



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: May 19, 2021

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 #949243: Chimney removal, window alterations, and rear alterations

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 May 12, 2021 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: Ronald Navarro
(Address: 8804 Old Georgetown Road, Bethesda)

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 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: Ronald Navarro
Address: 904 Olympian Circle SW
Daytime Phone: 571.438.1570

E-mail: ronald@rlnconstruction.com
City: Vienna Zip: 22180
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 35-43

Is the Property Located within an Historic District? Yes/District Name _____
X No/Individual Site Name Bethesda Community Store

REVIEWED

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a name of the Easement Holder supporting this application.
By Michael Kyne at 11:14 am, May 19, 2021

Are other Planning and/or Hearing Examiner Approvals/Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, supplemental information.)
_____ these reviews as _____

Building Number: 8804
Town/City: Bethesda, MD
Lot: 28 Block: 2

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Montgomery County
Historic Preservation Commission

Ronald Navarro

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 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 type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: <u>Renovation</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.

Signature of owner or authorized agent

Date 4/14/2021

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

Owner's mailing address
8804 OGR LLC

2 Bethesda Metro Center,
Suite 850
Bethesda, MD 20814

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

REVIEWED

By Michael Kyne at 11:14 am, May 19, 2021

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Historic Preservation Commission



Robert H. Patton

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

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

Scaffolding will be erected along side of building with a projecting platform to provide access to the chimney with out applying load to the existing roof during removal. Existing metal bars from south side windows will be removed and will replace existing glazing.

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By Michael Kyne at 11:14 am, May 19, 2021

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Work Item 1: Chimney Demolition

Description of Current Condition:
Chimney is not operational and has been sealed from the inside. The brick and grout is deteriorating and is a leak hazard.

Proposed Work:
Removal of brick chimney, patch roof opening to match existing.

(see attached)

Work Item 2: Window Repairs

Description of Current Condition:

REVIEWED
By Michael Kyne at 11:14 am, May 19, 2021

Proposed Work:
Remove existing plexiglass on all windows and metal bars on south side. Replace all glazing with new wood trim.

(see attached)

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Work Item 3: Shed Extension

Description of Current Condition:
Shed falling apart.

Extend height of rear shed to match existing.

(see attached)

**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	*	*		*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*					*
Signs	*	*					*

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BCS Renovation

8804 Old Georgetown Rd
Bethesda, MD 20814



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Owner
8804 OGR Holdings, LLC.
Kevin Roach
301.351.3145
kevin.roach@precisionmedicinegrp.com

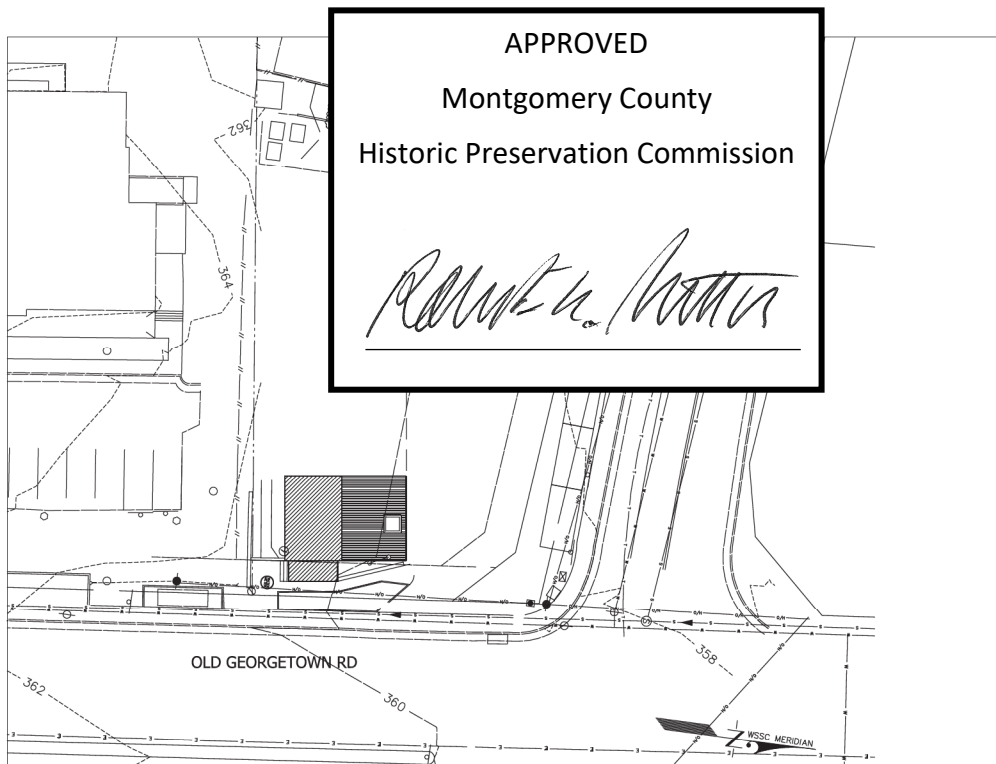
General Contractor
RLN Construction LLC
Ronald Navarro
904 Olympian Circle SW
Vienna, VA 22042
Ronald Navarro
571.438.1570
Ronald@RLNConstruction.com

Table Of Contents

1. Cover Sheet
2. Table Of Contents & Site Plan
3. Chimney Demolition
4. Window Repairs
5. Shed Extension

REVIEWED

By Michael Kyne at 11:14 am, May 19, 2021 Site Plan



Artifact Description : Existing brick chimney

Location: Roof / South Side

Existing Material: Red Brick

Requested Change: Removal of brick chimney, patch roof opening to match existing.

Reason for Change: Chimney is not operational and has been sealed from the inside. The brick and grout is deteriorating and is a leak hazard.

Procedure: Scaffolding will be erected along side of building with a projecting platform to provide access to the chimney with out applying load to the existing roof during removal. Roof void will be re-framed and finished with asphalt shingles over plywood sheathing and 2 x lumber as necessary to match existing roof structure make up.



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By Michael Kyne at 11:14 am, May 19, 2021



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 Historic Preservation Commission

Robert A. [Signature]



Artifact Description : Windows

Location: (1) East, (2) South, (1) North

Existing Material: Glass, wood, and metal

Requested Change: Remove existing plexiglass on all windows and metal bars on south side. Replace all glazing with new wood trim.

Procedure: Remove existing metal bars from south side windows. Patch exterior trim where necessary. Remove existing plexiglass panels. Replace existing glazing with 1/2" glass and 3/4" wood trim to match existing.



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Robert A. Patton



Artifact Description : Shed Extension
Location: Rear (West)
Existing Material: Bead board/Siding
Requested Change: Extend height of rear shed to match existing.
Reason for Change: Provide additional storage



Existing

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Proposed