



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: October 22, 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 #1090593 – 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: Montgomery Parks; Scott Whipple (agent)
Address: 4140 Wexford Drive, 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 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 Laura DiPaquale on _____. The approval memo and stamped drawings follow.



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

FOR STAFF ONLY:

HAWP# 1090593

DATE ASSIGNED _____

APPLICANT:

Name: Montgomery Parks

Address: 6700 Needwood Road

Daytime Phone: 301-563-7539

E-mail: scott.whipple@montgomeryparks.org

City: Derwood Zip: 20855

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Scott Whipple

Address: 6700 Needwood Road

Daytime Phone: 301-563-7539

E-mail: scott.whipple@montgomeryparks.org

City: Derwood Zip: 20855

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 31-49

Is the Property Located within an Historic District? Yes/District Name _____
No/Individual Site Name KenGar Palisades Rec Center

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 as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 4140 Street: Wexford Drive

Town/City: Kensington 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.

Scott Whipple

10.17.24

Signature of owner or authorized agent

Date

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

The Ken-Gar Palisades Recreation Center is composed of two temporary Federal surplus buildings that were originally used by the US Army during World War II. When MNCPPC accepted donation of the buildings in 1953, it altered the exterior appearance to better assimilate this public facility into the surrounding community. The structure, which is now leased as a daycare center, is located in the Ken-Gar Palisades Local Park. The two, simple pre-fab structures were assembled to form a single, L-shaped facility clad with vertical wooden planks. The building is currently roofed with three-tab shingles.

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

Replace existing roof with Landmark-Resawn shake shingles. Because the structure sites on top of a small hillside in the center of the park, it is subject to wind conditions that have damaged the existing roof; more wind-resistant architectural shingles are more desirable in this location.

REVIEWED

By Laura DiPasquale, M-NCPPC at 4:07 pm, Oct 22, 2024

APPROVED

Montgomery County

Historic Preservation Commission




Robert A. Potter

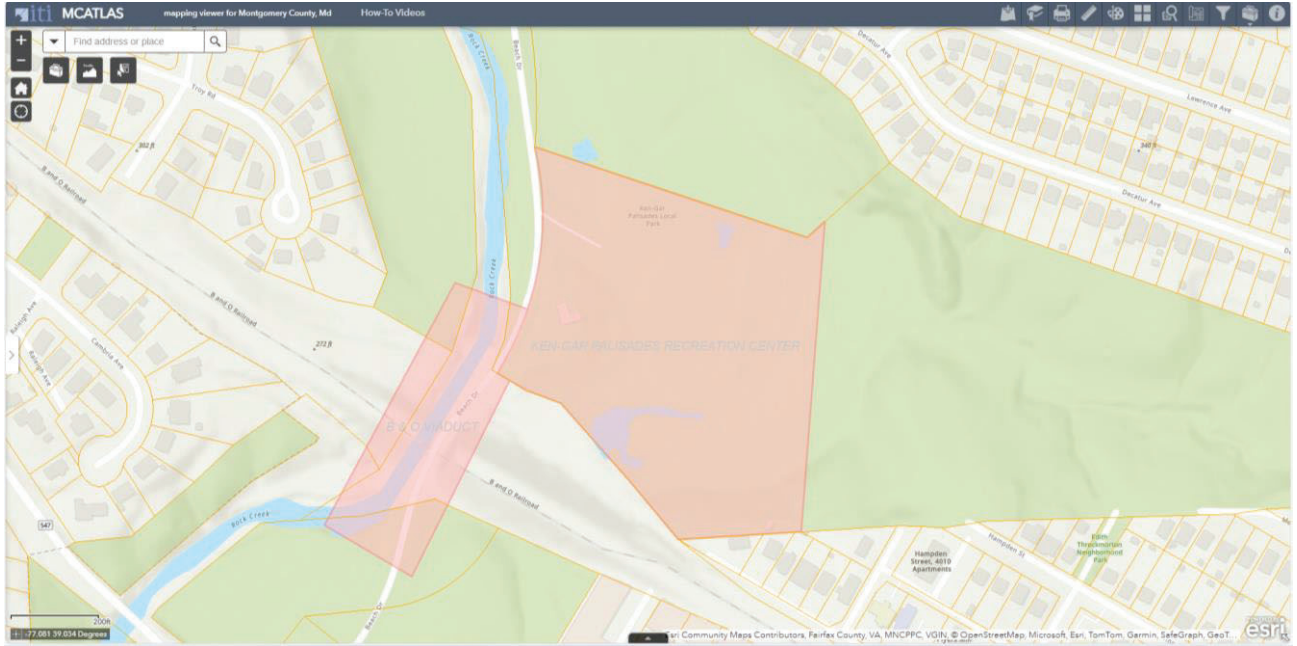
Work Item 1: <u>replace roof</u>	
Description of Current Condition: brown, shingle roof	Proposed Work: tear off existing roof, install brown, Landmark-Resawn shake shingles

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

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Montgomery County
Historic Preservation Commission
Ronald A. [Signature]

Install Landmark-Resawn shake shingles, brown, new flashing, underlayment, drip edge, repair deteriorated decking as needed. Flat roof pitch, reducing prominence of the visibility of the roof shingles.



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APPROVED
Montgomery County
Historic Preservation Commission
Robert A. [Signature]

Adjacent and Confronting Properties:

4125 PLYERS MILL RD KENSINGTON 20895

4123 PLYERS MILL RD KENSINGTON 20895

10712 WALMESLEY ST KENSINGTON 20895

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APPROVED

Montgomery County

Historic Preservation Commission





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 10/17/2024

Application No: 1090593
AP Type: HISTORIC
Customer No: 1379330

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 4140 WEXFORD DR
KENSINGTON, MD 20895
Homeowner MC Parks Facilities Management (Primary)

Historic Area Work Permit Details

Work Type ALTER
Scope of Work Roof replacement