



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: August 21, 2024

### MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting  
Services

FROM: Chris Berger  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1079582 - 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 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: Andrea Rose  
Address: 10939 Montrose Avenue, Garrett 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 #: 1079582 at: 10939 Montrose Avenue, Garrett Park

submitted on: 7/23/2024

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. Berger on 8/21/2024. The approval memo and stamped drawings follow.



APPLICATION OF HISTORIC WORK PERMIT  
301.563.3400

FOR STAFF ONLY :  
HAWP# 1079582  
AT A I N

APPLICANT

Name: Andrea Rose  
Address: 10939 Montrose Avenue PO Box 14  
Daytime Phone: 202-669-4327

E-mail: rosearch@gmail.com  
City: Garrett Park Zip: 20896  
Tax Account No.: 00057528

AGENT/CONTACT (if applicable)

Name:  
Address:  
Daytime Phone:

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

LOCATION OF BUILDING/PREMISE MIHP # of Historic Property Garrett Park

Is the Property Located within an Historic District? [X] Yes/District Name  
[ ] 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 /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 10939 Street: Montrose Avenue  
Town/City: Garrett Park Nearest Cross Street: Waverly Avenue  
Lot: 9 Block: 97 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.

Andrea Rose Signature of owner or authorized agent 08/04/2024 Date

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

<b>Owner's mailing address</b>  Andrea Rose PO Box 14 Garrett Park, MD 20896	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Ann Tlee PO Box 134 Garrett Park, MD 20896  (confronting)	
Chris Wright and Victoria Vrana PO Box 473 Garrett Park, MD 20896  (adjacent)	
Benjamin and Kathy Chamberlin PO Box 112 Garrett Park, MD 20896  (adjacent)	

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

The subject property is a c. 1993 Non-Contributing/Out-of-Period Resource within the Garrett Park Historic District. It is four-level single family home that fronts on Montrose Avenue to the west.

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

The proposed work relates to the main house and the detached garage. The plan is to remove the roof shingles (no structural work) and related equipment and replace them in-kind.

Work Item : Replace Roofs

Description of Current Condition:

The current roofs on the main house and garage buildings are more than 30 years old and in deteriorated condition with some missing shingles and compromised water seal at the pipe vents. The garage roof has a leak requiring replacement of an area of plywood.

Proposed Work

Replace of the roofs on the main house and detached garage in-kind using CertainTeed Landmark Pro shingles and related equipment (underlayment, edges, flashings, pipe flashings, ridge vents, etc.) to be installed by a licensed contractor to industry standards.

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

Description of Current Condition:

Proposed Work

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

Description of Current Condition:

Proposed Work

**ISTORIC R      ORK P RMIT**  
**CHECKLIST OF**  
**APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. 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	*	*	*	*	*		*



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert A. Hoover*

REVIEWED  
By Chris Berger at 10:07 am, Aug 21, 2024





APPROVED  
Montgomery County  
Historic Preservation Commission  
*Chris Berger*

REVIEWED  
By Chris Berger at 10:07 am, Aug 21, 2024



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert A. Vetter*

REVIEWED  
By Chris Berger at 10:07 am, Aug 21, 2024



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Rebecca Hoover*

REVIEWED  
By Chris Berger at 10:07 am, Aug 21, 2024



# Estimate

Date	Estimate No.
7/17/2024	E24 7-207

Customer:  
 Andrea Rose  
 10939 Montrose Avenue  
 Garrett Park, MD 2089

Job Location If Different:

Our Contact Information  
 301-695-4754  
 532 E. Church Street  
 Frederick, MD 21701  
 pjsroofing@hotmail.com  
 www.pjsroofing.com

REP	Customer Phone	Alt. Phone	E-Mail	Terms
RK				Due Upon Completion

Description	Amount
<p>-we will remove and reinstall satellite dish, a final adjustment may be needed by dish company at homeowner's expense, or we can remove and throw it away if no longer in use (TBD)</p> <p>-remove existing shingles and underlayment from the roof and from the detached garage</p> <p>-install CertainTeed Grace Select (ice barrier) to eaves, valleys and roof penetrations</p> <p>-install CertainTeed Diamond Deck underlayment to the roof deck</p> <p>-install C3 1/2 White aluminum drip edge to the roof eaves and areas without molding</p> <p>-install CertainTeed Swift Start Starter shingles to the entire perimeter of the roof for the 130-mph wind warranty</p> <p>-install CertainTeed Landmark PRO (limited lifetime (50 yr.) shingles using 5 nails per shingle (color TBD)</p> <p>-install new Lifetime Tool "Ultimate Pipe Flashings"</p> <p>-install new wall flashings and Black apron flashings</p> <p>-install CertainTeed Shingle Vent II ridge vent with CertainTeed Shadow Ridge Caps</p> <p>-clean out all gutters</p> <p>-using magnet bars pick up any stray nails in yard and flower beds after tarps are removed</p> <p>-remove all debris from job site</p> <p>PJ's Roofing Inc. provides a 10 year labor warranty</p> <p>Replace any bad wood decking at an additional charge of \$60.00 per sheet of 7/16th OSB or \$70.00 per sheet of 15/32nd inch CDX. (Depending on what roof deck is comprised of.)</p> <p>When removing the existing roof, dust and small debris will fall into your attic space. The homeowner is responsible for covering items in the attic if desired or cleanup if needed.</p> <p>If the drywall ceiling has nails in it and nail pops occur when we are working on the roof, PJ's Roofing, Inc is not responsible as the drywall should be screwed in</p> <p>Val-Pak Coupon</p>	

**APPROVED**  
 Montgomery County  
 Historic Preservation Commission  
  
 \_\_\_\_\_

If you have any questions please call Rod at 301-674-4479

**REVIEWED**  
 By Chris Berger at 10:07 am, Aug 21, 2024

# Landmark<sup>®</sup> PRO

The Expert's Choice

 certainteed  
SAINT-GOBAIN

APPROVED  
Montgomery County  
Historic Preservation Commission



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Landmark PRO, shown in  
Max Def Weathered Wood

  
SAINT-GOBAIN

# Introducing More Value

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

## Landmark PRO improves upon the reliable CertainTeed Landmark shingle.

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 strongest warranty. Protecting your reputation and safeguarding homeowners from manufacturing and aesthetic defects.

### LANDMARK PRO STANDARD WARRANTY

- Lifetime Limited Warranty
- 10-years of SureStart™ protection
- 15-year 110 MPH wind warranty (Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.)
- 30-year **StreakFighter®** algae resistance warranty

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

## Landmark® PRO



### Landmark PRO specifications:

- Premium Max Def color palette
- **NailTrak®** for faster installation
- Lifetime limited warranty
- 30-year **StreakFighter®** algae resistance
- 10-year SureStart protection includes:
  - Materials, labor, tear off and disposal cost
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available
- **UL 2218 Class 3 Impact Rated**



**REVIEWED**

**By Chris Berger at 10:07 am, Aug 21, 2024**

### Landmark specifications:

- Traditional color palette
- **NailTrak®** for faster installation
- Lifetime limited warranty
- 25-year **StreakFighter®** algae resistance
- 10-year SureStart protection includes:
  - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

# LANDMARK® PRO COLOR PALETTE



Max Def Resawn Shake



Max Def Georgetown Gray



Max Def Colonial Slate



Max Def Weathered Wood



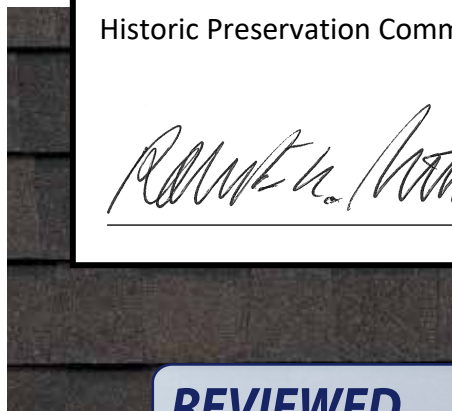
Max D



Max Def Heather Blend



Max Def Moiré Black



Max Def Espresso



Max Def Red Oak



Max Def Evergreen

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Robert H. [Signature]*

**REVIEWED**  
 By Chris Berger at 10:07 am, Aug 21, 2024



Scan code for more information

## 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.

*NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.*

# 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

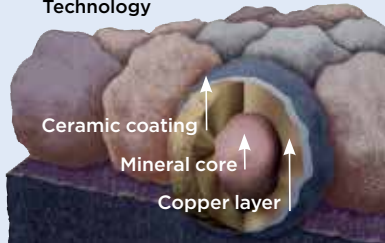


Diagram for illustrative purposes only.

# NailTrak®

## 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.

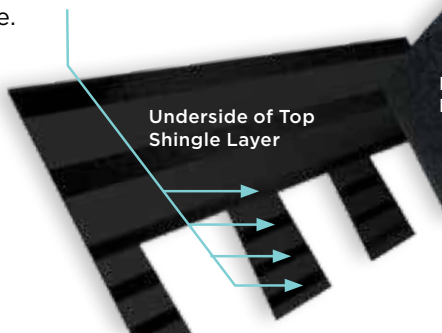
**NailTrak** removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



# QuadraBond®

## Advanced Layering

CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



# CertaSeal®

## Uplift Protection

**CertaSeal®** is a fast-activating modified asphalt sealant.



le  
der sealants  
over time.



## Integrity Roof System™

Insist upon the Integrity Roof System™ and get the ultimate in roof performance.

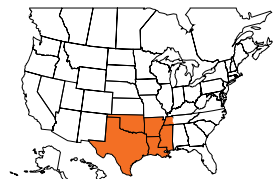
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Read our blog

Landmark® PRO available in areas shown



learn more at:

[certainteed.com/roofing](https://certainteed.com/roofing)



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