

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	102 Park Ave., Takoma Park	Meeting Date:	03/22/17
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	03/15/17
Applicant:	Jose-Ramon Oyola-Sepulveda	Public Notice:	03/08/17
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-17Q	Staff:	Dan Bruechert
Proposal:	Roof Replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Colonial Revival w/ Queen Anne and Craftsman elements
DATE: c.1915-25

The subject property is a two-story, cross-gabled, house with a brick first floor and shingle-sided second floor. The first floor of the front elevation is three bays wide with a full-width front porch with a flat roof. The house contains a mix of one-over-one sash and single lite casement windows. There is a two-story addition to the rear with a shed roof. The roof of the historic portion of the house is covered in asphalt shingles and supported by brackets throughout. The shed roof over the addition is also covered in asphalt shingles, but has no brackets under the eaves.

PROPOSAL:

The applicant is proposing to install new roofing materials, replacing the three-tab asphalt shingles with architectural shingles.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Outstanding Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories.

These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

Outstanding Resources – Residential: These resources have the highest level of architectural and/or historical significance. While they receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources. As a set of guiding principles for design review of Outstanding Resource, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation."

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

- Preservation of original and distinctive architectural features, architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.
- Preservation of original building materials and use of appropriate compatible new materials is encouraged.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The proposed Timberline HD shingles are an appropriate replacement material for the three-tab asphalt shingles currently installed at the subject property. The proposed material will not alter the historic roofline of the property, which is a character defining feature of 102 Park Ave. and the proposal will replace one substitute material, asphalt shingle roofing, with another, three-tab shingling. The new shingles will add a shadow effect to the roofing material closer to what is found in wood shake roofing, but are consistent with the historic character of the subject property

and the surrounding Takoma Park Historic District.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: royola@gmail.com Contact Person: Jose Ramon Oyola-Sepulveda
Daytime Phone No.: 703-568-6508
Tax Account No.: _____
Name of Property Owner: Jose Ramon Oyola-Sepulveda Daytime Phone No.: 703-568-6508
Address: 102 Takoma Park Park Avenue 20912
Street Number City State Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 102 Street: Park Avenue
Town/City: Takoma Park Nearest Cross Street: Carroll Avenue
Lot: 3 Block: 1 Subdivision: 0025
Liber: _____ Folio: _____ 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: _____

1B. Construction cost estimate: \$ \$6,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

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.

[Signature]
Signature of owner or authorized agent

2/20/2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

#790222

(4)

**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:

We would like to replace the shingles currently installed on the roof of our home. The current roof uses a three tab shingle that has reached it's end of life. It appears to have been installed on or about 2001.

We plan to remove the existing asphalt shingles (and the tar/asphalt membrane) and inspect the sheathing/rafters for decay. If there's no decay, we will simply replace the existing shingles and paper with new asphalt shingles and paper. If there is decay, we will replace only those boards/rafters that have decayed/warped using matching materials. The goal is to NOT change any of the house's aesthetics -- we want the house to look exactly as it does today -- while preserving the house's structural integrity for years to come. We have not selected a contractor or decided if we would take on the work ourselves.

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

We would like to replace the existing three tab shingles with architectural shingles, as the architectural shingles are a superior structural product. Architectural shingles are anticipated and warranted to last almost twice as long as existing three tab shingles. Use of architectural shingles will cut down on waste. We understand that HAWP applications have been approved for use of architectural shingles.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions; clearly indicating proposed work in relation 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.

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.

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.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

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.

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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

Owner's mailing address 102 Park Avenue Takoma Park, MD 20912	Owner's Agent's mailing address 102 Park Avenue Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
104 Park Avenue Takoma Park, MD 20912	512 Tulip Avenue Takoma Park, MD 20912
101 Park Avenue Takoma Park, MD 20912	



Existing Property Condition Photographs (duplicate as needed)



Existing roof lines, none of which will change, only the type of shingle installed
Detail: _____

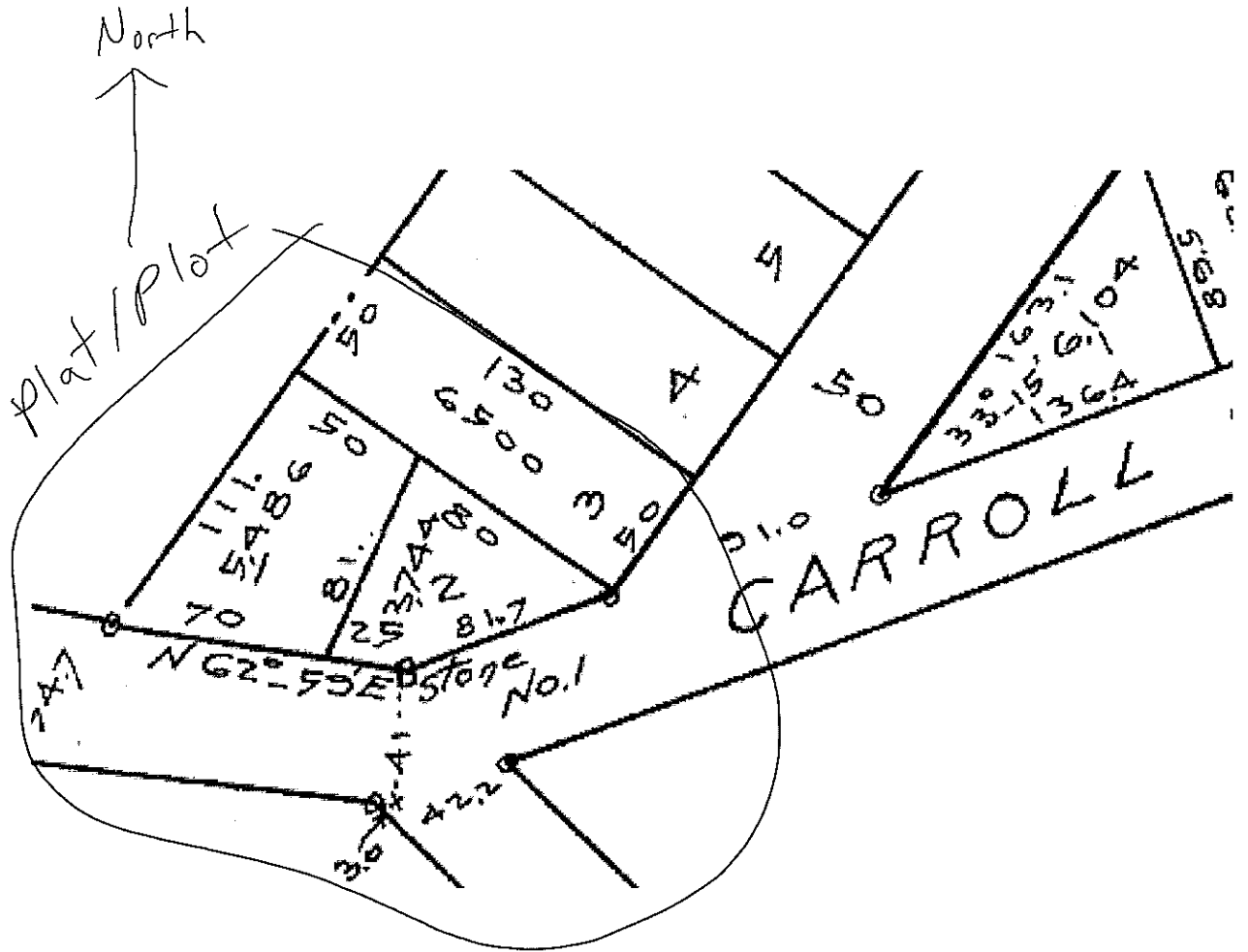


Detail: Existing roof lines, none of which will change, only the type of shingle installed

Applicant: José Ramon Oyola Sepulveda

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Site Plan



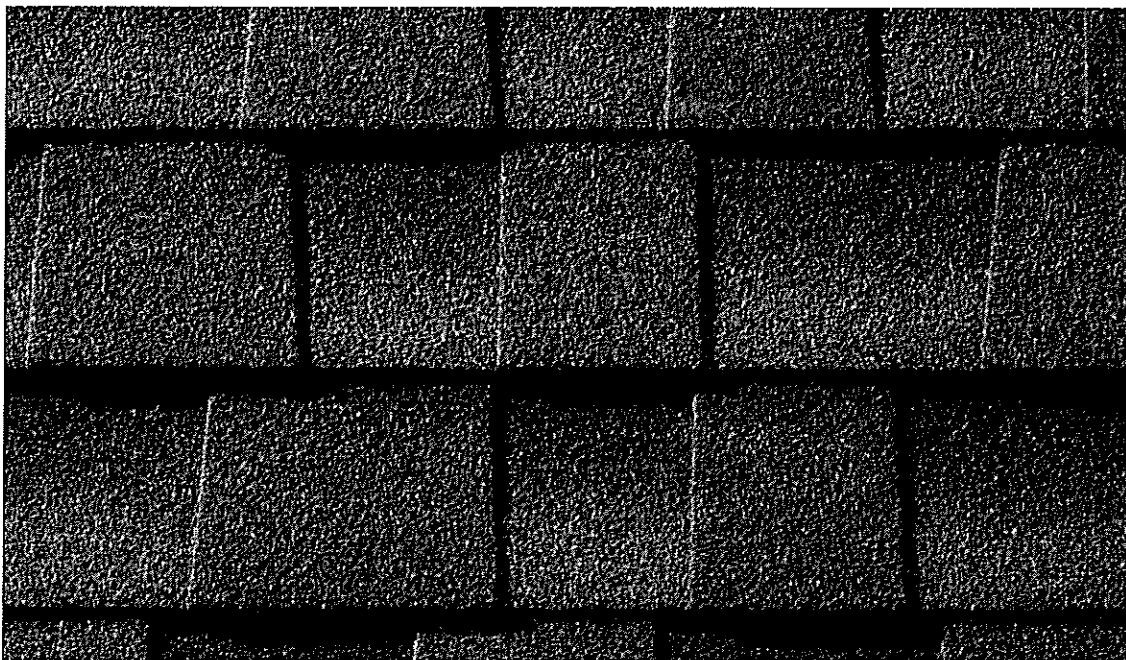
Screen clipping taken: 2/20/2017 12:56 PM



Shade portion to indicate North

Applicant: José Ramon Oyola Sepulveda

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Screen clipping taken: 2/20/2017 1:24 PM

PRODUCT INFORMATION SHEET

Timberline HD® Shingles

Made To Protect Your Home. Your Story. And Those Of Over 50 Million Of Your Fellow North Americans!



PRODUCT INFORMATION

"Value and performance in a genuine wood-shake look"

Timberline HD® Shingles Provide These Unique Benefits:

- **Dimensional Look . . .** Features GAF's proprietary color blends and enhanced shadow effect for a genuine wood-shake look
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories
- **High Performance . . .** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Stays In Place . . .** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h).¹
- **Peace Of Mind . . .** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years²
- **Perfect Finishing Touch . . .** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles³

¹This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

²See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

³These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

COLORS/AVAILABILITY

- **COLORS:** Barkwood, Birchwood, Biscayne Blue, Canadian Driftwood, Charcoal, Copper Canyon, Driftwood, Fox Hollow Gray, Golden Amber, Hickory, Hunter Green, Mission Brown, Oyster Gray, Patriot Red, Pewter Gray, Shakewood, Slate, Sunset Brick, Weathered Wood, White, and Williamsburg Slate
- **REGIONAL AVAILABILITY:** Northeast, Southeast, Southwest, West, and Central Areas

⁴See http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/High_Definition for color availability in your area

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved – 130419.04 (Location dependent; contact Technical Services at 800.766.3411)
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267^{**}
- Texas Department of Insurance
- CSA A123.5^{***}
- ENERGY STAR[®] Qualified (White Only) (U.S. Only)
- Title 24 Compliant, CRRS Listed, and Meets Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

^{**}Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

^{***}Refers to shingles sold in Canada only.

PRODUCT/SYSTEM SPECIFICS[†]

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- Nails/Square: 256 (384 where 6 nails per shingle is required)^{††}
- StainGuard[®] Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Hip/Ridge: Timbertex[®]; Seal-A-Ridge[®]; Z[®] Ridge; Ridglass[®] 8"; Ridglass[®] 10"
- Starter: ProStart[®] & WeatherBlocker[™]

[†]Refer to complete published installation instructions.

^{††}Required by some local codes and required for enhanced wind coverage on certain products.

INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD[®] Shingles. Installation instructions may also be obtained at www.gaf.com.



City of Takoma Park



Housing & Community Development

Telephone: (301) 891-7119
Fax: (301) 270-4568

7500 Maple Avenue
Takoma Park, MD 20912

February 21, 2017

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166
Fax 240-777-6262

To the Department of Permitting Services:

The below property owner or owner's representative has notified the City of Takoma Park of plans to apply for building permit(s) for the above summarized construction project. They have been informed that the City of Takoma Park has regulations and city permit requirements that may apply to their project. This letter notifies permit applicants that failure to comply with the City's permitting requirements could result in the issuance of a Municipal Infraction Citation and other administrative actions within the provisions of the law.

This property is in the **Takoma Park Historic District** and subject to all applicable requirements.

Property Owner Name:	Jose Ramon Oyola-Sepulveda
Property Owner's Representative:	Jose Ramon Oyola-Sepulveda
Email or FAX:	Royola@gmail.com
Phone Number:	(703) 568-6508

Location of Requested Permit: 102 Park Avenue, Takoma Park, MD 20912

Proposed Scope of Work: Roofing Shingle Repairs

The issuance of this letter does not indicate approval of the project. The City retains the right to review and comment on project plans during the Montgomery County review process. This letter is valid for one year from date of issue.

Sincerely,

Rosalind Grigsby
Community Development Manager

City Of Takoma Park



The City of Takoma Park permits for the following:

Tree Impact Assessment/Tree Protection Plan:

Construction activities that occur within 50 feet of a tree, located on the property or on adjacent property, may require a Tree Impact Assessment. The City Arborist should be contacted to discuss whether a site visit and a Tree Impact Assessment are required. The tree ordinance is detailed in the City Code, section 12.12. The City Arborist can be reached at 301-891-7612.

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way, (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to apply for a Fence Permit. If your application is successful, you will also need to sign a Fence Agreement that will be recorded in the Land Records of Montgomery County.

Failure to comply with the City's permitting requirements could result in the issuance of a Municipal Infraction Citation and other administrative actions within the provisions of the law.

For more information and applications for City permits, see takomaparkmd.gov/services/permits or contact the Takoma Park Department of Public Works at 301-891-7633.

For properties in the Takoma Park Historic District:

According to the Montgomery Planning Department, a Historic Area Work Permit is required to change the exterior features of a historic site or a building located in a historic district, including moving, relocating, demolishing or altering exterior materials, substantially altering the environmental setting, grading, excavation and construction. More information is available at: <http://montgomeryplanning.org/planning/historic/>