

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7407 Carroll Ave., Takoma Park	<b>Meeting Date:</b>	11/15/2017
<b>Resource:</b>	<b>Contributing Resource</b> Takoma Park Historic District	<b>Report Date:</b>	11/8/2017
<b>Applicant:</b>	Ruth Polk and Shumel Shoham	<b>Public Notice:</b>	11/1/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-17XXX	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	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 24A-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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: ruth.polkeverizon.net Contact Person: Ruth Polk  
Daytime Phone No.: 301-270-0012  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Ruth Polk & Shmuel Shoham Daytime Phone No.: 301-270-0012  
Address: 7407 Carroll Ave. Takoma Park 20912  
Street Number City Street Zip Code  
Contractor: EH Phifer Construction Co. Phone No.: 301-598-1859  
Contractor Registration No.: MHC # 29659  
Agent for Owner: Scott Dunsmore Daytime Phone No.: 301-598-1859

LOCATION OF BUILDING/PREMISE

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 Takome Park  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Stab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: Flat roof  
1B. Construction cost estimator: \$ \$2000 - \$2500  
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.

Rt Plh  
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: \_\_\_\_\_

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

816362

Permit Received in DPS  
CSU 390105  
OCT 01 2017  
Initials: LUCAS

**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, is rectangular in shape, and was constructed in 1923. It features regularly spaced window openings on the first and second floors, double-hung sash 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 T.P.O. flat roof system - recommended by contractor. Only comes in white. Or, replace with Flintlaste, which 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 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.

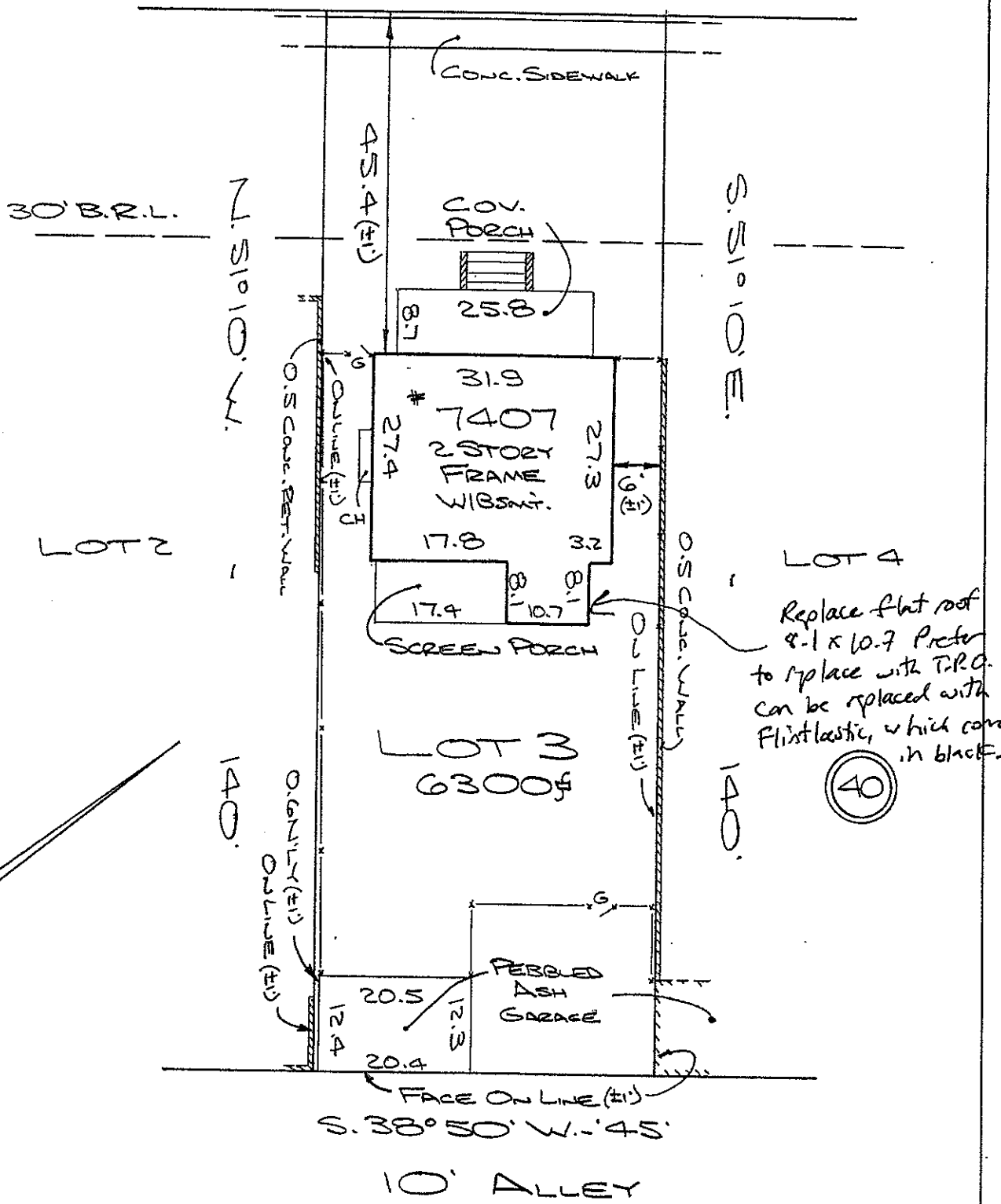
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

# CARROLL AVENUE

N. 38° 50' E. - 45'



30' B.R.L.

LOT 2

N. 51° 10' W.

140'

45.4 (#1)

O.S. CONC. BET. WALL

O.G. LINE (#1)  
O.L. LINE (#1)

S. 38° 50' W. - 45'

LOT 3  
6300sf

PEBBLED  
ASH  
GARAGE

10' ALLEY

S. 51° 10' E.

140'

O.S. CONC. WALL

O.L. LINE (#1)

LOT 4

Replace flat roof  
8-1 x 10-7 Prefer  
to replace with T.P.O.  
can be replaced with  
Flixtlastic, which com  
in black.

40

Scale 1" = 20' Date: August 26, 2002

Capitol Surveys, Inc.

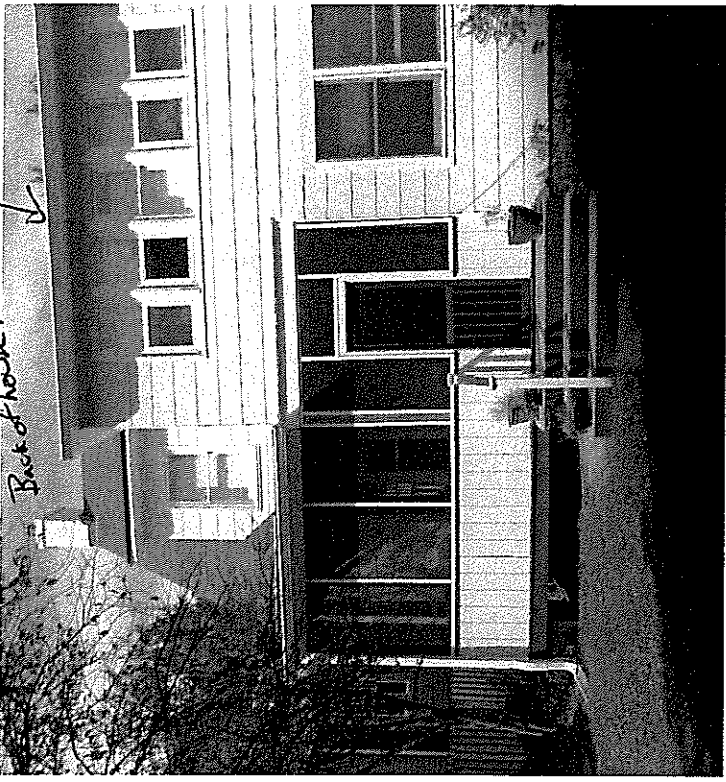
10762 Rhode Island Avenue  
Bellevue, WA 98005

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

5

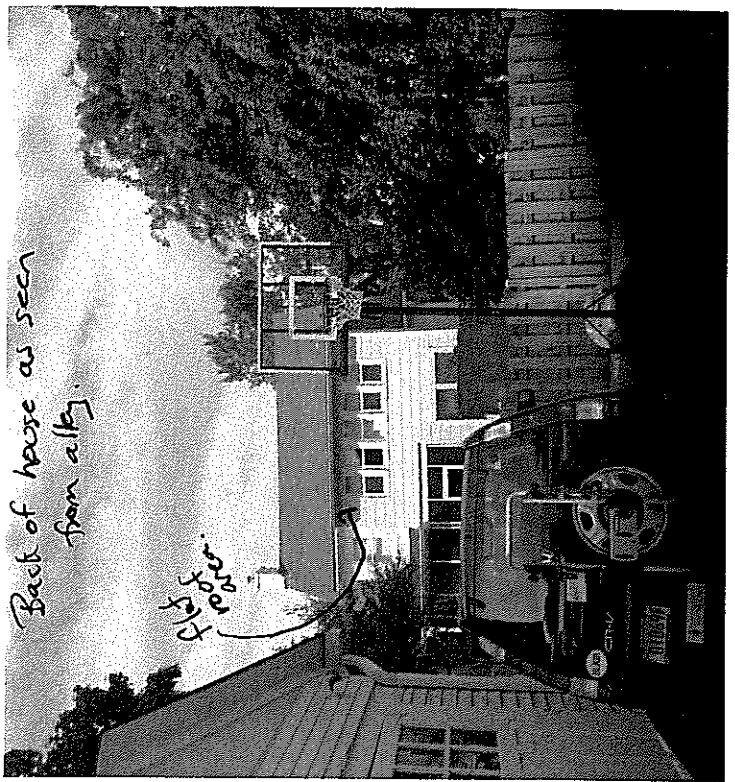
Flat roof area.

Back of house.



Back of house as seen from alley.

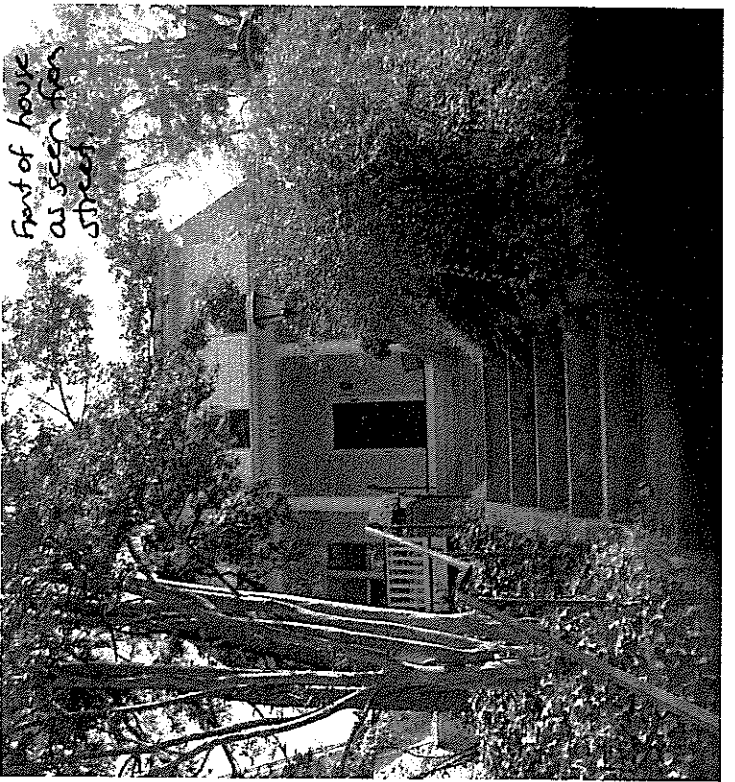
Alley.

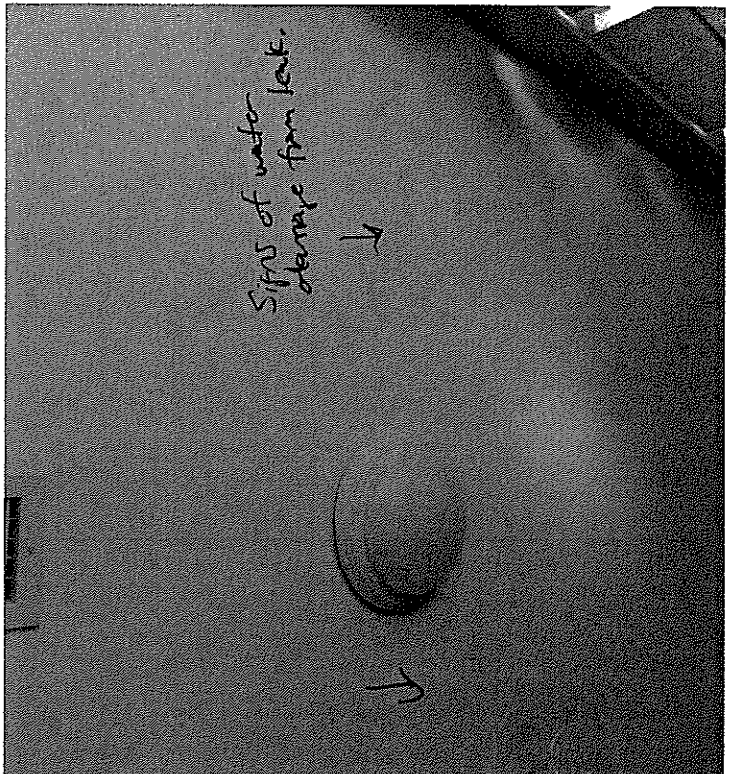
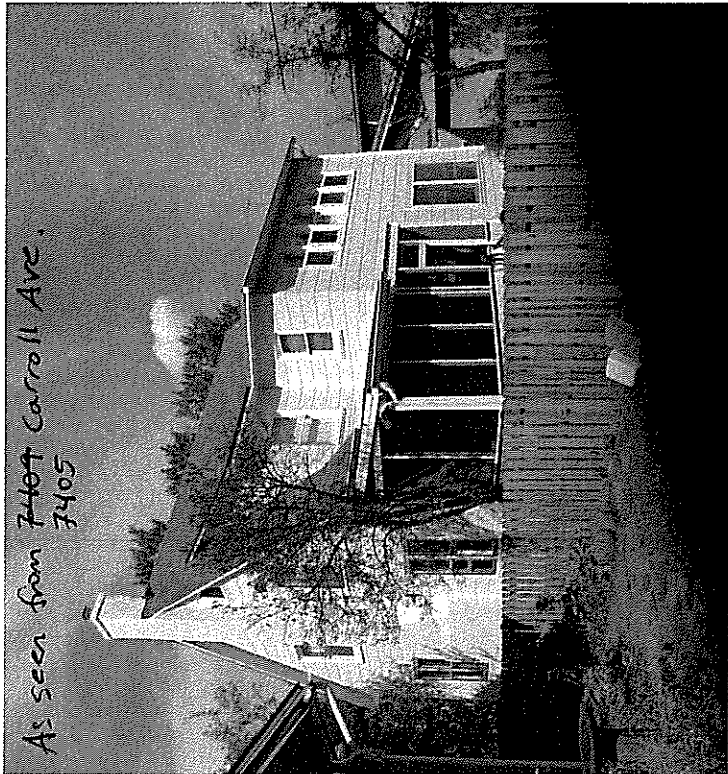
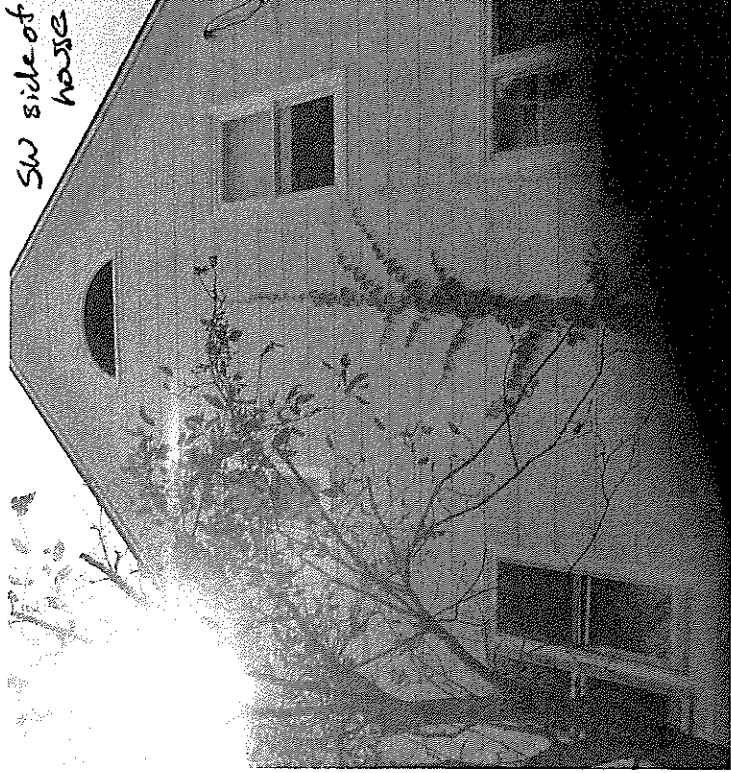


Front of house.



Front of house as seen from street.





# City of Takoma Park



## Housing & Community Development

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

7500 Maple Avenue  
Takoma Park, MD 20912

October 5, 2017

Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> 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:	
Email or FAX:	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



# 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 <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/>



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[Q](#)

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## 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



*TPO roof system*

> [Jurin Roofing Services Receives Beacon Roofing Supply Lighthouse Award for 2016](#)

> [Jurin Roofing Services Receives Carlisle SynTec ESP Excellence in Single-Ply Award for 2017](#)

> [Metal Roof Repair Solutions: How to Solve Your Leaking Metal Roof Problems](#)

> [Roofing Core Cuts Reveal Critical Information](#)

> [Climbing to Safety: Making Rooftops Safe to Navigate](#)

*Supplemental Information provided by staff.*

is an abbreviated way of stating the primary chemical composition of the roof 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.

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

## Categories

### > DIY

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### > Roof Drainage

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### > Roof snow removal

### > Roof System Design

### > Roof Warranty

### > Roofing contractors

### > Roofing Products

### > rooftop equipment

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 of colors, but primarily are available in white, grey and tan.
- ✓ TPO seams and flashings are



*Rhinobond TPO roof system installation*

Photo courtesy of **OMG Roofing Products**.

Copyright © 2015 OMG, Inc.

> **Simulated Metal Roof Systems**

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> **Sustainability and Energy Efficient Roofing**

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> **white roof**

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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.



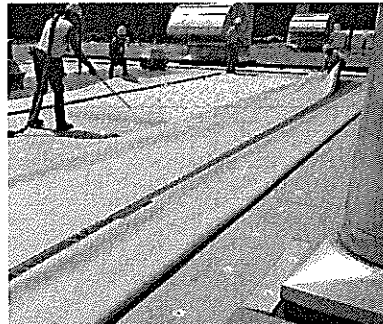
Interested in TPO roofing? Read our article on how you can save money with TPO...



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**

[Read article... >](#)[Read article... >](#)

## 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.



*Rhinobond TPO roof system  
installation*

grease, etc.) or where other single-ply membranes (e.g. EPDM, etc.) will not withstand the environment.

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.



What is TPO roofing is a question that many building owners and buyers ask when they go to purchase a new roof assembly. When considering **replacing your roof system**, it is a good idea to give consideration to TPO roof membranes as a potential solution. 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.

When you choose a new roof system it is also important to choose a quality professional roofing contractor who

specializes in the type of system that you are interested in having installed on your building or structure.

## Interested in learning more about TPO?

REQUEST TPO INFO

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?

CONTACT US

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

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

<b>Owner's mailing address</b> Ruth Polk & Shmuel Shoham 7407 Carroll Ave. Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Joe Huebner & Kathryn 7405 Carroll Ave. Takoma Park, MD 20912	
J Wilkinson 7409 Carroll Ave. Takoma Park, MD 20912	
House across the street had a fire and is currently unoccupied.	