EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7201 Maple Ave., Takoma Park  Meeting Date: 10/25/17
Resource: Outstanding Resource  Report Date: 10/18/17
Takoma Park Historic District
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:

___x___1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

___x___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
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.
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
Address: 310 Takoma Park Ave, Tulip St

Contractor: Ruff Roofing / Leska Restoration
Contractor Registration No.: NHIC #89295/NHIC # 88490
Agent for Owner: Kurt Lawson
Daytime Phone No.: (202) 637-5660

LOCATION OF BUILDING/DWELLING
House Number: 7201
Street: Maple Ave
Town/City: Takoma Park
Nearest Cross Street: Tulip Ave
Lot: 36 Block: 3 Subdivision: 0025
Lot #: n/a Folio #: n/a Parcel #: 0000

PAYMENT TYPE OF PERMIT charge
1A. Check All Applicable
☐ Construct ☐ Extend ☐ Alter/Remodel ☐ Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Window/Door ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Roofing ☐ 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 II: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS ADDITIONS
2A. Type of sewer disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART III: COMPLETE ONLY FOR FENCE OR 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/association

I hereby certify that I have read 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 issuance of this permit.

Kurt Lawson
Signature of owner or authorized agent
9/20/2017

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

SEE REVERSE SIDE FOR INSTRUCTIONS
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 to 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 by the 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
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.
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address:</th>
<th>Owner’s Agent’s mailing address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Takoma Park Presbyterian Church 310 Tulip Ave. Takoma Park, MD 20912</td>
<td>Kurt Lawson 316 Tulip Ave. Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>

## Adjacent and confronting Property Owners mailing addresses

<table>
<thead>
<tr>
<th>Kelly Newman and John O’Connor 311 Tulip Ave. Takoma Park, MD 20912</th>
<th>David and Judy Aaronson 312 Tulip Ave. Takoma Park, MD 20912</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jennifer Saloma 7124 Maple Ave. Takoma Park, MD 20912</td>
<td>Caroline and Thomas Alderson 7137 Maple Ave. Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Benjamin Bederson and Allison Druin 7200 Maple Ave. Takoma Park, MD 20912</td>
<td>Reed Thompson and Julia Sweig 7202 Maple Ave. Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Paul Schwengels 7204 Maple Ave. Takoma Park, MD 20912</td>
<td>Thomas and Mary Hanisco 7207 Maple Ave. Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

Condition of ceramic tile coping stones:

Same:
Existing Property Condition Photographs (duplicate as needed)

Same:

Portion of parapet visible from public areas (entrance to playground)
Existing Property Condition Photographs (duplicate as needed)

Flat roof over choir loft:

Portion of choir loft roof visible from public areas (entrance to playground):
Existing Property Condition Photographs (duplicate as needed)

Proposed new material for parapets (choice of colors):

Same:
Core Colors

Colonial Red
SR: .34 IE: .86 SRI: 35

Terracotta
SR: .39 IE: .84 SRI: 41

Banner Red
SR: .42 IE: .84 SRI: 45

Brandywine
SR: .26 IE: .85 SRI: 24

Patina Green
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
SR: .36 IE: .84 SRI: 37

Slate Gray
SR: .37 IE: .86 SRI: 39

Charcoal
SR: .32 IE: .85 SRI: 32

Matte Black
SR: .7 IE: .86 SRI: 10

Dark Bronze
SR: .26 IE: .84 SRI: 24

Mansard Brown
SR: .29 IE: .86 SRI: 29

Medium Bronze
SR: .30 IE: .87 SRI: 31

Sierra Tan
SR: .35 IE: .86 SRI: 37

Surrey Beige
SR: .40 IE: .86 SRI: 43

Sandstone
SR: .54 IE: .86 SRI: 61

Almond
SR: .63 IE: .86 SRI: 75

Bone White
SR: .72 IE: .84 SRI: 87

Regal White
SR: .68 IE: .86 SRI: 82

Stone White
SR: .61 IE: .85 SRI: 72

Metallic Colors

Pewter
SR: .36 IE: .85 SRI: 38

Bright Silver
SR: .60 IE: .77 SRI: 68

Silversmith
SR: .53 IE: .78 SRI: 59

Champagne
SR: .37 IE: .83 SRI: 38

Bright Copper
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.
LEED compliant.
LEED compliant for steep slope only.
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: Ruff Roofing and Sheet Metal, Inc.;
Phase I: Leska Restoration & European Roof Specialists, LLC
Phone No.: Ruff Roofing: (410) 242-2400
Contractor Registration No.: Leska: (240) 505-6652
Agent for Owner: Ruff Roofing: MHIC # 89295
Daytime Phone No: (202) 637-5660
Leska: MHIC # 88490

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.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
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:

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.

______________________________  __________________________
Signature of owner or authorized agent  Date

______________________________  __________________________
Approved:  (For Chairperson, Historic Preservation Commission)

______________________________  __________________________
Disapproved: Signature: Date:

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