

37/3 7201 HOLLY Ave.
37/3-890



Montgomery County Government
MEMORANDUM

DATE: 6/19/89

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: Jared B. Cooper, Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 6/15/89 reviewed the attached application by Lewis Morris / Louise Jung for an Historic Area Work Permit. The application was:

Approved

Denied

With Conditions: _____

Attachments:

1. HAWP App.
2. Photos (existing roof condition)
3. Letter from applicant describing project
4. _____
5. _____

JBC:av

1199E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: May 24, 1989

CASE NUMBER: 37/3 - 890

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 7201 Holly Avenue

DISCUSSION:

Recently, the Commission approved revised plans for a two-story addition to the rear of 7201 Holly Avenue in the Takoma Park Atlas District. At that time, the applicant was aware of roof maintenance problems but had not made a decision to proceed. The applicant is now coming back with a proposal for a new roof and built-in guttering system. Since the proposed materials differ from the original, staff is bringing the matter before the Commission, although this item could easily fall into the "consent agenda" category.

STAFF RECOMMENDATION:

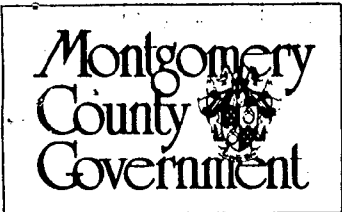
Staff does feel that, ideally, it would be desirable to replace the existing standing seam roof with like-kind, and has encouraged the applicant to do so. Staff does feel, however, that the proposal is sensitive, including a special effort to professionally rebuild the built-in gutters; and that, moreover, it does not constitute substantial alteration. The LAC has not reviewed the proposal, but has waived their role in this case. The applicant is not in town, and will not be present at the meeting.

ATTACHMENTS:

1. HAWP Application
2. Letter from Applicant
3. Contractor's Proposal
4. Photographs

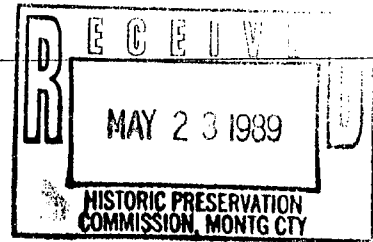
COMMISSION ACTION:

JBC:av
1155E



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Louise Jung/Lewis Morris TELEPHONE NO. 301-589-0374
(Contract/Purchaser) _____ (Include Area Code)

ADDRESS 7201 Holly Ave; Takoma Park, MD 20912
CITY STATE ZIP

CONTRACTOR Louise Jung/Lewis Morris TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY Keith James Hunter TELEPHONE NO. 202-543-6738
(Include Area Code)

REGISTRATION NUMBER R-7776

LOCATION OF BUILDING/PREMISE

House Number 7201 Street Holly Avenue

Town/City Takoma Park Election District 8th cong./20th legis.

Nearest Cross Street Tulip Avenue

Lot 2 Block 6 Subdivision B.F. Gilbert's Addition to Takoma Park

Plat Book B Folio Plat 24 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct Extend/Add Alter/Renovate Repair
Wreck/Raze Move Install Revocable Revision

Circle One: A/C Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other Roof & Gutters

1B. CONSTRUCTION COSTS ESTIMATE \$ \$10,000-\$15,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Washington Power

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
01 () WSSC 02 () Septic
03 () Other _____

2B. TYPE OF WATER SUPPLY
01 () WSSC 02 () Well
03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line _____

2. Entirely on land of owner _____

3. On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

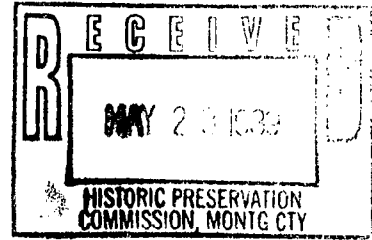
Louise Jung Signature of owner or authorized agent (agent must have signature notarized on back)

5/18/89 Date

May 22, 1989

Mr. Jarret Cooper
Historic Preservation Commission
51 Monroe Street
Suite 1001
Rockville, MD 20850

Re: 7201 Holly Avenue
Takoma Park, MD



Dear Mr. Cooper:

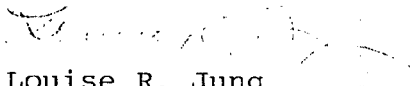
As we discussed by telephone several weeks ago, I have enclosed an application for a historic area work permit with respect to the roof on my house. I have also enclosed a letter and a work estimate from Wagner Roofing which describe the condition of the roof and the proposed scope of work.

At this time, we have not made a decision on the roof contractor; however, the work would be essentially as described in the Wagner proposal. If we decide to use tin for the built-in gutters and shed roof on the back of the house, we will use a slate gray shingle for the rest of the roofing. If we decide to use copper for the built-in gutters and shed roof, we will use a brown tone shingle for the rest of the roofing. If we decide to use copper for the built-in gutters and tin for the shed roof, we will use a slate gray shingle (since the copper color of the built-in gutters is not visible from the street).

As you can see from the enclosed pictures, the previous owner has made a number of attempts to repair the existing tin roof. Photos A, B, C show the damaged roof and eaves at the side of the house away from Tulip Avenue. Over the years, there has been severe leakage of water into the bedroom under this portion of the roof. That leakage continues today. Photo D shows the damaged roof at the rear of the home. Again, the previous owner made several attempts to repair this portion of the roof. There has also been water leakage into the bedroom under this portion of the roof. Photos E and F show the flaking and splitting of the tin roof at the standing seams. Photos G and H show the flaking and splitting of the tin roof on the flat surfaces of the tine. Several years ago, the entire tin roof was painted with some sort of fibrous paint; but, as you can see, the coating is not sealing all the cracks and has not ended the leakage problems.

I hope that I have provided you with sufficient information about the changes we propose to make. We will be out of town until June 5th. When we return, I will contact you to see what steps we must take next.

Sincerely,


Louise R. Jung
H: 589-0374

J. S. Wagner Company, Inc.

ESTABLISHED 1914

ROOFING • SHEET METAL CONTRACTORS

4909 - 46th AVENUE
HYATTSVILLE, MARYLAND 20781
927-9030

To Louis Morris
7201 Holly Avenue
Takoma Park, Maryland 20912

Date May 9, 1989

Re:

J. S. WAGNER COMPANY, INC., proposes to furnish all required insurances, permits, labor, material and equipment necessary to complete the following:

Remove roofing from all roof areas and haul resulting debris from premises.
Remove front and rear gutter and downspout from eaves and premises. All deteriorated sheathing and/or insulation to be replaced on a time and material basis in addition to contract price.
Install Class A Certainteed 25 year fiberglass self-sealing shingles over 15 pound felt underlayment.
Install new aluminum rubber tip flashings at all roof vents. We recommend installing W.R. GRACE COMPANY'S ICE AND WATERSHIELD at eaves, valleys and other vulnerable flashing points prior to reroofing. Also available in conjunction with above are snowguards, metal eave flashing and electric heat tape for gutters and spout.
() Please advise if estimate is desired.
Install shop made 16 ounce copper counter flashing, step flashing, wall apron and valley metal.
Install shop made 16 ounce copper secret gutters under 30 pound felt paper and ice and water shield.
Install a 16 ounce flat seam copper roof at second story rear flat roof over 15 pound felt and rosin paper underlayment. New roofing to include flashing of all curbs, parapets, and projections thru roof. Copper panels to be cleted 12 inches on center and locked to continuous clete at eaves.
M-5", 8" spike, on front porch and rear addition.
Install 3 x 4 downspouts aluminum to aluminum gutters and copper to copper gutters.

For Fifteen thousand three hundred seventy-four Dollars (\$ \$15,374.00),

TERMS OF PAYMENT: 1/3 WITH CONTRACT, MONTHLY LABOR AND MATERIAL REQUISITIONS
JN/am

In the event full payment is not received upon satisfactory completion of the work, the Purchaser agrees to pay any and all costs incurred by the Contractor, including reasonable attorney's fees, incidental to collection. The Purchaser further agrees to pay to the Contractor a carrying charge of 1½-percent per month of the unpaid balance. Repairs and/or replacement of wood sheathing, insulation, or structural members if not specified above to be accomplished on a time and material basis. This proposal is limited to 30 days acceptance from date hereof.

J. S. WAGNER COMPANY, INC.

Contract accepted this _____

By: _____

day of _____, 19____

OWNER/AGENT

Please Sign and Return One Copy.

MEMBER: NATIONAL ROOFING CONTRACTORS ASSOCIATION

7201 HOLLY AVENUE
TAKOMA PARK, MD



A. ROOF + HIDDEN GUTTER
ON SIDE OF HOUSE

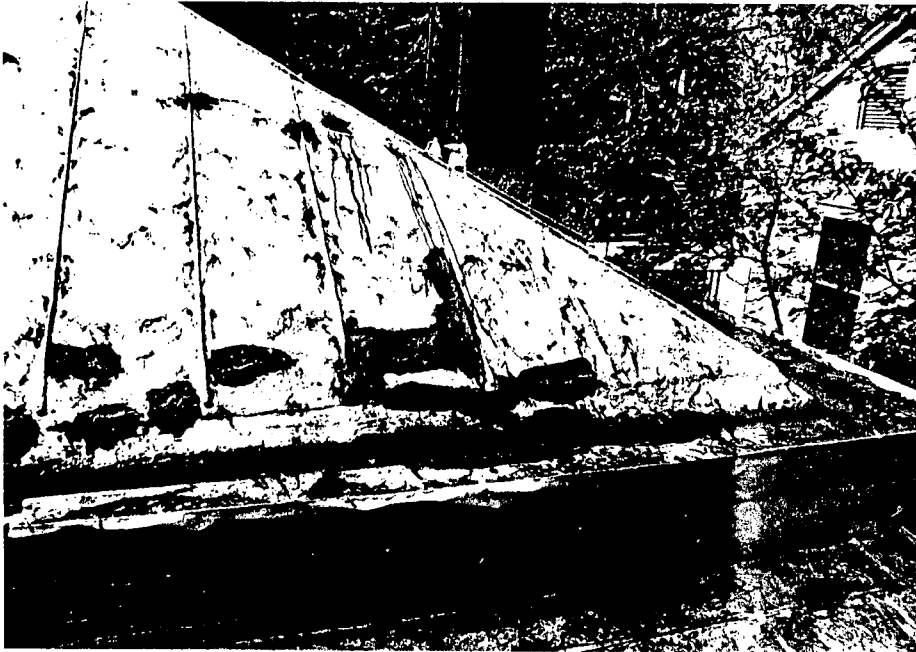


B. DAMAGE TO
EAVES UNDER
GUTTER SHOWN
ABOVE

TAKOMA PARK, MD

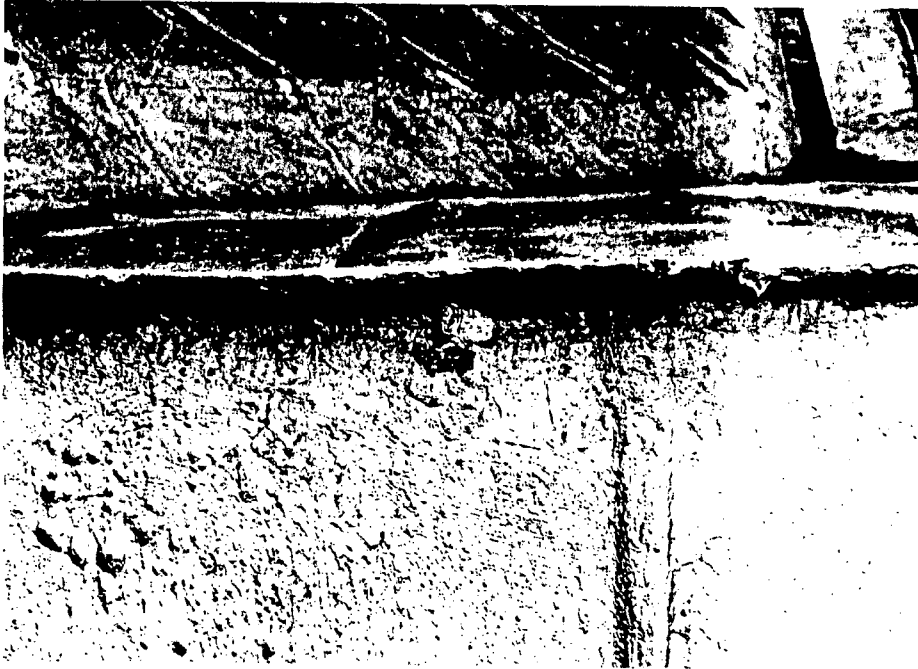


C. ROOF ON SIDE OF HOUSE - REPAIRS MADE BY PREVIOUS OWNER

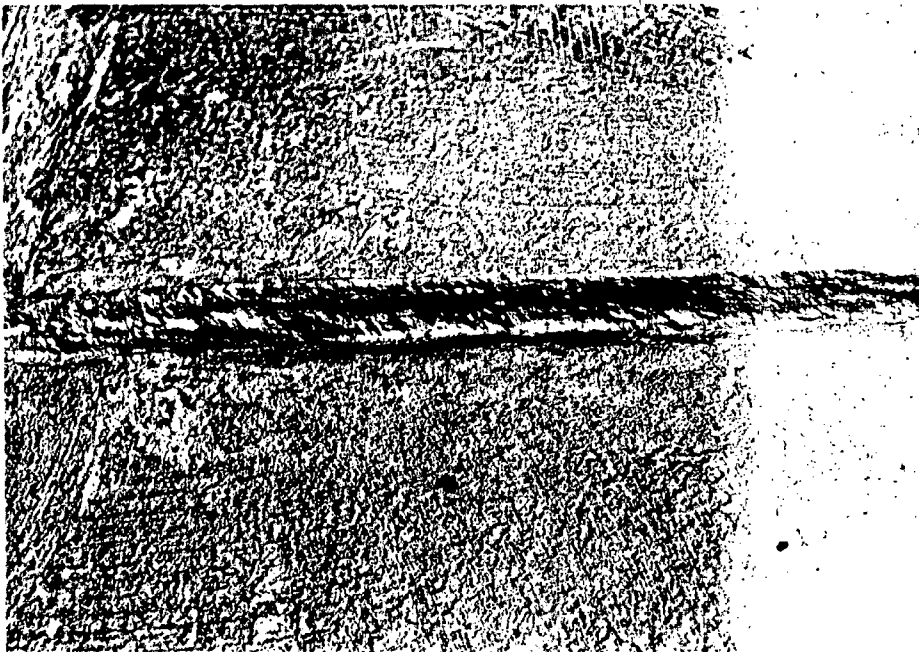


D. ROOF ON REAR OF HOUSE - REPAIRS MADE BY PREVIOUS OWNER

1201 HOLLY AVENUE
TAKOMA PARK, MD

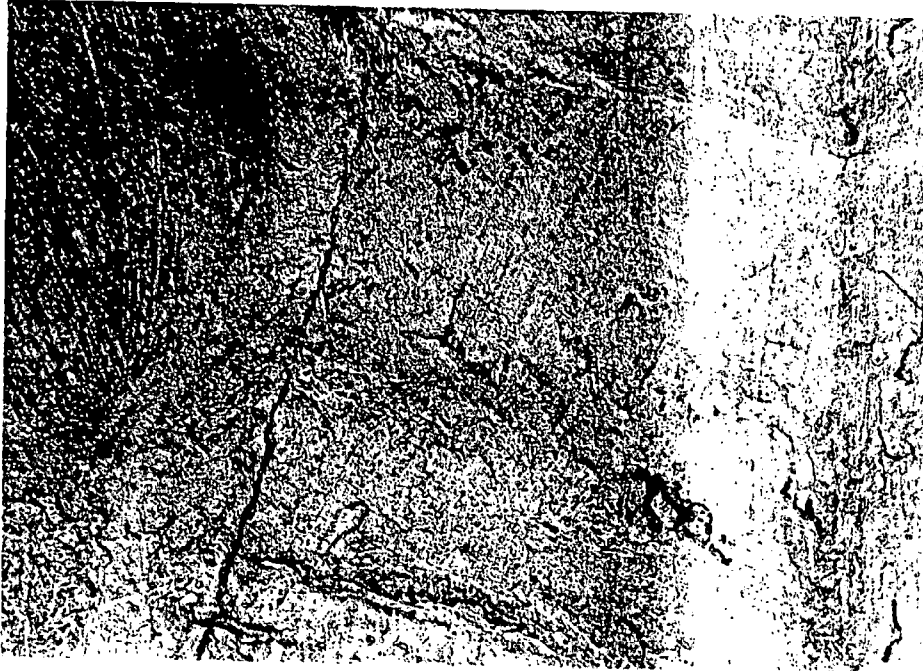


E. CLOSE UP OF
STANDING SEAM



F. CLOSE UP OF
STANDING SEAM

7201 HOLLY AVENUE
TAKOMA PARK, MD



G. CLOSE UP OF
TIN ROOF SURFACE



H. CLOSE UP OF
TIN ROOF SURFACE



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Louise Jung/Lewis Morris TELEPHONE NO. 301-589-0374
(Contract/Purchaser) (Include Area Code)

ADDRESS 7201 Holly Ave; Takoma Park, MD 20912

CONTRACTOR Louise Jung/Lewis Morris CITY STATE ZIP
TELEPHONE NO. _____

PLANS PREPARED BY Keith James Hunter CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 202-543-6738 (Include Area Code)

REGISTRATION NUMBER R-7776

LOCATION OF BUILDING/PREMISE

House Number 7201 Street Holly Avenue

Town/City Takoma Park Election District 8th cong./20th legis.

Nearest Cross Street Tulip Avenue

Lot 2 Block 6 Subdivision B.F. Gilbert's Addition to Takoma Park

Plat Book B Plat 24 Parcel _____
Liber _____ Folio _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
			Revision	Fence/Wall (complete Section 4)	Other	Roof & Gutters			

1B. CONSTRUCTION COSTS ESTIMATE \$ \$10,000-\$15,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT, SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Washington Power

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 () Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required)

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Louise Jung Signature of owner or authorized agent (agent must have signature notarized on back) Date 5/10/89

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 6/19/89

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION:

DESCRIPTION OF PROPOSED WORK (including composition, color, and texture of materials to be used.)

NAME OF PROPERTY OWNER: _____
 ADDRESS: _____
 CITY: _____ STATE: _____
 TELEPHONE NO.: _____
 CONTRACTOR REGISTRATION NUMBER: _____
 IT WAS PREPARED BY: _____
 (Name, Area Code)
 TELEPHONE NO.: _____
 CONTRACTOR REGISTRATION NUMBER: _____
 CITY: _____ STATE: _____

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

1. IS THIS PROPERTY A HISTORICAL SITE? _____
 2. INDICATE NAME OF ELECTRIC UTILITY COMPANY IF APPLICABLE: _____
 3. IS THIS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT NO. _____
 4. CONSTRUCTION COSTS ESTIMATE: \$ _____
 5. MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
 HISTORIC PRESERVATION COMMISSION
 100 MARYLAND AVENUE,
 ROCKVILLE, MARYLAND 20850

3A. TYPE OF SEWAGE DISPOSAL: _____
 3B. TYPE OF WATER SUPPLY: _____
 3C. TYPE OF WASTE: _____
 3D. TYPE OF OTHER: _____

4. IF THERE IS AN EXISTING FENCE OR RETAINING WALL, _____
 5. IF THERE IS AN EXISTING FENCE OR RETAINING WALL, _____
 6. IF THERE IS AN EXISTING FENCE OR RETAINING WALL, _____
 7. IF THERE IS AN EXISTING FENCE OR RETAINING WALL, _____
 8. IF THERE IS AN EXISTING FENCE OR RETAINING WALL, _____
 9. IF THERE IS AN EXISTING FENCE OR RETAINING WALL, _____
 10. IF THERE IS AN EXISTING FENCE OR RETAINING WALL, _____

APPROVED: _____
 DISAPPROVED: _____
 DATE: _____
 APPLICATION NUMBER: _____
 DATE ISSUED: _____
 BALANCE: _____
 PERMIT FEE: _____
 RECEIPT NO.: _____
 RECEIVED BY: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

7201 HOLLY AVENUE
TAKOMA PARK, MD



E. CLOSE UP OF
STANDING SEAM



F. CLOSE UP OF
STANDING SEAM

7201 HOLLY AVENUE
TAKOMA PARK, MD



G. CLOSE UP OF
TIN ROOF SURFACE



H. CLOSE UP OF
TIN ROOF SURFACE

J. S. Wagner Company, Inc.

ESTABLISHED 1914

ROOFING - SHEET METAL CONTRACTORS

4909-46th AVENUE
HYATTSVILLE, MARYLAND 20781
927-9030

May 9, 1989

Louis Morris
7201 Holly Avenue
Takoma Park, Maryland 20912

Dear Sir:

Due to the deteriorating condition of the existing tin roof and secret gutters, and the fact that one tin roof has already been replaced due to deterioration. It is my opinion that any replacement or repair to any portion of the existing roof or secret gutters should include the removal of the remaining tin roof and its replacement with a new roof system.

Very truly yours,

J.S. WAGNER COMPANY, INC.

Joseph Neri



JN/am

J. S. Wagner Company, Inc.

ESTABLISHED 1914

ROOFING • SHEET METAL CONTRACTORS

4909 - 46th AVENUE
HYATTSVILLE, MARYLAND 20781
927-9030

To Louis Morris
7201 Holly Avenue
Takoma Park, Maryland 20912

Date May 9, 1989

Re:

J. S. WAGNER COMPANY, INC., proposes to furnish all required insurances, permits, labor, material and equipment necessary to complete the following:

Remove roofing from all roof areas and haul resulting debris from premises.

Remove front and rear gutter and downspout from eaves and premises. All deteriorated sheathing and/or insulation to be replaced on a time and material basis in addition to contract price.

Install Class A Certainteed 25 year fiberglass self-sealing shingles over 15 pound felt underlayment.

Install new aluminum rubber tip flashings at all roof vents. We recommend installing W.R. GRACE COMPANY'S ICE AND WATERSHIELD at eaves, valleys and other vulnerable flashing points prior to reroofing. Also available in conjunction with above are snowguards, metal eave flashing and electric heat tape for gutters and spout.

() Please advise if estimate is desired.

Install shop made 16 ounce copper counter flashing, step flashing, wall apron and valley metal.

Install shop made 16 ounce copper secret gutters under 30 pound felt paper and ice and water shield.

Install a 16 ounce flat seam copper roof at second story rear flat roof over 15 pound felt and rosin paper underlayment. New roofing to include flashing of all curbs, parapets, and projections thru roof. Copper panels to be cleted 12 inches on center and locked to continuous clete at eaves.

M-5", 8" spike, on front porch and rear addition.

Install 3 x 4 downspouts aluminum to aluminum gutters and copper to copper gutters.

For Fifteen thousand three hundred seventy-four Dollars (\$ \$15,374.00).

TERMS OF PAYMENT: 1/3 WITH CONTRACT, MONTHLY LABOR AND MATERIAL REQUISITIONS
JN/am

In the event full payment is not received upon satisfactory completion of the work, the Purchaser agrees to pay any and all costs incurred by the Contractor, including reasonable attorney's fees, incidental to collection. The Purchaser further agrees to pay to the Contractor a carrying charge of 1½-percent per month of the unpaid balance. Repairs and/or replacement of wood sheathing, insulation, or structural members if not specified above to be accomplished on a time and material basis. This proposal is limited to 30 days acceptance from date hereof.

J. S. WAGNER COMPANY, INC.

Contract accepted this _____

By: _____

day of _____, 19____

OWNER/AGENT

Please Sign and Return One Copy.