



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

June 12, 2026

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 #1160000– 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: Kent McCullough; Derrick Sieber (Agent)
Address: 7420 Cedar 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 D. Paquale on _____. 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
Kent McCullough
7420 Cedar Avenue
Takoma Park, MD 20912

Owner's Agent's mailing address
Shanco Roofing
7404 Lindbergh Drive
Suite G
Gaithersburg, MD 20879

Adjacent and confronting Property Owners mailing addresses

202 Philadelphia Avenue
Takoma Park, MD 20912

7418 Cedar Avenue
Takoma Park, MD 20912

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

1.5 story 1920s sears kit house, olive with red trim. fenced in yard with 3 large trees and lush landscaping. 2-car garage in back; driveways on both Cedar and Philadelphia Ave. House has 3 skylights and a medium gray asphalt single roof and a brick chimney.

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

Full roof replacement to the existing roof shingles using GAF Timberline UHDZ architectural shingles in the same style, profile, and color as the existing roof shingles.

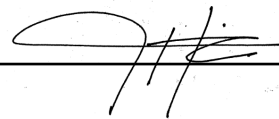
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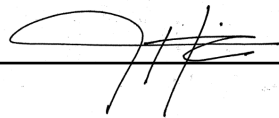
By Laura DiPasquale at 2:36 pm, Jun 12, 2026

APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to be 'JH', is written over a horizontal line.

Work Item 1: <u>Full Roof Replacement</u>	
Description of Current Condition: The home is a 1.5 story 1920s sears kit house, olive with red trim. It has a fenced in yard with 3 large trees and lush landscaping. It has a 2-car garage in the back; driveways on both Cedar and Philadelphia Ave. The house has 3 skylights and a medium gray asphalt single roof and a brick chimney.	Proposed Work: The total scope of work is a full roof replacement to the existing roof shingles using GAF Timberline UHDZ architectural shingles in the same style, profile, and color as the existing roof shingles.
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
REVIEWED By Laura DiPasquale at 2:36 pm, Jun 12, 2026	APPROVED Montgomery County Historic Preservation Commission 
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

Replace existing roof

7420

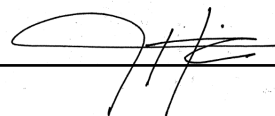
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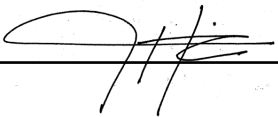
A handwritten signature in black ink, consisting of a stylized 'J' followed by a series of loops and a final vertical stroke.



2025-10-16



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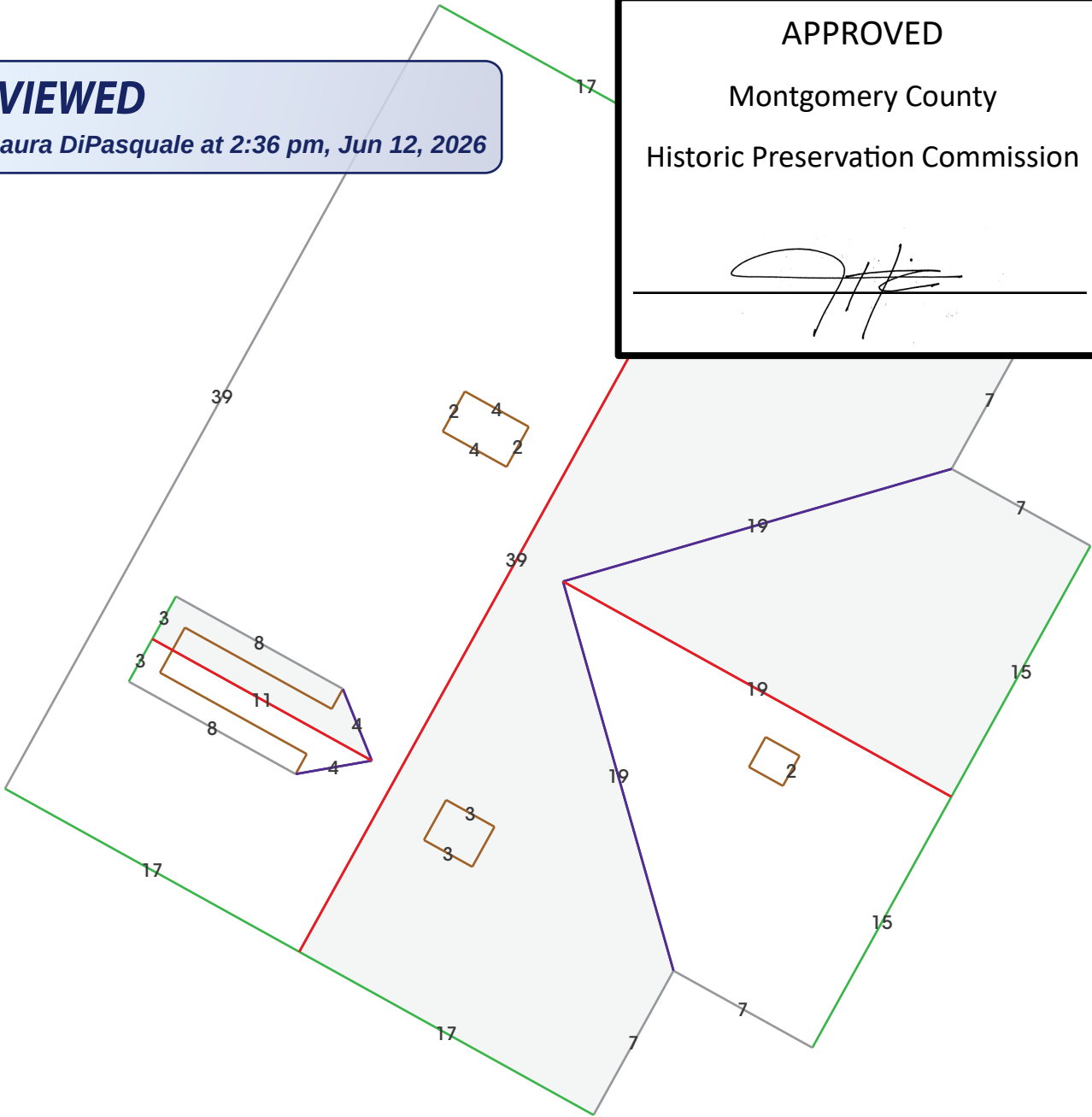
Flash	Step	Drip
16	34	188

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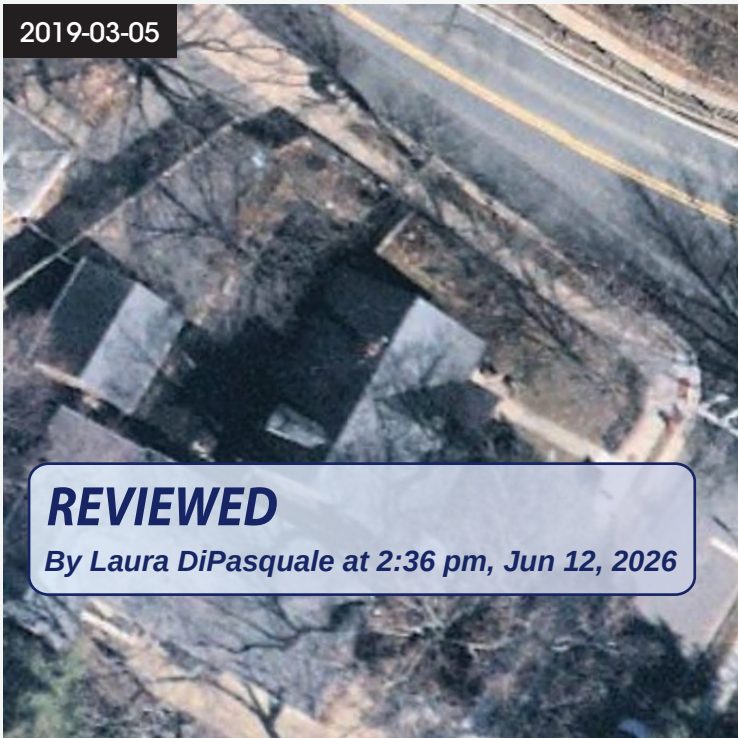
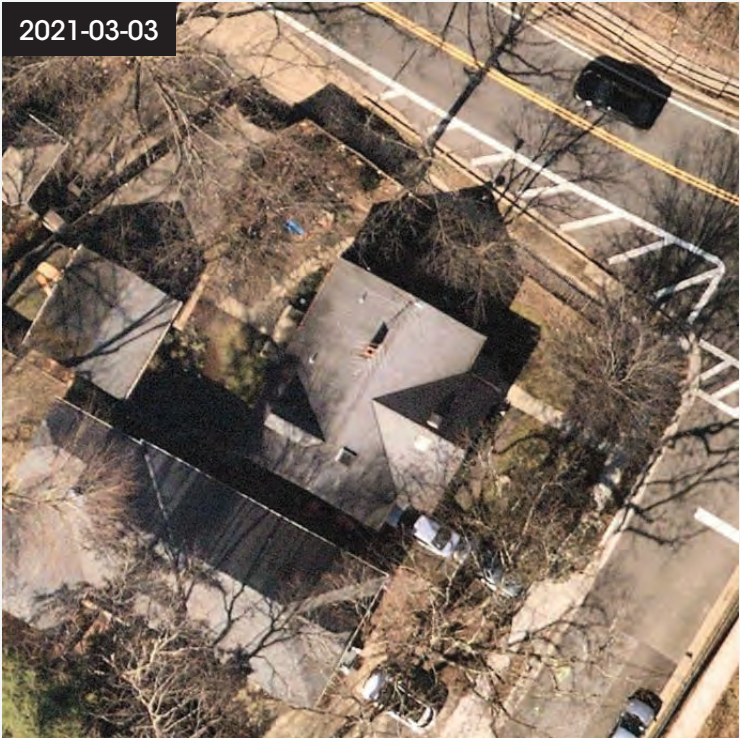
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Eave	Rake	Ridge	Valley
84	104	69	46

Lengths in feet



**Built without
compromise**

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High Definition® — Weathered Wood

NEW Bold Definition — Sierra Sand

Timberline HDZ® Shingles deliver unrivaled beauty with High Definition® and Bold Definition color collections

Gain the trust your business deserves with Timberline HDZ® Shingles, offering industry-first technologies and powerful warranties.* Plus, build your business with two distinct color collections designed to appeal to even more homeowners, elevating the roof's aesthetic while delivering peace of mind.

Visit gaf.com/HDZ to learn more about our #1-selling shingle

A **stan̂dard** INDUSTRIES COMPANY

* See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

We protect what matters most™

GAF



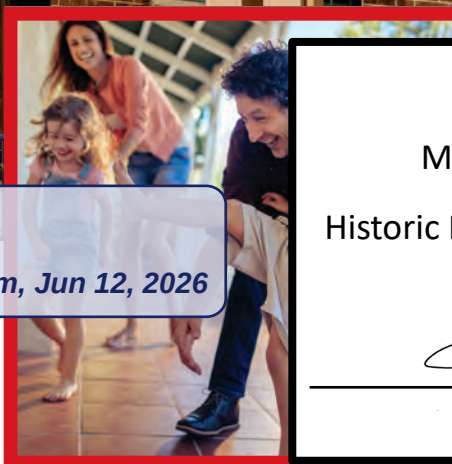
TimberlineUHDZ[®]

Ultra High Definition[®] Shingles



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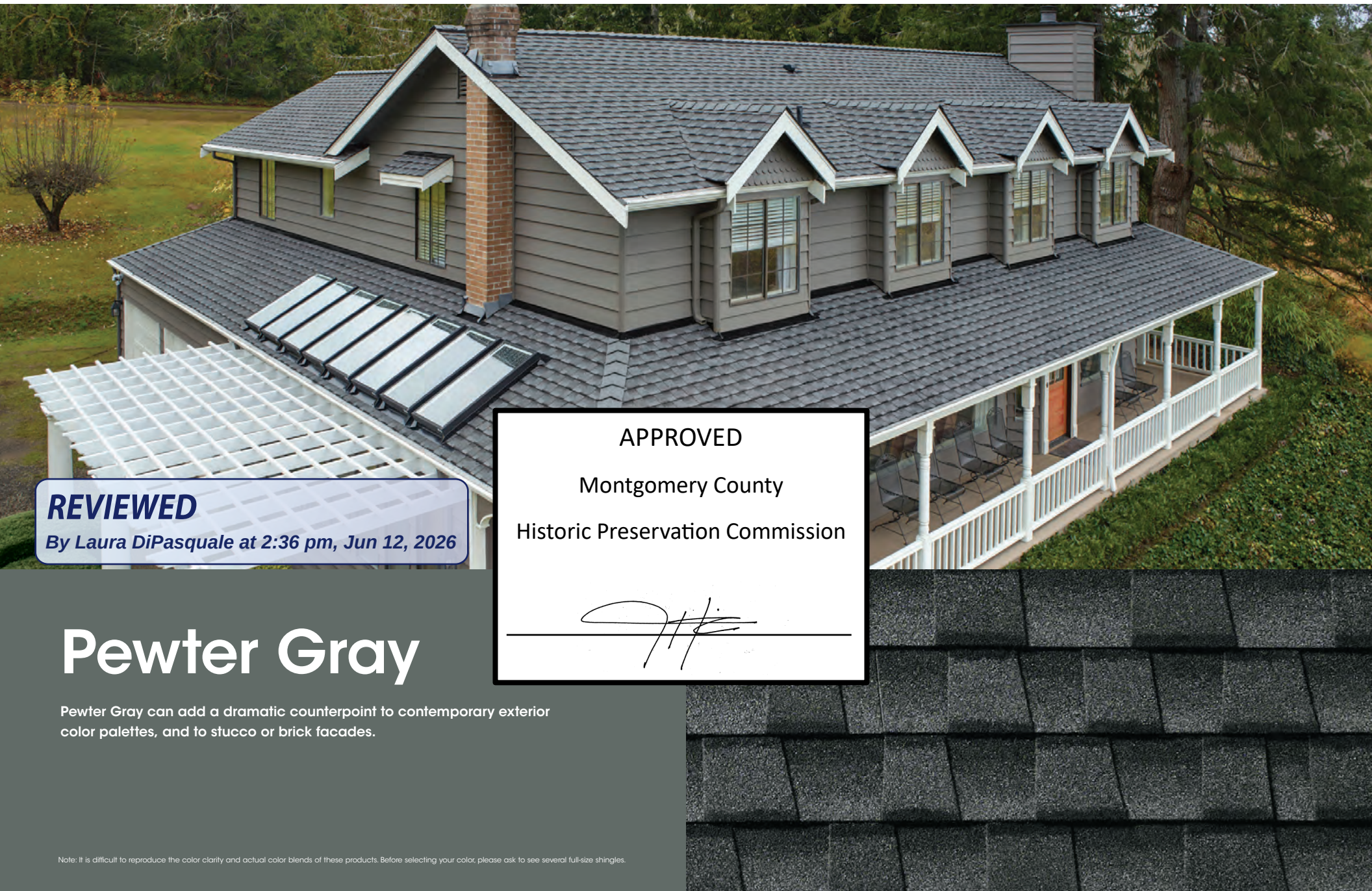
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Millions of families have found shelter under a beautiful, durable, Timberline[®] roof. Timberline UHDZ[®] shingles offer a combination of beauty and benefits that goes beyond any other Timberline[®] shingles.

We protect what matters most[™]





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Pewter Gray

Pewter Gray can add a dramatic counterpoint to contemporary exterior color palettes, and to stucco or brick facades.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



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Charcoal

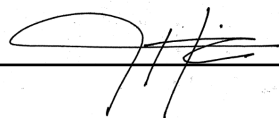
Charcoal is the most neutral of shades and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

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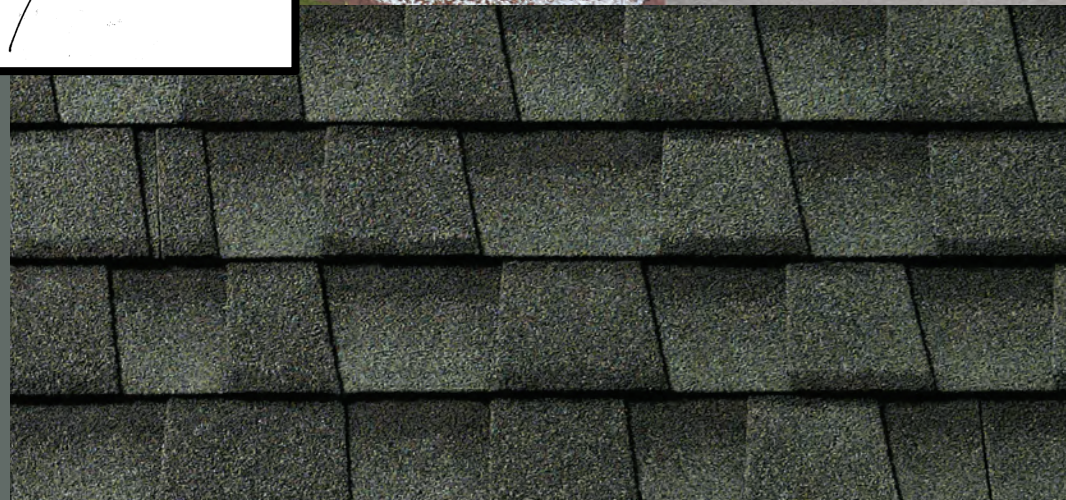
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Slate

A cool gray with a beautiful green undertone, Slate coordinates well with both grays and greens, as well as with white, cream, and ivory exteriors.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





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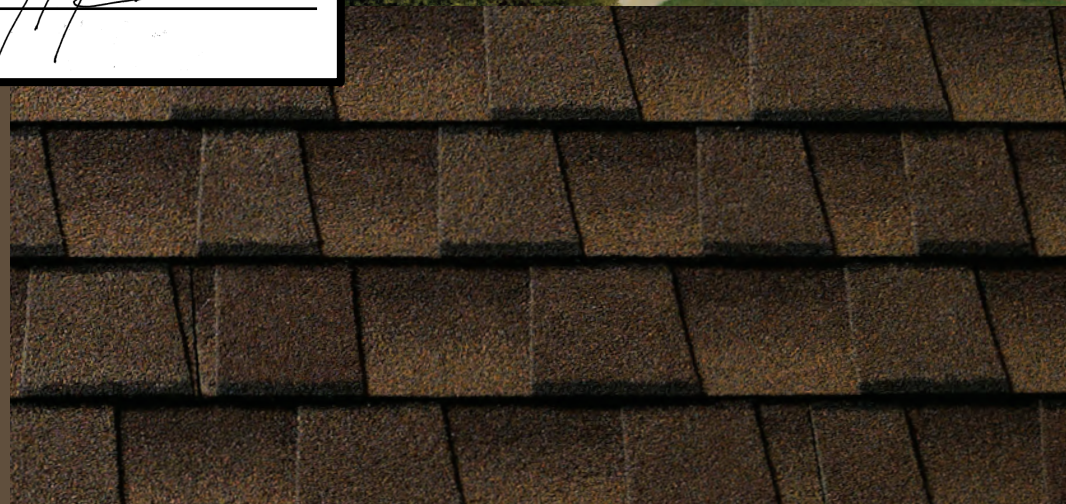
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Barkwood

The neutral brown Barkwood emulates wood and coordinates well with warm colors like beige, taupe, cream, gold, and yellow.

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Weathered Wood

The perfect neutral color, Weathered Wood complements a broad range of hues and works well with sage, cream, ivory, and beige.

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It's a system, built to protect

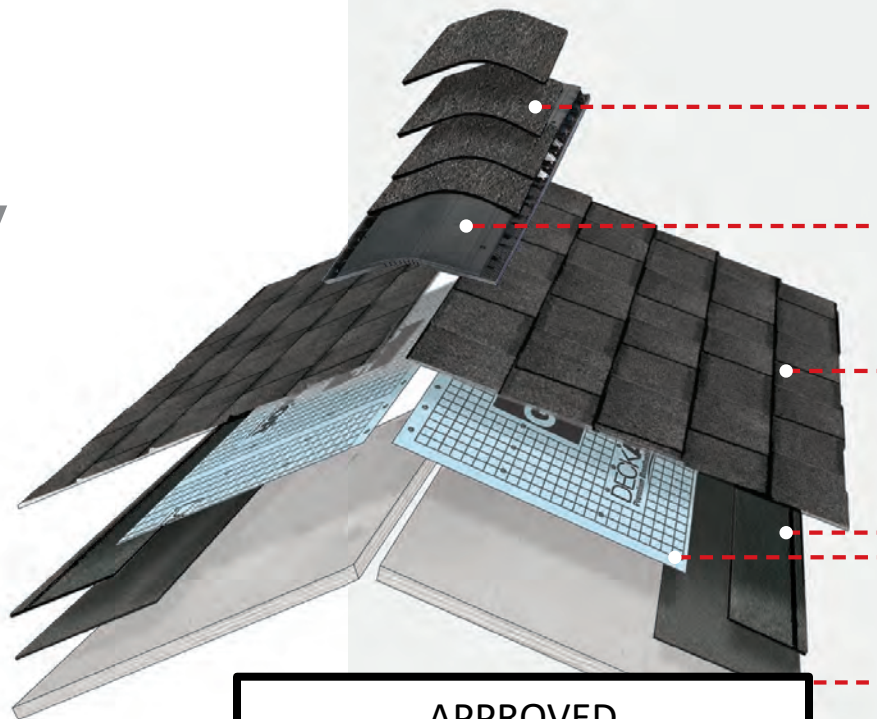
A Timberline UHDZ® roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline UHDZ® shingles eligible for the WindProven™ Limited Wind Warranty.¹

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Visit gaf.com/LRS for qualifying GAF products.

By Laura DiPasquale at 2:36 pm, Jun 12, 2026



The GAF Lifetime® Roofing System



Ridge Cap Shingles
Helps defend against leaks at the hips and ridges



Attic Ventilation
Helps reduce attic moisture and heat



Lifetime Shingles¹
Helps beautify and protect for years to come



Starter Strip Shingles
Helps guard against shingle blow-offs



Roof Deck Protection
Helps shield the roof deck from moisture infiltration



Leak Barrier
Helps prevent leaks caused by wind-driven rain and ice dams

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on-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF certified contractor² about enhanced GAF warranties.



provided and means as long as the original individual owner(s) of a single- (s)) owns the property where the qualifying GAF products are installed. applicable. Lifetime coverage on shingles requires the use of GAF Lifetime and Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the GAF Roofing System Limited Warranty for complete coverage and restrictions. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty. Visit gaf.com/LRS for qualifying GAF products.

¹ 15-year WindProven™ Limited Wind Warranty on Timberline UHDZ® shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

² Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the Contractor Terms of Use. Visit gaf.com/gaf-contractor-terms-of-use for details.