



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: March 12, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1097479

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the March 12, 2025 HPC meeting.

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: Valerie D'Costa
Address: 10014 Day Avenue, Silver Spring

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 Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.



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 Devon.Murtha at 1:36 pm, Mar 13, 2025

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

REVIEWED
By Devon.Murtha at 1:36 pm, Mar 13, 2025

REVIEWED
By Devon.Murtha at 1:36 pm, Mar 13, 2025

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. 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/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



REVIEWED

By Devon.Murtha at 1:36 pm, Mar 13, 2025



APPROVED
Montgomery County
Historic Preservation Commission
Karen Buelit

REVIEWED
By Devon.Murtha at 1:39 pm, Mar 13, 2025



APPROVED
Montgomery County
Historic Preservation Commission
Karen Bulleit

REVIEWED
By Devon.Murtha at 1:39 pm, Mar 13, 2025



APPROVED
Montgomery County
Historic Preservation Commission
Karen Bulleit

REVIEWED
By Devon.Murtha at 1:39 pm, Mar 13, 2025



APPROVED
Montgomery County
Historic Preservation Commission
Karen Benoit

REVIEWED
By Devon.Murtha at 1:40 pm, Mar 13, 2025



BRAX Roofing Inc.
7851 Beechcraft Ave Suite A
Gaithersburg, Md 20879

Job #: 24-6022
Order #: 24-6022

Supplier: **ABC Supply**
Customer #: **113852**
Branch ID: **233**
Branch Address: **15 Derwood Cir
Rockville, MD 20850-1263**
Submitted: **02/20/2025**
Requested Delivery: **10/23/2024 - Morning**

Qty	U/M	SKU	Description
40	PC	ADE15WH	ACM Aluminum Drip Edge - .019 - F5 - 1 1/2" (10') - White NOTE: Install drip edge on gutter eaves and rake boards
4	RL	11OCWLG2	Owens Corning WeatherLock G (2 sq)
2	RL	11OCPROA10	Owens Corning ProArmor Synthetic Underlayment (10 sq)
4	BD	04OCSSPL	Owens Corning Starter Strip Plus - 7 3/4" (105')
93	BD	02OCTDUON	Owens Corning TruDefinition Duration AR - Onyx Black
12	PC	17OCVSWP12	Owens Corning VentSure Rigid Strip w/ Weather PROtector - 12" (4')
3	BD	04OCAPEON	Owens Corning ProEdge AR (33') -
6	TB	30MIV116BK	Vulkem 116 Polyurethane Sealant
2	PC	14LTUPF300	Lifetime Ultimate Pipe Flashing - 3
1	RL	38ACC24280	AlSCO C24 Painted Smooth Aluminum - 280 White
1	BD	APSF237BK	ACM Aluminum Prebent Step Flashing (PC/BD) - Black



24-6022

REVIEWED

By Devon.Murtha at 1:40 pm, Mar 13, 2025

1	EA	2322882788	Velux ECL 4646-0000B Curb Flashing
4	EA	2326411977	Velux ECL 2246-0000C 2222/2230/2234 Flashing
4	EA	2325607999	Velux FCM 2246-0004 Skylight
1	EA	2325608088	Velux FCM 4646-0004 Curb Mounted Fixed Skylight

Site Information:

Customer Contact

Roger Herrera
10114 Day Ave, Silver
Spring, MD 20906
mbscontracting7@gmail.com
(301) 523-0091

Accessible Sides of the
Building

--

Obstructions

--

Method: Roof Load

Job Type: Remodel

Stories: 1

Pitch: 6/12

Product Placement

Roof load. I will send pictures.
Must be 1st stop.

Job Contacts:

Primary Contact

Production Department
boris@braxroofing.com
301-469-4880

Company Rep

Boris Cardenas
Boris.cardenas@braxroofing.com
(240) 780-1109



Precise Aerial Roof Measurement Report

BRAX Roofing



10114 Day Ave, Silver Spring, MD 20906



BRAX Roofing
7851 Beechcraft Ave, Ste A
Gaithersburg, MD 20879

Boris Cardenas
tel. 3014489400
email: info@braxroofing.com
www.BRAXRoofing.com

APPROVED

Montgomery County

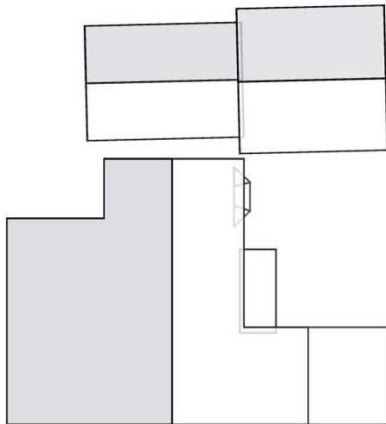
Historic Preservation Commission

REVIEWED

By Devon.Murtha at 1:40 pm, Mar 13, 2025

10114 Day Ave, Silver Spring, MD 20906

Report: 62049720



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact:	Boris Cardenas
Company:	BRAX Roofing
Address:	7851 Beechcraft Ave Ste A Gaithersburg, MD 20879
Phone:	301-469-4880

TABLE OF CONTENTS

Images	1
Length Diagram	4
Pitch Diagram	5
Area Diagram	6
Notes Diagram	7
Report Summary	8

MEASUREMENTS

Total Roof Area =2,843 sq ft
 Total Roof Facets =11
 Predominant Pitch =8/12
 Number of Stories >1
 Total Ridges/Hips =90 ft
 Total Valleys =0 ft
 Total Rakes =207 ft
 Total Eaves =190 ft



Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

REVIEWED

By Devon.Murtha at 1:40 pm, Mar 13, 2025

10114 Day Ave, Silver Spring, MD 20906

Report: 62049720

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



APPROVED

Montgomery County

Historic Preservation Commission

**REVIEWED***By Devon.Murtha at 1:40 pm, Mar 13, 2025*

10114 Day Ave, Silver Spring, MD 20906

Report: 62049720

IMAGES

North Side



South Side



APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED

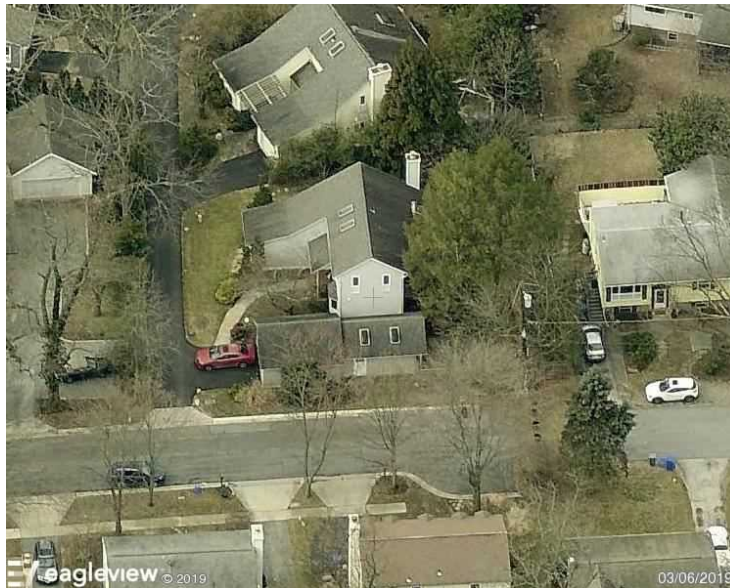
By Devon.Murtha at 1:40 pm, Mar 13, 2025

10114 Day Ave, Silver Spring, MD 20906

Report: 62049720

IMAGES

East Side



West Side



APPROVED
Montgomery County
Historic Preservation Commission

Karen Benoit

REVIEWED

By Devon.Murtha at 1:40 pm, Mar 13, 2025

10114 Day Ave, Silver Spring, MD 20906

Report: 62049720

LENGTH DIAGRAM

Total Line Lengths:

Ridges = 84 ft
Hips = 6 ft

Valleys = 0 ft

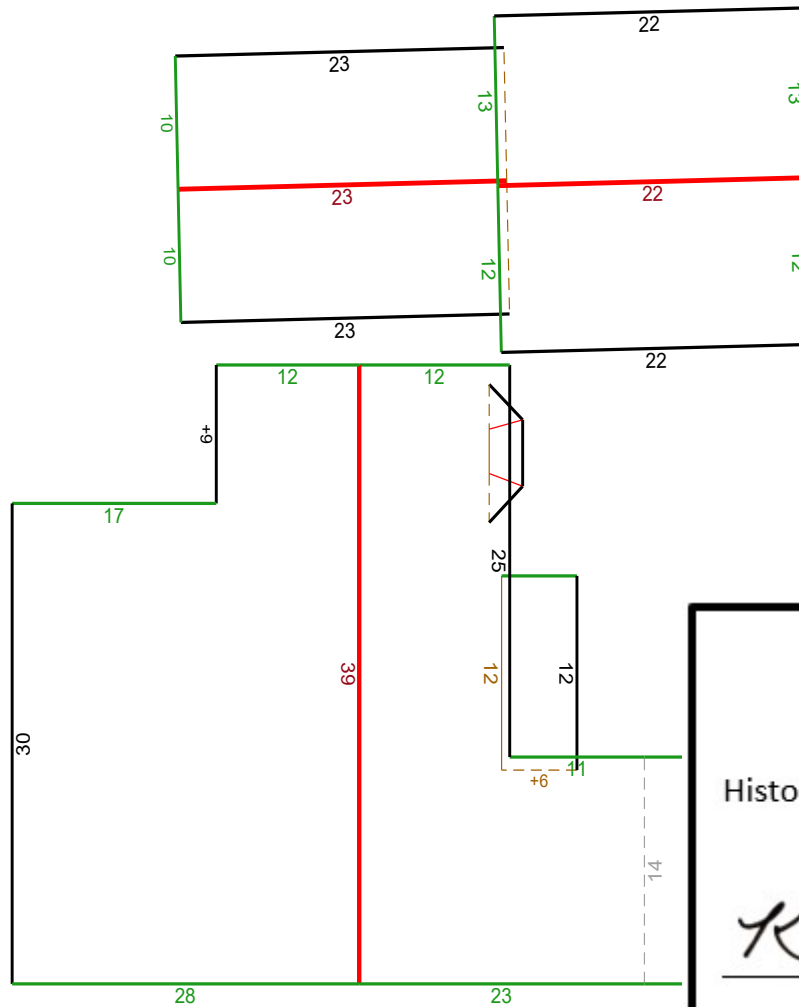
Rakes = 207 ft

Eaves = 190 ft

Flashing = 15 ft

Step flashing = 33 ft

Parapets = 0 ft



Eagle View Technologies, Inc., All Rights Reserved.



W

REVIEWED

By Devon.Murtha at 1:40 pm, Mar 13, 2025

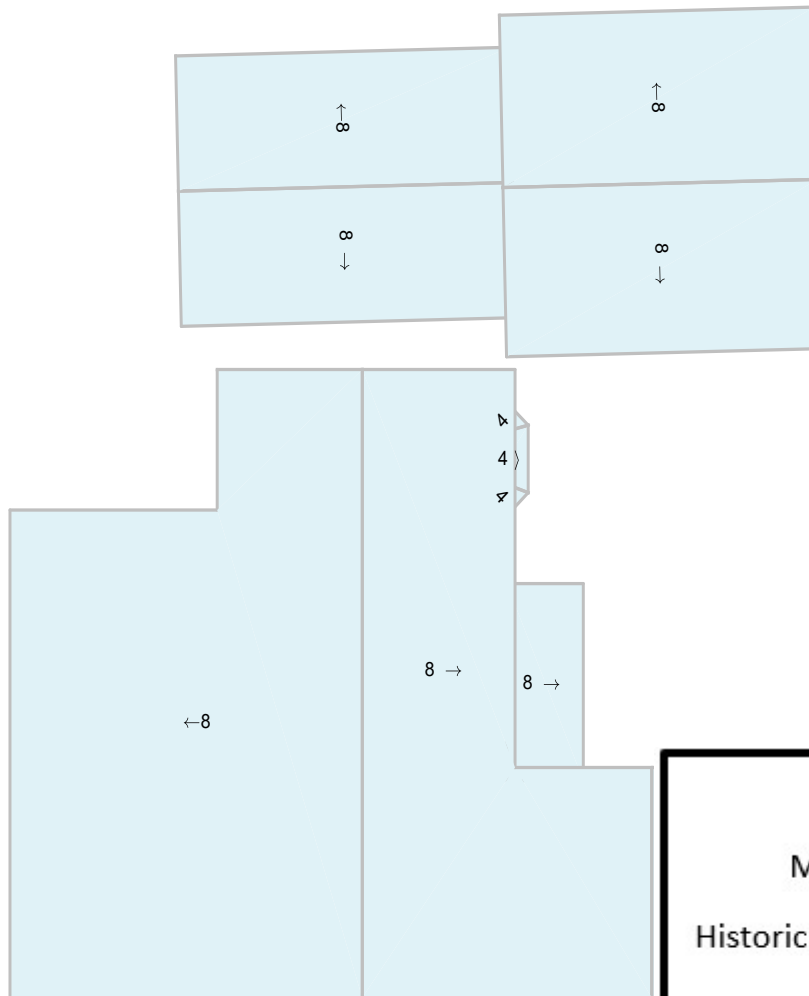
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

10114 Day Ave, Silver Spring, MD 20906

Report: 62049720

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 8/12



©2024 Eagle View Technologies, Inc., All Rights Reserved.



REVIEWED

By Devon.Murtha at 1:40 pm, Mar 13, 2025

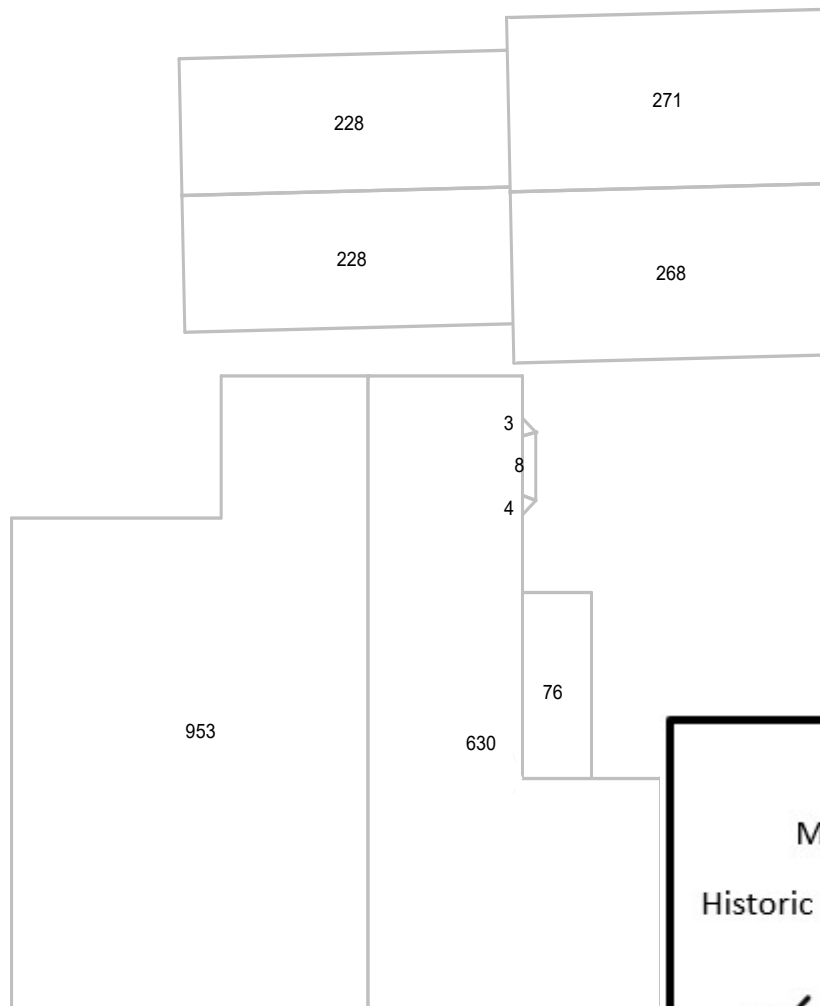
Note: This diagram contains labeled pitches for facet areas larger than 200 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

10114 Day Ave, Silver Spring, MD 20906

Report: 62049720

AREA DIAGRAM

Total Area = 2,843 sq ft, with 11 facets.



© 2024 Eagle View Technologies, Inc., All Rights Reserved.



REVIEWED

By Devon Murtha at 1:40 pm, Mar 13, 2025

Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



© 2024 Eagle View Technologies, Inc., All Rights Reserved.



REVIEWED

By Devon.Murtha at 1:40 pm, Mar 13, 2025

Note: This diagram also appears in the Property Owner Report.

10114 Day Ave, Silver Spring, MD 20906

Report: 62049720

REPORT SUMMARY

All Structures

Areas per Pitch

Roof Pitches	3/12	4/12	8/12
Area (sq ft)	173.7	15.5	2653.8
% of Roof	6.1%	0.5%	93.3%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity

Simple	Normal	Complex
--------	--------	---------

Waste Calculation

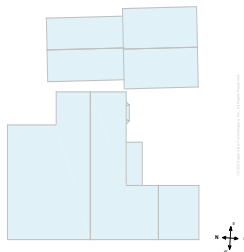
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	0%	3%	6%	8%	10%	13%	18%	23%	28%
Area (Sq ft)	2843	2929	3014	3071	3128	3213	3355	3497	3640
Squares *	28.66	29.33	30.33	31.00	31.33	32.33	33.66	35.00	36.66
	Measured			Suggested					

* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

All Structures Totals



Total Roof Facets = 11

Lengths, Areas and Pitches

Ridges = 84 ft (3 Ridges)
 Hips = 6 ft (2 Hips).
 Valleys = 0 ft (0 Valleys)
 Rakes† = 207 ft (15 Rakes)
 Eaves/Starter‡ = 190 ft (12 Eaves)
 Drip Edge (Eaves + Rakes) = 397 ft (27 Lengths)
 Parapet Walls = 0 (0 Lengths).
 Flashing = 15 ft (2 Lengths)
 Step flashing = 33 ft (5 Lengths)
 Predominant Pitch = 8/12
Total Area (All Pitches) = 2,843 sq ft

- † Rakes are defined as roof edges that are sloped (not level).
 ‡ Eaves are defined as roof edges that are not sloped and level.

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Devon.Murtha at 1:40 pm, Mar 13, 2025

10114 Day Ave, Silver Spring, MD 20906

Report: 62049720

Online Maps

Online map of property

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=10114+Day+Ave,Silver+Spring,MD,20906

Directions from BRAX Roofing to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=7851+Beechcraft+Ave+Ste+A,Gaithersburg,MD,20879&daddr=10114+Day+Ave,Silver+Spring,MD,20906

10114 Day Ave, Silver Spring, MD 20906

Report: 62049720

IMPORTANT LEGAL NOTICE AND DISCLAIMER**Notice and Disclaimer**

No Warranty: The Copyrighted Materials are provided to you "as is," and you agree to use it at your own risk.

EagleView Technologies makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise, including but not limited to, content, quality, accuracy, completeness, effectiveness, reliability, fitness for a particular purpose, usefulness, use or results to be obtained from the Copyrighted Materials.

Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.

**REVIEWED***By Devon.Murtha at 1:40 pm, Mar 13, 2025*