

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7201 Maple Ave., Takoma Park	Meeting Date:	10/25/17
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	10/18/17
Review:	HAWP	Public Notice:	10/11/17
Case Number:	37/03-17RRR	Tax Credit:	Yes
Applicant:	Takoma Park Presbyterian Church	Staff:	Dan Bruechert
Proposal:	Roof Replacement		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding resource to the Takoma Park Historic District
 STYLE: Gothic Revival
 DATE: c.1923

PROPOSAL:

The applicants are proposing to replace two sections of flat roofs and flashing to the church building. One section will replace the membrane roof with a 60 mil EDM membrane and will replace the failing ceramic coping stones with metal flashing. The other section of roof will replace a section of membrane roof with a low-sloped metal roof. Neither roof is visible from the ground and the work will not change the appearance of the building.

STAFF RECOMMENDATION:

☒ **X** **Approval**
☐ Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

☒ 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

☒ 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

x 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Note: Same information
on attached printed
sheet.

Contact Email: klawson10@verizon.net Contact Person: Kurt Lawson
Daytime Phone No.: (202) 637-5660
Tax Account No.: 23-6393377 Church
Name of Property Owner: Takoma Park Presbyterian Daytime Phone No.: (301) 270-5550
Address: 310 Takoma Park Tulip 20912
Street Number City State Zip Code
Contractor: Ruff Roofing / Leska Restoration Phone No.: (410) 242-2400 /
Contractor Registration No.: MHIC # 89295 / MHIC # 86490 (240) 505-6652
Agent for Owner: Kurt Lawson Daytime Phone No.: (202) 637-5660

LOCATION OF BUILDING/PHENISE

House Number: 7201 Street: Maple Ave.
Town/City: Takoma Park Nearest Cross Street: Tulip Ave.
Lot: 36 Block: 3 Subdivision: 0025
Liber: n/a Folio: n/a Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: Roof

1B. Construction cost estimate: \$ 39,840 (Phase I); \$19,224 (Phase II)
1C. If this is a revision of a previously approved active permit, see Permit # n/a

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

3A. Height _____ feet _____ inches
3B. 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

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.

Kurt L.P. Lawson
Signature of owner or authorized agent

7/20/2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

814580

(7)

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

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The Takoma Park Presbyterian Church occupies the north-eastern corner of Maple and Tulip Avenues in the Takoma Park Historic District. There are three buildings on the church property: The Sanctuary is closest the corner and was finished in 1922. It is an outstanding contributing resource in the Historic District. It has a worship area on the upper floor and an assembly area and classrooms on the ground floor. It has stone walls and a sloped slate roof, with the exception of three small flat roofs over the main door, the surrounding stairwells and the choir loft. None of the flat roofs is visible from the street or the other properties. The Education Building is immediately north of the Sanctuary along Maple Avenue and was finished in 1950. It is an outstanding contributing resource in the Historic District because of its façade on Maple Avenue, which would not be affected by this work. It is connected physically to the Sanctuary and has three floors. The ground floor has classrooms which are used primarily by the Takoma Park Child Development Center (TPCDC). The upper floors have rooms which are used by the church for meetings and Sunday School and by community groups for meetings and other uses. The slightly older section, which faces Maple Avenue, has stone walls and a flat roof which is pierced by a clerestory and is covered by asphalt. Some of its parapets are capped by stone blocks, while some are capped by green-painted metal. The slightly newer section, which is farthest from Maple Avenue, has tan brick walls and a flat roof which is covered by a rubber membrane. Its parapets are capped by brick-like tan ceramic tile coping stones, which are about 5" thick. Neither of the flat roofs is visible from the street or other properties. The Fellowship Hall (also known as the Gym Building) is east of the Sanctuary along Tulip Avenue and was finished in 1962. It is connected to the Education Building by an open-air causeway. The ground floor has church offices, a large room which is used by the Boy Scouts and other community groups, and additional classrooms which are used primarily by the TPCDC. Above is a large gymnasium and a community kitchen. It has tan brick walls and a sloped asphalt shingle roof. The Sanctuary, Education Building, and Fellowship Hall form three sides of a playground along Tulip Avenue which is used by the TPCDC during the week and by the community on the weekends.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The church's roofs are all near the ends of their useful lives and are being replaced as money becomes available. The church replaced a portion of the Sanctuary's slate roof two years ago with identical slate tiles, and now has the funds to replace two of the flat roofs. The project would have two phases:

- (1) Phase I would involve replacing the rubber membrane roof on the slightly older section of the Education Building with 60 mil EPDM membrane, and replacing the ceramic tile coping stones on top of the parapets, which are cracking and permitting leaks into the walls of the building, with new Kynar pre-finished metal counter flashings of a similar color. (See sample photos on Page 12.) As noted above, the flat roof is completely invisible from the street or other properties. The flashing would be visible from some angles in the playground and surrounding properties (like the existing brick-like ceramic tiles) as a thin strip on top of the 40' walls of the Education Building. It is expected that this material would be more durable than the existing blocks.
- (2) Phase II would involve building, on top of the existing small flat roof over the choir loft, which is covered by a rubber membrane that is poorly installed and leaking, a small low-sloped roof covered by a 24 gauge pre-painted metal roof with a standing seam, of a color that best matches the grey, green and brown mix of slates on the main roof. It would join the existing sloped slate roof somewhat above where the existing flat roof joins it, and avoid the pooling of water that currently occurs on the flat roof. The new low-sloped roof also would have snow guards as the roof is also still directly over the walkway. It might be barely visible from some areas.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

SEE ATTACHED

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3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11"x17". Plans on 8 1/2"x11" paper are preferred.

a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, windows and door openings, and other fixed features of both the existing resource(s) and the proposed work.

NONE AVAILABLE; SEE ATTACHED BIRD'S EYE VIEW WITH EXPLANATION

b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relating to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

NONE AVAILABLE; SEE ATTACHED BIRD'S EYE VIEW WITH EXPLANATION

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

- (1) Phase I: Kynar pre-finished metal counter flashings of a color similar to tan ceramic blocks currently installed.
- (2) Phase II: 24 gauge pre-painted metal roof with a standing seam, of a color that best matches the grey, green and brown mix of slates on the main roof.

5. PHOTOGRAPHS

a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

SEE ATTACHED

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

n/a

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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

Owner's mailing address:

Takoma Park Presbyterian Church
310 Tulip Ave.
Takoma Park, MD 20912

Owner's Agent's mailing address:

Kurt Lawson
316 Tulip Ave.
Takoma Park, MD 20912

Adjacent and confronting Property Owners mailing addresses

Kelly Newman and John O'Connor
311 Tulip Ave.
Takoma Park, MD 20912

David and Judy Aaronson
312 Tulip Ave.
Takoma Park, MD 20912

Jennifer Saloma
7124 Maple Ave.
Takoma Park, MD 20912

Caroline and Thomas Alderson
7137 Maple Ave.
Takoma Park, MD 20912

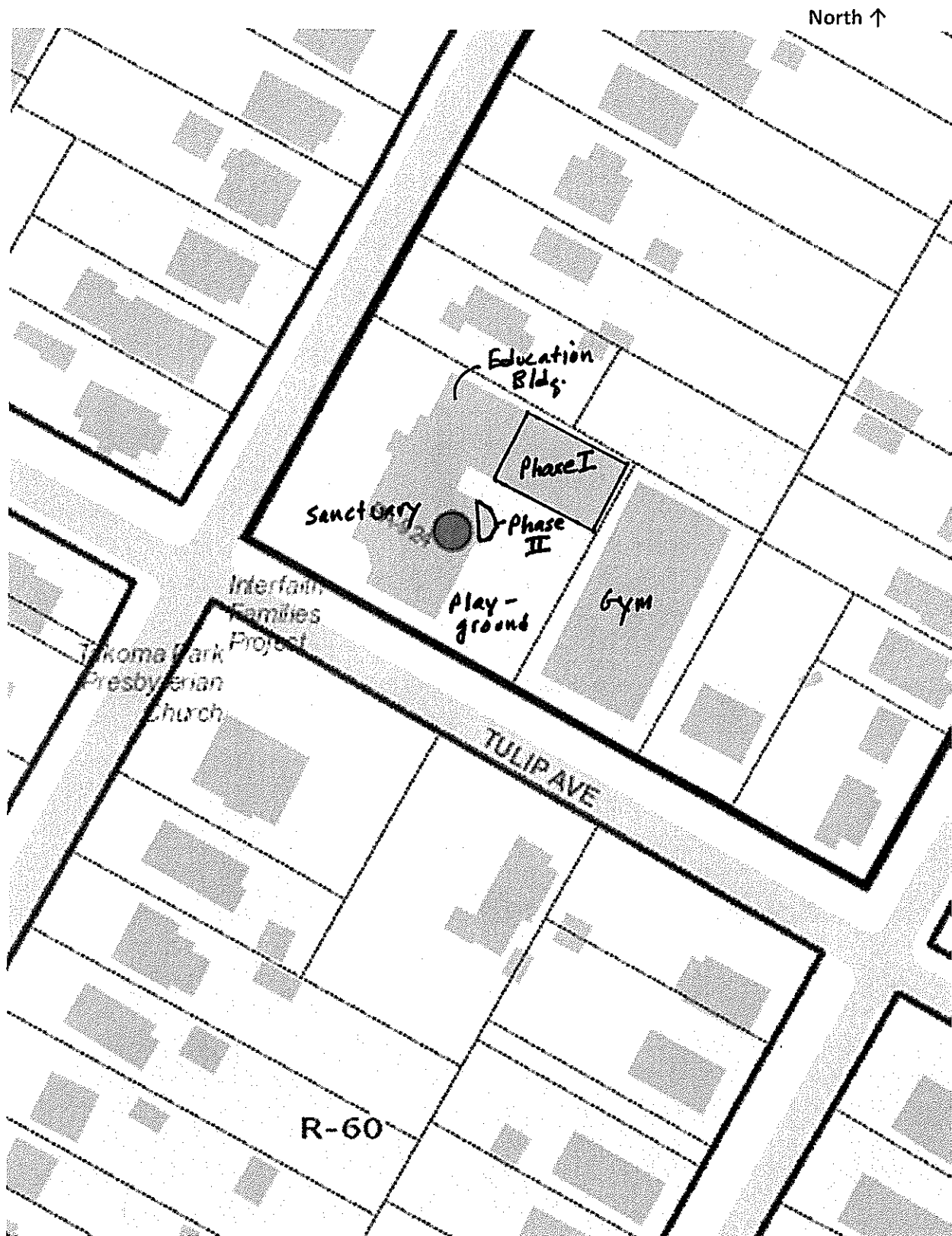
Benjamin Bederson and Allison Druin
7200 Maple Ave.
Takoma Park, MD 20912

Reed Thompson and Julia Sweig
7202 Maple Ave.
Takoma Park, MD 20912

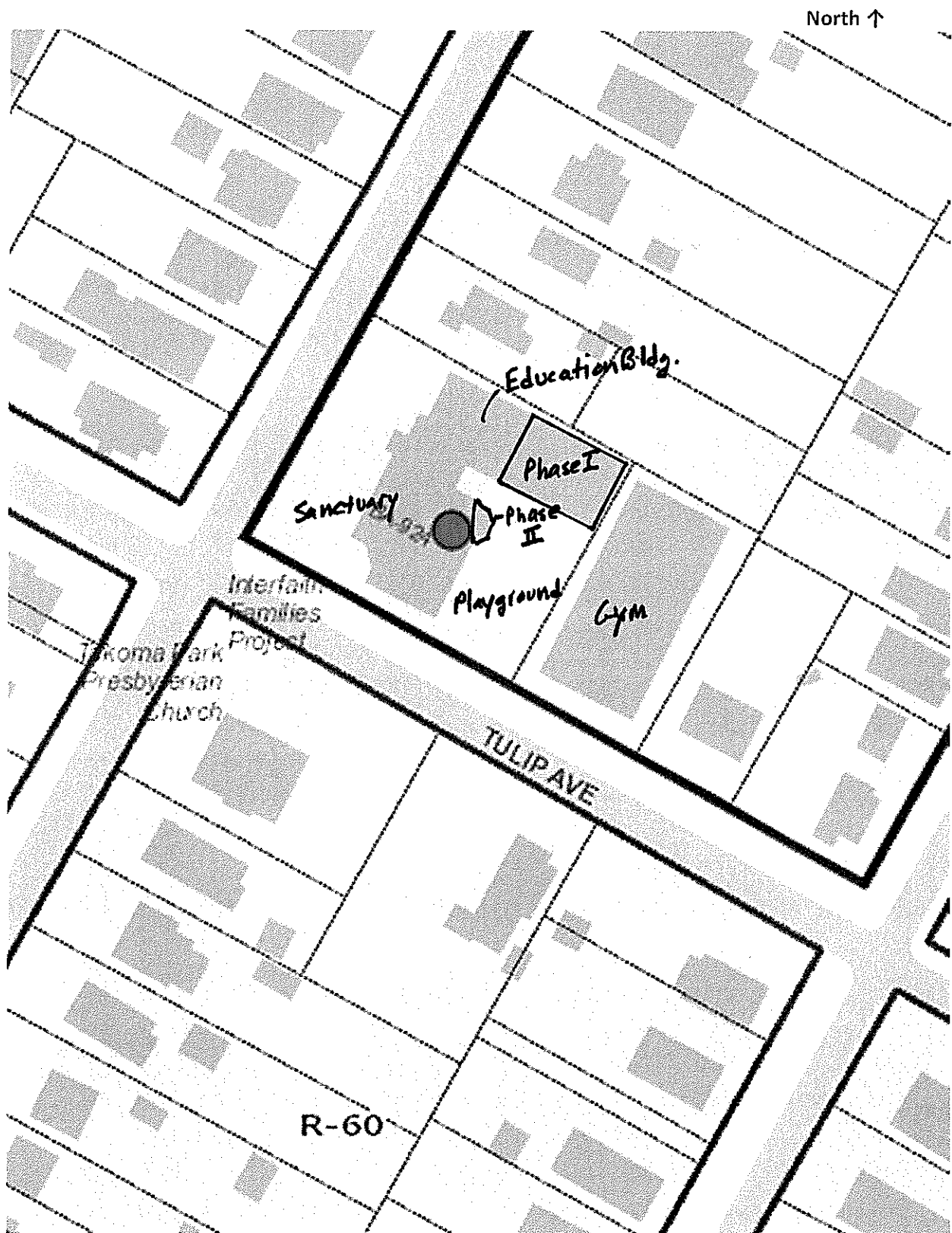
Paul Schwengels
7204 Maple Ave.
Takoma Park, MD 20912

Thomas and Mary Hanisco
7207 Maple Ave.
Takoma Park, MD 20912

Site Plan



Site Plan



Plans and Elevations

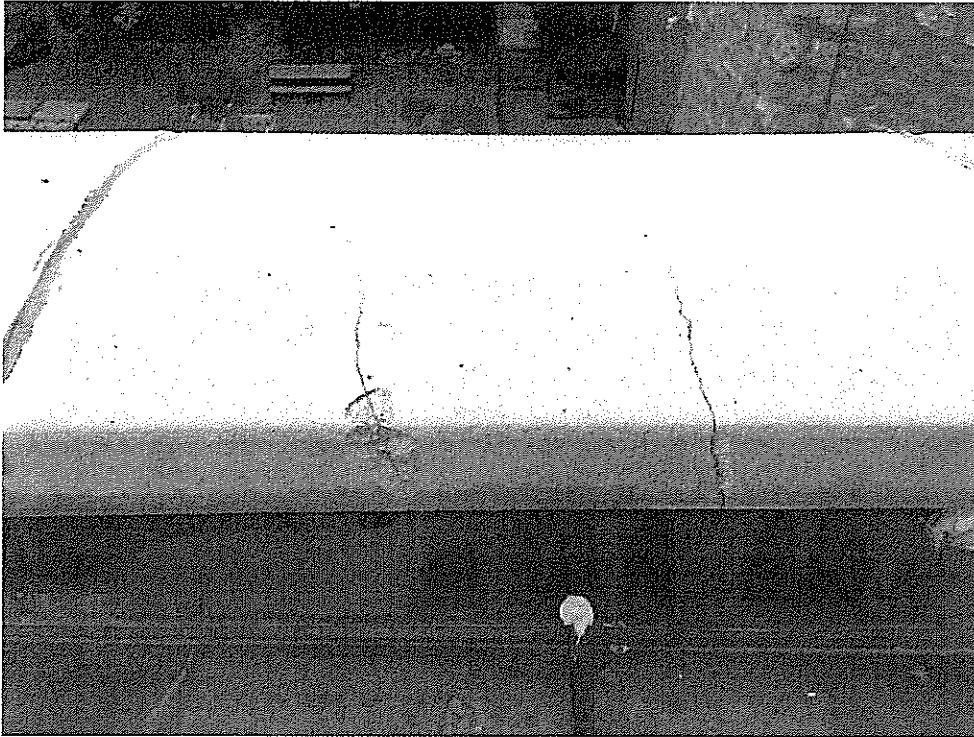


Plans and Elevations



Existing Property Condition Photographs (duplicate as needed)

Condition of ceramic tile coping stones:



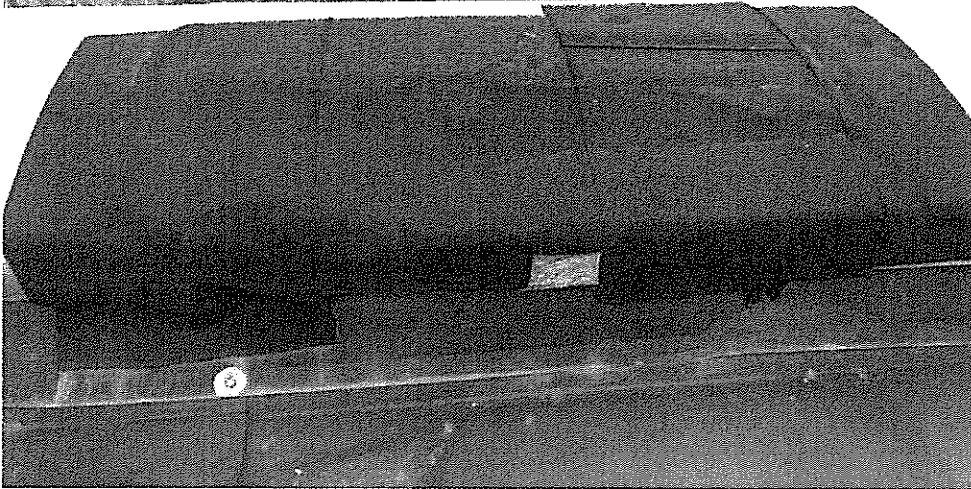
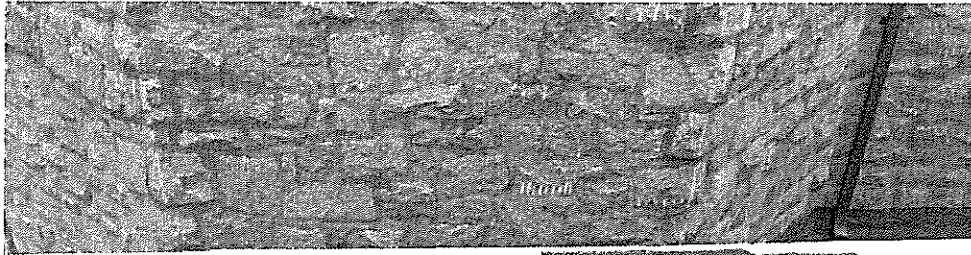
Same:



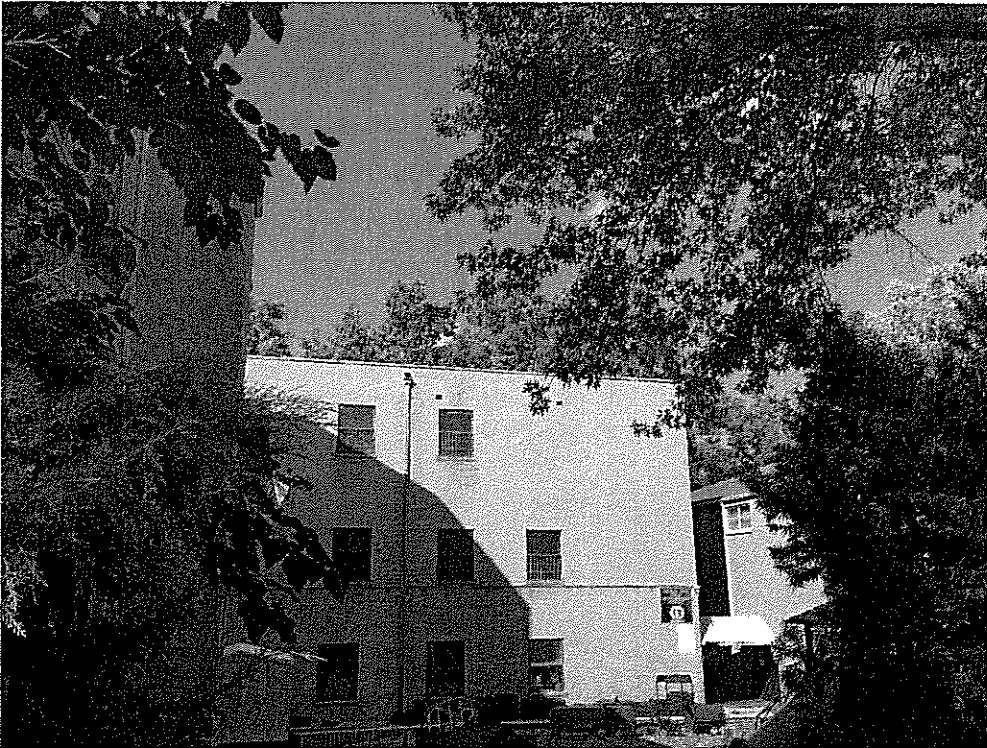
(11)

Existing Property Condition Photographs (duplicate as needed)

Same:



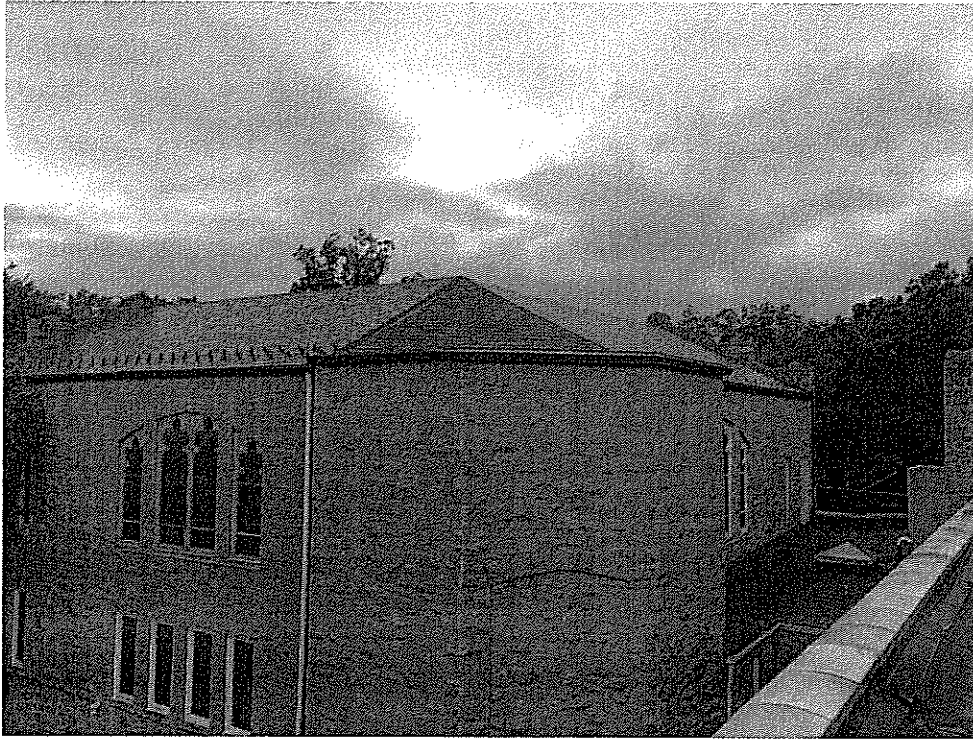
Portion of parapet visible from public areas (entrance to playground):



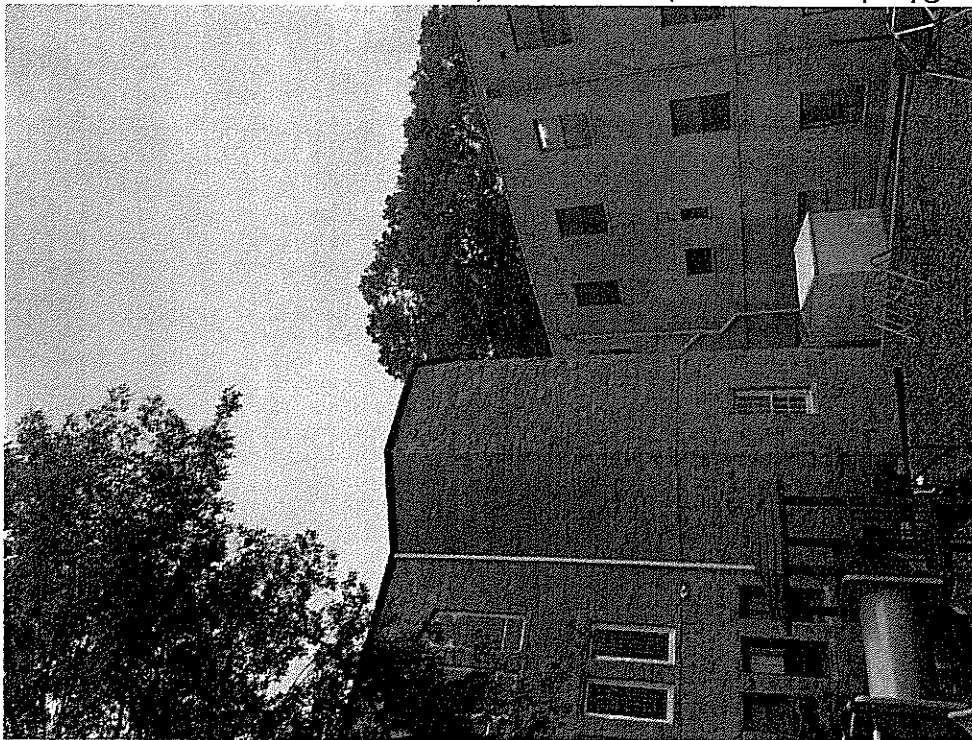
(12)

Existing Property Condition Photographs (duplicate as needed)

Flat roof over choir loft:



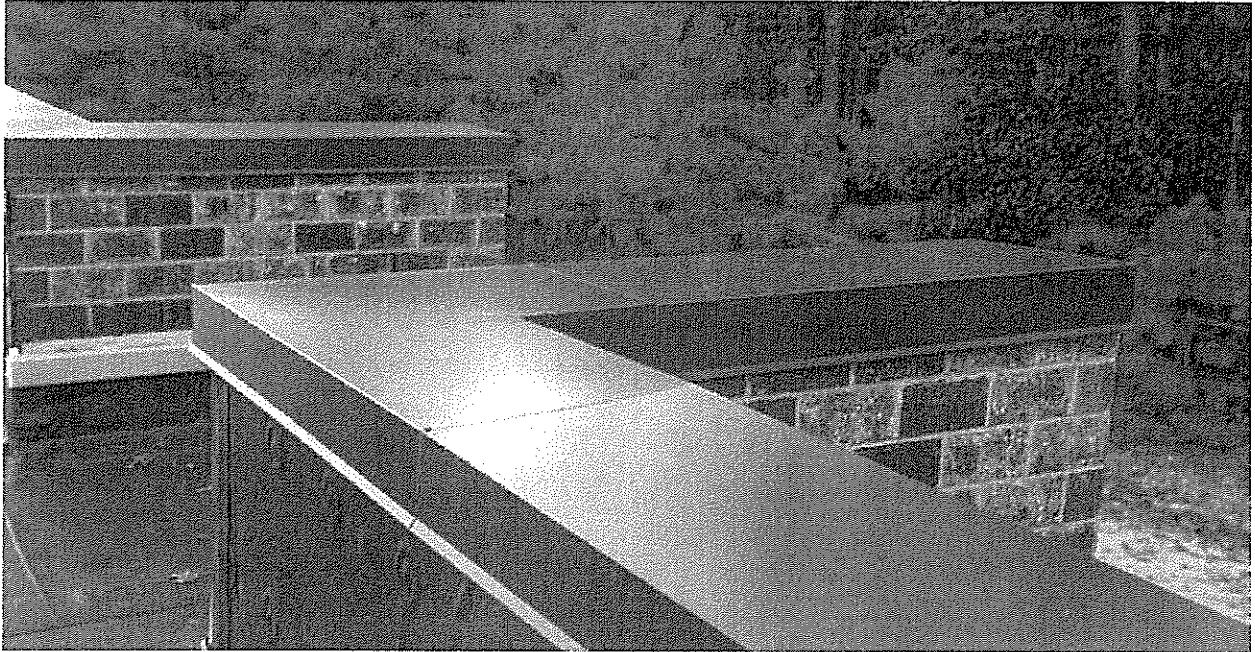
Portion of choir loft roof visible from public areas (entrance to playground):



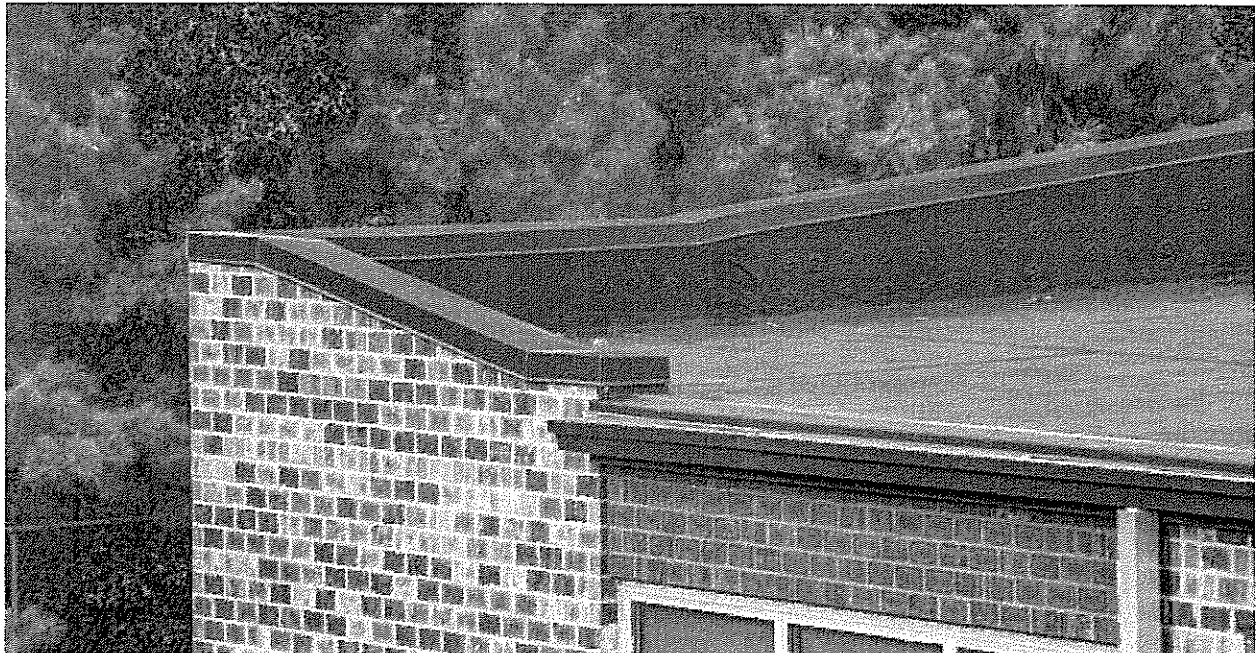
13

Existing Property Condition Photographs (duplicate as needed)

Proposed new material for parapets (choice of colors):



Same:



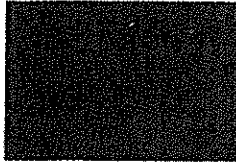
14

ARCHITECTURAL COLOR PALETTE

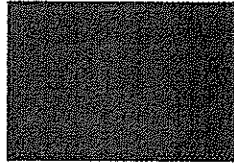
1420 Knecht Avenue • Baltimore, MD 21227
410-242-2400 • www.ruffroofers.com
info@ruffroofers.com



Core Colors



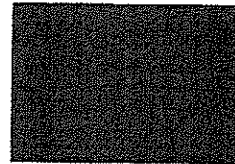
Colonial Red^{ΔΔ}
SR: .34 IE: .86 SRI: 35



Terra Cotta^{ΔΔ}
SR: .39 IE: .84 SRI: 41



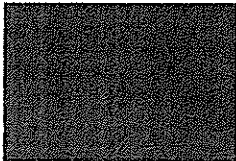
Banner Red^{ΔΔ}
SR: .42 IE: .84 SRI: 45



Brandywine^{*}
SR: .26 IE: .85 SRI: 24



Patina Green^{ΔΔ}
SR: .29 IE: .87 SRI: 29



Classic Green^{*}
SR: .26 IE: .84 SRI: 24



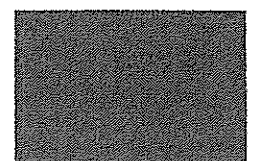
Hartford Green
SR: .10 IE: .82 SRI: 2



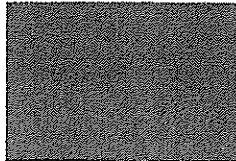
Regal Blue^{*}
SR: .28 IE: .86 SRI: 27



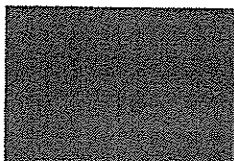
Slate Blue^{*}
SR: .26 IE: .85 SRI: 24



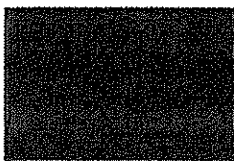
Stone Gray^{ΔΔ}
SR: .36 IE: .84 SRI: 37



Slate Gray^{ΔΔ}
SR: .37 IE: .86 SRI: 39



Charcoal^{ΔΔ}
SR: .32 IE: .85 SRI: 32



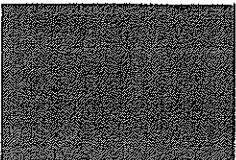
Matte Black^{*}
SR: .27 IE: .86 SRI: 26



Dark Bronze^{*}
SR: .26 IE: .84 SRI: 24



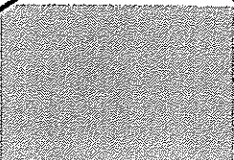
Mansard Brown^{ΔΔ}
SR: .29 IE: .86 SRI: 29



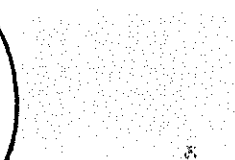
Medium Bronze^{ΔΔ}
SR: .30 IE: .87 SRI: 31



Sierra Tan^{ΔΔ}
SR: .35 IE: .86 SRI: 37



Surrey Beige^{ΔΔ}
SR: .40 IE: .86 SRI: 43



Sandstone^{ΔΔ}
SR: .54 IE: .86 SRI: 63



Almond^{ΔΔ}
SR: .63 IE: .86 SRI: 75

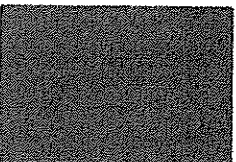
Bone White^{ΔΔ}
SR: .72 IE: .84 SRI: 87

Regal White^{ΔΔ}
SR: .68 IE: .86 SRI: 82

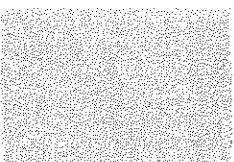
Stone White^{ΔΔ}
SR: .61 IE: .85 SRI: 72

SR = Solar Reflectivity
IE = Initial Emissivity
SRI = Solar Reflective Index

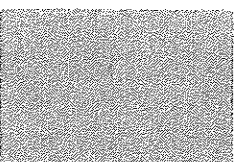
Metallic Colors[†]



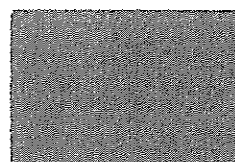
Pewter^{ΔΔ}
SR: .36 IE: .85 SRI: 38



Bright Silver^{ΔΔ}
SR: .60 IE: .77 SRI: 68



Silversmith^Δ
SR: .53 IE: .78 SRI: 59



Champagne^{ΔΔ}
SR: .37 IE: .83 SRI: 38



Bright Copper^{ΔΔ}
SR: .49 IE: .85 SRI: 55

[†] Featuring a pearlescent appearance mica finish; subject to premium pricing.
Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available.
Colors may appear different when viewed at different angles and under different lighting conditions.
Due to product improvements, changes and other factors, we reserve the right to change or delete information herein without prior notice.



* ENERGY STAR[®] approved.
Δ LEED[®] compliant.
Δ LEED[®] compliant for steep slope only.

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**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: klawson10@verizon.net
Contact Person: Kurt Lawson
Daytime Phone No.: (202) 637-5660
Tax Account No: 23-6393377
Name of Property Owner: Takoma Park Presbyterian Church
Daytime Phone No.: (301) 270-5550
Address: 310 Tulip Ave., Takoma Park, MD 20912 (church office)
Contractor: Phase I: Ruff Roofing and Sheet Metal, Inc.;
Phase II: Leska Restoration & European Roof Specialists, LLC
Phone No.: Ruff Roofing: (410) 242-2400
Leska: (240) 505-6652
Contractor Registration No.: Ruff Roofing: MHIC # 89295
Leska: MHIC# 86490
Agent for Owner: Kurt Lawson
Daytime Phone No: (202) 637-5660

LOCATION OF BUILDING/PREMISE

House Number: 7201 (main church building)
Street: Maple Ave.
Town/City: Takoma Park
Nearest Cross Street: Tulip Ave.
Lot: 36
Block: 3
Subdivision: 0025
Liber: n/a
Folio: n/a
Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE Install, Repair, Roof (Other)
1B. Construction cost estimate: Phase I: \$39,840
Phase II: \$19,224
1C. This is not a revision of a previously approved active permit.

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2A. Type of sewage disposal: n/a
2B. Type of water supply: n/a

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: n/a
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
n/a

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.

Kurt J.P. Lawson 9/20/2017
Signature of owner or authorized agent Date

Approved: _____ (For Chairperson, Historic Preservation Commission)

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date filed: _____ Date Issued: _____

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