

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7403 Carroll Ave., Takoma Park	Meeting Date:	1/6/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	12/30/2020
Applicant:	Brad and Karen Gude	Public Notice:	12/23/2020
Review:	HAWP	Tax Credit:	n/a
Permit No.:	935730	Staff:	Dan Bruechert
Proposal:	Roof Replacement		

STAFF RECOMMENDATION

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival/Craftsman
DATE: 1930



Figure 1: 7403 Carroll Ave.

PROPOSAL

The applicant proposes removing the existing three-tab shingle roof and replacing it with an architectural shingle roof. The HPC has consistently approved HAWP applications for this scope of work and will be approved at the staff-level if the County Council adopts the amendment to the administrative regulations to Chapter 24A. Staff recommends the HPC approved the proposed work.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

Montgomery County Code; Chapter 24A-8

- (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 ensure 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
- (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.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

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.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10*;

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.



FOR STAFF ONLY:

HAWP# 935730

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Brad and Karen Gude

E-mail: brgude@hotmail.com

Address: 7403 Carroll Avenue

City: Takoma Park Zip: 20912

Daytime Phone: (202) 669-4296

Tax Account No.: 01079758

AGENT/CONTACT (if applicable):

Name: N/A

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 37/003-000A (TPHD, not home)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.

No.

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. N/A.

Building Number: 7403 Street: Carroll AvenueTown/City: Takoma Park Nearest Cross Street: Sherman AvenueLot: 1 Block: 40 Subdivision: 025 Parcel: _____**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 checked="" 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 checked="" type="checkbox"/> Other: <u>Shingle</u> |

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.

8 DEC 2020

Signature of owner or authorized agent

Date

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

Owner's mailing address 7403 Carroll Avenue Takoma Park, MD 20912	Owner's Agent's mailing address N/A
Adjacent and confronting Property Owners mailing addresses	
7401 Carroll Avenue Takoma Park, MD 20912	7405 Carroll Avenue Takoma Park, MD 20912
7400 Carroll Avenue Takoma Park, MD 20912	7402 Carroll Avenue Takoma Park, MD 20912

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

The home sits on a hill near the intersections of Carroll Ave., Sherman Ave., and Manor Circle. It is a two-story American four-square home that was built in 1930. The front of the hill is terraced with slate walls and a large front porch sits at the front of the property. The roof is gabled and has tan/brown asphalt tiles. The siding is wood and is painted yellow with cream accents. There is a detached garage that sits on the rear of the property. The home faces Carroll Avenue from the southeast and the garage faces the rear of the property. The home sits approximately two blocks northeast from Takoma Junction.

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

We propose to replace the shingles on the current roofs on the home and garage. The shingles on the current roofs are in a poor condition and need to be updated before leaks develop. We are unsure the age of the current shingles. When we purchased the home in 2017, we were told the roofs were new but given the apparent state of the shingles, we believe that they are much older. Further, some shingles have required patching approximately two or three years ago due to wind damage and some have also recently blown off. While we used the same type and design of materials to conduct the prior patching, it has made the roof look patchwork due to the relative ages of the shingles. We would replace all shingles on the home and garage.

We propose to use the same material (asphalt) for the new shingles, but we would prefer to use a different design in the replacement. Currently, the shingles are strip/3-tab shingles that are brown or buff in color. We would prefer to that the replacement shingles be charcoal architectural shingles. We believe that this style of shingle is keeping in the style of the roofs of other homes in the area. Both neighboring properties use a dark architectural shingle and at least one other version of the same type of kit home on Carroll Avenue (7410) has charcoal color shingles. See also 7407 Carroll Ave. We have attached pictures of these homes.

Further, the shingle replacement may require the replacement of some of the underlying plywood of the roofs. It is likely that some of this wood has suffered from weather damage and thus will need to be replaced. We have attached pictures of the inside of the garage roof, which appears to show some damage (we do not have access to the inside of the home roofs due to insulation). The garage roof in particular is soft and spongy. We will not replace the underlying plywood unless it is damaged and will replace, if needed, in a way that will not change the pitch, shape, etc. of the existing roof. No structural changes will be made.

Work Item 1: Shingle Replacement

Description of Current Condition:

Worn and aged, shingles present differing coloring and condition due to patching from wind damage. Some shingles have blown off due to wind damage.

Proposed Work:

Unify and update the roof by replacing current strip shingles (brown/buff color) with new charcoal architectural shingles on home and detached garage.

Both existing and replacement shingles would be asphalt.

Replace underlying plywood only as needed.

Work Item 2: N/A

Description of Current Condition:

Proposed Work:

Work Item 3: N/A

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Timberline HD® Shingles

Made to protect your home. Your story. And those of over 50 million of your fellow Americans!



TIMBERLINE HD®
LIFETIME HIGH DEFINITION SHINGLES

Timberline HD® Shingles Provide These Unique Benefits:

Great Value

Architecturally stylish but practically priced

Dimensional Look

Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look

Highest Roofing Fire Rating

UL Class A, Listed to ANSI/UL 790

High Performance

Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/APS/ to learn more)

Stays in Place

Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h)¹

StainGuard® Protection

Helps ensure the beauty of your roof against unsightly blue-green algae²

Peace of Mind

Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years³

Perfect Finishing Touch

For the best look, use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles⁴

¹This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

²StainGuard® Protection applies only to shingles with StainGuard®-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

³See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

⁴These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

Colors & Availability

Regional Availability

Northeast, Southeast, Southwest,
West, and Central Areas

Copper Canyon

Patriot Red

Driftwood

Pewter Gray

Fox Hollow Gray

Shakewood

Barkwood

Golden Amber

Slate

Birchwood

Hickory

Sunset Brick

Biscayne Blue

Hunter Green

Weathered Wood

Canadian Driftwood

sold in Canada only

Mission Brown

White

Charcoal

Oyster Gray

Williamsburg Slate

Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Miami-Dade County Product Control approved
- State of Florida approved
- UL 997 modified to 110 mph
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462¹
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267

- Texas Department of Insurance listed
- CSA A123.5²
- ENERGY STAR® Certified (White Only) (U.S. Only)
- Rated by the CRRC
- Can be used to comply with Title 24 cool roof requirements
- Meets the cool roof requirements of the Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

Product/System Specifics³

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)

- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Protection: Yes⁴
- Hip/Ridge: Timberline®; Seal-A-Ridge®; Z® Ridge; Ridglass®
- Starter: Pro-Start® & WeatherBlocker™

Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD® Shingles. Installation instructions may also be obtained at gaf.com.

¹Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

²Refers to shingles sold in Canada only.

³Refer to complete published installation instructions.

⁴StainGuard® Protection applies only to shingles with StainGuard®-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.











AHEAD



1410









