



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: May 8, 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 #1116003 –Rear vent installation

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: Concrete Village; Agostinho Costa (agent)
Address: 10305 Armory Avenue, Takoma Park MD

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.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1116003 at: 10305 Armory Ave, Kensington

submitted on: 5/7/2025

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 Devon Murtha on 5/8/2025. The approval memo and stamped drawings follow.



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

APPLICANT:

Name: Village Concrete
Address: 11250 Industrial Rd
Daytime Phone: 703-365-8544

E-mail: skhalatbari@villageconcrete.com
City: Manassas Zip: 20109
Tax Account No.: F14414411

AGENT/CONTACT (if applicable):

Name: Agostinho Costa, Costa Enterprises LLC
Address: 13460 Saratoga Springs Way
Daytime Phone: 703-926-7645

E-mail: acosta@villageconcrete.com
City: Nokesville Zip: 20181
Contractor Registration No.: 2705095010305 65

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 10305 Armory Ave

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: 10305 Street: Armory Ave
Town/City: Kensington Nearest Cross Street: Baltimore St
Lot: 8 Block: 9 Subdivision: 0015 Parcel: _____

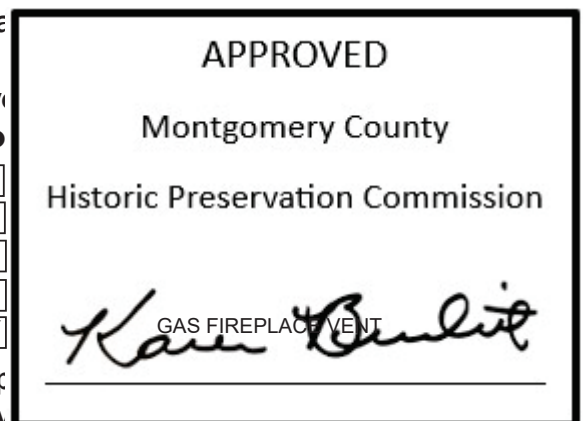
TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all required documents for proposed work are submitted with this application. Incomplete applications will not be accepted for review. Check all that apply:

- | | |
|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof |

- ☐
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I hereby certify that I have the authority to make the foregoing application and accurate and that the construction will comply with plans reviewed by the Historic Preservation Commission and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Agostinho Costa
Signature of owner or authorized agent



REVIEWED

By Devon Murtha at 11:08 am, May 08, 2025

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

1920 1 STOREY WOOD FRAMED BUNGALOW WITH CMU BASEMENT CURRENTLY UNDER CONSTRUCTION
UNDER APPROVED HAWP PERMIT 1076658

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

GAS FIREPLACE ADDED TO NEW REAR ADDITION REQUIRING EXTERIOR WALL VENT AT NORTH SIDE OF
PROPERTY.

REVIEWED

By Devon.Murtha at 11:08 am, May 08, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

Work Item 1: NEW EXTERIOR WALL VENT FOR GAS FIREPLACE

Description of Current Condition:
UNDER CONSTRUCTION

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

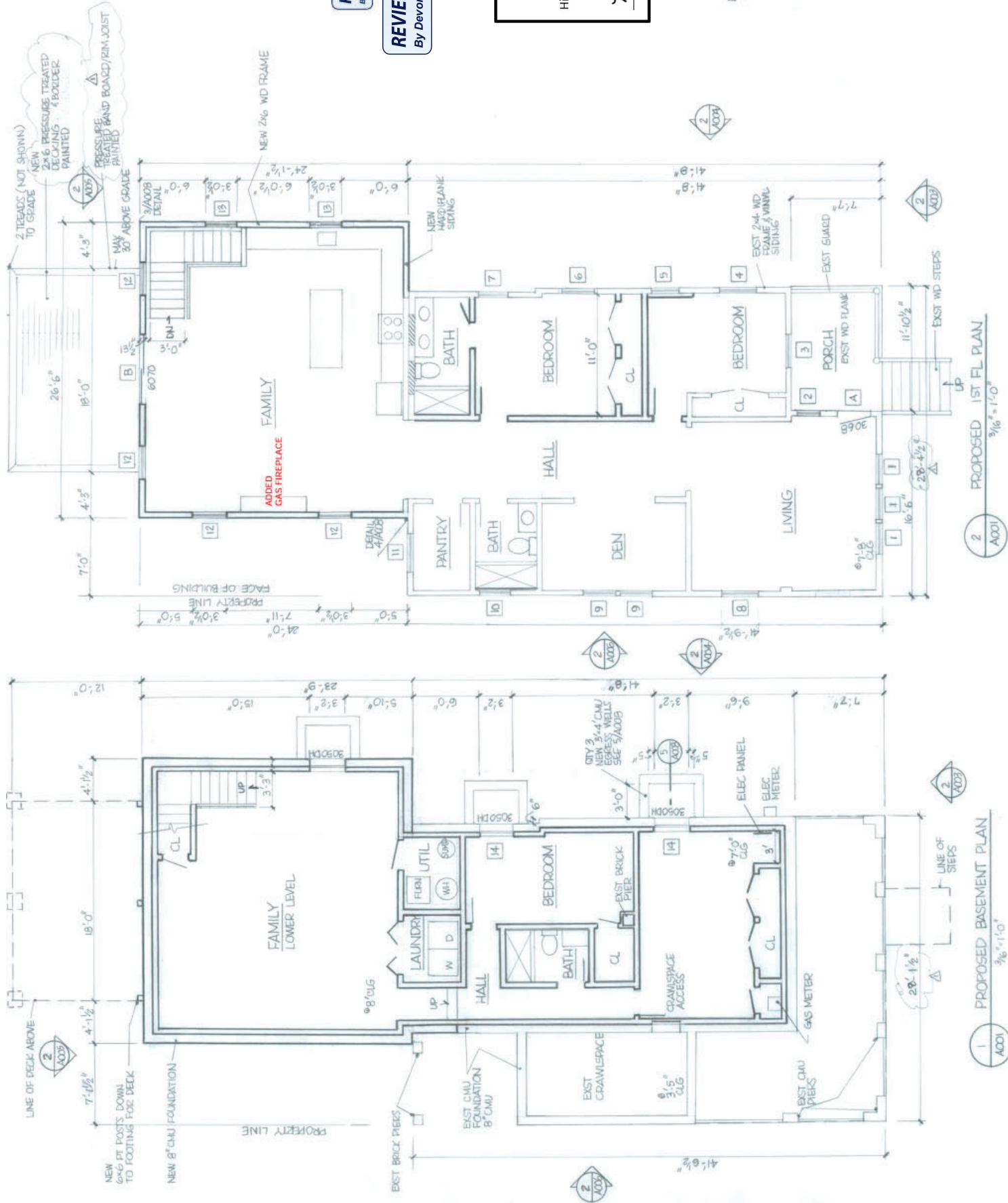


REVIEWED

By Devon.Murtha at 11:07 am, May 08, 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 | * | * | * | * | * | | * |



By Laura DiPasquale, MNCPCC at 9:00 am, Oct 31, 2024

By Devon.Murtha at 11:07 am, May 08, 2025

APPROVED

Montgomery County

Historic Preservation Commission

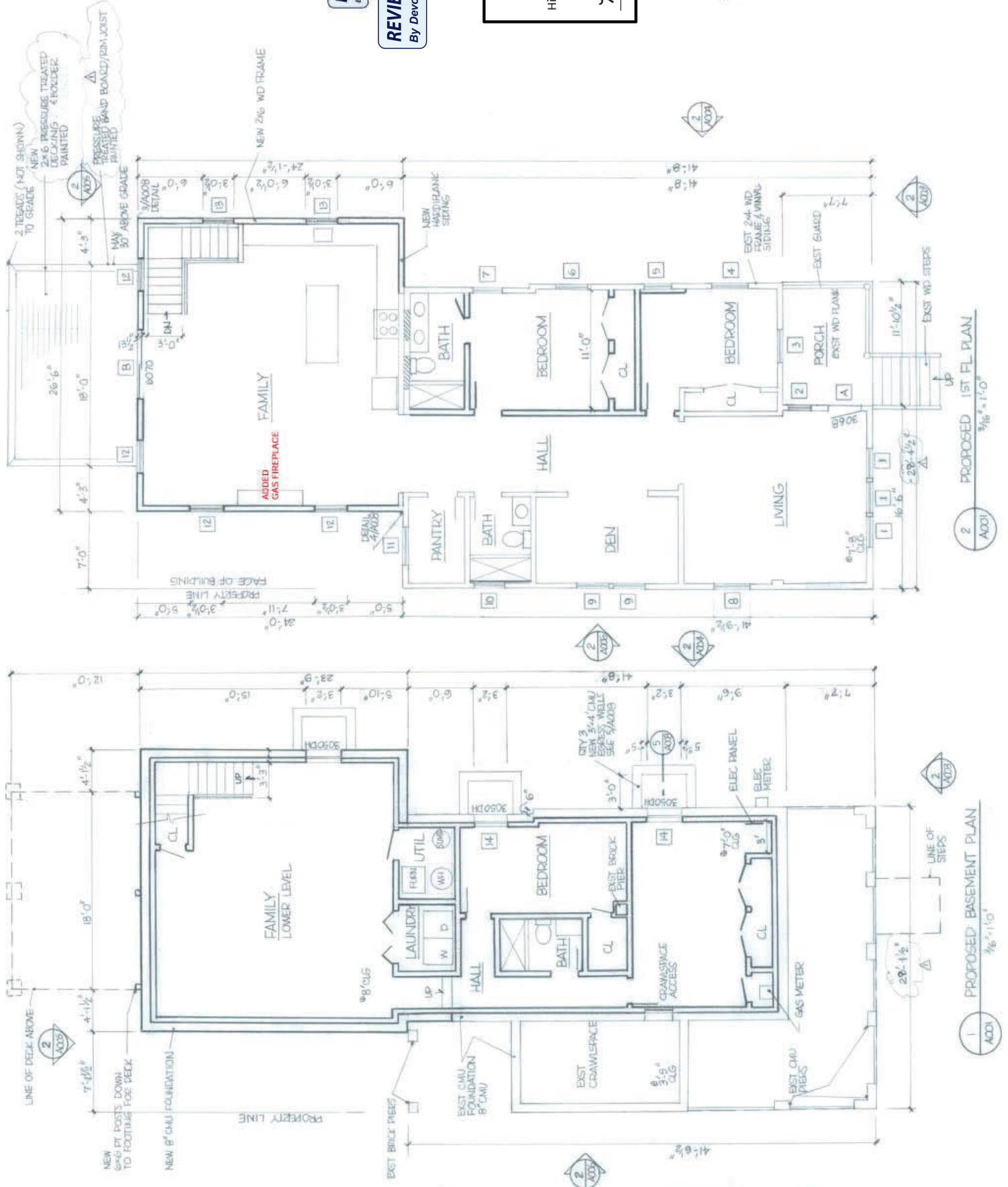
Karen Boudin

DARKENED LINES INDICATE
NEW WORK

Δ 7-10-24 CHANGE DECK MATERIAL
LVL OF FLOOR
ED WESELY 703 3705406

10305 ARMORY AVE
KENSINGTON MD 20895

| | |
|--------|------|
| 618.74 | 1001 |
|--------|------|



PIER
FOUNDATION
PARSED AND FOUNDATION 8°

By Laura DiPasquale, M-NCPPC at 9:00 am, Oct 31, 2024

REVIEWED
 By Devon.Murtha at 11:07 am, May 08, 2025
 APPROVED
 Historic Preservation Commission

Robert A. Butler

[illegible]

2 PROPOSED SIDE ELEVATION
A006 $\frac{3}{16}'' = 1'-0''$

10305 ARMORY AVE
KENSINGTON MD 20895

| | |
|---------|------|
| 6-18-24 | ADOC |
|---------|------|

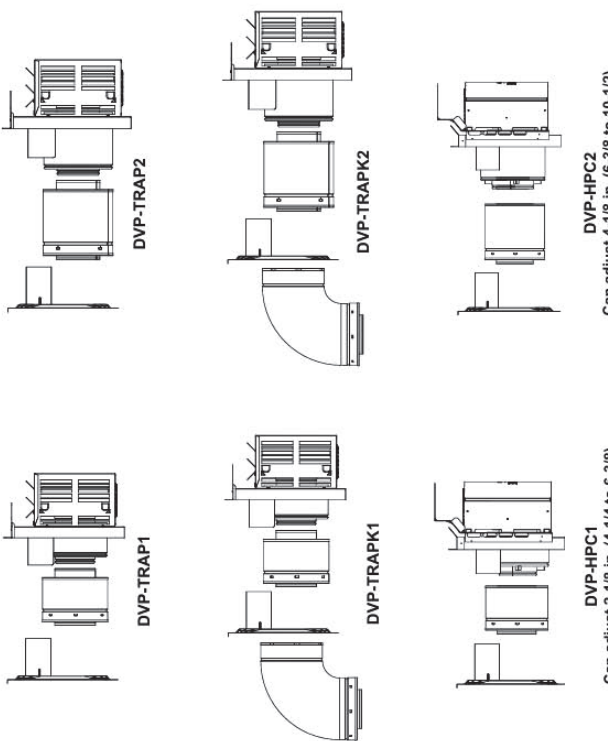
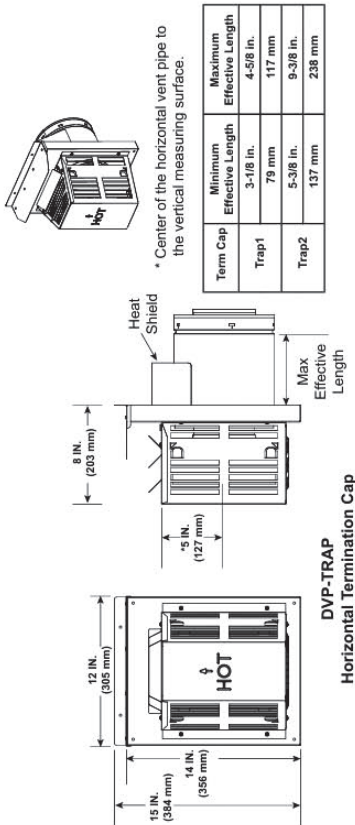


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A. DVP Vent Components Diagrams (continued)

Note: Heat shields MUST overlap by a minimum of 1-1/2 in. (38 mm). The heat shield is designed to be used on a wall 4 in. to 7-1/4 in. (102 mm to 184 mm) thick. If wall thickness is less than 4 in. (102 mm) the existing heat shields must be field trimmed. If wall thickness is greater than 7-1/4 in. (184 mm) a DVP-HSM-B will be required.



APPROVED
Montgomery County
Historic Preservation Commission
Karen B. Smith

REVIEWED
By Devon Murtha at 11:07 am, May 08, 2025

