



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: February 4, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1102330 – Roof Replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by 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: Diane Bartz
Address: 7426 Buffalo Avenue, Takoma Park, MD 20912

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 Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1102330 at: 7426 Buffalo Ave, Takoma Park, MD

submitted on: 1/23/2025

has been reviewed and determined that the proposal fits into the following category/categories:

- | | |
|--|---|
| <input type="checkbox"/> Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance; | <input type="checkbox"/> 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; |
| <input type="checkbox"/> Installation of vents or venting pipes in locations not visible from the public right-of-way; | <input type="checkbox"/> 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; |
| <input type="checkbox"/> New gutters and downspouts; | <input type="checkbox"/> Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way; |
| <input type="checkbox"/> Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind; | <input type="checkbox"/> 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; |
| <input type="checkbox"/> Removal of accessory buildings that are not original to the site or non-historic construction; | <input type="checkbox"/> 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); |
| <input type="checkbox"/> 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; | <input type="checkbox"/> Installation of car charging stations in any location on a property or in the right-of-way; |
| <input type="checkbox"/> Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way; | Installation of satellite dishes; |
| <input checked="" type="checkbox"/> Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles; | <input type="checkbox"/> Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard. |
| <input type="checkbox"/> Installation of storm windows or doors that are compatible with the historic resource or district; | <input type="checkbox"/> 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; |
| <input type="checkbox"/> 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; | <input type="checkbox"/> Replacement tree required as a condition; and, |
| <input type="checkbox"/> Construction of fences that are compatible with the historic site or district in material, height, location, and design; | <input type="checkbox"/> 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. |
| <input type="checkbox"/> Fence is lower than 48" in front of rear wall plane; | |

e 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 Devon Murtha on 2/4/2025. The approval memo and stamped drawings follow.

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

Owner's mailing address
7426 Buffalo Avenue
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Julie Finegan
508 New York Avenue
Takoma Park, MD 20912

Mary Hennessey and Daniel Cunningham
7427 Buffalo Avenue
Takoma Park, MD 20912

Wil Brunner and Joyce Jewell
7424 Buffalo Avenue
Takoma Park, MD 20912

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

REVIEWED

By Devon.Murtha at 3:45 pm, Feb 04, 2025

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 shingles on my roof were 28 years old, at least, and deteriorated. I called a contractor and had the roof resingled. I bought 50-year shingles because I like the house. The moss is gone! The busted shingles are gone! The dark streaks are gone! There's tidy, new, neutral colored shingles on the roof!

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

Reshingle the roof — I have attached the contractor's estimate, which specifies exactly what materials were used.



REVIEWED

By Devon.Murtha at 3:45 pm, Feb 04, 2025

Work Item 1: reshingle the roof

Description of Current Condition:

Shingles were at least 28 years old, and were mossy and streaked. Some were busted.

Proposed Work:

Replace the shingles. Shingles chosen are neutral in color and hopefully will last 50 years.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

APPROVED
Montgomery County
Historic Preservation Commission

Karen B. Smith

REVIEWED

By Devon.Murtha at 3:45 pm, Feb 04, 2025

HISTORIC AREA WORK PERMIT 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	*	*	*	*	*		*



REVIEWED
By Devon.Murtha at 3:45 pm, Feb 04, 2025



APPROVED
Montgomery County
Historic Preservation Commission
Karen Bullock

REVIEWED
By Devon Murtha at 3:45 pm, Feb 04, 2025



Roofing Cost Worksheet

REVIEWED

By Devon.Murtha at 3:45 pm, Feb 04, 2025

www.crystalexteriors.com
jason.lim@crystalexteriors.com

edgar.li@crystalexteriors.com

Voice and Text: 301.681.8186

Diane Bartz - Main House

7476

742 9/3/2024

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buntz

	Qty	Materials	Labor Cost	Total
Roof Cement (Per Tube)	17	\$159.60		\$2,713.20
Ceramic Tiles (Per 100 sq. ft.)	4	\$119.84		\$479.36
Roof Cement (Per Tube)	2	\$127.33		\$254.66
Ceramic Tiles (Per 100 sq. ft.)	2	\$108.33		\$216.66
Ridge Cap (Per 100 sq. ft.)	9	\$17.23	\$13.50	\$276.61
Steep Pitch Nail (Per 100 sq. ft.)	72	\$1.50	\$1.35	\$205.06
Waterproofing (Per 100 sq. ft.)	40	\$1.50	\$1.35	\$113.92
Gutter Drip Edge (Per 10') C4-1/2	26	\$8.25	\$10.13	\$477.65
Coiled Gun Nail (Per 15 SQ Box)	1	\$76.40		\$76.40
Certainteed SwiftStart Starter (Per 110' BDL)	3	\$82.89		\$248.68
Roof Cement (Per Tube)	5	\$8.74		\$43.68
Pipe Collar (Each)				
Ultimate Pipe Flashing (1.5" & 2")	2	\$68.91	\$10.13	\$158.07
Ultimate Pipe Flashing (3" & 4")	1	\$86.88	\$10.13	\$97.01
Installation on Roof Slope (Per SQ)				
Up to 7/12 pitch	7		\$148.50	\$1,039.50
13/12 Super Steep pitch	10		\$195.75	\$1,957.50
Tear Off # of Existing Layers (Per SQ)				
1	17		\$0.00	\$0.00
Chimney Flashing (Each)				
4 Sides - Through	1		\$162.00	\$162.00
Dormer (Each)	2		\$67.50	\$135.00
Dump Fee (Per 10SQ)	2		\$202.50	\$405.00
Shingle Carry to Roof (Per SQ)	17		\$20.25	\$344.25
Clean Up	2		\$202.50	\$405.00
	Mat'l Cost:	\$4,794.62	Total Job Cost:	\$9,809.20

Total job cost with cash/check discount (5%)

\$9,318.74

****Excludes Rear Dormer roof and skylight**

Remove each additional layer of shingle will cost \$ 50.00 per Sq. extra to contracted price. (1 Sq. = 100 sq.ft.)

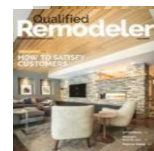
If roof deck is 3/8" plywood, it will need to be bring up to the code by replacing them with 1/2" CDX plywood.

10 Years Workmanship Warranty

Wood replacement: 4' x 8' plywood \$95.00 per each sheet

(Additional to contract) 1 x 6 \$75.00 per each 10' board

Price Quote Good for 30 Days



[Watch one of our roofing project video here.](#)

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