

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7713 Takoma Ave., Takoma Park	Meeting Date:	6/13/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/6/18
Review:	HAWP	Public Notice:	5/30/18
Case Number:	37/03-18QQ	Tax Credit:	Yes
Applicant:	Lawrence Hershman & Amy Turin	Staff:	Dan Bruechert
Proposal:	Roof and gutter Replacement		

STAFF RECOMMENDATION:

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

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
 STYLE: Craftsman
 DATE: 1923

PROPOSAL

The applicant proposes to replace the roof shingles. Currently, the building has CertainTeed Horizon shingles, which have been discontinued. The applicant proposes to install CertainTeed Patriot shingles. This project has been reviewed and approved by the Maryland Historical Trust for the state rehabilitation credit.

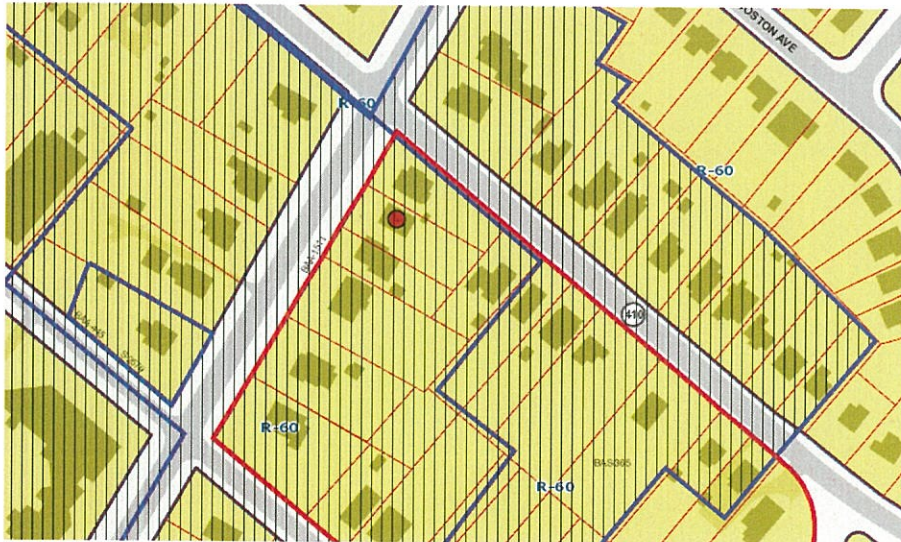


Figure 1: 7713 Takoma Ave. shown with a red dot.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Lherushman@starpower.net Contact Person: Lawrence L. Hershman
Daytime Phone No.: 301-448-9112
Tax Account No.: _____
Name of Property Owner: Lawrence Hershman + Amy Turini Daytime Phone No.: 301-448-9112
Address: 7713 Takoma Ave. Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Jack's Roofing Co. Phone No.: 301-585-4985
Contractor Registration No.: MHIC #6915
Agent for Owner: Self Daytime Phone No.: 301-448-9112

LOCATION OF BUILDING/PREMISE

House Number: 7713 Street: Takoma Ave.
Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave. (Rte. 410)
Lot: 9 & 10 Block: 73 Subdivision: Takoma Park, Montgomery County, MD
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PROPERTY 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 replacement

1B. Construction cost estimate: \$ 10,409

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.

Lawrence L. Hershman
Signature of owner or authorized agent

5/1/18
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

837 340

**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:

Please see attached sheet.

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

Please see attached sheet.

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.

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.

1. WRITTEN DESCRIPTION OF PROJECT

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

This two-story open gable dormer-roofed cedar shingled house, square in shape, was constructed in 1923. It features a full-width covered front porch supported by columns and with original railings, tongue-in-groove flooring, and beadboard ceiling. On both first and second floors it features multiple double-hung windows with the top halves divided into six sections by muntins, and original wood baseboard molding, plaster lathe walls, and unpainted interior panel doors throughout. The first floor features an open foyer leading to the living room. An opening in a partial wall leads from the living room to the dining room, which then leads through a doorway back to an expanded kitchen and a new powder room. On the other end of the living room is a brick fireplace and a stairway to the second floor. A door added on the lower stair landing leads to an added rear screened-in porch, also accessible via a kitchen door. The stairs from the living room lead up to a second-floor hallway, off of which are two full size bedrooms and a full bath. A small third bedroom/office is accessible via doors from both other bedrooms and sits under the front horizontal dormer. The unfinished attic (accessible via a hall ceiling hatch), as well as the walls around the dormer, were insulated in 2016 as part of Pepco's Home Performance with ENERGY STAR (HPwES) Program. A separate set of stairs leads down to the basement from the kitchen. The basement, originally completely unfinished, now is partially finished with a family room/guest room with a window and full bath, as well as a laundry nook, a sump pump location under the stairs, and an unfinished work area with utilities, also with a window. We replaced the original coal-fired heating boiler, which at some point prior to our purchase of the house was converted to oil, with a gas-fired boiler. The original coal ash cleanout sits below the fireplace ash cleanout. Glass block windows bring in light to the basement hall and bath. We also added central air conditioning -- we installed a high-velocity system, to maintain the interior appearance of the house since it is heated by hot water radiators and has no existing ductwork. The central air conditioning blower unit is in the attic and the compressor is outside. We also added a small heat pump when we finished the basement, as well as a sump pump with battery back-up, and later, a whole house back-up generator. A ribbon driveway runs from the street past the left side (street perspective) of the house. If a garage ever existed, it had been removed long before we purchased the house in 1985. We added a storage shed in the rear yard, possibly near where the garage had been. The house sits on a verdant landscaped lot that includes trees, shrubs, grass and ground cover. The rear yard is enclosed by a chain link fence, most of which predates our occupancy.

The home is located within the Takoma Park Historic District and is a contributing resource within that district. The house is one of three Craftsman style bungalows built around 1923, all with wood shakes and columned front porches. The three bungalows are arrayed consecutively on Takoma Avenue south from the intersection with Philadelphia Avenue. The original resident of one of the other bungalows, who lived almost her entire life in her home, told us when we moved in that she recalled sitting at her dining room table with her mother watching our house being built. These three bungalows represent the next design phase after the Victorian and American Queen Anne style houses on our street. All renovations we have made were done to maintain the style and ambiance of our house as originally built.

Please see separately attached a map showing our house's location within the Takoma Park Historic District.

Takoma Park Historic District
Inventory No.: M: 37-3, PG:65-12
Date Listed: 7/16/1976
Location: Takoma Park, Montgomery County
Category: District
Period/Date of Construction: 1883-1920s

FYI, excerpts from "Design Guidelines for Historic Sites and Districts"
(http://www.montgomeryplanning.org/historic/documents/05_Districts_low.pdf):

"By 1886, Takoma Park had a post office and a new railroad station...By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period..."

"The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early 20th century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Similarly, they reflect a social trend towards a more informal, unpretentious style of living. American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established..."

2. WRITTEN DESCRIPTION OF PROJECT

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

In-kind replacement of entire roof. The current asphalt roof was installed in July 1990 using CertainTeed Horizon "shingles." Attached are copies of the related installation contract and product literature. In the product literature, I highlighted in blue references to "intermittent shadow lines" and the shingles' dimensional appearance. CertainTeed discontinued the Horizon shingle product line some years ago. The roof was damaged during the severe wind storm on February 2, 2018. Emergency temporary repairs were made the next day to minimize leakage until the roof could be replaced.

Attached is a March 9, 2018 estimate from Jack's Roofing to replace the entire roof and old gutters. The estimate includes removing and hauling the old roof, labor and materials to replace damaged wood sheathing, add water shield, underlayment, shingles, vent pipe collars, flashing, and drip edges. The replacement shingles would be CertainTeed Patriot shingles, which are closest in appearance and construction to the damaged existing CertainTeed Horizon shingles. Also attached is a copy of new CertainTeed literature featuring the Patriot shingle. The new gutters would be one inch larger but the same style and color as the existing gutters.

Attached is a copy of approval for this project by the Maryland Historic Trust. We adjusted the shingle choice to comply with the Trust's guidelines to use replacement shingles as close in appearance to the existing shingles as possible. This is important as it shows this project to be in-kind replacement.

Please see a separate cover letter requesting an Expedited Review due to our concern that our roof be replaced as soon as possible to avoid damage to the structure or interior of the house.

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

Owner's mailing address 7713 Takoma Avenue Takoma Park, MD 20912	Owner's Agent's mailing address Same
Adjacent and confronting Property Owners mailing addresses	
Candida DeLuise 7715 Takoma Avenue Takoma Park, MD 20912	Karen Burke and Harvey Ziessman 7711 Takoma Avenue Takoma Park, MD 20912
Julie Schmid and Elliott Vanskike 7710 Takoma Avenue Takoma Park, MD 20912	Jay and Susan Anderson 520 Philadelphia Avenue Takoma Park, MD 20912

Lawrence L. Hershman and Amy Turim
7713 Takoma Avenue
Takoma Park, MD 20912

May 10, 2018

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850-4166

RE: Montgomery County Historic Area Work Permit (HAWP)
Historic Preservation Commission

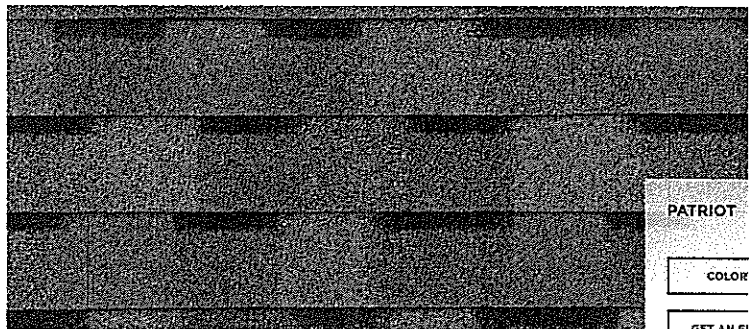
To Whom It May Concern:

Please find enclosed our application for a Historic Area Work Permit (HAWP). This application is for in-kind roof replacement on our home in the Takoma Park Historic District.

We have enclosed several attachments (listed at the end of this letter), including notice of approval for this project by the Maryland Historical Trust for a Heritage Structure Rehabilitation Tax Credit. From correspondence with that office, we chose a replacement roof material/shingle that closest matches our existing roof and meets the Trust's criteria for in-kind replacement. CertainTeed Patriot shingles would be an appropriate replacement for the CertainTeed Horizon "shingles" currently on the roof. See photographs below:



*Current CertainTeed Horizon "shingles"
(product discontinued)*



Sample of Proposed CertainTeed Patriot shingles

Although we had temporary repairs made the day after the damage to the roof, **we request an expedited review of our application** in the hope of replacing the roof as soon as possible to avoid the possibility of water damage to the structure and/or interior of the house.

Thank you for your consideration of our application. Please contact us if you have any questions or problems with our application.

Sincerely,



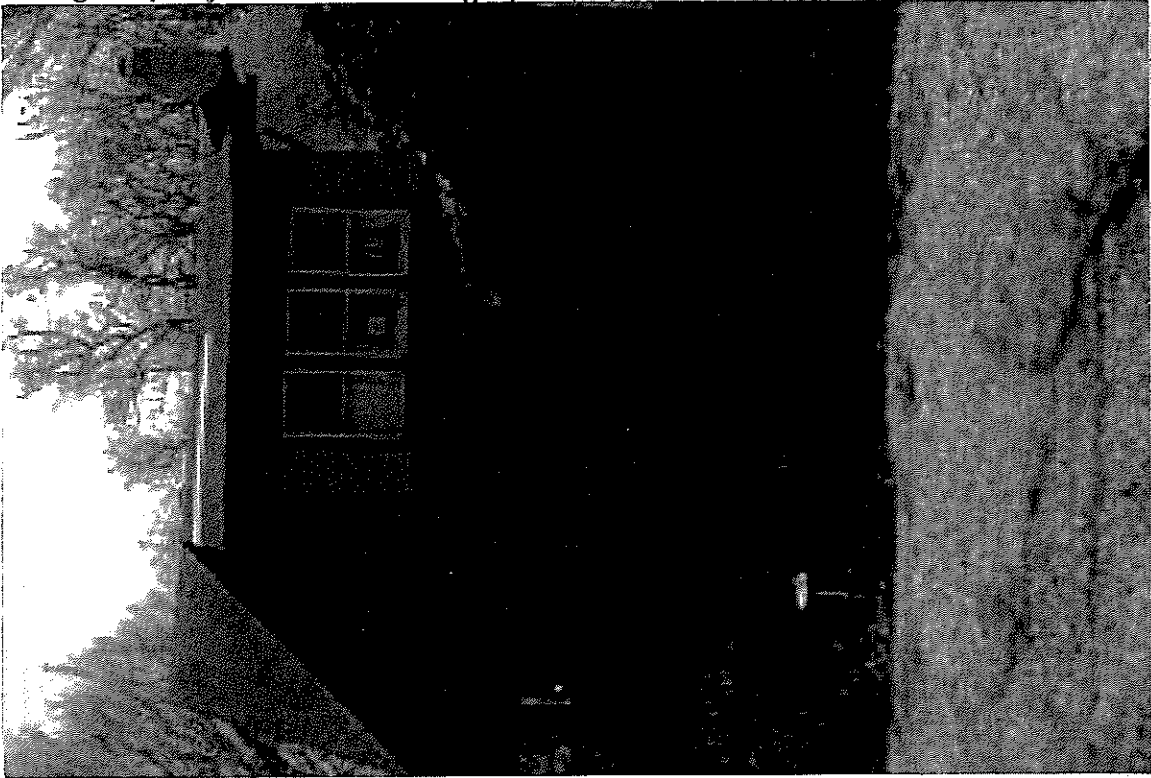
Lawrence L. Hershman and Amy Turim
7713 Takoma Avenue
Takoma Park, MD 20912

(301) 587-2331 – home
(301) 448-9112 – cell

Attachments:

- Application for a Historic Area Work Permit (HAWP)
- Extra sheets for items 1.a. and 1.b. *Written Description of Project*
- Mailing Addresses for Notifying
- Photographs (four pages, eight photographs)
- Surveyor's Site Drawing
- Maryland Historical Trust for a Heritage Structure Rehabilitation Tax Credit Approval
- City of Takoma Park Housing and Community Development Department Municipality Letter
- Three maps showing location of our house within the Takoma Park Historic District (A-1)
- Copies of original 1990 contract for roof replacement and CertainTeed Horizon shingle product literature (A-2)
- Copies of March 9, 2018 estimate for roof replacement and pages from CertainTeed Patriot shingle product literature (A-3)

Existing Property Condition Photographs (duplicate as needed)



Detail: View of front of house showing temporary roof patch.



Rear of house & rear roof.

Applicant: Lawrence Hershman

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: Front of house & roof



Front of house & roof

Applicant: Lawrence Hershman

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: Side of house

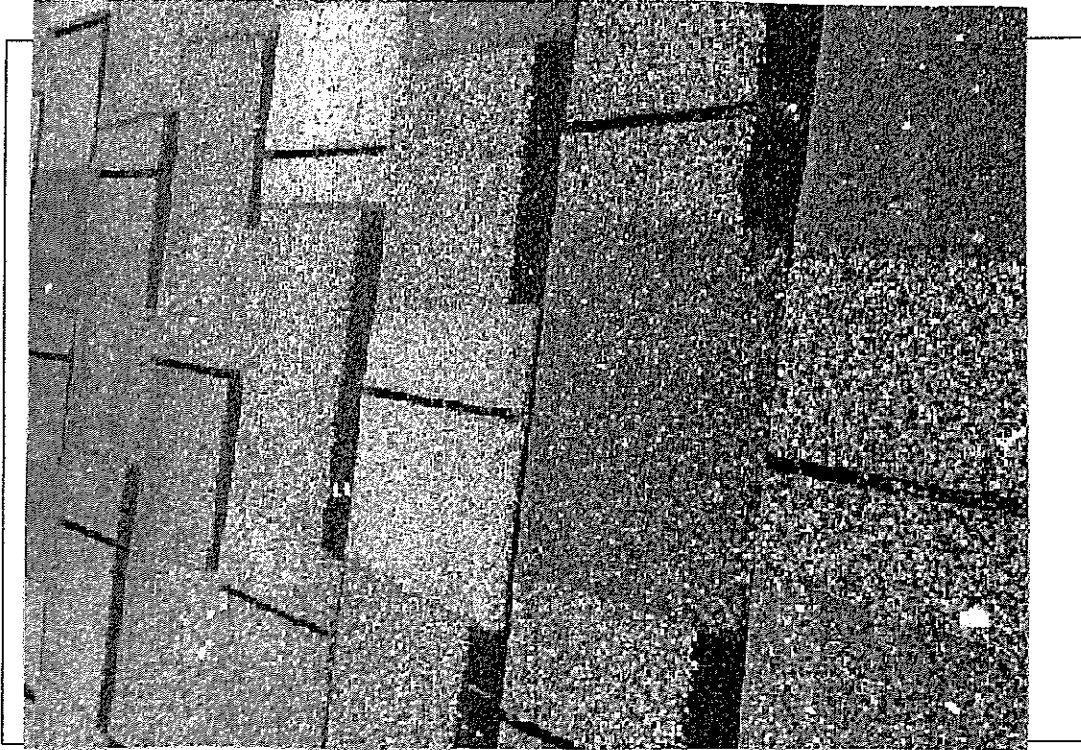


Detail: other side of house

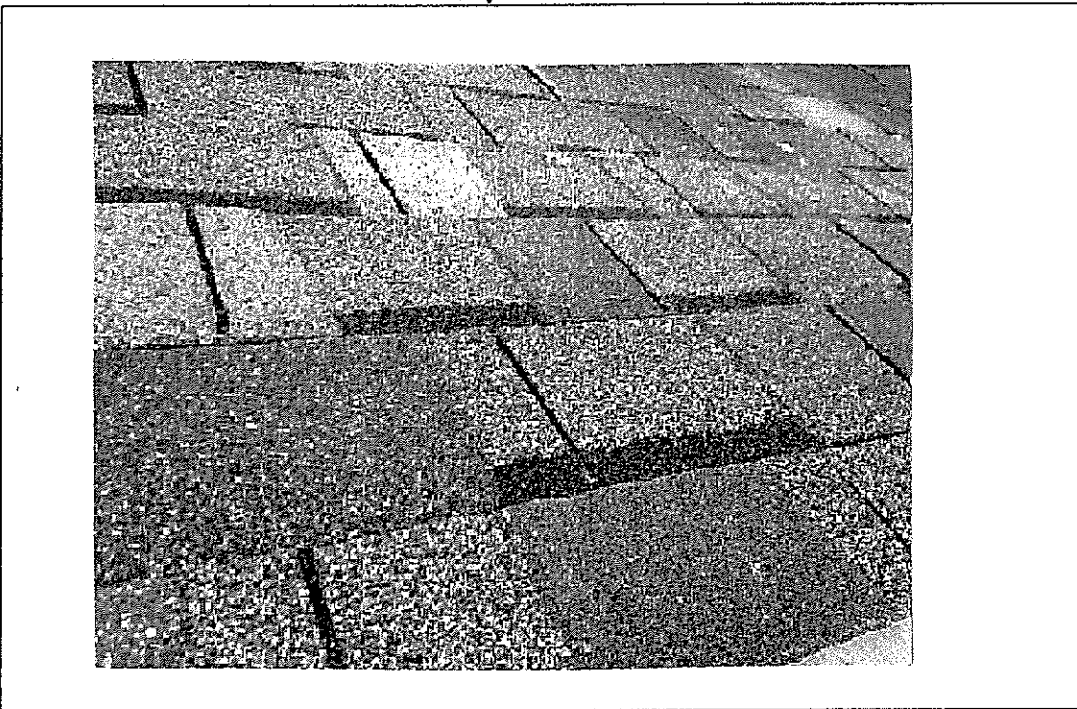
Applicant: Lawrence Hershman

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: Close-up of current CertainTeed Horizon shingles
Note 3-dimensional shadow effect.



Detail: Close-up of current CertainTeed Horizon shingles.
Note 3-dimensional shadow effect.

Applicant: Lawrence Hershman

Page:

TAKOMA AVENUE

N. 29° 37' 30" E.

60.00

N. 77° 13'

S. 60° 22' 30" E.

N. 60° 22' 30" W.



HOUSE LOCATION
PART OF LOT 9 AND LOT 10, BLOCK 73
THE T.P. L. & T. CO's
SUBDIVISION OF
TAKOMA PARK
MONTGOMERY COUNTY, MD

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jefferson D. Lawrence

JEFFERSON D. LAWRENCE
REGISTERED LAND SURVEYOR MARYLAND # 5216

REFERENCES

PLAT BK. 8
PLAT NO. 73

LIBER
FOLIO

ANDJON ASSOCIATES

7 Brookes Avenue
Gaithersburg, Maryland 20877
(301) 840-9010

DATE OF SURVEYS

SCALE: 1" = 30'

WALL CHECK:

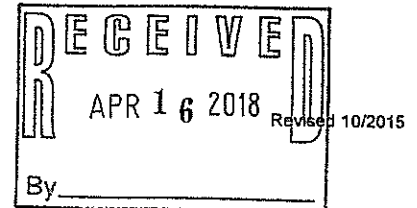
DRAWN BY:

HSE. LOC.: 5-22-91

BOUNDARY:

JOB NO.: 60001

Maryland Historical Trust
Heritage Structure Rehabilitation Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION



MHT Project Number (MHT office use only) 2018-070

Instructions: Fill out this form in accordance with the application instructions. This page must bear the applicant's original signature and must be dated. The Maryland Historical Trust's certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Property Name Residence of Lawrence Hershman and Amy Turim

Street 7713 Takoma Avenue

City Takoma Park

Zip 20912

County Montgomery

State Legislative District 20

MHT Easement property? ☐ Yes ☐ No ☒ Unknown

☐ Listed individually in the National Register of Historic Places or as an individual local designation; date of listing _____

☒ Located in a National Register or locally designated historic district; name of district Takoma Park Historic District

☒ Part 1 – Evaluation of Significance submitted? _____

Date submitted 4/11/18

Date of certification
(if applicable) _____

2. Project Data

☒ Primary/secondary residence

☐ Mixed-use residential/commercial

☐ Owner-occupied residential co-op unit

Date of building construction 1923

Floor area before / after rehabilitation 1,682 / 1,682 sq ft

Start date (estimated) 05/31/2018

Completion date (estimated) 06/01/2018

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT

☒ Insurance claim reimbursement funds

☐ Other local and/or state funding (i.e. grants or loans)

Specify funding source _____

*Estimated qualified rehabilitation expenditures are capped at \$250,000 and should not include additional state/local funding, insurance reimbursements or ineligible expenses including new construction, site work, appliances, etc.

*Estimated Qualified Rehabilitation Expenditures \$6,882

3. Project Contact (if different from applicant)

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) ☒ I am the fee-simple owner of the above-described property or (2) ☐ if I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name Lawrence L. Hershman

Signature [Signature]

Date 04/11/2018

Street 7713 Takoma Avenue

City Takoma Park

State MD

Zip 20912

Telephone (301) 587-2331

Email Address Lherhman@starpower.net

MHT Official Use Only

The Maryland Historical Trust has reviewed the *Heritage Structure Rehabilitation Tax Credit Application* – Part 2 for the above-named property and has determined that the proposed rehabilitation described herein:

☒ is consistent with the Secretary of the Interior's Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.

☐ is consistent with the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.

☐ is not consistent with the Secretary of the Interior's Standards for Rehabilitation and therefore certification is denied.

☐ is not adequately documented in the application and therefore cannot be reviewed.

Date 4/24/18 Maryland Historical Trust Authorized Signature [Signature]

☐ MHT conditions or comments attached



Maryland Historical Trust
Heritage Structure Rehabilitation Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

RECEIVED
APR 16 2018
Revised 10/2015
By _____
MHT Project Number (MHT office use only) 2018-070

Instructions: Fill out this form in accordance with the application instructions. No certification determination will be made until this form is complete. Please note that it is not necessary for owners of individually listed National Register properties to complete a Part 1 Application.

1. Property Name Residence of Lawrence Hershman and Amy Turim

Street 7713 Takoma Avenue

City Takoma Park

Zip 20912

County Montgomery

State Legislative District 20

MHT Easement property? ☐ Yes ☐ No ☒ Unknown

Check all designations that apply:

- ☒ National Register historic district
☐ National Register individual listing
☒ Local historic district
☐ Local individual listing
☐ Pending National Register or local designation (must submit documentation justifying historic district or individual listing)

Name of Historic District (if applicable) Takoma Park Historic District

2. Nature of request (check only one box)

- ☒ Certification that the building contributes to the significance of the above-named historic district.
☐ Certification that the structure has been individually designated under local law and is eligible for the National Register (designation documentation required).
☐ Preliminary determination that the structure will be a certified historic structure pending the official National Register or local designation.

3. Project Contact (if different from applicant)

Name _____ Company _____
Street _____ City _____ State _____
Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) ☒ I am the fee-simple owner of the above-described property or (2) ☐ if I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name Lawrence L. Hershman Signature [Signature] Date 04/11/2018
Street 7713 Takoma Avenue City Takoma Park State MD
Zip 20912 Telephone (301) 587-2331 Email Address Lhershman@starpower.net

MHT Official Use Only

The Maryland Historical Trust has reviewed the *Heritage Structure Rehabilitation Tax Credit Application- Part 1* for the above-named property and has determined that the property:

- ☒ Is a "certified historic structure."
☐ Appears to meet "certified historic structure" criteria, pending official National Register or local designation
☐ Is not a "certified historic structure" because it is not individually listed in the National Register or designated under local law; does not contribute to the significance of the above-named historic district; or is a structure pending National Register or local designation that does not appear to meet "certified historic structure" criteria.
☐ Is not adequately documented in the application and therefore cannot be reviewed.

Date 4/24/18

Maryland Historical Trust Authorized Signature [Signature]

☐ MHT comments attached

City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119
Fax 301-270-4568
www.takomaparkmd.gov



7500 Maple Avenue
Takoma Park, MD 20912

MUNICIPALITY LETTER

April 24, 2018

To: Property Owner: Lawrence L Hershman & Amy Turim

To: Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Name of Agent	Lawrence Hershman
Email for Agent	lhershman@starpower.net
Location of Project:	7713 Takoma Avenue, Takoma Park MD 20912
Proposed Scope of Work:	Roof Replacement In Kind

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements. Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

City Of Takoma Park



The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 5/8" in diameter or greater), located on the property or on an adjacent property, may require a Tree Impact Assessment and Tree Protection Plan. Make sure to submit a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree will be impacted by the proposed construction. The removal of any urban forest tree will require a tree removal application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits/> The City's Urban Forest Manager can be reached at 301-891-7612 or janvz@takomaparkmd.gov

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. All commercial or institutional development in the city must apply for Stormwater Management Permit regardless of the size of the land disturbance. 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. For more information: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required at 301-891-7620.

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 request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

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.

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

A-1

<http://montgomeryplanning.org/planning/historic/research-and-designation/gis-tool/>

TAKOMA PARK HISTORIC DISTRICT

RESOURCE NUMBER

37/003-000A

SITE NAME

TAKOMA PARK HISTORIC DISTRICT

[More info](#)

HISTORIC INVENTORY FORMS

ENVIRONMENT-L SETTINGS

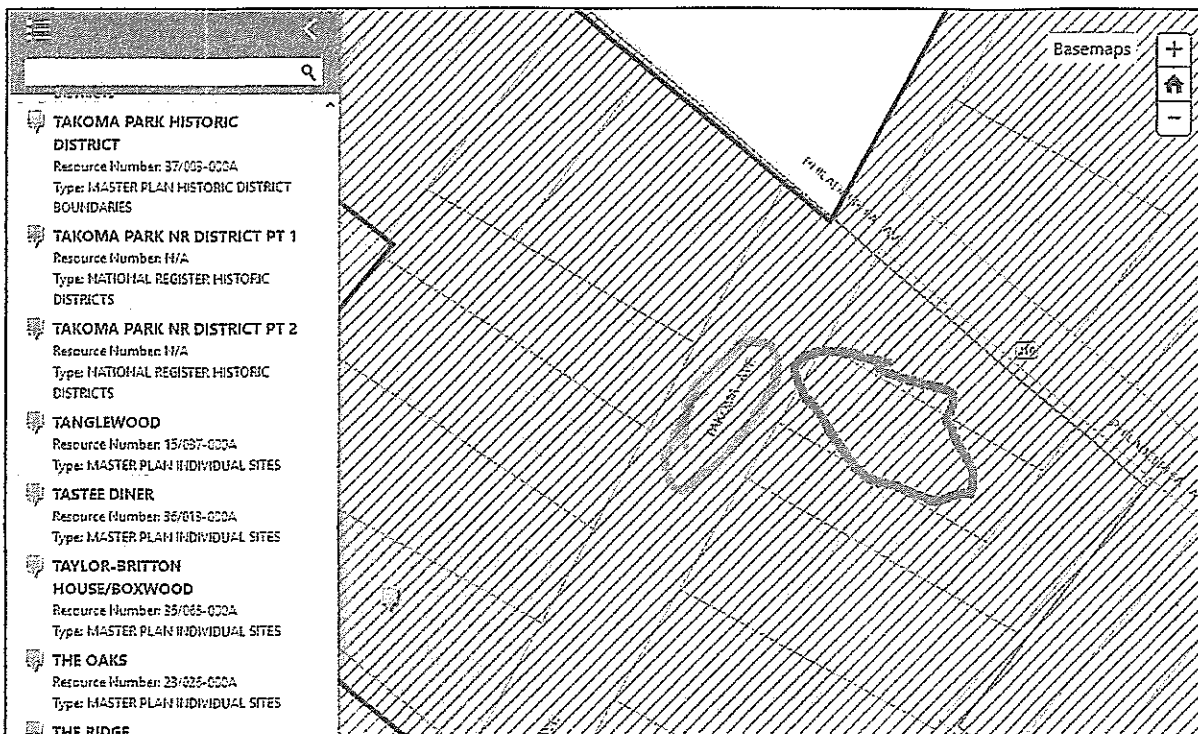
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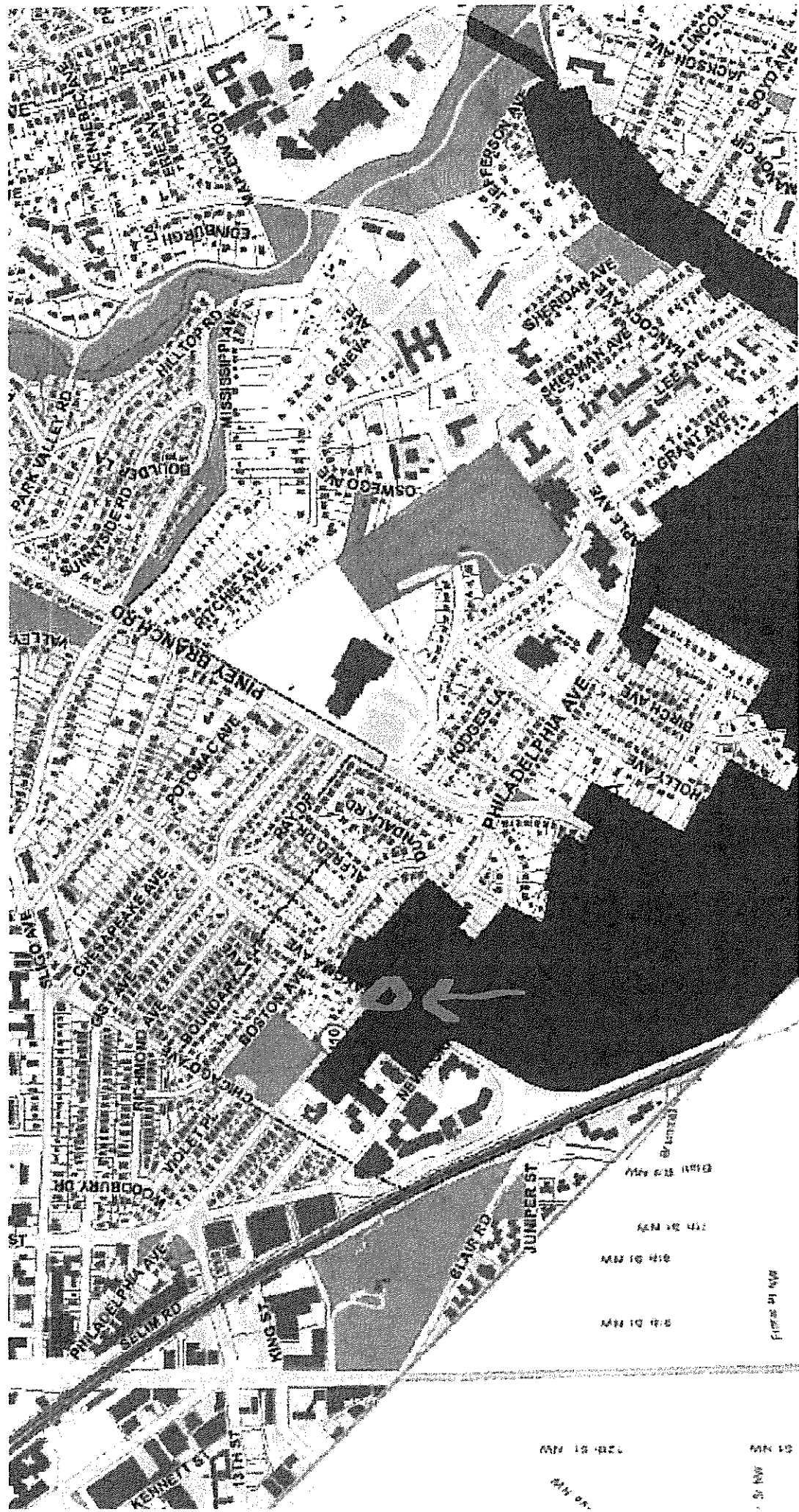
MASTER PLAN HISTORIC DISTRICT BOUNDARIES;
NATIONAL REGISTER HISTORIC DISTRICTS;
NATIONAL REGISTER INDIVIDUAL SITES

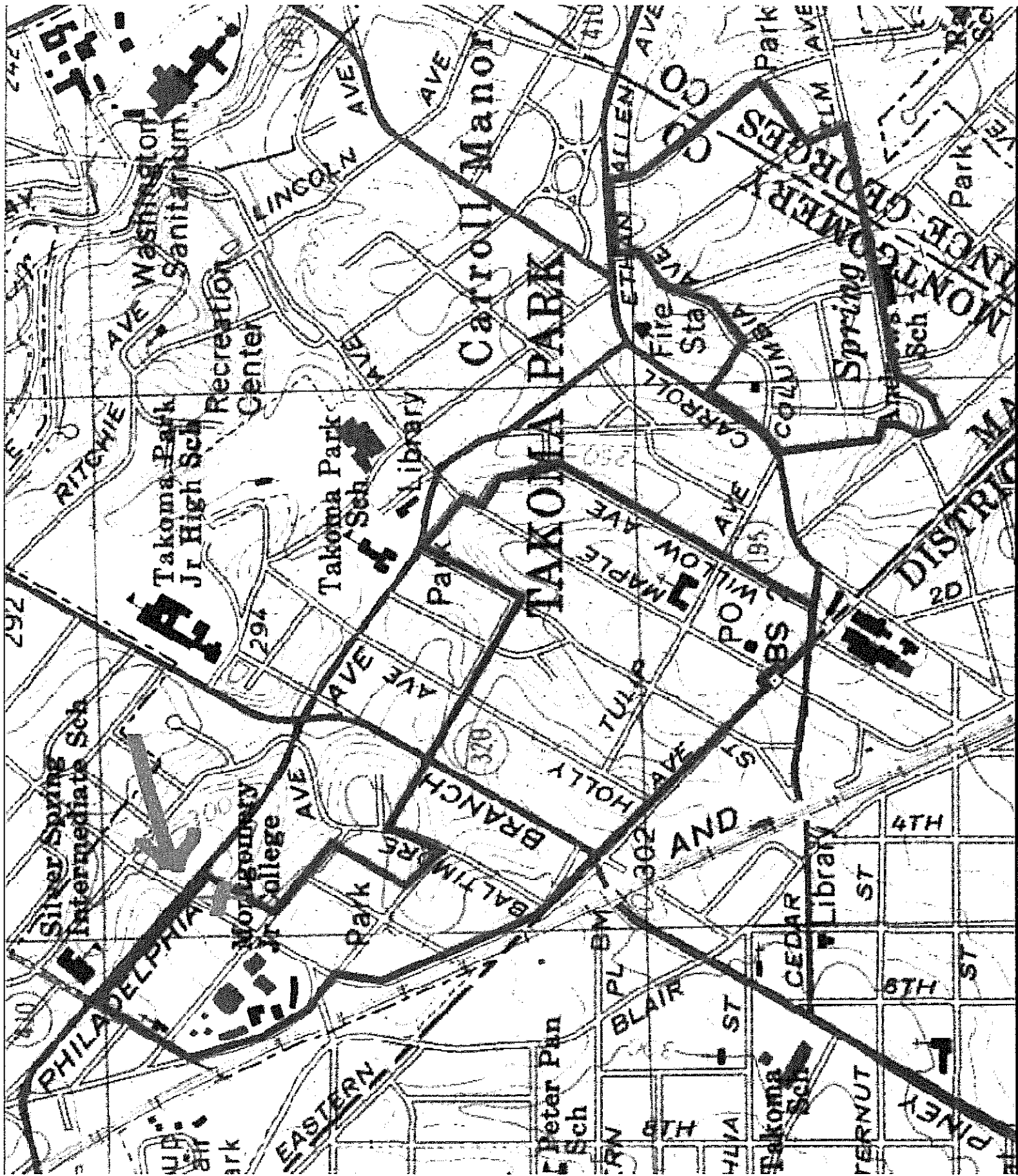
Zoom to

3 Maps showing location of house in Historic District



Takoma Park Historic District – as approved by Montgomery County 1992





ACCREDITED CONTRACTORS, INC.

7812 Delano Rd. • Clinton, Maryland 20735
(301) 856-4024 Clinton
(301) 565-0240 Silver Spring

+ \$150 to
remove old roof
on rear half of house

Md. License No. _____

Va. License No. _____

D.C. License No. _____

SALES CONTRACT

THIS AGREEMENT, made this _____ day of _____, 19____, by and between ACCREDITED CONTRACTORS, INC. (hereinafter referred to as the Contractor), with its principal office located at 7812 Delano Rd., Clinton, Maryland 20735 and _____ whose address is _____; telephone no. _____ (hereinafter referred to as the Customer(s)).

NOW, THEREFORE, for good and valuable consideration paid it is mutually agreed as follows:

1. in tr with July 1990 the Contractor and the Contractor agrees to perform such services as specifically identified II be performed by the Contractor strictly as an independent contractor and in accordance

2. Contract & literature for old roof. My highlights in blue. m work on the property of the Customer located at _____; Customer agrees to provide reasonable access at all times during ed in writing by the parties.

3. literature for old roof. My highlights in blue. m the following work: _____

The who work shall be under the sole and exclusive jurisdiction and control of the Contractor, except rform their services.

4. re-described work will begin on or about the date of _____ and will be completed approximately on or before _____ unless otherwise agreed in writing by the parties. Contractor shall not be liable to the Customer for any delay occurring within or beyond Contractor's control, or for delay caused by the Customer. Notice of a delay may be given within three (3) calendar days from the beginning of the delay to the Customer. If notice of objection is not received within two (2) days after the delay, objections shall be waived and a reasonable extension granted to complete the work. Contractor shall use his best efforts to complete said work within the estimated performance dates described above, but no representations or warranty of the time of completion have been made as Contractor assumes no liability whatsoever in the event of any delay in completion.

5. The Customer agrees to pay to Contractor the sum of _____ \$ _____ for the services performed of which _____ \$ _____ will be paid upon the signing of the Agreement.s The remainder will be paid to Contractor as follows: _____

(give date due and amount due) _____ Notwithstanding the above, payment is due and payable in full within five (5) days after project completion. After five days, interest shall be due from the date of completion at a rate of 1½ per cent per month on the unpaid balance. Customers shall pay for all court costs and attorneys fees associated with collection. Time shall be of the essence as to all payments due.

6. Modifications, alterations, or amendments to this contract shall be valid if agreed to in writing by both parties, making specific reference to this Agreement. In addition, if the customer directs additional work to be done, a reasonable amount shall be added to the contract price and due in full at project completion. This is the entire Agreement between the parties.

7. Any rotten, rusted out or damaged decking will be replaced at an extra charge. Full or partial sheet (4' x 8') plywood _____ slats any size _____ a running foot _____ metal deck _____

8. Contractor warrants its work for a period of _____ year after project completion. Copies of manufacturer's warranties will be provided to Customers upon request. Defects in materials shall be the responsibility of the manufacturer.

9. In the event of any dispute arising between the Parties concerning payment, alleged breach of the terms of this Agreement, or any other claim or demand arising hereunder, the Parties agree that failing a mutual and satisfactory informal resolution of such dispute or claim same shall be submitted for arbitration under the rule of the American Arbitration Association. The costs of arbitration shall be born as set forth in a decision of the one arbitrator to be selected by the Parties under the commercial arbitration rules of the American Arbitration Association at the Washington, D.C. office.

10. Notices and other correspondence shall be sent by certified or registered mail, postage prepaid, return receipt requested, to: Contractor: ACCREDITED CONTRACTORS, INC. 7812 Delano Rd., Clinton, Maryland 20735

Customer: To the address given on this Sales Agreement or the last known address if provided in writing by the Customer

HORIZON

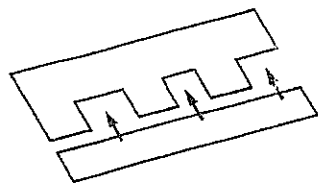
Shingle

CertainTeed®

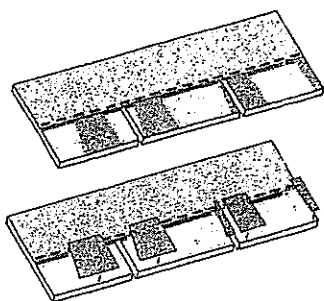
24



Expensive designer look at an economical price



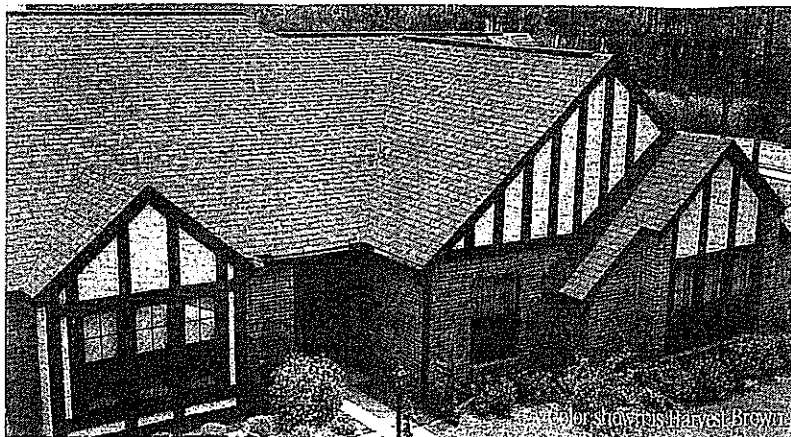
Two piece design (Theirs)



One piece design (Ours)

What makes a shingle a Shangle?

Only CertainTeed offers you the comfort and security of knowing your roof is covered with Shangle protection. The Shangle features a full size, one piece base shingle. Standard size and shape combined with the full size, one piece base shingle provide the best protection against shingle separation. Random natural dimensional design completes the perfect appearance.



A striking, sophisticated look to enhance your home. Varied, multiple layers of granules and asphalt enhanced by intermittent shadow lines convey the image of a more expensive designer shingle. This is the art and science of CertainTeed, in a Horizon Shangle.

The longer Horizon is on your home, the more you'll appreciate its beauty. Up to 40% of what people see of your home is the roof. Horizon makes the right impression as a dynamic part of the design, and its beauty will last a long, long time. The quality built into Horizon will insure that.

One piece construction makes installation faster, which makes the shingle and its application more affordable. And the patented design* gives Horizon a luxurious, dimensional appearance in an array of designer colors, which complement both new construction and reroofing applications. It features better handling characteristics, better granule retention, greater structural integrity and excellent wind resistance.

Exclusive 5-year SureStart protection

If a roofing problem exists, it will usually show up in the first few years. So while your Horizon roof carries a 25-year limited warranty, transferable from homeowner to homeowner, we've added strength to the first five years with SureStart protection, security that guarantees 100% replacement cost on labor *and* materials if you have a manufacturing defect. We can offer this confidently — because Horizon is designed to be problem-free.

CertainTeed choice and quality

The Horizon Shangle is part of the diverse, unique CertainTeed Roofing Collection™, the widest selection of asphalt shingles in the industry.

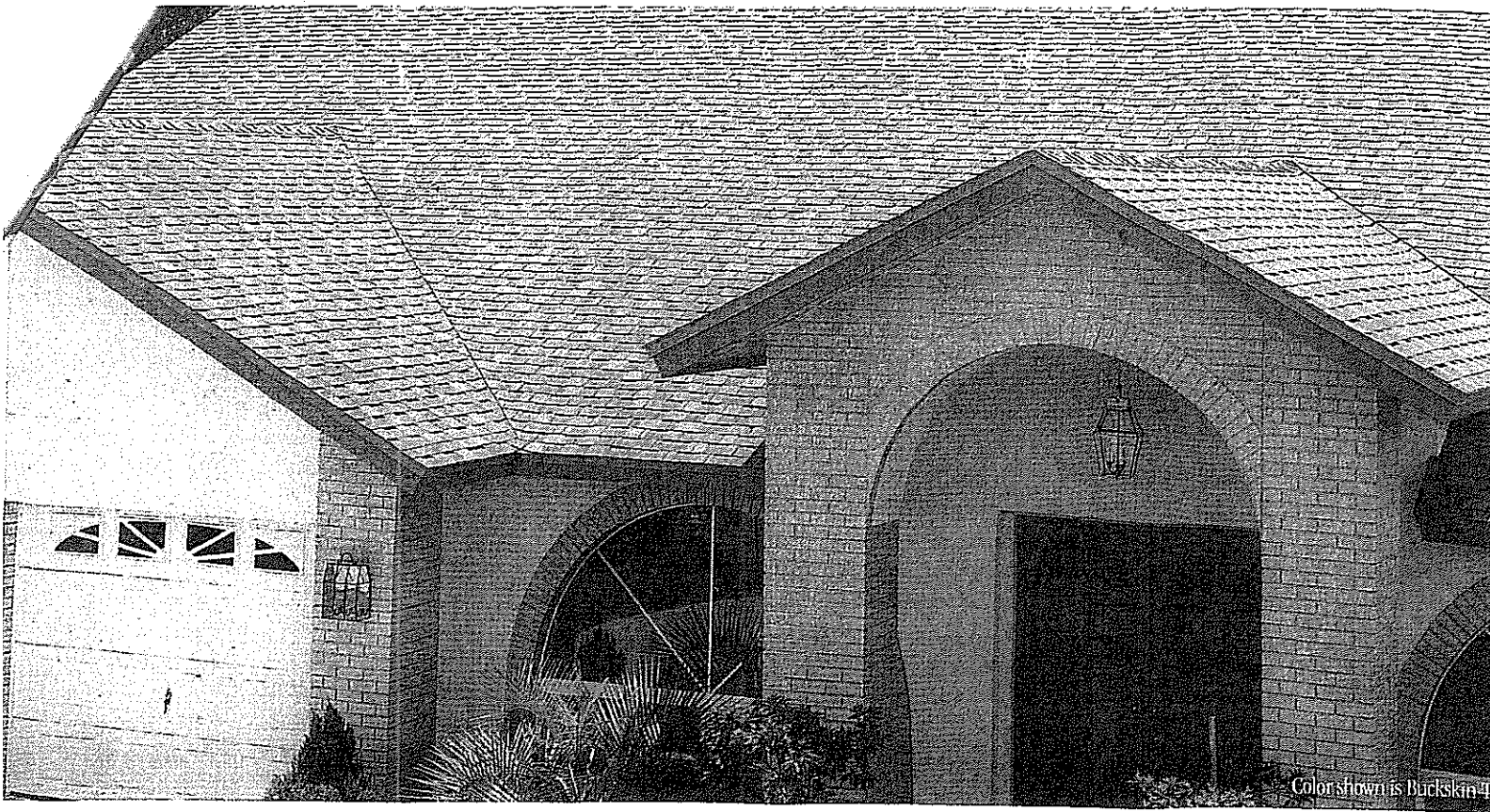
*Patent pending

HORIZON

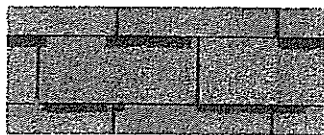
Shangle

CertainTeed





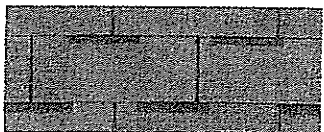
The Horizon Range of Colors



Buckskin Tan



Graystone



Harvest Brown



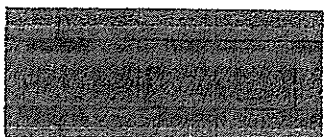
Homestead Slate



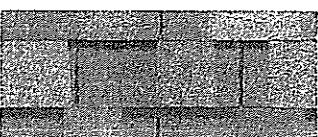
Horizon Blue



Prairie Wood



Shadow Black



Weathered Wood

Reproduction of these colors is as accurate as modern printing will permit. Colors are also subject to changes by granule manufacturers. For complete color availability, see chart. Before making final selection, please see latest shingle samples from CertainTeed. For specific warranty details and limitations, refer to the warranty itself.

Horizon Shingle Availability

Color	North Central	Lake Central	Mid-Atlantic/Southern
Buckskin Tan	☉	☉	☐ ▲
Graystone	☉	☉	☐ ▲
Harvest Brown	☉	☉	☐ ▲
Homestead Slate	☉	☉	☐ ▲
Horizon Blue	☉	☉	☐ ▲
Prairie Wood	☉	☉	☐ ▲
Shadow Black	☉	☉	☐
Weathered Wood	☉	☉	☐ ▲

☉ Class C Asphalt ☐ Class A Asphalt ▲ Fungus Resistant

Horizon Product Specifications

Class A Asphalt Composition

- U.L. Class A Fire Resistance
- ASTM E108 Class A Fire Resistance
- U.L. Wind Resistance Label
- Self-Sealing (ASTM D3161)
- High Tear Resistance (ASTM D3462)
- Full size, one piece base shingle

Class C Asphalt Composition

- U.L. Class C Fire Resistance
- ASTM E108 Class C Fire Resistance

- U.L. Wind Resistant Label
- Self-Sealing (ASTM D3161)
- Outstanding Tear Resistance (ASTM D1922)
- Full size, one piece base shingle

Warranty

- 25-year homeowner-transferable limited warranty against manufacturing defects (see warranty for specific details)
- 5-year SureStart protection (see warranty for specific details)

Sales Regions:



200 CertainTeed Road
Oxford, NC 27565
(919) 693-1141

North Central
3303 East Fourth Avenue
Shakopee, MN 55379
(612) 445-6450

Lake Central
11519 U.S. Route 250 N
Milan, OH 44846
(419) 499-2581

Corporate Office
P.O. Box 860
Valley Forge, PA 19482
(215) 341-7000

Consumer Services
(800) 345-1145

CertainTeed
The CertainTeed Roofing Collection:
Innovation through science and art



(A-3)

Phone: (301) 585-4985
Fax: (301) 585-4388

2345 Montgomery Street Silver Spring, Maryland 20910

PROPOSAL/CONTRACT

3/9/18

MHIC No. 6915
VA No. 12282
DC No. 420213000018

TO: **Larry Hershman**
7713 Takoma Ave.
Takoma Park, Md. 20912

Location: Same Address

We propose to perform the following roof work for the sum of: Seven Thousand Four Hundred and Nineteen Dollars (\$7,419.00) as follows:

- Remove and haul away existing shingle roofing
- Inspect wood sheathing for damage, (Damaged sheathing will be replaced at a cost of \$48.00 per sheet of standard 1/2 plywood or \$4.00 per lineal foot of 1x6 or 1x8 plank board
- Furnish and install new ice & water shield @ Eaves, Valleys and the entire rear addition roof.
- Furnish and install new 30lb felt underlayment.
- Furnish and install new CertainTeed Architectural Shingle. (Choice of Landmark or Patriot)
- Furnish and install new aluminum plumbing vent pipe collars.
- Furnish and install new aluminum valley flashing.
- Furnish and install new aluminum chimney flashing.
- Furnish and install new aluminum base flashing as needed.
- Furnish and install new aluminum drip edge.
- Furnish and install new aluminum counter flashing.
- Furnish and install new shingle over ridge vent.
- Repair ridge cap on tool shed if possible.

We will remove from the premises all trash and debris generated by our work
OPTION: #1 Furnish and install new 6" Ogee aluminum gutters and matches
ADD (\$2,990.00)

NOTE: The cost difference between the landmark and the patriot was only (house

EXCLUSIONS: Work not listed above, Gutters and downspouts, Painting

This Proposal/Contract is subject to the Terms and Conditions on the reverse side of this page and is good for a period of 30 days from the above date.

Date Accepted _____ 20____

JACK'S ROOFING COMPANY, INC.

By: _____
Contractor or Owner

By: _____
(Signature) Title

Please sign and return both copies. An executed copy will be returned for your records

(27)

March 2018
Proposal
for new
roof &
new
CertainTeed
literature



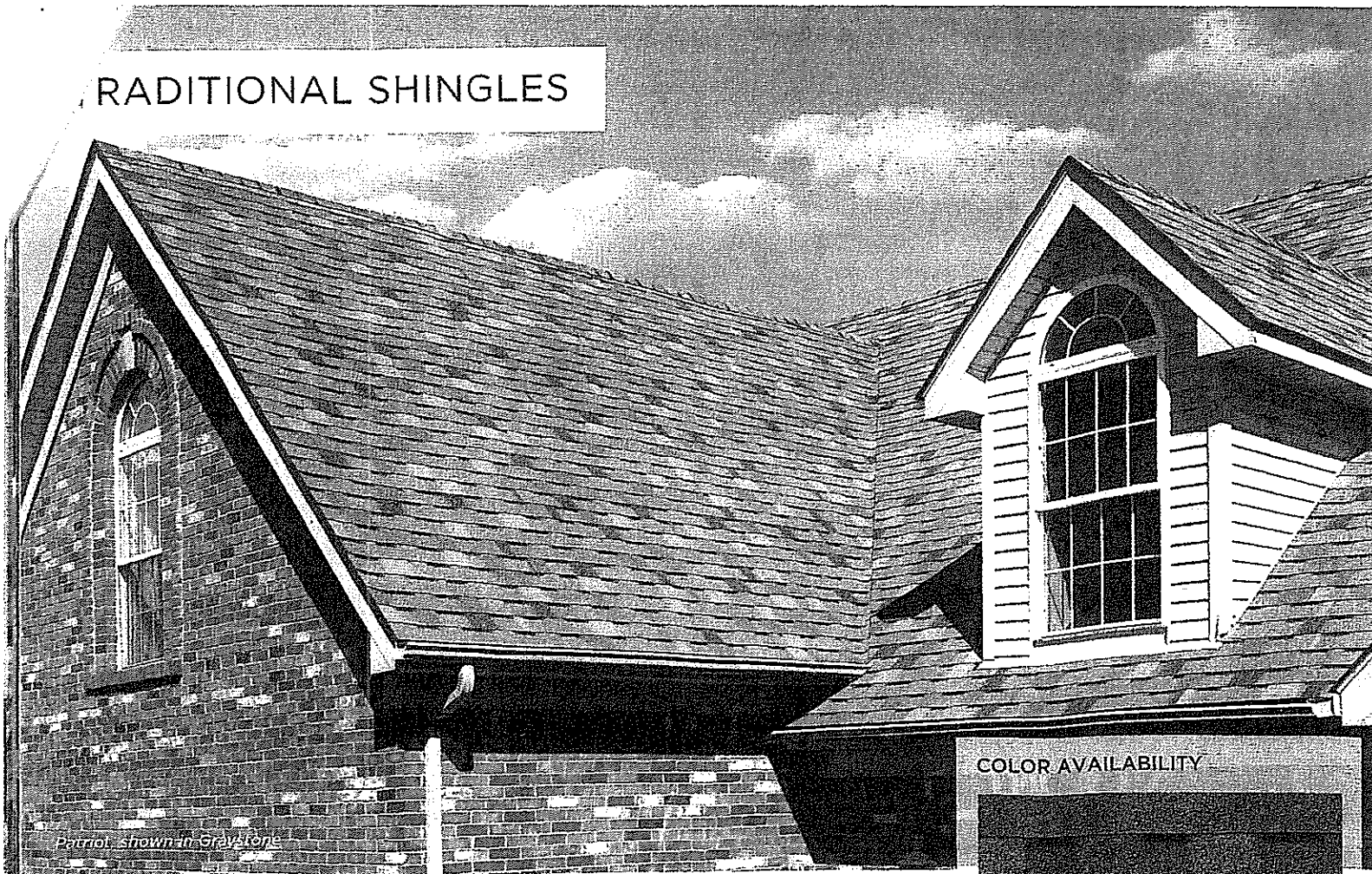
CertainTeed
SAINT-GOBAIN

ROOFING SELECTION GUIDE

LUXURY, DESIGNER & TRADITIONAL ROOFING SHINGLES

Shown in Weathered Wood

TRADITIONAL SHINGLES



Patriot shown in Graystone

PATRIOT

- Architectural style shingles
- Single layer fiber glass-based construction
- Intricate color blend drops combined with intermittent shadow lines
- 215 lbs. per square
- 30-year limited transferable warranty*
- 10-year StreakFighter® algae-resistance warranty
- 8-year SureStart™ protection
- 10-year 110 mph wind-resistance warranty

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3161 Class F
- UL certified to meet ASTM D7158 Class H

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

COLOR AVAILABILITY

Colonial Slate

Driftwood

Graystone





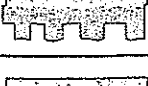

Prairie Wood

Shadow Black


Weathered Wood

SELECTION GUIDE



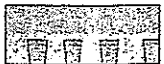




LUXURY SHINGLES

		Shingle Construction and Description	Weight (lbs. per square)	UL Class A Fire Resistance Rating	UL Certified to Meet ASTM D3462	UL Certified to Meet ASTM D3018 Type 1	UL 2218 Impact Resistance Rating	ASTM D3161 Wind Resistance
Grand Manor		Two full-size, fiber glass base shingles with randomly applied tabs; Authentic depth and dimension of natural slate; Virtual five-layer coverage when applied	425	✓	✓	✓		Class 1 110 mph
Belmont Impact Resistant Version Available (Select colors)		Single layer, fiber glass base shingles with randomly applied tabs; Authentic depth and dimension of natural slate	275	✓	✓	✓	Class 4	Class 1 110 mph
Carriage House		Two full-size, fiber glass base shingles; Unique chamfered cut for scalloped appearance; Four-layer coverage when applied	350	✓	✓	✓		Class 1 110 mph
Presidential Shake TL		Three-piece laminated fiber glass construction; Distinctive sculpted, rustic look	475	✓	✓	✓		Class 1 110 mph
Presidential Shake Impact Resistant Version Available		Two-piece laminated fiber glass base construction; Distinctive sculpted, rustic look	355	✓	✓	✓	Class 4	Class 1 110 mph
Presidential Solaris		Two-piece laminated fiber glass base construction; Distinctive sculpted, rustic look	355	✓	✓	✓		Class 1 110 mph



COMPOSITE SLATE

Symphony		A specially engineered composite roofing shingle that mimics the look and feel of natural slate; Lighter and more durable than natural slate; exceptional UV fade-resistant surface technology	varies	✓***			Class 4	Passes at 110 mph
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DESIGNER SHINGLES

Landmark Pro		Two-piece laminated fiber glass base construction; Classic shades and dimensional appearance of natural wood or slate	250	✓	✓	✓		Class 1 110 mph
Landmark Premium		Two-piece laminated fiber glass base construction; Classic shades and dimensional appearance of natural wood or slate	300	✓	✓	✓		Class 1 110 mph
Landmark Impact Resistant Version Available		Two-piece laminated fiber glass base construction; Classic shades and dimensional appearance of natural wood or slate	229/235 250	✓	✓	✓	Class 4	Class 1 110 mph
Landmark Solaris Impact Resistant Version Available		Two-piece laminated fiber glass base construction; Classic shades and dimensional appearance of natural wood or slate	250	✓	✓	✓	Class 4	Class 1 110 mph
Highland Slate Impact Resistant Version Available (Select colors)		Single layer fiber glass base construction; Blended shades and dimensional appearance of natural slate	240	✓	✓	✓	Class 4	Class 1 110 mph
Independence		One full-size, fiber glass base shingle with randomly applied tabs; Deep shadow lines and random tabs create a distinct dimensional look	250	✓	✓	✓		✓
Patriot		Architectural style shingle; Single layer fiber glass base construction; Intricate color blend drops combined with intermittent shadow lines	215	✓	✓	✓		Class 1 110 mph

TRADITIONAL SHINGLES

XT 25		Fiber glass composition; Designed for long-lasting performance and durability	205	✓	✓	✓		Class 1 110 mph
CT 20		Fiber glass composition; Designed for long-lasting performance and durability	195	✓	✓	✓		Class 1 110 mph

** Wind warranty upgrade to 130 mph available

Control A/C	Conforms To CSA Standard A123.5	Limited Transferable Warranty Against Manufacturing Defects On Residential Applications *50-Year on Group-owned or Commercial Applications	StreakFighter algae-resistance Warranty (where available)	SureStart Protection	Wind-Resistance Warranty Upgraded wind warranty available. See warranty for details and limitations	Shingle Size	Bundles Per Square
✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	18" x 36" 8" Exposure	5
		Lifetime*	15-year	10-year	15-year 110 mph **	18" x 36" 8" Exposure	4
✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	18" x 36" 8" Exposure	5
✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	14 1/4" x 40" 4" Exposure	6
✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	14 1/4" x 40" 4" Exposure	5
✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	14 1/4" x 40" 4" Exposure	5

		50-year		7-year	5-year 90 mph	18" x 6", 9" & 12"	varies
--	--	---------	--	--------	------------------	--------------------	--------

✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	13 1/4" x 38 3/4" 5 5/8" Exposure	3
✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	13 1/4" x 38 3/4" 5 5/8" Exposure	4
✓	✓	Lifetime	10-year	10-year	15-year 110 mph **	13 1/4" x 38 3/4" 5 5/8" Exposure	3
✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	13 1/4" x 38 3/4" 5 5/8" Exposure	3
✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	18" x 36" 8" Exposure	3
✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	12" x 36" 5" Exposure	4
✓	✓	30-year	10-year	8-year	10-year 110 mph	13 1/4" x 39 3/8" 5 5/8" Exposure	3

✓		25-year	10-year	5-year	5-year 60 mph	12" x 36" 5" Exposure	3
✓		20-year		3-year	5-year 60 mph	12" x 36" 5" Exposure	3

High-Performance Starter

Starter Course shingle specifically for use with Grand Manor, Belmont and Highland Slate—and the only approved installation alternative to using the shingles themselves.

- 10" x 36", 102 lineal ft. per bundle, 34 shingles per bundle
- Provides labor and cost savings by not cutting shingles
- Dual sealant strip for increased wind resistance
- Better look with straight factory-cut eave edge

Presidential Starter

Required for Presidential Shake TL and Presidential Shake applications.

- 13 1/4" x 40" (required double layer), 36.5 lineal ft. per bundle (based on 2-layer application), 22 shingles per bundle
- Two layers of straight factory-cut eave edge
- Available in the entire Presidential Shake TL and Presidential Shake color line
- Assures Class A fire rating
- Saves significant installation time

Symphony® Hip and Ridge

- Full line of hip and ridge accessories to complement and enhance the slate-inspired look of Symphony.

CertainTeed Swiftstart®

CertainTeed Swiftstart metric starter shingle is designed specifically for use with CertainTeed Landmark Series shingles. Rather than cutting expensive field shingles to use as starters, you can save time and money by starting with Swiftstart.

- Code-compliant, meets min. 2" headlap requirement for metric shingles; many competing products do not
- Each 18-piece bundle covers 116 lineal ft.
- Recommended for use to obtain enhanced warranties

Ventilation

- CertainTeed Ridge Vent 12" unfiltered
- CertainTeed Ridge Vent 12" filtered
- CertainTeed Rolled Ridge Vent unfiltered
- CertainTeed Intake Vent filtered
- CertainTeed Static Vent - Aluminum and Plastic