



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert Sutton  
*Chairman*

Date: Feb. 21, 2024

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Chris Berger  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1057271 - Roof, HVAC

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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** at the Feb. 21, 2024, HPC meeting.

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: Alexis Gurganious McCarthy  
Address: 10301 Armory Ave., Kensington

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 Chris Berger at 301-495-4571 or [chris.berger@montgomeryplanning.org](mailto:chris.berger@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#
DATE ASSIGNED

APPLICANT:

Name: Alexis Gurganious McCarthy
Address: 10301 Armory Ave
Daytime Phone: 8654383251

E-mail: alexisgurganious@gmail.com
City: Kensington Zip: 20895
Tax Account No.: 01020242

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 Historic Kensington 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 (Conditional Use, Variance, Record Plat, etc.?) If YES, include information and supplemental information

REVIEWED

By Chris Berger at 10:49 am, Feb 22, 2024

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Building Number:
Town/City: Nearest Cross Street:
Lot: Block: Subdivision: 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:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: HVAC, Chimney

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 1/29/2024

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

**Owner's mailing address**  
10301 Armory Avenue  
Kensington, MD 20895

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Philip Karasik  
10305 Armory Avenue  
Kensington MD 20895

Lauren & Todd Holtzaple  
3807 Baltimore Street  
Kensington, MD 20895

Bret & Cathy Gates  
3806 Baltimore Street  
Kensington, MD 20895

**REVIEWED**

*By Chris Berger at 10:49 am, Feb 22, 2024*

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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:

This two-story, yellow Victorian with cedar siding and square in shape, was constructed in 1898. It features regularly spaced double-hung sash windows with shutters on the first and second floors and a wraparound porch. There is also a small porch and deck in the rear.

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

Chimney Repair - the original chimney masonry is worn, so the chimney will be repaired using original materials.

New Roof - the home is in need of a new roof and will use similar materials.

New HVAC - Inside, ducted HVAC will be installed in the attic to heat and cool the second floor. Ductless mini splits will be installed on the first floor. Outside, HVAC system will be installed in the back of the home and not visible from the street.

**REVIEWED**

*By Chris Berger at 10:49 am, Feb 22, 2024*

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Work Item 1: Chimney Masonry

Description of Current Condition:

The original chimney's mortar crown is damaged with multiple cracks. The top brick rows from the roofline up are also loose with damaged mortar joints that are allowing excessive moisture to seep into the bricks and brick joints. This excessive moisture will freeze in colder weather conditions and break apart the mortar joints and brick rows.

Proposed Work:

To repair the chimney, place ladders and two stage scaffolding to reach the chimney top. Remove the damaged mortar crown and all the bricks rows from the roofline up. Rebuild the chimney from the roofline up using original bricks and mortar to match as close as possible to the original color and dimensions. Clean up all work debris from the job site. This will repair damage, maintain the original appearance of the chimney, and preserve the historic character.

Work Item 2: New Roof

Description of Current Condition:

The current shingle roof is showing signs of wear and is in need of replacement

Proposed Work:

Tear off, haul and dispose of laminated shingles  
Install GAF Timberline shingles  
Install GAF Hip / Ridge Cap shingles  
Remove existing paper 15lb roofing felt and replace with synthetic roofing underlayment  
Install GAF asphalt starter course  
Install ice and water barrier per IRC Code 905.1.2  
Remove and replace drip edge  
Remove and replace pipe jack  
Remove and replace all damaged flashing (step-flashing, counter flashing, apron flashing, etc.)

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**REVIEWED**

By Chris Berger at 10:49 am, Feb 22, 2024

Work Item 3: New HVAC

Description of Current Condition:

The home does not currently have an HVAC system, so a brand new HVAC system will be installed along the perimeter floor of the attic to heat and cool the second floor, while mini splits will be installed to heat and cool the first floor.

Proposed Work:

- Ducted attic system: New outdoor heat pump unit will be placed on a poly pad. The fan coil unit will be horizontal in the attic space and will be fully equipped with all necessary safeties and emergency drain pan. All duct work will be in the attic space, on the outside perimeter of the space and will be properly sized, sealed and insulated. All supply registers will be in the ceiling of each room near exterior windows. Quantity of registers per room will depend on size of the room. The return will be in the hallway ceiling on the second floor.

- Ductless mini-splits: New outdoor heat pump condensing unit will be placed on a new poly pad and pump ups. The fan coil unit will be mounted on the exterior wall in the back room on the main level and the exterior wall in the kitchen. The copper refrigerant line set complete with communication wire and drain will be routed directly out to the outside of the home and over to the heat pump unit's location. The fan coil's operation will be controlled by remote.

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

	Required Attachments						
Proposed Work	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 Chris Berger at 10:49 am, Feb 22, 2024

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Montgomery County  
Historic Preservation Commission



**Historic Area Work Permit**  
**10301 Armory Ave Kensington, MD 20895**  
**Work Item #1 – Chimney Masonry**



**1. Side View**

**REVIEWED**

*By Chris Berger at 10:49 am, Feb 22, 2024*



**2. Front View**

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Historic Preservation Commission

*Robert H. Potter*

**Kensington Mayor's House**  
**10301 Armory Ave Kensington, MD 20895**  
**Work Item #2 – New Roof**



**REVIEWED**

*By Chris Berger at 10:49 am, Feb 22, 2024*


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**Historic Area Work Permit**  
**10301 Armory Ave Kensington, MD 20895**  
**Work Item #2 – New Roof (cont.)**

Timberline® Shingles LRS



Now with GAF Time-Release Algae-Fighting Technology and LayerLock® Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.



Charcoal	Slate	Pewter Gray	Hunter Green	Weathered Wood
Hickory	Barkwood	Mission Brown	Shakewood	Driftwood
Patriot Red	Sunset Brick	Copper Canyon	Golden Amber	Biscayne Blue
Williamsburg Slate	Oyster Gray	Birchwood	Fox Hollow Gray	White
Appalachian Sky	Nantucket Morning	Cedar Falls	Golden Harvest	

For more details visit [gaf.com/TimberlineHDZ](http://gaf.com/TimberlineHDZ)

15-year WindProven® limited wind warranty on GAF Shingles with LayerLock® Technology requires the use of GAF Starter Shingles, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

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.

■ Available regionally

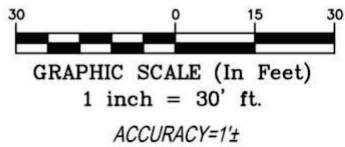
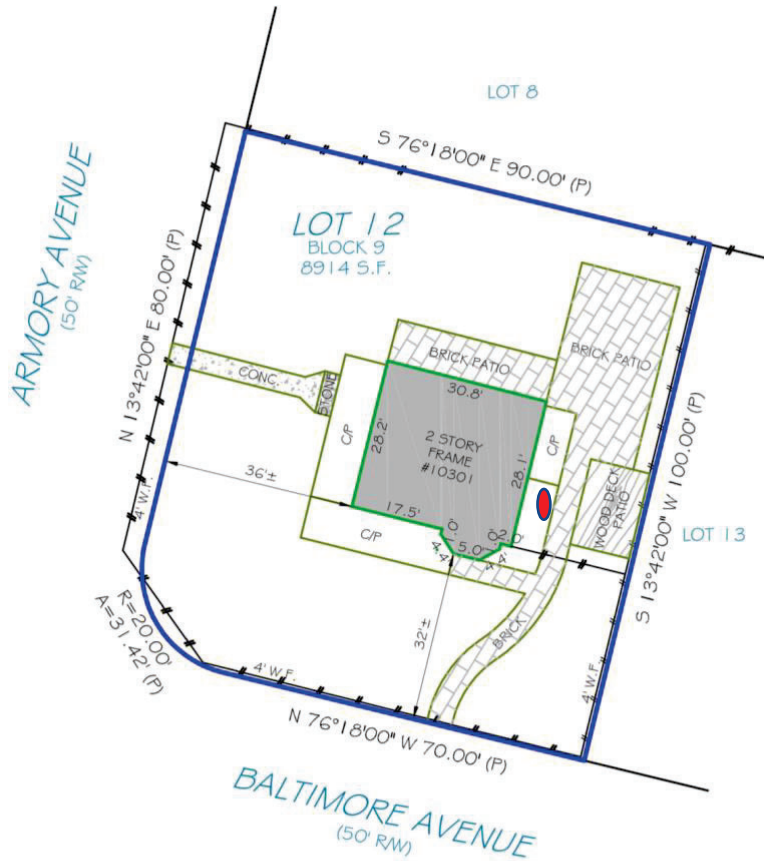
**REVIEWED**  
*By Chris Berger at 10:49 am, Feb 22, 2024*

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**Historic Area Work Permit**  
**10301 Armory Ave Kensington, MD 20895**  
**Work Item #3- New HVAC**

*Red oval – where the HVAC system will be placed in the backyard.*



**REVIEWED**  
*By Chris Berger at 10:49 am, Feb 22, 2024*

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**Historic Area Work Permit**  
**10301 Armory Ave Kensington, MD 20895**  
**Work Item #3– New HVAC (cont.)**



Alternative view of backyard; HVAC would be concealed behind gated fence.

**REVIEWED**

*By Chris Berger at 10:49 am, Feb 22, 2024*

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**Historic Area Work Permit**  
**10301 Armory Ave Kensington, MD 20895**  
**Work Item #3– New HVAC (cont.)**



Size of concrete pad: 48 Inches (L) x 30 Inches (wide)

**REVIEWED**

*By Chris Berger at 10:49 am, Feb 22, 2024*

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A handwritten signature in black ink, reading "Robert G. Porter".

**Historic Area Work Permit**  
**10301 Armory Ave Kensington, MD 20895**  
**Work Item #3– New HVAC (cont.)**



Size of outdoor units:

- Upstairs condenser (27Hx30Lx30 Wide)
- Mini Split (22Hx27Wx12D)

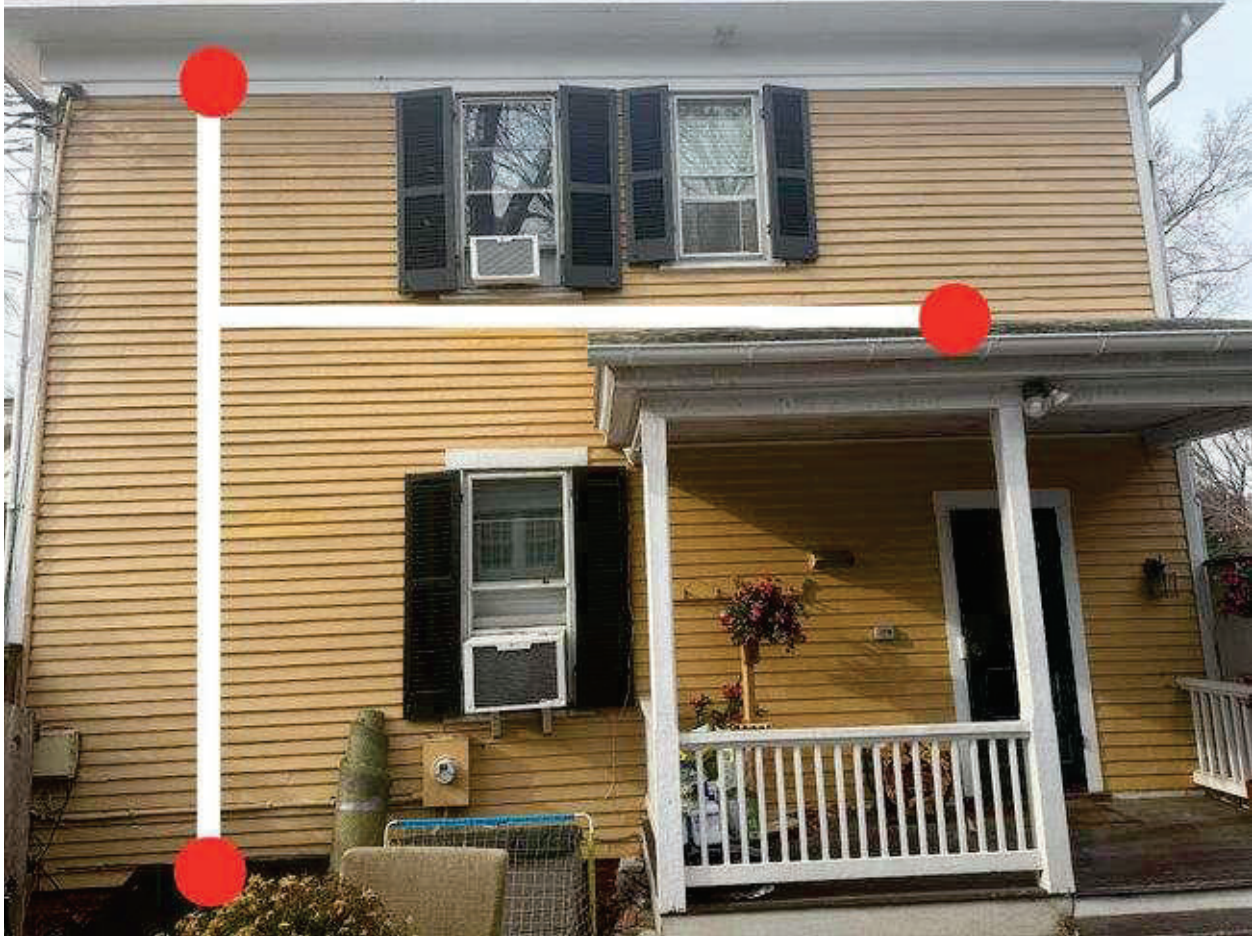
**REVIEWED**

*By Chris Berger at 10:49 am, Feb 22, 2024*

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**Historic Area Work Permit**  
**10301 Armory Ave Kensington, MD 20895**  
**Work Item #3– New HVAC (cont.)**

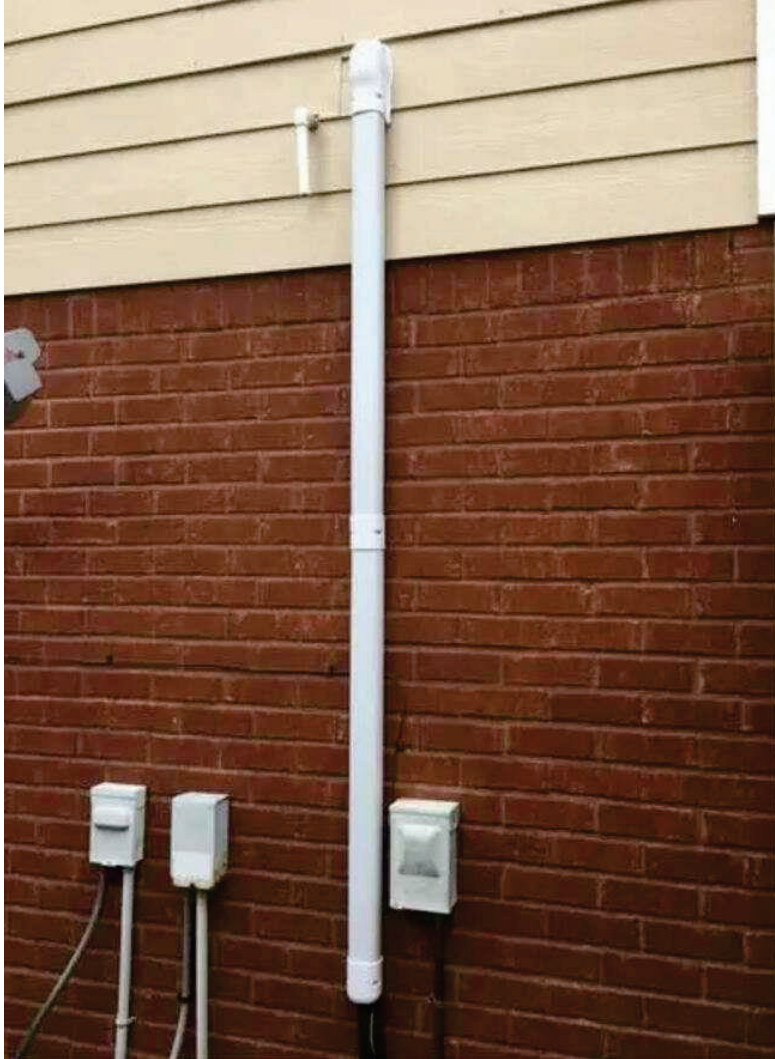


Refrigerant lineset, drain hose and power lines covered by a plastic enclosure. Company will enter the house in three different areas with 4 inch diameter holes, represented by the red circles. These holes will be concealed by a small plastic covering.

**REVIEWED**  
By Chris Berger at 10:49 am, Feb 22, 2024

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**Historic Area Work Permit**  
**10301 Armory Ave Kensington, MD 20895**  
**Work Item #3– New HVAC (cont.)**



Sample plastic covering that would be used. It would be painted yellow to match the house.

**REVIEWED**  
*By Chris Berger at 10:49 am, Feb 22, 2024*

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**Historic Area Work Permit**  
**10301 Armory Ave Kensington, MD 20895**  
**Work Item #3– New HVAC (cont.)**



Sample photo of the AC units

**REVIEWED**  
*By Chris Berger at 10:49 am, Feb 22, 2024*

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Montgomery County  
Historic Preservation Commission  




**From:** [Berger, Chris](#)  
**To:** [Alexis Gurganious](#)  
**Subject:** RE: 10301 Armory Avenue, Kensington (HAWP #1057271)  
**Date:** Monday, February 5, 2024 6:47:00 PM

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Alexis,

Thank you for catching the error in the subject line. I corrected it.

A poly HVAC pad is fine. I just wanted to know which material you planned to use. Thank you for confirming the area where the pad will be located is large enough.

For the fan coil unit, you wrote on the application under New HVAC, Proposed Work: "The fan coil unit will be mounted on the exterior wall in the back room on the main level and the exterior wall in the kitchen." I'll include your email response as proof the coils will be inside.

We expect your Historic Area Work Permit to be approved on the Historic Preservation Commission's consent agenda in which case a presentation would not be needed. I'll reach out on February 20 to confirm.

**Chris Berger, AICP**

Cultural Resources Planner III  
Montgomery County Planning Department

2425 Reedy Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902  
[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)  
Office: 301-495-4571

**REVIEWED**

**By Chris Berger at 10:49 am, Feb 22, 2024**

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**From:** Alexis Gurganious <[alexisgurganious@gmail.com](mailto:alexisgurganious@gmail.com)>  
**Sent:** Monday, February 5, 2024 4:27 PM  
**To:** Berger, Chris <[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)>  
**Subject:** Re: 6905 Laurel Avenue, Takoma Park (HAWP #1057051)

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

Hi Chris,

Thanks for your response.

Just to confirm, you are referencing 10301 Armory Ave, Kensington, MD 20895, correct? I know the subject line mentions Takoma Park so just want to be sure.

- Thanks for flagging the pad material. I initially received two quotes -- one that would use concrete and one that would use a poly pad -- so I was open to either. However, in doing my own independent research, it sounds like the poly pad is preferred. Does choosing the poly pad impact approval?

The heat pump is approximately 30"X30"X30" and the mini split is approximately 18"X30"X30". In talking to my contractor, there is a ducted coil on the inside units, but not on the exterior units. A photo of the proposed unit can be found on page 10 attached. On the exterior, there will only be three small entry points into the home, outlined on page 8 attached. Please let me know if I misunderstood your question.

- As noted in the photos attached, the current stone area between the porch, basement cellar, and window well is 6 feet (72 in) long and 5 feet (60 in) wide.

Thanks,  
Alexis

On Mon, Feb 5, 2024 at 2:34 PM Berger, Chris <[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)> wrote:

Hello,

I have been assigned to review your application to repair the chimney, install a new roof, and install an HVAC unit. The work is tentatively scheduled to be reviewed by the Historic Preservation Commission at its February 21 meeting. We do not have concerns about any of your work items, but we do need the following additional information and clarifications:

- For the New HVAC, under proposed work, you wrote on the project description that the heat pump units will be on a poly pad, but the photo and diagram says they will be on a 48-by-30 inch concrete pad. Please clarify the pad material.
- Please show the location of the proposed fan coil unit on the exterior wall and provide the unit's approximate dimensions. A specification sheet for the unit or representative photo would also be helpful.
- The proposed concrete pad size is described as 48 inches long on the diagram. Please double check that measurement and confirm there is enough space between the porch and cellar door to fit 48-inch long pad. (It may the stones and board in the photos provided that makes the area appear smaller than reality.) Also provide the distance of the pad from the nearby basement window well.

If you could get this information back to me by this Wednesday, February 7, we will remain on track for the February 21 meeting.

**Chris Berger, AICP**

Cultural Resources Planner III

Montgomery County Planning Department

2425 Reedy Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902

[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)

Office: 301-495-4571

**REVIEWED**

**By Chris Berger at 10:49 am, Feb 22, 2024**

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By Chris Berger at 10:49 am, Feb 22, 2024

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**REVIEWED**

By Chris Berger at 10:49 am, Feb 22, 2024

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**REVIEWED**

By Chris Berger at 12:16 pm, Mar 18, 2024

**From:** [Alexis Gurganious](#)  
**To:** [Berger, Chris](#)  
**Subject:** Re: HAWP - 10301 Armory Ave Kensington, MD  
**Date:** Sunday, March 17, 2024 6:58:44 PM

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Montgomery County  
Historic Preservation Commission



**[EXTERNAL EMAIL]** Exercise caution when opening and responding.

Hi Chris!

Question for you: what is the protocol for alerting you all of the HVAC we will likely have to pivot from the concrete pad to a composite pad. Does this merit new application materials, or is this fine?

Thanks,  
Alexis



**Alexis Gurganious**

865-438-3251 | [alexisgurganious@gmail.com](mailto:alexisgurganious@gmail.com)  
<https://www.linkedin.com/in/alexis-gurganious/>



On Mon, Feb 26, 2024 at 8:30 AM Alexis Gurganious <[alexisgurganious@gmail.com](mailto:alexisgurganious@gmail.com)> wrote:  
Appreciate it, Chris!!

On Mon, Feb 26, 2024 at 8:26 AM Berger, Chris  
<[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)> wrote:

Alexis,

Your revised approval is attached.

**Chris Berger, AICP**

**Cultural Resources Planner III**

Montgomery County Planning Department

2425 Reddie Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902

[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)

**REVIEWED**

By Chris Berger at 12:16 pm, Mar 18, 2024

Office: 301-495-4571

**From:** Alexis Gurganious <[alexisgurganious@gmail.com](mailto:alexisgurganious@gmail.com)>  
**Sent:** Friday, February 23, 2024 6:12:36 PM  
**To:** Ballo, Rebecca <[rebeccah.ballo@montgomeryplanning.org](mailto:rebeccah.ballo@montgomeryplanning.org)>  
**Subject:** Re: HAWP - 10301 Armory Ave Kensington, N



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Thanks, Rebecca. The new shingle is the GAF Timberline Natural Shadow (NS) line in the color Charcoal. Photo attached.

<https://www.gaf.com/en-us/roofing-materials/residential-roofing-materials/shingles/timberline-ns>

On Fri, Feb 23, 2024 at 4:46 PM Ballo, Rebecca <[rebeccah.ballo@montgomeryplanning.org](mailto:rebeccah.ballo@montgomeryplanning.org)> wrote:

HI Alexis,

Thanks for reaching out, we are happy to help. This is a minor change that falls under the staff's ability to approve minor design details. If you can please forward the spec to Chris, and he can stamp the approval along with this email to memorialize the change. The roof MHT is requesting that you use would have qualified for a staff approved HAWP and would not have needed the HPC to approve anyway.

**Rebecca Ballo**

Historic Preservation Supervisor

Montgomery County Planning Department

2425 Reddie Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902

[Rebecca.Ballo@montgomeryplanning.org](mailto:Rebecca.Ballo@montgomeryplanning.org)

**REVIEWED**

By Chris Berger at 12:16 pm, Mar 18, 2024

o: 301.563.3404

APPROVED

Montgomery County

Historic Preservation Commission



**From:** Alexis Gurganious <[alexisgurganious@gmail.com](mailto:alexisgurganious@gmail.com)>  
**Sent:** Friday, February 23, 2024 3:56 PM  
**To:** Ballo, Rebecca <[rebecca.ballo@montgomeryplanning.org](mailto:rebecca.ballo@montgomeryplanning.org)>  
<[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)>  
**Subject:** HAWP - 10301 Armory Ave Kensington, MD

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

Hi Rebecca and Chris,

Happy Friday! Thanks again for your help in getting our HAWP approved so promptly!

We were recently approved for the HAWP for a new roof using GAF Timberline HDz shingles. However, we just heard from the MHT, and for our state tax credit, they said we must go with the GAF Timberline NS shingle line instead -- a similar product, but more in-line with our current roof, which is fine with us.

Does this slight change impact our HAWP approval, and would it impact approval for any later submission for a Montgomery County tax credit?

Thanks!

Alexis

--

**Alexis Gurganious**

865-438-3251 | [alexisgurganious@gmail.com](mailto:alexisgurganious@gmail.com)