

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

<b>Address:</b>	55 Elm Ave, Takoma Park	<b>Meeting Date:</b>	12/19/2018
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	12/12/2018
<b>Applicant:</b>	Susan Campbell and Jack Lipshutz	<b>Public Notice:</b>	12/5/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	37/03-18DDDD	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Roof Replacement		

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**STAFF RECOMMENDATION:**

- ☒ **Approve**  
☐ **Approve with conditions**

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District

**STYLE:** Craftsman

**DATE:** c.1923



*Figure 1: 55 Elm Ave is located mid-block near Westmoreland Ave.*

**PROPOSAL**

The applicant proposes replace the existing 3-tab asphalt shingles with architectural shingles.

**APPLICABLE GUIDELINES:**

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 building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

**Montgomery County Code; Chapter 24A-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:
  - (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

**Secretary of the Interior's Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), 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 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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #5

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: scjl@erols.com Contact Person: Susan Campbell  
Daytime Phone No.: 240-893-9897 (cell)  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Susan Campbell & Jack Lipshultz Daytime Phone No.: 240-893-9897 (cell)  
Address: 55 Elm Avenue Takoma Park, MD 20912 or 202-532-3136 (cell)  
Street Number City Street Zip Code  
Contractor: Louis Altobelli III Improvements LLC Phone No.: \_\_\_\_\_  
Contractor Registration No.: MHIC # 94794  
Agent for Owner: owner Daytime Phone No.: 301-891-0550 (home)

## LOCATION OF BUILDING/PREMISE

House Number: 55 Street: Elm Avenue  
Town/City: Takoma Park Nearest Cross Street: Westmoreland Avenue  
Lot: 82 Block: 16 Subdivision: BF Gilbert's addition to Takoma Park  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PAINT/CAUTION 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: \$ \_\_\_\_\_ Text \_\_\_\_\_

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

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

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

11/27/18  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 859 368 Date Filed: 11/27/18 Date Issued: \_\_\_\_\_  
enc

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:  
Contributing resource 1920s era Bungalow in Takoma Park Historic District. It's a two story residence with a walk out finished basement in the rear. There are similar period homes adjacent to this property.
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:  
Current asphalt shingle roof, installed by last owner an estimated 20-25 years ago, is failing -- particularly on the front side -- with multiple soft areas, roof and trim wood rot, and loose/missing shingles. While repairs have been done previously, damage (trees, storms) is now too extensive, and it's begun leaking into the house. New roof will obviously be functionally sound, but also aesthetically nicer to look at as old roof is discolored, moss-covered and a bit ragged.

**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      See attached from Contractor**

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.

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

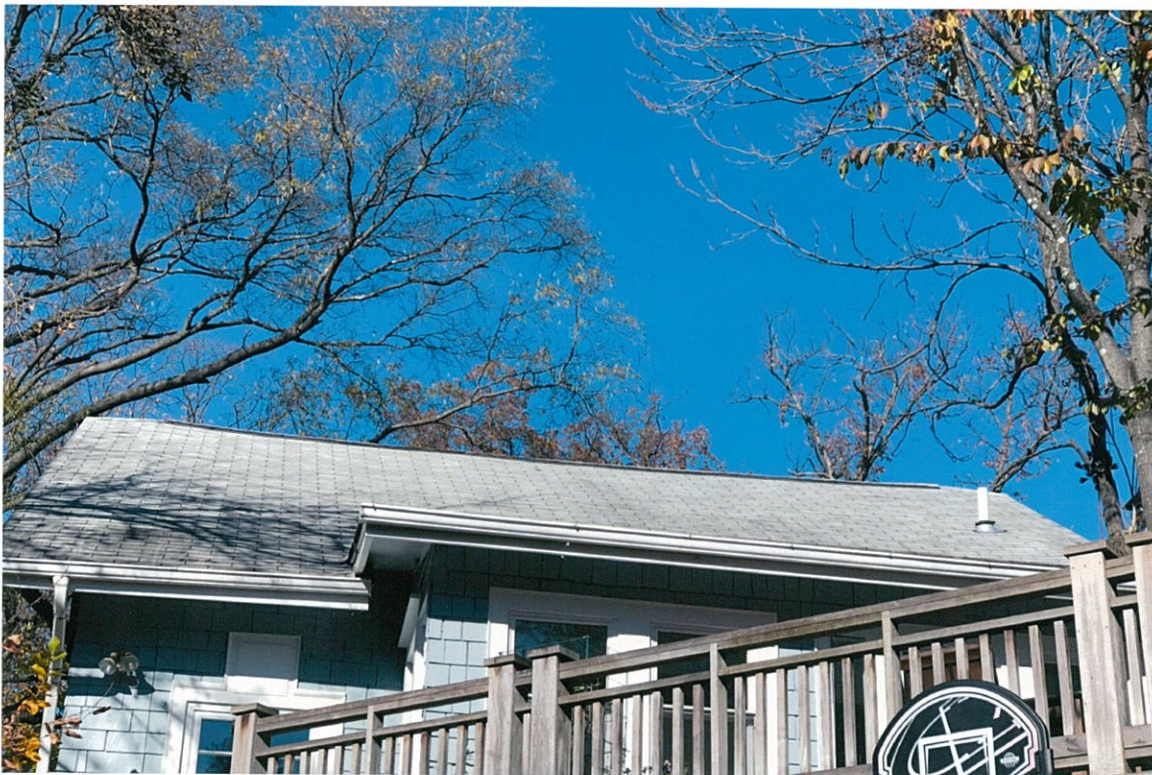
<b>Owner's mailing address</b> Jon Lipshultz & Susan Campbell 55 Elm Avenue Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b>  N/A
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Sasha Johnson & Mark Murray 51 Elm Avenue Takoma Park, MD 20912	Kyle R Herrig 6811 Westmoreland Avenue Takoma Park, MD 20912
Mozell B Hazell 97 Elm Avenue Takoma Park, MD 20912	James L McInearney, 3rd 54 Elm Avenue Takoma Park, MD 20912
Jackie & Dave Wachter 6804 Westmoreland Avenue Takoma Park, MD 20912	



Existing Property Condition Photographs (duplicate as needed)



Detail: Front view 55 Elm Avenue



Detail: Rear View 55 Elm Avenue



Existing Property Condition Photographs (duplicate as needed)

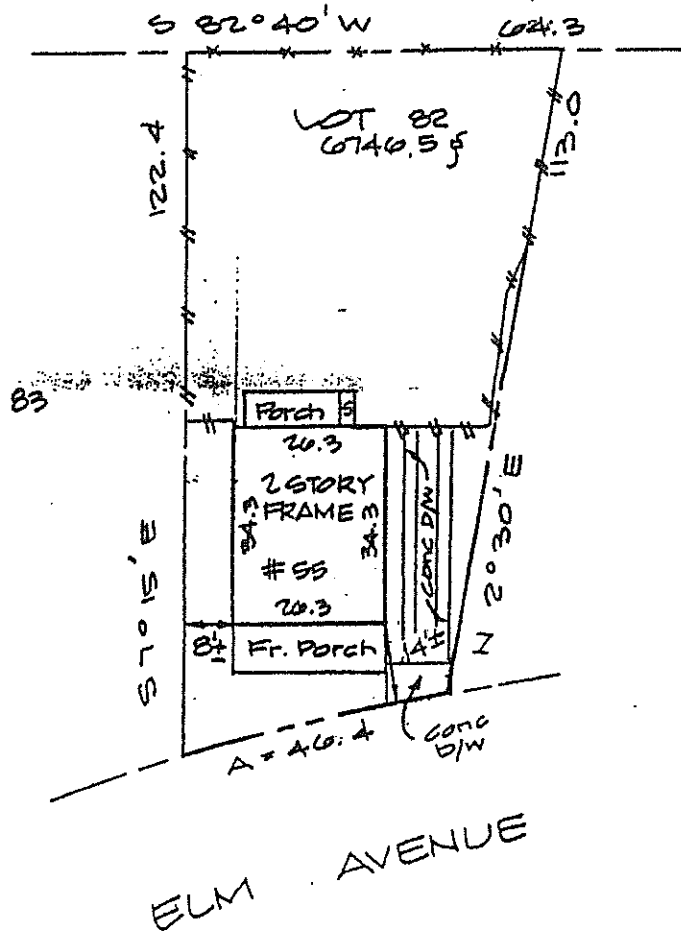


Detail: Front Right Side of Roof at 55 Elm



Detail: Front Underhang at 55 Elm

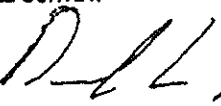
NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location



LOCATION OF HOUSE  
T 82, BLOCK 16  
F. GIBERTS ADDITION TO  
AKOMA PARK

MTGOMERY COUNTY, MARYLAND

D FLOOD PANEL NO. 240049-0200B ZONE: C

<b>CERTIFICATE</b> I HEREBY CERTIFY THAT THE LOCATION OF THE LISTING IMPROVEMENTS ON THIS LOT HAS BEEN CAREFULLY ESTABLISHED BY A LICENSED SURVEYOR.  DAVID L. HALLER, REGISTERED MARYLAND R.P.L. NO. 240 LICENSED SURVEYOR	<b>REFERENCES</b> PLAT BK 3 PLAT NO 225	<b>HALLER-BLANCHARD &amp; ASSOCIATES</b> SURVEYING · ENGINEERING · PLANNING (301) 226-2266 P.O. BOX 1774, FREDERICK, MARYLAND 21702	
	LIBER POLJO	DATE OF SURVEYS WALL CHECK HSE. LOC. 7-14-99 BOUNDARY	SCALE: 1" = 30' DRAWN BY: BB JOB NO. 99-15827

(7)





November 21, 2018

Susan Campbell  
55 Elm Ave.  
Takoma Park, MD 20912  
(240) 893-9897

Attached is the estimate to tear off the existing shingles of your house and replace with new. If you have any questions please contact me.

Ask us about our Energy Efficient Replacement Windows

**Financing Available**

Sincerely,

*Louis Altobelli III*

Louis Altobelli III  
President  
240-793-8499



CertainTeed



MHIC# 94794 / 18905 Willow Grove Rd., Olney, Maryland 20832 / Lou@LA3I.com

**ROOF PROPOSAL**

- 1) Remove old Shingles, roof paper (where needed), and any drip edge and haul away.
- 2) Install CertainTeed Diamond Deck underlayment and CertainTeed Ice and water protector at all eaves (prevent ice damming), valleys, chimneys, skylights, and roof penetrations.
- 3) Install Drip Edge on all perimeter edges. Flash around all chimneys, Skylights and step flashing. Also to replace Pipe Sleeves and Vent Covers
- 4) Install CertainTeed Landmark Shingle customers choice of Landmark color.
- 5) Install Ridge Vent on all peaks

**About The Shingle and Materials:**

- 1) The Landmark Roof will have a 50 year 4 Star Warrantee. It will cover Materials, Labor, Tear-off and Disposal against defect for 50 years. After the 50 years it becomes a prorated shingle and only replacement of shingle is covered against defect.
- 2) Shingles have a 12 year "StreakFighter" warrantee against discoloration and streaking

**Replacement Wood: We will not know for sure what areas need replaced until we remove the shingles. LA3 Improvements Agrees to furnish the first five sheets for free.**

- 1) To replace a sheet of rotted or damaged Plywood (\$39.00 for OSB) (\$48.00 for CDX Plywood) per sheet. **This quote does NOT include painting. WE DO NOT PAINT.**
- 2) To replace rotted or damaged 1x6 or 1x8 roof plank is \$3.50

INITIALS: \_\_\_\_\_



Landmark, shown in Birchwood

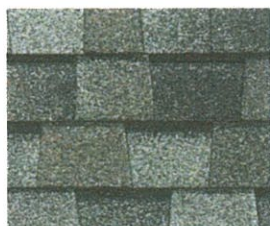
# The Trusted Classic

LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's heavy weight and exceptional reliability make it a 'Best Buy' by a leading Consumer Magazine.



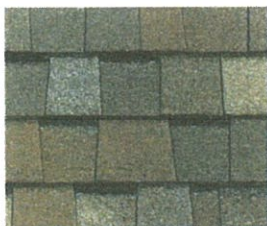
- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



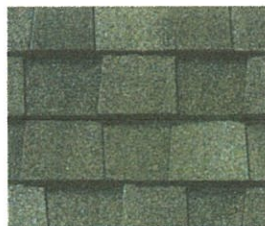
Colonial Slate



Cottage Red



Driftwood



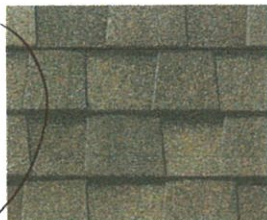
Georgetown Gray



Resawn Shake



Silver Birch



Weathered Wood

See page 11 for specifications and warranty details.



PROPOSAL CONTINUED

Installation:

- 1) Please protect your belonging in the attic area. Also when replacing a roof there are items that need to be removed from the roof area. The homeowner is responsible for reattaching these items, such as Satellite Dish, antennas,...ect. LA3 Improvements is not responsible for any and all damage that may occur inside the home(Nail pops, drywall cracks, items that may fall off the walls)

\*\*\*Total price includes Labor, supplies, removal of all old debris, and a 10 year warrantee on all workmanship\*\*\*

Landmark Total Check Price: \$7,878.00

Color: Silver Birch

XT30 (3 Tab) Total Check Price: \$7,578.00

Color:

Front Right Side of Roof and Both Sides of Front Roof Dormer

1. Remove rotted decking and 2x10 sides
2. Replace with new 2x10 rafters and new tongue and groove decking.

Total Check Price: \$3,350.00

\*\*\*Price does not include painting\*\*\*

\*\*\*\*This price does not include any replacement of boards on the back of the house please see page two under replacement wood\*\*\*\*

\*\*\*This work has an estimated start to finish time of 1-3 days if weather permits\*\*\*

INITIALS: \_\_\_\_\_

**PAYMENT**

Payment is as follows unless previously determined by LA3 Improvements.

**\*One third (1/3) deposit is due when the contract is ratified.**

**\*One third (1/3) deposit is due after three day right of rescission ends.**

**\*The balance is due upon completion of work.**

**\*If payment has not been received within 15 days it shall begin to accruing interest on the 16th day at the rate of 2% per month. LA3 Improvements may file a mechanic's lien against the property, which shall remain in effect until such a time as a full payment, plus interest and any costs associated with filing and removing the mechanic's lien are paid by the owner or builder.**

**This Quote**

**This quote is good for 30 days from the date on the top left corner of every page.**

**In the State of Maryland the Home Owner has a the right to rescind this contract within 3 Business Days after the date you sign it by notifying the contractor in writing notifying the contractor in writing that you are rescinding the contract.**

**\*\*\*By signing, the client understands and will adhere to all parts of this contract.\*\*\***

_____ Contractor/ Home Owner	_____ Date
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_____ Contractor/ Home Owner	_____ Date
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_____ LA3 Improvements Representative	_____ Date
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