MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address: 114 Park Avenue, Takoma Park  
Meeting Date: 11/18/2020

Resource: Non-Contributing Resource  
Report Date: 11/11/2020

Takoma Park Historic District

Applicant: Rohit Rao  
Public Notice: 11/4/2020

Review: HAWP  
Tax Credit: n/a

Case No.: 37/03-20RMMMM  
Staff: Dan Bruechert

Proposal: Roof Replacement

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1915-1925

Figure 1: 114 Park Avenue.
PROPOSAL

The applicant proposes to replace the roof and skylights on the subject property.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards).

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

Takoma Park Historic District Guidelines

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

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

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

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Secretary of the Interior’s Standards for Rehabilitation:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
Chapter 24A

(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.

(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.

(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 DISCUSSION

The subject property is a one-and-a-half story, side-gable bungalow with an expanded, non-historic dormer in the right-front corner of the house. The applicant proposes to remove the existing three-tab shingle roof and replace it with architectural shingles. The applicant additional proposes replacing the existing Vellux skylights with new Vellux skylights. Staff finds the skylights are an in-kind replacement that is not subject to HPC review.
Figure 2: Oblique view of 114 Park Avenue.

Staff finds the proposed work will have little impact on the size and massing of the existing structure and will not have a substantial impact on the streetscape. Additionally, the HPC has consistently approved architectural shingles as a replacement for three-tab and the Staff recommends approval under 24A-8(b)(2) and (d) and the Design Guidelines.

STAFF RECOMMENDATIONS

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Takoma Park Historic District Design Guidelines; and with the Secretary of the Interior’s Standards for Rehabilitation #2;

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 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;
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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:
Name: Rohit Rao
Address: 114 Park Ave
Daytime Phone: 617-835-6478

E-mail: stuff@raegers.com
City: Takoma Park
Tax Account No.: 01071126
Zip: 20912

AGENT/CONTACT (if applicable):
Name: _____________________________
Address: ___________________________
Daytime Phone: _____________________

E-mail: _____________________________
City: __________________ Zip: ___________
Contractor Registration No.: ___________

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property: M: 37-3

Is the Property Located within an Historic District? ❋ Yes/District Name: Takoma Park
No/Individual Site Name:

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals/Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.) If YES, include information on these reviews as supplemental information.

Building Number: 114 Street: Park Ave
Town/City: Takoma Park Nearest Cross Street: Carroll Ave
Lot: 7 Block: 1 Subdivision: 0025 Parcel: 000b

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction ☐ Deck/Porch
☐ Addition ☐ Fence
☐ Demolition ☐ Hardscape/Landscape
☐ Grading/Excavation ☐ Roof
☐ Shed/Garage/Accessory Structure
☐ Solar
☐ Tree removal/planting
☐ Window/Door
☐ Other:

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

__________________________________________________________________________
Signature of owner or authorized agent
Rohit Rao

Date
10/19/2020
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Standard 2-story cape cod w/ front and rear addition. Stucco exterior w/ driveway on the right. Located approx. 20 ft. from neighbors on both sides in a secluded residential area. Roof is cape cod facing front and rear with two dormers at front, 7 skylights, and addition on right.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Replace existing grey asphalt shingle roof with new Landmark CertainTeed asphalt shingles. See attached estimate for more details.

Replace existing skylights w/ like materials (Vellux deck-mounted skylights, same as existing brand).
<table>
<thead>
<tr>
<th>Work Item 1: Roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Current Condition:</td>
</tr>
<tr>
<td>Existing asphalt shingled roof is 10-15 years old and is reaching the end of its useful life span.</td>
</tr>
<tr>
<td>Proposed Work:</td>
</tr>
<tr>
<td>Replace with like materials (shingles &amp; skylights).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Work Item 2:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Current Condition:</td>
</tr>
<tr>
<td>Proposed Work:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Work Item 3:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Current Condition:</td>
</tr>
<tr>
<td>Proposed Work:</td>
</tr>
</tbody>
</table>
E. DELCID HOME IMPROVEMENT LLC
Roofing, Siding & Gutters • Lic # 05-135399
1817 Franwall Avenue • Silver Spring, MD 20902
301-906-9223 • Email: E.delcid1818@gmail.com

Customer Name: Alison Rao
Address: 114 Park Ave
City/State: Takoma Park, MD 20912
Home Phone: 617-233-2501

Schedule of Payment:
Cash Price:__
Total Price: $16,500
Down Payment: $4,000

RESIDENTIAL TEAR-OFF

1) Removing existing roofing material: [ ] Shingles [ ] Slate [ ] Wood shake [ ] Metal [ ] Torch Down

2) Inspect all wood on roof for or vermin damage. Damaged wood replaced is to be added to above pricing.
   (1x6 sheathing @ $3 per linear foot or plywood sheathing material 4x8 @ $60 per sheet)

3) All existing boards on roof deck to be inspected and re-nailed as needed in order to make surface area as smooth as possible.

4) Install [ ] Shingles___ lbs. Felt paper over entire roof area / Install [ ] Shingles___ lbs. Iceguard over entire roof are
   [ ] Valley [ ] Gutter line [ ] Around Chimney [ ] Pipe [ ] Flat Areas
   [ ] White [ ] Brown

5) Aluminum drip edge to be installed at fascia line [ ] or [ ] entire house.

6) Install new step flashing and counter flashing in color around all chimneys and transitions, and seal with roofing cement

7) Install [ ] Landmark____ year [ ] Fiberglass roofing shingles [ ] Slate [ ] Torch Down [ ] Wood Shake over entire roof.
   Color [ ] Georgia gray [ ] Extra:

8) Install [ ] new self sealing vent collars around all plumbing vent pipes. [ ] Paint collars
   Install [ ] Power fan / Install [ ] shingle vent on main house

9) Remove all existing FRT plywood from entire roof and replace in accordance with the county building, Fire and safety
codes. Any plywood in center of roof that is now FRT will be replaced using 4x8 CDX.

10) All plywood with in 4 feet of any adjoining structure will be Dricon FRT 4x8 ½ plywood.

11) All Plywood sheathing to be staged will be in accordance with industry standards and as per building codes.

12) E. Delcid Home Improvement LLC. To issue a [ ] year warranty on workmanship, against leakage or material blow off.

13) Every Precaution will be taken to protect landscaping and entire area to be left broom cleaned at completion.

14) Incase there is a Home owner association or Community association the client is required in advance to have the
    approval before any such changes are made.

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standards practice. Any alteration or
development from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the
estimate. All agreements contingent upon strike, accidents or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our
workers are fully covered by workman's compensation insurance.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are to do the work specified.

Date of Acceptance: 10/17/20
Authorized Signature: [Signature]

Signature: [Signature]
Buyer/Owner: [Signature]
PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed’s line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry’s toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. Please see the installation instruction section below for important information regarding NailTrak.

In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2” per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Landmark</th>
<th>Landmark PRO*</th>
<th>Landmark Premium</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASTM D3018 Type I</td>
<td>219 to 238 lb **</td>
<td>240 to 267 lb **</td>
<td>300 lb</td>
</tr>
<tr>
<td>ASTM D3462</td>
<td>13 1/4” x 38 3/4”</td>
<td>13 1/4” x 38 3/4”</td>
<td>13 1/4” x 38 3/4”</td>
</tr>
<tr>
<td>ASTM E108 Class A Fire Resistance</td>
<td>66</td>
<td>66</td>
<td>66</td>
</tr>
<tr>
<td>ASTM D3161 Class F Wind Resistance</td>
<td>5 5/8”</td>
<td>5 5/8”</td>
<td>5 5/8”</td>
</tr>
<tr>
<td>ASTM D7158 Class H Wind Resistance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UL 790 Class A Fire Resistance</td>
<td></td>
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</tr>
</tbody>
</table>

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location
INSTALLATION
Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE
These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY
Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION
Sales Support Group: 800-233-8990
Web site: www.certainteed.com
See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.
**FS A21 Product Data Sheet**

Starting Production Code: 34AX08A

<table>
<thead>
<tr>
<th>Description</th>
<th>General</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FS - Fixed Deck Mounted Skylight, consisting of the following integrated components – an interior condensation drainage gasket, pre-finished white wooden frame, exterior maintenance free aluminum cladding and counter flashing, corner keys, and a insulating thermal pane glass unit with two seals, warm edge spacer system, three coats of low e silver to increase visible light transmittance while reducing solar heat. Primary seal between glazing and cladding is a silicone based glazing sealant. And lastly, the skylights are mounted to the roof deck by fastening the continuous deck seal mounting system with durable foam seal directly to the roof deck.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variant</th>
<th>FS xxx 200xB</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Instructions</th>
<th>Installation Instructions included in every box and are listed at <a href="http://www.VELUXusa.com">www.VELUXusa.com</a> or contact VELUX at 800-888-3589. Installation instructions provided with each unit. VAS 452197</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Applications</th>
<th>Single unit and combi applications.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Orientation</th>
<th>The skylight has a specific top and bottom and can not be rotated.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Roof Pitch</th>
<th>0° - 10° Install with site built curb to elevate the pitch of the glass to 14 degrees. Then install a VELUX ECB counter flashing kit to create a water tight joint between the skylight and the site built curb. Drawings and instructions are available on the VELUXusa web site.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Roof Pitch</th>
<th>14° - 85° Mount the skylight directly to the roof deck by aligning and securing the continuous deck sealing mounting system directly to the roof deck. Under 20° Condensation drippage from the pane interior can be expected.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Compatibility</th>
<th>EDL - single unit installation with thin roofing material (Shingles, Slates).</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>EKL - side by side and or over and under combinations with thin roofing materials</td>
</tr>
<tr>
<td></td>
<td>EDW - single unit installation with high (tile) profile roofing material</td>
</tr>
<tr>
<td></td>
<td>EKW - side be side and or over and under combinations with high profiled (tile) roofing materials</td>
</tr>
<tr>
<td></td>
<td>EDM - single unit installation with metal roofing panels.</td>
</tr>
<tr>
<td></td>
<td>ECB - site build curb installations with roof pitch less than 14 degrees.</td>
</tr>
</tbody>
</table>

|----------------------|---------------------------------------------------------------------------------------------------------|
## FS A21 Product Data Sheet

**Starting Production Code:** 34AX08A

<table>
<thead>
<tr>
<th>Material</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wood</strong></td>
<td>Ponderosa pine finished white in the factory or as a special order, natural wood with a short term colorless wood perservative. Stain grade units are available as special order.</td>
</tr>
<tr>
<td><strong>Cladding</strong></td>
<td>Lacquered aluminum, neutral gray color with Kynar 500 top finish to prevent fading. 0.065mm thick. Copper - untreated mill finish. Special color cladding not available.</td>
</tr>
<tr>
<td><strong>Glazing</strong></td>
<td>Standard stocked glazing are type 04, 05, 06, 10. Contact VELUX for stocked sizes of 06 &amp; 10 glazings. Consult with customer service for special glazing options and delivery. 05 - A LoE3 double sealed insulated panes filled with warm edge technology, stainless steel spacer, 95% Argon gas and coated with three layers of microscopic silver particles to increase thermal performance. This glazing is improved over prior in that it allow in more visible light while blocking out more solar heat gain (spectrally selective). Replaces type 75 comfort. Over all pane thickness is 17.2mm. 04 - LoE3 Laminated - All the benefits of the 05 LoE3 Glass plus a laminated interior pane for safety and maximum protection from both heat gain and fading with Neat coated exterior. Replaces type 74 Comfort Plus. Over all pane thickness is 17.6mm. Laminate material is 0.90 PVB. 06 - Impact - Laminated heat strengthened with tempered LoE3 with Neat coated exterior. Over all pane thickness is 18.2mm. Laminate material is 0.30 PVB. 08 - White laminated - Laminated heat strengthened with tempered LoE3. Same as 04 but a white inner layer. Over all pane thickness is 17.6mm. Laminate material is 0.30 PVB. 10 - Snow load - Laminated tempered with tempered LoE3 with Neat coated exterior. Over all pane thickness is 18.2mm. Laminate material is 0.30</td>
</tr>
<tr>
<td><strong>Gaskets</strong></td>
<td>Patented engineered rubber gasket gaskets to prevent air infiltration and water penetration. Primary seal at glazing and cladding is silicone based glazing sealant.</td>
</tr>
<tr>
<td><strong>Deck Seal Mounting Flange</strong></td>
<td>Pre-engineered Deck Seal mounting system with a anti corrosive coating. The Deck Seal mounting system is pre-attached all the way around the perimeter of the skylight and has a durable closed cell foam that seals the skylight to the roof deck. Deck seal size: 1-1/4&quot; up the frame and 1-1/4&quot; away from the skylight frame. Flange attached to roof decking with 1-1/4&quot; ring shank nails provided with skylight unit.</td>
</tr>
</tbody>
</table>
## FS A21 Product Data Sheet

### Sizes

<table>
<thead>
<tr>
<th>Size</th>
<th>Width</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>A06</td>
<td>14.1/2&quot;</td>
<td>22 15/16&quot;</td>
</tr>
<tr>
<td>C01, C04, C06, C08, D26, D06, M02, M04, M06, M08, S01</td>
<td>21&quot;</td>
<td>26 7/8&quot;</td>
</tr>
<tr>
<td>M02, M04, M06, M08</td>
<td>22 1/2&quot;</td>
<td>30&quot;</td>
</tr>
<tr>
<td>S01, S06</td>
<td>30 1/16&quot;</td>
<td>37 7/8&quot;</td>
</tr>
<tr>
<td>D25, D06</td>
<td>44 1/4&quot;</td>
<td>45 3/4&quot;</td>
</tr>
</tbody>
</table>

### Special Colors

- Special color cladding not available

### Certification

- Air, water, Structural: WDMA Hallmark Certification.
- Thermal: NFRC certified and labeled to Exceed Energy Star U-value and Solar Heat Gain (SHGC) requirements for all climate zones.

### Product Warranty

- Frame: 10 years from the date of purchase, VELUX warrants that the skylight will be free from defects in material and workmanship.
- Glass: 20 years from the date of purchase, VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to a failure of the glass seal.
- Accessories: 5 years from the date of purchase, VELUX warrants that VELUX blinds and control systems will be free from defects in material and workmanship.
- Installation: 10 Years from the date of installation provided the skylight is installed with the three layers of protection per the manufactures instructions.

### Changes from Earlier Versions

- Exterior: N/A
- Interior: N/A

### Type Sign

- Example: FS C06 2004 01AR05A
- Location: Top left corner from out on the roof.

### Features & Benefits