what (3)  
Velux fixed curb  
mounted skylights with  
factory flashing kits  
look like installed  
properly.**





Plastic domes were installed over old skylight curbs. Shanco to install new Velux skylights with factory Velux flashing kits here

**REVIEWED**  
By Chris Berger at 10:48 am, May 09, 2024

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**REVIEWED**  
By Chris Berger at 10:48 am, May 09, 2024

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*Robert H. Norton*

GAF Timbertex ridge cap.

GAF Snow Country ridge vent underneath the Timbertex hip & ridge cap





Skylight

**REVIEWED**

By Chris Berger at 10:48 am, May 09, 2024

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Historic Preservation Commission





**From:** [Mary Wagner](#)  
**To:** [Berger, Chris](#)  
**Subject:** Re: 7300 Baltimore Avenue, Takoma Park - HAWP No. 1068189  
**Date:** Tuesday, May 7, 2024 5:07:38 PM  
**Attachments:** [Wagner, Mary \(Skylight Locations\).pdf](#)  
[Report - QuickMeasure Order \(39\).pdf](#)

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

Hi Chris-

I'm including the below answers and attachments from Steve Harmon at Shanco, who will do our roof. He also said any more questions, he is willing to answer directly as well.

I am going to also forward the responses I received from Aragon Chimney, who would be doing the chimney work for us (before the roof work is done per Shanco's recommendation...).

Thanks,  
Mary Wagner

----- Forwarded message -----

**From:** **Stephen Harmon** <[steve@goshanco.com](mailto:steve@goshanco.com)>  
**Date:** Tue, May 7, 2024 at 4:59 PM  
**Subject:** Re: 7300 Baltimore Avenue, Takoma Park - HAWP No. 1068189  
**To:** Mary Wagner <[maryrwagner@gmail.com](mailto:maryrwagner@gmail.com)>



Hi Mary,

Here are answers to their questions. Hopefully they will help. I've also attached a drawing and roof report. If need be, I can also speak with them directly on your behalf:

- Please provide specifications for the Velux skylights.  
We are installing (4) new Velux fixed curb mounted skylights. (3) units will be the FCM4646 model and (1) will be the FCM2230 model. All skylights will include laminated Low E glass and factory flashing kits. All skylights only come in a grey colored frame finish. Below is a link to the official Velux Specifications:  
<https://www.veluxusa.com/professional/tools/architects/product-sizes>
- Please indicate the location of the 4 skylights to be replaced. You could either mark them on a roof plan or aerial or mark them in photos.  
Please see attached photos and attached roof sketch
- What size are the existing bricks? What will be the size of the replacements?  
We are only working on the roof.
- Please provide a representative photo of the proposed replacement brick.

**REVIEWED**

**By Chris Berger at 10:48 am, May 09, 2024**

N/A

- The current ridge vent is metal. What will be the material of the replacement ridge vent? We are installing a vinyl GAF Snow Country ridge vent and installing GAF Timbertex shingle ridge cap over the ridge vent. The shingle ridge cap will match the shingle color on the main house. Please see the attached photo.

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*



**Stephen Harmon**

Sales Representative at Shanco

Phone [301-208-0848](tel:301-208-0848)

Mobile [301-384-9898](tel:301-384-9898)

Email [steve@goshanco.com](mailto:steve@goshanco.com)

Website [goshanco.com](http://goshanco.com)

APPROVED

Montgomery County

Historic Preservation Commission

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



### Disclaimer

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**From:** Mary Wagner <[maryrwagner@gmail.com](mailto:maryrwagner@gmail.com)>  
**Sent:** Tuesday, May 7, 2024 11:55 AM  
**To:** Stephen Harmon <[steve@goshanco.com](mailto:steve@goshanco.com)>  
**Subject:** Fwd: [7300 Baltimore Avenue, Takoma Park](#) - HAWP No. 1068189

**IMPORTANT!** This email originated from an EXTERNAL SOURCE. Do not click any links and do not open attachments unless you can confirm the sender.

Hi Steve-  
Any chance you can provide answers to the roof related questions below?  
Thanks in advance-  
Mary Wagner

----- Forwarded message -----  
**From:** Berger, Chris <[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)>  
**Date:** Tue, May 7, 2024 at 11:49 AM  
**Subject:** [7300 Baltimore Avenue, Takoma Park](#) - HAWP No. 1068189  
**To:** [maryrwagner@gmail.com](mailto:maryrwagner@gmail.com) <[maryrwagner@gmail.com](mailto:maryrwagner@gmail.com)>

Hello,

Staff has received your application to replace the brick, roof, skylights, and install storm windows. First, thank you for your efforts to maintain your excellent historic residence. And thank you for your detailed application.

We do have the following questions and comments:

- Please provide specifications for the Velux skylights.
- Please indicate the location of the 4 skylights to be replaced. You could either mark them on a roof plan or aerial or mark them in photos.
- What size are the existing bricks? What will be the size of the replacements?
- Please provide a representative photo of the proposed replacement brick.
- The current ridge vent is metal. What will be the material of the replacement ridge vent?

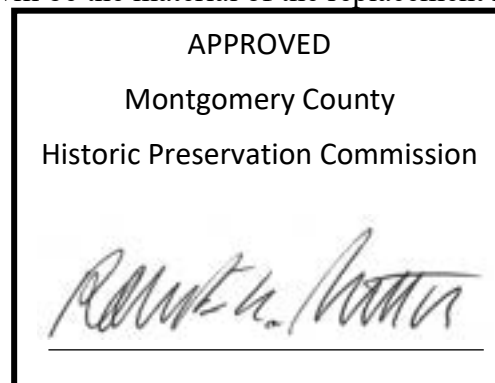
**Chris Berger, AICP**

Cultural Resources Planner III

Montgomery County Planning Department

**REVIEWED**

By Chris Berger at 10:48 am, May 09, 2024



**From:** [Mary Wagner](#)  
**To:** [Berger, Chris](#)  
**Subject:** Re: 7300 Baltimore Avenue, Takoma Park - HAWP No. 1068189  
**Date:** Tuesday, May 7, 2024 5:06:58 PM

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

I'm including the below exchange in order to answer the chimney/brick questions. If this isn't enough detail/info, please let me know and I can follow up again to ask for more.

Thanks again,  
Mary

----- Forwarded message -----

**From:** **Sonia Aragon** <[soniaaragon@aragonsweeps.com](mailto:soniaaragon@aragonsweeps.com)>  
**Date:** Tue, May 7, 2024 at 2:29 PM  
**Subject:** Re: 7300 Baltimore Avenue, Takoma Park - HAWP No. 1068189  
**To:** Mary Wagner <[maryrwagner@gmail.com](mailto:maryrwagner@gmail.com)>

Hi Mary,

Here are the photos the brick yard sent over. Hope this helps.

**REVIEWED**

*By Chris Berger at 10:48 am, May 09, 2024*

APPROVED

Montgomery County  
Historic Preservation Commission



Robert A. Potter



**REVIEWED**  
By Chris Berger at 10:48 am, May 09, 2024

APPROVED  
Montgomery County  
Historic Preservation Commission  






**REVIEWED**  
*By Chris Berger at 10:48 am, May 09, 2024*

Thank You,

Sonia Caraway Aragon  
Aragon Chimney Service

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301-706-8564

[www.aragonchimneyservices.com](http://www.aragonchimneyservices.com)

On Tue, May 7, 2024 at 12:10 PM Sonia Aragon <[soniaaragon@aragonsweeps.com](mailto:soniaaragon@aragonsweeps.com)> wrote:  
Let me see what I can do! I'll get back to you.

Thank You,

Sonia Caraway Aragon  
Aragon Chimney Service  
301-706-8564  
[www.aragonchimneyservices.com](http://www.aragonchimneyservices.com)

On Tue, May 7, 2024 at 12:07 PM Mary Wagner <[maryrwagner@gmail.com](mailto:maryrwagner@gmail.com)> wrote:  
Ok- I think this picture that you sent is of my roof, but the permit people are asking for a picture of the bricks you all will use to replace them. Can you send a picture of replacement bricks? Is there anyway based on photos and notes from the estimate, you can find out the current brick size?  
Thanks so much again,  
Mary

On Tue, May 7, 2024 at 12:03 PM Sonia Aragon <[soniaaragon@aragonsweeps.com](mailto:soniaaragon@aragonsweeps.com)> wrote:

Hi Mary,

We're not sure on the size of the existing brick but the new bricks will be the same size.  
Below is an example

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By Chris Berger at 10:48 am, May 09, 2024



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Thank You,

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On Tue, May 7, 2024 at 11:58 AM Mary Wagner <[maryrwagner@gmail.com](mailto:maryrwagner@gmail.com)> wrote:

Hi Sonia-

Any chance you can help me by providing answers to the below questions about the bricks? I'm working on getting a Historic Area Work Permit to get started on the chimney work.

- What size are the existing bricks? What will be the size of the replacements?
- Please provide a representative photo of the proposed replacement brick.

Thanks so much,  
Mary Wagner



----- Forwarded message -----

From: **Berger, Chris** <[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)>

Date: Tue, May 7, 2024 at 11:49 AM

Subject: [7300 Baltimore Avenue, Takoma Park](#) - HAWP No. 1068189

To: [maryrwagner@gmail.com](mailto:maryrwagner@gmail.com) <[maryrwagner@gmail.com](mailto:maryrwagner@gmail.com)>

Hello,

Staff has received your application to replace the brick, roof, skylights, and install storm windows. First, thank you for your efforts to maintain your excellent historic residence. And thank you for your detailed application.

We do have the following questions and comments:

- Please provide specifications for the Velux skylights.
- Please indicate the location of the 4 skylights to be replaced. You could either mark them on a roof plan or aerial or mark them in photos.
- What size are the existing bricks? What will be the size of the replacements?
- Please provide a representative photo of the proposed replacement brick.
- The current ridge vent is metal. What will be the material of the replacement ridge vent?

**Chris Berger, AICP**

**Cultural Resources Planner III**

Montgomery County Planning Department

[2425 Reedie Drive](#), 13<sup>th</sup> Floor, Wheaton, MD 20902

[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)

Office: 301-495-4571

**REVIEWED**

**By Chris Berger at 10:48 am, May 09, 2024**

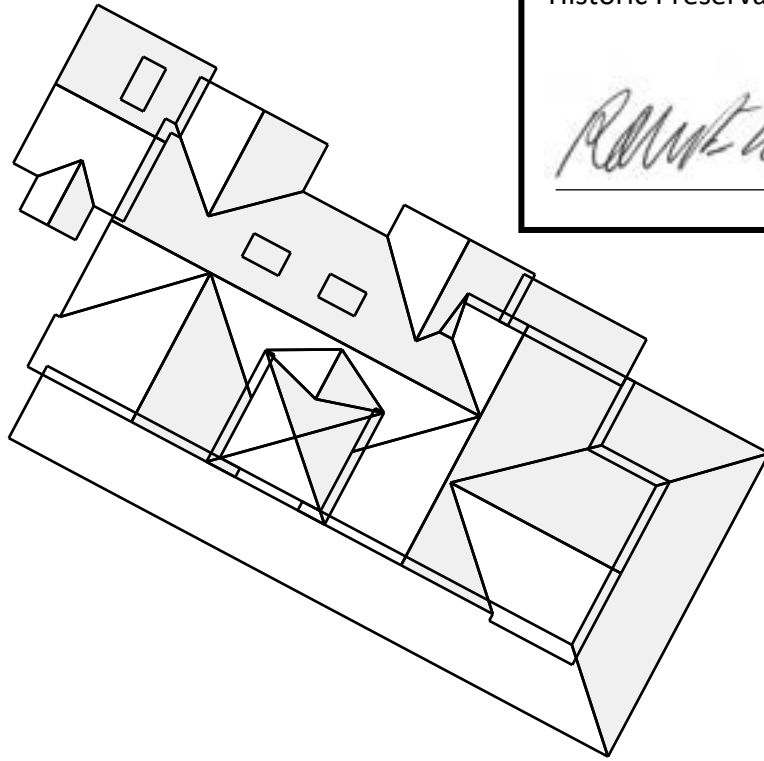
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*Robert A. Potter*

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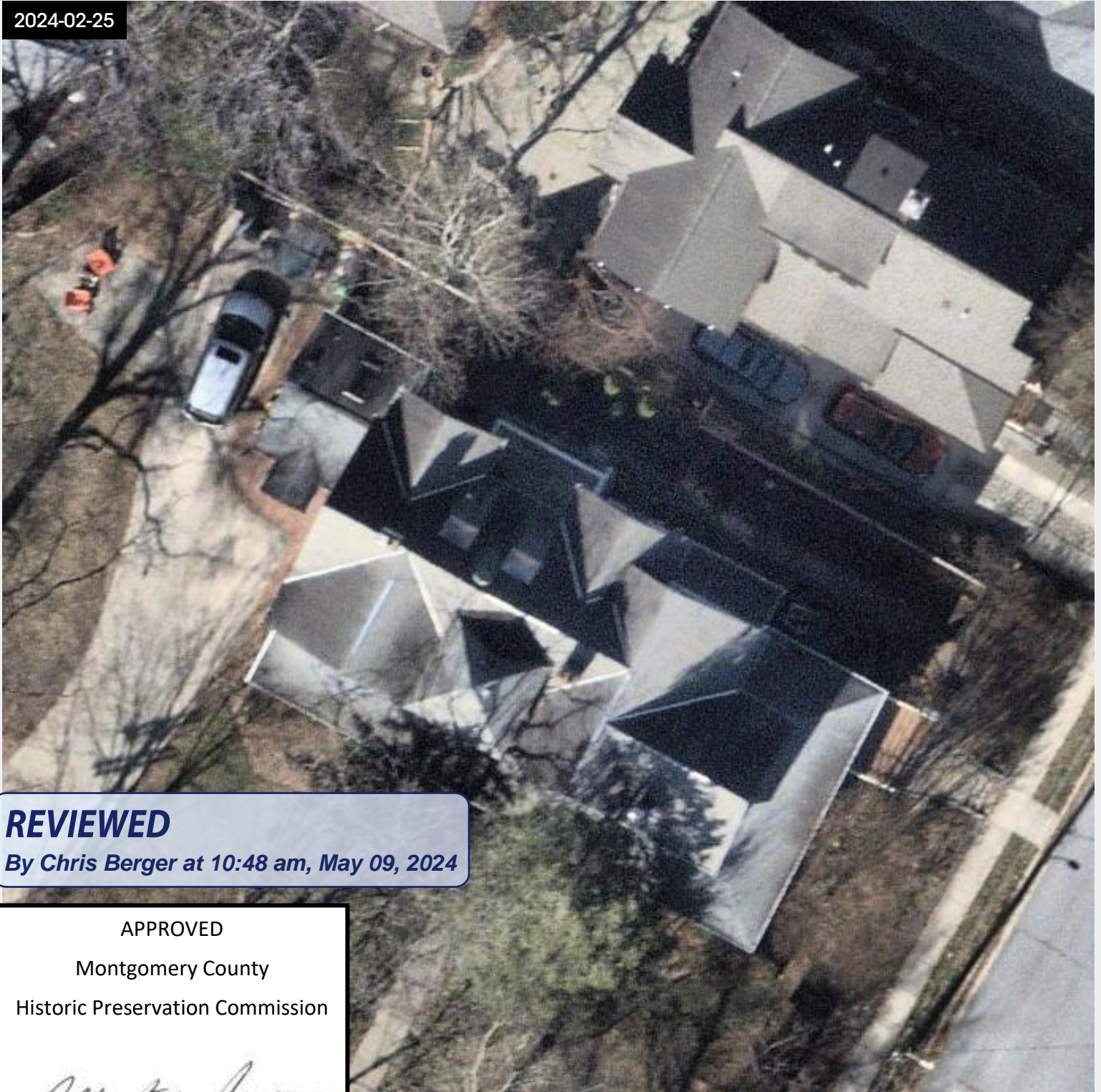
## Measurements

Roof Area	3,892 sq ft
Roof Facets	29
Predominant Pitch	12 / 12
Ridges/Hips	234 ft
Valleys	191 ft
Rakes	238 ft
Eaves	262 ft
Bends	1 ft





2024-02-25



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# QuickMeasure

Roof Reports in Under an Hour

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Side Views

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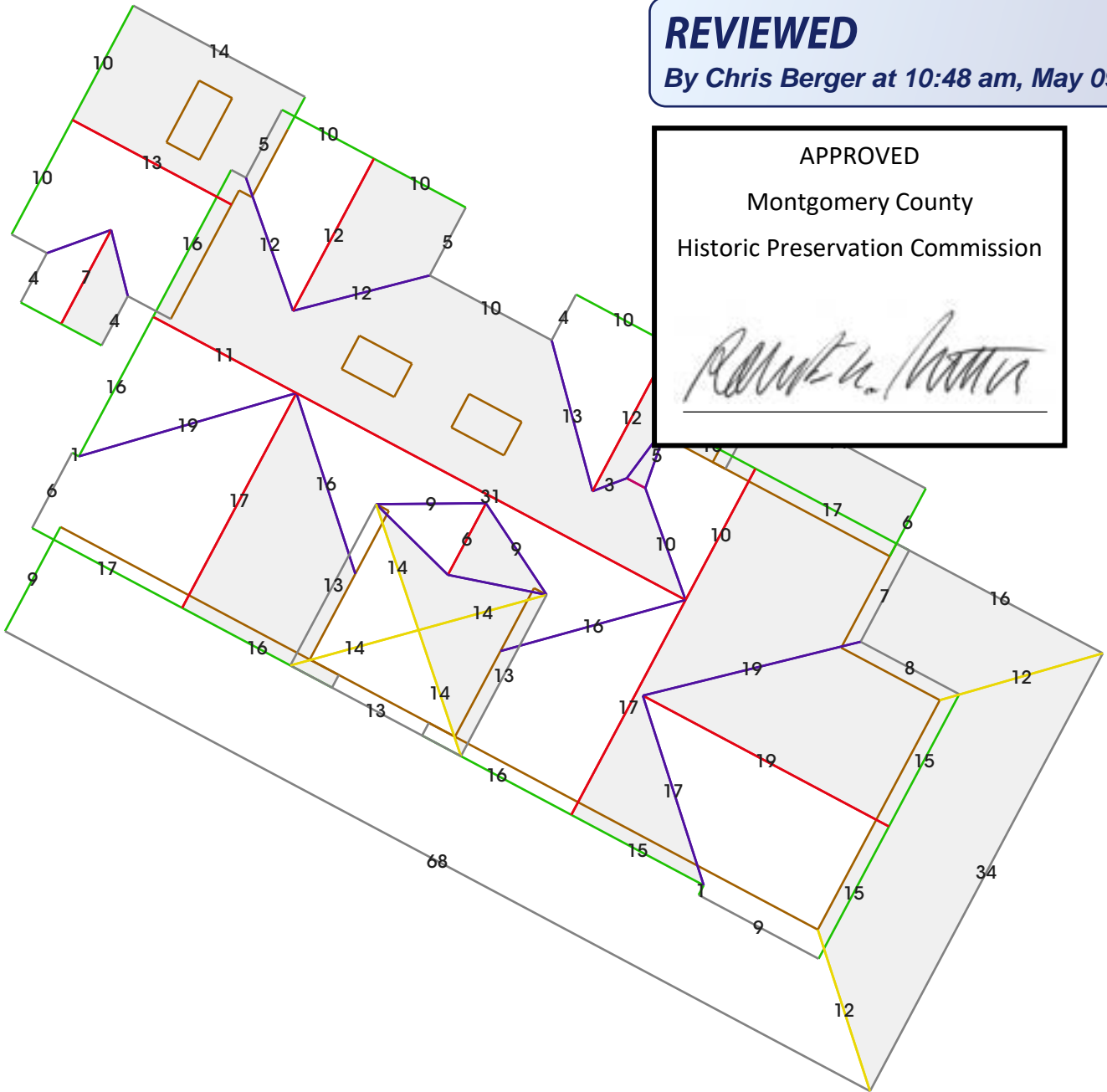




Flash	Step	Drip
139	83	501

**REVIEWED**

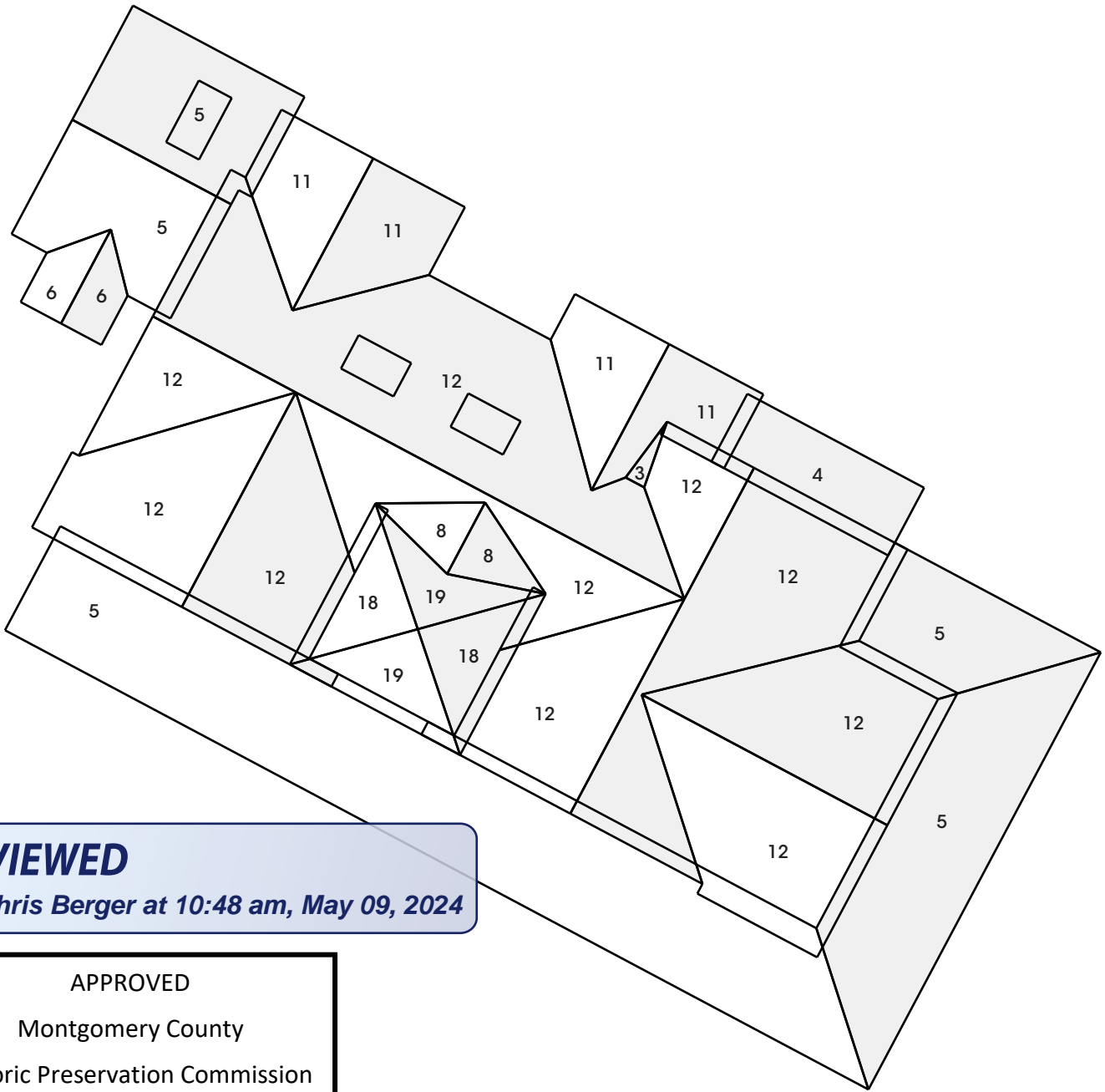
By Chris Berger at 10:48 am, May 09, 2024



<span style="color: pink;">■</span> Bend	<span style="color: grey;">■</span> Eave	<span style="color: yellow;">■</span> Hip	<span style="color: green;">■</span> Rake	<span style="color: red;">■</span> Ridge	<span style="color: purple;">■</span> Valley
1	262	80	238	155	191

Lengths in feet





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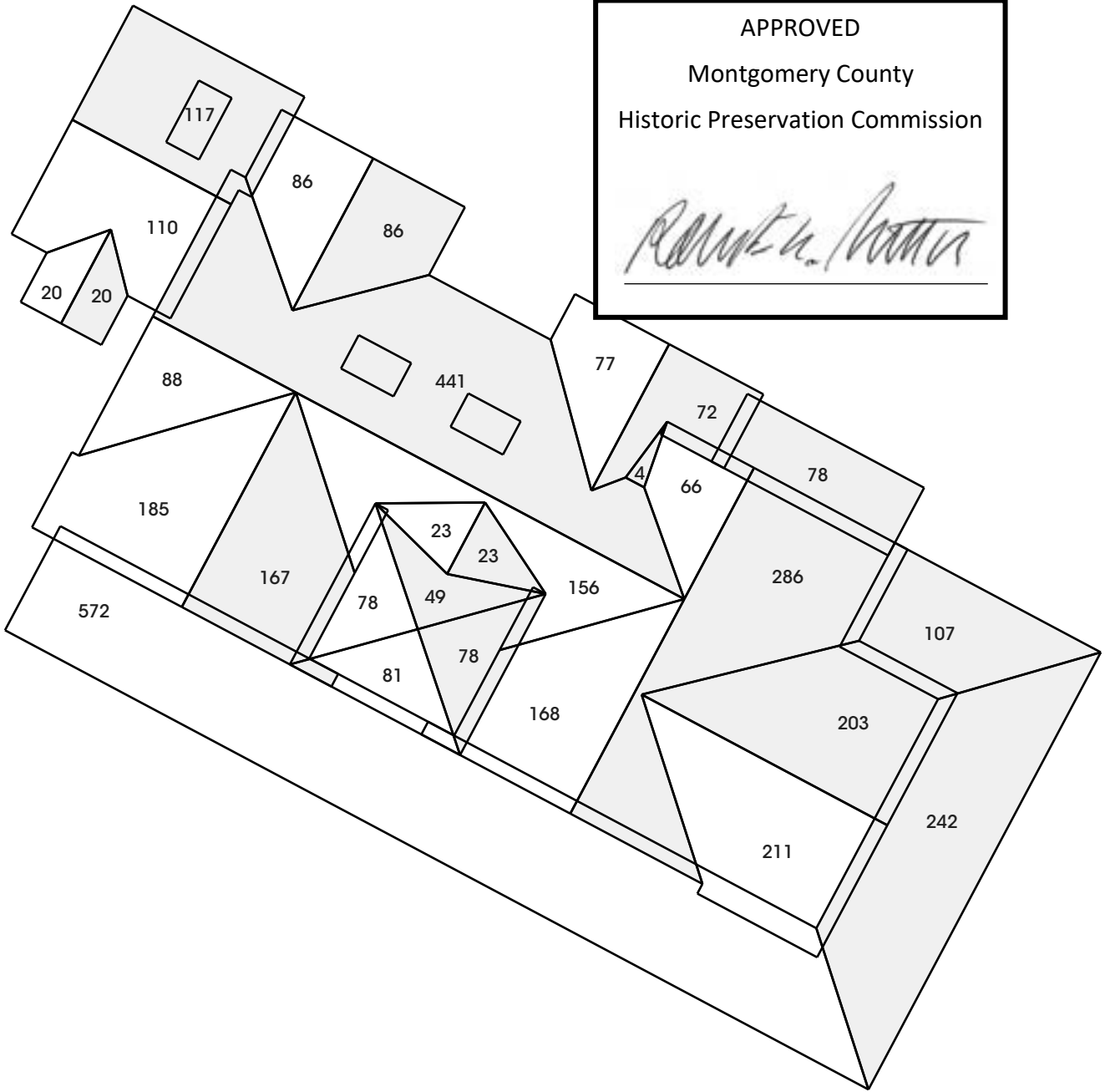
Pitches in inches per foot





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Areas in square feet

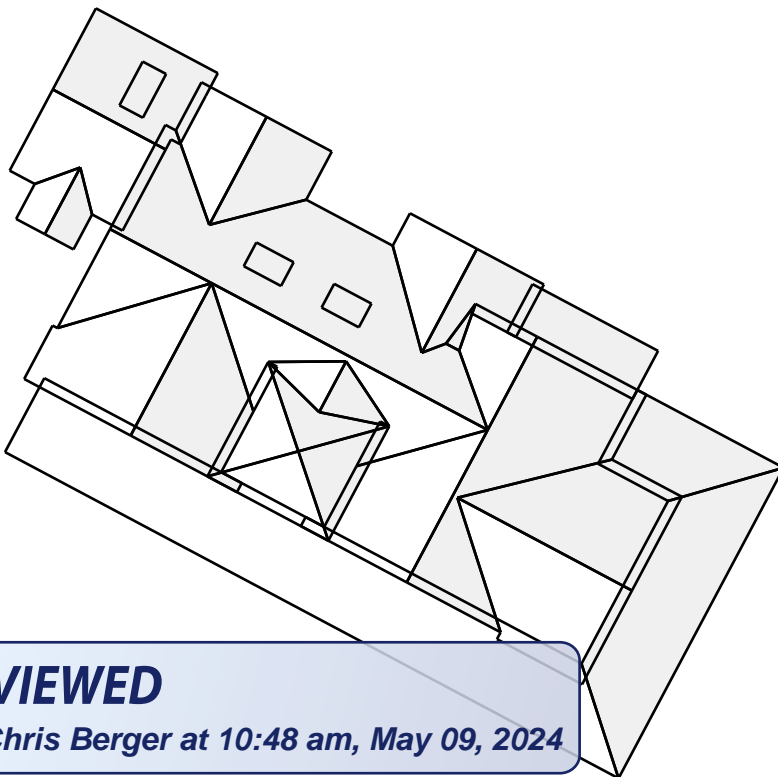




Pitch	3	4	5	6	8	11	12	18+
Area	4	78	1,149	40	45	320	1,971	285
Percent	0%	2%	30%	1%	1%	8%	51%	7%

Suggested

Waste	0%	13%	16%	18%	20%	23%	28%
Area	3,892	4,398	4,515	4,593	4,671	4,787	4,982
Squares	39	44	46	46	47	48	50



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Roof Area	3,892 sq ft
Roof Facets	29
Pitch	12 / 12
<b>Bends</b>	1 ft
<b>Eaves</b>	262 ft
<b>Hips</b>	80 ft
<b>Rakes</b>	238 ft
<b>Ridges</b>	155 ft
<b>Valleys</b>	191 ft
<b>Flash</b>	139 ft
<b>Step</b>	83 ft
<b>Drip Edge</b>	501 ft
<b>Leak Barrier</b>	995 ft
<b>Ridge Cap</b>	234 ft
<b>Starter</b>	501 ft
<b>Penetrations</b>	3
<b>Pen. Area</b>	44 sq ft
<b>Pen. Perimeter</b>	47 ft

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er. 2) Rakes are defined as sloped roof edges. 3) Eaves are defined as level roof edges. 4) Flashing pertains to level roof edges and excludes areas around penetrations. 6) Drip edge = eaves + rakes. 7) Waste table excludes additional materials based on the roof complexity and is provided for guidance purposes only. You should confirm the appropriate waste factor





	Waste	0%	13%	Suggested 18%	23%
<b>Shingle Products</b>					
HDZ, UHDZ, Natural Shadow, ASII, Reflector, Royal Sovereign, Cool Series	bundle	119	135	141	146
<b>Low-Slope Roofing System</b>					
Liberty Base/Ply Sheet	roll	0	0	0	0
Liberty Cap Sheet	roll	0	0	0	0
Liberty Asphalt Primer	gallon	0	0	0	0
Liberty Flashing Cement	gallon	0	0	0	0
<b>Starter</b>					
Weather Blocks	bundle	6	6	6	7
Pro-Start	bundle	5	5	5	6
Quick Start	roll	16	18	18	19
<b>Roof Deck</b>					
Deco-Board	roll	4	5	5	5
Shirley	roll	10	11	12	12
Versa-Deck	roll	12	13	14	14
<b>Leak Barrier</b>					
Stor	roll	15	17	18	19
Wed	roll	20	23	24	25
<b>Ridge Cap</b>					
Seal-A-Ridge, Seal-A-Ridge AS	bundle	10	11	12	12
TimberTex	bundle	12	14	14	15
Z-Ridge	bundle	8	9	9	9
TimberCrest	box	12	14	14	15
<b>Nails</b>					
Cap Nails	box	2	3	3	3
Coil Nails 1.25 in	box	2	3	3	3
<b>Step Flashing</b>					
Step Flashing 10 ft	piece	9	10	10	11
Step Flashing 8 ft	piece	11	12	13	13
<b>Drip Edge</b>					
Drip Edge 10 ft	piece	51	57	60	62
Drip Edge 8 ft	piece	63	71	74	77

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Notes: 1) These approximate quantities are based on estimated measurements and are for guidance purposes only. You should always confirm quantities prior to ordering and ensure you are following local building code requirements. 2) For Timberline, 3 bundles = 0.984 squares. 3) Starter = eaves + rakes. 4) Leak barrier = bends + eaves + flashing + hips + rakes + step + valleys. 5) Ridge cap = hips + ridges. 6) Low-slope products applied to 1/12 pitch areas. 7) Timberline products applied to 2/12 pitch areas and above. 8) Installed coverage will be less and depend on quantity and width of side and end laps. 9) Liberty low slope roofing system should be installed as a system. For more information, see [gaf.com/liberty](http://gaf.com/liberty).





## Static

	Quantity	Units			
Cobra® Rigid Vent 3™, SnowCountry® & SnowCountry® Advanced	52	ft			
Cobra® Exhaust Vent Roll - Nail Gunnable	67	ft			
Cobra® Exhaust Vent Roll - Hand Nailable	56	ft			
Cobra® RidgeRunner®	75	ft			
Cobra® Hip Vent	104	ft			
Master Flow® SSB960 Metal Super Slant-Back Roof Vents	16	vent			
Master Flow® Square-Top Roof Vents	19	vent			
Master Flow® NP-5 Plastic Slant-Back Roof Vents	15	vent			
Master Flow® High-Capacity Dome Vents	7	vent			
Master Flow®	44	ft			
Cobra®	104	ft			
Master Flow®	19	vent			
<b>Power</b>					
Master Flow®	3	Exhaust (vent)	160	Cobra IntakePro (ft)	29
Master Flow®	2	Exhaust (vent)	134	Cobra IntakePro (ft)	24
Master Flow® ERV6 Power Attic Vents	2	Exhaust (vent)	160	Cobra IntakePro (ft)	29
Master Flow EZ Cool™ Plug-in Power Attic Vents	2	Exhaust (vent)	112	Cobra IntakePro (ft)	21
Master Flow® GreenMachine™ Solar/Dual-Powered Vents	5	Exhaust (vent)	140	Cobra IntakePro (ft)	26
Master Flow® GreenMachine™ High-Power Solar/Dual-Powered Vents	4	Exhaust (vent)	160	Cobra IntakePro (ft)	29
Master Flow® 12" Wind Turbines	6	Exhaust (vent)	158	Cobra IntakePro (ft)	29
Master Flow® 14" Wind Turbines	4	Exhaust (vent)	150	Cobra IntakePro (ft)	27

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Note: The estimated quantity of attic ventilation products in this report is based solely on the total exterior square footage of all roof planes and is meant for estimating purposes only. It is the responsibility of the installer to verify the correct quantity and type of attic ventilation products prior to commencement of work. Installer must always review job-specific attic ventilation needs such as local code requirements, attic floor square footage, roof design, and conditioned spaces under the roof. GAF recommends a minimum of 1 square foot of attic ventilation (evenly split between intake and exhaust) for every 300 square feet of attic floor space. The amount of exhaust ventilation at or near the ridge must never exceed the amount of intake ventilation at or near the soffit. See [gaf.com/ventcalculator](http://gaf.com/ventcalculator) for details.





# WELCOME TO GAF ENERGY

Our roof-integrated solar is a home asset your customers can count on.

Note: The data provided is only a preliminary estimate and does not represent a binding agreement, guarantee, or obligation of GAF Energy regarding the production, performance, utility rate increases, workmanship or any other data relating to Timberline Solar.

System: 1 kw | Production: 1,472 kwh/year | Value: \$193/year

## IT SAVES MONEY AND PROVIDES LONG-TERM PEACE OF MIND

Unlike a traditional solar system installed on a roof, our low-profile solar system is part of your customer's home while producing clean energy.

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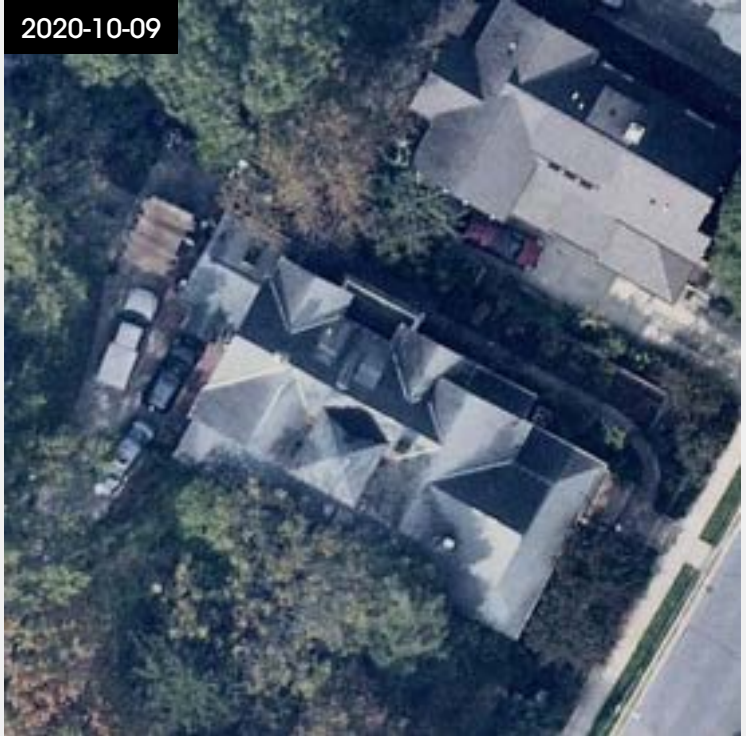
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*Robert H. [Signature]*

## Arrive prepared, with site-specific property data:

- 10 year hail and wind history informs roof system and material choices and helps you communicate with homeowners.
- AI-driven roof condition reports help identify trouble spots
- Local building codes — straight from the code book — with installation details and more

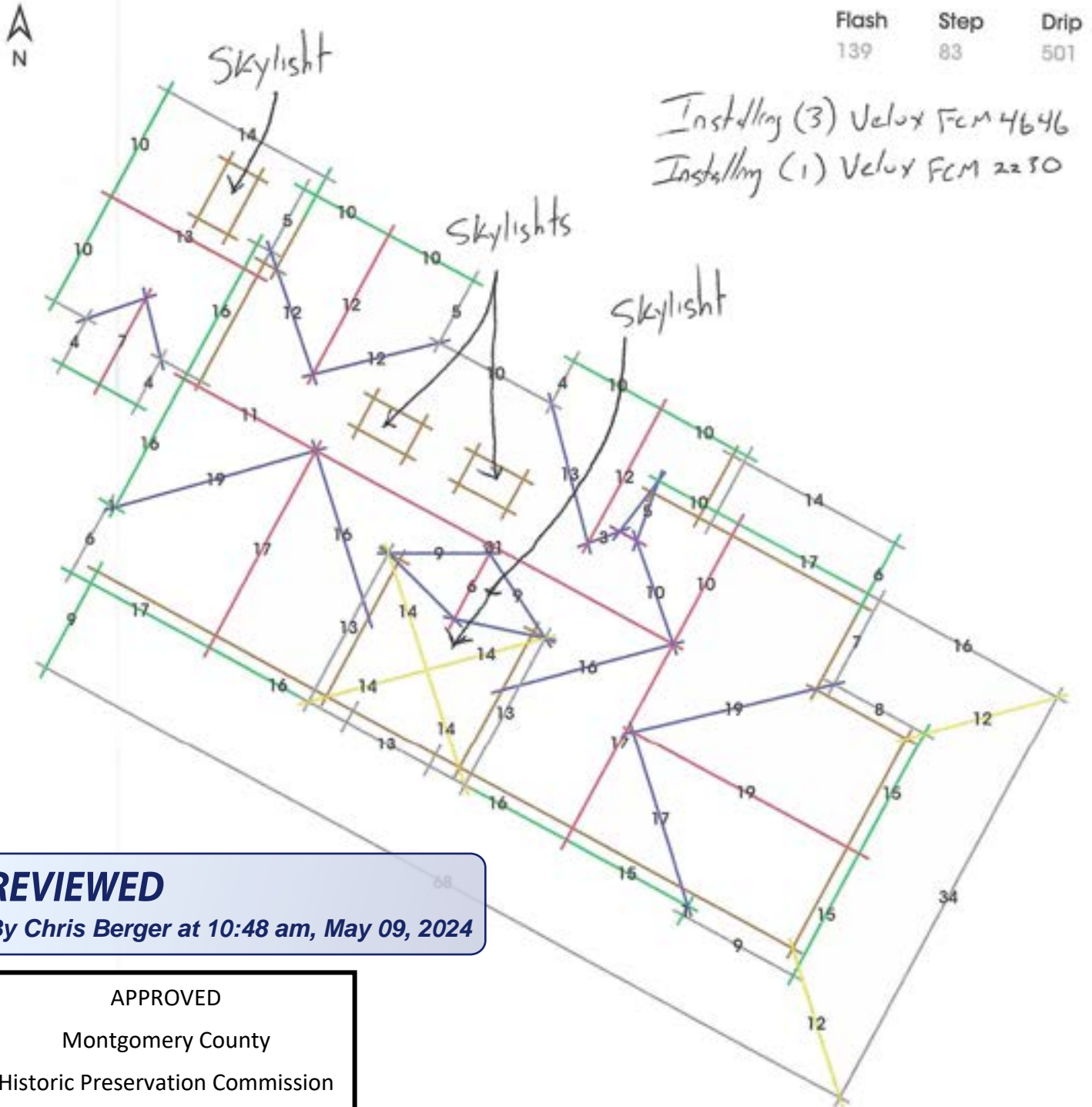
Get started at [gaf.com/ProFile](https://gaf.com/ProFile)

We protect what matters most™

## Timberline UHDZ

Ultra High Definition™ Lifetime® Shingles

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*[Signature]*

■ Rake 238  
■ Ridge 155  
■ Valley 191

Lengths in feet