



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

Date: May 28, 2026

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 #1157176 – Hardscape alterations, retaining wall construction,
and 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** at the May 27, 2026 HPC meeting.

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: Hunter Smith and Zorka Milin (Eric Saul, Architect)
Address: 512 Tulip 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.



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

Existing duplex in the Takoma Park Historic District. Has an existing gravel/dirt driveway with a brick retaining wall that was removed to replace a sewer pipe. Metal roof with existing wood windows.

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

Proposed is a new retaining wall to widen the existing narrow driveway. At the rear of the driveway, a concrete parking pad is proposed in lieu of the existing gravel. A new metal roof is proposed to replace the current one that is in need of major repair. Existing windows to be repaired as necessary, including sanding, painting, and reglazing broken ones.



REVIEWED
By Devon.Murtha at 9:52 am, May 28, 2026

Work Item 1: Driveway and Retaining Wall

Description of Current Condition:

9 foot wide gravel driveway with a removed brick retaining wall from a sewer repair.

Proposed Work:

A new 8" conc masonry retaining wall (approx. 24" tall) parge and painted with a brick cap. New wall built 2 foot to the southeast to expand the driveway to 11' wide. A new concrete parking pad to replace the existing gravel at the end of the driveway.

Work Item 2: New Roof

Description of Current Condition:

Existing metal roof with 1 inch seams approx 15" apart.

Proposed Work:

New "colonial seam" metal roof with 15" wide panels per the attached specifications.

Work Item 3: Window REepair

Description of Current Condition:

Many unoperable and broken wood windows

Proposed Work:

Owner to hire a contractor to sand/paint/reglaze wood windows as necessary to match the existing style.



HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



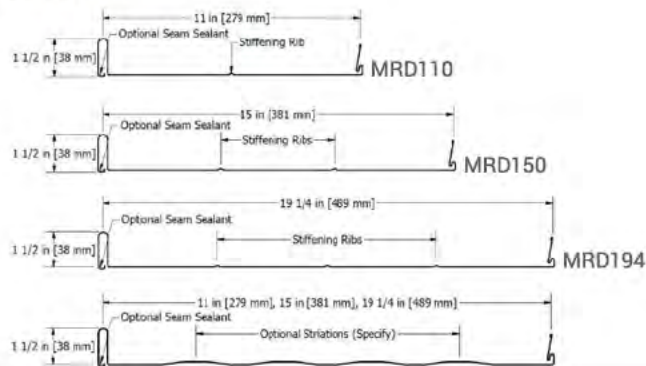
Stiffening Ribs



Without Ribs



Striations



DUTCH SEAM®

SKU: MRD110, MRD150, MRD194

MATERIAL

.032, .040 aluminum
24, 22* ga. metallic coated steel
24 ga. 55% Al-Zn alloy coated steel with acrylic coating
16, 20 oz. copper*
.8 mm zinc* (MRD110 only)

PANEL SPECS

Coverage: 11", 15", 19 1/4"
(stiffening ribs standard, specify without ribs or with striations)
Minimum Length: 2'-0"
Seam Height: 1 1/2"

AVAILABLE

Tapered

TEXTURE

Smooth or Stucco Embossed

MINIMUM SLOPE

2:12

www.atas.com/dutchseam

COLONIAL SEAM®

SKU: HCS120, HCS160, HCH110, HCH150

MATERIAL

.032 aluminum
24 ga. metallic coated steel

PANEL SPECS

Coverage: 11 3/8", 12 3/8", 15 3/8", 16 3/8" (plank ribs or striations optional)
Minimum Length: 2'-0"
Maximum Length: 20'-0" for aluminum, 25'-0" for steel
Seam Height: 1", 1 1/2"

AVAILABLE

Factory panel pre-notching available.
Contact ATAS for specifics.

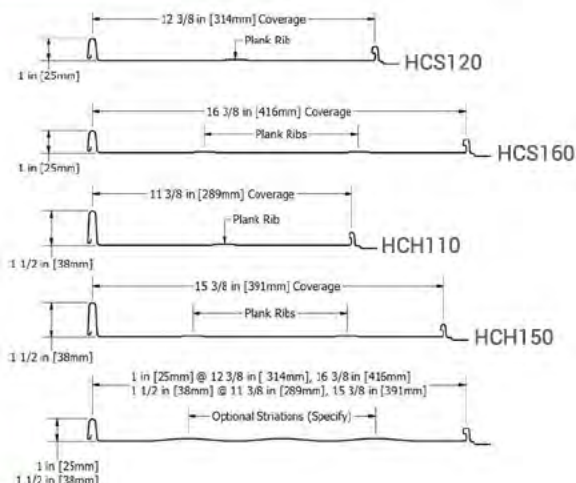
TEXTURE

Smooth or Stucco Embossed

MINIMUM SLOPE

3:12

www.atas.com/colonialseam



[REDACTED]

To: [Murtha, Devon](#)
Subject: 512 Tulip
Date: Tuesday, May 26, 2026 5:33:41 PM

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

Hi Devon,

Per our phone call, we are not doing a ridge cap on the standing seam roof. We are also doing a flat panel for the metal roofing.

Thanks,

Eric C. Saul, RA | Owner

[REDACTED]



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1. PRODUCT NAME

COLONIAL SEAM® PANEL

HCS120, HCS160, HCH110, HCH150

2. MANUFACTURER

ATAS INTERNATIONAL, INC.

Website: www.atas.com

Email: info@atas.com

Corporate Headquarters:

Allentown, PA 18106

Phone: (800) 468-1441

3. PRODUCT DESCRIPTION

Basic Uses:

Colonial Seam panels are used for roofing on both new construction and re-roof applications.

Composition and Materials:

Standard Offerings: Colonial Seam panels are roll-formed from .032 aluminum or 24 gauge metallic coated steel.

Sizes and Profiles:

Colonial Seam panels are 12 3/8" wide (HCS120), 16 3/8" wide (HCS160), 11 3/8" wide (HCH110), or 15 3/8" wide (HCH150). Panel lengths are cut to customer specifications, with a minimum of 2', maximum of 20'-0" for aluminum, 25'-0" for steel. Specify with or without plank ribs or striations.

Color and Finish:

A choice of over 40 stock colors is available in 70% PVDF finish (request color chart or chips). Texture may be smooth or stucco embossed.

4. TECHNICAL DATA

70% PVDF based finishes tested by paint supplier for:

- Dry Film Thickness: ASTM D 1005, ASTM D 1400, ASTM D 4138 or ASTM D 5796
- Specular Gloss: ASTM D 523
- Pencil Hardness: ASTM D 3363
- T-Bend Flexibility: ASTM D 4145
- Mandrel Bend Flexibility: ASTM D 522
- Impact Resistance: ASTM D 2794
- Adhesion: ASTM D 3359
- Water Immersion Resistance: ASTM D 870
- Abrasion Resistance: ASTM D 968
- Acid Resistance: ASTM D 1308
- Acid Rain Resistance (Kesternich): ASTM G 87 or DIN 50018
- Salt Spray: ASTM B 117
- Cyclic Salt Spray: ASTM D 5894
- Humidity Resistance: ASTM D 2247
- Accelerated Weathering: ASTM D 822 and ASTM G 155, ASTM G 151 or ASTM G 153

- Color Retention, Florida Exposure: ASTM D 2244
- Chalking Resistance – ASTM D 4214
- Cleveland Condensing Cabinet: ASTM D 4585
- Cure Test, MEK Resistance: ASTM D 5402
- Alkali Resistance, Sodium Hydroxide: ASTM D 1308, Procedure 7.2
- Organic coatings meet requirements of AAMA 2605 when applied to aluminum.

Panel testing/ratings:

- UL580 Class 90 (24-gauge only)
- Galvanized Steel: ASTM A 653
- 55% Al-Zn alloy coated Steel: ASTM A 792
- Aluminum: ASTM B 209
- Coil Coating: ASTM A 755

5. INSTALLATION

Colonial Seam is a standing seam panel with an integral seam designed for roof slopes 3:12 and greater. Installation details and hands-on training via seminars are available through ATAS. Visit www.atas.com for more information.

6. AVAILABILITY AND COST

Availability:

Colonial Seam panels are readily available through ATAS product distributors. A complete line of related components and trim accessories is available to complete the roof system. Flat sheet and/or coil stock in matching color is also available for fabrication of related accessories by the installing contractor.

Cost:

Contact ATAS product distributors for current pricing.

7. WARRANTY

Products coated with a fluoropolymer, 70% PVDF finish carry a limited warranty against chalking and fading.

8. MAINTENANCE

Colonial Seam panels require minimal maintenance. Surface residue is easily removed by conventional cleaning methods. For painted products, minor scratches should be touched up with matching paint, available from the manufacturer.

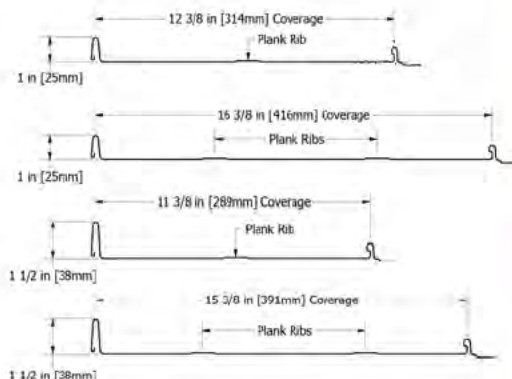
9. TECHNICAL SERVICES

Complete technical information and literature are available at www.atas.com. ATAS will assist with design ideas and shop drawings.

10. FILING SYSTEM

- www.atas.com
- Additional product information is available from the manufacturer upon request.

ATAS International, Inc., has the ability to customize panels per specific projects. Please contact the factory to discuss options for your project.



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