



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert Sutton  
*Chairman*

Date: November 6, 2023

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #1048016: Chimney 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 HPC 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: Javier Aguirre  
Address: 2 Newlands Street, Chevy Chase

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 Kyte on \_\_\_\_\_. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1048016
DATE ASSIGNED

APPLICANT:

Name: Javier Aguirre
Address: 2 Newlands Street
Daytime Phone: 703-462-0403

E-mail: javier\_e\_aguirre@yahoo.com
City: Chevy Chase Zip: 20815
Tax Account No.: 00458158

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

E-mail:
City: Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? X Yes/District Name Chevy Chase Village
No/Individual Site Name

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

Are other reviews (Conditional Use, Variance, Record Plat, etc.?) If YES, include info supplemental information.

REVIEWED

By Michael Kyne at 1:09 pm, Nov 06, 2023

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Building Number: 2 Street: Newland
Town/City: Chevy Chase Nearest Cross Street:
Lot: P7 Block: 47 Subdivision: 009 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:

- 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: Chimney repair/rebuild


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

Date

10/23/2023

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

<b>Owner's mailing address</b>  Javier & Danielle Aguirre 2 Newlands Street Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>  
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Thomas Hogan & Sheilah Lynch 1 Newlands Street Chevy Chase, MD 20815	Norman & Jeanne Asher 1 E Melrose Street Chevy Chase, MD 20815
Lindsay Conway 5 E Melrose Street Chevy Chase, MD 20815	Charles Klosson 4 Newlands Street Chevy Chase, MD 20815
<b>REVIEWED</b> <i>By Michael Kyne at 1:09 pm, Nov 06, 2023</i>	<b>APPROVED</b> Montgomery County Historic Preservation Commission  

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

Pre-1910 colonial revival single family home with two chimneys.

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

The front chimney, the one closest to the front of the house, is badly deteriorated and in need of repair and rebuild. Current condition is resulting in water periodically leaking into the house as a result of heavy rainfall. See attached contractor estimate for detailed description of current status (including pictures) as well as proposed repairs.

**REVIEWED**

*By Michael Kyne at 1:09 pm, Nov 06, 2023*

APPROVED

Montgomery County

Historic Preservation Commission



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Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

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

Description of Current Condition:

Proposed Work:

**REVIEWED**  
By Michael Kyne at 1:09 pm, Nov 06, 2023

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Montgomery County  
Historic Preservation Commission



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

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

Proposed Work	Required Attachments						
	1. 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	*	*	*	*	*		*

**REVIEWED**  
By Michael Kyne at 1:09 pm, Nov 06, 2023

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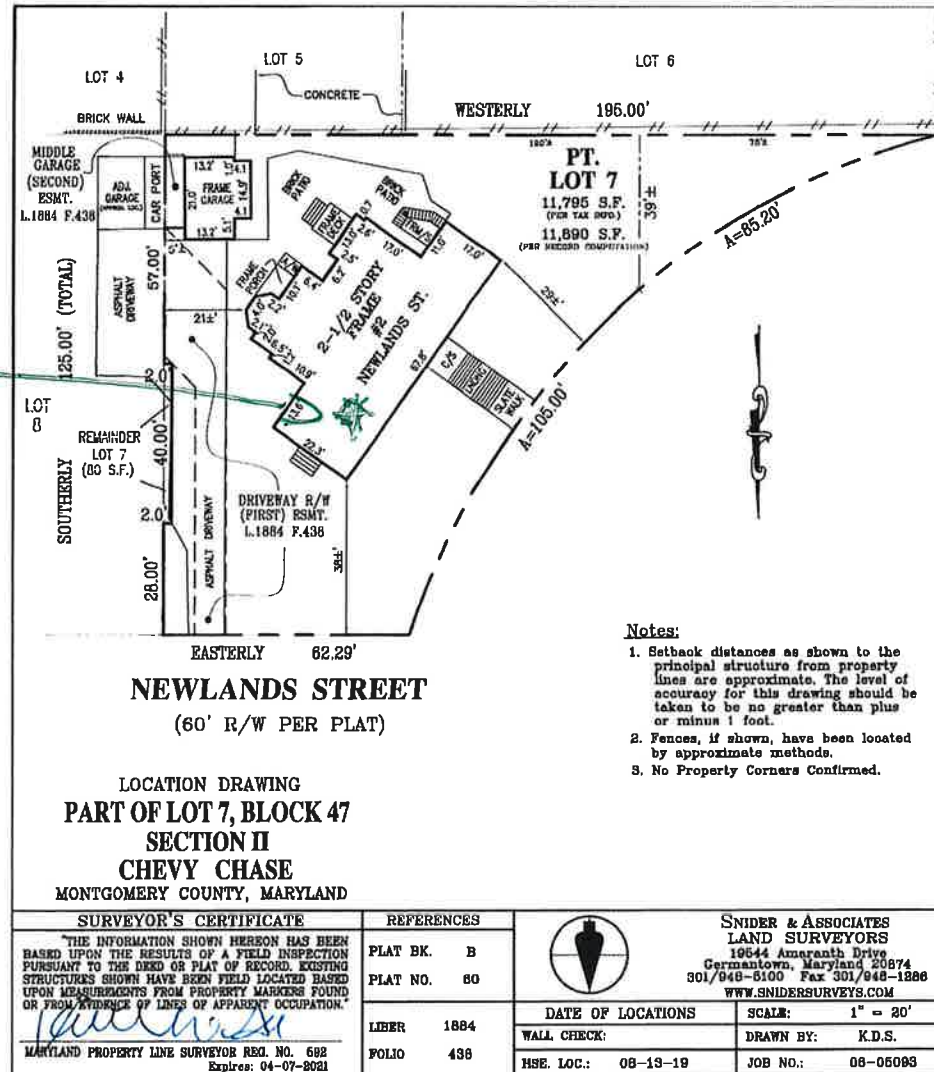
**REVIEWED**

By Michael Kyne at 1:11 pm, Nov 06, 2023

Location of chimney

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]*



**19.0627 AGUIRRE RESIDENCE**

2 NEWLANDS ST., CHEVY CHASE, MD 20815

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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-0001



GTM ARCHITECTS



# Winston's

## CHIMNEY SERVICE

Javier Aguirre  
 2 Newlands Street  
 Chevy Chase, 20815  
 703-462-0403

Customer Email: javier\_e\_aguirre@yahoo.com

Estimate Number: 48843  
 Estimate Date: Sep 29, 2023

Contact: Brennan Harris

**REVIEWED**  
 By Michael Kyne at 1:09 pm, Nov 06, 2023

### Estimate Details

**\$1,010.81**

THE CROWN IS CURRENTLY COVERED WITH FLEX CROWN. THE FLEX CROWN IS A LATEX MEMBRANE THST IS USED TO COVER THE CRACKS IN A CEMENT CROWN. WATER DOES PERMEATE THROUGH THE FLEX CROWN AND IT HAS IN THIS CASE WHICH HAS SOED UPMTHE DETERIORATING MORTAR

#### Masonry Repair - Water Penetration Mitigation: Crown Wash<sup>1</sup>



The chimney crown serves as the first line of defense in protecting your chimney structure from weather elements. Like it sounds, the primary job of the crown wash is to shed water from and away from the flues, and secondarily to prvent water from entering the system. Over time, the crown takes on water and becomes saturated. Expansion and contraction caused by the normal heating and cooling of changing weather patterns leads to the crown deteriorating over time. Currently, the deterioration of your crown wash is beyond sealing and must be replaced.

- Remove the majority of the current crown as possible
- Clean away all debris
- Apply new masonry to the top of the chimney
- Form the crown so that the wash is angled to the edge of the structure

<sup>1</sup> 10 year warranty

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 Montgomery County  
 Historic Preservation Commission

*Ronald W. ...*

**\$10,435.21**

THIS CHIMNEY WAS ORIGINALLY BUILT WITH LIME MORTAR. AT SOME POINT IN TIME THE TOP SECTION WAS REPAIRED WITH PORTLAND CEMENT WHICH HAS A REACTION WITH THE LIME AND CAUSES IT TO BREAK DOWN AND TURN TO DUST. THERES AREAS ON THE CHIMNEY WHERE THERE ARE COMPLETE HOLES IN THE CHIMNEY WHERE MY TAPE MEASURE WENT BACK 6 INCHES DEEP. IT IS POINTLESS TO GRIND OUT AND TRY AND REPAIR THIS CHIMNEY BECAUSE THE MORTAR FALL OUT WITHIN MONTHS. IM RECOMMENDING A REBUILD OF THE FRONT CHIMNEY. WE HAVE TO RELAY THE CROWN AS PART OF THIS JOB.

#### Masonry Repair - Rebuild

Your chimney is saturated with water. Saturated chimneys are problematic especially when they are unable to dry out. Due to the unprecedented rain we have had over the past several years, masonry chimneys have begun to hold water within the brick and mortar. The mortar joints are comprised of a masonry mixture consisting primarily of cement, which acts as the bonding agent, and aggregate such as sand. Saturated mortar joints begin to weep (much like a sponge full of water sitting on a counter), and as they weep the mineral salt and lime in the cement is pulled from the joint leaving just the aggregate behind. This is problematic as the joints are weakened and additional rain, wind and natural settling causes the joints to fall-out leaving holes that allow water further into the system and eventually into the home. Currently, your chimney is deteriorated beyond repair and needs to be rebuilt.<sup>1,3</sup>

- No Brick Match Needed
- Set up appropriate dust control
- Remove the chimney; 40 courses and 18 bricks per course
- Provide disposal of all removed bricks
- Supply new brick<sup>2</sup>
- Rebuild the chimney to the appropriate height - We will SLIGHTLY CHANGE the drip edge corbelling at the top of the brickwork in order to provide a stable drip edge without sacrificing the integrity of the structure in any way
- {EXM|y|a}

<sup>2</sup> We will make every attempt to match the brick; however, a perfect match can not be guaranteed. Dimensions of the structure as a whole will be matched

<sup>3</sup> 10 year warranty on workmanship for the rebuilt portion of the chimney

<sup>1</sup> CLIENT to hire a roofer to come out AFTER the work is completed to inspect and assure roof to chimney flashing and the nearby roof is satisfactory AND replace or repair these areas as and if needed. Clients are responsible to have this be done in a somewhat timely manner after the work concludes because we will be covering any open areas temporarily with plastic to protect if needed.

\* Roofers may also need to seal or replace shingles where we MAY have to anchor our roof scaffolding so that we can have a stable AND SAFE WORK PLATFORM AT THE STRUCTURE

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**REVIEWED**  
By Michael Kyne at 1:09 pm, Nov 06, 2023





**Additional Service: Na**

**\$1,501.86**

**Exterior Repair**

**Safe Roof and/or Chimney Access**

It is very important to Winston's Chimney Service that we protect the health and safety of our employees and prevent any exposure for our clients. Winston's is committed to using safe access techniques to assure your project is finished with the highest level of quality and safety. The type of safe access used on a project is determined by our technicians on site depending on the level of complexity. Following is a description of the safe access we use:

- Ground Scaffolding is a temporary structure that we erect on the outside of your home/building, which, provides a safe platform from which to perform chimney and roof repairs. This type of erection starts at the ground and is built in a cage like fashion to the height needed.
- Roof Scaffold/Platform is a temporary structure that is erected on the roof and secured to the ridge or the roof
- Permanent or temporary anchors which allow our technicians to safely use harnesses and fall protection
- Ridge hooks grip the roof ridge and provide an anchor point for technicians to hook-in to use their fall protection.

**REVIEWED**  
*By Michael Kyne at 1:09 pm, Nov 06, 2023*

APPROVED  
 Montgomery County  
 Historic Preservation Commission




Crown

Sub Total: \$12,947.93  
 Discounts: \$0.00  
 Sales Tax: \$0.00

Total: \$12,947.93  
Balance Remaining: \$12,947.93

Winston's now offers two types of third party financing through EnerBankUSA, 1) 12 months same as cash and 2) 60 months at 7.99%. If you're interested in using a financing option please contact the office or visit us on our website at [www.winstonsservices.com](http://www.winstonsservices.com).

If you wish to accept this proposal, we will need a 1/3 or 1/2 deposit of the total, depending on the job you require, unless a financing option is chosen. The remaining balance is due upon completion of job. Finance charges can accumulate on your account if payment in full is not made.

Prices quoted are valid for 14 days from the date of the proposal. Estimates may be honored after that date depending on the scope of work. Estimates greater than 6 months will require an additional inspection, the cost of which can be applied as a credit to the purchase of any repairs greater than \$1,000.

If client cancels or withdraws any portion of the services contracted after 3 day allowance period, 10% of deposit will be retained in consideration of Winston's scheduling and/or ordering of equipment

If your invoice, for any work performed by Winston's, remains unpaid for more than 90 days, Winston's may choose to engage its attorney to facilitate collection. Client will be responsible for the cost of any attorneys fees or collections fees incurred by Winston's for this service.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. 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 strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are full covered by Workmen's Compensation insurance. This proposal was based upon visual conditions at the time of inspection. Hidden defects and conditions may cause a higher cost. Any alteration or deviation from the above stated specifications involving extra cost will only be executed upon written orders and will become extra charges over and above the stated proposal, and will be paid for upon completion. Prices quoted in this estimate may be discounted due to having a project with multiple items. If entirety of proposed work is not desired, items chosen a la carte may not be discounted and be charged at a higher price.

Winston's Chimney Service  
11301 Industrial Rd  
Manassas, VA 20109

(703) 379-5006  
[info@winstonsservices.com](mailto:info@winstonsservices.com)  
[www.winstonsservices.com](http://www.winstonsservices.com)

VA CLASS A CONTRACTOR - LIC # 2705113496  
MD HIC Lic # 128777  
DC HIC Lic # 70106886

**REVIEWED**

*By Michael Kyne at 1:09 pm, Nov 06, 2023*

APPROVED

Montgomery County  
Historic Preservation Commission



**Kyne, Michael**

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**From:** Javier Aguirre <javier\_e\_aguirre@yahoo.com>  
**Sent:** Thursday, November 2, 2023 4:49 PM  
**To:** Kyne, Michael  
**Subject:** Re: HAWP Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Michael,  
See below for responses from our contractor on your questions below.  
Thanks

1. We will do a brick match so that the client and Winston's agree that we are matching the brick to the best of our ability.
2. We will rebuild the chimney back to the way it is now, unless my mason determine that it is not a structurally sound chimney. Being that the chimney has been this way for a very long time and is still standing, allows me to put it in writing that we should be able to match the shape, size, and design of the current chimney.
3. We are rebuilding the chimney from the roofline up so we will buy the lime mortar mixture and use it to build with. We will have to schedule the job for a time when the temps are planned to stay above 40° for 7 days. 3 days while we build and the 4 days following.

On Wednesday, November 1, 2023 at 12:48:12 PM EDT, Kyne, Michael <michael.kyne@montgomeryplanning.org> wrote:

Hello **REVIEWED**  
*By Michael Kyne at 1:09 pm, Nov 06, 2023*



We are in receipt of your HAWP application for chimney replacement that this application can be approved at the staff level; however, please provide your application, so that we can continue processing the approval:

our opinion  
complete your

- A statement from the contractor outlining how any replacement bricks, if necessary, will be matched to the existing brick color, coursing, and size.
- A statement from the contractor outlining how the detailing and corbeling of the existing chimney will be matched.
- A statement from the contractor outlining how the original lime mortar mixture will be replaced with an appropriate new mortar mixture.

Please forward this request to your contacts at Winston's Chimney Service, and I'm sure they will be able to provide you with the required information.

Thank you,

Michael Kyne

Cultural Resources Planner III

**REVIEWED**  
*By Michael Kyne at 1:09 pm, Nov 06, 2023*

APPROVED  
Montgomery County  
Historic Preservation Commission



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