



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.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# DATE ASSIGNED

APPLICANT:

Name: Address: Daytime Phone: E-mail: City: Zip: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Address: Daytime Phone: E-mail: City: Zip: Contractor Registration No.:

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a name and address of the Easement Holder supporting this application. District? Yes/District Name No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a name and address of the Easement Holder supporting this application.

Are there any other Agency Approvals /Reviews Required as part of this Application? (City, State, etc.) If YES, include information on these reviews as follows:

APPROVED Montgomery County Historic Preservation Commission [Signature]

Street:

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:

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

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

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Adjacent

Property Owners mailing addresses

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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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Historic Preservation Commission



Robert G. Patton

Work Item 1: _____	
Description of Current Condition:	Proposed Work:
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
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APPROVED Montgomery County Historic Preservation Commission	
	
Work Item 3: _____	
Description of Current Condition:	

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 and scaping	*	*		*	*	*	*
Tree Removal				*	*	*	*
Signage/Decorative		*	*	*	*		*
		*	*	*	*		*
		*	*	*	*		*
		*	*	*	*		*

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Robert H. [Signature]



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Robert H. Patton

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Montgomery County
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Robert H. Norton



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Robert A. Norton



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Historic Preservation Commission
Robert A. ...



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.*

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ACM Aluminum Drip Edge - .019 - 1" (10')	\$546.09
Roof Boards	\$0.00
Installers eaves, Wall intersections, chimneys and all	\$0.00
Underlayment (10 sq)	\$621.94
Using Cap Nails.	\$0.00
Install Starters Strips along Gutter & Rake Boards	\$0.00
Owens Corning WeatherLock G (2 sq)	\$558.23
Owens Corning TruDefinition Duration	\$6,007.02
Shingles Installation 6 nails per Shingles	\$5,582.28
Roofing Coil Nails - 1 1/4" - Distributor Specific (7200 Cnt)	\$210.31
Steep Slope (8-12)	\$273.05
Owens Corning VentSure Rigid Strip - 12" (4')	\$552.16
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

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PAID

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

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Robert H. Potter

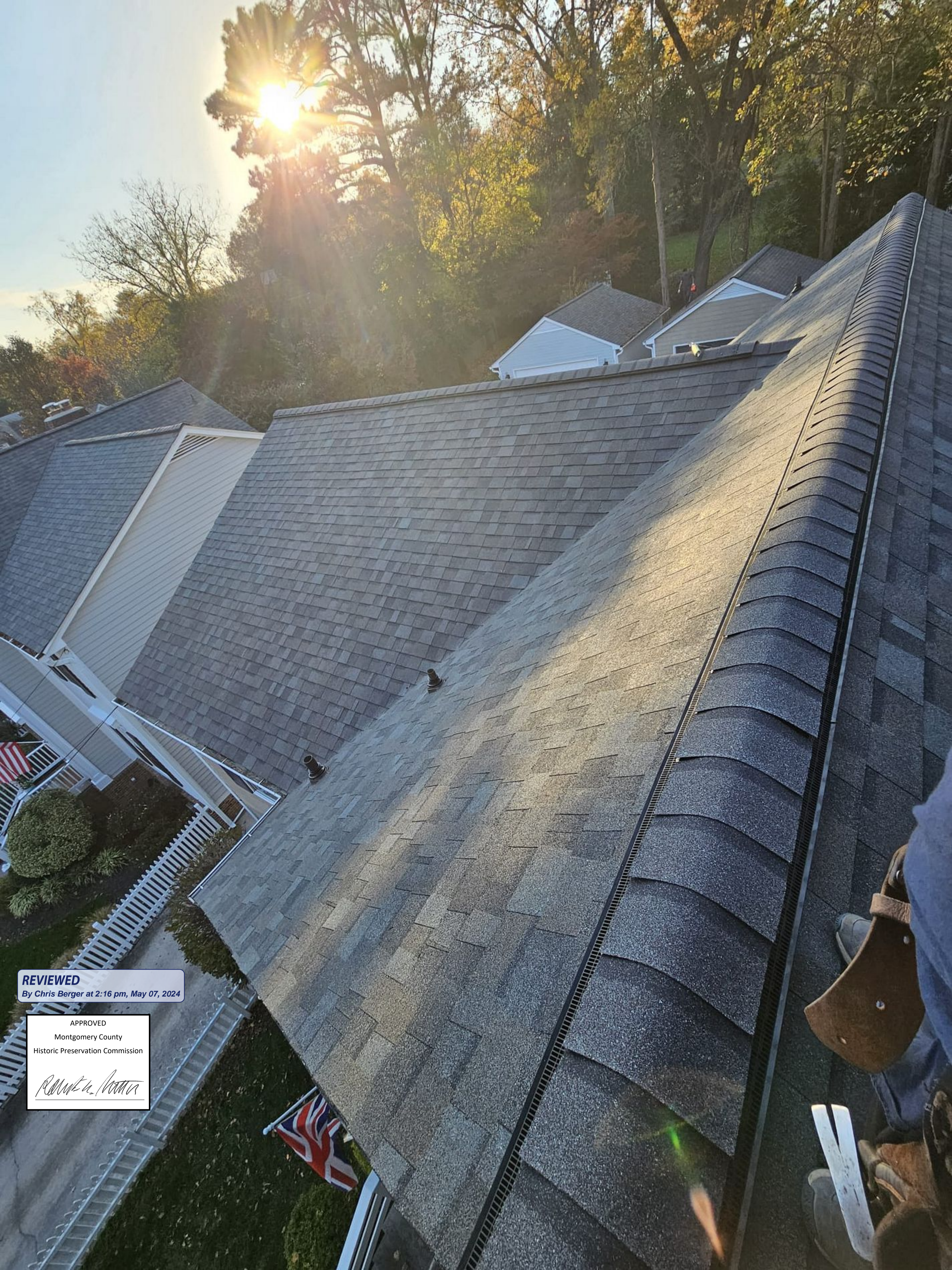


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1 in. x .083
25mm x 2mm



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Robert A. Porter



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Robert A. Norton

NO PARKING
ANY TIME
→

10208

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Robert A. Norton



CASE # 785-22 ORANGE TEAM

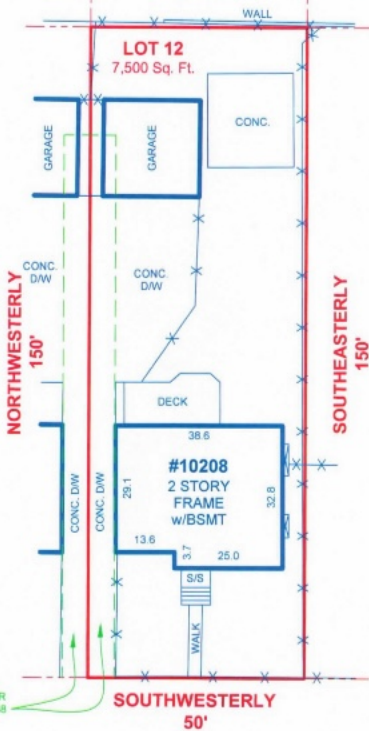
NORTHEASTERLY
50'

N/F LOT 20 N/F LOT 21 N/F LOT 22

PLAT NO. 4



LOT 12
7,500 Sq. Ft.



N/F LOT 13

NORTHWESTERLY
150'

SOUTHEASTERLY
150'

N/F LOT 11

12' WIDE, 125' LONG
EASEMENT & ROW
FOR INGRESS & EGRESS
TO SERVE LOTS 12 & 13, PER
LIBER 5253, FOLIOS 447 + 448

SOUTHWESTERLY
50'

KENSINGTON PARKWAY

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LOCATION DRAWN BY

#10208 KENSINGTON PARKWAY
LOT 12

B/W - BAY WINDOW
BR - BRICK
BRL - BLDG. RESTRICTION LINE
BSMT - BASEMENT

A Land Surveying Company

DULEY

and
Associates, Inc.



Serving D.C. and MD.

1100 Street, Upper Marlboro, MD 20772

888-1111

Fax: 301-888-1114

info@duley.biz

On the web: www.duley.biz

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AND THE
FIN
SURVEY IS NOT
EMENTS, THIS
AT SUCH
R REFINANCING
TLE INSURANCE
FINANCING
ONE BY THIS
BUILDING
CH IN THE
RY MAY NOT

DULEY & ASSOC.

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

(EXCLUDING D.C. & BALT. CITY)