



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 1/28/2025

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 #1098121– Partial demolition and construction of new rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with three (3) conditions** at the January 8, 2025 HPC meeting:

1. The 4-inch edge of the concrete and flagstone patio is concealed below grade or clad in flagstone to match the patio surface.
2. The applicant submits details of the proposed flagstone material and edge treatment to staff for final approval.
3. The applicant provides a replanting plan for two new trees to staff for final approval.

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: Mark & Maureen Shaheen; Chris Lapp, Architect
Address: 3934 Baltimore Street, 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.





APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

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

AGENT/CONTACT (if applicable):

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
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:

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:

- 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

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:

REVIEWED

By Laura DiPasquale at 1:40 pm, Jan 28, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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By Laura DiPasquale at 1:40 pm, Jan 28, 2025

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Montgomery County
Historic Preservation Commission
Karen Buelit

Work Item 3: _____

Description of Current Condition:

Proposed Work:

Arborist Report

Prepared by:

Name: Rock Creek Tree, Turf & Landscape – John Miller

Certification Number: Maryland LTE #1944 & ISA Certified Arborist MA-7241A

Date of Inspection: December 17th, 2024

Client Name: Maureen Shaheen

Location: 3934 Baltimore St. Kensington, MD 20895

Introduction:

- **Purpose of Report:** To assess the condition/health, structure, and risks associated with the two tree(s) on customer's property that may be impacted by upcoming construction at the property.
- **Scope of Work:** This report is based on a visual inspection conducted from the ground and does not include soil testing or internal decay analysis unless otherwise stated.

Tree #1 – Sugar Maple:

- **Species:** Sugar Maple
- **Location:** The subject tree is located on the upper left side of the backyard – between the driveway and back left corner of home.
- **Dimensions:** The subject tree has a dbh (diameter at breast height) of 21.5 inches.
- **Tree Condition/Visible Defects:** The tree canopy is in overall fair condition but does have multiple damaged branches and minor dead wood within upper interior of crown. The tree does possess a notable decay pocket at the root flare, girdling roots, and damage on the lower portion of the main stem.
- **Root Zone Condition:** The subject tree has very limited rootzone with the existing asphalt driveway abutting the left side of tree and the existing patio and foundation of home being located only 8 to 9 feet away from the base of tree.
- **Recommendation:** Potential impacts of construction aside, with the subject tree having significant decay at the base of root flare and limited root zone (encompassed by hard surfaces of asphalt driveways, patio, and homes foundation) it is advised the tree pro-actively removed – This recommendation is based on the fact that both the customers home and neighbor's property – including driveways, all fall within the potential target zone in the event of failure.

REVIEWED

By Laura DiPasquale at 1:55 pm, Jan 28, 2025

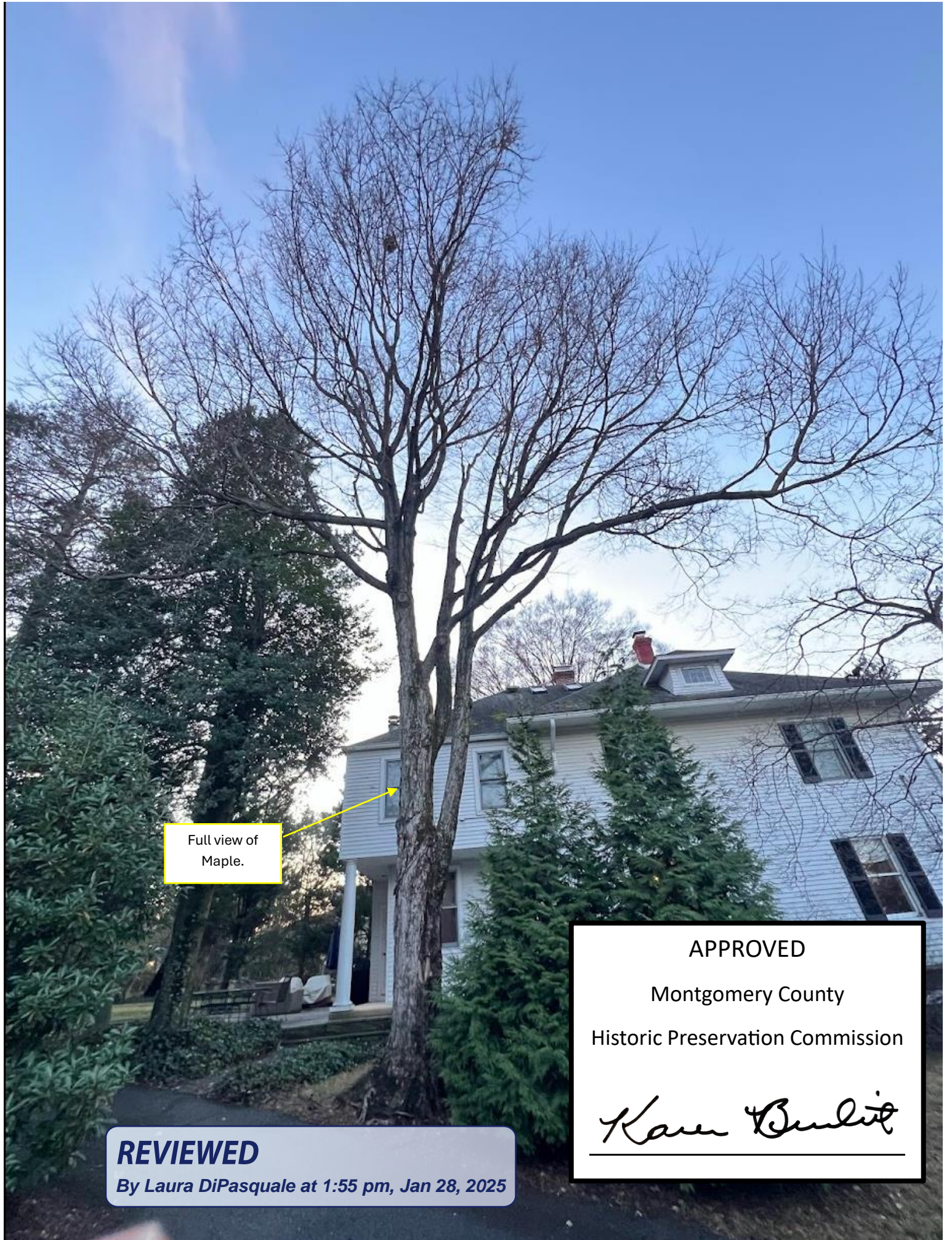
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Historic Preservation Commission

Karen Benoit

*Pictured on following page are photos of the Maple tree:



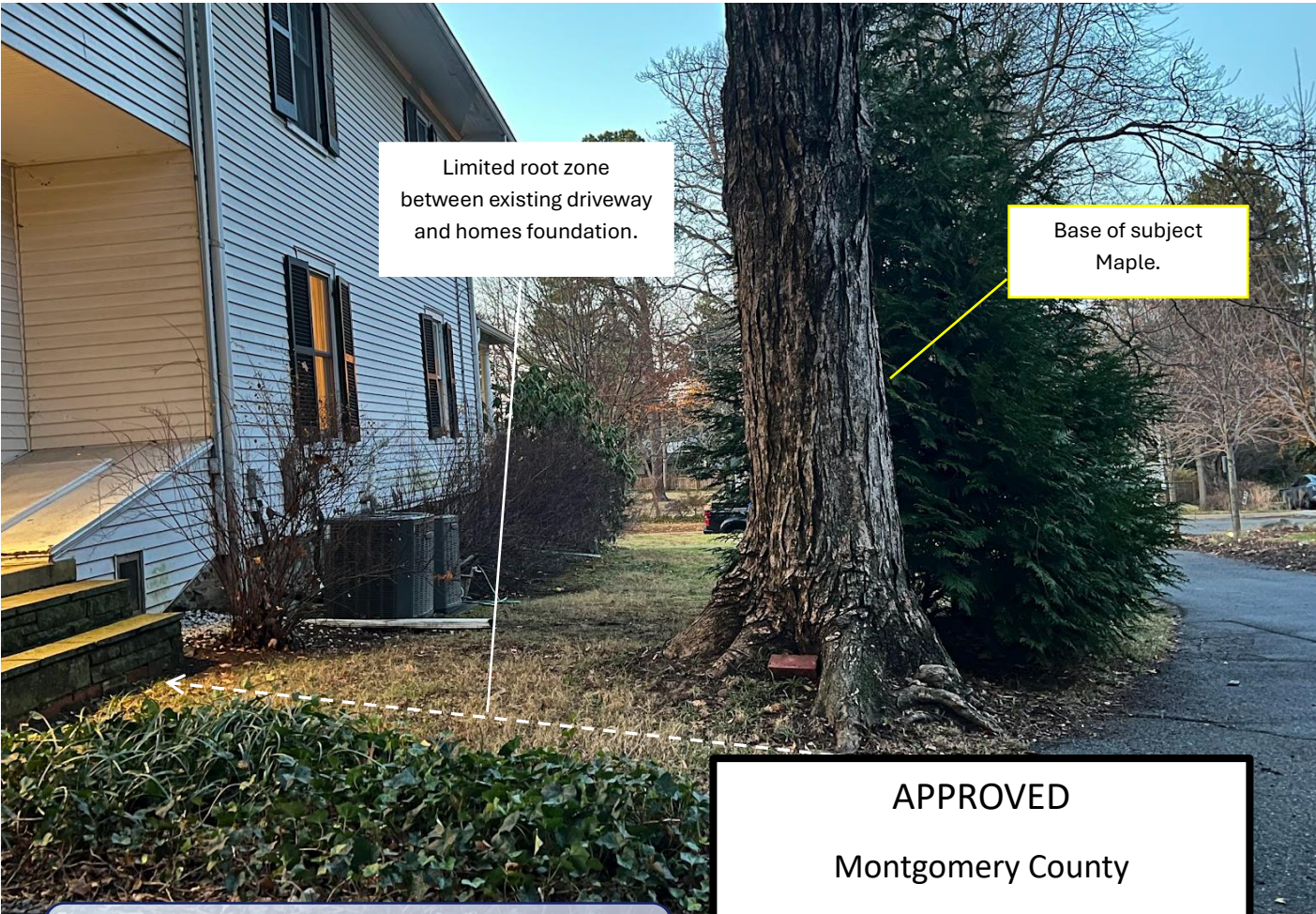
Full view of
Maple.

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Historic Preservation Commission
Karen Benoit

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By Laura DiPasquale at 1:55 pm, Jan 28, 2025

Limited root zone
between existing driveway
and homes foundation.

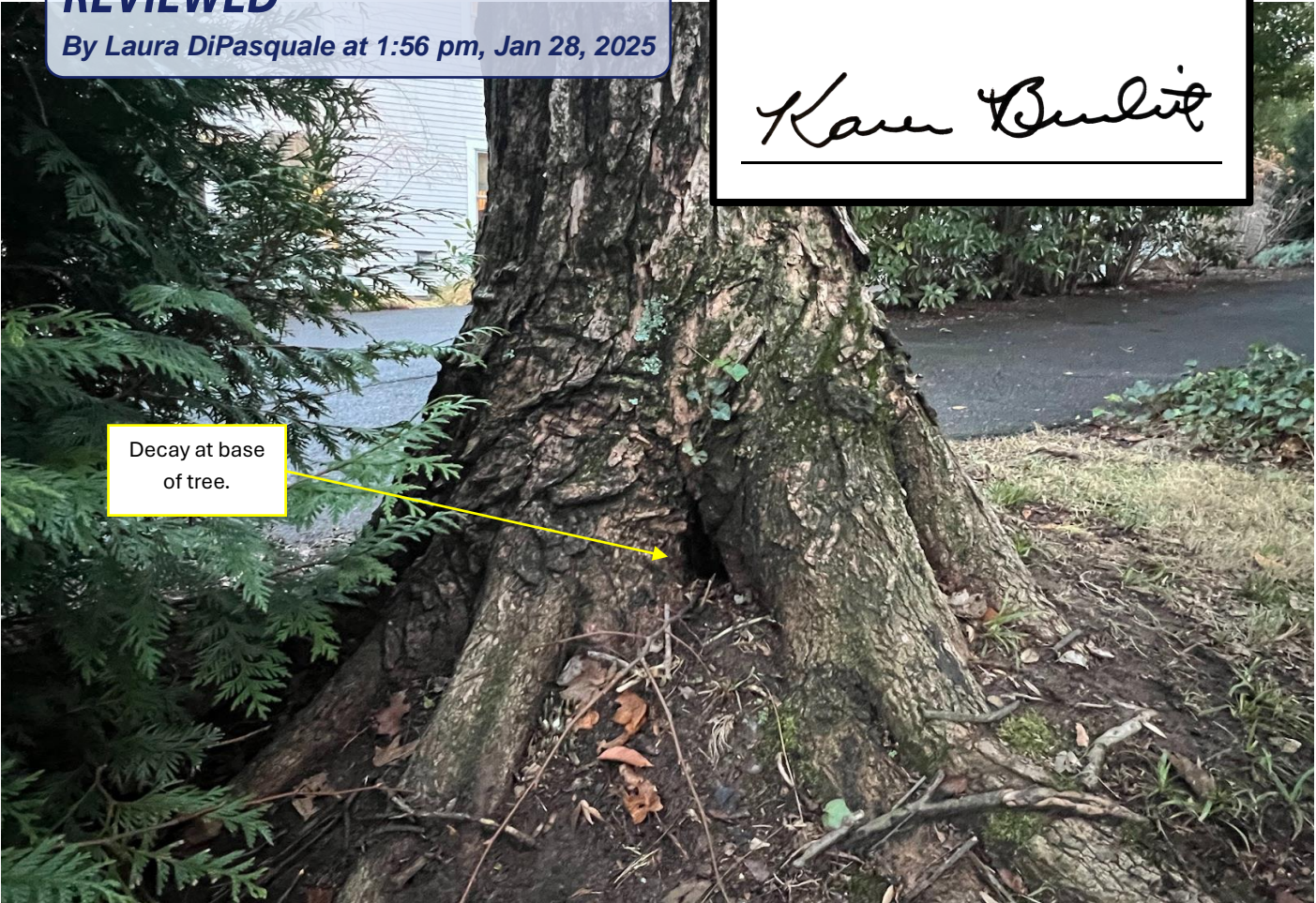
Base of subject
Maple.



REVIEWED
By Laura DiPasquale at 1:56 pm, Jan 28, 2025

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Historic Preservation Commission
Karen Bunkit

Decay at base
of tree.

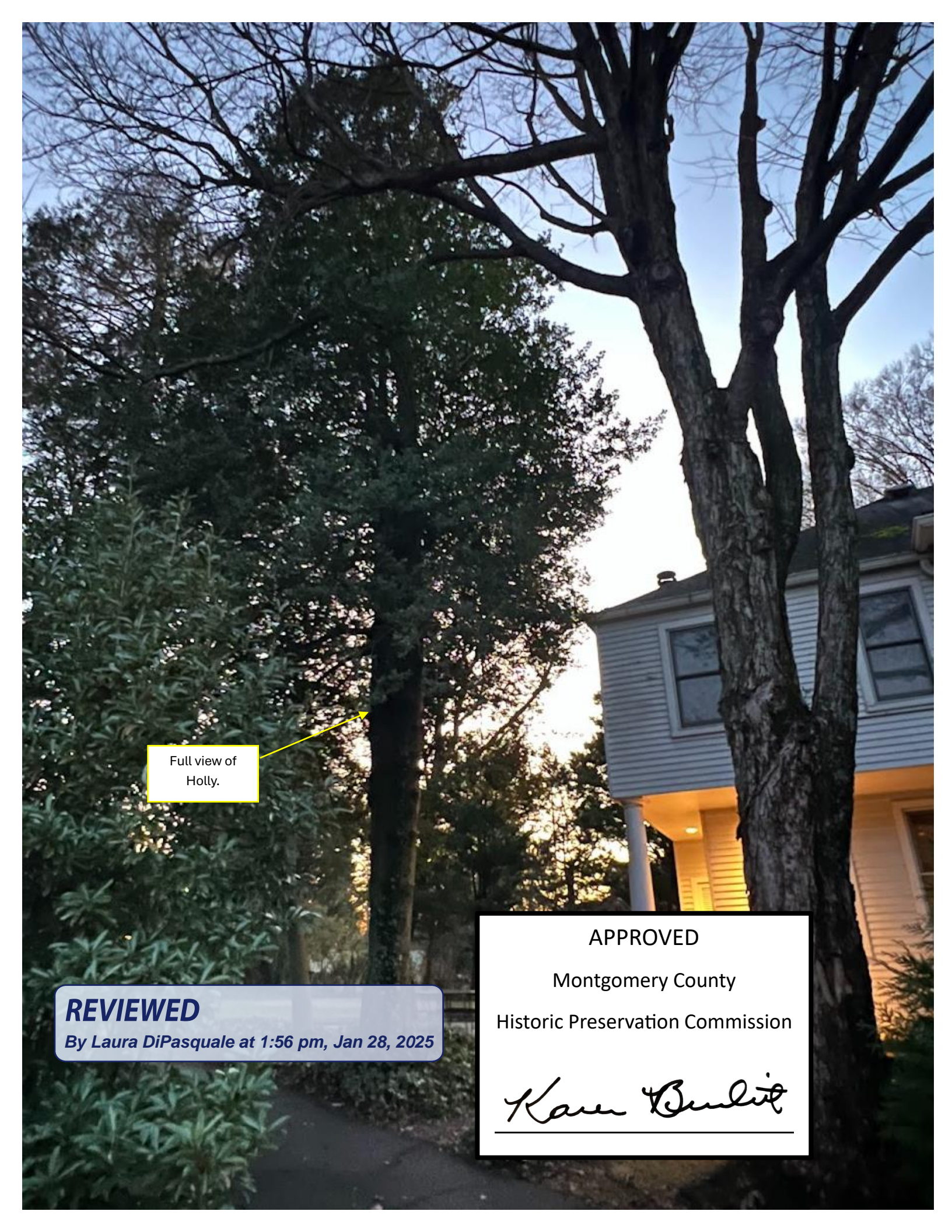


Tree #2 –Multi-Stem Holly Tree:

- **Species:** American Holly
- **Location:** The subject tree is also located on the upper left side of the backyard – between the existing asphalt driveway and patio on the back left side of home.
- **Dimensions:** The subject tree has a dbh (diameter at breast height) of 19.5 inches (includes both stems measured individually at breast height)
- **Tree Condition/Visible Defects:** The tree is also in fair condition. No major defects noted with exception of potential for future issues to develop in relation to included bark at union of stems (Which should be monitored).
- **Root Zone Condition:** The existing site conditions are less than ideal with subject tree having a very limited rooting zone based on its location within the confined landscape bed between existing driveway/patio and foundation of customers home.
- **Recommendation:** Given the existing site conditions already being less than ideal for long-term survival/vitality and the impacts of the proposed construction only further degrading root zone, it is therefore advised that the tree be pro-actively removed. It is also important to note, that the location of the tree in proximity to the existing structure currently requires a significant amount of routine pruning to maintain reasonable clearance for home and roof line – furthermore, even with proper pruning notable amounts of tree related debris (leaf, fruit, and twig debris) accumulating on roof surfaces, within gutters, and around homes foundation are an issue.

*Photos of Holly:





Full view of
Holly.

REVIEWED

By Laura DiPasquale at 1:56 pm, Jan 28, 2025

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Montgomery County

Historic Preservation Commission

Karen Benoit

***Disclaimer:** This report is based on a visual inspection and represents the arborist's professional opinion. It does not guarantee the absolute safety or survival of the tree(s).*

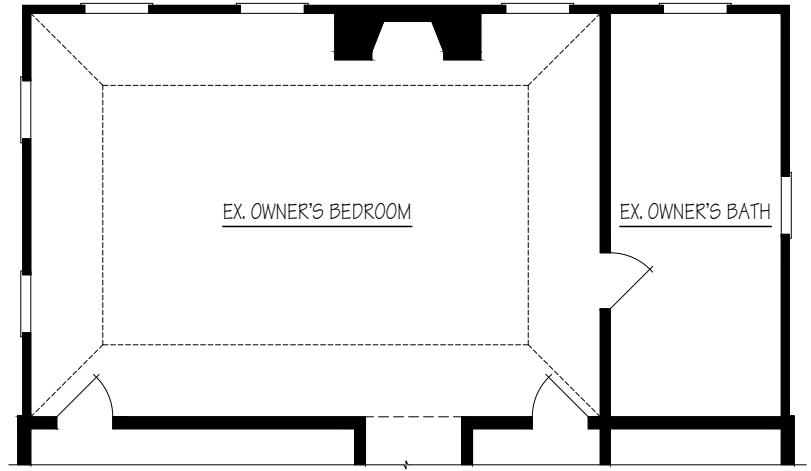
Rock Creek Tree, Turf & Landscape LLC

17520 Bowie Mill Rd. Rockville, MD 20855

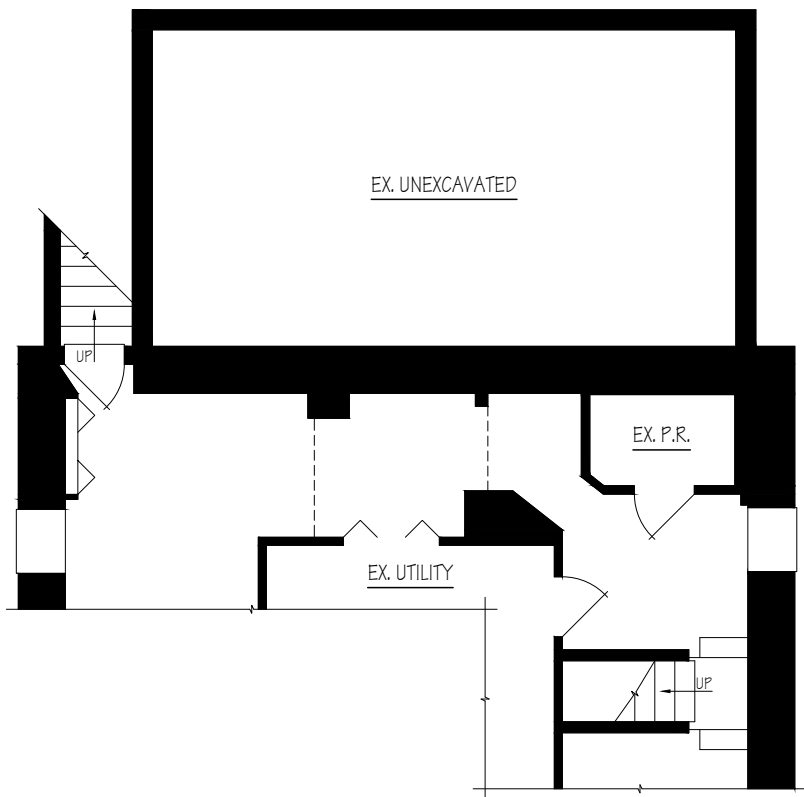
Licensed Tree Expert #001944

MHIC #106511 ISA MA-5879A

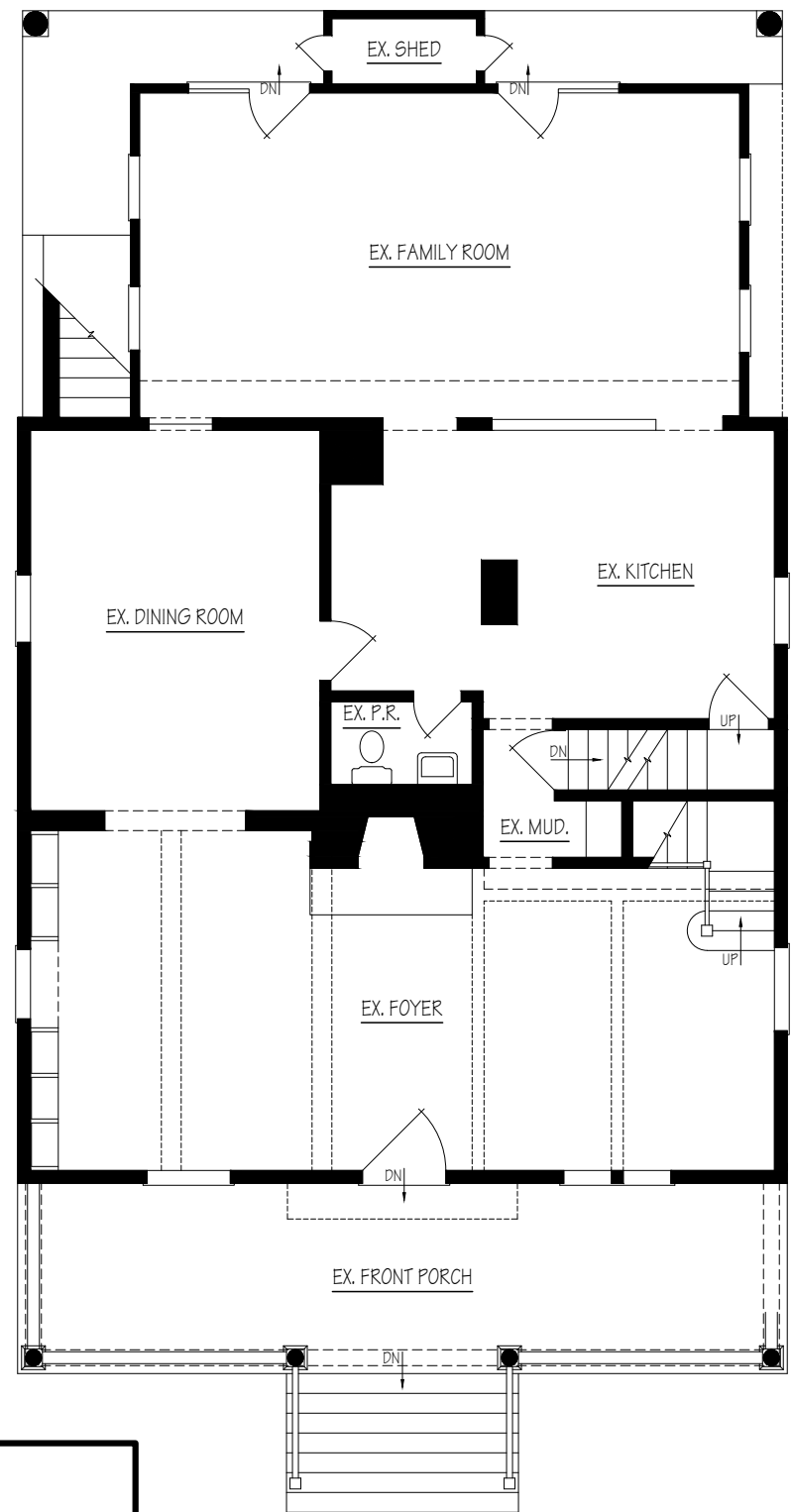
301-580-6023 (Office) www.rockcreektree.com



EXISTING SECOND FLOOR PLAN



EXISTING BASEMENT FLOOR PLAN



EXISTING FIRST FLOOR PLAN

REVIEWED

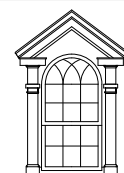
By Laura DiPasquale at 1:37 pm, Jan 28, 2025

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 Montgomery County
 Historic Preservation Commission
Karen Buelit

SCALE: 1/8" = 1'-0"

EXISTING FLOOR PLANS

3934 BALTIMORE STREET
 KENSINGTON, MD 20895



CLAUDE C. LAPP
 ARCHITECTS, LLC
 301-881-6856



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By Laura DiPasquale at 1:37 pm, Jan 28, 2025

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SCALE: 1/8" = 1'-0"

3934 BALTIMORE STREET
KENSINGTON, MD 20895

EXISTING FRONT ELEVATION



CLAUDE C. LAPP
— ARCHITECTS, LLC —
301-881-6856



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By Laura DiPasquale at 1:37 pm, Jan 28, 2025

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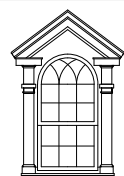
Historic Preservation Commission

Karen Benoit

SCALE: 1/8" = 1'-0"

3934 BALTIMORE STREET
KENSINGTON, MD 20895

EXISTING RIGHT ELEVATION



CLAUDE C. LAPP
— ARCHITECTS, LLC —
301-881-6856



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By Laura DiPasquale at 1:37 pm, Jan 28, 2025

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Karen Benoit

SCALE: 1/8" = 1'-0"

3934 BALTIMORE STREET
KENSINGTON, MD 20895

EXISTING REAR ELEVATION



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301-881-6856



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By Laura DiPasquale at 1:37 pm, Jan 28, 2025

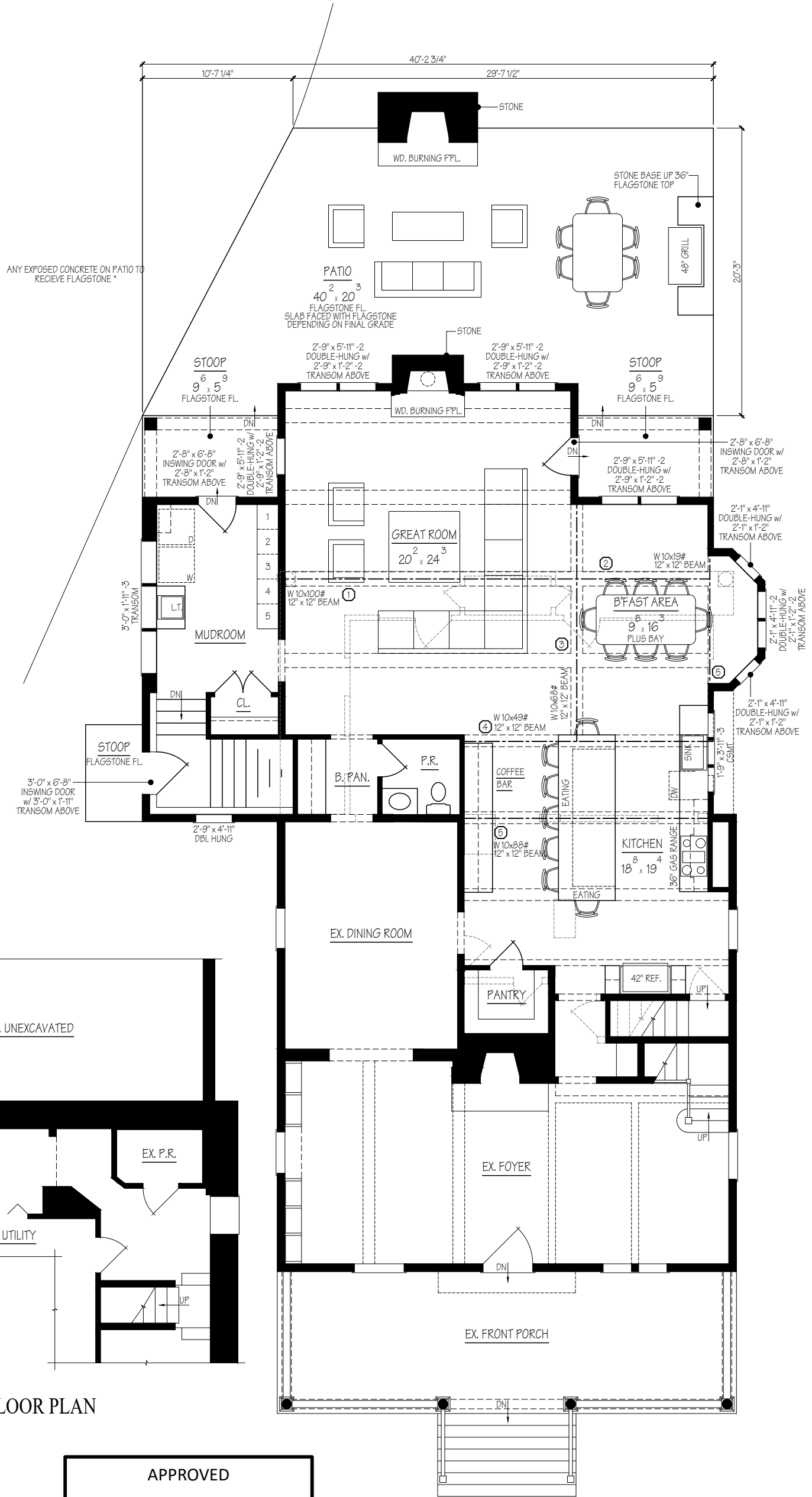
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Montgomery County
Historic Preservation Commission
Karen Benoit

SCALE: 1/8" = 1'-0"

3934 BALTIMORE STREET
KENSINGTON, MD 20895

EXISTING LEFT ELEVATION

**CLAUDE C. LAPP**
— ARCHITECTS, LLC —
301-881-6856




PROPOSED BASEMENT FLOOR PLAN

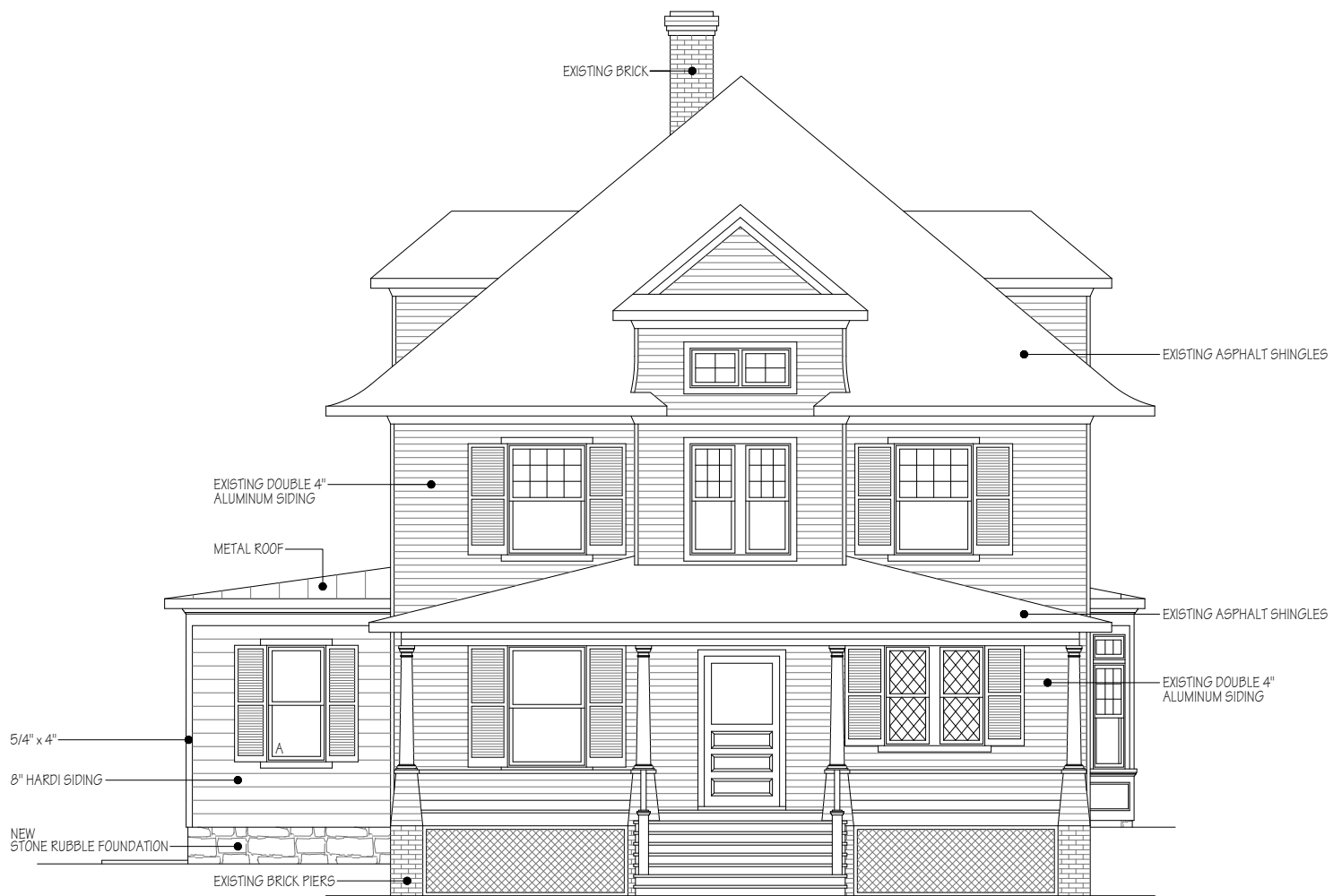
PROPOSED FIRST FLOOR PLAN

REVIEWED
 By Laura DiPasquale at 1:37 pm, Jan 28, 2025

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 Montgomery County
 Historic Preservation Commission
Karen Benoit

SCALE : 1/8" = 1'-0"

<p>3934 BALTIMORE STREET KENSINGTON, MD 20895</p>	<p>PROPOSED FLOOR PLANS</p> <p>732 SQ. FT. NEW MAIN ±656 SQ. FT. RENOVATED EXISTING 132 SQ. FT. NEW STOOPS 645 SQ. FT. NEW PATIO</p> <p>RENDERING ONLY: DIMENSIONS MAY VARY</p>	 <p>CLAUDE C. LAPP ARCHITECTS, LLC 301-881-6856</p>
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REVIEWED

By Laura DiPasquale at 1:37 pm, Jan 28, 2025

WINDOW SCHEDULE				
MANUFACTURER	PELLA LIFESTYLE SERIES, CLAD-WOOD WINDOWS			
LABEL	TYPE	FRAME SIZE	UNIT	QTY
A	DOUBLE-HUNG	2'-0" x 5'-0"	3365	1

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SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET
KENSINGTON, MD 20895

PROPOSED FRONT ELEVATION

RENDERING ONLY: DIMENSIONS MAY VARY



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— ARCHITECTS, LLC —
301-881-6856



DOOR SCHEDULE				
MANUFACTURER:	PELLA LIFESTYLE SERIES, CLAD-WOOD DOORS			
LABEL	TYPE	OPENING	UNIT	QTY
1	SINGLE PATIO	2'-8" x 6'-8"	3280	1

WINDOW SCHEDULE				
MANUFACTURER:	PELLA LIFESTYLE SERIES, CLAD-WOOD WINDOWS			
LABEL	TYPE	FRAME SIZE	UNIT	QTY
B	CASEMENT	1'-9" x 3'-11"	2147	3
C	TRANSOM	2'-1" x 1'-2"	2514	4
D	DOUBLE-HUNG	2'-1" x 4'-11"	2559	4
E	TRANSOM	2'-8" x 1'-2"	3214	1

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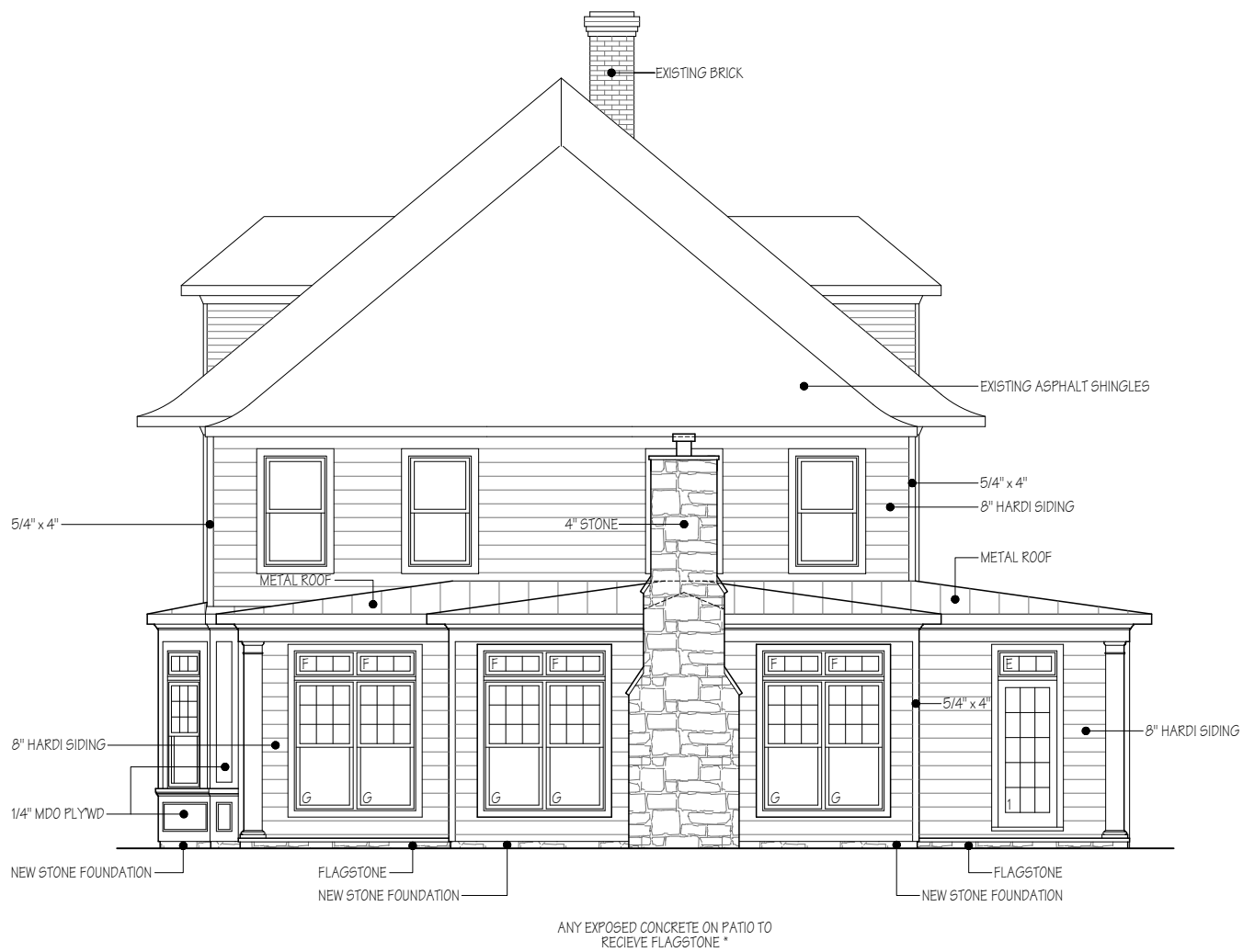
SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET
 KENSINGTON, MD 20895

PROPOSED RIGHT ELEVATION

RENDERING ONLY: DIMENSIONS MAY VARY

CLAUDE C. LAPP
 ARCHITECTS, LLC
 301-881-6856



DOOR SCHEDULE				
MANUFACTURER: PELLA LIFESTYLE SERIES, CLAD-WOOD DOORS				
LABEL	TYPE	OPENING	UNIT	QTY
1	SINGLE PATIO	2'-8" x 6'-8"	3280	1

WINDOW SCHEDULE				
MANUFACTURER: PELLA LIFESTYLE SERIES, CLAD-WOOD WINDOWS				
LABEL	TYPE	FRAME SIZE	UNIT	QTY
E	TRANSOM	2'-8" x 1'-2"	3214	1
F	TRANSOM	2'-8" x 1'-2"	3314	6
G	DOUBLE-HUNG	2'-9" x 5'-11"	3371	6

REVIEWED

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 Montgomery County
 Historic Preservation Commission

Karen Buelitt

SCALE : 1/8" = 1'-0"

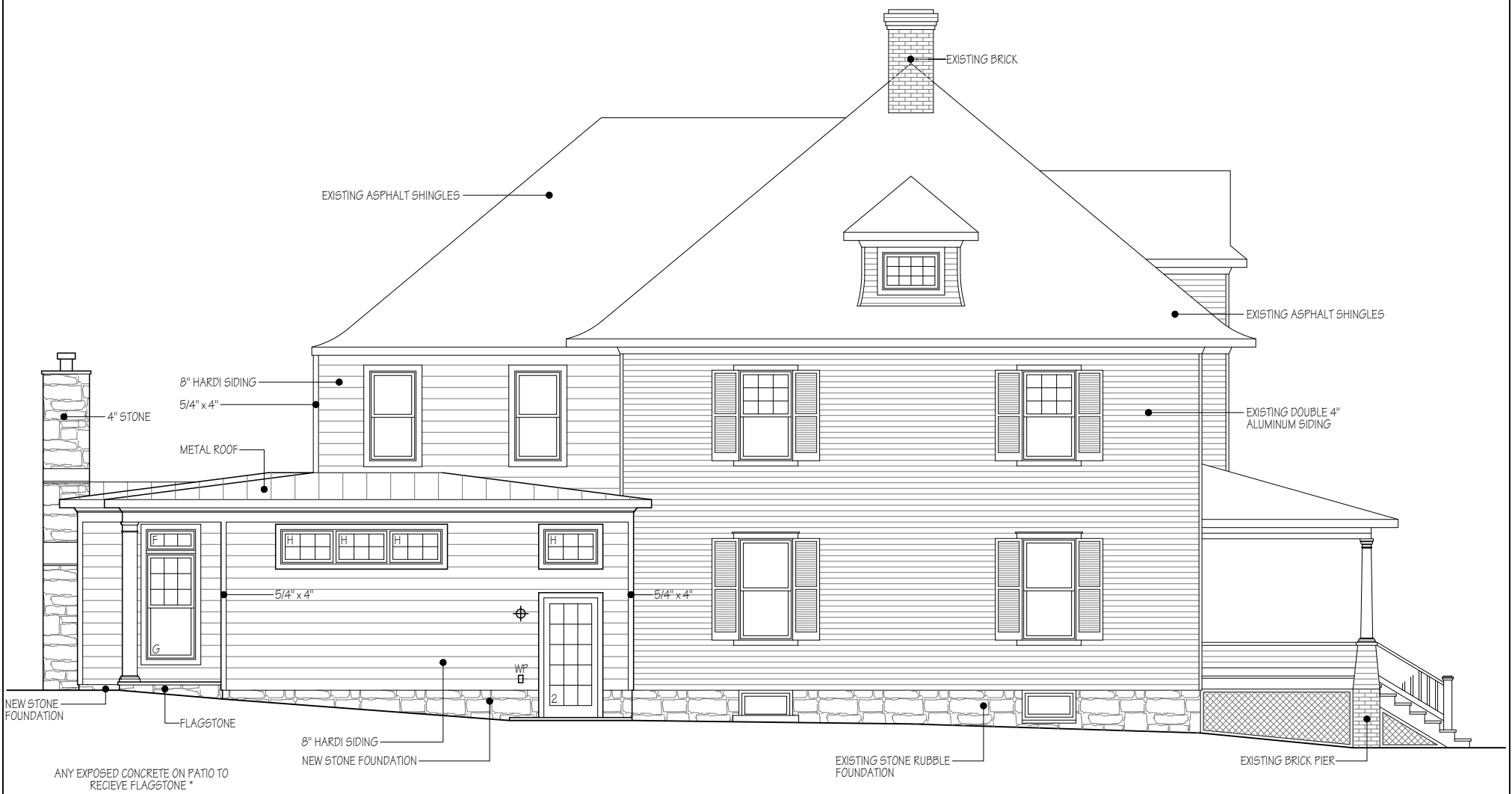
PROPOSED REAR ELEVATION

3934 BALTIMORE STREET
 KENSINGTON, MD 20895

RENDERING ONLY: DIMENSIONS MAY VARY



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 — ARCHITECTS, LLC —
 301-881-6856



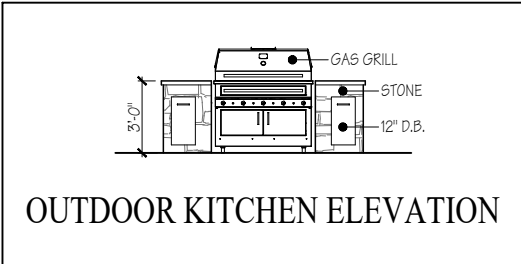
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 By Laura DiPasquale at 1:37 pm, Jan 28, 2025

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 Montgomery County
 Historic Preservation Commission

Karen Buelit

DOOR SCHEDULE				
MANUFACTURER: PELLA LIFESTYLE SERIES, CLAD-WOOD DOORS				
LABEL	TYPE	OPENING	UNIT	QTY
2	SINGLE PATIO	3'-0" x 6'-8"	3680	1

WINDOW SCHEDULE				
MANUFACTURER: PELLA LIFESTYLE SERIES, CLAD-WOOD WINDOWS				
LABEL	TYPE	FRAME SIZE	UNIT	QTY
F	TRANSOM	2'-9" x 1'-2"	3314	1
G	DOUBLE-HUNG	2'-8" x 5'-11"	3371	1
H	TRANSOM	3'-0" x 1'-11"	3623	4



OUTDOOR KITCHEN ELEVATION



OUTDOOR FIREPLACE ELEVATION

SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET
 KENSINGTON, MD 20895

PROPOSED LEFT ELEVATION

RENDERING ONLY: DIMENSIONS MAY VARY



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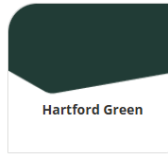
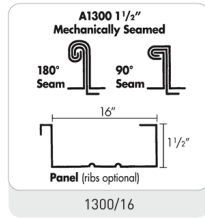
We protect what matters most™



Pewter Gray

GAF TIMBERLINE HDZ® SHINGLES

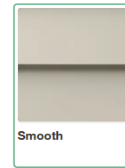
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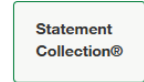
Hartford Green

ENGLERT STANDING SEAM METAL ROOFING

- MODEL A1300 FOR LOW-SLOPE
- COLOR: HARTFORD GREEN



Smooth



Statement Collection®



Arctic White

JAMES HARDIE PLANK SIDING & TRIM

- SMOOTH
- STATEMENT COLLECTION®
- ARCTIC WHITE
- 8" EXPOSURE / 3 1/2" TRIM

ASPHALT SHINGLE ROOF

METAL ROOF

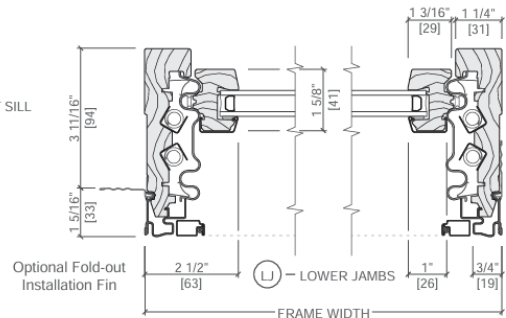
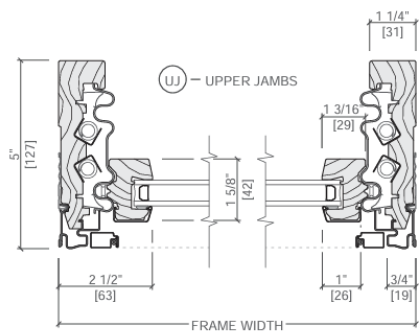
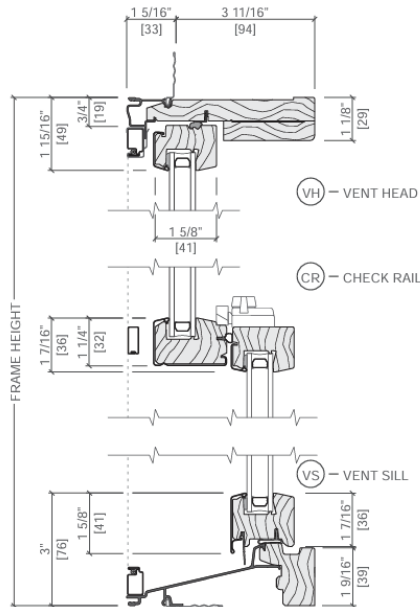
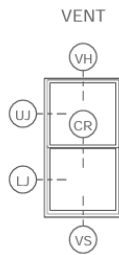
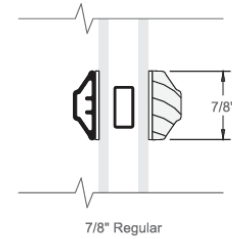
SIDING



LIFESTYLE SERIES DOUBLE-HUNG WINDOWS

- DUAL-PANE VENT
- SDL GRILLES WITH OPTIONAL SPACER
- TRADITIONAL 9/1 PATTERN

Simulated-Divided-Light Grilles with optional spacer



REVIEWED

By Laura DiPasquale at 1:37 pm, Jan 28, 2025

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Montgomery County
Historic Preservation Commission

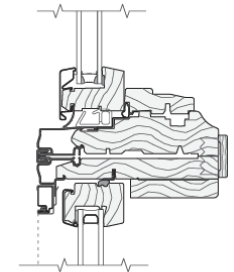
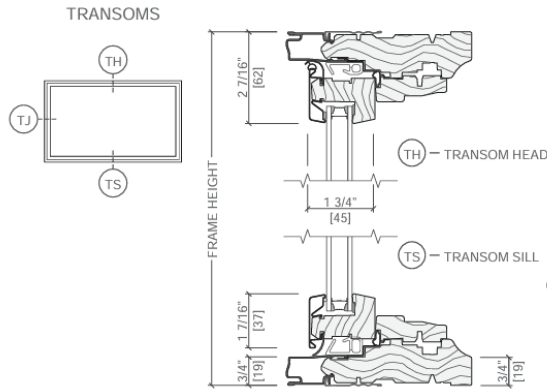
Karen Benoit

WINDOWS AND DOORS

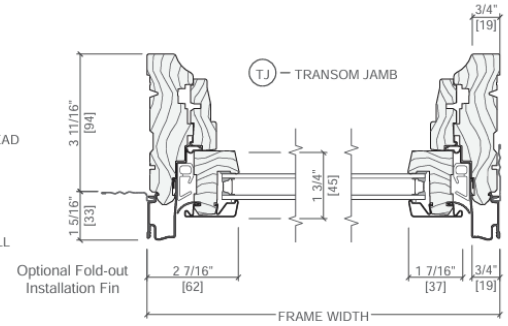


LIFESTYLE SERIES TRANSOM WINDOWS

- DUAL-PANE VENT
- SDL GRILLES WITH OPTIONAL SPACER
- TRADITIONAL 3 OR 6-LIGHT PATTERN



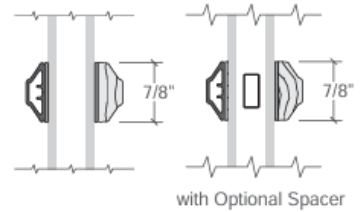
HORIZONTAL JOINING MULLION
TRANSOM / VENT



LIFESTYLE SERIES CASEMENT WINDOWS

- DUAL-PANE VENT
- SDL GRILLES WITH OPTIONAL SPACER
- TRADITIONAL 6-LIGHT PATTERN

7/8" Simulated Divided Lights



with Optional Spacer

REVIEWED

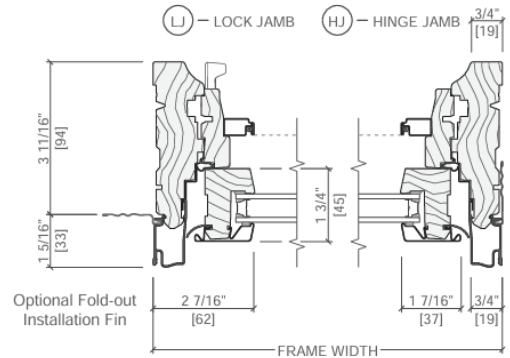
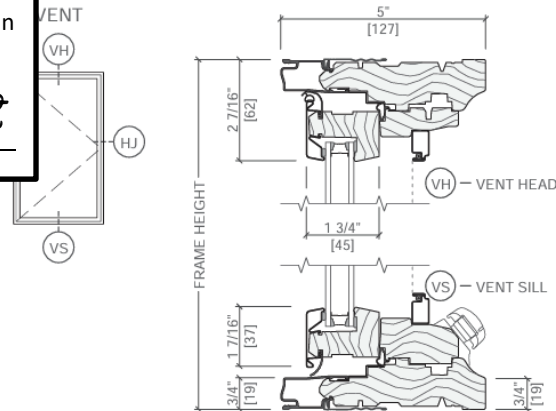
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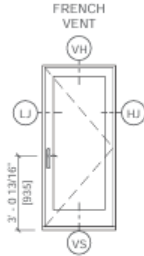
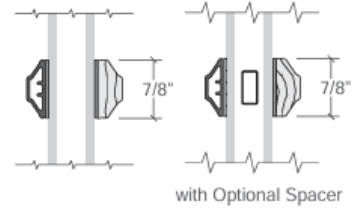




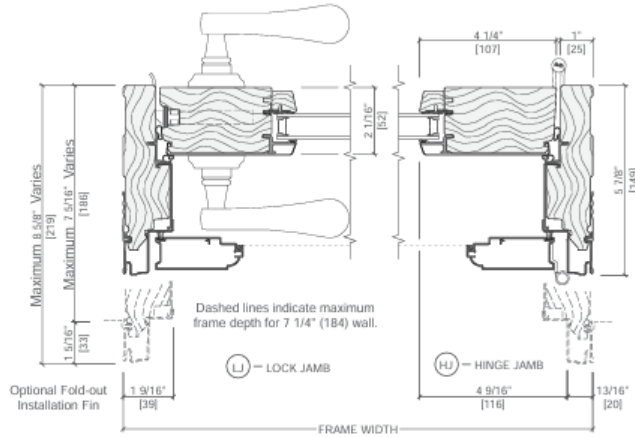
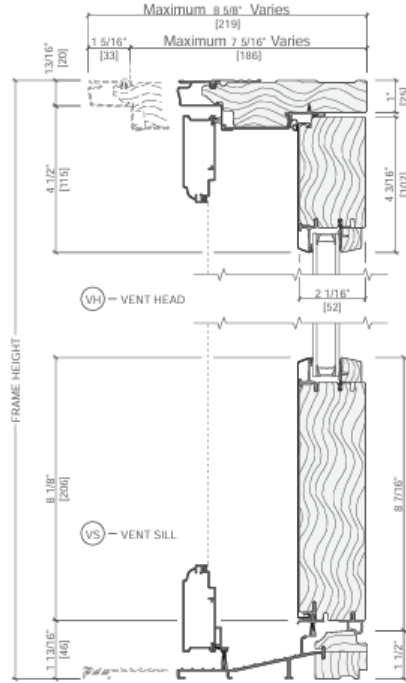
LIFESTYLE SERIES IN-SWING PATIO DOORS

- DUAL-PANE VENT
- SDL GRILLES WITH OPTIONAL SPACER
- TRADITIONAL 15-LIGHT PATTERN

7/8" Simulated Divided Lights



Handle Height Dimension shown is from bottom of unit frame to door handle. Installation method used and finished flooring conditions will cause handle height to vary. Doors not using the standard Pella multipoint lock and hardware (specified as 'No Lock/No Bore') are not Hailmark certified.



REVIEWED
By Laura DiPasquale at 1:37 pm, Jan 28, 2025

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Montgomery County
Historic Preservation Commission
Karen Benoit

WINDOWS AND DOORS

Proposed flagstone to match existing

REVIEWED

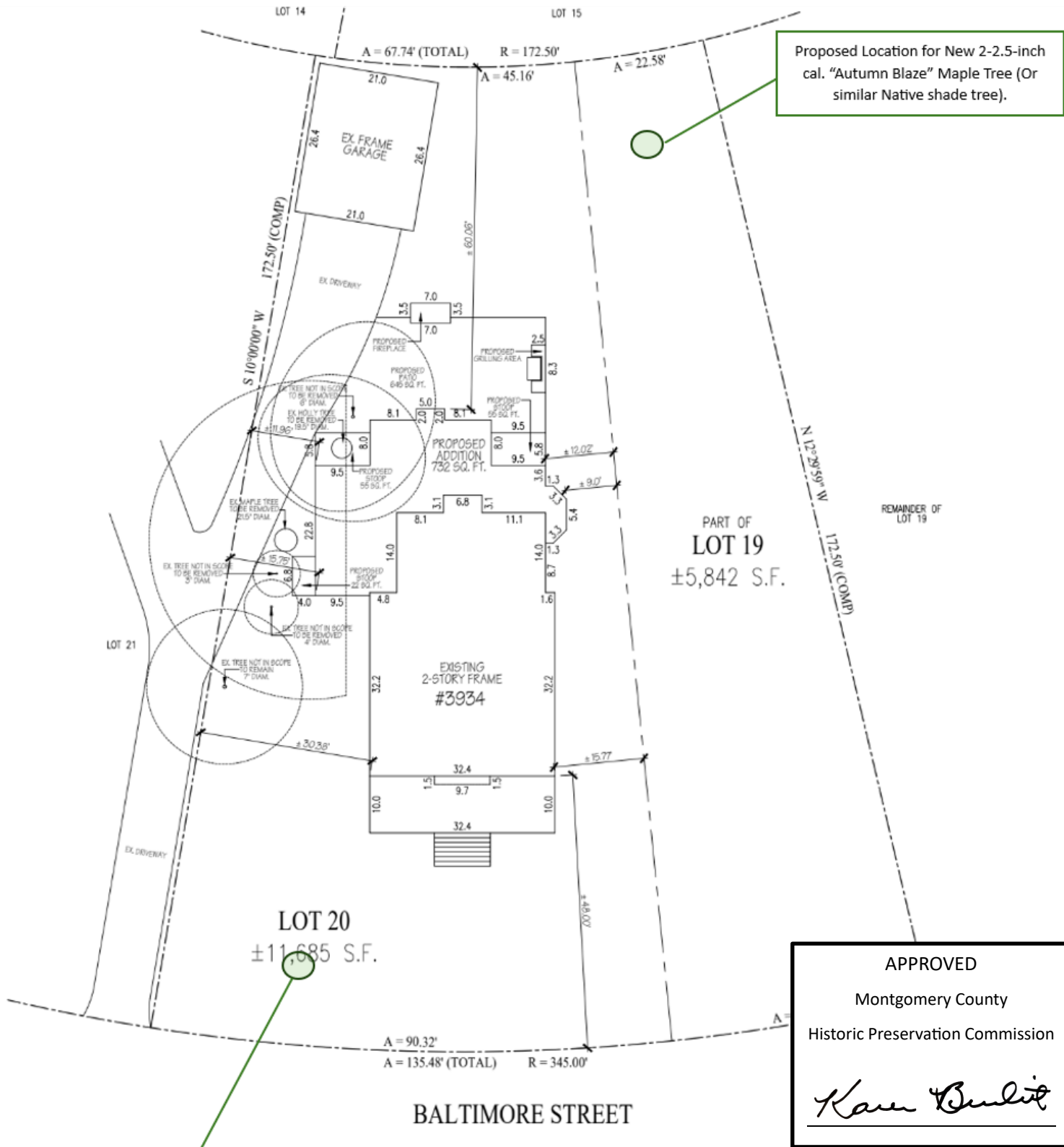
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Montgomery County

Historic Preservation Commission

Karen Bulleit



Proposed Location for New 2-2.5-inch cal. "Autumn Blaze" Maple Tree (Or similar Native shade tree).

Proposed Location for New 2-2.5-inch cal. "Autumn Blaze" Maple Tree (Or similar Native shade tree).

APPROVED
 Montgomery County
 Historic Preservation Commission

Karen Benoit

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 By Laura DiPasquale at 1:37 pm, Jan 28, 2025