



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: May 7, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting
Services
FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1067319 - Roof Replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved by the 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: Olwen Logan
Address: 10208 Kensington Parkway, 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 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 Christopher J. Barger on _____. The approval memo and stamped drawings follow.

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

Owner's mailing address

Owner's Agent's mailing address

REVIEWED

By Chris Berger at 2:16 pm, May 07, 2024

Adjacent

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Montgomery County
Historic Preservation Commission

Other property owners mailing addresses



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:

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By Chris Berger at 2:16 pm, May 07, 2024

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A handwritten signature in black ink, appearing to read "Robert H. Hutter", is written over a horizontal line.

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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By Chris Berger at 2:16 pm, May 07, 2024

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Work Item 3: _____

Description of Current Condition:

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/Excavating and Landscaping	*	*		*	*	*	*
Tree Removal		*		*	*	*	*
Signage/Decorative		*	*	*	*		*
		*	*	*	*		*
		*	*	*	*		*
		*	*	*	*		*

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Rachel H. Hester



REVIEWED

By Chris Berger at 2:16 pm, May 07, 2024

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Robert H. Potter

REVIEWED

By Chris Berger at 2:16 pm, May 07, 2024

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Robert H. Norton



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By Chris Berger at 2:16 pm, May 07, 2024

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BRAX Roofing Inc.
7851 Beechcraft Ave Suite A
Gaithersburg, Md 20879

INVOICE

Job: 23-5443: Nigel Logan

Invoice Name: Final Invoice

Invoice Number: 23-5443-1

Invoice Date: 11/09/2023

Terms: Upon Receipt

Location Address

10208 Kensington Parkway
Kensington, MD 20895

Nigel Logan
10208 Kensington Parkway
Kensington, MD 20895

PRICE

INVOICE

Roof Replacement Section

*Drip edge along gutter & rake boards.
Weatherlock Ice Shield.*

REVIEWED

*Synthetic Drip Defence Underlayment Using Cap nails.
Shingling
Reglet Chimney Flashing.*
By Chris Berger at 2:16 pm, May 07, 2024

ACM Aluminum Drip Edge - .019 - 1" (10')	\$546.09
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e boards	\$0.00
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eters eaves, Wall intersections, chimneys and all	\$0.00
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Underlayment (10 sq)	\$621.94
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Using Cap Nails.	\$0.00
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	\$303.38
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Install Starters Strips along Gutter & Rake Boards	\$0.00
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Owens Corning WeatherLock G (2 sq)	\$558.23
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Owens Corning TruDefinition Duration	\$6,007.02
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Shingles Installation 6 nails per Shingles	\$5,582.28
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Roofing Coil Nails - 1 1/4" - Distributor Specific (7200 Cnt)	\$210.31
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Steep Slope (8-12)	\$273.05
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Owens Corning VentSure Rigid Strip - 12" (4')	\$552.16
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Ridge Vent Installation	\$331.94
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Owens Corning ProEdge AR (33')	\$453.56
Vulkem 116 Polyurethane Sealant (10.1 oz)	\$43.02
Lifetime Ultimate Pipe Flashing - 2"	\$372.15
Lifetime Ultimate Pipe Flashing - 3"	\$117.31
Reglet chimney flashing replacement	\$323.61
Generic Touch Up Spray Paint (12 oz)	\$14.76
Build Chimney Cricket <i>Need to add plywood and 2x4 on the material order</i>	\$404.51
Preferred system warranty	\$192.00
Fluted Masonry Nails - 1" (1 lb)	\$16.16
ABC Stinger Nail Pack - 1" (2000 Cnt)	\$127.40
Trim coil and step flashing	\$101.13
Cut in ridge vent	\$248.78
Taxes	\$309.50
Subtotal: Roof Replacement Section	\$17,710.29
APPROVED Montgomery County Historic Preservation Commission 	
	\$165.00
	\$120.00
	\$285.00
	\$17,995.29
Discount: Discount (\$3,810.29)	-\$3,810.29
Subtotal: Discount	-\$3,810.29
Grand Total	\$14,185.00



Payments/Credits:

11/06/2023 \$4,600.00

11/09/2023 \$9,585.00

Total Received: \$14,185.00

Invoice Balance Due: \$0.00

REMIT TO:

7851 Beechcraft Ave Suite A
Gaithersburg, Md 20879

Company Representative:

Chris Sousa
(240) 858-9307
chris@braxroofing.com

REVIEWED

By Chris Berger at 2:16 pm, May 07, 2024

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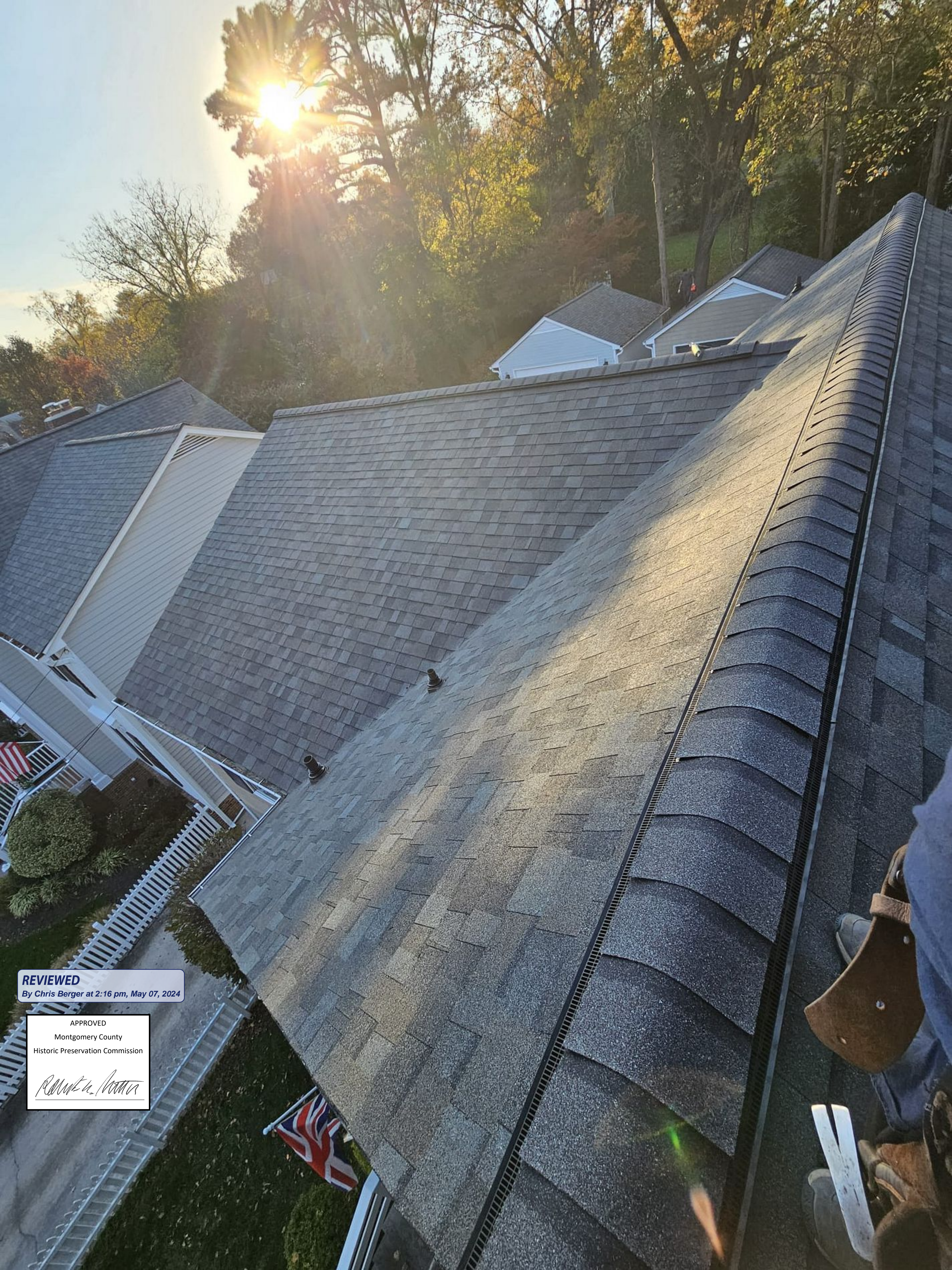


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By Chris Berger at 2:16 pm, May 07, 2024

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Robert A. Porter



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By Chris Berger at 2:16 pm, May 07, 2024

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Ronika Hanna

REVIEWED

By Chris Berger at 2:16 pm, May 07, 2024

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Historic Preservation Commission

Robert H. Norton



REVIEWED

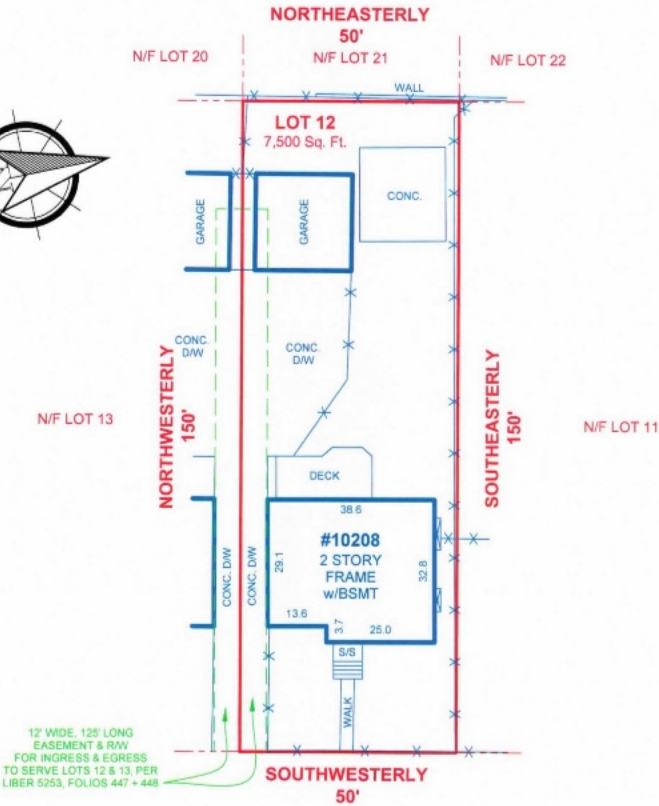
By Chris Berger at 2:16 pm, May 07, 2024

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Robert A. Smith



CASE #: 785-22 ORANGE TEAM



REVIEWED

By Chris Berger at 2:16 pm, May 07, 2024

LOCATION DRAWN BY

#10208 KENSINGTON PARKWAY
LOT 12

BLO
KENSINGTON
PLAT

MONTGOMERY CO

SCALE: 1"=30'

DRAWN BY: JCW/B.G.

APPROVED

Montgomery County

Historic Preservation Commission

DULEY

and Associates, Inc.

Serving D.C. and MD.

Street, Upper Marlboro, MD 20772

888-1111

Fax: 301-888-1114

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FINANCING
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BUILDING
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WILL GIVE YOU A 100%
FULL CREDIT TOWARDS
UPGRADING THIS
SURVEY TO A
"BOUNDARY/STAKE"
SURVEY FOR ONE
YEAR FOR THE DATE
OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)