EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7407 Carroll Ave., Takoma Park  
Meeting Date: 11/15/2017

Resource: Contributing Resource  
Takoma Park Historic District  
Report Date: 11/8/2017

Applicant: Ruth Polk and Shumel Shoham  
Public Notice: 11/1/2017

Review: HAWP  
Tax Credit: N/A

Case Number: 37/03-17XXX  
Staff: Michael Kyne

PROPOSAL: Roof replacement

STAFF RECOMMENDATION:

☑ Approve

☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow-Colonial Revival
DATE: c. 1920s

PROPOSAL:
The applicant proposes to replace the existing modified bitumen roofing on the flat roof of the rear sunroom. The proposed replacement roofing will be a Thermoplastic Polyolefin (TPO) membrane (see supplemental information provided by staff on Circles 10-16). The flat roof to be altered is not visible from the public right-of-way.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

Montgomery County Code; Chapter 244-8

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
(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

(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.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: ruth.polkeverian.net  Contact Person: Ruth Polk

Tax Account No.: __________________________  Daytime Phone No.: 301-270-0012

Name of Property Owner: Ruth Polk & Samuel Shoham  Daytime Phone No.: 301-270-0012

Address: 7407 Carroll Ave, Takoma Park  20912

Street Number  City  Zip Code

Contractor: EH Phifer Construction Co.  Phone No.: 301-598-1859

Contractor Registration No.: MHIC & 29659

Agent for Owner: Scott Dunsmore  Daytime Phone No.: 301-598-1859

LOCATION OF BUILDING/PREMISES

House Number: 7407  Street: CARROLL AVE

Town/City: TAKOMA PARK  Nearest Cross Street: BOYD

Lot: 3  Block: 40  Subdivision: Fred L. Glaize's Addition to Takoma Park

Tilt:  _______  Foil: _______  Parcel: _______

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  CHECK ALL APPLICABLE:

☐ Construct  ☐ Enlarge  ☐ Alter/Renovate  ☐ AC  ☐ Sub  ☐ Room Additions  ☐ Porch  ☐ Deck  ☐ Shed

☐ Move  ☐ Install  ☐ Water/Rose  ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single Family

☐ Revision  ☐ Repair  ☐ Reuseable  ☐ Fence/Wall (complete section 4)  ☐ Other: Flat roof

1B. Construction cost estimate: $ 2000 - $ 2500

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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/assessment

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.

Ruth Polk  Signature of owner or authorized agent

10/4/17  Date

Approved:  For Chairperson, Historic Preservation Commission

Disapproved:  Signature:  Date: 

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

SEE REVERSE SIDE FOR INSTRUCTIONS

CSU 30105

OCT 01 2017

Initials: Lucas

816362
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:
      A two-story, mostly gable-roofed house with an 8.1' x 10.7' flat roof over the second-floor sunroom. The house has asbestos shingles. It is rectangular in shape and was constructed in 1923. It features double-glazed windows on the first and second floors, double-hung windows, and a front and back porch. There is a garage at the rear of the property that was built at the same time as the house.
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      Remove modified bitumen roof from back flat roof area over sunroom due to leaks and deterioration in material. Existing roof is black. Modified bitumen is no longer used in roofing. Replace with TPO flat roof system recommended by contractor. Only comes in white or replace with Flint asphalt until comes in black but not as durable. Back roof is not visible from the ground.

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 resources and the proposed work.
   b. Elevations (facade), with marked dimensions, clearly indicating proposed work in relation to existing construction and, where 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 drip line of any tree 6" or larger in diameter (as 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 lots or parcels 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.
NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the...
October 5, 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: Ruth Polk and Shmuel Shoham
Property Owner’s Representative: ruth.polk@verizon.net
Phone Number: 301-270-0012
Location of Requested Permit: 7407 Carroll Avenue, Takoma Park, MD 20912
Proposed Scope of Work: roof replacement

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
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 [https://takomaparkmd.gov/services/permits/](https://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/](http://montgomeryplanning.org/planning/historic/)
What is TPO Roofing?

TPO, PVC, EPDM.

To the average buyer of roofing services, there appears to be a never ending march of an alphabet soup. If you are in the market for a new roof system or are responsible for maintaining an existing roof system, you have most likely heard of TPO membrane.

But what IS TPO roofing?

TPO is a type of single ply roofing membrane. TPO is an acronym that stands for Thermoplastic Polyolefin. It

Supplemental Information provided by staff.

https://www.jurinroofing.com/what-is-tpo-roofing/
Most buyers are concerned about one thing – keeping their buildings dry and installing a roof system that will perform well for a long time.

There are two primary categories within the single-ply roofing industry as defined by the National Roofing Contractors Association (NRCA). There are thermoplastic membranes and thermoset membranes. TPO is part of the thermoplastic membrane category.

For most buyers, there is little concern about the chemical composition of TPO roofing membrane. Most buyers are concerned about one thing – keeping their buildings dry and installing a roof system that will perform well for a long time.

TPO Characteristics

So, let's look further at the question of "What is TPO roofing?" Here are a few key characteristics that answer this question.

- TPO Roofing is a single-ply thermoplastic membrane. It is installed in a single
membrane application without multiple layers.

✔ The membrane can be installed using several different methods including mechanically attached, adhered, ballasted and plate bonded.

✔ Certain manufacturers, such as Carlisle SynTec, also offer TPO with a FleeceBACK which allows the membrane to be adhered using low-rise urethane foam.

✔ The membrane may be installed using a plate bonded system. The plates are bonded to the underside of the membrane using an induction welder. The RhinoBond system is sold by Olympic Manufacturing Group.

✔ TPO membranes come in a variety colors, but primarily are available in white, grey and tan.

✔ TPO seams and flashings are
completed using hot-air welding equipment.

- Manufacturer warranties are available for installations up to 30 years.

- TPO membranes are grease resistant.

- TPO roofing membranes receive high wind ratings when installed according to pre-tested assemblies as per manufacturer specifications.

Interested in TPO roofing? Read our article on how you can save money with TPO...

Getting ready for a new roof? Read our article about what to avoid during the process...

1 Simple Way to Reduce Roof Installation Costs

3 Things to Avoid When Selecting Your Next Roof
What is TPO roofing used for?

Now that you have a better understanding of TPO roofing membranes, you may be asking the next question “What is TPO roofing used for?”

- TPO roofing membrane systems are typically used for commercial and industrial roofing applications.

- These membranes can be used on residential applications, but typically manufacturers do not extend their warranties to residential applications.

- TPO roofing membranes are used for when building owners require a high quality heat welded roofing system to protect their building and building contents.

- Situations where roofing assemblies are exposed to contaminants (e.g.
There is no one membrane that is good in all situations, so it is best to compare membrane options to your unique situation in order to choose the best solution.
specializes in the type of system that you are interested in having installed on your building or structure.

Interested in learning more about TPO?

Are you interested in learning more about the benefits of TPO? Fill out this form and let us know what information you would like!

Looking to begin a renovation project and are concerned about lead-based products?

Founded in 1974, Jurin Roofing Services, Inc. is known for top quality roofing throughout the east coast. Jurin Roofing Services is a full-service commercial roofing contractor offering roof maintenance, roof and leak repair, and roof replacements. Jurin Roofing Services also offers professional roof services such as roof inspections and infrared roof moisture scans. Jurin Roofing is also a member of the National Roofing Contractors Association (NRCA) and is a Carlisle SynTec Hall of Fame and ESP (Excellence in Singly Ply) contractor.

Related Articles

https://www.jurinroofing.com/what-is-tpo-roofing/
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<th>Owner's mailing address</th>
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<td>Joe Huebner &amp; Kathryn</td>
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