

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address:	114 Park Avenue, Takoma Park	Meeting Date:	11/18/2020
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	11/11/2020
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

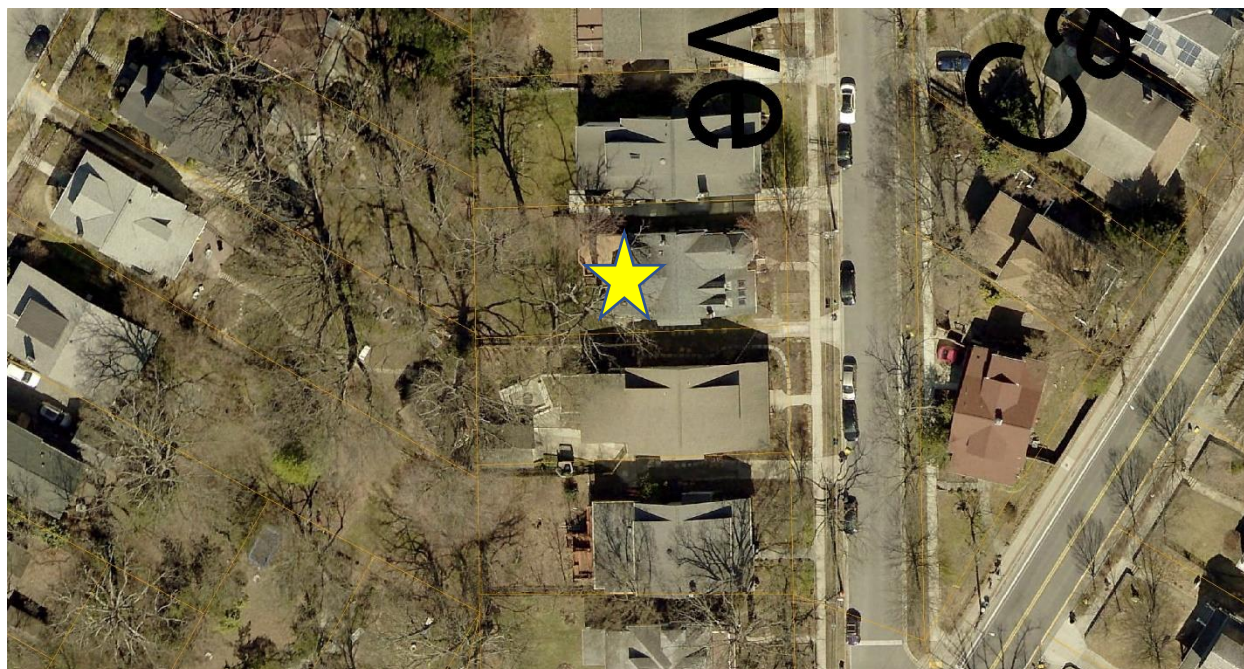


Figure 1: 114 Park Avenue.

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 additionally 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

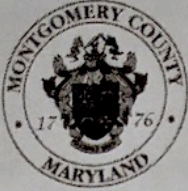
Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Takoma Park Historic District Design Guidelines;

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

FOR STAFF ONLY:
HAWP# 930913
DATE ASSIGNED

APPLICANT:

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

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

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: 0000

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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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).

Work Item 1: Roof

Description of Current Condition:

Existing asphalt shingled roof is 10-15 years old and is reaching the end of its useful life span.

Proposed Work:

Replace with like materials (shingles + skylights).

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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: 617-233-2801

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
32 58 1 layer, down to decking and haul all debris from premises.
- 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 renailed as needed in order to make surface area as smooth as possible.
- 4) Install Synthetic lbs. Felt paper over entire roof area / Install 460 lbs. Iceguard over entire roof are
☒ Valley ☒ Gutter line ☒ Around Chimney ☒ Pipe ☐ Flat Areas
- 5) Aluminum drip edge to be installed at fascia line ☐ or ☐ entire house. ☒ White ☐ Brown
- 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 X Georgetown Gray Extra: _____
- 8) Install 4 new self sealing vent collars around all plumbing vent pipes. ☒ Paint collars _____
Install X 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 1/2 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 5 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 advanced 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 deviation 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 X 10/17/20

Authorized Signature [Signature]

Signature X Alison Rao

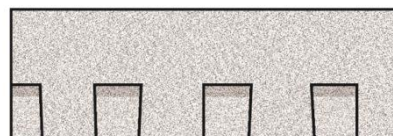
Buyer/Owner X Alison Rao





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

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*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.

CertainTeed

20 Moores Road
Malvern, PA 19355

© 01/20 CertainTeed



FS A21 Product Data Sheet

Starting Production Code: 34AX08A

Description	General	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.
	Variant	FS xxx 200xB
Installation	Instructions	Installation Instructions included in every box and are listed at www.VELUXusa.com or contact VELUX at 800-888-3589. Installation instructions provided with each unit. VAS 452197
	Applications	Single unit and combi applications.
	Orientation	The skylight has a specific top and bottom and can not be rotated.
	Roof Pitch	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.
		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.
Compatibility	Flashings	Under 20° Condensation drippage from the pane interior can be expected.
		EDL - single unit installation with thin roofing material (Shingles, Slates).
		EKL - side by side and or over and under combinations with thin roofing materials
		EDW - single unit installation with high (tile) profile roofing material
		EKW - side by side and or over and under combinations with high profiled (tile) roofing materials
		EDM - single unit installation with metal roofing panels.
		ECB - site build curb installations with roof pitch less than 14 degrees.
	Interior Accessories	Manual & Electric - Blackout blinds, Roller blinds, Venetian Blinds. Solar - Blackout blinds, Roller blinds

FS A21 Product Data Sheet

Starting Production Code: 34AX08A

Materials	Wood	Ponderosa pine finished white in the factory or as a special order, natural wood with a short term colorless wood preservative. Stain grade units are available as special order.
	Cladding	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.
	Glazing	Standard stocked glazing are type 04, 05, 06, 10. Contact VELUX for stocked sizes of 06 & 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
		06 - Impact - Laminated heat strengthened with tempered LoE3 with Neat coated exterior. Over all pane thickness is 18.2mm. Laminate material is 0.90 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
	Gaskets	Patented engineered rubber gasket gaskets to prevent air infiltration and water penetration. Primary seal at glazing and cladding is silicone based glazing sealant.
	Deck Seal Mounting Flange	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" up the frame and 1-1/4" away from the skylight frame. Flange attached to roof decking with 1-1/4" ring shank nails provided with skylight unit.

**FS A21 Product Data Sheet**

Starting Production Code: 34AX08A

Sizes	Standard Size	A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01			
	Special sizes	Not available			
	Special color	Special color cladding not available			
	Rough Opening Dimensions	Size	Width		Size
		A06	14.1/2"		D26
		C01, C04, C06, C08	21"		C01, S01
		D25, D06	22 1/2"		M02
		M02, M04, M06, M08	30 1/16"		C04, M04
		S01, S06	44 1/4"		A06 C06, D06, M06, S06
					C08, M08
					C12
Certification	General	Hallmark certified, Florida Product approval. Exceeds International Building Code (IBC), International Residential Code (IRC) and International Energy Conservation Code (IECC).			
	Air, water, Structural	WDMA Hallmark Certification.			
		Architectural Testing Inc Code Compliant Research Report CCRR			
	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.			
Other Information	Features & Benefits				