



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: February 18, 2022

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 982050: Outbuilding roof replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Sadiq Ansari  
Address: 15021 Rocking Spring Drive, Rockville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_

submitted on: \_\_\_\_\_

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Michael Ky on \_\_\_\_\_. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# 982050

DATE ASSIGNED

APPLICANT:

Name: Sadiq Ansari

Address: 15021 Rocking Spring Dr.

Daytime Phone: 410-340-4157

E-mail: 15021rs@gmail.com

City: Rockville Zip: 20853

Tax Account No.: 00718544

AGENT/CONTACT (if applicable):

Name:

E-mail:

Address:

City: Zip:

Daytime Phone:

Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 27-1

Is the Property Located within an Historic District? Yes/District Name 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 / (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.



REVIEWED By Michael Kyne at 2:34 pm, Feb 18, 2022

Lot: Block: Subdivision:

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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, 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.

/Sadiq Ansari/

February 1, 2022

Signature of owner or authorized agent

Date

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

Rock Spring is a fine example of a frame Queen Anne farmhouse which retains most of its original fabric and distinctive detailing, including original stickwork under the gables, slate roof, and German siding, as well as original flat-muntined windows in the front section. The main facade of the two-and-one-half-story house faces east. It is three bays across, with a central front gable. The front side gabled section is echoed by a second side gabled section crossing the house's main axis behind the first. The roof ridges thus form an H with an extended cross bar which is the main axis. Behind the original cross-gabled section of the house is a gabled two-and-one-half-story addition which extends in line with the main axis of the original block.

-(From MIHP Capsule Summary, 1991)

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

Replacement of old, worn roof on garage structure with new roof.

**REVIEWED**

*By Michael Kyne at 2:34 pm, Feb 18, 2022*

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Robert H. Patton

Work Item 1: Replace roof on garage

Description of Current Condition: Current metal roof is rusting and panels are flying off.

Proposed Work: Remove current roof, replace with metal roof, add snowguards and gutters.

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

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By Michael Kyne at 2:34 pm, Feb 18, 2022

Work Item 3: \_\_\_\_\_

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	*	*	*	*	*		*

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Customer: Jessica Landman Sadiq Ansari 15021 Rocking Spring Drive Rockville, MD 20853-3638	Job Location If Different: 532 E. Church Street Frederick, MD 21701  pjsroofing@hotmail.com www.pjsroofing.com
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REP	Customer Phone	Alt. Phone	E-Mail	Terms
RK	561-543-0905	410-340-4157 Sadiq	15021RS@gmail.com	Due Upon Completion

Description	Amount
<p><b>Detached Garage:</b>            -remove two layers of metal roofing form main slopped roof            -inspect wood decking (additional charges will apply see below ***)            -remove fascia board and cut back left and right side rafter ends to make as straight as possible (sister ends as needed see additional charges ***)            -install White primed 1x8 to eaves            -install Carlisle WIP 300 to eaves            -install Titanium underlayment to roof deck            -install proper end flashings            -install Central States Panel-loc plus Black metal roofing            -install a non-venting roof ridge            -install ice breakers to roof in a staggered formation            -remove debris from job site</p> <p>New roof carries a 5 yr. on all labor.</p> <p>Replace any bad furring strips at an additional charge of \$5.50 per lineal foot or \$110.00 per sheet of 3/4 inch plywood cut to fit where roof planks are bad if needed. (New wood will be noticeable from below)            We will install sistered rafter ends at an additional charge of \$6.00 per lineal foot.</p> <p>When removing the existing roof, dust/small debris may fall into your attic space. Homeowner is responsible for covering items in the attic if desired or clean up if needed.</p> <p>If the drywall ceiling has nails in it and nail pops occur when we are working on the roof, PJ's Roofing, Inc is not responsible as the drywall should be screwed in</p> <p>-We can add an additional row of ice breakers in the middle of the roof for:</p> <p>Gutters for Detached Garage:            -install new 6-inch Black K style aluminum seamless gutters and 3x4 downspouts to house -secure new gutters using hidden screw in fasteners</p> <p>Leaf Relief gutter guards for Detached Garage roof gutters            (in heavy rains water may splash over gutter guards)</p>	<p>13,835.00</p> <p>640.00</p> <p>1,040.00</p> <p>560.00</p>

If you have any questions please call Rod at 301-674-4479	<b>Total</b> \$16,075.00
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*Robert A. [Signature]*



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*Ronald A. Patton*



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By Michael Kyne at 2:34 pm, Feb 18, 2022

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*Robert H. Patton*

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By Michael Kyne at 2:34 pm, Feb 18, 2022

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*Ronald A. Norton*



# ONLINE SERVICES

 <b>Apply &amp; ePay</b>	 <b>ePlans Upload</b>
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 <b>Data Search</b>	 <b>Design Consultation</b>
 <b>Request Records</b>	 <b>Property Complaint</b>

sadiq.ansari@gmail.com    Main Page | Update Contact | Change Password | Log Off

Your HAWP Permit application has  
 The permit application nu  
 Please write down this number  
 You will be notified by email when the  
 We value your feedback regarding our online appl

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**\* You MUST complete the HAWP form below. Inc**  
**by the Historic Preservation Commission**  
**Link to fillable PDF HAWP form.**

**\*Your completed HAWP form and any supporting documents must be emailed to [HAWP@montgomeryplanning.org](mailto:HAWP@montgomeryplanning.org).**

**VISITING DPS?**    📍 2425 Reedie Drive, 7th Floor, Wheaton, MD 20902    | 🚗 Parking & Directions    |  
 ♿ Accessibility    | 🕒 7:30am - 4pm, Mon- Fri    | 📞 240-777-0311

## DIVISIONS

- Commercial Building Construction
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- Land Development
- Residential Construction and Fire Code Compliance
- Zoning, Well and Septic, and Code Compliance

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### FEEDBACK

- Comments and Suggestions

### TRANSLATION

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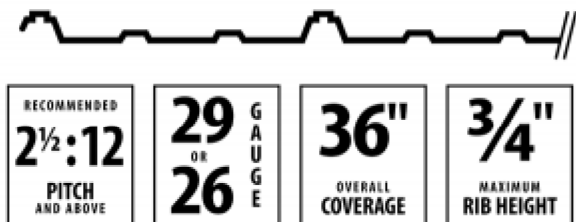
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PANEL-LOC PLUS

# Superior durability with an attractive appearance.

Panel-Loc Plus™ gives residential, agricultural, and light commercial projects the protection of steel, with an attractive appearance. It features an extra striation on top of the rib to give it superior durability and protection against leaking. Panel-Loc Plus™ is available in 3 qualities: Standard, Prime, and Ultra.

- ✓ Engineered with a Siphon Groove to minimize leaks.
- ✓ Wide fastening surface for easy application.
- ✓ Unique lap groove hides the overlap, giving a smooth, clean appearance.





**Save on installation time with DripX**

CLICK to learn how to eliminate vapor barrier installation.

COLOR SELECTOR

STEP 1

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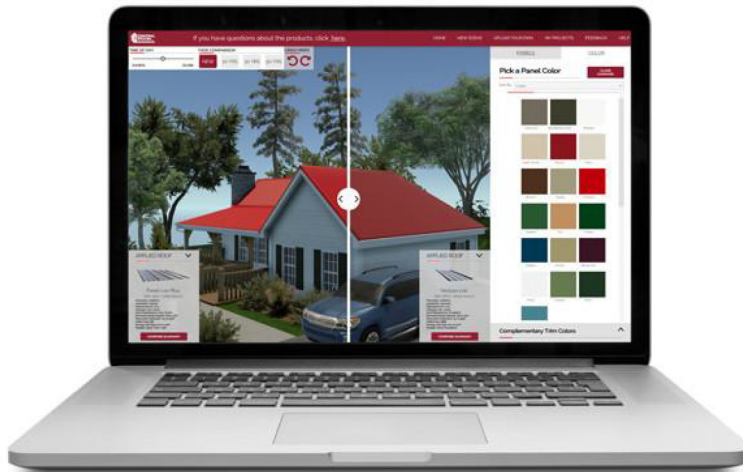
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Pick your color

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## Try a Rustic Red roof with Light Stone trim.

It's hard to pick just one favorite color! Panel-Loc Plus™ comes in over 20 colors, but we've taken the guesswork out of picking the perfect color for your home.

Upload a photo of your home using our **Roofing Visualizer** and test out over 400 color combinations of roof, wall, wainscot and trim. The Roofing Visualizer also lets you choose from house styles similar to your own, so you can explore our many color combinations.

### ROOFING VISUALIZER

\*The Roofing Visualizer is optimized for Google Chrome and Firefox and will not work in Internet Explorer.



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PROTECT YOUR INVESTMENT  
By Michael Kyne at 2:34 pm, Feb 18, 2022



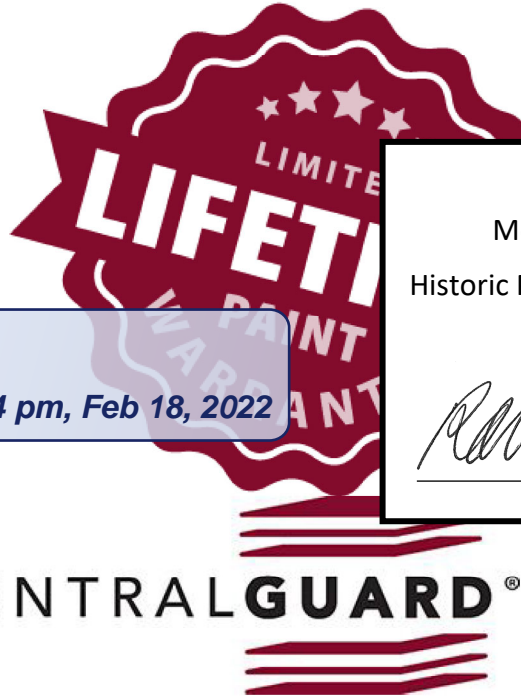
## STEP 2

# Choose your quality

CentralGuard is a guarantee of quality metal.

We offer three models of Panel-Loc Plus to fit any budget. We've taken the guesswork out of selecting the perfect panel quality with CentralGuard. It's our specific combination of everything that goes into making the highest-quality metal panels. Available on our Prime and Ultra panels, the CentralGuard name is a guarantee that you have the best protection and a lifetime paint warranty.

For projects with a limited budget we offer Standard, which features basic protection.



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**CENTRAL GUARD®**

**ULTRA**  
 CentralGuard  
 26 Gauge

PAINT WARRANTY LIFETIME

FADE PROTECTION ✓ ✓

ADVANCED RUST ✓  
BLOCKING

ADVANCED DENT ✓ ✓  
RESISTANCE

OUR BEST SELLER

**PRIME**  
 CentralGuard  
 29 Gauge

PAINT WARRANTY LIFETIME

FADE PROTECTION ✓ ✓

ADVANCED RUST  
BLOCKING ✓

ADVANCED DENT  
RESISTANCE ✓

**STANDARD**

29 Gauge

PAINT WARRANTY 40-year

FADE PROTECTION ✓

ADVANCED RUST  
BLOCKING

ADVANCED DENT  
RESISTANCE

*Check out the color chart for a more detailed comparison*

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STEP 3

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# Buy it locally



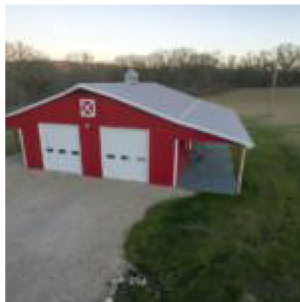
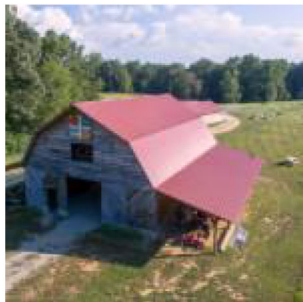
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We have thousands of distributors nationwide. Ask your local contractor for Central States brand metal, or click below to find a local supplier in your area.

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SAMPLE PROJECTS

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View more photos and sort by color at our main photo gallery page.

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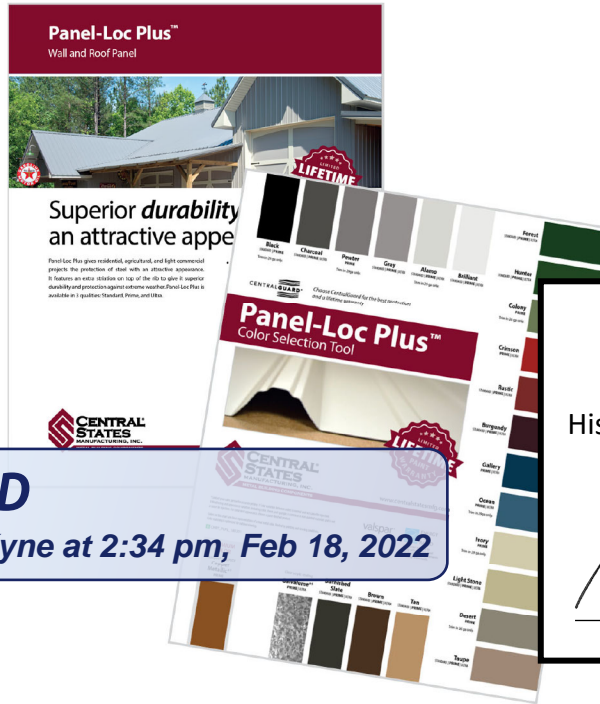
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DOWNLOADS







# Marketing Resources



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## Continue exploring Panel-Loc Plus with these popular downloads.

-  PRODUCT DATA SHEET
-  TRIM SELECTION TOOL
-  COLOR CHART
-  PRODUCT GUIDE – Region 1
-  INSTALLATION GUIDE
-  WARRANTY – Lifetime Prime SMP
-  RESEARCH & TESTING

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MARKETING RESOURCES

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Horizon-Loc is our premium residential roofing panel. It features concealed fasteners to give you a beautiful roof without a single screw showing.

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