



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: October 22, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1089557 – Roof replacement and skylight installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by HPC staff.

The HPC staff has reviewed and stamped the attached submission materials.

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: Alexander T. Bryan
Address: 7408 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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@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 Laura DiPaquale on _____. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1089557 DATE ASSIGNED

APPLICANT:

Name: Alexander T. Bryan Address: 7408 Carroll Ave Daytime Phone: 301-404-1786

E-mail: tedbryan314@gmail.com City: Takoma Park Zip: 20912 Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Address: Daytime Phone:

REVIEWED By Laura DiPasquale, M-NCPPC at 4:08 pm, Oct 22, 2024

E-mail: Contractor Regis

APPROVED Montgomery County Historic Preservation Commission [Signature]

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name Takoma Park Historic District 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: Street: 7408 Carroll Ave Town/City: Takoma Park Nearest Cross Street: Boyd Ave Lot: Block: Subdivision: 0025 Parcel: N744

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 10/21/24

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

Owner's mailing address
7408 Carroll Ave.
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Adjacent: 7406 Carroll Ave.
Takoma Park, MD 20912

Confronting: 7411 Carroll Ave.
Takoma Park, MD 20912

Adjacent: 7410 Carroll Ave.
Takoma Park, MD 20912

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:08 pm, Oct 22, 2024

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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:

The property at 7408 Carroll Avenue is a two-story, gable-roofed, Four Square house constructed in 1923, reflecting the Colonial Revival architectural style. The house features an unpainted brick façade on the first floor, while the second floor is clad in dark wood shingles. The symmetrical front elevation showcases a full-width covered porch supported by classical columns, with a balustrade and turned spindles adding to the historical charm. The first floor includes a central hallway, flanked by a living room with a wood-burning fireplace and a dining room, both featuring refinished original wood floors. There is an updated kitchen at the rear connecting to a mudroom and full bathroom. On the second floor, the house comprises three bedrooms and a full bathroom. The home also has an unfinished attic and a finished basement. The property is set back from the street, with a landscaped front yard and shared driveway leading to the deep rear yard. The backyard extends approximately 170 feet and provides tranquil views into the adjacent Opal Daniels Park.

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

We propose to replace the existing, deteriorating roof with new shingles, installing like for like to match existing materials as closely as possible. The area of the roof is approximately 1375 sq feet. Upper roof is 18x30 on both sides. The front porch is 30x10, the back porch is 17x10. Roof deck is 1x6 boards. Existing shingle is a 3 tab 25year asphalt shingle (color gray). We will replace these shingles with Landmark Pro gray asphalt architectural shingles, replacing like for like as closely as possible. We will also install a ridge vent for ventilation on the upper ridge. Where an inspection of the sheathing underneath the shingles shows evidence of damage or deterioration -- which we believe is likely based on evidence of water intrusion -- we will replace the underlying plywood. We will also replace the insulation in the roof as there is mold buildup affecting the existing insulation and adjacent walls due to moisture buildup.

While conducting this work, we intend to install two (2) Velux double pane tempered skylights (each less than 23 inches wide x 47 inches long) without power on the side of the roof facing the northwest (NOT street facing). Deck mount made of wood with aluminum exterior. Diagram attached to show placement of skylights.

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:08 pm, Oct 22, 2024

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Montgomery County

Historic Preservation Commission



Work Item 1: Replace roof

Description of Current Condition:
The existing roof of the house at 7408 Carroll Ave utilizes composite shingles. A home inspection in May 2024 noted, and a later detailed inspection confirmed, that the roof covering had deteriorated to the point that there was evidence of water intrusion into the house. A professional inspection of the home recommended replacing the roof. There were areas where the flashing had been repaired, but the repairs were done unprofessionally.

Proposed Work:
1. Remove existing composite shingles and replace with new Landmark Pro gray asphalt architectural shingles "like for like" seeking to match existing shingles to greatest extent possible. 2. Install a ridge vent for ventilation on the upper ridge to prevent future buildup of moisture and mold. 3. Inspect sheathing for any signs of damage or deterioration. Replace plywood where needed. 4. Replace underlying insulation where needed.

Work Item 2: Install skylights

Description of Current Condition:
The existing roof of the house at 7408 Carroll Ave utilizes composite shingles. It features no skylights.

Proposed Work:
Install two (2) Velux double pane tempered skylights (each less than 23 inches wide x 47 inches long) without power, one on each side of the house, both on the side of the roof that is facing the northwest (i.e., the side that is NOT facing the street). Deck mount made of wood with aluminum exterior.

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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By Laura DiPasquale, M-NCPPC at 4:08 pm, Oct 22, 2024

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Ronald A. ...

The Expert's Choice

LANDMARK® PRO

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

- Engineered to meet professional contractors' exacting specifications
- Available in a wide range of Max Def colors
- Outweighs standard shingles for greater protection

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By Laura DiPasquale, M-NCPPC at 4:09 pm, Oct 22, 2024



Max Def Cobblestone Gray



Max Def Colonial Slate



Max Def Driftwood



Max Def Georgetown Gray



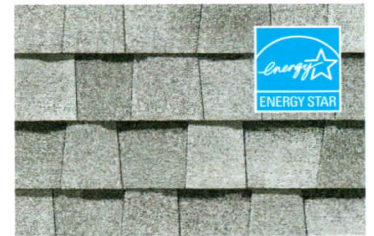
Max Def Pewterwood



Max Def Resawn Shake



Max Def Weathered Wood



Silver Birch



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Montgomery County
Historic Preservation Commission
Ronald H. Potter

LANDMARK PRO COLOR PALETTE



Max Def Atlantic Blue



Max Def Birchwood



Max Def Burnt Sienna



Max Def Charcoal Black



Max Def Granite Gray



Max Def Heather Blend



Max Def Hunter Green

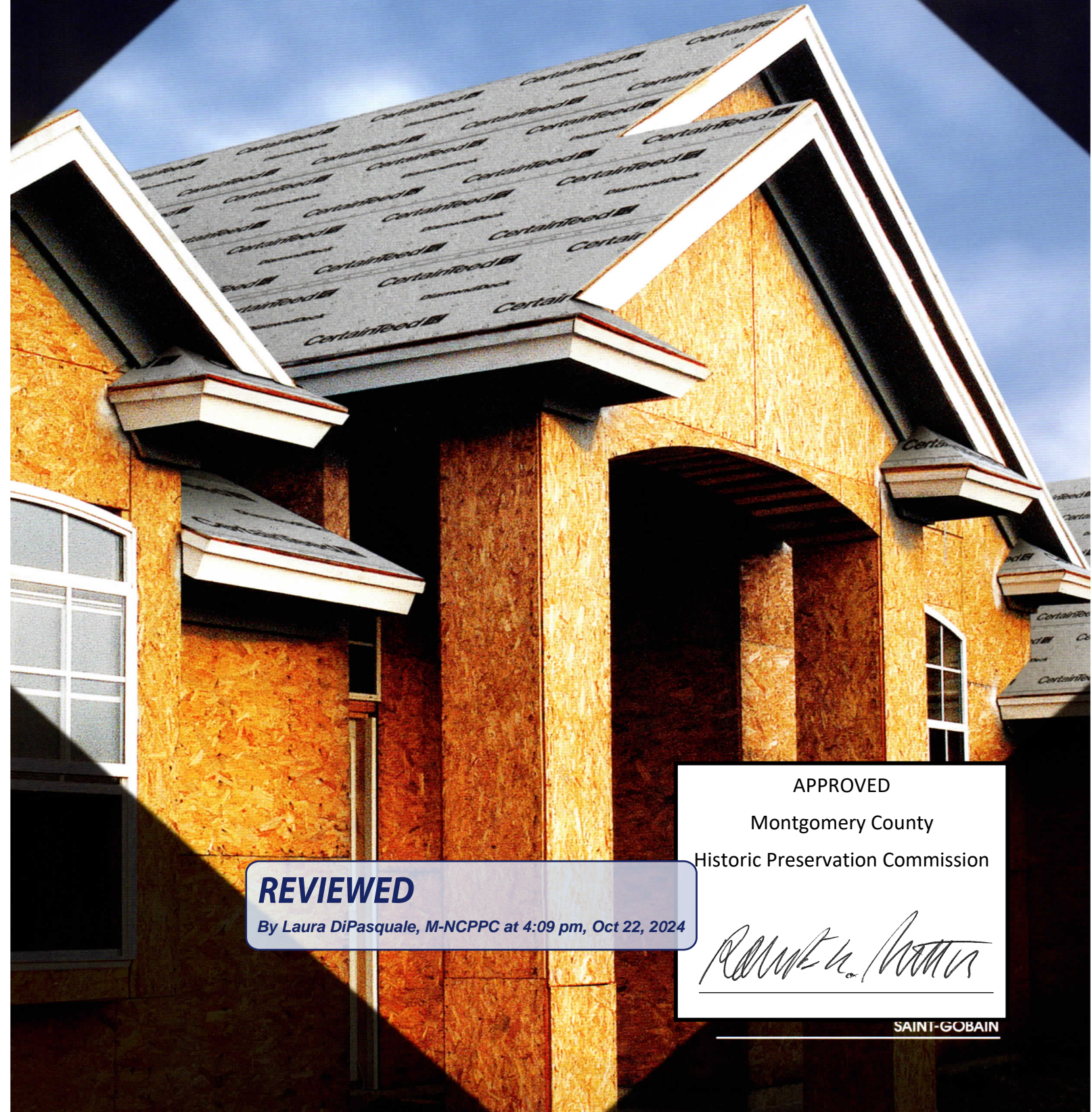


Max Def Moire Black

CertainTeed

DiamondDeck™

High Performance Synthetic Roofing Underlayment



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Ronald H. ...

SAINT-GOBAIN

CertainTeed's DiamondDeck™
High Performance Synthetic Underlayment
is manufactured to provide best-in-class performance
in terms of both weather protection and contractor safety.

DiamondDeck is a synthetic, scrim-reinforced, water-resistant underlayment
that can be used beneath shingle, shake, metal or slate roofing.

It has exceptional dimensional stability compared to standard felt underlayment.
Felt underlayment can wrinkle when it becomes wet and "telegraph" those wrinkles through
to the shingles applied over it. DiamondDeck eliminates this problem and its special top
surface treatment provides excellent slip resistance, even when wet.

DiamondDeck's 10 square roll (4-foot wide and 250-foot long) is easier to handle
and faster to apply than standard felt rolls.

DiamondDeck™

Features/Benefits

- Lightweight – Easy to work with and carry*
- Excellent 6-month UV stability – Finish roof when you are ready*
- Excellent tear resistance – Durability, reduced puncture risk*
- Superior wet/dry traction – Work faster and safer*
- Cool gray surface color – More comfortable working environment*

Product Specifications

- Construction: 12 mil multi-layer*
- Roll size: 10 squares (48" wide x 250' long)*
- Weight per roll: 38 lbs.*
- Rolls per pallet: 25*
- Pallet weight: 1,040 lbs.*

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By Laura DiPasquale, M-NCPPC at 4:09 pm, Oct 22, 2024

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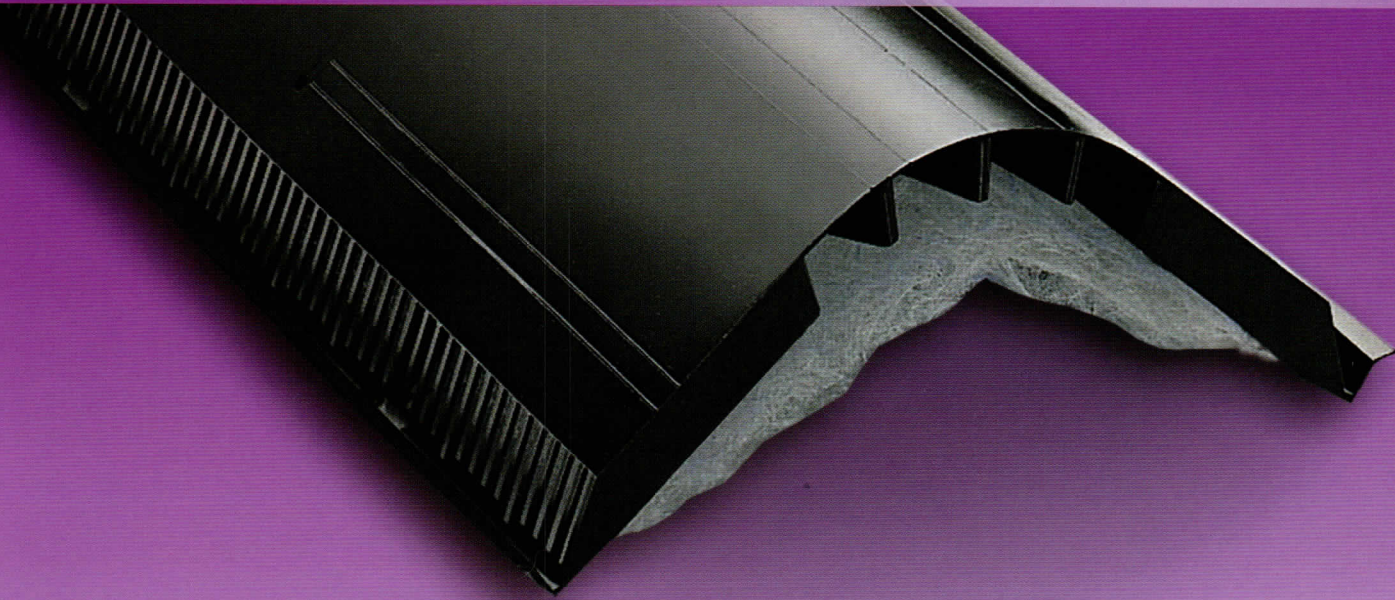
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CertainTeed
SAINT-GOBAIN

CertainTeed® Ridge Vent

12" Filtered Shingle-Over Ridge Vent



Designed with Internal Weather Filter and External Baffles

CertainTeed® Ridge Vent Filtered proves that outstanding beauty and performance can be combined.

Less than an inch in height, this molded, high-impact copolymer shingle-over ridge vent permits capping of the ridge with shingles like the rest of the roof.

CertainTeed Ridge Vents combined with sufficient intake

vents, such as
most efficient and e

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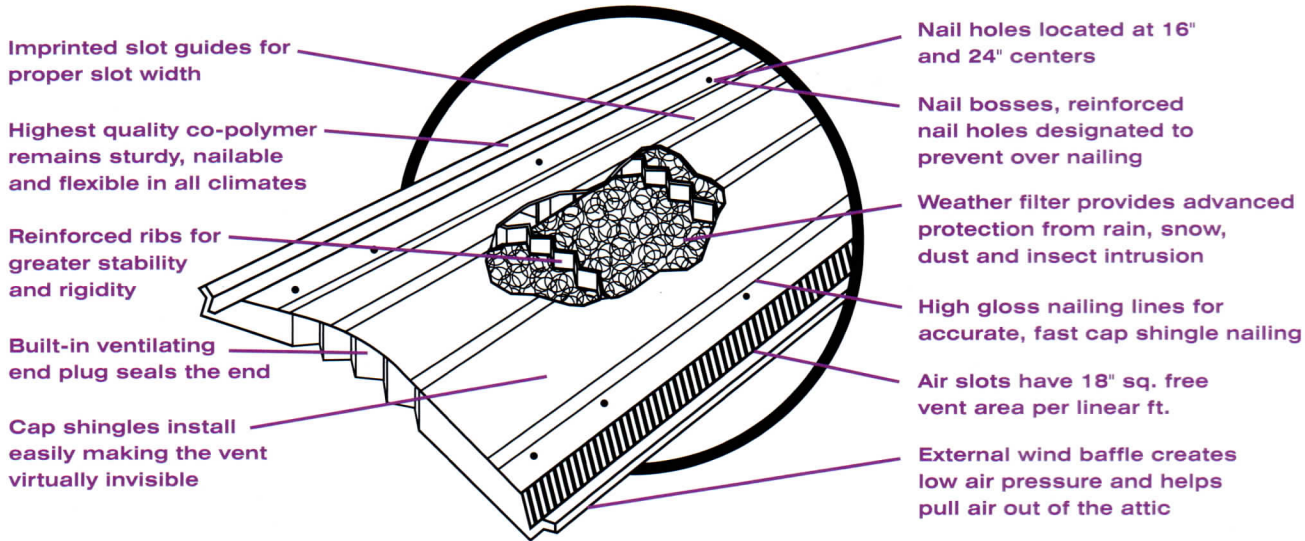
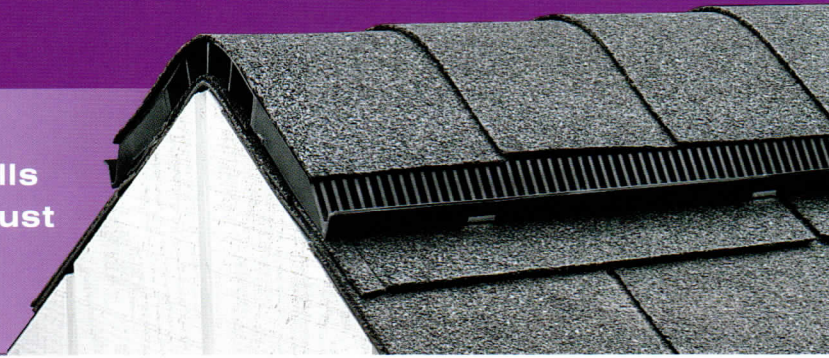
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CertainTeed® Ridge Vent

CertainTeed® Ridge Vent Filtered installs on the peak of the roof, allowing exhaust ventilation all along the roofline.



Features

- Designed with an external baffle to deflect wind and weather over the vent to help protect the attic from rain and snow infiltration. The external baffle creates low pressure over the vent openings to "pull" air from the attic
- Internal weather filter provides a more complete barrier to help protect the attic from wind-driven rain, snow, dust and insects
- Easy installation – has pre-printed slot guides for truss or ridge pole construction. Pre-drilled nail holes are designed to assure proper nailing
- 18" sq. of net free area per linear foot
- CertainTeed Ridge Vent is pre-formed to a 4/12 pitch, and fits pitches from 3/12 to 16/12
- Limited Lifetime Warranty and 5-Year SureStart™ Protection
- Ten 4' pieces per box / Weight: 18lbs. / Part #95983 Model #SHFVBL / Color: Black

Benefits

- Works year-round to ventilate the attic
- Provides evenly distributed ventilation along the entire underside of the roof
- Slim design for visual appeal
- Provides a higher volume of airflow per square foot of attic area than any other fixed-vent system
- Design maximizes airflow across the entire underside of roof sheathing
- Changes in wind direction have no significant effect on vent performance
- Wind driven rain resistant to 110 MPH



ShingleVent II (CertainTeed Ridge Vent) is Manufactured for CertainTeed Air Vent, Inc., Orrick, MO.

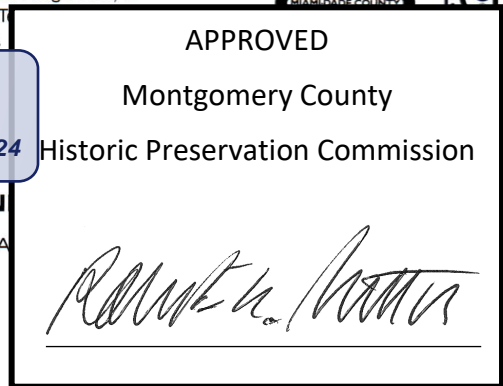


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PROPOSED SKYLIGHTS



Velux 21 x 45-3/4 Inch Laminated Low E3 Glass Fixed Deck Mount Skylight from the FS Collection

Model: FS C06 2004 | Item: bci3410829

★★★★★ 491 Reviews

\$407.73

50 In Stock

Free Shipping!

Leaves the Warehouse in 1 to 3 business days - [Shipping to 20190](#)

— 1 +

Configure

Key Specifications

- **Height:** 46.25 in.
- **Skylight Glazing:** Laminated
- **Width:** 21.5 in.
- **Skylight Ventilation:** Non-Venting

[See More Details](#)

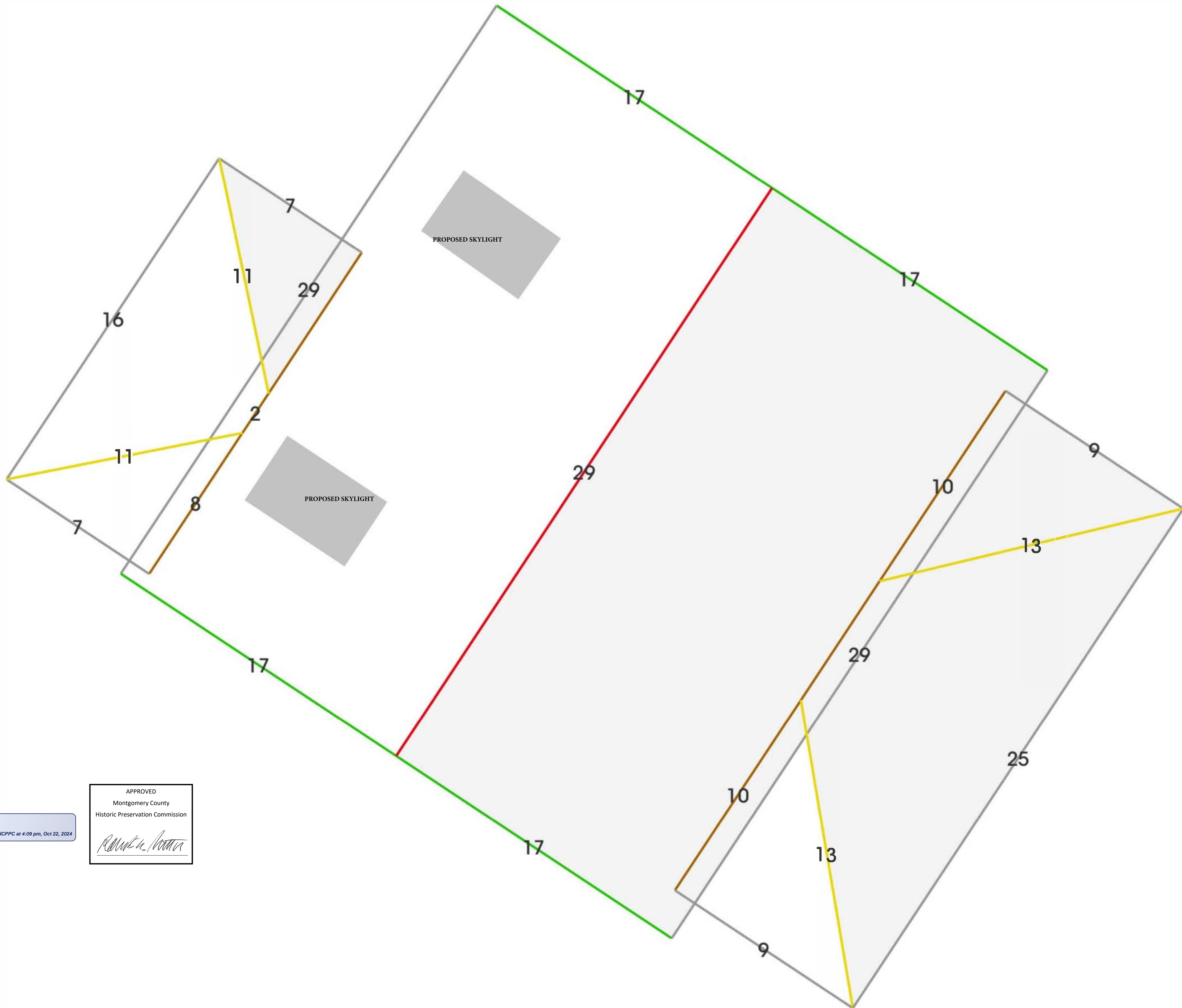
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Robert A. ...



October 15, 2024

Ted and Norma Bryan
7408 Carroll Ave.
Takoma Park, MD 20912

-

Attached is the estimate to tear off the existing shingles of your house and replace with new. If you have any questions please contact me.

Ask us about our Energy Efficient Replacement Windows

Sincerely,

Louis Altobelli III

Louis Altobelli III
President
240-793-8499



CertainTeed



MHIC# 94794 / 18513 Rolling Acres Way, Olney, Maryland 20832 / Lou@LA3I.com

ROOF PROPOSAL

- 1) Remove old Shingles, roof paper (where needed), and any drip edge and haul away.
- 2) Install CertainTeed Diamond Deck underlayment and CertainTeed Ice and water protector at all eaves (prevent ice damming), valleys, chimneys, skylights, and roof penetrations.
- 3) Install Drip Edge on all perimeter edges. Flash around all chimneys, Skylights and step flashing. Also to replace Pipe Sleeves and Vent Covers
- 4) Install CertainTeed Landmark Shingle customers choice of Landmark color.
- 5) Install Ridge Vent on all peaks

About The Shingle and Materials:

- 1) The Landmark Roof will have a 50 year 4 Star Warrantee. It will cover Materials, Labor, Tear-off and Disposal against defect for 50 years. After the 50 years it becomes a prorated shingle and only replacement of shingle is covered against defect.
(Town Homes Will Be 25 Year)
- 2) Shingles have a 10 year “StreakFighter” for Landmark and 15 Year for Landmark PRO

Replacement Wood: We will not know for sure what areas need replaced until we remove the shingles. LA3 Improvements Agrees to furnish the first TEN sheets for free.

- 1) To replace a sheet of rotted or damaged Plywood (\$65.00 for CDX Plywood) per sheet. This quote does NOT include painting. WE DO NOT PAINT.
- 2) To replace rotted or damaged 1x6 or 1x8 roof plank is \$3.50 a board foot.

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By Laura DiPasquale, M-NCPPC at 4:09 pm, Oct 22, 2024

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Montgomery County
Historic Preservation Commission


INITIALS: _____

PROPOSAL CONTINUED

Installation:

- 1) Please protect your belonging in the attic area. Also when replacing a roof there are items that need to be removed from the roof area. The homeowner is responsible for reattaching these items, such as Satellite Dish, antennas,...ect. LA3 Improvements is not responsible for any and all damage that may occur inside the home(Nail pops, drywall cracks, items that may fall of the walls)

Total price includes Labor, supplies, removal of all old debris, and a 10 year warrantee on all workmanship

Landmark Check Price: \$8,478.00 _____ **Good**

Color: _____

Landmark PRO Check Price: \$8,755.00 _____ **Better**

Color: _____

This work has an estimated start to finish time of 1-3 days if weather permits

INITIALS: _____

Page Four
7408 Carroll Ave.
October 15, 2024

PAYMENT

Payment is as follows unless previously determined by LA3 Improvements.

***One third (1/3) deposit is due when the contract is ratified.**

***The balance is due upon completion of work.**

***If payment has not been received within 15 days it shall begin to accruing interest on the 16th day at the rate of 2% per month. LA3 Improvements may file a mechanic's lien against the property, which shall remain in effect until such a time as a full payment, plus interest and any costs associated with filing and removing the mechanic's lien are paid by the owner or builder.**

This Quote

This quote is good for 30 days from the date on the top left corner of every page. Due to the unstable market we have been getting price changes for the worst almost every week.

In the State of Maryland the Home Owner has a the right to rescind this contract within 5 Business Days after the date you sign and if the individual is 65 or older the period extends to 7 business days. The Resident must contact the contractor in writing.

*****By signing, the client understands and will adhere to all parts of this contract.*****

Contractor/ Home Owner Date

Contractor/ Home Owner Date

LA3 Improvements Representative Date