



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: December 2, 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 #1093535 – 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: Carleton Conant
Address: 10309 Armory Avenue, 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# 1093535 DATE ASSIGNED

APPLICANT:

Name: Carleton Conant Address: 10309 Armory Ave Daytime Phone: 301-933-8056

E-mail: conant.c@verizon.net City: Kensington Zip: 20895 Tax Account No.: 01023781

AGENT/CONTACT (if applicable):

Name: Address: Daytime Phone:

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? X Yes/District Name Kensington 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 as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street: 10309 Armory Ave Town/City: Kensington Nearest Cross Street: Baltimore Lot: p14 Block: 9 Subdivision: 015 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:

- Checklist of work types: 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.

Carleton Conant

11/19/2024

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:

1903 Queen Anne Victorian

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

Replace 1989 asphalt shingles with asphalt architectural shingles

REVIEWED

By Laura DiPasquale, M-NCPPC at 10:36 am, Dec 02, 2024


APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: <u>Rood</u>	
Description of Current Condition: 30+ year roof - 3 tab shingle	Proposed Work: Replace with architectural shingle

Work Item 2: _____	
Description of Current Condition: <div data-bbox="100 1024 760 1150" style="border: 1px solid black; border-radius: 10px; background-color: #e0e0f0; padding: 5px;"><p>REVIEWED By Laura DiPasquale, M-NCPPC at 10:36 am, Dec 02, 2024</p></div>	Proposed Work: <div data-bbox="802 936 1292 1312" style="border: 1px solid black; padding: 10px; text-align: center;"><p>APPROVED Montgomery County Historic Preservation Commission</p><hr/></div>

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



ROI Exteriors
 8378 Veterans Highway
 Millersville, Maryland 21108

INVOICE

Job: 80: Carleton Conant

Invoice Number: 80-1

Invoice Date: 10/11/2024

Terms: Upon Receipt

Location Address
 10309 Armory Ave
 Kensington, MD 20895

Carleton Conant
 10309 Armory Ave
 Kensington, MD 20895

	PRICE
INVOICE	
All shingled roofing attached to the main house. Remove existing shingles on the top of the main house only. The front porch & back porch are to be excluded from the scope of work. Install CertainTeed Landmark Pro shingles on top of main house. Drip edge color will be beige. NO Detached Sheds, Garages, Structures, Front Porch & Back Porch	\$10,621.00
Deposit	-\$3,540.00
WOOD REPLACEMENT: 4 OF 7 SHEETS OF PLYWOOD CHARGED	\$380.00
Subtotal: Invoice	\$7,461.00
Grand Total	\$7,461.00
Invoice Balance Due:	\$7,461.00

REMIT TO:
 8378 Veterans Highway
 Millersville, Maryland 21108

Company Representative:
 Dustin Marsh
 (606) 367-4008
 dustin@roiconstruction.com

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APPROVED
 Montgomery County
 Historic Preservation Commission





REVIEWED

By Laura DiPasquale, M-NCPPC at 10:36 am, Dec 02, 2024

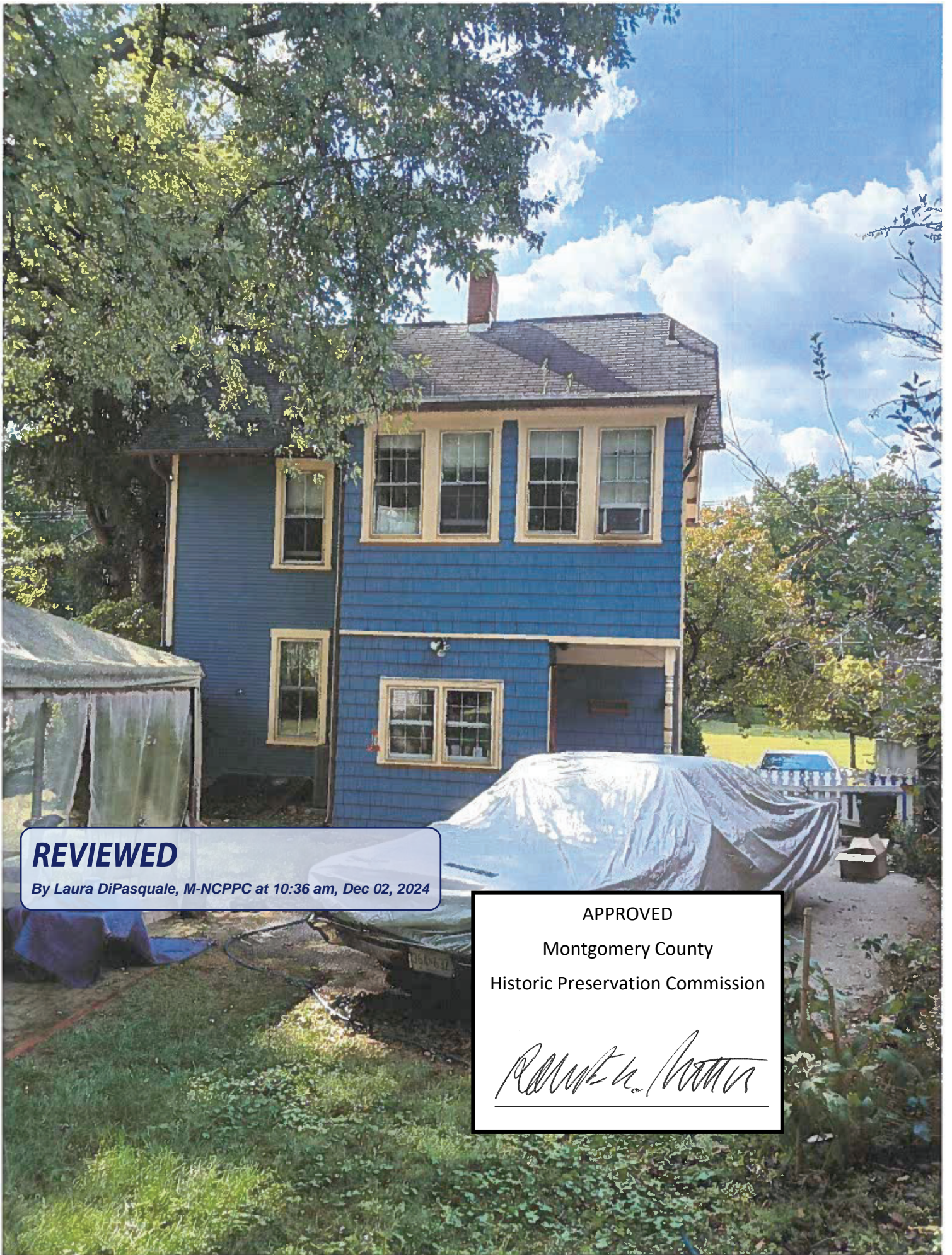
APPROVED

Montgomery County

Historic Preservation Commission

Robert H. [Signature]

*10309 Army Ave - old roof (note damaged shingles)
(Front)*



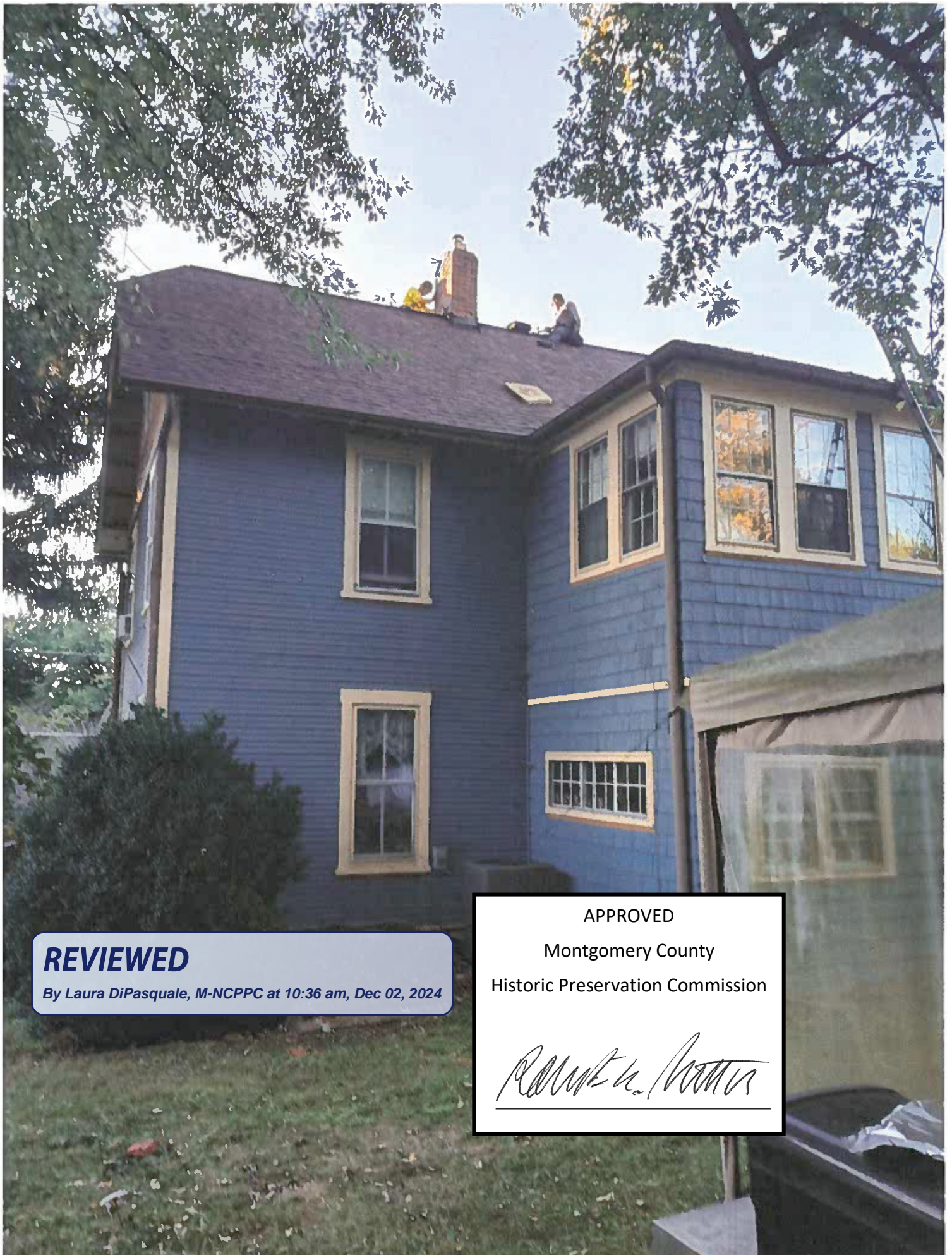
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Historic Preservation Commission

Ronald W. Porter

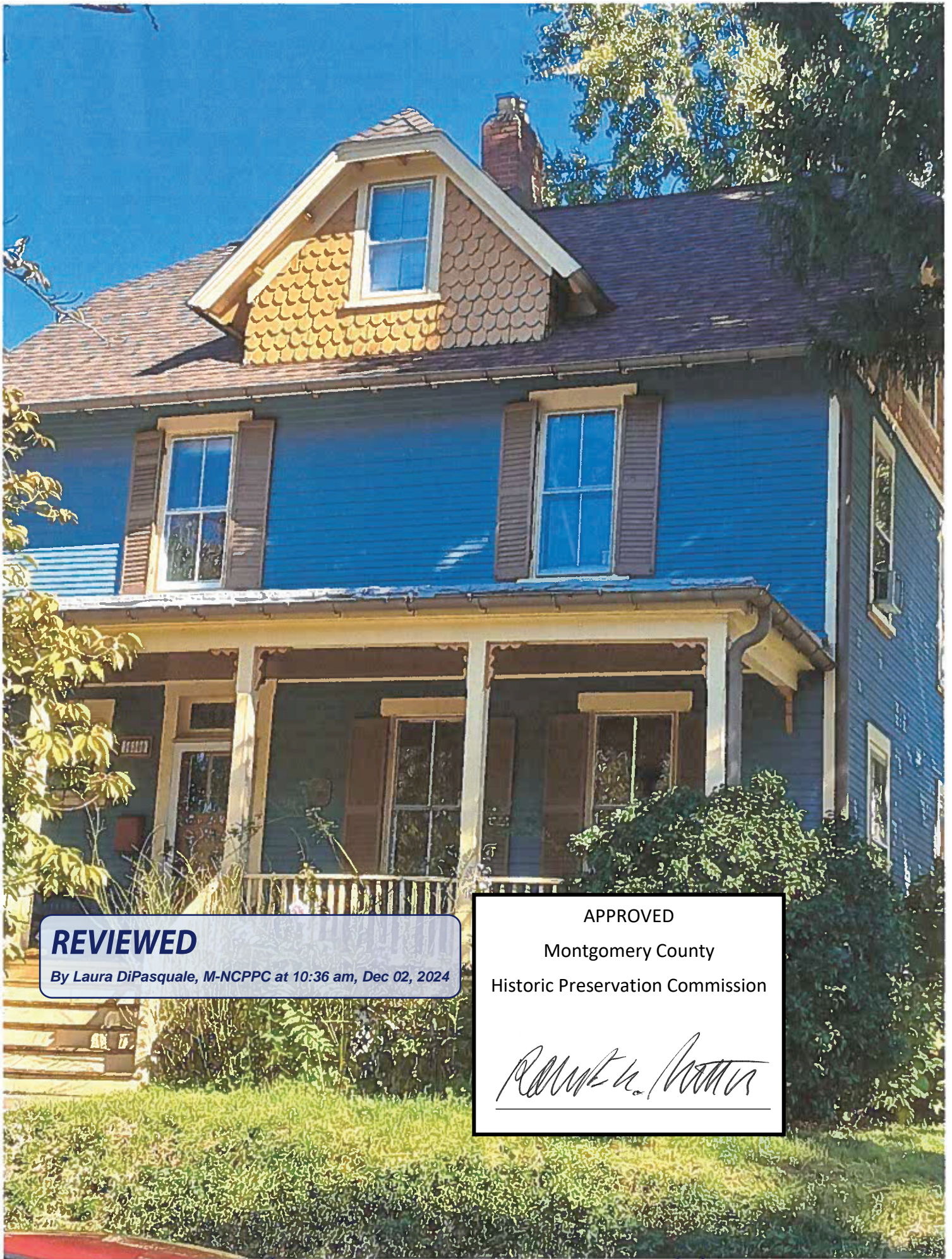
10200 Arroyo Ave - old display (Bank)



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Ronald L. Porter

10705 Arman Ave - shingles new - in progress (over)



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APPROVED
Montgomery County
Historic Preservation Commission

A handwritten signature in black ink, which appears to read "Robert H. Porter". The signature is written in a cursive style and is positioned above a horizontal line.

10306 Adams Ave - new shutters (Front)