



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: September 6, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1001997 - Chimney Repairs

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

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: Kenneth Lourie
Address: 15107 Birmingham Dr., Burtonsville

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 Dan Bruechert at 301.563.3400 or dan.bruechert@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 Tom Brechecht on _____. The approval memo and stamped drawings follow.

Prestige Chimney Services LLC

3411 Fullerton street
Beltsville, MD 20705 US
+1 2025092763
prestigechimneyservicesllc@gmail.com



Estimate

ADDRESS
Mr. Ken Lourie
15107 Birmingham Drive
Burtonsville, Maryland 20866
USA

ESTIMATE
DATE
Chimney Repair
07/20/2022


DATE	DESCRIPTION	QTY	RATE	AMOUNT
	chimney repair	1	2,400.00	2,400.00T
	Set up ladders with ridgehooks to gain roof access. Remove bricks on one side(as needed). Remove/Haul Away Plant root in the chimney. Hand clean bricks and relay with new matching cement. Grindout-N-Tuckpoint Chimney(roofline up). Lay a new cement crown @ top of chimney. Clean up any work related debris onsite.			
	2Year Warranty Crown 18month Warranty Grindout-N-Tuckpoint			

NEED A DEPOSIT TO START/SCHEDULE AND PAY BALANCE @ THE TIME OF COMPLETION.

SUBTOTAL 2,400.00
TAX 0.00
TOTAL **\$2,400.00**

Accepted By

Accepted Date

APPROVED
Montgomery County
Historic Preservation Commission


REVIEWED
By Dan.Bruechert at 4:11 pm, Sep 06, 2022

From: Prestige Chimney Services LLC <quickbooks@notification.intuit.com>
Sent: Wednesday, July 20, 2022 4:30 PM
To: imnotme@comcast.net
Subject: Estimate Chimney Repair from Prestige Chimney Services LLC

Dear Mr. Ken Lourie,

Please review the estimate below. Feel free to contact us if you have any questions.
We look forward to working with you.

Have a great day,
Prestige Chimney Services LLC



----- Estimate -----

3411 Fullerton street
Beltsville, MD 20705 US
+1 2025092763

Estimate #: Chimney Repair
Date: 07/20/2022
Exp. Date: \$2,400.00

REVIEWED
By Dan.Bruechert at 4:11 pm, Sep 06, 2022

Address:

Mr. Ken Lourie
15107 Birmingham Drive
Burtonsville, Maryland 20866
USA

Date	Description	Qty	Rate	Amount
07/20/2022	chimney reSet up ladders with ridgehooks to gain roof access. Remove bricks on one side(as needed). Remove/Haul Away Plant root in the chimney. Hand clean bricks and relay with new matching cement. Grindout-N-Tuc kpoint Chimney(roofli	1	2,400.00	2,400.00T

ne up). Lay a
new cement
crown @ top of
chimney. Clean
up any work
related debris
onsite.

2Year Warranty
Crown
18month
Warranty
Grindout-N-Tuc
kpoint

SubTotal:	\$2,400.00
Tax:	\$0.00

Total:	\$2,400.00

NEED A DEPOSIT TO START/SCHEDULE AND PAY BALANCE @ THE TIME OF COMPLETION.

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED

By Dan.Bruechert at 4:11 pm, Sep 06, 2022



CONTRACT

Highs Chimney Service
 8045 Snouffer School Rd, Gaithersburg, 20879,
 United States
 (301) 519-3500 VHC # 2705041912A
 MHIC # 24687
 DHIC # 1005

Estimate 45886393
Job 45752377
Estimate Date 7/14/2022
Technician Matt Grabham
Customer PO

Billing Address
 Ken Lourie
 15107 Birmingham Drive
 Burtonsville, MD 20866 USA

Job Address
 Ken Lourie
 15107 Birmingham Drive
 Burtonsville, MD 20866 USA

Estimate Details

Rebuild/interior repair : We will set two sections of roof scaffolding to gain access to the chimney and set tarps and runners to the fireplace work area. Next we will tear the chimney to the roofline and continue to rebuild it back to original height and design (16 courses). We will set two new 13x13 flue extensions and lay a crown wash with cement. We will then reinstall thr locktop dampers along with the flashing as well. Moving forward we will then hand parge the smoke chamber walls with refractory cement and also perform a full firebox rebuild with new firebrick and refractory mortar. All job related debris will be hauled away.

* this estimate reflects all discounts and coupons

* if we cannot match brick we will use a brick as close as possible with customer approval

Matt Grabham
 (301)-366-2782
 Matt@highschimney.com
 CCP #1411

Task #	Description	Quantity	Your Price	Your Total
Flue Extension	Terra Cotta Flue Extension	2.00	\$182.00	\$364.00
Cement Crown	ENTER SIZE: Relay/Lay a new cement crown wash	1.00	\$727.00	\$727.00
Chimney Rebuild Per Brick	2 year warranty, materials and labor Chimney Rebuild (Price per Brick)	240.00	\$15.00	\$3,600.00
Firebox Rebuild	Rebuild the brick firebox with new firebricks	1.00	\$2,450.00	\$2,450.00
scaff	**Limited one year warranty, materials and labor** scaffold sets/bucks	2.00	\$100.00	\$200.00
RSC-Easy	NOTE: Every 15ft of sets/bucks will have to be tied off to the chimney and or building structure. Smoking Chamber Guard Product.	1.00	\$799.00	\$799.00
Masonry Dis	materials*** why discounting then delete this line. Tele office amount.	1.00	\$-895.40	\$-895.40
Potential Savings				\$0.00
Sub-Total				\$7,244.60
Tax				\$0.00
Total				\$7,244.60

APPROVED
 Montgomery County
 Historic Preservation Commission



REVIEWED
 By Dan.Bruechert at 4:11 pm, Sep 06, 2022

THIS IS AN ESTIMATE CONTRACT FOR SERVICES. The summary is furnished by Highs Chimney Service as a good faith estimate of work to be performed at Ken Lourie and is based on our evaluation and does not include material price increases or additional labor and materials which may be required. I agree to the estimate and authorize High's Chimney Service to perform the work as summarized and on these estimated terms, and I agree to pay the full amount for all work performed.

We High's Chimney Service do not warranty stopping water or leakage.

Price Reflects all discounts and coupons available at the time of service.