



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: September 5, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1084437 - 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 HPC Staff.

The HPC staff has reviewed and stamped the attached submission materials.

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: Lars Jeurling; Venture Solar (Agent)
Address: 3 Hesketh 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 Laura DiPasquale at 301.495.2167 or laura.dipasquale@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 _____ on _____. The approval memo and stamped drawings follow.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# 1084437

DATE ASSIGNED 8/28/2024

APPLICANT:

Name: Lars Jeurling

E-mail: lars.jeurling@gmail.com

Address: 3 Hesketh Street

City: Chevy Chase Zip: 20815

Daytime Phone: 301-542-2564

Tax Account No.: 00455177

AGENT/CONTACT (if applicable):

Name: Venture Solar

E-mail: padepermitting@venturesolar.com

Address: 36 Brookside Drive

City: Wilmington Zip: 19804

Daytime Phone: 610-425-9874

Contractor Registration No.: 148024

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 3 Hesketh Street

Is the Property Located within an Historic District? 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 easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals / Reviews Required? (Conditional Use, Variance, etc.?) If YES, include supplemental information.

REVIEWED
By Laura DiPasquale at 2:32 pm, Sep 05, 2024

APPROVED
Montgomery County
Historic Preservation Commission



Building Number: _____ Street: _____

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:

- | | | |
|---|--|--|
| <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 checked="" type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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

8/28/2024

Date

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

Owner's mailing address
3 Hesketh Street
Chevy Chase, MD 20815

Owner's Agent's mailing address
36 Brookside Drive
Wilmington, DE 19804

Adjacent and confronting Property Owners mailing addresses

Daniel & Andrea Murray
2 Hesketh Street
Chevy Chase, MD 20815

Jerry Gudis
5 Hesketh Street
Chevy Chase, MD 20815

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

Single family residence with shake/shingle roof and stucco exterior.

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

Rip and reroof for proposed roof-mounted solar module installation. Remove the existing shingles and install new aluminum vent pipe flanges as required, ice & water shield in valleys, ridge cap, aluminum step flashing at connecting side walls, and Class-A fiberglass self sealing shingles)

REVIEWED

By Laura DiPasquale at 2:33 pm, Sep 05, 2024

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: Roof

Description of Current Condition:
Shake/shingle

Proposed Work:
Remove the existing shingles and install new aluminum vent pipe flanges as required, ice & water shield in valleys, ridge cap, aluminum step flashing at connecting side walls, and Class-A fiberglass self-sealing shingles)

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Work Item 2: _____

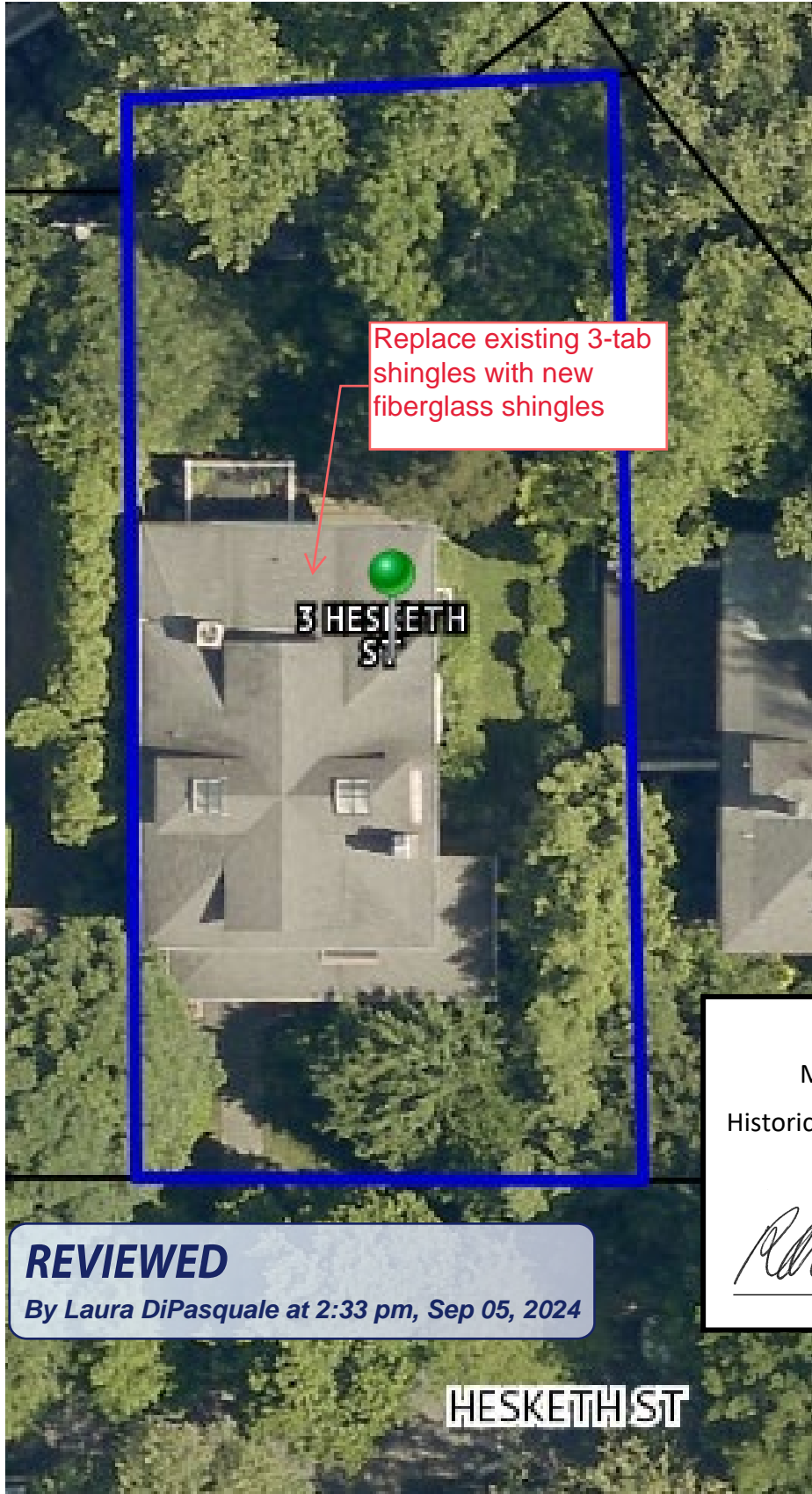
Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:



Replace existing 3-tab shingles with new fiberglass shingles

3 HESKETH ST

HESKETH ST

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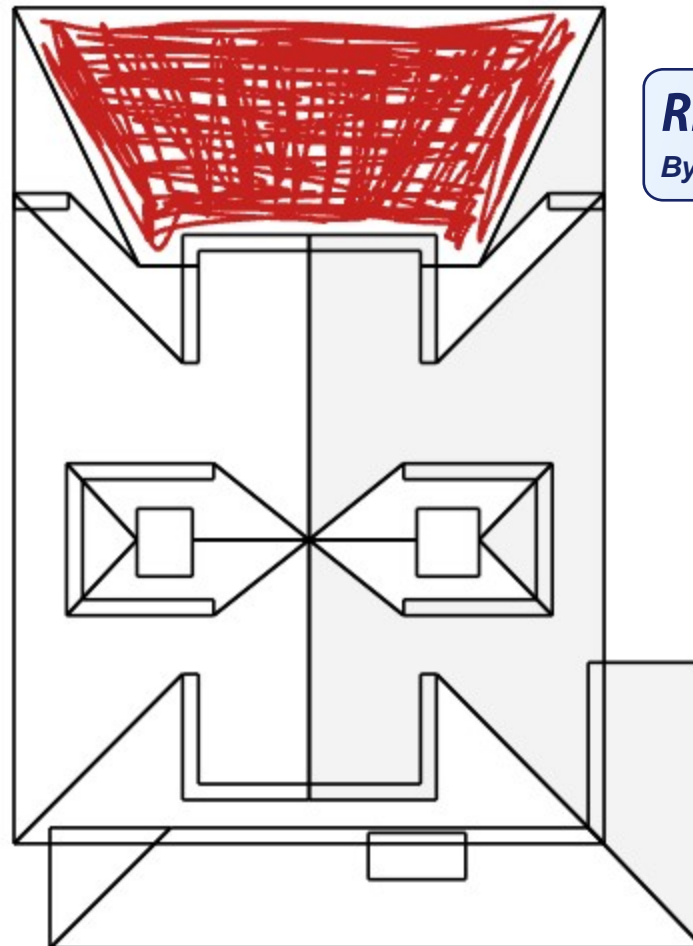

QuickMeasure

Roof Reports in Under an Hour

3 Hesketh St, Chevy Chase, MD 20815 (1)

April 24, 2024

Prepared For: adam.strumpf@venturesolar.com



REVIEWED

By Laura DiPasquale at 2:33 pm, Sep 05, 2024

APPROVED

Montgomery County

Historic Preservation Commission



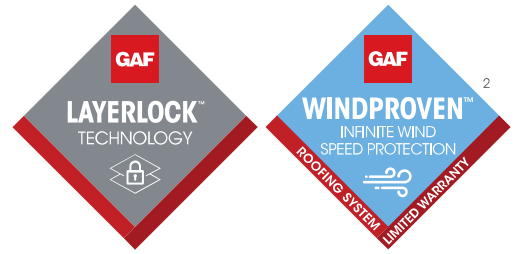
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America's #1-selling shingle just got better

The same shingle you know and love now with LayerLock™ Technology which powers the industry's widest nailing area.



Timberline® HDZ™ Shingles

Benefits:

- **LayerLock™ Technology** — Proprietary technology mechanically fuses the common bond between overlapping shingle layers.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.¹
- **WindProven™ Limited Wind Warranty** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.²
- Our legendary **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for

durability, strength, and exceptional wind uplift performance.

- **StainGuard® Algae Protection** — Helps protect the beauty of your roof against unsightly blue-green algae discoloration.³
- **High Performance** — Designed with Advanced Protection® Shingle Technology.
- **Seamless compatibility** — The new Timberline® HDZ™ Shingles are compatible with traditional Timberline HD™ Shingles for the same look and feel homeowners and contractors rely on for beauty and endurance.⁴
- **Perfect Finishing Touch** — For the best look, use TimberTex® Premium Ridge Cap Shingles or TimberCrest™

Premium SBS-Modified Ridge Cap Shingles

REVIEWED

By Laura DiPasquale at 2:33 pm, Sep 05, 2024

Reviewed by Home Innovation Research Labs.

Product details:

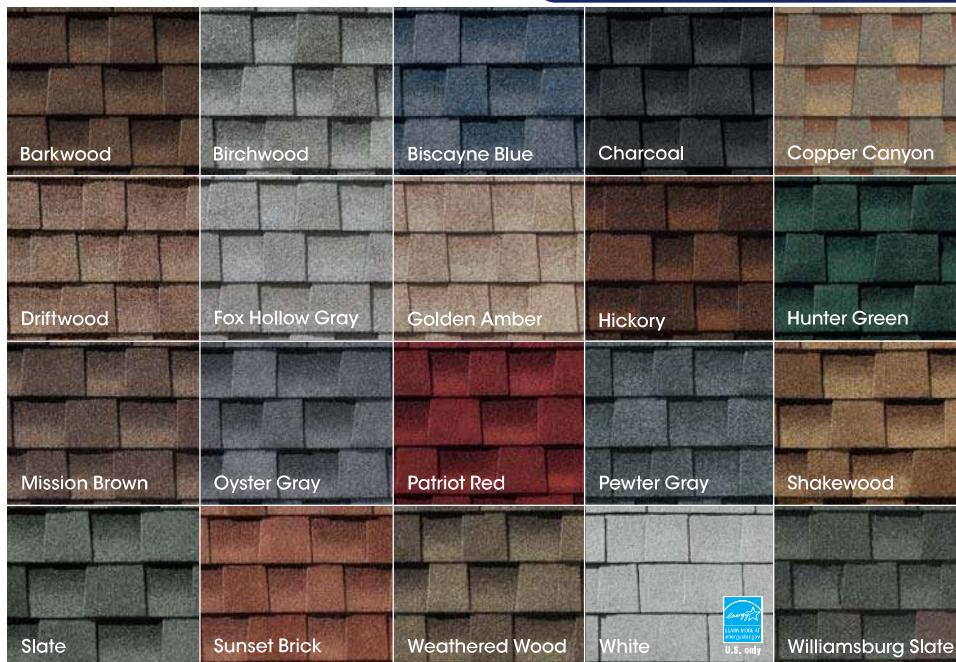
Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Algae Protection³
- Hip/Ridge: TimberTex®; TimberCrest™; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁵
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- ENERGY STAR® Certified (White Only) (U.S. Only); Rated by the CRRC; Can be used to comply with Title 24 cool roof requirements

Colors & Availability:



compliance with ASTM D3462 at time of manufacture.
⁶ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

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.



We protect what matters most™

